

# CONSTRUCTION PLANS FOR

# 7-ELEVEN

STORE #38421

STATE HIGHWAY NO. 66 & WILLOW BEND  
ROCKWALL, TEXAS 75087

PROJECTED SEPTEMBER 2018 CONSTRUCTION

**PREPARED BY:**

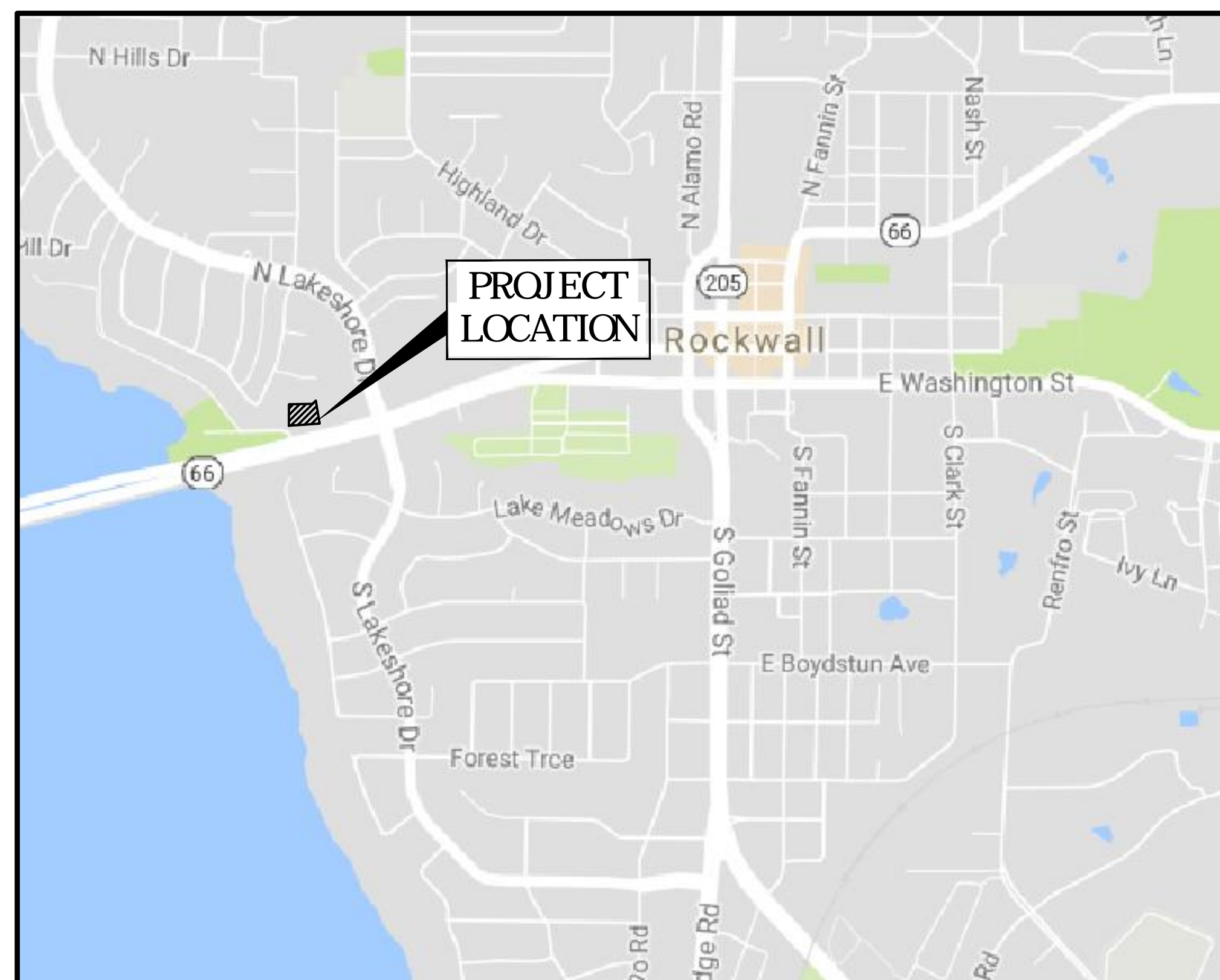
EVOLVING TEXAS  
420 THROCKMORTON, STE 620  
FORT WORTH, TX 76102  
PHONE: (817) 529-2700  
FAX: (817) 529-2709

**SURVEYOR:**

TEXAS HERITAGE SURVEYING, LLC  
10610 METRIC DRIVE, SUITE 124  
DALLAS, TEXAS 75243  
OFFICE: 214-340-9700  
FAX: 214-340-9710

**DEVELOPER :**

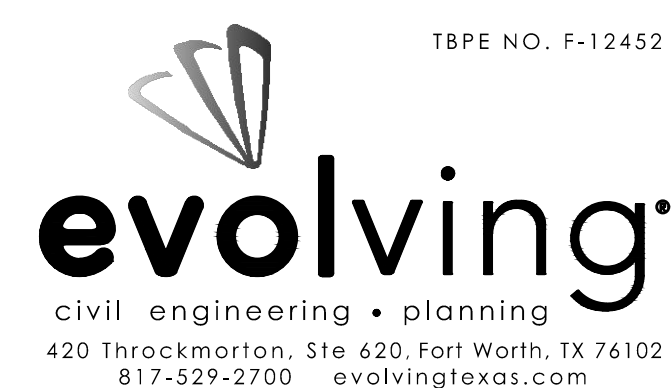
VERDAD REAL ESTATE  
1211 SOUTH WHITE CHAPEL  
BLVD. SOUTHLAKE, TX 76092  
T.K KEEN: 817-912-0524



SITE LOCATION MAP

N.T.S.

MAPSCO NUMBER: 85-A7



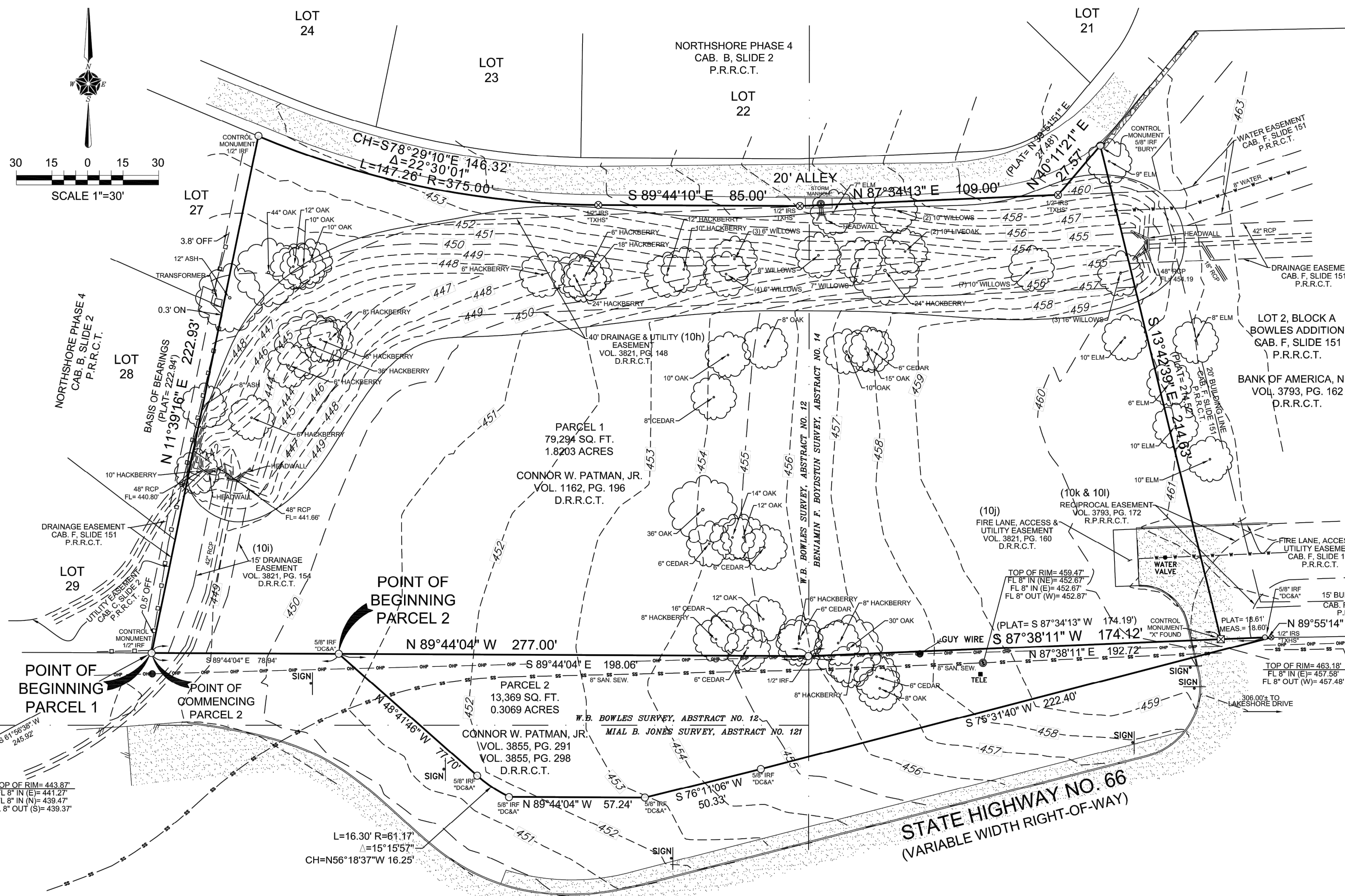
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"RECORD DRAWINGS"  
These drawings have been revised to show changes during the construction process reported by the contractor to Evolving Texas and considered significant. This drawing is not guaranteed to be "As Built", but is based on visual inspection and the information available and provided to Evolving Texas  
Date: 10/9/2019 By: *Samantha D. Renz*

July 2019

REVISIONS		
NO.	DATE	COMMENTS
1	1/21/19	Remove additional tree / Dumpster sight shift / private sewer alignment shift / Shift underground lines and easements / Changed box culvert to 4'x4'
2	02/01/19	Revised box culvert size from 4'x4' to 4'x6"
3	02/25/19	Shifted underground tanks 5 feet
4	03/06/19	Revised private sanitary sewer alignment to connect to existing manhole / Right-of-way to be open line / Revised concrete encasement from 10 to 20 feet
5	04/01/19	Shifted screen wall to be 2'3" from property line
6	04/05/19	Added 1" of concrete to pavement sections & eliminated lime stabilization
7	04/18/19	Added REC fuel underground tank / Revised standard duty pavement limits / Revised grading & spot grades
8	06/11/19	Revised REC fuel underground tank / Revised standard duty pavement limits
9	07/01/19	Added Storm Drain Junction Box STA. 0+02.19 SD Line A Re-Construction Details Sheet

NOTE:  
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.



**EXCEPTIONS TO THE TITLE COMMITMENT**

AS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY G.F. NO. FT-24411-4411803134-SK WITH AN EFFECTIVE DATE OF NOVEMBER 29, 2017 AND AN ISSUED DATE OF DECEMBER 5, 2017.

Exception No.	DESCRIPTION OF EASEMENT	Applies to Subject tract	Shown Graphically on Attached Survey Plat
1.	The following restrictive covenants of record itemized below: Volume 102, Page 418 and Volume 3793, Page 172, Real Property Records, Rockwall County, Texas.	YES	YES
10.f.	Tract 2, Building lines and Easements and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat recorded in Cabinet F, Slide 151, Plat Records, Rockwall County, Texas.	NO	NO
10.g.	Tract 2, Easements and rights incidental thereto, as granted in a document: Granted to: City of Rockwall, Volume 1105, Page 128, Real Property Records, Rockwall County, Texas.	NO	NO
10.h.	Tract 1, Easements and rights incidental thereto, as granted in a document: Granted to: City of Rockwall, Volume 3821, Page 148, Real Property Records, Rockwall County, Texas.	YES	YES
10.i.	Tract 1, Easements and rights incidental thereto, as granted in a document: Granted to: City of Rockwall, Volume 3821, Page 154, Real Property Records, Rockwall County, Texas.	YES	YES
10.j.	Tract 1, Easements and rights incidental thereto, as granted in a document: Granted to: City of Rockwall, Volume 3821, Page 160, Real Property Records, Rockwall County, Texas.	YES	YES
10.k.	Tract 1, Easements and rights incidental thereto, as granted in a document: Granted to: Bank of America, N.A., Volume 3793, Page 172, Real Property Records, Rockwall County, Texas.	YES	YES
10.l.	Tract 2, Terms, provisions and conditions in Easements and rights incidental thereto, as granted in a document: Granted to: Connor W. Patman, Jr., Volume 3793, Page 172, Real Property Records, Rockwall County, Texas.	YES	YES
10.m.	Tracts 1 and 2, Matters contained in that certain document-Entitled: Memorandum of Development Agreement, Volume 3793, Page 185, Real Property Records, Rockwall County, Texas.	YES	NO Not surveyed related

**ON-SITE MARKED PARKING**

REGULAR PARKING	0
HANDICAPPED PARKING	0
TOTAL	0

NO ZONING INFORMATION  
(PROVIDED BY CLIENT AT THE TIME SURVEY WAS COMPLETED.)

**GENERAL NOTES**

- 1) According to the F.I.R.M. No. 48397C0040L, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area as shown.
- 2) Bearings are based on the West line of the subject tract as reflected in Northshore Phase 4, recorded in Cabinet C, Slide 2, Plat Records, Rockwall County, Texas. (N 11°39'16" E)
- 3) There was no observed evidence of earth moving work, building construction or building additions within recent months and there was no observed evidence of any changes in street right of way lines, the site being used as a solid waste dump, sump or sanitary landfill or of recent street or sidewalk construction or repairs.
- 4) There is no observable evidence of the site being used as a cemetery.
- 5) Subject property has direct access to State Highway No. 66, which is a dedicated public right-of-way maintained by the State of Texas as shown. Will require TXDOT approval for any possible new access areas.
- 6) The utilities shown were located from field survey information and utility plans provided by the City of Rockwall. The Surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although the Surveyor does certify that they are located as accurately as possible per the utility plans obtained from the City of Rockwall, Texas, also from the information available from on-the-ground measurements and the Surveyor has not physically located the underground utilities.
- 7) City Benchmarks:  
COR-15: Brass disk stamped "City of Rockwall Survey Monument" on a curb inlet on the north side of N. Lakeshore Dr. 195± west of the intersection of N. Lakeshore Dr. and Bayshore Dr., and 125± east of the intersection of N. Lakeshore Dr. and Sunset Hill Dr. Elev. = 489.88'  
COR-16: Brass disk stamped "City of Rockwall Survey Monument" at the southwest corner of police station head-in parking lot curb line on the north side of W. Washington St. 210± west of the intersection of W. Washington St. and Alamo Rd. Elev. = 585.92'

**TRACT 1:**

PARCEL 1:  
Being a 79,294 square feet (1.8203 acres) tract out of that certain 248,639 square foot (5.7080 acres) tract of land situated in the W.B. Bowles Survey, Abstract No. 12 and Benjamin F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being the same tract of land conveyed to Connor W. Patman, Jr., by Warranty Deed recorded in Volume 1162, Page 196, Deed Records, Rockwall County, Texas, less those tracts conveyed by Warranty Deeds recorded in Volume 1105, Page 130 and Volume 3793, Page 162, Real Property Records, Rockwall County, Texas, and the remainder tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod for the southwest corner of the herein described tract, common with the most southerly southeast corner of Lot 29, Block A of Northshore Phase 4 Addition, an addition to the City of Rockwall, according to the plat thereof recorded in Cabinet B, Slide 2, Plat Records, Rockwall County, Texas, lying on the northerly right-of-way line of State Highway No. 66 (variable width right-of-way);

Thence North 11 degrees 39 minutes 16 seconds East (BASIS OF BEARINGS), departing the northerly right-of-way line of said State Highway No. 66, along the westerly line of the herein described tract, common with the easterly line of said Northshore Phase 4 Addition, a distance of 222.93 feet to a found 1/2 inch iron rod for the northwest corner of the herein described tract, and lying on the southerly right-of-way line of a 20 foot alley, said corner being the beginning of a non-tangent curve to the left having a radius 375.00 feet;

Thence along said non-tangent curve to the left having a delta angle of 22 degrees 30 minutes 01 seconds, a chord that bears South 78 degrees 29 minutes 10 seconds East, a chord distance of 146.32 feet, and arc length of 147.26 feet to a set 1/2 inch iron rod with a yellow cap stamped "TXHS" at the end of said curve;

Thence South 89 degrees 44 minutes 10 seconds East, along the northerly line of the herein described tract, common with the southerly right-of-way line of said alley, a distance of 85.00 feet to a set 1/2 inch iron rod with a yellow cap stamped "TXHS" for corner;

Thence North 87 degrees 34 minutes 13 seconds East, continuing along the northerly line of the herein described tract, common with the southerly right-of-way line of said alley, a distance of 109.00 feet to a set 1/2 inch iron rod with a yellow cap stamped "TXHS" for corner;

Thence North 40 degrees 11 minutes 21 seconds East, along the northeasterly line of the herein described tract, common with the southeasterly right-of-way line of said alley, a distance of 21.57 feet to a found 5/8 inch iron rod with a yellow cap stamped "BURY" for the northeast corner of the herein described tract, common with the most westerly northwest corner of Lot 2, Block A, of Bowles Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet F, Slide 151, Plat Records, Rockwall County, Texas;

Thence South 13 degrees 42 minutes 39 seconds East, along the easterly line of the herein described tract, common with the westerly line of said Lot 2, Block A of Bowles Addition, a distance of 214.63 feet, to an "X" found for the southeast corner of the herein described tract, common with the southwest corner of said Bowles Addition;

Thence South 87 degrees 38 minutes 11 seconds West, along the southerly line of the herein described tract, a distance of 174.12 feet to a found 1/2 inch iron rod for corner;

Thence North 89 degrees 44 minutes 04 seconds West, continuing along the southerly line of the herein described tract, a distance of 277.00 feet to the POINT OF BEGINNING and containing 79,294 square feet 1.8203 acres tract of land.

PARCEL 2:  
Being a 13,369 square feet (0.3069 acres) tract of land situated in the W.B. Bowles Survey, Abstract No. 12, Benjamin F. Boydston Survey, Abstract No. 14, and Mial B. Jones Survey, Abstract No. 121, City of Rockwall, Rockwall County, Texas, and being those same tracts of land conveyed to Connor W. Patman, Jr., by Quitclaim Deed recorded in Volume 3855, Page 291 and Volume 3855, Page 298, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2 inch iron rod for the southwest corner of that certain 79,294 square feet (1.8203 acres) tract of land and being the same tract of land conveyed to Connor W. Patman, Jr., by Warranty Deed recorded in Volume 1162, Page 196, Deed Records, Rockwall County, Texas, common with the most southerly southeast corner of Lot 29, Block A of Northshore Phase 4 Addition, an addition to the City of Rockwall, according to the plat thereof recorded in Cabinet B, Slide 2, Plat Records, Rockwall County, Texas, lying on the northerly right-of-way line of State Highway No. 66 (variable width right-of-way);

Thence South 89 degrees 44 minutes 04 seconds East, along the southerly line of that certain 79,294 square feet tract of land, common with the northerly right-of-way line of said State Highway No. 66, a distance of 78.94 feet to a found 5/8 inch iron rod with a yellow cap stamped "DC & A" for the POINT OF BEGINNING;

Thence South 89 degrees 44 minutes 04 seconds East, continuing along the northerly line of the herein described tract, common with the southerly line of that certain 79,294 square feet tract of land, a distance of 198.06 feet to a found 1/2 inch iron rod for corner;

Thence North 87 degrees 38 minutes 11 seconds East, continuing along the northerly line of the herein described tract, common with the southerly line of that certain 79,294 square feet tract of land, passing an "X" in concrete found at a distance of 174.12 feet for the southeast corner of that certain 79,294 square feet tract of land, common with the southwest corner of Lot 2, Block A, of Bowles Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet F, Slide 151, Plat Records, Dallas County, Texas, and continuing for a total distance of 192.72 feet to a found 5/8 inch iron rod with a yellow cap stamped "DC & A" for corner;

Thence North 89 degrees 55 minutes 14 seconds East, along the northerly line of the herein described tract, common with the southerly line of said Lot 2, Block A, of Bowles Addition, a distance of 2.73 feet, to a set 1/2 inch iron rod with a yellow cap stamped "TXHS" for the most easterly corner of the herein described tract;

Thence, in a southwesterly direction, departing the southerly line of said Lot 2, Block A, of Bowles Addition and along the southerly line of the herein described tract and the northerly right-of-way line of said State Highway No. 66, the following courses and distances:  
South 75 degrees 31 minutes 40 seconds West, a distance of 222.40 feet to a found 5/8 inch iron rod with a yellow cap stamped "DC & A" for corner;

South 76 degrees 11 minutes 06 seconds West, a distance of 50.33 feet to a found 5/8 inch iron rod with a yellow cap stamped "DC & A" for corner;

North 89 degrees 44 minutes 04 seconds West, a distance of 57.24 feet to a found 5/8 inch iron rod with a yellow cap stamped "DC & A", said corner being the beginning of a non-tangent curve to the right having a radius 61.17 feet;

Thence along said non-tangent curve to the right having a delta angle of 15 degrees 15 minutes 57 seconds, a chord that bears North 56 degrees 18 minutes 37 seconds West, a chord distance of 16.25 feet, and arc length of 16.30 feet to a found 1/2 inch iron rod with a yellow cap stamped "DC & A" at the end of said curve;

Thence North 48 degrees 41 minutes 46 seconds West, a distance of 77.70 feet to the POINT OF BEGINNING and containing 13,369 square feet 0.3069 acres tract of land.

**TRACT 2:**

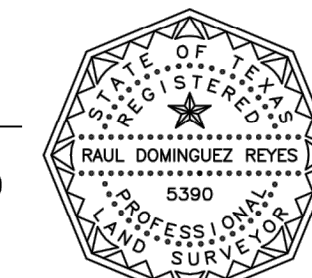
Non-Exclusive Easement rights created in that certain Reciprocal Easement Agreement, dated December 1, 2004, filed December 2, 2004 and recorded in Volume 3793, Page 172, Real Property Records, Rockwall County, Texas.

**SURVEYOR'S CERTIFICATE**

To: Verdad Real Estate, Inc. and Fidelity National Title Insurance Company, in connection with the transaction referenced in GF No. FT-24411-4411803134-SK.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(b), 7(a), 8, 9, 11, 13, 14, 16, 17, 18, 19 and 21 of Table A thereof. The Field work was completed on: December 20, 2017.

*Raul D. Reyes*  
Raul D. Reyes  
Registered Professional Land Surveyor No. 5390  
State of Texas



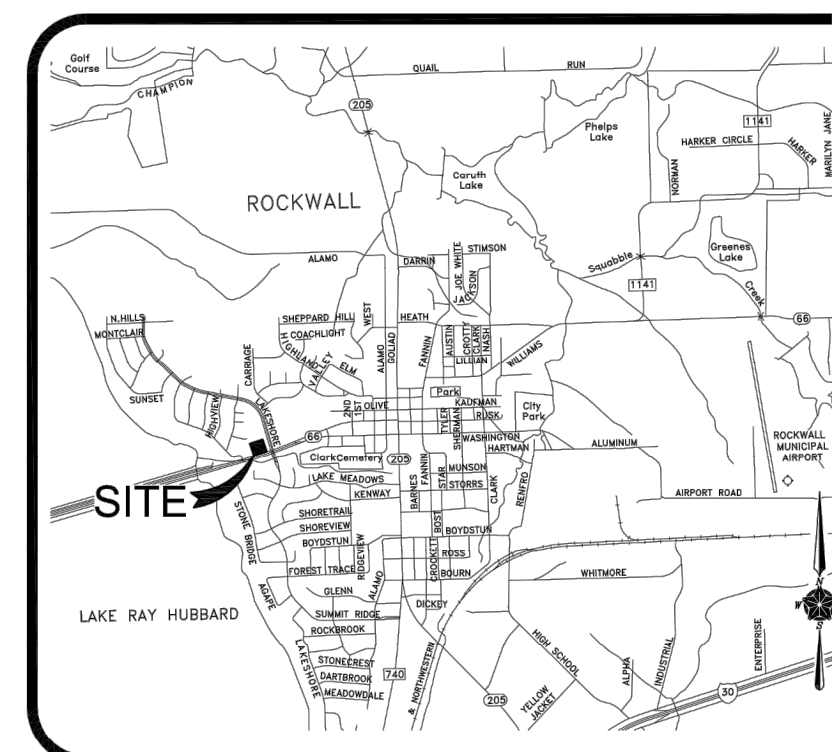
**REVISIONS**

No.	Revision/Issue	Date

**LEGEND**

- (HC) HANDICAPPED SPACE
- (P) PARKING SPACE
- (R) IRON ROD FOUND
- (X) IRON ROD SET "TXHS"
- (O) IRON PIPE FOUND
- (F) FENCE POST CORNER
- (\*) \*X FOUND / SET
- (CM) CONTROL MONUMENT
- (S) SANITARY SEWER MANHOLE COVER
- (L) LIGHT POLE
- (P) POWER POLE
- (B) BRICK COLUMN
- (AC) AIR CONDITIONING
- (F) FIRE HYDRANT
- (E) ELECTRIC METER
- (G) GAS METER
- ASPHALT PAVING
- CHAIN LINK FENCE
- WOOD FENCE (CENTER POST)
- WIRE FENCE
- IRON FENCE
- PIPE FENCE
- COVERED PORCH, DECK OR CARPORT
- CONCRETE PAVING
- GRAVEL/ROCK ROAD OR DRIVE
- OES OVERHEAD ELECTRIC SERVICE
- OHP OVERHEAD POWER LINE
- SS SANITARY SEWER LINE

**VICINITY MAP - NOT TO SCALE**



**TEXAS HERITAGE SURVEYING, LLC**

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm No. 10169300

**ALTA/NSPS TITLE SURVEY**

79,294 SQ. FT. / 18.8203 ACRES  
& 13,369 SQ. FT. / 0.3069 ACRES  
B. F. BOYDSTON SURVEY, ABST. NO. 14  
W. B. BOWLES SURVEY, ABST. NO. 12  
ROCKWALL, ROCKWALL COUNTY, TEXAS

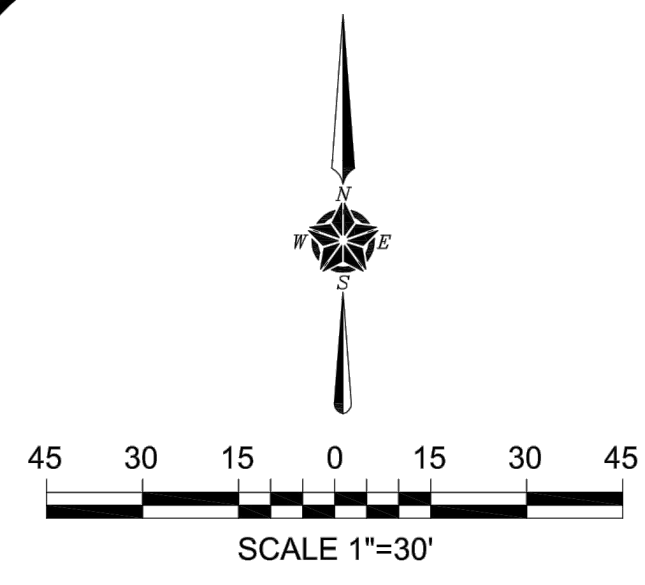
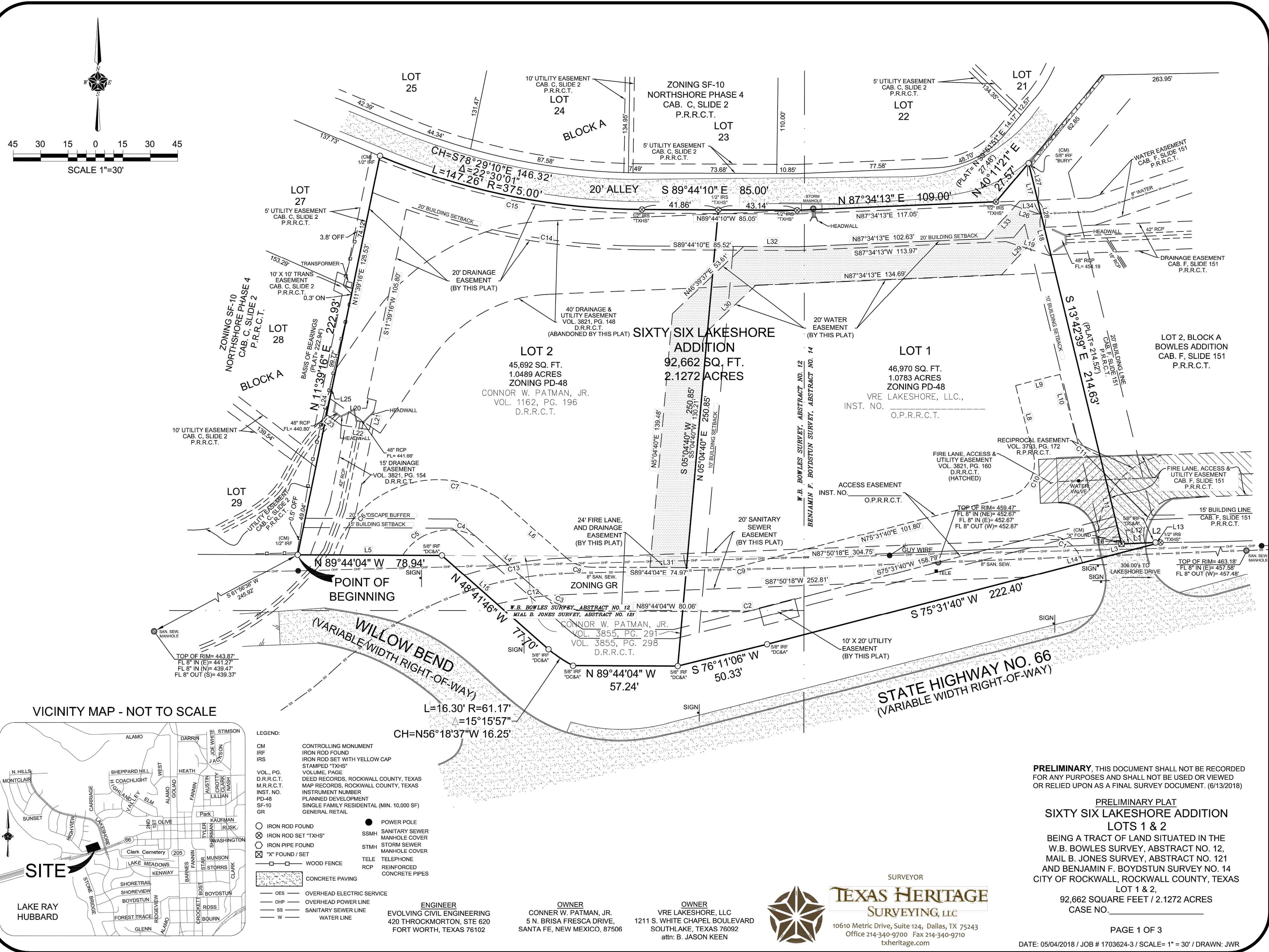
Task No.  
1703624-1

Drawn By  
JAM

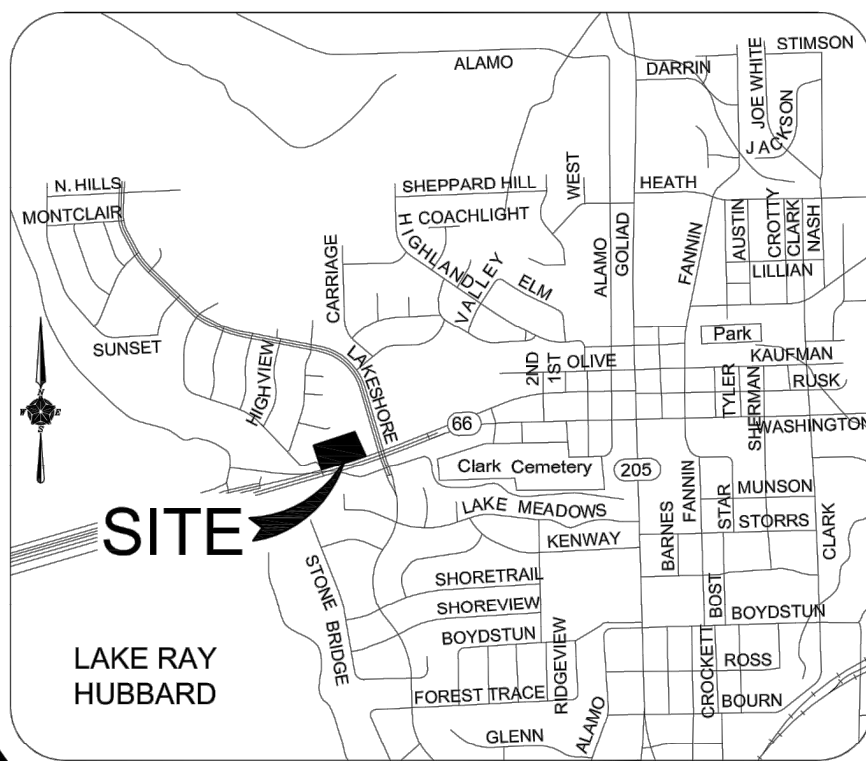
Date  
12/27/2017

Scale  
1" = 30'





VICINITY MAP - NOT TO SCALE



- LEGEND:**
- CM CONTROLLING MONUMENT
  - IRF IRON ROD FOUND
  - IRS IRON ROD SET WITH YELLOW CAP
  - VOL., PG. DEED RECORDS, ROCKWALL COUNTY, TEXAS
  - M.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
  - INST. NO. INSTRUMENT NUMBER
  - PD-48 PLANNED DEVELOPMENT
  - SF-10 SINGLE FAMILY RESIDENTIAL (MIN. 10,000 SF)
  - GR GENERAL RETAIL
  - IRON ROD FOUND
  - POWER POLE
  - ⊗ IRON ROD SET "TXHS"
  - ⊙ SANITARY SEWER MANHOLE COVER
  - ⊙ IRON PIPE FOUND
  - ⊙ STORM SEWER MANHOLE COVER
  - ⊗ "X" FOUND / SET
  - ⊙ TELE
  - ⊙ WOOD FENCE
  - ⊙ RCP REINFORCED CONCRETE PIPES
  - ⊙ CONCRETE PAVING
  - OES OVERHEAD ELECTRIC SERVICE
  - OHP OVERHEAD POWER LINE
  - SS SANITARY SEWER LINE
  - W WATER LINE

**ENGINEER**  
 EVOLVING CIVIL ENGINEERING  
 420 THORNTON, STE. 620  
 FORT WORTH, TEXAS 76102

**OWNER**  
 CONNOR W. PATMAN, JR.  
 5 N. BRISA FRESCA DRIVE,  
 SANTA FE, NEW MEXICO, 87506

**OWNER**  
 VRE LAKESHORE, LLC  
 1211 S. WHITE CHAPEL BOULEVARD  
 SOUTHLAKE, TEXAS 76092  
 attn: B. JASON KEEN



**SURVEYOR**  
**TEXAS HERITAGE**  
 SURVEYING, LLC  
 10610 Metric Drive, Suite 124, Dallas, TX 75243  
 Office 214-340-9700 Fax 214-340-9710  
 txheritage.com

**PRELIMINARY.** THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (6/13/2018)

**PRELIMINARY PLAT**  
**SIXTY SIX LAKESHORE ADDITION**  
**LOTS 1 & 2**  
 BEING A TRACT OF LAND SITUATED IN THE  
 W.B. BOWLES SURVEY, ABSTRACT NO. 12,  
 MAIL B. JONES SURVEY, ABSTRACT NO. 121  
 AND BENJAMIN F. BOYDSTUN SURVEY NO. 14  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 LOT 1 & 2,  
 92,662 SQUARE FEET / 2.1272 ACRES  
 CASE NO. \_\_\_\_\_

OWNER'S CERTIFICATE:

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Conner W. Patman, Jr. BEING THE OWNER OF TWO TRACTS of land situated in the W.B. Bowles Survey, Abstract No. 12; Benjamin F. Boydston Survey, Abstract No. 14 and Mial B. Jones Survey, Abstract No. 121, City of Rockwall, Rockwall County, Texas, and being a part of the same tract of land conveyed to Connor W. Patman, Jr., by Warranty Deed recorded in Volume 1162, Page 196, Deed Records, Rockwall County, Texas, less those tracts conveyed by Warranty Deeds recorded in Volume 1105, Page 130 and Volume 3793, Page 162, Real Property Records, Rockwall County, Texas, and including those same tracts of land conveyed to Connor W. Patman, Jr., by Quitclaim Deed recorded in Volume 3855, Page 291 and Volume 3855, Page 298, Deed Records, Rockwall County, Texas, and now being a portion of said Patman tracts being conveyed to VRE Lakeshore LLC, by \_\_\_\_\_ Deed recorded in Volume \_\_\_\_\_ Page \_\_\_\_\_, Real Property Records, Rockwall County, Texas, and the overall remainder of said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found lying on the northerly right-of-way of Willow Bend (variable with right-of-way), and being the southeasterly corner of Lot 29, Block A, Northshore Phase 4, an addition to the City of Rockwall, recorded Cabinet C, Slide 2, Plat Records, Rockwall County, Texas and also being a southwesterly corner of the remainder of said Patman tract;

THENCE North 11 degrees 39 minutes 16 seconds East, along the westerly line of said Patman tract, common with a easterly line of said Northshore Phase 4, a distance of 222.93 feet to a 1/2 inch iron rod found lying on the southwesterly right-of-way line of a 20 foot alley and lying on a non-tangent curve to the left having a radius of 375.00 feet;

THENCE along said non-tangent curve to the left having a delta angle 22 degrees 30 minutes 01 seconds, a chord that bears South 78 degrees 29 minutes 10 seconds East, a chord distance of 146.32 feet, and an arc length of 147.26 feet to a 1/2 inch iron rod with cap stamped "TXHS" set at the end of said curve;

THENCE South 89 degrees 44 minutes 10 seconds East, along the northerly line of said Patman tract, passing at 41.86 feet to a 1/2 inch iron rod with cap stamped "TXHS" set for the northwesterly corner of said VRE Lakeshore tract, and continuing with a southerly line of said 20 foot alley, a total distance of 85.00 feet to a 1/2 inch iron rod with cap stamped "TXHS" set for corner;

THENCE North 87 degrees 34 minutes 13 seconds East, continuing along a northerly line of said VRE Lakeshore tract, common with a southerly line of said 20 foot alley, a distance of 109.00 feet to a 1/2 inch iron rod with a cap "TXHS" set for corner;

THENCE North 40 degrees 11 minutes 21 seconds East, continuing along a northwesterly line of said VRE Lakeshore tract, common with a southeasterly line of said 20 foot alley, a distance of 27.57 feet to a 5/8 inch iron rod with cap stamped "Bury" and also being the northwesterly corner of Lot 2, Block A, Bowles Addition, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet F, Slide 151, Plat Records, Rockwall County, Texas;

THENCE South 13 degrees 42 minutes 39 seconds East, along the easterly line of said VRE Lakeshore tract, common with the westerly line of said Lot 2, Block A, a distance of 214.63 feet to a "X" cut in concrete found for corner and also being the southwesterly corner of said Lot 2, Block A;

THENCE North 87 degrees 38 minutes 11 seconds East, along a northerly line of said VRE Lakeshore tract, common with the southerly line of said Lot 2, Block A, a distance of 18.60 feet to a 5/8 inch iron rod with cap stamped "DC&A" found for corner;

THENCE North 89 degrees 55 minutes 14 seconds East, continuing along the northerly line of said VRE Lakeshore tract, common with the southerly line of said Lot 2, Block A, as distance of 2.73 feet to a 1/2 inch iron rod with cap stamped "TXHS" set lying on the northerly right-of-way line of said State Highway No. 66 (variable width right-of-way);

THENCE South 75 degrees 31 minutes 40 seconds West, along a northwesterly right-of-way line of said State Highway No. 66, common with a southeasterly line of said VRE Lakeshore tract, a distance of 222.40 feet to a 5/8 inch iron rod with cap stamped "DC&A" found for corner;

THENCE South 76 degrees 11 minutes 06 seconds West, continuing along a northwesterly right-of-way line of said State Highway No. 66, common with a southeasterly line of said VRE Lakeshore tract, a distance of 50.33 feet to a 5/8 inch iron rod with cap stamped "DC&A" found for corner;

THENCE North 89 degrees 44 minutes 04 seconds West, continuing along the northerly right-of-way line of State Highway No. 66, common with a southerly line of said Patman tract, a distance of 57.24 feet to a 5/8 inch iron rod with cap stamped "DC&A" found for corner and lying on the northwesterly right-of-way line of said Willow Bend and said corner being the beginning of a non-tangent curve to the right having a radius of 61.17 feet;

THENCE along non-tangent curve to the right having a delta angle of 15 degrees 15 minutes 57 seconds, a chord that bears North 56 degrees 18 minutes 37 seconds West, a chord distance of 16.25 feet, and an arc length of 16.30 feet to a 5/8 inch iron rod with cap stamped "DC&A" found at the end of said curve;

THENCE North 48 degrees 41 minutes 46 seconds West, along the northeasterly right-of-way line of said Willow Bend, common with a southwesterly line of said Patman tract, a distance of 77.70 feet to a 5/8 inch iron rod with cap stamped "DC&A" found for corner;

THENCE North 89 degrees 44 minutes 04 seconds West, along the northerly right-of-way line of said Willow Bend, common with a southerly line of said Patman tract, a distance of 78.94 feet to the POINT OF BEGINNING and containing 92,662 square feet or 2.1272 acres of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the SIXTY SIX LAKESHORE ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the SIXTY SIX LAKESHORE ADDITION subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purposes of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at anytime, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements by making certified requisitions to the city secretary, supported by evidence of work done, or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage or cause of action that I may have as a result of the dedication of exactions made herein.

GENERAL NOTES:

- 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- 2) Bearings and elevations are based on NAD83, North American Datum of 1983.
- 3) The purpose of this plat is to create 2 Lots.

\_\_\_\_\_  
Conner W. Patman, Jr., Owner

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Conner W. Patman, Jr., Owner known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Signature

VRE Lakeshore, LLC, a Texas limited liability company

\_\_\_\_\_  
B. Jason Keen, Manager, VRE Lakeshore, a Texas limited liability company

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared B. Jason Keen, Manager, VRE Lakeshore, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Signature

SURVEYORS CERTIFICATE:

I, Raul D. Reyes, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

**PRELIMINARY** THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (6/13/2018)

Raul D. Reyes, R.P.L.S. No. 5390

Approved:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2018.

The approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eight (180) days from said date of final approval.

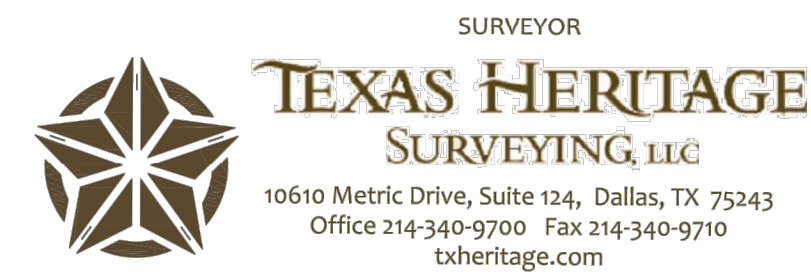
WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer

PRELIMINARY PLAT  
SIXTY SIX LAKESHORE ADDITION  
LOTS 1 & 2  
BEING A TRACT OF LAND SITUATED IN THE  
W.B. BOWLES SURVEY, ABSTRACT NO. 12,  
MAIL B. JONES SURVEY, ABSTRACT NO. 121  
AND BENJAMIN F. BOYDSTON SURVEY NO. 14  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
LOT 1 & 2,  
92,662 SQUARE FEET / 2.1272 ACRES  
CASE NO. \_\_\_\_\_



10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com

ENGINEER  
EVOLVING CIVIL ENGINEERING  
420 THROCKMORTON, STE 620  
FORT WORTH, TEXAS 76102

OWNER  
CONNOR W. PATMAN, JR.  
5 N. BRISA FRESCA DRIVE,  
SANTA FE, NEW MEXICO, 87506

OWNER  
VRE LAKESHORE, LLC  
12111 S. WHITE CHAPEL BOULEVARD  
SOUTH LAKE, TEXAS 75082  
attn: B. JASON KEEN

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L3	44.16'	S75°31'40"W
L4	43.68'	N48°41'46"W
L5	37.91'	N89°44'04"W
L6	43.68'	S48°41'46"E
L8	38.95'	N14°28'21"W
L9	25.00'	N75°31'39"E
L10	31.02'	S14°28'21"E
L11	49.95'	S13°42'39"E
L12	18.60'	N87°38'11"E
L13	2.73'	N89°55'14"E
L14	75.78'	S75°31'40"W
L15	23.92'	N48°41'46"W
L16	3.89'	S13°42'39"E
L17	28.82'	S13°42'39"E
L18	23.44'	S13°42'39"E
L19	26.03'	N72°17'20"W
L20	5.09'	S76°01'53"E
L21	16.38'	N13°10'51"E
L22	15.72'	N80°55'29"W
L23	10.38'	N54°07'52"W

BOUNDARY LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	18.60'	N87°38'11"E
L2	2.73'	N89°55'14"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L24	13.85'	N13°10'51"E
L25	0.15'	S76°01'53"E
L26	17.36'	S72°17'20"E
L27	20.84'	S13°42'39"E
L28	15.77'	S13°42'39"E
L29	34.48'	S42°34'13"W
L30	36.43'	S46°39'37"W
L31	20.07'	N89°44'04"W
L32	29.66'	S89°44'10"E
L33	28.07'	N42°34'13"E
L34	9.73'	N87°34'13"E

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	31.42'	20.00'	90°00'00"	N59°28'20"W 28.28'
C2	11.32'	44.00'	14°44'16"	S82°53'48"W 11.29'
C3	31.52'	44.00'	41°02'18"	N69°12'55"W 30.85'
C4	28.35'	30.00'	54°09'06"	N89°44'35"E 27.31'
C5	15.91'	30.00'	30°22'52"	S47°28'36"W 15.72'
C6	106.95'	60.00'	102°07'50"	N69°18'48"E 93.34'
C7	106.95'	60.00'	102°07'50"	N69°18'48"E 93.34'
C8	14.33'	20.00'	41°02'18"	S69°12'55"E 14.02'
C9	7.46'	29.00'	14°44'16"	N82°53'48"E 7.44'
C10	29.85'	19.00'	90°00'01"	N30°31'39"E 26.87'
C11	21.12'	20.00'	60°29'50"	S44°43'18"E 20.15'
C12	37.54'	190.00'	11°19'13"	S82°10'41"W 37.48'
C13	55.30'	210.00'	15°05'13"	N80°17'41"E 55.14'
C14	131.34'	397.00'	18°57'17"	N60°15'32"W 130.74'
C15	147.66'	377.00'	22°26'26"	S78°30'57"E 146.72'

ENGINEER  
 EVOLVING CIVIL ENGINEERING  
 420 THROCKMORTON, STE 620  
 FORT WORTH, TEXAS 76102

OWNER  
 CONNER W. PATMAN, JR.  
 5 N. BRISA FRESCA DRIVE,  
 SANTA FE, NEW MEXICO, 87506

OWNER  
 VRE LAKESHORE, LLC  
 1211 S. WHITE CHAPEL BOULEVARD  
 SOUTHLAKE, TEXAS 76082  
 attn: B. JASON KEEN



SURVEYOR  
**TEXAS HERITAGE**  
 SURVEYING, LLC  
 10610 Metric Drive, Suite 124, Dallas, TX 75243  
 Office 214-340-9700 Fax 214-340-9710  
 txheritage.com

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PRELIMINARY PLAT  
 SIXTY SIX LAKESHORE ADDITION  
 LOTS 1 & 2  
 BEING A TRACT OF LAND SITUATED IN THE  
 W.B. BOWLES SURVEY, ABSTRACT NO. 12,  
 MAIL B. JONES SURVEY, ABSTRACT NO. 121  
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 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 LOT 1 & 2,  
 92,662 SQUARE FEET / 2.1272 ACRES  
 CASE NO. \_\_\_\_\_

PAGE 3 OF 3  
 DATE: 05/04/2018 / JOB # 1703624-3 / SCALE= 1" = 30' / DRAWN: JWR

**SITE PLAN GENERAL NOTES**

1. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY CONFLICTS TO OWNER'S ENGINEER.
2. CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES THROUGHOUT CONSTRUCTION.
3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AS WELL AS O.S.H.A. STANDARDS.
4. CONTRACTOR SHALL REFER TO SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE UNTIL WORK IS ACCEPTED BY THE OWNER.
6. ALL SIGNS SHALL BE PER M.U.T.C.D.
7. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. THIS INCLUDES BOTH VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH M.U.T.C.D.
8. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
9. ALL CURBING SHALL BE TYPE B PER DETAIL TYPE B CURB, UNLESS OTHERWISE NOTED.
10. ALL CURBED RADII ARE TO BE 3' OR 10' UNLESS OTHERWISE NOTED.
11. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
12. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY, UNLESS OTHERWISE NOTED. ALL COST SHALL BE INCLUDED IN BASE BID.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS, & POLES ETC. AS REQUIRED. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED UTILITIES, INCLUDING ANY DRAINAGE STRUCTURES, TO FINAL GRADE. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
14. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY LAND SURVEYOR.
15. THE CONTRACTOR IS CAUTIONED THAT LOCAL CITY STANDARD DETAILS MAY DIFFER FROM THOSE SHOWN HEREIN. CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH LOCAL CITY, STATE OR FEDERAL SPECIFICATIONS AND DETAILS SHOULD THEY BE MORE STRINGENT THAN THOSE REPRESENTED HEREIN.
16. THE CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED UTILITIES INCLUDING DRAINAGE STRUCTURES TO FINAL GRADE.

**STABILIZED CONSTRUCTION ENTRANCE NOTES**

1. STONE SHALL BE 4 TO 6 INCH DIAMETER CRUSHED ROCK. CRUSHED PORTLAND CEMENT CONCRETE NOT ALLOWED.
2. LENGTH SHALL BE SHOWN ON PLANS, WITH A MINIMUM LENGTH OF 30 FEET FOR LOTS WHICH ARE LESS THAN 150 FEET FROM EDGE OF PAVEMENT. THE MINIMUM DEPTH IN ALL OTHER CASES SHALL BE 50 FEET.
3. THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.
4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

**GRADING/DRAINAGE GENERAL NOTES**

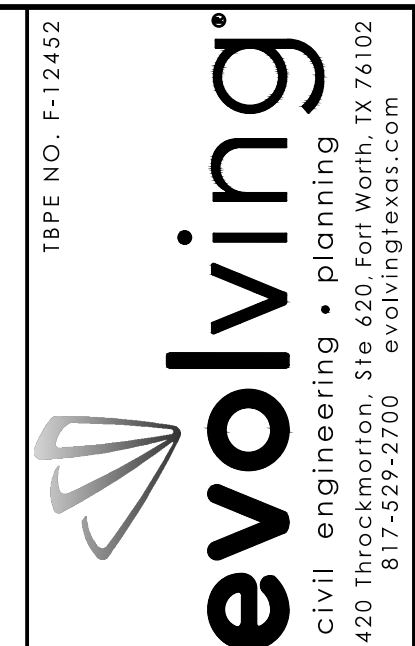
1. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY EXACT LOCATIONS OF EXISTING PUBLIC AND PRIVATE UTILITIES AND SERVICES PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL CALL 1-800-DIG-TESS FOR FIELD LOCATION OF EXISTING UTILITIES. CALL AT LEAST 72 HOURS BEFORE LOCATIONS ARE NEEDED. NOTE THAT THE DIG TESS SERVICE DOES NOT LOCATE ALL UTILITIES, ONLY THOSE REGISTERED WITH THE SERVICE.
2. DRAWINGS DO NOT IMPLY TO SHOW ALL EXISTING UTILITIES. LOCATIONS AND SIZES OF EXISTING PUBLIC AND PRIVATE UTILITIES SHOWN ON THESE PLANS ARE FROM CITY AND UTILITY COMPANY RECORDS ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR LOCATING ALL UTILITIES AND FOR DAMAGES RESULTING FROM FAILURE TO DO SO.
3. CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY. THE CONTRACTOR SHALL CONSTRUCT THE PROPOSED WORK UTILIZING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER FOR THIS PROJECT. A TRENCH SAFETY PLAN SHALL BE SUBMITTED AT THE PRE-CONSTRUCTION MEETING.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A TRENCH EXCAVATION PROTECTION PLAN, SEALED BY A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF TEXAS, FOR ALL TRENCHES DEEPER THAN FIVE (5) FEET.
5. TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS AND TO BE 6 INCHES ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN, COORDINATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY SERVICES ENTERING THE BUILDING AND/OR CROSSING OTHER UTILITIES. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN THE SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
7. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED TO A MINIMUM 95% STANDARD DENSITY USING A SHEEP'S FOOT ROLLER BEFORE INSTALLATION OF PROPOSED UTILITIES.
8. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
9. REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION.
10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHODS APPROVED BY THE ENGINEER AND CITY) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SILTATION REQUIREMENTS. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION. CONTRACTOR IS RESPONSIBLE FOR FILING N.O.I. AND N.O.T. WITH THE THRC. CONTRACTOR SOLELY RESPONSIBLE FOR ALL MANDATED SWPPP RECORD KEEPING AND REPORTING.
11. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
12. GRADING CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.
13. REFERENCE STRUCTURAL DRAWINGS, SPECIFICATIONS AND GEOTECHNICAL REPORT FOR BUILDING PAD AND PAVING SUBGRADE INFORMATION.
14. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
15. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES (ANY CITY) WITH REGARDS TO MATERIALS AND INSTALLATION OF ALL CONSTRUCTION.
16. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. ALL PVC TO RCP CONNECTIONS SHALL BE CONSTRUCTED WITH CONCRETE COLLARS.
19. ALL OFFSITE STORM SEWER LINES SHALL BE A MINIMUM CLASS III RCP. ON-SITE STORM SEWER LINES 18" AND GREATER MAY BE CLASS III RCP. ALL PRIVATE STORM SHALL BE NOTED ON PLANS. CONTRACTOR TO CONTACT ENGINEER WITH QUESTIONS ABOUT PIPE MATERIAL PRIOR TO ORDERING.
20. ALL EXCAVATION IN UNCLASSIFIED SOIL SHALL INCLUDE INSPECTION OF ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE DISPOSED OF OFFSITE BY THE GRADING CONTRACTOR AT HIS EXPENSE.
21. THE CONTRACTOR IS CAUTIONED THAT THE LOCAL CITY STANDARD DETAILS MAY DIFFER FROM THOSE SHOWN HEREIN. CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH LOCAL, CITY, STATE OR FEDERAL SPECIFICATIONS AND DETAILS SHOULD THEY BE MORE STRINGENT THAN THOSE REPRESENTED HEREIN.
22. REFER TO THRC/TCEQ DESIGN GUIDELINES (CHAPTER 290) FOR ALL UTILITY CROSSINGS.
23. 75-80% OF ALL DISTURBED AREA TO HAVE A MINIMUM OF 1" STAND OF GRASS (NO RYE OR WEEDS) PRIOR TO CITY ACCEPTANCE OF THE PROJECT AND/OR CERTIFICATE OF OCCUPANCY.

**UTILITY GENERAL NOTES**

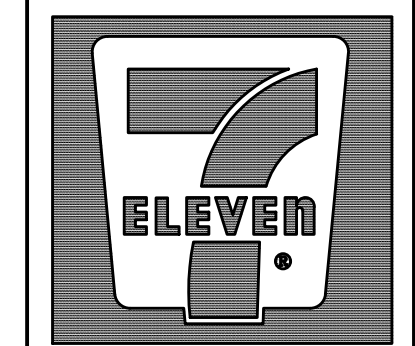
1. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY EXACT LOCATIONS OF EXISTING PUBLIC AND PRIVATE UTILITIES AND SERVICES PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL CALL 1-800-DIG-TESS FOR FIELD LOCATION OF EXISTING UTILITIES. CALL AT LEAST 72 HOURS BEFORE LOCATIONS ARE NEEDED. NOTE THAT THE DIG TESS SERVICE DOES NOT LOCATE ALL UTILITIES, ONLY THOSE REGISTERED WITH THE SERVICE. CONTRACTOR SHALL CONTACT CITY SERVICE CENTER (972-771-7730) FOR WATER AND SEWER LOCATES.
2. DRAWINGS DO NOT IMPLY TO SHOW ALL EXISTING UTILITIES. LOCATIONS AND SIZES OF EXISTING PUBLIC AND PRIVATE UTILITIES SHOWN ON THESE PLANS ARE FROM CITY AND UTILITY COMPANY RECORDS ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR LOCATING ALL UTILITIES AND FOR DAMAGES RESULTING FROM FAILURE TO DO SO.
3. CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY. THE CONTRACTOR SHALL CONSTRUCT THE PROPOSED WORK UTILIZING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER FOR THIS PROJECT. A TRENCH SAFETY PLAN SHALL BE SUBMITTED AT THE PRE-CONSTRUCTION MEETING.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A TRENCH EXCAVATION PROTECTION PLAN, SEALED BY A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF TEXAS, FOR ALL TRENCHES DEEPER THAN FIVE (5) FEET.
5. REFER TO SITE GRADING, PAVING AND LANDSCAPE PLANS FOR FINAL GRADES FOR DETERMINING PROPOSED MANHOLE RIM ELEVATIONS.
6. TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS AND TO BE 6 INCHES ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS. ALL MANHOLES SHALL BE RAVEN LINED OR APPROVED EQUAL.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN, COORDINATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY SERVICES ENTERING THE BUILDING AND/OR CROSSING OTHER UTILITIES.
8. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED TO A MINIMUM OF 95% COMPACTION BEFORE INSTALLATION OF PROPOSED UTILITIES.
9. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:  
FOR LINES LESS THAN 10' DEEP, USE ASTM D 3034, SDR 35 PVC; FOR LINES 10' DEEP AND GREATER, USE ASTM 3034, SDR 26 PVC.
10. WATER MAINS SHALL HAVE THE FOLLOWING MINIMUM COVER BELOW GRADES:

SIZE	COVER
6"	3.5'
8"	4.0'
10"	4.0'
12"	5.0'
LARGER	AS SHOWN ON PLAN
11. THE PROPOSED SANITARY SEWER LINES AT TIMES WILL BE LAID CLOSE TO OTHER EXISTING UTILITIES AND STRUCTURES BOTH ABOVE AND BELOW GROUND. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS FOR THE SUPPORT AND PROTECTION OF ALL UTILITY POLES, GAS MAINS, TELEPHONE CABLES, SANITARY SEWER LINES, WATER LINES, TV CABLES, DRAINAGE PIPES, UTILITY SERVICES, AND ALL OTHER UTILITIES AND STRUCTURES BOTH ABOVE AND BELOW GROUND DURING CONSTRUCTION. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES DONE TO SUCH EXISTING FACILITIES AS A RESULT OF THE CONTRACTOR'S OPERATIONS.
12. ALL WATER AND SANITARY SEWER SERVICES SHALL TERMINATE FIVE (5) FEET OUTSIDE THE BUILDING, UNLESS NOTED OTHERWISE. REFER TO INTERIOR PLUMBING DRAWINGS FOR THE IN-OF ALL UTILITIES.
13. EXISTING VERTICAL DEFLECTIONS AND PIPE SLOPES SHOWN ON THE PLANS WERE OBTAINED FROM RECORD DRAWINGS AND HAVE NOT BEEN FIELD VERIFIED. SOME PIPE SLOPES WERE ADJUSTED TO MATCH SURVEYED MANHOLE FLOW LINES. RIM ELEVATIONS, FLOW LINES AND HORIZONTAL LOCATIONS OF EXISTING MANHOLES WERE DETERMINED FROM FIELD SURVEY.
14. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
15. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES (ANY CITY) WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
16. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. FIRE HYDRANTS AROUND THE BUILDING MUST BE IN PLACE PRIOR TO CONSTRUCTING THE BUILDING ABOVE THE SLAB LINE.
19. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING FOR ALL WATER AND SANITARY SEWER LINES AND OTHER UTILITIES.
22. THE CONTRACTOR IS CAUTIONED THAT THE LOCAL CITY STANDARD DETAILS MAY DIFFER FROM THOSE SHOWN HEREIN. CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH LOCAL, CITY, STATE OR FEDERAL SPECIFICATIONS AND DETAILS SHOULD THEY BE MORE STRINGENT THAN THOSE REPRESENTED HEREIN
23. REFER TO THRC/TCEQ DESIGN GUIDELINES (CHAPTER 290) FOR ALL UTILITY CROSSINGS.
24. ALL WATER LINES (PUBLIC) TO BE A MINIMUM CLASS 200 DR14.
25. CONTRACTOR TO INSTALL BLUE EMS DISKS ON THE WATER LINES AT EVERY 250', CHANGE IN DIRECTION, SERVICE CONNECTION, FIRE HYDRANT AND VALVE.
26. CONTRACTOR TO INSTALL GREEN EMS DISKS ON THE SEWER (PUBLIC) LINES AT EVERY CHANGE IN DIRECTION, MANHOLE, CLEANOUT, AND SERVICE CONNECTION.

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 Date: 10/9/2019 By: *Samantha D. Renz*



NO.	DATE	REVISIONS	COMMENTS



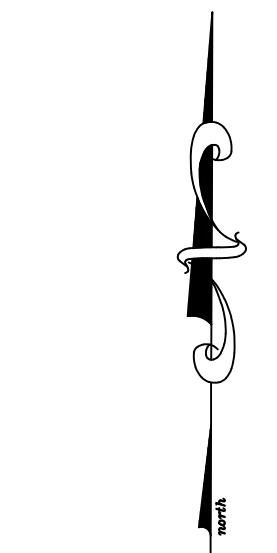
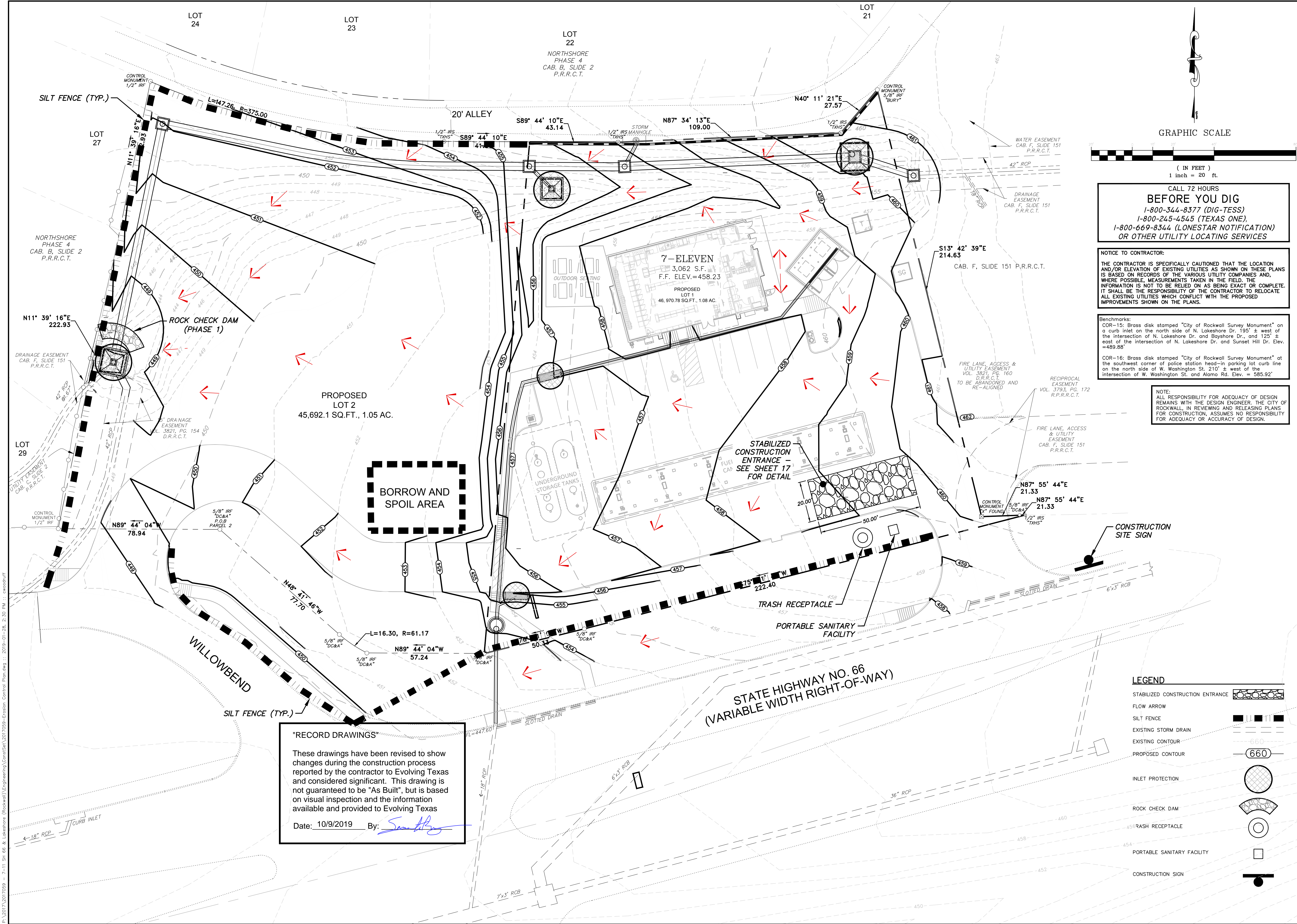
**7-ELEVEN**  
Store #38421

SH 66 & Willowbend Rd.  
Rockwall, Texas

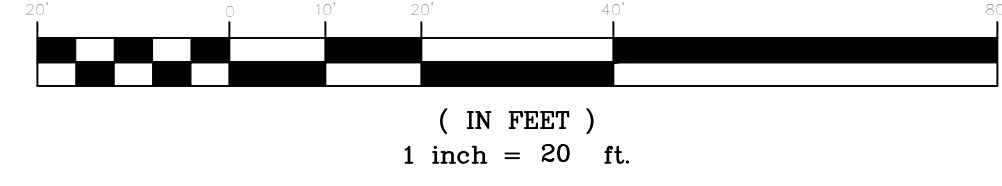
**General Notes**

SCALE:	N/A
DRAWN BY:	N/A
DESIGNED BY:	N/A
CHECKED BY:	SDR
PROJECT NO.:	2017059
DATE:	January 28, 2019
SHEET:	

P:\2017\2017059 - 7-11 SH 66 & Lakewood (Rockwall)\Engineering\General Notes.dwg : 2019-01-28, 2:29 PM : cmozdraf



GRAPHIC SCALE



CALL 72 HOURS  
**BEFORE YOU DIG**  
 1-800-344-8377 (DIG-TESS)  
 1-800-245-4545 (TEXAS ONE)  
 1-800-669-8344 (LONESTAR NOTIFICATION)  
 OR OTHER UTILITY LOCATING SERVICES

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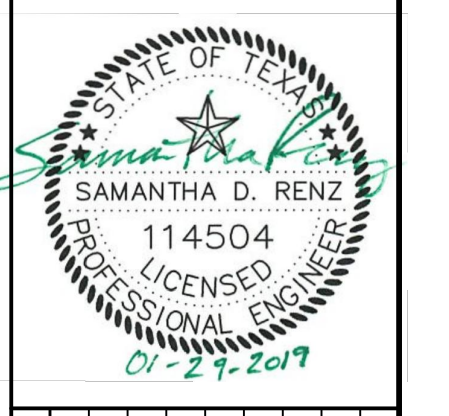
**Benchmarks:**  
 COR-15: Brass disk stamped "City of Rockwall Survey Monument" on a curb inlet on the north side of N. Lakeshore Dr. 195' ± west of the intersection of N. Lakeshore Dr. and Bayshore Dr., and 125' ± east of the intersection of N. Lakeshore Dr. and Sunset Hill Dr. Elev. = 489.88'  
 COR-16: Brass disk stamped "City of Rockwall Survey Monument" at the southwest corner of police station head-in parking lot curb line on the north side of W. Washington St. 210' ± west of the intersection of W. Washington St. and Alamo Rd. Elev. = 585.92'

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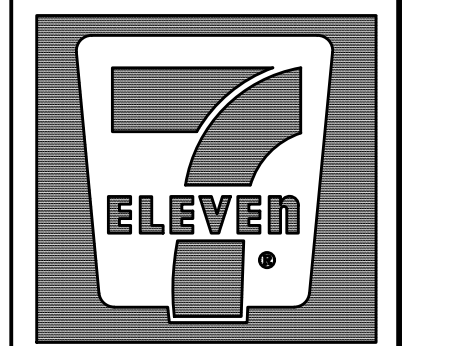
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 Date: 10/9/2019 By: *Samantha D. Renz*

**LEGEND**

STABILIZED CONSTRUCTION ENTRANCE	
FLOW ARROW	
SILT FENCE	
EXISTING STORM DRAIN	
EXISTING CONTOUR	
PROPOSED CONTOUR	
INLET PROTECTION	
ROCK CHECK DAM	
TRASH RECEPTACLE	
PORTABLE SANITARY FACILITY	
CONSTRUCTION SIGN	

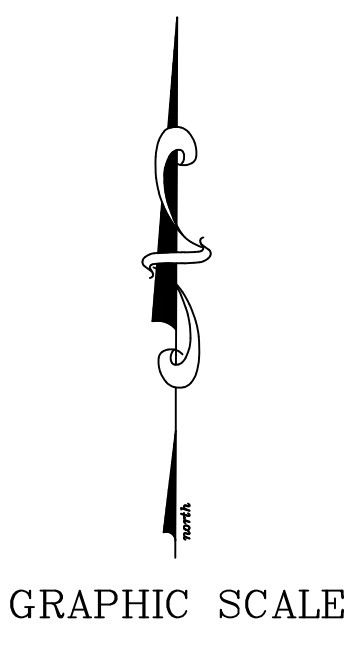
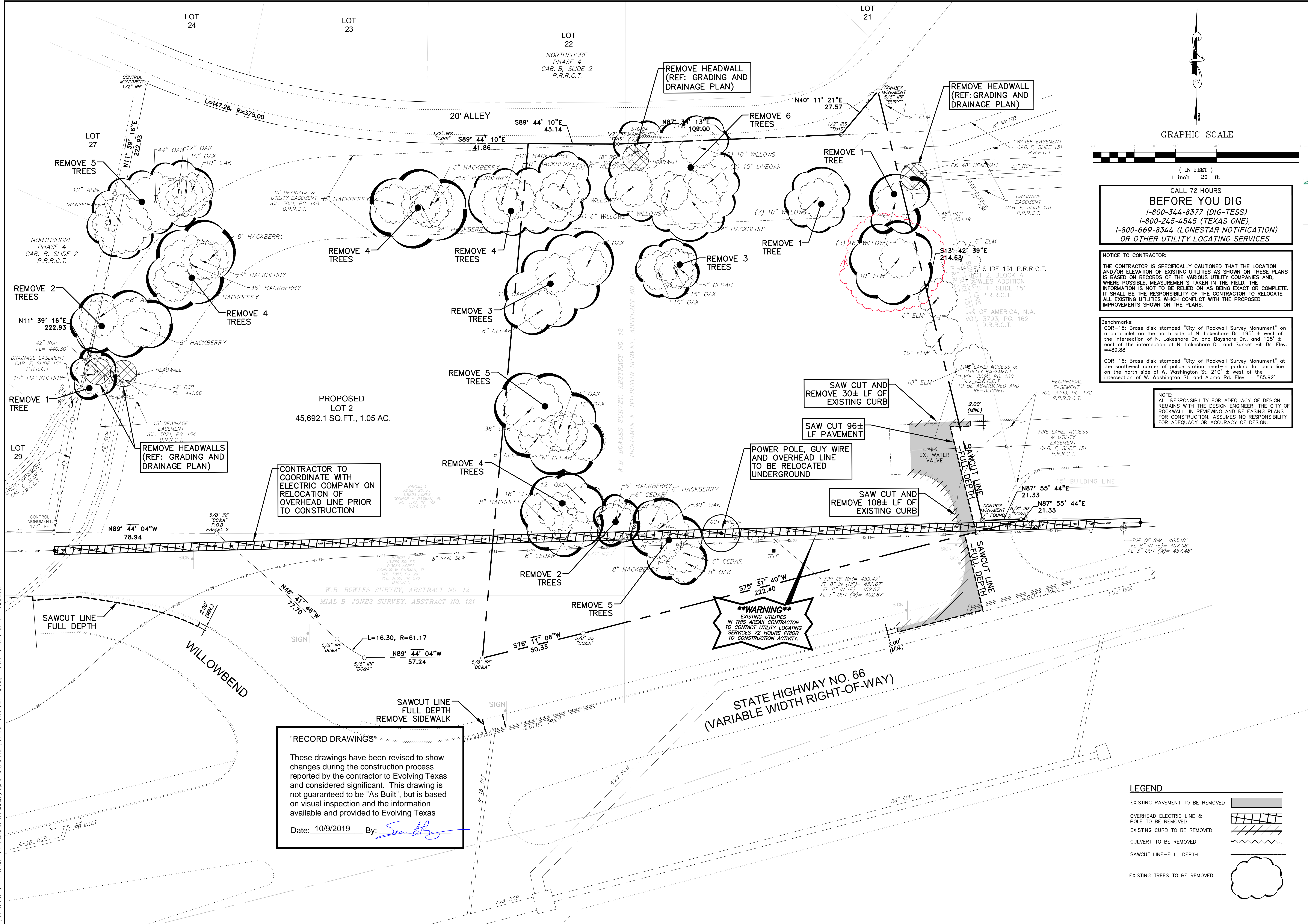


NO.	DATE	REVISIONS	COMMENTS



**7-ELEVEN**  
 Store #38421

SH 66 & Willowbend Rd.  
 Rockwall, Texas



CALL 72 HOURS BEFORE YOU DIG  
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 1-800-245-4545 (TEXAS ONE)  
 1-800-669-8344 (LONESTAR NOTIFICATION)  
 OR OTHER UTILITY LOCATING SERVICES

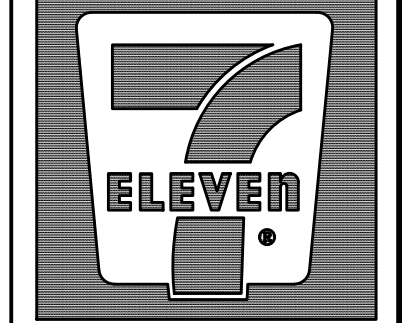
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**Benchmarks:**  
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NO.	DATE	REVISIONS	COMMENTS
1	1/21/19	Remove tree that is in contact with new above ground line and sidewalk.	



7-ELEVEN  
Store #38421

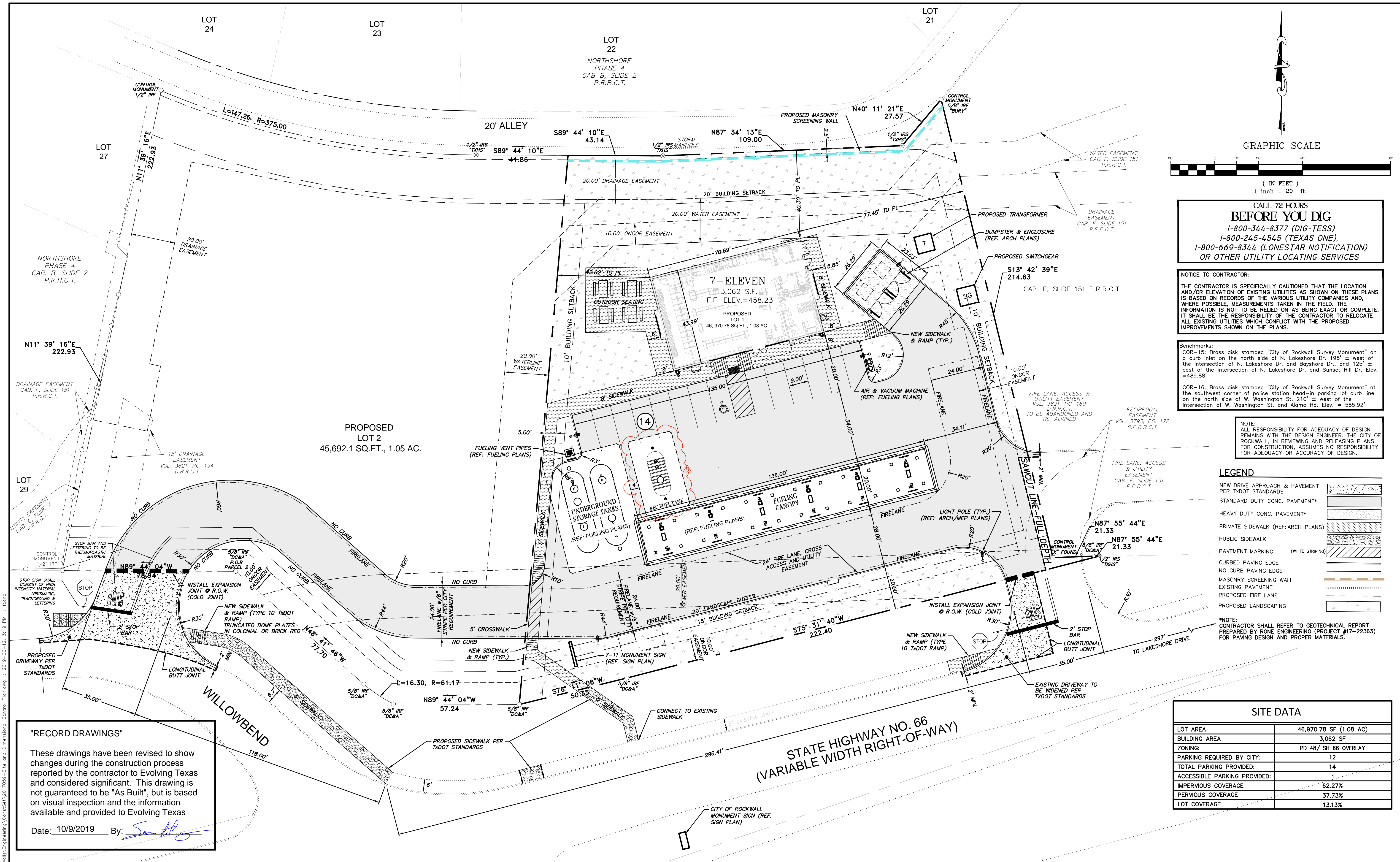
SH 66 & Willowbend Rd.  
Rockwall, Texas

# Demolition Plan

SCALE: 1" = 20'

DRAWN BY:	FDC
DESIGNED BY:	FDC
CHECKED BY:	SDR
PROJECT NO.:	2017059
DATE:	January 28, 2019
SHEET:	8





GRAPHIC SCALE  
( IN FEET )  
1 inch = 20 ft.

CALL 72 HOURS  
**BEFORE YOU DIG**  
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1-800-245-4545 (TEXAS ONE)  
1-800-669-8344 (LONESTAR NOTIFICATION)  
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**LEGEND**

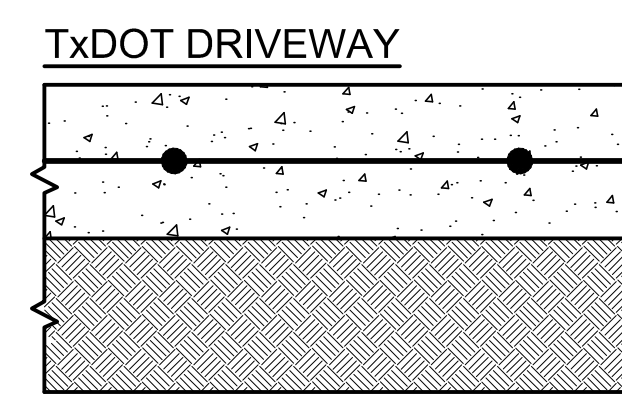
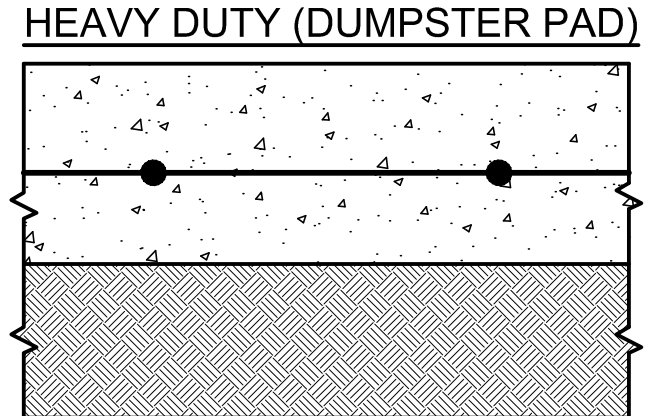
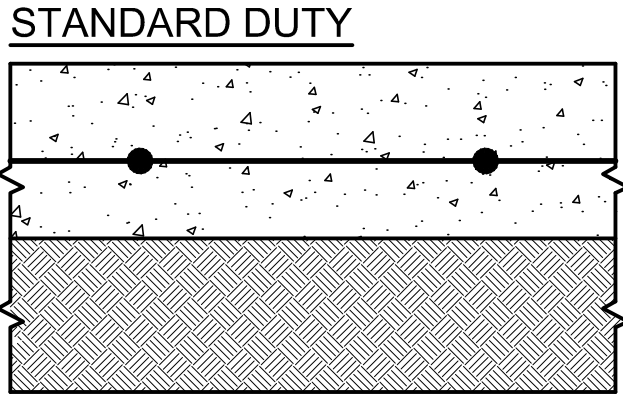
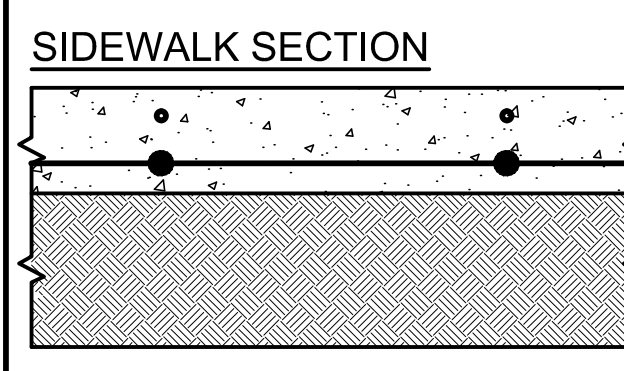
- NEW DRIVE APPROACH & PAVEMENT PER TxDOT STANDARDS
- STANDARD DUTY CONC. PAVEMENT\*
- HEAVY DUTY CONC. PAVEMENT\*
- PRIVATE SIDEWALK (REF: ARCH PLANS)
- PUBLIC SIDEWALK
- PAVEMENT MARKING (WHITE STRIPING)
- CURBED PAVING EDGE
- NO CURB PAVING EDGE
- MASONRY SCREENING WALL
- EXISTING PAVEMENT
- PROPOSED FIRE LANE
- PROPOSED LANDSCAPING

**NOTE:**  
CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT PREPARED BY RONE ENGINEERING (PROJECT #17-22363) FOR PAVING DESIGN AND PROPER MATERIALS.

**SITE DATA**

LOT AREA	46,970.78 SF (1.08 AC)
BUILDING AREA	3,062 SF
ZONING:	PD 48 / SH 66 OVERLAY
PARKING REQUIRED BY CITY:	12
TOTAL PARKING PROVIDED:	14
ACCESSIBLE PARKING PROVIDED:	1
IMPERVIOUS COVERAGE	62.27%
PERVIOUS COVERAGE	37.73%
LOT COVERAGE	13.13%

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Date: 10/9/2019 By: *Samantha D. Renz*



**ON-SITE CONCRETE PAVING SECTIONS**

NOT TO SCALE

- PAVING NOTES**
- A GEOTECHNICAL REPORT WAS PREPARED BY RONE ENGINEERING CONSULTANT (REPORT #17-22363). ADDENDUM WAS ADDED ON APRIL 3, 2019.
  - CONTRACTOR SHALL REFER TO THE GEOTECHNICAL ENGINEERING REPORT & ADDENDUM. IF THERE ARE DISCREPANCIES FOUND BETWEEN ABOVE SECTIONS AND REPORT, THE GEOTECHNICAL REPORT WILL GOVERN.
  - NO SAND IS ALLOWED UNDER PAVEMENT.

evolving civil engineering • planning  
420 Throckmorton, Ste 620, Fort Worth, TX 76102  
817-227-2700 • evolvingtx.com

STATE OF TEXAS  
SAMANTHA D. RENZ  
114504  
LICENSED PROFESSIONAL ENGINEER  
*Samantha D. Renz*  
11-2019

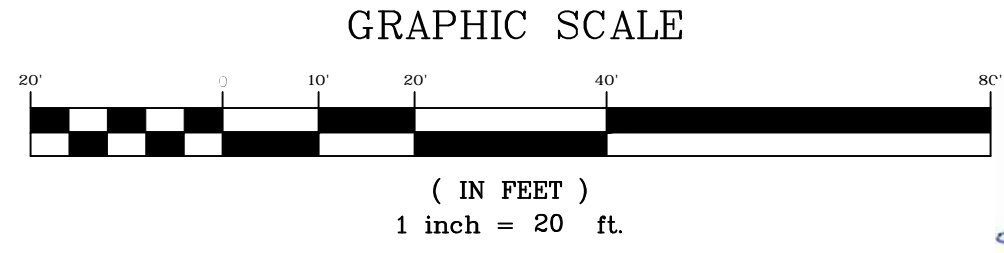
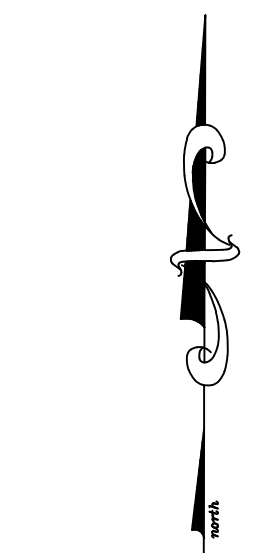
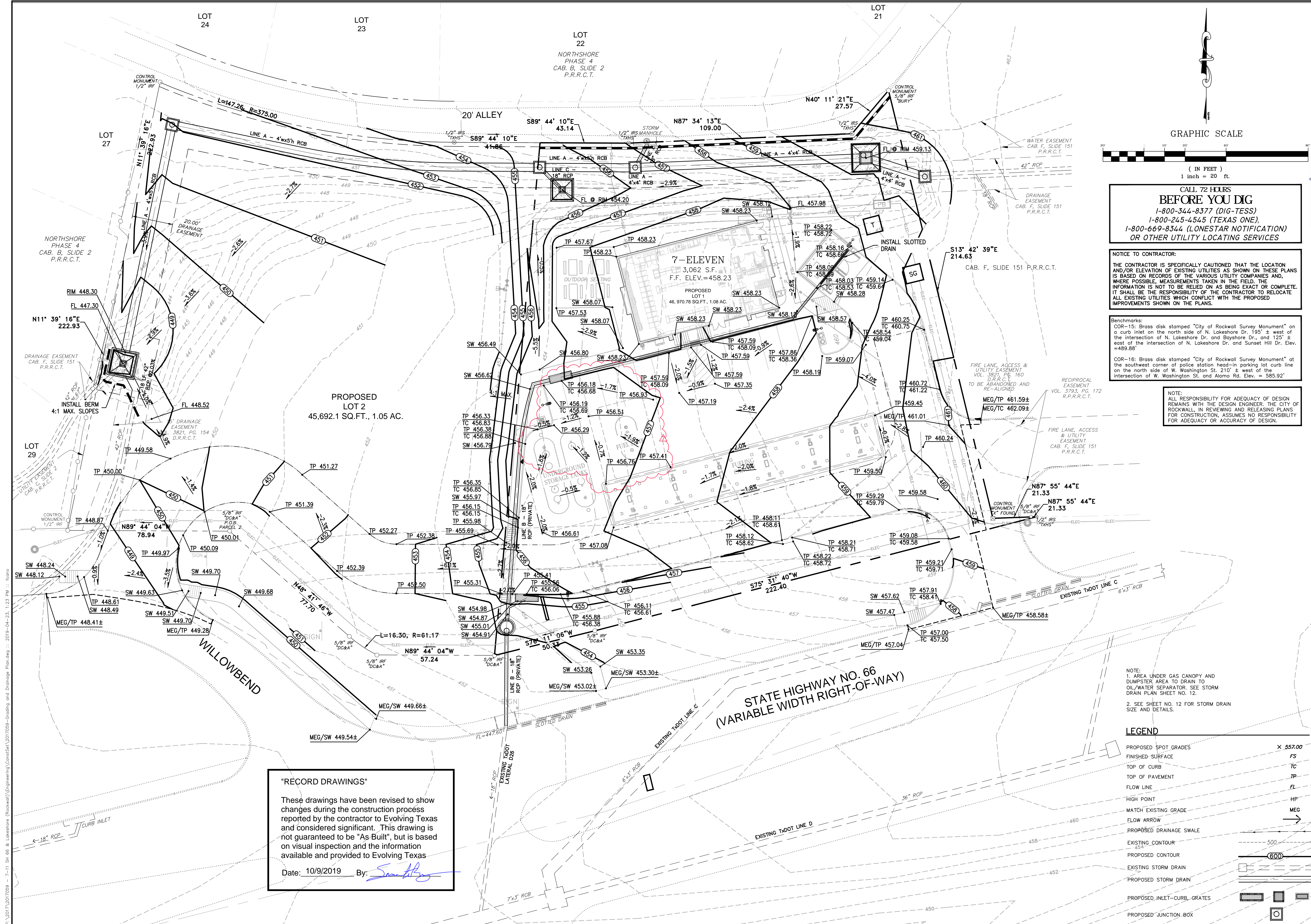
REVISIONS

NO.	DATE	COMMENTS
1	1/21/19	Added Drive, underground transformer, switchgear and easements / shifted
2	2/25/19	Added underground tanks 5' feet from building / added 10' sidewalk
3	4/07/19	Shifted screen wall to be 2.5' from property line
4	4/05/19	Added 1" of concrete to pavement sections & eliminated live stabilization
5	4/18/19	Added REC for underground tank / revised standard duty pavement limits
6	6/11/19	Revised REC for underground tank / revised standard duty pavement limits

7-ELEVEN Store #38421  
SH 66 & Willowbend Rd.  
Rockwall, Texas

Site Plan & Dimension Control

SCALE: 1" = 20'  
DRAWN BY: CDW  
DESIGNED BY: CDW  
CHECKED BY: SDR  
PROJECT NO.: 2017059  
DATE: June 12, 2019  
SHEET: 9 OF 24



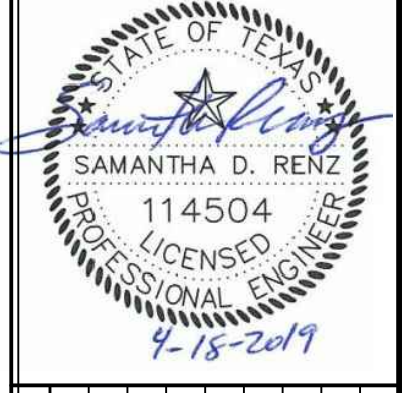
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1-800-245-4545 (TEXAS ONE)  
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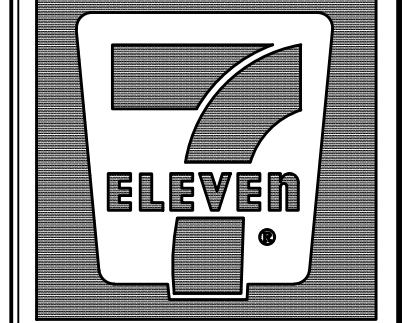
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Date: 10/9/2019 By: *Samantha D. Renz*



NO.	DATE	COMMENTS
1	1/21/19	Sheet complete, incorporate any from Owner's comments & Amend grading
2	2/17/19	Revised curbside from 4"x4" to 4"x2"
3	2/25/19	Revised underground tanks 5 feet
4	4/18/19	Added REC but underground tanks / Amend grading & spot grades



**7-ELEVEN**  
Store #38421

SH 66 & Willowbend Rd.  
Rockwall, Texas

# Grading & Drainage Plan

**NOTE:**  
1. AREA UNDER GAS CANOPY AND DUMPSTER AREA TO DRAIN TO OIL/WATER SEPARATOR. SEE STORM DRAIN PLAN SHEET NO. 12.  
2. SEE SHEET NO. 12 FOR STORM DRAIN SIZE AND DETAILS.

**LEGEND**

PROPOSED SPOT GRADES	× 557.00
FINISHED SURFACE	FS
TOP OF CURB	TC
TOP OF PAVEMENT	TP
FLOW LINE	FL
HIGH POINT	HP
MATCH EXISTING GRADE	MEG
FLOW ARROW	→
PROPOSED DRAINAGE SWALE	—
EXISTING CONTOUR	500
PROPOSED CONTOUR	600
EXISTING STORM DRAIN	—
PROPOSED STORM DRAIN	—
PROPOSED INLET-CURB, GRATES	□
PROPOSED JUNCTION BOX	□

SCALE: 1" = 20'  
DRAWN BY: CDW  
DESIGNED BY: CDW  
CHECKED BY: SDR  
PROJECT NO.: 2017059  
DATE: April 23, 2019  
SHEET: 10 OF 24

P:\2017\2017059 - 7-11 SH 66 & Lakeshore (Rockwall)\Engineering\Civil\2017059-Grading and Drainage Plans.dwg :: 2019-04-23, 1:23 PM :: fcano

**LEGEND**

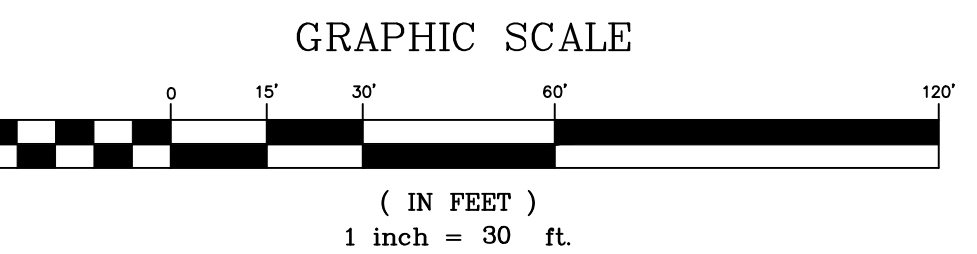
- FLOW PATH
- EXISTING CONTOUR
- EXISTING STORM DRAIN
- DRAINAGE DIVIDE
- FLOW ARROW



SEE SHEET 12  
FOR THE HALFF  
STUDY DRAINAGE  
AREA MAP

SEE SHEET 12  
FOR THE HALFF  
STUDY DRAINAGE  
AREA MAP

SEE SHEET 12  
FOR THE HALFF  
STUDY DRAINAGE  
AREA MAP



SEE SHEET Ref 1  
FOR THE TXDOT  
SH66 DRAINAGE  
AREA MAP

SEE SHEET Ref 1  
FOR THE TXDOT  
SH66 DRAINAGE  
AREA MAP

**"RECORD DRAWINGS"**

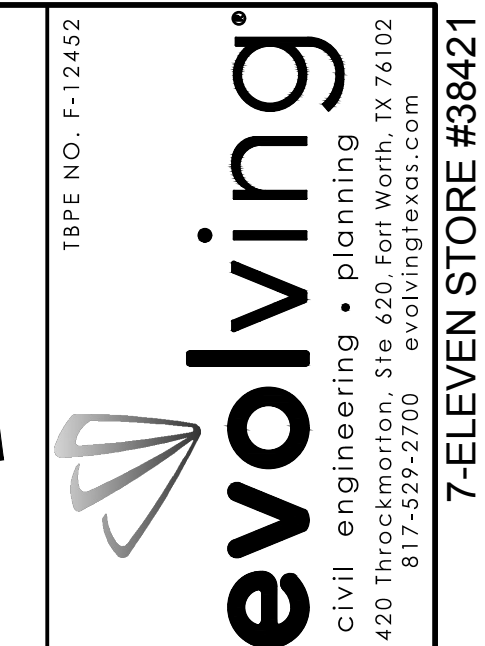
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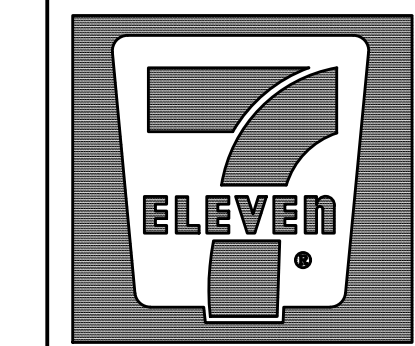
RATIONAL METHOD										PRE-DEVELOPMENT DISCHARGES				DISCHARGE LOCATION	
PRE-DEVELOPMENT CONDITIONS															
Area	Acres	C <sup>***</sup>	tc	I <sub>1</sub>	I <sub>2</sub>	I <sub>3</sub>	I <sub>4</sub>	I <sub>5</sub>	I <sub>6</sub>	Q <sub>1</sub>	Q <sub>2</sub>	Q <sub>3</sub>	Q <sub>4</sub>		
A	0.92	0.35	20	3.90	4.90	5.90	6.60	8.30	1.12	1.41	1.69	2.38	Drains to B-1 and TXDOT		
B	0.60	0.90	10	5.30	6.10	7.10	8.30	9.80	2.86	3.29	3.83	5.29	TxDOT drainage area		
C	0.30	0.90	10	5.30	6.10	7.10	8.30	9.80	1.43	1.65	1.92	2.65	TxDOT drainage area		
<b>TOTAL ON-SITE DRAINAGE</b>										<b>3.98</b>	<b>4.70</b>	<b>5.53</b>	<b>7.67</b>		
O-1	0.57	0.9	20	3.90	4.90	5.90	6.60	8.30	2.00	2.51	3.03	4.26	From Halff Study Date 11-17-17		
O-2	0.49	0.90	10	5.30	6.10	7.10	8.30	9.80	2.34	2.69	3.13	4.32	TxDOT drainage area		
O-3	0.96	0.35	20	3.90	4.90	5.90	6.60	9.30	1.31	1.65	1.98	3.12	Adjacent property to 2-42" outfall		
DA 1	26.37	9**	22*	-	-	-	-	-	-	-	97.79	155.33	From Halff Study Date 11-17-17		
DA 2	2.98	5**	13*	-	-	-	-	-	-	-	14.58	22.20	From Halff Study Date 11-17-17		
<b>TOTAL OFF-SITE DRAINAGE</b>												<b>120.51</b>	<b>189.23</b>		
33.09															
*** - DATA TAKEN FROM HALFF STUDY															
** - DATA SUGGESTED FROM CITY REVIEW															

**DRAINAGE NOTES:**

- AREA BOUNDARIES ARE A COMPOSITE OF DRAINAGE AREAS FROM THE STORMWATER ANALYSIS ALONG BAYSHORE DRIVE IN THE CITY OF ROCKWALL BY HALFF ASSOCIATES DATED NOVEMBER 17, 2017, DRAINAGE AREAS FROM TXDOT CONSTRUCTION PLANS FOR SH66-COUNTY LINE TO SH 205 (CSJ 0009-04-039), AND FIELD RUN TOPO.
- AREA O-1 IS TAKEN FROM TXDOT DRAINAGE AREA E1.
- AREA O-2 IS TAKEN FROM THE HALFF STUDY.
- AREA B IS A COMPOSITE OF ALL THREE PLANS AND STUDIES.
- AREA O-3 IS TAKEN FROM THE HALFF STUDY.



NO.	DATE	COMMENTS

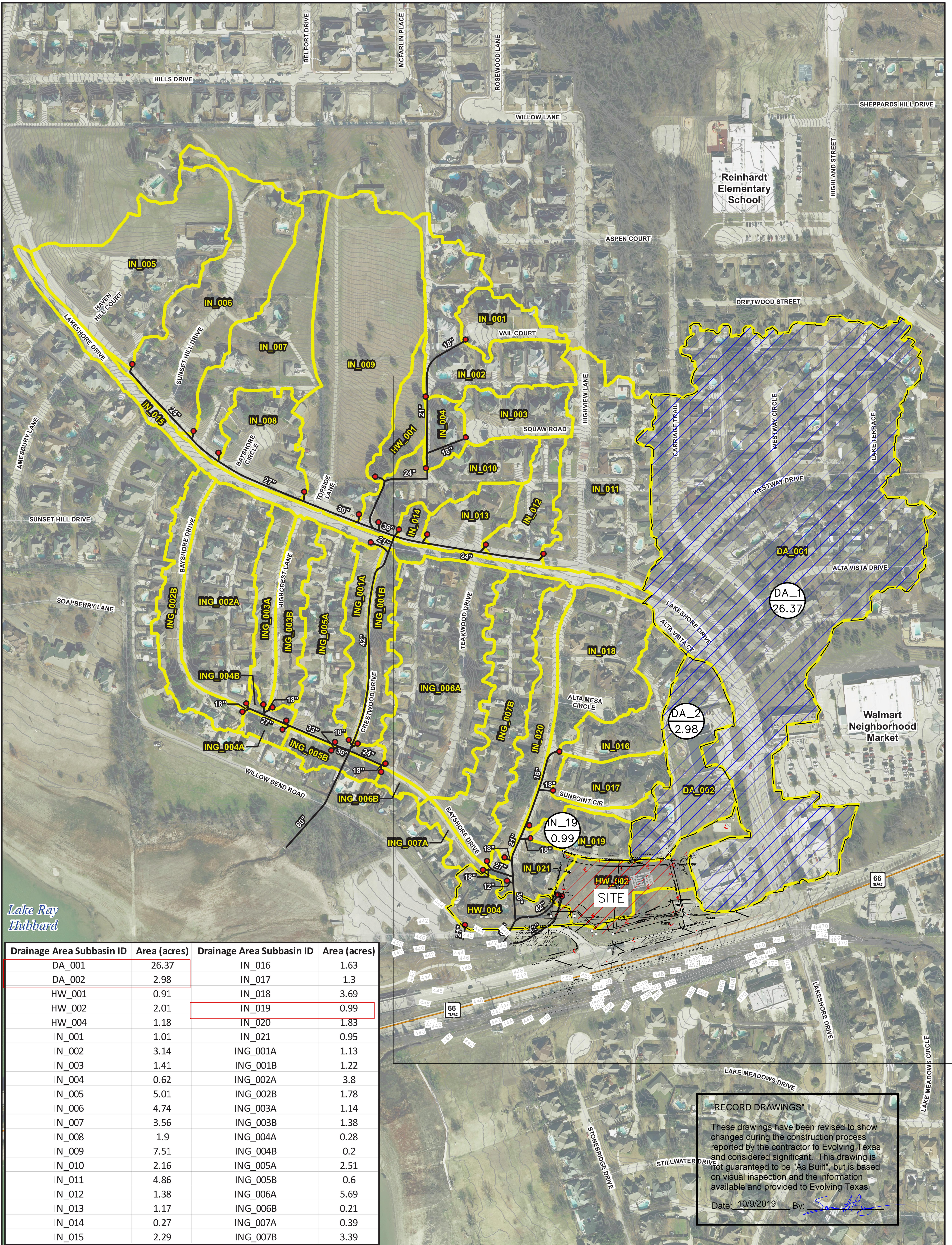


7-ELEVEN  
Store #38421

SH 66 & Willowbend Rd.  
Rockwall, Texas

**Pre-Development  
Drainage Area Map**

SCALE: 1" = 30'  
DRAWN BY: CDW  
DESIGNED BY: CTM  
CHECKED BY: SDR  
PROJECT NO.: 2017059  
DATE: January 28, 2019  
SHEET:



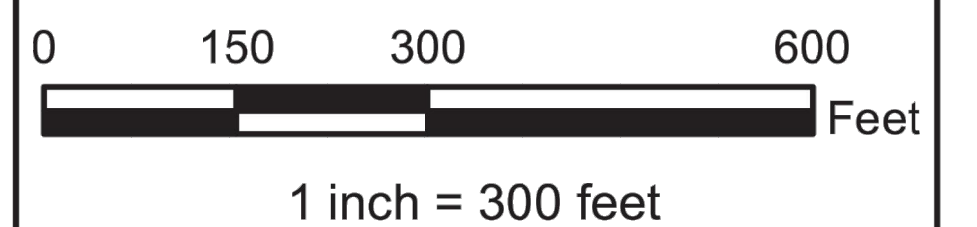
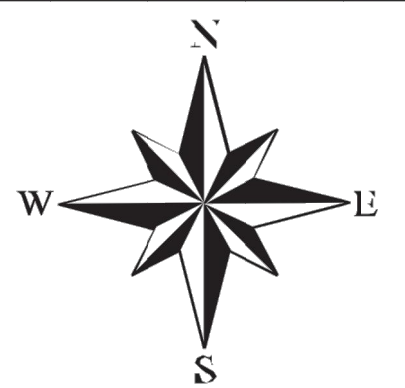
**Figure A-1  
Drainage Area Map**

Stormwater Analysis  
along Bayshore Drive



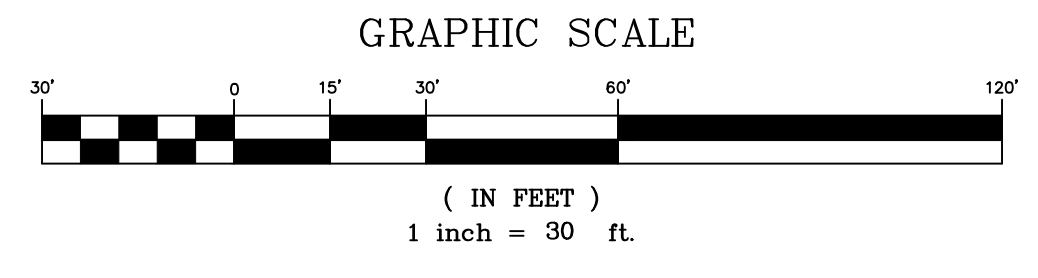
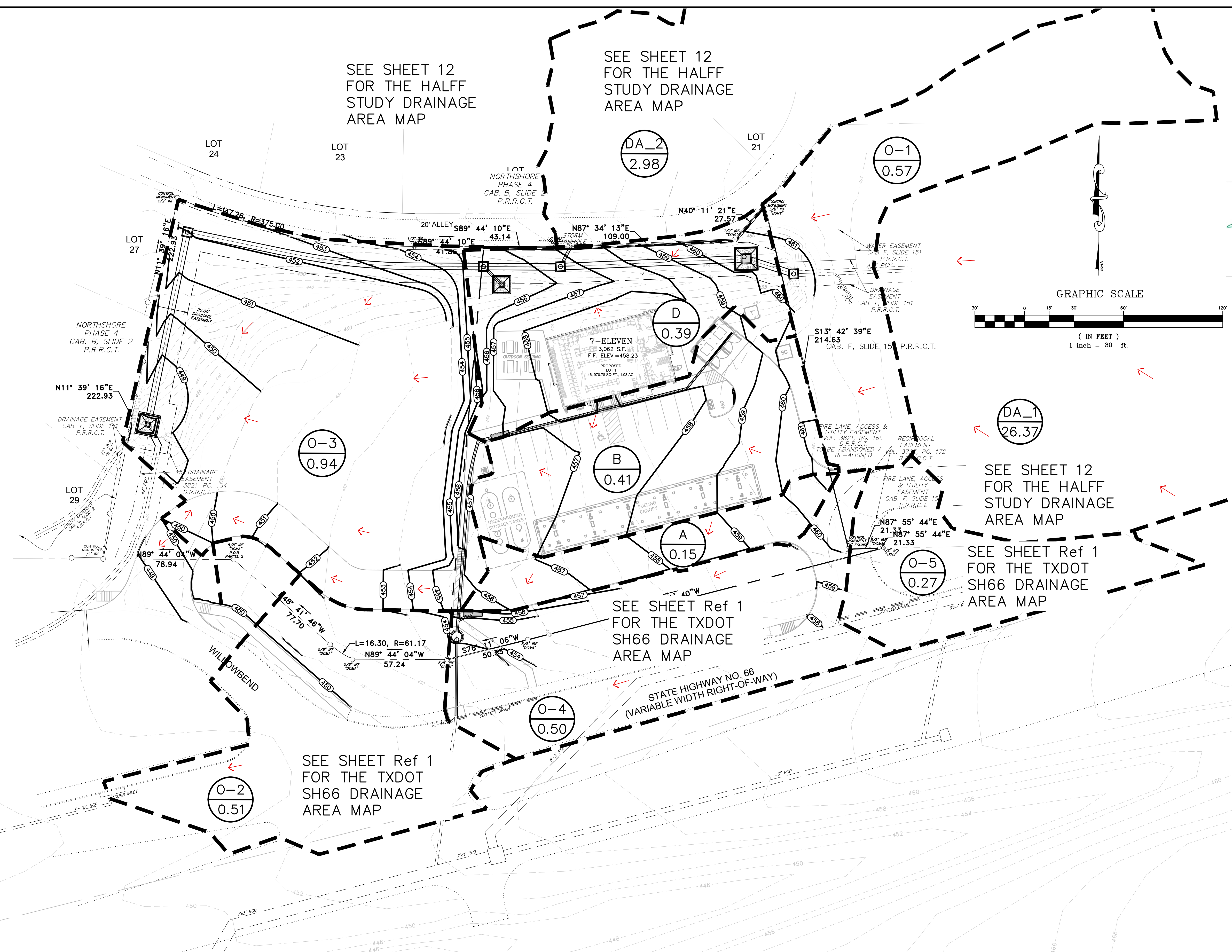
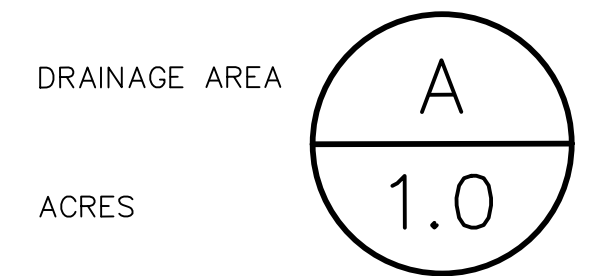
**Key to Features**

- XP Model Existing Inlets
- XP Model Existing Storm Sewer Lines
- ~ Contours
- Highway
- Roads
- 📍 Overall Drainage Basin



**LEGEND**

PROPOSED DRAINAGE SWALE	
EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING STORM DRAIN	
PROPOSED STORM DRAIN	
DRAINAGE DIVIDE	
FLOW ARROW	



SEE SHEET 12 FOR THE HALFF STUDY DRAINAGE AREA MAP

SEE SHEET 12 FOR THE HALFF STUDY DRAINAGE AREA MAP

SEE SHEET 12 FOR THE HALFF STUDY DRAINAGE AREA MAP

SEE SHEET 12 FOR THE HALFF STUDY DRAINAGE AREA MAP

SEE SHEET Ref 1 FOR THE TXDOT SH66 DRAINAGE AREA MAP

SEE SHEET Ref 1 FOR THE TXDOT SH66 DRAINAGE AREA MAP

SEE SHEET Ref 1 FOR THE TXDOT SH66 DRAINAGE AREA MAP

**"RECORD DRAWINGS"**

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Date: 10/9/2019 By: *Samantha D. Renz*

Area	RATIONAL METHOD POST DEVELOPMENT CONDITIONS								POST DEVELOPMENT DISCHARGES				DISCHARGE LOCATION
	Acres	C <sub>100</sub>	t <sub>c</sub>	I <sub>2</sub>	I <sub>5</sub>	I <sub>10</sub>	I <sub>15</sub>	I <sub>30</sub>	Q <sub>2</sub>	Q <sub>5</sub>	Q <sub>10</sub>	Q <sub>15</sub>	
A	0.15	0.90	10	5.30	6.00	7.10	8.30	9.80	0.72	0.81	0.96	1.32	Drains to B-1 and TXDOT
B	0.41	0.90	10	5.30	6.00	7.10	8.30	9.80	1.96	2.21	2.62	3.62	TXDOT drainage area
D	0.39	0.90	10	5.30	6.00	7.10	8.30	9.80	1.86	2.11	2.49	3.44	Drains to swale in rear
TOTAL ONSITE DRAINAGE									4.53	5.13	6.07	8.38	
O-1	0.57	0.9	20	3.90	4.90	5.90	6.60	8.30	2.00	2.51	3.03	4.26	From Half Study Date 11-17-17
O-2	0.51	0.90	10	5.30	6.00	7.10	8.30	9.80	2.43	2.75	3.26	4.50	TXDOT drainage area
O-3	0.94	0.35	20	3.90	4.90	5.90	6.60	8.30	1.28	1.61	1.94	2.73	Adjacent property to 2-42" outfall
O-4	0.50	0.90	10	5.30	6.00	7.10	8.30	9.80	2.39	2.70	3.20	4.41	TXDOT drainage area same as B in Pre
O-5	0.27	0.90	10	5.30	6.00	7.10	8.30	9.80	1.29	1.46	1.73	2.38	TXDOT drainage area same as C in Pre
DA_1	26.37	9**	22*	-	-	-	-	-	-	-	97.79	155.33	From Half Study Date 11-17-17
DA_2	2.98	5**	13*	-	-	-	-	-	-	-	14.58	22.20	From Half Study Date 11-17-17
TOTAL OFF-SITE DRAINAGE									-	-	-	125.52	195.81
33.09									* - DATA TAKEN FROM HALFF STUDY				
									** - DATA SUGGESTED FROM CITY REVIEW				

- DRAINAGE NOTES:**
1. AREA BOUNDARIES ARE A COMPOSITE OF DRAINAGE AREAS FROM THE STORMWATER ANALYSIS ALONG BAYSHORE DRIVE IN THE CITY OF ROCKWALL BY HALFF ASSOCIATES DATED NOVEMBER 17, 2017, DRAINAGE AREAS FROM TXDOT CONSTRUCTION PLANS FOR SH66-COUNTY LINE TO SH 205 (CSJ 0009-04-039), AND FIELD RUN TOPO.
  2. AREA O-1 IS TAKEN FROM TXDOT DRAINAGE AREA E1.
  3. AREA O-2 IS TAKEN FROM THE HALFF STUDY.
  4. AREA B IS A COMPOSITE OF ALL THREE PLANS AND STUDIES.
  5. AREA O-3 IS TAKEN FROM THE HALFF STUDY.

evolving  
civil engineering • planning  
420 Throckmorton, Ste 620, Fort Worth, TX 76102  
817-252-2700 • evolvingtxas.com

STATE OF TEXAS  
Samantha D. Renz  
114504  
LICENSED PROFESSIONAL ENGINEER  
01-27-2017

REVISIONS

NO.	DATE	COMMENTS

NO. DATE: \_\_\_\_\_

**7-ELEVEN**

7-ELEVEN Store #38421

SH 66 & Willowbend Rd.  
Rockwall, Texas

**Post-Development  
Drainage Area Map**

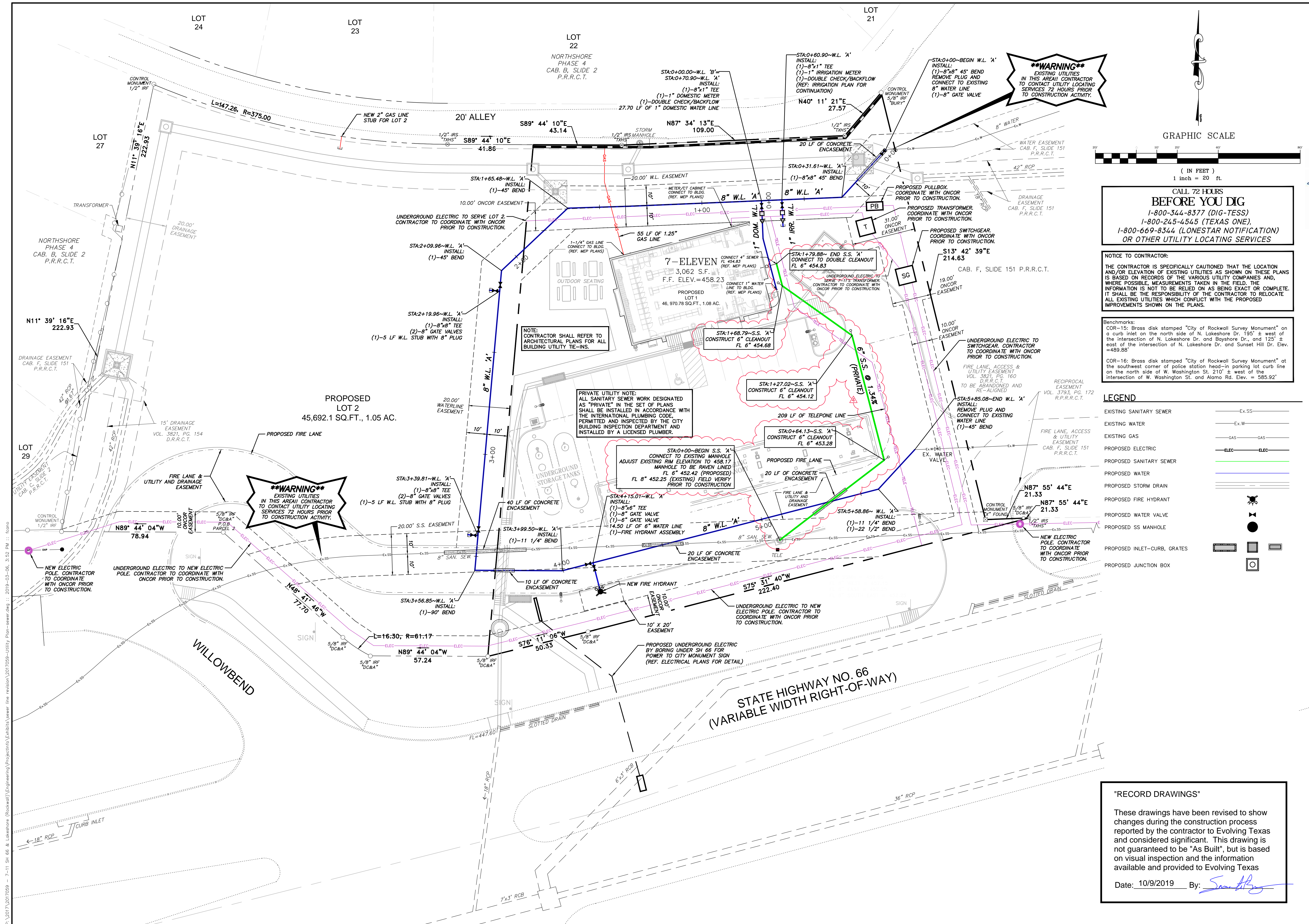
SCALE: 1" = 30'

DRAWN BY: CDW  
DESIGNED BY: CDW  
CHECKED BY: SDR  
PROJECT NO.: 2017059  
DATE: January 28, 2019  
SHEET:

13 OF 24

7-ELEVEN STORE #38421

P:\2017\2017059 - 7-11 SH 66 & Lakeshore (Rockwall)\Engineering\Civil\2017059-Post-Development\_DAM.dwg :: 2019-01-28, 2:35 PM :: ewadstaff



CALL 72 HOURS  
**BEFORE YOU DIG**  
 1-800-344-8377 (DIG-TESS)  
 1-800-245-4545 (TEXAS ONE)  
 1-800-669-8344 (LONESTAR NOTIFICATION)  
 OR OTHER UTILITY LOCATING SERVICES

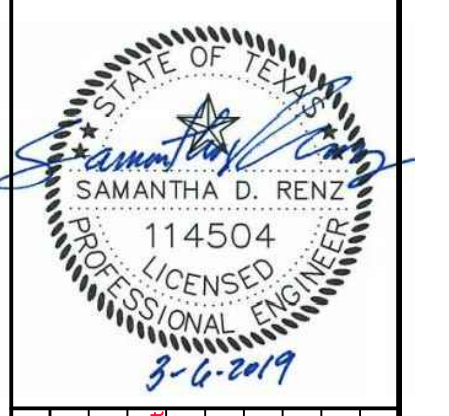
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**Benchmarks:**  
 COR-15: Brass disk stamped "City of Rockwall Survey Monument" on a curb inlet on the north side of N. Lakeshore Dr. 195' ± west of the intersection of N. Lakeshore Dr. and Bayshore Dr., and 125' ± east of the intersection of N. Lakeshore Dr. and Sunset Hill Dr. Elev. = 489.88'  
 COR-16: Brass disk stamped "City of Rockwall Survey Monument" at the southwest corner of police station head-in parking lot curb line on the north side of W. Washington St. 210' ± west of the intersection of W. Washington St. and Alamo Rd. Elev. = 585.92'

**LEGEND**

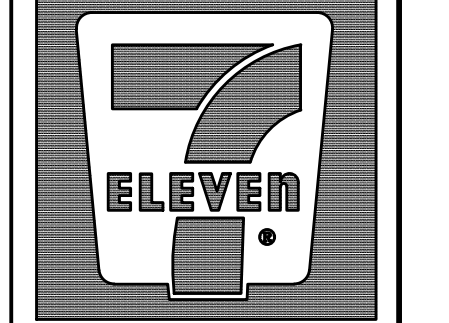
EXISTING SANITARY SEWER	— Ex-SS —
EXISTING WATER	— Ex-W —
EXISTING GAS	— GAS — GAS
PROPOSED ELECTRIC	— ELEC — ELEC
PROPOSED SANITARY SEWER	— SS —
PROPOSED WATER	— W —
PROPOSED STORM DRAIN	— SD —
PROPOSED FIRE HYDRANT	— FH —
PROPOSED WATER VALVE	— WV —
PROPOSED SS MANHOLE	— SM —
PROPOSED INLET-CURB, GRATES	— ICG —
PROPOSED JUNCTION BOX	— JB —

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 Date: 10/9/2019 By: *Samantha D. Renz*



**REVISIONS**

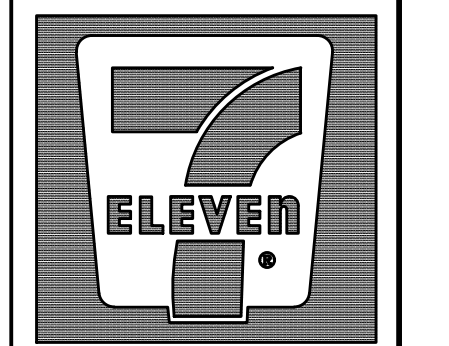
NO.	DATE	COMMENTS
1	1/21/19	Added DCA, underground utility, fire, transformer, telephone and sewer lines. Revised private sanitary sewer alignment to connect to existing manhole.
2	3/6/19	Revised private sanitary sewer alignment to connect to existing manhole. Revised to be located under 7' finished concrete easement from lot 29.



**7-ELEVEN**  
 Store #38421  
 SH 66 & Willowbend Rd.  
 Rockwall, Texas

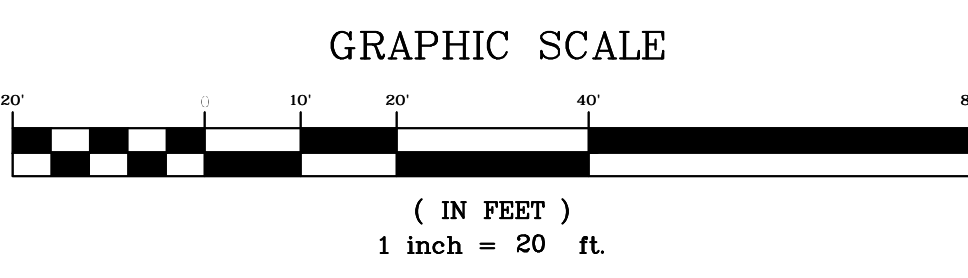
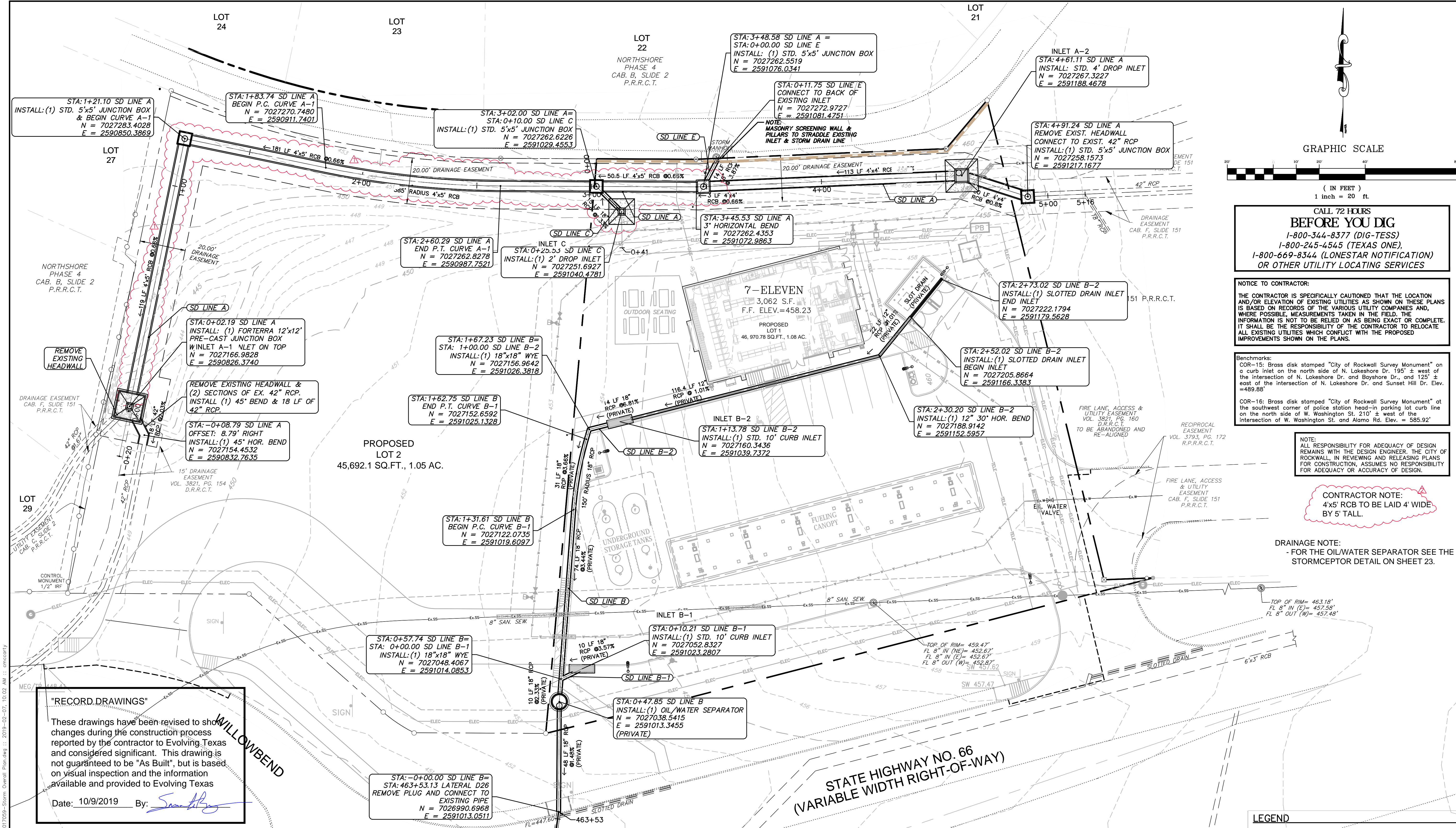
**Utility Plan**

SCALE: 1" = 20'  
 DRAWN BY: FDC  
 DESIGNED BY: FDC  
 CHECKED BY: SDR  
 PROJECT NO.: 2017059  
 DATE: March 6, 2019  
 SHEET: 14 OF 24



**7-ELEVEN**  
Store #38421  
SH 66 & Willowbend Rd.  
Rockwall, Texas

**Overall Storm Drain Plan**  
SCALE: 1" = 20'  
DRAWN BY: CDW  
DESIGNED BY: CDW  
CHECKED BY: SDR  
PROJECT NO. 2017059  
DATE: February 7, 2019  
SHEET: 15 OF 24



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1-800-245-4545 (TEXAS ONE)  
1-800-669-8344 (LONESTAR NOTIFICATION)  
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**Benchmarks:**  
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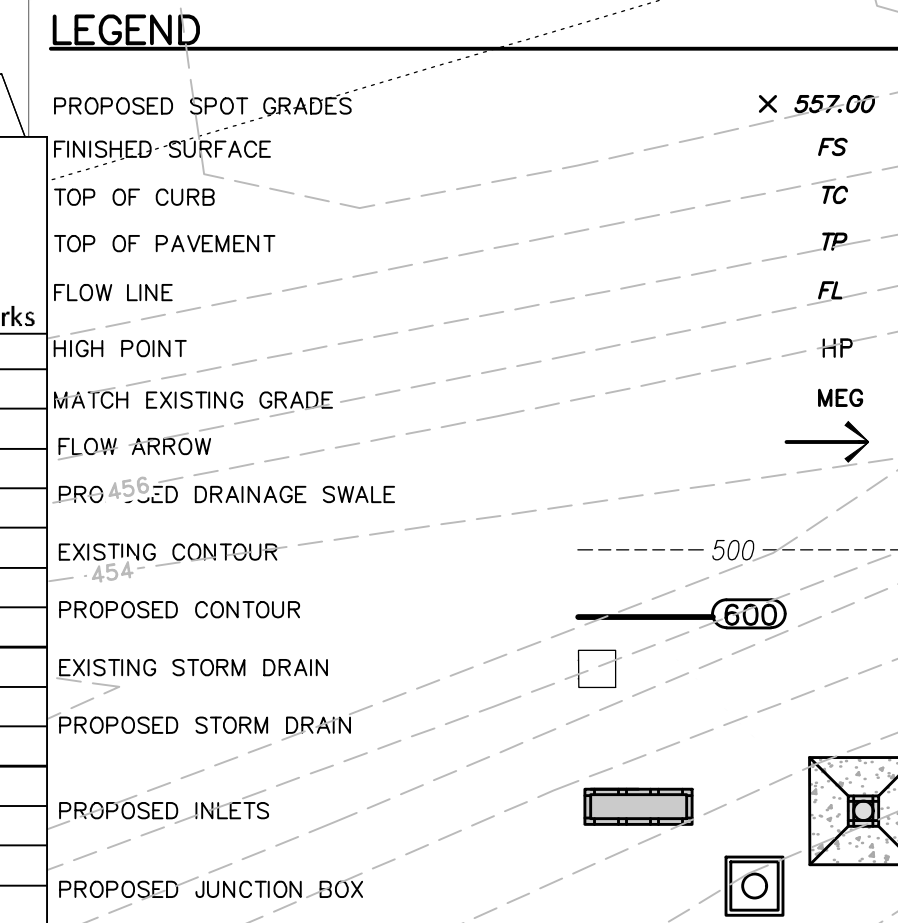
**NOTE:** ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

**CONTRACTOR NOTE:**  
4x5' RCB TO BE LAID 4' WIDE BY 5' TALL.

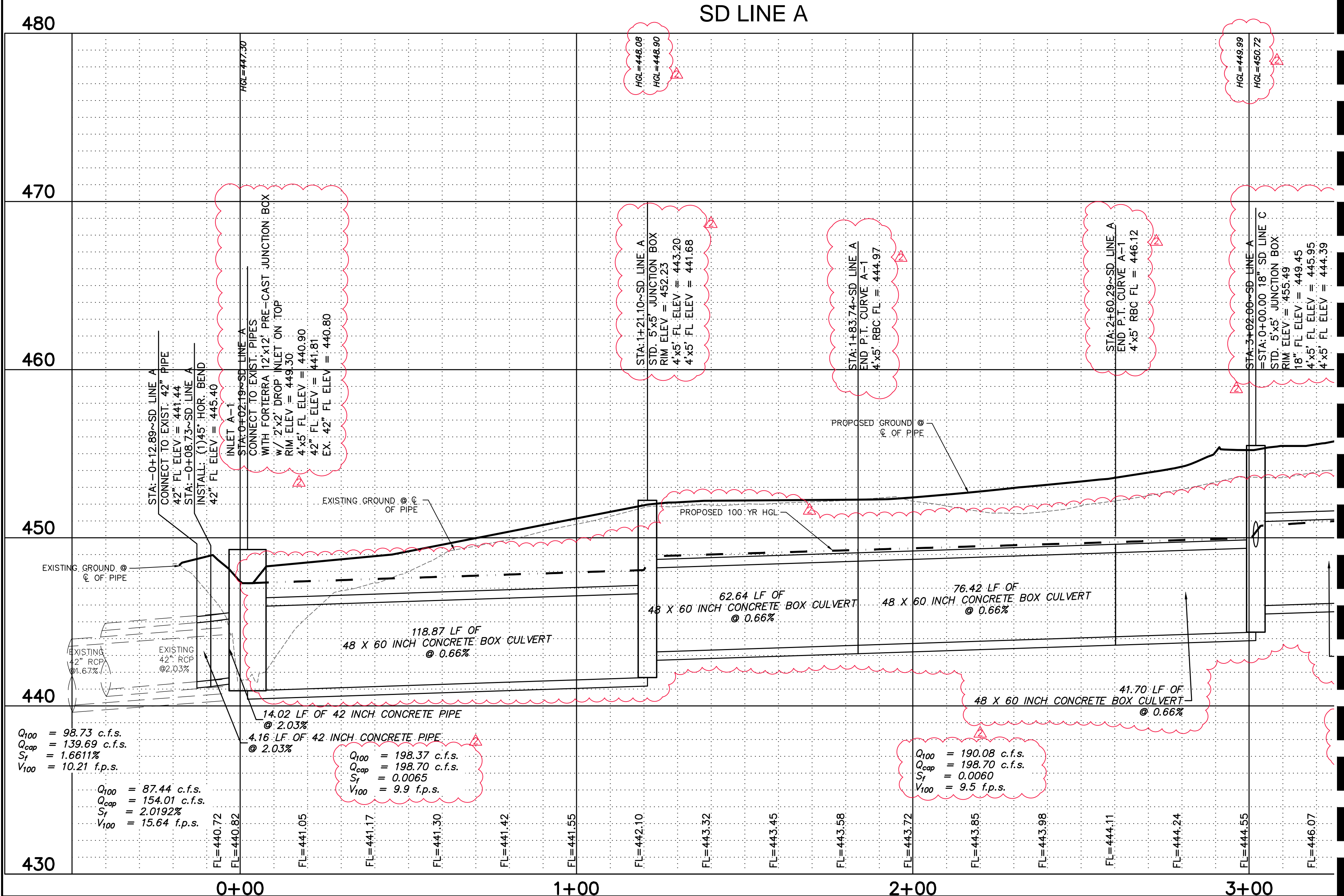
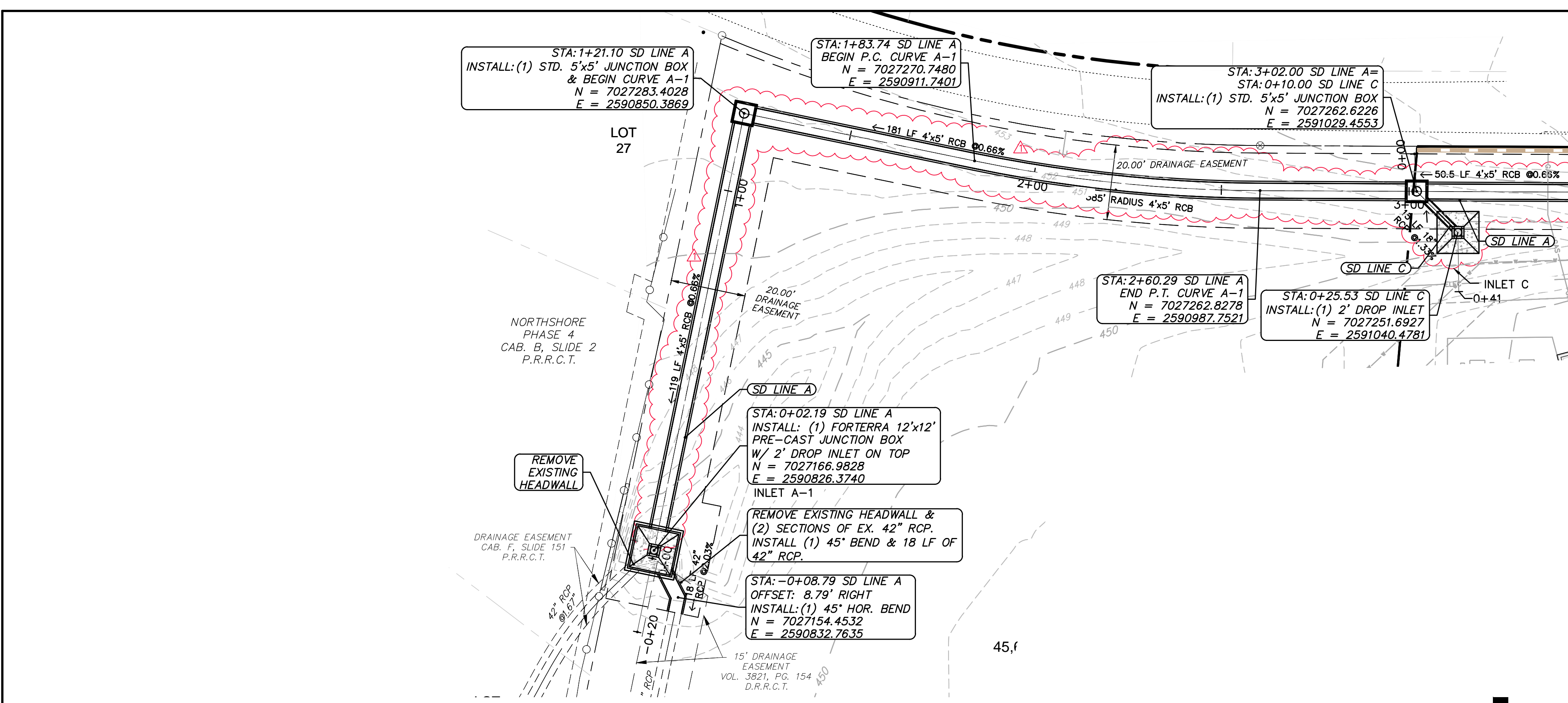
**DRAINAGE NOTE:**  
- FOR THE OIL/WATER SEPARATOR SEE THE STORMCEPTOR DETAIL ON SHEET 23.

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Date: 10/9/2019 By: *Samantha D. Renz*

Inlet ID	Alignment	Station	Offset	Design Freq. (yr)	Area Runoff						Gutter Flow						Inlets Capacity						Inlet Bypass				Remarks													
					C	ID	Time of Conc. Tc (min)	Intensity, I	Area, A	Runoff, Q	Upstream Bypass, C*A (cfs)	Total Gutter Flow, Qa (cfs)	Thoroughfare Type	On-Grade/Sag	Manning's n	Long Slope, S (ft/ft)	Crown Type	Cross Slope, Sx (ft/ft)	Depth, (ft)	Width, (ft)	Ponding Width, (ft)	Depth of Gutter, (ft)	Max Allowable Flow Based on Max Allowable Ponding Width, Qallow (cfs)	Area, Aw (ft²)	Wetted Perimeter, Pw (ft)	Section Beyond Depression, Ao (ft)		Wetted Perimeter, Po (ft)	Depression Section Beyond, Kw (ft)	Section Beyond Depression, Ko (ft)	Ratio of Depression Flow to Total Flow, Eo	Equivalent Cross-slope, Se (ft/ft)	Inlet Length Required, (ft)	Inlet Length Actual, (ft)	Inlet Capacity, Qc (cfs)	Flow, Qb (cfs)	To Inlet ID			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
A-2	Line A	461.11	0	100	0.90	O-1	22	9.80	0.57	5.03	0.00	5.03	Yard	On-grade	0.013	0.040	N/A	0.022	0.5	16	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1.63	16	17.5	0	0.51	C
C	Line C	25.20	0	100	0.90	D	10	9.80	0.39	3.44	0.51	8.47	Yard	Sag	0.013	0.034	N/A	0.008	0.5	8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1.11	8	8.7	0	0.35	N/A	
B-2a	Line B-2	273.02	0	100	0.90	-	10	9.80	0.01	0.07	0.00	0.09	Dumpster	On-grade	0.013	0.005	N/A	0.005	0.2	0.25	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0.01	B-2	
B-2	Line B-2	113.78	0	100	0.90	B	10	9.80	0.41	3.60	0.01	3.70	Parking	On-grade	0.013	0.015	N/A	0.013	0.5	2	38.5	14.74	0.5	0.19	47.6	1.48	2.14	8.66	36.5	98.07	281.8	0.26	0.078	7.64	10	7.68	0	0.37	N/A	
B-1	Line B-1	10.21	0	100	0.90	A	10	9.80	0.15	1.32	0.00	1.32	Parking	On-grade	0.013	0.020	N/A	0.027	0.5	2	18.5	6.01	0.5	0.16	26.3	1.44	2.08	3.68	16.5	95.74	114.92	0.45	0.14	4.82	10	7.68	0	0.14	A-1	
A-1	Line A	2.19	0	100	0.90	O-3	22	9.80	0.94	8.29	0.14	9.61	Yard	Sag	0.013	0.040	N/A	0.020	0.5	16	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2.69	16	17.5	0	0.85	N/A	

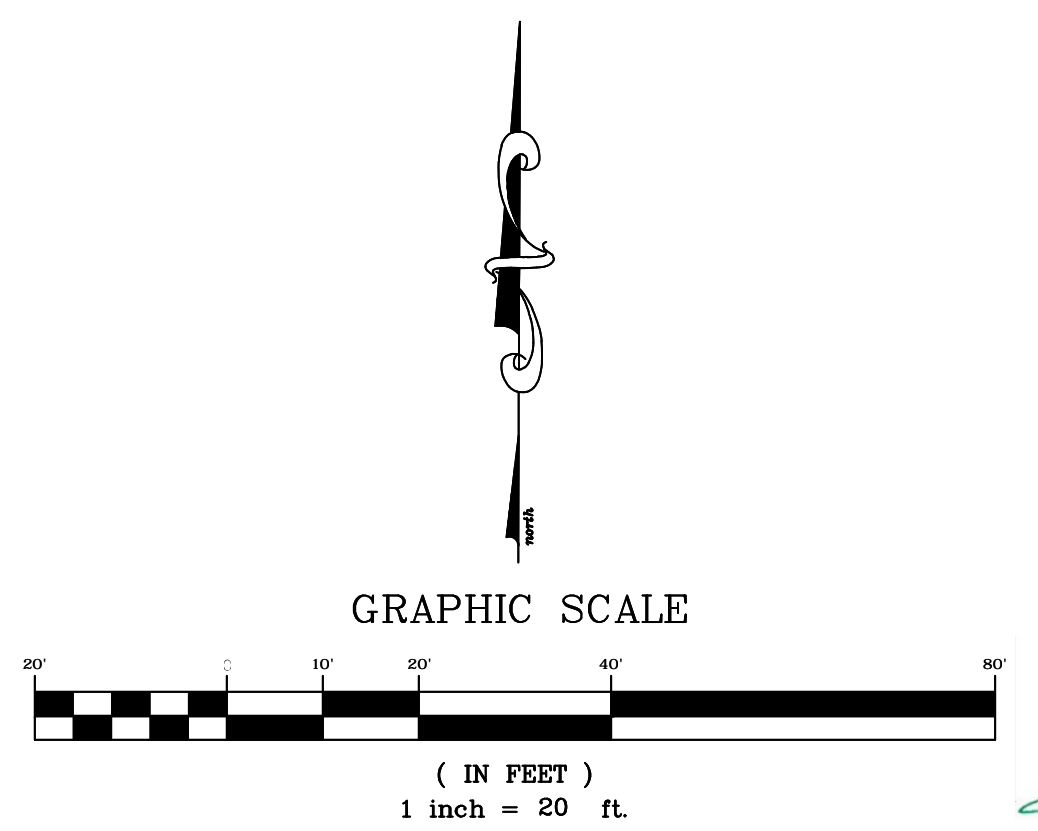


P:\2017\2017059 - 7-11 SH 66 & Lakeshore (Rockwall)\Engineering\Storm Drain\Storm Drain\Overall Plan.dwg : 2019-02-07 10:03 AM : cmccarty



MATCHLINE A-A (SEE NEXT SHEET)

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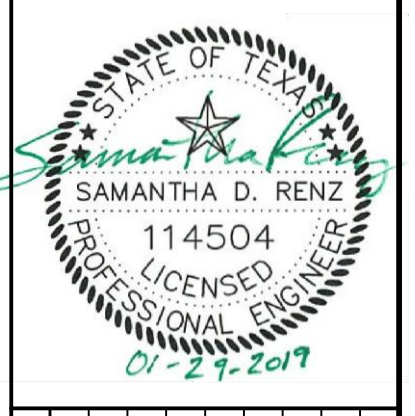
CALL 72 HOURS  
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 1-800-344-8377 (DIG-TESS)  
 1-800-245-4545 (TEXAS ONE)  
 1-800-669-8344 (LONESTAR NOTIFICATION)  
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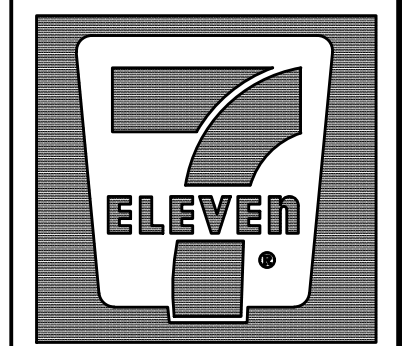
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**CONTRACTOR NOTE:**  
 4'x5' RCB TO BE LAID 4' WIDE BY 5' TALL.



NO.	DATE	COMMENTS
1	1/21/19	Revised box culvert size to 4'x4' and HGL
2	2/7/19	Revised box culvert size from 4'x4' to 4'x5' and HGL



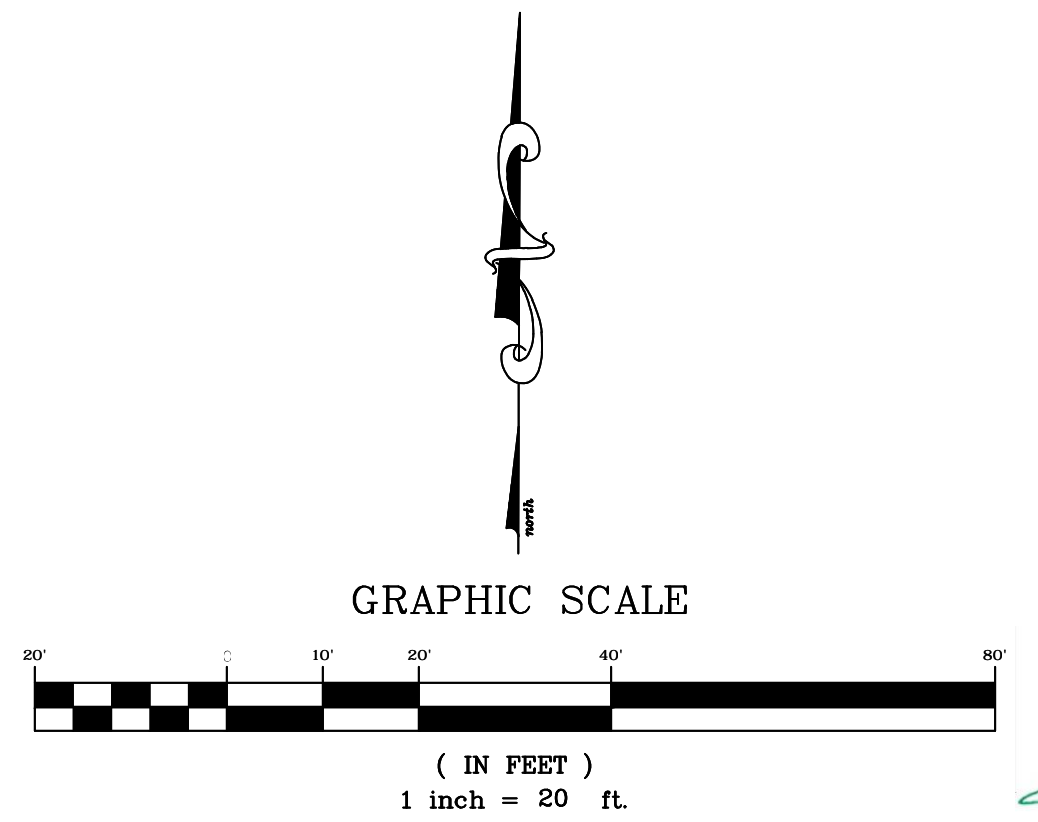
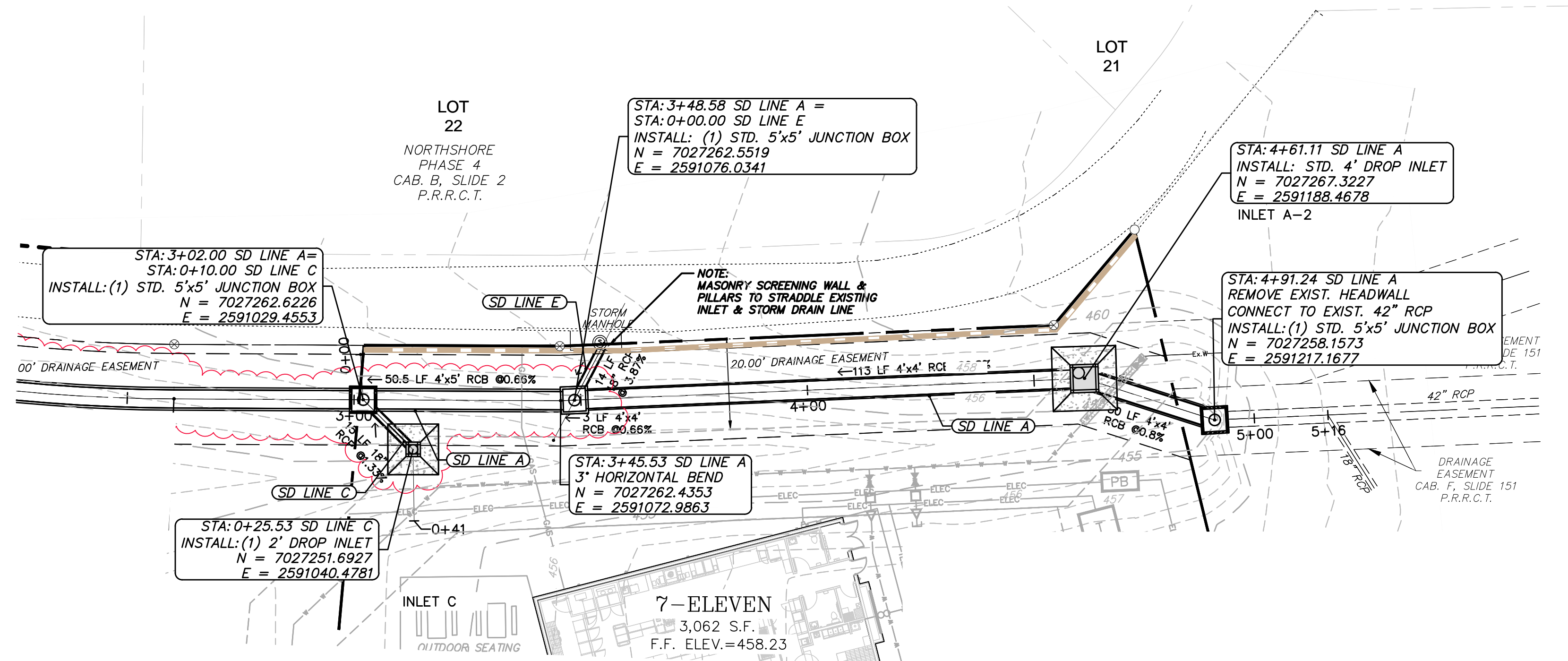
7-ELEVEN  
 Store #38421

SH 66 & Willowbend Rd.  
 Rockwall, Texas

Storm Drain P&P  
 Line A

SCALE: 1" = 20'  
 DRAWN BY: CDW  
 DESIGNED BY: CDW  
 CHECKED BY: SDR  
 PROJECT NO.: 2017059  
 DATE: February 7, 2019  
 SHEET:





CALL 72 HOURS  
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 1-800-245-4545 (TEXAS ONE)  
 1-800-669-8344 (LONESTAR NOTIFICATION)  
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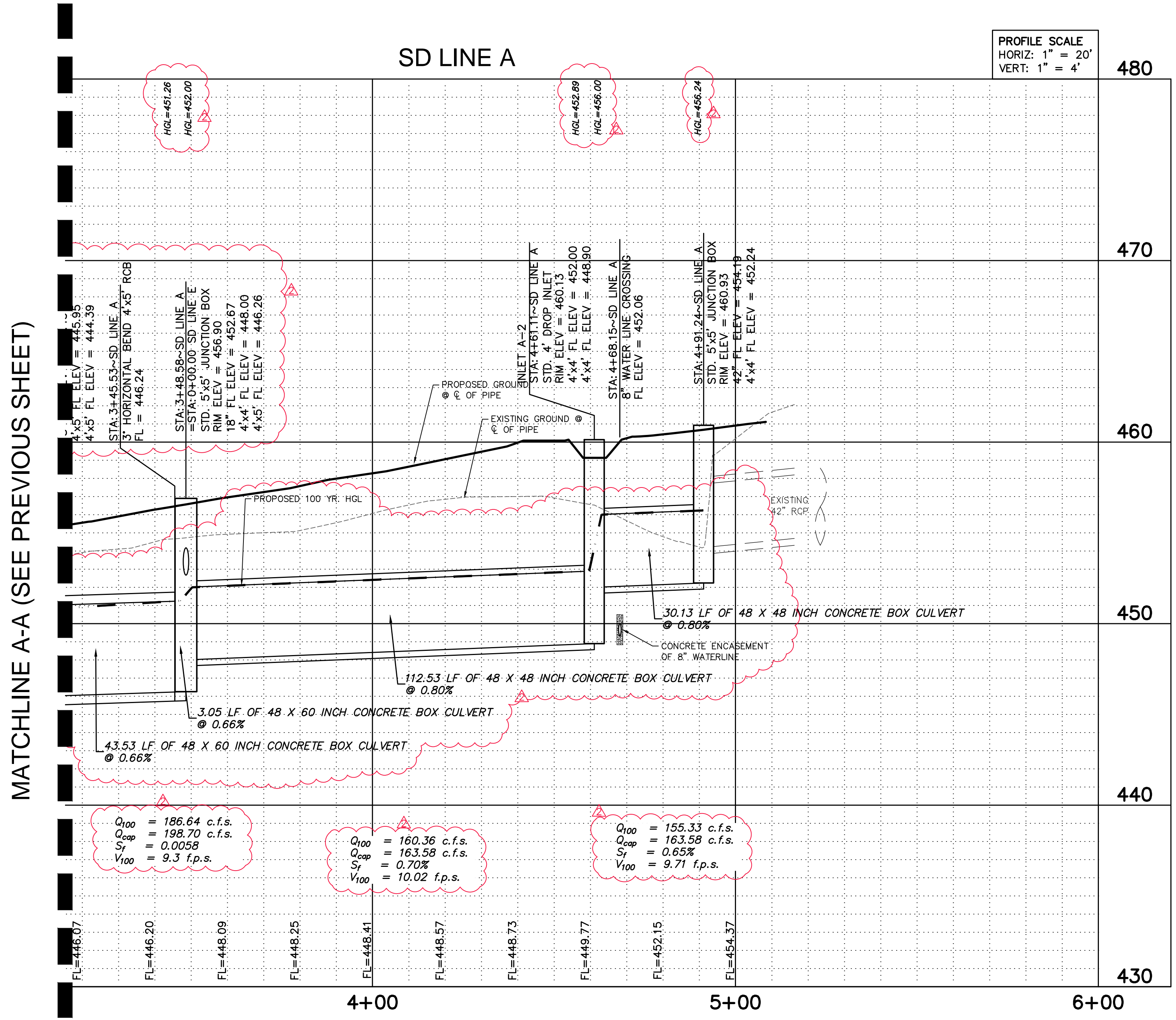
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 Date: 10/9/2019 By: *[Signature]*

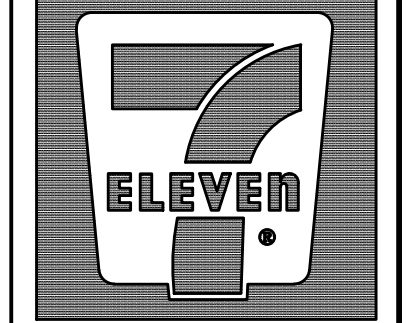


Hydraulic data for different pipe segments:  
 Segment 1:  $Q_{100} = 186.64$  c.f.s.,  $Q_{cap} = 198.70$  c.f.s.,  $S_p = 0.0058$ ,  $V_{100} = 9.3$  f.p.s.  
 Segment 2:  $Q_{100} = 160.36$  c.f.s.,  $Q_{cap} = 163.58$  c.f.s.,  $S_p = 0.70\%$ ,  $V_{100} = 10.02$  f.p.s.  
 Segment 3:  $Q_{100} = 155.33$  c.f.s.,  $Q_{cap} = 163.58$  c.f.s.,  $S_p = 0.65\%$ ,  $V_{100} = 9.71$  f.p.s.

MATCHLINE A-A (SEE PREVIOUS SHEET)



NO.	DATE	COMMENTS
1	1/21/19	Revised box culvert size to 4'x4' & HGL
2	2/1/19	Revised box culvert size from 4'x4' to 4'x5' & HGL

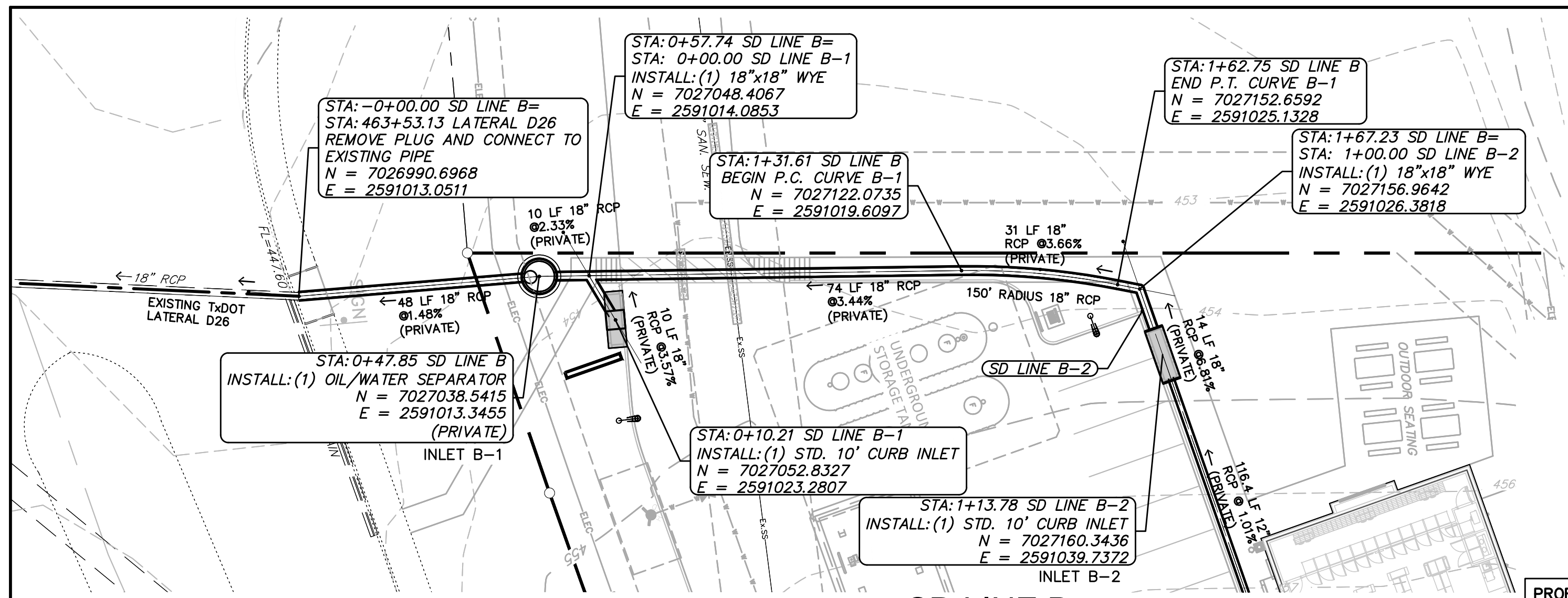


7-ELEVEN  
 Store #38421

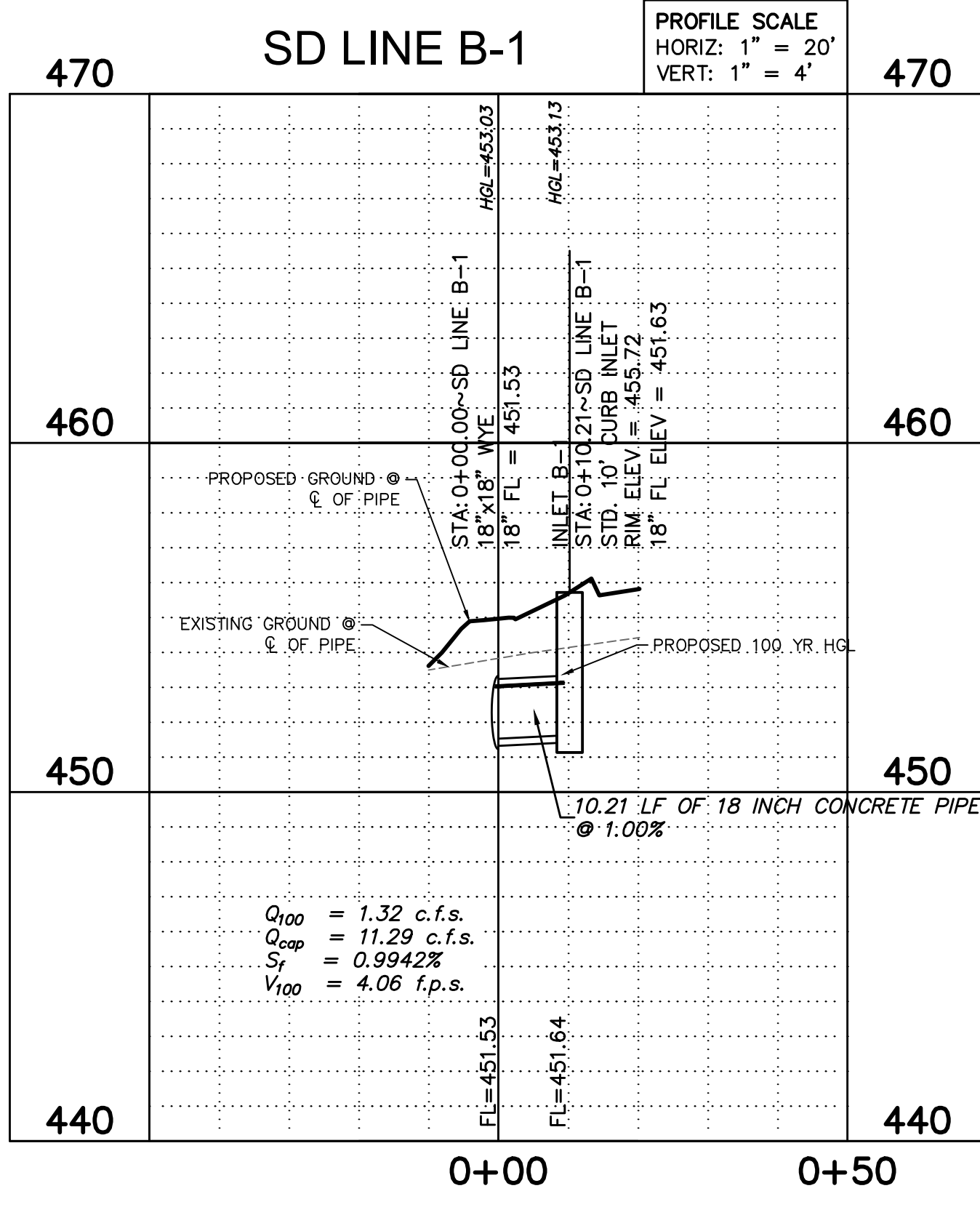
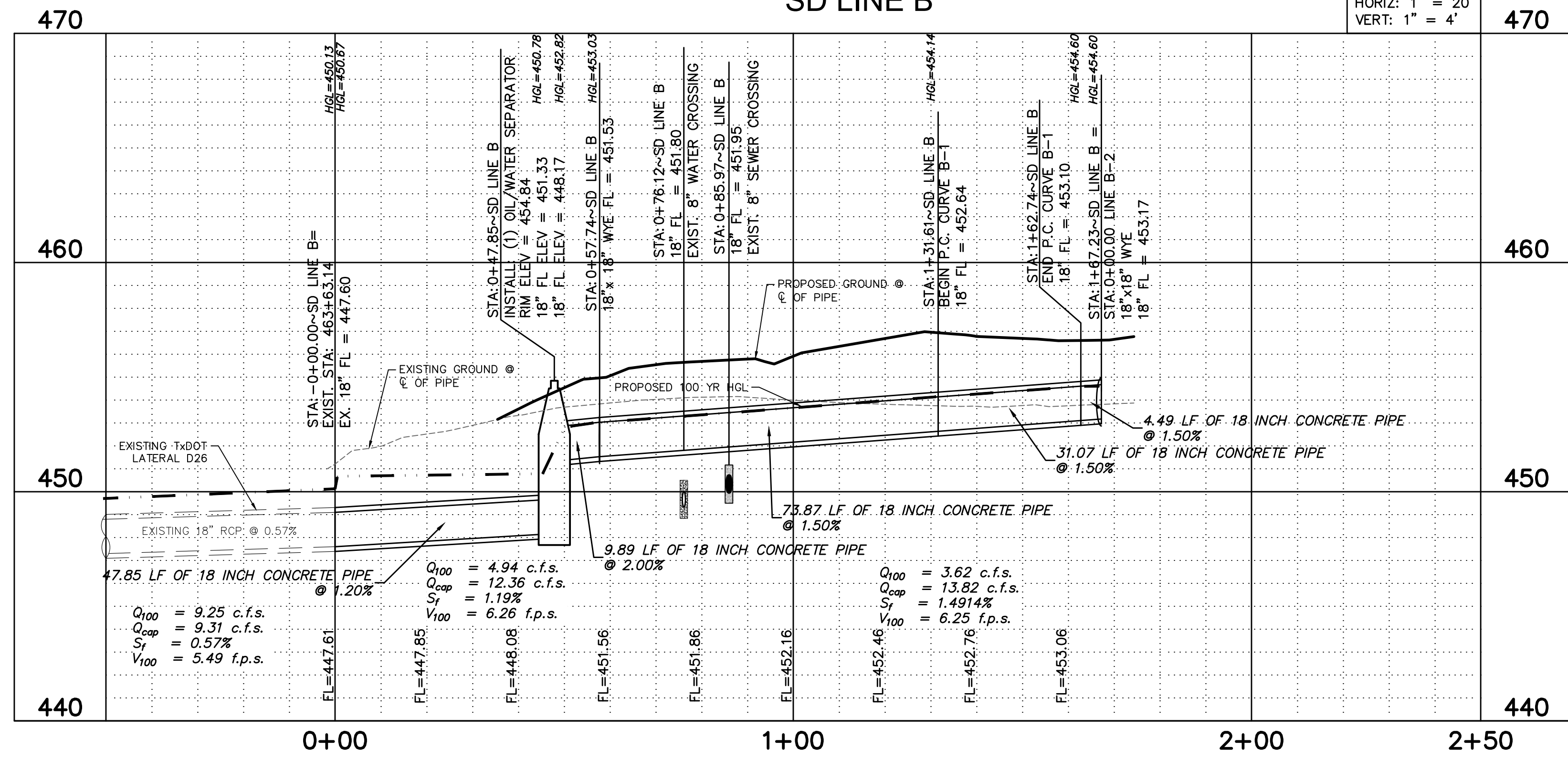
SH 66 & Willowbend Rd.  
 Rockwall, Texas

Storm Drain P&P  
 Line A (Cont.)

SCALE:	1" = 20'
DRAWN BY:	CDW
DESIGNED BY:	CDW
CHECKED BY:	SDR
PROJECT NO.:	2017059
DATE:	February 7, 2019
SHEET:	



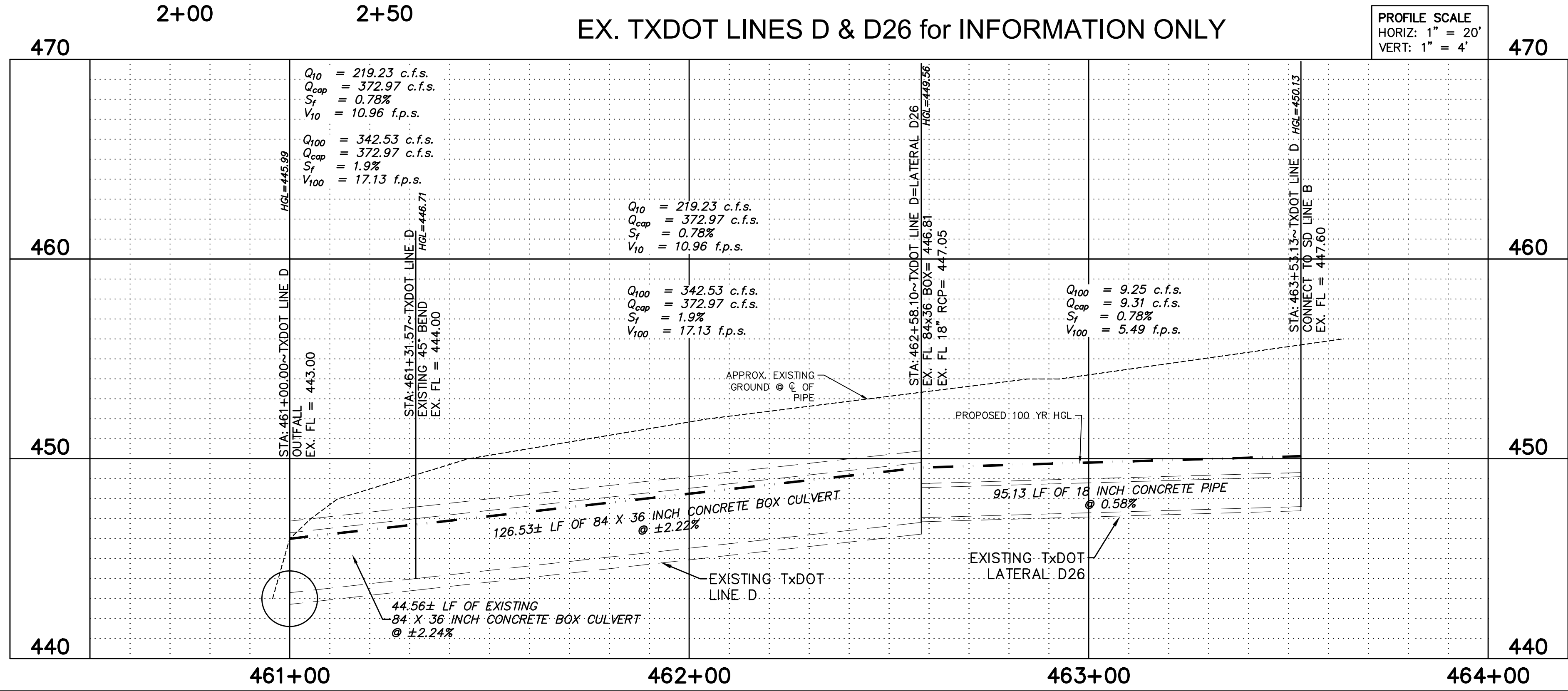
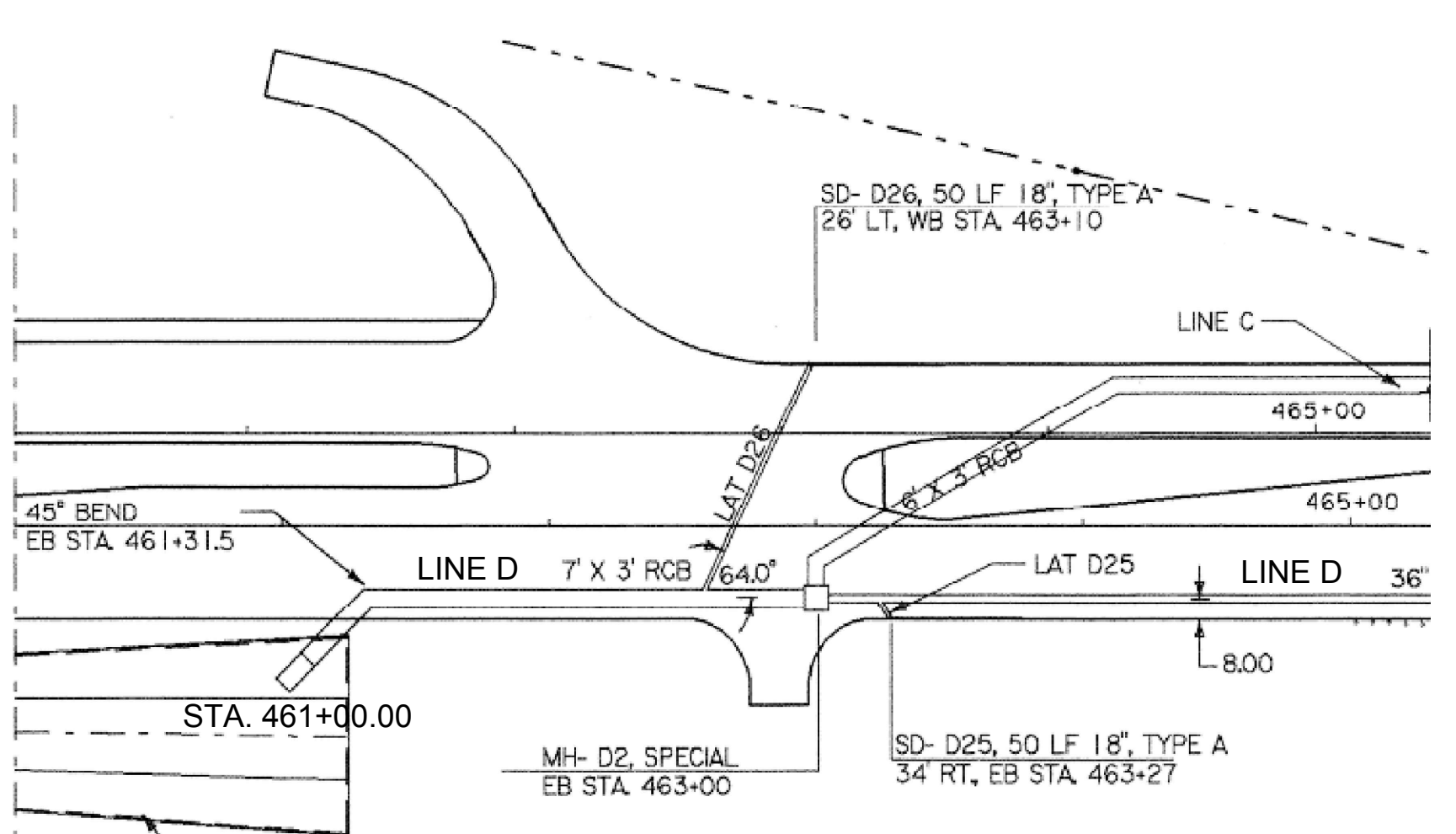
PROFILE SCALE  
HORIZ: 1" = 20'  
VERT: 1" = 4'



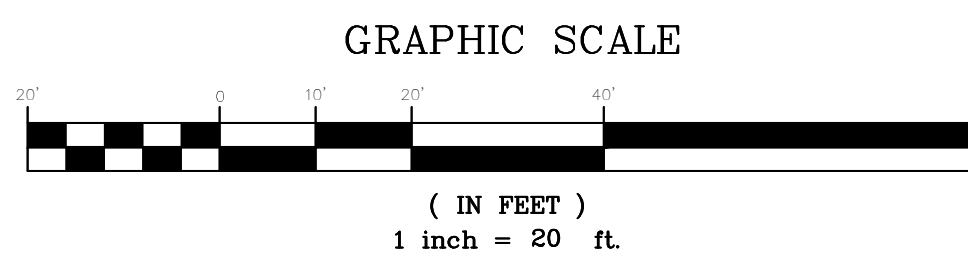
PROFILE SCALE  
HORIZ: 1" = 20'  
VERT: 1" = 4'

DRAINAGE NOTE:  
- FOR THE OIL/WATER SEPARATOR SEE THE STORMCEPTOR DETAIL ON SHEET 23.

"RECORD DRAWINGS"  
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Date: 10/9/2019 By: *Samantha D. Renz*



PROFILE SCALE  
HORIZ: 1" = 20'  
VERT: 1" = 4'



CALL 72 HOURS  
**BEFORE YOU DIG**  
1-800-344-8377 (DIG-TESS)  
1-800-245-4545 (TEXAS ONE)  
1-800-669-8344 (LONESTAR NOTIFICATION)  
OR OTHER UTILITY LOCATING SERVICES

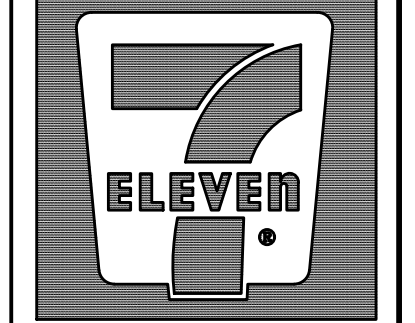
NOTICE TO CONTRACTOR:  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Benchmarks:  
COR-15: Brass disk stamped "City of Rockwall Survey Monument" on a curb inlet on the north side of N. Lakeshore Dr. 195' ± west of the intersection of N. Lakeshore Dr. and Bayshore Dr., and 125' ± east of the intersection of N. Lakeshore Dr. and Sunset Hill Dr. Elev. = 489.88'  
COR-16: Brass disk stamped "City of Rockwall Survey Monument" at the southwest corner of police station head-in parking lot curb line on the north side of W. Washington St. 210' ± west of the intersection of W. Washington St. and Alamo Rd. Elev. = 585.92'

NOTE:  
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.



NO.	DATE	COMMENTS



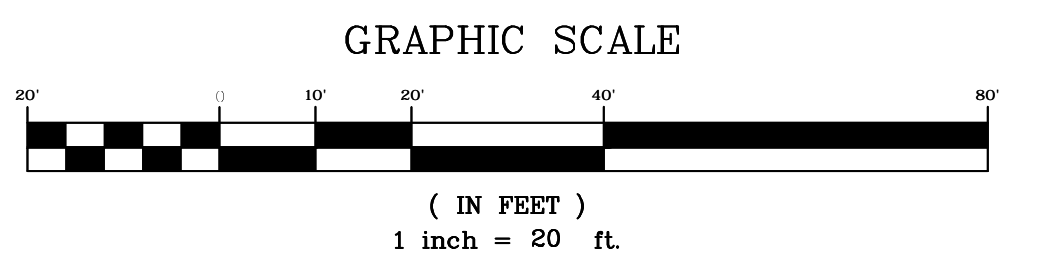
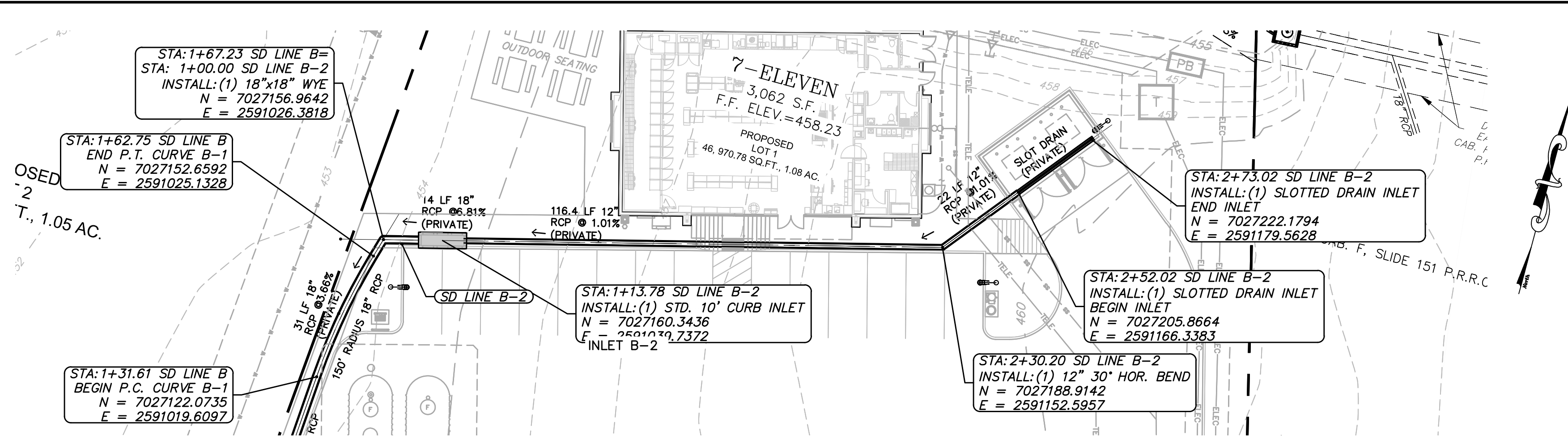
7-ELEVEN  
Store #38421

SH 66 & Willowbend Rd.  
Rockwall, Texas

Storm Drain P&P  
Lines B, B-1, & TXDOT

SCALE: 1" = 20'  
DRAWN BY: CDW  
DESIGNED BY: CDW  
CHECKED BY: SDR  
PROJECT NO.: 2017059  
DATE: January 28, 2019  
SHEET:

P:\2017\2017059 - 7-11 SH 66 & Lakeshore (Rockwall)\Engineering\Storm Overall Plan.dwg - 2019-02-07 10:06 AM - cncrcty

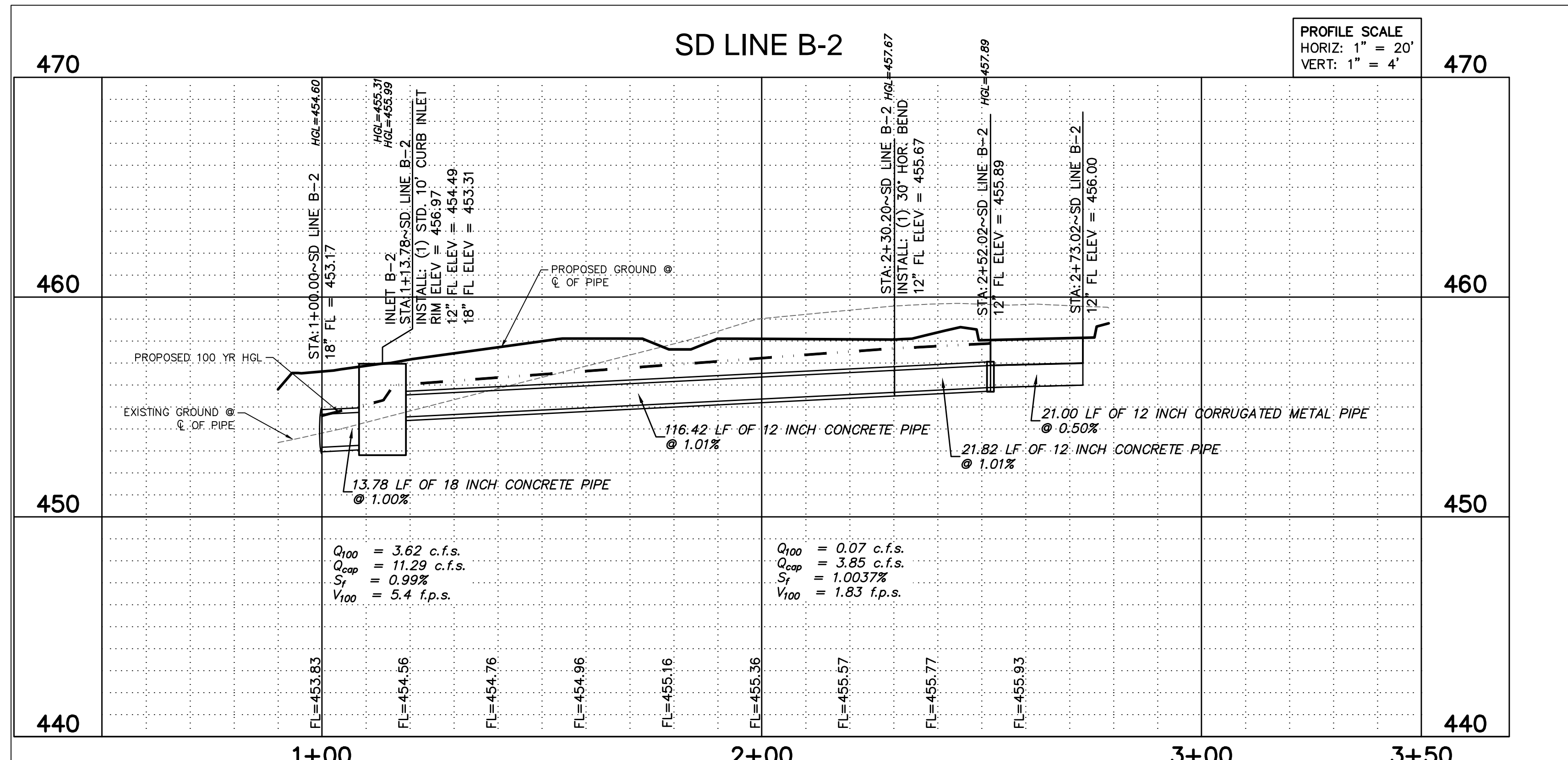


CALL 72 HOURS BEFORE YOU DIG  
 1-800-344-8377 (DIG-TESS)  
 1-800-245-4545 (TEXAS ONE)  
 1-800-669-8344 (LONESTAR NOTIFICATION)  
 OR OTHER UTILITY LOCATING SERVICES

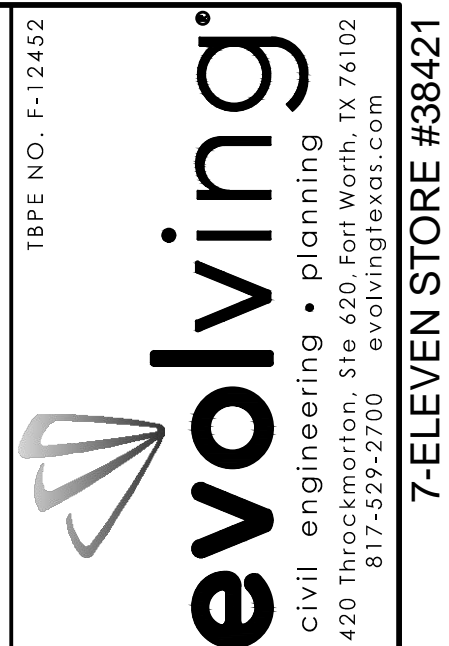
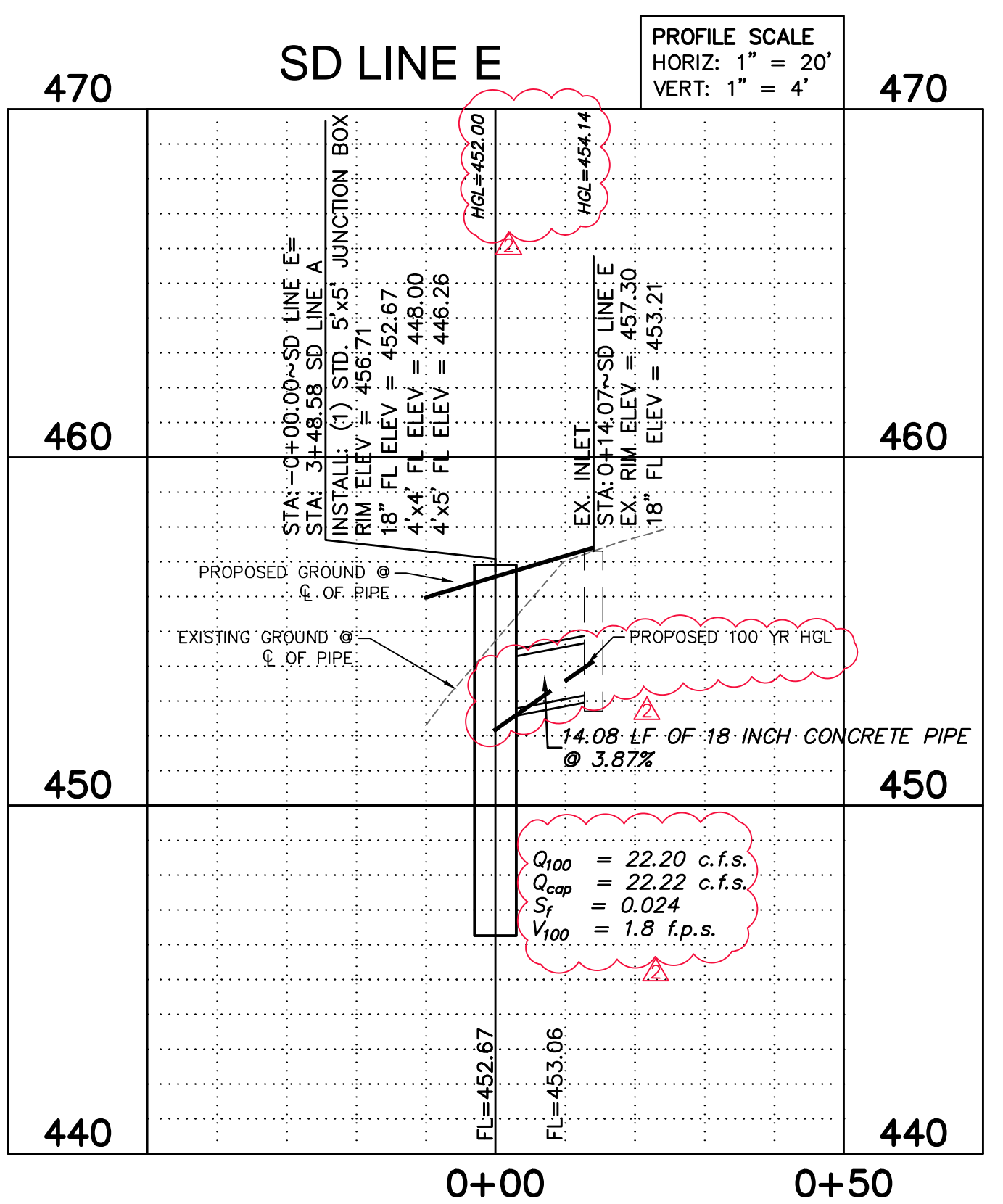
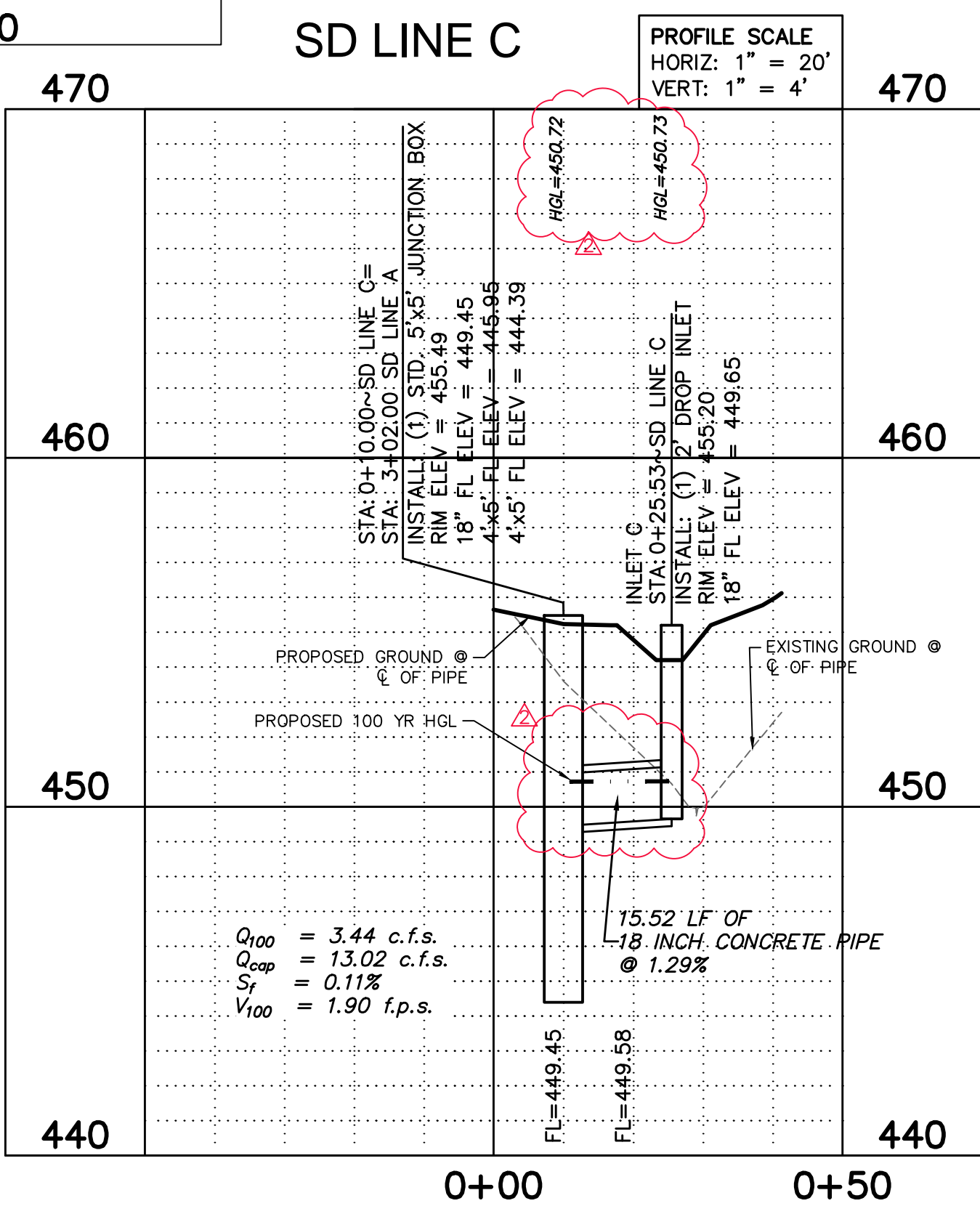
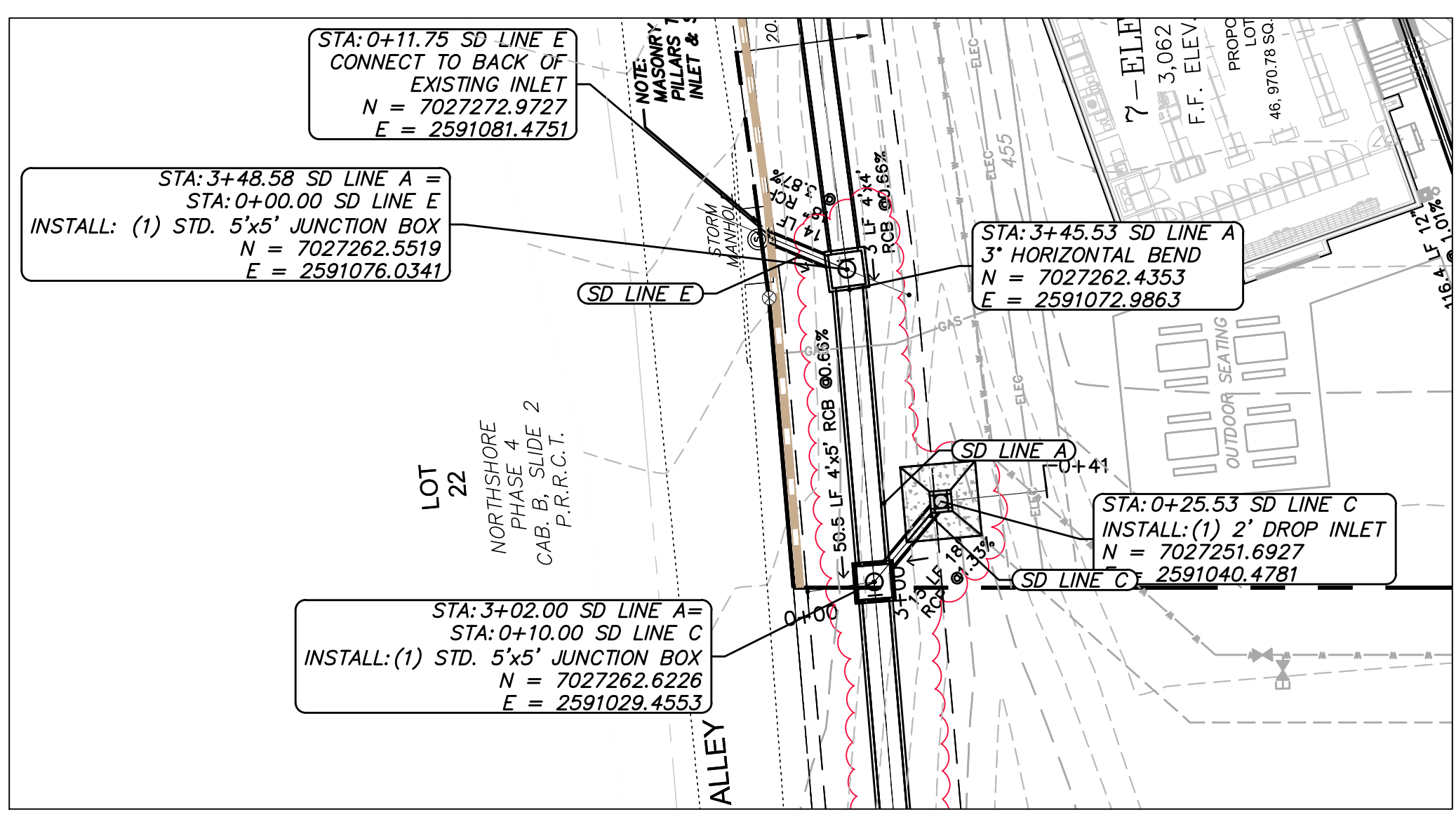
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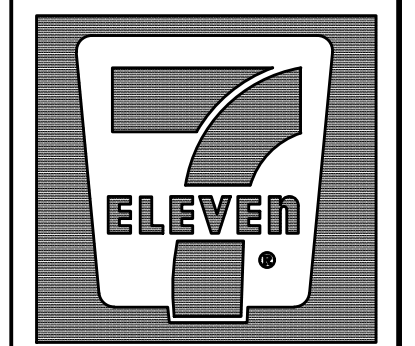
NOTE:  
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 Date: 10/9/2019 By: *Samantha D. Renz*



NO.	DATE	COMMENTS
1	1/21/19	Revised slotted drain alignment, P. format of computer enclosure due to shift
2	2/7/19	Revised box culvert size from 4x4' to 4x5' and HGLs



7-ELEVEN Store #38421

SH 66 & Willowbend Rd. Rockwall, Texas

# Storm Drain P&P Lines B-2, C & E

SCALE: 1" = 20'  
 DRAWN BY: CDW  
 DESIGNED BY: CDW  
 CHECKED BY: SDR  
 PROJECT NO.: 2017059  
 DATE: February 7, 2019  
 SHEET:

100 YEAR CALCULATIONS

SYSTEM ID	Conduit Properties											Incremental Drainage Area					Junctions										HGL											
	Collection Point Station		Length	# of Barrels	Pipe Size	Box		Area	Wetted Perimeter P <sub>w</sub>	Hydraulic Radius	Manning's n	Flowline Elevation		Slope	Inlet ID	Area	Runoff Coeff. C	Incremental C*A	Accumulated C*A	Up-stream T <sub>c</sub>	Design Storm Freq.	Intensity I	Runoff Q	Conduit Capacity Q <sub>c</sub>	Partial Flow	Velocity V	Time in Conduit	Friction Slope S <sub>f</sub>	Velocity Head V <sup>2</sup> /2g	Friction Headloss	Type	Coeff. K <sub>f</sub>	Velocity Headloss	Up-stream	Down-stream	Gutter Elevation	HGL Depth Below Gutter	
	Up-stream	Down-stream				Span	Rise					Up-stream	Down-stream																									Area
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)	(31)	(32)	(33)	(34)	(35)	(36)	(37)	(38)	(39)

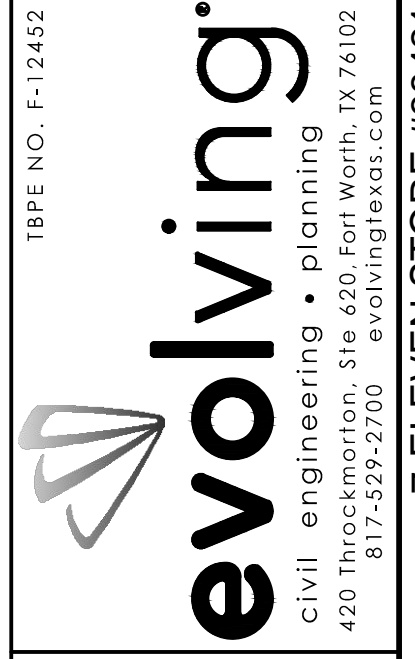
50 YEAR CALCULATIONS

SYSTEM ID	Conduit Properties											Incremental Drainage Area					Junctions										HGL											
	Collection Point Station		Length	# of Barrels	Pipe Size	Box		Area	Wetted Perimeter P <sub>w</sub>	Hydraulic Radius	Manning's n	Flowline Elevation		Slope	Inlet ID	Area	Runoff Coeff. C	Incremental C*A	Accumulated C*A	Up-stream T <sub>c</sub>	Design Storm Freq.	Intensity I	Runoff Q	Conduit Capacity Q <sub>c</sub>	Partial Flow	Velocity V	Time in Conduit	Friction Slope S <sub>f</sub>	Velocity Head V <sup>2</sup> /2g	Friction Headloss	Type	Coeff. K <sub>f</sub>	Velocity Headloss	Up-stream	Down-stream	Gutter Elevation	HGL Depth Below Gutter	
	Up-stream	Down-stream				Span	Rise					Up-stream	Down-stream																									Area
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)	(31)	(32)	(33)	(34)	(35)	(36)	(37)	(38)	(39)

25 YEAR CALCULATIONS

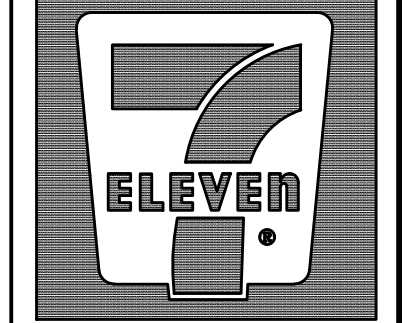
SYSTEM ID	Conduit Properties											Incremental Drainage Area					Junctions										HGL											
	Collection Point Station		Length	# of Barrels	Pipe Size	Box		Area	Wetted Perimeter P <sub>w</sub>	Hydraulic Radius	Manning's n	Flowline Elevation		Slope	Inlet ID	Area	Runoff Coeff. C	Incremental C*A	Accumulated C*A	Up-stream T <sub>c</sub>	Design Storm Freq.	Intensity I	Runoff Q	Conduit Capacity Q <sub>c</sub>	Partial Flow	Velocity V	Time in Conduit	Friction Slope S <sub>f</sub>	Velocity Head V <sup>2</sup> /2g	Friction Headloss	Type	Coeff. K <sub>f</sub>	Velocity Headloss	Up-stream	Down-stream	Gutter Elevation	HGL Depth Below Gutter	
	Up-stream	Down-stream				Span	Rise					Up-stream	Down-stream																									Area
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)	(31)	(32)	(33)	(34)	(35)	(36)	(37)	(38)	(39)

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 Date: 10/9/2019 By: *[Signature]*



REVISIONS

NO.	DATE	COMMENTS
1	1/7/19	Revised box culvert hydraulic data



7-ELEVEN Store #38421

SH 66 & Willowbend Rd.  
Rockwall, Texas

Storm Drain Calculations

SCALE: n/a

DRAWN BY:	CDW
DESIGNED BY:	CDW
CHECKED BY:	SDR
PROJECT NO.:	2017059
DATE:	February 7, 2019
SHEET:	

P:\2017\2017059 - 7-11 SH 66 & Lakeland (Rockwall)\Engineering\Civil\2017059-Storm Overall Plan.dwg - 2019-01-28 2:41 PM - eadburff

10 YEAR CALCULATIONS

Table with 39 columns for 10 Year Calculations. Columns include SYSTEM ID, Collection Point Station (Up-stream, Down-stream), Length, # of Barrels, Pipe Size, Box (Span, Rise), Type, Area, Wetted Perimeter Pw, Hydraulic Radius, Manning's n, Flowline Elevation (Up-stream, Down-stream), Slope, Incremental Drainage Area (Inlet ID, Area, Runoff Coeff. C, Incremental C\*A, Accumulated C\*A, Up-stream Tc, Design Storm Freq., Intensity I, Runoff Q), Conduit Capacity Qc, Partial Flow (Yes/No), Velocity V, Time in Conduit, Friction Slope S, Velocity Head V^2/2g, Friction Headloss, Junctions (Type, Coeff. K1, Velocity Headloss, Up-stream, Down-stream), HGL (Up-stream, Down-stream), Gutter Elevation, HGL Depth Below Gutter.

5 YEAR CALCULATIONS

Table with 39 columns for 5 Year Calculations. Columns include SYSTEM ID, Collection Point Station (Up-stream, Down-stream), Length, # of Barrels, Pipe Size, Box (Span, Rise), Type, Area, Wetted Perimeter Pw, Hydraulic Radius, Manning's n, Flowline Elevation (Up-stream, Down-stream), Slope, Incremental Drainage Area (Inlet ID, Area, Runoff Coeff. C, Incremental C\*A, Accumulated C\*A, Up-stream Tc, Design Storm Freq., Intensity I, Runoff Q), Conduit Capacity Qc, Partial Flow (Yes/No), Velocity V, Time in Conduit, Friction Slope S, Velocity Head V^2/2g, Friction Headloss, Junctions (Type, Coeff. K1, Velocity Headloss, Up-stream, Down-stream), HGL (Up-stream, Down-stream), Gutter Elevation, HGL Depth Below Gutter.

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Date: 10/9/2019 By: *Samantha D. Renz*

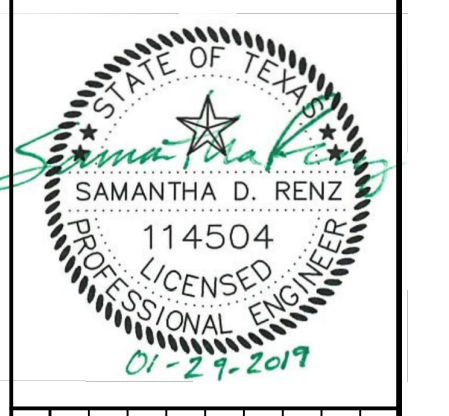
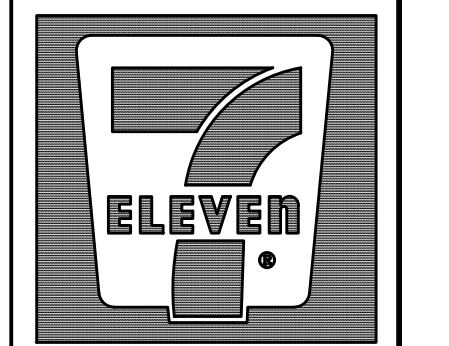


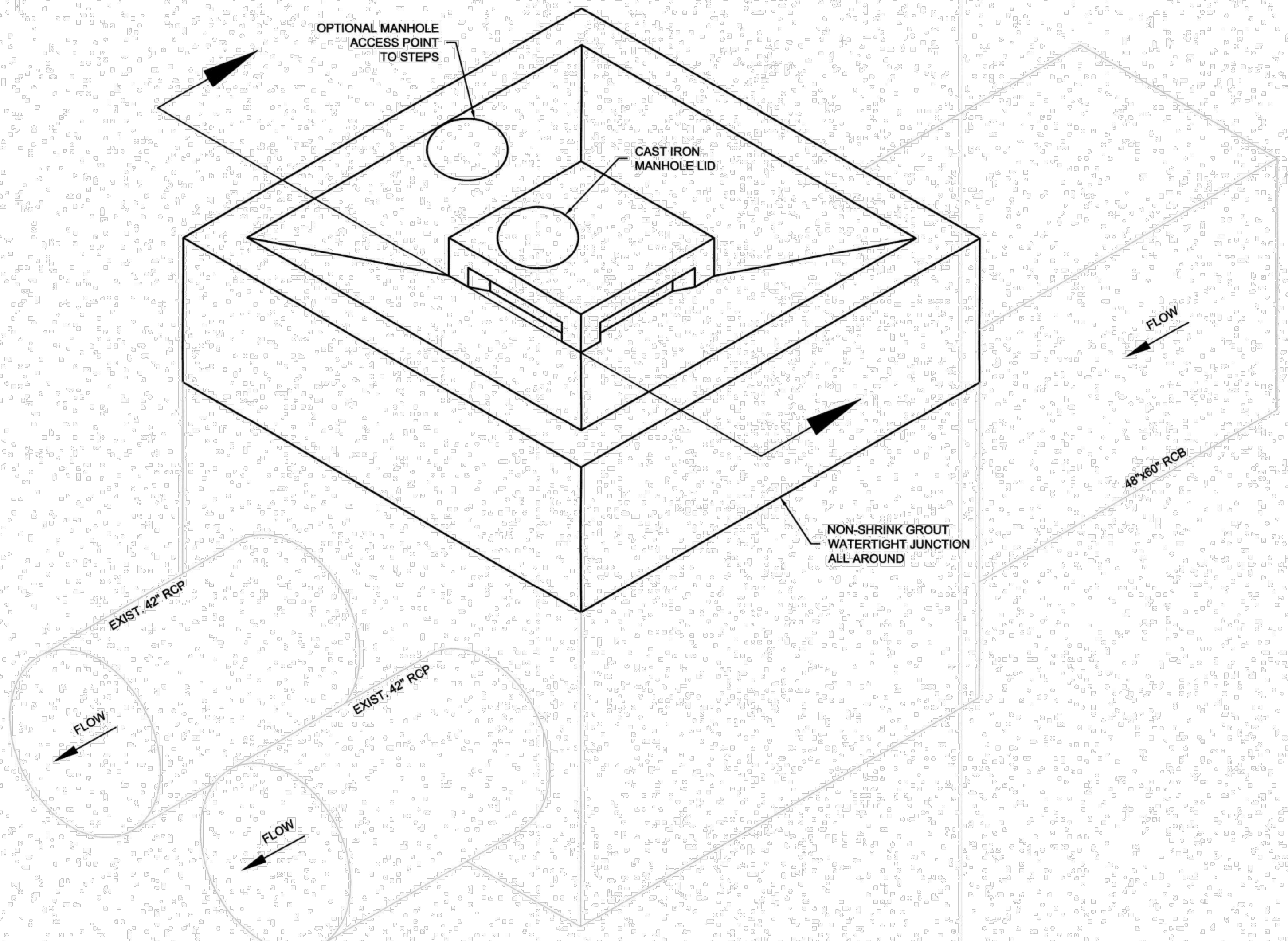
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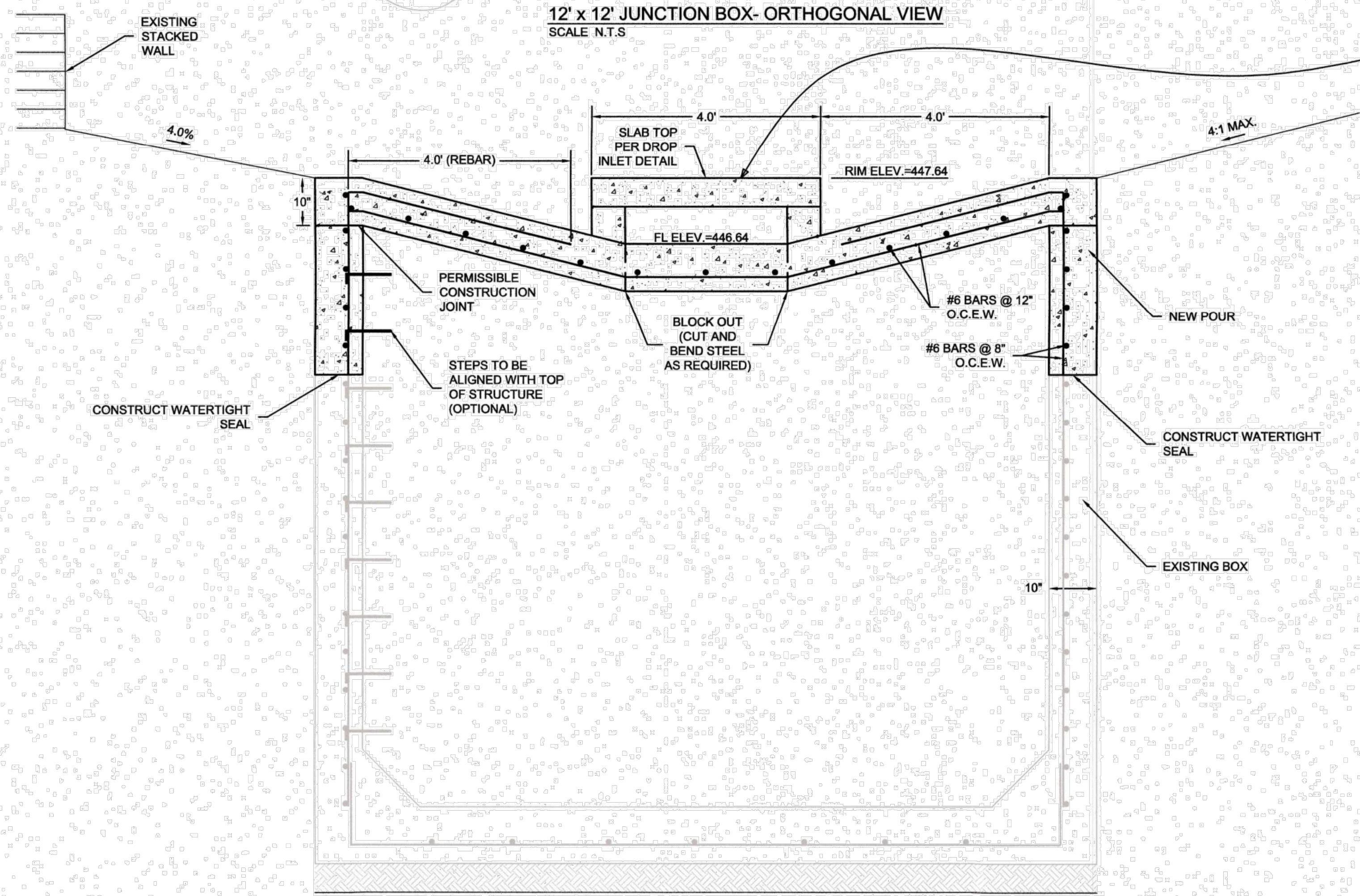
7-ELEVEN Store #38421

SH 66 & Willowbend Rd. Rockwall, Texas

Storm Drain Calculations (Cont.)



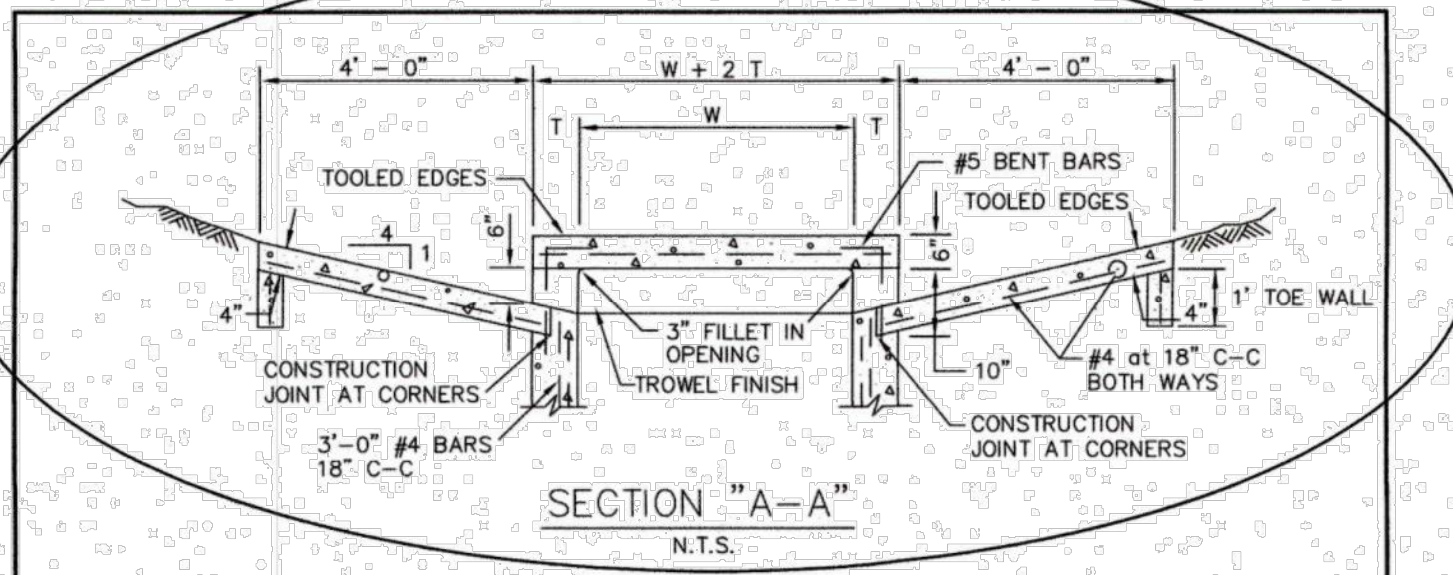
12' x 12' JUNCTION BOX- ORTHOGONAL VIEW  
SCALE N.T.S.



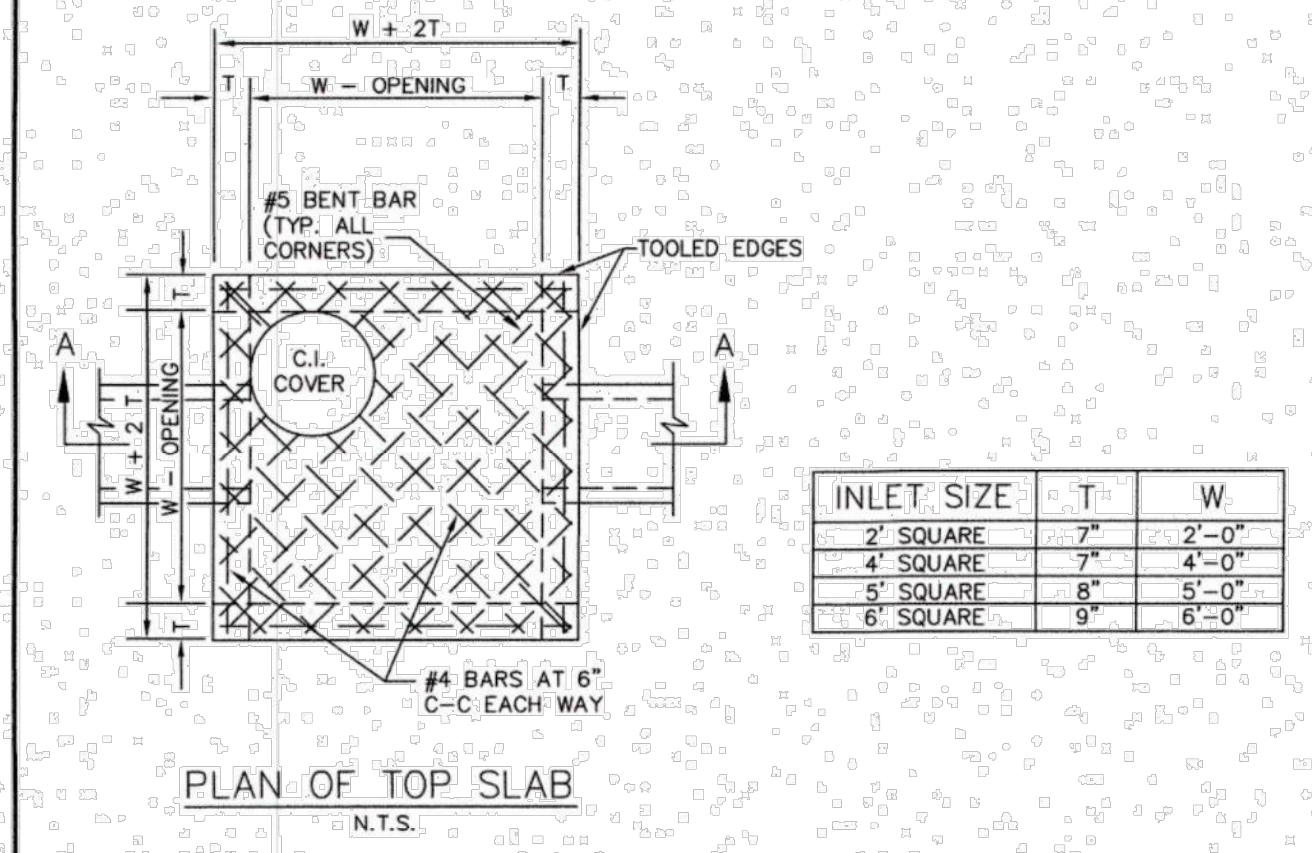
12' x 12' JUNCTION BOX- SECTION VIEW  
SCALE N.T.S.

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 Date: 10/9/2019 By: *Samuel P. [Signature]*

1. DETAILS REPRESENT RE-CONSTRUCTION OF THE TOP OF THE SUBJECT JUNCTION BOX.
2. THERE ARE EXISTING CORE HOLES IN THE SIDE OF THE BOX. CONTRACTOR SHALL MAKE A CLEAR CUT AT LEAST 2 INCHES BELOW CORE HOLES, EXPOSE VERTICAL STEEL AND REMOVE AND DISCARD TOP OF BOX.
3. FORM NEW BOX AND TIE STEEL TO EXPOSED STEEL.
4. MAKE NEW POURS.
5. MAKE WATERTIGHT SEAL WITH NON-SHRINK GROUT.
6. TO BE USED FOR DROP INLET OF JUNCTION BOX.



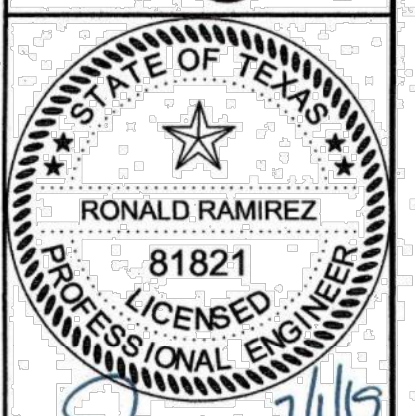
SECTION "A-A"  
N.T.S.



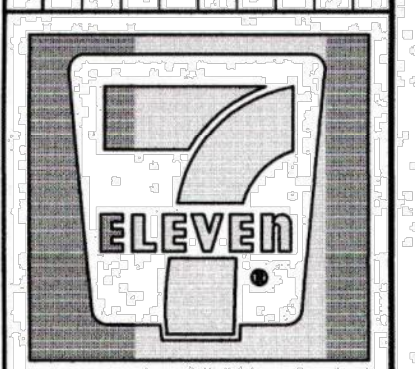
PLAN OF TOP SLAB  
N.T.S.

- NOTES:
1. MATERIAL AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF NCTCOG STANDARD SPECIFICATIONS FOR STANDARD CONCRETE MANHOLES. MINIMUM CLASS "A" CONCRETE.
  2. LAYERS OF REINFORCING STEEL NEAREST THE INTERIOR AND EXTERIOR SURFACES SHALL HAVE A COVER OF 2" TO THE CENTER OF BARS, UNLESS OTHERWISE NOTED.
  3. FOR DETAILS OF REINFORCING OF LOWER PORTIONS OF INLET SEE APPROPRIATE SQUARE MANHOLE DETAILS.
  4. DEPTH OF DROP INLET FROM FINISHED GRADE TO FLOW LINE OF INLET IS VARIABLE. APPROXIMATE DEPTH WILL BE SHOWN ON PLANS AT LOCATION OF INLET.
  5. ALL STANDARD DROP INLETS SHALL HAVE ONE OPENING ON EACH SIDE UNLESS OTHERWISE SHOWN ON PLANS.
  6. DECK MAY BE REINFORCED SAME AS 4' SQUARE MANHOLE.

DROP INLET 2', 4', 5' OR 6' SQUARE	STANDARD SPECIFICATION REFERENCE 702
	DATE: OCT. '04 STANDARD DRAWING NO. 6040



NO.	DATE	REVISIONS	COMMENTS

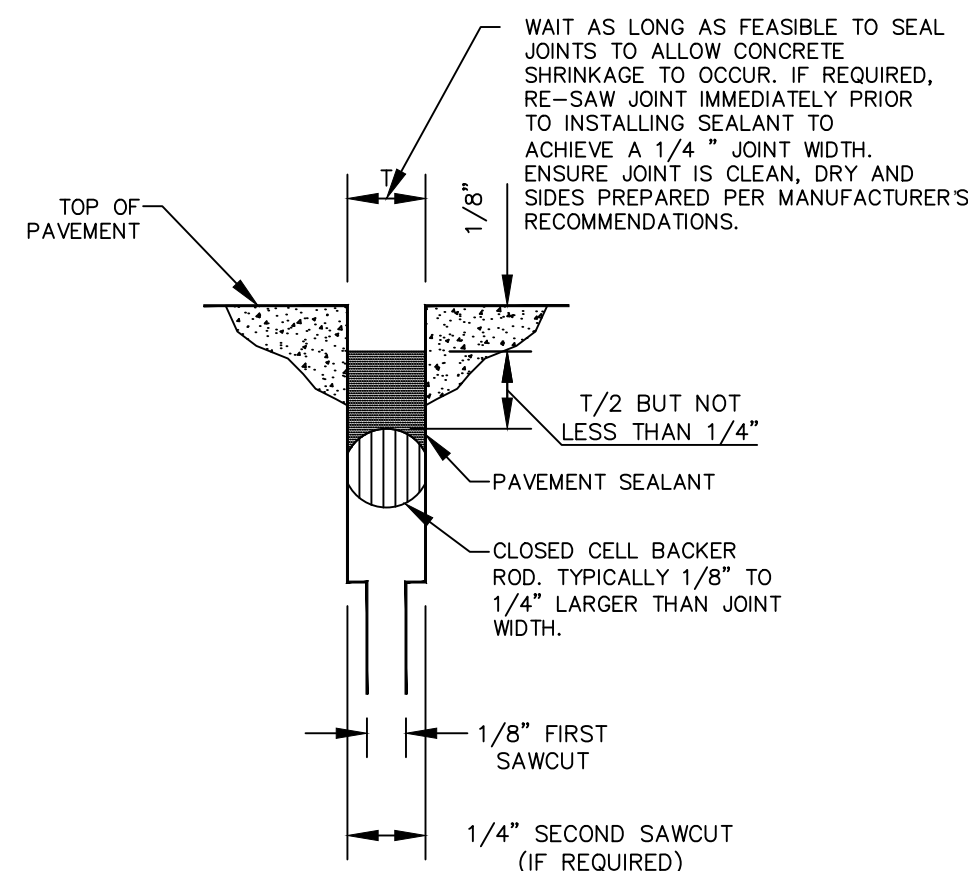


7-ELEVEN  
Store #38421

SH 66 & Willowbend Rd.  
Rockwall, Texas

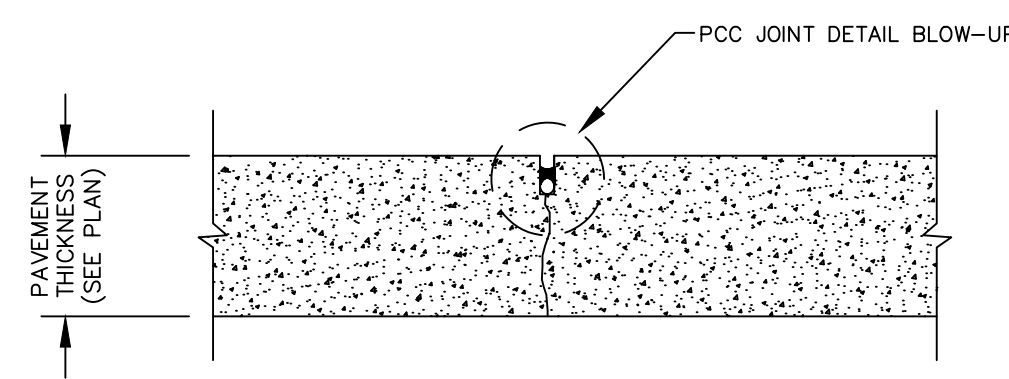
STORM DRAIN JUNCTION BOX  
STA. 0+02.19 SD LINE A  
RE-CONSTRUCTION DETAILS

SCALE:	AS NOTED
DRAWN BY:	TF
DESIGNED BY:	RR
CHECKED BY:	RR
PROJECT NO.:	2017059
DATE:	July 1, 2019
SHEET:	



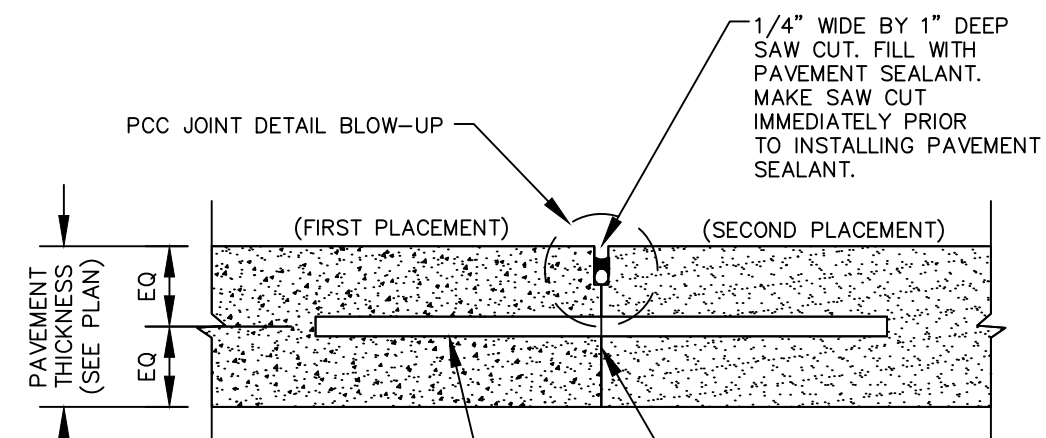
- NOTES:
1. ENSURE JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
  2. INSTALL CLOSED CELL BACKER ROD AFTER JOINTS HAVE BEEN CLEANED AND DRIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.
  3. INSTALL BACKER TAD AT CONSISTENT AND UNIFORM DEPTH.
  4. JOINT SEALANT APPLICATION SHALL BE IN STRICT COMPLIANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.

PCC JOINT DETAIL BLOW-UP (TYP.)



NOTE:  
1. SEE PLAN FOR JOINT SPACING.

CONTRACTION JOINT

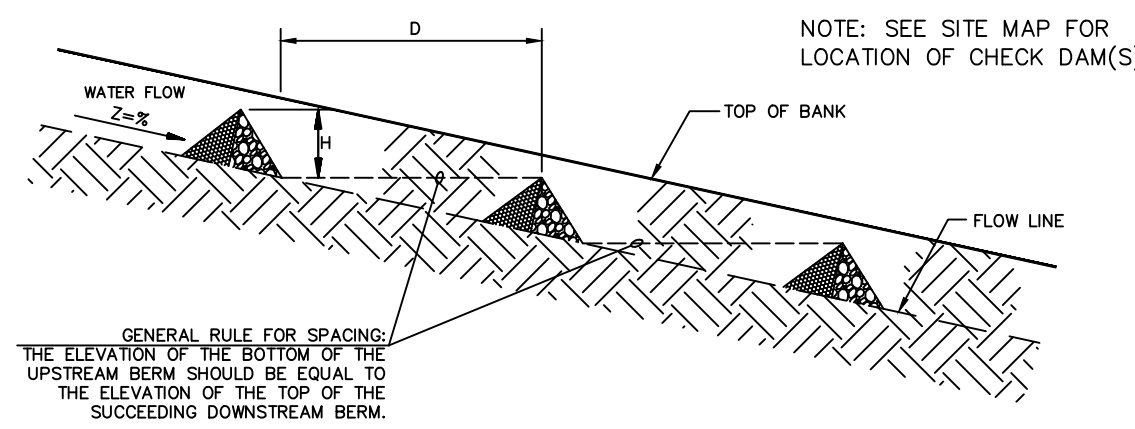


APPLY CURING COMPOUND TO SLAB FACE AT A COVERAGE RATE OF 300 SF MAX PER GALLON TO ACT AS A BOND BREAKER AT LEAST 48 HOURS PRIOR TO PLACING NEW SLAB.

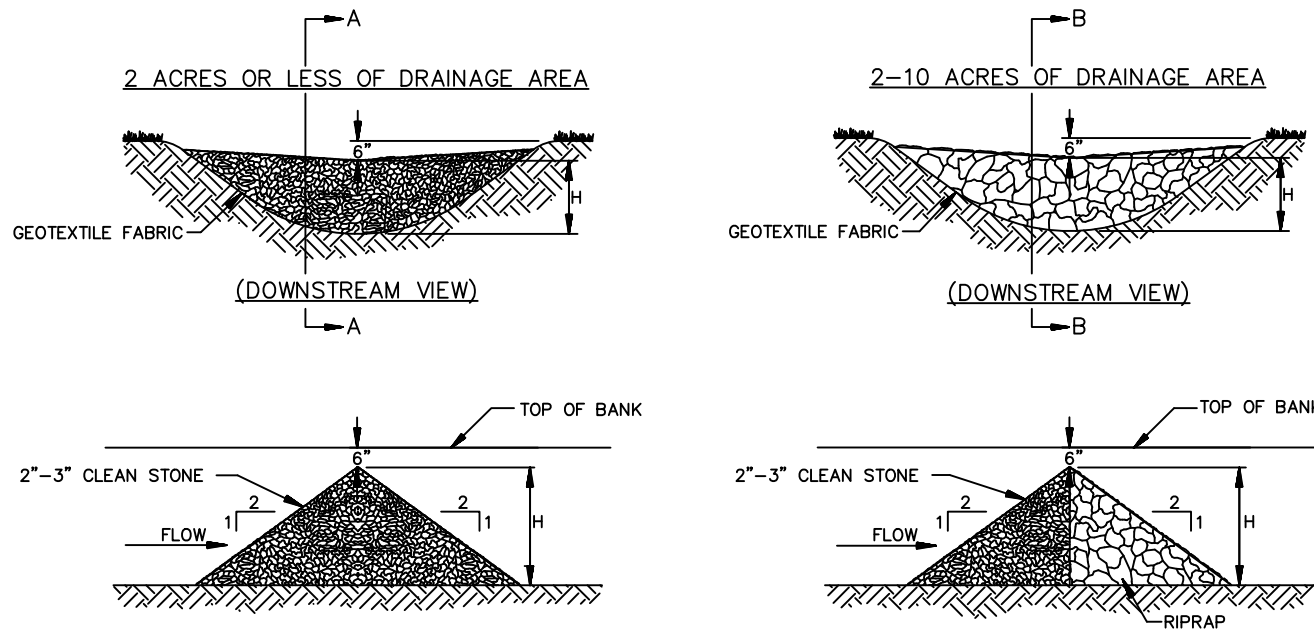
CONSTRUCTION JOINT

CONCRETE JOINT DETAILS

N.T.S.

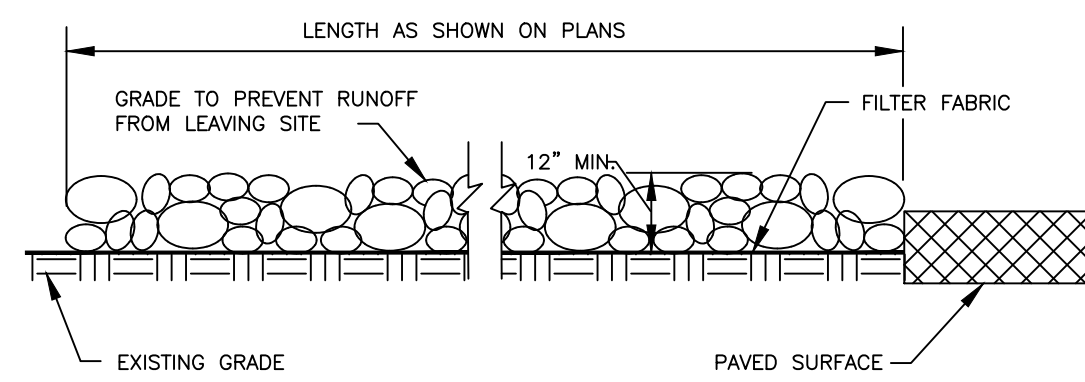


CHECK DAMS IN SWALE



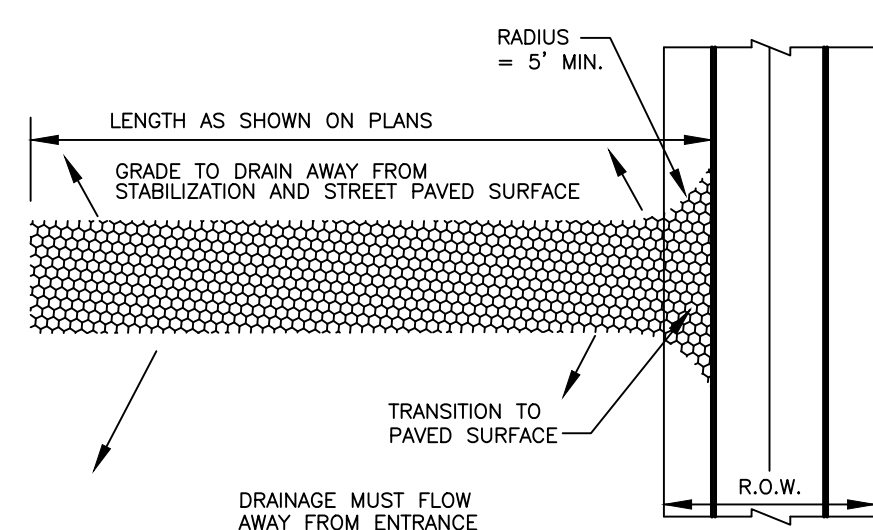
ROCK CHECK DAM

N.T.S.



PROFILE VIEW

N.T.S.



PLAN VIEW

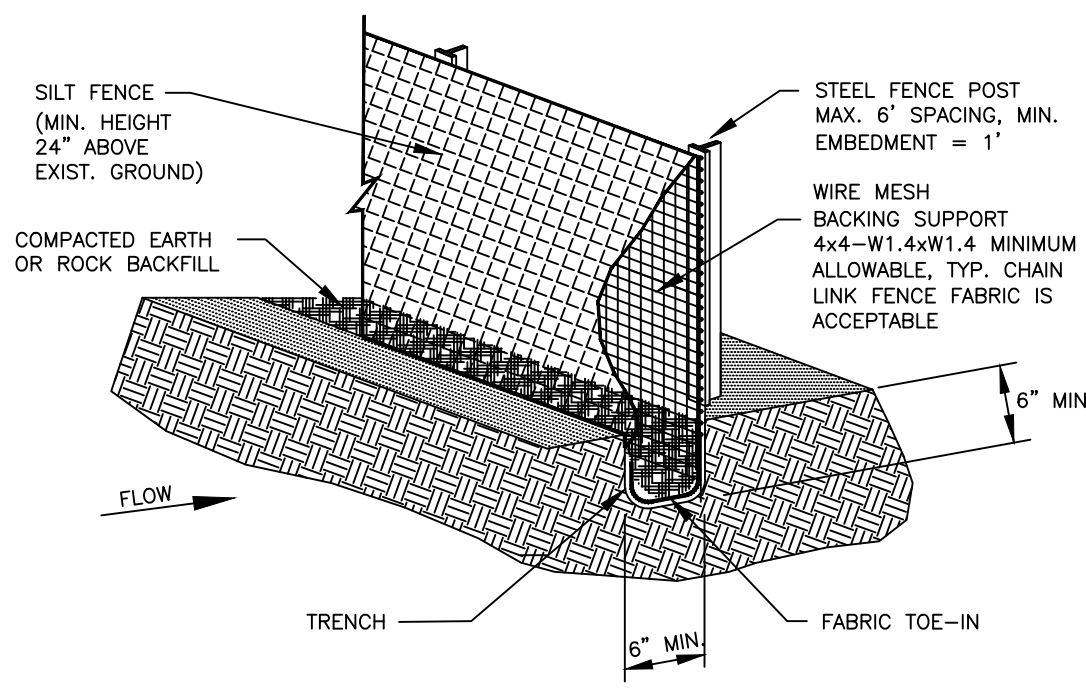
N.T.S.

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. STONE SHALL BE 4 TO 6 INCH DIAMETER CRUSHED ROCK NO CRUSHED PORTLAND CEMENT CONCRETE ALLOWED.
2. LENGTH SHALL BE SHOWN ON PLANS, WITH A MINIMUM LENGTH OF 30 FEET FOR LOTS WHICH ARE LESS THAN 150 FEET FROM EDGE OF PAVEMENT. THE MINIMUM DEPTH IN ALL OTHER CASES SHALL BE 50 FEET.
3. THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.
4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

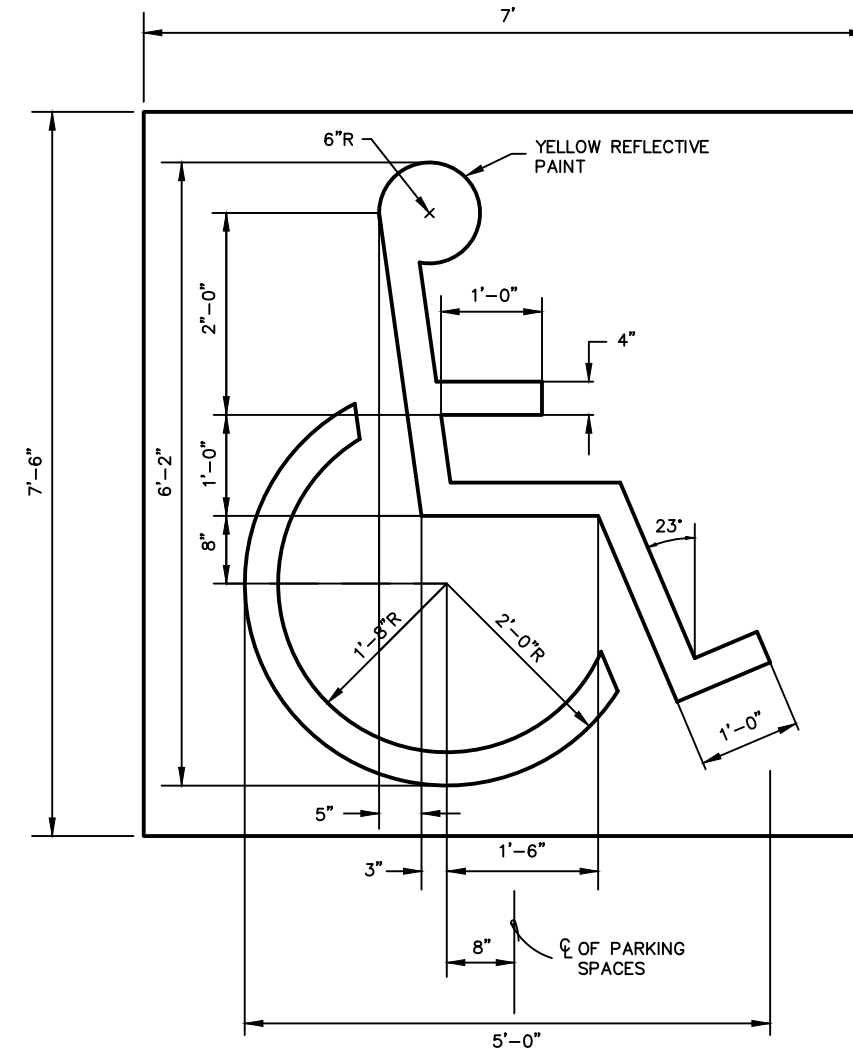


ISOMETRIC PLAN VIEW

N.T.S.

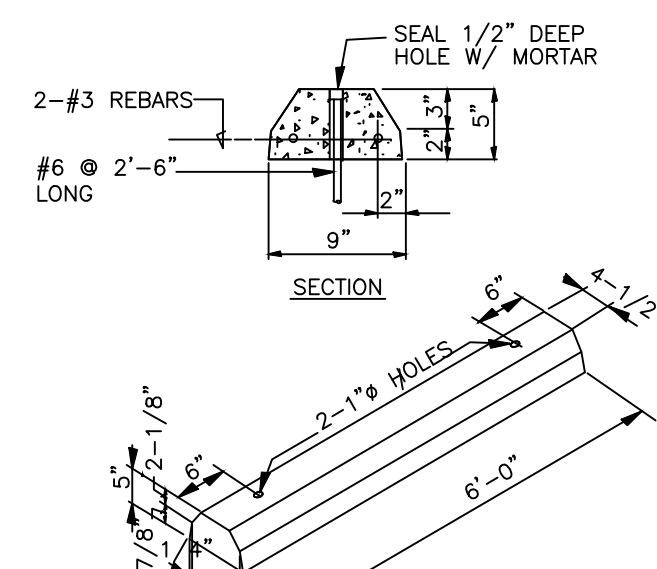
SILT FENCE

N.T.S.



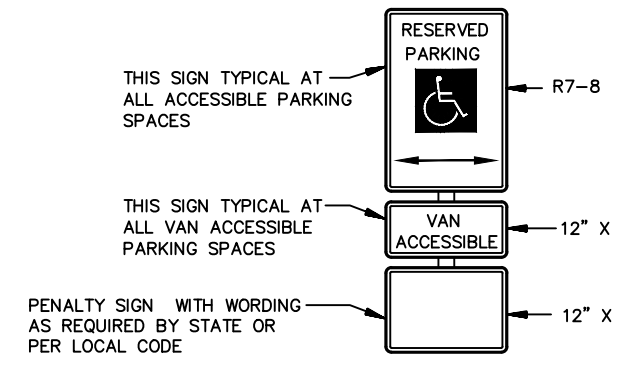
INTERNATIONAL HANDICAP SYMBOL

N.T.S.



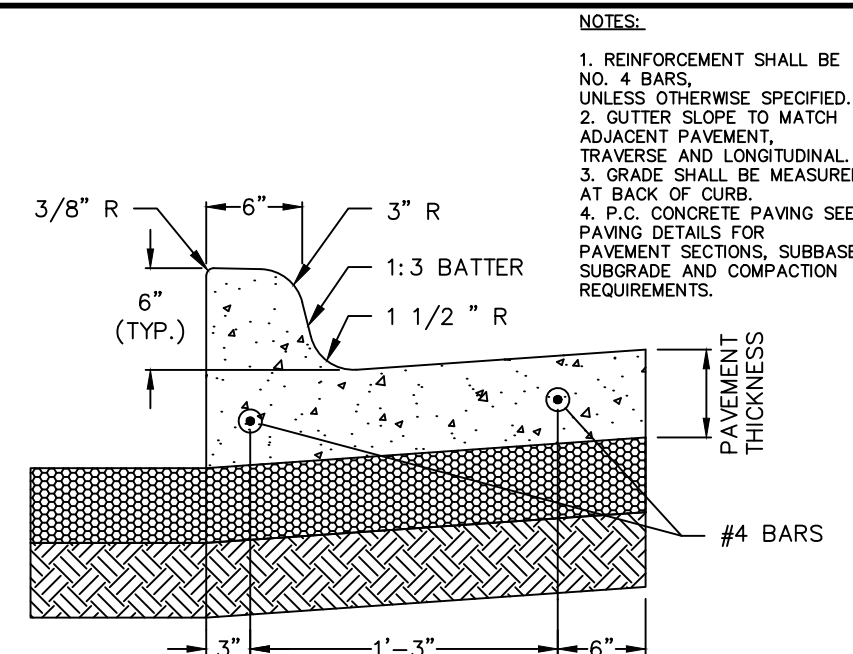
PRECAST CONCRETE WHEEL STOP

N.T.S.



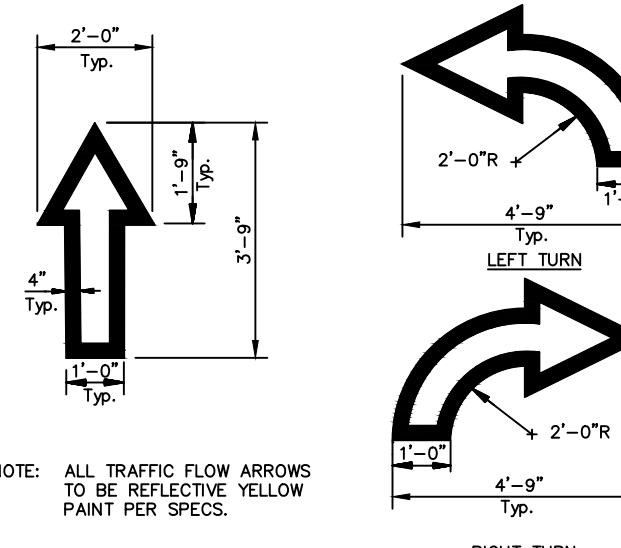
ACCESSIBLE PARKING SIGN

N.T.S.



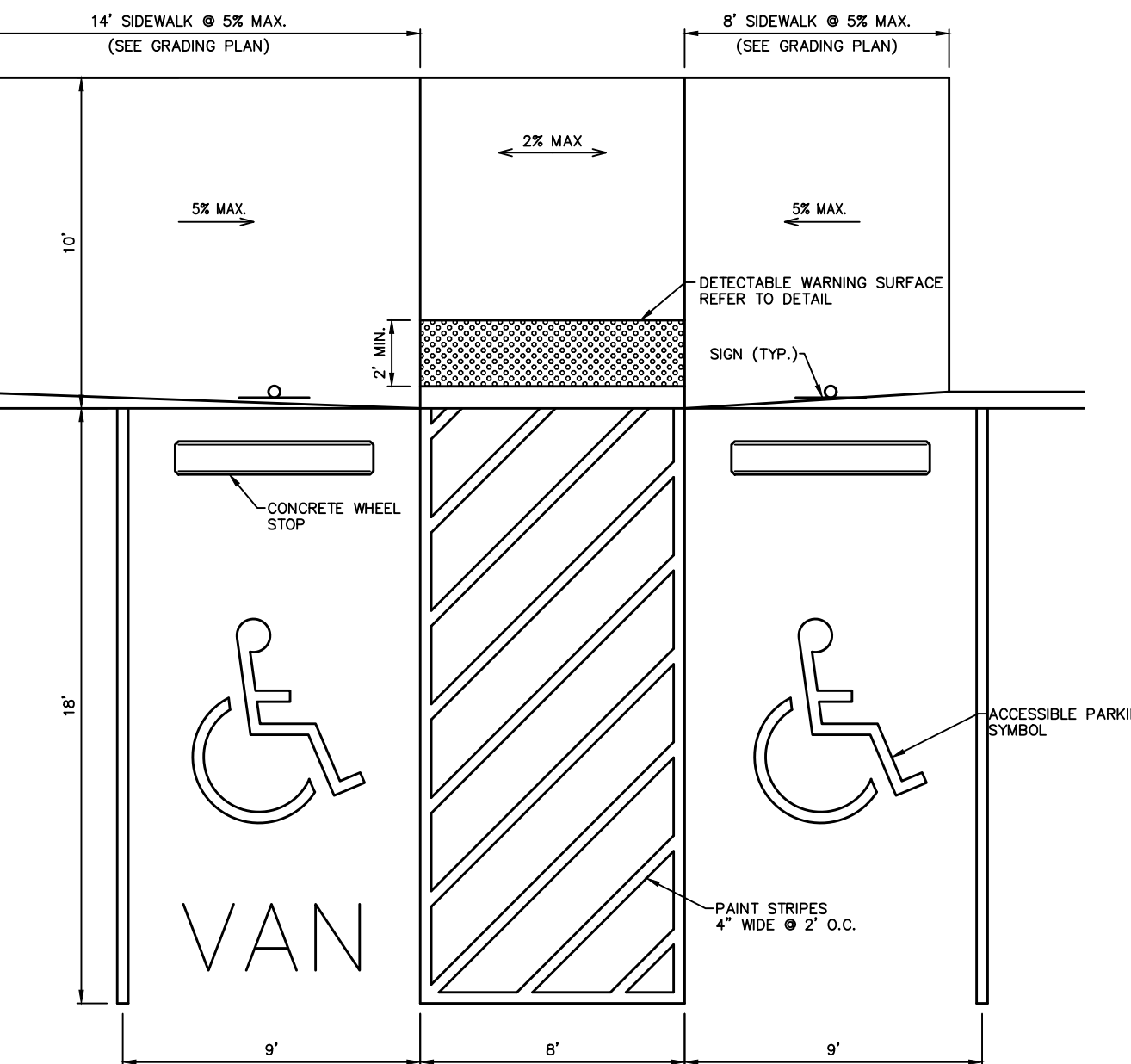
INTEGRAL CURB & GUTTER

N.T.S.



TRAFFIC FLOW ARROW

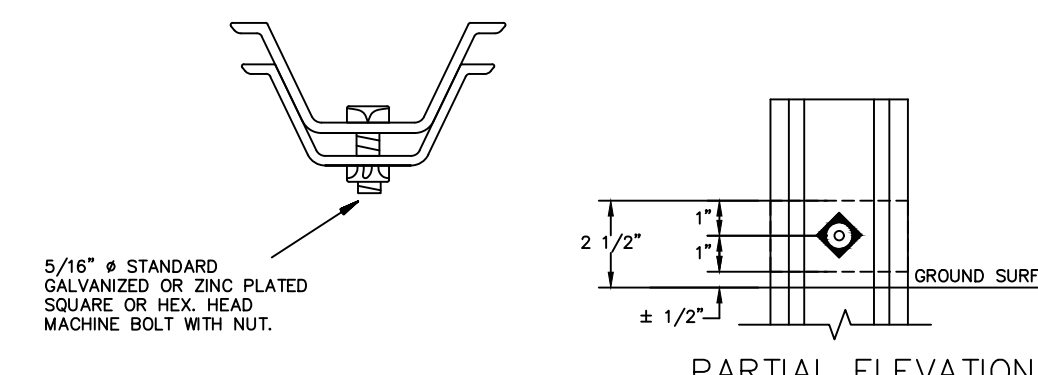
N.T.S.



ACCESSIBLE PARKING DETAIL

N.T.S.

NOTE: THE CONTRACTOR IS CAUTIONED THAT LOCAL CITY STANDARD DETAILS MAY DIFFER FROM THOSE SHOWN HEREIN. CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH LOCAL CITY, STATE OR FEDERAL SPECIFICATIONS AND DETAILS SHOULD THEY BE MORE STRINGENT THAN THOSE REPRESENTED HEREIN.



PLAN VIEW

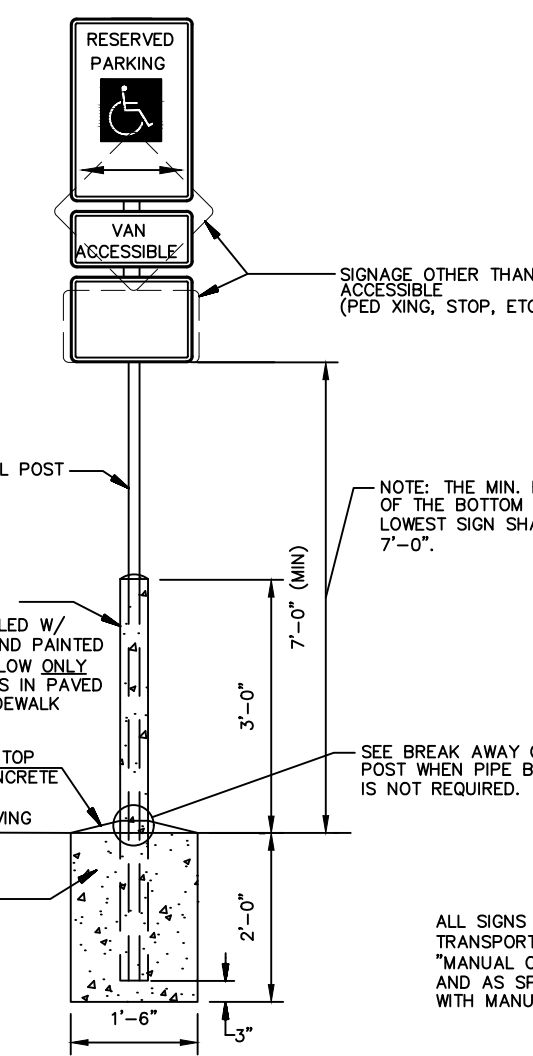
PARTIAL ELEVATION

BREAK AWAY CHANNEL POST

N.T.S.

SILT FENCE GENERAL NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EACH 1/2\"/>



SITE SIGN BASE DETAILS

N.T.S.

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

TYPE NO. F-12452

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420 Theockmorton, Ste 620, Fort Worth, TX 76102  
817-529-2700  
evolvingtexas.com

NO.	DATE	REVISIONS	COMMENTS

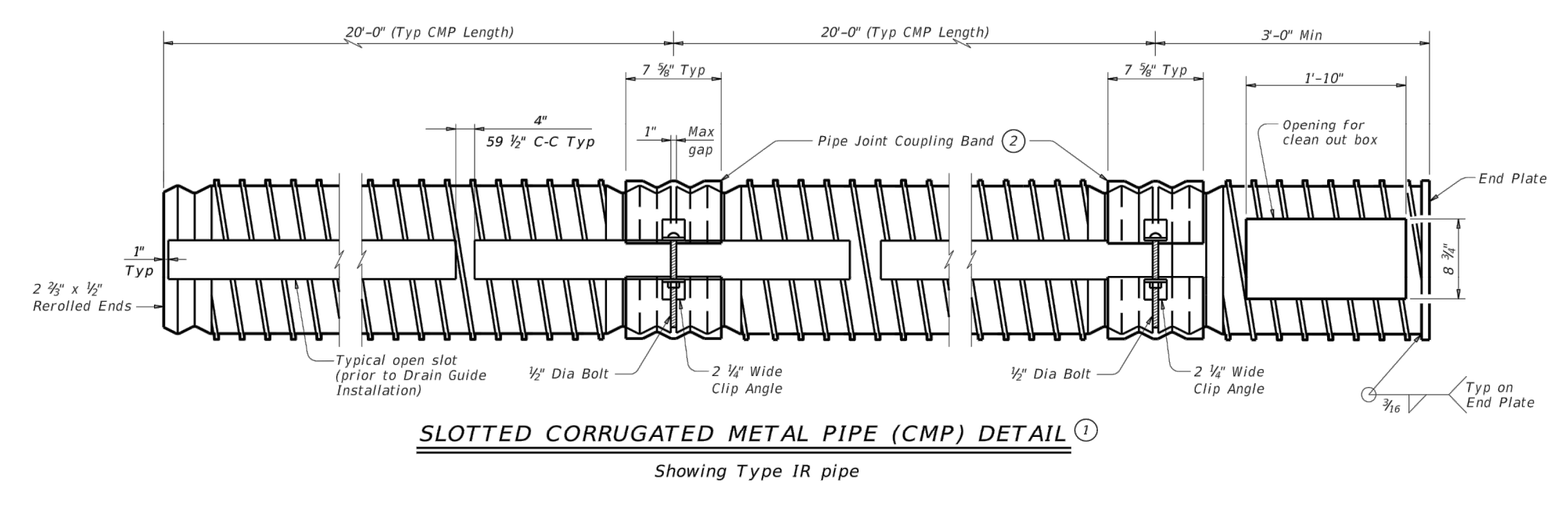
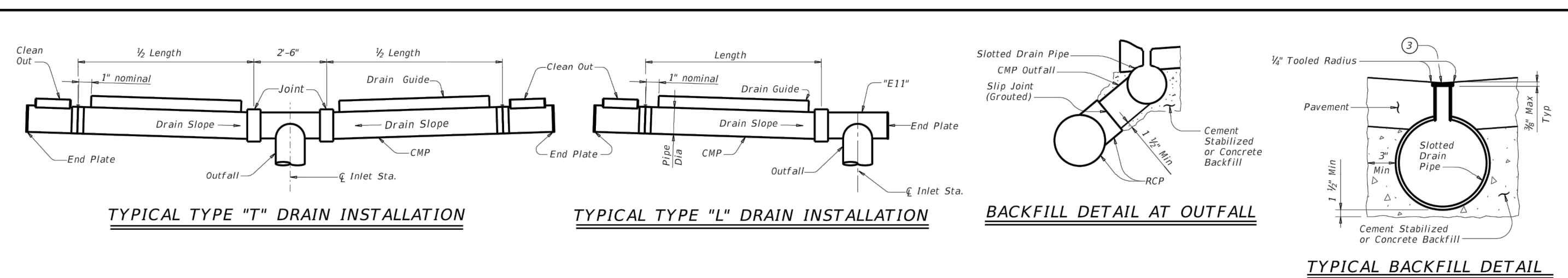
7-ELEVEN  
Store #38421

SH 66 & Willowbend Rd.  
Rockwall, Texas

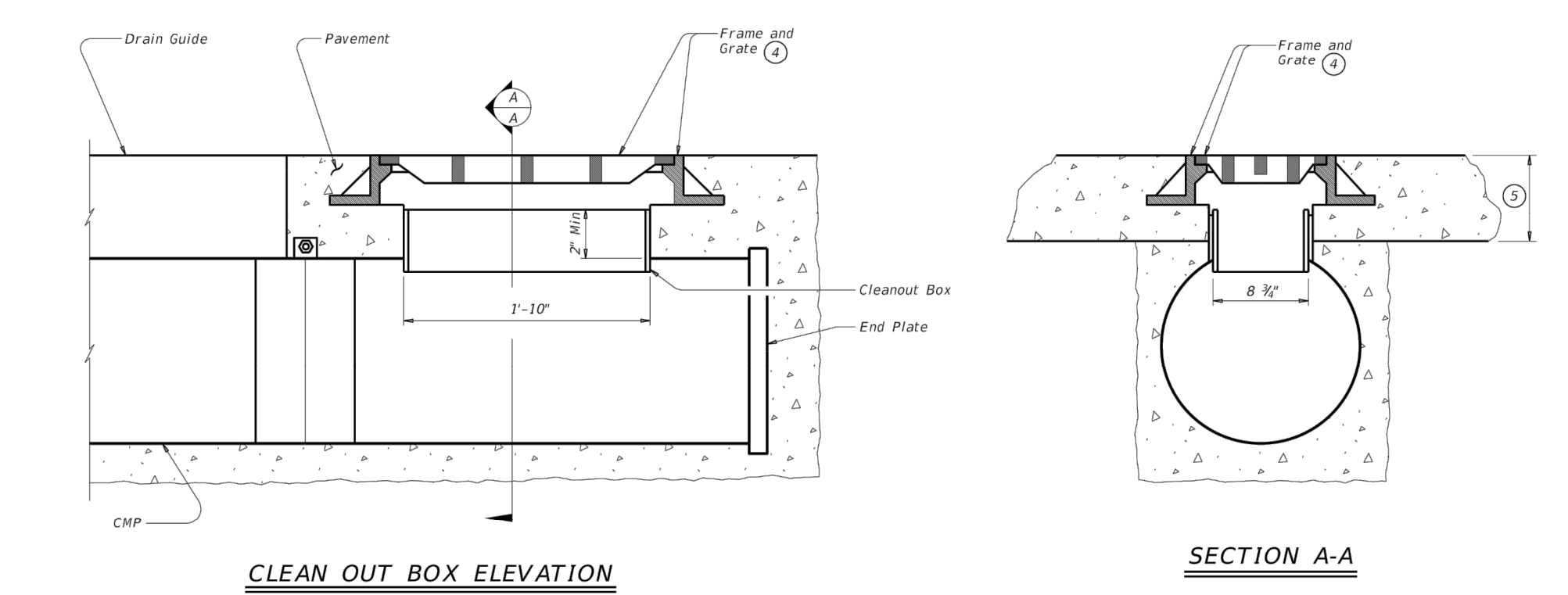
Construction Details

SCALE:	AS NOTED
DRAWN BY:	CDW
DESIGNED BY:	CDW
CHECKED BY:	SDR
PROJECT NO.	2017059
DATE:	January 28, 2019
SHEET:	

DISCLAIMER: This standard is intended to be used by the Texas Engineering Practice Act. No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other units of measurement or for any errors or omissions in this standard.



- Provide 16 gauge (Min) x 12" to 36" Dia Corrugated Metal Pipe (Type 1 - 2 1/2" x 1/2" corrugations or Type 1R - 1/2" x 1/2" x 7 1/2" corrugations)
  - Alternate methods of joining lengths of pipe, as recommended by the manufacturer, may be used with the approval of the Engineer.
  - Wood Strip (Nom 3/4" Max x 2 1/2") Wood strip may be omitted if suitable protection is provided during pavement placement.
  - Install frame and grate flush with pavement and centered over clean out box.
  - See pavement details for slab thickness.
- FABRICATION NOTES:**  
 Provide circular corrugated steel pipe, galvanized or aluminum, in accordance with Item 460, "Corrugated Metal Pipe".  
 Provide drain guide assemblies conforming to Item 474, "Linear Drains".  
 Fabricate bearing bars, cross bar spacers, end plates, and clean out boxes from 3/8" plate, ASTM A36. Galvanize in accordance with Item 445, "Galvanizing".  
 Furnish slotted drain in 20'-0" lengths, when practical, to minimize number of joints.  
 Furnish pedestrian cap when specified in the plans.
- INSTALLATION NOTES:**  
 Backfill trenches for slotted drains and outfall pipe with low strength concrete (minimum 2 sacks or cement per cubic yard) or cement stabilized backfill as shown or directed by the Engineer.  
 Place suitable compressible material in the outfall connection slip joint, to retain grout during curing.  
 Provide heavy duty frame and grate from one of the following, or approved equal (clear opening 22" x 8 1/2" Min, 25 1/2" x 12 Max).  
 Woonah 623471  
 E) V-4274  
 USF-4621 frame and 6296 grate
- GENERAL NOTES:**  
 Unless otherwise shown on the plans, the Contractor may furnish any of the designs as shown.  
 Frame and grate is subsidiary to Slotted Drain.



SHEET 1 OF 2

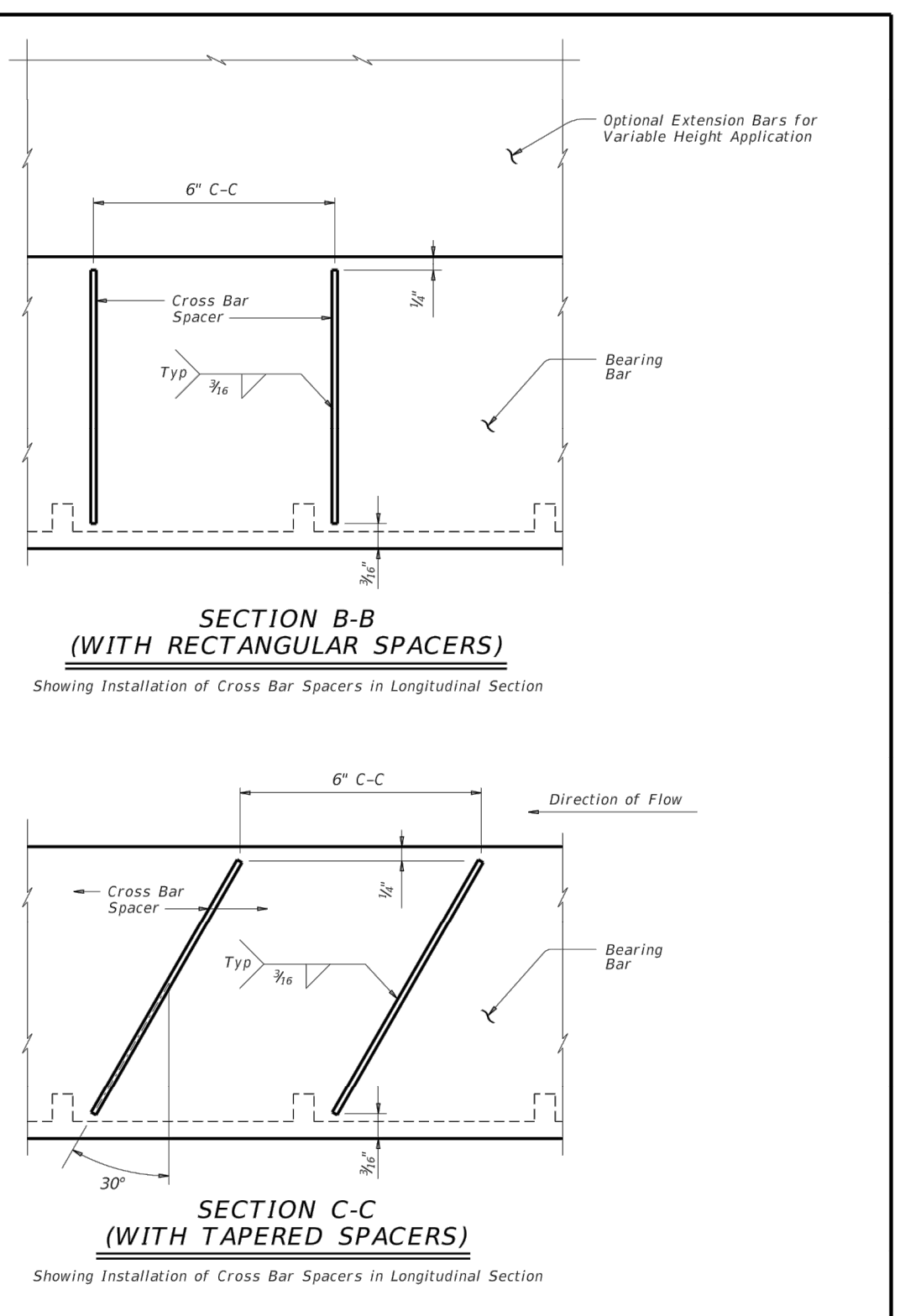
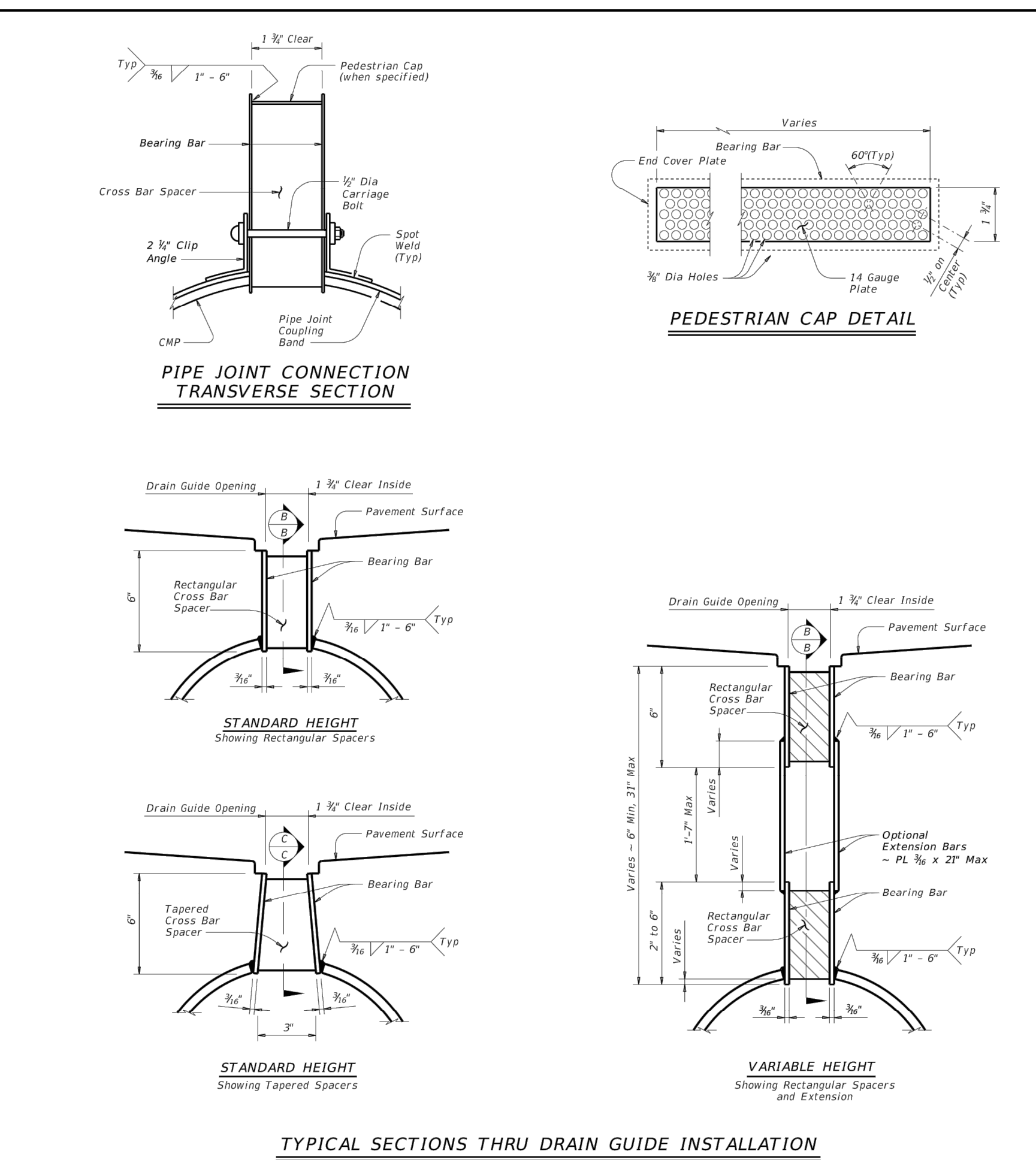
Texas Department of Transportation  
 Bridge Division Standard

**ROADWAY LINEAR DRAIN  
 (SLOTTED DRAIN)**

SD

FILE: sds0201.dwg	DATE: 7/20/07	BY: TADOT	CHK: DKC	APP: AES
REVISED: May 2014	CHK: SEBT	JOB: W9904		
REVISED:	DISP:	COUNTY:		SHEET NO:

DATE: 7/20/07  
 FILE: sds0201.dwg



SHEET 2 OF 2

Texas Department of Transportation  
 Bridge Division Standard

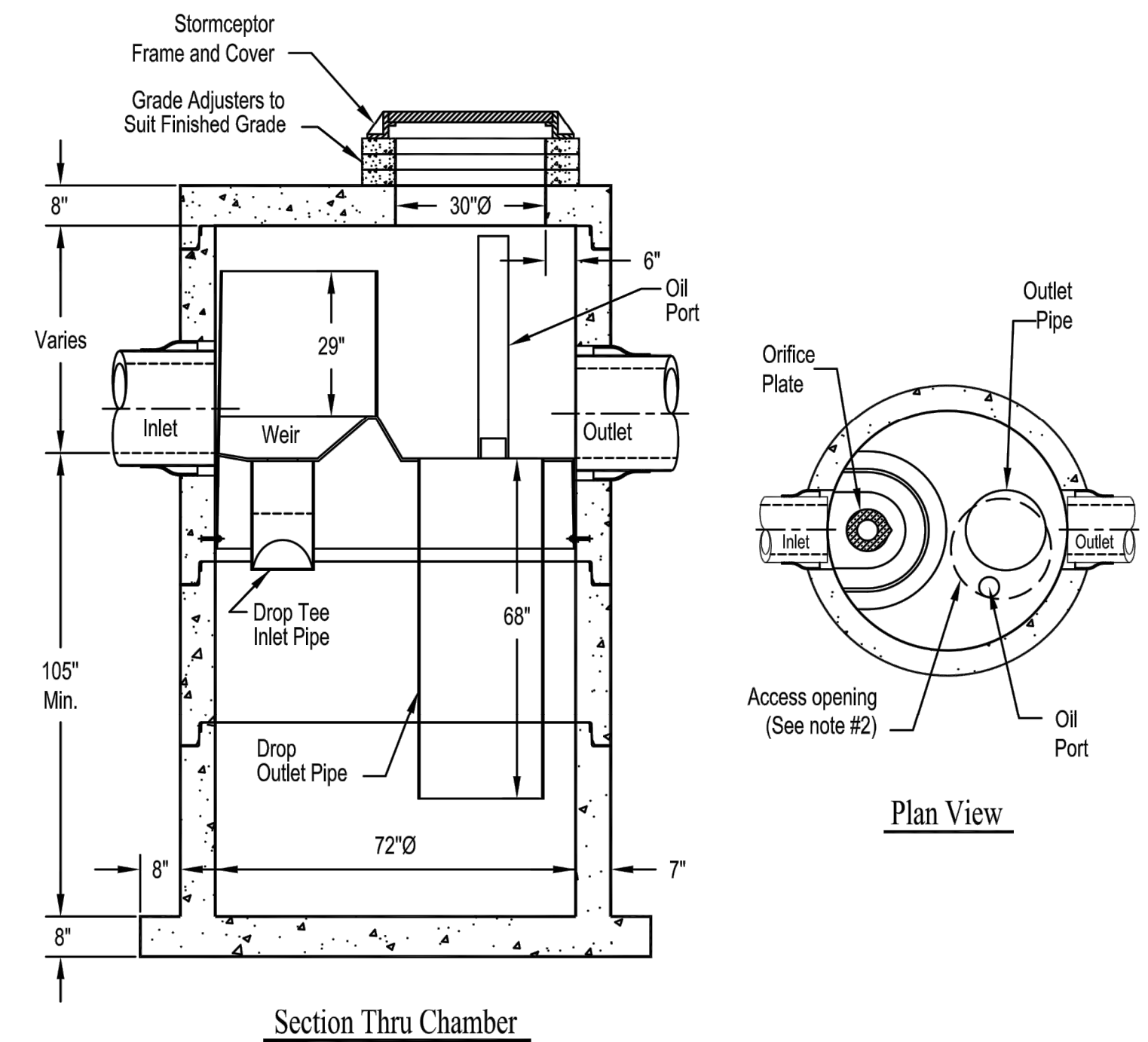
**ROADWAY LINEAR DRAIN  
 (SLOTTED DRAIN)**

SD

FILE: sds0201.dwg	DATE: 7/20/07	BY: TADOT	CHK: DKC	APP: AES
REVISED: May 2014	CHK: SEBT	JOB: W9904		
REVISED:	DISP:	COUNTY:		SHEET NO:

Rinker MATERIALS Concrete Pipe Division

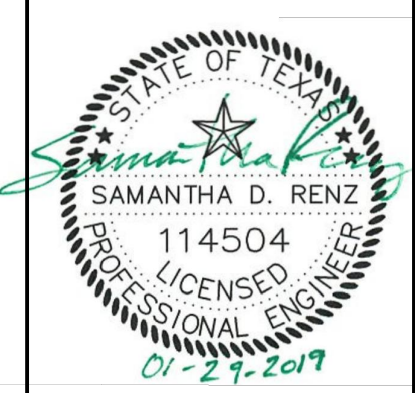
**EOS 18-1000 Precast Concrete Stormceptor®**  
 (1000 U.S. Gallon Oil Capacity)



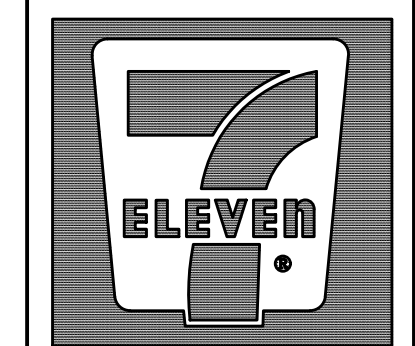
- Notes:
- The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
  - The Cover Should be Positioned Over The Outlet Drop Pipe and The Oil Port.
  - The Stormceptor System is protected by one or more of the following U.S. Patents: #5753115, #5849181, #6068765, #6371690, #7582216, #7666303.
  - Contact a Concrete Pipe Division representative for further details not listed on this drawing.

TBPE NO. F-12452

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NO.	DATE	REVISIONS	COMMENTS



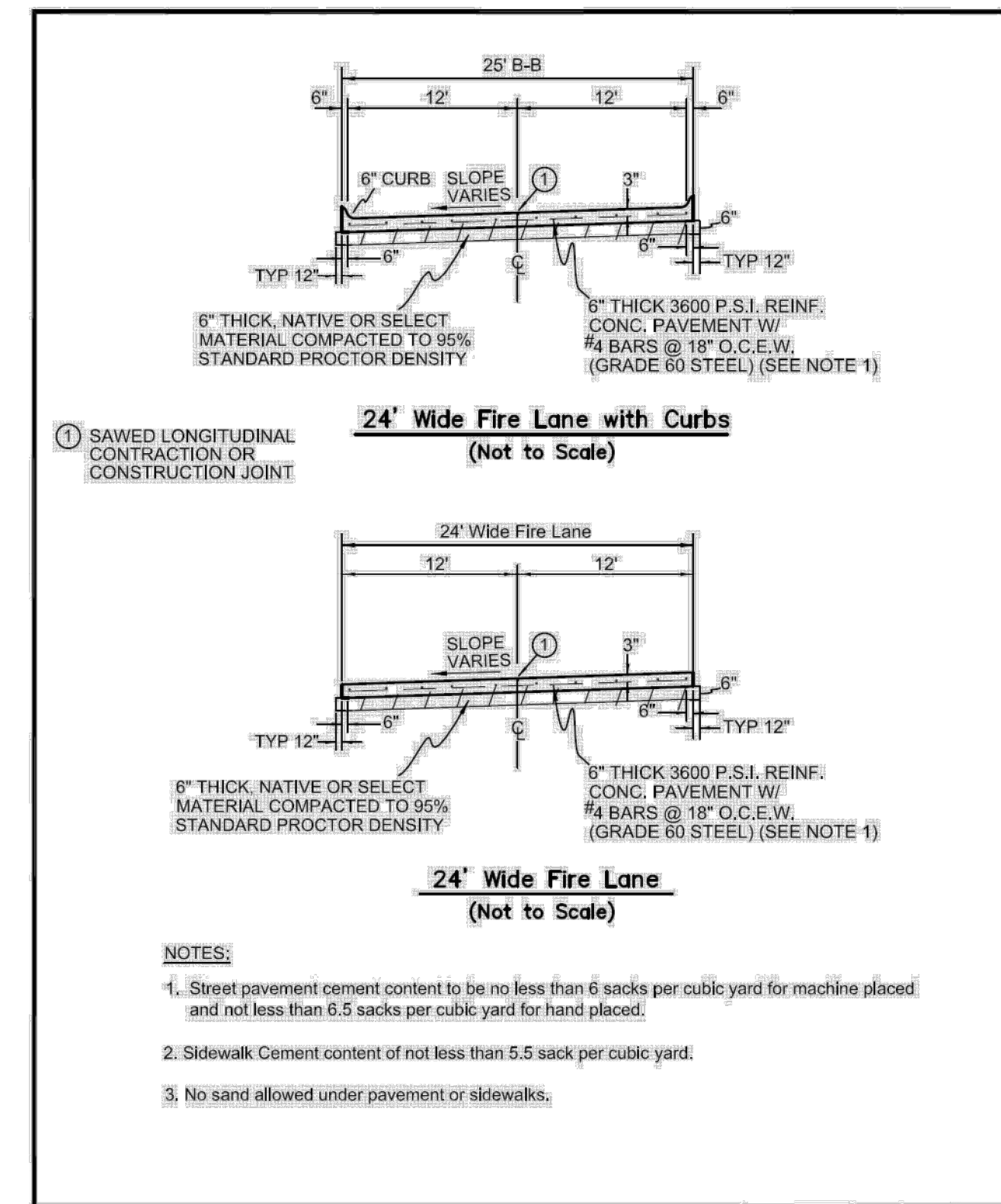
**7-ELEVEN**  
 Store #38421

SH 66 & Willowbend Rd.  
 Rockwall, Texas

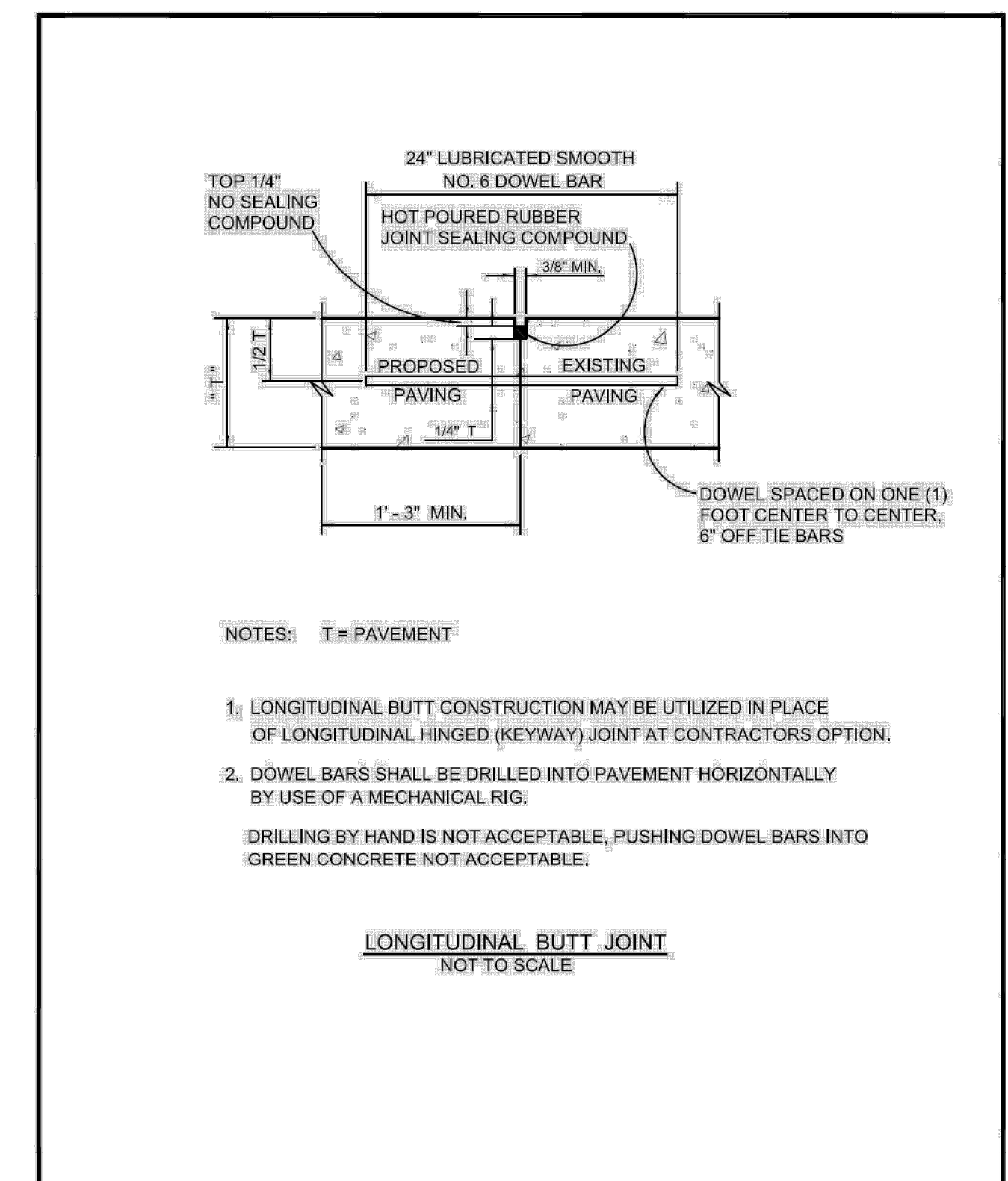
**Construction Details 2**

SCALE: AS NOTED  
 DRAWN BY: CDW  
 DESIGNED BY: CDW  
 CHECKED BY: SDR  
 PROJECT NO. 2017059  
 DATE: January 28, 2019  
 SHEET: 23 OF 24

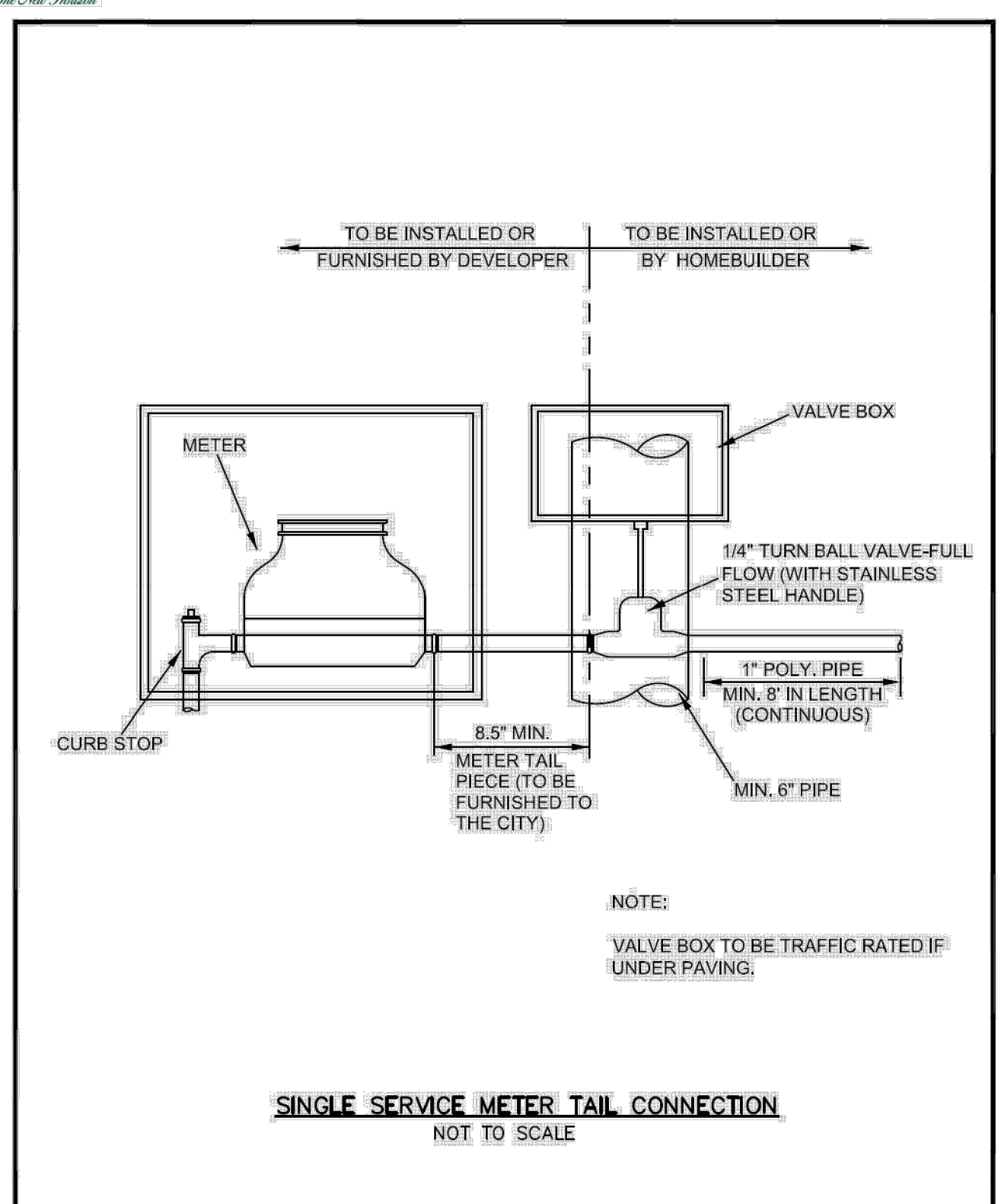




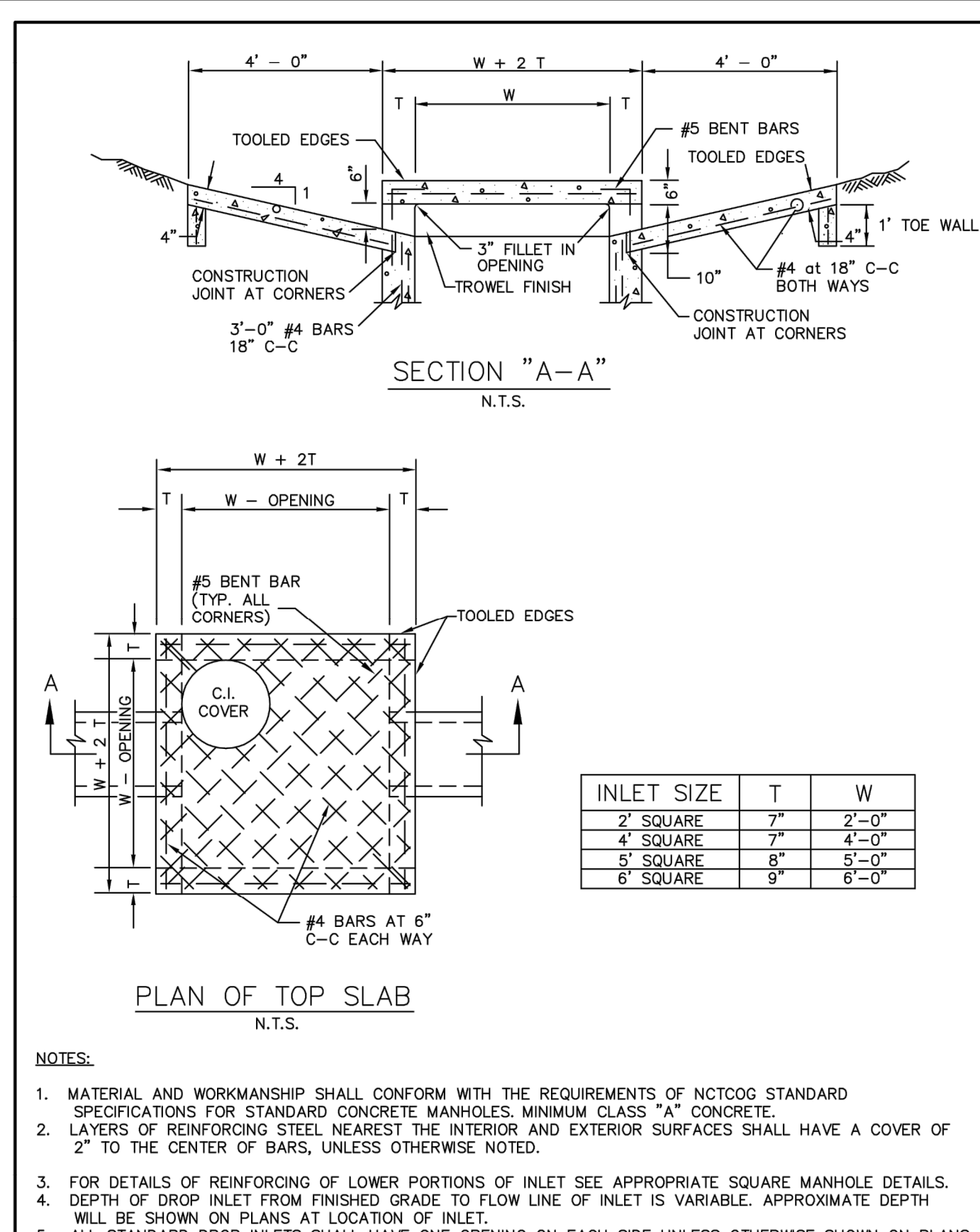
REINFORCED CONCRETE PAVEMENT	CITY OF ROCKWALL	DATE	DRAWING NO.
FIRE LANE		AUG. '15	R-2041



REINFORCED CONCRETE PAVEMENT	CITY OF ROCKWALL	DATE	DRAWING NO.
LONGITUDINAL BUTT JOINT		AUG. '15	R-2051



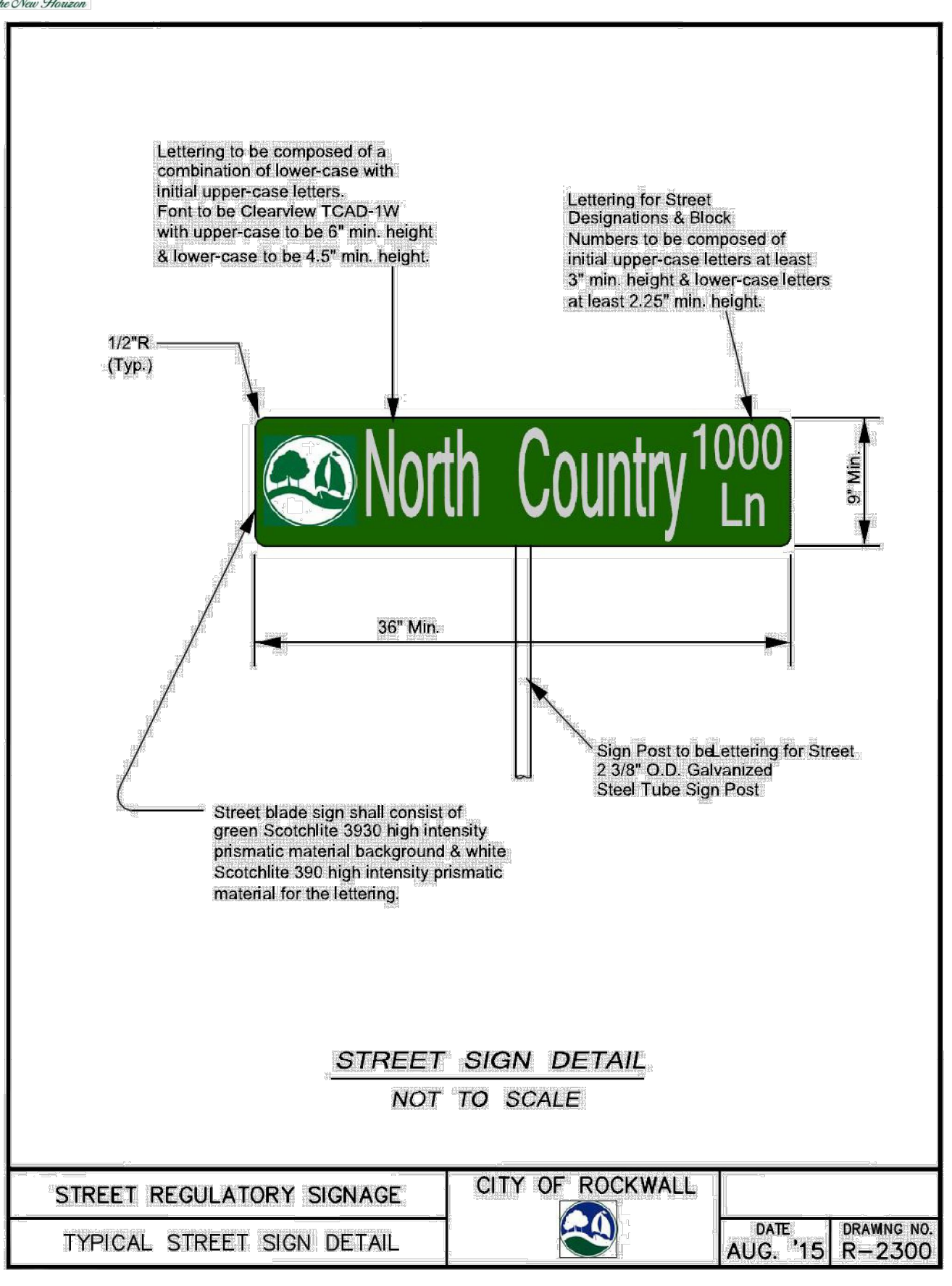
WATER METER DETAIL	CITY OF ROCKWALL	DATE	DRAWING NO.
SINGLE SERVICE		AUG. '15	R-4145



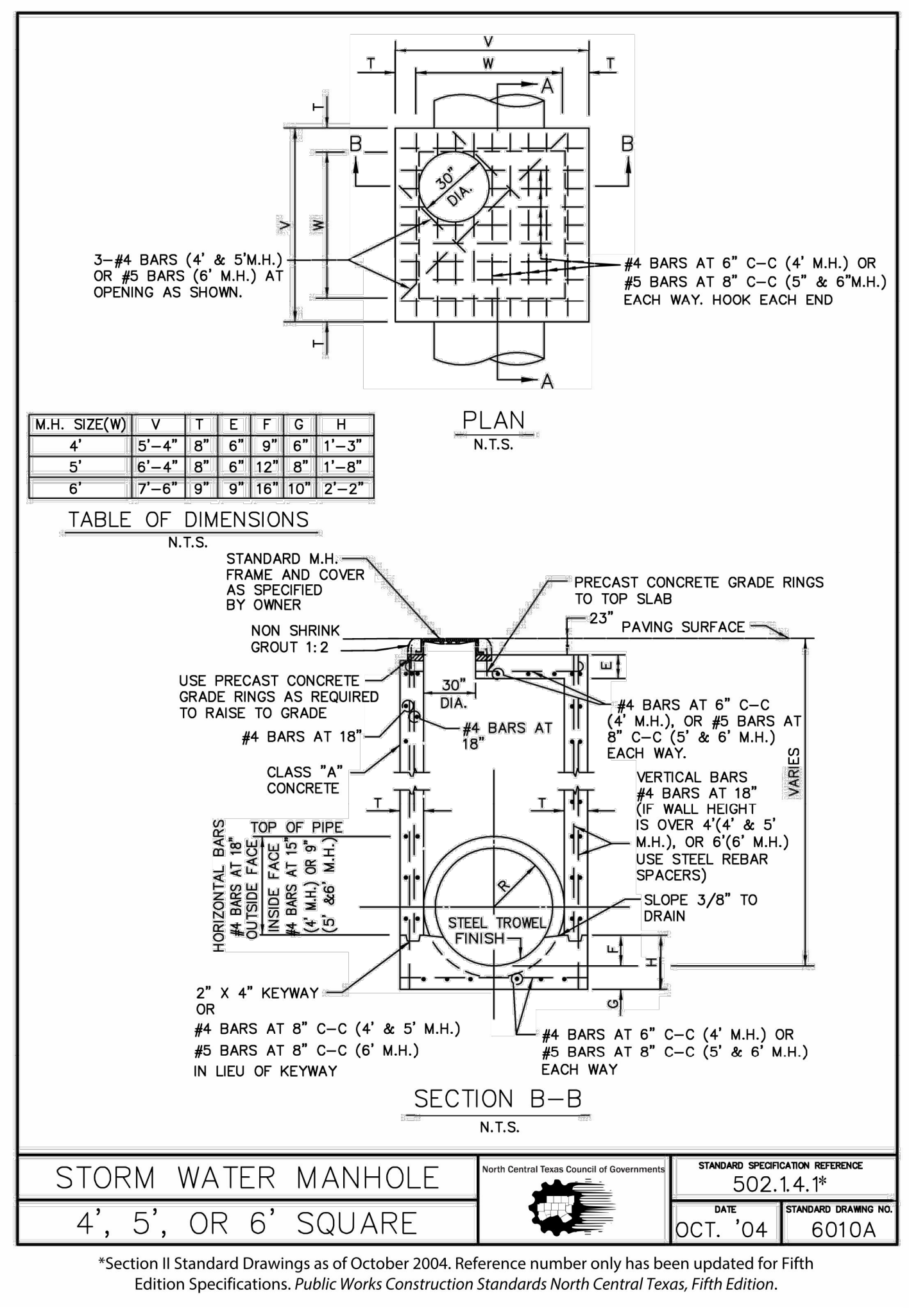
STANDARD SPECIFICATION REFERENCE	702
DATE	OCT. '04
STANDARD DRAWING NO.	6040

**NOTE:**  
A sample production sign shall be submitted to the City of Rockwall Service Center, located at 1600 Airport Road, Rockwall, Texas. The sign is to be directed to the attention to the Traffic Signs and Pavement Markings Supervisor at least 10 working days prior to the scheduled installation date.

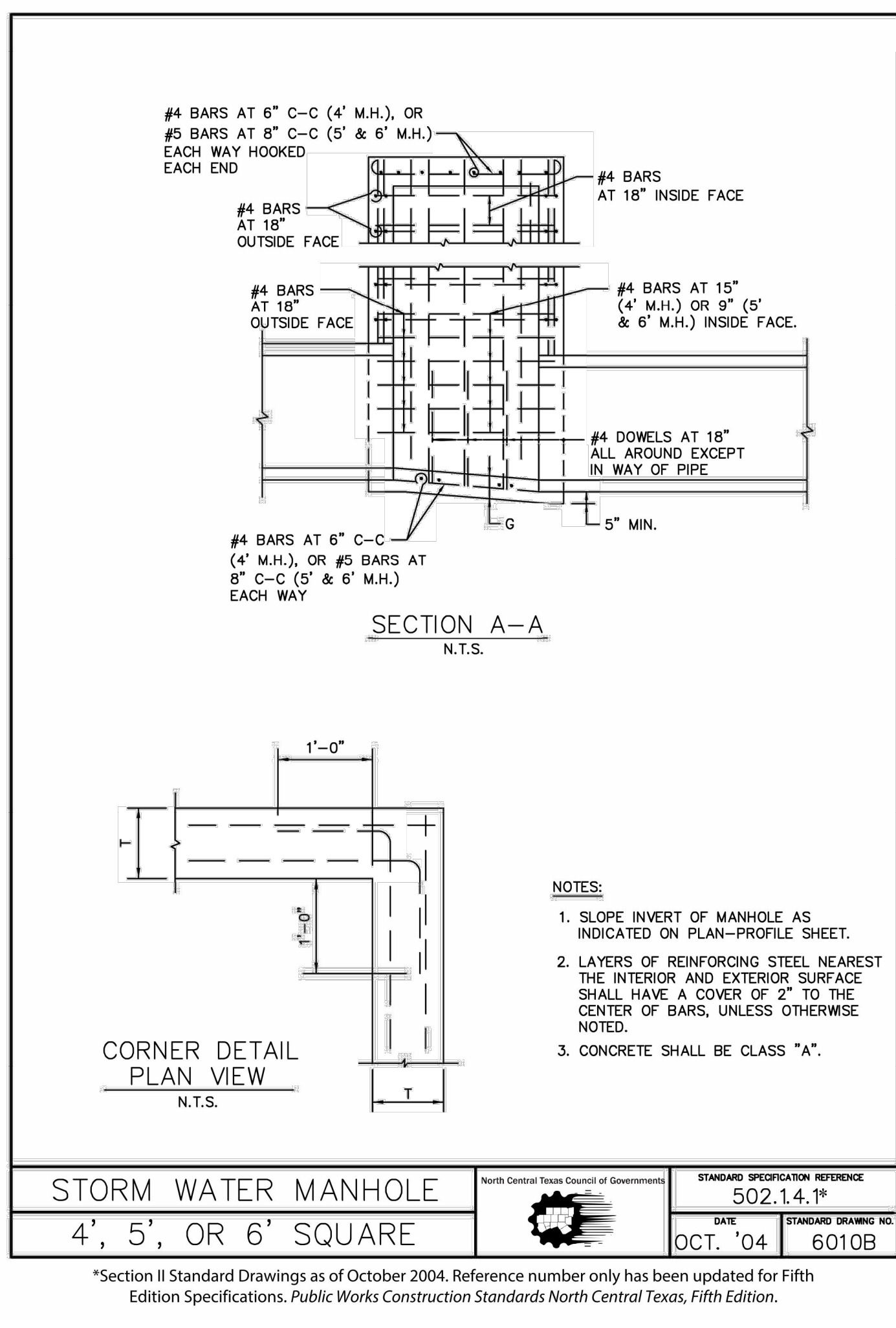
Street department will need to approve sign prior to manufacturing any signage.



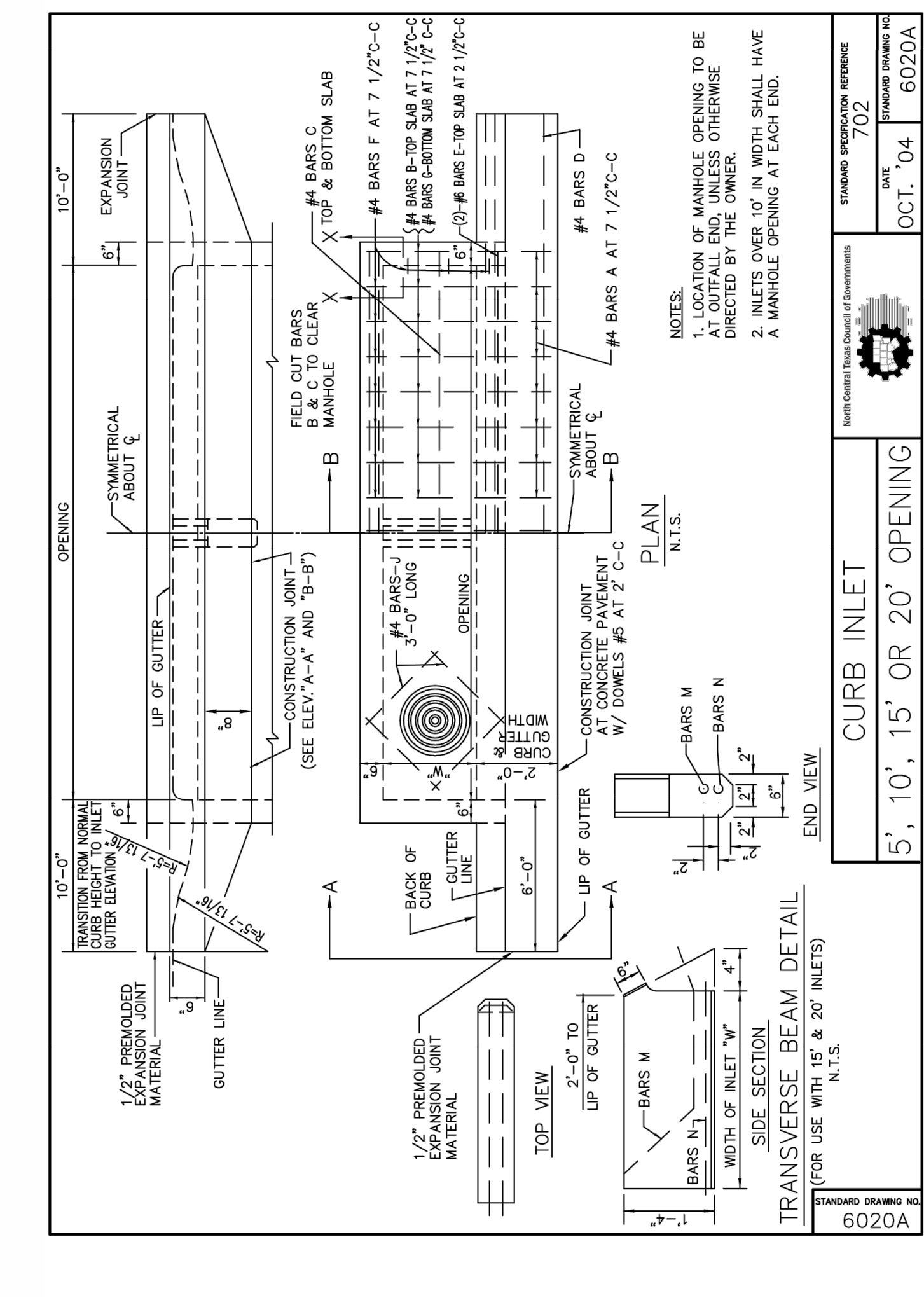
STREET REGULATORY SIGNAGE	CITY OF ROCKWALL	DATE	DRAWING NO.
TYPICAL STREET SIGN DETAIL		AUG. '15	R-2300



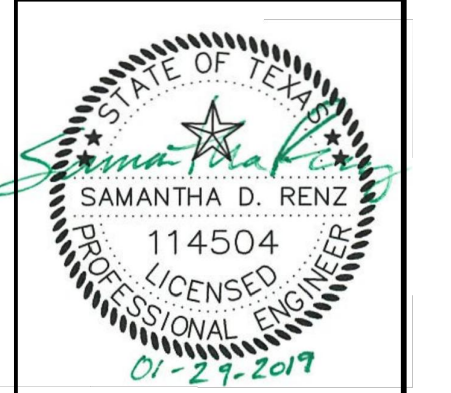
STANDARD SPECIFICATION REFERENCE	502.14.1 <sup>8</sup>
DATE	OCT. '04
STANDARD DRAWING NO.	6010A



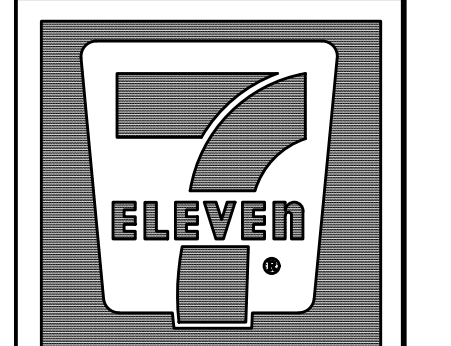
STANDARD SPECIFICATION REFERENCE	502.14.1 <sup>8</sup>
DATE	OCT. '04
STANDARD DRAWING NO.	6010B



STANDARD SPECIFICATION REFERENCE	702
DATE	OCT. '04
STANDARD DRAWING NO.	6020A



REVISIONS	COMMENTS
NO.	DATE



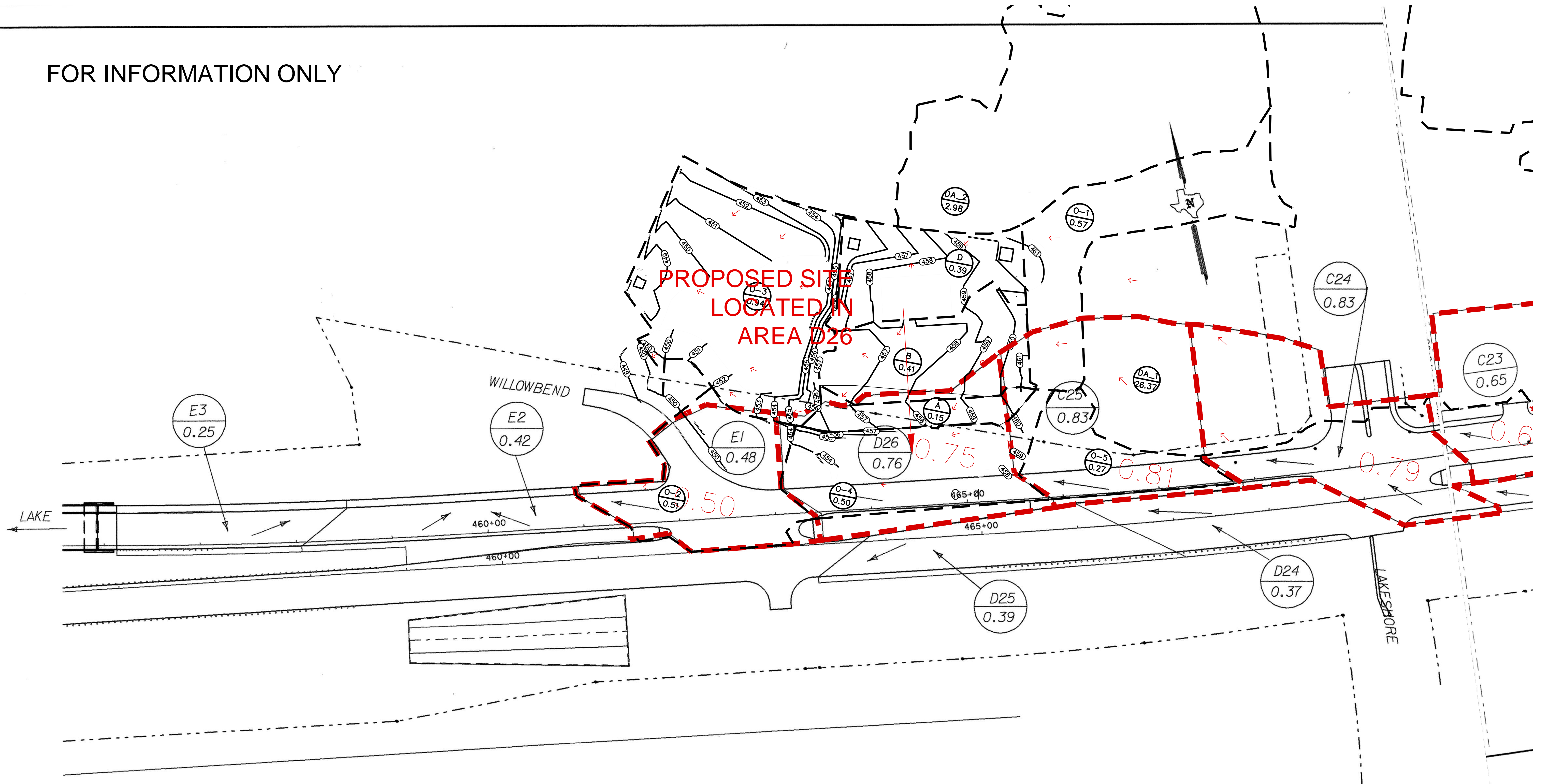
7-ELEVEN  
Store #38421

SH 66 & Willowbend Rd.  
Rockwall, Texas

**City Details**

SCALE:	N/A
DRAWN BY:	N/A
DESIGNED BY:	N/A
CHECKED BY:	SDR
PROJECT NO.:	2017059
DATE:	January 28, 2019
SHEET:	

FOR INFORMATION ONLY



DRAINAGE NOTES:

1. PROPOSED SITE AREA BOUNDARIES ARE A COMPOSITE OF DRAINAGE AREAS FROM THE STORMWATER ANALYSIS ALONG BAYSHORE DRIVE IN THE CITY OF ROCKWALL BY HALF ASSOCIATES DATED NOVEMBER 17, 2017, DRAINAGE AREAS FROM TXDOT CONSTRUCTION PLANS FOR SH66-COUNTY LINE TO SH 205 (CSJ 0009-04-039), AND FIELD RUN TOPO.
2. AREA O-4 IS TAKEN FROM TXDOT DRAINAGE AREA AS A PORTION OF D26.
3. THE OVERALL WATERSHED FOR THE TXDOT SYSTEM (SYSTEM D) THAT SERVES THE PROPOSED SITE HAS BEEN ALTERED SINCE ITS CONSTRUCTION.
4. LATERAL D26 HAS THE CAPACITY TO CONVEY THE PROPOSED FLOW FROM THE DEVELOPMENT BASED ON THE HYDRAULIC CALCULATIONS PROVIDED ON SHEET 16, LINE B

*Minh Tran*



3/26/99

**DRAINAGE AREA MAP**

LAKE TO EB STA. 470+00

SCALE: 1"=100'  
SHEET 5 OF 8 SHEETS.

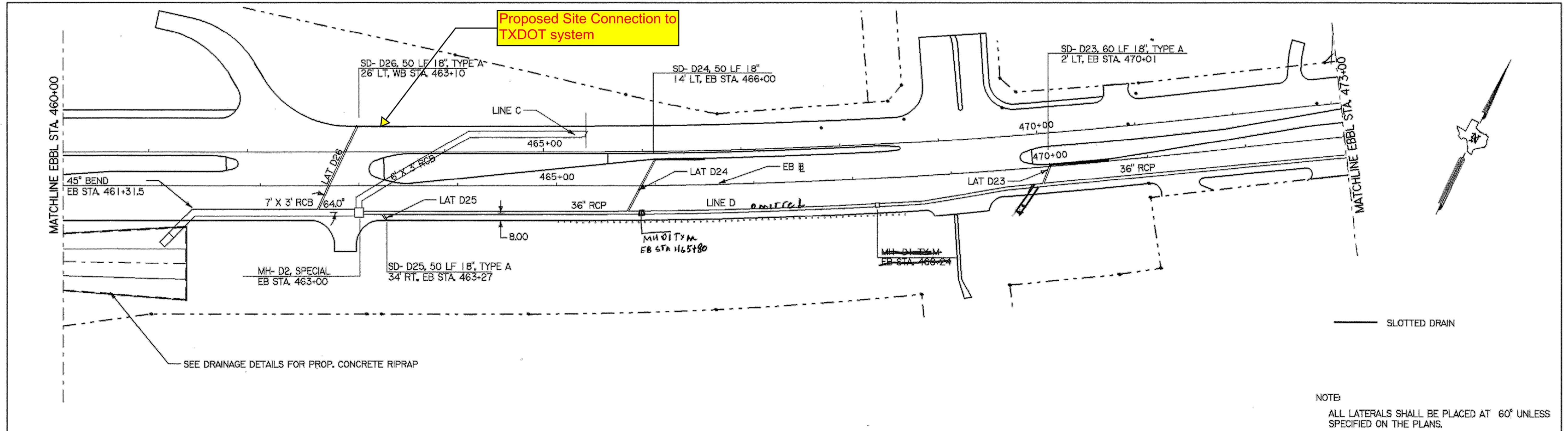
FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.	
6	NH 99(367)	254	
STATE	DIST.	COUNTY	
TEXAS	18	ROCKWALL	
CONT.	SECT.	JOB	HIGHWAY NO.
0009	04	039	SH 66



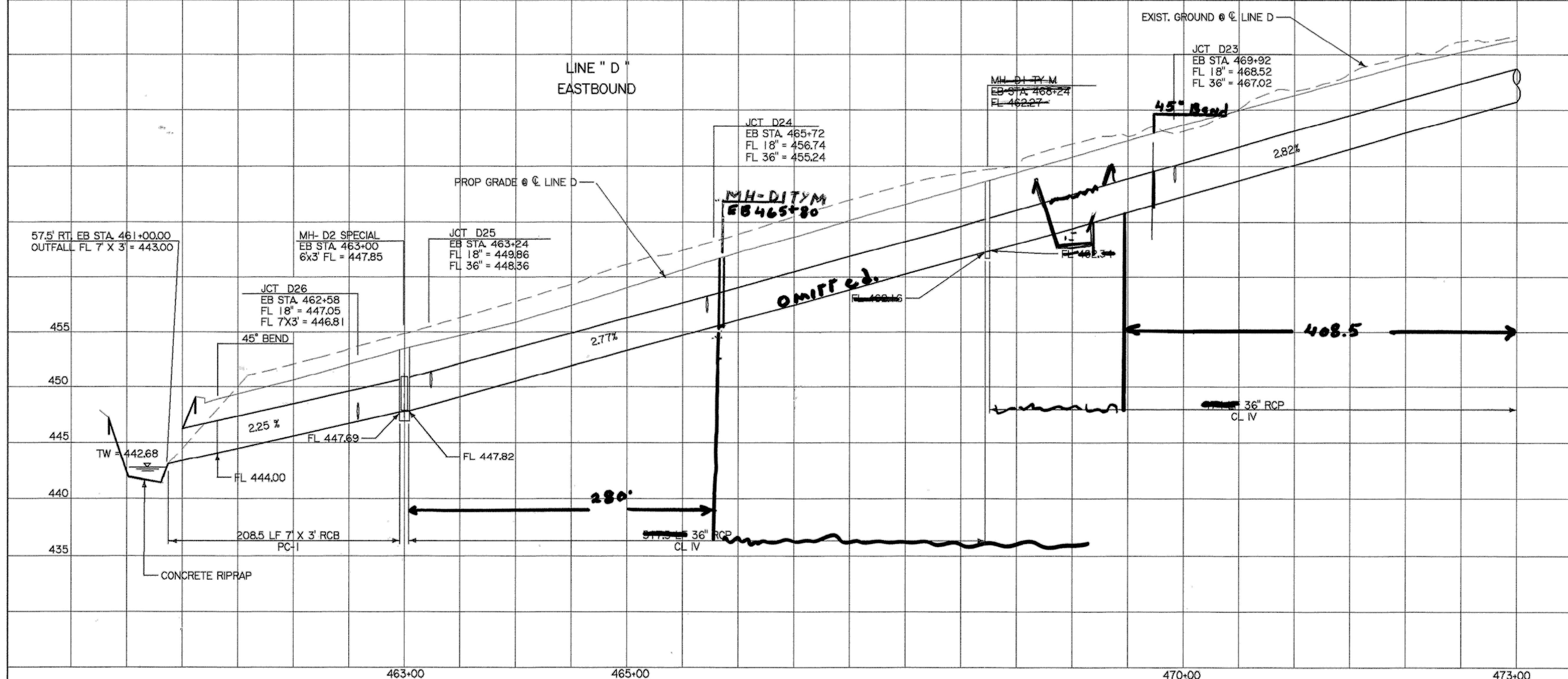
\*\*\*\*\*dmspec\*\*\*\*\*

\*\*\*\*date\*\*\*\*

FOR INFORMATION ONLY



NOTE:  
ALL LATERALS SHALL BE PLACED AT 60° UNLESS SPECIFIED ON THE PLANS.



Minh Tran

3/26/99

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**DRAINAGE PLAN and PROFILE**

STA. 460+00 TO 473+00  
LINE D

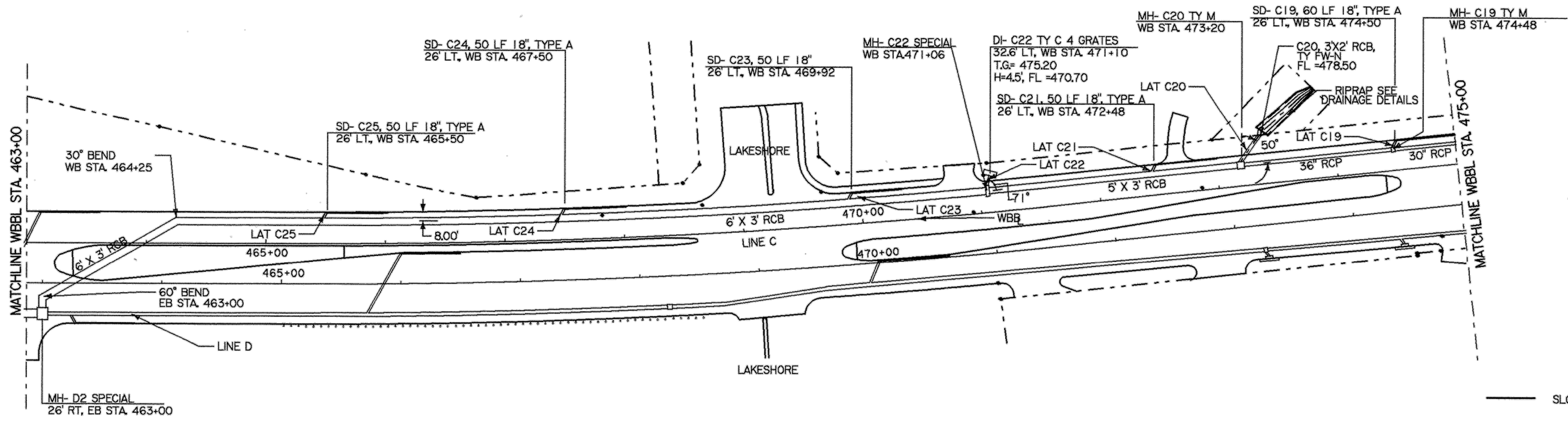
SCALE:  
HORIZ: 1" = 100'  
VERT: 1" = 10'

SHEET 9 OF 12 SHEETS.

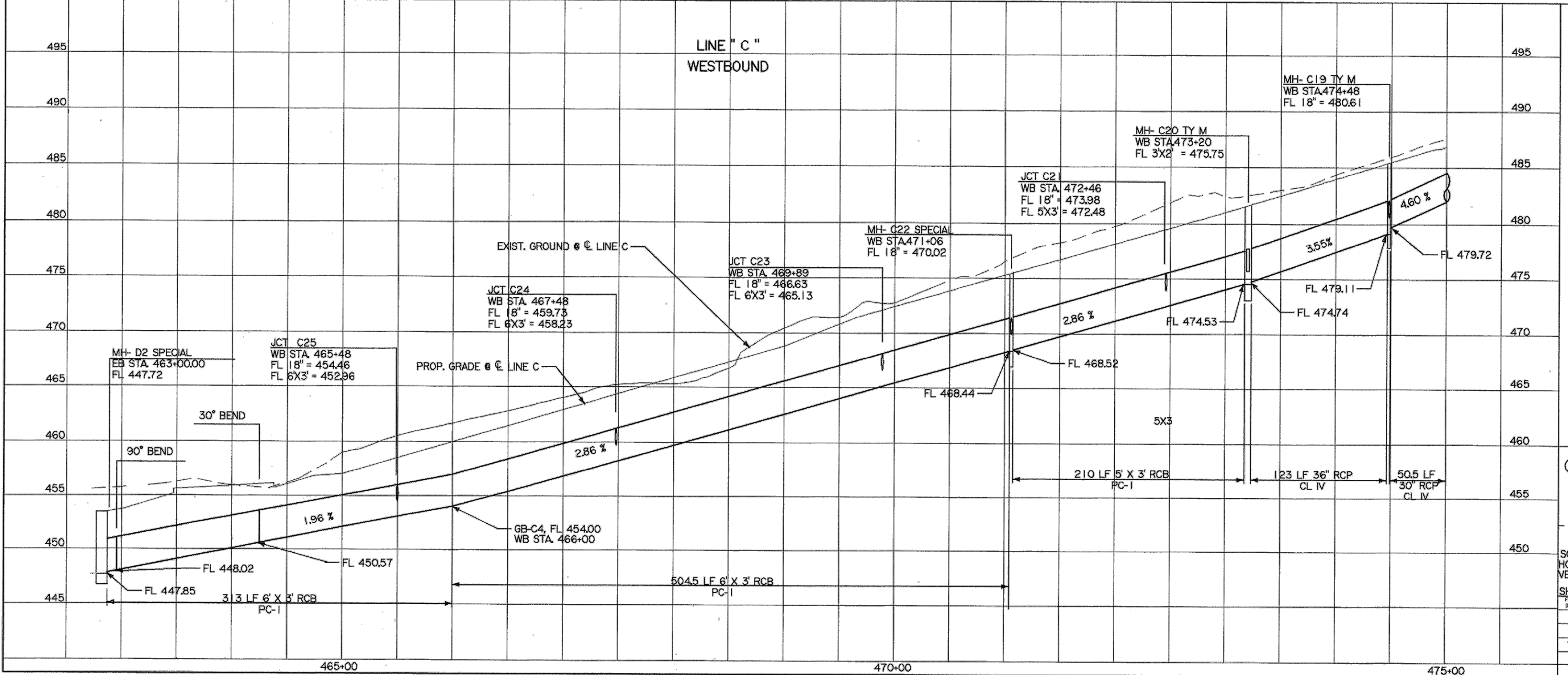
FED. PROJ. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
6	NH 99(367)	266
STATE	STATE DIST. NO.	COUNTY
TEXAS	18	ROCKWALL
CONT.	SECT.	JOB
0009	04	039
		SH 66

TEE4445 66LINDGN 2-10-99

FOR INFORMATION ONLY



NOTE:  
ALL LATERALS SHALL BE PLACED AT 60° UNLESS SPECIFIED ON THE PLANS.



*Minh Tran*  
  
 3/26/99

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**DRAINAGE PLAN and PROFILE**  
 STA. 463+00 TO STA. 475+00  
 LINE C

SCALE:  
 HORIZ: 1" = 100'  
 VERT: 1" = 10'

SHEET 6 OF 12 SHEETS.

FED. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
6	NH 99(367)	263
STATE	STATE DIST. NO.	COUNTY
TEXAS	18	ROCKWALL
CONF.	SECT.	JOB HIGHWAY NO.
0009	04	039 SH 66

TCE2445 06/JUN/99 3-20-99

