

CIVIL CONSTRUCTION PLANS
FOR PAVING ADDITIONS
HOUSER ADDITION
1611 HWY. 276
N.M. BALLARD SURVEY, ABSTRACT NO. 24
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

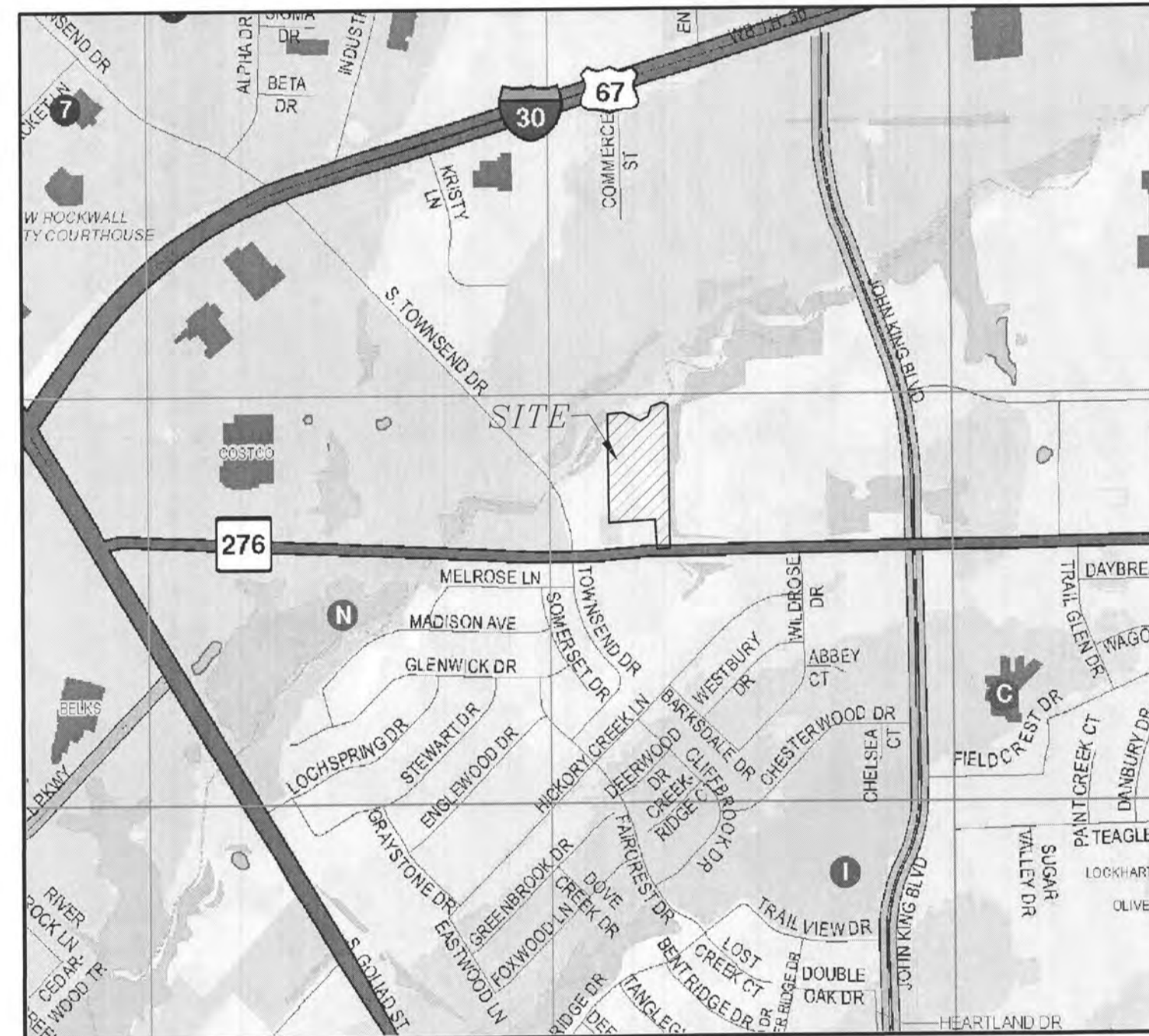
E 2018-022

PLAN REVIEW	Submittal Date	Approved	Dis-Approved	Date
Civ Engineer	12-12-18	—		
Assistant City Engineer		—		
Civil Engineer		—		
Water		—		
Wastewater		—		
Streets		—		
Site Planning		SH		12-13-18
Planning & Zoning		—		
Other				

minor comment

GENERAL NOTES
(APPLICABLE TO ALL SHEETS)

- Excavated material shall be placed as directed by the Owner.
- Construction shall meet the requirements of the latest revision of the Standards of Design and Standard Details for the City of Rockwall & NTCOG Standards, 4th Edition.
- All fill areas to be density controlled and compacted to 95% density at optimum moisture content. Compacted with sheep foot roller.
- Pavement thickness and strength shall be as follows:
Fire Lanes.....6"
Parking areas.....5"
Sidewalks.....4"
3600 psi at 28 days and reinforced with No.3 bar at 24" centers each way using a 6 sack mix for machine pour and a 6-1/2 sack mix for hand pour.
- All subgrade of proposed parking shall be compacted to 95% standard proctor density. All general fill material to be compacted with a sheepsfoot roller.
- It shall be the responsibility of the Contractor to locate and verify all existing utilities prior to the beginning of construction to insure no conflicts between all utility lines.
- All handicap ramps shall be installed with paving.
- Contractor is responsible for acquiring NTCOG 4th Edition Standards as modified by City of Rockwall and Rockwall Standards and Details.



LOCATION MAP
NTS

SHEET INDEX

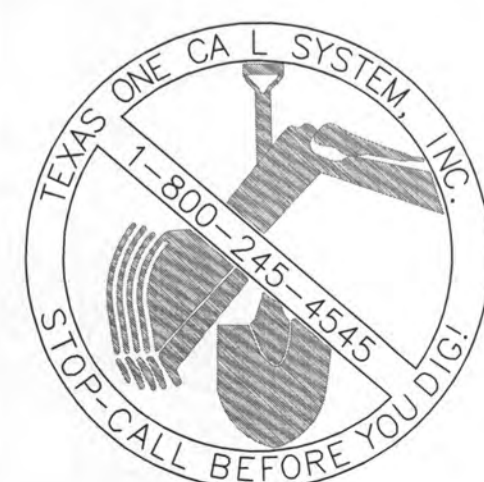
- COVER SHEET
- FINAL PLAT
- SITE PLAN
- DIMENSION CONTROL PLAN
- ONSITE DRAINAGE AREA MAP
- OFFSITE DRAINAGE AREA MAP
- DRAINAGE CALCULATIONS
- GRADING PLAN 1
- GRADING PLAN 2
- UTILITIES PLAN
- 6" SEWER SERVICE PROFILE
- EROSION CONTROL PLAN
- LANDSCAPE PLAN

CAUTION!!!

UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY THE VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING FACILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE.

NOTE: CONTRACTOR TO VERIFY IN THE FIELD THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. INFORMATION PROVIDED WITHIN THESE PLANS DOES NOT RELIEVE THE CONTRACTOR OF THE FULL AND TOTAL RESPONSIBILITY FOR THE PROTECTION OF EXISTING UTILITIES NOR ANY DAMAGES CAUSED BY SAID CONTRACTOR DURING CONSTRUCTION.



GENERAL NOTES
(APPLICABLE TO ALL SHEETS)

- ALL WORKS ON THIS PROJECT CONTRACT SHALL COMPLY WITH ALL THE REQUIREMENT OF CITY OF ROCKWALL AND AUTHORITIES HAVING JURISDICTION.

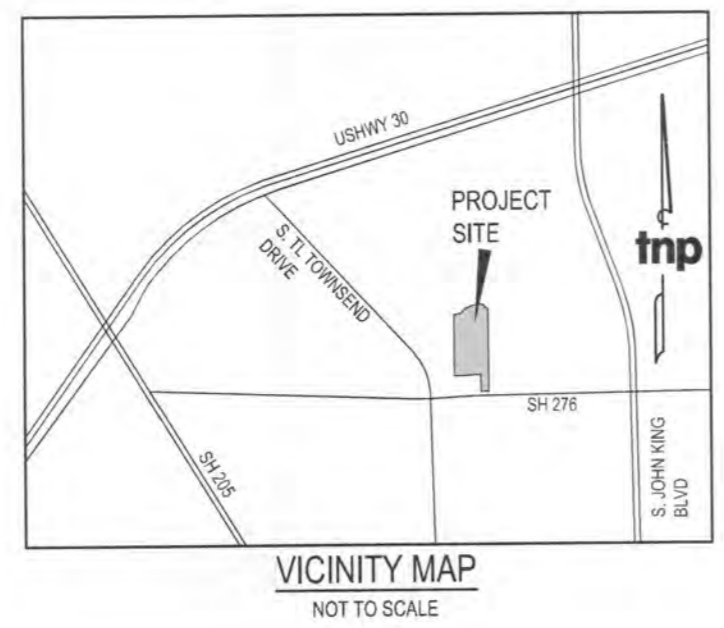
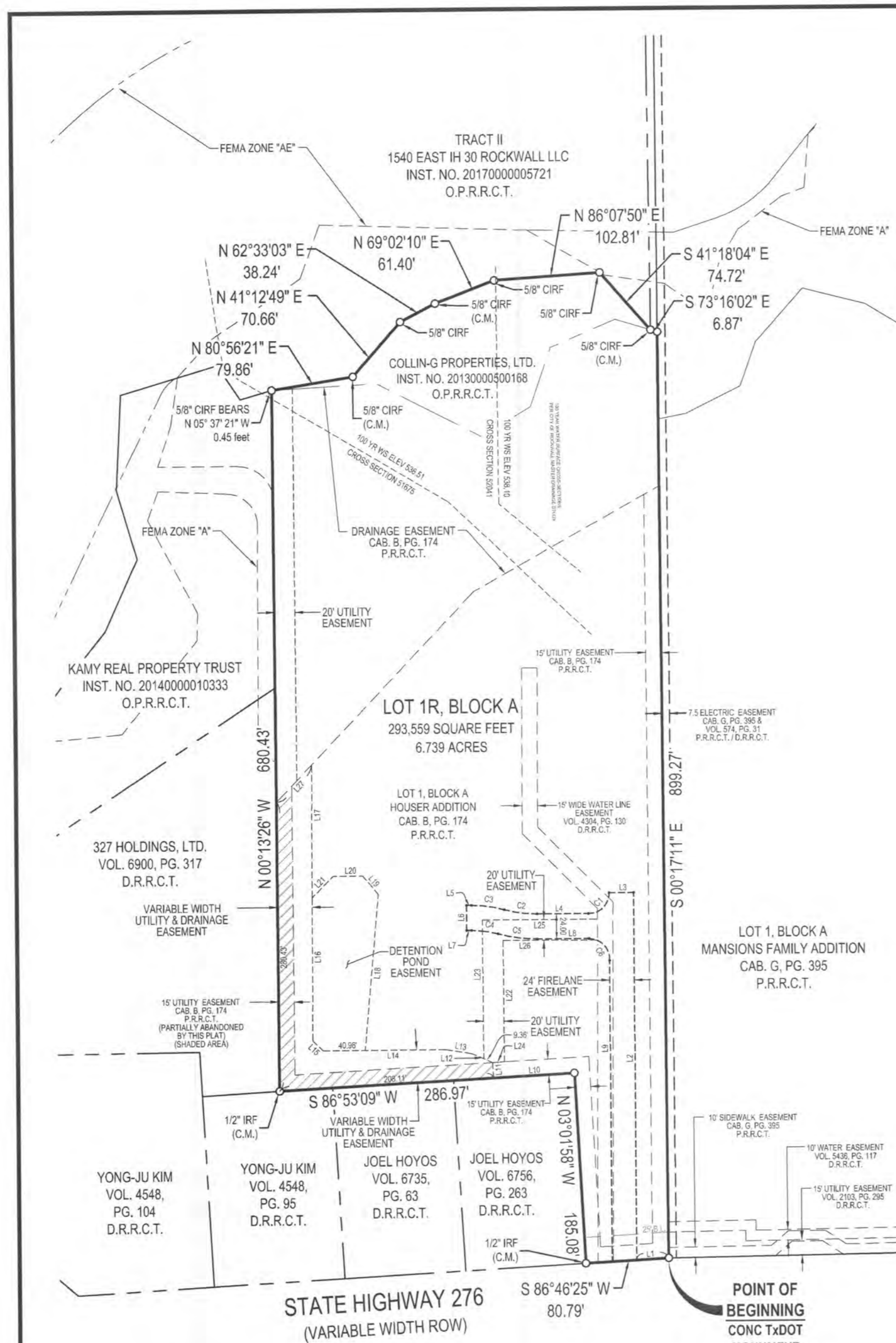
CIVIL ENGINEER
DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
P.O. BOX 1336 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 WATERS CREEK, SUITE M300
ALLEN, TEXAS 75013
(214) 461-9867
Firm No. 100116-00

Owner
COLIN G PROPERTIES, LTD.
1611 HWY. 276
ROCKWALL, TEXAS 75087

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II, TEXAS P.E. NO. 60102, F-886, ON MARCH, 2018.

SUBMITTAL #5
DEC 12 2018
City of Rockwall Engineering Dept.



- NOTES:**
1. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE. (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
 2. BY GRAPHIC SCALE THE PROPERTY SHOWN HEREON IS LOCATED IN ZONES "X" AND "AE" AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT DETERMINED BY DETAILED METHODS. BASE FLOOD ELEVATIONS ARE ESTABLISHED AND ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 300-YEAR FLOOD HAZARD ACCORDING TO MAP NO. 45397C04AS, DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 3. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
 4. THE PORTION OF THE EASEMENT SHOWN SHADED IS TO BE PARTIALLY ABANDONED BY THIS PLAT.
 5. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 6. ALL CORNERS ARE 5/8 INCH IRON ROD WITH CAP STAMPED "TNP" UNLESS OTHERWISE SHOWN.

OWNERS 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 **COLLING PROPERTIES, LTD.**, 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 on the purpose and consideration therein expressed. 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 purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, 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 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 itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making 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.
7. The Property Owner is responsible for all maintenance, repair, and replacement of storm drain / detention facilities in easements.

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

COLLING PROPERTIES, LTD.

Representative: _____

STATE OF TEXAS)
COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared _____, 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 purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2018.

Notary Public in and for the State of Texas

My Commission Expires: _____

Planning & Zoning Commission, Chairman _____ Date _____

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.

This 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 eighty (180) days from said date of final approval.

Witness our hands this the _____ day of _____, 2018.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

WHEREAS, Colling Properties, LTD., being the owner of a tract of land out of the N.M. Ballard Survey, Abstract No. 24, in the City of Rockwall, Rockwall County, Texas, being all of a Lot 1, Block A, Houser Addition, an address to The City of Rockwall as recorded in Cabinet B, Page 174 of the Plat Records of Rockwall County, Texas, and all of a tract of land to Colling Properties as recorded in Instrument Number 2013000050168 Official Public Records Rockwall County Texas, and being more particularly described as follows:

BEGINNING at a Concrete TxDOT Monument found lying on the Northern Right-of-Way Line of State Highway 276, (a variable width public right-of-way) at the southwest corner of Lot 1, Block A, Mansions Family Addition, an address to the City of Rockwall as recorded in Cabinet G, Page 395, Plat Records Rockwall County Texas and the southeast corner of said Lot 1, Block A, Houser Addition;

THENCE South 86 degrees 46 minutes 25 seconds West along the Northern right-of-way of said State Highway 276, a distance of 80.79 feet to a 1/2 inch iron rod found for the southeast corner of a tract of land to Joel Hoyos as recorded in Volume 6756, Page 263 of the Deed Records Rockwall County Texas, said point also being the most southerly southwest corner of said Lot 1, Block A, Houser Addition;

THENCE North 03 degrees 01 minutes 58 seconds West along a common line of said Hoyos tract and said Lot 1, Block A, Houser Addition, a distance of 185.08 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at an inner ell corner of said Lot 1, Block A, Houser Addition;

THENCE South 86 degrees 53 minutes 05 seconds West, a distance of 268.97 feet to a 1/2 inch rod found lying on the northerly line of a tract of land to Yong-Ju Kim as recorded in Volume 4548, Page 95 of the Deed Records Rockwall County Texas, said point also being the most westerly southwest corner of said Lot 1, Block A, Houser Addition and the southeast corner of a tract of land to 327 Holdings, LTD as recorded in Volume 6900, Page 317, of the Deed Records Rockwall County Texas;

THENCE North 00 degrees 13 minutes 26 seconds West along the common line of said 327 Holdings, LTD tract and said Lot 1, Block A, Houser Addition, passing the northwest corner of said 327 Holdings, LTD tract, same being the southeast corner of a tract of land to Kamy Real Property Trust as recorded in Instrument number 2014000010333 of the Official Public Records Rockwall County Texas and continuing along the common line of said Kamy tract and said Lot 1, Block A, Houser Addition, a distance of 860.43 feet to the northwest corner of said Lot 1, Block A, Houser Addition said point also lying on the southerly line of a tract of land called Tract 1 to 1540 East H-28 Rockwall LLC as recorded in Instrument Number 2017000050721 of the Official Public Records Rockwall County Texas and being the west corner of said Colling Properties tract, from which 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for reference bears North 05 degrees 37 minutes 21 seconds West, a distance of 0.45 feet;

THENCE along the common line of said Colling Properties tract and said Tract II the following courses and distances:

North 80 degrees 56 minutes 21 seconds East, a distance of 79.86 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for corner;

North 41 degrees 12 minutes 49 seconds East, a distance of 70.66 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for corner;

North 62 degrees 33 minutes 03 seconds East, a distance of 38.24 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for corner;

North 69 degrees 02 minutes 10 seconds East, a distance of 61.40 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for corner;

North 86 degrees 07 minutes 50 seconds East, a distance of 102.81 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for corner;

South 41 degrees 18 minutes 04 seconds East, a distance of 74.72 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for the common southeast corner of said Colling Properties tract and said Tract II, said point also lying on the north line of said Lot 1, Block A, Houser Addition;

THENCE South 73 degrees 16 minutes 02 seconds East along the north line of said Lot 1, Block A, Houser Addition, a distance of 6.87 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of same lying on the west line of said Lot 1, Block A, Houser Addition;

THENCE South 00 degrees 17 minutes 11 seconds East along the common line of said Mansions Family Addition and said Lot 1, Block A, Houser Addition, a distance of 899.27 feet to the POINT OF BEGINNING containing 293,559 square feet, or 6.739 acres of land.

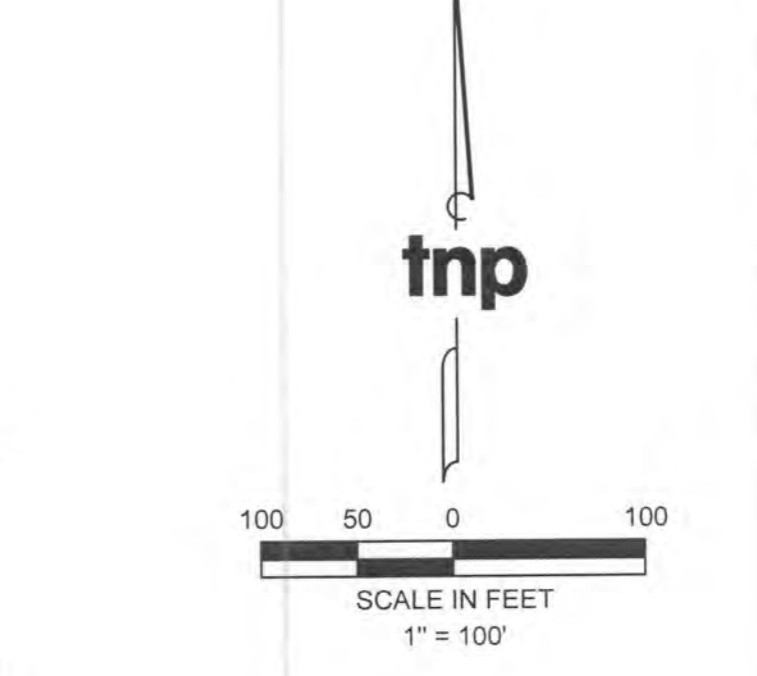
SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, **Brian J. Maddox**, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2018.

BRIAN J. MADDOX, R.P. L.S. NO. 5430



LEGEND

IRF-IRON ROD FOUND
(C.M.)-CONTROLLING MONUMENT
5/8" CIRF-5/8" CAPPED IRON ROD FOUND "R-DELTA ENGINEERS"
WS-ELEV.-WATER SURFACE ELEVATION
VOL.-VOLUME
PG.-PAGE
CAB.-CABINET
NO.-NUMBER
P.R.R.C.T.-PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.-DEED RECORDS ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.-OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

EASEMENT LINE TABLE			EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	31.41	S86°46'12"W	L56	138.85	S00°29'01"W
L2	386.57	S07°51'43"E	L17	128.95	N00°19'02"E
L3	24.02	S89°57'29"E	L18	151.78	S00°13'08"W
L4	50.05	S89°49'27"E	L19	23.61	S39°46'52"E
L5	4.71	S89°49'27"E	L20	38.73	N89°46'34"E
L6	24.00	N00°10'42"E	L21	29.17	N44°40'34"E
L7	4.71	N89°49'27"W	L22	118.07	N00°11'18"W
L8	50.29	N89°49'58"W	L23	134.80	N00°11'31"W
L9	293.95	N00°00'00"W	L24	11.46	N86°53'09"E
L10	78.90	S86°53'09"W	L25	112.02	S89°55'06"E
L11	15.00	S03°23'13"E	L26	91.85	S89°53'13"E
L12	21.99	N86°19'50"W	L27	49.74	N43°33'56"E
L13	25.79	N89°36'40"W			
L14	118.88	S89°47'55"W			
L15	13.99	S45°39'22"E			

EASEMENT CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	90°12'19"	20.02	N 49°04'31"E	28.33	31.49
C2	14°57'38"	123.99	S 82°20'32"E	32.27	32.37
C3	14°57'38"	123.99	S 82°20'32"E	32.27	32.37
C4	8°51'17"	99.96	N 79°17'23"W	15.43	15.46
C5	14°57'38"	147.96	N 82°20'32"W	38.52	38.67
C6	89°47'41"	20.02	N 44°55'29"W	28.23	31.34

**REPLAT
HOUSER ADDITION
LOT 1R, BLOCK A
293,559 SQUARE FEET
6.739 ACRES**

BEING ALL OF LOT 1, BLOCK A, HOUSER ADDITION AND ALL OF A TRACT OF LAND TO COLLING PROPERTIES AS RECORDED IN INSTRUMENT NUMBER 2013000050168 SITUATED IN THE N.M. BALLARD SURVEY ABSTRACT NO. 24 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

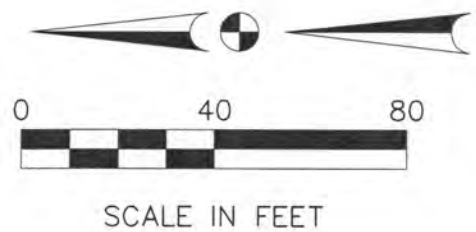
ENGINEER
DOUPHRAE & ASSOCIATES, INC.
P.O. Box 1336
Rockwall, Texas 75087
Rockwall County, Texas

OWNER
COLLING PROPERTIES, LTD.
P.O. Box 847
Rockwall, TX, 75087-0847
Rockwall County, Texas

PROJECT INFORMATION
Project No.: DPH 18146
Date: NOVEMBER 26, 2018
Drawn By: GSS
Scale: 1"=100'
SHEET 1 of 1

SURVEYOR
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpsc.com





CAMBRIDGE COMPANIES, INC.
VOLUME 99, PAGE 1022
D.R.R.C.T.
ZONING: PLANNED DEVELOPMENT

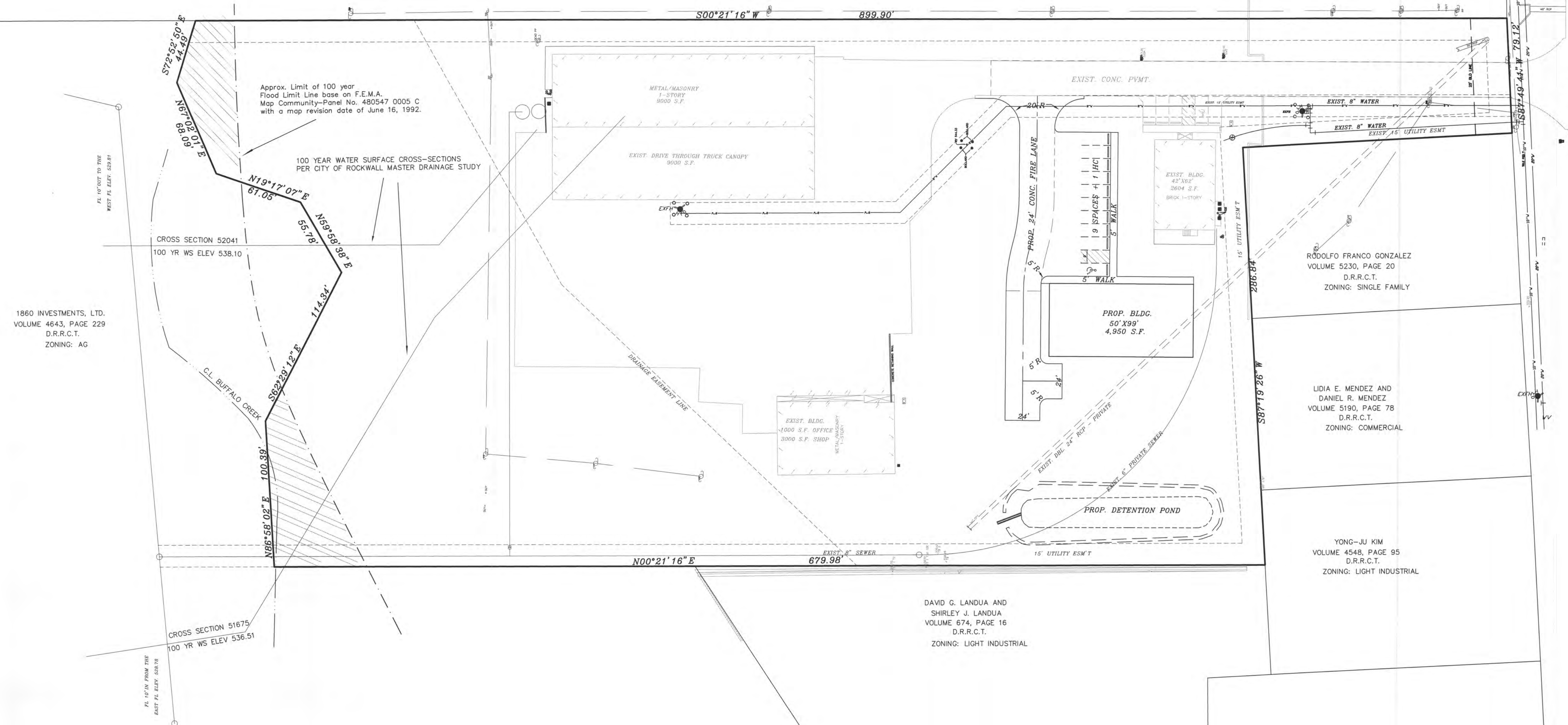


THE SEAL APPEARING ON THIS DOCUMENT IS THE PROPERTY OF W.L. DOUPHRATE II, TEXAS P.E. NO. 60102 ON 3/5/18. FIRM NO. 886

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972) 771-9004 FAX: (972) 771-9005

SITE PLAN
HOUSER ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

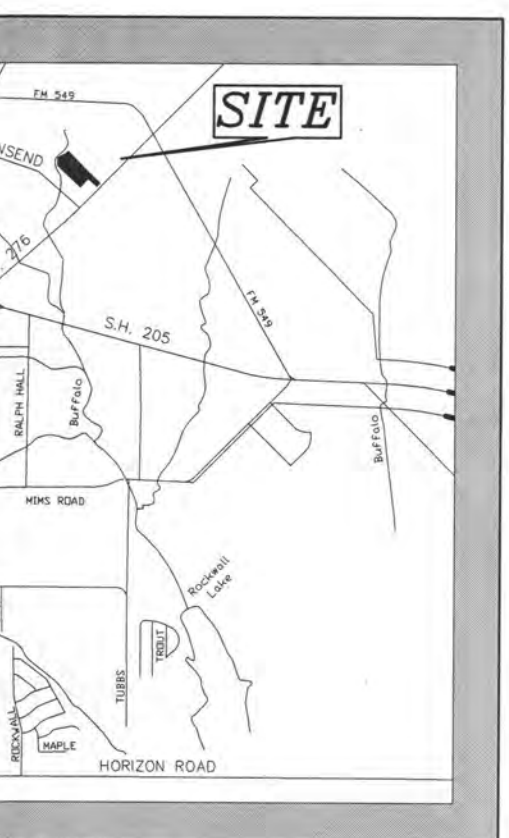
REVISION	
CHECKED	W.L.D.
DRAWN	G.C.W.
DATE	10/08
PROJECT	06013
	20



Approx. Limit of 100 year Flood Limit Line base on F.E.M.A. Map Community-Panel No. 480547 0005 C with a map revision date of June 16, 1992.

100 YEAR WATER SURFACE CROSS-SECTIONS PER CITY OF ROCKWALL MASTER DRAINAGE STUDY

1860 INVESTMENTS, LTD.
VOLUME 4643, PAGE 229
D.R.R.C.T.
ZONING: AG



VICINITY MAP

NOTE:
MARK FIRELANE TO CITY SPECIFICATIONS. "NO PARKING FIRELANE" EVERY 25' IN WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND ALL DIMENSIONS AND RADII ARE TO EDGE OF PAVEMENT

LEGEND

- FIRELANE STRIPPING
- 10"W --- EXISTING WATER LINE
- PROPOSED WATER LINE
- 6"SS --- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER LINE

SITE DATA SUMMARY

ZONING	HEAVY COMMERCIAL
PROPOSED USE	OFFICE BUILDING
LOT AREA	6.1898 ACRES
EX. BUILDING SQUARE FOOTAGE	23,604 SF
PROP. BUILDING SQUARE FOOTAGE	4,950 SF
BUILDING FOOTPRINT	
BUILDING HEIGHT	15'-6"
LOT COVERAGE	1.06%
FAR	4:1
PARKING REQUIRED	10
HANDICAP PARKING REQ'D	1
PARKING PROVIDED	10
HANDICAP PARKING PROVIDED	1
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	106,702 SF

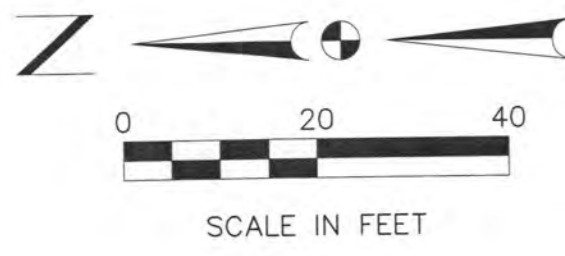
OWNER/DEVELOPER

GERALD HOUSER
1108 ASPEN COURT
ROCKWALL, TEXAS 75087
(214) 558-1577

ENGINEER

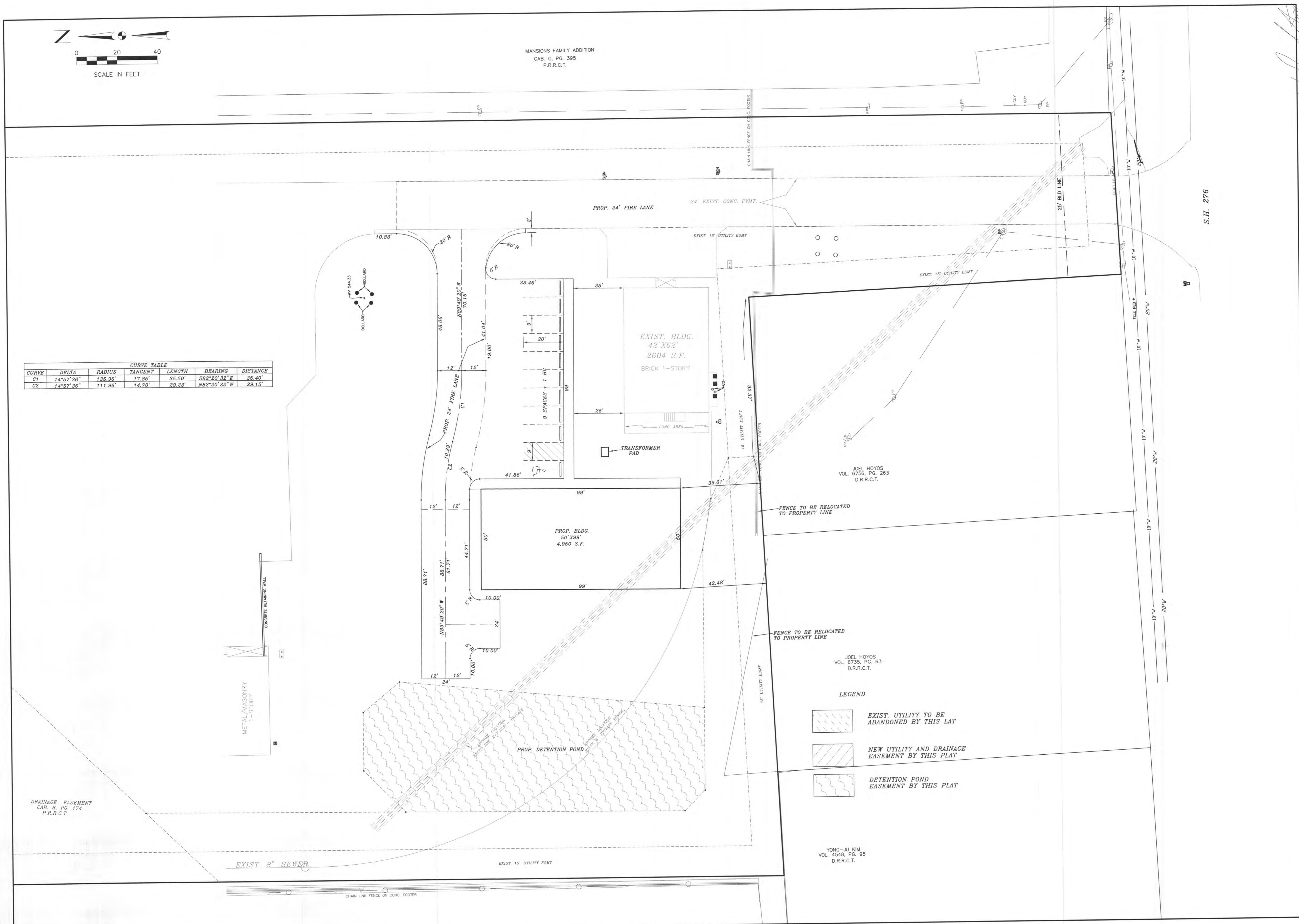
DOUPHRATE & ASSOCIATES, INC.
2235 RIDGE RD., # 200
ROCKWALL, TEXAS 75087
(972) 771-9004

CASE NO. SP2016-022



MANSON'S FAMILY ADDITION
CAB. G, PG. 395
P.R.R.C.T.

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	BEARING	DISTANCE
C1	14°57'36"	135.96'	17.85'	35.50'	S82°20'32" E	35.40'
C2	14°57'36"	111.96'	14.70'	29.23'	N82°20'32" W	29.15'



DRAINAGE EASEMENT
CAB. B, PG. 174
P.R.R.C.T.

EXIST. 8" SEWER

EXIST. 15' UTILITY ESMT




EXIST. BLDG.
42' X 62'
2604 S.F.
BRICK 1-STORY

PROP. BLDG.
50' X 98'
4,950 S.F.

TRANSFORMER PAD

JOEL HOYOS
VOL. 6756, PG. 263
D.R.R.C.T.

JOEL HOYOS
VOL. 6735, PG. 63
D.R.R.C.T.

- LEGEND**
-  EXIST. UTILITY TO BE ABANDONED BY THIS LAT
 -  NEW UTILITY AND DRAINAGE EASEMENT BY THIS PLAT
 -  DETENTION POND EASEMENT BY THIS PLAT

YONG-JU KIM
VOL. 4548, PG. 95
D.R.R.C.T.



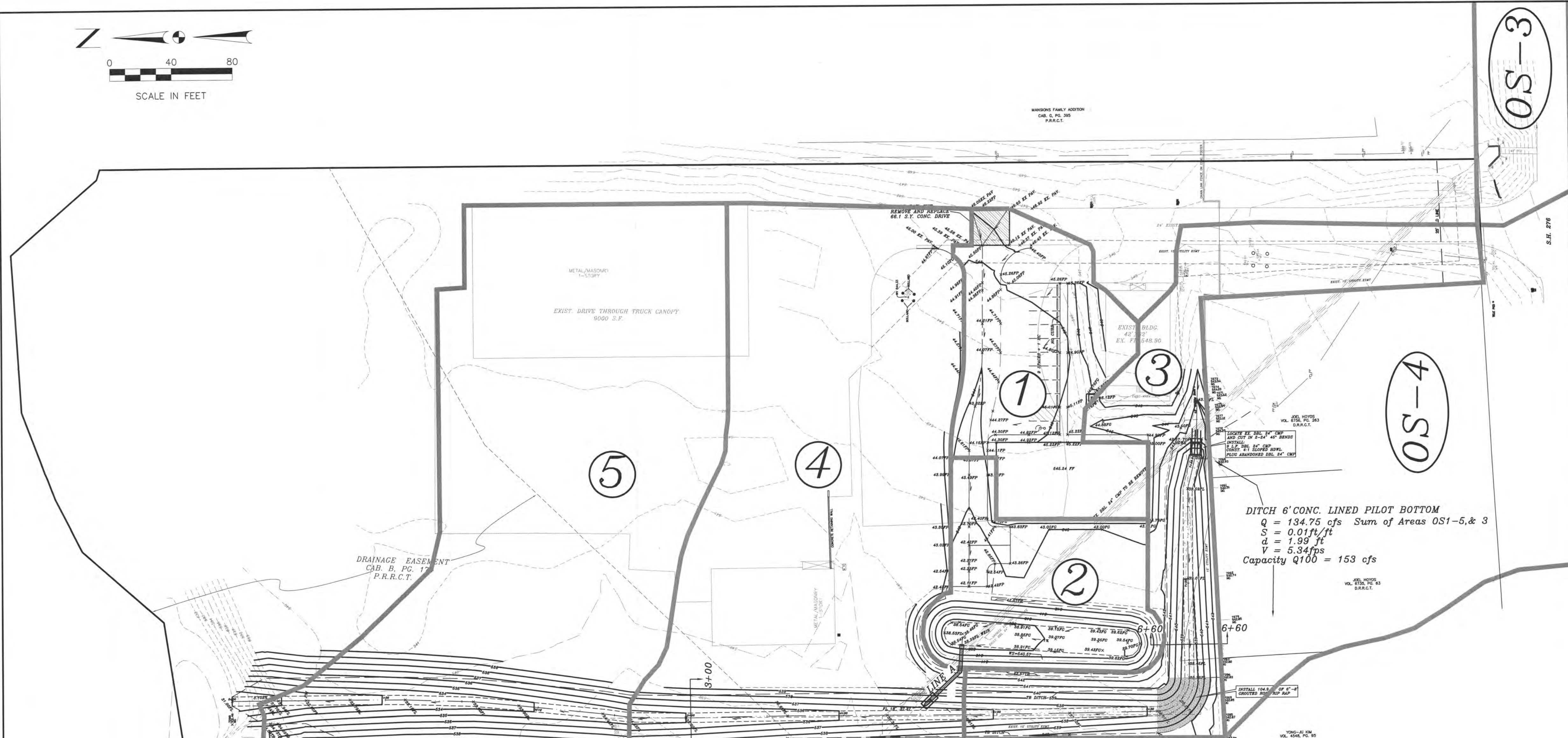
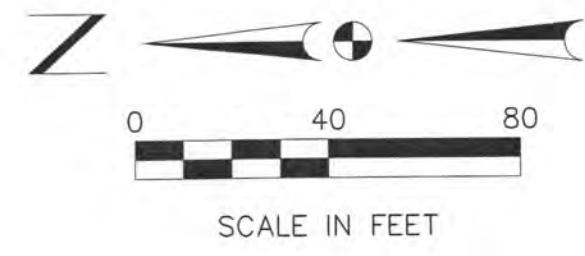
THE SEAL APPEARING ON THIS
DRAWING WAS OBTAINED BY
W.L. DOUPHRAATE II, TEXAS P.E.
NO. 60102, F-886, ON
DATE: OCTOBER 15, 2018

DOUPHRAATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

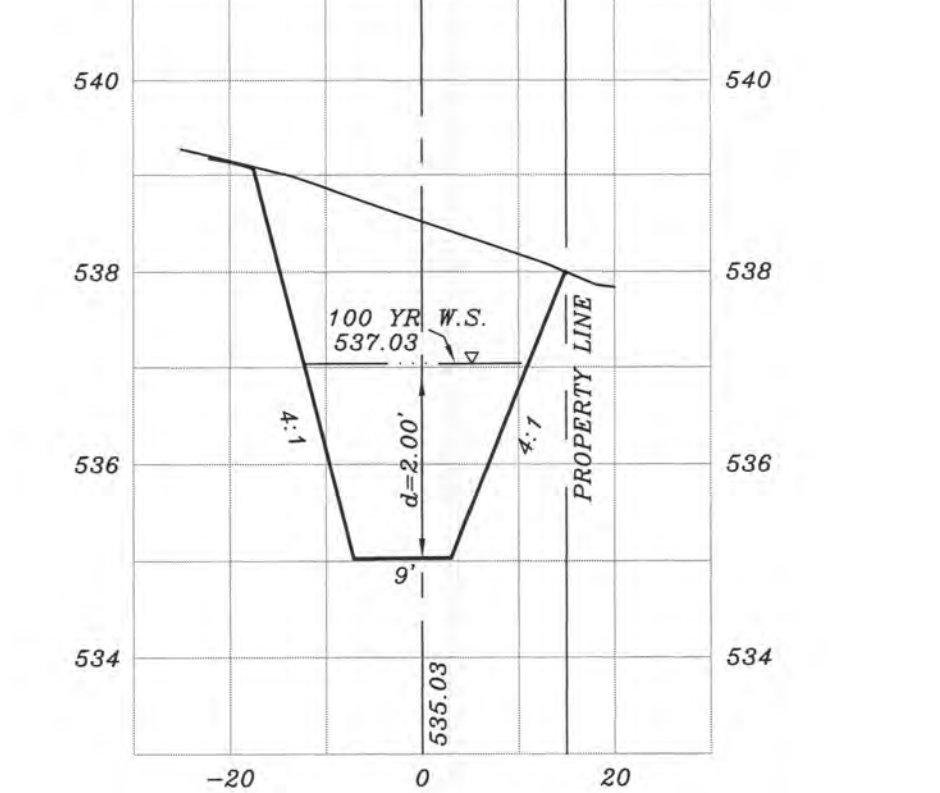
**DIMENSION CONTROL PLAN
HOUSER ADDITION
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS**

REVISION	W.L.D.
CHECKED	G.C.W.
DRAWN	
SCALE	1" = 30' H 1" = 10' V
DATE	MARCH, 2018
PROJECT	16013

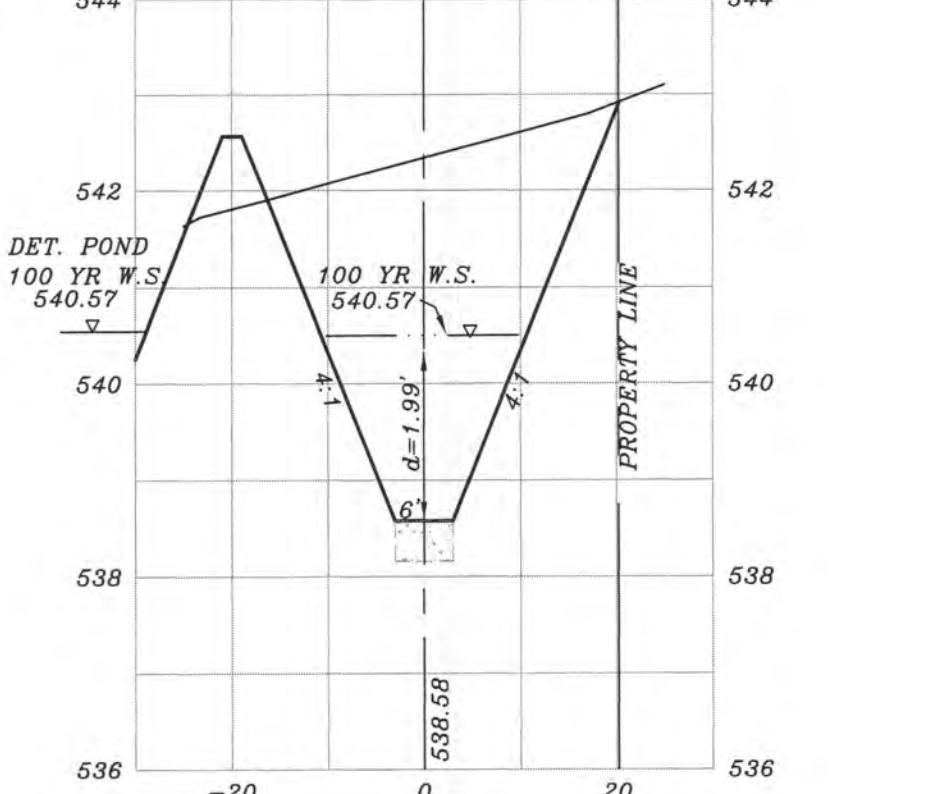
2.1



3+00
DITCH 9' BOTTOM
Q = 151.53 cfs
S = 0.01ft/ft
d = 2.00 ft
V = 5.52fps
C100 = 247 cfs



6+60
DITCH 6' CONC. LINED PILOT BOTTOM
Q = 135.98 cfs
S = 0.01ft/ft
d = 1.99 ft
V = 5.34fps
C100 = 153 cfs



DITCH 9' BOTTOM
Sum of Areas OS1-5,
3,4,5 & Detained 1,2
Q = 183.71 cfs
S = 0.01ft/ft
d = 1.95ft
V = 5.66fps
Capacity Q100 = 247 cfs

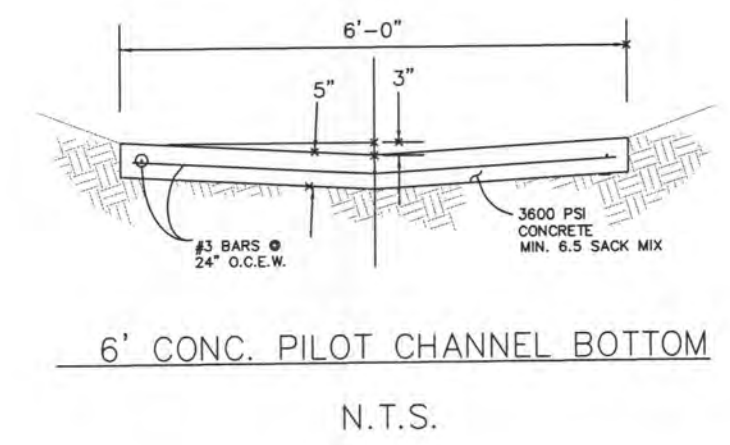
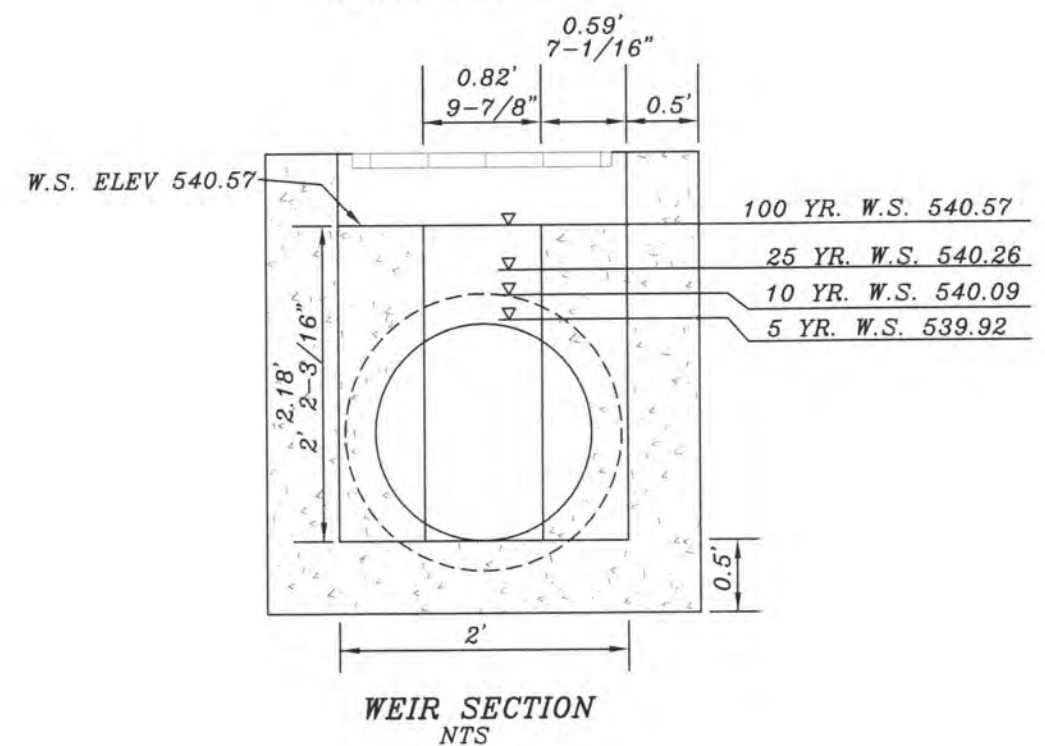
DITCH 9' BOTTOM
Sum of Areas OS1-5,
3,4 & Detained 1,2
Q = 150.30 cfs
S = 0.01ft/ft
d = 1.87ft
V = 5.52fps
Capacity Q100 = 247 cfs

DITCH 8' BOTTOM
Sum of Areas OS1-5,
3, & Detained 1,2
Q = 138.48 cfs
S = 0.01ft/ft
d = 1.99 ft
V = 5.37fps
Capacity Q100 = 145 cfs

DITCH 6' CONC. LINED PILOT BOTTOM
Sum of Areas OS1-5, & 3
Q = 134.75 cfs
S = 0.01ft/ft
d = 1.99 ft
V = 5.34fps
Capacity Q100 = 153 cfs

WEIR CALCULATIONS
Rectangular Suppressed Weir
 $Q = 3.33 h^{3/2} (L - 2h)$
Q = Exist. Conditions Plourate = 3.73 cfs
h1 = Height of Weir at 100 yr elev = 2' 2-3/16 in. = 2.18 ft.
L = Length of Weir
 $3.73 = 3.33 (2.18) (L - .2(2.18))$
L = 0.82 ft = 9-7/8 in.

WEIR DETAIL



OFF-SITE DRAINAGE TABLE - SEE SHT. 3.1

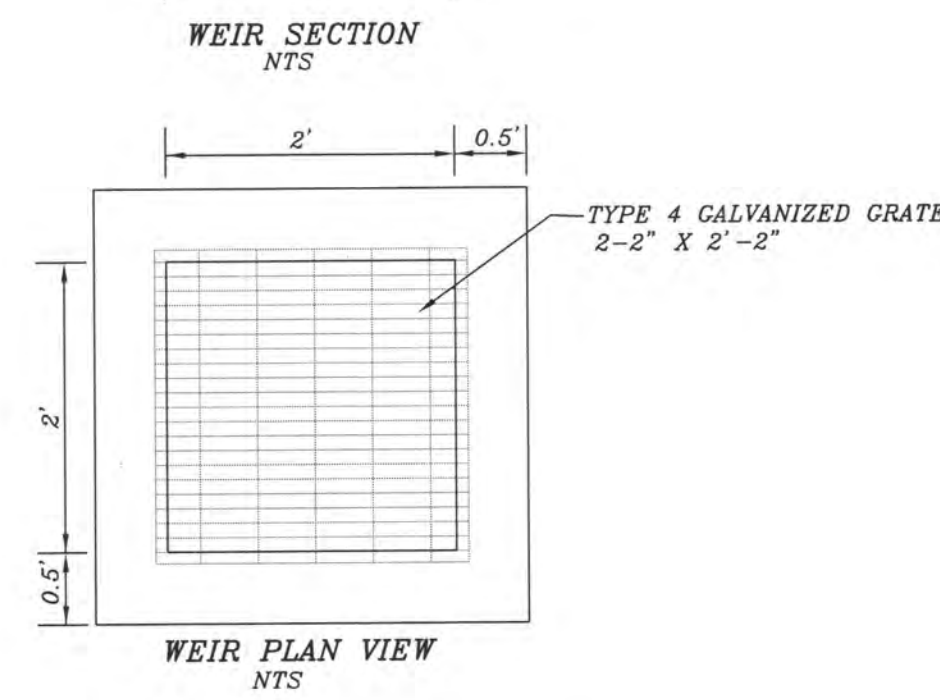
DRAINAGE AREA NO.	ACRES	T.C. (MIN.)	C	I 100 YR.	Q 100 YR.	SUM Q 100 YR.	COMMENTS
OS-1	11.73	10	0.5	9.8	57.48	57.48	
OS-2	5.08	10	0.5	9.8	24.89	82.37	
OS-3	3.56	10	0.9	9.8	31.40	113.77	
OS-4	1.31	10	0.9	9.8	11.55	125.33	
OS-5	1.87	10	0.9	9.8	3.79	129.11	

PRE-DRIVE DRAINAGE TABLE

DRAINAGE AREA NO.	ACRES	T.C. (MIN.)	C	I 100 YR.	Q 100 YR.	SUM Q 100 YR.	COMMENTS
1	0.42	10	0.5	9.8	2.06	2.06	
2	0.34	10	0.5	9.8	1.87	3.73	
3	0.64	10	0.5	9.8	3.14	6.87	
4	1.34	10	0.5	9.8	6.57	13.44	
5	1.52	10	0.5	9.8	7.45	20.89	

POST-DRIVE DRAINAGE TABLE

DRAINAGE AREA NO.	ACRES	T.C. (MIN.)	C	I 100 YR.	Q 100 YR.	SUM Q 100 YR.	COMMENTS
1	0.42	10	0.9	9.8	3.70	3.70	TO DETENTION
2	0.34	10	0.9	9.8	3.00	6.70	TO DETENTION
OFFSITE OS1-5					129.11	129.11	BYPASS
DET. DISCHARGE					3.73	138.48	BYPASS
4	1.34	10	0.9	9.8	11.82	150.30	BYPASS
5	1.52	10	0.9	9.8	13.41	163.71	BYPASS



STORAGE VOLUME STAGE

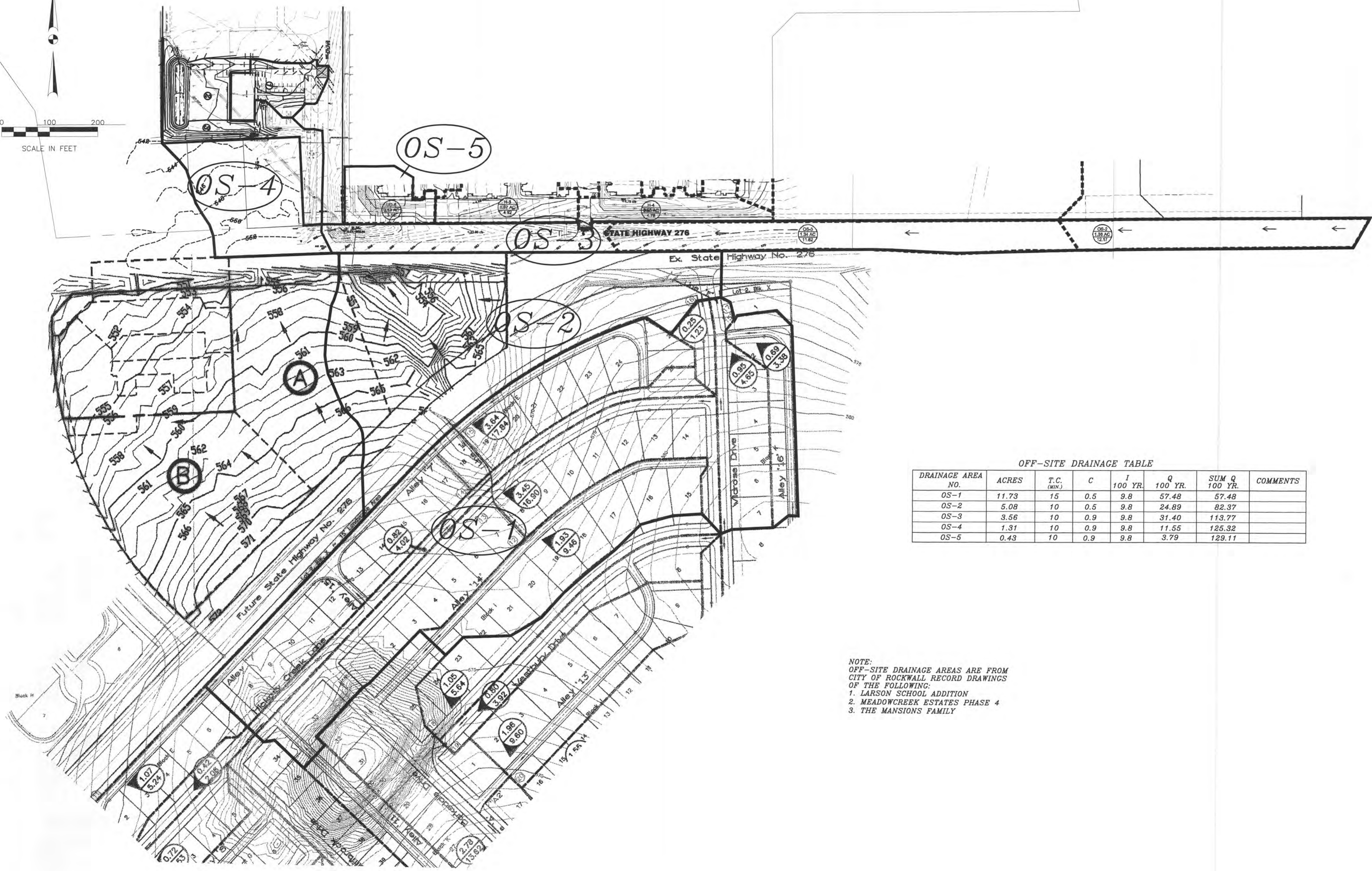
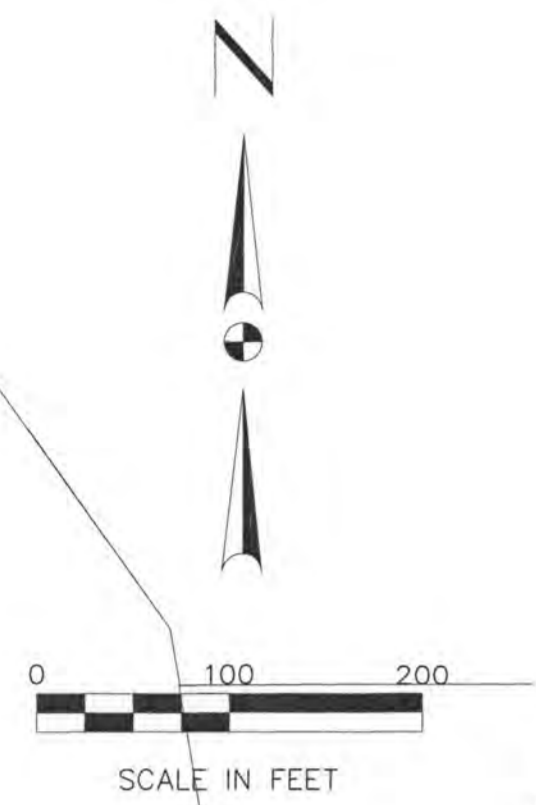
STORM	d	ELEVATION	VOLUME	Qallowable	Qactual
5 YR	1.00	539.92	2,143.2	2.32	2.32
10 YR	1.17	540.09	2,503.44	2.74	2.74
25 YR	1.34	540.26	3,041.52	3.12	3.12
100 YR	2.18	540.57	4,026.48	3.73	3.73



DOUPHRA
& ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

DRAINAGE AREA MAP
HOUSER ADDITION
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION
W.L.D.
CHECKED
G.C.W.
DRAWN
SCALE
1"=40' H
1"=4' V
DATE
MARCH, 2018
PROJECT
16013
30



OFF-SITE DRAINAGE TABLE

DRAINAGE AREA NO.	ACRES	T.C. (MIN.)	C	I 100 YR.	Q 100 YR.	SUM Q 100 YR.	COMMENTS
OS-1	11.73	15	0.5	9.8	57.48	57.48	
OS-2	5.08	10	0.5	9.8	24.89	82.37	
OS-3	3.56	10	0.9	9.8	31.40	113.77	
OS-4	1.31	10	0.9	9.8	11.55	125.32	
OS-5	0.43	10	0.9	9.8	3.79	129.11	

NOTE:
 OFF-SITE DRAINAGE AREAS ARE FROM
 CITY OF ROCKWALL RECORD DRAWINGS
 OF THE FOLLOWING:
 1. LARSON SCHOOL ADDITION
 2. MEADOWCREEK ESTATES PHASE 4
 3. THE MANSIONS FAMILY



THE SEAL APPEARING ON THIS
 DRAWING WAS AUTHORIZED BY
 THE BOARD OF PROFESSIONAL ENGINEERS
 NO. 60102, F-886, ON
 DATE: OCTOBER 15, 2018

DOUPHRADE & ASSOCIATES, INC.
 ENGINEERING • PROJECT MANAGEMENT • SURVEYING
 22235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
 PHONE: (972)771-9004 FAX: (972)771-9005

**OFF-SITE DRAINAGE AREA MAP
 HOUSER ADDITION
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS**

REVISION	W.L.D.
CHECKED	G.C.W.
DRAWN	
SCALE	1" = 100' H 1" = V
DATE	SEPTEMBER 2018
PROJECT	16013
	31



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUGLAS, P.E. LICENSE NO. 60102, STATE OF TEXAS, ON DATE: OCTOBER 15, 2018

DOUPHRAITE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

**DRAINAGE CALCULATIONS
HOUSER ADDITION**
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

REVISION
W.L.D.
CHECKED
G.C.W.
DRAWN
SCALE
1"=20' H
1"=100' V
MARCH 2018
DATE
16013
PROJECT
32

**HOUSER
5 YR STORM CALCULATIONS**

Present Conditions
Q=CIA

A =	0.76
C =	0.5
Tc =	10
I5 =	6.1
Q5 =	2.318

Future Conditions (Developed)	Offsite Conditions (Undeveloped)	Bypass
A = 0.76	A = 0	A = 0
Aadj = 0.76		
C = 0.9	C = 0.9	C = 0.9
Tc = 10	Tc = 10	Tc = 10
I5 = 6.1	I5 = 6.1	I5 = 6.1
Q5 = 4.1724	Q5 = 0	Q5 = 0

Flow for Storm Durations (Developed)				Flow for Storm Durations (Offsite)			
Time	I	C	Q	Time	I	C	Q
10 min	6.1	0.9	4.1724	10 min	6.1	0.9	0
15 min	5.5	0.9	3.762	15 min	5.5	0.9	0
20 min	5	0.9	3.42	20 min	5	0.9	0
30 min	4	0.9	2.736	30 min	4	0.9	0
40 min	3.4	0.9	2.3256	40 min	3.4	0.9	0
50 min	2.9	0.9	1.9836	50 min	2.9	0.9	0
60 min	2.6	0.9	1.7784	60 min	2.6	0.9	0
70 min	2.4	0.9	1.6416	70 min	2.4	0.9	0
80 min	2.2	0.9	1.5048	80 min	2.2	0.9	0
90 min	2	0.9	1.368	90 min	2	0.9	0
100 min	1.8	0.9	1.2312	100 min	1.8	0.9	0
110 min	1.7	0.9	1.1628	110 min	1.7	0.9	0

Storage Calculations

10 min	Inflow	2503.44	Storage	1112.64	Outflow	1390.8
15 min	Inflow	3385.8	Storage	1647.3	Outflow	1738.5
20 min	Inflow	4104	Storage	2017.8	Outflow	2086.2
30 min	Inflow	4924.8	Storage	2143.2	Outflow	2781.6
40 min	Inflow	5581.44	Storage	2104.44	Outflow	3477
50 min	Inflow	5950.8	Storage	1778.4	Outflow	4172.4
60 min	Inflow	6402.24	Storage	1534.44	Outflow	4867.8
70 min	Inflow	6894.72	Storage	1331.52	Outflow	5563.2
80 min	Inflow	7223.04	Storage	964.44	Outflow	6258.6
90 min	Inflow	7387.2	Storage	433.2	Outflow	6954
100 min	Inflow	7387.2	Storage	-262.2	Outflow	7649.4
110 min	Inflow	6976.8	Storage	-1368	Outflow	8344.8

**HOUSER
10 YR STORM CALCULATIONS**

Present Conditions
Q=CIA

A =	0.76
C =	0.5
Tc =	10
I10 =	7.2
Q10 =	2.736

Future Conditions (Developed)	Offsite Conditions (Undeveloped)	Bypass
A = 0.76	A = 0	A = 0
Aadj = 0.76		
C = 0.9	C = 0.9	C = 0.9
Tc = 10	Tc = 10	Tc = 10
I10 = 7.2	I10 = 7.2	I10 = 7.2
Q10 = 4.9248	Q10 = 0	Q10 = 0

Flow for Storm Durations (Developed)				Flow for Storm Durations (Offsite)			
Time	I	C	Q	Time	I	C	Q
10 min	7.2	0.9	4.9248	10 min	7.2	0.9	0
15 min	6.5	0.9	4.446	15 min	6.5	0.9	0
20 min	5.8	0.9	3.9672	20 min	5.8	0.9	0
30 min	4.7	0.9	3.2148	30 min	4.7	0.9	0
40 min	4	0.9	2.736	40 min	4	0.9	0
50 min	3.5	0.9	2.394	50 min	3.5	0.9	0
60 min	3	0.9	2.052	60 min	3	0.9	0
70 min	2.7	0.9	1.8468	70 min	2.7	0.9	0
80 min	2.5	0.9	1.71	80 min	2.5	0.9	0
90 min	2.3	0.9	1.5732	90 min	2.3	0.9	0
100 min	2.2	0.9	1.5048	100 min	2.2	0.9	0
110 min	1.9	0.9	1.2996	110 min	1.9	0.9	0

Storage Calculations

10 min	Inflow	2954.88	Storage	1313.28	Outflow	1641.6
15 min	Inflow	4001.4	Storage	1949.4	Outflow	2052
20 min	Inflow	4760.64	Storage	2298.24	Outflow	2462.4
30 min	Inflow	5786.64	Storage	2503.44	Outflow	3283.2
40 min	Inflow	6566.4	Storage	2462.4	Outflow	4104
50 min	Inflow	7182	Storage	2257.2	Outflow	4924.8
60 min	Inflow	7387.2	Storage	1641.6	Outflow	5745.6
70 min	Inflow	7756.56	Storage	1190.16	Outflow	6566.4
80 min	Inflow	8208	Storage	820.8	Outflow	7387.2
90 min	Inflow	8495.28	Storage	287.28	Outflow	8208
100 min	Inflow	9028.8	Storage	0	Outflow	9028.8
110 min	Inflow	7797.6	Storage	-2052	Outflow	9849.6

**HOUSER
25 YR STORM CALCULATIONS**

Present Conditions
Q=CIA

A =	0.76
C =	0.5
Tc =	10
I25 =	8.2
Q25 =	3.116

Future Conditions (Developed)	Offsite Conditions (Undeveloped)	Bypass
A = 0.76	A = 0	A = 0
Aadj = 0.76		
C = 0.9	C = 0.9	C = 0.9
Tc = 10	Tc = 10	Tc = 10
I25 = 8.2	I25 = 8.2	I25 = 8.2
Q25 = 5.6088	Q25 = 0	Q25 = 0

Flow for Storm Durations (Developed)				Flow for Storm Durations (Offsite)			
Time	I	C	Q	Time	I	C	Q
10 min	8.2	0.9	5.6088	10 min	8.2	0.9	0
15 min	7.5	0.9	5.13	15 min	7.5	0.9	0
20 min	6.7	0.9	4.5828	20 min	6.7	0.9	0
30 min	5.5	0.9	3.762	30 min	5.5	0.9	0
40 min	4.7	0.9	3.2148	40 min	4.7	0.9	0
50 min	4	0.9	2.736	50 min	4	0.9	0
60 min	3.5	0.9	2.394	60 min	3.5	0.9	0
70 min	3.2	0.9	2.1888	70 min	3.2	0.9	0
80 min	2.7	0.9	1.8468	80 min	2.7	0.9	0
90 min	2.5	0.9	1.71	90 min	2.5	0.9	0
100 min	2.4	0.9	1.6416	100 min	2.4	0.9	0
110 min	2.3	0.9	1.5732	110 min	2.3	0.9	0

Storage Calculations

10 min	Inflow	3365.28	Storage	1495.68	Outflow	1869.6
15 min	Inflow	4617	Storage	2280	Outflow	2337
20 min	Inflow	5499.36	Storage	2694.96	Outflow	2804.4
30 min	Inflow	6771.6	Storage	3032.4	Outflow	3739.2
40 min	Inflow	7715.52	Storage	3041.52	Outflow	4674
50 min	Inflow	8208	Storage	2599.2	Outflow	5608.8
60 min	Inflow	8618.4	Storage	2074.8	Outflow	6543.6
70 min	Inflow	9192.96	Storage	1714.56	Outflow	7478.4
80 min	Inflow	8864.64	Storage	451.44	Outflow	8413.2
90 min	Inflow	9234	Storage	-114	Outflow	9348
100 min	Inflow	9849.6	Storage	-433.2	Outflow	10282.8
110 min	Inflow	9439.2	Storage	-1778.4	Outflow	11217.6

**HOUSER
100 YR STORM CALCULATIONS**

Present Conditions
Q=CIA

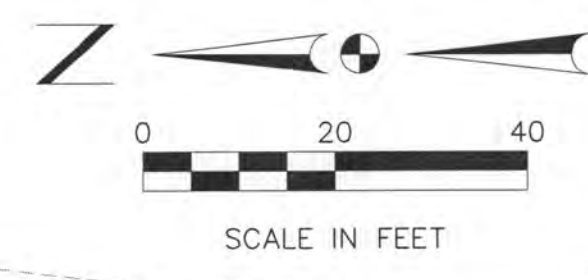
A =	0.76
C =	0.5
Tc =	10
I100 =	9.8
Q100 =	3.724

Future Conditions (Developed)	Offsite Conditions (Undeveloped)	Bypass
A = 0.76	A = 0	A = 0
Aadj = 0.76		
C = 0.9	C = 0.9	C = 0.9
Tc = 10	Tc = 10	Tc = 10
I100 = 9.8	I100 = 7.2	I100 = 7.2
Q100 = 6.7032	Q100 = 0	Q100 = 0

Flow for Storm Durations (Developed)				Flow for Storm Durations (Offsite)			
Time	I	C	Q	Time	I	C	Q
10 min	9.8	0.9	6.7032	10 min	9.8	0.9	0
15 min	9	0.9	6.156	15 min	9	0.9	0
20 min	8.3	0.9	5.6772	20 min	8.3	0.9	0
30 min	6.9	0.9	4.7196	30 min	6.9	0.9	0
40 min	5.8	0.9	3.9672	40 min	5.8	0.9	0
50 min	5	0.9	3.42	50 min	5	0.9	0
60 min	4.5	0.9	3.078	60 min	4.5	0.9	0
70 min	4	0.9	2.736	70 min	4	0.9	0
80 min	3.7	0.9	2.5308	80 min	3.7	0.9	0
90 min	3.5	0.9	2.394	90 min	3.5	0.9	0
100 min	3.3	0.9	2.2572	100 min	3.3	0.9	0
110 min	2.9	0.9	1.9836	110 min	2.9	0.9	0

Storage Calculations

10 min	Inflow	4021.92	Storage	1787.52	Outflow	2234.4
15 min	Inflow	5540.4	Storage	2747.4	Outflow	2793
20 min	Inflow	6812.64	Storage	3461.04	Outflow	3351.6
30 min	Inflow	8495.28	Storage	4026.48	Outflow	4468.8
40 min	Inflow	9521.28	Storage	3935.28	Outflow	5586
50 min	Inflow	10260	Storage	3556.8	Outflow	6703.2
60 min	Inflow	11080.8	Storage	3260.4	Outflow	7820.4
70 min	Inflow	11491.2	Storage	2553.6	Outflow	8937.6
80 min	Inflow	12147.84	Storage	2093.04	Outflow	10054.8
90 min	Inflow	12927.6	Storage	1755.6	Outflow	11172
100 min	Inflow	13543.2	Storage	1254	Outflow	12289.2
110 min	Inflow	11901.6	Storage	-1504.8	Outflow	13406.4



MANSIONS FAMILY ADDITION
CAB. G. PG. 395
P.R.R.C.T.

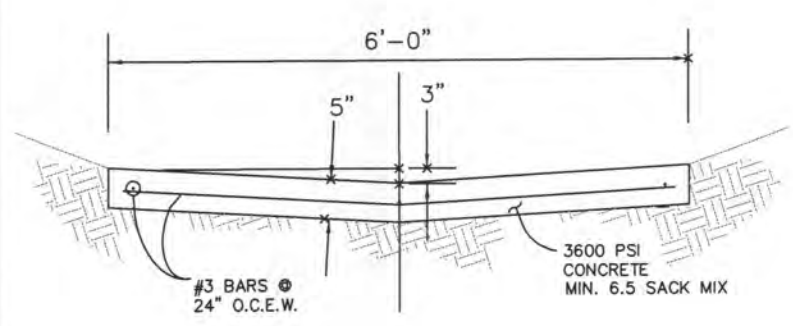
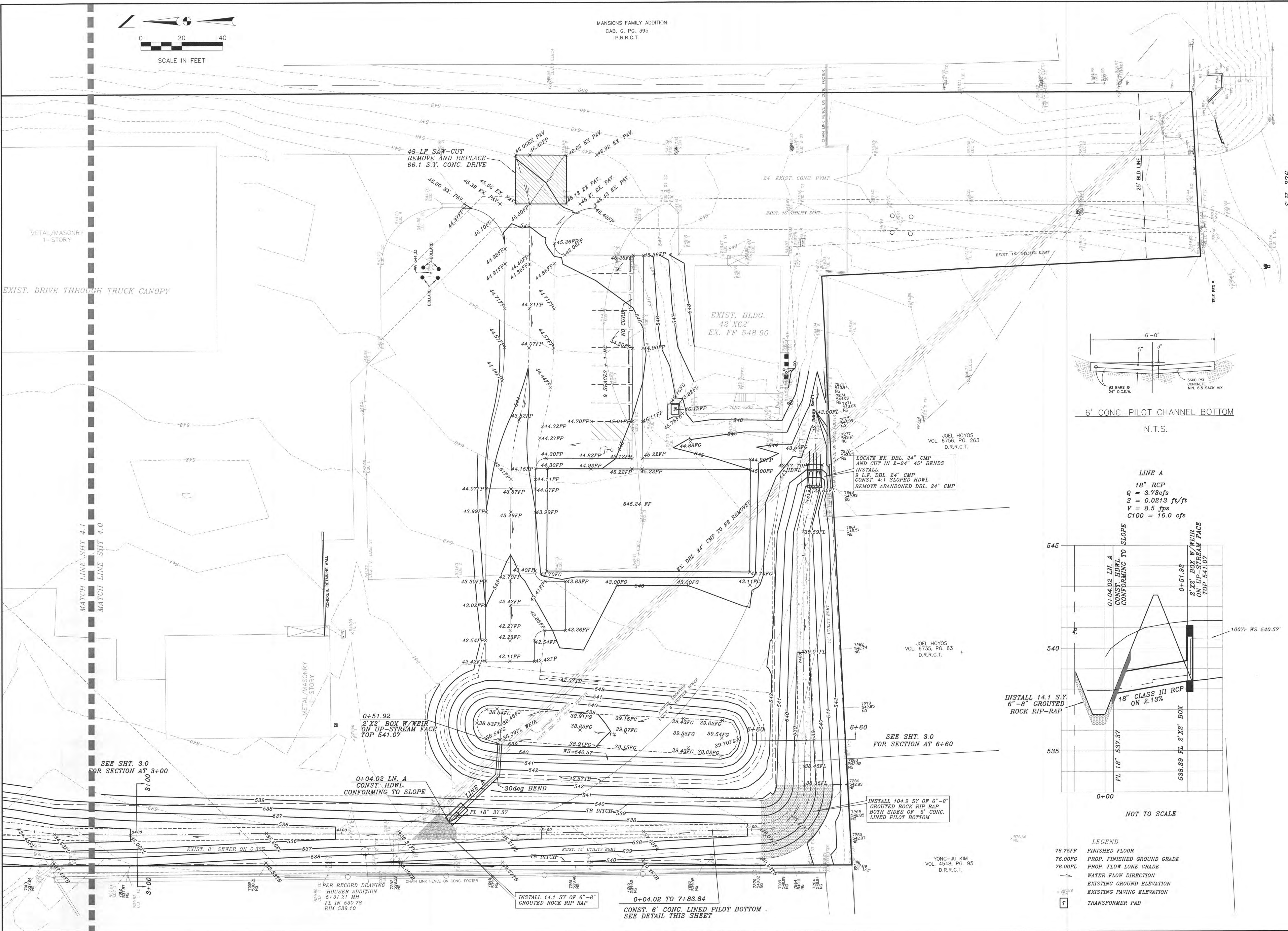


THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II, TEXAS P.E. NO. 60102, F-886, ON DATE: NOVEMBER 18, 2018.

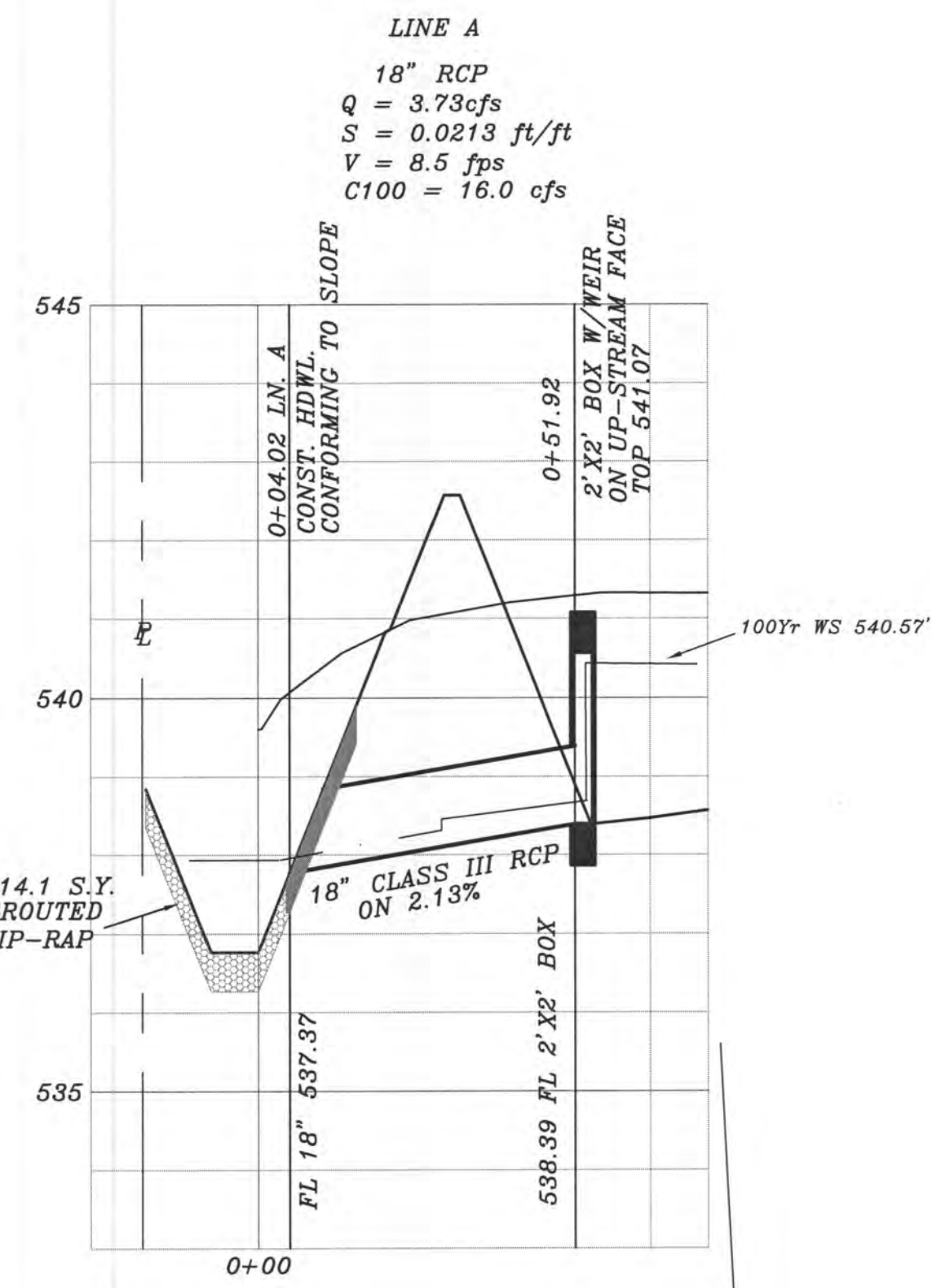
DOUPHRATE & ASSOCIATES, INC.
ENGINEERING - PROJECT MANAGEMENT - SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

GRADING PLAN
HOUSER ADDITION
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	
DRAWN	G.C.W.
SCALE	1"=30' H 1"=4' V
DATE	OCT. 2018
PROJECT	16013
	40



6" CONC. PILOT CHANNEL BOTTOM
N.T.S.



LINE A
18" RCP
Q = 3.73cfs
S = 0.0213 ft/ft
V = 8.5 fps
C100 = 16.0 cfs

NOT TO SCALE

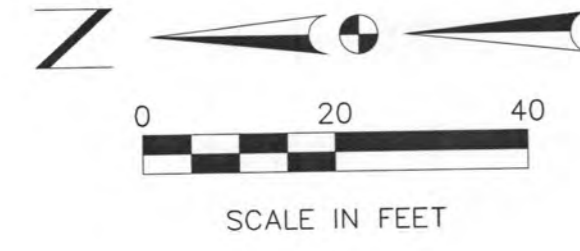
- LEGEND
- 76.75FF FINISHED FLOOR
 - 76.00FG PROP. FINISHED GROUND GRADE
 - 76.00FL PROP. FLOW LANE GRADE
 - WATER FLOW DIRECTION
 - EXISTING GROUND ELEVATION
 - EXISTING PAVING ELEVATION
 - ☐ TRANSFORMER PAD

S.H. 276

YONG-JU KIM
VOL. 4548, PG. 95
D.R.R.C.T.

SEE SHT. 3.0
FOR SECTION AT 6+60

0+04.02 TO 7+83.84
CONST. 6" CONC. LINED PILOT BOTTOM
SEE DETAIL THIS SHEET



FL 10" OUT TO THE
WEST FL ELEV. 529.81

INSTALL 16.1 SF OF 6"-8"
GROUTED ROCK RIP RAP

DRAINAGE EASEMENT
CAB. B, PG. 174
P.R.R.C.T.

METAL/MASONRY
1-STORY
EXIST. DRIVE THROUGH TRUCK CANOPY
9000 S.F.

MATCH LINE SHT 4.1
MATCH LINE SHT 4.0

SEE SHT. 3.0
FOR SECTION AT 3+00

EXIST. 8" SEWER ON 0.33%



THE SEAL APPEARING ON THIS
DRAWING WAS AUTHORIZED BY
W.L. DOUPHRATE II TEXAS P.E.
NO. 60102, F-886, ON
DATE: OCTOBER 15, 2018

DOUPHRATE & ASSOCIATES, INC.

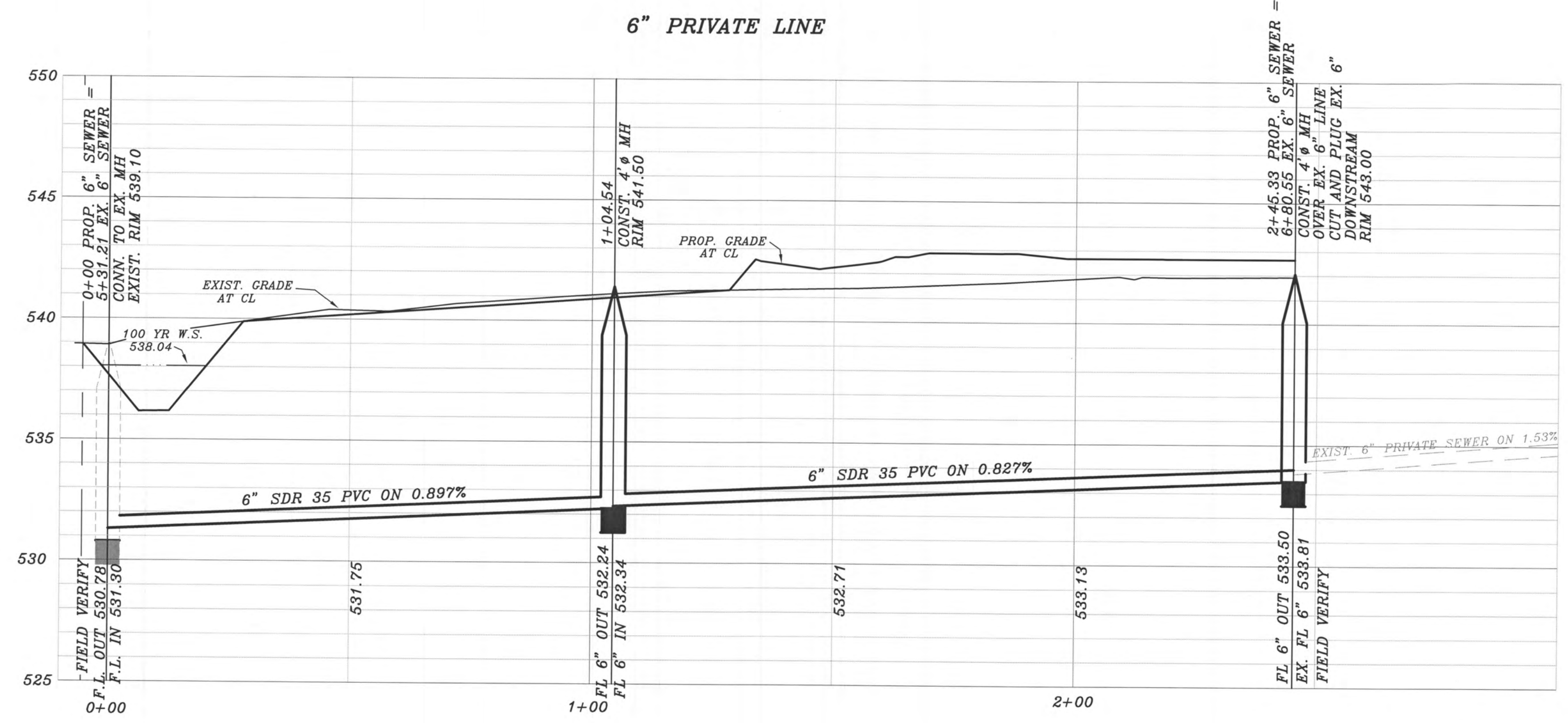
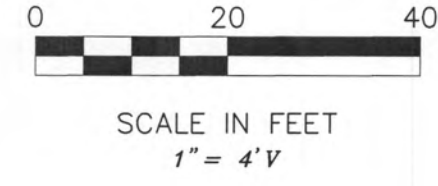


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PHONE: (972)771-9004 FAX: (972)771-9005

GRADING PLAN
HOUSER ADDITION
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	G.C.W.
DRAWN	
SCALE	1" = 20' H 1" = 1' V
DATE	OCT, 2018
PROJECT	16013
	41

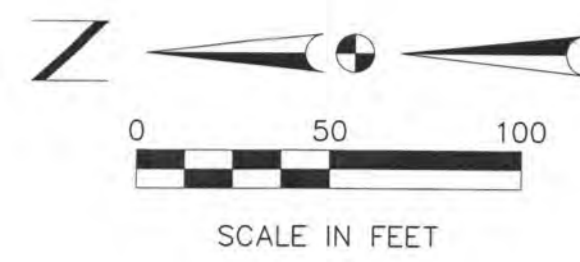


THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE, P.E. NO. 60102, STATE OF TEXAS, DATE: NOVEMBER 18, 2018

DOUPHRATE & ASSOCIATES, INC.
 ENGINEERING • PROJECT MANAGEMENT • SURVEYING
 2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
 PHONE: (972)771-9004 FAX: (972)771-9005

6" SEWER SERVICE PROFILE
HOUSER ADDITION
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	G.C.W.
DRAWN	
SCALE	1" = 20' H 1" = 4' V
DATE	JULY, 2018
PROJECT	16013
	5.1



STANDARDS FOR SILT FENCE

DEFINITION

TEMPORARY BARRIER FENCE MADE OF BURLAP OR POLYPROPYLENE MATERIAL WHICH IS WATER PERMEABLE BUT WILL TRAP WATER - BORNE SEDIMENT.

PURPOSE

TO INTERCEPT AND DETAIN WATER - BORNE SEDIMENT FROM UNPROTECTED AREAS OF LIMITED EXTENT.

CONDITIONS WHERE PRACTICE APPLIES

SILT FENCE IS USED DURING THE PERIOD OF CONSTRUCTION NEAR THE PERIMETER OF A DISTURBED AREA TO INTERCEPT SEDIMENT WHILE ALLOWING WATER TO PERCOLATE THROUGH. THIS FENCE SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. SILT FENCE SHOULD NOT BE USED WHERE THERE IS A CONCENTRATION OF WATER IN A CHANNEL OR OTHER DRAINAGE WAY.

DESIGN CRITERIA

SILT FENCE IS CONSTRUCTED NEAR THE PERIMETER OF A DISTURBED SITE WITHIN THE DEVELOPING AREA. IT IS NOT TO BE CONSTRUCTED OUTSIDE THE PROPERTY LINES WITHOUT OBTAINING A LETTER OF PERMISSION FROM THE AFFECTED ADJACENT PROPERTY OWNERS.

A DESIGN IS NOT REQUIRED FOR THE INSTALLATION OF THE SILT FENCE. HOWEVER, THE FOLLOWING CRITERIA SHALL BE OBSERVED:

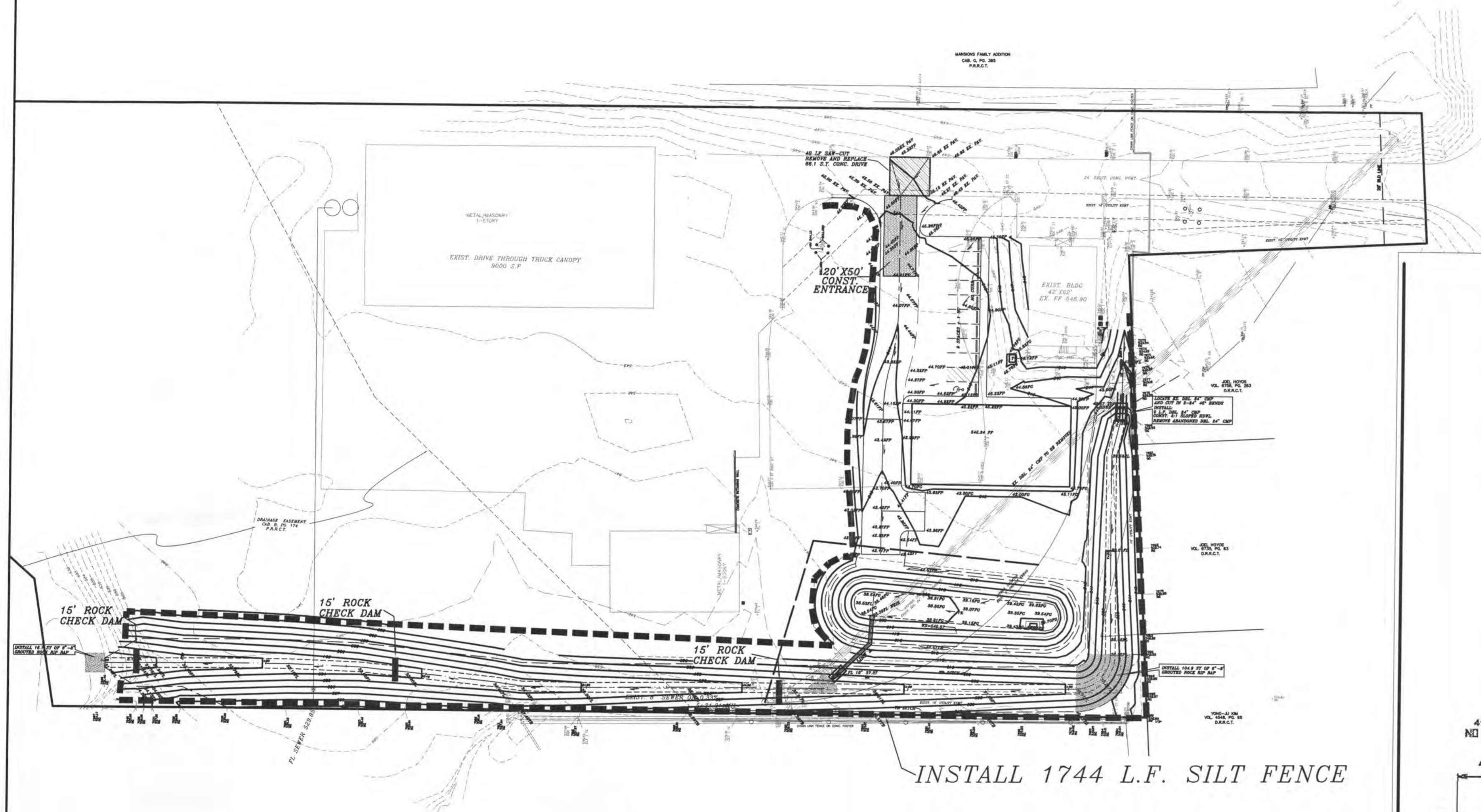
- DRAINAGE AREA - LESS THAN TWO ACRES
- HEIGHT - 30 INCHES MINIMUM HEIGHT MEASURED FROM EXISTING OR GRADED GROUND.
- MATERIAL - BURLAP, POLYPROPYLENE FABRIC, OR NYLON REINFORCED WITH POLYESTER NETTING. THE MULLER BURST STRENGTH SHALL BE GREATER THAN 150 PSI. THE EDGES SHALL BE TREATED TO PREVENT UNRAVELING.
- SUPPORT - STEEL FENCE POSTS SPACED A MAXIMUM OF 8 FEET APART. WOVEN WIRE WILL BE USED TO SUPPORT THE MATERIAL.

OUTLET

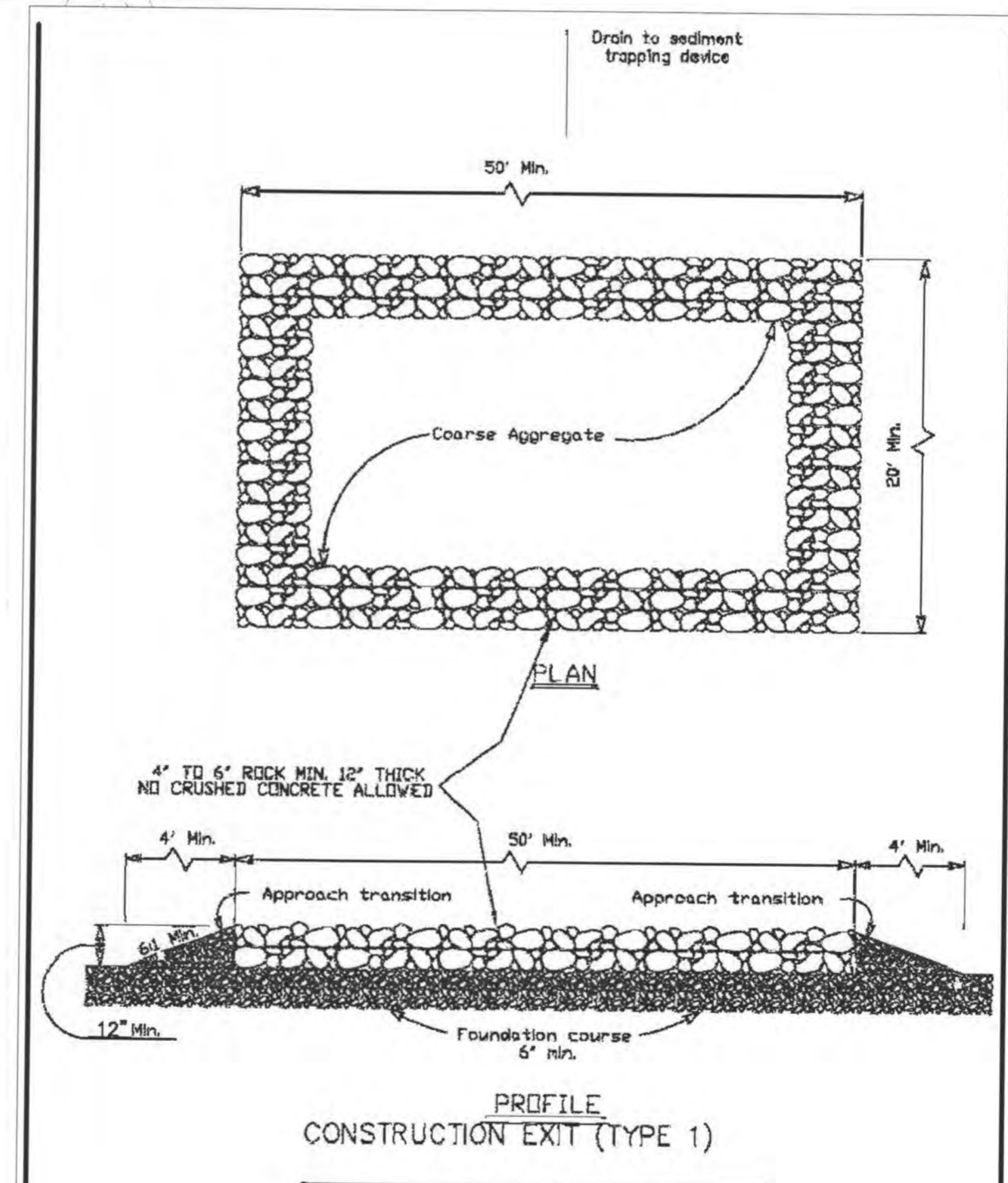
SILT FENCE SHALL BE PLACED AND CONSTRUCTED IN SUCH A MANNER THAT RUNOFF FROM A DISTURBED SURFACE OR EXPOSED UPLAND AREA SHALL BE INTERCEPTED, SEDIMENT TRAPPED, AND THE SURFACE RUNOFF ALLOWED TO PERCOLATE THROUGH THE STRUCTURE.

SILT FENCE SHALL BE PLACED IN SUCH A MANNER THAT SURFACE RUNOFF WHICH PERCOLATES THROUGH WILL FLOW ONTO AN UNDISTURBED STABILIZED AREA OR STABILIZED OUTLET.

- NOTES:**
1. SHOULD WORK CEASE FOR A PERIOD OF 21 DAYS PERMANENT STABILIZATION SHALL BE INSTALLED.
 2. SHOULD THE CONTRACTOR STORE ANY FUEL OR OTHER HAZARDOUS MATERIAL ONSITE THIS PLAN WILL BE MODIFIED TO REFLECT PROTECTION MEASURES.



INSTALL 1744 L.F. SILT FENCE



PROFILE CONSTRUCTION EXIT (TYPE 1)

GENERAL NOTES

1. The length of the type 1 construction exit shall be as indicated on the plans, but not less than 50'.
2. The coarse aggregate should be open graded with a size of 4' to 8'.
3. The approach transitions should be no steeper than 8:1 and constructed as directed by the Engineer.
4. The construction exit foundation course shall be flexible base, bituminous concrete, portland cement concrete or other material as approved by the Engineer.
5. The construction exit shall be graded to allow drainage to a sediment trapping device.
6. The guidelines shown hereon are suggestions only and may be modified by the Engineer.

EROSION CONTROL GENERAL NOTES

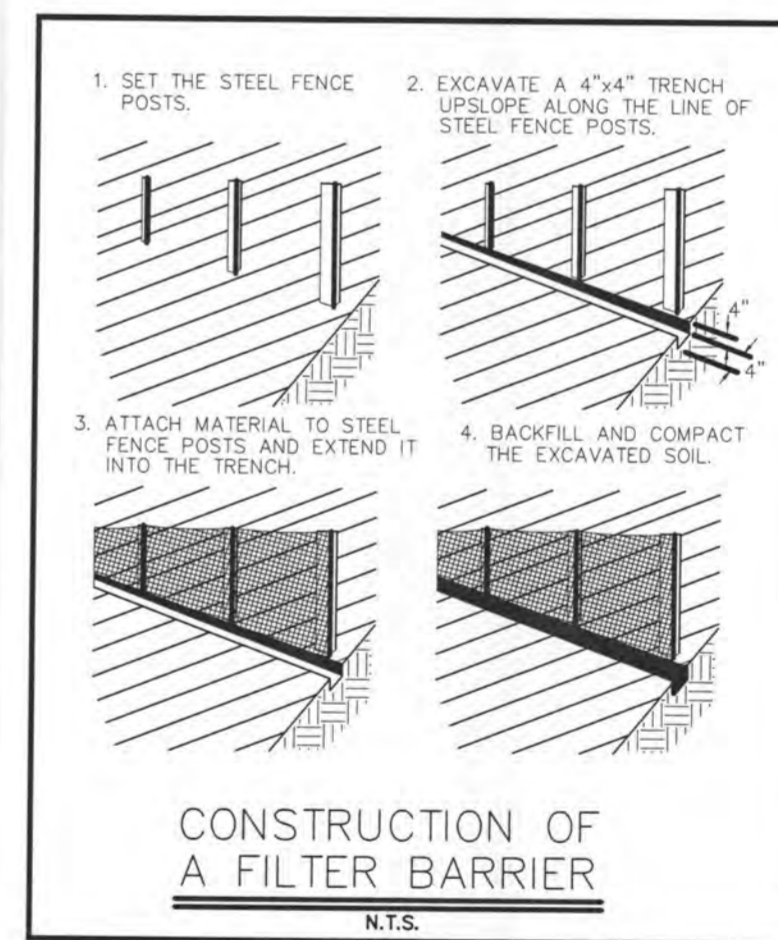
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH SHOULD BE A MINIMUM OF 4 INCHES DEEP AND 4 INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.
5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN NO. 7 ABOVE.
9. EROSION PROTECTION WILL BE DELETED OR ADDED PER THE CITY OF ROCKWALL.
10. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. THE 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.
11. ALL SEEDING AND FERTILIZATION OF DISTURBED AREAS WILL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR.

STORM DRAIN INLET PROTECTION CONSTRUCTION SPECIFICATIONS

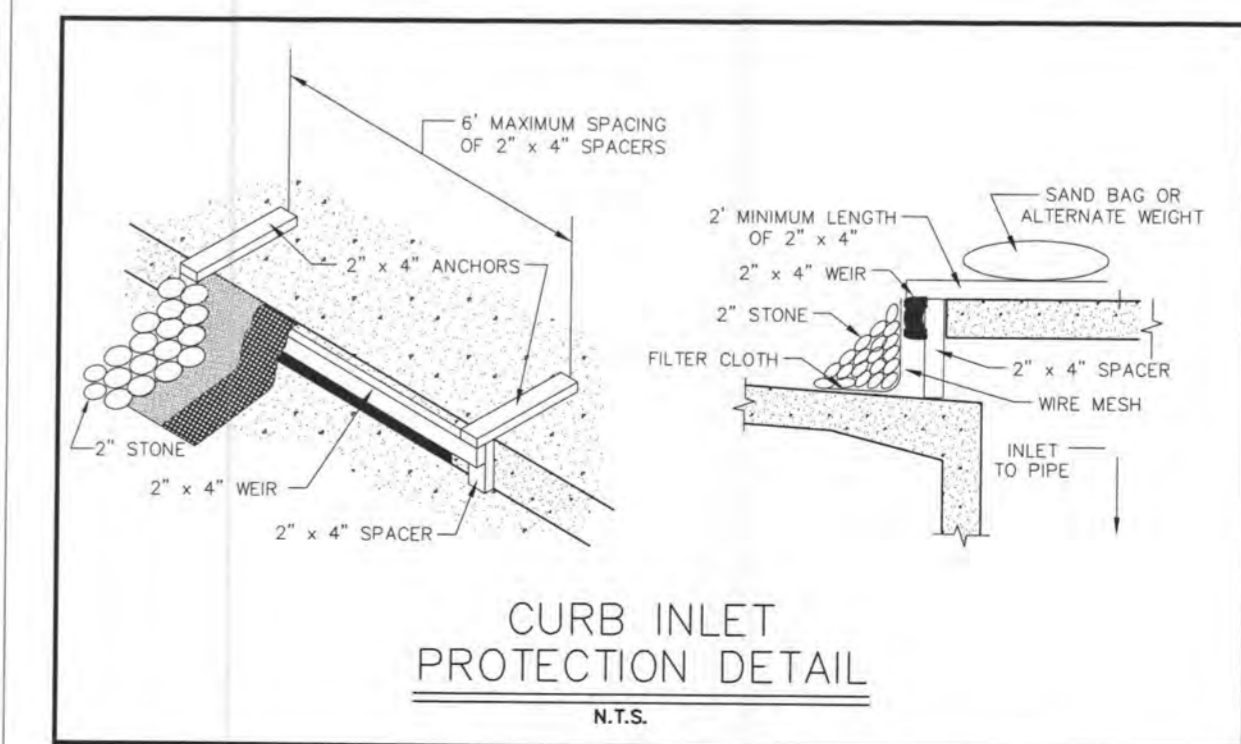
1. STEEL FRAME IS TO BE CONSTRUCTED OF SUITABLE MATERIAL.
2. WIRE MESH MUST BE OF SUFFICIENT STRENGTH TO SUPPORT FILTER FABRIC, AND STONE FOR CURB INLETS, WITH WATER FULLY IMPOUNDED AGAINST IT.
3. FILTER CLOTH MUST BE OF A TYPE APPROVED FOR THIS PURPOSE; RESISTANT TO SUNLIGHT WITH SIEVE SIZE, EOS, 40-85, TO ALLOW SUFFICIENT PASSAGE OF WATER AND REMOVAL OF SEDIMENT.
4. STONE IS TO BE 2" IN SIZE AND CLEAN, SINCE FINES WOULD CLOG THE CLOTH.
5. THE ASSEMBLY SHALL BE PLACED SO THAT THE END SPACERS ARE A MINIMUM 1" BEYOND BOTH ENDS OF THE THROAT OPENING.
6. FORM THE WIRE MESH AND FILTER CLOTH TO THE CONCRETE CURTAIN AND AGAINST THE FACE OF CURB ON BOTH SIDES OF THE INLET. PLACE CLEAN 2" STONE OVER THE WIRE MESH AND FILTER FABRIC IN SUCH A MANNER AS TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE FILTER CLOTH.
7. THIS TYPE OF PROTECTION MUST BE INSPECTED FREQUENTLY AND THE FILTER CLOTH AND STONE REPLACED WHEN CLOGGED WITH SEDIMENT.
8. ASSURE THAT STORM FLOW DOES NOT BYPASS INLET BY INSTALLING TEMPORARY EARTH OR ASPHALT DIKES DIRECTING FLOW INTO INLET.

NOTE:
SILTATION FENCE SHALL BE PLACED AROUND INLETS DURING CONSTRUCTION. GRASS SHALL BE ESTABLISHED 75%-80% OF ALL DISTURBED AREAS IS 1" HIGH PRIOR TO CITY ACCEPTANCE.

EROSION CONTROL DETAILS



CONSTRUCTION OF A FILTER BARRIER



CURB INLET PROTECTION DETAIL



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II, TEXAS P.E. NO. 60102, DATE: NOVEMBER 18, 2018

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EROSION CONTROL PLAN
HOUSER ADDITION
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	
DRAWN	G.C.W.
SCALE	1"=50' H 1"= V
DATE	MARCH, 2018
PROJECT	16013
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