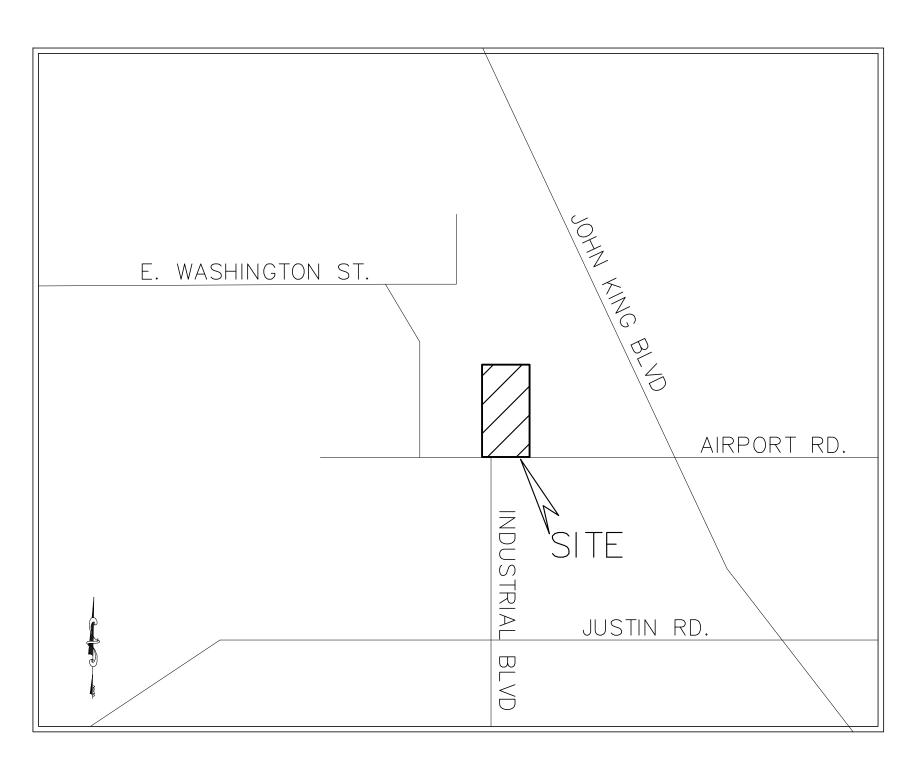
SITE IMPROVEMENT PLANS

for

LANDING POINT

1505 AIRPORT ROAD LOTS 1-3, BLK A, 4.88 ACRES of the LANDING POINT ADDITION

City of Rockwall Rockwall County, Texas

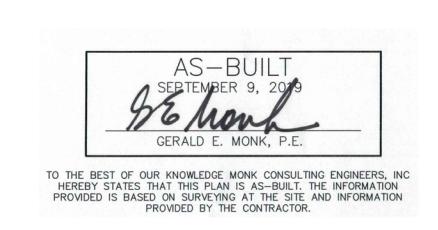


Location Map

Zaph & Ath Properties, LLC. 1125 Waterside Circle Rockwall, TX 75087-6007 Contact: Steve Arze arze@mac.com

<u>INDEX</u>

SHEET NO.	DESCRIPTION
C100 C101 C101A C102 C102A C103 C104 C104B C104B C105-C105A C105B C106 D101 D102	Cover Sheet Plat Site & Dimension Control Plan Paving Plan Site Utility Plan Public Sanitary Sewer Profile Drainage Area Map Grading & Drainage Plan Pond Layout & Details Pond Calculations Storm Plan & Profiles Storm Calculations Erosion Control Plan Site Details Erosion Control Details
L101	Landscape Plan



PROJECT #: SP2016-015


SUBMITTAL DATE: 6/30/17 8/2/17

REVISE(R) ADD(A) SHT. #'S REVISIONS/CORRECTIONS DESCRIPTION 1 CITY COMMENTS R (ALL) 6/30/17

MONK CONSULTING ENGINEERS, INC.

GERALD E. MONK, P.E.

1200 W. State Street ~ Garland Texas 75040 972) 272—1763 Fax 972) 272—8761 jerry@monkconsulting.com REG. NO.: F-2567



OWNER'S CERTIFICATE (Public Dedication)

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS ZAPH & ATH PROPERTIES, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the N. BUTLER SURVEY, ABSTRACT NO. 20, City of Rockwall, Rockwall County, Texas, and being all of that tract of land as described in a Warranty deed from Brewer Properties, LP to Rockwall Property Corporation, dated July 7, 2006 and being recorded in Volume 4667, Page 101 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northwest corner of the above cited tract of land;

THENCE S. 89 deg. 16 min. 03 sec. E. along the north line of said tract, a distance of 325.00 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 4, Block A, of COLUMBIA PARK ADDITION, BLOCK A, LOT 4, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet H, Slide 329 of the Plat Records of Rockwall County, Texas;

THENCE S. 00 deg. 22 min. 33 sec. W. along the west boundary line of Lot 4, Block A, a distance of 654.25 feet to a 1/2" iron rod found for corner in the north right-of-way line of Airport Road;

THENCE N. 89 deg. 07 min. 07 sec. W. along said right-of-way line, a distance of 325.01 feet to a 1/2" iron rod found for corner in the west boudnary line of said Rockwall Property Corporation tract;

THENCE N. 00 deg. 22 min. 33 sec. E. along the west boundary line of said tract, a distance of 653.41 feet to the POINT OF BEGINNING and containing 212,491 square feet or 4.88 acres of land. 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 LANDING POINT ADDITION, an Addition 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 further certify that all other parties who have a mortgage or lien interest in the 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 purpose of construction, reconstruction, inspecting, patrolling, maint aining, 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 Roc kwall 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, sto rm 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 an d/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 p rogress 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.

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 exaction's made herein.

STEVE ARZE for ZAPH & ATH PROPERTIES, LLC

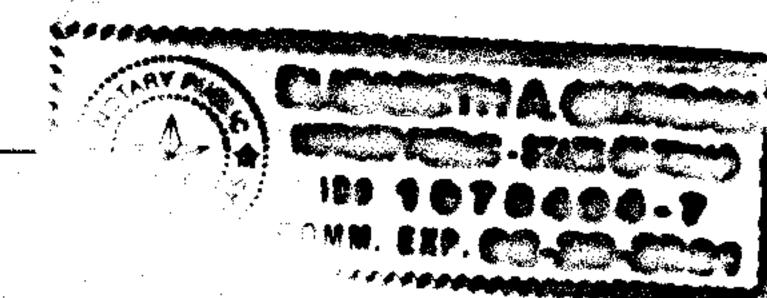
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared STEVE ARZE 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 27 day of Dechber, 2017

20 A Morana A Morana Notary Public in and for the State of Texas

My Commission Expires:



NOTE: 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, as required under Ordinance 83-54.

Filed and Recorded

\$100.00

and the second of the second o

201800000001050

Official Public Records

Rockwall County, Texas

01/18/2018 01:23:10 PM

Shelli Miller, County Clerk

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III Registered Professional Land Surveyor No. 5034 RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

5/30/17

APPROVED

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 28 day of Welconber, 2017

or, City of Rockwall

City Secretary City of Rockwall

City Engineer

128/17



J 270

FINAL PLAT

LANDING POINT ADDITION LOTS 1-3, BLOCK A

4.88 ACRES OR 212,491 S.F.

N. BUTLER SURVEY, ABST. NO. 20 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com_

SHEET 2 OF 2

SYMBOL LEGEND

OWNER: ZAPH & ATH PROPERTIES, LLC 1125 WATERSIDE CIRCLE ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC Firm Registration no. 101509-00

TELEVISION GAS PHONE FIRE POWER POLE

ELEC ELEC BOX WATER HIGHT (CORNER)

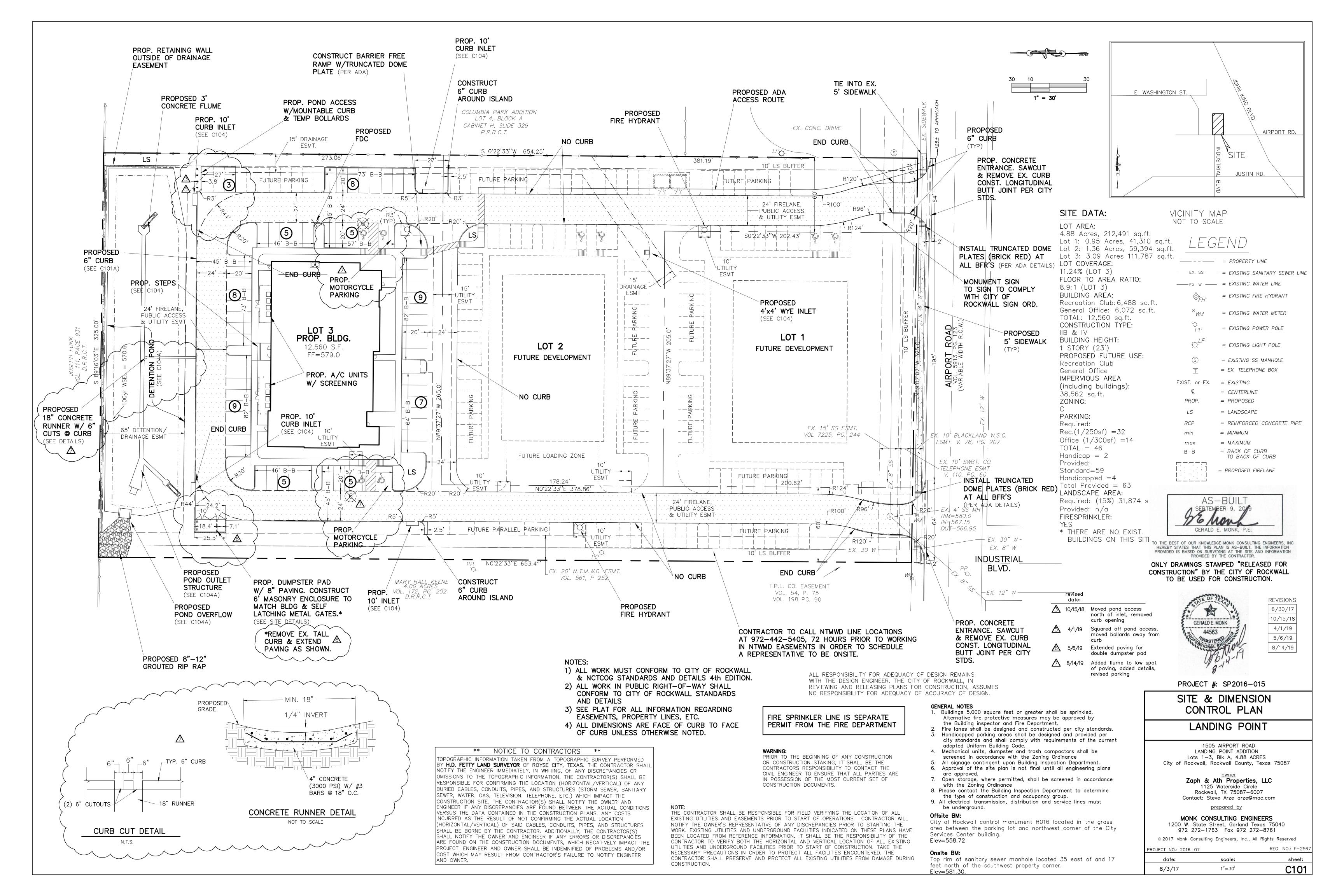
ELECTRIC SUBSURFACE JUNCTION BOX

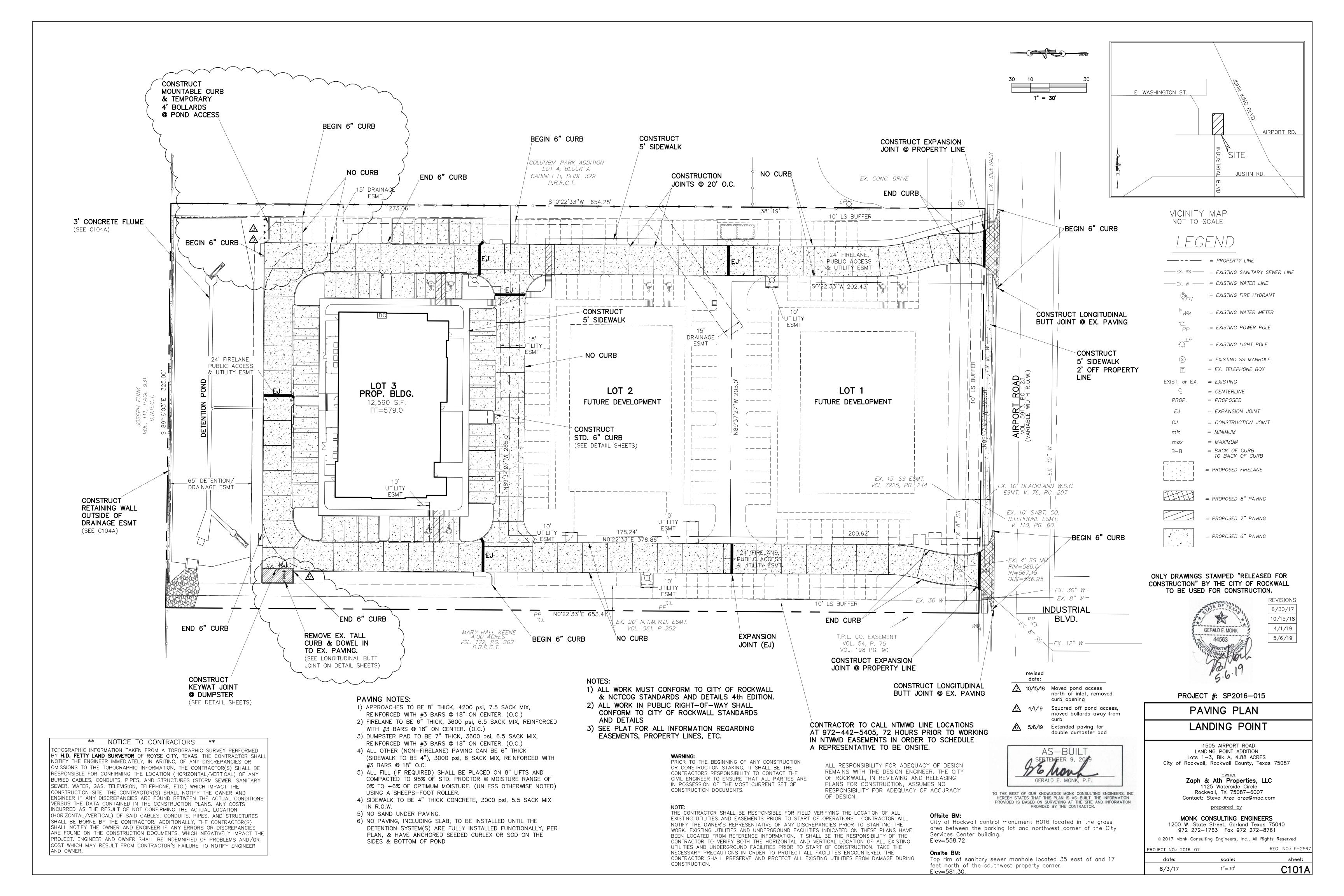
FENCE PROPERTY LINE

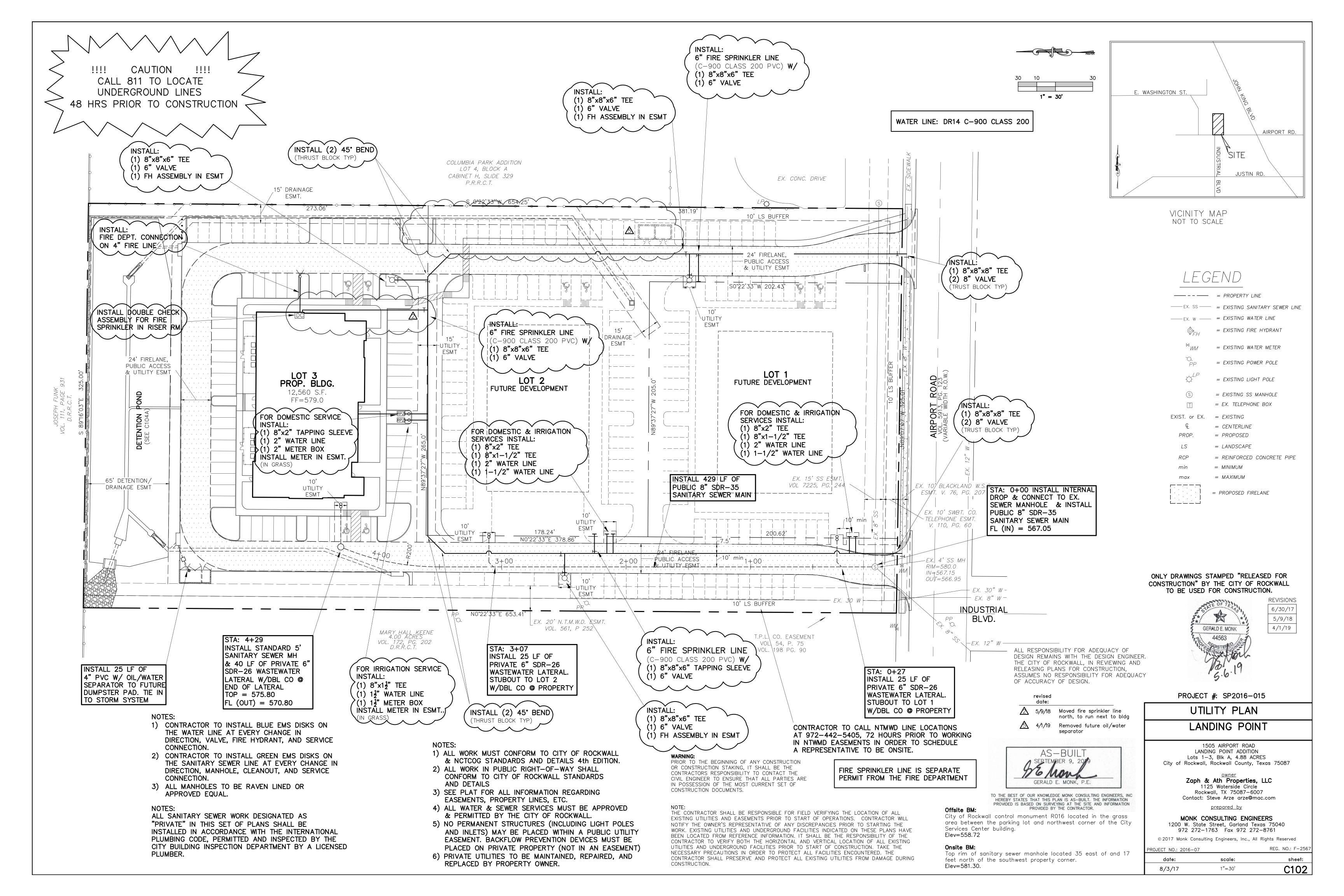
SURVEY DATE APRIL 21. 2017

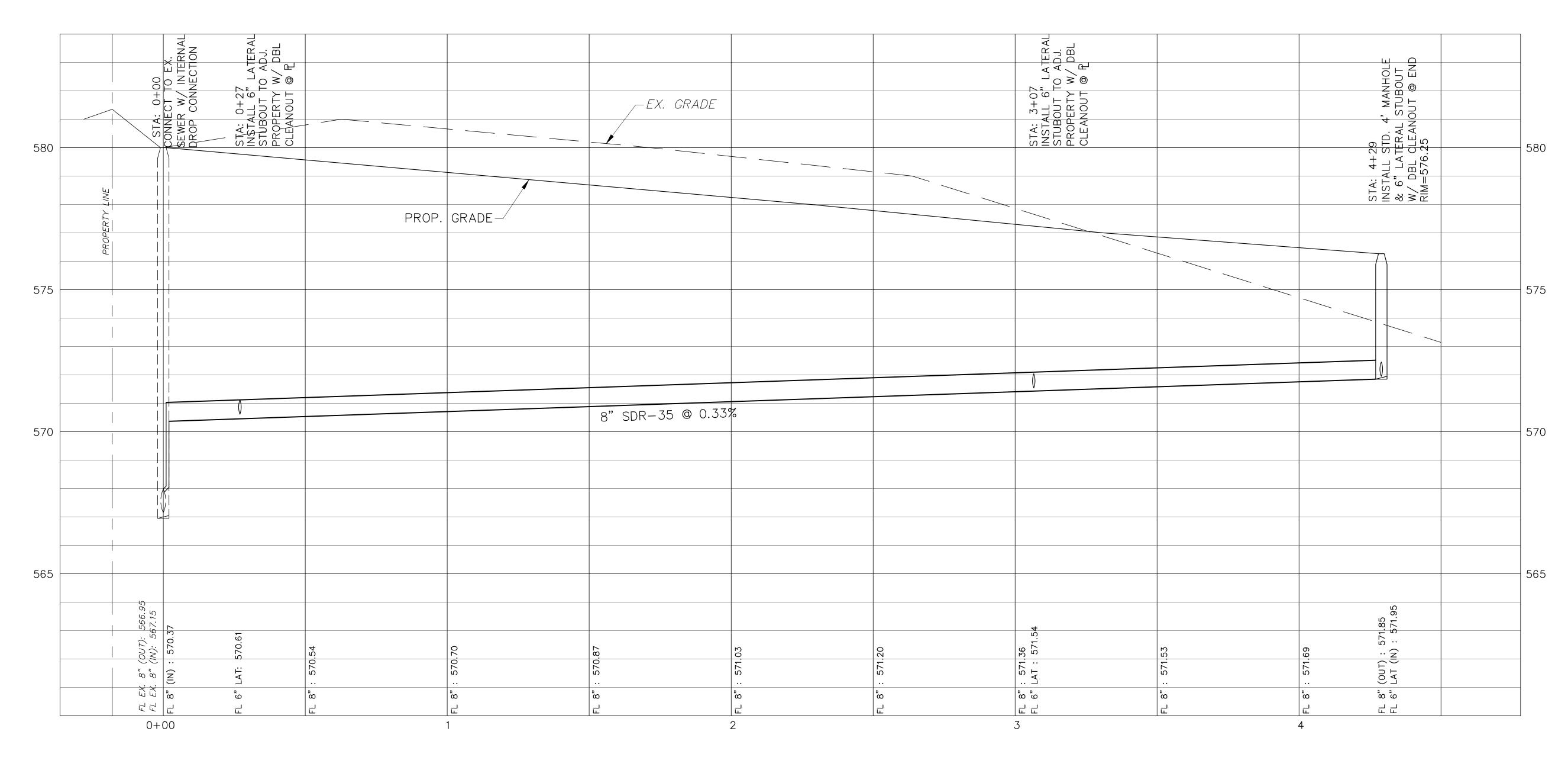
SCALE I - 50 FILE # 20030589-FP

CLIENT ZAPH & ATH









PUBLIC SEWER LINE "1"

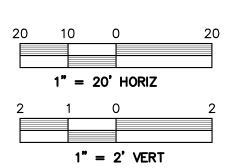
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 4th EDITION.
- 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
- 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
- 4) ALL WATER & SEWER SERVICES MUST BE APPROVED & PERMITTED BY THE CITY OF ROCKWALL.
- 5) NO PERMANENT STRUCTURES (INCLUDING LIGHT POLES AND INLETS) MAY BE PLACED WITHIN A PUBLIC UTILITY EASEMENT. BACKFLOW PREVENTION DEVICES MUST BE PLACED ON PRIVATE PROPERTY (NOT IN AN EASEMENT)
- 6) PRIVATE UTILITIES TO BE MAINTAINED, REPAIRED, AND REPLACED BY PROPERTY OWNER.

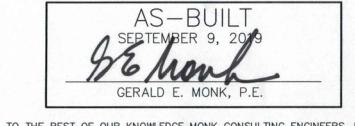


PRIOR TO THE BEGINNING OF ANY CONSTRUCTION

OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

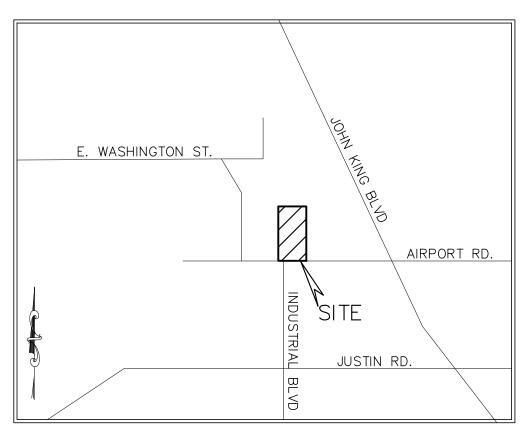
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.





TO THE BEST OF OUR KNOWLEDGE MONK CONSULTING ENGINEERS, INC HEREBY STATES THAT THIS PLAN IS AS—BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

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 OF ACCURACY OF DESIGN.



VICINITY MAP NOT TO SCALE

EX. SS = EXISTING SANITARY SEWER LINE ——EX. W —— = EXISTING WATER LINE = EXISTING FIRE HYDRANT = EXISTING WATER METER

= EXISTING POWER POLE

= EXISTING SS MANHOLE = EX. TELEPHONE BOX

= EXISTING LIGHT POLE

= CENTERLINE = PROPOSED

= LANDSCAPE= REINFORCED CONCRETE PIPE = MINIMUM

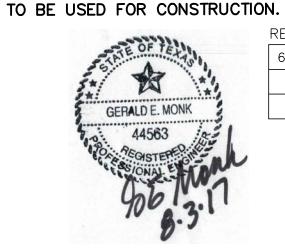
= PROPOSED FIRELANE

6/30/17

= MAXIMUMmax

ONLY DRAWINGS STAMPED "RELEASED FOR

CONSTRUCTION" BY THE CITY OF ROCKWALL



PROJECT #: SP2016-015

PUBLIC SANITARY SEWER PROFILE

LANDING POINT

1505 AIRPORT ROAD LANDING POINT ADDITION Lots 1-3, Blk A, 4.88 ACRES City of Rockwall, Rockwall County, Texas 75087

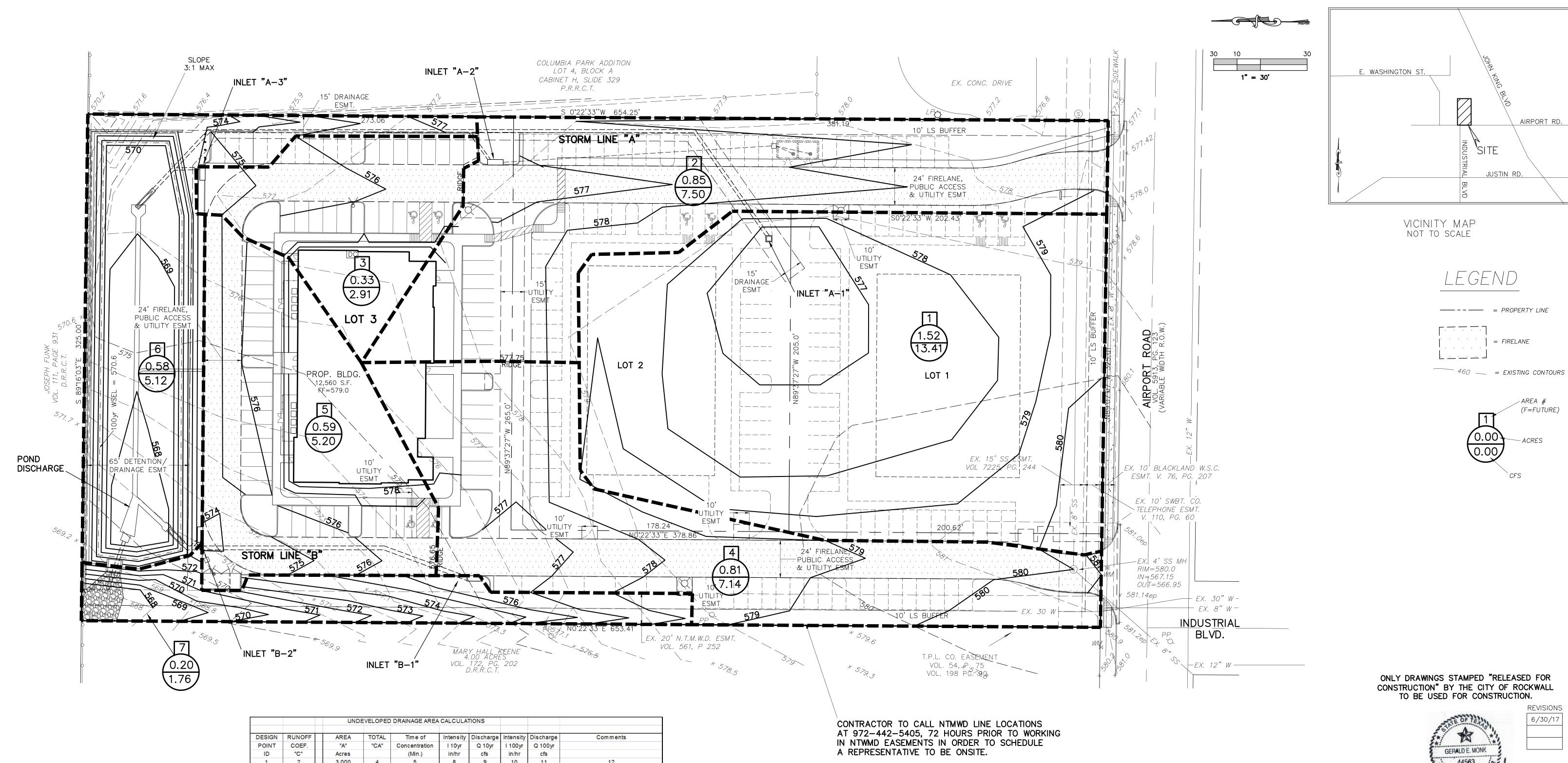
> Zaph & Ath Properties, LLC 1125 Waterside Circle Rockwall, TX 75087-6007 Contact: Steve Arze arze@mac.com

<u>prepared by</u> MONK CONSULTING ENGINEERS 1200 W. State Street, Garland Texas 75040

972 272-1763 Fax 972 272-8761 © 2017 Monk Consulting Engineers, Inc., All Rights Reserved

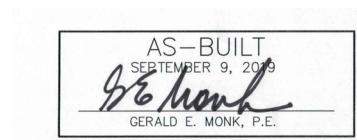
REG. NO.: F-2567 scale: C102A 8/3/17 1"=30'

ALL SANITARY SEWER WORK DESIGNATED AS "PRIVATE" IN THIS SET OF PLANS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, PERMITTED AND INSPECTED BY THE CITY BUILDING INSPECTION DEPARTMENT BY A LICENSED PLUMBER.



3.000 10 0.35 1.71 10.08 8.30 4.880 20.00 5.90 14.18 Surface Flow To Rear of Property

		DE	VELOPED D	PRAINAGE AREA	ALCULATI	ONS			
DESIGN	RUNOFF	AREA	TOTAL	Time of	Intensity	Discharge	Intensity	Discharge	Comments
POINT	COEF.	"A"	"CA"	Concentration	l 10yr	Q 10yr	I 100yr	Q 100yr	
ID	"C"	Acres		(Min.)	in/hr	cfs	in/hr	cfs	
1	2	3.000	4	5	8	9	10	11	12
1	0.9	1.52	1.37	10.00	7.10	9.71	9.80	13.41	Inlet A-1
2	0.9	0.85	0.77	10.00	7.10	5.43	9.80	7.50	Inlet A-2
3	0.9	0.33	0.30	10.00	7.10	2.11	9.80	2.91	Inlet A-3
4	0.9	0.81	0.73	10.00	7.10	5.18	9.80	7.14	Inlet B-1
5	0.9	0.59	0.53	10.00	7.10	3.77	9.80	5.20	Inlet B-2
6	0.9	0.58	0.52	10.00	7.10	3.71	9.80	5.12	Pond
7	0.9	0.2	0.18	10.00	7.10	1.28	9.80	1.76	Off Site-bypass
		4.88						42.29	
		4.88						42.29	



TO THE BEST OF OUR KNOWLEDGE MONK CONSULTING ENGINEERS, INC HEREBY STATES THAT THIS PLAN IS AS—BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

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 OF ACCURACY OF DESIGN.

City of Rockwall control monument R016 located in the grass area between the parking lot and northwest corner of the City Services Center building.

Elev=558.72

Onsite BM: Top rim of sanitary sewer manhole located 35 east of and 17 feet north of the southwest property corner. Elev=581.30.

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.

AIRPORT RD.

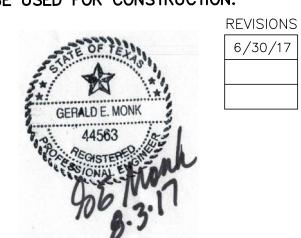
JUSTIN RD.

| = FIRELANE

(F=FUTURE)

6/30/17

--- ACRES



PROJECT #: SP2016-015

LOCAL DRAINAGE MAP

LANDING POINT

1505 AIRPORT ROAD LANDING POINT ADDITION Lots 1-3, Blk A, 4.88 ACRES City of Rockwall, Rockwall County, Texas 75087

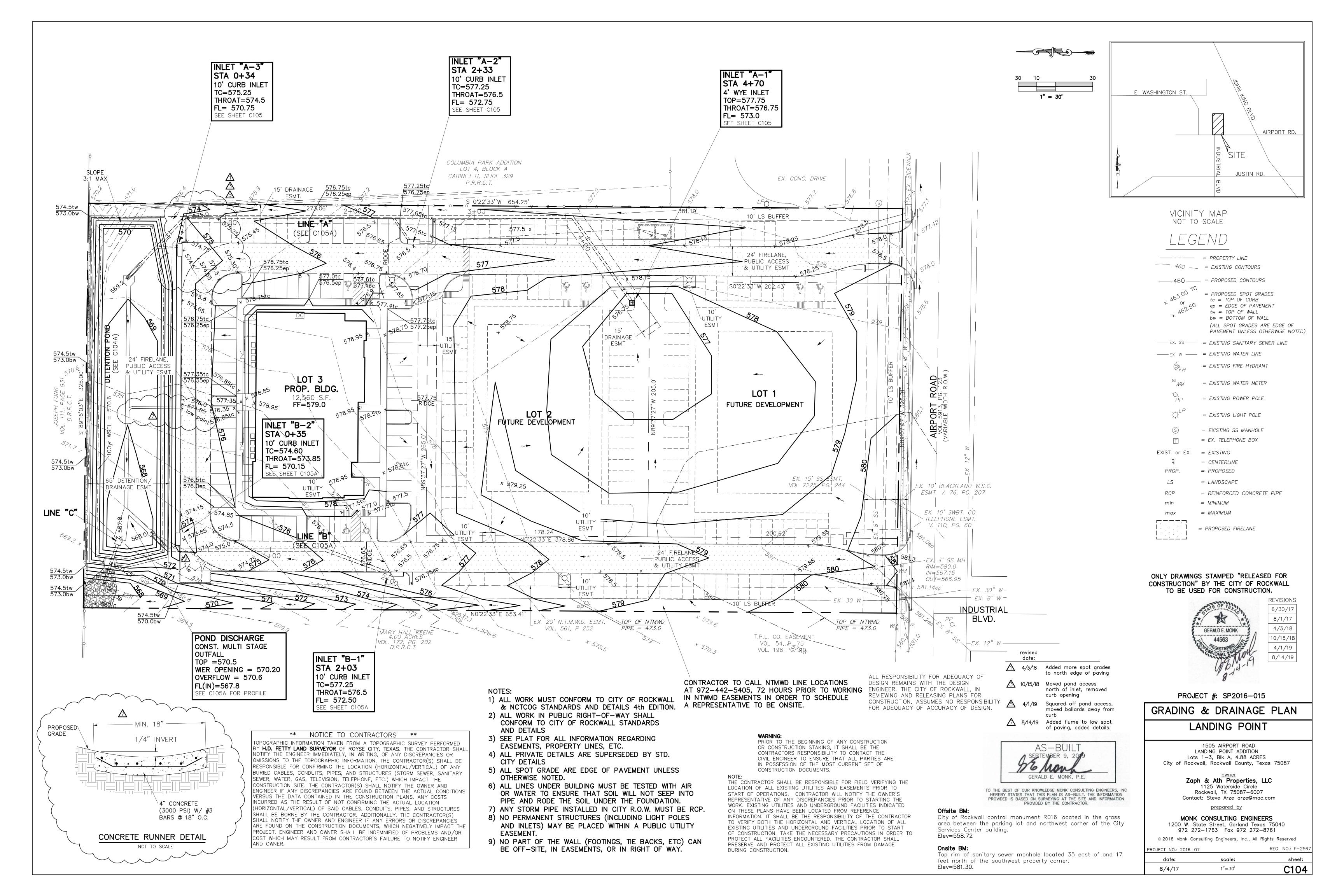
> Zaph & Ath Properties, LLC
> 1125 Waterside Circle Rockwall, TX 75087-6007 Contact: Steve Arze arze@mac.com

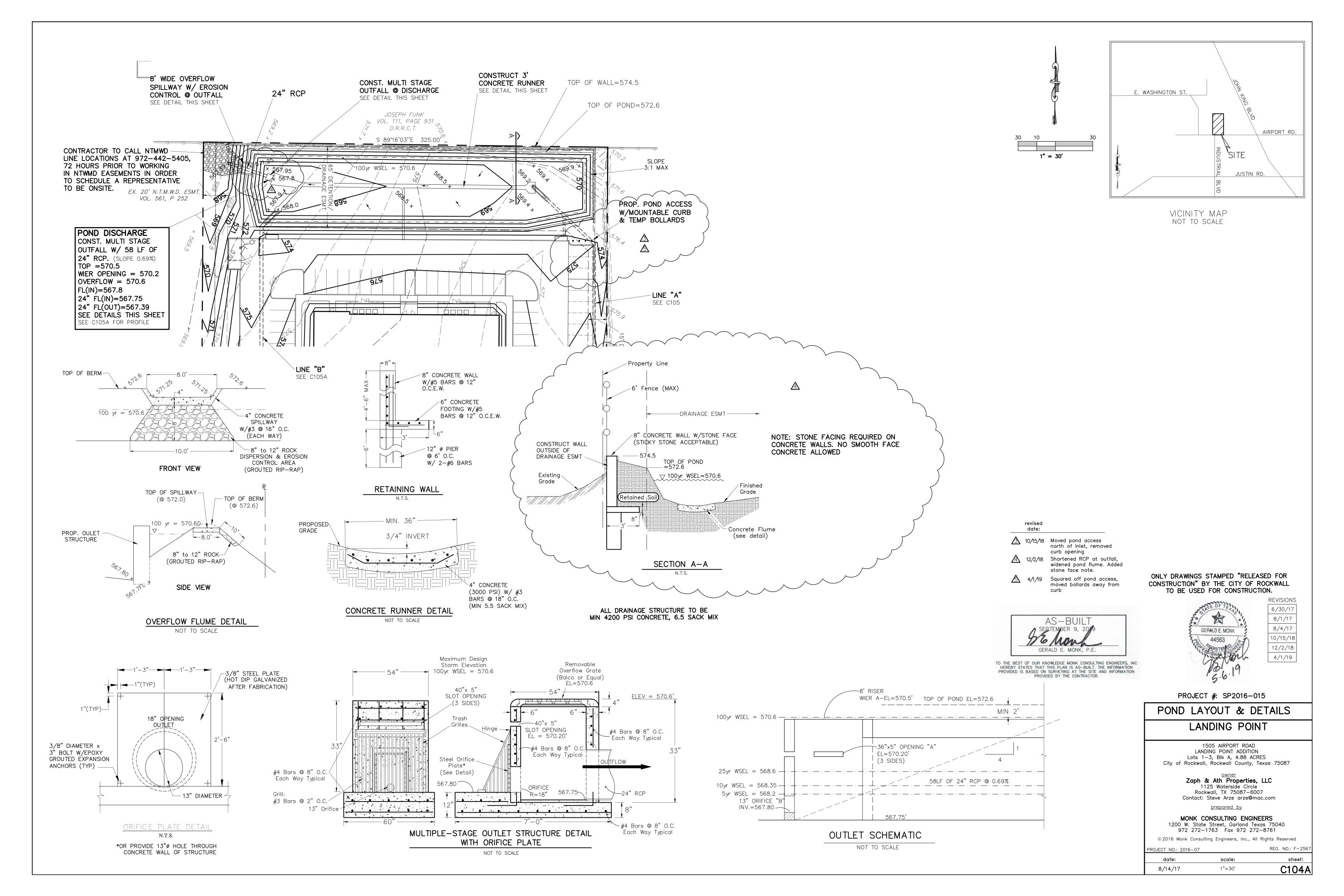
MONK CONSULTING ENGINEERS 1200 W. State Street, Garland Texas 75040 972 272-1763 Fax 972 272-8761

<u>prepared by</u>

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scale: sheet: C103 8/3/17 1"=30'



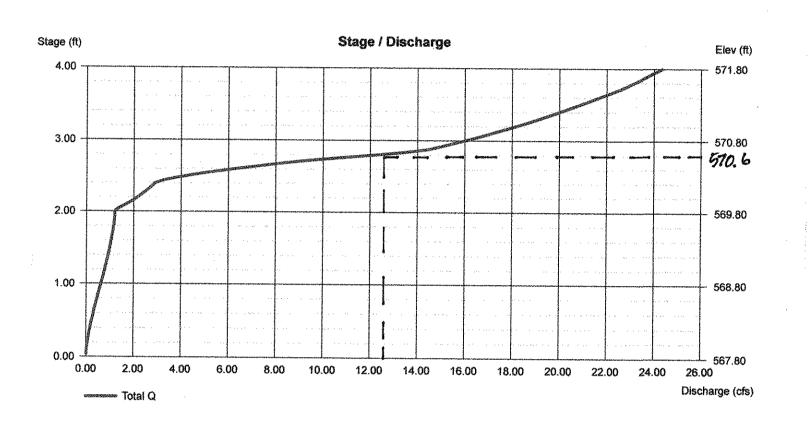


Pond Report Hydraflow Hydrographs by Intelisolve v9.01 Monday, Jul 24, 2017 Pond No. 3 - Landing Point Pond Data Trapezoid - Bottom L x W = 275.0 x 45.0 ft, Side slope = 4.0:1, Bottom elev. = 567.80 ft, Depth = 4.00 ft 568.20 568.60 569.00 569.40 569.80 570.20 570.60 571.40 12,379 13,409 14,464 15,539 16,635 17,751 18,888 20,045 21,222 22,420 23,639 5,156 5,574 6,000 6,434 6,876 7,327 7,786 8,253 8,728 9,211 Culvert / Orifice Structures **Weir Structures** No. Barrels Weir Coeff. = 3.33 3.33 3.33 3.33 Weir Type = Riser - - Multi-Stage = Yes No No No 3.33 3.33 3.33 = 0.01 Slope (%) = .013 = 0.60 Exfil.(in/hr) = 0.000 (by Wet area) TW Elev. (ft) = 0.00 Note: Culvert/Orifice outflows are analyzed under inlet and outlet control. Weir risers are checked for orifice conditions. 567.80 0.00 568.20 0.17 568.60 0.46 569.00 0.78 569.40 1.05 569.80 1.19 570.20 2.90 570.60 12.17 571.00 18.11 571.40 21.67 571.80 24.35 0 5,156 10,730 16,730 23,164 30,041 37,368 45,154 53,406 62,134 71,345

	nd Modified Rational litions					Present Cond	fitions							
Q=CiA		By-Pass Acrea	ge Ne	w Acreage		Q=CiA					By-Pass	Acread	e	New Acreage
	4 99	0.200		4.68		A∞	4.88				0.20			4.68
= 2	4.88	0.200		7.00							0.20			-T/WW
	0.35					C=	0.35							
C=	20.00					Tc=	20.00							
100=	8.30	By-Pass Q cfs	Ne	w Allowable CFS		125=	5.72				By-Pass	Q cfs		New Allowable C
1100=	14.18	1.76		2.41		Q25=	9.77				0.40	7		9.37
. 140	14.10	***												
uture Condi						Future Condi								
/m:	4.68					A≔	4.86							
:=	0.90					C=	0.90							
îc	10.00					Tc	10.00							
100≈	9.80					125=	7.59							
2100=	4128					Q25=	33.34							
low for Store	m Duration	0 (06)												
Time	1	C Q (cfs)												
10 min	9.80	0.90 41.278				Present Cond	unons							
15 min	9.00	0.90 37.908				Q≃CiA					By-Pass	: Acreage	ê	New Acreage
20 min	8.30	0.90 34.960				A=	4,88				0.20			4.68
											4.60			
30 min	6.90	0.90 29,063				C=	0.35							
40 min	5.80	0.90 24.430				Tc⇒	20.00							
50 min	5.00	0.90 21.060				110=	4.92				By-Pass	O cfs		New Allowable C
												, (M. 40) (M		
60 min	4.50	0.90 18,954				Q10	8.40				0.34			8.06
70 min	4.00	0.90 16.848												
		0.90 15.584				Future Cond	tions							
80 min	3.70													
90 min	3.50	0.90 14.742				A≈	4.88							
100 min	3.40	0.90 14.321				C=	0.90							
110 min	3.20	0.90 13.478				Tc	10.00							
20 min	3.00	0.90 12.636				110	6.56							
torage Clace						Q10	28.81							
<u>0 min</u>			CF											
rflow	24,767	Storage	17,319			Present Con	itions							
Outflow	7,447					Q=CiA					By-Pass	Acreage	e	New Acreage
						A=	4.88				0.20			4.68
											5.00			,,,,,
5 min						C=	0.35							
nflow	34,117	Storage	24,808			T'c=	20.00							
Dutflow	9,309	-				15	4.34				By-Pass	Q cfs		New Allowable C
••						Q5	7.41				0.30			7.11
0 min														
nflow	41,952	Storage	30,780			Future Cond								
Dutflow	11,171					A≖	4.88							
	•					C=	0.90							
20 min						To	10.00							
<u>30 min</u>	#A 6 1 6	A1	07 446											
nflow	52,313	Storage	37,418			15	5.85							
Dutflow	14,895					Q5	25.69							
40 min														
nflow	58,631	Storage	40,012		Summa	ry Detention F	ond Cr	alculation	1\$					
Dutflow	18,619		7 7 W		***************************************									
	•				Exisiting	Conditions for			Area			Acres		
50 min	00.455	A.	40 000			C ≖	0.35	Tc	2	000.00	minutes			
nflow	63,180	Storage	40,838			1100	8.30	igs.ther	Q100 = 0	NA	12.41	rrfe		
Outflow	22,342					125	5.72	in/hr in/hr	Q100 = C		9.37			
ift mile						120		in/hr	Q10 = C		8.06			
i <u>O min</u>	68,234	Ctornes	42,168			15	4.34		Q5 = CI/		7.11			
iflow		Storage	74, IOO		Draces	าอ ed Conditions E				ı	J. 1 1	w.a		
Outflow	26,066				riopose	a Conditions L Q dev - 100yr		- noisi PC				41.28	m#0	
									Q ≖ ciA					
0 min						Q dev - 25yr						33.34		
rflow	70,762	Storage	40,972			Q dev - 10yr						28,81	cfs	
Outflow	29,790	Ţ.				Q dev - 5yr						25.69	cfs	
	,				The Difference in		s from :	exsitine to	proposed	conditio	ns equal			etained on site
0 min						Q Diff = Qdev			, ,		. 4			
	74 005	Charme -	44 202			minument administration &	and							
nflow	74,805	Storage	41,292					***						
Outflow	33,513					Q diff -100 =		28.87						
						Q diff -25 =		23.97	cfs					
0 min						Q diff -10 =		20.75						

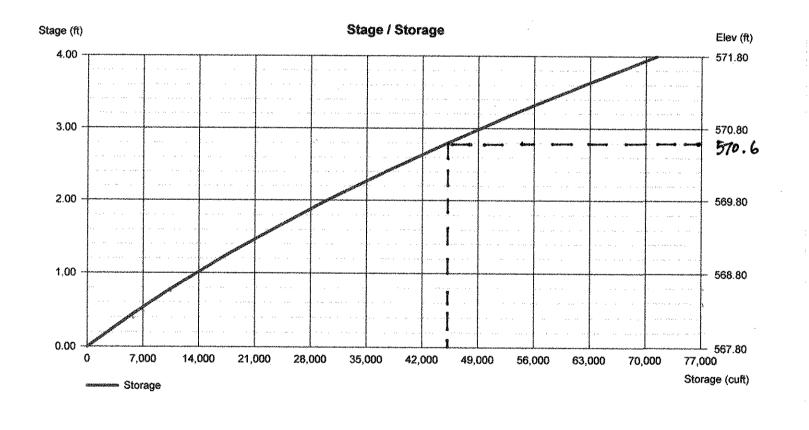
nflow	79,607	Storage	42,370			Q diff -5 =		18.58						
Outflow	37,237				The Alio	wable discharç	e from t	the pond	is equal to	the Pre	develope	d Condit	ions	
IAA min						Q allow = Q e	•		Volume					
<u>100 min</u>	85 025	Storage	44 064			~ anva ~ W &	3		FUNCIE					
A ET MAN A	85,925	Storage	44,964			0-20-255	40.00			0.010				
nflow	40,961					Qallow 100	12.41			8,210				
ntiow Dutflow						Qallow 25	9.37			7,500				
						Qallow 10	8.06	cfs		7,000				
			44,273			Qallow 5	7.11	cfs		6,200	cf			
Outflow 10 min	88,957	Storage	44,210											
Outflow 10 min oflow	88,957 44,685	Storage	44,210											
Outflow 10 min oflow	88,957 44,685	Storage	44,210											
Outflow 10 min nflow Outflow 20 min	44,685													
Outflow		Storage Storage	42,571											

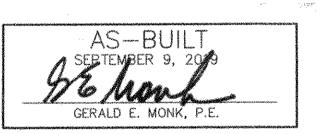
Pond Report Hydraflow Hydrographs by Intelisolve v9.01 Monday, Jul 24, 2017 Pond No. 3 - Landing Point Pond Data Trapezoid - Bottom L x W = 275.0 x 45.0 ft, Side slope = 4.0:1, Bottom elev. = 567.80 ft, Depth = 4.00 ft 5,156 5,574 6,000 6,434 6,876 7,327 7,786 8,253 8,728 9,211 5,156 10,730 16,730 23,164 30,041 37,368 45,154 53,406 62,134 71,345 Culvert / Orifice Structures **Weir Structures** 567.80 570.20 0.00 = 45.00 0.00 n/a N-Value .013 n/a Orifice Coeff. = 0.60 0.60 0.60 0.60 Exfil.(in/hr) = 0.000 (by Wet area)



TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet and outlet control. Weir risers are checked for orifice conditions.





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PROJECT #: SP2016-015

POND CALCULATIONS

LANDING POINT

1505 AIRPORT ROAD

LANDING POINT ADDITION

Lots 1-3, Blk A, 4.88 ACRES

City of Rockwall, Rockwall County, Texas 75087

Zaph & Ath Properties, LLC
1125 Waterside Circle
Rockwall, TX 75087-6007
Contact: Steve Arze arze@mac.com

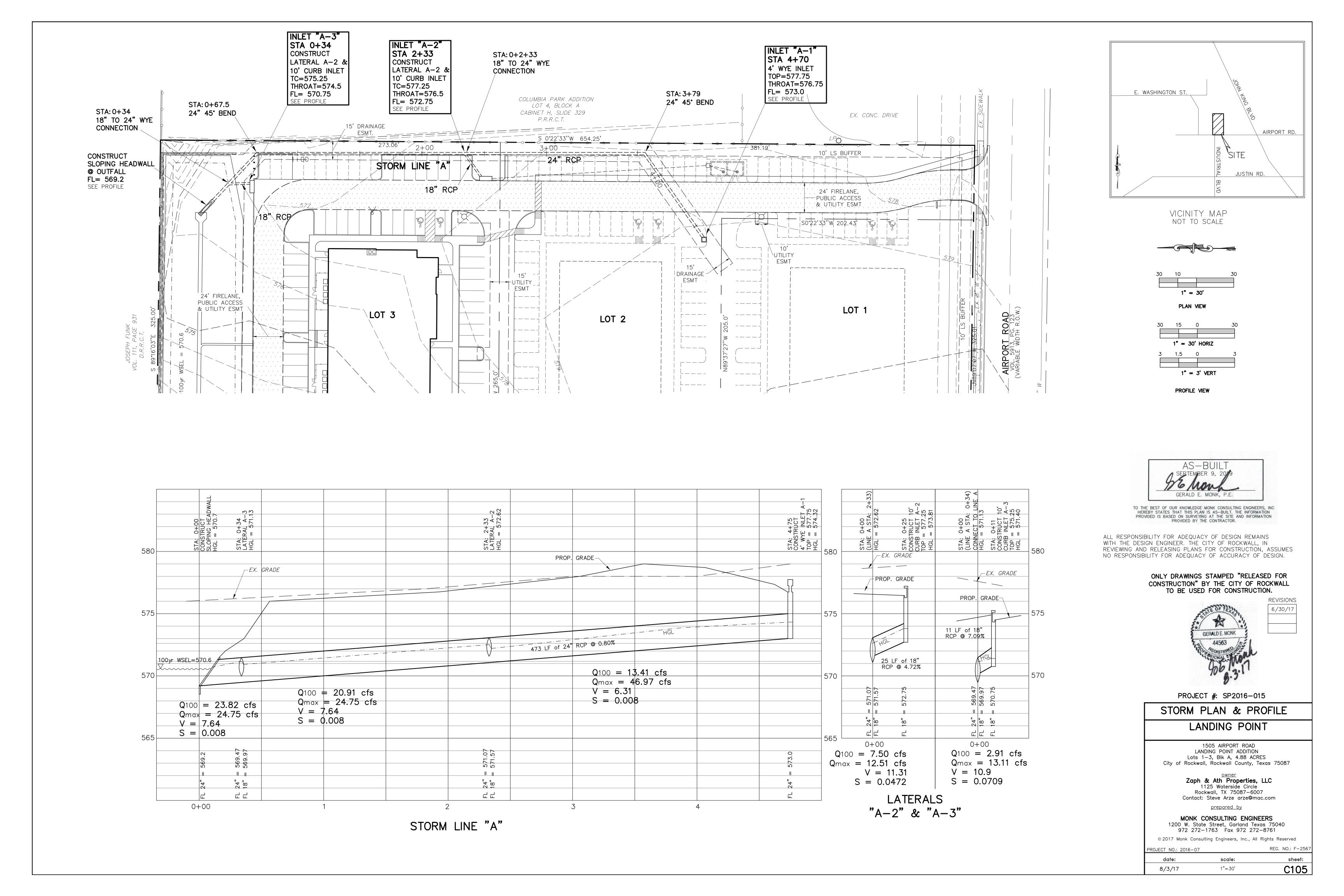
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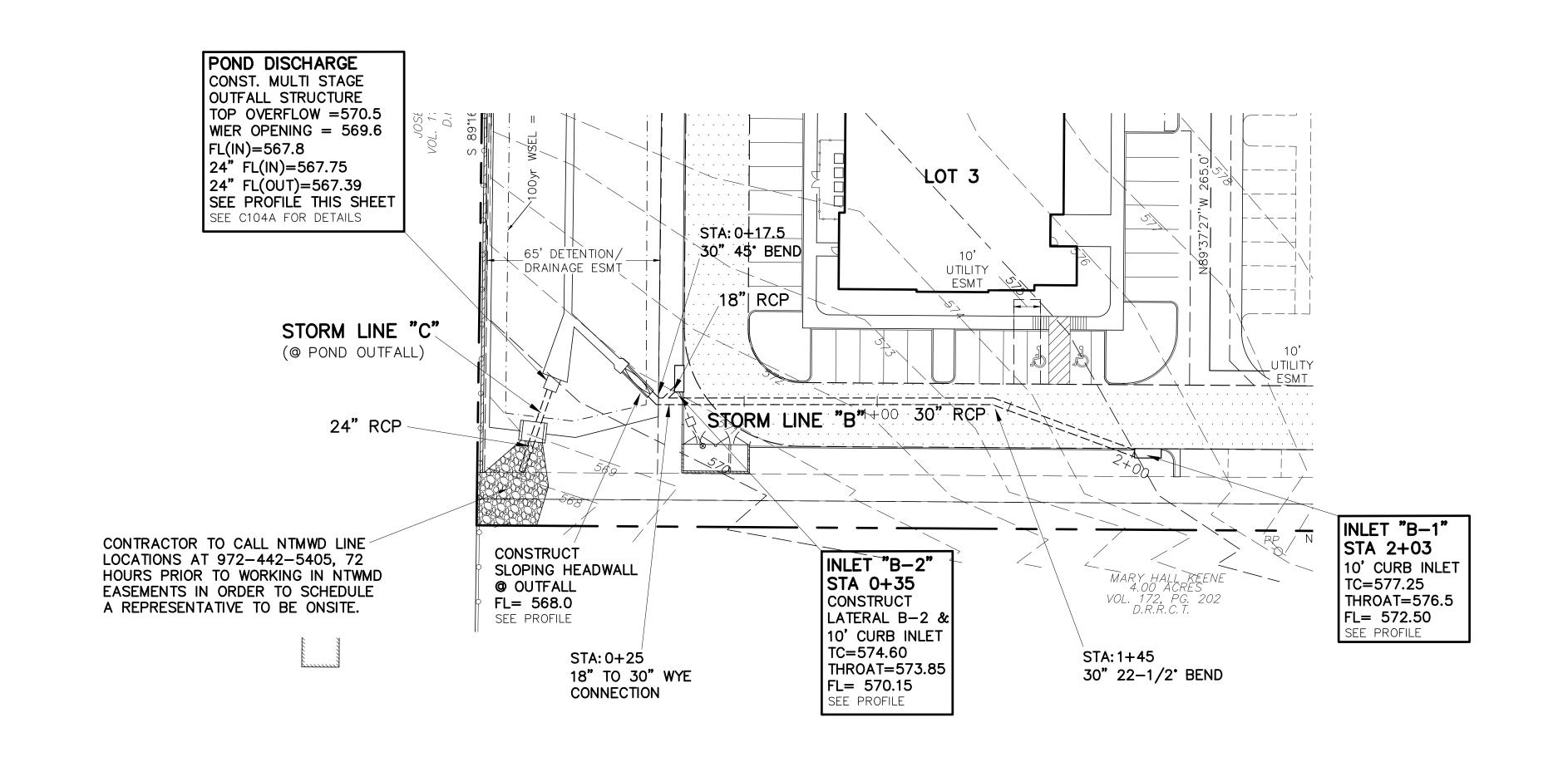
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

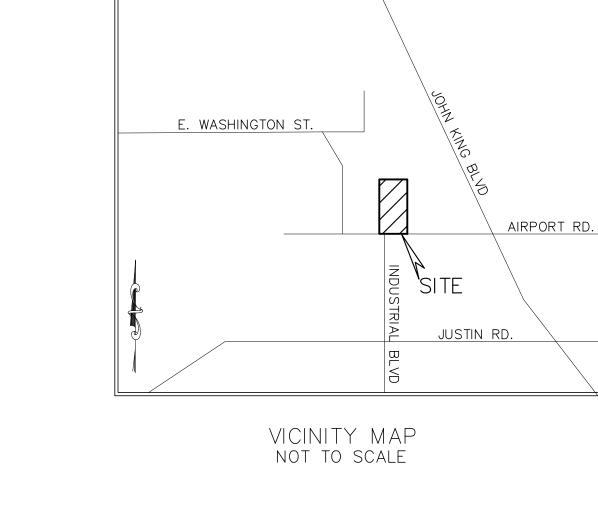
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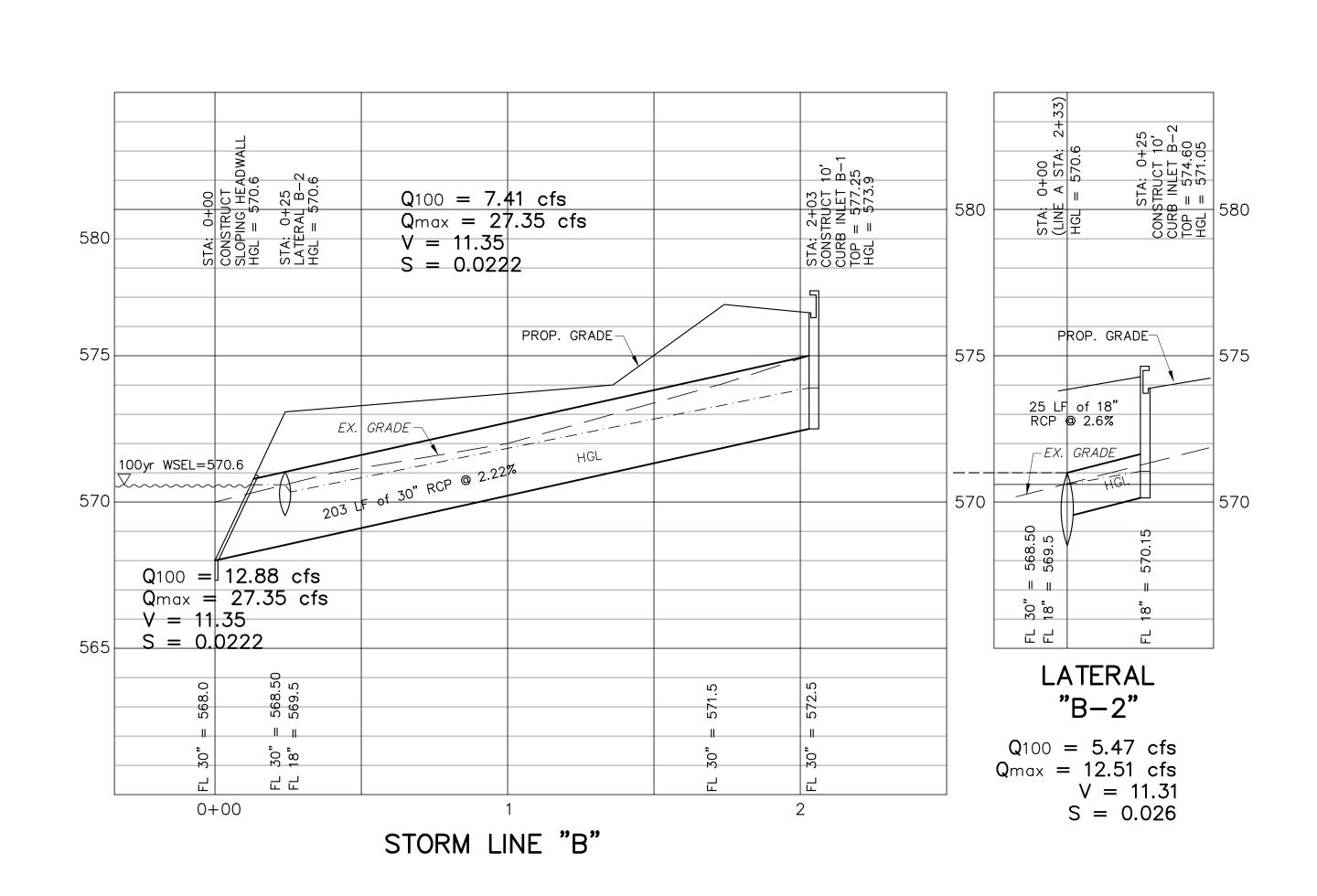
PROJECT NO.: 2016-07 REG. NO.: F-2567

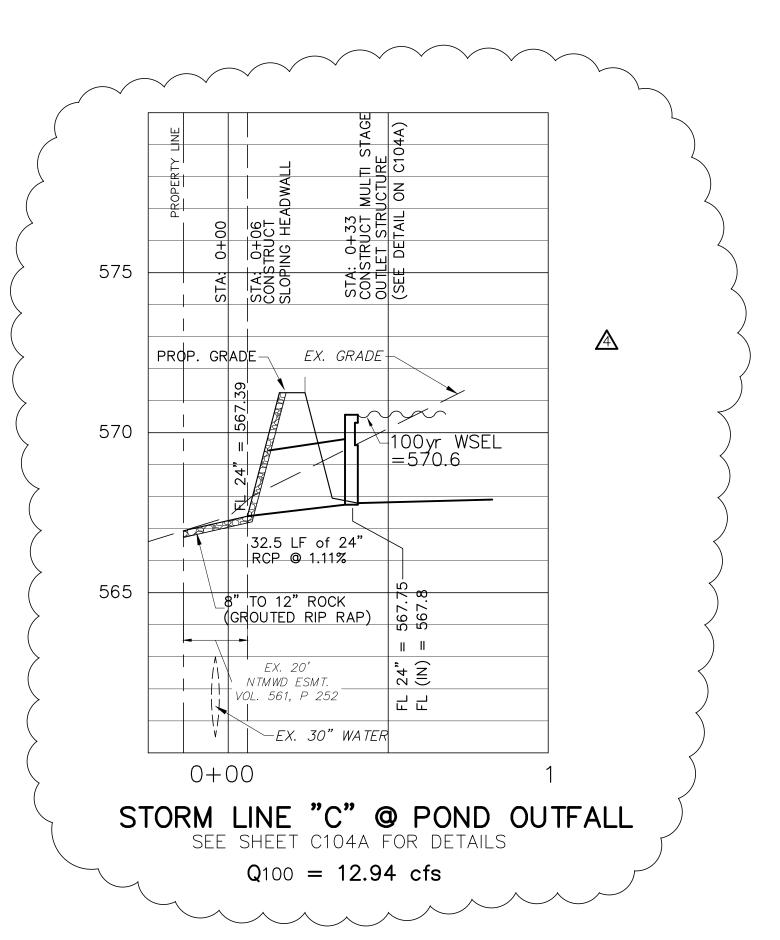
date: scale: sheet: 7/31/17 nts C1048











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 OF ACCURACY OF DESIGN.

1" = 30'

PLAN VIEW

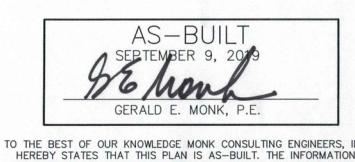
1" = 30' HORIZ

1'' = 3' VERT

PROFILE VIEW

30 15 0

3 1.5 0



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revised date:

12/2/18 Shortened RCP at pond outfall.

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6/30/17

8/1/17 12/2/18

PROJECT #: SP2016-015

STORM PLAN & PROFILE

LANDING POINT

1505 AIRPORT ROAD LANDING POINT ADDITION Lots 1-3, Blk A, 4.88 ACRES City of Rockwall, Rockwall County, Texas 75087

> Zaph & Ath Properties, LLC
> 1125 Waterside Circle Rockwall, TX 75087-6007 Contact: Steve Arze arze@mac.com

<u>prepared by</u> MONK CONSULTING ENGINEERS 1200 W. State Street, Garland Texas 75040

972 272-1763 Fax 972 272-8761

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PROJECT NO.: 2016-07 REG. NO.: F-2567 scale: C105A 8/3/17 1"=30'

Inlet Design Calciation Table

		Location				1	Area Runoff					·		I		Gutter Flow	
inlet ID	Alignment	Station	Offset	Design Freq Yr.	c .	Area ID	Time of Conc.	Intensity Intensity	Area A	Runoff Q	Upstream By Pass	Total Gutter	Thorough-fare Type	On Grade Sag	Mannings n	Long Slope S	Crown Type
			7				Tc				C*A	Flow	·			~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	
							(min)	(in/hr)	Acres	(cfs)	(cfs)	(cfs)				(ft/ft)	
1	2	- 3	4	5	6	7	8	9	10	11	1.2	13	14	15	16	17	18
A-1	LP-Access	4+70		100	0.9	1	10	9.8	1.52	13.41	0		Lot	Sag			Sag
A-2	LP-Access	2+33	RT	100	0.9	2 ·	1.0	9.8	0.85	7.5	0	7.5	Parking Drive	Sag	0.0175	0.015	Straight
A-3	LP-Access	0+34	RT	100	0.9	3	10	9.8	0.33	2.91	0	2.91	Parking Drive	Sag	0.0175	0.015	Straight
B-1	LP-Access	2+03	LT	100	0.9	4	10	9.8	0.81	7.14	0	7.14	Parking Drive	Sag	0.0175	0.015	Straight
B-2	LP-Access	0+35	RT	100	0.9	5	10	9.8	0.59	5.2	0	5.2	Parking Drive	Sag	0.0175	0.015	Straight

LP = Landing Pont

										Inlets Capacity				OCTOR CONTROL			
	Depression		Ponding Width		Depth of		Max. Allow Flow Based on	Depressed gutter		Section Beyond Depression		Conveyance		Ratio of	Equivalent	Inlet Length	
Cross	Depression		Spread		gutter flow		Max. Allow	section	Wetted	Area	Wetted	Depression	Beyond	Depression flow to	Cross slope	Req.	Actual
Slope	Depth	Width	(allow)	(Actual)	(allow)	(Actual)	Ponding Width	Area	Perimeter		Perimeter	Section	Depression	Total Flow	Se	L reg'd	L actual
Sx	a	Width	Tallow	Tactual	Yallow	Yactual	Q allow gutter	Aw	Pw	Ao	Po	Kw	Ко	Eo		an aradin ann ad an mariannan anna isran kramis in a aid feanaigh de feanaid fe rein anna bharta	1
(ft/ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	CFS	(ft2)	(ft)	(ft2)	(ft)	(cfs)	(cfs)		(ft/ft)	(ft)	(ft)
19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
0.02	0.5	16					Anna and an									10	16
0.02	0.5	10	6.2	3.2	0.5	0.4	0.23	1.12	3.05	*	*	*	*	*	*	5.6	10
0.02	0.5	10	6	2.24	0.5	0.4	0.09	0.81	3.05	*	*	*	*	*	*	2.2	10
0.02	0.5	10	3.2	3.14	0.5	0.4	0.22	ĺ	3.05	*	*	*	*	*	*	5.3	10
0.02	0.5	10	5.2	2.79	0.5	0.4	0.16	0.91	3.05	*	*	*	*	*	*	3.9	10

	Inlet	By-Pass			
Inlet Capacity				Remarks	
Qc	Flow Qbypass	C*A	To Inlet ID		· Marine
(cfs) 37	(cfs) 38	39	40	41	
17.46	0	0	A-1		
11.06	0	0	A-2		
11.06	0	0	A-3		
11.06	0	0	B-1		
11.06	0	0	B-2		

FlexTable: Conduit Table (Landing point Line A.stc)

Label	Start Node	Inv (Upsti (fi		Stop Node	e Inve (Downsi (ft	ream)		Conduit Ty	/pe		
Lateral A- 2	Inlet A-2	į.	572.75	24" Wye		571.07	User D	efined Con	duit		
24" RCP	4x4 Y Inlet A-1		73.00	24" Wye	en e	571.07	User D	efined Con	duit	THE PERSON NAMED IN	
30" RCP 30" RCP	24" Wye		71.07	30 " Wye		569.47	User D	efined Con	duit		
RCP	30 " Wye	[<u>.</u>	69.47	Outfall A		569.20	User D	efined Con	duit		
Lateral A- 3	Inlet A-3		70.75	30 " Wye		569.47	User D	efined Con	duit		
	nduit Shape	A	Ma	terial	Manning's n	***************************************	Se	ction Size	***************************************	D	iameter (in)
Circular Pipe	3		Concre	te	0.013	<none< td=""><td><u>:</u>></td><td></td><td>····</td><td>1</td><td>18.0</td></none<>	<u>:</u> >		····	1	18.0
Circular Pipe	3		Concre	te	0.013	<none< td=""><td>?></td><td></td><td></td><td></td><td>24.0</td></none<>	?>				24.0
Circular Pipe			Concre	te	0.013	<none< td=""><td>:></td><td></td><td></td><td></td><td>30.0</td></none<>	: >				30.0
Circular Pipe			Concre	te	0.013	<none< td=""><td><u> </u></td><td></td><td></td><td></td><td>30.0</td></none<>	<u> </u>				30.0
Circular Pipe			Concre	te	0.013	<none< td=""><td>></td><td></td><td></td><td></td><td>18.0</td></none<>	>				18.0
Rise		pan		stream	System CA	-	stem	Flow		Length	
(in)	ŧ	(in)		CA cres)	(acres)		ensity n/h)	(ft³/s	5)	(Unified) (ft))
			T (-	0.000	0.00		11.170	nel de la Maria de Mais desc onçantes de serçanç	7.50	25.	n
	1			0.000	0.00	1	1.170		13.41	242.	1
	-			0.000	0.00	1	10.947		20.91	199.	1
				0.300	0.30		9.267		26.62	34.	
				0.300	0.30	0	9.270		5.71	11.	· ·
Slope	Capacit		vation	Elevation				ulic Grade		(Start)	Cover (Stop)
(Calculated (ft/ft)) (Full Flow (ft³/s)	(9	ound Start)	Ground (Stop)	Line ((ft)			e (Out) (ft)	(ft)	(ft)
~	···		(ft)	(ft)	-	40-1-Alba-talania					
0.00	1	,	577.50	577.5	1	573.81		572.62		3.25	4.9
0.00	1	ı	578.50	577.5	1	574.32	40	572.62		3.50	4.4
0.00	1	a a	577.50	575.0	· •	572.62		571.23		3.93	3.0
0.00			575.00	575.0	1	571.23		570.81		3.03	3.3
0.13		R3	575.00	575.0	<u> </u>	571.67		571.23		2.75	4.0
Velocity (Average) (ft/s)	Design Conduit?										
13.16	True										
6.88	True										
7.73	True										
8.12	True										
14.84	True										

Landing point Line A.sto 8/2/2017

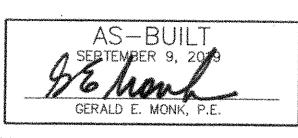
Bentley Systems, Inc. Haestad Methods Solution Center 27 Siemon Company Drive Suite 200 W Watertown, CT 06795 USA +1-203-755-1666

FlexTable: Conduit Table (Landing point Line Retc)

	riex	i zidie		Maur	Table (i	Land	ng	point l	_ine	B.stc	;)
Label	Start Node	Inv (Upstr (ft	eam)	Stop Node	Inve (Downst (ft)	ream)		Conduit T	ype		
30" RCP	30" Wye	5	68.50	Outfall B		568.00	User (Defined Cor	duit		
Lateral B- 2	Inlet B-2	5	70.15	30" Wye		568.50	User (Defined Con	duit	L Andreas and the second	
30" Main	Inlet B-1	5	72.00	30" Wye		568.50	User [Defined Con	duit		
Cor	duit Shape		Ma	terial	Manning's n		Se	ection Size		·	Diameter (in)
Circular Pipe			Concre	te	0.013	<none< td=""><td>></td><td>7</td><td>·</td><td></td><td>30.0</td></none<>	>	7	·		30.0
Circular Pipe	:		Concre	te	0.013	<none< td=""><td>></td><td></td><td></td><td></td><td>18.0</td></none<>	>				18.0
Circular Pipe			Concre	te	0.013	<none< td=""><td>></td><td></td><td></td><td></td><td>30.0</td></none<>	>				30.0
Rise (in)		pan (in)	•	stream CA cres)	System CA (acres)	Inte	stem ensity 1/h)	Flow (ft³/s		Lengti (Unified (ft)	
				0.000	0.00	0	8.000		12.88	25	5.0
				0.000	0.00	" {	8.000		5.47	25	5.0
		******		0.000	0.00		8.000	*************	7.41	178	3.0
Slope (Calculated (ft/ft)	Capacity) (Full Flov (ft³/s)	v) Gr (S	vation ound tart) (ft)	Elevation Ground (Stop) (ft)	Hydraulic Line ((ft)	ľn)		ulic Grade e (Out) (ft)		(Start) ft)	Cover (Stop (ft)
0.02	1	00 !	574.00	573.00)	570.60		570.60	-	3.00	2.5
0.06	- 1		575.00	574.00) !	571.05		570.60		3.35	4.(
0.02	0 57.5	51 5	577.00	574.00)] .	572.90		570.60		2.50	3.0
Velocity (Average) (ft/s)	Design Conduit?										And the state of t
9.50	True			-							
11.97 8.07	True True				,						

Landing point Line B.stc 8/2/2017

Bentley Systems, Inc. Haestad Methods Solution
Center
27 Siemon Company Drive Suite 200 W
Watertown, CT 06795 USA +1-203-755-1666
Bentley StormCAD V8i (SELECTseries 2)
[08.11.02.75]
Page 1 of 1



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PROJECT #: SP2016-015

STORM CALCULATIONS

LANDING POINT

1505 AIRPORT ROAD

LANDING POINT ADDITION

Lots 1-3, Blk A, 4.88 ACRES

City of Rockwall, Rockwall County, Texas 75087

owner

Zaph & Ath Properties, LLC

1125 Waterside Circle
Rockwall, TX 75087—6007

Contact: Steve Arze arze@mac.com

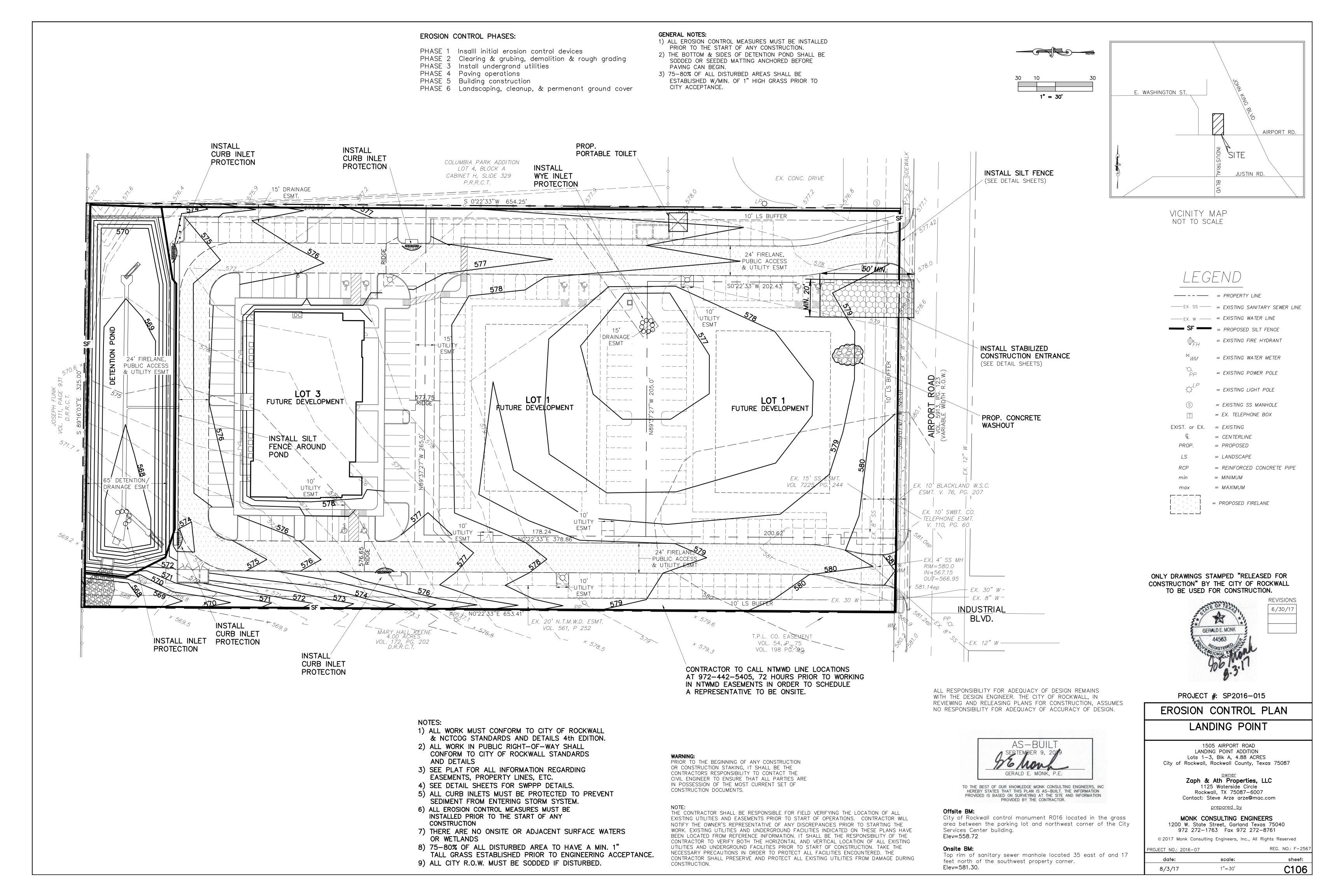
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1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

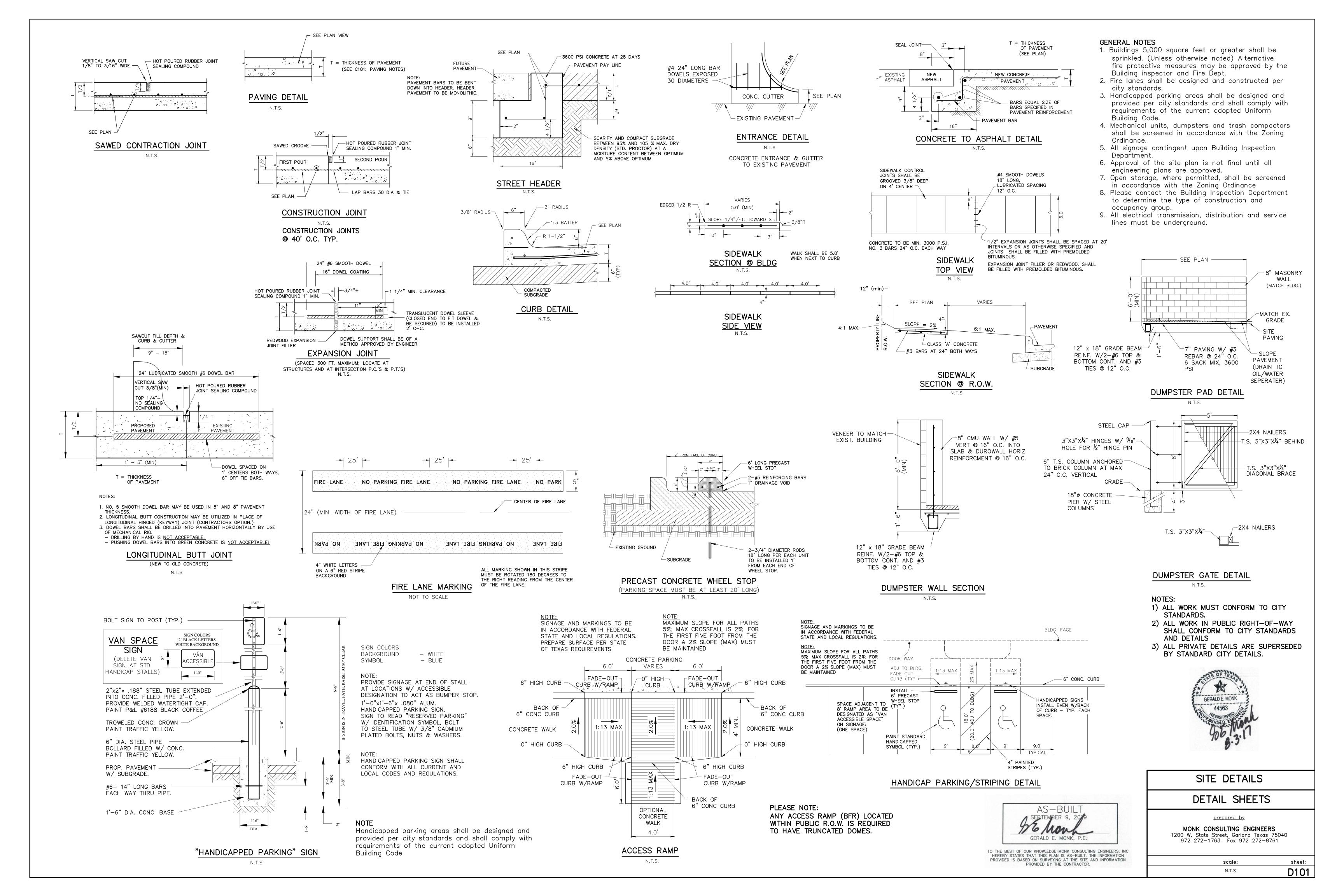
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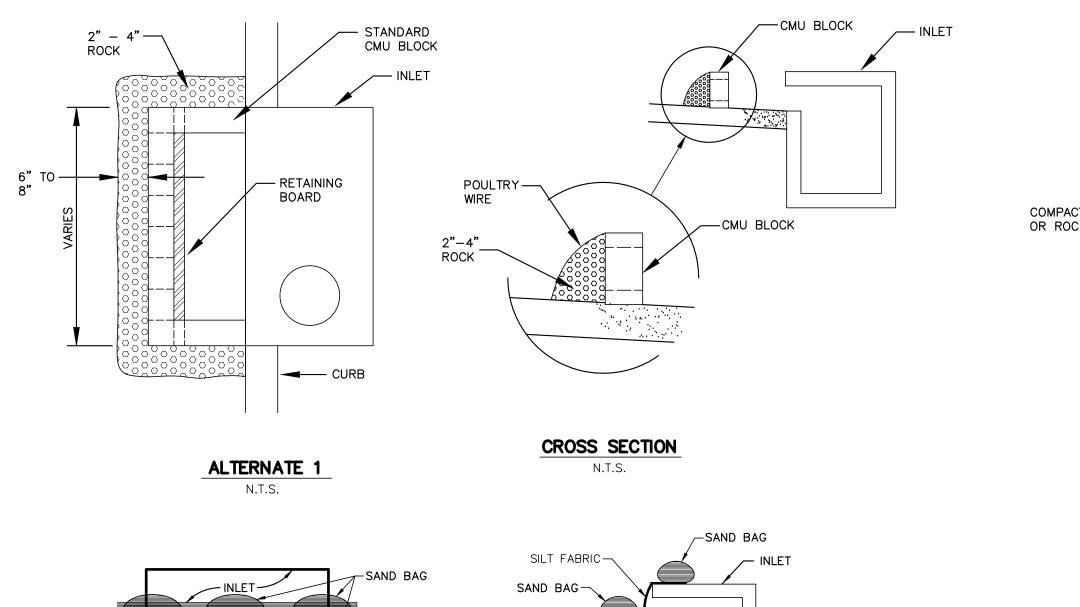
PROJECT NO.: 2016-07

scale: sheet: 7/31/17 nts

REG. NO.: F-2567







CURB INLET/OUTFALL PROTECTION

-SILT FABRIC

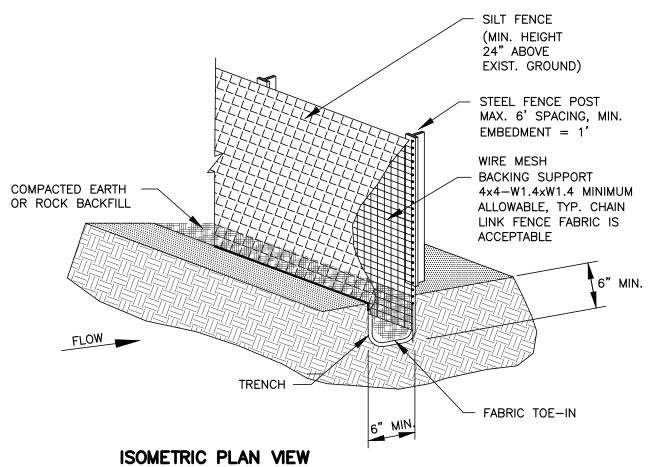
- PROPOSED -

ALTERNATE 2

CONC PVM'T

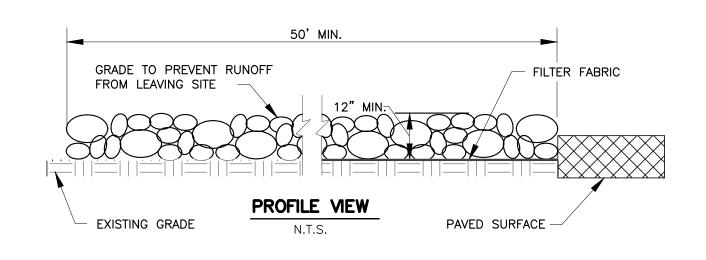
- PROPOSED

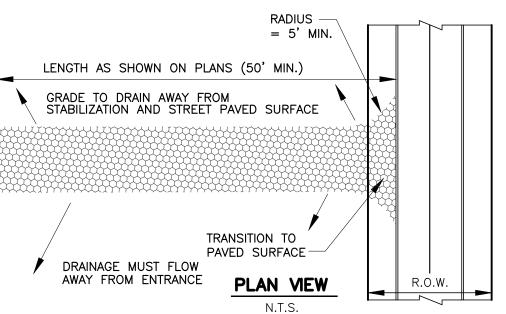
FACE OF CURB



GENERAL NOTES:

- 1) ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION.
- 2) THE BOTTOM & SIDES OF DETENTION POND SHALL BE SODDED OR SEEDED MATTING ANCHORED BEFORE PAVING CAN BEGIN.
- 3) 75-80% OF ALL DISTURBED AREAS SHALL BE ESTABLISHED W/MIN. OF 1" HIGH GRASS PRIOR TO CITY ACCEPTANCE.





STABILIZED CONSTRUCTION **ENTRANCE**

CROSS SECTION

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

- 1. STONE SHALL BE 3 TO 5 INCH DIAMETER CRUSHED ROCK. (NOT CRUSHED CONCRETE)
- 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

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.

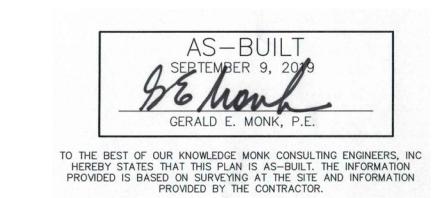
5. INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS

6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

SILT FENCE





EROSION CONTROL DETAILS

DETAIL SHEETS

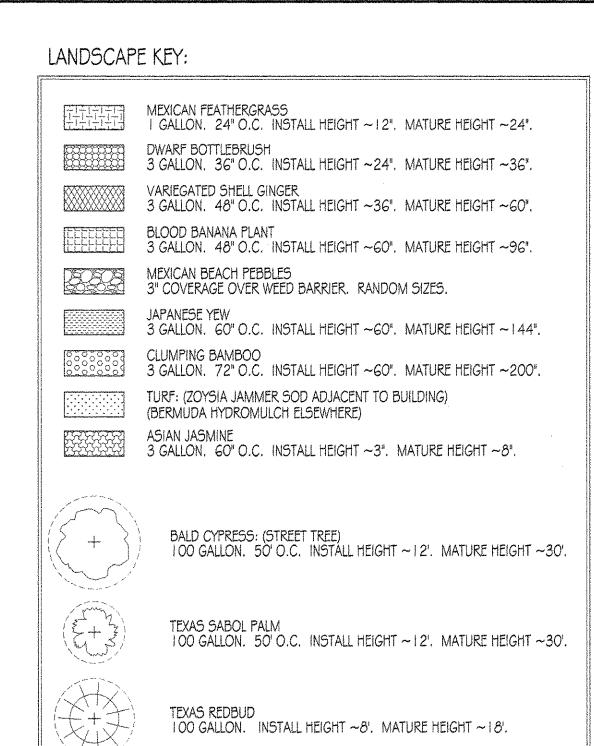
<u>prepared by</u>

MONK CONSULTING ENGINEERS 1200 W. State Street, Garland Texas 75040 972 272—1763 Fax 972 272—8761

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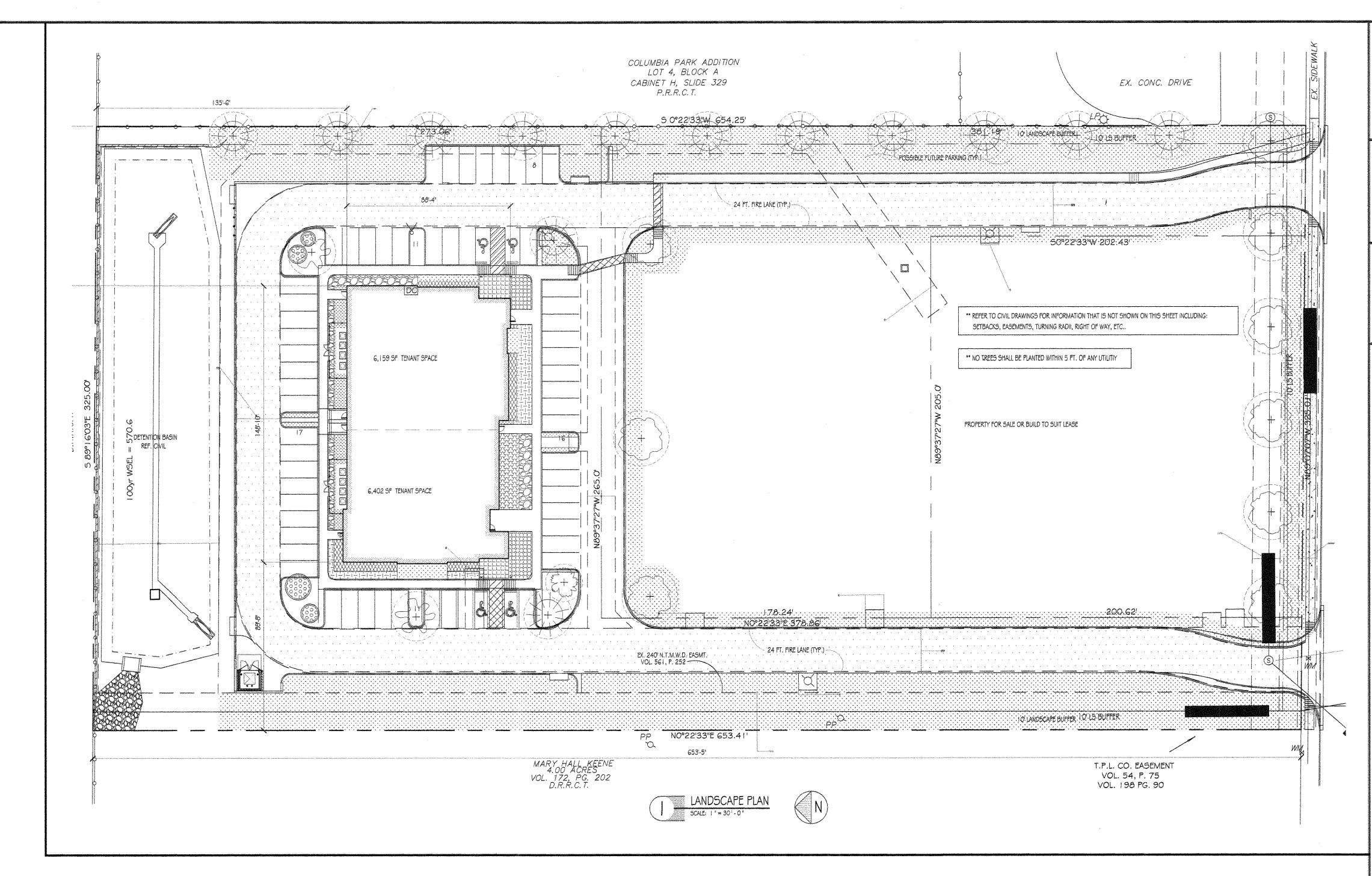
REG. NO.: F-2567 sheet:

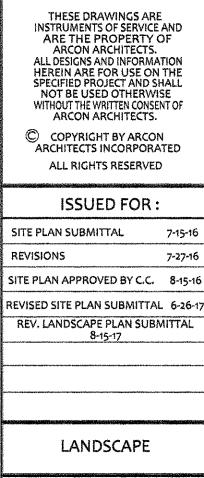
scale: N.T.S



LITTLE GEM MAGNOLIA 100 GALLON. INSTALL HEIGHT ~12', MATURE HEIGHT ~24'.

NOTE: ALL LANDSCAPED AREAS TO BE IRRIGATED TO "UDC" REQUIREMENTS.





7-27-16

ARCON ARCHITECTS

REAL ESTATE

CONSTRUCTION

Sports

Adv

1505

SHEET NUMBER LP-1

GERALD E. MONK, P.E.

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