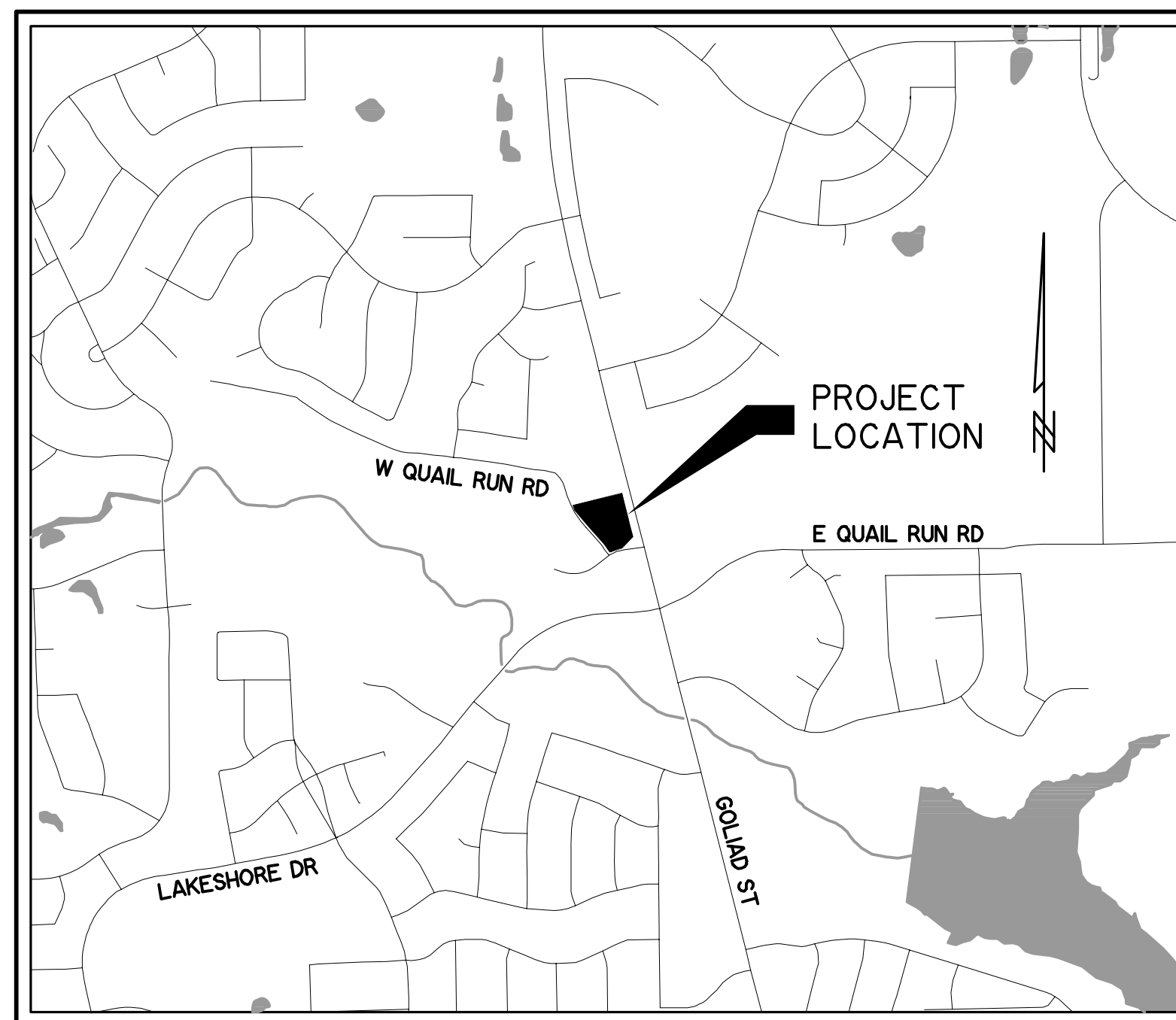


THE CITY OF ROCKWALL, TEXAS

CIVIL SITE IMPROVEMENTS TO SERVE

RETAIL CENTER 3005 N. GOLIAD ST

(ESTIMATED CONSTRUCTION START DATE: NOVEMBER 2019)



VICINITY MAP

1" = 1,000'

MAPSCO GRID: -----

SHEET INDEX

CO01	COVER SHEET
----	PRELIMINARY PLAT
----	SITE PLAN
----	LANDSCAPE PLAN
----	TREE PRESERVATION PLAN
S001	LEGEND
S101	DEMOLITION PLAN
P001	PAVING NOTES
P101	PAVING PLAN
P201	PAVING DETAILS
P202	PAVING DETAILS
P203	PAVING DETAILS
G001	GRADING NOTES
G101	GRADING PLAN
D101	EXISTING DRAINAGE AREA MAP
D102	PROPOSED DRAINAGE AREA MAP
D201	STORM SEWER PLAN
U001	UTILITY NOTES
U101	UTILITY PLAN
E001	EROSION CONTROL NOTES
E101	EROSION CONTROL PLAN
E201	EROSION CONTROL DETAILS
E202	EROSION CONTROL DETAILS
Z101	CITY DETAILS *

* THE STANDARD DETAILS SPECIFICALLY IDENTIFIED IN THIS INDEX OF SHEETS HAVE BEEN SELECTED BY ME OR UNDER MY RESPONSIBLE SUPERVISION AS BEING APPLICABLE TO THIS PROJECT.

OWNER/DEVELOPER

JOHN T. EVANS CO.
8350 N. CENTRAL EXPWY, SUITE 1300
DALLAS, TEXAS 75206
CONTACT: CHAD DuBOSE
PH: (214) 891-3215
EMAIL: chad@jtevans.com

ENGINEER

WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: JAKE FEARS, P.E.
PH: (817) 467-7700
EMAIL: jakef@wierassociates.com

NOTE:

- 1.) ALL REFERENCES TO "CITY" SHALL MEAN "CITY OF ROCKWALL".
- 2.) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL AND NORTH TEXAS COUNCIL OF GOVERNMENT STANDARD SPECIFICATIONS.

CITY OF ROCKWALL STANDARD
DETAIL SHEETS INCORPORATED
HEREIN BY REFERENCE.



PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

RECORD DRAWING
April 22, 2021

To the best of our knowledge Wier & Associates, Inc., states this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

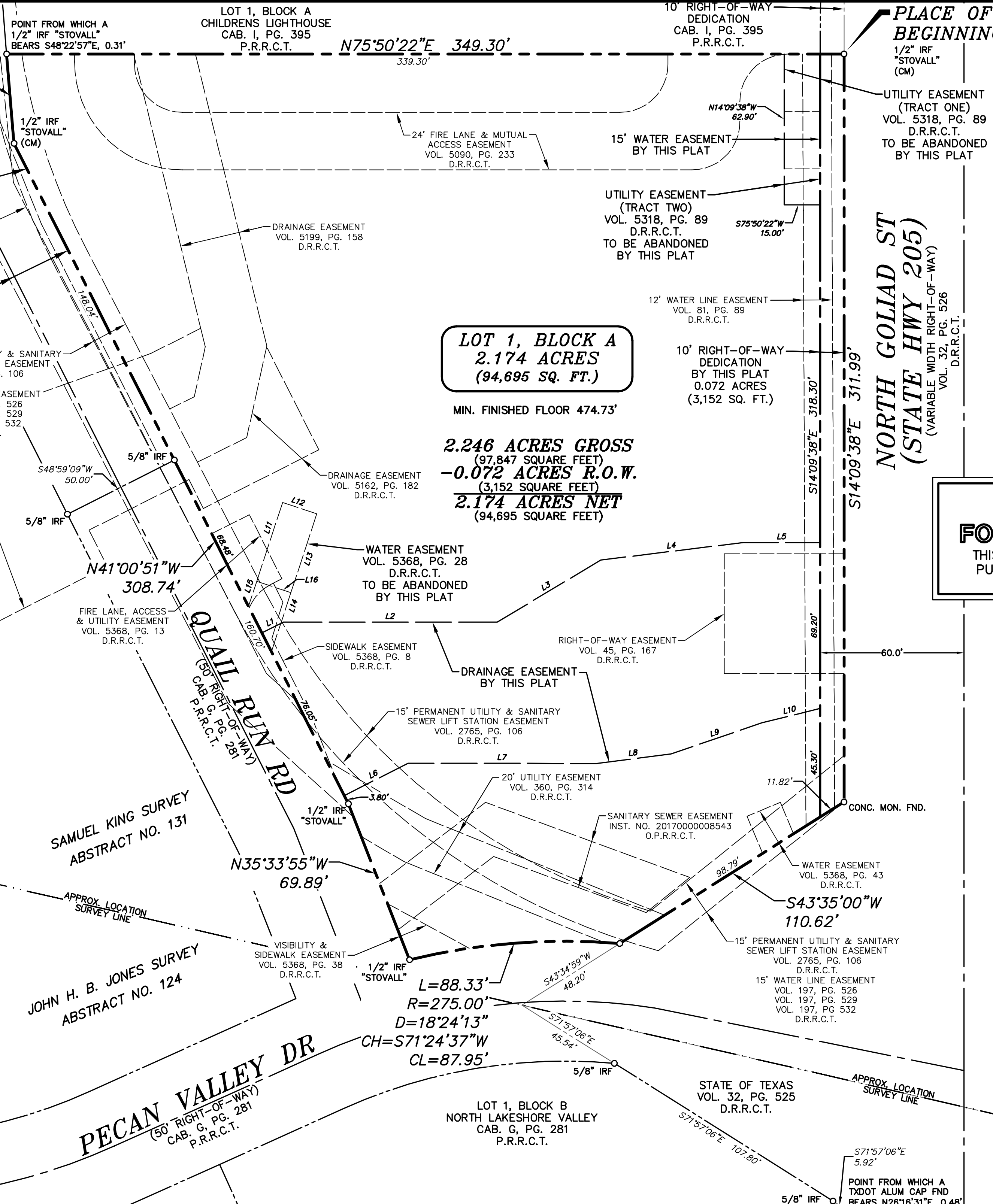
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

LANTY W. DEAN &
MARY F. DEAN
(TRACT B)
VOL. 349, PG. 4
D.R.R.C.T.

(REMAINDER)
ARKOMA DEVELOPMENT, LLC
VOL. 4411, PG. 290
D.R.R.C.T.

(REMAINDER)
ARKOMA DEVELOPMENT, L.L.C.
VOL. 4247, PG. 95
D.R.R.C.T.

LINE	BEARING	DIST
L1	N48°59'09"E	9.99'
L2	N75°49'41"E	89.21'
L3	N44°56'06"E	50.39'
L4	N68°49'52"E	59.91'
L5	N75°50'22"E	31.98'
L6	N48°49'21"E	29.81'
L7	N75°55'34"E	78.69'
L8	N68°35'10"E	31.34'
L9	N56°51'52"E	40.08'
L10	N62°01'49"E	24.94'
L11	N03°59'09"E	34.59'
L12	S86°00'51"E	15.00'
L13	S03°59'09"W	34.59'
L14	S03°59'09"W	26.03'
L15	N03°59'09"E	11.03'
L16	N86°00'51"W	15.00'



PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

OWNER / DEVELOPER
JCDB GOLIAD HOLDINGS, LLC
8350 N. CENTRAL EXPY, SUITE 1313
DALLAS, TEXAS 75206
CONTACT: CHAD DUBOSE
PH: (214) 561-6522
EMAIL: CHAD@FOREMARK.COM

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: JAKE FEARS, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

FINAL PLAT
LOT 1, BLOCK A
PECAN VALLEY RETAIL

BEING A PORTION OF THE
SAMUEL KING SURVEY, ABSTRACT NO. 131,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER SP2019-023
1 LOT 2.246 ACRES

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

PRINTED: 11/7/2019 STB FILE: WIER-SURVEY.STB LAST SAVED: 11/7/2019 8:03 PM SAVED BY: AARONS FILE: FINAL-PLAT-19022.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS JCDB GOLIAD HOLDINGS, LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED IN A DEED TO JCDB GOLIAD HOLDINGS, LLC, RECORDED IN INSTRUMENT NUMBER 2019000009184, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "STOVALL" IN THE WEST RIGHT-OF-WAY LINE OF NORTH GOLIAD STREET (STATE HIGHWAY NO. 205) (A VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID JCDB GOLIAD TRACT AND THE SOUTHEAST CORNER OF A 10-FOOT RIGHT-OF-WAY DEDICATION AS SHOWN ON THE PLAT OF LOT 1, BLOCK A, CHILDRENS LIGHTHOUSE, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET I, PAGE 395, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.);

THENCE S 14°09'38" E, ALONG THE EAST LINE OF SAID JCDB GOLIAD TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET, 311.99 FEET TO A CONCRETE MONUMENT FOUND;

THENCE S 43°35'00" W, ALONG A SOUTH LINE OF SAID JCDB GOLIAD TRACT AND CONTINUING ALONG THE WEST LINE OF SAID NORTH GOLIAD STREET, 110.62 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF PECAN VALLEY DRIVE (A 50' RIGHT-OF-WAY), BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE SOUTHWESTERLY, AN ARC LENGTH OF 88.33 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID PECAN VALLEY DRIVE AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 18°24'13", AND A CHORD BEARING S 71°24'37" W, 87.95 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "STOVALL", SAID IRON ROD BEING THE SOUTH CORNER OF SAID JCDB GOLIAD TRACT AND BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID PECAN VALLEY DRIVE WITH THE EAST RIGHT-OF-WAY LINE OF QUAIL RUN ROAD (A 50' RIGHT-OF-WAY);

THENCE ALONG THE WEST LINE OF SAID JCDB GOLIAD TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID QUAIL RUN ROAD AS FOLLOWS:

- 1) N 35°33'55" W, 69.89 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "STOVALL";
- 2) N 41°00'51" W, AT A DISTANCE OF 160.70 FEET PASSING A 5/8" IRON ROD FOUND, AND CONTINUING IN ALL A TOTAL DISTANCE OF 308.74 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "STOVALL";
- 3) N 18°54'05" W, 37.43 FEET TO A POINT, FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "STOVALL" BEARS S 48°22'57" E, 0.31 FEET, SAID POINT BEING THE NORTHWEST CORNER OF SAID JCDB GOLIAD TRACT AND THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK A, CHILDRENS LIGHTHOUSE;

THENCE N 75°50'22" E, ALONG THE NORTH LINE OF SAID JCDB GOLIAD TRACT AND THE SOUTH LINE OF SAID LOT 1, BLOCK A, CHILDRENS LIGHTHOUSE, 349.30 FEET TO A PLACE OF BEGINNING, AND CONTAINING 2.174 ACRES (94,695 SQUARE FEET) OF LAND, MORE OR LESS.

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND 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 _____, 2019.

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 _____ DAY OF _____, 2019.

MAYOR, CITY OF ROCKWALL _____ CITY SECRETARY _____ CITY ENGINEER _____

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 THEREOF 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.

SURVEYOR'S CERTIFICATION:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON L. STRINGFELLOW, 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.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, RPLS. NO. 6373 ON November 7, 2019. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6373
EMAIL: AaronLS@WierAssociates.com

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 LOT 1, BLOCK A, PECAN VALLEY RETAIL 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 LOT 1, BLOCK A, PECAN VALLEY RETAIL 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, 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 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 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. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ANY DRAINAGE SYSTEMS IN EASEMENTS.

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 COMPART 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.

WITNESS OUR HANDS THIS THE _____ DAY OF _____, 2019:

FOR: JCDB GOLIAD HOLDINGS, LLC

OWNER

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF JCDB GOLIAD HOLDINGS, LLC, 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.

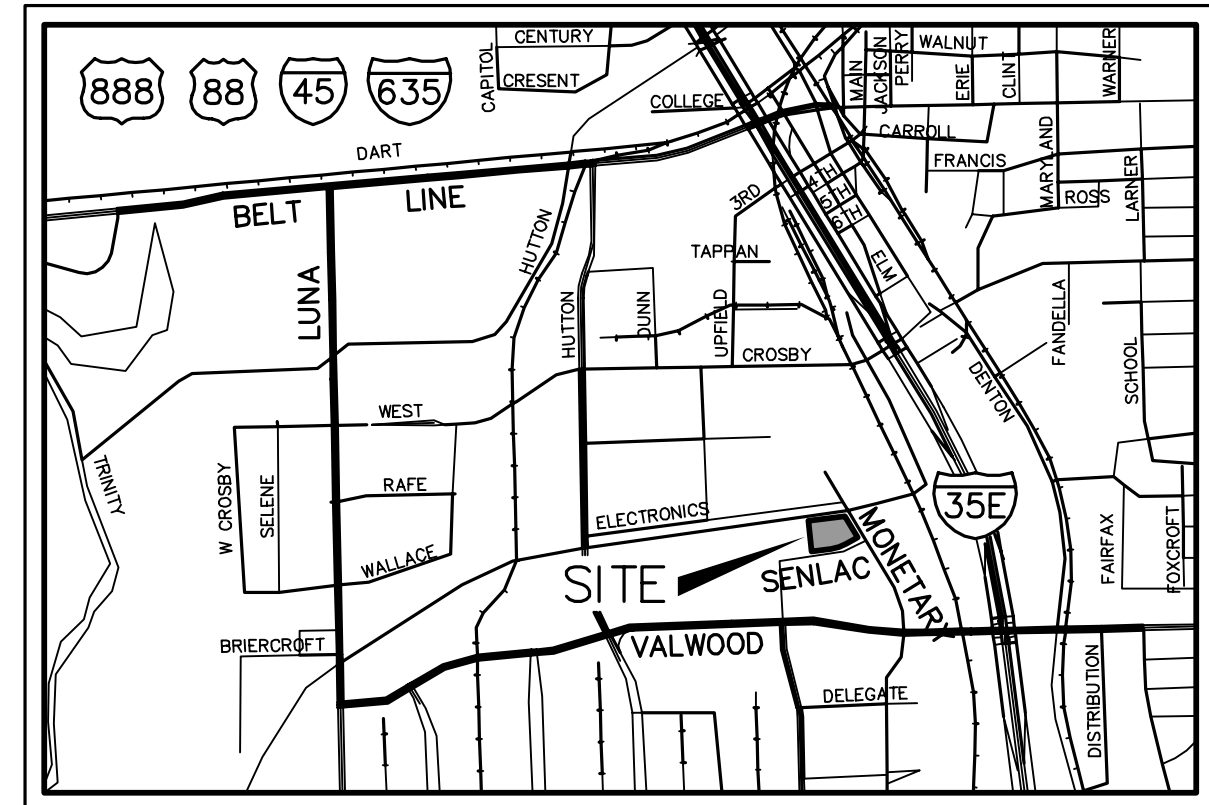
GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

**PRELIMINARY
FOR REVIEW PURPOSES ONLY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



VICINITY MAP
NOT TO SCALE

OWNER / DEVELOPER

JCDB GOLIAD HOLDINGS, LLC
8350 N. CENTRAL EXPY, SUITE 1313
DALLAS, TEXAS 75206
CONTACT: CHAD DUBOSE
PH: (214) 561-6522
EMAIL: CHAD@FOREMARK.COM

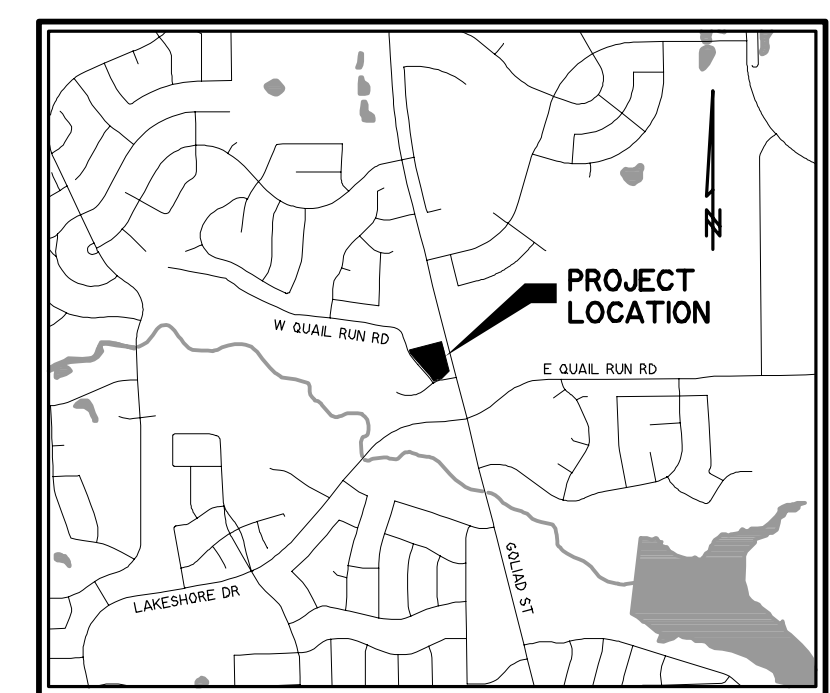
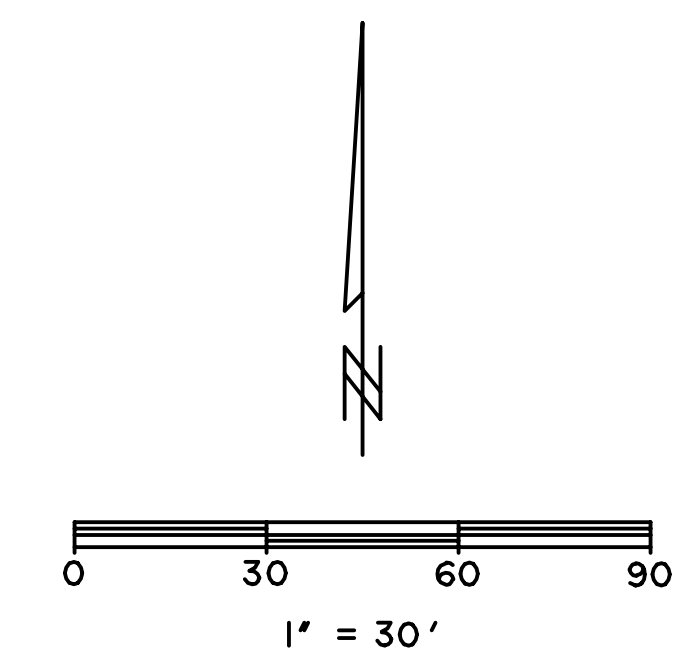
ENGINEER / SURVEYOR

WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: JAKE FEARS, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

**FINAL PLAT
LOT 1, BLOCK A
PECAN VALLEY RETAIL**

BEING A PORTION OF THE
SAMUEL KING SURVEY, ABSTRACT No. 131,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER SP2019-023
1 LOT 2.246 ACRES

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900



VICINITY MAP
1" = 2,000'

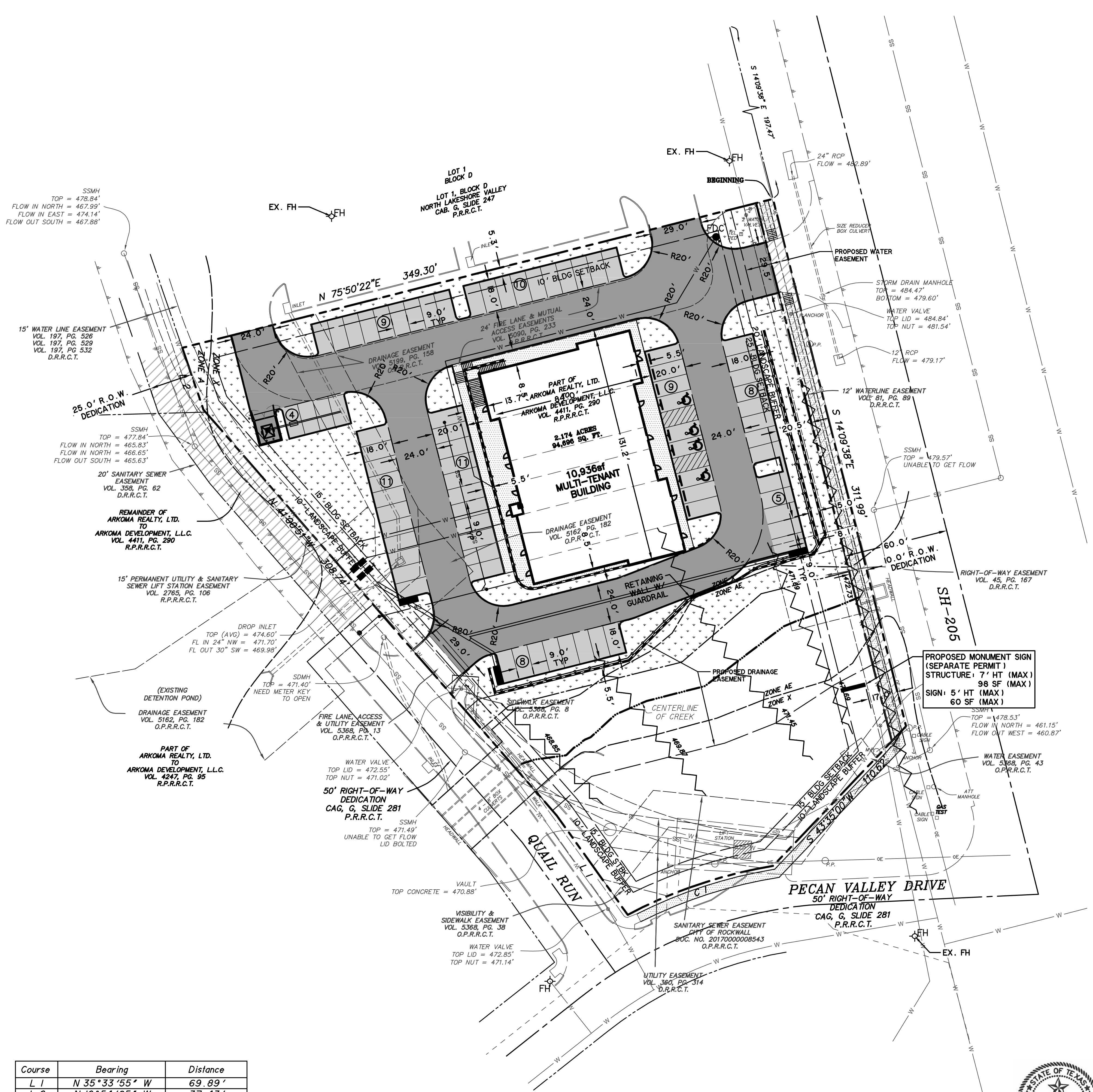
SITE DATA CHART	
ZONING	PD-65 W/ N. SH-205 OVERLAY
EXISTING USE	VACANT / UNDEVELOPED
PROPOSED USE	MIXED-USE (COMMERCIAL)
LOT AREA	NORTH (ARTIFICIAL): 2.174± AC (94,696 SF) SOUTH (ARTIFICIAL): 1.682± AC (73,271 SF) TOTAL: 3.856± AC (167,967 SF)
BUILDING AREA	RETAIL: 8,000 SF RESTAURANT: 3,000 SF TOTAL: 11,000 SF
BUILDING HEIGHT	25'-0"
BUILDING SETBACKS	HIGHWAY 205: 25' PECAN VALLEY DR: 15' QUAIL RUN RD: 15' INTERNAL: 10'
PARKING REQ'D	8,000 SF RETAIL: 1/250 SF = 32 3,000 SF RESTAURANT: 1/100 = 30 TOTAL = 62
ACCESSIBLE PARKING PROVIDED	4
TOTAL PARKING PROVIDED	75
BUILDING/LOT COVERAGE	15.0%
LANDSCAPE AREA	18,720 SF
LANDSCAPE COVERAGE	25.5%

**SITE PLAN
MIXED-USE DEVELOPMENT
3005 N. GOLIAD ST
ROCKWALL, TEXAS**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. KING SURVEY, ABSTRACT No. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM ARKOMA REALTY, LTD., TO ARKOMA DEVELOPMENT, L.L.C., AS RECORDED IN VOLUME 4411, PAGE 290 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS

October 15, 2019

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
CASE No.: SP2019-023 DATE: 10/15/2019 W.A. No. 19022



LEGEND

(X)	PARKING COUNT
(Dotted pattern)	LANDSCAPE AREA (RE: LANDSCAPE PLAN)
(Horizontal lines)	CONCRETE SIDEWALK
(Solid grey)	CONCRETE PAVEMENT
(Diagonal lines)	RIGHT-OF-WAY DEDICATION

- GENERAL NOTES:**
- DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.
 - ALL PROPOSED CURB RADIUS ARE 3.0' F/C. WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
 - SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
 - ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48397C0030L, DATED SEPTEMBER 26, 2008, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONES 'A' AND 'X'. PART OF THIS PROPERTY LIES WITHIN ZONES 'A'. AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN. IF PARTS OF THE SITE ARE NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WIER & ASSOCIATES, INC.

DEVELOPER
GRAND CENTRAL CROSSING, LLC
CONTACT: CHAD DUBOSE
8350 N CENTRAL EXPWY, STE I300
DALLAS, TEXAS 75206
PHONE: (214) 891-3215
FAX: (214) 891-3203
CHAD@JTEVANS.COM

ENGINEER
WIER & ASSOCIATES
CONTACT: JAKE FEARS, P.E.
2201 E. LAMAR BLVD., SUITE #200E
ARLINGTON, TX 76006
PHONE: (817) 467-7700
FAX: (817) 467-7713
JAKEF@WIERASSOCIATES.COM

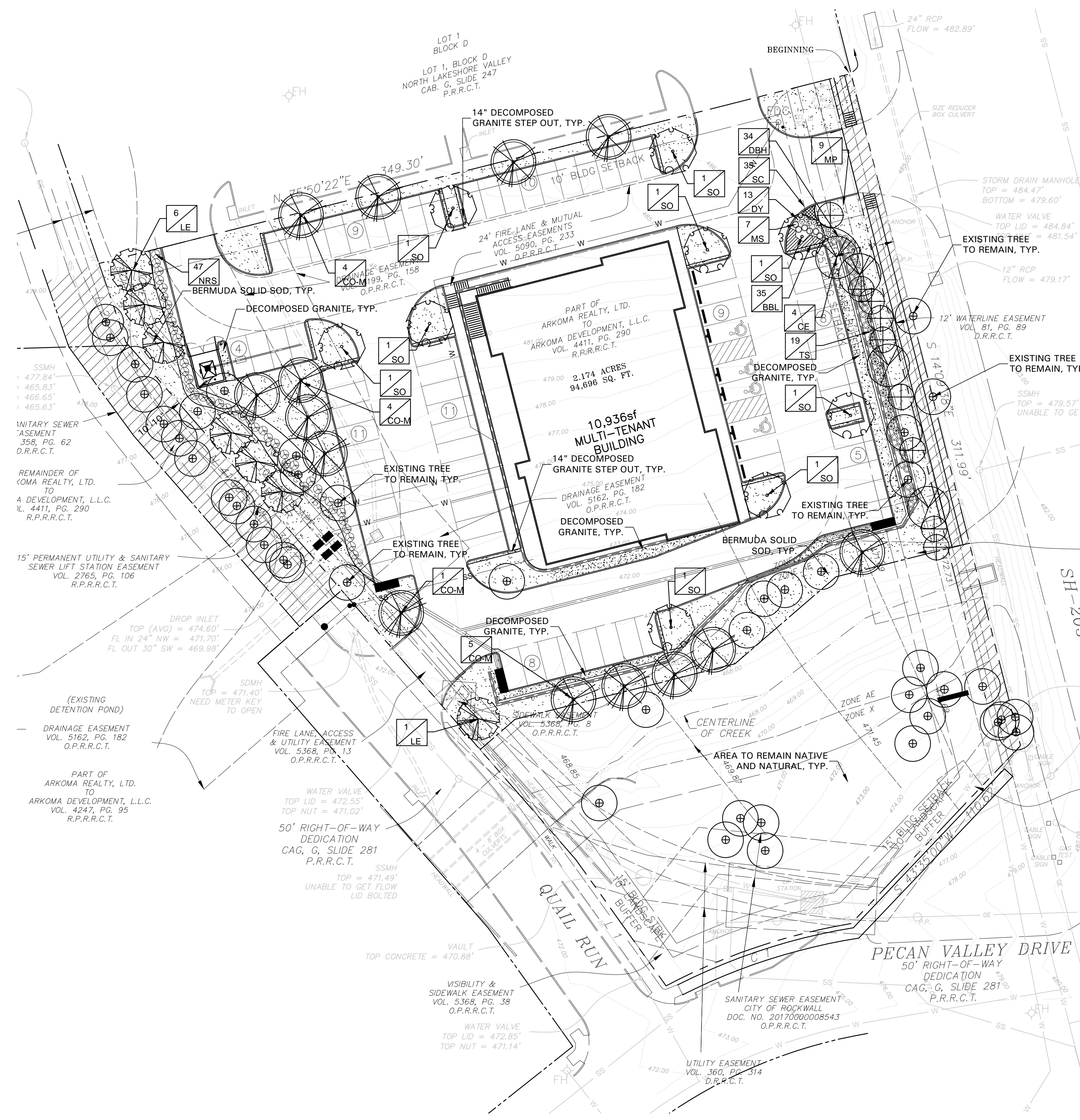
Course	Bearing	Distance
L 1	N 35°33'55" W	69.89'
L 2	N 18°54'05" W	37.43'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	275.00'	88.33'	18°24'13"	87.95'	S 71°24'38" W

PRINTED: 10/16/2019 10:18 PM LAST SAVED: 10/15/2019 10:18 PM FILE: AMANDARICHARDSON.DWG 190688.LANDSCAPE SERIES.DWG

OWNER/DEVELOPER
 GRAND CENTRAL CROSSING, LLC
 CONTACT: CHAD DUBOSE
 8350 N CENTRAL EXPWY, STE 1300
 DALLAS, TEXAS 75206
 PHONE: (214) 891-3215
 FAX: (214) 891-3203 CHAD@JTEVANS.COM

ENGINEER
 WIER & ASSOCIATES
 CONTACT: JAKE FEARS, P.E.
 2201 E. LAMAR BLVD., SUITE #200E
 ARLINGTON, TX 76006
 PHONE: (817) 467-7700
 FAX: (817) 467-7713
 JAKEF@WIERASSOCIATES.COM



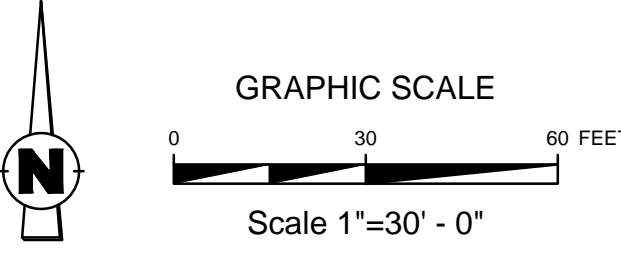
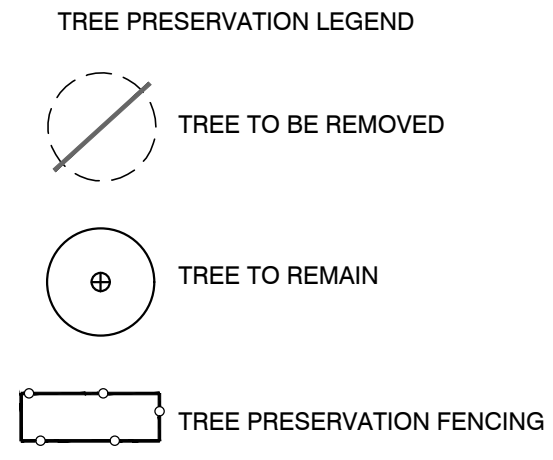
LANDSCAPE TABULATIONS ROCKWALL, TEXAS - SH205 Overlay	
I-30 OVERLAY REQUIREMENTS	
1. Buffer strips shall be a minimum of 20' wide and include a berm or shrubbery or a combination of both along the entire length of the property's frontage along the SH-205 r.o.w. The minimum required height is 30" and shall not exceed a maximum height of 48".	
2. Three canopy trees (4" cal.) along with four accent trees are required per 100 feet of the SH-205 r.o.w.	
3. One tree shall be provided (3" cal.) for every 50 l.f. within the landscape buffers for Pecan Valley and Quail Run.	
SH205 = 218 l.f.	
REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
berm and/or shrubs	shrubs 36" ht.
7 canopy trees, 4" cal.	4 canopy trees, 4" cal.; 4 existing trees
9 accent trees, 4" ht.	9 accent trees, 4" ht.
Quail Run = 278 l.f.	
REQUIRED	PROVIDED
10' wide buffer	10' wide buffer
9 canopy trees, 3" cal.	2 existing trees, 7 canopy trees, 3" cal.
PARKING LOT LANDSCAPE	
1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.	
2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars. (84 parking spaces)	
REQUIRED	PROVIDED
36" screen	36" screen
8 canopy trees, 4" cal.	9 canopy trees, 4" cal.; 1 existing 20" Elm
MITIGATION	
REQUIRED	PROVIDED
774 caliper inches	17+9 (trees over minimum caliper) = 26" 4" cal trees for mitigation = 14'4"=56" remaining inches (692") Tree mitigation balance to be settled at final plat (i.e. alternative tree mitigation settlement)

GENERAL LAWN NOTES
 EROSION CONTROL AND SOIL PREPARATION:
 THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.
 ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.
 CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.
 FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.
 TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.
 CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.
 SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.
 DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS. NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
 SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
 HYDROMULCH:
 SCARIIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMUS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.
 IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
 ALL SOED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF XENIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.
 AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
 ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 75-80% COVERAGE WITH AN INCH TALL STAND PRIOR TO FINAL ACCEPTANCE.
 ALL RIGHT-OF-WAY TO BE SODDED BEFORE ACCEPTANCE.

LANDSCAPE NOTES
 REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.
 CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.
 CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.
 A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
 LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
 ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.
 PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
 MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
 QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
 CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
 TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4" OZ WOVEN WEED BARRIER FABRIC OR APPROVED EQUAL WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT WEED BARRIER OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH. PINE STRAW MULCH IS PROHIBITED.
 CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.
 IRRIGATION:
 IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY BY ANY MEANS AVAILABLE TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.
 ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.
 MAINTENANCE REQUIREMENTS:
 VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
 MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
 ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.
 MISCELLANEOUS MATERIALS:
 STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.
 DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

PLANT SCHEDULE					
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
14	BO-M	Bur Oak - Mitigation	<i>Quercus macrocarpa</i>	4" cal.	14' ht., 4' spread
4	CE	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	14' ht., 4' spread, matching
15	LE	Lacebark Elm	<i>Ulmus parvifolia 'Sempervirens'</i>	4" cal.	14' ht., 4' spread
9	SO	Shumard Oak	<i>Quercus shumardii</i>	4" cal.	14' ht., 4' spread
ORNAMENTAL TREES					
12	MP	Mexican Plum	<i>Prunus mexicana</i>	30 gal.	8' ht., 4' spread min.
SHRUBS					
34	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burford Nana'</i>	5 gal.	full, 20" spread, 36" o.c.
13	DY	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Condeaux'</i>	5 gal.	full, 24" sprd, 24" o.c.
7	MS	Morning Light Miscanthus	<i>Miscanthus sinensis 'Morning Light'</i>	5 gal.	full, 20" spread, 36" o.c.
47	NRS	Nellie R Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	full, 40" o.c.
19	TS	Texas Sage 'Thundercloud'	<i>Leucophyllum trutescens 'Thundercloud'</i>	5 gal.	full, 24" sprd, 30" o.c.
GROUNDCOVER/VINES/GRASS					
35	BBL	Big Blue Liriope	<i>Liriope muscari 'Big Blue'</i>	1 gal.	full, 18" o.c.
35	SC	Seasonal Color		4" pots	full, 12" o.c.
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		
		Decomposed Granite			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.



**LANDSCAPE PLAN
 MIXED-USE DEVELOPMENT
 3005 N. GOLIAD ST
 ROCKWALL, TEXAS**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. KING SURVEY, ABSTRACT No. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM ARKOMA REALTY, LTD., TO ARKOMA DEVELOPMENT, L.L.C., AS RECORDED IN VOLUME 4411, PAGE 290 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS
 October 16, 2019

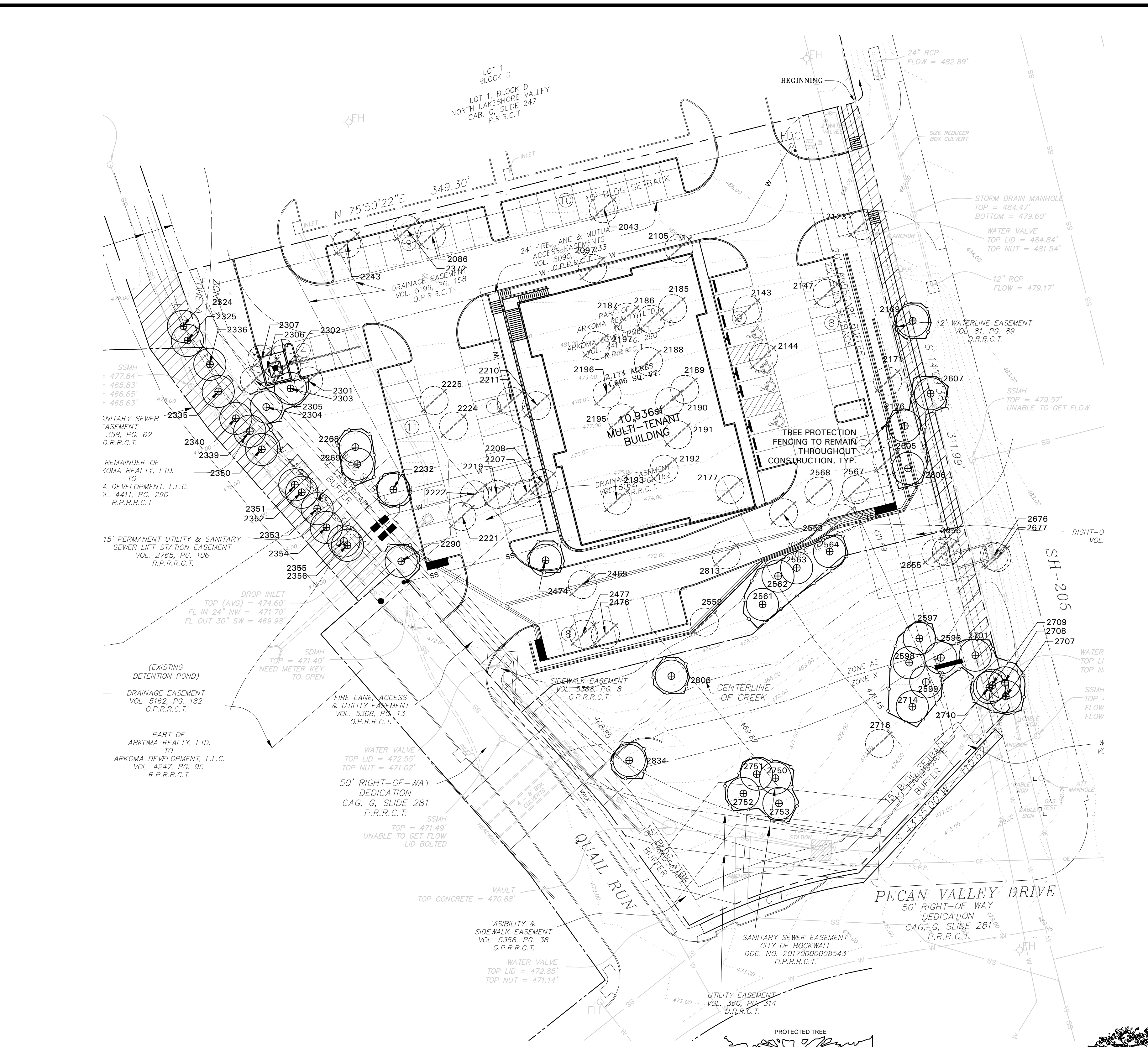
PREPARED BY:
WIA WIER & ASSOCIATES, INC.
 ENGINEERS SURVEYORS LAND PLANNERS
 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
 www.WierAssociates.com
 Texas Firm Registration No. F-2776

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

PRINTED: 10/16/2019 10:18 PM LAST SAVED: 10/15/2019 10:18 PM FILE: AMANDARICHARDSON.DWG

OWNER/DEVELOPER
 GRAND CENTRAL CROSSING, LLC
 CONTACT: CHAD DUBOSE
 8350 N CENTRAL EXPWY, STE 1300
 DALLAS, TEXAS 75206
 PHONE: (214) 891-3215
 FAX: (214) 891-3203 CHAD@JTEVANS.COM

ENGINEER
 WIER & ASSOCIATES
 CONTACT: JAKE FEARS, P.E.
 2201 E. LAMAR BLVD., SUITE #200E
 ARLINGTON, TX 76006
 PHONE: (817) 467-7700
 FAX: (817) 467-7713
 JAKEF@WIERASSOCIATES.COM



NO.	CALIPER	TREE SPECIES	REMAIN/REMOVE	MITIGATION REQ.	MITIGATION	NOTES
2043	32	Pecan	To Be Removed	2 to 1	54	
2086	20	Elm	To Be Removed	1 to 1	20	
2097	18	Elm	To Be Removed	1 to 1	18	
2105	16	Elm	To Be Removed	1 to 1	16	
2123	18	Hickberry	To Be Removed	50%	9	
2143	18	Elm	To Be Removed	1 to 1	18	
2144	20	Elm	To Be Removed	1 to 1	20	
2147	24	Cedar	To Be Removed	50%	12	
2189	14	Elm	To Remain			
2171	28	Bols D'Arc	To Be Removed	0%		
2178	24	Pecan	To Remain			
2177	30	Walnut	To Be Removed	2 to 1	60	
2185	20	Elm	To Be Removed	1 to 1	20	
2186	16	Elm	To Be Removed	1 to 1	16	
2187	16	Elm	To Be Removed	1 to 1	16	
2188	16	Elm	To Be Removed	1 to 1	16	
2189	16	Elm	To Be Removed	1 to 1	16	
2190	12	Elm	To Be Removed	1 to 1	12	
2191	16	Elm	To Be Removed	1 to 1	16	
2192	24	Cedar	To Be Removed	50%	12	
2193	16	Elm	To Be Removed	1 to 1	16	
2195	18	Elm	To Be Removed	1 to 1	18	
2196	12	Elm	To Be Removed	1 to 1	12	
2197	16	Elm	To Be Removed	1 to 1	16	
2207	12	Elm	To Be Removed	1 to 1	12	
2208	14	Elm	To Be Removed	1 to 1	14	
2210	16	Elm	To Be Removed	1 to 1	16	
2211	18	Elm	To Be Removed	1 to 1	18	
2219	16	Elm	To Be Removed	1 to 1	16	
2221	16	Elm	To Be Removed	1 to 1	16	
2222	12	Elm	To Be Removed	1 to 1	12	
2224	17	Elm	To Be Removed	1 to 1	17	
2225	17	Elm	To Be Removed	1 to 1	17	
2232	14	Elm	To Remain			
2243	4	Elm	To Be Removed	0		
2258	12	Elm	To Remain			
2259	18	Elm	To Remain			
2290	20	Elm	To Be Removed	1 to 1	16	
2301	16	Elm	To Be Removed	1 to 1	16	
2303	18	Elm	To Remain			Not on Property
2304	16	Elm	To Remain			Not on Property
2305	12	Elm	To Be Removed	1 to 1	12	
2306	12	Elm	To Be Removed	1 to 1	12	
2307	12	Elm	To Be Removed	1 to 1	12	
2324	8	Elm	To Remain			Not on Property
2325	6	Elm	To Remain			Not on Property
2326	13	Elm	To Remain			Not on Property
2336	6	Elm	To Remain			Not on Property
2339	6	Elm	To Remain			Not on Property
2340	12	Elm	To Remain			Not on Property
2350	12	Elm	To Remain			Not on Property
2351	10	Elm	To Remain			Not on Property
2352	10	Elm	To Remain			Not on Property
2353	5	Elm	To Remain			Not on Property
2354	9	Elm	To Remain			Not on Property
2355	14	Elm	To Remain			Not on Property
2356	6	Elm	To Remain			Not on Property
2372	8	Bear Tree	To Be Removed	0%		
2455	14	Elm	To Be Removed	1 to 1	14	
2474	20	Elm	To Remain			
2476	22	Pecan	To Be Removed	1 to 1	22	
2477	18	Pecan	To Be Removed	1 to 1	18	
2553	32	Walnut	To Be Removed	2 to 1	64	Multi-trunk
2559	22	Pecan	To Be Removed	1 to 1	22	
2561	22	Pecan	To Remain			
2562	16	Pecan	To Remain			
2563	24	Pecan	To Remain			
2564	32	Pecan	To Remain			
2566	18	Pecan	To Be Removed	1 to 1	18	
2567	22	Pecan	To Be Removed	1 to 1	22	
2568	22	Walnut	To Be Removed	1 to 1	22	
2569	8	Pecan	To Remain			
2597	24	Pecan	To Remain			
2599	24	Pecan	To Remain			
2605	15	Walnut	To Be Removed	1 to 1	15	
2606	24	Pecan	To Remain			
2607	40	Bols D'Arc	To Remain			
2655	6	Chinaberry	To Be Removed	0%		Multi-trunk
2656	9	Chinaberry	To Be Removed	0%		
2676	5	Chinaberry	To Be Removed	0%		in ROW
2677	15	Pecan	To Be Removed	0%		in ROW
2701	19	Pecan	To Remain			
2707	24	Pecan	To Remain			
2708	16	Pecan	To Remain			
2709	24	Pecan	To Remain			
2710	7	Pecan	To Remain			
2714	17	Pecan	To Remain			
2716	27	Bols D'Arc	To Be Removed	0%		Multi-trunk
2750	12	Elm	To Remain			
2751	16	Elm	To Remain			
2752	16	Elm	To Remain			
2753	16	Elm	To Remain			
2806	40	Elm	To Remain			Sanitary Sewer Easement
2813	16	Walnut	To Be Removed	1 to 1	16	
2834	48	Elm	To Remain			48 credit

TOTAL INCHES ON SITE: 1674
 TOTAL INCHES TO BE REMOVED: 976
 TOTAL TO BE MITIGATED: 698 credit = 774 mitigation inches

TREE PRESERVATION NOTES

CONSTRUCTION METHODS:

BORING: BORING OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED. WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (40) INCHES.

TRENCHING: ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE PLACEMENT OF UNDERGROUND UTILITY LINES SUCH AS ELECTRIC, PHONE, GAS, ETC., IS ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. TRENCHING FOR IRRIGATION SYSTEMS SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY LINE. THIS LINE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTURBANCE.

TREES TO BE REMOVED: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE.

TREES TO REMAIN: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREES DRIP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

EXISTING TREES NOTED TO REMAIN: SHALL BE PROTECTED DURING CONSTRUCTION. FROM DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE OF TREE.

UNDER NO CIRCUMSTANCE: SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNERS AUTHORIZED REPRESENTATIVE.

PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE: THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE.

MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION, OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION, SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OR ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

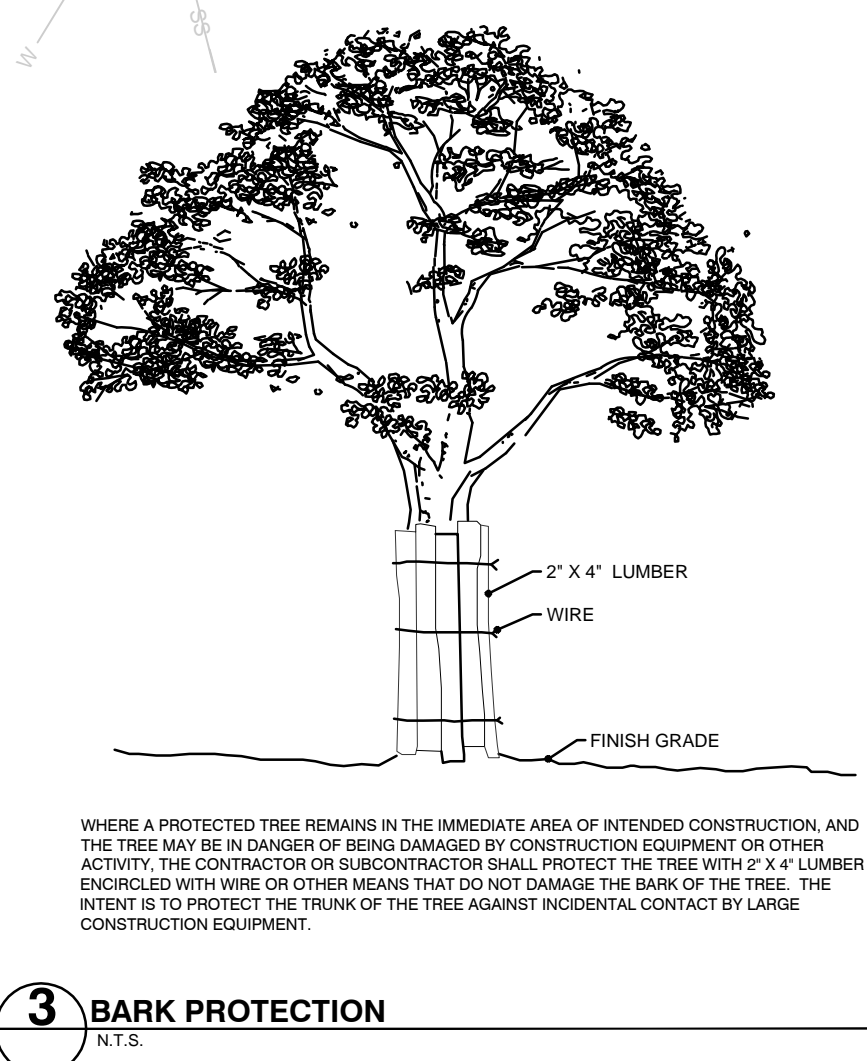
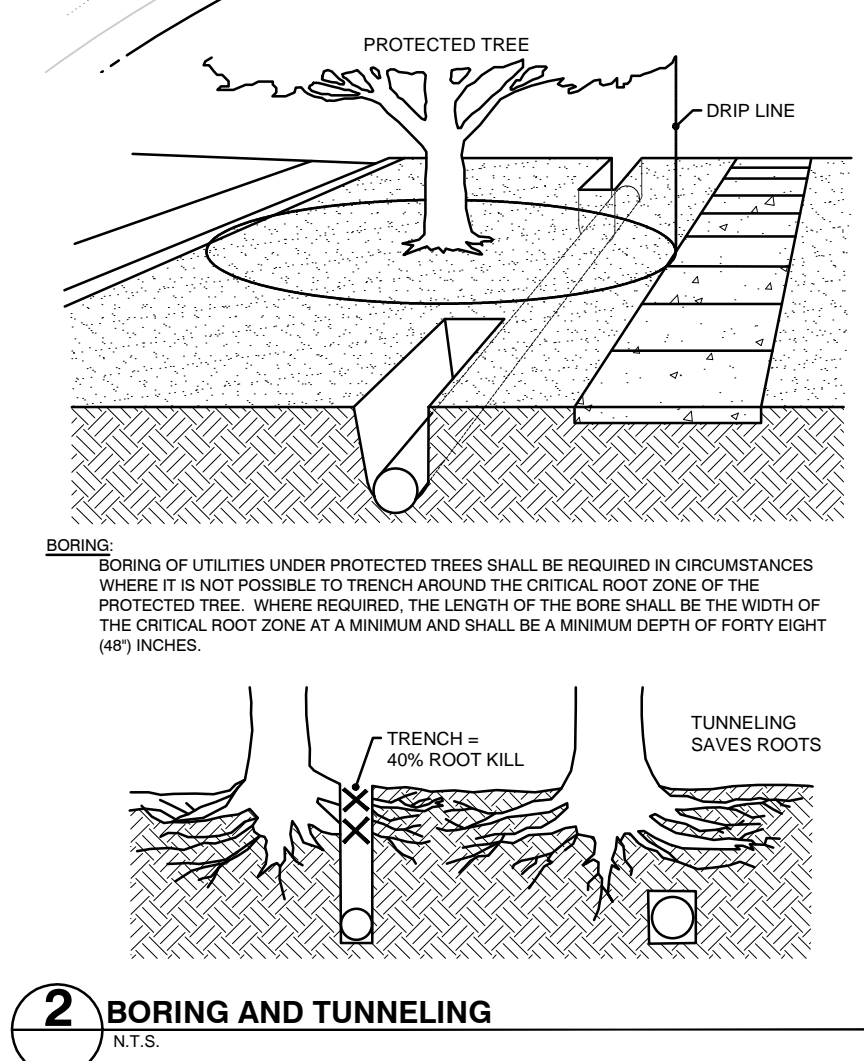
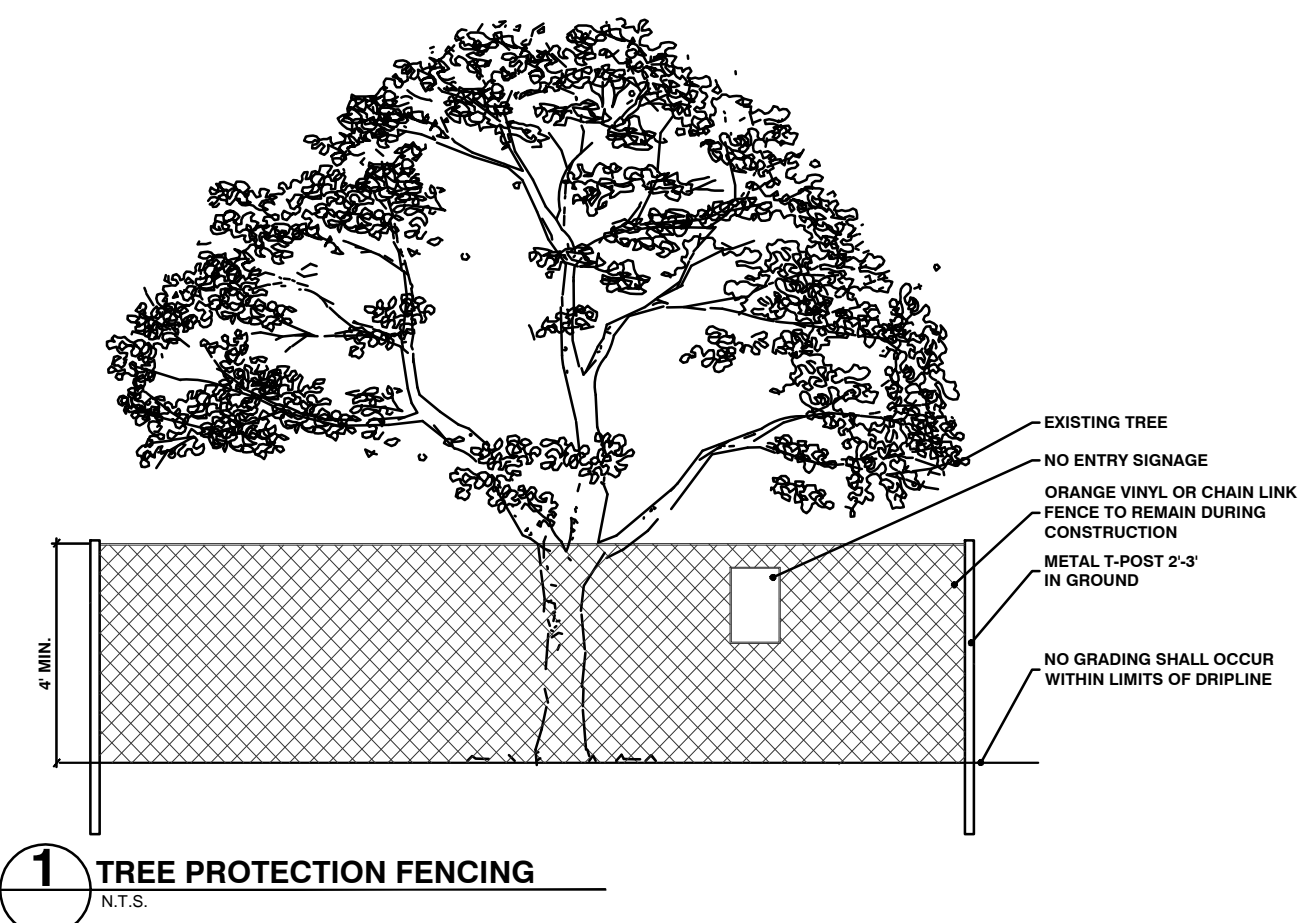
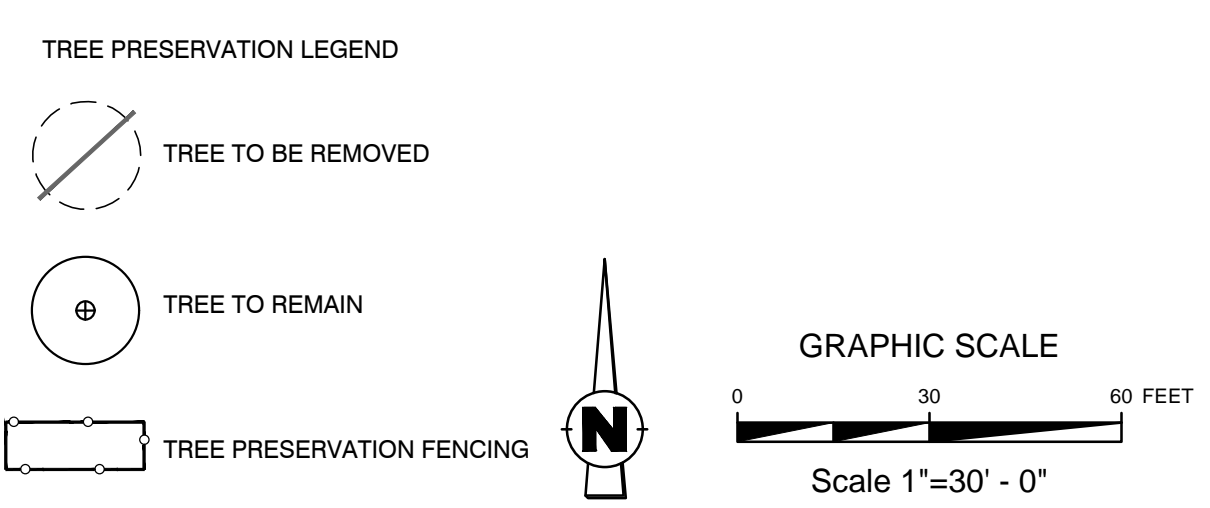
TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT, TRAFFIC, OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.

GRADE CHANGES: A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.

PROCEDURES REQUIRED PRIOR TO CONSTRUCTION: PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCLOSES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

BARK PROTECTION: IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY ENCLOSES THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2"x4" LUMBER ENCLOSED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE INTENT IS TO PROTECT THE TRUNK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.



TREE PRESERVATION PLAN
 MIXED-USE DEVELOPMENT
 3005 N. GOLIAD ST
 ROCKWALL, TEXAS

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. KING SURVEY, ABSTRACT No. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM ARKOMA REALTY, LTD., TO ARKOMA DEVELOPMENT, L.L.C., AS RECORDED IN VOLUME 4411, PAGE 290 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS
 October 16, 2019



PREPARED BY:
WIA WIER & ASSOCIATES, INC.
 ENGINEERS SURVEYORS LAND PLANNERS
 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
 Texas Firm Registration No. F-2776 www.WierAssociates.com
 CASE No.: SP2019-023 DATE: 10/16/2019
 W.A. No. 19022

EXISTING TOPOGRAPHIC LEGEND	
	ASPHALT PAVEMENT
	BOLLARD/GUARD POST
	DIMENSION TO BACK OF CURB
	CABLE TV
	CONTROL MONUMENT
	CONCRETE
	ELEC BOX (GROUND)
	ELEC MANHOLE
	ELEC METER
	FIRE HYDRANT
	FIBER OPTIC CABLE
	GAS METER
	GAS MANHOLE
	GAS TEST STATION
	GUY WIRE
	CONCRETE HEADWALL
	IRRIGATION CONTROL VALVE
	IRON ROD FOUND
	IRON ROD SET
	LIGHT POLE
	POWER POLE
	POWER POLE W/LIGHT
	STORM DRAIN MANHOLE
	SPRINKLER HEAD
	SIGN
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	SOUTH WESTERN BELL TELEPHONE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TELEPHONE SWITCH GEAR
	TRAFFIC SIGNAL BOX
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGNAL CONTROLLER
	TRANSFORMER PAD
	WATER METER
	WATER MANHOLE
	WATER VALVE
	OVERHEAD ELECTRIC LINE
	UNDERGROUND ELECTRIC LINE
	WATER LINE
	SANITARY SEWER LINE
	FIBER OPTIC LINE
	UNDERGROUND TELEPHONE
	OVERHEAD TELEPHONE
	UNDERGROUND GAS
	EXISTING CONCRETE STORM DRAIN LINE
	EXISTING CORRUGATED METAL STORM DRAIN LINE
	EXISTING FLOWLINE
	BARBED WIRE FENCE
	CHAIN LINK FENCE
	WOOD FENCE
	GUARD RAIL / BARRICADE
	EXISTING TREE LINE
	EXISTING TREE

PAVING PLAN LEGEND	
	X' X,XXX P.S.I. LIGHT DUTY REINFORCED CONCRETE PAVEMENT
	X' X,XXX P.S.I. MEDIUM DUTY REINFORCED CONCRETE PAVEMENT
	X' X,XXX P.S.I. HEAVY DUTY REINFORCED CONCRETE PAVEMENT
	4' 3,000 P.S.I. REINFORCED CONCRETE SIDEWALK
	PATIO PAVEMENT (REFER TO ARCH. PLANS)
	PROPOSED EDGE OF PAVEMENT
	FUTURE EDGE OF PAVEMENT
	L2 LINE IDENTIFIED IN LINE TABLE
	C2 CURVE IDENTIFIED IN CURVE TABLE
	B/B BACK OF CURB TO BACK OF CURB
	PROPOSED CHAIN LINK FENCE
	PROPOSED BARBED WIRE FENCE
	PROPOSED WOOD / STOCKADE FENCE
	PROPOSED BARRICADE / GUARD RAIL
	PROPOSED RETAINING WALL
	HANDICAP PARKING
	CUT OR FILL SLOPE
	PROPOSED SIGN & POST
	PROPOSED RECESSED CURB INLET
	PROPOSED STANDARD CURB INLET

GRADING PLAN LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT ELEV.
	PROPOSED SWALE & DIRECTION OF FLOW
	PROPOSED GRADE BREAK
	T/C TOP OF CURB
	T/P TOP OF PAVEMENT
	T/W TOP OF RETAINING WALL
	B/W BOTTOM OF RETAINING WALL
	FG FINISHED GRADE
	FF FINISHED FLOOR ELEVATION

DRAINAGE PLAN LEGEND	
	DRAINAGE AREA DESIGNATION
	WATERSHED LIMITS
	MAJOR DRAINAGE AREA DIVIDE
	MAJOR DRAINAGE AREA SUB-DIVIDE
	ZONING BOUNDARY
	FLOW DIRECTION ARROW
	L2 LINE IDENTIFIED IN LINE TABLE
	C2 CURVE IDENTIFIED IN CURVE TABLE
	PROPOSED RECESSED CURB INLET
	PROPOSED STANDARD CURB INLET
	PROPOSED DROP INLET
	PROPOSED JUNCTION BOX
	PROPOSED STORM DRAIN
	FUTURE STORM DRAIN
	PROPOSED SWALE

EROSION CONTROL LEGEND	
	LIMITS OF OPERATOR DAY TO DAY OPERATIONAL CONTROL
	PROPOSED SWALE
	STABILIZED CONSTRUCTION ENTRANCE
	UN-REINFORCED SILT FENCE
	REINFORCED SILT FENCE
	STONE OVERFLOW
	ROCK BERM
	DROP INLET PROTECTION
	PROPOSED INLET TREATMENT
	CURLEX EROSION CONTROL BLANKET
	SEDIMENT TRAP OUTLET CONTROL DEVICE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE

WATER & SANITARY SEWER PLAN LEGEND	
	PROPOSED 16" OR LARGER WATER MAIN
	PROPOSED 12" OR SMALLER WATER MAIN
	FUTURE 16" OR LARGER WATER MAIN
	FUTURE 12" OR SMALLER WATER MAIN
	PROPOSED GATE VALVE
	PROPOSED REDUCER
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	PROPOSED AIR RELEASE VALVE OR BLOW-OFF VALVE
	PROPOSED 16" OR LARGER SANITARY SEWER
	PROPOSED 12" OR SMALLER SANITARY SEWER
	FUTURE 16" OR LARGER SANITARY SEWER
	FUTURE 12" OR SMALLER SANITARY SEWER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT

STREET LIGHT & CONDUITS LEGEND	
	PROPOSED STREET LIGHT BASE
	PROPOSED TWIN DAVIT ARM STREET LIGHT POLE
	PROPOSED SINGLE DAVIT ARM STREET LIGHT POLE
	PULLBOX
	ELECTRICAL SERVICE
	CIRCUIT NUMBER
	EXISTING 2" PVC STREET LIGHT CONDUIT
	PROPOSED 2" PVC STREET LIGHT CONDUIT
	2" PVC TRAFFIC SIGNAL CONDUIT
	2" PVC COMMUNICATIONS CONDUIT

RECORD DRAWING
 April 22, 2021
 To the best of our knowledge Wier & Associates, Inc., states this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

NOTE:
 THE LEGEND SHOWN ON THIS SHEET IS GENERALIZED AND FOR REFERENCE ONLY. SOME ITEMS MIGHT NOT BE INCLUDED IN PLAN SET.

PREPARED BY:
WIER & ASSOCIATES, INC.
 ENGINEERS SURVEYORS LAND PLANNERS
 2201 E. JAMES BLVD., SUITE 200E ARLINGTON, TEXAS 76010 METRO (817) 467-7700
 Texas Firm Registration No. F-2776 www.wierassociates.com

NO.	DATE	DESCRIPTION	BY

RETAL CENTER
 3005 N. GOLIAD ST
 ROCKWALL, TEXAS

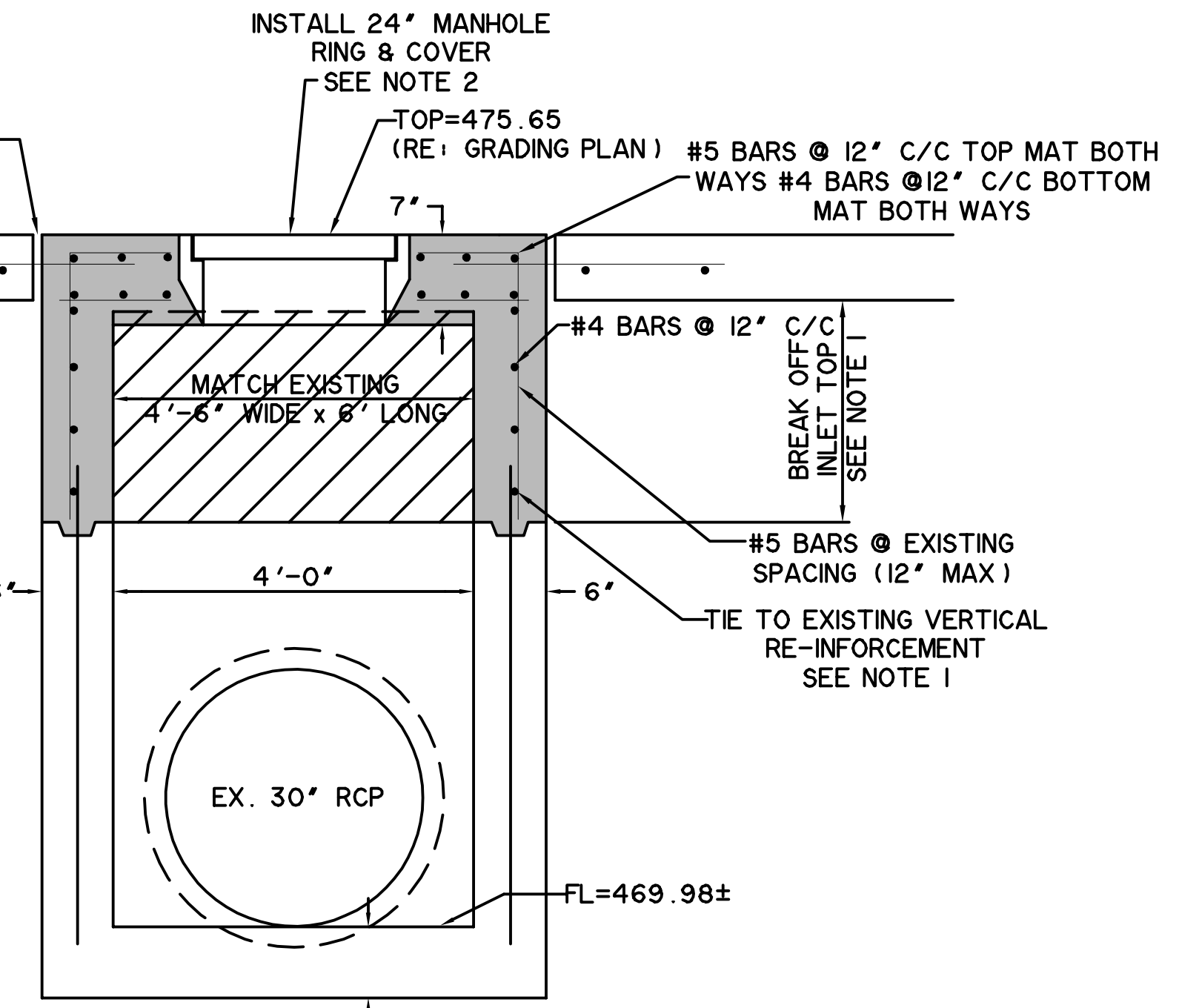
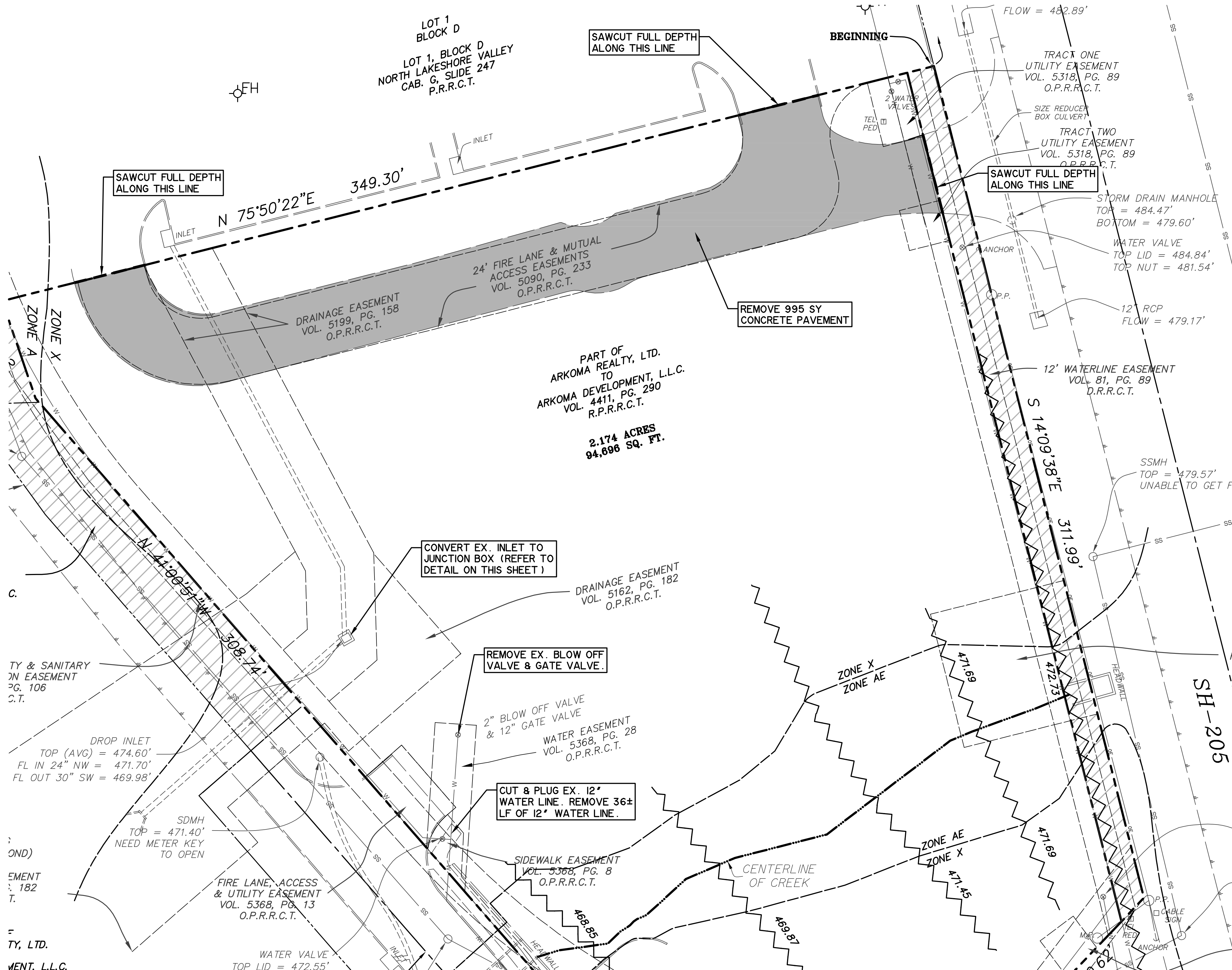
LEGEND

STATE OF TEXAS
 JACOB H. FEARS
 99376
 LICENSED PROFESSIONAL ENGINEER

COPYRIGHT ©
 WIER & ASSOCIATES, INC.
 LAST SHEET EDIT
 DATE 8/13/2019
 WA# 19022
SHEET NO.
 S001

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

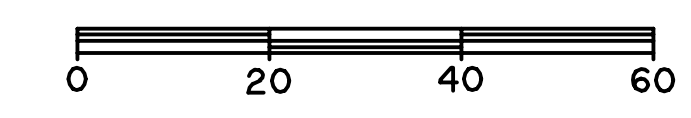
PRINTED: 10/15/2019 9:12:22 AM FILE: WIER-PAVING-STB CASEVOY FILE: S101 DEMOLITION PLAN.DWG



DETAIL CONVERT EXISTING INLET TO JUNCTION BOX
N.T.S.

- NOTES:**
- BREAK OFF EXISTING INLET TOP AT EXISTING APRON JOINT. EXPOSE EXISTING VERTICAL STEEL MIN 12" LONG. DRILL, SET AND EPOXY NEW VERTICAL DOWELS WHERE EXISTING REINFORCEMENT IS BROKEN OFF OR DAMAGED.
 - INSTALL STANDARD CITY STORM DRAIN MANHOLE PER NCTCOG STANDARD DETAILS.
 - CONCRETE MINIMUM 4,200 PSI (MINIMUM 7.0 SACK MIX) FOR HYDRAULIC STRUCTURE. REFER TO CITY STANDARDS.
 - COMPACT ALL BACKFILL TO PAVEMENT SUBGRADE TO MINIMUM 95% STANDARD PROCTOR DENSITY USING A SHEEPSFOOT ROLLER IN THIN LAYERS (5" LOOSE TYPICAL ALLOWED IN TRENCHES ONLY)

RECORD DRAWING
April 22, 2021
To the best of our knowledge Wier & Associates, Inc., states this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.



LEGEND

- AREA OF PAVEMENT REMOVAL
- SAWCUT LINE
- REFER TO TREE PRESERVATION PLAN FOR TREE REMOVAL

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.

CAUTION !!
EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. JAMES BLVD., SUITE 200E ARLINGTON, TEXAS 76010 METRO (817) 467-7700
www.wierassociates.com
Texas Firm Registration No. F-2776

NO.	DATE	DESCRIPTION	BY

RETAIL CENTER
3005 N. GOLIAD ST
ROCKWALL, TEXAS

DEMOLITION PLAN



COPYRIGHT ©
WIER & ASSOCIATES, INC.
LAST SHEET EDIT
DATE 9/12/2019
WA# 19022
SHEET NO.
S101

PRINTED: 10/15/2019 5TB FILE: WIER-PAVING.STB LAST SAVED: 9/12/2019 10:31 AM SAVED BY: CASEYO FILE: POOL PAVING NOTES.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

PAVEMENT & JOINT SEALING NOTES

- ALL CONCRETE FOR PAVEMENT SHALL BE CLASS "C" AND HAVE A MINIMUM 3,600 PSI (MIN. 6.5 SACK MIX) COMPRESSIVE STRENGTH AT 28 DAYS WITH 4 TO 6 PERCENT AIR ENTRAINMENT UNLESS OTHERWISE NOTED. PAVEMENT MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE 4th EDITION "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" PREPARED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS. SLIP FORMED CONCRETE SHALL HAVE A MAXIMUM SLUMP OF THREE INCHES. HAND-PLACED CONCRETE SHALL HAVE A MAXIMUM FIVE-INCH SLUMP. ALL REINFORCEMENT SHALL BE CHAIRED.
- THE JOINTING SHALL CONFORM TO THE LOCATIONS AND DETAILS SHOWN ON THESE PLANS. SPECIFIC SAWED CONTRACTION OR CONSTRUCTION JOINT LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL SUBMIT A LAYOUT INDICATING THE SAWED JOINT LOCATIONS TO BE REVIEWED AND APPROVED BY THE ENGINEER. ISOLATION JOINTS SHALL BE PROVIDED AT ALL MANHOLE RIMS, LIGHT STANDARDS AND OTHER SIMILAR INSTALLATIONS. EXPANSION JOINT LOCATIONS HAVE BEEN INDICATED ON PAVING AND DIMENSIONAL CONTROL PLANS.
- PROVIDE SAWED JOINTS AT MAXIMUM 20-FOOT SPACING FOR EIGHT-INCH CONCRETE. MAXIMUM 15 FEET FOR SIX-INCH CONCRETE AND MAXIMUM 12-FOOT SPACING FOR FIVE-INCH CONCRETE. DO NOT PLACE SAWED JOINT LONGITUDINALLY ALONG LOW POINT OR AT GUTTER LINE. SAWING OF JOINTS SHALL BEGIN AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING. COMPLETE ALL SAWED JOINTS BEFORE UNCONTROLLED SHRINKAGE CRACKING OCCURS.
- DO NOT PLACE SAND OR SELECT FILL BENEATH CONCRETE PAVEMENT, SIDEWALKS, DRIVE APPROACHES OR HANDICAP RAMPS FOR LEVEL UP COURSE. UTILIZE COMPACTED NATIVE MATERIALS.
- BACKFILL ALL CURBS TO EDGE OF SUBGRADE WITH ON-SITE CLAY SOILS. COMPACT TO 95% TO 100% OF STANDARD PROCTOR DENSITY AT OR ABOVE OPTIMUM MOISTURE CONTENT USING A SHEEPSFOOT ROLLER.
- CONTRACTOR SHALL SAW-CUT TIE-INS AT EXISTING CURBS AS NECESSARY TO INSURE SMOOTH TRANSITIONS. CONTRACTOR SHALL SAW-CUT AND TRANSITION TO MEET EXISTING PAVEMENT AS NECESSARY TO INSURE POSITIVE DRAINAGE. (TYP. ALL INTERSECTIONS)
- ALL EXPANSION, CONTRACTION AND CONSTRUCTION JOINTS IN PAVED AREAS SHALL BE SEALED IN ACCORDANCE WITH THESE SPECIFICATIONS AND THE JOINT SEALING MANUFACTURERS RECOMMENDATIONS.
- CLEAN ALL JOINTS PRIOR TO PLACEMENT OF JOINT SEALING MATERIAL IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- PROVIDE BACKER RODS FOR JOINTS WITHOUT PRE-MOLDED JOINT MATERIAL IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. INSTALL CERA-ROD MANUFACTURED BY W.R. MEADOWS OR EQUAL.
- EXPANSION AND ISOLATION JOINT MATERIAL TO BE PRE-MOLDED EXPANSION JOINT MATERIAL AS RECOMMENDED BY JOINT SEALING MANUFACTURER WITH JOINT CAP TO PROTECT SEALANT RESERVOIR.
- TYPICALLY, JOINT SEALING MATERIAL IS PLACED BELOW SURFACE OF CONCRETE TO NEAR FULL LEVEL. CERTAIN PRODUCTS SUCH AS SOFT SEAL ARE RECOMMENDED TO BE PLACED TO FULL LEVEL. REFER TO MANUFACTURERS RECOMMENDATIONS.
- THE CONTRACTOR SHALL CONSTRUCT ALL DRIVEWAY APPROACHES IN CONFORMANCE WITH APPLICABLE CITY STANDARD ORDINANCES AND REQUIREMENTS. CONTRACTOR SHALL CONFIRM APPLICABLE DRIVEWAY OR ACCESS PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
- ALL COORDINATES ARE TO BACK OF CURB, UNLESS NOTED OTHERWISE.
- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- ALL EDGE OF PAVEMENT WITH NO CURB SHALL BE THICKENED EDGE.

WALKWAY, MARKING, AND SIGNAGE NOTES

- ALL PEDESTRIAN WALKWAYS UTILIZED FOR DISABLED ACCESS ROUTE SHALL CONFORM TO LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING THE "STATE OF TEXAS PROGRAM FOR THE ELIMINATION OF ARCHITECTURAL BARRIERS", "TEXAS ACCESSIBILITY STANDARDS" (TAS) AND THE "AMERICANS WITH DISABILITIES ACT OF 1990" (ADA).
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED CITY PERMITS AND NOTIFY THE CITY PRIOR TO CONSTRUCTING PUBLIC SIDEWALKS.
- UNLESS REQUIRED OTHERWISE BY CITY REGULATIONS, ALL WALKWAYS SHALL BE CONSTRUCTED OF MINIMUM 3,000 PSI CONCRETE AND A MINIMUM CEMENT CONTENT OF 5.5 SACKS PER CUBIC YARD. ALL SIDEWALKS SHALL BE REINFORCED WITH A MINIMUM OF #3 BARS AT 18-INCH CENTERS EACH WAY LOCATED AT THE CENTER OF THE THICKNESS. THE STEEL SHALL BE PLACED ON CHAIR SUPPORTS BEFORE CONCRETE PLACEMENT. IF NECESSARY, DURING CONCRETE PLACEMENT, THE STEEL SHALL BE PULLED UP TO INSURE THE PROPER LOCATION OF REINFORCEMENT.
- ALL BARRIER FREE RAMPS WHICH ARE LOCATED WITHIN EASEMENTS OR THE PUBLIC RIGHTS-OF-WAY SHALL BE CLASS "C" CONCRETE 6.0 SACK, 3,600 PSI MINIMUM WITH BRICK OR COLONIAL RED COLORED TRUNCATED DOME PLATES.
- WALKWAYS SHALL BE CONSTRUCTED TO THE LINE AND GRADE INDICATED ON THE PLANS OR THE TYPICAL LOCATIONS SHOWN ON THE PAVING PLANS IN RELATION TO PROPOSED CURB. SEE PAVEMENT NOTE #1 ABOVE.
- PRIVATE SIDEWALKS SHALL BE CONSTRUCTED ON NATIVE MATERIALS. DO NOT PLACE SAND UNDER PRIVATE SIDEWALKS OR HANDICAP RAMPS FOR LEVEL UP COURSE. PUBLIC SIDEWALKS SHALL BE CONSTRUCTED ACCORDING TO CITY DETAILS.
- FORMS SET FOR SIDEWALKS SHALL BE TRUE TO LINE AND GRADE AND SHALL PROVIDE A SLOPE OF 1/4 INCH PER FOOT ACROSS THE SIDEWALK UNLESS INDICATED OTHERWISE ON THE PLANS. FORMS SHALL BE SET TO PROVIDE FOR A FULL DEPTH OF CONCRETE INDICATED ON THE PLANS AND FORMS SHALL REMAIN IN PLACE A MINIMUM OF 24 HOURS. UPON REMOVAL OF THE FORM WORK, THE CONTRACTOR SHALL IMMEDIATELY BACKFILL THE EDGES OF THE WALK FOR A MINIMUM OF ONE FOOT (1') EACH SIDE OF THE WALK.
- 24-INCH BY 3/4-INCH DIAMETER ASPHALT-COATED DOWELS WITH FIVE INCH BY 13/16-INCH DOWEL SLEEVE SHALL BE INSTALLED ON 16-INCH CENTERS, ALONG WITH REDWOOD EXPANSION BOARD AND SEALING COMPOUND AS PER STANDARD EXPANSION JOINT DETAIL SHEET ALONG PERIMETER OF WHEEL CHAIR RAMP AND SIDEWALK.
- PROVIDE 15-INCH MINIMUM LAP BETWEEN REINFORCING STEEL IN STREET AND REINFORCING STEEL IN WHEEL CHAIR RAMP.
- SUBGRADE FOR WALKWAYS ABUTTING CURBS, WITHIN PARKING ISLAND AREAS OR BETWEEN THE PARKING AREA AND BUILDING, SHALL BE PLACED ON COMPACTED FILL OR FIRM COMPACTED EXCAVATED GRADE. FILLS FOR SIDEWALKS SHALL CONFORM TO THE SAME REQUIREMENTS AS CONTROLLED DENSITY FILLS IN PARKING AREAS WITH THE COMPACTED MATERIAL EXTENDING A MINIMUM 18 INCHES BEYOND THE WALKWAY.
- JOINT SEALING MATERIAL UTILIZED IN WALKWAY AREAS BETWEEN THE PARKING AREA AND THE BUILDING FOR EXPANSION JOINTS SHALL CONSIST OF "POURTHANE" MANUFACTURED BY W.R. MEADOWS, INC. OR EQUAL. THIS INCLUDES WALKWAYS ABUTTING PERIMETER PARKING IN FRONT OF BUILDING.
- FOR WALKWAYS SIX FEET IN WIDTH OR LESS, GROOVED OR SAWED CONTRACTION JOINTS SHALL BE MADE AT UNIFORM INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK. ON WALKWAYS GREATER THAN SIX FEET IN WIDTH, CONTRACTION JOINTS SHALL BE SAWED. CONTRACTION JOINTS SHALL ONLY BE SEALED WHERE CONCENTRATED RUNOFF OCCURS IN PARKING AREAS, ENTRANCES AND WALKWAYS AT THE BUILDING. SEAL PARKING LOT CONCENTRATED RUNOFF AREAS SAME AS PARKING PAVEMENT. SEAL WALKWAYS WITHIN 50 FEET OF BUILDING WITH "DECK-O-SEAL" AS MANUFACTURED BY W.R. MEADOWS OR EQUAL.
- CONCRETE FINISH SHALL BE BROOMED FOR ALL WALKWAYS LESS THAN SIX FEET IN WIDTH AND MINOR ACCESS ROUTES GREATER THAN EIGHT FEET IN WIDTH. ALL HANDICAP ACCESS RAMPS SHALL HAVE SURFACE TEXTURE FINISH COMPLYING WITH ADA AND TAS GUIDELINES 302 AND 405.4.
- JOINT SEALING MATERIAL FOR WALKWAY AND EXPANSION JOINTS IN THE INTERNAL PARKING AREAS AND EXTERNAL OPEN AREAS SHALL BE "HI SPEC" MANUFACTURED BY W.R. MEADOWS OR EQUAL.
- CLEAN ALL JOINTS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION PRIOR TO SEALING.
- ALL SIGNS, PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL PAVEMENT MARKINGS SHALL BE FOUR INCHES WIDE, COLOR WHITE UNLESS INDICATED OTHERWISE ON THE DRAWINGS. STRIPING TO BE TWO COATS OF PAINT. SECOND COAT TO THE APPLIED IMMEDIATELY PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY.
- A MINIMUM CLEARANCE OF TWO (2) FEET SHALL BE MAINTAINED BETWEEN THE FACE OF CURB AND ANY PART OF A TRAFFIC SIGN.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL SIGNS, PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES WITH OTHER CONTRACTORS ON THE SITE.
- FIRE LANE STRIPING WIDTH AND RADIUS TO BE COORDINATED WITH FIRE MARSHAL WHERE FIRE LANE IS INDICATED ON PLANS. FIRE LANE IS ANTICIPATED TO REQUIRE SOLID SIX-INCH RED CONTINUOUS STRIPING ON BOTH SIDES AND CURB RETURNS. THE WORDS "FIRE LANE NO PARKING" SHALL BE PAINTED ON MINIMUM 20-FOOT CENTERS WITH FOUR-INCH WHITE LETTERS WITHIN SOLID RED STRIPE PER FIRE CODE. PAINT TYPE AND COLOR SHALL BE APPROVED BY CITY TRAFFIC ENGINEER.

TESTING

- REFER TO PROJECT GEOTECHNICAL RECOMMENDATIONS FOR FREQUENCY OF CONCRETE TESTING AND TEST METHODS. ALL CONCRETE SHALL BE TESTED. IF TESTING IS NOT ADDRESSED IN GEOTECHNICAL RECOMMENDATIONS PROVIDE AS PER NCTCOG ITEM 303.8.3 AND ITEM 702.2.4.5.

PREPARED BY:
WIER & ASSOCIATES, INC.
 ENGINEERS SURVEYORS LAND PLANNERS
 2201 E. JAMES BLVD., SUITE 200E ARLINGTON, TEXAS 76010 METRO (817) 467-7700
 Texas Firm Registration No. F-2776 www.wierassociates.com

NO.	DATE	DESCRIPTION	BY

RETAL CENTER
3005 N. GOLIAD ST
ROCKWALL, TEXAS

PAVING NOTES

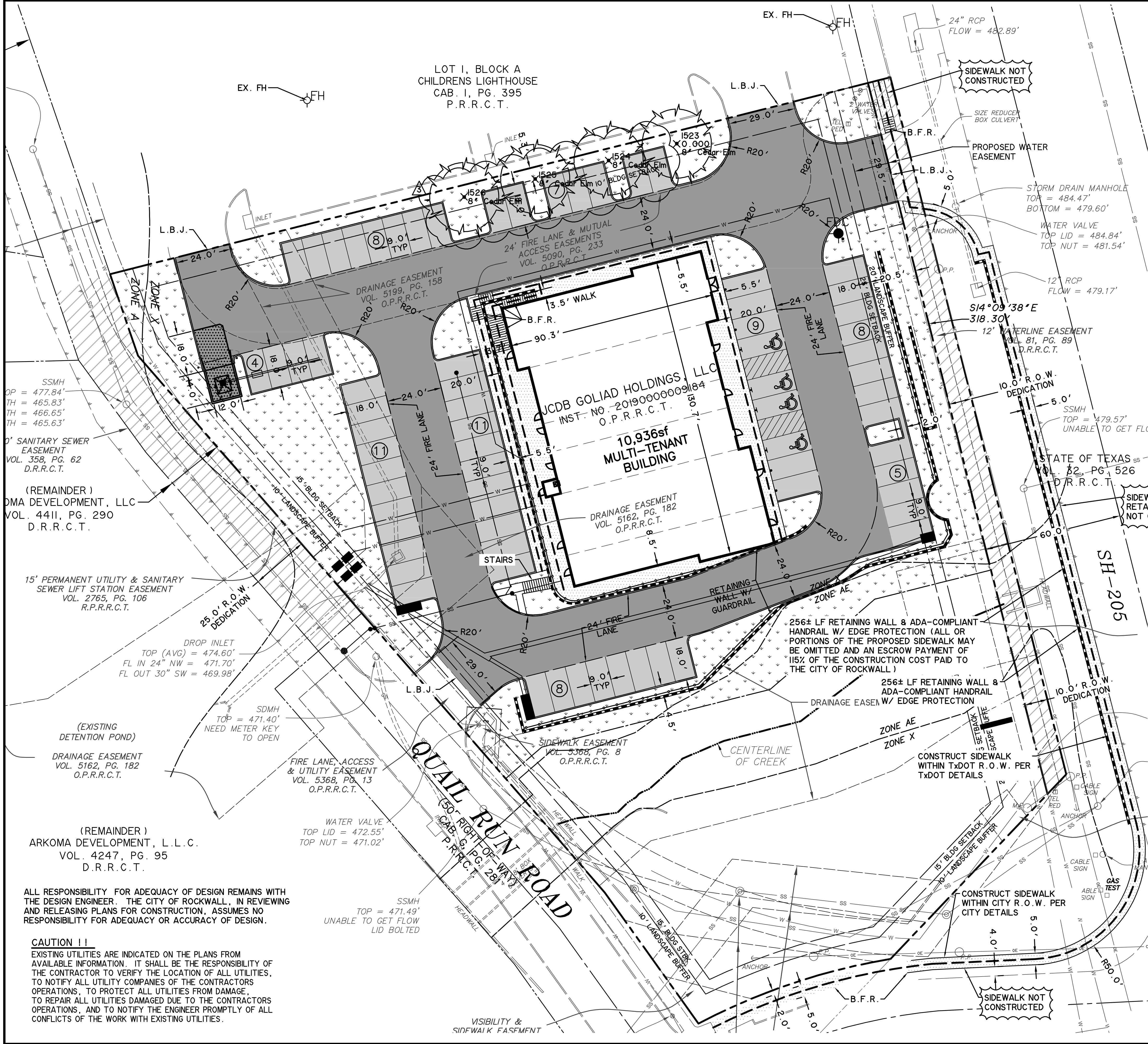


RECORD DRAWING
 April 22, 2021

To the best of our knowledge Wier & Associates, Inc., states this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

COPYRIGHT ©
 WIER & ASSOCIATES, INC.
 LAST SHEET EDIT
 DATE 9/12/2019
 WA# 19022
SHEET NO.
POOL

PRINTED: 4/22/2021 10:54 AM LAST SAVED: 4/22/2021 10:54 AM SAVED BY: RILEY FILE: P101 PAVING PLAN DWG



RECORD DRAWING
April 22, 2021
To the best of our knowledge Wier & Associates, Inc., states this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.



LEGEND

[Symbol]	PROPOSED LANDSCAPE /SEEDING AREAS
[Symbol]	PROPOSED CONCRETE SIDEWALK
[Symbol]	5" LIGHT DUTY CONCRETE PAVEMENT
[Symbol]	6" HEAVY DUTY CONCRETE PAVEMENT
[Symbol]	7" DUMPSTER PAD CONCRETE PAVEMENT
[Symbol]	PARKING STALL COUNT
[Symbol]	EXPANSION JOINTS
[Symbol]	EDGE OF PAVEMENT
[Symbol]	BARRIER FREE RAMP
[Symbol]	LONGITUDINAL BUTT JOINT

- GENERAL NOTES:**
1. ALL COORDINATES ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
 2. DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.
 3. ALL PROPOSED CURB RADIUS ARE 2.0' F/C, WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
 4. SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
 5. ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.

HANDICAP ACCESSIBILITY NOTES:

- ACCESSIBLE ROUTE** - - - - -
1. CROSS SLOPE ALONG ACCESSIBLE ROUTE SHALL NOT EXCEED 2.0% AND COMPLY WITH T.A.S. 402.
 2. A MINIMUM 5'x5' FLAT AREA SHALL BE PROVIDED AT EACH DOOR COMPLYING WITH T.A.S. 404 AND SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
 3. SEE GRADING PLAN SHEET G101 FOR SPOT GRADES. SPOT GRADES HAVE BEEN PROVIDED TO CONTRACTOR TO ASSIST IN THE CONSTRUCTION OF THE SIDEWALK AND HANDICAP AREAS. CONTRACTOR SHALL INSURE THAT ALL ACCESSIBLE SIDEWALK AND HANDICAP AREAS SHALL CONFORM TO ADA/TAS REQUIREMENTS AND NOTIFY PROJECT ENGINEER IF DISCREPANCIES ARE FOUND THAT DO NOT COMPLY WITH T.A.S. REQUIREMENTS.
 4. CONTRACTOR SHALL CONTACT PROJECT ENGINEER IF ANY DISCREPANCIES ARE NOTED ON THE PLANS PRIOR TO CONSTRUCTION.
 5. CONTRACTOR SHALL VERIFY WITH OWNER AND LOCAL JURISDICTION FOR ANY ADDITIONAL STRIPING/LOGO PAINTING THAT WILL BE REQUIRED ON SITE.
 6. CONTRACTOR SHALL ADHERE TO THE RECOMMENDATIONS PROVIDED IN PROJECT GEOTECHNICAL REPORT PROVIDED BY TERRADYNE, REPORT No. D191225. SUB-GRADE TREATMENT OF THE ON-SITE SOIL SHALL EXTEND THROUGHOUT THE ENTIRE BUILDING PAD AREA AND A MINIMUM OF 5 FEET BEYOND THE PERIMETER OF THE BUILDING.

*** BENCHMARKS ***

OFFSITE BENCHMARK - STEEL ROD W/ ACCESS CAP STAMPED N 1495 1986 AT THE INTERSECTION OF THE NORTH LINE OF AIRPORT ROAD WITH THE WEST LINE OF THE AIRPORT ACCESS ROAD.
ELEVATION = 566.70 FT (NAVD 1988)

BM #1 - 1/2" IRON ROD WITH CAP STAMPED 'STOVALL TRAVERSE' LOCATED AT THE INTERSECTION OF THE SOUTH LINE OF LAKESHORE DRIVE WITH THE WEST LINE OF STATE HIGHWAY No. 205.
ELEVATION = 475.75 FT

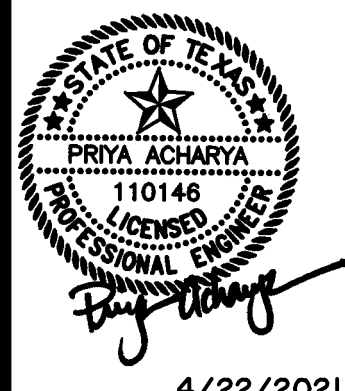
BM #2 - "X" CUT ON TOP OF INLET IN THE NORTH LINE OF PECAN VALLEY DRIVE ± 554' WEST OF STATE HIGHWAY No. 205.
ELEVATION = 468.32 FT

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.wierassociates.com

NO.	DATE	DESCRIPTION	JWF	CBO	CBO	MSG
4	7/27/2020	RELOCATED FDC PER FIRE DEPT				
3	6/1/2020	CONSTRUCTION COORDINATION				
2	5/19/2020	REVISE CURB INLET TO GRATE INLET				
1	2/28/2020	ADDED TREE WELL IN RET. WALL				

RETAIL CENTER
3005 N. GOLIAD ST
ROCKWALL, TEXAS

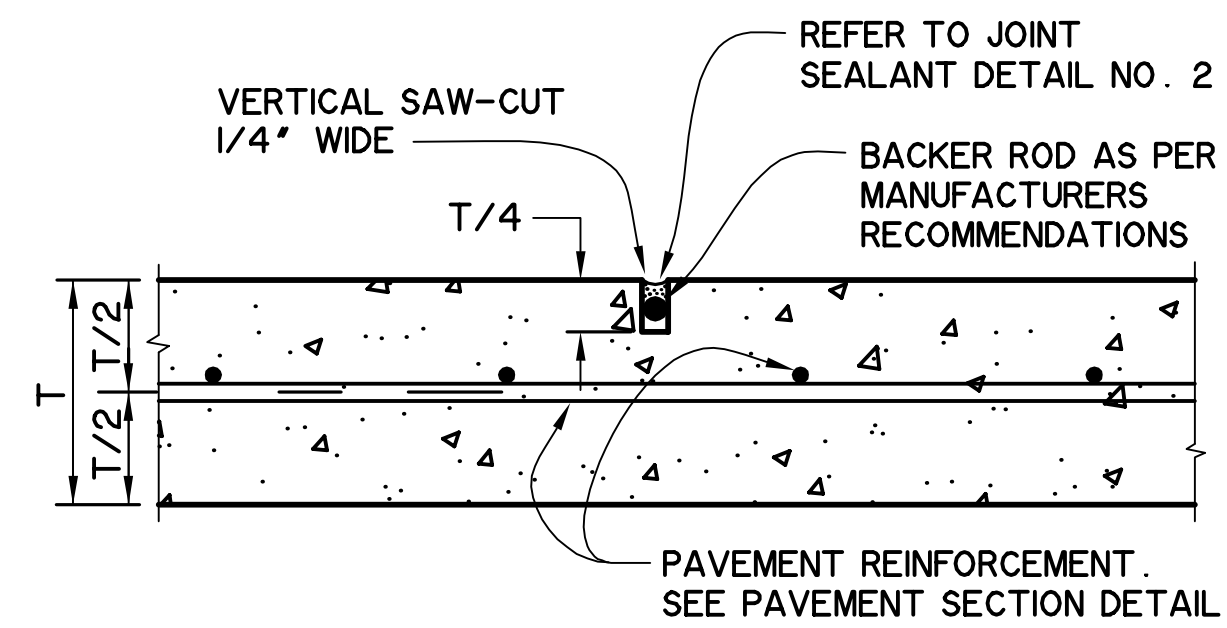
PAVING PLAN



4/22/2021
COPYRIGHT © WIER & ASSOCIATES, INC.
LAST SHEET EDIT DATE 4/22/2021
WA# 19322
SHEET NO. P101

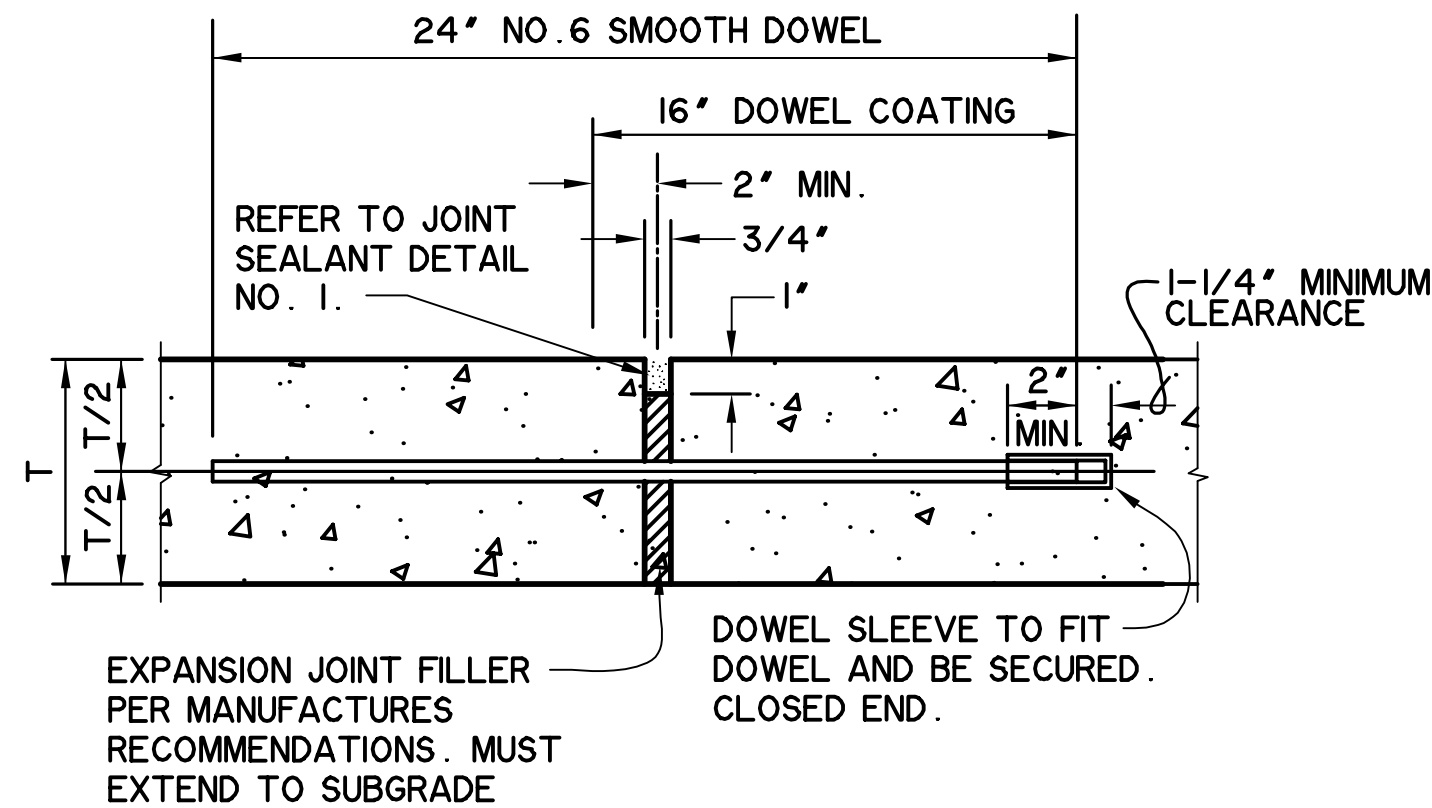
BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

PRINTED: 10/15/2019 5TB FILE: WIER-PAVING-STB LAST SAVED: 10/14/2019 11:15 PM SAVED BY: CASEYO FILE: P201 PAVING DETAILS.DWG

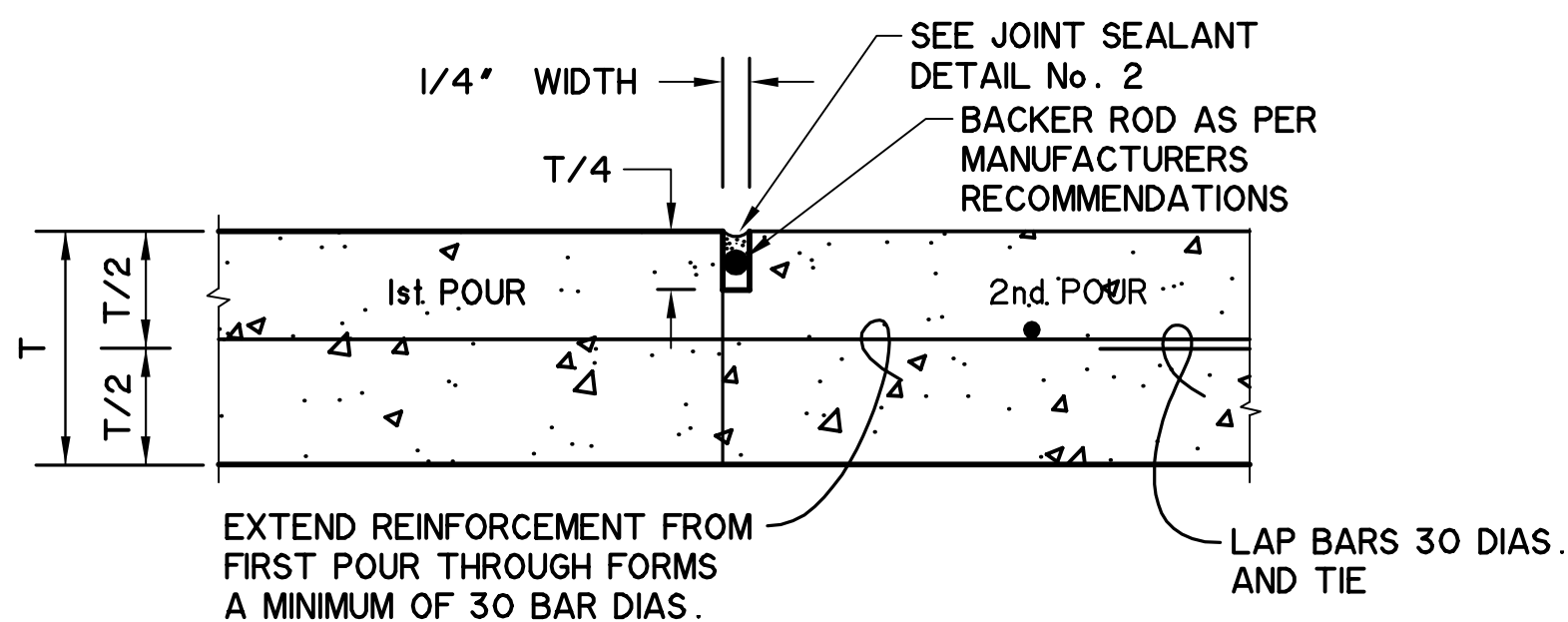


SAWED CONTRACTION JOINT
N.T.S.

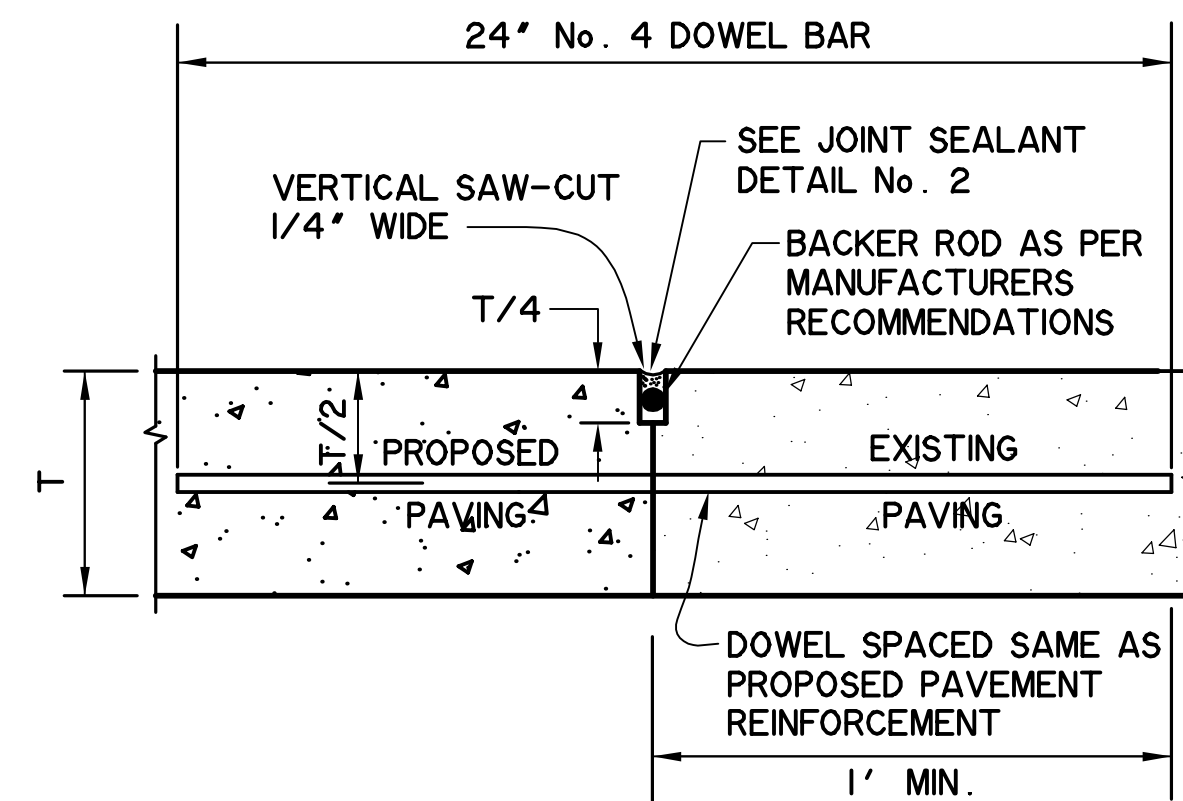
NOTE: DOWEL SUPPORT SHALL BE OF A METHOD APPROVED BY ENGINEER.



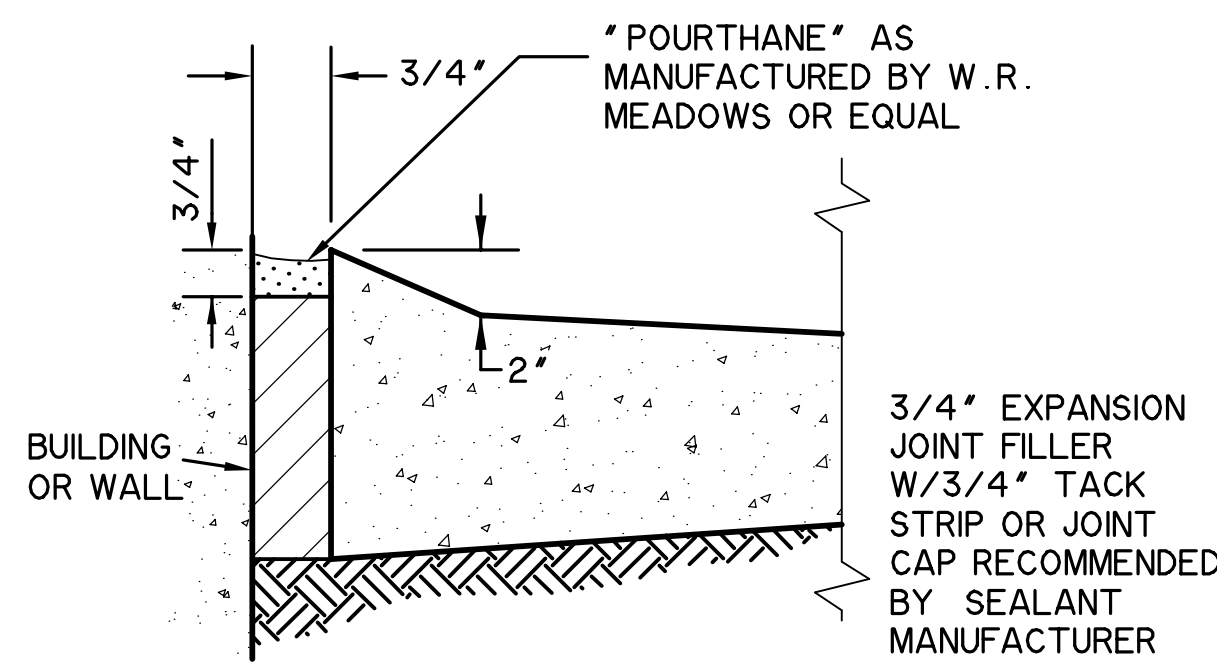
EXPANSION JOINT
N.T.S.



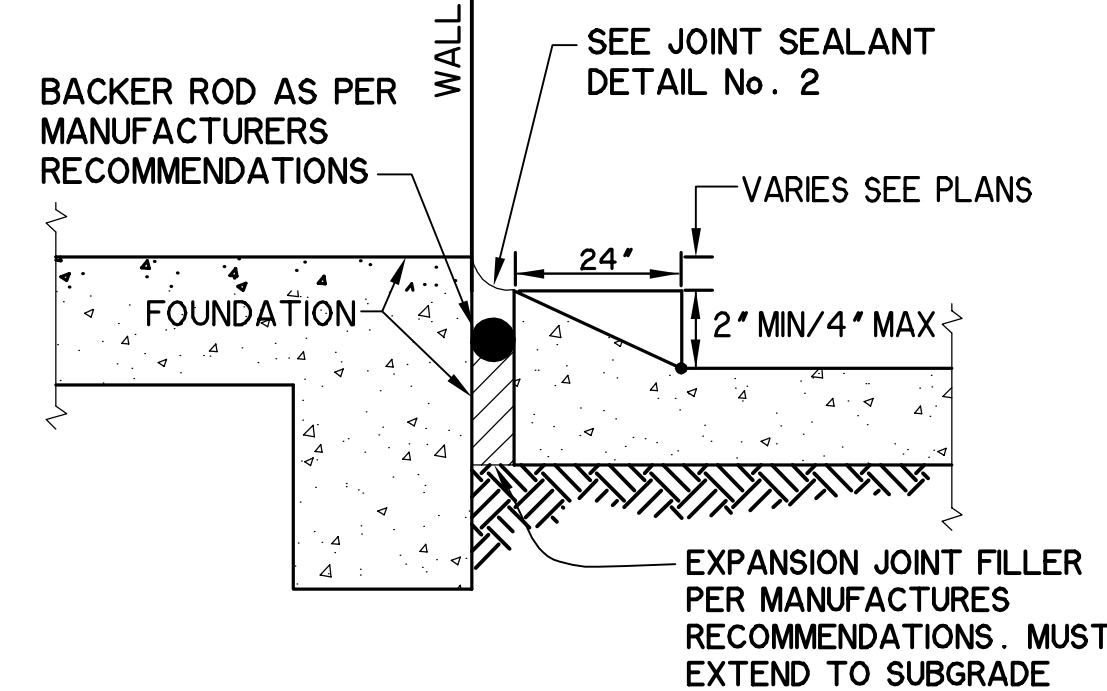
CONSTRUCTION JOINT
N.T.S.



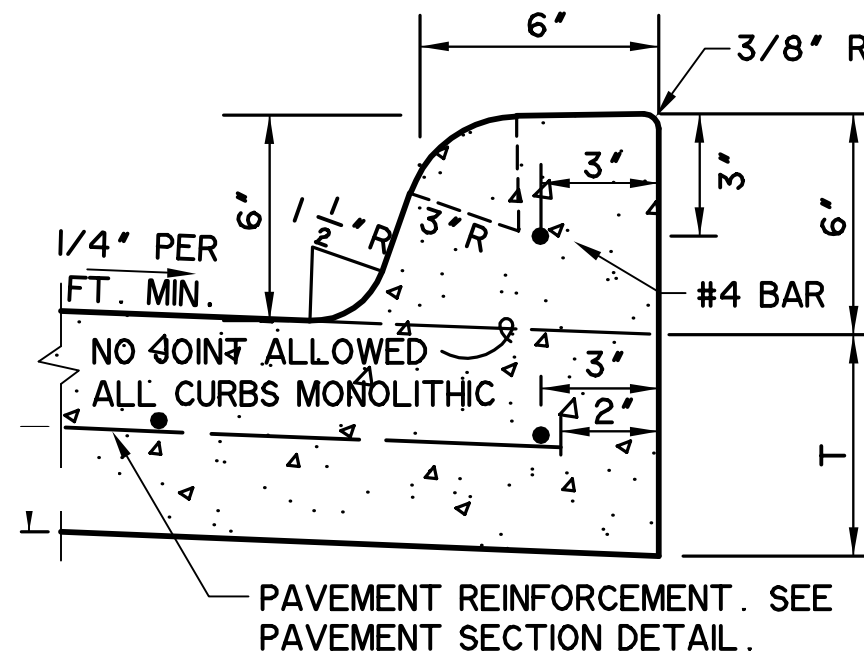
LONGITUDINAL BUTT JOINT
N.T.S.



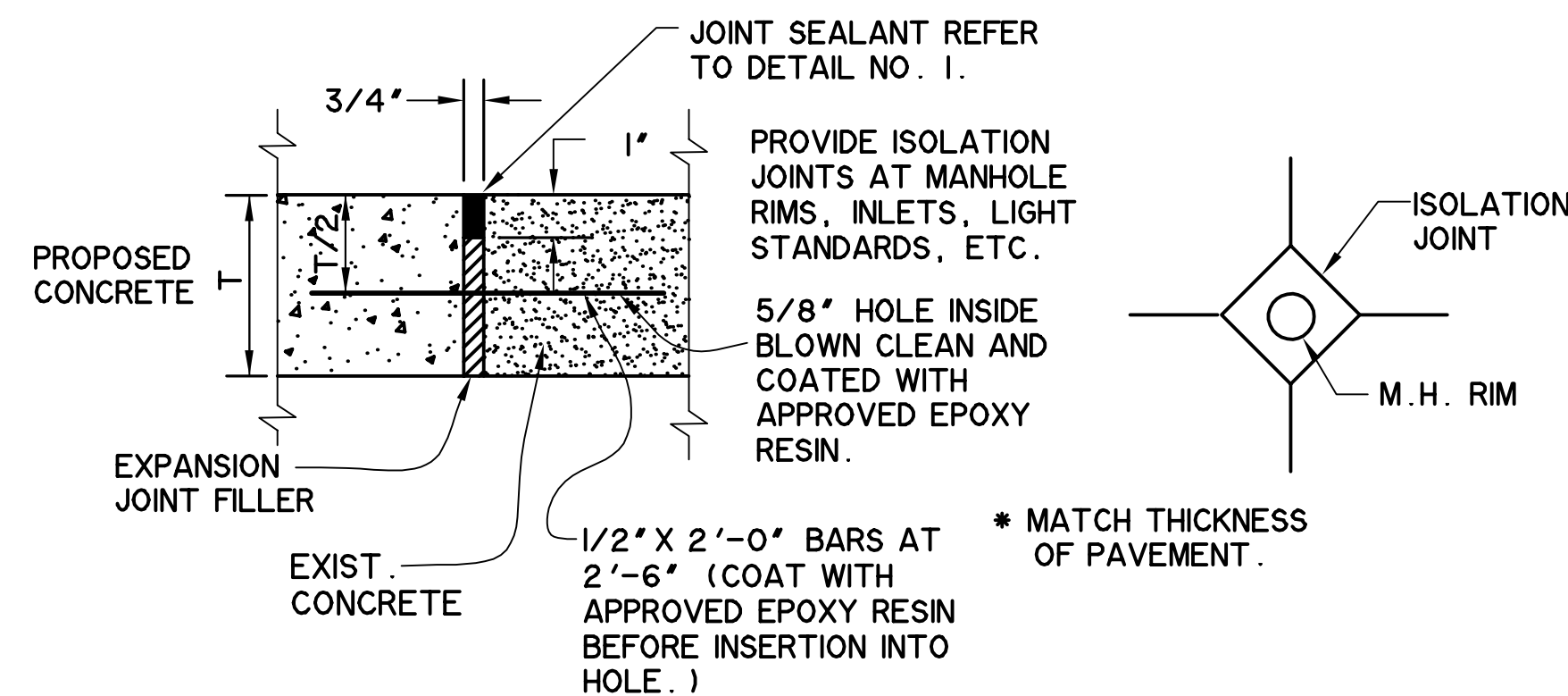
WALKWAY ISOLATION JOINT AT BUILDING
N.T.S.



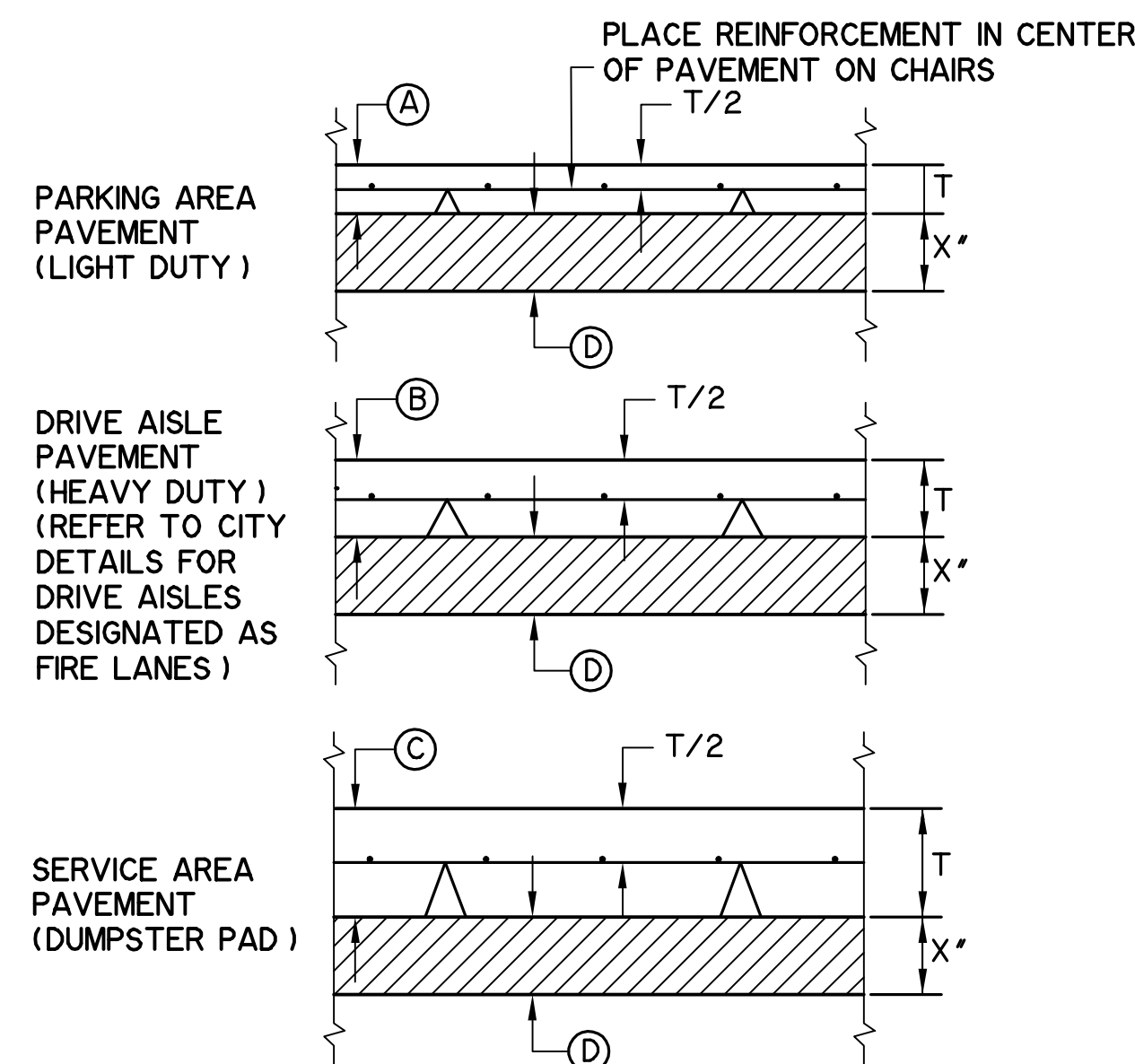
BUILDING ISOLATION JOINT
N.T.S.



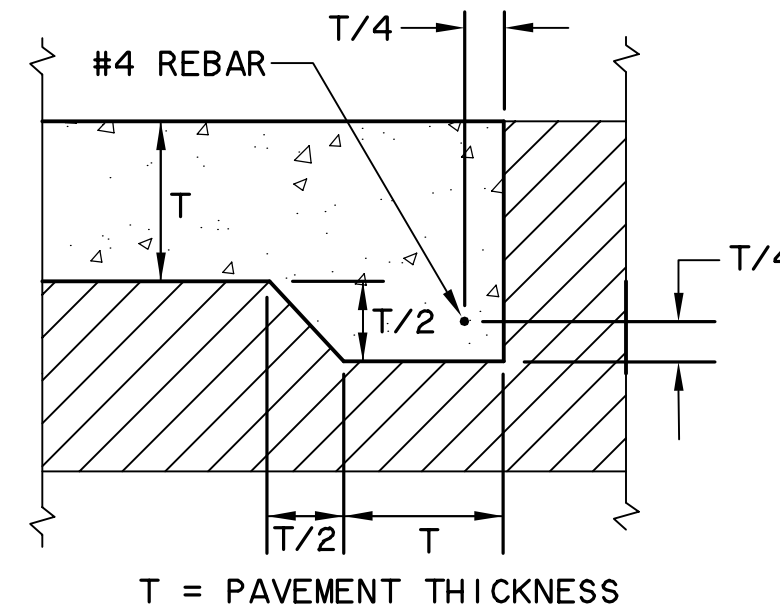
MONOLITHIC CURB DETAIL
N.T.S.



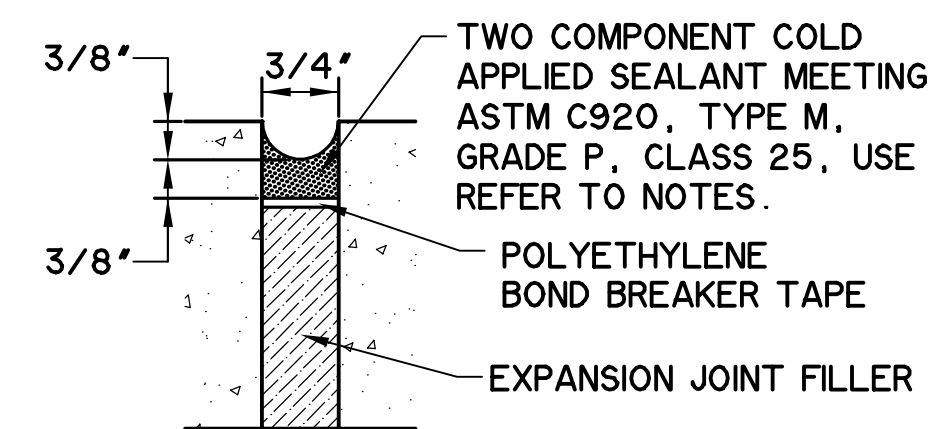
TYPICAL ISOLATION JOINT
N.T.S.



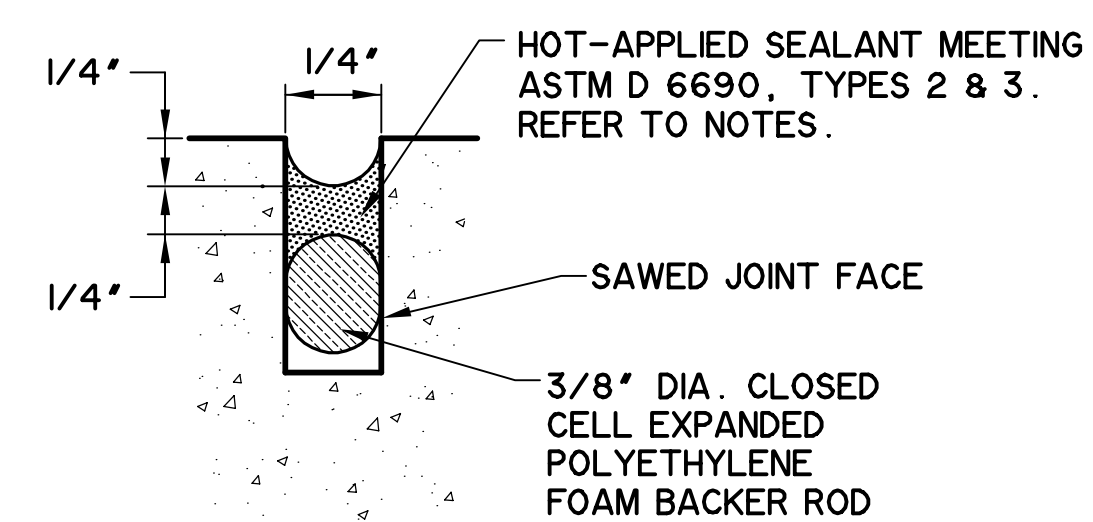
PAVEMENT SECTIONS
N.T.S.



THICKENED EDGE DETAIL
N.T.S.



JOINT SEALANT DETAIL No. 1 SEAL FOR EXPANSION JOINT
N.T.S.



JOINT SEALANT DETAIL No. 2 SEAL FOR SAWED, CONSTRUCTION & BUTT JOINT
N.T.S.

NOTES:

- PRIVATE ON-SITE PAVING
 - 5' - 3,600 P.S.I. (6.5 SACK MIX) CLASS 'C' PORTLAND CEMENT CONCRETE REINFORCED WITH #3 BARS @ 18" C/C BOTH WAYS.
 - 6' - 3,600 P.S.I. (6.5 SACK MIX) CLASS 'C' PORTLAND CEMENT CONCRETE REINFORCED WITH #3 BARS @ 18" C/C BOTH WAYS.
 - 7' - 3,600 P.S.I. (6.5 SACK MIX) CLASS 'C' PORTLAND CEMENT CONCRETE REINFORCED WITH #3 BARS @ 18" C/C BOTH WAYS.
 - LIME TREATED SUBGRADE (7% BY WEIGHT APPLICATION RATE) IN ACCORDANCE WITH TxDOT ITEM 260 AND COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY (ASTM D698) AT 0% TO +4% OF OPTIMUM MOISTURE CONTENT.
 - SIDEWALK: 4' - 3,000 P.S.I. (5.5 SACK MIX) CLASS 'C' PORTLAND CEMENT CONCRETE REINFORCED WITH #3 BARS @ 18" C/C BOTH WAYS.
- MATERIAL AND CONSTRUCTION METHODS SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PREPARED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS.
- DO NOT PLACE SAND OR SELECT FILL BENEATH PAVEMENT FOR LEVEL UP COURSE. UTILIZE ONLY LIME STABILIZED MATERIALS.
- COMPACTION OF THE PAVEMENT SUBGRADES, BASES, AND NEW FILL SHALL BE VERIFIED BY FIELD MOISTURE/DENSITY TESTS MADE AT A RATE SPECIFIED BY GEOTECHNICAL REPORT. IF NOT SPECIFIED IN REPORT, TESTS SHALL BE MADE AT A MINIMUM FREQUENCY OF ONE TEST PER 10,000 SQUARE FEET.
- THE CONCRETE SHALL BE DESIGNED IN ACCORDANCE WITH ACI BUILDING CODE 318 USING 5 ± 1% AIR ENTRAINMENT. THE CONCRETE DESIGN MIX SHALL BE PROVIDED TO THE PROJECT GEOTECHNICAL ENGINEER FOR REVIEW.
- SEE SHEET 5001 FOR PAVEMENT LEGENDS.
- PAVEMENT DESIGNED BASED ON RECOMMENDATION FROM THE GEOTECHNICAL ENGINEERING STUDY PREPARED BY TERRADYNE ON AUGUST 19, 2019 (REPORT NO. D191225).

RECORD DRAWING
April 22, 2021

To the best of our knowledge Wier & Associates, Inc., states this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

GENERAL PAVING NOTES:

- T = PAVEMENT THICKNESS
- CONTRACTOR MAY ELECT TO USE DOWELED CURB OR MONOLITHIC CURB
- DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG. DRILLING BY HAND IS NOT ACCEPTABLE. PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.
- SECURE DOWEL BARS INTO EXISTING PAVEMENT WITH EPOXY GROUT INSERTED INTO THE HOLE TO COMPLETELY FILL VOID.
- POLYETHYLENE FOAM BACKER ROD DOES NOT SIT ON BOTTOM OF SAW-CUT JOINT. PLACE AT DEPTH INDICATED IN DETAIL.
- IF SEALANT PROTRUDES ABOVE THE SURFACE OF THE PAVEMENT, IT MUST BE REMOVED AND REPLACED.
- SUBMIT MANUFACTURER'S LITERATURE FOR SEALANT, DOCUMENTING PRODUCT COMPLIES WITH ASTM SPECIFICATIONS AND PROVIDING MANUFACTURER'S RECOMMENDATIONS FOR APPLICATION. FOLLOW MANUFACTURER'S RECOMMENDATIONS ON USE OF THE PRODUCT.
- THE CONSTRUCTION JOINT IS TO BE USED BETWEEN SEPARATE POURS OF PROPOSED PAVEMENT. NOTE THAT IT REQUIRES THE REINFORCEMENT TO THE EXTENDED THROUGH THE FORM TO TIE TO THE NEXT POUR. THE BUTT JOINT IS TO BE USED BETWEEN EXISTING CONCRETE PAVEMENT (STREET OR DRIVEWAY) AND PROPOSED PAVEMENT, UNLESS AN EXPANSION JOINT IS CALLED FOR.
- JOINT SEALANTS SHALL BE INSTALLED SOON AFTER JOINTS ARE SAWED AND/OR COMPLETED. THE JOINTS SHALL BE SEALED BEFORE A RAIN EVENT OCCURS AFTER SAWING OR COMPLETING THE JOINT.
- JOINT SEALANTS MAY BE REQUIRED BY ARCHITECT OR OWNER TO BE GREY SILICONE TYPE SEALANTS MEETING ASTM C639, ASTM C679, ASTM C792, ASTM C793, ASTM D412 AND ASTM D792.

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.

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. JAMES BLVD., SUITE 200E ARLINGTON, TEXAS 76010 METRO (817) 667-7700
Texas Firm Registration No. F-2776 www.wierassociates.com

NO.	DATE	DESCRIPTION	BY

RETAL CENTER
3005 N. GOLIAD ST
ROCKWALL, TEXAS

PAVING DETAILS

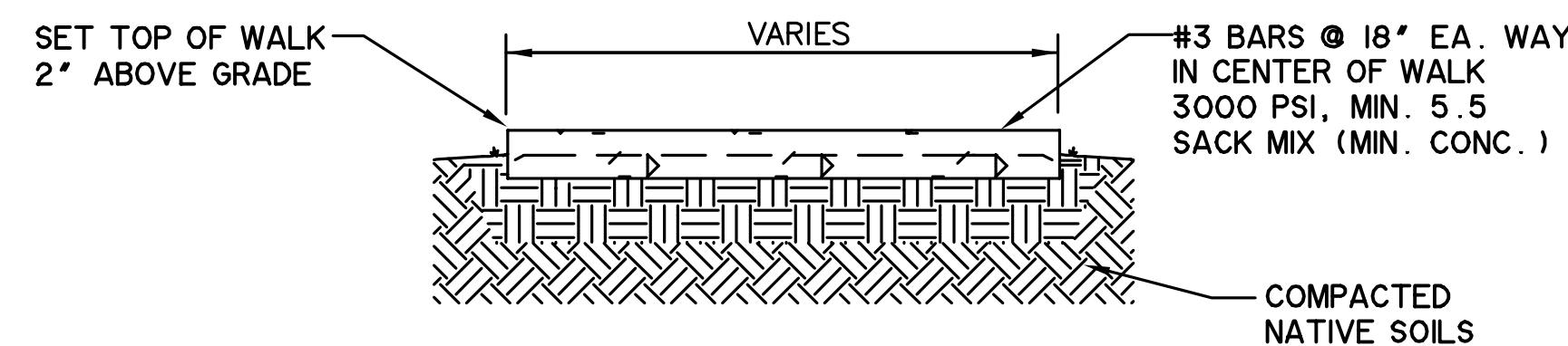


COPYRIGHT ©
WIER & ASSOCIATES, INC.
LAST SHEET EDIT
DATE 10/14/2019
WA# 19322

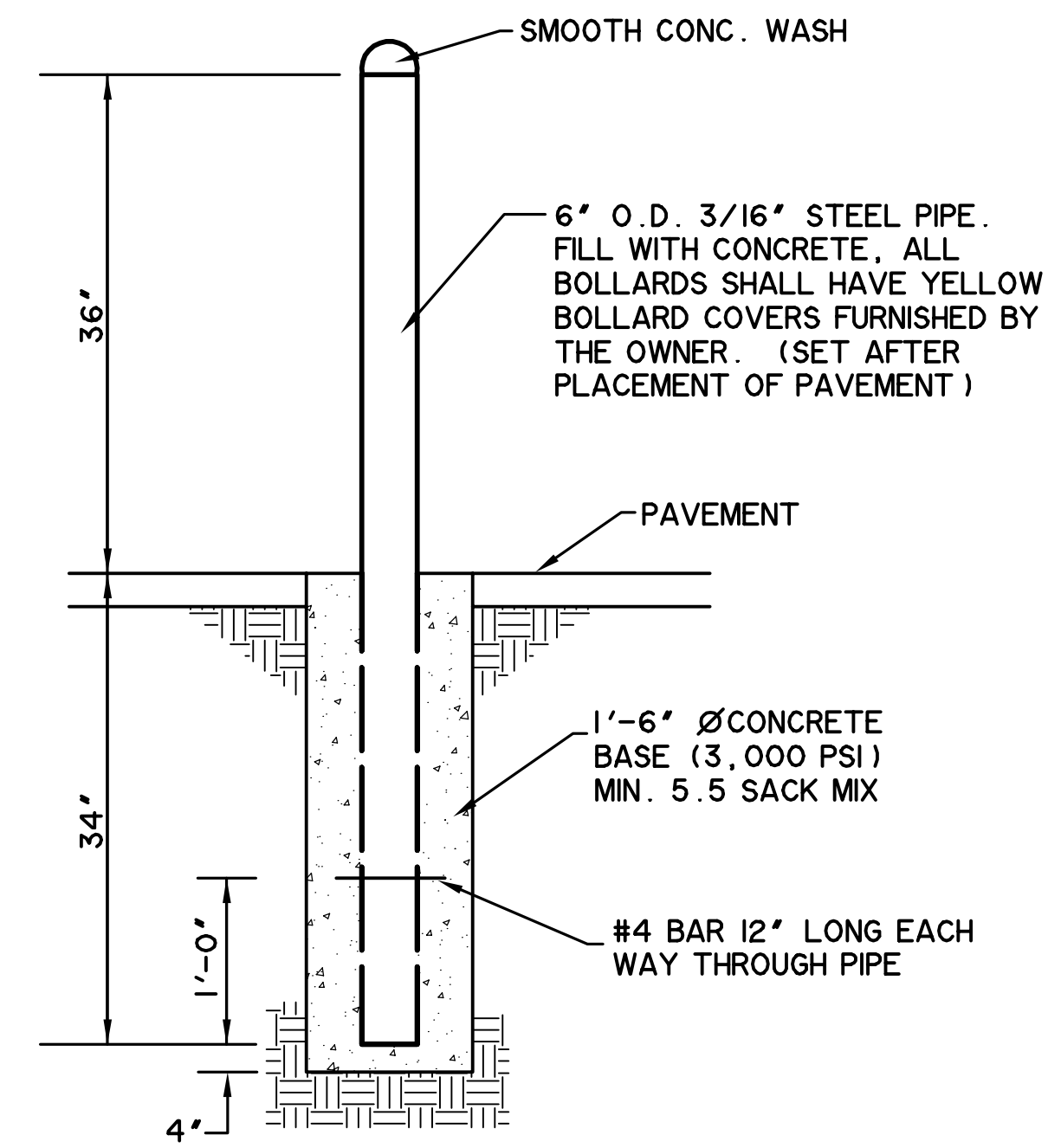
SHEET NO.
P201

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

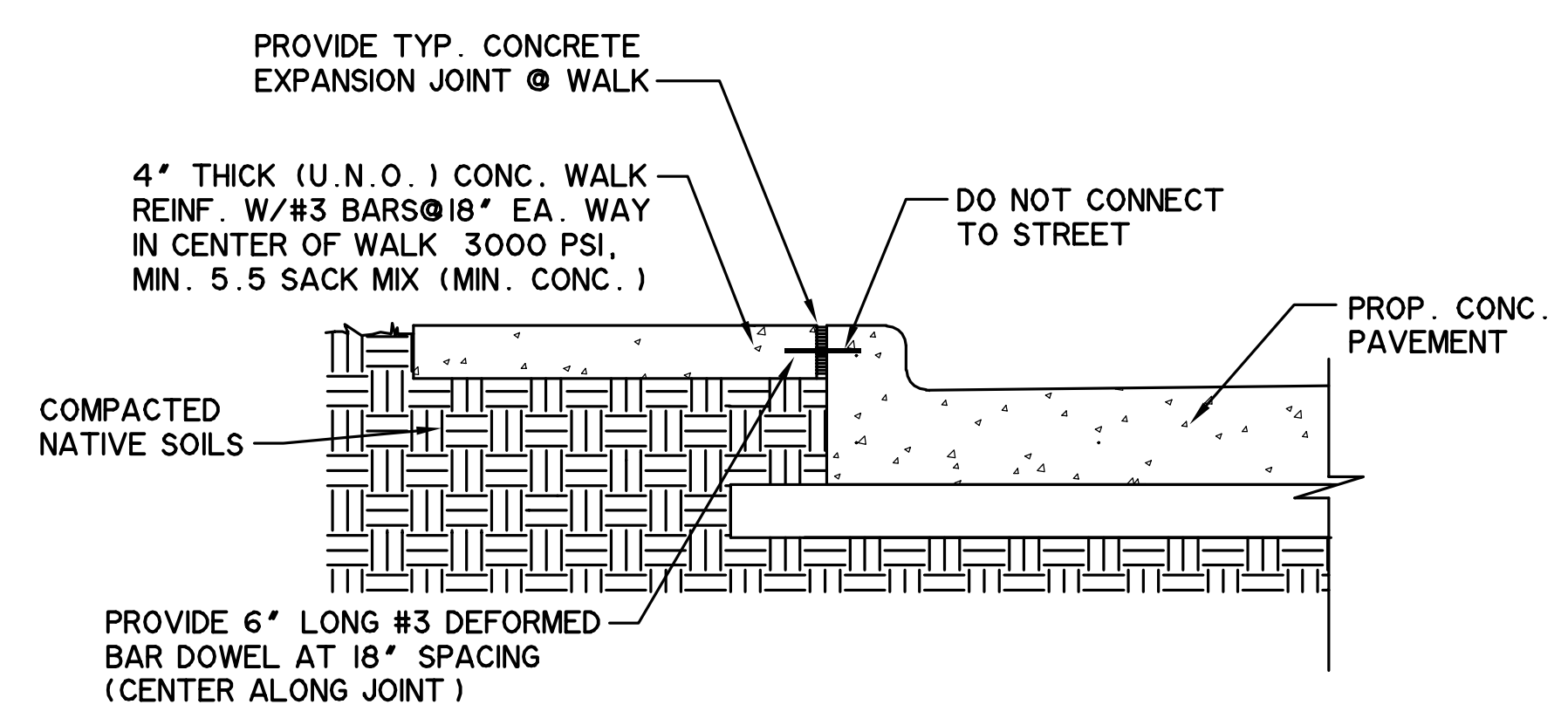
PRINTED: 10/15/2019 5TB FILE: WIER-PAVING.STB LAST SAVED: 10/14/2019 11:16 PM SAVED BY: CASEYO FILE: P202 PAVING DETAILS.DWG



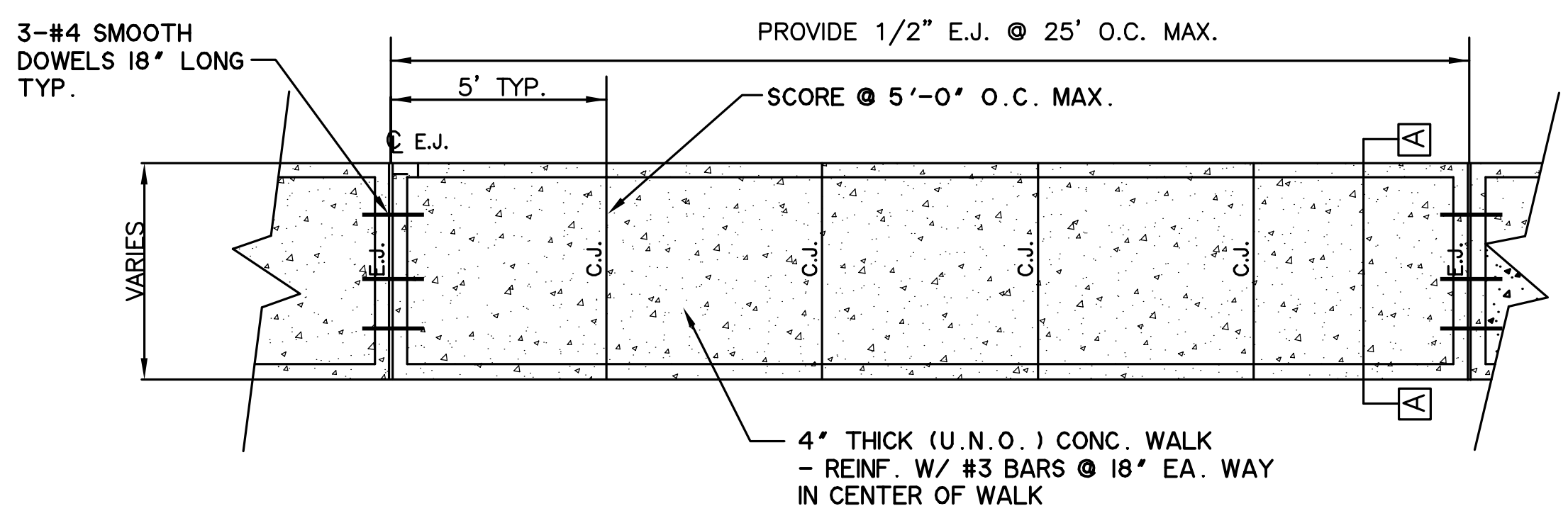
SECTION 'A-A' - TYP. CONC. WALK
N.T.S.



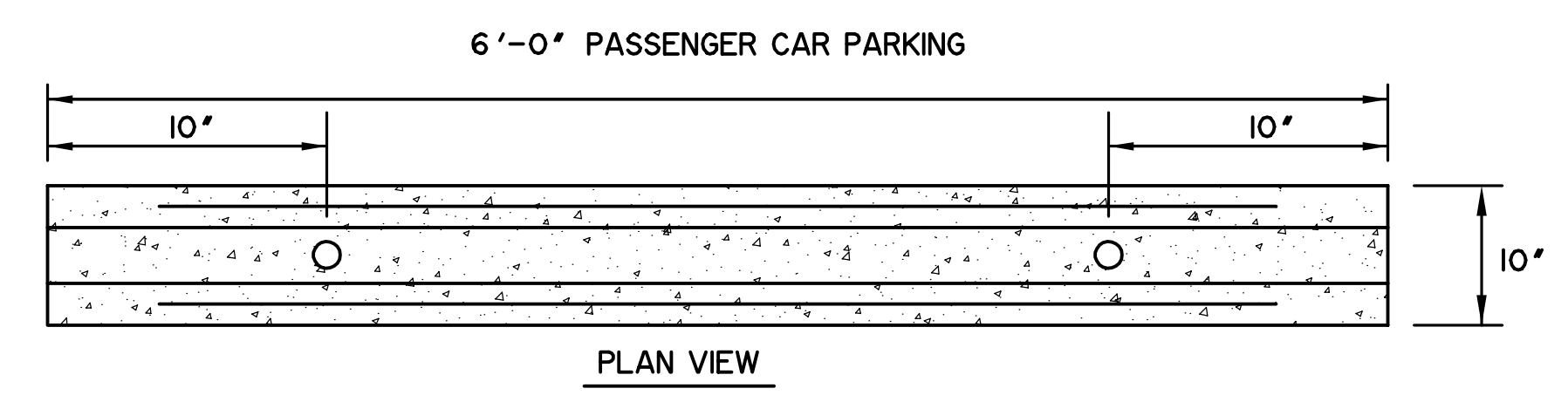
BOLLARD
N.T.S.



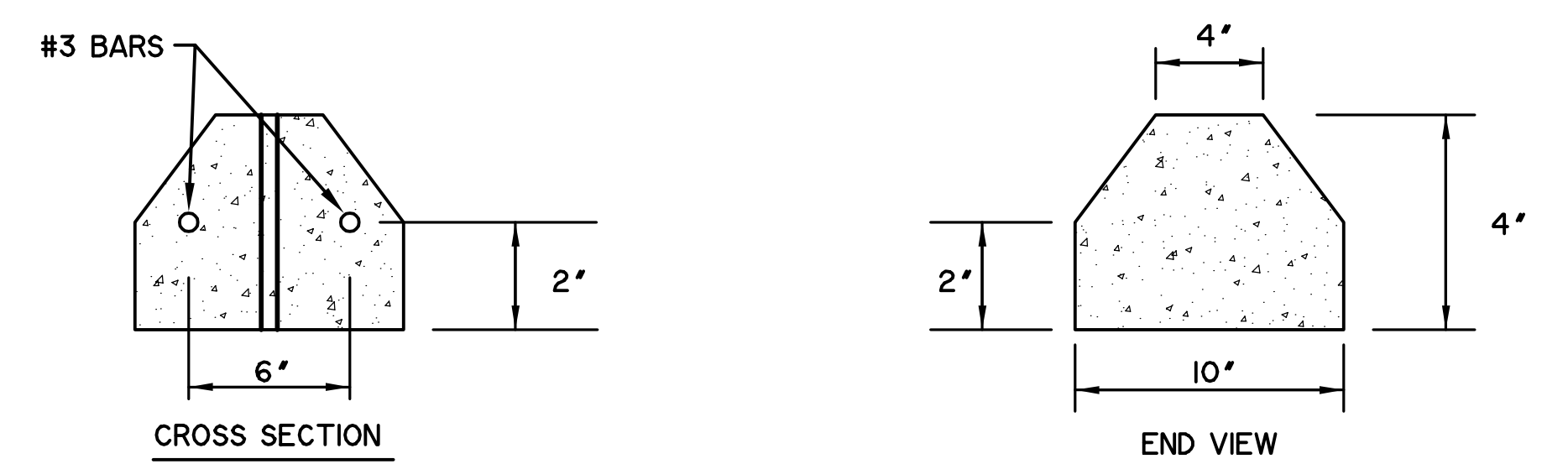
WALK TO CURB
N.T.S.



PLAN - TYP. CONC. WALK
N.T.S.

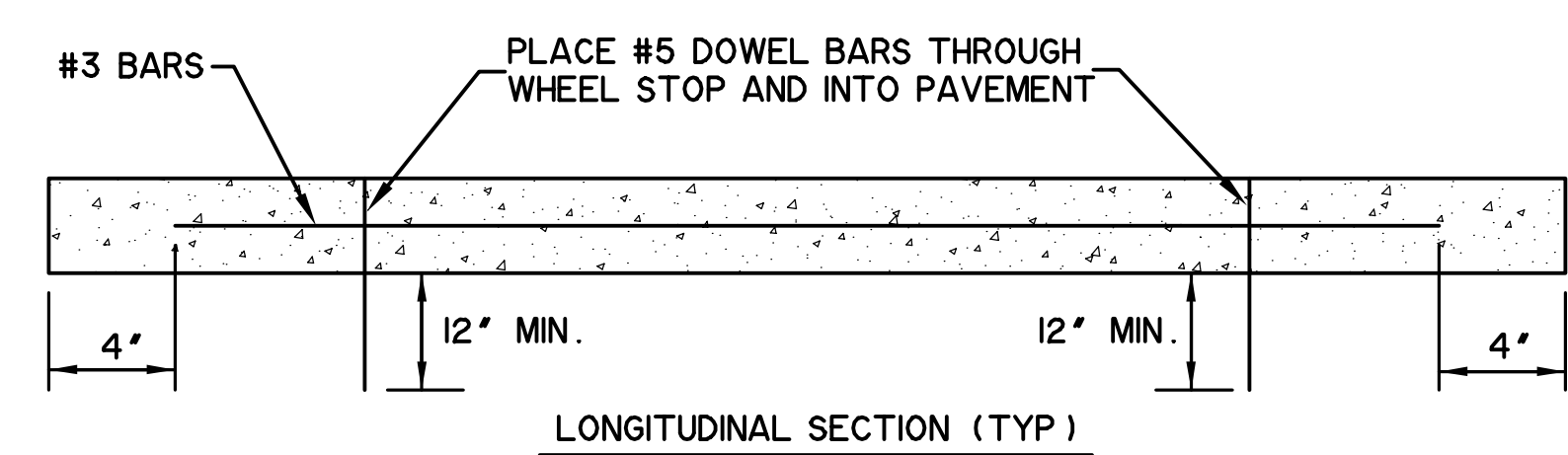


PLAN VIEW



CROSS SECTION

END VIEW

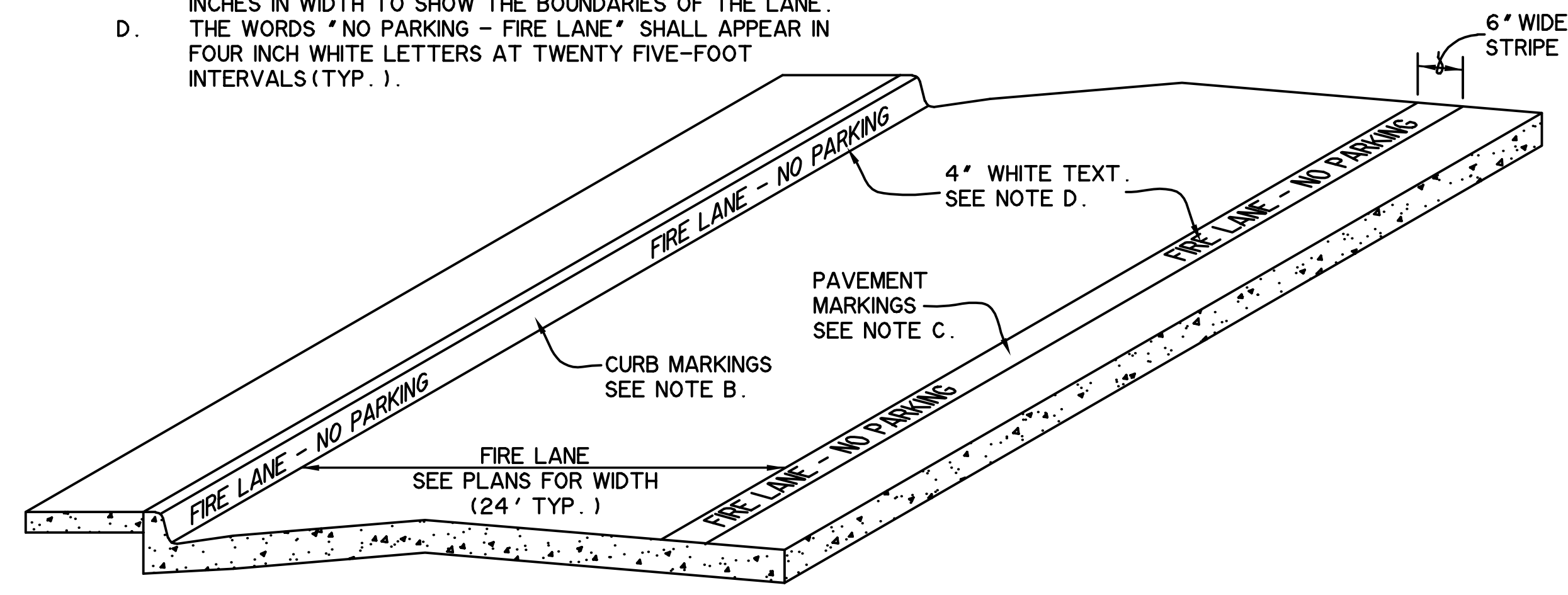


LONGITUDINAL SECTION (TYP)

ALL CONCRETE SHALL BE CLASS A CONCRETE IN ACCORDANCE WITH ITEM 364 OF THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS LATEST EDITION.

WHEEL STOP
N.T.S.

- FIRE LANES MARKINGS SHALL BE AS FOLLOWS:
- A. REFER TO CITY'S ADOPTED FIRE CODE FOR FIRE LANE MARKING REQUIREMENTS. TYPICAL REQUIREMENTS SHOWN BELOW.
 - B. CURB MARKINGS - PAINTED IN RED TRAFFIC PAINT FROM THE TOP OF THE SEAM OF THE CURB TO A POINT EVEN WITH THE DRIVING SURFACE.
 - C. PAVEMENT MARKINGS - PAINTED IN RED TRAFFIC PAINT SIX INCHES IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE.
 - D. THE WORDS "NO PARKING - FIRE LANE" SHALL APPEAR IN FOUR INCH WHITE LETTERS AT TWENTY FIVE-FOOT INTERVALS (TYP.).



FIRE LANE STRIPING DETAIL
N.T.S.

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.

RECORD DRAWING
April 22, 2021
To the best of our knowledge Wier & Associates, Inc., states this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

* THESE DETAILS ARE FOR ONSITE CURB RAMPS. ALL OTHER CURB RAMPS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN COMPLIANCE WITH LOCAL CITY CODES AND DETAILS. ALL BARRIER FREE RAMPS WHICH ARE LOCATED WITHIN EASEMENTS OR THE PUBLIC RIGHTS-OF-WAY SHALL BE CLASS "C" CONCRETE 6.0 SACK, 3,600 PSI MINIMUM WITH BRICK OR COLONIAL RED COLORED TRUNCATED DOME PLATES.

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. JAMES BLVD., SUITE 200E ARLINGTON, TEXAS 76010 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.wierassociates.com

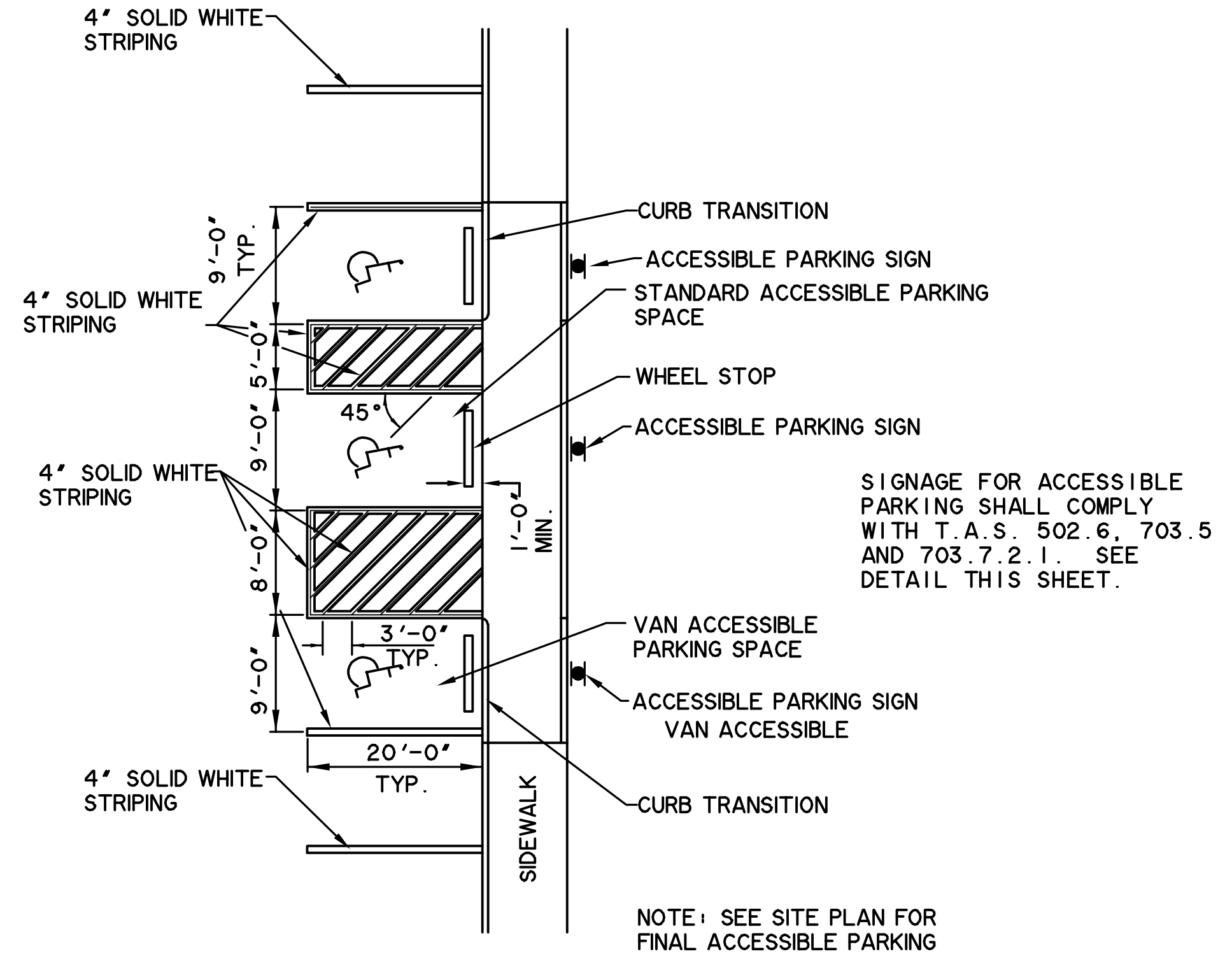
NO.	DATE	DESCRIPTION	BY

RETAL CENTER
3005 N. GOLIAD ST
ROCKWALL, TEXAS

PAVING DETAILS

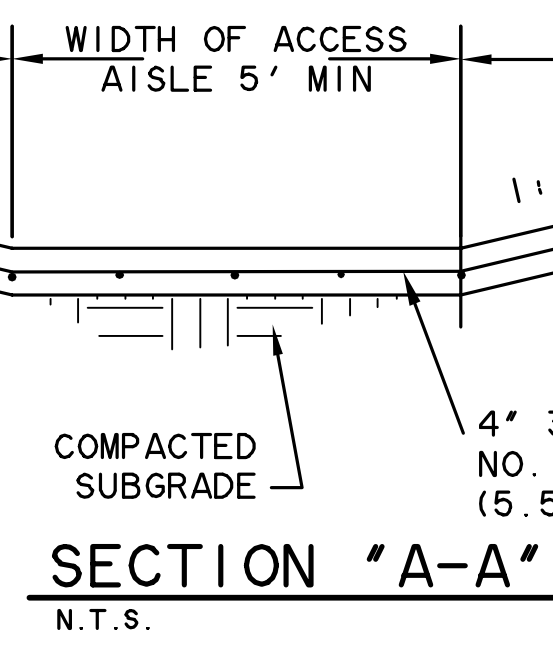
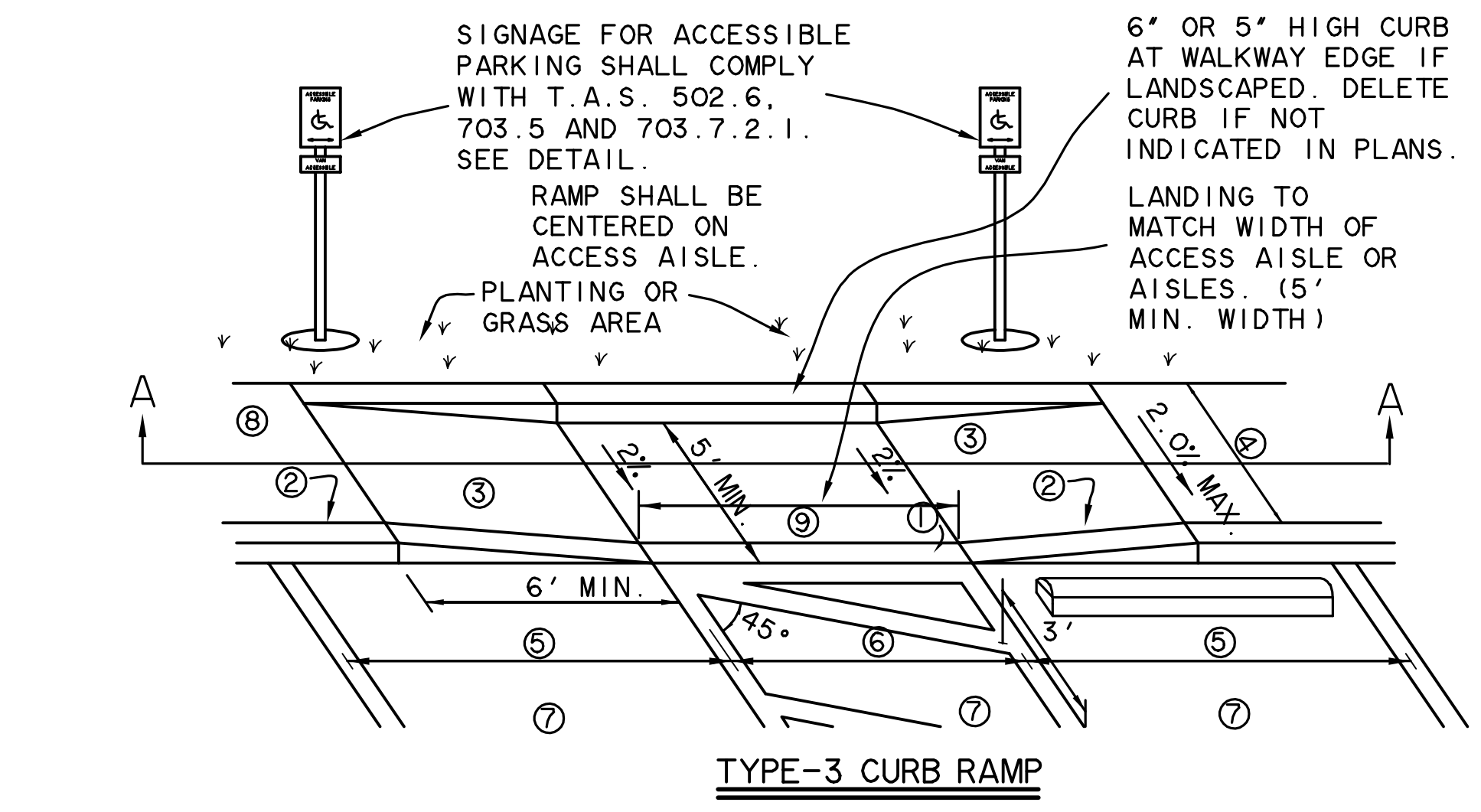


COPYRIGHT ©
WIER & ASSOCIATES, INC.
LAST SHEET EDIT
DATE 10/14/2019
WA# 19322
SHEET NO.
P202



- NOTES:
1. ACCESSIBLE PARKING SPACE DENOTED BY SYMBOL
 2. STRIPING SHALL BE NON-REFLECTORIZED AND CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NCTCOG, DIVISION 800, ITEM 804.2.2.

90° PARKING
N.T.S.

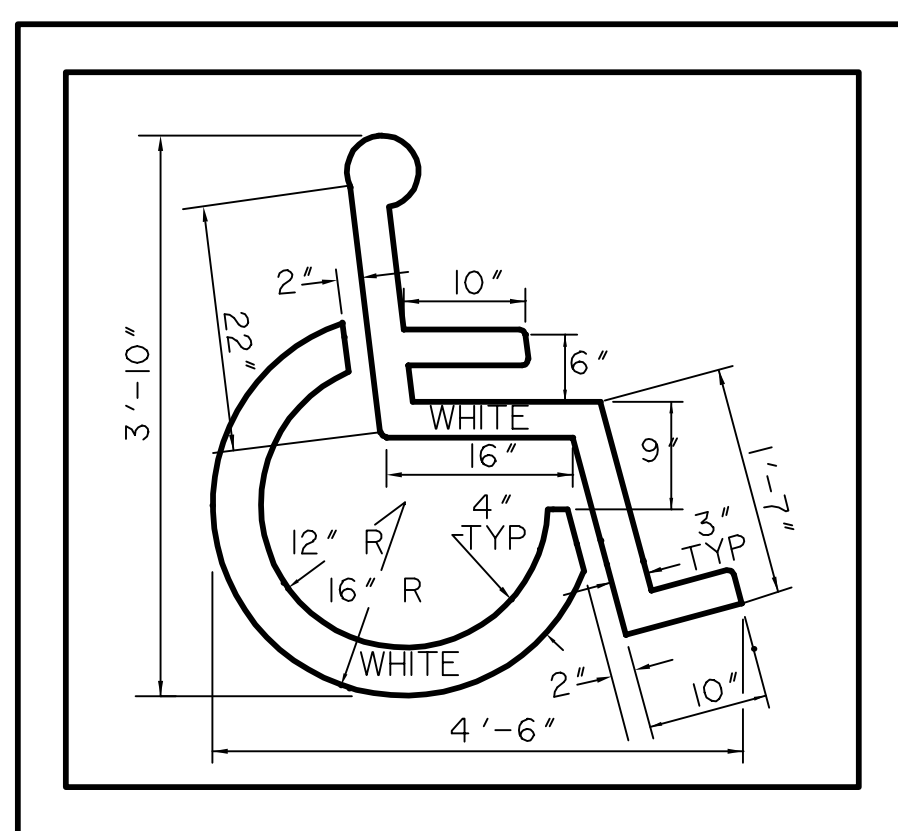


CURB RAMP DETAILS
N.T.S.

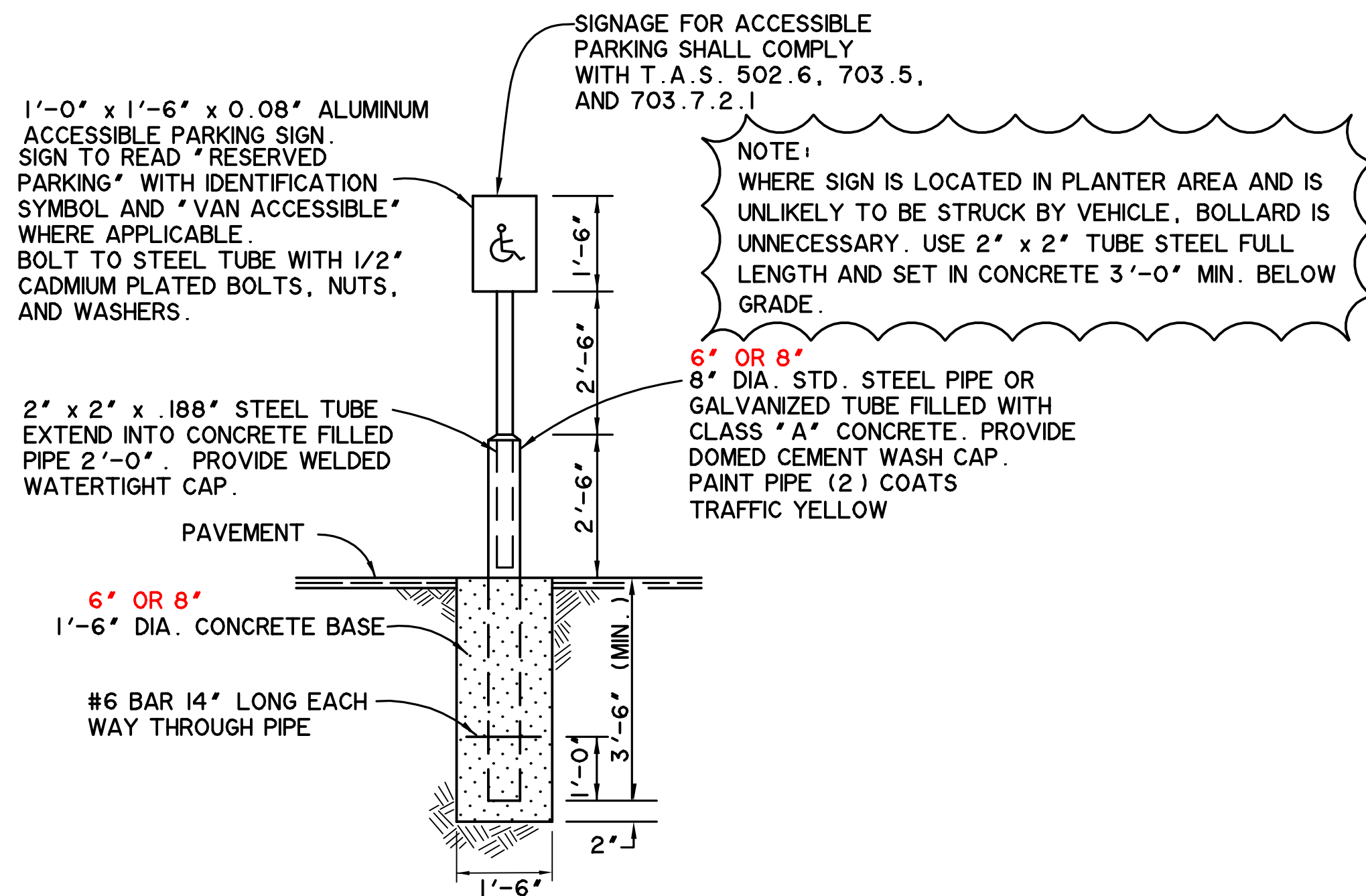
- NOTES:
1. TOP OF CURB TO BE FLUSH WITH PAVEMENT.
 2. TOP OF CURB TO BE FLUSH WITH TOP OF WALK.
 3. CURB RAMP SLOPES SHALL NOT EXCEED 1:12 AND SHALL COMPLY WITH T.A.S. 406.2 AND 406.3.
 4. 36" MIN. IF PARKING STALL LENGTH IS 20' AND CURB STOPS ARE PROVIDED 2' OFF CURB OR 60" MIN. IF PARKING STALL LENGTH IS 18' WITH NO CURB STOPS. IF DIMENSION IS LESS THAN 48", THEN THE SLOPE OF THE FLARED SIDE SHALL NOT EXCEED 1:12.
 5. ACCESSIBLE PARKING SPACE SHALL BE 8' MIN. AND SHALL COMPLY WITH T.A.S. 502.2. OPTIONAL UNIVERSAL PARKING SPACE SHALL BE 11' WIDE AND COMPLY WITH T.A.S. FIGURE 502.2 AND 502.3.
 6. ACCESS AISLE SHALL BE 5' WIDE FOR TYPICAL OR UNIVERSAL ACCESSIBLE PARKING. ACCESS AISLE SHALL BE 8' WIDE FOR VAN ACCESSIBLE PARKING.
 7. ACCESSIBLE PARKING SPACES AND ACCESS AISLE SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS AND SHALL COMPLY WITH T.A.S. 502.4.
 8. AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 1:20 (5%) IS CONSIDERED A RAMP AND SHALL COMPLY WITH T.A.S. 405. THE CROSS SLOPE OF AN ACCESSIBLE ROUTE SHALL NEVER EXCEED 1:50 (2%).
 9. LANDING DIMENSIONS AT TOP OF RAMP OR A CHANGE IN DIRECTION SHALL BE 5' X 5' MINIMUM.
 10. GRADES IN ACCESSIBILITY ROUTING INCLUDE CROSSING DRIVEWAYS. SHALL CONFORM TO TEXAS ACCESSIBILITY STANDARDS (T.A.S.), NOT TO EXCEED 5.0% ALONG TRAVEL PATH WITH NOT MORE THAN 2.0% CROSSFALL.

* THESE DETAILS ARE FOR ONSITE CURB RAMP. ALL OTHER CURB RAMP WITHIN PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN COMPLIANCE WITH LOCAL CITY CODES AND DETAILS. ALL BARRIER FREE RAMP WHICH ARE LOCATED WITHIN EASEMENTS OR THE PUBLIC RIGHTS-OF-WAY SHALL BE CLASS "C" CONCRETE 6.0 SACK, 3,600 PSI MINIMUM WITH BRICK OR COLONIAL RED COLORED TRUNCATED DOME PLATES.

* REFER TO ARCHITECT SIGN DETAILS FOR ONSITE ACCESSIBLE SIGNAGE. ARCHITECT SIGN DETAILS SHALL SUPERSEDE THESE EXCEPT WHERE SIGNAGE IS ACCESSIBLE BY VEHICULAR TRAFFIC, IN WHICH CASE A BOLLARD STRUCTURE SHALL BE USED AS SHOWN IN DETAIL BELOW.



ACCESSIBLE PARKING SPACE SYMBOL
N.T.S.



ACCESSIBLE PARKING SIGN
N.T.S.

RECORD DRAWING
April 22, 2021
To the best of our knowledge Wier & Associates, Inc., states this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

* THESE DETAILS ARE FOR ONSITE CURB RAMP. ALL OTHER CURB RAMP WITHIN PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN COMPLIANCE WITH LOCAL CITY CODES AND DETAILS. ALL BARRIER FREE RAMP WHICH ARE LOCATED WITHIN EASEMENTS OR THE PUBLIC RIGHTS-OF-WAY SHALL BE CLASS "C" CONCRETE 6.0 SACK, 3,600 PSI MINIMUM WITH BRICK OR COLONIAL RED COLORED TRUNCATED DOME PLATES.

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.

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. JAMES BLVD., SUITE 200E ARLINGTON, TEXAS 76010 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.wierassociates.com

NO.	DATE	DESCRIPTION	BY

RETAIL CENTER
3005 N. GOLIAD ST
ROCKWALL, TEXAS

PAVING DETAILS



COPYRIGHT ©
WIER & ASSOCIATES, INC.
LAST SHEET EDIT
DATE 10/14/2019
WA# 19322
SHEET NO.
P203

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

PRINTED: 10/15/2019 3:31 PM WIER-PAVING.STB LAST SAVED: 10/11/2019 3:31 PM SAVED BY: STANLEYR FILE: GOOI GRADING NOTES.DWG


GENERAL GRADING & DRAINAGE NOTES

1. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS ARE BASED ON REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER OR THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR THE GRAPHICAL REPRESENTATION OF THE UTILITIES SHOWN, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES, BOTH HORIZONTALLY AND VERTICALLY, 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 UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE. EXISTING TOPOGRAPHIC INFORMATION SHOWN IS BASED ON IN-FIELD SURVEY PREPARED BY STOVALL & ASSOCIATES ON SEPTEMBER 24, 2015. (EXCLUDES BELOW GRADE PUBLIC UTILITY LOCATIONS PROVIDED BY UTILITY COMPANY AS DESCRIBED ABOVE.)
2. NEW FINISHED CONTOURS SHOWN ARE TOP OF PAVING IN AREAS TO RECEIVE PAVEMENT AND TOP OF TOPSOIL IN AREAS TO BE SEEDED.
3. AREAS OUTSIDE OF THE PARKING LOT PERIMETERS SHOWN TO BE SEEDED SHALL RECEIVE MINIMUM FOUR (4) INCHES OF TOPSOIL (OR TO DEPTH INDICATED ON LANDSCAPE ARCHITECT PLANS). THIS TOPSOIL TO BE PLACED AND LEVELED BY THE GRADING CONTRACTOR. THIS MATERIAL MAY BE STOCKPILED DURING STRIPPING OPERATIONS.
4. ROUGH GRADING ELEVATIONS SHALL BE AS FOLLOWS:
FOUR INCHES BELOW FINISHED CONTOURS IN SEEDED AREAS.
THE DEPTH OF PAVEMENT, TYPICALLY SIX TO EIGHT INCHES, BELOW FINISHED CONTOURS IN PAVED AREAS, UNLESS OTHERWISE NOTED.
5. DIMENSIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY AND ARE NOT TO BE USED TO LAYOUT FOOTINGS.
6. GRADING CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING, OR CONNECTING TO SAID FACILITIES. CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTOR SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES IN CONFORMANCE WITH CITY STANDARDS.
7. GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.
8. THE GRADING CONTRACTOR SHALL USE WHATEVER MEASURES ARE REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. THIS CAN BE ACCOMPLISHED BY SMALL TEMPORARY SEDIMENT PONDS, SILT FENCES OF STEEL WIRE AND BURLAP OR BARRIERS OF CEDAR TREES AND/OR BALES OF STRAW. CONTRACTOR SHALL COMPLY WITH ALL LOCAL EROSION, CONSERVATION AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL STRUCTURES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS SUFFICIENT TO PREVENT EROSION.
9. FOR THE WORK ON THE STATE OR CITY RIGHT-OF-WAY, THE GRADING CONTRACTOR SHALL:
 - A. NOT STORE MATERIAL, EXCESS DIRT OR EQUIPMENT ON THE SHOULDERS OF PAVEMENT, IN CASE OF MULTI-LANE HIGHWAYS, IN THE MEDIAN STRIPS. THE PAVEMENT SHALL BE KEPT FREE FROM ANY MUD OR EXCAVATION WASTE FROM TRUCKS OR OTHER EQUIPMENT. ON COMPLETION OF THE WORK, ALL EXCESS MATERIAL SHALL BE REMOVED FROM THE RIGHT-OF-WAY.
 - B. SHALL PROVIDE ALL NECESSARY AND ADEQUATE SAFETY PRECAUTIONS SUCH AS SIGNS, FLAGS, LIGHTS, BARRICADES AND FLAGMEN AS REQUIRED BY THE LOCAL AUTHORITIES AND IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THE GRADING CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HOLD HARMLESS THE TEXAS DEPARTMENT OF TRANSPORTATION, THE CITY, AND THE OWNER FROM ANY CLAIMS FOR DAMAGE DONE TO EXISTING PRIVATE PROPERTY, PUBLIC UTILITIES OR TO THE TRAVELING PUBLIC.
 - C. SHALL COMPLETE THE WORK TO THE SATISFACTION OF THE CITY PUBLIC WORKS DEPARTMENT AND OBTAIN A LETTER FROM THE DEPARTMENT STATING THAT THE WORK UNDER PUBLIC JURISDICTION IS ACCEPTABLE.
 - D. POST NECESSARY BONDS AS REQUIRED BY THE CITY AND/OR STATE.
10. GRADING CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING, BY APPLYING CALCIUM CHLORIDE OR BY OTHER METHODS AS DIRECTED BY ENGINEER AND/OR OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO OWNER.
11. REFER TO PAVING DETAILS FOR TYPE OF PAVING AND BASE TO BE USED.
12. GRADING CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY EXISTING STRUCTURES, FENCES, DEBRIS OR TREES REMAINING ON SITE, UNLESS NOTED OTHERWISE ON PLANS AND SHALL COORDINATE WITH GENERAL CONTRACTOR.
13. GRADING CONTRACTOR TO COMPLY WITH ALL STATE AND LOCAL SEDIMENT CONTROL AND AIR POLLUTION ORDINANCES OR RULES.
14. A QUALIFIED SOILS LABORATORY SHALL DETERMINE THE SUITABILITY OF THE EXISTING SUBGRADE AND EXISTING ON-SITE MATERIAL PRIOR TO BEGINNING ANY FILLING OPERATION.
15. UNSUITABLE EXCAVATED MATERIALS AND ALL WASTE RESULTING FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF-SITE BY GRADING CONTRACTOR.
16. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED.
17. ALL AREAS NOT COVERED BY BUILDING, PAVING OR PLANNED LANDSCAPING, SHALL BE GRASSED ON THIS LOT INCLUDING ADJACENT PARKWAYS.

18. BEFORE ANY MACHINE WORK IS DONE, CONTRACTOR SHALL STAKE OUT AND MARK THE ITEMS ESTABLISHED BY THE SITE PLAN. CONTROL POINTS SHALL BE PRESERVED AT ALL TIMES DURING THE COURSE OF THE PROJECT. LACK OF PROPER WORKING POINTS AND GRADE STAKES MAY REQUIRE CESSATION OF OPERATIONS UNTIL SUCH POINTS AND GRADES HAVE BEEN PLACED TO THE OWNER'S SATISFACTION. NO EXTENSION OF TIME WILL BE GRANTED FOR THE ABOVE.
19. TEMPORARY EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO BEGINNING OF GRADING. CONTRACTOR SHALL MAINTAIN ALL TEMPORARY EROSION CONTROL DEVICES AND SHALL REMOVE SILT FROM BERM DITCHES, SILT DAMS AND SILT FENCES AS NEEDED.
20. ALL DISTURBED AREAS SHALL BE HYDROMULCH SEEDED UNLESS OTHERWISE NOTED.
21. THE CONTRACTOR SHALL PREVENT SOIL STABILIZATION TREATMENT FROM LEAVING THE SITE BY WAY OF STORMWATER RUNOFF WHICH MAY DAMAGE DOWNSTREAM WATER COURSES, LAKES OR PONDS. ANY DAMAGE TO WILDLIFE OR FISH KILLS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE.
22. MAINTAIN AS MUCH EXISTING VEGETATION AS POSSIBLE AS WELL AS RE-ESTABLISHING THE GROUND COVER AS EARLY AS POSSIBLE. GRASS BUFFER STRIPS SHALL BE LEFT AROUND THE PERIMETER TO AID IN FILTERING SEDIMENTATION. A DENSITY OF TEMPORARY OR PERMANENT GROUND COVER SUFFICIENT TO PREVENT EROSION SHALL BE ESTABLISHED ON ALL BERMS, SWALES AND SLOPES.
23. ALL SITE GRADING AND EARTHWORK CONSTRUCTION SHALL COMPLY TO THE GEOTECHNICAL REPORT RECOMMENDATIONS.
24. ALL RIGHTS-OF-WAY TO BE SODDED PRIOR TO CITY ACCEPTANCE AND CERTIFICATE OF OCCUPANCY.
25. 80% OF ALL DISTURBED AREA TO HAVE A MINIMUM OF 1" STEM OF GRASS (NOT WEEDS OR WINTER RYE) PRIOR TO CITY ACCEPTANCE AND CERTIFICATE OF OCCUPANCY.

PARKING LOT GRADING NOTES

1. THIS GRADING PLAN DOES NOT INCLUDE CONSTRUCTION OF THE FOUNDATION FOR THE BUILDING PAD AND THE AREAS ADJACENT TO THE BUILDING. THE OWNER SHALL SELECT THE FOUNDATION DESIGN OPTION WHICH WILL ESTABLISH THE CONSTRUCTION TECHNIQUE TO BE USED FOR THE FOUNDATION PAD AND AREAS OF THE BUILDING. REFER TO THE PROJECT GEOTECHNICAL REPORT FOR FOUNDATION CONSTRUCTION RECOMMENDATIONS.
2. CONSTRUCTION OF SITE GRADING AND EMBANKMENT SHALL MEET OR EXCEED THE RECOMMENDATION PROVIDED IN THE PROJECT GEOTECHNICAL REPORT.
3. AREAS A MINIMUM FIVE FEET HORIZONTALLY OF THE PARKING PAVEMENT AND EMBANKMENT SLOPES ADJACENT TO PARKING AREA SHALL BE CONSTRUCTED AS PER THE PROJECT GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. THE BELOW SPECIFICATIONS ARE MINIMUM REQUIREMENTS AND SHALL BE SUPERSEDED BY THE PROJECT GEOTECHNICAL RECOMMENDATIONS IF IN CONFLICT. THE SPECIFICATIONS ARE AS FOLLOWS:
 - A. THE AREA SHALL BE STRIPPED OF VEGETATION A MINIMUM SIX INCHES OR DEEPER AS DIRECTED BY THE PROJECT GEOTECHNICAL ENGINEER TO STABLE SUBGRADE AND PROOFROLLED. PROOFROLLING CONSISTS OF ROLLING THE ENTIRE SUBGRADE WITH A HEAVILY-LOADED TANDEM AXLE DUMP TRUCK OR OTHER APPROVED EQUIPMENT CAPABLE OF APPLYING SIMILAR WHEEL LOADS. ANY SOFT, WET OR WEAK FILL OR NATURAL SOILS WHICH DO NOT COMPACT BY PROOFROLLING SHALL BE REMOVED AND RECOMPACTED AS OUTLINED HEREIN. THE PROOFROLLING OPERATION MUST BE PERFORMED UNDER THE OBSERVATION OF A QUALIFIED GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE AND DENSITY CONTROL TESTED.
 - B. ON-SITE SOILS WITH PLASTICITY INDEX ANTICIPATED TO BE GREATER THAN 15, WHICH INCLUDES ANY DARK COLORED SURFACE CLAY SOILS, CAN BE ALSO USED AS GRADE RAISE FILL OUTSIDE THE PROPOSED BUILDING AREA. THESE CLAY SOILS SHALL BE COMPACTED TO A DRY DENSITY OF AT LEAST 95 PERCENT OF STANDARD PROCTOR DENSITY AND NOT EXCEEDING 100 PERCENT. THE COMPACTED MOISTURE CONTENT OF THE CLAYS DURING PLACEMENT SHALL BE BETWEEN OPTIMUM AND FOUR (4) PERCENTAGE POINTS ABOVE OPTIMUM.
 - C. COMPACTION SHALL BE ACCOMPLISHED BY PLACING THE FILL IN SIX TO EIGHT-INCH THICK LOOSE LIFTS AND COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. IT IS IMPERATIVE THAT THE FILL PARTICLE SIZE BE LESS THAN SIX INCHES IN DIAMETER. IF LARGER CLODS ARE ENCOUNTERED DURING GRADING, THESE CLODS MUST BE BROKEN DOWN PRIOR TO FINAL PLACEMENT IN THE FILL. THIS MAY REQUIRE PLACEMENT OF THE MATERIAL, AN INITIAL COMPACTIVE EFFORT TO BREAK THE CLODS DOWN, SCARIFYING, WETTING AND RECOMPACTING. FILL MATERIAL SHALL BE COMPACTED WITH SHEEPSFOOT ROLLER UNLESS OTHERWISE RECOMMENDED IN GEOTECHNICAL REPORT, MINIMUM 95% OF STANDARD PROCTOR DENSITY OUTSIDE SLAB. FILL PLACED IN FIRE LANE OR RIGHT-OF-WAY SHALL BE COMPACTED TO CITY STANDARDS.
 - D. IN ORDER FOR THE FILL MATERIALS TO PERFORM AS INTENDED, THE FILL MATERIAL MUST BE PLACED IN A MANNER WHICH PRODUCES A GOOD UNIFORM FILL COMPACTED WITHIN THE DENSITY AND MOISTURE RANGES OUTLINED IN THE PRECEDING PARAGRAPHS. FIELD DENSITY TESTS SHALL BE PERFORMED ON FILL SOILS TO CONFIRM THIS PERFORMANCE AS CONSTRUCTION PROGRESSES. FOR THE PROPOSED PARKING AND DRIVEWAY AREAS, TESTING AT A FREQUENCY OF NO LESS THAN ONE (1) TEST PER LIFT PER EACH 5,000 SQUARE FEET SHALL BE PROVIDED FOR FILL AND PROOFROLLING.
4. THESE SPECIFICATIONS DO NOT INCLUDE GRADING AND PREPARATION OF THE BUILDING FOUNDATION AREA. THE CONTRACTOR SHALL CONFIRM FOUNDATION CONSTRUCTION COMPACTION, MOISTURE CONTROL, SELECT FILLS AND/OR TREATMENT WITH THE OWNER, THE PROJECT GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER.

PREPARED BY:

WIER & ASSOCIATES, INC.
 ENGINEERS SURVEYORS LAND PLANNERS
 2201 E. JAMES BLVD., SUITE 200E ARLINGTON, TEXAS 76010 METRO (817) 467-7700
 Texas Firm Registration No. F-2776 www.wierassociates.com

NO.	DATE	DESCRIPTION	BY

RETAL CENTER
3005 N. GOLIAD ST
ROCKWALL, TEXAS

GRADING NOTES



RECORD DRAWING
 April 22, 2021
 To the best of our knowledge Wier & Associates, Inc., states this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

COPYRIGHT ©
 WIER & ASSOCIATES, INC.
 LAST SHEET EDIT
 DATE 10/11/2019
 WA# 19022
SHEET NO.
GOOI

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

PRINTED: 6/1/2020 4:59 PM FILE: WIER-PAVING-STB LAST SAVED: 6/1/2020 4:59 PM CASEYO FILE: 6101 GRADING PLAN.DWG

LOT I, BLOCK A
CHILDRENS LIGHTHOUSE
CAB. 1, PG. 395
P.R.R.C.T.

RECORD DRAWING
April 22, 2021

To the best of our knowledge Wier & Associates, Inc., states this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76010 METRO (817) 667-7700
Texas Firm Registration No. F-2776 www.wierassociates.com

NO.	DATE	DESCRIPTION	BY
1	2/28/2020	ADDED TREE WELL IN RET. WALL	JHF
2	5/19/2020	REVISED CURB INLET TO GRATE INLET	CBO
3	6/1/2020	CONSTRUCTION COORDINATION	CBO

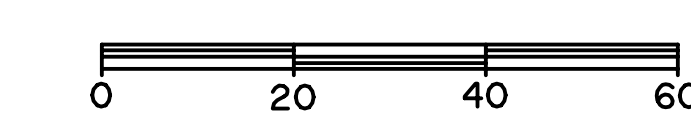
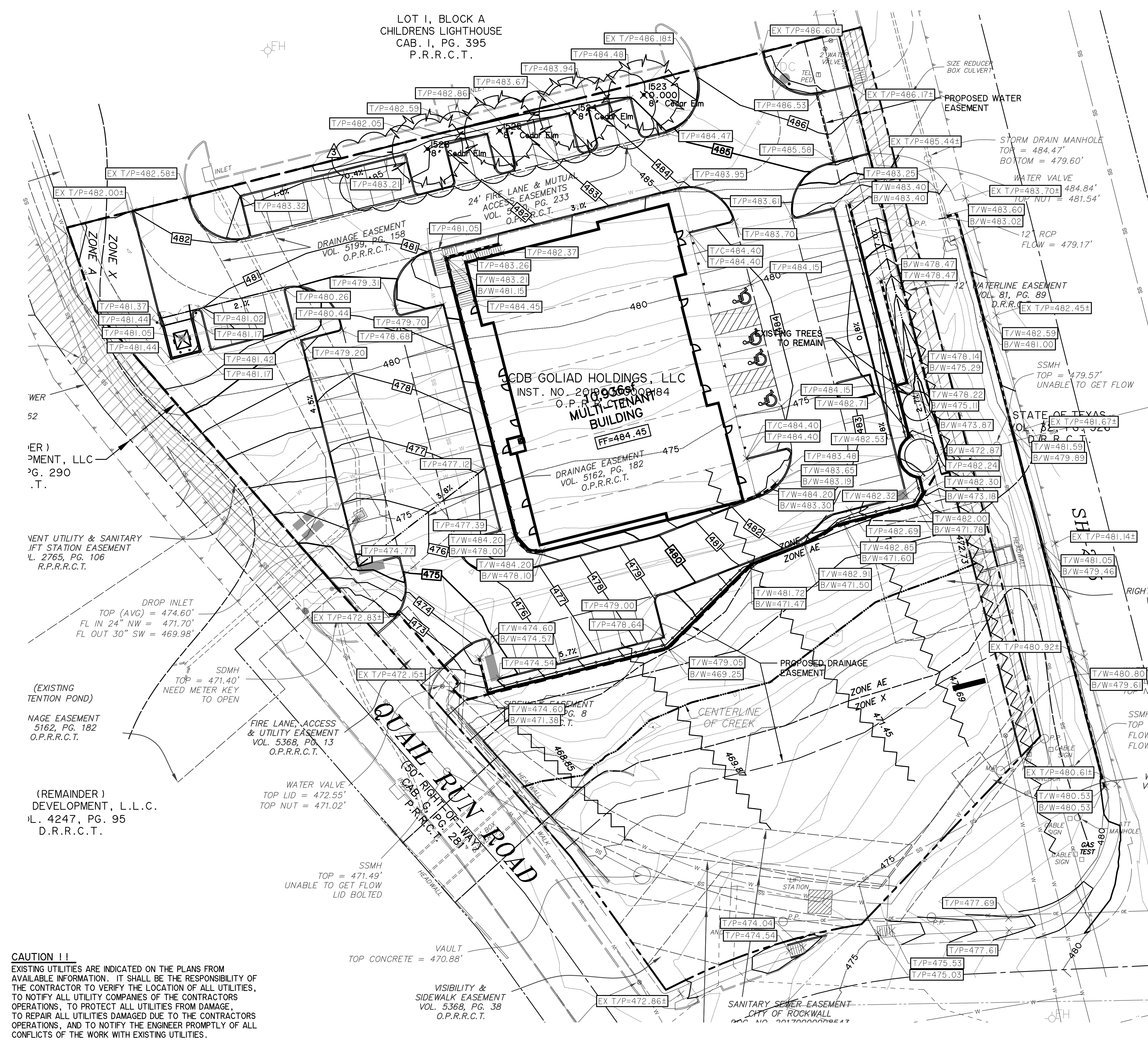
RETAIL CENTER
3005 N. GOLIAD ST
ROCKWALL, TEXAS

GRADING PLAN



COPYRIGHT ©
WIER & ASSOCIATES, INC.
LAST SHEET EDIT
DATE 6/1/2020
W/A# 19022

SHEET NO.
G101



LEGEND	
..... XXX	EXISTING CONTOUR
—— XXX ——	PROPOSED CONTOUR
□ T/C = XXX.XX	PROPOSED SPOT ELEV.
→	PROPOSED SWALE & DIRECTION OF FLOW
---	PROPOSED GRADE BREAK
---	GRADING LIMITS
T/C	TOP OF CURB
T/P	TOP OF PAVEMENT
T/W	TOP OF RETAINING WALL
B/W	BOTTOM OF RETAINING WALL
FG	FINISHED GRADE
FF	FINISHED FLOOR ELEVATION

- RETAINING WALL NOTE:**
1. RETAINING WALLS 3' AND OVER MUST BE ENGINEERED. RETAINING WALL(S) SHALL BE DESIGNED BY OTHERS.
 2. ALL RETAINING WALLS MUST BE ROCK OR STONE FACED. NO SMOOTH CONCRETE WALLS ALLOWED.

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.

*** BENCHMARKS ***

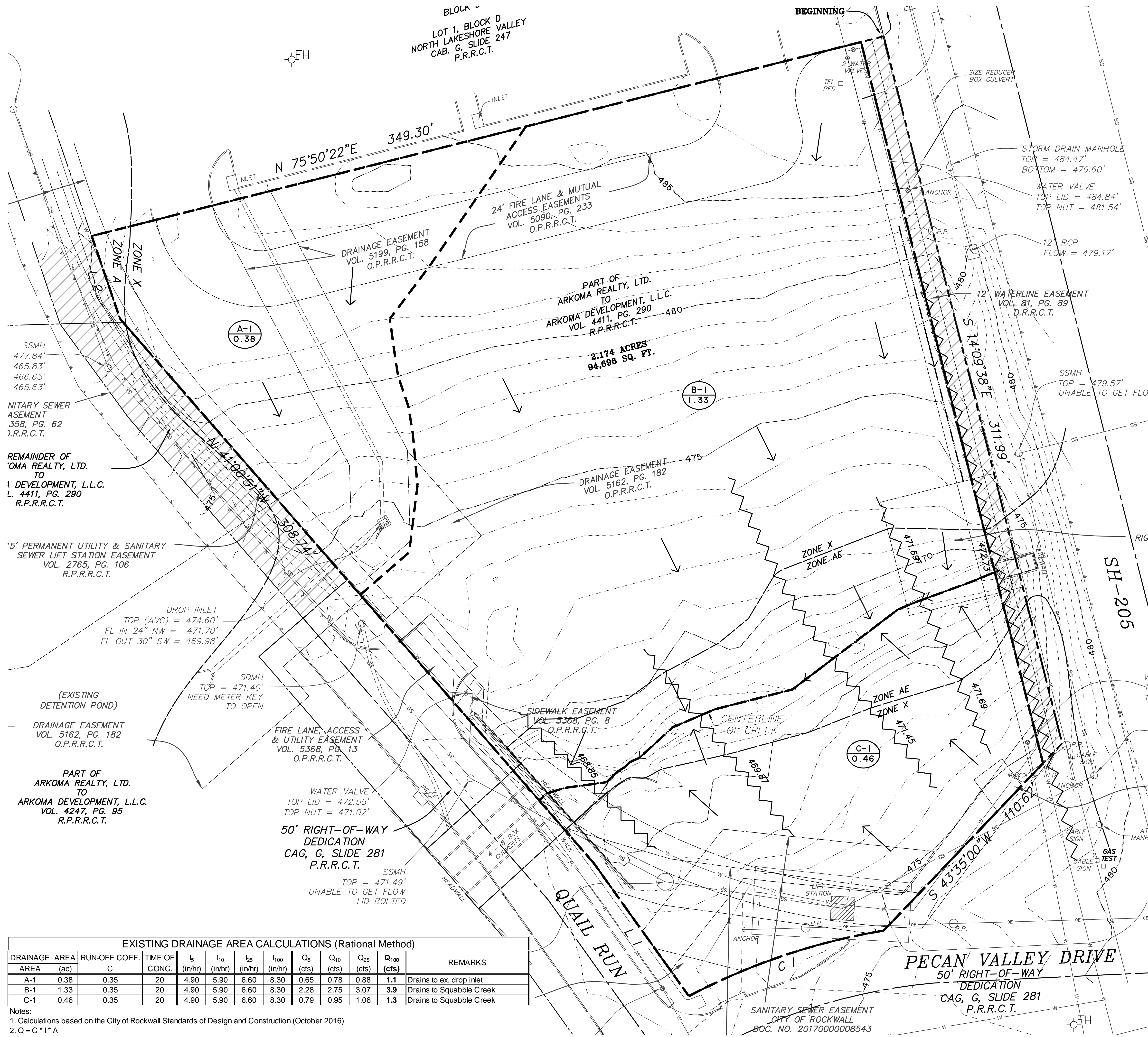
OFFSITE BENCHMARK - STEEL ROD W/ ACCESS CAP STAMPED N 1495 1986 AT THE INTERSECTION OF THE NORTH LINE OF AIRPORT ROAD WITH THE WEST LINE OF THE AIRPORT ACCESS ROAD.
ELEVATION = 566.70 FT (NAVD 1988)

BM #1 - 1/2" IRON ROD WITH CAP STAMPED "STOVALL TRAVERSE" LOCATED AT THE INTERSECTION OF THE SOUTH LINE OF LAKESHORE DRIVE WITH THE WEST LINE OF STATE HIGHWAY No. 205.
ELEVATION = 475.75 FT

BM #2 - "X" CUT ON TOP OF INLET IN THE NORTH LINE OF PECAN VALLEY DRIVE ± 554' WEST OF STATE HIGHWAY No. 205.
ELEVATION = 468.32 FT

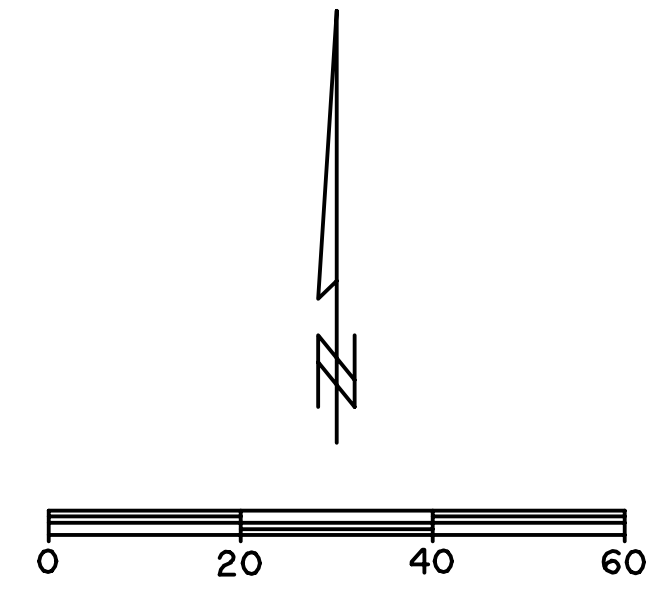
CAUTION !!
EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

PRINTED: 10/15/2019 10:15:29 AM FILE: WIER-PAVING.STB LAST SAVED: 10/11/2019 11:23 AM SAVED BY: STANLEYR FILE: D101 EXISTING DRAINAGE AREA MAP.DWG



LEGEND

- A-1
2.00 DRAINAGE AREA DESIGNATION DRAINAGE AREA (ACRES)
- MAJOR DRAINAGE AREA SUB-DIVIDE
- ← FLOW DIRECTION ARROW



RECORD DRAWING
 April 22, 2021
 To the best of our knowledge Wier & Associates, Inc. states this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48397C0030L, DATED SEPTEMBER 26, 2008, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, AREAS OF THIS PROPERTY APPEAR TO LIE WITHIN FLOOD ZONE "X". AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. IF THE SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WIER & ASSOCIATES, INC.

*** BENCHMARKS ***

OFFSITE BENCHMARK - STEEL ROD W/ ACCESS CAP STAMPED N 1495 1986 AT THE INTERSECTION OF THE NORTH LINE OF AIRPORT ROAD WITH THE WEST LINE OF THE AIRPORT ACCESS ROAD. ELEVATION = 566.70 FT (NAVD 1988)

BM #1 - 1/2" IRON ROD WITH CAP STAMPED "STOVALL TRAVERSE" LOCATED AT THE INTERSECTION OF THE SOUTH LINE OF LAKESHORE DRIVE WITH THE WEST LINE OF STATE HIGHWAY No. 205. ELEVATION = 475.75 FT

BM #2 - "X" CUT ON TOP OF INLET IN THE NORTH LINE OF PECAN VALLEY DRIVE ± 554' WEST OF STATE HIGHWAY No. 205. ELEVATION = 468.32 FT

EXISTING DRAINAGE AREA CALCULATIONS (Rational Method)

DRAINAGE AREA	AREA (ac)	RUN-OFF COEF. C	TIME OF CONC. (min)	I_5 (in/hr)	I_{10} (in/hr)	I_{25} (in/hr)	I_{100} (in/hr)	Q_5 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)	REMARKS
A-1	0.38	0.35	20	4.90	5.90	6.60	8.30	0.65	0.78	0.88	1.1	Drains to ex. drop inlet
B-1	1.33	0.35	20	4.90	5.90	6.60	8.30	2.28	2.75	3.07	3.9	Drains to Squabble Creek
C-1	0.46	0.35	20	4.90	5.90	6.60	8.30	0.79	0.95	1.06	1.3	Drains to Squabble Creek

Notes:
 1. Calculations based on the City of Rockwall Standards of Design and Construction (October 2016)
 2. $Q = C \cdot I \cdot A$

PREPARED BY:
WIER & ASSOCIATES, INC.
 ENGINEERS SURVEYORS LAND PLANNERS
 2201 E. JAMES BLVD., SUITE 200E ARLINGTON, TEXAS 76010 METRO (817) 467-7700
 Texas Firm Registration No. F-2776 www.wierassociates.com

NO.	DATE	DESCRIPTION	BY

RETAIL CENTER
 3005 N. GOLIAD ST
 ROCKWALL, TEXAS

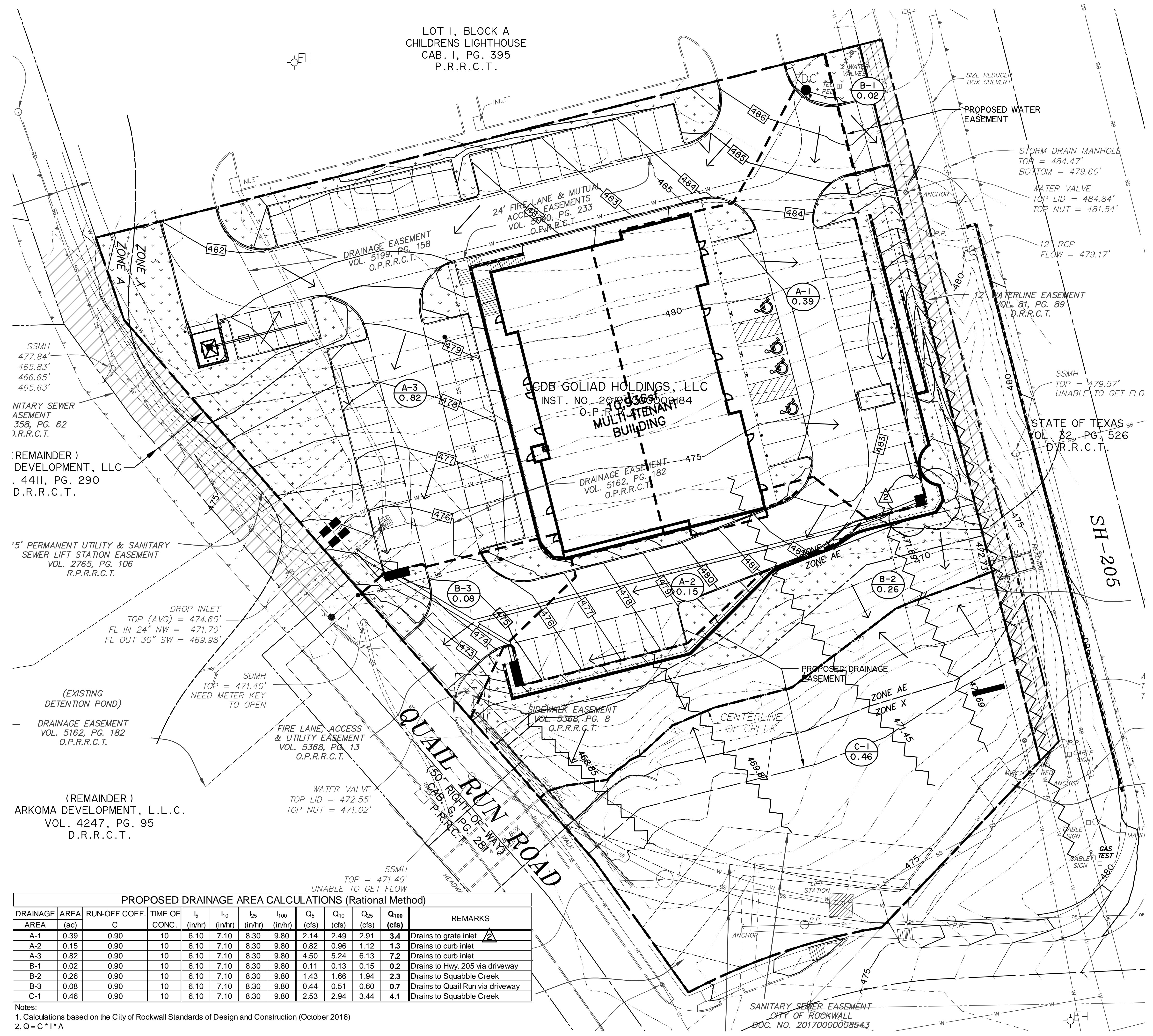
EXISTING DRAINAGE AREA MAP



COPYRIGHT ©
 WIER & ASSOCIATES, INC.
 LAST SHEET EDIT
 DATE 10/11/2019
 WA# 19022
SHEET NO. D101

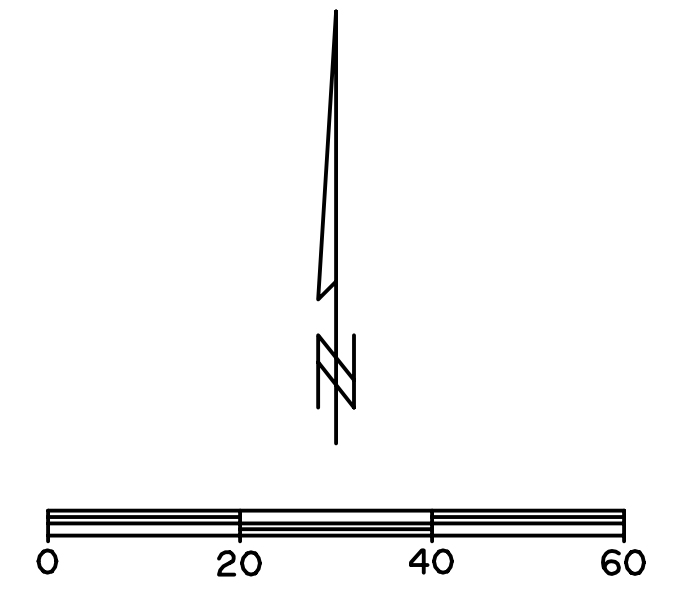
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

PRINTED: 5/19/2020 5TB FILE: WIER-PAVING.5TB LAST SAVED: 5/19/2020 9:14:00 AM SAVED BY: CASEYO FILE: D102 PROPOSED DRAINAGE AREA MAP.DWG



LEGEND

- A-1
2.00 DRAINAGE AREA DESIGNATION DRAINAGE AREA (ACRES)
- MAJOR DRAINAGE AREA SUB-DIVIDE
- ← FLOW DIRECTION ARROW
- ▬ INDICATES PROPOSED STANDARD CURB
- ◻ INDICATES PROPOSED INLET
- ◼ INDICATES PROPOSED DROP INLET
- ◼ INDICATES PROPOSED JUNCTION BOX
- 27" RCP PROPOSED STORM DRAIN
- PROPOSED SWALE



RECORD DRAWING
April 22, 2021

To the best of our knowledge Wier & Associates, Inc., states this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48397C0030L, DATED SEPTEMBER 26, 2008, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, AREAS OF THIS PROPERTY APPEAR TO LIE WITHIN WITHIN FLOOD ZONE 'X'. AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. IF THE SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WIER & ASSOCIATES, INC.

*** BENCHMARKS ***

OFFSITE BENCHMARK - STEEL ROD W/ ACCESS CAP STAMPED N 1495 1986 AT THE INTERSECTION OF THE NORTH LINE OF AIRPORT ROAD WITH THE WEST LINE OF THE AIRPORT ACCESS ROAD.
ELEVATION = 566.70 FT (NAVD 1988)

BM #1 - 1/2" IRON ROD WITH CAP STAMPED "STOVALL TRAVERSE" LOCATED AT THE INTERSECTION OF THE SOUTH LINE OF LAKESHORE DRIVE WITH THE WEST LINE OF STATE HIGHWAY No. 205.
ELEVATION = 475.75 FT

BM #2 - "X" CUT ON TOP OF INLET IN THE NORTH LINE OF PECAN VALLEY DRIVE ± 554' WEST OF STATE HIGHWAY No. 205.
ELEVATION = 466.32 FT

PROPOSED DRAINAGE AREA CALCULATIONS (Rational Method)												
DRAINAGE AREA	AREA (ac)	RUN-OFF COEF. C	TIME OF CONC.	I _s (in/hr)	I ₁₀ (in/hr)	I ₂₅ (in/hr)	I ₁₀₀ (in/hr)	Q ₅ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₁₀₀ (cfs)	REMARKS
A-1	0.39	0.90	10	6.10	7.10	8.30	9.80	2.14	2.49	2.91	3.4	Drains to grate inlet
A-2	0.15	0.90	10	6.10	7.10	8.30	9.80	0.82	0.96	1.12	1.3	Drains to curb inlet
A-3	0.82	0.90	10	6.10	7.10	8.30	9.80	4.50	5.24	6.13	7.2	Drains to curb inlet
B-1	0.02	0.90	10	6.10	7.10	8.30	9.80	0.11	0.13	0.15	0.2	Drains to Hwy. 205 via driveway
B-2	0.26	0.90	10	6.10	7.10	8.30	9.80	1.43	1.66	1.94	2.3	Drains to Squabble Creek
B-3	0.08	0.90	10	6.10	7.10	8.30	9.80	0.44	0.51	0.60	0.7	Drains to Quail Run via driveway
C-1	0.46	0.90	10	6.10	7.10	8.30	9.80	2.53	2.94	3.44	4.1	Drains to Squabble Creek

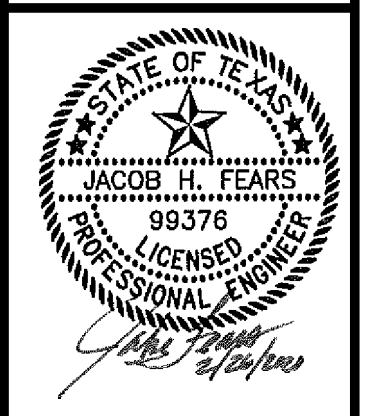
Notes:
1. Calculations based on the City of Rockwall Standards of Design and Construction (October 2016)
2. Q = C * I * A

PREPARED BY:
WIER & ASSOCIATES, INC.
 ENGINEERS SURVEYORS LAND PLANNERS
 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 667-7700
 Texas Firm Registration No. F-2776 www.wierassociates.com

NO.	DATE	DESCRIPTION	BY
2	5/19/2020	REVISE CURB INLET TO GRATE INLET	CBO
1	2/28/2020	ADDED TREE WELL IN RET. WALL	JHF

RETAIL CENTER
 3005 N. GOLIAD ST
 ROCKWALL, TEXAS

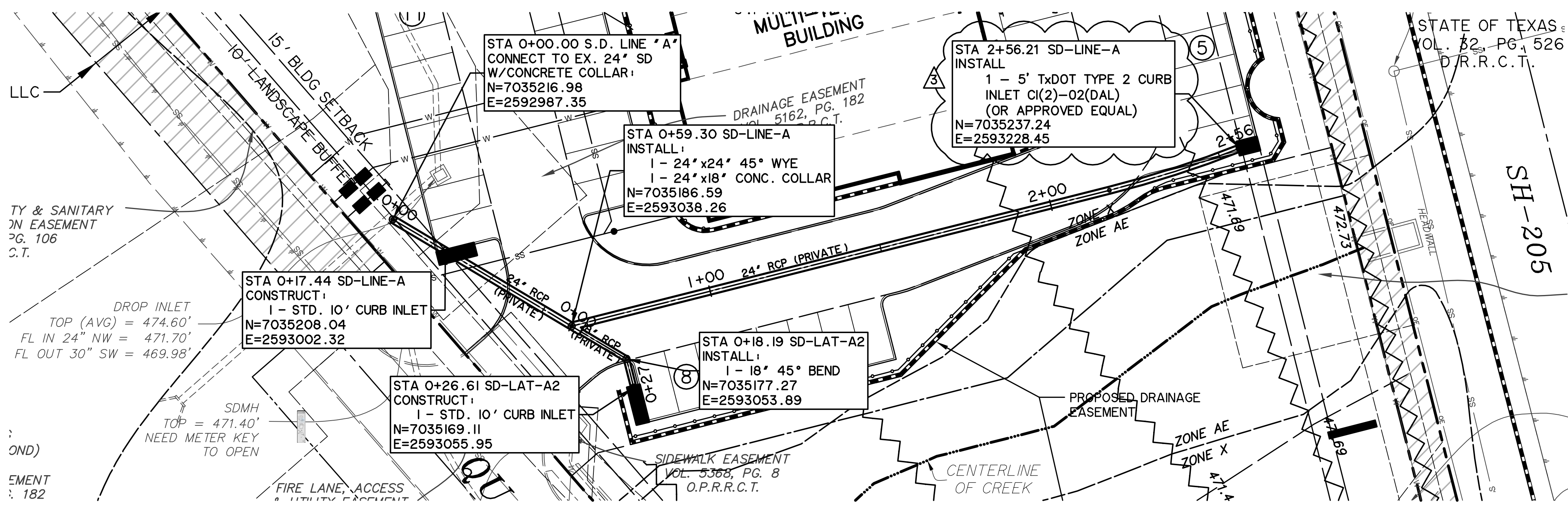
PROPOSED DRAINAGE AREA MAP



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.

SHEET NO.
D102

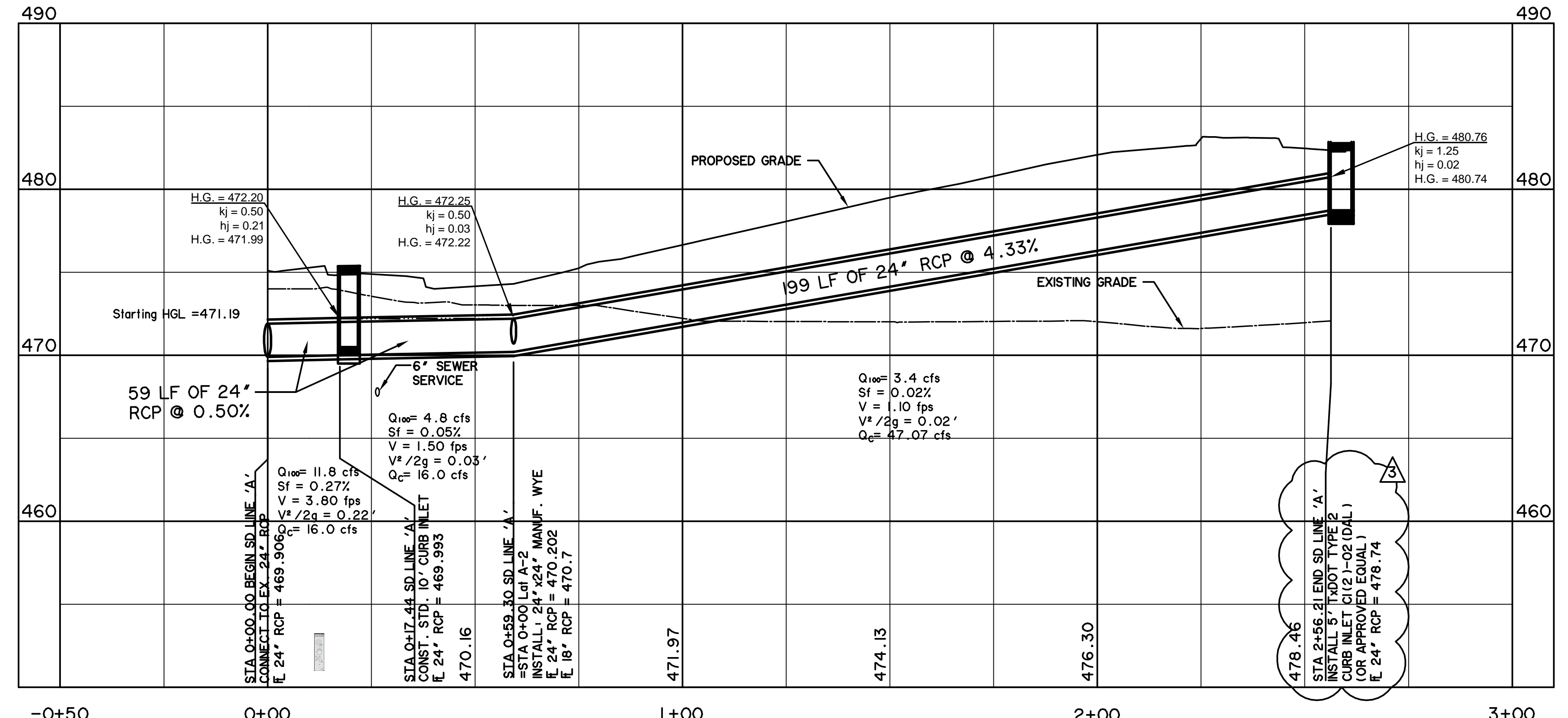
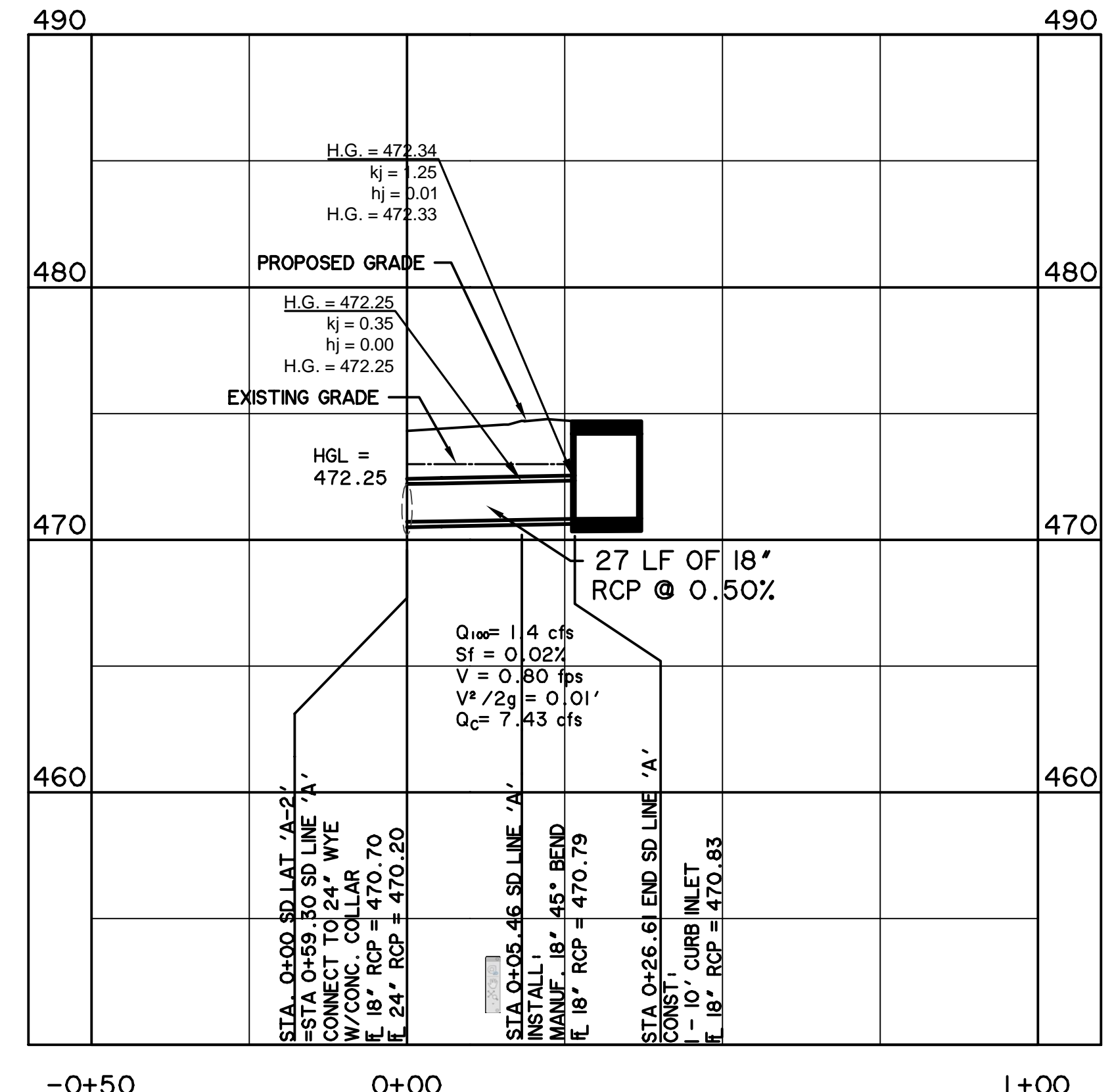
PRINTED: 6/1/2020 4:55 PM FILE: WIER-PAVING-STB LAST SAVED: 6/1/2020 4:55 PM FILE: CASEYO FILE: D201 STORM SEWER PLAN.DWG
 BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT



STORM DRAIN LINE 'A' (PRIVATE)

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.
CAUTION !!
 EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

STORM DRAIN LAT 'A-2' (PRIVATE)



STORM SEWER CALCULATION TABLE

FROM	TO	LENGTH (FT)	CxA	INLET TIME (min.)	TOTAL INTERCEPTED CxA	TIME AT UPSTREAM OF REACH (min)	DESIGN STORM FREQUENCY (yrs)	RAINFALL INTENSITY (in/hr)	INTERCEPTED FLOW (cfs)	STORM DRAIN DIAMETER (in)	VELOCITY (ft/s)	SLOPE OF FRICTION GRADIENT (ft/ft)	STRUCTURE LOSS COEFFICIENT	STRUCTURE LOSS AT UPSTREAM OF REACH	FLOW TIME IN DRAIN (min)	TIME AT DOWNSTREAM OF REACH (min)	H.G. AT UPSTREAM OF REACH (ft)	REMARKS
2+56.21	0+59.30	196.91	0.35	10	0.35	10	100	9.8	3.4	24	1.1	0.0002	1.25	0.02	0.4	10.4	580.74	36"x36" catch basin
0+25.73	0+05.46	20.27	0.14	10	0.14	10	100	9.8	1.4	18	0.8	0.0002	1.25	0.01	0.1	10.1	472.34	Lat A-2 10' curbed inlet
0+05.46	0+59.30	5.46	0	0	0.14	10.1	100	9.78	1.4	18	0.8	0.0002	0.35	0	0.1	10.2	472.25	Lat A-2 45° Bend
0+59.30	0+17.44	41.86	0	0	0.49	10.4	100	9.72	4.8	24	1.5	0.0005	0.5	0.03	0.5	10.9	472.25	Line A wye
0+17.44	0+00.00	17.44	0.74	10	1.23	10.9	100	9.62	11.8	24	3.8	0.0027	0.5	0.21	0.1	11	472.203	10' curbed inlet

INLET CALCULATIONS TABLE														
INLET		STORM		DRAINAGE AREA CHARACTERISTICS				SAG INLET						
LINE	STATION	TYPE	DESIGN FLOOD (YRS)	RUNOFF COEF	INTENSITY I (IN/HR)	AREA A (ACRES)	TOTAL FLOW (CFS)	WEIR/ORIFICE FLOW	SAG DEPTH d (FT)	LENGTH OF THROAT OPENING L (FT)	INLET CAPACITY (CFS)	INLET Q100 BYPASS (CFS)	INLET BYPASS	NOTES
A	0+17.44	10' CURB INLET	100	0.90	9.80	0.82	7.20	WEIR FLOW	0.50	10	10.61	0	N/A	Qi = CwLd ^{1.5} Cw=3.0
A	2+56.27	5' CURB INLET	100	0.90	9.80	0.39	3.40	WEIR FLOW	0.50	5	5.30	0	N/A	Qi = CwLd ^{1.5} Cw=3.0
A-2	0+25.73	10' CURB INLET	100	0.90	9.80	0.15	1.30	WEIR FLOW	0.50	10	10.61	0	N/A	Qi = CwLd ^{1.5} Cw=3.0

RECORD DRAWING
 April 22, 2021
 To the best of our knowledge Wier & Associates, Inc., states this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

*** BENCHMARKS ***
OFFSITE BENCHMARK - STEEL ROD W/ ACCESS CAP STAMPED N 1495 1986 AT THE INTERSECTION OF THE NORTH LINE OF AIRPORT ROAD WITH THE WEST LINE OF THE AIRPORT ACCESS ROAD. ELEVATION = 566.70 FT (NAVD 1988)
BM #1 - 1/2" IRON ROD WITH CAP STAMPED *STOVALL TRAVERSE* LOCATED AT THE INTERSECTION OF THE SOUTH LINE OF LAKESHORE DRIVE WITH THE WEST LINE OF STATE HIGHWAY No. 205. ELEVATION = 475.75 FT
BM #2 - "X" CUT ON TOP OF INLET IN THE NORTH LINE OF PECAN VALLEY DRIVE ± 554' WEST OF STATE HIGHWAY No. 205. ELEVATION = 468.32 FT

PREPARED BY:
WIER & ASSOCIATES, INC.
 ENGINEERS SURVEYORS LAND PLANNERS
 2201 E. JAMES BLVD., SUITE 200E ARLINGTON, TEXAS 76010 METRO (817) 667-7700
 Texas Firm Registration No. F-2776 www.wierassociates.com

NO.	DATE	DESCRIPTION	BY
3	6/1/2020	CONSTRUCTION COORDINATION	CBO
2	5/19/2020	REVISE CURB INLET TO GRATE INLET	CBO
1	2/28/2020	ADDED TREE WELL IN RET. WALL	JHF

RETAIL CENTER
 3005 N. GOLIAD ST
 ROCKWALL, TEXAS

STORM SEWER PLAN

COPYRIGHT © WIER & ASSOCIATES, INC.
 LAST SHEET EDIT DATE 6/1/2020
 WA# 19022
SHEET NO. D201

UTILITY NOTES

1. THIS SHEET IS FOR SANITARY SEWER, WATER LINE AND STORM DRAINAGE CONSTRUCTION ONLY. DO NOT USE FOR GRADING CONSTRUCTION.
2. ALL PIPE LENGTHS ARE HORIZONTAL DISTANCES AND ARE APPROXIMATE.
3. ALL WATER AND SANITARY SEWER BULKHEADS TO TERMINATE APPROXIMATELY FIVE FEET OUTSIDE THE BUILDING UNLESS OTHERWISE NOTED. THE END OF THESE SERVICE LINES SHALL BE TIGHTLY PLUGGED OR CAPPED AND MARKED UNTIL SUCH TIME AS CONNECTION IS MADE INSIDE BUILDING.
4. CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND APPURTENANCES NECESSARY FOR THE COMPLETE INSTALLATION OF THE UTILITIES. ALL PIPE AND FITTINGS SHALL BE INSPECTED BY THE ENGINEERING DEPARTMENT INSPECTOR PRIOR TO BEING COVERED. THE INSPECTOR MUST ALSO BE PRESENT DURING PRESSURE TESTING AND DISINFECTION OF MAINS AND HIS SIGNATURE OF APPROVAL IS REQUIRED.
5. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND/OR LOCAL STANDARDS IMPOSED BY LOCAL UTILITY AND THE CITY.
6. CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE LOCAL UTILITY AUTHORITY FOR CONNECTION TO THE EXISTING MAINS.
7. ALL FIRE HYDRANTS ARE SIX-INCH DIAMETER WITH A 6-INCH DIAMETER LINE AND A SIX-INCH DIAMETER SHUT OFF VALVE. FIRE HYDRANTS SHALL BE SET SUCH THAT NOZZLE CONNECTIONS FACE THE FIRE LANE. FIRE HYDRANTS SHALL BE SET MINIMUM THREE FEET TO FIVE FEET BACK OF CURB.
8. ALL WATER LINES SHALL HAVE A MINIMUM COVER OF 42 INCHES ABOVE TOP OF PIPE, UNLESS NOTED OTHERWISE.
9. CONTRACTOR SHALL ADJUST LOCATION OF PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH STORM SEWER OR OTHER UTILITIES.
10. THRUST BLOCKS SHALL BE PROVIDED AT ALL "TEES, ELBOWS AND BENDS" OF SUFFICIENT SIZE TO COMPLY WITH MINIMUM STANDARDS OF N.F.P.A.-24 FOR EXISTING SOIL CONDITIONS.
11. BASED ON SECTION 707.4 OF THE CURRENT EDITION OF THE UNIFORM PLUMBING CODE AND SECTION 708.3.2 OF THE CURRENT EDITION OF THE INTERNATIONAL PLUMBING CODE, CLEANOUTS ARE REQUIRED AT A MAXIMUM SPACING OF 75 FEET ON UTILITY LEAD-INS TO BUILDING. CONTRACTOR TO PROVIDE CLEANOUTS WITHIN FIVE FEET OF BUILDING.
12. ALL GATE VALVES TO BE PROVIDED WITH CAST IRON BOXES. SIZE OF GATE VALVE (WHERE TAP IS MADE INTO EXISTING WATER LINE) WILL BE DETERMINED BY THE WATER DEPARTMENT.
13. SHOULD LATENT SOIL CONDITIONS NECESSITATE, CONTRACTOR SHALL INSTALL SPECIAL SUPPORTS FOR PIPING AND/OR APPURTENANCES INCLUDING THE REMOVAL OF UNSUITABLE MATERIAL AND BACKFILLING WITH GRAVEL OR OTHER MATERIAL. CONTRACTOR SHALL PERFORM ANY SUCH WORK AS DIRECTED BY THE CIVIL ENGINEER AND/OR SOILS ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
14. THE SITE UTILITY CONTRACTOR SHALL COOPERATE AND WORK WITH OTHER CONTRACTORS ON THE SITE.
15. ALL MANHOLES OVER FIVE FEET IN DEPTH SHALL HAVE A STANDARD ECCENTRIC CONE.
16. ALL MATERIALS SHALL BE U.L. LISTED AND FACTORY MUTUAL APPROVED UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
17. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS ARE BASED ON REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER OR THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR THE GRAPHICAL REPRESENTATION OF THE UTILITIES SHOWN, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES, BOTH HORIZONTALLY AND VERTICALLY, 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 UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
18. UTILITY CONTRACTOR SHALL VERIFY WITH LOCAL AND STATE AUTHORITIES THAT ALL EXISTING STREET LIGHT AND TRAFFIC SIGNAL WIRES HAVE BEEN LOCATED PRIOR TO CONSTRUCTION.
19. PIPE THREE INCHES AND SMALLER SHALL BE TYPE K COPPER. FITTINGS SHALL BE COPPER OR CAST BRONZE. JOINTS SHALL BE SOLDER OR FLARE TUBE TYPE.
20. UTILITY LEAD-INS TO BUILDING SHALL NOT BE INSTALLED UNTIL BUILDING PLANS ARE COMPLETED AND LOCATIONS ESTABLISHED ON THE ARCHITECTURAL PLUMBING PLANS. LEAD-INS MAY CHANGE 15 FEET HORIZONTALLY AND THREE FEET VERTICALLY PRIOR TO INSTALLATIONS AT NO ADDITIONAL COST TO OWNER. LOCATION, SIZE AND INVERT ELEVATIONS OF SANITARY SEWER SHALL BE COORDINATED WITH THE APPROVED PLUMBING PLANS FOR THE BUILDING.
21. ALL TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND THE STANDARDS THEREIN AND APPLICABLE STATE AND LOCAL REGULATIONS.
22. CONTRACTOR SHALL REFER TO SITE GEOTECHNICAL REPORT FOR RECOMMENDATIONS ON COMPACTING AND BACKFILLING TRENCHES. IF NO TRENCH COMPACTION RECOMMENDATIONS ARE PROVIDED, TRENCHES BENEATH OR WITHIN FIVE FEET OF PAVEMENT SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY AT A MOISTURE CONTENT BETWEEN OPTIMUM TO FIVE PERCENT ABOVE OPTIMUM. TRENCHES OUTSIDE OF PAVED AREAS SHALL BE COMPACTED TO A MINIMUM 95% OF STANDARD PROCTOR DENSITY AT A MOISTURE CONTENT BETWEEN OPTIMUM TO FIVE PERCENT ABOVE OPTIMUM.
23. TRENCHES SHALL BE TESTED FOR COMPACTION AT A MINIMUM OF ONE TEST PER 300 LINEAR FEET PER LAYER.
24. TRENCHES ENTERING THE BUILDING SHALL BE BACKFILLED WITH CLAY SOIL MATERIAL WITH P.I. EXCEEDING 30 WITHIN FIVE FEET OF THE BUILDING.
25. ANY WATER OR SANITARY SEWER SERVICE LOCATED OUTSIDE OF A STREET RIGHT-OF-WAY, ALLEY OR EASEMENT SHALL BE INSTALLED BY A PLUMBER AND BE INSPECTED BY CODE ENFORCEMENT.
26. FIRE SPRINKLER LINE SHALL BE SIZED AND INSTALLED BY A STATE LICENSED FIRE SPRINKLER CONTRACTOR.
27. ALL WATER LINES SHALL BE DR-14 (PC 305).
28. ALL MANHOLES SHALL BE SEALED AND RAVEN LINED OR APPROVED EQUAL.
29. CONTRACTOR SHALL INSTALL BLUE EMS DISKS ON THE WATER LINE EVERY 250', CHANGE IN DIRECTION, VALVE, AND SERVICE CONNECTION.
30. CONTRACTOR SHALL INSTALL GREEN EMS DISKS ON THE PUBLIC SEWER LINE EVERY CLEANOUT, MANHOLE, SERVICE CONNECTION, AND CHANGE IN DIRECTION.

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
 2201 E. JAMES BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
 Texas Firm Registration No. F-2776 www.wierassociates.com

NO.	DATE	DESCRIPTION	BY

RETAIL CENTER
3005 N. GOLIAD ST
ROCKWALL, TEXAS

UTILITY NOTES



RECORD DRAWING
 April 22, 2021
 To the best of our knowledge Wier & Associates, Inc., states this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

COPYRIGHT ©
 WIER & ASSOCIATES, INC.
 LAST SHEET EDIT
 DATE 9/12/2019
 WA# 19022
SHEET NO.
U001

LOT 1, BLOCK A
CHILDRENS LIGHTHOUSE
CAB. 1, PG. 395
P.R.R.C.T.

LOT 1, BLOCK A
CHILDRENS LIGHTHOUSE
CAB. 1, PG. 395
P.R.R.C.T.

RECORD DRAWING
April 22, 2021
To the best of our knowledge Wier & Associates, Inc., states this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.



LEGEND	
	PROPOSED WATER SERVICE
	PROPOSED SANITARY SEWER SERVICE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	PROPOSED WATER METER

NOTES:

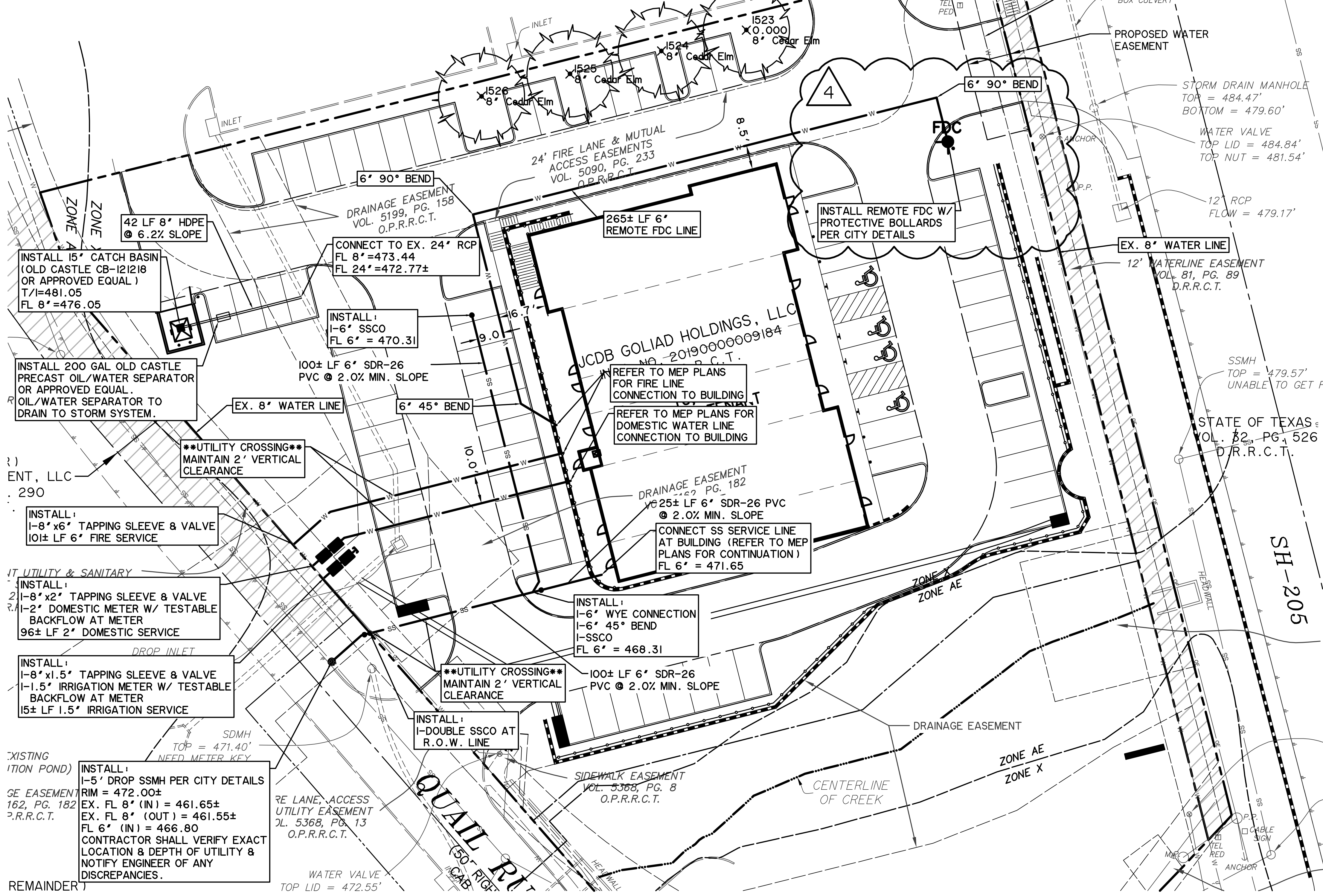
- CONTRACTOR SHALL COORDINATE WITH IRRIGATION PLANS FOR FINAL LOCATION AND SIZE FOR IRRIGATION CONDUITS. REFER TO TOPOGRAPHIC LEGEND SHEET SOOI.
- CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- FIRE DEPARTMENT CONNECTION (FDC) SHALL BE REMOTE. REFER TO MEP PLANS FOR FINAL LOCATION.
- FIRE SPRINKLER LINES SHALL BE SIZED AND INSTALLED BY A STATE LICENSED FIRE SPRINKLER CONTRACTOR.
- CONTRACTOR SHALL COORDINATE FINAL UTILITY ENTRANCE LOCATIONS WITH MEP PLANS.
- BACKFLOW PREVENTION DEVICES FOR DOMESTIC AND FIRE SERVICES ARE LOCATED WITHIN THE BUILDING. (REFER TO MEP PLANS)
- CONTRACTOR SHALL NOTIFY MEP AND CIVIL ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- ALL WASTEWATER 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 AND INSTALLED BY A LICENSED PLUMBER.

* BENCHMARKS *

OFFSITE BENCHMARK - STEEL ROD W/ ACCESS CAP STAMPED N 1495 1986 AT THE INTERSECTION OF THE NORTH LINE OF AIRPORT ROAD WITH THE WEST LINE OF THE AIRPORT ACCESS ROAD.
ELEVATION = 566.70 FT (NAVD 1988)

BM #1 - 1/2" IRON ROD WITH CAP STAMPED "STOVALL TRAVERSE" LOCATED AT THE INTERSECTION OF THE SOUTH LINE OF LAKESHORE DRIVE WITH THE WEST LINE OF STATE HIGHWAY No. 205.
ELEVATION = 475.75 FT

BM #2 - "X" CUT ON TOP OF INLET IN THE NORTH LINE OF PECAN VALLEY DRIVE ± 554' WEST OF STATE HIGHWAY No. 205.
ELEVATION = 468.32 FT



CAUTION !!
EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

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.

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 667-7700
Texas Firm Registration No. F-2776 www.wierassociates.com

NO.	DATE	DESCRIPTION	BY
4	7/27/2020	RELOCATED FDC PER FIRE DEPT	MSG
3	6/1/2020	CONSTRUCTION COORDINATION	CBO
2	5/19/2020	REVISE CURB INLET TO GRATE INLET	CBO
1	2/28/2020	ADDED TREE WELL IN RET. WALL	JHF

RETAL CENTER
3005 N. GOLIAD ST
ROCKWALL, TEXAS

UTILITY PLAN



COPYRIGHT ©
WIER & ASSOCIATES, INC.
LAST SHEET EDIT
DATE 7/27/2020
W/A# 19022
SHEET NO.
U101

RECORD DRAWING
April 22, 2021

To the best of our knowledge Wier & Associates, Inc., states this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
www.wierassociates.com

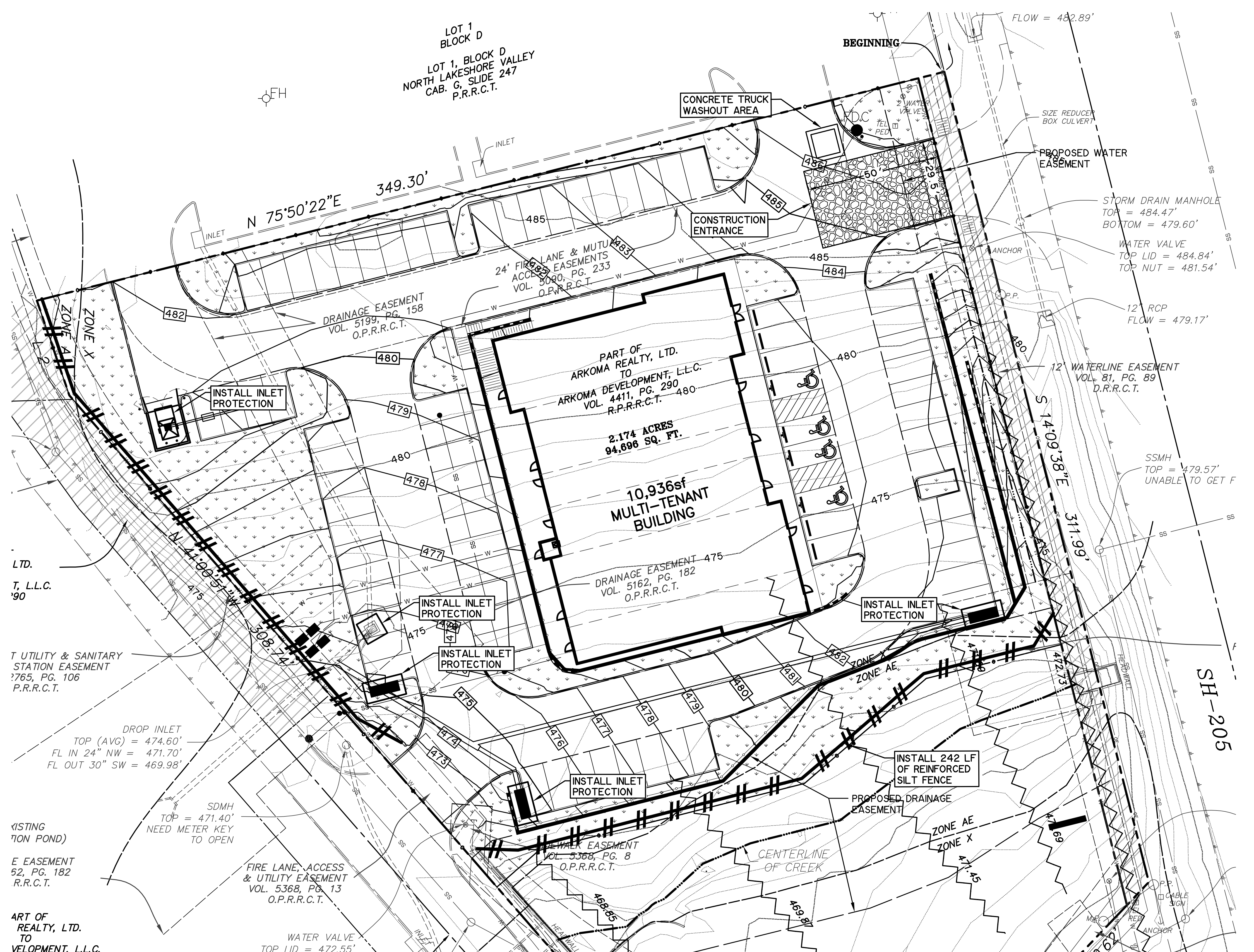
Table with 3 columns: NO., DATE, DESCRIPTION

RETAL CENTER
3005 N. GOLIAD ST
ROCKWALL, TEXAS

EROSION CONTROL PLAN



COPYRIGHT © WIER & ASSOCIATES, INC.
LAST SHEET EDIT DATE 10/14/2019
W/A# 19022
SHEET NO. E101



LEGEND

- LIMITS OF OPERATOR DAY TO DAY OPERATIONAL CONTROL
- PROPOSED SWALE
- STABILIZED CONSTRUCTION ENTRANCE
- REINFORCED SILT FENCE
- ROCK BERM
- DROP INLET PROTECTION
- PROPOSED INLET TREATMENT
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE

ACREAGE SUMMARY

TOTAL SITE AREA	2.17 AC
TOTAL DISTURBED AREA	1.60 AC
WEIGHTED PRE-CONSTRUCTION RUNOFF COEFFICIENT	0.35
WEIGHTED POST-CONSTRUCTION RUNOFF COEFFICIENT	0.62
POST-CONSTRUCTION IMPERVIOUS AREA	1.16 AC
POST-CONSTRUCTION PERVIOUS AREA	1.01 AC

- NOTES:
- MINIMAL BEST PRACTICE MANAGEMENT PRACTICES FOR EROSION CONTROL HAVE BEEN SHOWN ON THIS PLAN. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE PREPARED AND ADMINISTERED BY OTHERS.
 - AREAS TO BE PERMANENTLY STABILIZED WITH VEGETATION AND SEEDING SPECIFICATIONS ARE SHOWN ON THE LANDSCAPE PLAN.

* BENCHMARKS *

OFFSITE BENCHMARK - STEEL ROD W/ ACCESS CAP STAMPED N 1495 1986 AT THE INTERSECTION OF THE NORTH LINE OF AIRPORT ROAD WITH THE WEST LINE OF THE AIRPORT ACCESS ROAD.
ELEVATION = 566.70 FT (NAVD 1988)

BM #1 - 1/2" IRON ROD WITH CAP STAMPED "STOVALL TRAVERSE" LOCATED AT THE INTERSECTION OF THE SOUTH LINE OF LAKESHORE DRIVE WITH THE WEST LINE OF STATE HIGHWAY No. 205.
ELEVATION = 475.75 FT

BM #2 - "X" CUT ON TOP OF INLET IN THE NORTH LINE OF PECAN VALLEY DRIVE ± 554' WEST OF STATE HIGHWAY No. 205.
ELEVATION = 468.32 FT

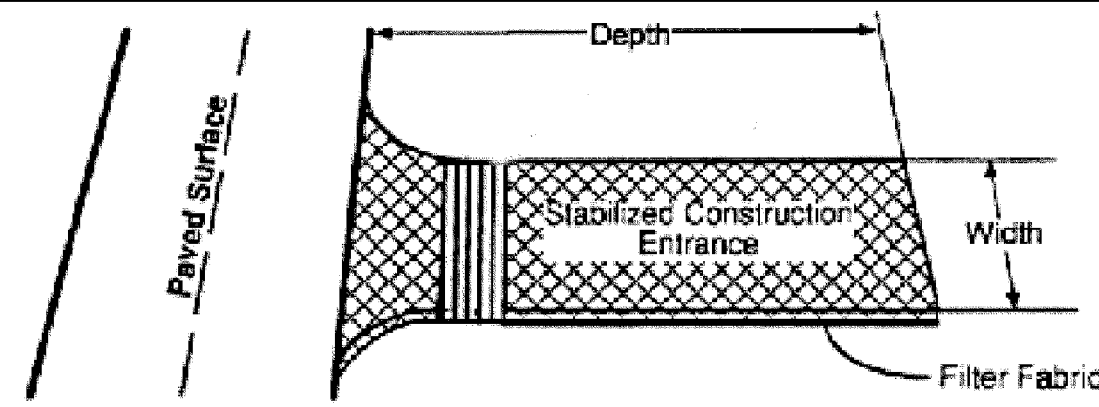
CAUTION !!
EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES. TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

ENGINEER
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006
CONTACT: JAKE FEARS, P.E.
PH: (817) 467-7700
EMAIL: jakef@wierassociates.com

OWNER/DEVELOPER
JOHN T. EVANS CO.
8350 N. CENTRAL EXPWY, SUITE 1300 DALLAS, TEXAS 75206
CONTACT: CHAD DuBOISE
PH: (214) 891-3215
EMAIL: chad@jtevans.com

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.

Stabilized Construction Entrance



DESCRIPTION

A stabilized construction entrance consists of a pad consisting of crushed stone, recycled concrete or other rock like material on top of geotextile filter cloth to facilitate the removal of sediment and other debris from construction equipment prior to exiting the construction site. This directly addresses the problem of silt and mud deposition in roadways used for construction site access. For added effectiveness, a wash rack area can be incorporated into the design to further reduce sediment tracking (See Wheel Wash, Fact Sheet S-10).

PRIMARY USE

Stabilized construction entrances are used primarily for sites in which significant truck traffic occurs on a daily basis. It reduces the need to remove sediment from streets. If used properly, it also directs the majority of traffic to a single location, reducing the number and quantity of disturbed areas on the site and providing protection for other structural controls through traffic control.

APPLICATIONS

Stabilized construction entrances are a required part of the erosion control plan for all site developments larger than one acre and a recommended practice for all construction sites. If possible, controlled entrances should be incorporated into small lot construction due to the large percentage of disturbed area on the site and the high potential for offsite tracking of silt and mud.

DESIGN CRITERIA

- ☐ Stabilized construction entrances are to be constructed such that drainage across the entrance is directed to a controlled, stabilized outlet on site with provisions for storage, proper filtration, and removal of wash water.
- ☐ The entrance must be sloped away from the paved surface so that storm water is not allowed to leave the site onto roadways.
- ☐ Minimum width of entrance shall be 20 feet.
- ☐ Stone shall be placed in a layer of at least 12-inches thickness. The stone shall be a minimum of 4 to 6 inch coarse aggregate (no crushed concrete).
- ☐ Prevent shortcutting of the full length of the construction entrance by installing barriers as necessary.

Applications

- Perimeter Control
- Slope Protection
- Sediment Trapping
- Channel Protection
- Temporary Stabilization
- Permanent Stabilization
- Waste Management
- Housekeeping Practices

Targeted Constituents

- Sediment
- Nutrients Toxic Materials
- Oil & Grease
- Floatable Materials
- Other Construction Wastes

Implementation Requirements

- Capital Costs
- Maintenance
- Training
- Suitability for Slopes > 5%

Legend

- Significant Impact
- Medium Impact
- Low Impact
- ? Unknown or Questionable Impact

Fe = N/A

S-9



North Central Texas Council of Governments

Stabilized Construction Entrance

- ☐ The geotextile fabric must meet the following minimum criteria:
 - Tensile Strength, ASTM D4632 Test Method for Grab Breaking Load and Elongation of Geotextiles, 300-lbs.
 - Puncture Strength, ASTM D4833 Test Method for Index Puncture Resistance of Geotextiles, Geomembranes, and Related Products, 120-lbs.
 - Mullen Burst Rating, ASTM D3786 Standard Test Method for Hydraulic Bursting Strength of Textile Fabrics-Diaphragm Bursting Strength Tester Method, 600-psi.
 - Apparent Opening Size, ASTM D4751 Test Method for Determining Apparent Opening Size of a Geotextile, U.S. Sieve No. 40 (max).
- ☐ When necessary, vehicles must be cleaned to remove sediment prior to entrance onto paved roads, streets, or parking lots. When washing is required, it shall be done on a constructed wheel wash facility that drains into an approved sediment trap or sediment basin or other sedimentation/filtration device.
- ☐ Minimum dimensions for the entrance shall be as follows:

Tract Area	Avg. Tract Depth	Min. Width of Entrance	Min. Depth of Entrance
< 1 Acre	100 feet	15 feet	20 feet
< 5 Acres	200 feet	20 feet	50 feet
> 5 Acres	> 200 feet	25 feet	75-100 feet

LIMITATIONS

Selection of the construction entrance location is critical. To be effective, it must be used exclusively.

Stabilized entrances are rather expensive considering that it must be installed in combination with one or more other sediment control techniques, but it may be cost effective compared to labor-intensive street cleaning.

MAINTENANCE REQUIREMENTS

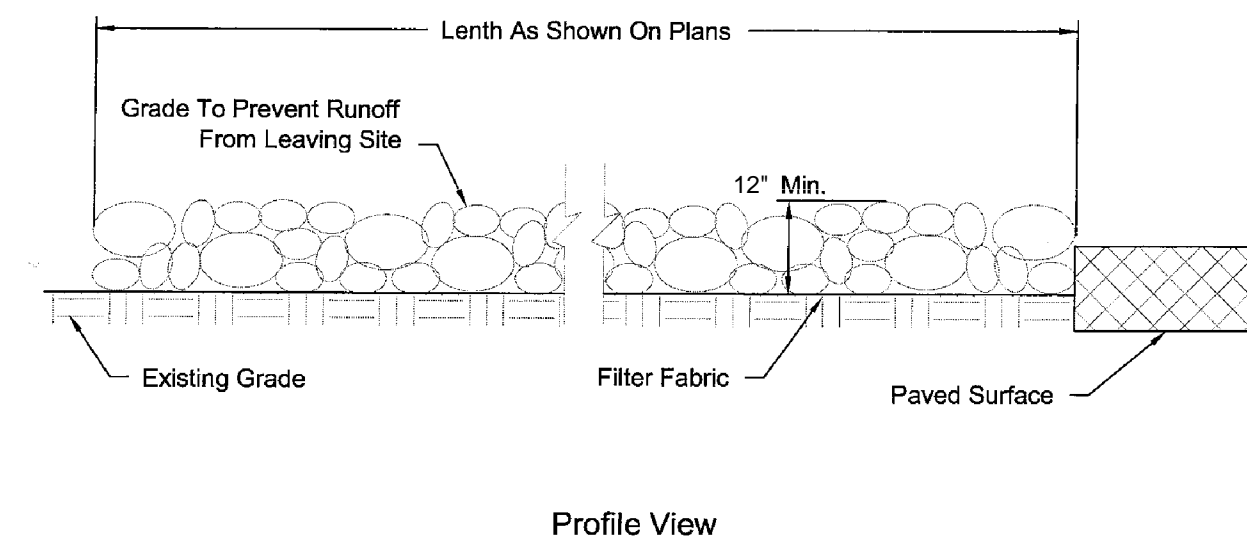
Construction entrances should be inspected regularly (at least as often as required by the TPDES Construction General Permit, Appendix A). When sediment has substantially clogged the void area between the rocks, the aggregate mat must be washed down or replaced. Periodic re-grading and top dressing with additional stone must be done to keep the efficiency of the entrance from diminishing.

If the stabilized construction entrance is not effectively removing sediment from wheels then a wheel wash should be considered.

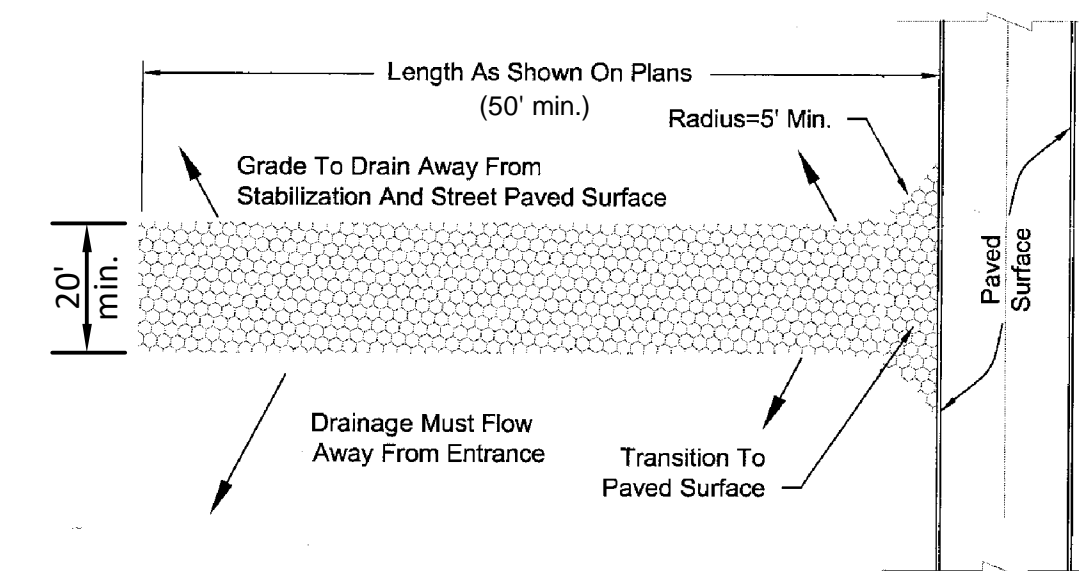
SPECIFICATION

Specifications for construction of this item may be found in the Standard Specifications for Public Works Construction – North Central Texas Council of Governments, Section 201.10 Stabilized Construction Entrance.

Stabilized Construction Entrance



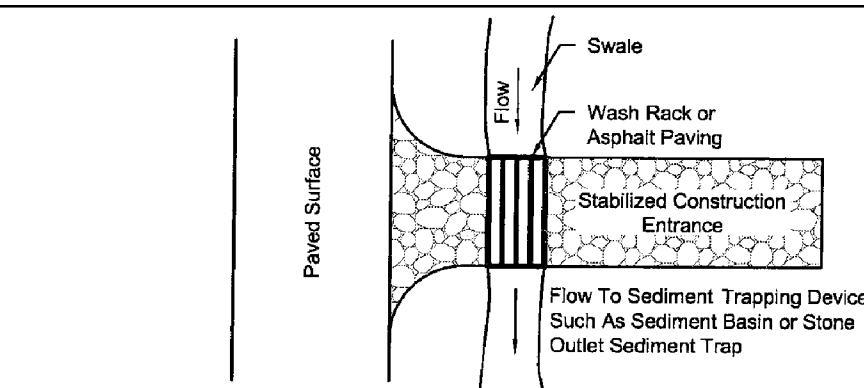
Profile View



Plan View

Entrance Must Be Sloped So That Storm Water is Not Allowed To Leave The Site And Enter Roadways.

Wheel Wash



DESCRIPTION

The wheel wash is used in conjunction with a stabilized construction entrance to provide an area where truck wheels and undercarriages can be cleaned prior to traversing the stabilized construction entrance and entering the public road system. A wheel wash may consist of an impervious area or a grate over a swale. Wash water from hand held pressure washers or fixed nozzles is collected and drained to a sediment-trapping device such as a stone outlet sediment trap or sediment basin to provide for removal of sediment prior to discharge.

PRIMARY USE

Wheel washes should be used on large jobs where there is significant truck traffic, on those sites where site conditions cause the stabilized construction entrance to be overloaded with sediment and become ineffective, and in those instances where contaminated solids might be present on site. They provide added protection and reduce the need to remove sediment from streets.

APPLICATIONS

Wheel washes should be considered an ancillary component to the stabilized construction entrance.

DESIGN CRITERIA

- ☐ The location should be within the stabilized construction entrance so that the vehicle does not pick up additional sediment load by traversing disturbed areas.
- ☐ The size of the wheel wash facility should be sufficient so that all wash water and sediment is collected and drained to a sediment trapping device such as a sediment basin or stone outlet sediment trap.
- ☐ Suggested designs:
 - 4-inch thick asphalt pavement on an 8-inch base of crushed rock graded so that wash water drains to a swale; or
 - grate suitably designed to support construction vehicles installed over a swale.
- ☐ The facility should be designed so that it can be cleaned between uses.

LIMITATIONS

Sediment trapping BMPs used in conjunction with wheel wash facilities must be carefully designed for the anticipated amount of wash water to be treated.

Applications

- Perimeter Control
- Slope Protection
- Sediment Trapping
- Channel Protection
- Temporary Stabilization
- Permanent Stabilization
- Waste Management
- Housekeeping Practices

Targeted Constituents

- Sediment
- Nutrients Toxic Materials
- Oil & Grease
- Floatable Materials
- Other Construction Wastes

Implementation Requirements

- Capital Costs
- Maintenance
- Training
- Suitability for Slopes > 5%

Legend

- Significant Impact
- Medium Impact
- Low Impact
- ? Unknown or Questionable Impact

Fe = N/A

S-10



North Central Texas Council of Governments

Wheel Wash

MAINTENANCE REQUIREMENTS

Wheel wash facilities should be inspected regularly (at least as often as required by the TPDES Construction General Permit, Appendix A). The surface of the wheel wash should be cleaned between vehicles as necessary. Sediment that has accumulated in the wash water sedimentation BMP (sediment trap, sediment basin, etc.) must be removed when it reaches a depth of approximately 1/3 the design depth of the device or 12", whichever is less. The removed sediment shall be stockpiled or redistributed in areas that are protected from erosion.

SPECIFICATION

No specification for construction of this item is currently available in the Standard Specifications for Public Works Construction – North Central Texas Council of Governments.

PREPARED BY:
WIER & ASSOCIATES, INC.
 ENGINEERS SURVEYORS LAND PLANNERS
 2201 E. JAMES BLVD., SUITE 200E ARLINGTON, TEXAS 76010 METRO (817) 467-7700
 Texas Firm Registration No. F-2776 www.wierassociates.com

NO.	DATE	DESCRIPTION	BY

RETAL CENTER
 3005 N. GOLIAD ST
 ROCKWALL, TEXAS

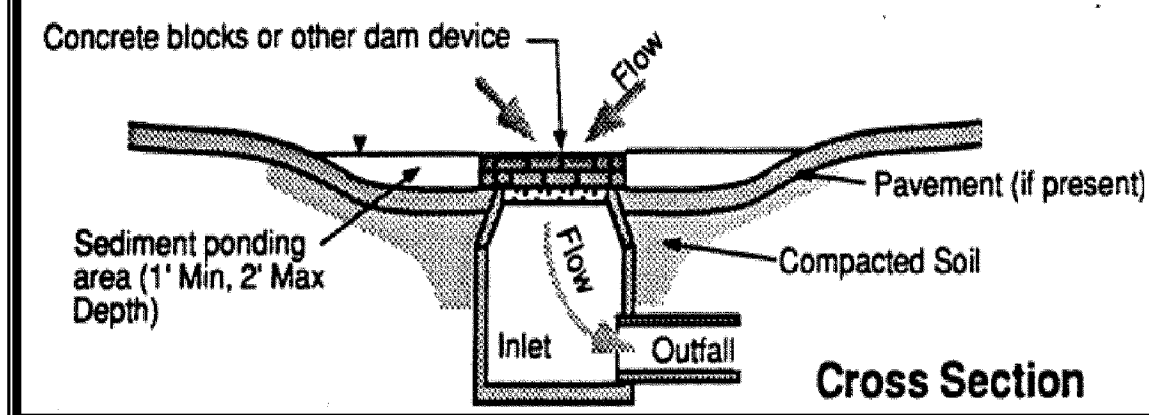
EROSION CONTROL
 DETAILS



RECORD DRAWING
 April 22, 2021
 To the best of our knowledge Wier & Associates, Inc., states this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

COPYRIGHT ©
 WIER & ASSOCIATES, INC.
 LAST SHEET EDIT
 DATE 9/12/2019
 WA# 19022
SHEET NO.
 E201

Inlet Protection



DESCRIPTION
Inlet protection consists of a variety of methods of intercepting sediment at low point inlets through the use of stone, filter fabric, inlet inserts, and other materials. This is normally located at the inlet, providing either detention or filtration to reduce sediment and floatable materials in storm water.

PRIMARY USE
Inlet protection should be considered a secondary defense in site erosion control due to the limited effectiveness and applicability of the technique. It is normally used in new developments that include new inlets or roads with new curb inlets or during major repairs to existing roadways.

Inlet protection has limited use in developed areas due to the potential for flooding, traffic safety, pedestrian safety, and maintenance problems. Inlet protection can reduce sediment in storm sewer systems by serving as a back up system to onsite controls or by reducing sediment loads from controls with limited effectiveness.

APPLICATIONS
Different inlet protection variations are used for different conditions as follows:

- Filter barrier protection (similar to a silt fence barrier around the inlet) is appropriate when the drainage area is less than one acre and the basin slope is less than five (5) percent. This type of protection is not applicable in paved areas.
- Block and gravel (crushed stone) protection is used when flows exceed 0.5 c.f.s. and it is necessary to allow for overtopping to prevent flooding.
- Excavated impoundment protection around a drop inlet may be used for protection against sediment entering a storm drain system. With this method, it is necessary to install weep holes to allow the impoundment to drain completely. The impoundment shall be sized such that the volume of excavation shall be equal to 1800 to 3600 cubic feet per acre of disturbed area entering the inlet for full effectiveness.

Applications

- Perimeter Control
- Slope Protection
- Sediment Trapping
- Channel Protection
- Temporary Stabilization
- Permanent Stabilization
- Waste Management
- Housekeeping Practices

Targeted Constituents

- Sediment
- Nutrients Toxic Materials
- Oil & Grease
- Floatable Materials
- Other Construction Wastes

Implementation Requirements

- Capital Costs
- Maintenance
- Training
- Suitability for Slopes > 5%

Legend

- Significant Impact
- Medium Impact
- Low Impact
- ? Unknown or Questionable Impact

Varies

S-4

Inlet Protection

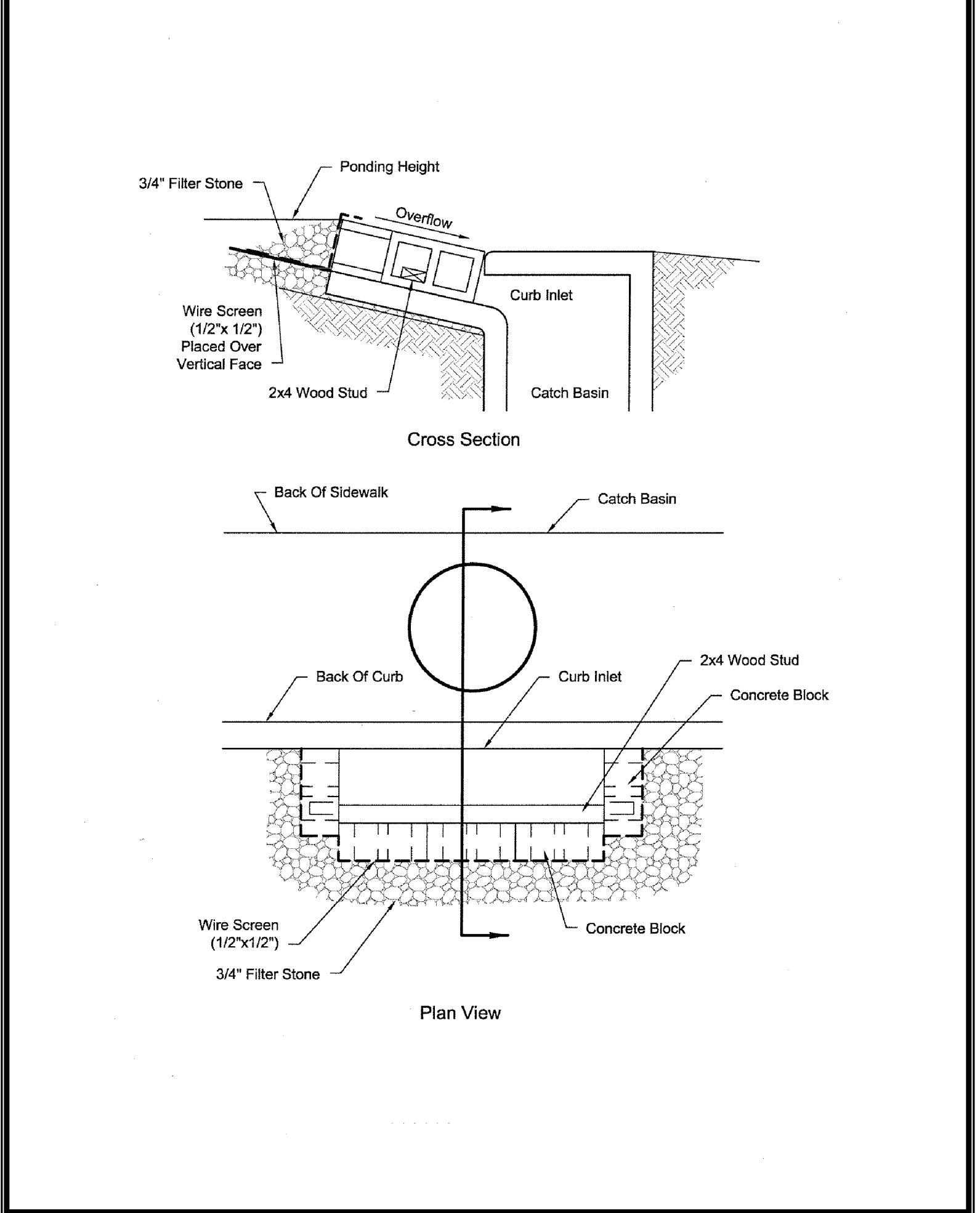
DESIGN CRITERIA

- Special caution must be exercised when installing inlet protection on publicly traveled streets or in developed areas. Ensure that inlet protection is properly designed, installed and maintained to avoid flooding of the roadway or adjacent properties and structures.
- Filter fabric protection shall be designed and maintained in a manner similar to silt fence.
- Where applicable, filter fabric, posts, and wire backing shall meet the material requirements specified in BMP Fact Sheet S-1, Silt Fence.
- Filter gravel shall be 3/4 inch (Block and Gravel Protection) or 1-1/2 to 2 inch (Excavated Impoundment Protection) washed stone containing no fines. Angular shaped stone is preferable to rounded shapes.
- Concrete blocks shall be standard 8" x 8" x 16" concrete masonry units.
- Maximum depth of flow shall be eight (8) inches or less.
- Positive drainage is critical in the design of inlet protection. If overflow is not provided for at the inlet, excess flows shall be routed through established swales, streets, or other watercourses to minimize damage due to flooding.
- Filter Barrier Protection
Silt Fence shall consist of nylon geotextile supported by wire mesh, W1.4 X W1.4, and galvanized steel posts set a minimum of 1 foot depth and spaced not more than 6 feet on center. A 6 inch wide trench is to be cut 6 inches deep at the toe of the fence to allow the fabric to be laid below the surface and backfilled with compacted earth or gravel. This entrenchment prevents any bypass of runoff under the fence.
- Block and Gravel Protection (Curb and Drop Inlets)
Concrete blocks are to be placed on their sides in a single row around the perimeter of the inlet, with ends abutting. Openings in the blocks should face outward, not upward. 1/2" x 1/2" wire mesh shall then be placed over the outside face of the blocks covering the holes. Filter stone shall then be piled against the wire mesh to the top of the blocks with the base of the stone being a minimum of 18 inches from the blocks. Alternatively, where loose stone is a concern (streets, etc.), the filter stone may be placed in appropriately sized geotextile fabric bags. Periodically, when the stone filter becomes clogged, the stone must be removed and cleaned in a proper manner or replaced with new stone and piled back against the wire mesh.
- Excavated Impoundment Protection
An excavated impoundment shall be sized to provide a storage volume of between 1800 and 3600 cubic feet per acre of disturbed area. The trap shall have a minimum depth of one foot and a maximum depth of 2 feet as measured from the top of the inlet and shall have sideslopes of 2:1 or flatter. Weep holes are to be installed in the inlet walls to allow for the complete dewatering of the trap. When the storage capacity of the impoundment has been reduced by one-half, the silt shall be removed and disposed in a proper manner.
- Inlet inserts are commercially available to remove sediment, constituents (pollutants) adsorbed to sediment, and oil and grease. Maintenance is required to remove sediment and debris that could clog the filters. Inlet inserts must have a bypass function to prevent flooding from clogging or high flows.

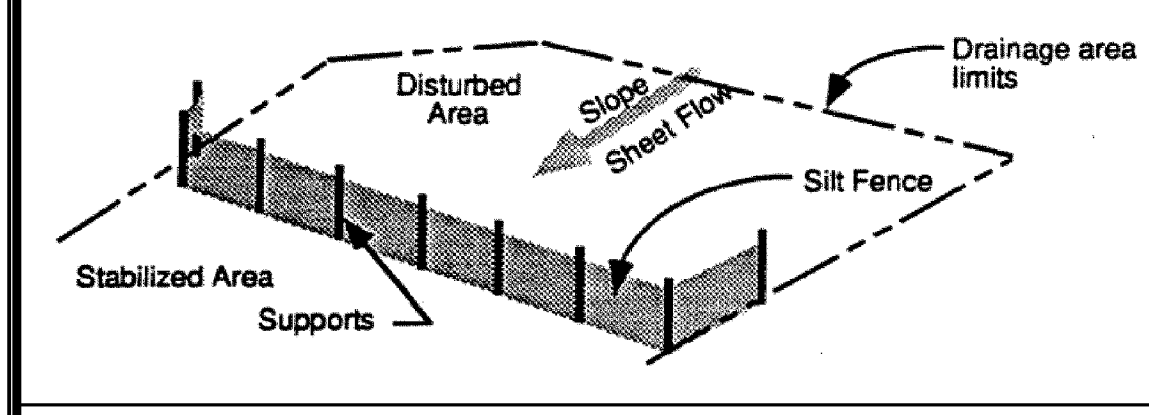
LIMITATIONS
Special caution must be exercised when installing inlet protection on publicly traveled streets or in developed areas. Ensure that inlet protection is properly designed, installed and maintained to avoid flooding of the roadway or adjacent properties and structures.

Inlet protection is only viable at low point inlets. Inlets that are on a slope cannot be effectively protected because storm water will bypass the inlet and continue downstream, causing an overload condition at inlets downstream.

Inlet Protection - Curb



Silt Fence



DESCRIPTION
A silt fence consists of geotextile fabric supported by wire mesh netting or other backing stretched between metal posts with the lower edge of the fabric securely embedded six-inches in the soil. The fence is typically located downstream of disturbed areas to intercept runoff in the form of sheet flow. A silt fence provides both filtration and time for sediment settling by reducing the velocity of the runoff.

PRIMARY USE
Silt fence is normally used as perimeter control located downstream of disturbed areas. It is only feasible for non-concentrated, sheet flow conditions. If it becomes necessary to place a silt fence where concentrated flows may be experienced (e.g. where two silt fences join at an angle, or across minor channels or gullies), it will be necessary to reinforce the silt fence at that area by a rock berm or sand bag berm, or other structural measures that will support the silt fence.

APPLICATIONS
Silt fence is an economical means to treat overland, non-concentrated flows for all types of projects. Silt fences are used as perimeter control devices for both site developers and linear (roadway) type projects. They are most effective with coarse to silty soil types. Due to the potential of clogging and limited effectiveness, silt fences should be used with caution in areas that have predominantly clay soil types. In this latter instance a soils engineer or soil scientist should confirm the suitability of silt fence for that application

- DESIGN CRITERIA**
- Fences are to be constructed along a line of constant elevation (along a contour line) where possible.
 - Maximum drainage area shall be 0.25 acre per 100 linear feet of silt fence.
 - Maximum flow to any 20 foot section of silt fence shall be 1 CFS.
 - Maximum distance of flow to silt fence shall be 200 feet or less. If the slope exceeds 10 percent the flow distance shall be less than 50 feet.
 - Maximum slope adjacent to the fence shall be 2:1.
 - If 50% or less soil, by weight, passes the U.S. Standard sieve No. 200; select the apparent opening size (A.O.S.) to retain 85% of the soil.
 - If 85% or more of soil by weight, passes the U.S. Standard sieve No. 200, silt fences shall not be used unless the soil mass is evaluated and deemed suitable by a soil scientist or geotechnical engineer concerning the erodibility of the soil mass, dispersive characteristics, and the potential grain-size characteristics of the material that is likely to be eroded.

Applications

- Perimeter Control
- Slope Protection
- Sediment Trapping
- Channel Protection
- Temporary Stabilization
- Permanent Stabilization
- Waste Management
- Housekeeping Practices

Targeted Constituents

- Sediment
- Nutrients Toxic Materials
- Oil & Grease
- Floatable Materials
- Other Construction Wastes

Implementation Requirements

- Capital Costs
- Maintenance
- Training
- Suitability for Slopes > 5%

Legend

- Significant Impact
- Medium Impact
- Low Impact
- ? Unknown or Questionable Impact

Fe=0.75

S-1

Silt Fence

Stone overflow structures or other outlet control devices shall be installed at all low points along the fence or spaced at approximately 300 feet if there is no apparent low point.

Filter stone for overflow structure shall be 1-1/2" washed stone containing no fines. Angular shaped stone is preferable to rounded shapes.

Silt fence fabric must meet the following minimum criteria:

- Tensile Strength, ASTM D4633 Test Method for Grab Breaking Load and Elongation of Geotextiles, 90-lbs.
- Puncture Rating, ASTM D4833 Test Method for Index Puncture Resistance of Geotextiles, Geomembranes, and Related Products, 60-lbs.
- Mullen Burst Rating, ASTM D3786 Standard Test Method for Hydraulic Bursting Strength of Textile Fabrics-Diaphragm Bursting Strength Tester Method, 280-psi.
- Apparent Opening Size, ASTM D4751 Test Method for Determining Apparent Opening Size of a Geotextile, U.S. Sieve No. 70 (max) to No. 100 (min)
- Ultraviolet Resistance, ASTM D4355. Minimum 70 percent.

Fence posts shall be galvanized steel and may be T-section or L-section, 1.3 pounds per linear foot minimum, and 4 feet in length minimum.

Silt fence shall be supported by galvanized steel wire fence fabric as follows:

- 4" x 4" mesh size, W1.4 /1.4, minimum 14-gauge wire fence fabric;
- Hog wire, 12 gauge wire, small openings installed at bottom of silt fence;
- Standard 2" x 2" chain link fence fabric; or
- Other welded or woven steel fabrics consisting of equal or smaller spacing as that listed herein and appropriate gauge wire to provide support.

A 6-inch wide trench is to be cut 6 inches deep at the toe of the fence to allow the fabric to be laid below the surface and backfilled with compacted earth or gravel to prevent bypass of runoff under the fence. Fabric shall overlap at abutting ends a minimum of 3 feet and shall be joined such that no leakage or bypass occurs.

Sufficient room for the operation of sediment removal equipment shall be provided between the silt fence and other obstructions in order to properly maintain the fence.

The ends of the fence shall be turned upstream to prevent bypass of storm water.

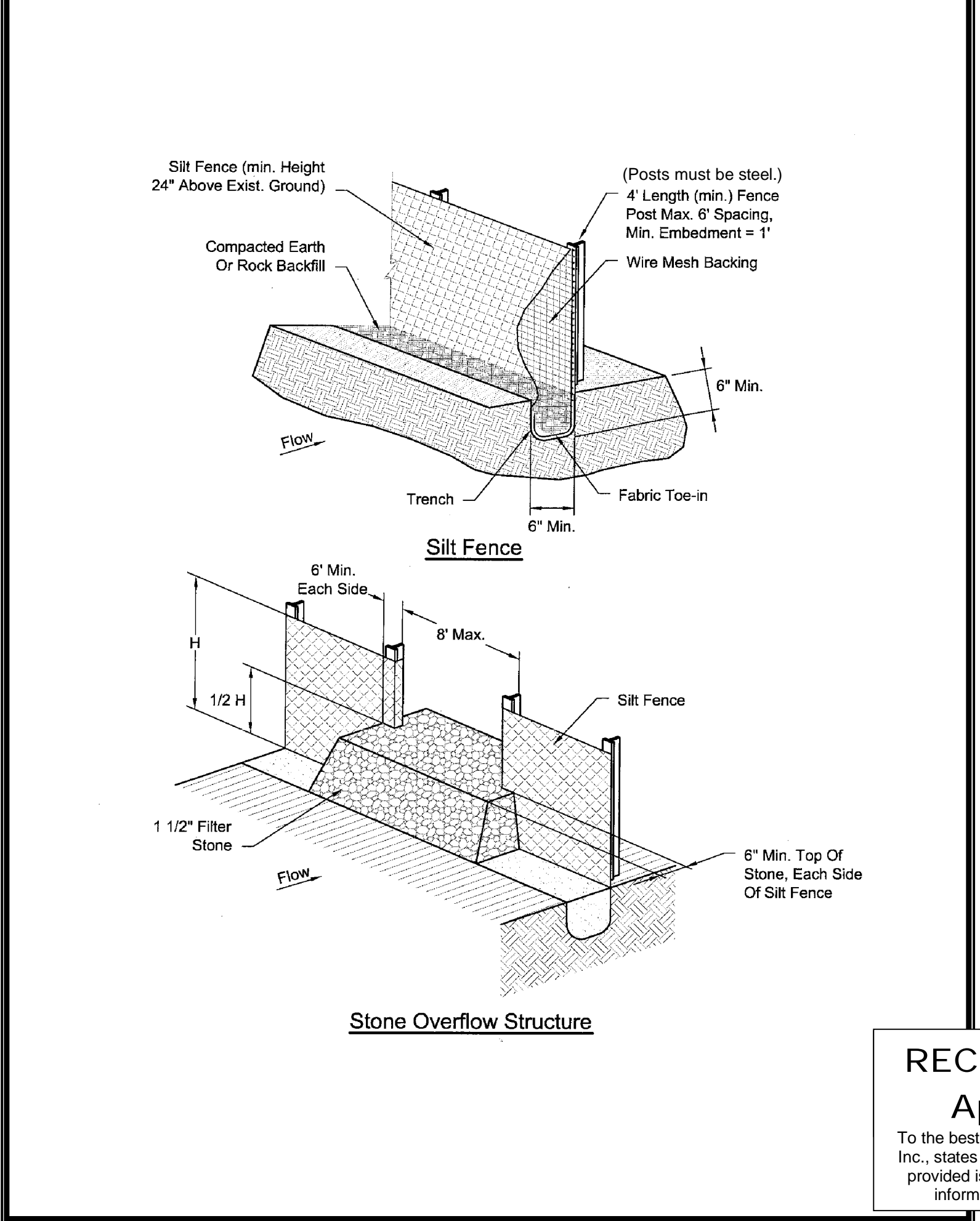
LIMITATIONS
Minor ponding will likely occur at the upstream side of the silt fence, which could result in minor localized flooding. Silt fences are not intended for use as check dams in swales or low areas subject to concentrated flow. Silt fences shall not be used where soil conditions prevent a minimum toe-in depth of 6 inches or installation of support posts to a depth of 12 inches.

Silt fence can interfere with construction operations; therefore planning of access routes onto the site is critical. Silt fence can fail structurally under heavy storm flows, creating maintenance problems and reducing the effectiveness of the system.

MAINTENANCE REQUIREMENTS
Silt fence should be inspected regularly (at least as often as required by the TPDES Construction General Permit, Appendix A) for buildup of excess sediment, undercutting, sags, and other failures. Sediment should be removed when it reaches approximately one-half the height of the fence. In addition, determine the source of excess sediment and implement appropriate BMPs to control the erosion. If the fabric becomes damaged or clogged, it should be repaired or replaced as necessary.

SPECIFICATION
Specifications for construction of this item may be found in the Standard Specifications for Public Works Construction - North Central Texas Council of Governments, Section 201.5 Silt Fence.

Silt Fence & Stone Overflow Structure



RECORD DRAWING
April 22, 2021
To the best of our knowledge Wier & Associates, Inc., states this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

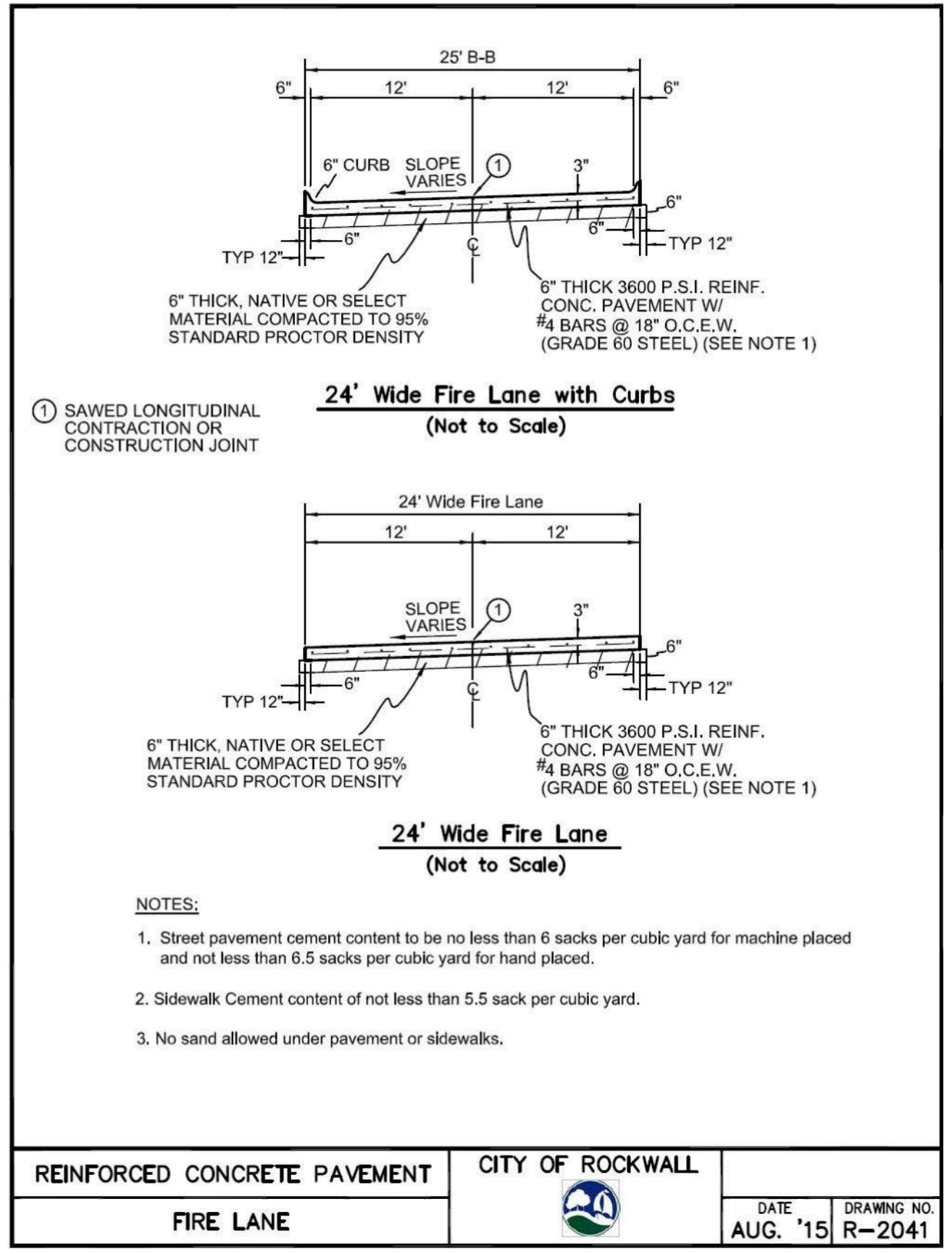
PREPARED BY: **WIER & ASSOCIATES, INC.**
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. JAMES BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.wierassociates.com

NO.	DATE	BY	DESCRIPTION

RETAL CENTER
3005 N. GOLIAD ST
ROCKWALL, TEXAS

EROSION CONTROL
DETAILS

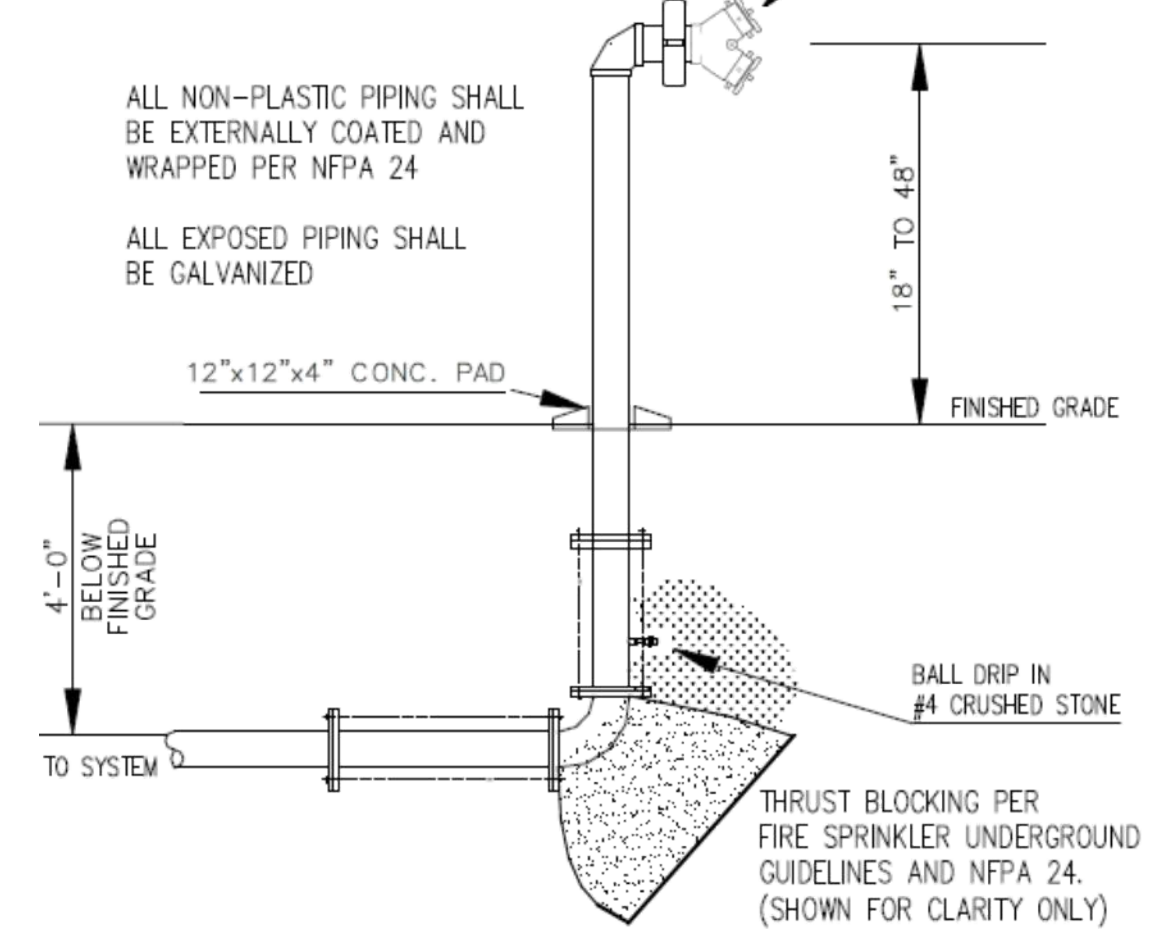
COPYRIGHT © WIER & ASSOCIATES, INC.
LAST SHEET EDIT DATE 9/12/2019 WA# 19022
SHEET NO. E202



UNDERGROUND FIRE LINE

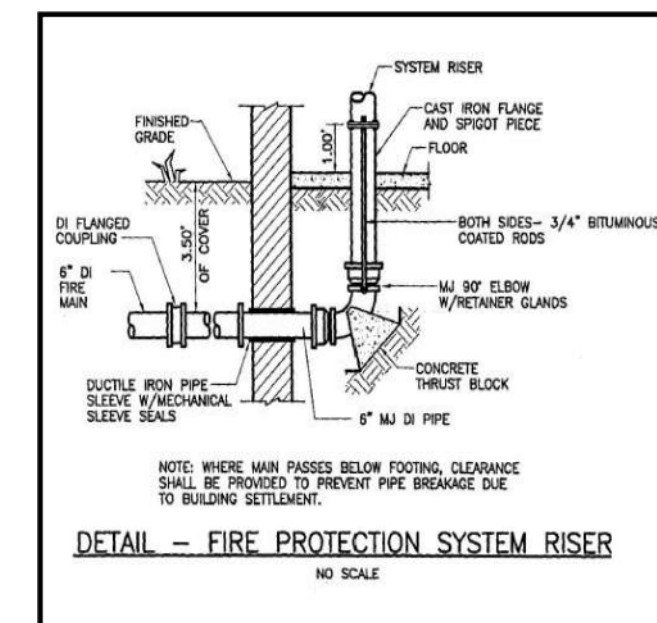
Details

- GENERAL NOTES
- Minimum pipe size leading to the FDC shall be determined by hydraulic calculations, but shall be a minimum of 4" for all systems. A 6" minimum pipe is required for all systems with a total demand exceeding 750 GPM.
 - Knox locking caps are required on all connections.
 - All exposed piping and fittings to be galvanized with the exception of the Siamese connection.
 - Embedment and underground details below are shown to clarify only. Refer to Fire Sprinkler underground Guidelines for details.

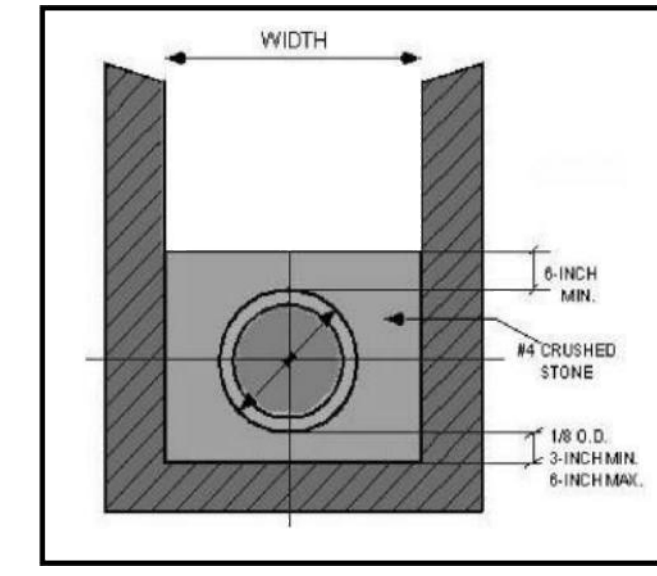


UNDERGROUND FIRE LINE

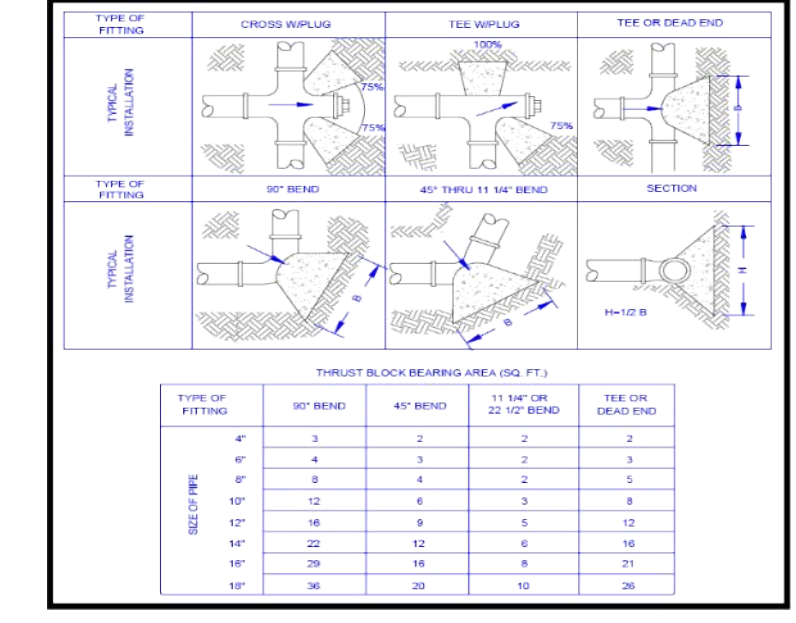
Spigot Detail



Embedment Detail



Thrust Block Detail



RECORD DRAWING
April 22, 2021
To the best of our knowledge Wier & Associates, Inc., states this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. JAMES BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.wierassociates.com

NO.	DATE	DESCRIPTION	BY

RETAL CENTER
3005 N. GOLIAD ST
ROCKWALL, TEXAS

CITY DETAILS

COPYRIGHT ©
WIER & ASSOCIATES, INC.
LAST SHEET EDIT
DATE 10/15/2019
WA# 19322
SHEET NO.
Z101