

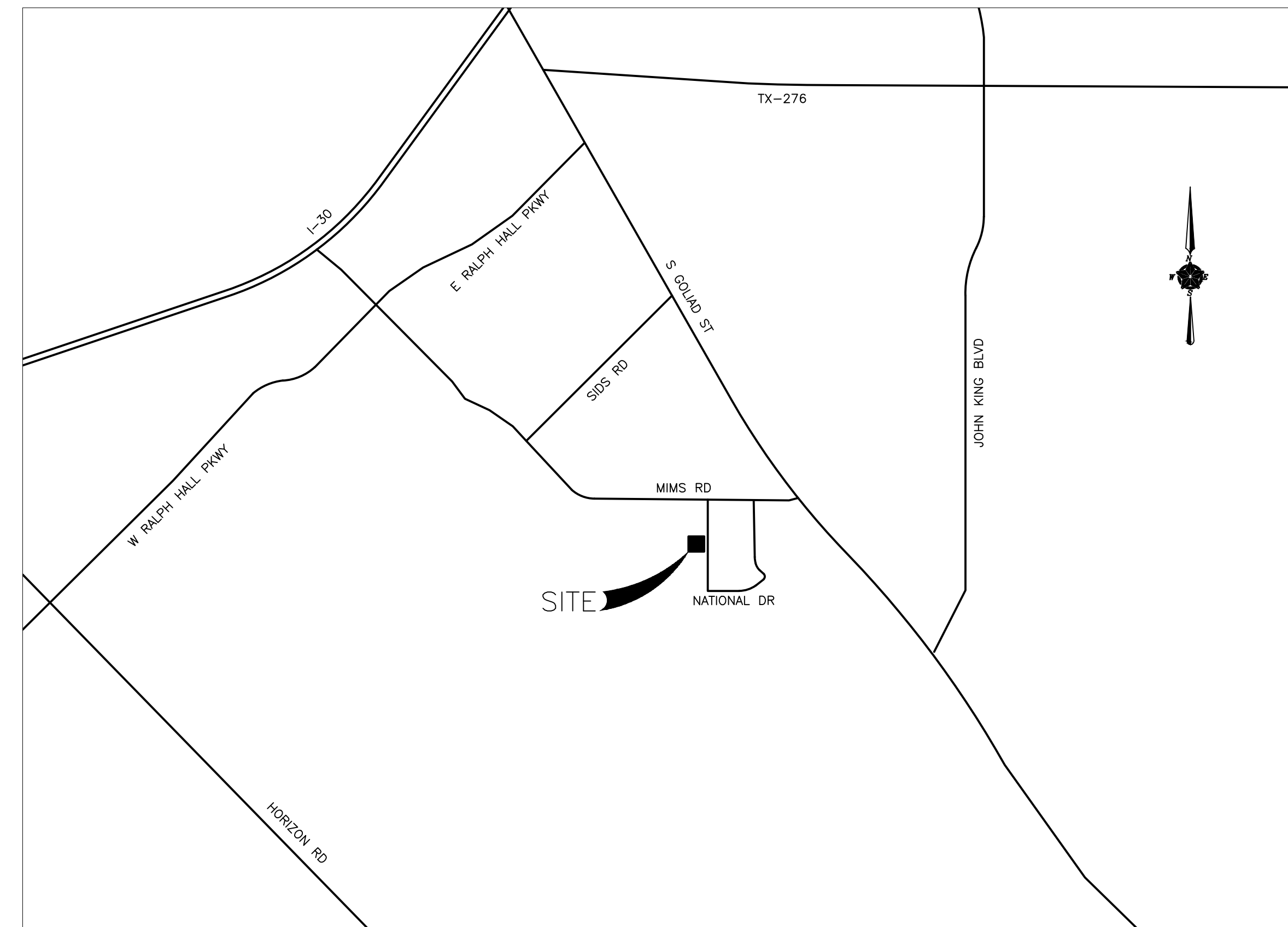
CONSTRUCTION PLANS

METAL BUILDING ADDITION

535 NATIONAL DRIVE, CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

GENERAL NOTES (All Disciplines)

1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS, SPECIFICATIONS AND PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC.
3. ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL STANDARDS AND ANY WORK WITHIN TXDOT RIGHT OF WAY SHALL CONFORM TO TXDOT STANDARDS AND SPECIFICATIONS, UNLESS OTHERWISE INDICATED ON APPROVED PLANS.
4. IF AN ITEM IS NOT COVERED IN THE CITY OF ROCKWALL SUBDIVISION REGULATIONS, THE CITY ENGINEER'S DECISION SHALL APPLY. IN CASE OF CONFLICT WITH THE CITY OF ROCKWALL SPECIFICATIONS, THE DESIGN ENGINEER SHALL BE NOTIFIED TO PROVIDE CLARIFICATION.
5. CONSTRUCTION INSPECTION MAY BE PERFORMED BY REPRESENTATIVES OF THE OWNER, ENGINEER, GEOTECHNICAL ENGINEER, AND REVIEWING AUTHORITIES AND AGENCIES. UNRESTRICTED ACCESS SHALL BE PROVIDED TO THEM AT ALL TIMES. CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING AND SCHEDULING REQUIRED INSPECTIONS.
6. CERTAIN CONSTRUCTION STAKING MAY BE PERFORMED BY THE OWNER'S ENGINEER. SEE THE CONTRACT DOCUMENTS FOR DETAILS OF THIS SERVICE.
7. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
8. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
9. THE CONTRACTOR MUST CONFINE HIS ACTIVITY TO THE WORK AREA. NO ENCROACHMENTS ONTO ADJACENT PROPERTIES WILL BE ALLOWED UNLESS SPECIFIED IN THE PLANS. ANY DAMAGE RESULTING THEREFROM SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR.
10. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR IS RESPONSIBLE TO ADJUST ANY EXISTING OR PROPOSED UTILITIES TO FINISHED GRADE.
11. ALL TRAFFIC CONTROL NECESSARY FOR THE WORK SHALL BE PROVIDED BY THE AFFECTED CONTRACTOR. ALL BARRICADES, WARNING SIGNS, LIGHTS, DEVICES, ETC. FOR THE GUIDANCE AND PROTECTION OF TRAFFIC AND PEDESTRIANS MUST CONFORM TO THE INSTALLATIONS SHOWN IN THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS CURRENTLY AMENDED, TEXAS DEPARTMENT OF TRANSPORTATION.



VICINITY MAP
N.T.S.

INDEX OF PLANS

SHEET NO.	SHEET DESCRIPTION
01	COVER SHEET
02	SURVEY
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13	CITY DETAILS

AS-BUILT PLAN SET

DATE: 08/09/2021

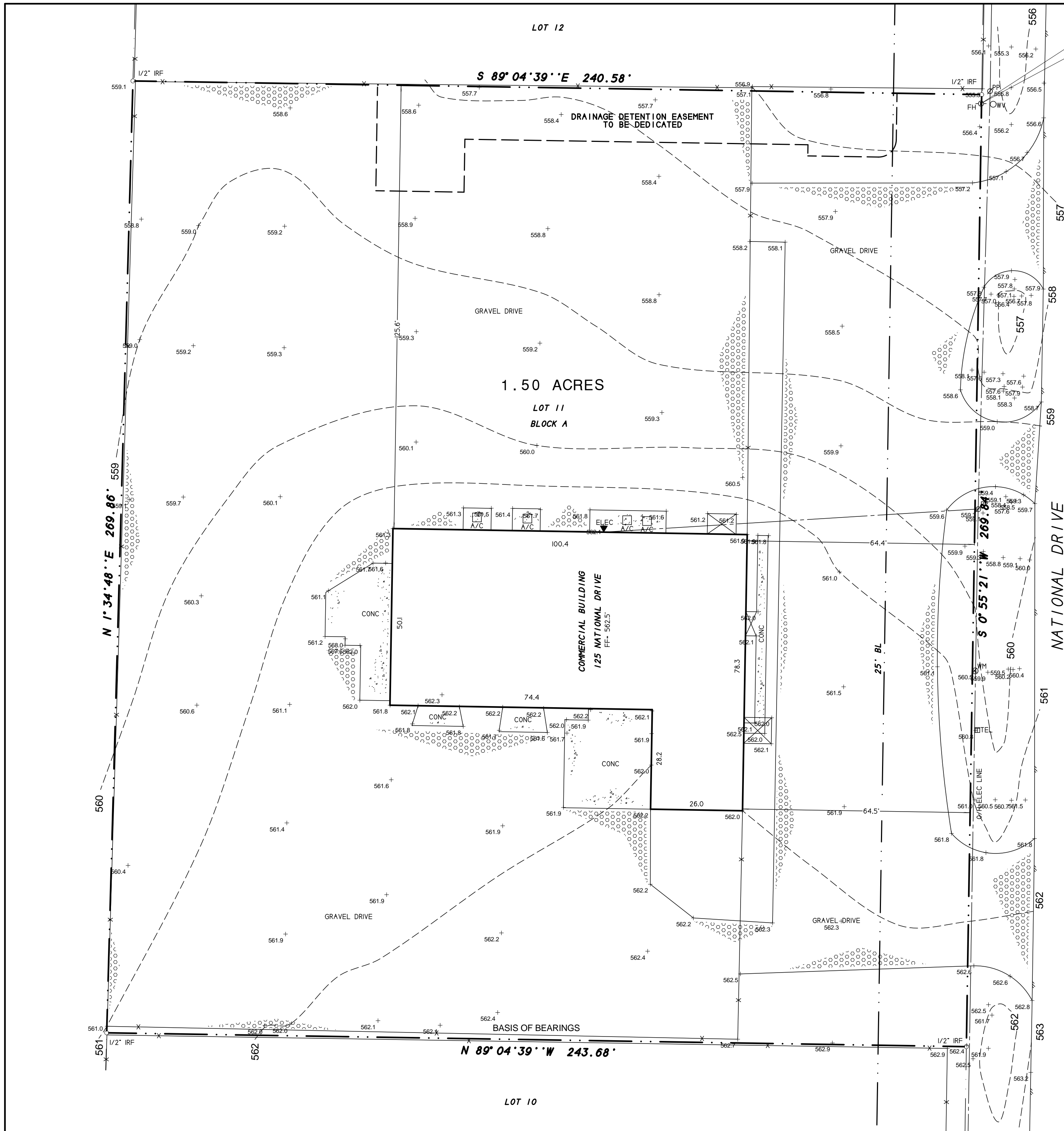
OWNER / DEVELOPER
RJI MANAGEMENT LLC
535 NATIONAL DR
ROCKWALL, TX 75088

ERIC L. DAVIS ENGINEERING, INC.
F-3987

120 East Main Street
Forney, Texas 75126
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BENCHMARK=
TOP NUT ON FIRE HYDRANT ELEVATION = 559.0'



DESCRIPTION

BEING Lot 11, Block A, of Rockwall 205 Business Park Addition, an Addition to the City of Rockwall, County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 8, Plat Records of Rockwall County, Texas.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PER PLAT RECORDED IN CABINET C, SLIDE 8, P.R.R.C.T.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
- 4) ALL DRAINAGE & DETENTION EASEMENTS TO BE MAINTAINED, REPAIRED AND REPLACED BY PROPERTY OWNER.

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for David Osborn at 125 National Drive, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 2nd day of October, 2018.

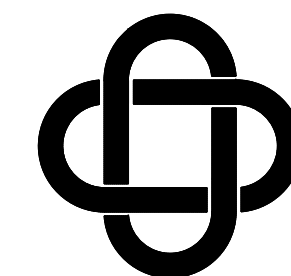
Harold D. Fetty III
Harold D. Fetty III, R.P.L.S. No. 5034



SYMBOL LEGEND	
⊙	TV
⊗	TELEVISION CABLE RISER
⊕	ELEC
⊖	ELECTRIC METER
⊙	ELEC SUBSTATION JUNCTION BOX
⊗	GAS
⊕	WATER
⊖	WATER METER
⊙	TEL
⊗	FIBER
⊕	PP
⊖	POLE
⊙	1/2" IRF
⊗	FOUND
⊕	1" CORNER
⊖	PROPOSED FENCE
---	EXISTING LINE
---	PROPOSED LINE

H.D. Fetty Land Surveyor, LLC
Firm Registration no-101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE OCTOBER 2, 2018
SCALE 1" = 20' FILE # 20180300
CLIENT OSBORN GF # NONE



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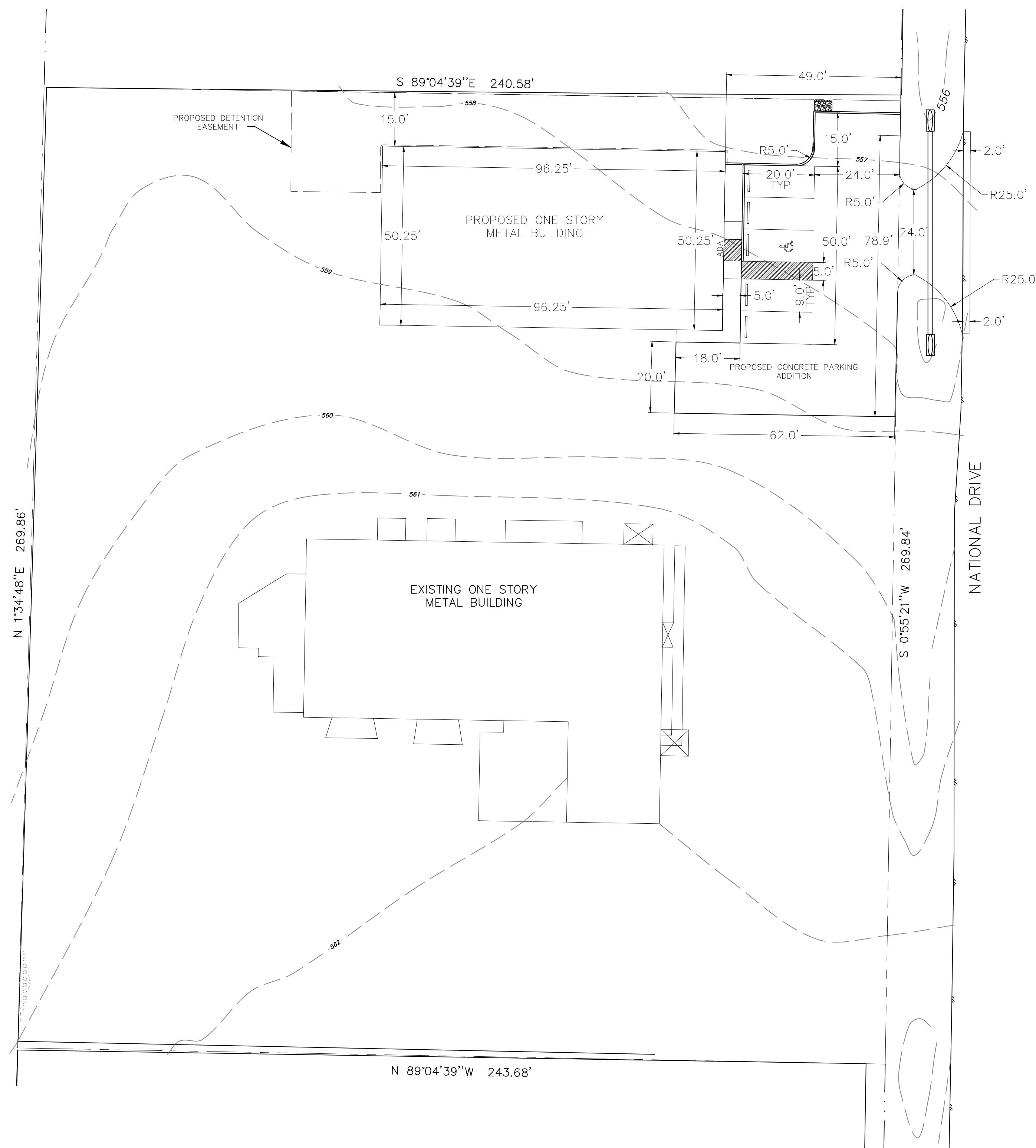
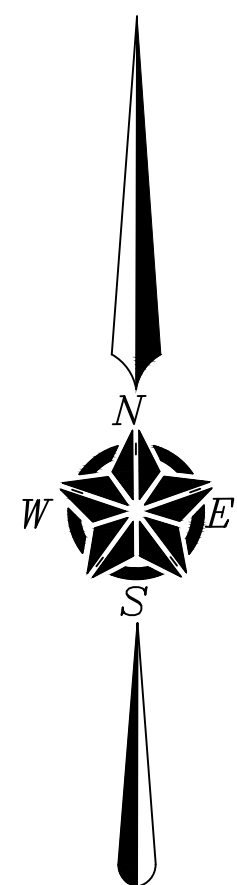
DIMENSIONAL CONTROL
 ENGINEERED FOR

DAVID OSBORN

BUILDER: DAVID OSBORN	PLAN: DIMENSIONAL CONTROL
ADDITION:	ELD JOB NO.: DIF18-0565
ADDRESS: 535 NATIONAL DR	DRAWN BY: BW
LOT: 11 BLOCK: A	FIRM REGISTRATION #:
CITY: ROCKWALL	

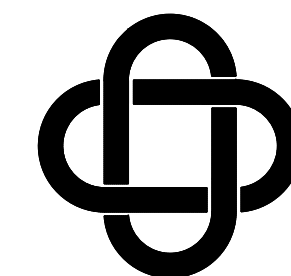
SCALE: 1"=20'

SHEET 03



AS-BUILT PLAN SET
 DATE: 08/09/2021





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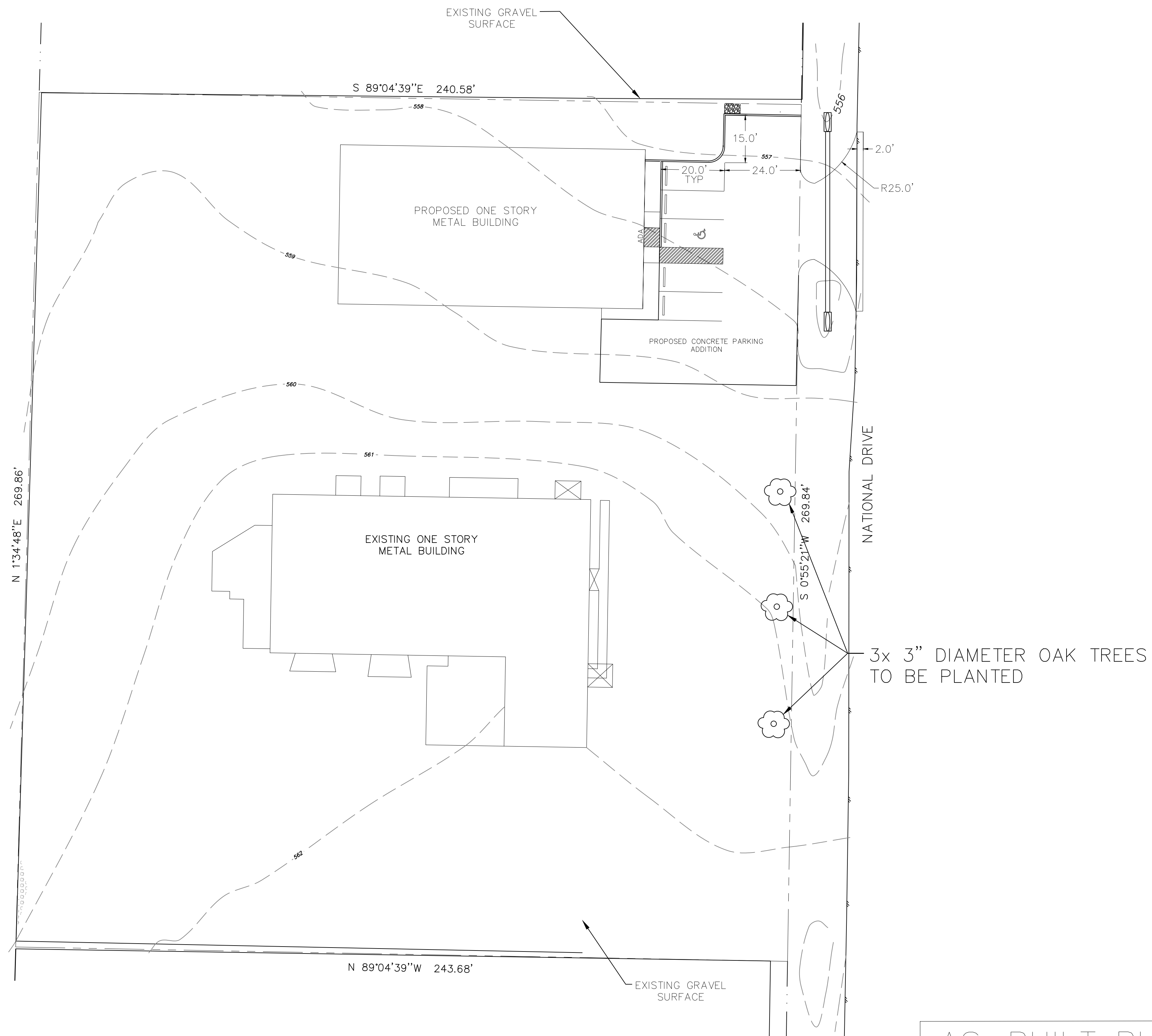
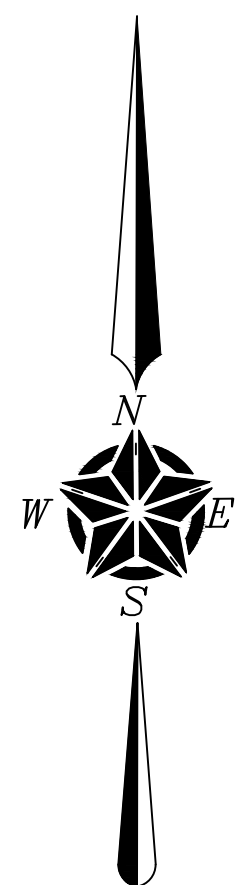
LANDSCAPE PLAN
 ENGINEERED FOR:

DAVID OSBORN

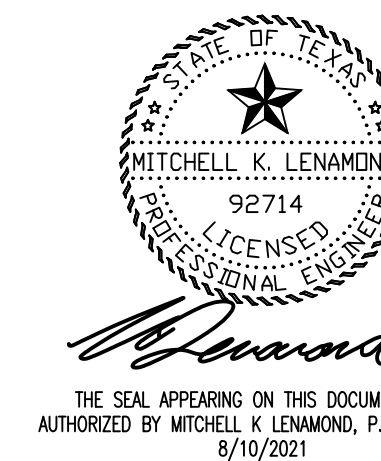
BUILDER: DAVID OSBORN	PLAN: LANDSCAPE
ADDITION:	ELD JOB NO.: DIF18-0565
ADDRESS: 535 NATIONAL DR	DRAWN BY: BW
LOT: 11 BLOCK: A	FIRM REGISTRATION #:
CITY: ROCKWALL	

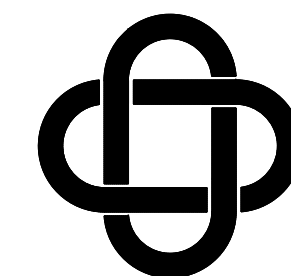
SCALE: 1"=20'

SHEET 04



AS-BUILT PLAN SET
 DATE: 08/09/2021





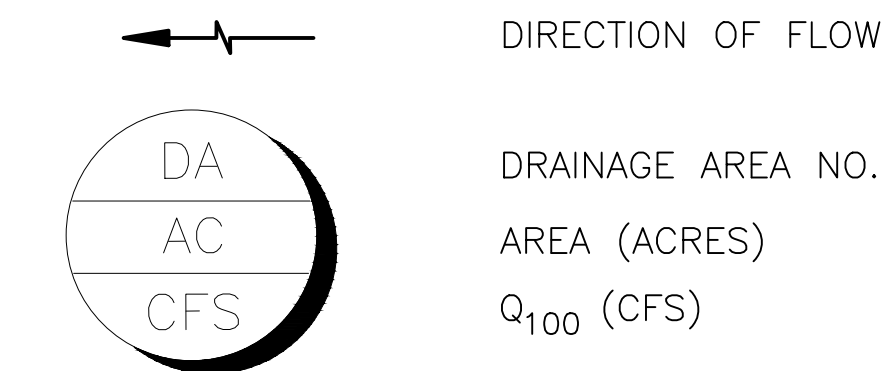
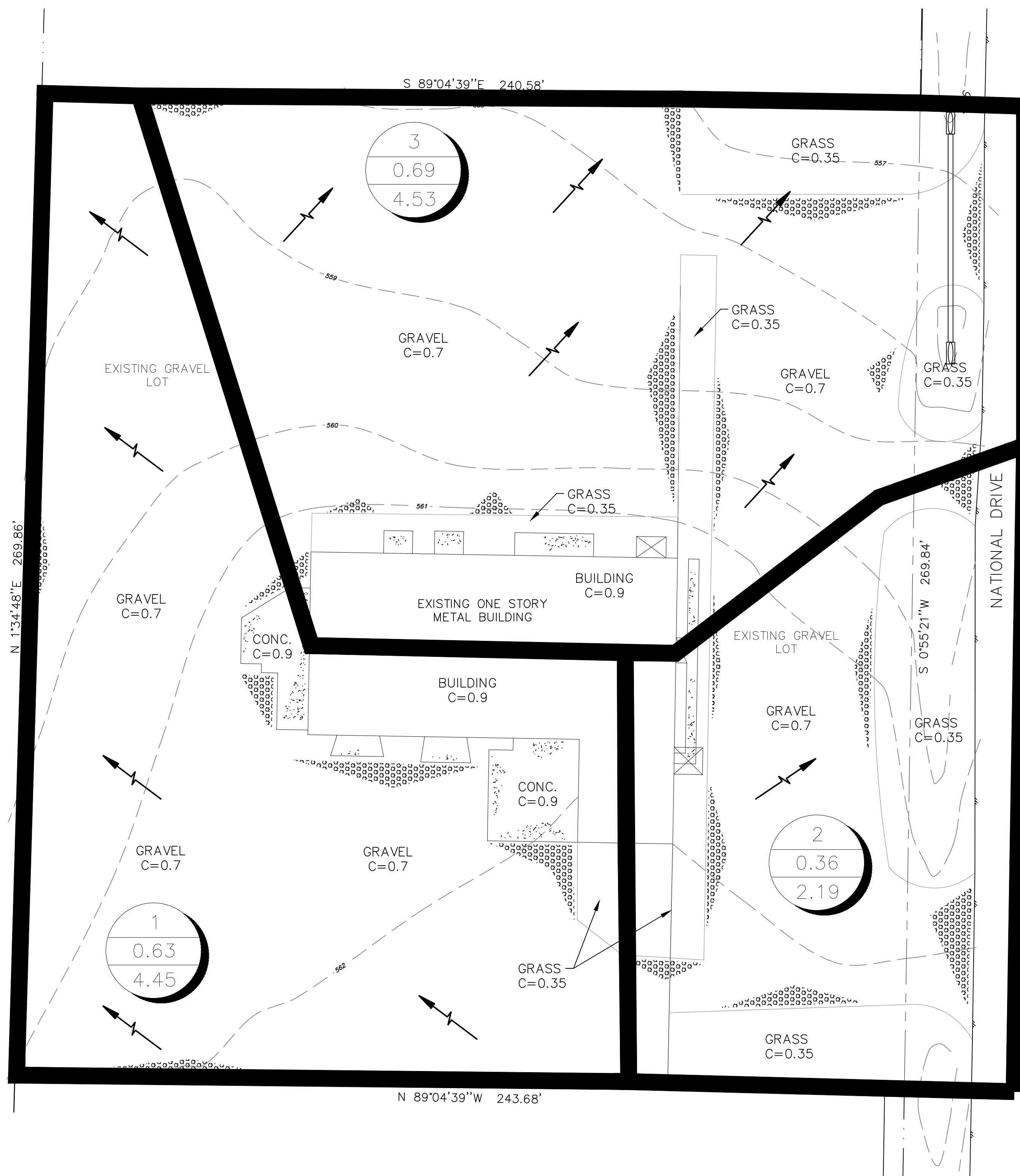
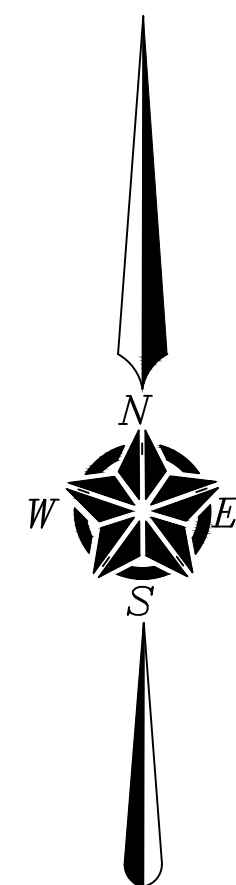
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EXISTING DRAINAGE AREA MAP
 ENGINEERED FOR
DAVID OSBORN

BUILDER: DAVID OSBORN	PLAN: EXISTING DRAINAGE AREA
ADDITION:	ELD JOB NO.: DIF18-0565
ADDRESS: 535 NATIONAL DR	DRAWN BY: BW
LOT: 11 BLOCK: A	FIRM REGISTRATION #:
CITY: ROCKWALL	

SCALE: 1"=20'

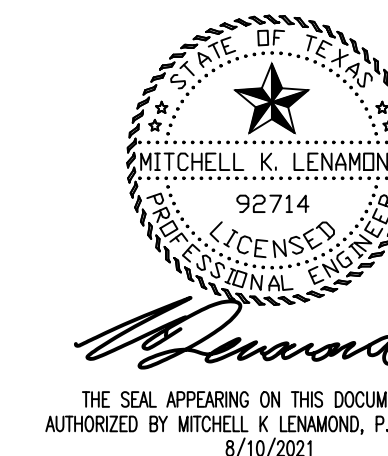
SHEET 06

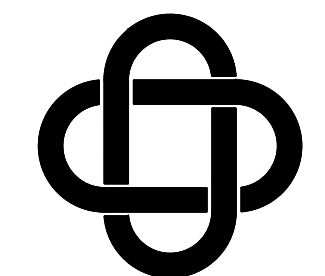


PRE-DEVELOPMENT DRAINAGE CALCULATIONS

DRAINAGE AREA NO.	AREA ACRES	"C" ^m	T _c MIN.	I ₁₀₀	EXIST Q ₁₀₀ (CFS)	DRAINS TO
1	0.63	0.72	10	9.8	4.45	CREEK
2	0.36	0.62	10	9.8	2.19	NATIONAL DRIVE
3	0.69	0.67	10	9.8	4.53	NATIONAL DRIVE

AS-BUILT PLAN SET
 DATE: 08/09/2021





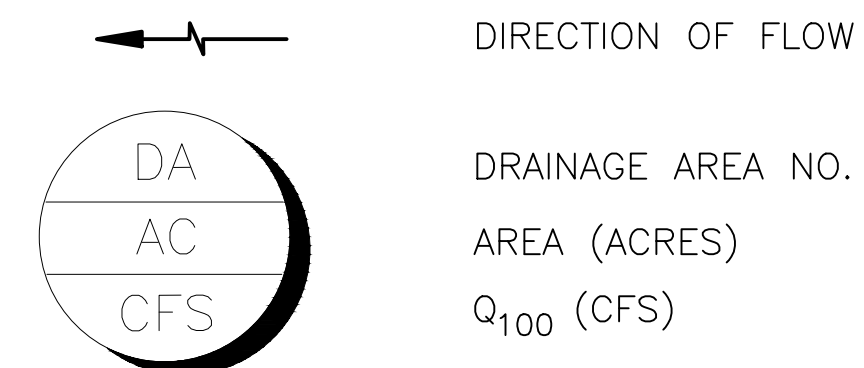
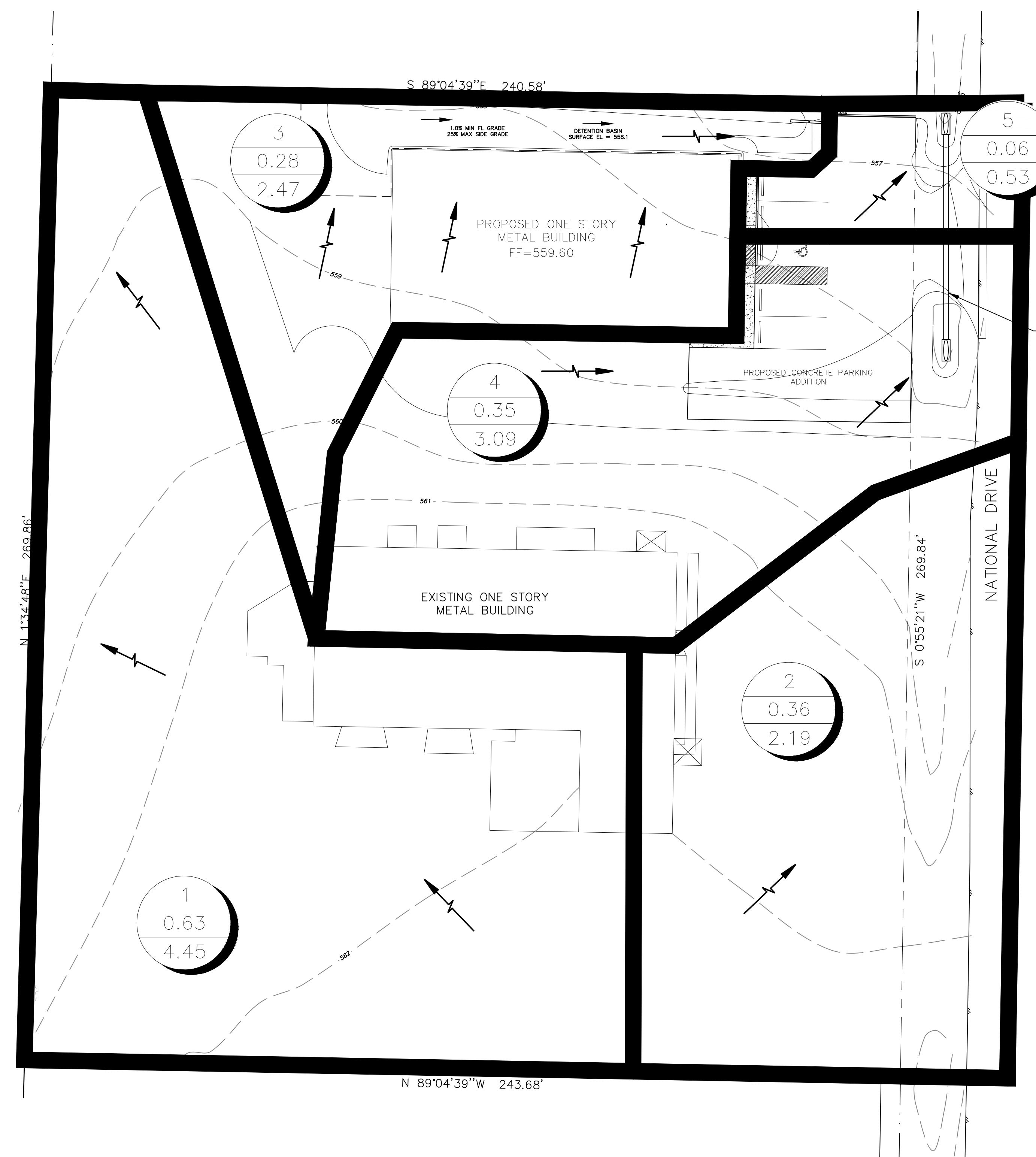
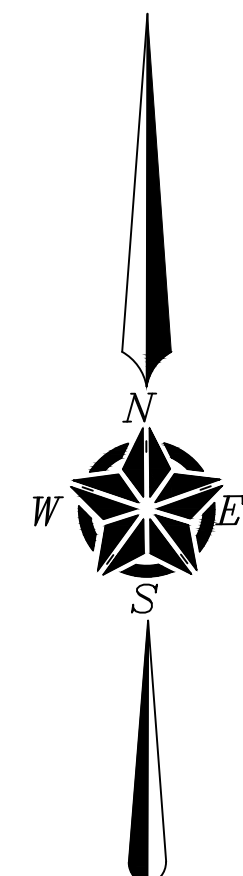
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PROPOSED DRAINAGE AREA MAP
 ENGINEERED FOR
DAVID OSBORN

BUILDER: DAVID OSBORN	PLAN: PROPOSED DRAINAGE AREA
ADDITION:	ELD JOB NO.: DIF18-0565
ADDRESS: 535 NATIONAL DR	DRAWN BY: BW
LOT: 11 BLOCK: A	FIRM REGISTRATION #:
CITY: ROCKWALL	

SCALE: 1"=20'

SHEET 07



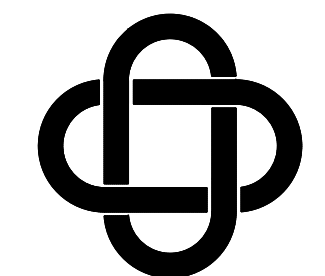
REPLACE EXISTING 16"x40" C&G WITH 18"x48" RCP WITH HEADWALLS
 DRAINAGE THRU CULVERT
 Q₁₀₀ = 5.28 CFS
 Q_{CAF} = 10.61 CFS
 V₁₀₀ = 3.08 FPS
 HEADWATER EL = 557.50

POST-DEVELOPMENT DRAINAGE CALCULATIONS

DRAINAGE AREA NO.	AREA ACRES	"C"	T _c MIN.	I ₁₀₀	PROP Q ₁₀₀ (CFS)	DRAINS TO
1	0.63	0.72	10	9.8	4.45	CREEK
2	0.36	0.62	10	9.8	2.19	NATIONAL DRIVE
3	0.28	0.9	10	9.8	2.47	AREA 5
4	0.35	0.9	10	9.8	3.09	NATIONAL DRIVE
5	0.06	0.9	10	9.8	0.53	NATIONAL DRIVE

AS-BUILT PLAN SET
 DATE: 08/09/2021





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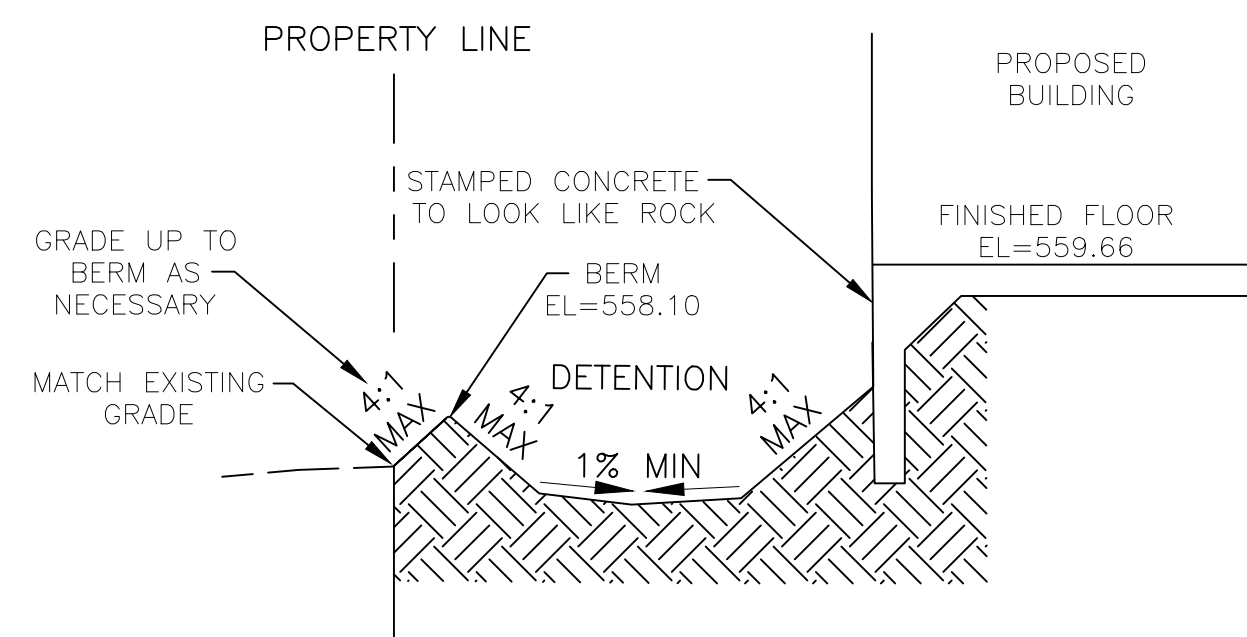
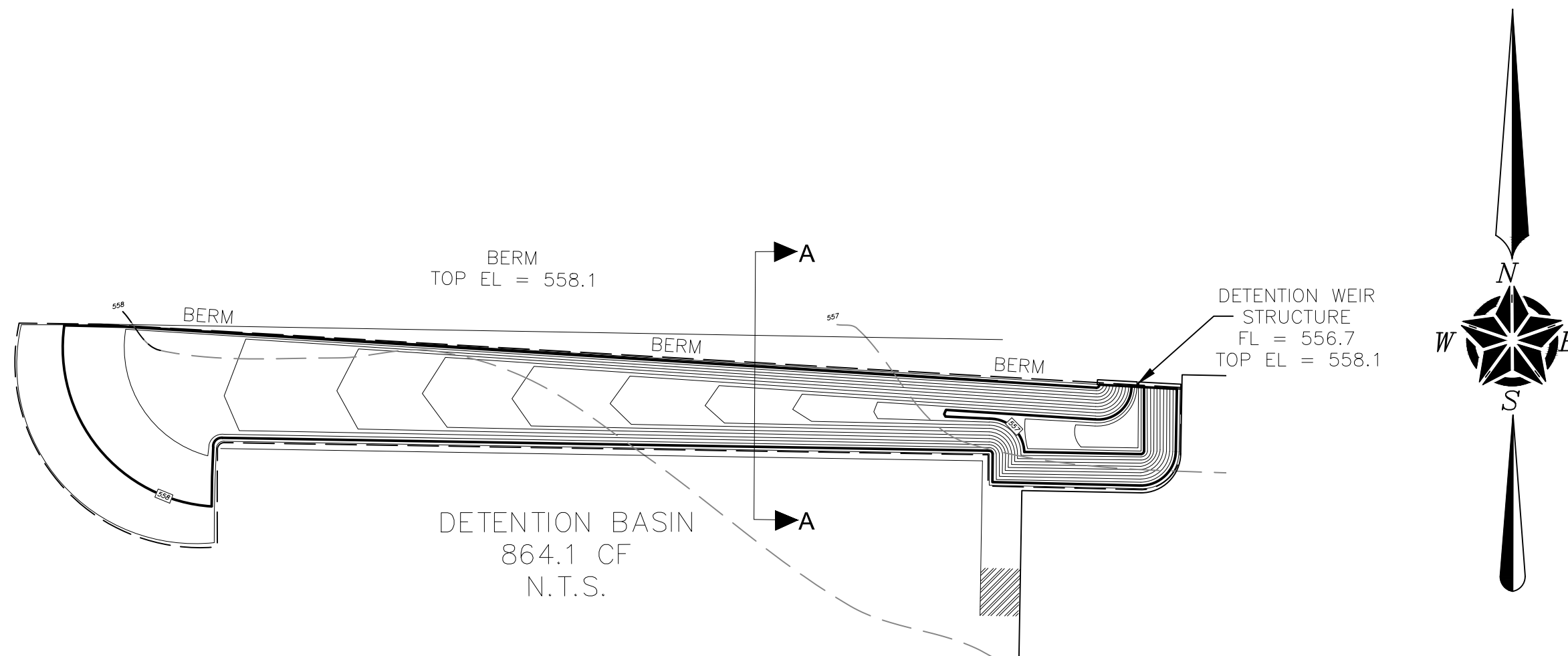
DETENTION PLAN
 ENGINEERED FOR:

DAVID OSBORN

BUILDER: DAVID OSBORN
 ADDITION:
 ADDRESS: 535 NATIONAL DR
 LOT: 11 BLOCK: A
 CITY: ROCKWALL

SCALE: 1"=20'

SHEET 08

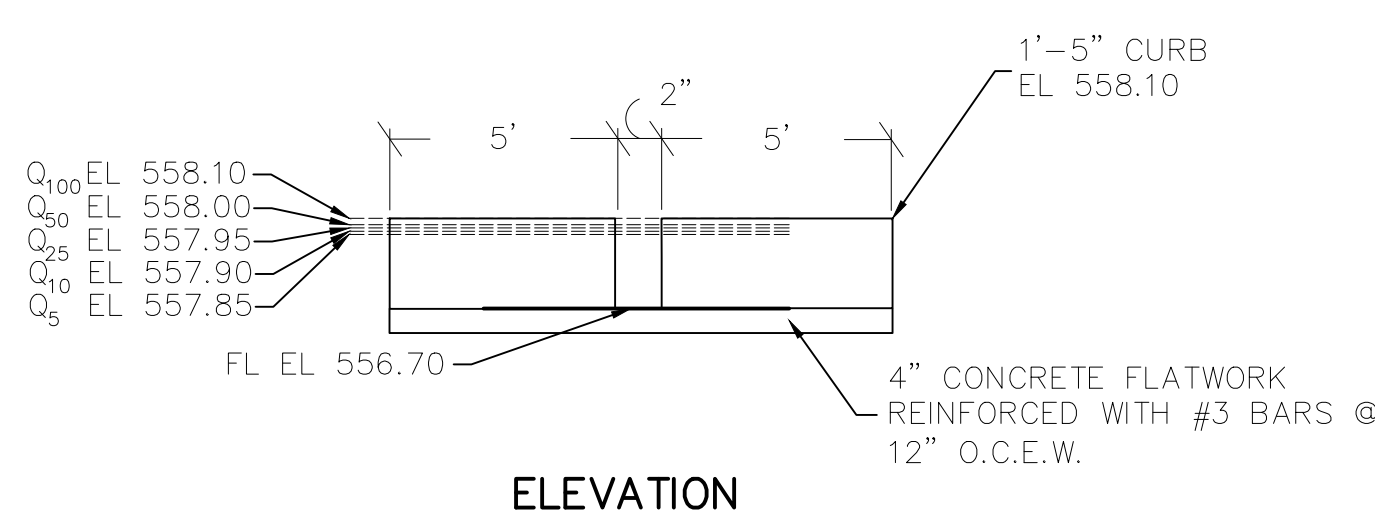
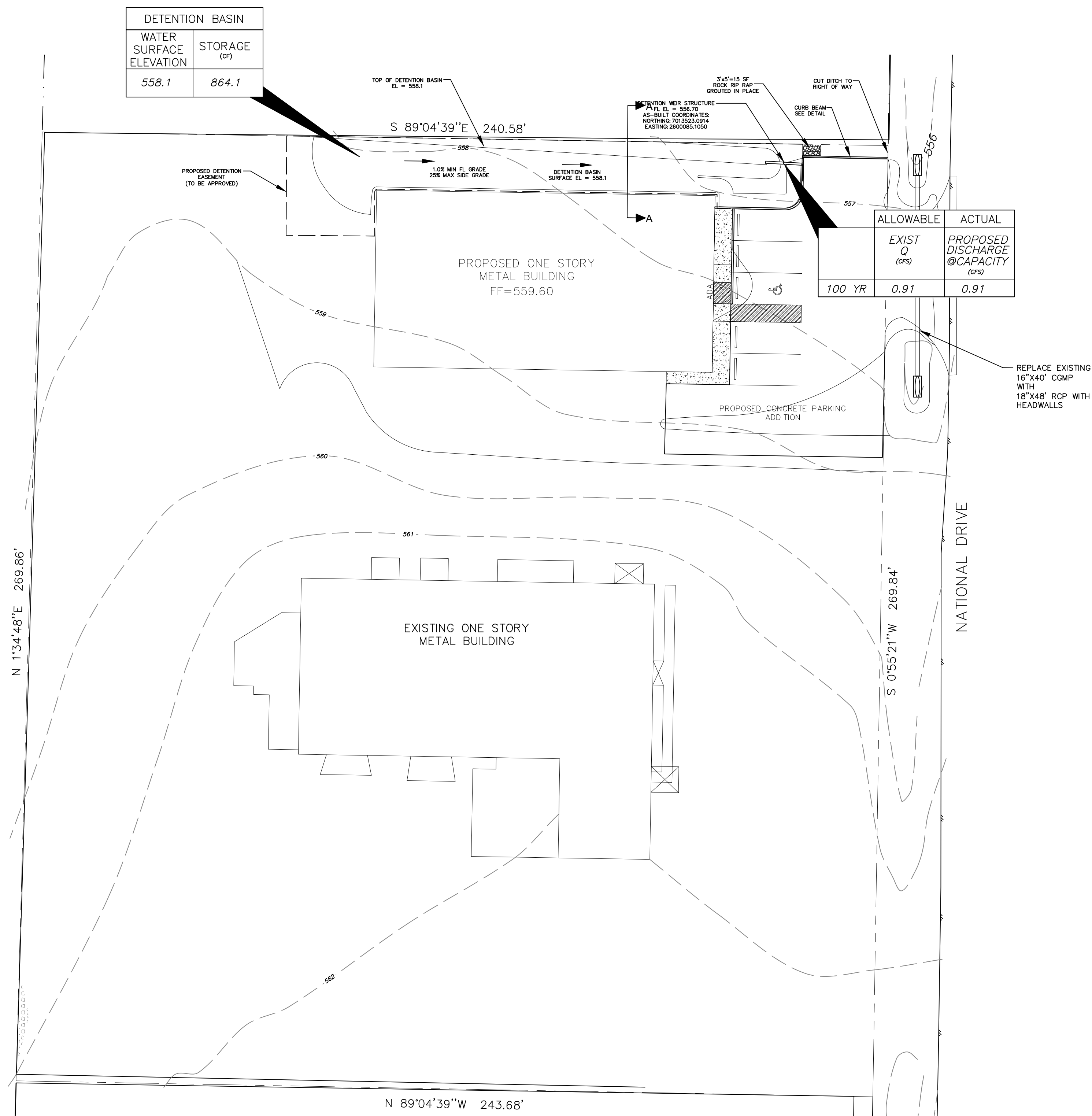


DETENTION STRUCTURE SECTION A-A
 N.T.S.

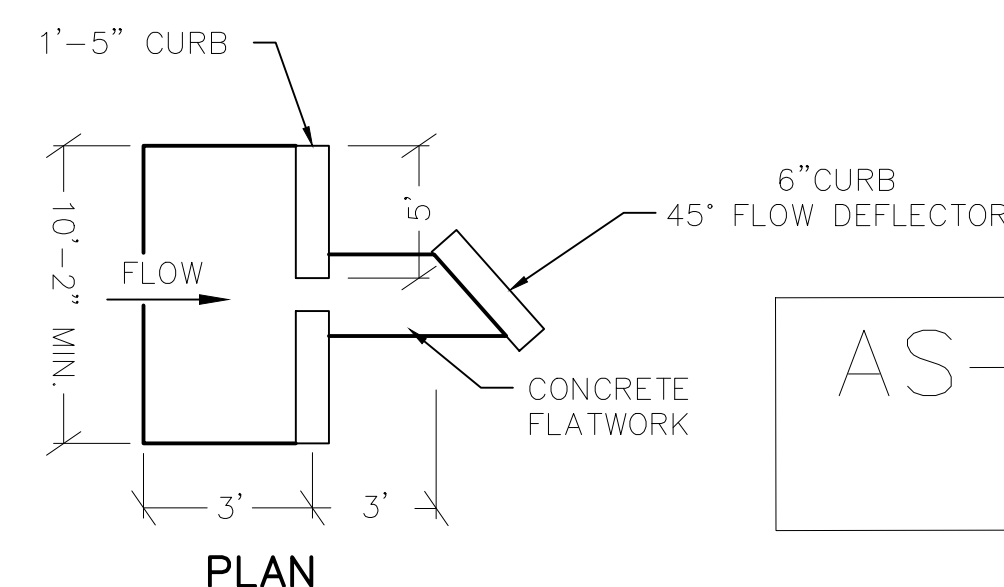
ELEV	AREA (sq. ft.)	CONIC TOTAL VOL. (cu. ft.)
556.7	0.0	0.0
556.8	27.5	0.9
556.9	60.5	5.2
557.0	88.2	12.6
557.1	131.1	23.5
557.2	195.3	39.7
557.3	284.5	63.6
557.4	403.7	97.8
557.5	555.2	145.6
557.6	720.1	209.1
557.7	906.0	290.3
557.8	1,151.1	392.9
557.9	1,414.3	520.9
558.0	1,714.4	677.1
558.1	2,030.4	864.1

	ALLOWABLE	ACTUAL		
	EXIST Q (cfs)	PROPOSED DISCHARGE (cfs)	WATER HEIGHT (ft)	STAGE STORAGE OF POND (cf)
100 YR	0.91	0.91	1.4	864
50 YR	0.84	0.84	1.3	756
25 YR	0.77	0.79	1.25	647
10 YR	0.66	0.74	1.2	596
5 YR	0.57	0.69	1.15	492

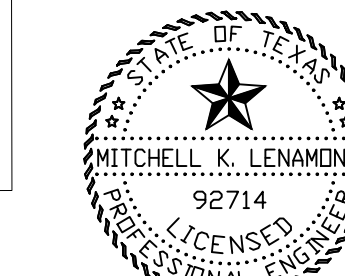
DETENTION BASIN	
WATER SURFACE ELEVATION	STORAGE (cf)
558.1	864.1



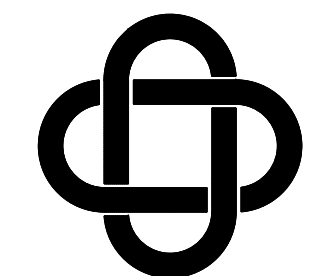
DETENTION WEIR STRUCTURE
 N.T.S.



AS-BUILT PLAN SET
 DATE: 08/09/2021



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MITCHELL K. LENAMOND, P.E. 92714 ON 8/10/2021



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STAGE STORAGE TABLE		
ELEV	AREA (sq. ft.)	CONIC TOTAL VOL. (cu. ft.)
556.7	0.0	0.0
556.8	27.5	0.9
556.9	60.5	5.2
557.0	88.2	12.6
557.1	131.1	23.5
557.2	195.3	39.7
557.3	284.5	63.6
557.4	403.7	97.8
557.5	555.2	145.6
557.6	720.1	209.1
557.7	906.0	290.3
557.8	1,151.1	392.9
557.9	1,414.3	520.9
558.0	1,714.4	677.1
558.1	2,030.4	864.1

	ALLOWABLE		ACTUAL	
	EXIST Q (CFS)	PROPOSED DISCHARGE (CFS)	WATER HEIGHT (FT)	STAGE STORAGE OF POND (CF)
100 YR	0.91	0.91	1.4	864
50 YR	0.84	0.84	1.3	756
25 YR	0.77	0.79	1.25	647
10 YR	0.66	0.74	1.2	596
5 YR	0.57	0.69	1.15	492

DETENTION BASIN DESIGN MODIFIED RATIONAL METHOD

AREA AC	C (EXIST)	Tc (EXIST) MIN	I 100 (E) IN/HR	C (PROP)	Tc (PROP) MIN	I 100 (P) IN/HR	Q (EXIST) CFS	Q (PROP) CFS
0.28	0.67	10	9.8	0.9	10	9.8	0.910	2.470

* MAX RELEASE RATE

CHECK VARIOUS DURATION STORMS

	I 100 IN/HR	Q CFS	INFLOW CF	OUTFLOW CF	STORAGE CF
10 MIN	9.8	2.470	1482	1092	389.76
15 MIN	9.5	2.394	2155	1365	789.60
20 MIN	8.2	2.066	2480	1638	841.68
30 MIN	6.6	1.663	2994	2184	809.76
40 MIN	5.5	1.386	3326	2730	596.40
50 MIN	4.8	1.210	3629	3276	352.80
60 MIN	4.3	1.084	3901	3822	78.96
70 MIN	4	1.008	4234	4368	-134.40
80 MIN	3.7	0.932	4476	4914	-438.48
90 MIN	3.5	0.882	4763	5460	-697.20
100 MIN	3.4	0.857	5141	6006	-865.20
110 MIN	3.2	0.806	5322	6552	-1229.76

Max <---- Storage Volume Required

100 YEAR STORM DETENTION CALCULATIONS

DETENTION BASIN DESIGN MODIFIED RATIONAL METHOD

AREA AC	C (EXIST)	Tc (EXIST) MIN	I 50 (E) IN/HR	C (PROP)	Tc (PROP) MIN	I 50 (P) IN/HR	Q (EXIST) CFS	Q (PROP) CFS
0.28	0.67	10	9	0.9	10	9	0.840	2.268

* MAX RELEASE RATE

CHECK VARIOUS DURATION STORMS

	I 50 IN/HR	Q CFS	INFLOW CF	OUTFLOW CF	STORAGE CF
10 MIN	9	2.268	1361	1008	352.80
15 MIN	8.1	2.041	1837	1260	577.08
20 MIN	7.5	1.890	2268	1512	756.00
30 MIN	6.1	1.537	2767	2016	750.96
40 MIN	5.2	1.310	3145	2520	624.96
50 MIN	4.5	1.134	3402	3024	378.00
60 MIN	3.9	0.983	3538	3528	10.08
70 MIN	3.7	0.932	3916	4032	-115.92
80 MIN	3.5	0.882	4234	4536	-302.40
90 MIN	3.3	0.832	4491	5040	-549.36
100 MIN	3	0.756	4536	5544	-1008.00
110 MIN	2.9	0.731	4823	6048	-1224.72

Max <---- Storage Volume Required

50 YEAR STORM DETENTION CALCULATIONS

DETENTION BASIN DESIGN MODIFIED RATIONAL METHOD

AREA AC	C (EXIST)	Tc (EXIST) MIN	I 25 (E) IN/HR	C (PROP)	Tc (PROP) MIN	I 25 (P) IN/HR	Q (EXIST) CFS	Q (PROP) CFS
0.28	0.67	10	8.3	0.9	10	8.3	0.770	2.092

* MAX RELEASE RATE

CHECK VARIOUS DURATION STORMS

	I 25 IN/HR	Q CFS	INFLOW CF	OUTFLOW CF	STORAGE CF
10 MIN	8.3	2.092	1255	924	330.96
15 MIN	7.5	1.890	1701	1155	546.00
20 MIN	6.6	1.663	1996	1386	609.84
30 MIN	5.5	1.386	2495	1848	646.80
40 MIN	4.6	1.159	2782	2310	472.08
50 MIN	4	1.008	3024	2772	252.00
60 MIN	3.5	0.882	3175	3234	-58.80
70 MIN	3.3	0.832	3493	3696	-203.28
80 MIN	3.1	0.781	3750	4158	-408.24
90 MIN	2.9	0.731	3946	4620	-673.68
100 MIN	2.7	0.680	4082	5082	-999.60
110 MIN	2.5	0.630	4158	5544	-1386.00

Max <---- Storage Volume Required

25 YEAR STORM DETENTION CALCULATIONS

DETENTION BASIN DESIGN MODIFIED RATIONAL METHOD

AREA AC	C (EXIST)	Tc (EXIST) MIN	I 10 (E) IN/HR	C (PROP)	Tc (PROP) MIN	I 10 (P) IN/HR	Q (EXIST) CFS	Q (PROP) CFS
0.28	0.67	10	7.1	0.9	10	7.1	0.660	1.789

* MAX RELEASE RATE

CHECK VARIOUS DURATION STORMS

	I 10 IN/HR	Q CFS	INFLOW CF	OUTFLOW CF	STORAGE CF
10 MIN	7.1	1.789	1074	792	281.52
15 MIN	6.5	1.638	1474	990	484.20
20 MIN	5.9	1.487	1784	1188	596.16
30 MIN	4.8	1.210	2177	1584	593.28
40 MIN	4	1.008	2419	1980	439.20
50 MIN	3.5	0.882	2646	2376	270.00
60 MIN	3	0.756	2722	2772	-50.40
70 MIN	2.8	0.706	2964	3168	-204.48
80 MIN	2.6	0.655	3145	3564	-419.04
90 MIN	2.5	0.630	3402	3960	-558.00
100 MIN	2.4	0.605	3629	4356	-727.20
110 MIN	2.3	0.580	3825	4752	-926.64

Max <---- Storage Volume Required

10 YEAR STORM DETENTION CALCULATIONS

DETENTION BASIN DESIGN MODIFIED RATIONAL METHOD

AREA AC	C (EXIST)	Tc (EXIST) MIN	I 5 (E) IN/HR	C (PROP)	Tc (PROP) MIN	I 5 (P) IN/HR	Q (EXIST) CFS	Q (PROP) CFS
0.28	0.67	10	6.1	0.9	10	6.1	0.570	1.537

* MAX RELEASE RATE

CHECK VARIOUS DURATION STORMS

	I 5 IN/HR	Q CFS	INFLOW CF	OUTFLOW CF	STORAGE CF
10 MIN	6.1	1.537	922	684	238.32
15 MIN	5.5	1.386	1247	855	392.40
20 MIN	4.9	1.235	1482	1026	455.76
30 MIN	4.1	1.033	1860	1368	491.76
40 MIN	3.4	0.857	2056	1710	346.32
50 MIN	2.8	0.706	2117	2052	64.80
60 MIN	2.6	0.655	2359	2394	-35.28
70 MIN	2.4	0.605	2540	2736	-195.84
80 MIN	2.3	0.580	2782	3078	-295.92
90 MIN	2.1	0.529	2858	3420	-562.32
100 MIN	1.9	0.479	2873	3762	-889.20
110 MIN	1.8	0.454	2994	4104	-1110.24

Max <---- Storage Volume Required

5 YEAR STORM DETENTION CALCULATIONS

AS-BUILT PLAN SET
 DATE: 08/09/2021



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DETENTION CALCULATIONS
 ENGINEERED FOR:

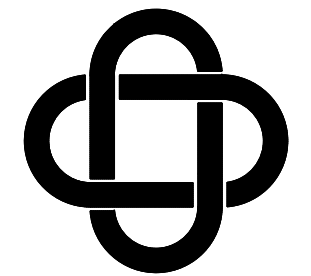
DAVID OSBORN

BUILDER: DAVID OSBORN
 ADDITION: ELD JOB NO.: DIF18-0565
 ADDRESS: 535 NATIONAL DR
 LOT: 11 BLOCK: A
 CITY: ROCKWALL
 PLAN: DETENTION
 DRAWN BY: BW
 FIRM REGISTRATION #:

SCALE: N/A

SHEET 09

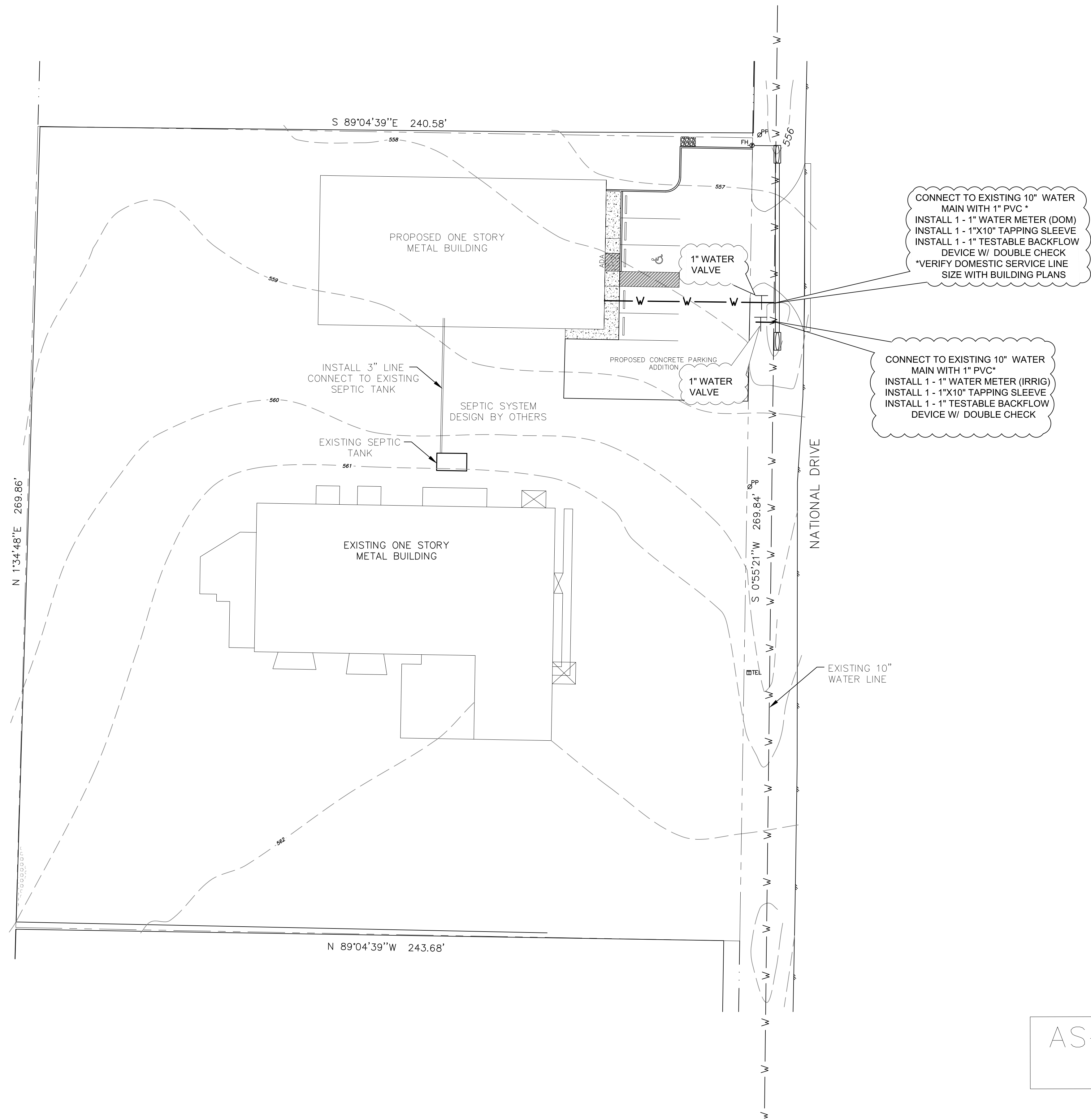
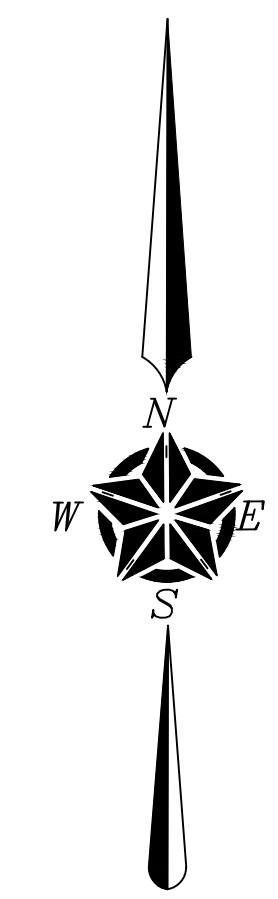
CAUTION!!!
CALL: TEXAS ONE CALL @
1-800-245-4545
48 HRS PRIOR TO CONSTRUCTION



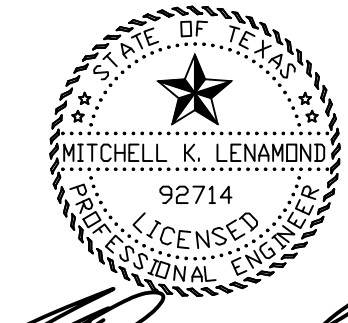
ERIC L. DAVIS ENGINEERING, INC.
F-3987
120 East Main Street
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@eldengineering.com

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

NOTE: IMPACT FEES TO BE PAID



AS-BUILT PLAN SET
DATE: 08/09/2021



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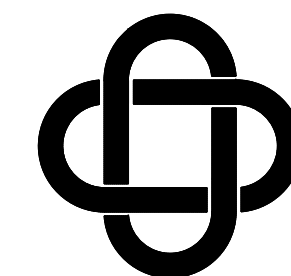
UTILITY PLAN
ENGINEERED FOR:

DAVID OSBORN

BUILDER: DAVID OSBORN	PLAN: UTILITY
ADDITION:	ELD JOB NO.: DIF18-0565
ADDRESS: 535 NATIONAL DR	DRAWN BY: BW
LOT: 11 BLOCK: A	FIRM REGISTRATION #:
CITY: ROCKWALL	

SCALE: 1"=20'

SHEET 10



ERIC L. DAVIS ENGINEERING, INC.
 F-3987
 120 East Main Street
 Forney, Texas 75126
 972/564-0592 Fax 972/564-6523
 E-Mail ericdavis@eldengineering.com

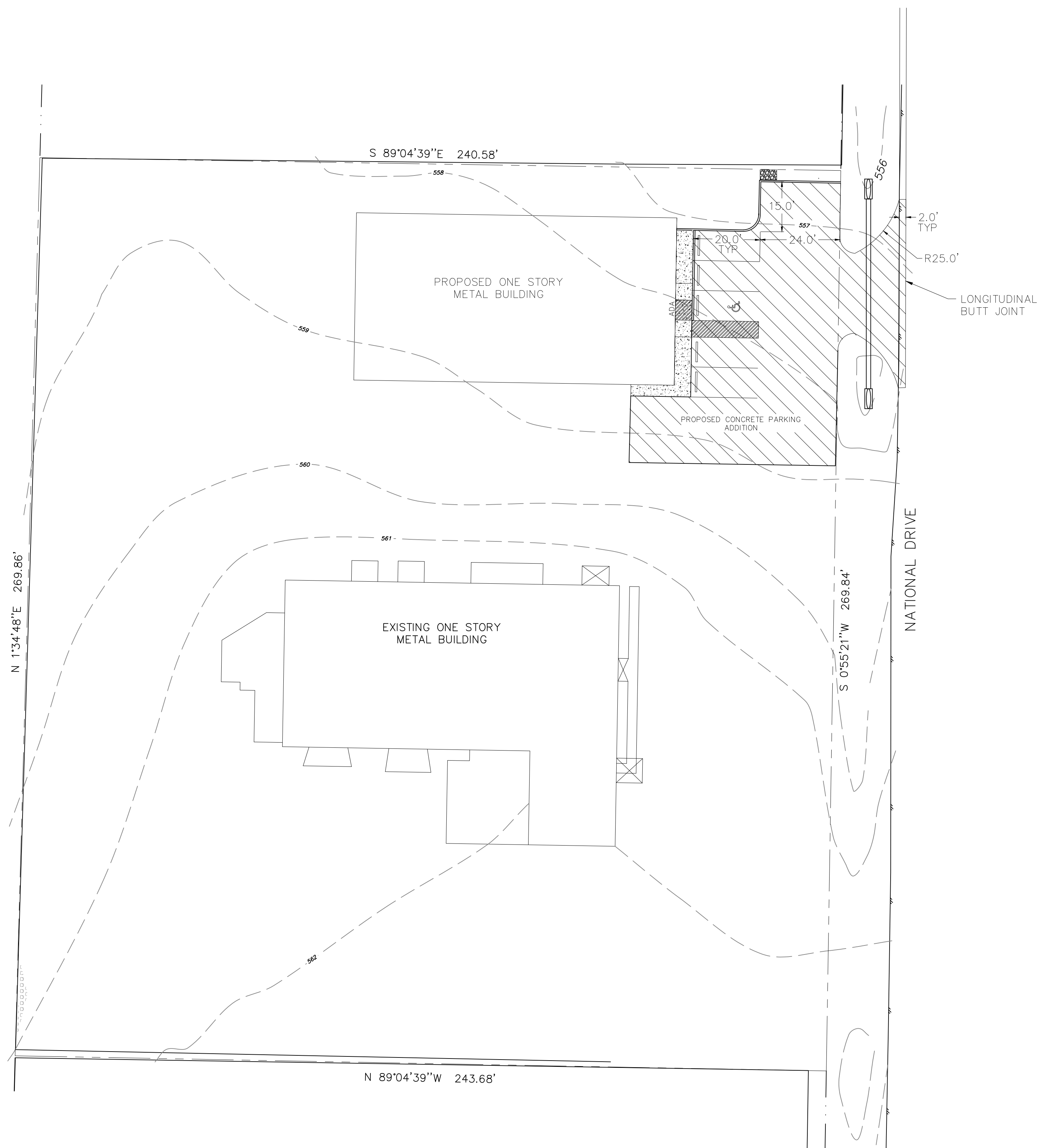
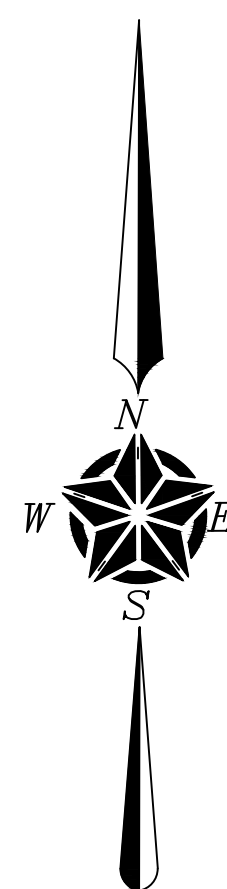
PAVING PLAN
 ENGINEERED FOR

DAVID OSBORN

BUILDER: DAVID OSBORN
 ADDITION:
 ADDRESS: 535 NATIONAL DR
 LOT: 11 BLOCK: A
 CITY: ROCKWALL
 PLAN: PAVING
 ELD JOB NO.: DIF18-0565
 DRAWN BY: BW
 FIRM REGISTRATION #:

SCALE: 1"=20'

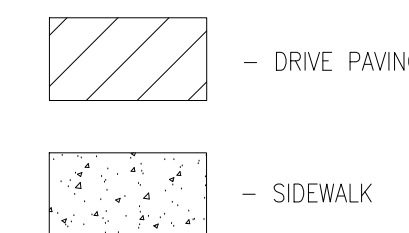
SHEET 11



PAVING REQUIREMENTS		
SECTION	DRIVE PAVING	SIDEWALK/PATIO
PAVING	6" - 3600 PSI CLASS "C" 6.5 SACK CONC #3 BARS @ 24" OCEW DRIVE APPROACH #4 BARS @ 18" OCEW	4" - CONC #3 BARS @ 18" OCEW
SUBGRADE	COMPACT TO 95% MINIMUM DENSITY AT OPTIMUM MOISTURE OPTIONAL LIME TREATMENT: 6"-6% MINIMUM LIME STABILIZED SUBGRADE TO PI < 15 AT +2 OR HIGHER OF OPTIMUM. NO SAND ALLOWED.	2" SAND CUSHION SOIL COMPACTED TO 95% STANDARD PROCTOR

SAWED CONTRACTION (DUMMY) JOINTS SPACED AT 15'-0" MAX AND EXPANSION JOINTS AT 90' MAX IN PAVING.

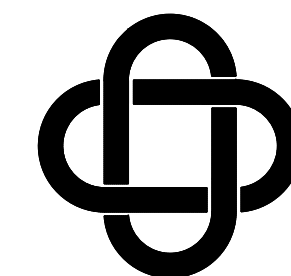
METHODS AND PLACEMENT SHALL MEET OR EXCEED THE STANDARD SPECIFICATIONS OF THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, 4TH EDITION UNLESS SUPERSEDED BY CITY OF ROCKWALL SPECIFICATIONS



AS-BUILT PLAN SET
 DATE: 08/09/2021



Mitchell K. Lenamond
 THE SEAL APPEARING ON THIS DOCUMENT WAS
 AUTHORIZED BY MITCHELL K. LENAMOND, P.E. 92714 ON
 8/10/2021



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 E-Mail ericdavis@eldengineering.com

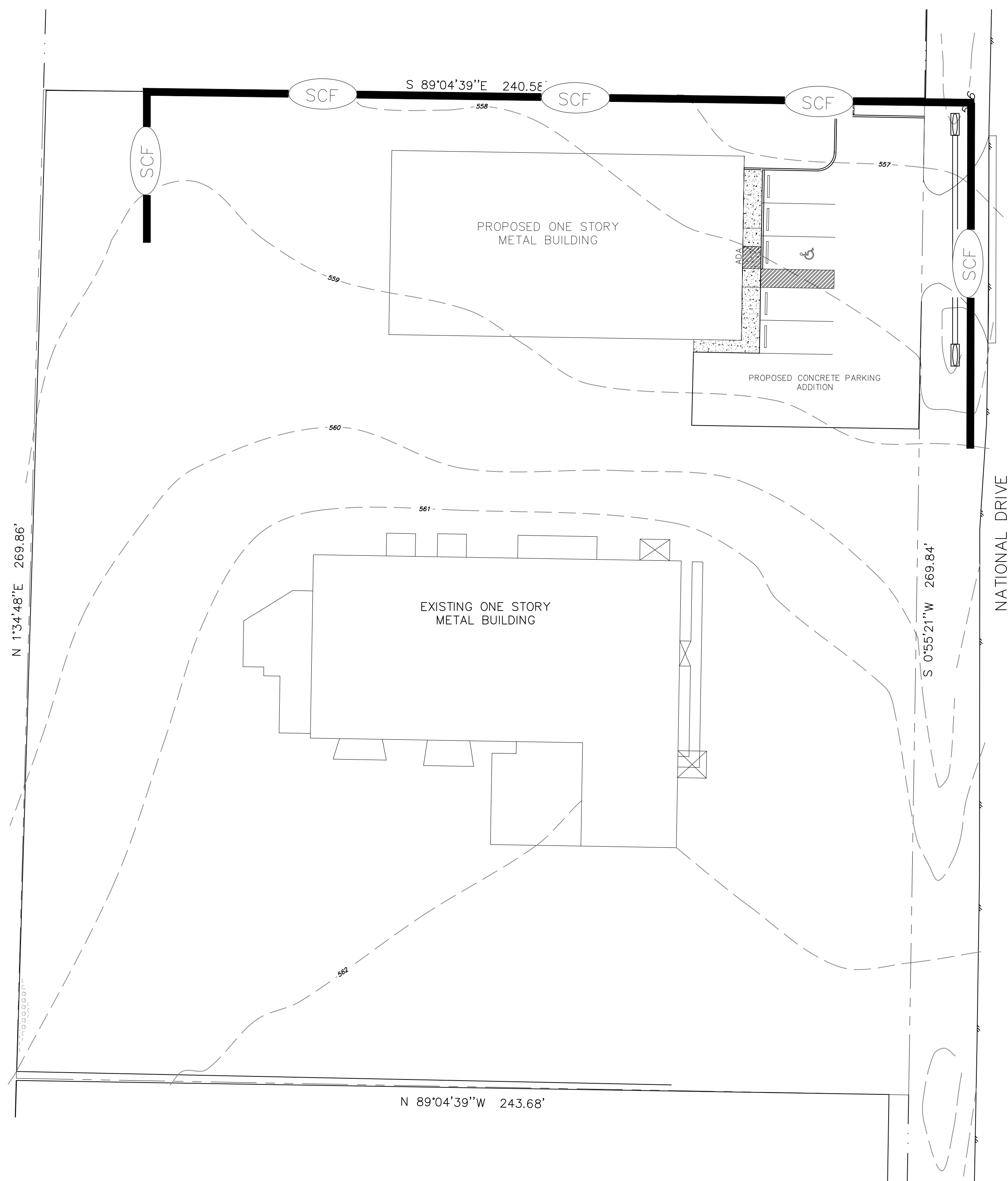
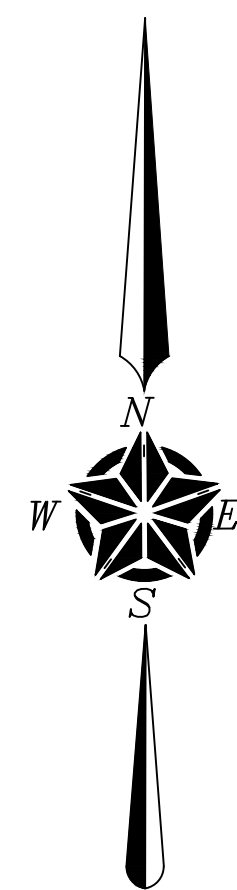
EROSION CONTROL PLAN
 ENGINEERED FOR:

DAVID OSBORN

BUILDER: DAVID OSBORN	PLAN: EROSION CONTROL
ADDITION:	ELD JOB NO.: DIF18-0565
ADDRESS: 535 NATIONAL DR	DRAWN BY: BW
LOT: 11 BLOCK: A	FIRM REGISTRATION #:
CITY: ROCKWALL	

SCALE: 1"=20'

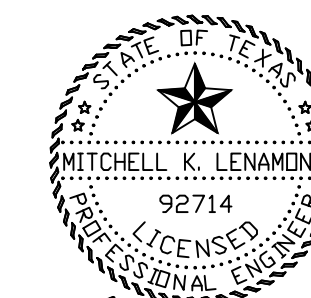
SHEET 12



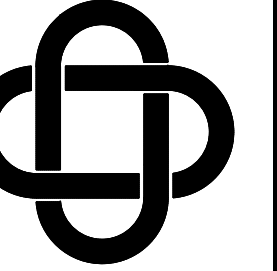
LEGEND

	SILT CONTROL FENCE
--	--------------------

AS-BUILT PLAN SET
 DATE: 08/09/2021



Mitchell K. Lenamond
 THE SEAL APPEARING ON THIS DOCUMENT WAS
 AUTHORIZED BY MITCHELL K. LENAMOND, P.E. 92714 ON
 8/10/2021



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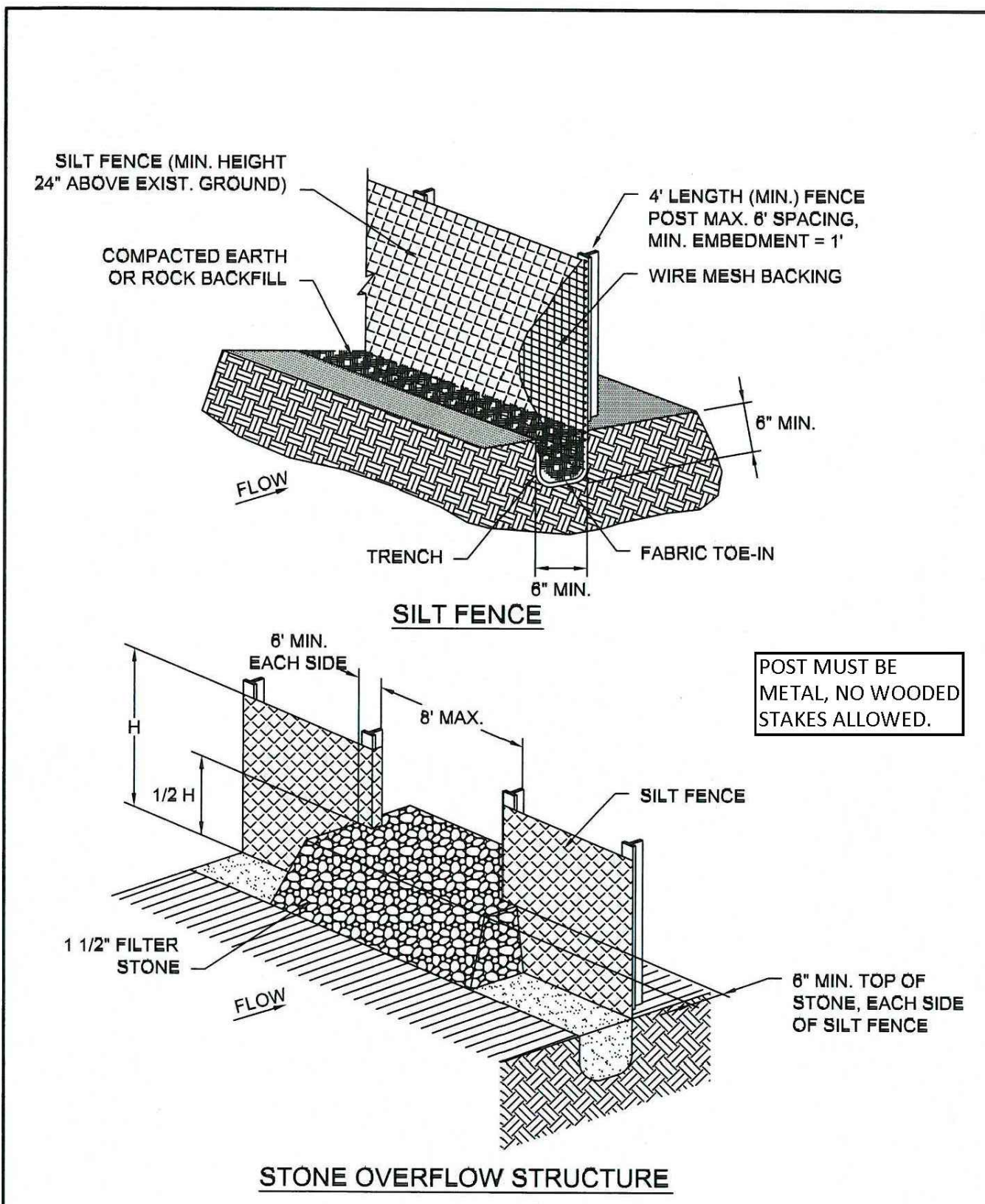
CITY DETAILS
 ENGINEERED FOR
DAVID OSBORN

PLAN: CITY DETAILS
 ELD JOB NO.: DIF18-0565
 DRAWN BY: BW
 FIRM REGISTRATION #:

BUILDER: DAVID OSBORN
 ADDITION:
 ADDRESS: 125 NATIONAL DR
 LOT: 11 BLOCK: A
 CITY: ROCKWALL

SCALE: 1"=20'

SHEET 13



SILT FENCE	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 202.5*
		DATE: Mar. 2018 STANDARD DRAWING NO. R-1020A

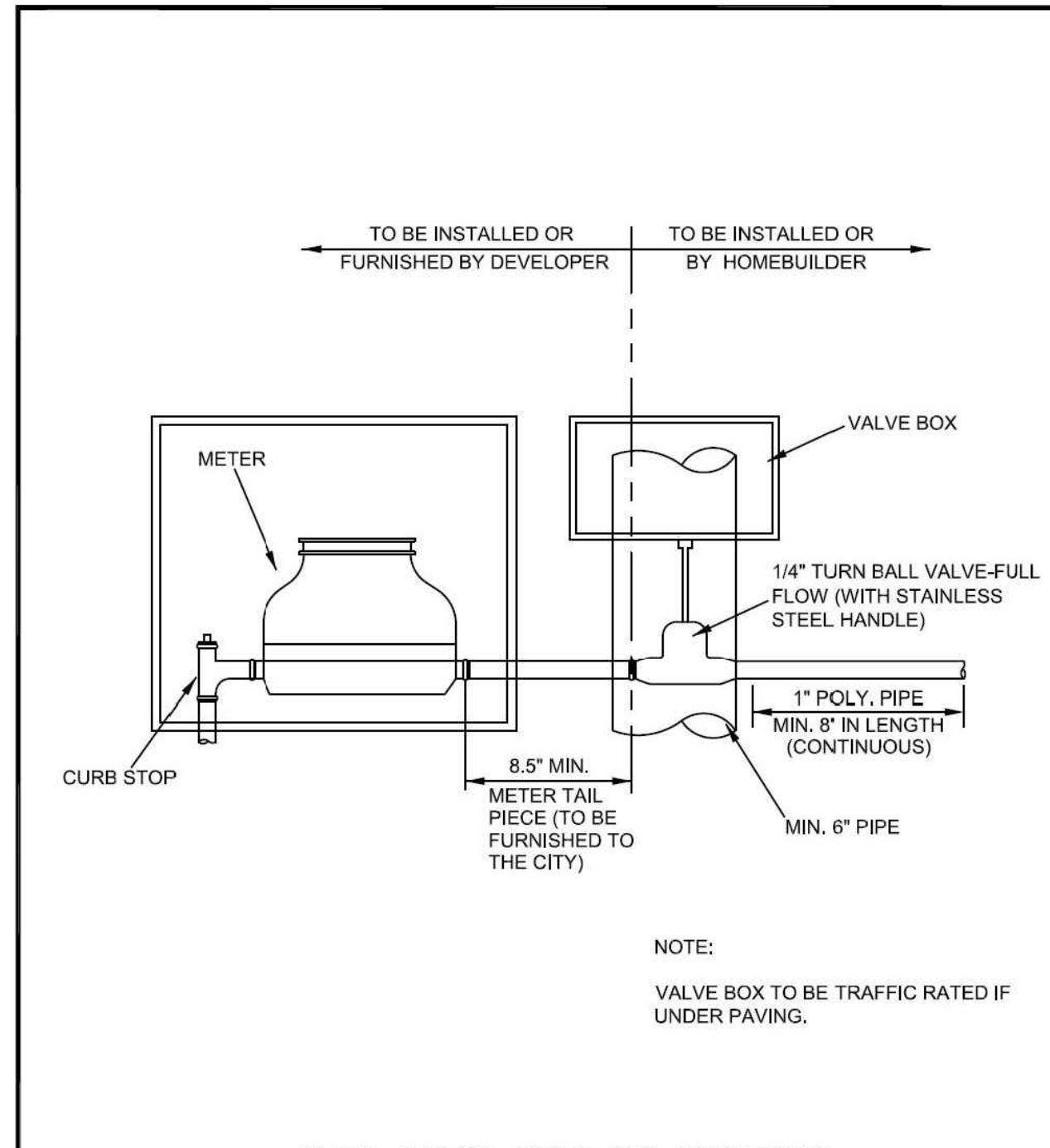
*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.

SILT FENCE GENERAL NOTES:

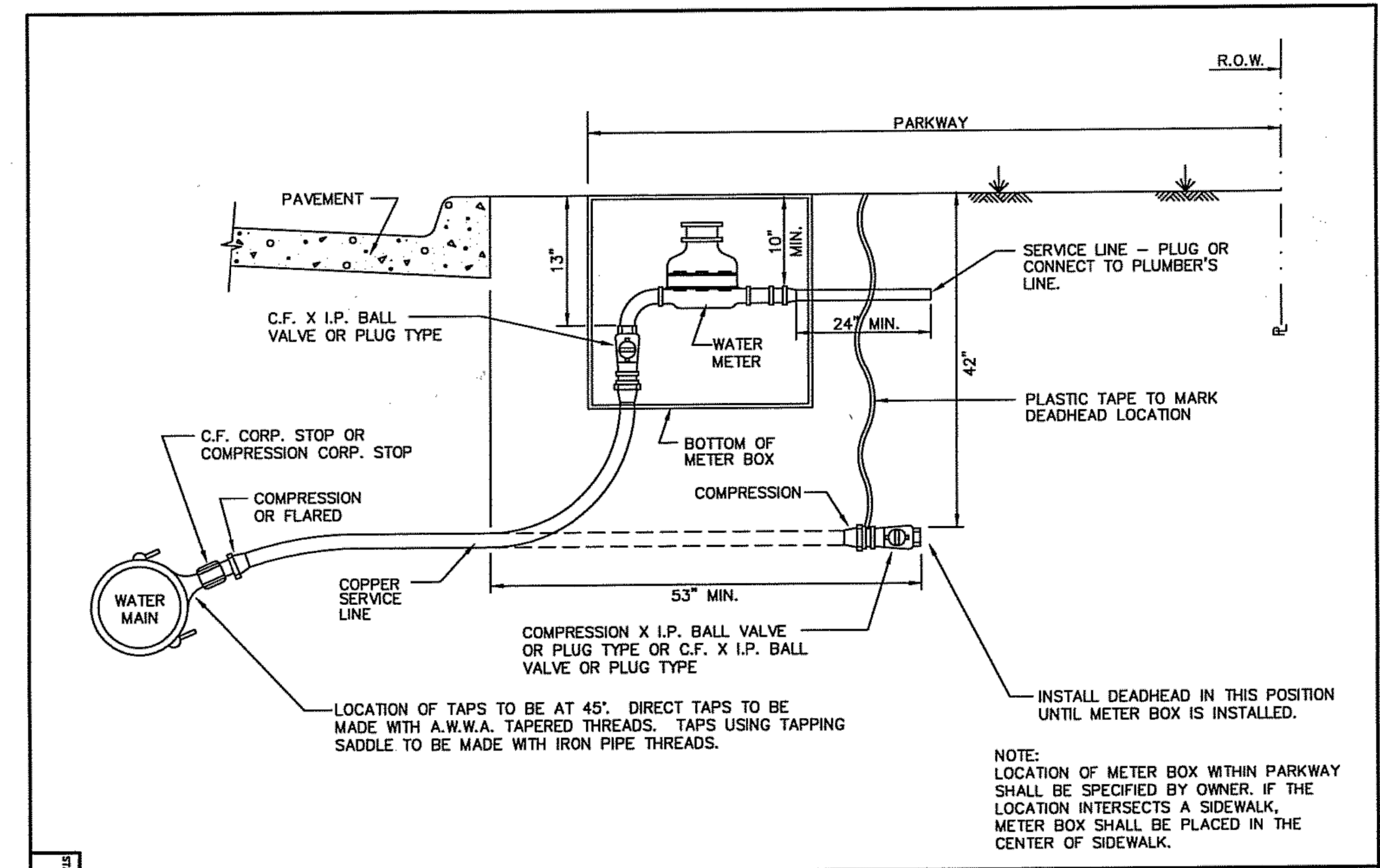
1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. FILTER STONE SHALL BE WRAPPED IN FILTER FABRIC AND BURIED SIX (6") INCHES MINIMUM.

SILT FENCE	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 202.5*
		DATE: Mar. 2018 STANDARD DRAWING NO. R-1020B

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.



WATER METER DETAIL	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 502.10
SINGLE SERVICE		DATE: AUG. '15 DRAWING NO. R-4145



WATER SERVICE INSTALLATION	STANDARD SPECIFICATION REFERENCE 502.10
3/4" OR 1" LINE	DATE: OCT. '04 STANDARD DRAWING NO. 4130

STANDARD DRAWING NO. 4130

