SITE IMPROVEMENT PLANS

for

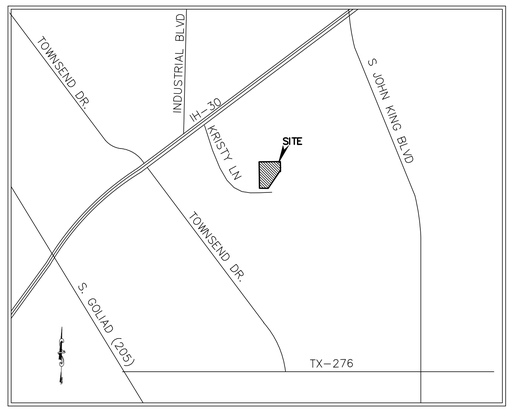
BACON PLUMBING OFFICE

2055 Kristy Lane

Lot 1-M, 3.54 ACRES

City of Rockwall

Rockwall County, Texas



Location Map

INDEX

AS-BUILT
May 12, 2021
Gerald Monk
GERALD E. MONK, P.E.

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

OWNER:

BACON PROPERTY, LLC

295 Ranch Trail, Rockwall, Texas 75032

Contact: Brad Bacon (972)236-5794

ENGINEER:

MONK CONSULTING ENGINEERS, INC.

GERALD E. MONK, P.E.

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

jerry@monkconsulting.com

REG. NO.: F-2567

CASE #:

SUBMITTAL DATE:

1st	5/19/20
2nd	8/13/20
3rd	8/31/20

STATE OF TEXAS
GERALD E. MONK
44563
REGISTERED PROFESSIONAL ENGINEER
8-31-2020

NO.	REVISIONS/CORRECTIONS DESCRIPTION	REVISE(R) ADD(A) SHT. #'S	DATED
1	city plan review comments	(R) ALL	8/12/20
2	city plan review comments	(R) ALL	8/31/20

BACON PLUMBING OFFICE, Rockwall, Rockwall County, Texas, 2020

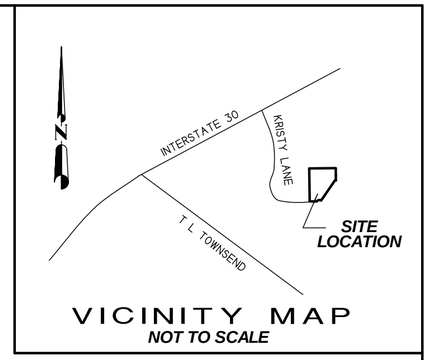
NOTES

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.

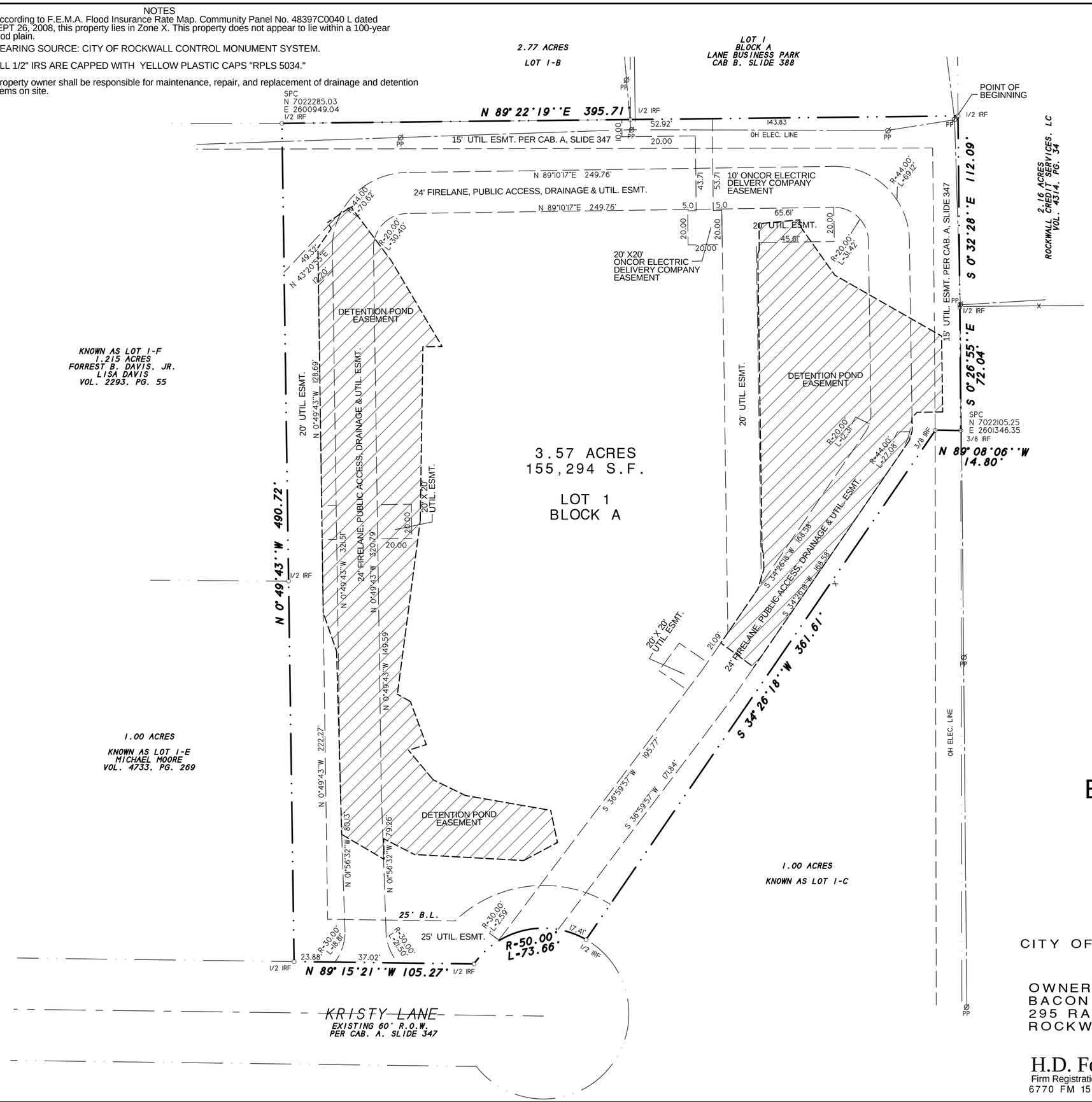
2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4) Property owner shall be responsible for maintenance, repair, and replacement of drainage and detention systems on site.



VICINITY MAP
NOT TO SCALE



0 40 80 120

GRAPHIC SCALE 1" = 40'

FINAL PLAT

BACON ADDITION
LOT 1, BLOCK A

BEING A REPLAT OF
PART OF LOT 1, BLOCK A
BODIN INDUSTRIAL TRACT

3.57 ACRES/155,294 S.F.
(1 LOT)
N.M. BALLARD SURVEY, A-24
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
BACON PROPERTY, LLC
295 RANCH TRAIL
ROCKWALL, TEXAS 75032

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE		A/C AIR COND. UNIT	PROPANE TANK
	PROPERTY LINES			

SURVEY DATE OCTOBER 8, 2019
SCALE 1" = 40' FILE # 20090752-RP
CLIENT BACON

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

CITY CASE NO. P2020-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS BACON PROPERTY, 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 part of Lot 1, BODIN INDUSTRIAL TRACT, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 347, of the Plat Records of Rockwall County, Texas, together with a Certificate of Correction of Error, as recorded in Volume 211, Page 632 of the Real Estate Records of Rockwall County, Texas, and being all of a 3.543 acres tract of land as described in a Deed to D. Armstrong Partners, LP, as recorded in Volume 3925, Page 148 of the Real Property Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the most easterly northeast corner of said Lot 1 and said Armstrong tract;

THENCE S. 00 deg. 32 min. 28 sec. E. along the east line of said Lot 1, a distance of 112.09 feet to a 1/2" iron rod found for corner at the southwest corner of a 2.16 acres tract of land as described in a Warranty deed to Rockwall Credit Services, LC as recorded in Volume 4314, Page 34 of the Real Property Records of Rockwall County, Texas;

THENCE S. 00 deg. 26 min. 55 sec. E. along the East line of said Armstrong tract, a distance of 72.04 feet to a 3/8" iron rod found for corner at the east most southeast corner of said Armstrong tract;

THENCE N. 89 deg. 08 min. 06 sec. W. a distance of 14.80 feet to a 3/8" iron rod found for corner;

THENCE S. 34 deg. 26 min. 18 sec. W. a distance of 361.61 feet to a 1/2" iron rod found for corner in the north right-of-way line of Kristy Lane (60' R.O.W.);

THENCE in a southwesterly direction along a curve to the left having a central angle of 84 deg. 24 min. 44 sec., a radius of 50.00 feet, a tangent of 45.35 feet, a chord of S. 77 deg. 45 min. 05 sec. W., 67.18 feet, along said right-of-way line an arc distance of 73.66 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 15 min. 21 sec. W. along said right-of-way line, a distance of 105.27 feet to a 1/2" iron rod found for corner at the southeast corner of a 1.01 acres tract of land as described in a Warranty deed to Michael Moore as recorded in Volume 4733, Page 269 of the Real Property Records of Rockwall County, Texas;

THENCE N. 00 deg. 49 min. 43 sec. W. a distance of 490.72 feet to a 1/2" iron rod found for corner at the northwest corner of said Armstrong tract and at the northeast corner of a 1.215 acres tract as described in a Warranty deed to Forrest B. Davis Jr. and Lisa Davis, as recorded in Volume 2293, Page 55 of the Real Property Records of Rockwall County, Texas;

THENCE N. 89 deg. 22 min. 19 sec. E. along the north boundary line of said Armstrong tract, a distance of 395.71 feet to the POINT OF BEGINNING and containing 155,294 square feet or 3.57 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as BACON ADDITION, LOT 1, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in BACON ADDITION, LOT 1, BLOCK A, 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 th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

_____
BRAD BACON
for Bacon Property, LLC

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared BRAD BACON 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 _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of BACON ADDITION, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

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

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

WITNESS OUR HANDS, this _____ day of _____ ,_____.

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

_____ _____
City Engineer Date

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

FINAL PLAT

BACON ADDITION
LOT 1, BLOCK A

BEING A REPLAT OF
PART OF LOT 1, BLOCK A
BODIN INDUSTRIAL TRACT

3.57 ACRES/155,294 S.F.
(1 LOT)
N.M. BALLARD SURVEY, A-24
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
BACON PROPERTY, LLC
295 RANCH TRAIL
ROCKWALL, TEXAS 75032

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WV WATER METER	LP LIGHT POLE	IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE OCTOBER 8, 2019
SCALE 1" = 40' FILE # 20090752-RP
CLIENT BACON

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Firm Registration no. 101509-00
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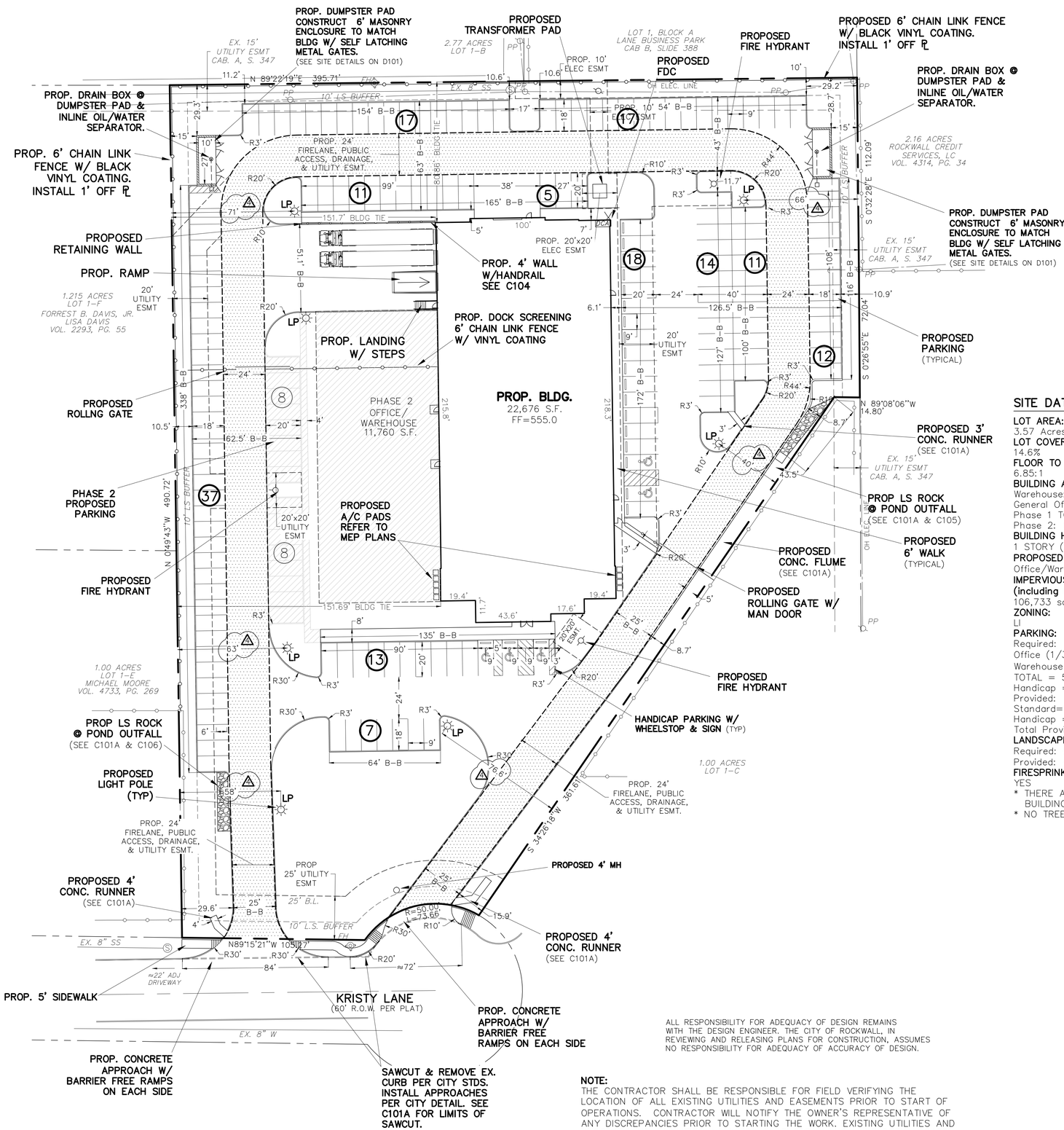
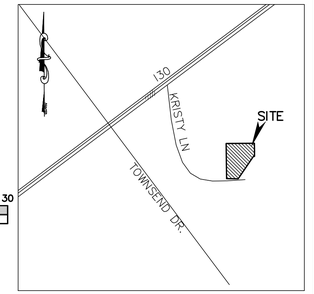


NOTES:
1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY **H.D. FETTY** OF **ROYSE CITY, TEXAS**. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

30 15 0 30
1" = 30'



LOCATION MAP
(NOT TO SCALE)

LEGEND

———	= PROPERTY LINE
—— EX. SS ——	= EXISTING SANITARY SEWER LINE
—— EX. W ——	= EXISTING WATER LINE
FH	= EXISTING FIRE HYDRANT
WM	= EXISTING WATER METER
PP	= EXISTING POWER POLE
LP	= EXISTING LIGHT POLE
T	= EX. WATER VALVE
S	= EXISTING SEWER MANHOLE
G	= EXISTING GAS METER
B-B	= BACK OF CURB TO BACK OF CURB
EXIST. or EX.	= EXISTING
PROP.	= PROPOSED
LS	= LANDSCAPE
RCP	= REINFORCED CONCRETE PIPE
min	= MINIMUM
max	= MAXIMUM
	= PROPOSED FIRE HYDRANT
	= PROPOSED FIRELANE
	= PHASE 2

SITE DATA:

LOT AREA:
3.57 Acres, 155,294 sq.ft.
LOT COVERAGE:
14.6%
FLOOR TO AREA RATIO:
6.85:1
BUILDING AREA:
Warehouse: 10,331 sq.ft.
General Office: 12,345 sq.ft.
Phase 1 TOTAL: 22,676 sq.ft.
Phase 2: 12,920 sq.ft.
BUILDING HEIGHT:
1 STORY (/')
PROPOSED FUTURE USE:
Office/Warehouse
IMPERVIOUS AREA (including buildings):
106,733 sq.ft.
ZONING:
LI
PARKING:
Required:
Office (1/300sf) =42
Warehouse (1/1000sf)=11
TOTAL = 53
Handicap =3
Provided:
Standard=120
Handicap =5
Total Provided = 125
LANDSCAPE AREA:
Required: (15%) 23,294 sq.ft.
Provided: 48,561
FIRESPRINKLER:
YES
* THERE ARE NO EXIST. BUILDINGS ON THIS SITE
* NO TREES ON THIS SITE

GENERAL NOTES
1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance
5. All signage contingent upon Building Inspection Department.
6. Approval of the site plan is not final until all engineering plans are approved.
7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance
8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
9. All electrical transmission, distribution and service lines must be underground.

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

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

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

revised date:	note
⚠ 12/2/20	Added dimension to light pole locations

AS-BUILT
May 12, 2021
Gerald Monk
GERALD E. MONK, P.E.

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

BENCHMARK:
PK NAIL IN CONCRETE.
NORTHING=7,021,752.890
EASTING=2,601,063.913
ELEVATION = 549.01'

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

STATE OF TEXAS
GERALD E. MONK
44563
REGISTERED PROFESSIONAL ENGINEER
8-31-2020

CASE #: SP2019-047

SITE & DIMENSION CONTROL PLAN

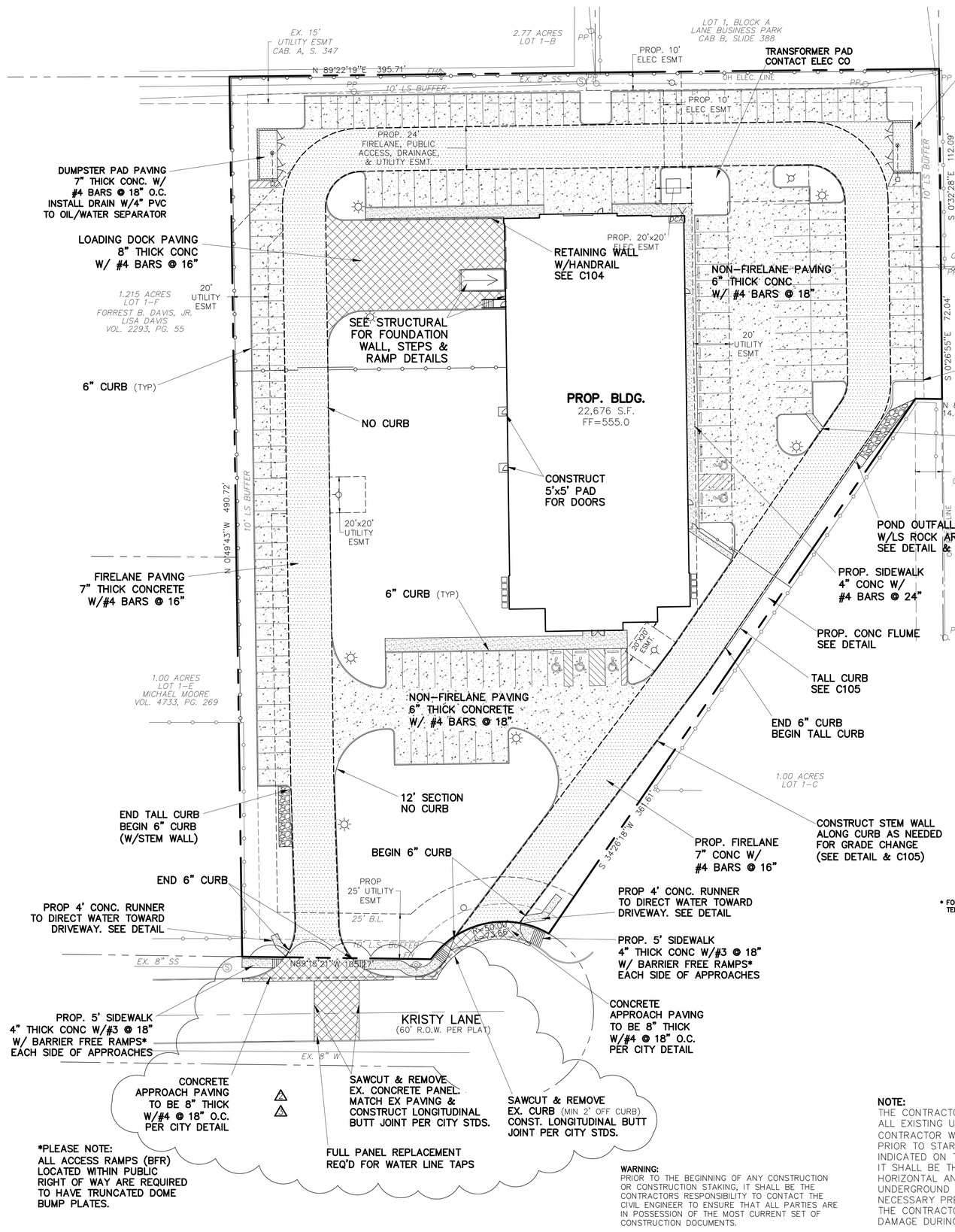
BACON PLUMBING OFFICE

2055 KRISTY LANE
LOT 1-M, BODIN INDUSTRIAL TRACT, 3.54 ACRES
City of Rockwall, Rockwall County, Texas

owner
BACON PROPERTY, LLC
295 RANCH TRAIL
ROCKWALL, TEXAS 75032
CONTACT: BRAD BACON (972)236-5794

prepared by
MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761
REG NO.: F-2567

date:	scale:	sheet:
8/31/20	1" = 30'	C101



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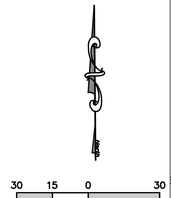
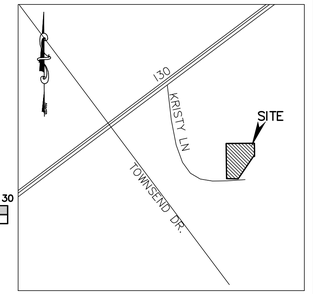
2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
4) NO SAND UNDER SIDEWALKS.
5) SEE D101 FOR MORE DETAILS

PAVING NOTES:
1) APPROACHES & LOADING DOCK TO BE 8" THICK, 4200 psi, 7.5 SACK MIX, REINFORCED WITH #3 BARS @ 16" ON CENTER. (O.C.)
2) FIRELANE TO BE 7" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #4 BARS @ 16" ON CENTER. (O.C.)
3) DUMPSTER PAD TO BE 7" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #4 BARS @ 18" ON CENTER. (O.C.)
4) ALL OTHER (NON-FIRELANE) PAVING CAN BE 6" THICK, 3000 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
5) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
4) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 6 SACK MIX IN R.O.W. W/ #4 BARS @ 24" O.C.
5) NO SAND UNDER PAVING.
6) NO PAVING, INCLUDING SLAB, TO BE INSTALLED UNTIL THE DETENTION SYSTEM(S) ARE FULLY INSTALLED FUNCTIONALLY, PER PLAN, & HAVE ANCHORED SEEDED CURLEX OR SOD ON THE SIDES & BOTTOM OF POND





LOCATION MAP
(NOT TO SCALE)

LEGEND

PROPERTY LINE	
EX. SS	EXISTING SANITARY SEWER LINE
EX. W	EXISTING WATER LINE
FH	EXISTING FIRE HYDRANT
WM	EXISTING WATER METER
PP	EXISTING POWER POLE
LP	EXISTING LIGHT POLE
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B-B	BACK OF CURB TO BACK OF CURB
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LS	LANDSCAPE
min	MINIMUM
max	MAXIMUM
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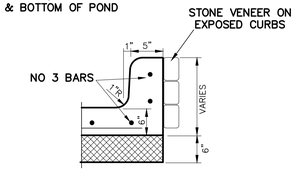
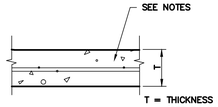
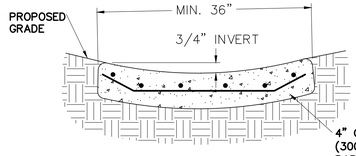
	PROPOSED FIRE HYDRANT
	PROPOSED FIRELANE
	PROPOSED 7" PAVING
	PROPOSED 8" PAVING
	PROPOSED 6" PAVING
	PROPOSED 4" PAVING



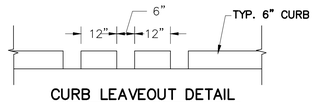
TALL CURB
NOT TO SCALE



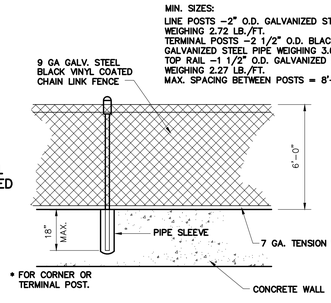
PAVING DETAIL
N.T.S.



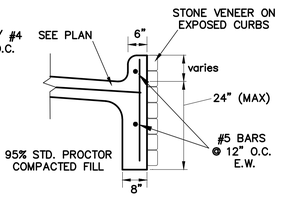
CONCRETE RUNNER DETAIL
NOT TO SCALE



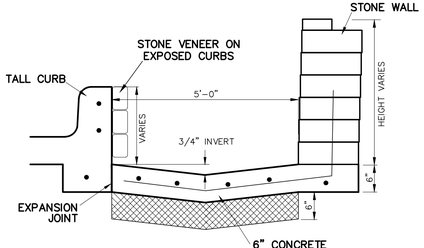
CURB LEAVEOUT DETAIL
N.T.S.



CHAIN LINK FENCE DETAIL*
N.T.S.
*FENCE TO BE BY SEPARATE PERMIT



STEM WALL @ CURB
NOT TO SCALE



CONCRETE FLUME DETAIL
NOT TO SCALE

AS-BUILT
May 12, 2021
Gerald Monk
GERALD E. MONK, P.E.

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

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revised date:	note
1 11/4/20	Revised water layout to minimize panel replacement of ex. street
2 11/24/20	Revised water layout to minimize panel replacement of ex. street

BENCHMARK:
PK NAIL IN CONCRETE.
NORTHING=7,021,752.890
EASTING=2,601,063.913
ELEVATION = 549.01'

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

CASE #: SP2019-047

PAVING PLAN

BACON PLUMBING OFFICE

2055 KRISTY LANE
LOT 1-M, BODIN INDUSTRIAL TRACT, 3.54 ACRES
City of Rockwall, Rockwall County, Texas

owner
BACON PROPERTY, LLC
295 RANCH TRAIL
ROCKWALL, TEXAS 75032
CONTACT: BRAD BACON (972)236-5794

prepared by
MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761
REG NO.: F-2567

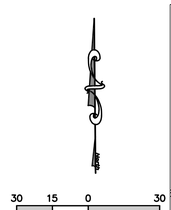
date:	scale:	sheet:
8/31/20	1" = 30'	C101A

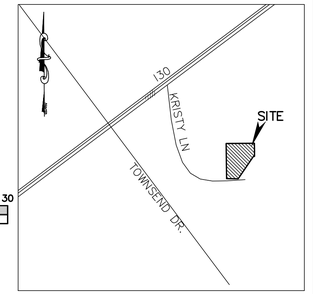
TRANSFORMER PAD & NEW POWER POLE. CONTACT ELEC CO FOR SIZE & INSTALLATION OF NEW POWER POLE

INSTALL (2) 45° BENDS

PROP. DRAIN BOX © DUMPSTER PAD W/INLINE OIL/WATER SEPARATOR.

!!!! CAUTION !!!!
CALL 811 TO LOCATE
UNDERGROUND LINES
48 HRS PRIOR TO CONSTRUCTION





LOCATION MAP
(NOT TO SCALE)

EX. 15' UTILITY ESMT CAB. A, S. 347

2.77 ACRES LOT 1-B

LOT 1, BLOCK A LANE BUSINESS PARK CAB B, SLIDE 388

N 89°22'19"E 395.71'

EX. 8" SS

PROP. 10' ELEC ESMT

OH ELEC. LINE

10' L.S. BUFFER

PROP. 24' FIRELANE, PUBLIC ACCESS, DRAINAGE, & UTILITY ESMT.

PROP. 20'x20' ELEC ESMT

2.16 ACRES ROCKWALL CREDIT SERVICES, LC VOL. 4314, PG. 34

S 0°32'28"E 112.09'

INSTALL:
46 LF OF 6" PVC CLASS 200
(1) 8"x6" TEE
(1) 8" VALVE
(1) 6" VALVE
(1) FH ASSEMBLY IN ESMT

EX. 15' UTILITY ESMT CAB. A, S. 347

INSTALL:
14 LF OF 6" PVC CLASS 200
(1) 8"x6" TEE
(1) 6" VALVE
FOR FIRE SPRINKLER SYSTEM

INSTALL DBL CHECK ASSEMBLY IN BLDG W/ FIRE DEPT. CONNECTION ON 4" FIRE LINE

1.215 ACRES LOT 1-F FORREST B. DAVIS, JR. LISA DAVIS VOL. 2293, PG. 55

20' UTILITY ESMT

INSTALL:
45 LF OF 6" PVC CLASS 200
(1) 8"x6" TEE
(1) 8" VALVE
(1) 6" VALVE
(1) FH ASSEMBLY IN ESMT

PROP. BLDG.
22,676 S.F.
FF=556.0

S 0°26'55"E 72.04'

N 89°08'06"W 14.80'

EX. 15' UTILITY ESMT CAB. A, S. 347

FOR PHASE 2 DOMESTIC SERVICE STUBOUT 20 LF OF 2" WATER LINE

20'x20' UTILITY ESMT

INSTALL 1,213 LF OF PUBLIC 8" PVC CLASS 200 WATER LINE

N 0°49'43"W 490.72'

INSTALL TESTABLE BACKFLOW DEVICE W/ DBL CHECK VALVES ON PRIVATE PROPERTY FOR DOMESTIC & IRRIGATION SERVICES

INSTALL 45° BEND

INSTALL:
20 LF OF 6" PVC CLASS 200
(1) 8"x6" TEE
(1) 8" VALVE
(1) 6" VALVE
(1) FH ASSEMBLY IN ESMT

1.00 ACRES LOT 1-E MICHAEL MOORE VOL. 4733, PG. 269

STUB OUT 30 LF OF PRIVATE 6" SDR-35 WASTEWATER LATERAL FOR PHASE 2 BLDG (SLOPE @ 2% MIN)

1.00 ACRES LOT 1-C

INSTALL WATER & SEWER MIN 10' APART

INSTALL (2) 45° BENDS

CONNECT TO NEW 4' MH INSTALL 171 LF OF PRIVATE 6" SDR-35 WASTEWATER LATERAL W/ DBL CLEANOUT @ BLDG (SLOPE @ 2% MIN)

NEW 8" W

2" W

8" PRIVATE SS

S 34°26'18"W 361.61'

CONNECT TO EX. MH WITH INTERNAL DROP CONNECTION
FL (IN) = 543.5
EX FL(OUT) = VIF
EX RIM = 447.75

INSTALL SEWER PER TCEQ STDS (SEE DETAIL)

PROP 25' UTILITY ESMT

25' B.L.

10' min

8" PUBLIC SS

10' L.S. BUFFER

INSTALL 136 LF OF PUBLIC 8" SDR-35 WASTEWATER LINE W/ NEW 4' MANHOLE & DBL CLEANOUT AT ESMT LINE
FL (IN) = 545.35
FL (OUT) = 545.25
RIM= 551.00

R=50.00'
L=3.85'

N89°15'21"W 1.05'

EX. 8" SS

INSTALL (2) 22-1/2° BENDS

10' min

KRISTY LANE
(60' R.O.W. PER PLAT)

INSTALL 45° BEND

EX. 8" W

INSTALL 8" WATER LINE:
(1) 8"x8" CUT IN TEE
(1) 8" VALVE

NOTE: FULL PANEL REPLACEMENT FOR WATER LINE TAPS

INSTALL 8" WATER LINE:
(2) 8"x8" CUT IN TEE
(3) 8" VALVE

FOR IRRIGIATION SERVICE INSTALL:
(1) 8"x1" TAPPING SLEEVE
(1) 1" WATER LINE
(1) 1" METER BOX
INSTALL METER IN ESMT.
(IN GRASS)

FOR DOMESTIC SERVICE INSTALL:
(1) 8"x2" TAPPING SLEEVE
(1) 2" WATER LINE
(1) 2" METER BOX
INSTALL METER IN ESMT.
(IN GRASS)

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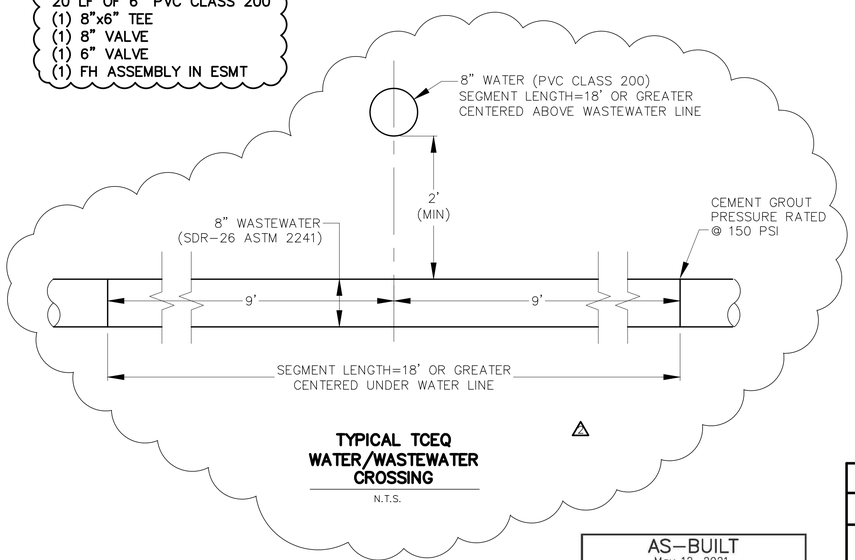

TYPICAL TCEQ WATER/WASTEWATER CROSSING
N.T.S.

NOTES:
1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
4) ALL WATER & SEWER SERVICES MUST BE APPROVED & PERMITTED BY THE CITY OF ROCKWALL.
5) NO PERMANENT STRUCTURES (INCLUDING LIGHT POLES AND INLETS) MAY BE PLACED WITHIN A PUBLIC UTILITY EASEMENT. BACKFLOW PREVENTION DEVICES MUST BE PLACED ON PRIVATE PROPERTY (NOT IN AN EASEMENT)
6) PRIVATE UTILITIES TO BE MAINTAINED, REPAIRED, AND REPLACED BY PROPERTY OWNER.
7) CONTRACTOR TO INSTALL BLUE EMS DISKS ON THE WATER LINE AT EVERY CHANGE IN DIRECTION, VALVE, FIRE HYDRANT, AND SERVICE CONNECTION.
8) CONTRACTOR TO INSTALL GREEN EMS DISKS ON THE SANITARY SEWER LINE AT EVERY CHANGE IN DIRECTION, MANHOLE, CLEANOUT, AND SERVICE CONNECTION.
9) ALL MANHOLES TO BE RAVEN LINED OR CONSHEILD LINER (TERRA COTTA COLOR).
10) WATER LINE: DR14 C-900 CLASS 200

FIRE SPRINKLER LINE IS SEPARATE PERMIT FROM THE FIRE DEPARTMENT

WATER LINE: DR14 C-900 CLASS 200

LEGEND

PROPERTY LINE	
EX. SS	EXISTING SANITARY SEWER LINE
EX. W	EXISTING WATER LINE
FH	EXISTING FIRE HYDRANT
WM	EXISTING WATER METER
PP	EXISTING POWER POLE
LP	EXISTING LIGHT POLE
T	EX. WATER VALVE
S	EXISTING SEWER MANHOLE
G	EXISTING GAS METER
B-B	BACK OF CURB TO BACK OF CURB
EXIST. or EX.	EXISTING
PROP.	PROPOSED
LS	LANDSCAPE
RCP	REINFORCED CONCRETE PIPE
min	MINIMUM
max	MAXIMUM
	PROPOSED FIRE HYDRANT
	PROPOSED FIRELANE

revised date:	note
9/15/20	Revised layout of electric easement & added power pole
11/4/20	Revised water layout to minimize panel replacement of ex. street & added TCEQ crossing detail
11/24/20	Revised water layout to minimize panel replacement of ex. street

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STATE OF TEXAS
GERALD E. MONK
44563
REGISTERED PROFESSIONAL ENGINEER
8-31-2020

CASE #: SP2019-047

UTILITY PLAN

BACON PLUMBING OFFICE

2055 KRISTY LANE
LOT 1-M, BODIN INDUSTRIAL TRACT, 3.54 ACRES
City of Rockwall, Rockwall County, Texas

owner
BACON PROPERTY, LLC
295 RANCH TRAIL
ROCKWALL, TEXAS 75032
CONTACT: BRAD BACON (972)236-5794

prepared by

MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761
REG NO.: F-2567

AS-BUILT
May 12, 2021
Gerald Monk
GERALD E. MONK, P.E.

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ELEVATION = 549.01'

date:	scale:	sheet:
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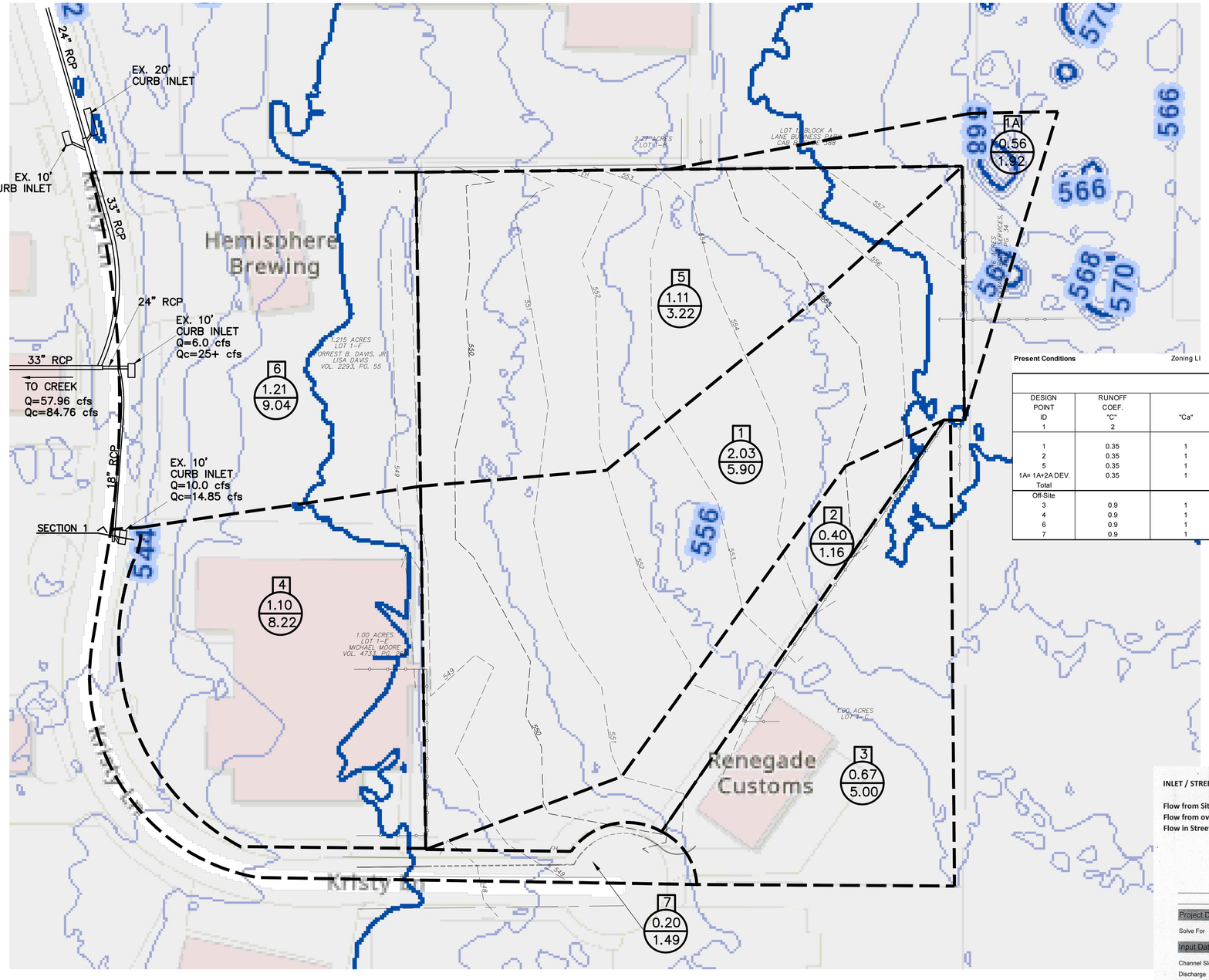
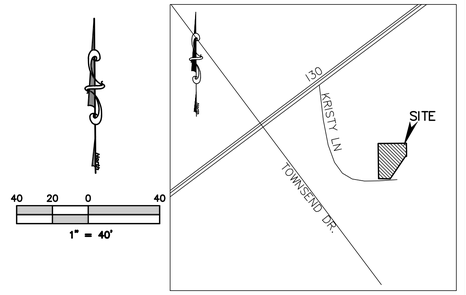




LOCATION MAP
(NOT TO SCALE)

REF. OF EXIST. STORM:
1) EXISTING STORM INFO. IS REFERENCED FROM CITY OF ROCKWALL, BODIN INDUSTRIAL TRACT, PLAN #78166

LEGEND

= PROPERTY LINE

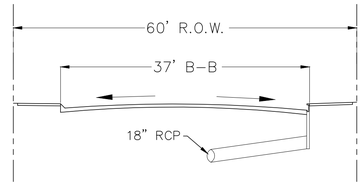
460 = EXISTING CONTOURS

AREA # (F=FUTURE)
ACRES
CFS

Present Conditions Zoning LI

DRAINAGE AREA CALCULATIONS

DESIGN POINT ID	RUNOFF COEF. "C"	"Ca"	AREA "A" Acres	TOTAL "CA"	Time of Concentration (Min.)	Intensity I 10yr in/hr	Discharge Q 10yr cfs	Intensity I 100yr in/hr	Discharge Q 100yr cfs	Comments
1	2		3	4	5	8	9	10	11	12
1	0.35	1	2.030	0.71	20.00	5.90	4.19	8.30	5.90	To Kristy Lane
2	0.35	1	0.400	0.14	20.00	5.90	0.83	8.30	1.16	To Kristy Lane
5	0.35	1	1.110	0.39	20.00	5.90	2.29	8.30	3.22	To Kristy Lane
1A= 1A+2A DEV.	0.35	1	0.560	0.20	10.00	7.10	1.39	9.80	1.92	To Kristy Lane
Total			4.100							
Off-Site										
3	0.9	1	0.670	0.60	10.00	7.10	4.28	9.80	5.91	To Kristy Lane
4	0.9	1	1.100	0.99	10.00	7.10	7.03	9.80	9.70	To Kristy Lane
6	0.9	1	1.210	1.09	10.00	7.10	7.73	9.80	10.67	To Kristy Lane
7	0.9	1	0.200	0.18	10.00	7.10	1.28	9.80	1.76	To Kristy Lane



SECTION 1
KRISTY LANE STA: 5+75
6" CURB, 10' INLET

INLET / STREET CAPACITY

Flow from Site (Detained Flow)	5.93 + 2.94 =	8.87 cfs	
Flow from overall DA Map Areas 3,4,7	5.0 + 8.22 + 1.49 =	14.71 cfs	C103
Flow in Street prior to inlet		23.58 cfs	

Street Flow Prior to Inlet in Kristy

Project Description		
Solve For	Spread	
Input Data		
Channel Slope	0.06000	ft/ft
Discharge	23.58	ft³/s
Gutter Width	1.00	ft
Gutter Cross Slope	0.03	ft/ft
Road Cross Slope	0.03	ft/ft
Roughness Coefficient	0.013	
Results		
Spread	12.72	ft
Flow Area	2.24	ft²
Depth	0.35	ft
Gutter Depression	0.00	ft
Velocity	10.53	ft/s

AS-BUILT
May 12, 2021
Gerald Monk
GERALD E. MONK, P.E.

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8-31-2020

CASE #: SP2019-047

PRE DRAINAGE AREA PLAN

BACON PLUMBING OFFICE

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City of Rockwall, Rockwall County, Texas

owner
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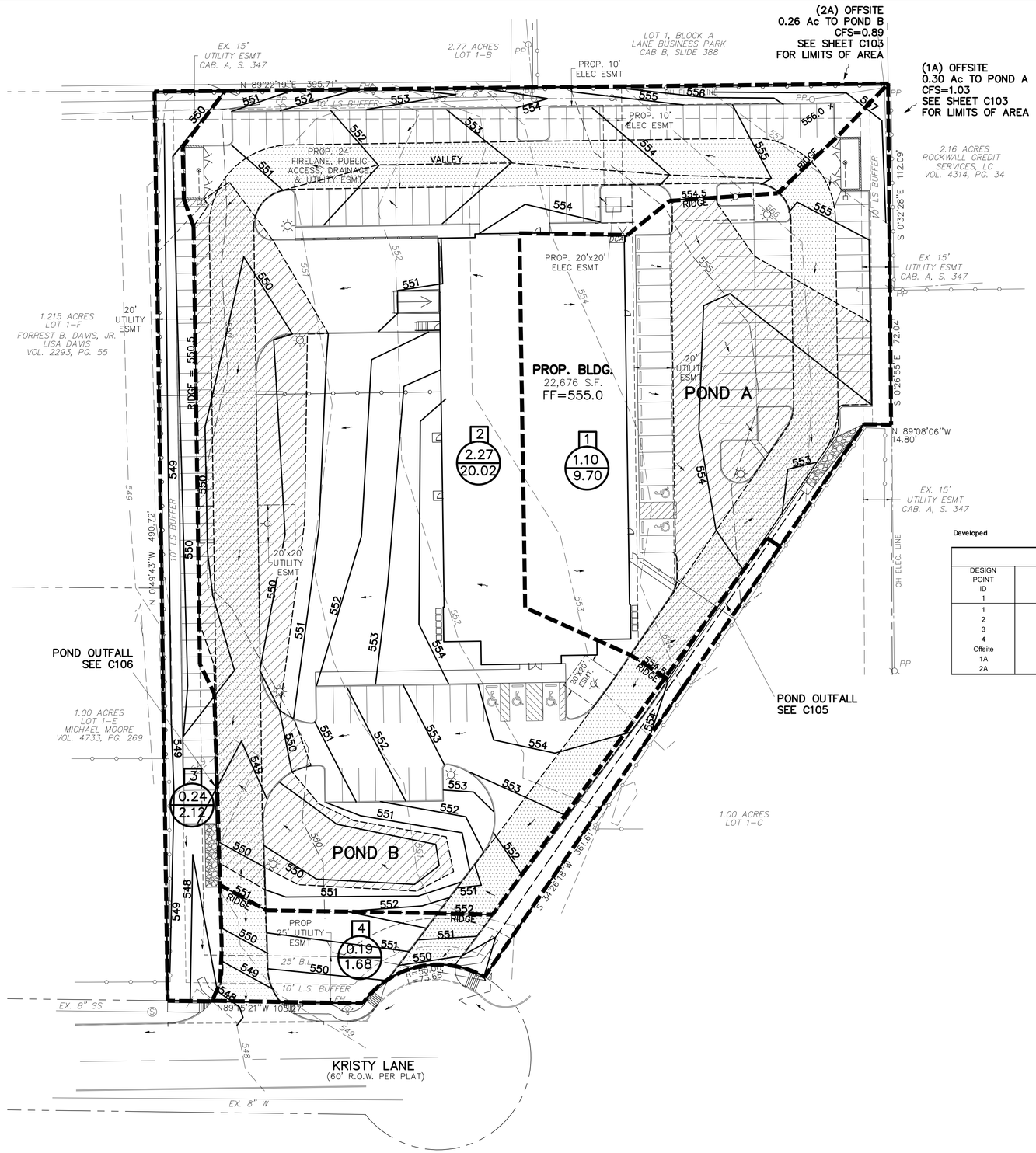
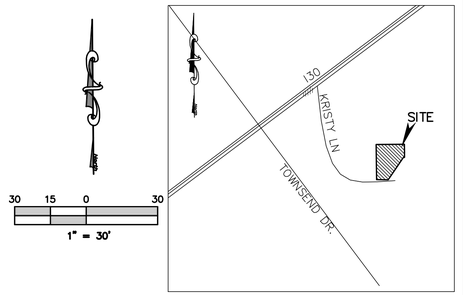


** NOTICE TO CONTRACTORS **

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY **H.D. FETTY** OF **ROYSE CITY, TEXAS**. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.



LOCATION MAP
(NOT TO SCALE)

LEGEND

- = PROPERTY LINE
- = PROP POND
- 460 = EXISTING CONTOURS
- 460 = PROPOSED CONTOURS
- AREA #
- ACRES
- CFS

Developed

DRAINAGE AREA CALCULATIONS

DESIGN POINT ID	RUNOFF COEF. "C"	"Ca"	AREA "A" Acres	TOTAL "CA"	Time of Concentration (Min.)	Intensity I 10yr in/hr	Discharge Q 10yr cfs	Intensity I 100yr in/hr	Discharge Q 100yr cfs	Comments
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1	0.9	1	1.10	0.99	10.00	7.10	7.03	9.80	9.70	Pond A
2	0.9	1	2.27	2.04	10.00	7.10	14.51	9.80	20.02	Pond B
3	0.9	1	0.24	0.22	10.00	7.10	1.53	9.80	2.12	By Pass to Kristy
4	0.9	1	0.19	0.17	10.00	7.10	1.21	9.80	1.68	By Pass to Kristy
Offsite										
1A	0.35	1	0.30	0.11	10.00	7.10	0.75	9.80	1.03	Thru Pond A
2A	0.35		0.26	0.09	10.00	7.10	0.65	9.80	0.89	Thru Pond B
			4.10							

Pond A Acreage	Area 1 + Area 4	1.29	acres
Pond B Acreage	Area 2 + Area 3	2.51	acres

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STATE OF TEXAS
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8-31-2020

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POST DRAINAGE AREA PLAN

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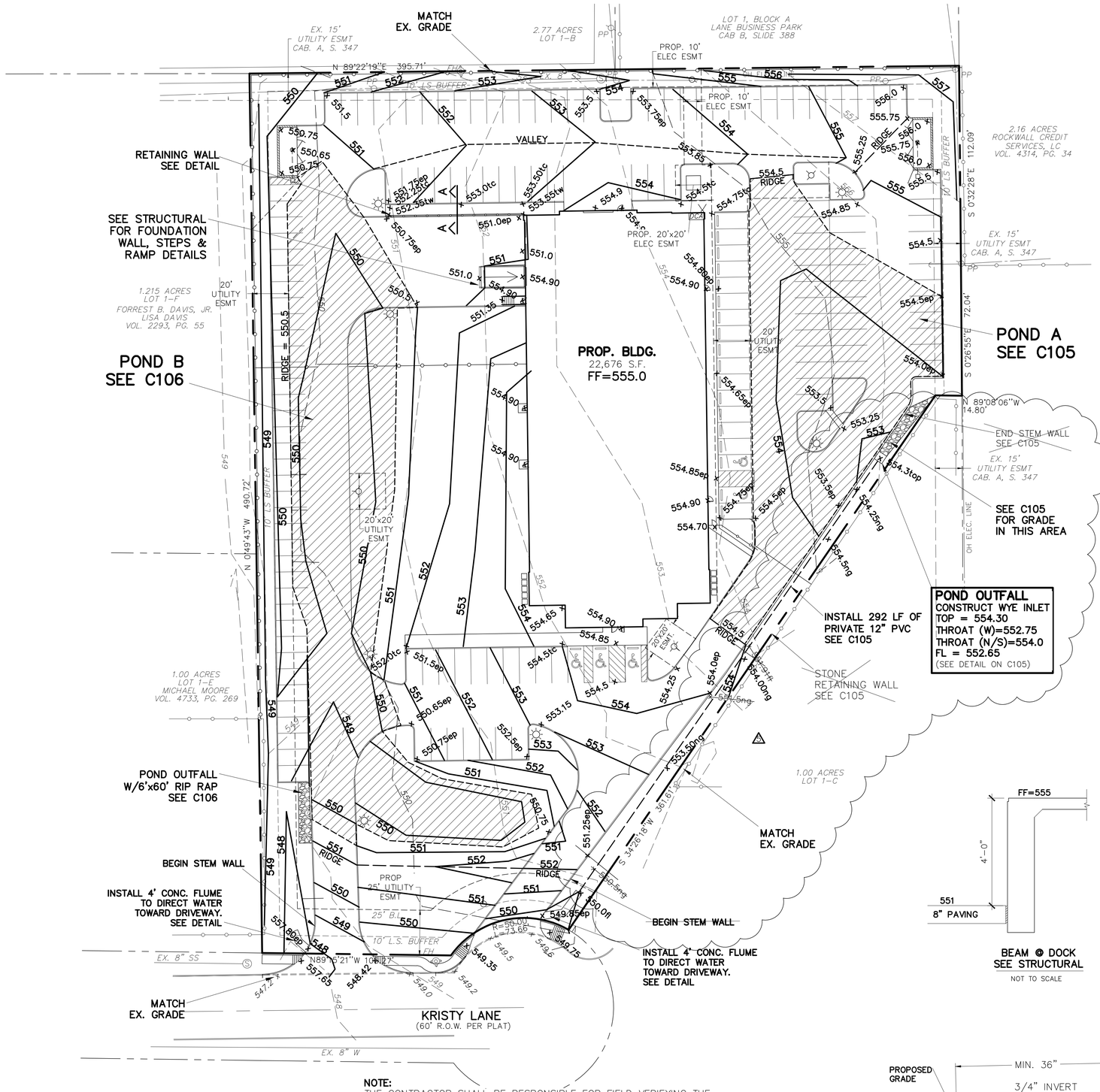
date:	scale:	sheet:
8/31/20	1" = 30'	C103A

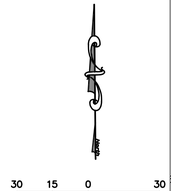


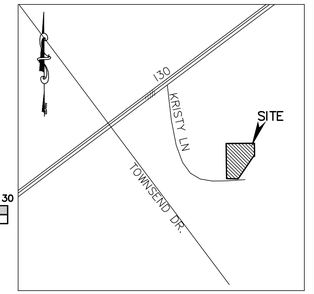
WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

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

**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY **H.D. FETTY** OF **ROYSE CITY, TEXAS**. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.



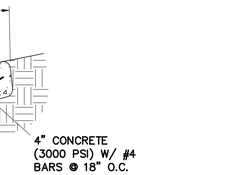


LOCATION MAP
(NOT TO SCALE)

NOTES:
1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
4) ALL SPOT GRADE ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
5) ALL LINES UNDER BUILDING MUST BE TESTED WITH AIR OR WATER TO ENSURE THAT SOIL WILL NOT SEEP INTO PIPE AND RODE THE SOIL UNDER THE FOUNDATION.
6) ANY STORM PIPE INSTALLED IN CITY R.O.W. MUST BE RCP.
7) NO PERMANENT STRUCTURES (INCLUDING LIGHT POLES AND INLETS) MAY BE PLACED WITHIN A PUBLIC UTILITY EASEMENT.
8) NO PART OF THE WALL (FOOTINGS, TIE BACKS, ETC) CAN BE OFF-SITE IN EASEMENTS, OR IN RIGHT OF WAY.
9) ALL FILL TO BE COMPACTED TO A MINIMUM OF 95% STD DENSITY USING A SHEEP'S FOOT ROLLER.

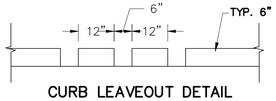
LEGEND

- = PROPERTY LINE
- 460 = EXISTING CONTOURS
- 460 = PROPOSED CONTOURS
- x 463.00 TC or x 462.50 = PROPOSED SPOT GRADES (tc = TOP OF CURB, ep = EDGE OF PAVEMENT, tw = TOP OF WALL, bw = BOTTOM OF WALL) (ALL SPOT GRADES ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED)
- EX. SS = EXISTING SANITARY SEWER LINE
- EX. W = EXISTING WATER LINE
- FH = EXISTING FIRE HYDRANT
- WM = EXISTING WATER METER
- PP = EXISTING POWER POLE
- LP = EXISTING LIGHT POLE
- T = EX. WATER VALVE
- S = EXISTING SEWER MANHOLE
- G = EXISTING GAS METER
- B-B = BACK OF CURB TO BACK OF CURB
- EXIST. or EX. = EXISTING
- RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM
- = PROPOSED FIRE HYDRANT
- = PROPOSED PONDING AREA

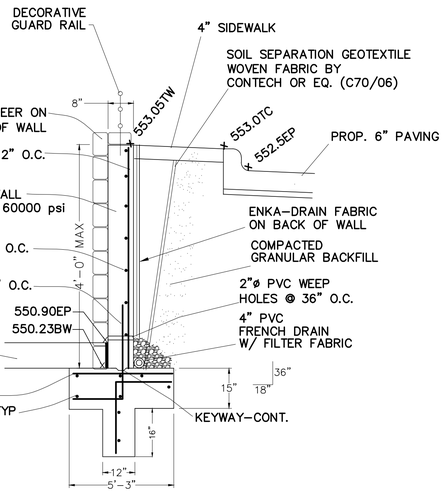


CONCRETE FLUME DETAIL
NOT TO SCALE

BEAM @ DOCK SEE STRUCTURAL
NOT TO SCALE



CURB LEAVEOUT DETAIL
N.T.S.



SECTION A-A
RETAINING WALL
NOT TO SCALE

NOTE:
WALL ENGINEER OR DESIGNATED REPRESENTATIVE WILL NEED TO INSPECT WALL AS IT IS BEING INSTALLED. AN ACCEPTANCE LETTER FROM SAID PERSON STATING THAT WALL IS PER DESIGN WILL NEED TO BE SIGNED AND SEALED PROIR TO ACCEPTANCE.

revised date:	note
3/10/21	Added wye inlet & 12" PVC pipe behind curb

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

STATE OF TEXAS
GERALD E. MONK
44563
REGISTERED PROFESSIONAL ENGINEER
8-31-2020

CASE #: SP2019-047

GRADING & DRAINAGE PLAN

BACON PLUMBING OFFICE

2055 KRISTY LANE
LOT 1-M, BODIN INDUSTRIAL TRACT, 3.54 ACRES
City of Rockwall, Rockwall County, Texas

owner
BACON PROPERTY, LLC
295 RANCH TRAIL
ROCKWALL, TEXAS 75032
CONTACT: BRAD BACON (972)236-5794

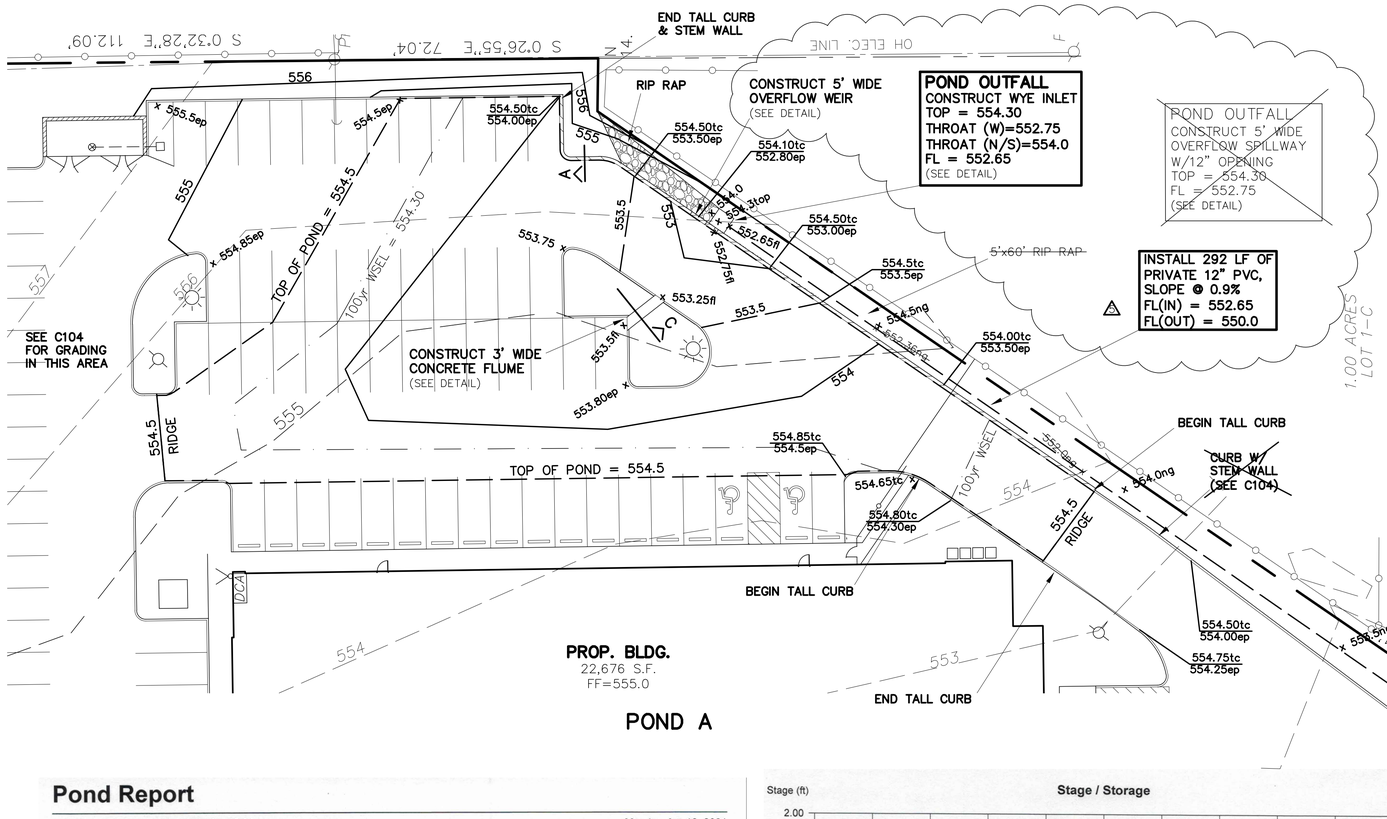
prepared by
MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761
REG NO.: F-2567

AS-BUILT
May 12, 2021
Gerald Monk
GERALD E. MONK, P.E.

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

BENCHMARK:
PK NAIL IN CONCRETE.
NORTHING=7,021,752.890
EASTING=2,601,063.913
ELEVATION = 549.01'

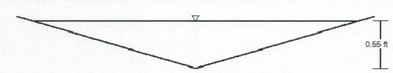
date:	scale:	sheet:
8/31/20	1" = 30'	C104

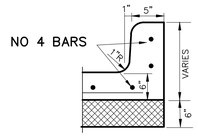


Cross Section for Triangular Channel - 1

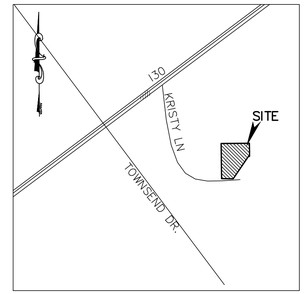
Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.013
Channel Slope	0.00400 ft/ft
Normal Depth	0.55 ft
Left Side Slope	3.33 ft/ft (H:V)
Right Side Slope	3.33 ft/ft (H:V)
Discharge	2.94 ft³/s

Cross Section Image

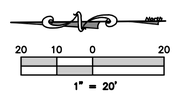


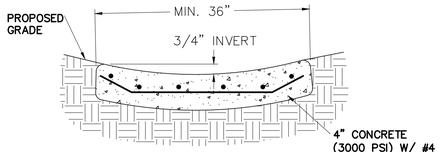


SECTION A
TALL CURB
NOT TO SCALE

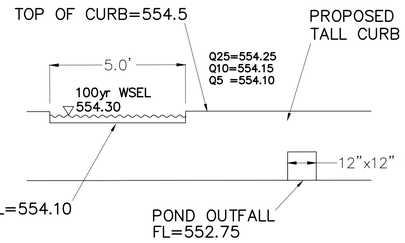


LOCATION MAP
(NOT TO SCALE)

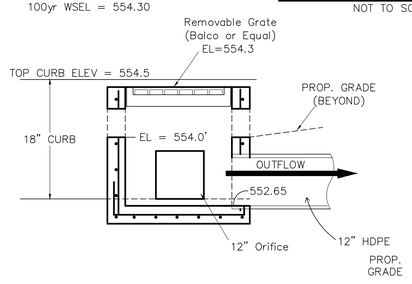


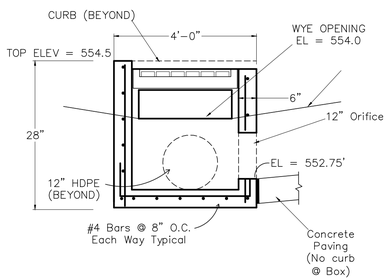


SECTION C
CONCRETE RUNNER DETAIL
NOT TO SCALE



OVERFLOW WEIR DETAIL
NOT TO SCALE





INLET STRUCTURE DETAIL
NOT TO SCALE

LEGEND

- = PROPERTY LINE
- 460 = EXISTING CONTOURS
- 460 = PROPOSED CONTOURS
- x 463.00 TC or x 462.50 = PROPOSED SPOT GRADES
  - tc = TOP OF CURB
  - ep = EDGE OF PAVEMENT
  - tw = TOP OF WALL
  - bw = BOTTOM OF WALL
  - (ALL SPOT GRADES ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED)
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- EX. W = EXISTING WATER LINE
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- PP = EXISTING POWER POLE
- LP = EXISTING LIGHT POLE
- T = EX. WATER VALVE
- S = EXISTING SEWER MANHOLE
- G = EXISTING GAS METER
- = PROPOSED FIRE HYDRANT

revised date:	note
3/10/21	Added wye inlet & 12" PVC pipe behind curb

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

AS-BUILT
May 12, 2021
Gerald Monk
GERALD E. MONK, P.E.

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

STATE OF TEXAS
GERALD E. MONK
#41583
REGISTERED PROFESSIONAL ENGINEER
8-31-2020

BENCHMARK:
PK NAIL IN CONCRETE.
NORTHING=7,021,752.890
EASTING=2,601,063.913
ELEVATION = 549.01'

CASE #: SP2019-047

POND LAYOUT PLAN
POND A

BACON PLUMBING OFFICE

2055 KRISTY LANE
LOT 1-M, BODIN INDUSTRIAL TRACT, 3.54 ACRES
City of Rockwall, Rockwall County, Texas

owner
BACON PROPERTY, LLC
295 RANCH TRAIL
ROCKWALL, TEXAS 75032
CONTACT: BRAD BACON (972)236-5794

prepared by
MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761
REG NO.: F-2567

date:	scale:	sheet:
8/31/20	1" = 20'	C105

Pond Report

Hydraflow Hydrographs by Intelisolve v9.01 — Monday, Apr 12, 2021

Pond No. 1 - Pond A

Pond Data

Contours - User-defined contour areas. Average end area method used for volume calculation. Begining Elevation = 552.75 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	552.75	00	0	0
0.25	553.25	2,000	250	250
0.50	553.50	7,500	1,188	1,438
0.75	553.75	10,000	2,188	3,625
1.00	554.00	15,861	3,233	6,858
1.25	554.25	15,900	3,970	10,828
1.50	554.50	16,000	3,988	14,815
1.75	554.75	16,800	4,100	18,915

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 12.00	12.00	0.00	Inactive
Span (in)	= 12.00	12.00	0.00	0.00
No. Barrels	= 1	1	0	1
Invert El. (ft)	= 552.65	552.75	0.00	0.00
Length (ft)	= 222.00	0.50	0.00	0.00
Slope (%)	= 1.00	1.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

Weir Structures

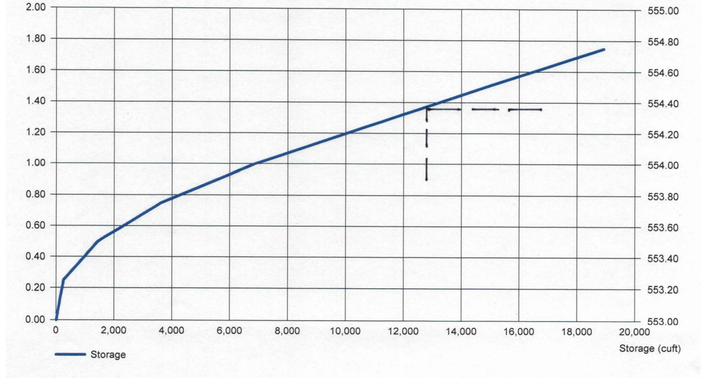
	[A]	[B]	[C]	[D]
Crest Len (ft)	= 12.00	3.50	0.00	0.00
Crest El. (ft)	= 554.50	554.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Riser	Rect	---	---
Multi-Stage	= Yes	Yes	No	No

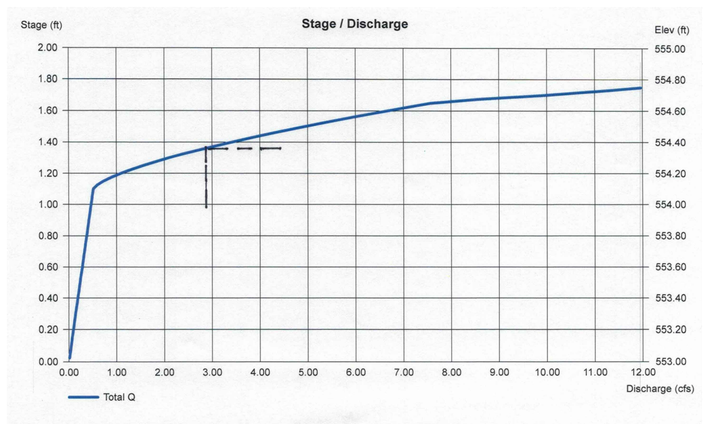
Exfil.(in/hr) = 0.000 (by Contour)
TW Elev. (ft) = 0.00

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

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	552.75	0.00	0.00	---	---	0.00	0.00	---	---	---	---	0.00
0.25	250	553.25	0.76	0.76	---	---	0.00	0.00	---	---	---	---	0.76
0.50	1,438	553.50	1.44	1.43	---	---	0.00	0.00	---	---	---	---	1.43
0.75	3,625	553.75	2.07	2.07	---	---	0.00	0.00	---	---	---	---	2.07
1.00	6,858	554.00	2.47	2.47	---	---	0.00	0.00	---	---	---	---	2.47
1.25	10,828	554.25	3.44	1.98	---	---	0.00	1.46	---	---	---	---	3.44
1.50	14,815	554.50	3.75	1.20	---	---	0.00	2.55	---	---	---	---	3.75
1.75	18,915	554.75	3.96	0.41	---	---	1.78	1.77	---	---	---	---	3.95





Overal Detention Pond Modified Rational **POND A**

Present Conditions **Area 1 - Bypass Area 4**

		By-Pass Acreage	New Acreage
Q=CiA			
A=	**1.290**	**0.190**	**1.10**
C=	**0.35**		
Tc=	**20.00**		
I100=	**8.30**		
Q100=	**3.75**		

Future Conditions		**Offsite Condition**	**ByPass**	**Q Allow**
A=	**1.29**	**0.300**	**0.19**	
A (adj)	**1.10**			
C=	**0.90**	**0.350**	**0.90**	
Tc	**10.00**	**20**	**10.00**	
I100=	**9.80**	**8.30**	**9.80**	
Q100=	**11.38**	**0.872**	**1.68**	**2.94**

Flow for Storm Duration (Developed) **Flow for Storm Durations (Offsite)**

Time	I	C	Q (cfs)	Time	I	C	Q (cfs)
10 min	9.80	0.90	9.702	10 min	9.80	0.35	1.029
15 min	9.00	0.90	8.910	15 min	9.00	0.35	0.945
20 min	8.30	0.90	8.217	20 min	8.30	0.35	0.872
30 min	6.90	0.90	6.831	30 min	6.90	0.35	0.725
40 min	5.80	0.90	5.742	40 min	5.80	0.35	0.609
50 min	5.00	0.90	4.950	50 min	5.00	0.35	0.525
60 min	4.50	0.90	4.455	60 min	4.50	0.35	0.473
70 min	4.00	0.90	3.960	70 min	4.00	0.35	0.420
80 min	3.70	0.90	3.663	80 min	3.70	0.35	0.389
90 min	3.50	0.90	3.465	90 min	3.50	0.35	0.368
100 min	3.40	0.90	3.366	100 min	3.40	0.35	0.357
110 min	3.20	0.90	3.168	110 min	3.20	0.35	0.336

Storage Claculations

10 min			CF
Inflow	6,439	Storage	4,673
Outflow	1,766		
15 min			
Inflow	8,870	Storage	6,662
Outflow	2,207		
20 min			
Inflow	10,906	Storage	8,257
Outflow	2,649		
30 min			
Inflow	13,600	Storage	10,068
Outflow	3,532		
40 min			
Inflow	15,242	Storage	10,828
Outflow	4,415		
50 min			
Inflow	16,425	Storage	11,127
Outflow	5,298		
60 min			
Inflow	17,739	Storage	11,558
Outflow	6,181		
70 min			
Inflow	18,396	Storage	11,332
Outflow	7,064		
80 min			
Inflow	19,447	Storage	11,501
Outflow	7,947		
90 min			
Inflow	20,696	Storage	11,866
Outflow	8,829		
100 min			
Inflow	22,338	Storage	12,626
Outflow	9,712		
110 min			
Inflow	21,024	Storage	10,429
Outflow	10,595		

Overal Detention Pond Modified Rational **POND A**

Present Conditions **Area 1 - Bypass Area 4**

		By-Pass Acreage	New Acreage
Q=CiA			
A=	**1.290**	**0.190**	**1.10**
C=	**0.35**		
Tc=	**20.00**		
I25	**6.30**		
Q100=	**2.84**		

Future Conditions		**Offsite Condition**	**ByPass**	**Q Allow**
A=	**1.29**	**0.300**	**0.19**	
A (adj)	**1.10**			
C=	**0.90**	**0.350**	**0.90**	
Tc	**10.00**	**20**	**10.00**	
I25	**8.30**	**8.30**	**9.80**	
Q100=	**9.64**	**0.872**	**1.68**	**2.04**

Flow for Storm Duration (Developed) **Flow for Storm Durations (Offsite)**

Time	I	C	Q (cfs)	Time	I	C	Q (cfs)
10 min	8.30	0.90	8.217	10 min	8.30	0.35	0.872
15 min	7.50	0.90	7.425	15 min	7.50	0.35	0.788
20 min	6.60	0.90	6.534	20 min	6.60	0.35	0.693
30 min	5.50	0.90	5.445	30 min	5.50	0.35	0.578
40 min	4.60	0.90	4.554	40 min	4.60	0.35	0.483
50 min	4.00	0.90	3.960	50 min	4.00	0.35	0.420
60 min	3.50	0.90	3.465	60 min	3.50	0.35	0.368
70 min	3.30	0.90	3.267	70 min	3.30	0.35	0.347
80 min	3.10	0.90	3.069	80 min	3.10	0.35	0.326
90 min	2.90	0.90	2.871	90 min	2.90	0.35	0.305
100 min	2.70	0.90	2.673	100 min	2.70	0.35	0.284
110 min	2.50	0.90	2.475	110 min	2.50	0.35	0.263

Storage Claculations

10 min			CF
Inflow	5,453	Storage	4,229
Outflow	1,224		
15 min			
Inflow	7,391	Storage	5,861
Outflow	1,530		
20 min			
Inflow	8,672	Storage	6,836
Outflow	1,836		
30 min			
Inflow	10,841	Storage	8,392
Outflow	2,448		
40 min			
Inflow	12,089	Storage	9,029
Outflow	3,060		
50 min			
Inflow	13,140	Storage	9,468
Outflow	3,672		
60 min			
Inflow	13,797	Storage	9,513
Outflow	4,284		
70 min			
Inflow	15,177	Storage	10,280
Outflow	4,896		
80 min			
Inflow	16,294	Storage	10,785
Outflow	5,508		
90 min			
Inflow	17,148	Storage	11,027
Outflow	6,120		
100 min			
Inflow	17,739	Storage	11,007
Outflow	6,732		
110 min			
Inflow	16,425	Storage	9,080
Outflow	7,345		

Overal Detention Pond Modified Rational **POND A**

Present Conditions **Area 1 - Bypass Area 4**

		By-Pass Acreage	New Acreage
Q=CiA			
A=	**1.290**	**0.190**	**1.10**
C=	**0.35**		
Tc=	**20.00**		
I10	**5.90**		
Q100=	**2.66**		

Future Conditions		**Offsite Condition**	**ByPass**	**Q Allow**
A=	**1.29**	**0.300**	**0.19**	
A (adj)	**1.10**			
C=	**0.90**	**0.350**	**0.90**	
Tc	**10.00**	**20**	**10.00**	
I10	**7.10**	**8.30**	**9.80**	
Q100=	**8.24**	**0.872**	**1.68**	**1.86**

Flow for Storm Duration (Developed) **Flow for Storm Durations (Offsite)**

Time	I	C	Q (cfs)	Time	I	C	Q (cfs)
10 min	7.10	0.90	7.029	10 min	7.10	0.35	0.746
15 min	6.50	0.90	6.435	15 min	6.50	0.35	0.683
20 min	5.90	0.90	5.841	20 min	5.90	0.35	0.620
30 min	4.80	0.90	4.752	30 min	4.80	0.35	0.504
40 min	4.00	0.90	3.960	40 min	4.00	0.35	0.420
50 min	3.50	0.90	3.465	50 min	3.50	0.35	0.368
60 min	3.00	0.90	2.970	60 min	3.00	0.35	0.315
70 min	2.80	0.90	2.772	70 min	2.80	0.35	0.294
80 min	2.60	0.90	2.574	80 min	2.60	0.35	0.273
90 min	2.50	0.90	2.475	90 min	2.50	0.35	0.263
100 min	2.40	0.90	2.376	100 min	2.40	0.35	0.252
110 min	2.30	0.90	2.277	110 min	2.30	0.35	0.242

Storage Claculations

10 min			CF
Inflow	4,665	Storage	3,549
Outflow	1,116		
15 min			
Inflow	6,406	Storage	5,011
Outflow	1,395		
20 min			
Inflow	7,753	Storage	6,079
Outflow	1,674		
30 min			
Inflow	9,461	Storage	7,229
Outflow	2,231		
40 min			
Inflow	10,512	Storage	7,723
Outflow	2,789		
50 min			
Inflow	11,498	Storage	8,150
Outflow	3,347		
60 min			
Inflow	11,826	Storage	7,921
Outflow	3,905		
70 min			
Inflow	12,877	Storage	8,414
Outflow	4,463		
80 min			
Inflow	13,666	Storage	8,645
Outflow	5,021		
90 min			
Inflow	14,783	Storage	9,204
Outflow	5,579		
100 min			
Inflow	15,768	Storage	9,631
Outflow	6,137		
110 min			
Inflow	15,111	Storage	8,417
Outflow	6,694		

Overal Detention Pond Modified Rational **POND A**

Present Conditions **Area 1 - Bypass Area 4**

		By-Pass Acreage	New Acreage
Q=CiA			
A=	**1.290**	**0.190**	**1.10**
C=	**0.35**		
Tc=	**20.00**		
I5	**4.90**		
Q100=	**2.21**		

Future Conditions		**Offsite Condition**	**ByPass**	**Q Allow**
A=	**1.29**	**0.300**	**0.19**	
A (adj)	**1.10**			
C=	**0.90**	**0.350**	**0.90**	
Tc	**10.00**	**20**	**10.00**	
I5	**6.10**	**8.30**	**9.80**	
Q100=	**7.08**	**0.872**	**1.68**	**1.41**

Flow for Storm Duration (Developed) **Flow for Storm Durations (Offsite)**

Time	I	C	Q (cfs)	Time	I	C	Q (cfs)
10 min	6.10	0.90	6.039	10 min	9.80	0.35	1.029
15 min	5.50	0.90	5.445	15 min	9.00	0.35	0.945
20 min	4.90	0.90	4.851	20 min	8.30	0.35	0.872
30 min	4.10	0.90	4.059	30 min	6.90	0.35	0.725
40 min	3.40	0.90	3.366	40 min	5.80	0.35	0.609
50 min	2.80	0.90	2.772	50 min	5.00	0.35	0.525
60 min	2.60	0.90	2.574	60 min	4.50	0.35	0.473
70 min	2.40	0.90	2.376	70 min	4.00	0.35	0.420
80 min	2.30	0.90	2.277	80 min	3.70	0.35	0.389
90 min	2.10	0.90	2.079	90 min	3.50	0.35	0.368
100 min	1.90	0.90	1.881	100 min	3.40	0.35	0.357
110 min	1.80	0.90	1.782	110 min	3.20	0.35	0.336

Storage Claculations

10 min			CF
Inflow	4,241	Storage	3,396
Outflow	845		
15 min			
Inflow	5,751	Storage	4,695
Outflow	1,056		
20 min			
Inflow	6,867	Storage	5,600
Outflow	1,267		
30 min			
Inflow	8,610	Storage	6,921
Outflow	1,690		
40 min			
Inflow	9,540	Storage	7,428
Outflow	2,112		
50 min			
Inflow	9,891	Storage	7,357
Outflow	2,534		
60 min			
Inflow	10,967	Storage	8,010
Outflow	2,957		
70 min			
Inflow	11,743	Storage	8,364
Outflow	3,379		
80 min			
Inflow	12,794	Storage	8,993
Outflow	3,802		
90 min			
Inflow	13,211	Storage	8,987
Outflow	4,224		
100 min			
Inflow	13,428	Storage	8,781
Outflow	4,647		
110 min			
Inflow	12,708	Storage	7,639
Outflow	5,069		

Summary Detention Pond A Calculations

			Volume		Elevation
Qallow 100	2.94	cfs	12,626	cf	554.30
Qallow 25	2.04	cfs	11,027	cf	554.25
Qallow 10	1.86	cfs	9,631	cf	554.15
Qallow 5	1.41	cfs	8,993	cf	554.10

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

STATE OF TEXAS
GERALD E. MONK
44583
REGISTERED
PROFESSIONAL ENGINEER
8-31-2020

CASE #: SP2019-047

POND CALCULATIONS POND A

BACON PLUMBING OFFICE

2055 KRISTY LANE
LOT 1-M, BODIN INDUSTRIAL TRACT, 3.54 ACRES
City of Rockwall, Rockwall County, Texas

owner
BACON PROPERTY, LLC
295 RANCH TRAIL
ROCKWALL, TEXAS 75032
CONTACT: BRAD BACON (972)236-5794

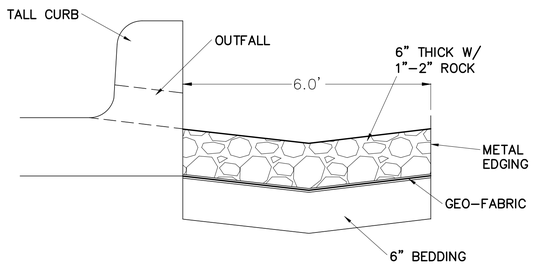
prepared by

MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761
REG NO.: F-2567

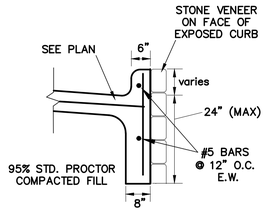
AS-BUILT
May 12, 2021
Gerald Monk
GERALD E. MONK, P.E.

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

date:	scale:	sheet:
8/31/20	1" = 20'	C105A



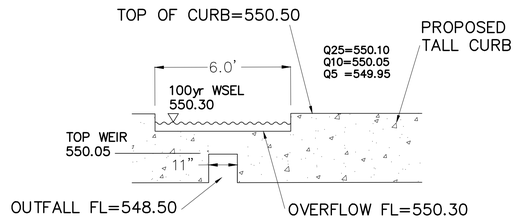
RIP RAP DETAIL
NOT TO SCALE



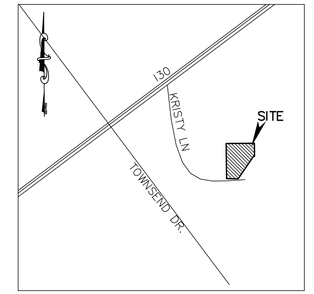
SECTION B
STEM WALL
NOT TO SCALE

POND B

POND B OUTFALL
CONSTRUCT 6' WIDE OVERFLOW SPILLWAY W/11" OPENING
TOP = 550.3
FL = 548.50
(SEE DETAIL)



POND B OUTFALL DETAIL
NOT TO SCALE



LOCATION MAP
(NOT TO SCALE)

20 10 0 20
1" = 20'

LEGEND

- = PROPERTY LINE
- 460 = EXISTING CONTOURS
- 460 = PROPOSED CONTOURS
- x 463.00 TC or x 462.50 = PROPOSED SPOT GRADES (tc = TOP OF CURB, ep = EDGE OF PAVEMENT, tw = TOP OF WALL, bw = BOTTOM OF WALL) (ALL SPOT GRADES ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED)
- EX. SS = EXISTING SANITARY SEWER LINE
- EX. W = EXISTING WATER LINE
- FH = EXISTING FIRE HYDRANT
- WM = EXISTING WATER METER
- PP = EXISTING POWER POLE
- LP = EXISTING LIGHT POLE
- T = EX. WATER VALVE
- S = EXISTING SEWER MANHOLE
- G = EXISTING GAS METER
- = PROPOSED FIRE HYDRANT

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

STATE OF TEXAS
GERALD E. MONK
44563
REGISTERED PROFESSIONAL ENGINEER
8-31-2020

CASE #: SP2019–047

Pond Report

Hydraflow Hydrographs by Intelisolve v9.01 — Thursday, Aug 27, 2020

Pond No. 2 - Pond B

Pond Data

Contours - User-defined contour areas. Average end area method used for volume calculation. Begining Elevation = 548.50 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	548.50	00	0	0
0.25	548.75	250	31	31
0.50	549.00	8,815	1,133	1,164
0.75	549.25	12,000	2,602	3,766
1.00	549.50	15,000	3,375	7,141
1.25	549.75	17,500	4,063	11,204
1.50	550.00	23,802	5,163	16,367
1.75	550.25	26,500	6,288	22,654
2.00	550.50	26,500	6,625	29,279

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 20.00	0.00	0.00	Inactive
Span (in)	= 11.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	1
Invert El. (ft)	= 548.50	0.00	0.00	0.00
Length (ft)	= 0.50	0.00	0.00	0.00
Slope (%)	= 0.25	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

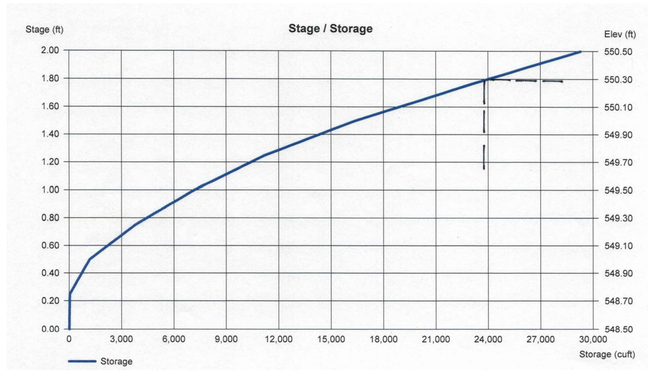
	[A]	[B]	[C]	[D]
Crest Len (ft)	= 6.00	0.00	0.00	0.00
Crest El. (ft)	= 550.05	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No

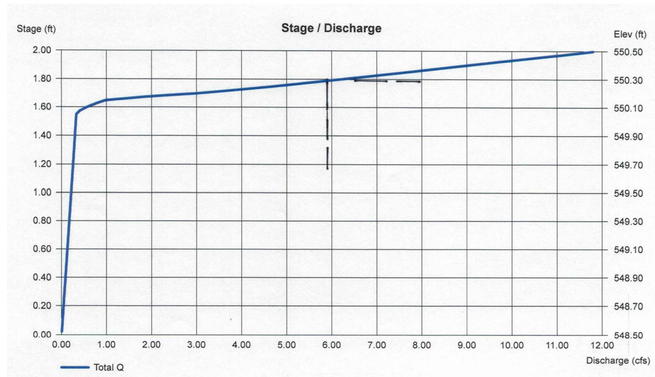
Exfil.(in/hr) = 0.000 (by Contour)
TW Elev. (ft) = 0.00

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

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	548.50	0.00	---	---	---	0.00	---	---	---	---	---	0.00
0.25	31	548.75	0.05	---	---	---	0.00	---	---	---	---	---	0.05
0.50	1,164	549.00	0.10	---	---	---	0.00	---	---	---	---	---	0.10
0.75	3,766	549.25	0.16	---	---	---	0.00	---	---	---	---	---	0.16
1.00	7,141	549.50	0.21	---	---	---	0.00	---	---	---	---	---	0.21
1.25	11,204	549.75	0.26	---	---	---	0.00	---	---	---	---	---	0.26
1.50	16,367	550.00	0.31	---	---	---	0.00	---	---	---	---	---	0.31
1.75	22,654	550.25	2.90	---	---	---	1.79	---	---	---	---	---	4.69
2.00	29,279	550.50	5.77	---	---	---	6.03	---	---	---	---	---	11.80





AS–BUILT
May 12, 2021
Gerald Monk
GERALD E. MONK, P.E.

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

BENCHMARK:
PK NAIL IN CONCRETE.
NORTHING=7,021,752.890
EASTING=2,601,063.913
ELEVATION = 549.01'

POND LAYOUT PLAN POND B

BACON PLUMBING OFFICE

2055 KRISTY LANE
LOT 1–M, BODIN INDUSTRIAL TRACT, 3.54 ACRES
City of Rockwall, Rockwall County, Texas

owner
BACON PROPERTY, LLC
295 RANCH TRAIL
ROCKWALL, TEXAS 75032
CONTACT: BRAD BACON (972)236–5794

prepared by

MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272–1763 Fax 972 272–8761
REG NO.: F–2567

date:	scale:	sheet:
8/31/20	1" = 20'	C106

Overal Detention Pond Modified Rational **POND B**

Present Conditions Area 3

Q=CiA		By-Pass Acreage	New Acreage
A=	2.510	0.240	2.27
C=	0.35		
Tc=	20.00		
I100=	8.30		
Q100=	7.29		

Future Conditions		Offsite Condition	ByPass	Q Allow
A=	2.51	0.260	0.24	
A (adj)	2.27			
C=	0.90	0.350	0.90	
Tc	10.00	20	10.00	
I100=	9.80	8.30	9.80	
Q100=	22.14	0.755	2.12	5.93

Flow for Storm Duration (Developed) **Flow for Storm Durations (Offsite)**

Time	I	C	Q (cfs)	Time	I	C	Q (cfs)
10 min	9.80	0.90	20.021	10 min	9.80	0.35	0.892
15 min	9.00	0.90	18.387	15 min	9.00	0.35	0.819
20 min	8.30	0.90	16.957	20 min	8.30	0.35	0.755
30 min	6.90	0.90	14.097	30 min	6.90	0.35	0.628
40 min	5.80	0.90	11.849	40 min	5.80	0.35	0.528
50 min	5.00	0.90	10.215	50 min	5.00	0.35	0.455
60 min	4.50	0.90	9.194	60 min	4.50	0.35	0.410
70 min	4.00	0.90	8.172	70 min	4.00	0.35	0.364
80 min	3.70	0.90	7.559	80 min	3.70	0.35	0.337
90 min	3.50	0.90	7.151	90 min	3.50	0.35	0.319
100 min	3.40	0.90	6.946	100 min	3.40	0.35	0.309
110 min	3.20	0.90	6.538	110 min	3.20	0.35	0.291

Storage Claculations

10 min			CF
Inflow	12,548	Storage	8,990
Outflow	3,558		
15 min			
Inflow	17,285	Storage	12,838
Outflow	4,448		
20 min			
Inflow	21,255	Storage	15,918
Outflow	5,337		
30 min			
Inflow	26,504	Storage	19,388
Outflow	7,116		
40 min			
Inflow	29,705	Storage	20,810
Outflow	8,895		
50 min			
Inflow	32,010	Storage	21,336
Outflow	10,674		
60 min			
Inflow	34,571	Storage	22,118
Outflow	12,453		
70 min			
Inflow	35,851	Storage	21,619
Outflow	14,232		
80 min			
Inflow	37,900	Storage	21,889
Outflow	16,011		
90 min			
Inflow	40,333	Storage	22,542
Outflow	17,790		
100 min			
Inflow	43,534	Storage	23,964
Outflow	19,569		
110 min			
Inflow	40,973	Storage	19,625
Outflow	21,348		

Overal Detention Pond Modified Rational **Pond B**

Present Conditions

Q=CiA		By-Pass Acreage	New Acreage
A=	2.510	0.240	2.27
C=	0.35		
Tc=	20.00		
I25	6.30		
Q100=	5.53		

Future Conditions		Offsite Condition	ByPass	Q Allow
A=	2.51	0.260	0.24	
A (adj)	2.27			
C=	0.90	0.350	0.90	
Tc	10.00	20	10.00	
I25	8.30	8.30	9.80	
Q100=	18.75	0.755	2.12	4.17

Flow for Storm Duration (Developed) **Flow for Storm Durations (Offsite)**

Time	I	C	Q (cfs)	Time	I	C	Q (cfs)
10 min	8.30	0.90	16.957	10 min	8.30	0.35	0.755
15 min	7.50	0.90	15.323	15 min	7.50	0.35	0.683
20 min	6.60	0.90	13.484	20 min	6.60	0.35	0.601
30 min	5.50	0.90	11.237	30 min	5.50	0.35	0.501
40 min	4.60	0.90	9.398	40 min	4.60	0.35	0.419
50 min	4.00	0.90	8.172	50 min	4.00	0.35	0.364
60 min	3.50	0.90	7.151	60 min	3.50	0.35	0.319
70 min	3.30	0.90	6.742	70 min	3.30	0.35	0.300
80 min	3.10	0.90	6.333	80 min	3.10	0.35	0.282
90 min	2.90	0.90	5.925	90 min	2.90	0.35	0.264
100 min	2.70	0.90	5.516	100 min	2.70	0.35	0.246
110 min	2.50	0.90	5.108	110 min	2.50	0.35	0.228

Storage Claculations

10 min			CF
Inflow	10,627	Storage	8,123
Outflow	2,504		
15 min			
Inflow	14,405	Storage	11,275
Outflow	3,130		
20 min			
Inflow	16,901	Storage	13,146
Outflow	3,756		
30 min			
Inflow	21,127	Storage	16,119
Outflow	5,008		
40 min			
Inflow	23,559	Storage	17,300
Outflow	6,260		
50 min			
Inflow	25,608	Storage	18,097
Outflow	7,511		
60 min			
Inflow	26,888	Storage	18,125
Outflow	8,763		
70 min			
Inflow	29,577	Storage	19,562
Outflow	10,015		
80 min			
Inflow	31,754	Storage	20,487
Outflow	11,267		
90 min			
Inflow	33,418	Storage	20,899
Outflow	12,519		
100 min			
Inflow	34,571	Storage	20,800
Outflow	13,771		
110 min			
Inflow	32,010	Storage	16,987
Outflow	15,023		

Overal Detention Pond Modified Rational **POND A**

Present Conditions

Q=CiA		By-Pass Acreage	New Acreage
A=	2.510	0.240	2.27
C=	0.35		
Tc=	20.00		
I10	5.90		
Q100=	5.18		

Future Conditions		Offsite Condition	ByPass	Q Allow
A=	2.51	0.260	0.24	
A (adj)	2.27			
C=	0.90	0.350	0.90	
Tc	10.00	20	10.00	
I10	7.10	8.30	9.80	
Q100=	16.04	0.755	2.12	3.82

Flow for Storm Duration (Developed) **Flow for Storm Durations (Offsite)**

Time	I	C	Q (cfs)	Time	I	C	Q (cfs)
10 min	7.10	0.90	14.505	10 min	7.10	0.35	0.646
15 min	6.50	0.90	13.280	15 min	6.50	0.35	0.592
20 min	5.90	0.90	12.054	20 min	5.90	0.35	0.537
30 min	4.80	0.90	9.806	30 min	4.80	0.35	0.437
40 min	4.00	0.90	8.172	40 min	4.00	0.35	0.364
50 min	3.50	0.90	7.151	50 min	3.50	0.35	0.319
60 min	3.00	0.90	6.129	60 min	3.00	0.35	0.273
70 min	2.80	0.90	5.720	70 min	2.80	0.35	0.255
80 min	2.60	0.90	5.312	80 min	2.60	0.35	0.237
90 min	2.50	0.90	5.108	90 min	2.50	0.35	0.228
100 min	2.40	0.90	4.903	100 min	2.40	0.35	0.218
110 min	2.30	0.90	4.699	110 min	2.30	0.35	0.209

Storage Claculations

10 min			CF
Inflow	9,091	Storage	6,798
Outflow	2,293		
15 min			
Inflow	12,484	Storage	9,618
Outflow	2,866		
20 min			
Inflow	15,109	Storage	11,669
Outflow	3,439		
30 min			
Inflow	18,438	Storage	13,852
Outflow	4,586		
40 min			
Inflow	20,486	Storage	14,754
Outflow	5,732		
50 min			
Inflow	22,407	Storage	15,528
Outflow	6,879		
60 min			
Inflow	23,047	Storage	15,022
Outflow	8,025		
70 min			
Inflow	25,096	Storage	15,924
Outflow	9,172		
80 min			
Inflow	26,632	Storage	16,314
Outflow	10,318		
90 min			
Inflow	28,809	Storage	17,344
Outflow	11,465		
100 min			
Inflow	30,730	Storage	18,118
Outflow	12,611		
110 min			
Inflow	29,449	Storage	15,691
Outflow	13,758		

Overal Detention Pond Modified Rational **POND A**

Present Conditions

Q=CiA		By-Pass Acreage	New Acreage
A=	2.510	0.240	2.27
C=	0.35		
Tc=	20.00		
I5	4.90		
Q100=	4.30		

Future Conditions		Offsite Condition	ByPass	Q Allow
A=	2.51	0.260	0.24	
A (adj)	2.27			
C=	0.90	0.350	0.90	
Tc	10.00	20	10.00	
I5	6.10	8.30	9.80	
Q100=	13.78	0.755	2.12	2.94

Flow for Storm Duration (Developed) **Flow for Storm Durations (Offsite)**

Time	I	C	Q (cfs)	Time	I	C	Q (cfs)
10 min	6.10	0.90	12.462	10 min	9.80	0.35	0.892
15 min	5.50	0.90	11.237	15 min	9.00	0.35	0.819
20 min	4.90	0.90	10.011	20 min	8.30	0.35	0.755
30 min	4.10	0.90	8.376	30 min	6.90	0.35	0.628
40 min	3.40	0.90	6.946	40 min	5.80	0.35	0.528
50 min	2.80	0.90	5.720	50 min	5.00	0.35	0.455
60 min	2.60	0.90	5.312	60 min	4.50	0.35	0.410
70 min	2.40	0.90	4.903	70 min	4.00	0.35	0.364
80 min	2.30	0.90	4.699	80 min	3.70	0.35	0.337
90 min	2.10	0.90	4.290	90 min	3.50	0.35	0.319
100 min	1.90	0.90	3.882	100 min	3.40	0.35	0.309
110 min	1.80	0.90	3.677	110 min	3.20	0.35	0.291

Storage Claculations

10 min			CF
Inflow	8,012	Storage	6,247
Outflow	1,766		
15 min			
Inflow	10,850	Storage	8,643
Outflow	2,207		
20 min			
Inflow	12,919	Storage	10,270
Outflow	2,649		
30 min			
Inflow	16,208	Storage	12,676
Outflow	3,532		
40 min			
Inflow	17,938	Storage	13,523
Outflow	4,415		
50 min			
Inflow	18,526	Storage	13,229
Outflow	5,298		
60 min			
Inflow	20,597	Storage	14,416
Outflow	6,181		
70 min			
Inflow	22,122	Storage	15,059
Outflow	7,064		
80 min			
Inflow	24,171	Storage	16,224
Outflow	7,947		
90 min			
Inflow	24,888	Storage	16,058
Outflow	8,829		
100 min			
Inflow	25,147	Storage	15,434
Outflow	9,712		
110 min			
Inflow	23,812	Storage	13,216
Outflow	10,595		

Summary Detention Pond B Calculations

			Volume		Elevation
Qallow 100	5.93	cfs	23,964	cf	550.30
Qallow 25	4.17	cfs	20,899	cf	550.10
Qallow 10	3.82	cfs	18,118	cf	550.05
Qallow 5	2.94	cfs	16,224	cf	549.95

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

STATE OF TEXAS
GERALD E. MONK
44563
REGISTERED PROFESSIONAL ENGINEER
8-31-2020

AS-BUILT
May 12, 2021
Gerald Monk
GERALD E. MONK, P.E.

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

CASE #: SP2019-047

POND CALCULATIONS POND B

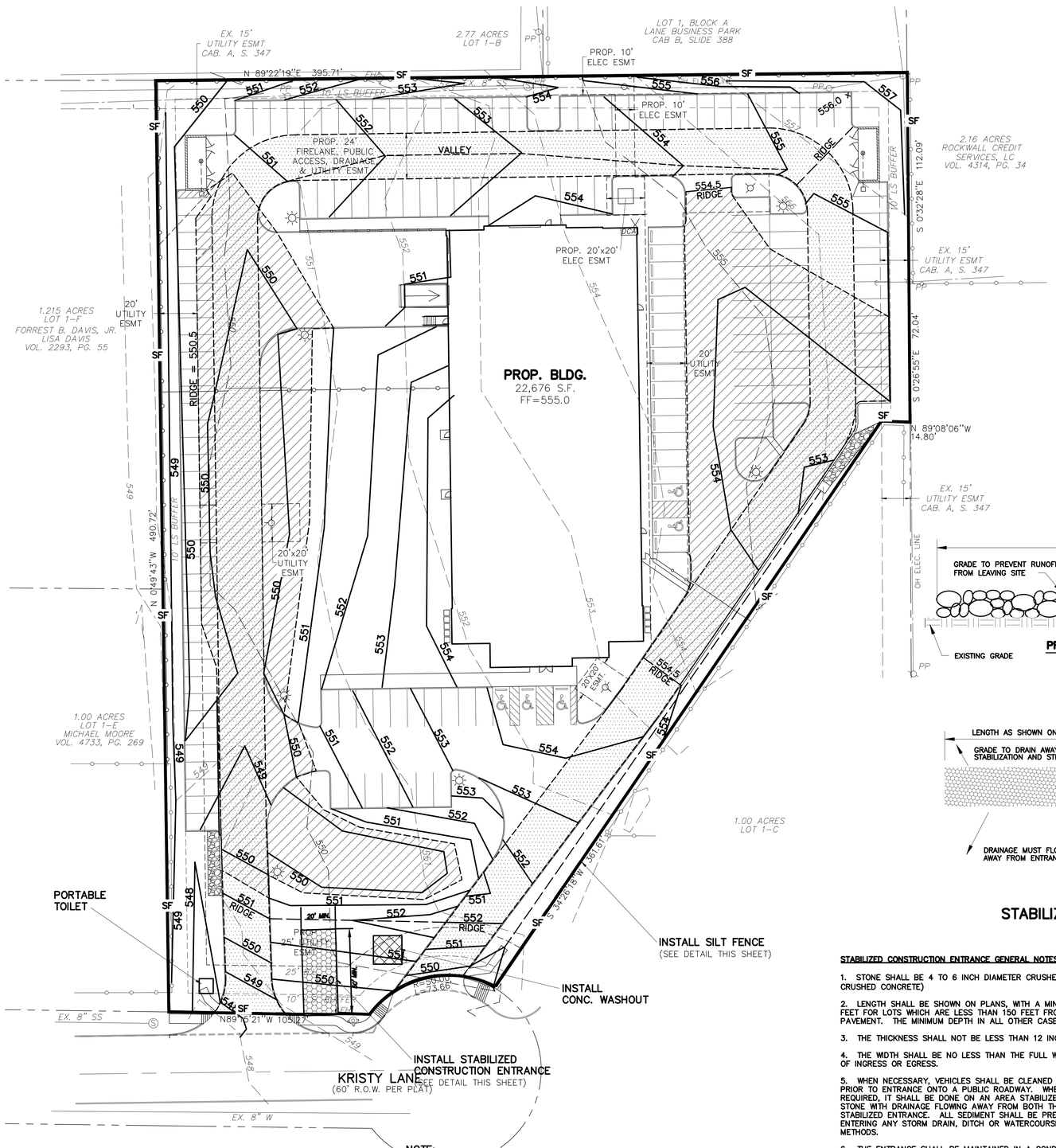
BACON PLUMBING OFFICE

2055 KRISTY LANE
LOT 1-M, BODIN INDUSTRIAL TRACT, 3.54 ACRES
City of Rockwall, Rockwall County, Texas

owner
BACON PROPERTY, LLC
295 RANCH TRAIL
ROCKWALL, TEXAS 75032
CONTACT: BRAD BACON (972)236-5794

prepared by
MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761
REG NO.: F-2567

date:	scale:	sheet:
8/31/20	1" = 20'	C106A

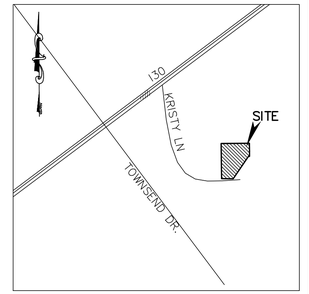


NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON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

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

** NOTICE TO CONTRACTORS **

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY **H.D. FETTY** OF **ROYSE CITY, TEXAS**. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.



LOCATION MAP
(NOT TO SCALE)

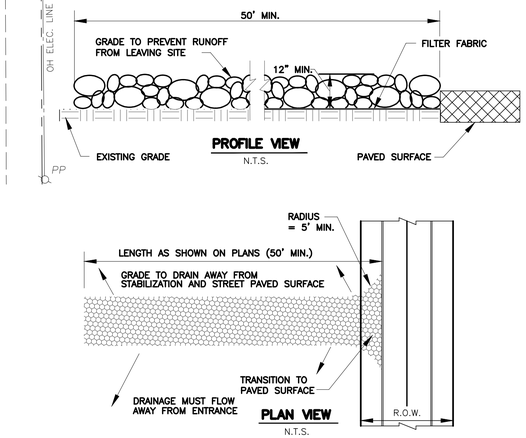
NOTES:
1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
4) ALL SPOT GRADE ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
5) ALL CURB INLETS MUST BE PROTECTED TO PREVENT SEDIMENT FROM ENTERING STORM SYSTEM.
6) ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION
7) THERE ARE NO ONSITE OR ADJACENT SURFACE WATERS OR WETLANDS
8) 75-80% OF ALL DISTURBED AREA TO HAVE A MIN. 1" TALL GRASS ESTABLISHED PRIOR TO ENGINEERING ACCEPTANCE.
9) ALL CITY R.O.W. MUST BE SODDED IF DISTURBED.

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

LEGEND

———	= PROPERTY LINE
SF	= PROPOSED SILT FENCE
EX. W	= EX. WATER
EX. SS	= EX. SANITARY SEWER
460	= EXISTING CONTOURS
460	= PROPOSED CONTOURS
EX. SS	= EXISTING SANITARY SEWER LINE
EX. W	= EXISTING WATER LINE
FH	= EXISTING FIRE HYDRANT
WM	= EXISTING WATER METER
PP	= EXISTING POWER POLE
LP	= EXISTING LIGHT POLE
T	= EX. WATER VALVE
S	= EXISTING SEWER MANHOLE
G	= EXISTING GAS METER
B-B	= BACK OF CURB TO BACK OF CURB
EXIST. or EX.	= EXISTING
PROP.	= PROPOSED
LS	= LANDSCAPE
RCP	= REINFORCED CONCRETE PIPE
min	= MINIMUM
max	= MAXIMUM
	= PROPOSED FIRE HYDRANT
	= PROPOSED FIRELANE
	= PROPOSED PONDING AREA

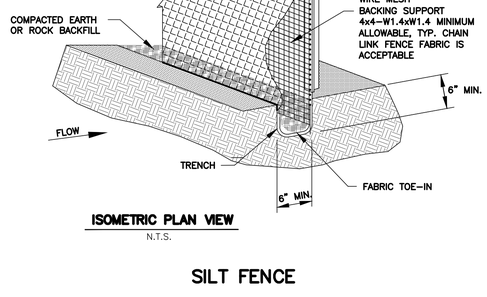
ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



STABILIZED CONSTRUCTION ENTRANCE

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

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



ISOMETRIC PLAN VIEW
N.T.S.

SILT FENCE

SILT FENCE GENERAL NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

BENCHMARK:
PK NAIL IN CONCRETE.
NORTHING=7,021,752.890
EASTING=2,601,063.913
ELEVATION = 549.01'

AS-BUILT
May 12, 2021
Gerald Monk
GERALD E. MONK, P.E.

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

STATE OF TEXAS
GERALD E. MONK
44563
REGISTERED PROFESSIONAL ENGINEER
8-31-2020

CASE #: SP2019-047

EROSION CONTROL PLAN

BACON PLUMBING OFFICE

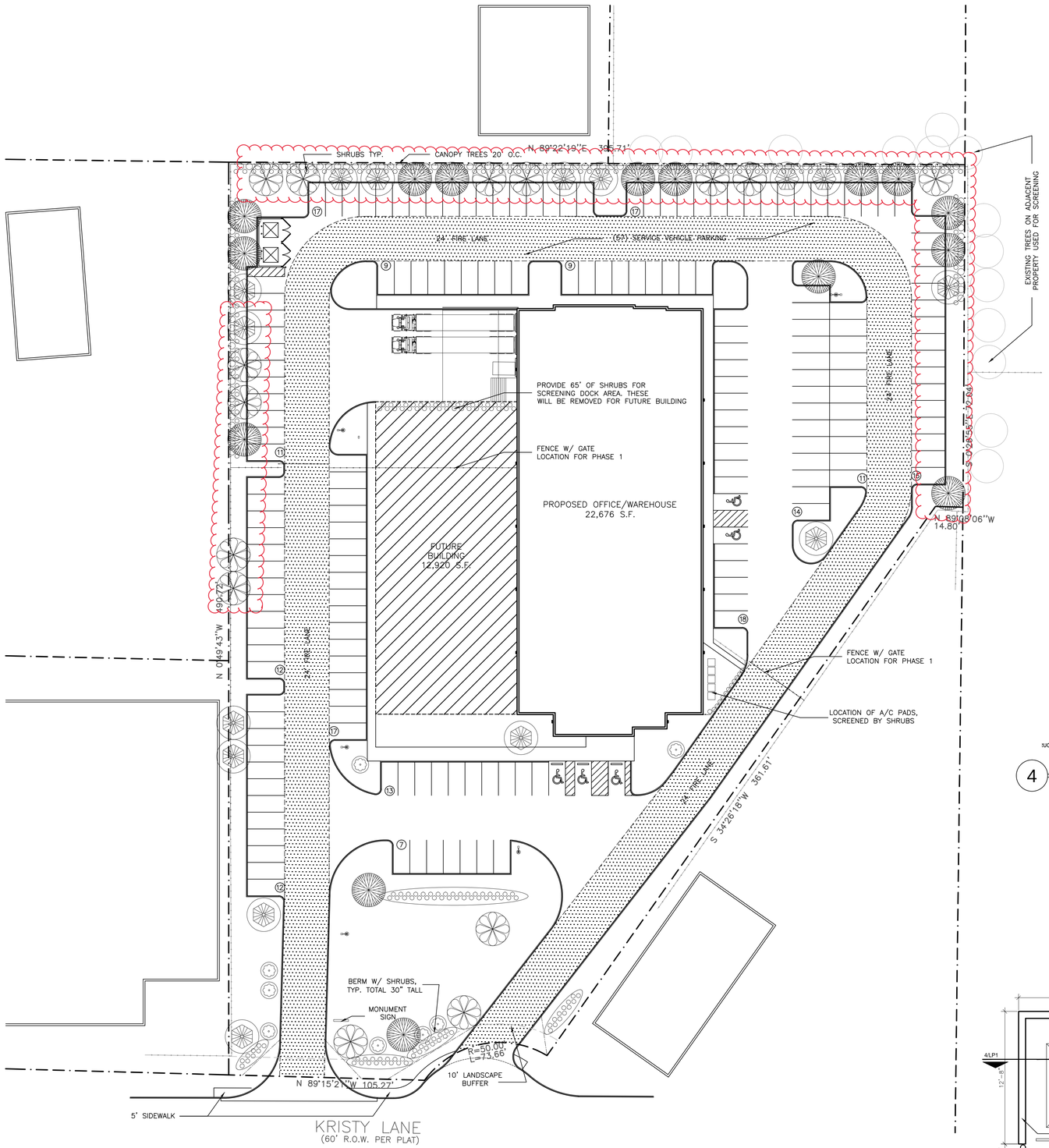
2055 KRISTY LANE
LOT 1-M, BODIN INDUSTRIAL TRACT, 3.54 ACRES
City of Rockwall, Rockwall County, Texas

owner
BACON PROPERTY, LLC
295 RANCH TRAIL
ROCKWALL, TEXAS 75032
CONTACT: BRAD BACON (972)236-5794

prepared by

MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761
REG NO.: F-2567

date:	scale:	sheet:
8/31/20	1" = 30'	C107



1 LANDSCAPE PLAN
SCALE: 1:30

TREE/SHRUB LEGEND

TREES, INSTALLED W/ MINIMUM 2" CALIPER ()

- BUR OAK
- LIVE OAK
- BALD CYPRESS
- CRAPE MYRTLE

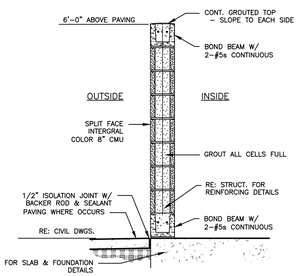
SHRUBS, SHALL BE A MINIMUM OF 3-GALLONS W/ A MINIMUM HEIGHT @ PLANTING OF 24" AND SHALL CREATE A 3' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C. (230)

1. WINTERGREEN BOXWOOD (7 GAL. 12" SPD.)
2. DWARF YAUPON HOLLY (7 GAL. 24" SPD.)

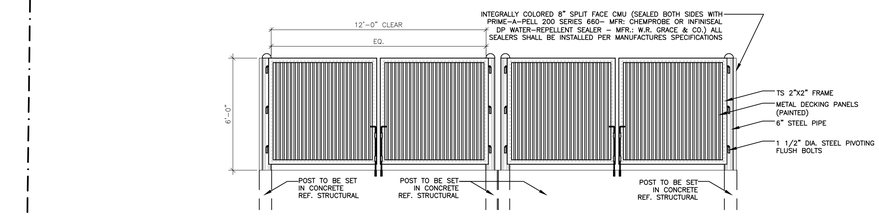
LANDSCAPE TABULATION

TREE MITIGATION –	THERE ARE NO TREES ON THIS SITE
STREET BUFFER –	178.93 LF. @ 1/50 = (4) REQUIRED SHADE CANOPY TREES (4) PROVIDED SHADE CANOPY TREES (4) REQUIRED ACCENT TREES (4) PROVIDED ACCENT TREES
PARKING LOT TREES –	137 SPACES @ 1/10 SPACES = (14) REQUIRED SHADE CANOPY TREES (14) PROVIDED SHADE CANOPY TREES
PARKING SCREENING – (FOR PARKED VEHICLES, DUMPSTER, & LOADING DOCK)	LANDSCAPE ALTERNATIVE #1
IRRIGATION –	IRRIGATION SHALL BE PROVIDED TO ALL LANDSCAPE AREAS.

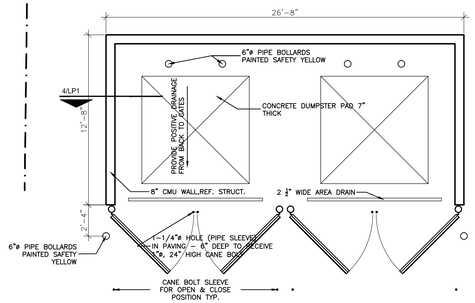
NOTES:
- Screening along north, east & west property line as required w/ chain link fence using landscape screening alternative #1.



4 DUMPSTER ENCLOSURE WALL SECTION
SCALE: 1/2" = 1'-0"



3 DUMPSTER ENCLOSURE ELEVATION
SCALE:1/4" = 1'-0"



2 DUMPSTER ENCLOSURE PLAN
SCALE: 3/16" = 1'-0"

SITE DATA TABLE

SITE AREA	3.57 ACRES (155,294 S.F.)
ZONING	L1 – INDUSTRIAL
PROPOSED USE	OFFICE/WAREHOUSE
PROPOSED BUILDING AREA: OFFICE AREA: WAREHOUSE AREA: TOTAL AREA:	12,600 S.F. 10,076 S.F. 22,676 S.F.
LOT COVERAGE	14.6%
FLOOR TO AREA RATIO	0.146 : 1
BUILDING HEIGHT MAX.	60'-0"

PARKING TABLE

OFFICE PARKING	12,600/300 SF = 42
WAREHOUSE PARKING	10,076/1000 SF = 11
PARKING REQUIRED	53 SPACES (3 ADA)
PROPOSED BUILDING AREA: PHASE 1: PHASE 2: TOTAL:	131 SPACES 52 SPACES 183 SPACES

LANDSCAPE TABULATION

GROSS AREA	3.57 ACRES (155,294 S.F.)
REQUIRED LANDSCAPE AREA– 15% OF 155,294 S.F.	23,294 S.F.
PROVIDED LANDSCAPE AREA– 31% OF 155,294 S.F.	49,275 S.F.
IMPERVIOUS COVERAGE– 69% OF 155,294 S.F.	106,019 S.F.

NOTES:
- Irrigation shall be provided to all landscaped areas.
- There is no tree mitigation for this project as there are no existing trees on this property.
- All perimeter parking are within 50'-0" of a shade tree.

GENERAL NOTES:

1. VERIFY ALL UTILITIES BEFORE CONSTRUCTION.
2. FOR PRICING PURPOSES ALL LIGHT POLE BASES SHALL BE A MINIMUM IF 24" DIAMETER, 8'-0" DEEP, W/ 1/2" STEEL, VERIFY W/ STRUCTURAL ENGINEER.
3. EA. SUB-CONTRACTOR SHALL COORDINATE AND CALL FOR ALL INSPECTIONS W/ TESTING LAB, OWNER WILL PAY FOR TESTING LABS.
4. ALL BUILDING ENTRANCES AND EXITS SHALL BE HANDICAP ACCESSIBLE, SIDEWALK AND RAMP SLOPES SHALL NOT EXCEED THE MAXIMUM REQUIRED SLOPE NOT REQUIRING HANDRAILS, SEE TAS NOTES & DETAILS.
5. LANDSCAPE SUBCONTRACTORS SHALL PROVIDE STABILIZATION OF ALL DISTURBED AREAS.
6. LANDSCAPE SUBCONTRACTORS SHALL PROVIDE AN IRRIGATION SYSTEM AND PLANS THAT MEET ALL CITY REQUIREMENTS.
7. REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50-FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
8. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
9. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
10. CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
11. CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
12. NO OUTSIDE EQUIPMENT STORAGE, THE OWNER IS PARKING SERVICE VEHICLES. NO VEHICLE IS STATIONARY FOR MORE THAN 24 HOURS.

BACON PLUMBING OFFICE

LEGAL DESCRIPTION AND OR ADDRESS:	LOT 1-M BODIN INDUSTRIAL TRACT 2055 KRISTY LANE City of Rockwall, Rockwall County, Texas
OWNER: Bacon Property LLC. 295 Ranch Trail Rockwall, TX 75032 P: 972-236-5794	APPLICANT: Carroll Architects, INC. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com
CITY OF ROCKWALL CASE NUMBER:	SP-2019-047

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____day of _____, _____.
WITNESS OUR HANDS, this_____day of_____, _____,

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

ISSUE:	
OWNER REVIEW:	09-13-2019
RESUBMISSION:	01-07-2020
CITY COMMENTS:	01-22-2020
CITY COMMENTS:	02-07-2020

BACON PLUMBING OFFICE
CORPORATE OFFICES

Kristy Lane
Rockwall, Texas

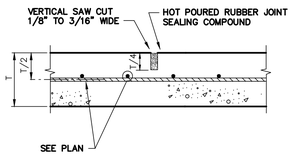
AS-BUILT
May 12, 2021
Gerald Monk
GERALD E. MONK, P.E.

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

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX. 75087
t. 972-732-6085
f. 972-732-8058

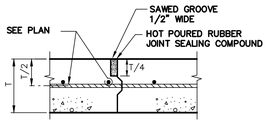
LANDSCAPE PLAN

DATE: JUN 2019
PROJECT NO: 2019037
DRAWN BY:
CHECKED BY:
SHEET NO: LP1



SAWED CONTRACTION JOINT

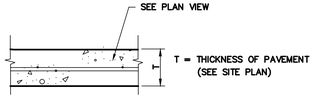
N.T.S.



KEYWAY JOINT

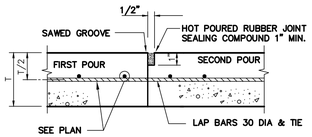
(FOR PAVEMENT THICKNESS > 6")

N.T.S.



PAVING DETAIL

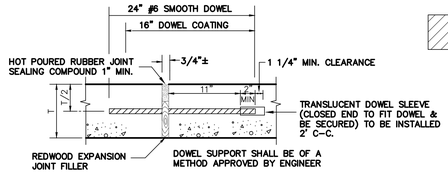
N.T.S.



CONSTRUCTION JOINT

N.T.S.

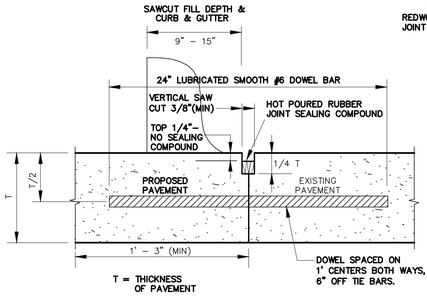
CONSTRUCTION JOINTS @ 40' O.C. TYP.



EXPANSION JOINT

(SPACED 300 FT. MAXIMUM; LOCATE AT STRUCTURES AND AT INTERSECTION P.C.'S & P.T.'S)

N.T.S.



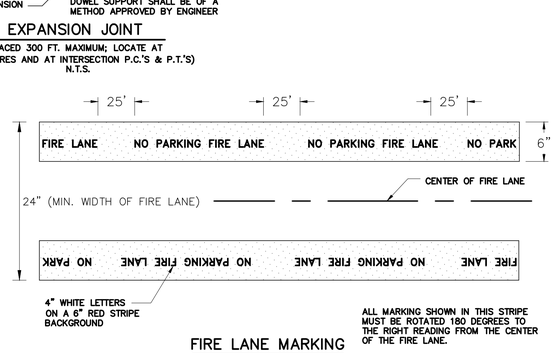
NOTES:

1. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5" AND 8" PAVEMENT THICKNESS.
2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT (CONTRACTORS OPTION.)
3. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF MECHANICAL RIG.
   - DRILLING BY HAND IS NOT ACCEPTABLE!
   - PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE!

LONGITUDINAL BUTT JOINT

(NEW TO OLD CONCRETE)

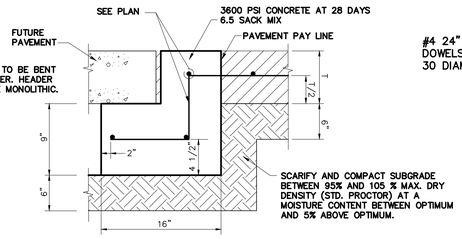
N.T.S.



ALL MARKING SHOWN IN THIS STRIPE MUST BE ROTATED 180 DEGREES TO THE RIGHT READING FROM THE CENTER OF THE FIRE LANE.

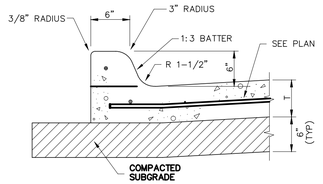
FIRE LANE MARKING

NOT TO SCALE



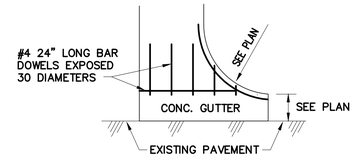
STREET HEADER

N.T.S.



INTEGRAL CURB

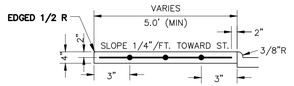
N.T.S.



ENTRANCE DETAIL

N.T.S.

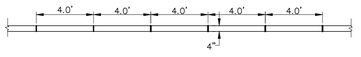
CONCRETE ENTRANCE & GUTTER TO EXISTING PAVEMENT



SIDEWALK SECTION @ BLDG

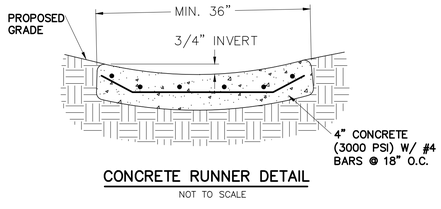
N.T.S.

WALK SHALL BE 5.0' WHEN NEXT TO CURB



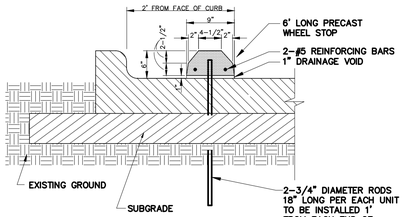
SIDEWALK SIDE VIEW

N.T.S.



CONCRETE RUNNER DETAIL

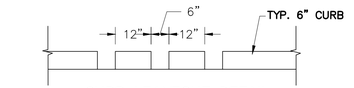
NOT TO SCALE



PRECAST CONCRETE WHEEL STOP

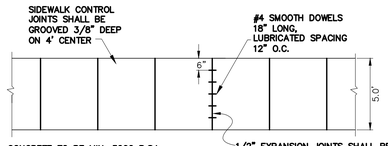
(PARKING SPACE MUST BE AT LEAST 20' LONG)

N.T.S.



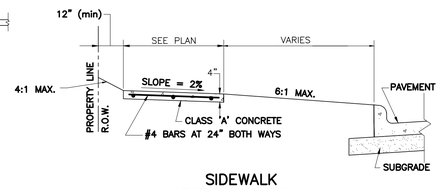
CURB LEAVEOUT DETAIL

N.T.S.



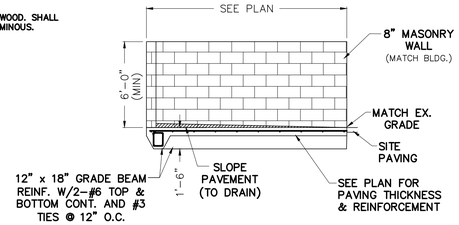
SIDEWALK TOP VIEW

N.T.S.



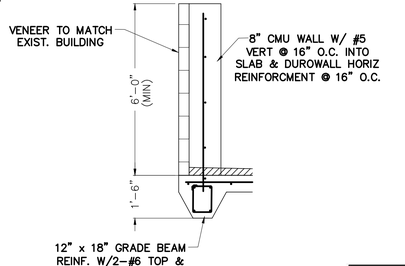
SIDEWALK SECTION @ R.O.W.

N.T.S.



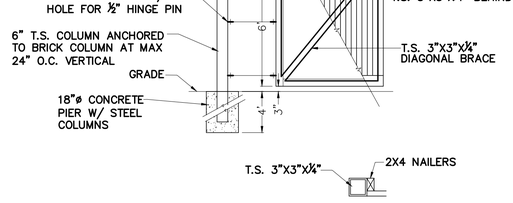
DUMPSTER PAD DETAIL

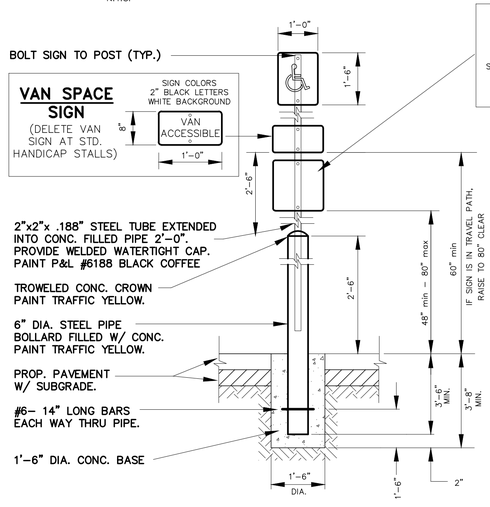
N.T.S.



DUMPSTER WALL SECTION

N.T.S.





"HANDICAPPED PARKING" SIGNS

N.T.S.

"NO PARKING" SIGN

N.T.S.

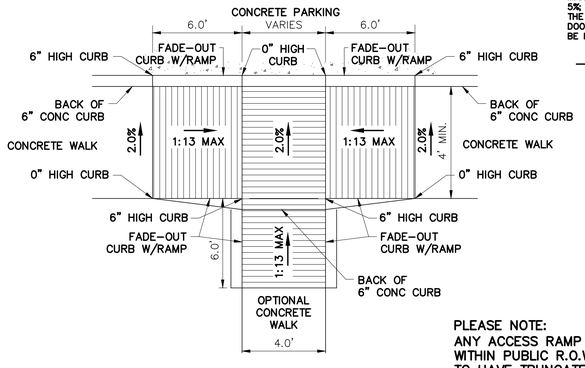
SIGN COLORS
BACKGROUND – WHITE
SYMBOL – BLUE

NOTE:
PROVIDE SIGNAGE AT END OF STALL AT LOCATIONS W/ ACCESSIBLE DESIGNATION TO ACT AS BUMPER STOP. 1'-0"x1'-6"x .080" ALUM. HANDICAPPED PARKING SIGN. SIGN TO READ "RESERVED PARKING" W/ IDENTIFICATION SYMBOL, BOLT TO STEEL TUBE W/ 3/8" CADMIUM PLATED BOLTS, NUTS & WASHERS.

NOTE:
HANDICAPPED PARKING SIGN SHALL CONFORM WITH ALL CURRENT AND LOCAL CODES AND REGULATIONS.

NOTE:
SIGNAGE AND MARKINGS TO BE IN ACCORDANCE WITH FEDERAL STATE AND LOCAL REGULATIONS. PREPARE SURFACE PER STATE OF TEXAS REQUIREMENTS

NOTE:
MAXIMUM SLOPE FOR ALL PATHS 5%; MAX CROSSFALL IS 2%; FOR THE FIRST FIVE FOOT FROM THE DOOR A 2% SLOPE (MAX) MUST BE MAINTAINED



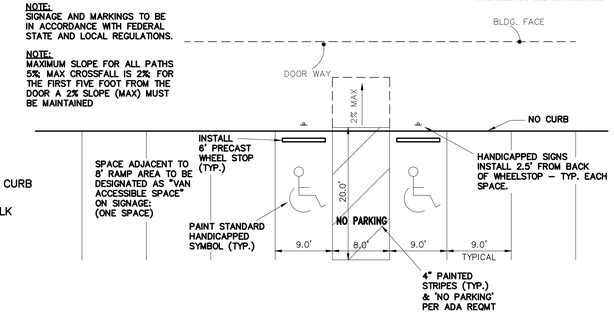
ACCESS RAMP

N.T.S.

PLEASE NOTE:
ANY ACCESS RAMP (BFR) LOCATED WITHIN PUBLIC R.O.W. IS REQUIRED TO HAVE TRUNCATED DOMES.

NOTE:
SIGNAGE AND MARKINGS TO BE IN ACCORDANCE WITH FEDERAL STATE AND LOCAL REGULATIONS.

NOTE:
MAXIMUM SLOPE FOR ALL PATHS 5% MAX CROSSFALL IS 2% FOR THE FIRST FIVE FOOT FROM THE DOOR A 2% SLOPE (MAX) MUST BE MAINTAINED



HANDICAP PARKING/STRIPING DETAIL

N.T.S.

NOTE
Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.

GENERAL NOTES

1. Buildings 5,000 square feet or greater shall be sprinkled. (Unless otherwise noted) Alternative fire protective measures may be approved by the Building inspector and Fire Dept.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
4. Mechanical units, dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
5. All signage contingent upon Building Inspection Department.
6. Approval of the site plan is not final until all engineering plans are approved.
7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance
8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
9. All electrical transmission, distribution and service lines must be underground.

AS-BUILT
May 12, 2021
Gerald Monk
GERALD E. MONK, P.E.

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

DUMPSTER GATE DETAIL

N.T.S.

NOTES:
1) ALL WORK MUST CONFORM TO CITY STANDARDS.
2) ALL WORK IN PUBLIC RIGHT-OF-WAY & EASEMENTS SHALL CONFORM TO CITY STANDARDS AND DETAILS
3) ALL PRIVATE DETAILS ARE SUPERSEDED BY STANDARD CITY DETAILS.

STATE OF TEXAS
GERALD E. MONK
44563
REGISTERED PROFESSIONAL ENGINEER
8-31-2020

CASE #: SP2019-047

SITE DETAILS

DETAIL SHEETS

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

REG. NO.: F-2567

date:	scale:	sheet:
8/31/20	N.T.S	D101