

CONSTRUCTION PLANS  
FOR  
CHANNELL COMMERCIAL CORPORATION  
CHANNELL FIBER FACILITY  
1700 JUSTIN ROAD

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
MARCH 2023

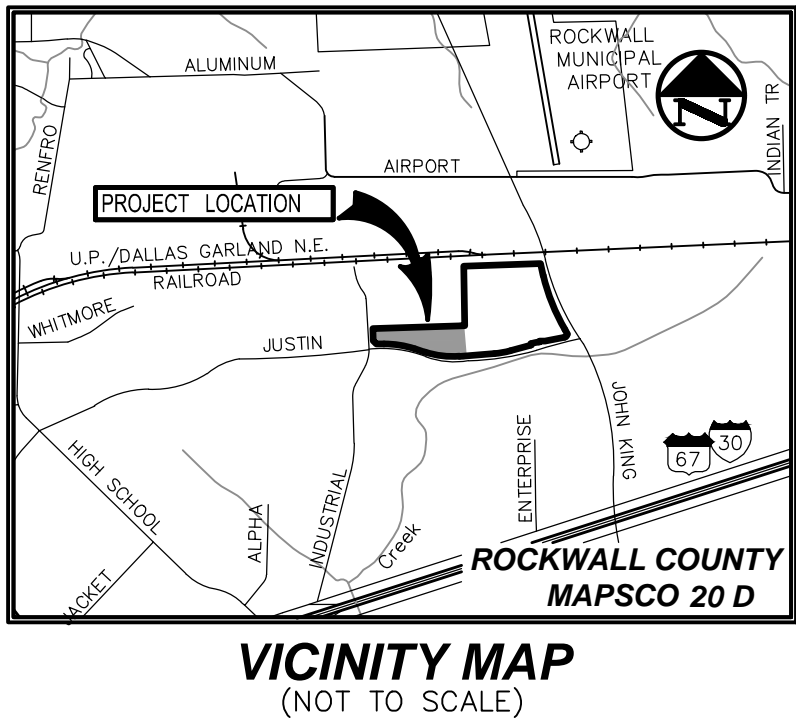
FOR

**CHANNELL**  
Where The Industry Connects.

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PREPARED BY

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**RECORD DRAWING**

THE SIGNED AND SEALED CONSTRUCTION DOCUMENT HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT. THE INFORMATION SHOWN ON THIS RECORD DRAWING, WHICH WAS PROVIDED BY THE CONTRACTOR, OR OTHERS NOT ASSOCIATED WITH THE DESIGN ENGINEER, CANNOT BE VERIFIED FOR ACCURACY OR COMPLETENESS. WESTWOOD SHALL ASSUME NO LIABILITY FOR ANY CHANGES MADE DURING CONSTRUCTION THAT WERE NOT SPECIFICALLY APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. THE SEALED CONSTRUCTION DRAWINGS ARE ON FILE AT THE OFFICES OF WESTWOOD.

ATTESTED BY: A. GREGORY GERBIG, P.E. #118740  
SIGNATURE:   
ENGINEER OF RECORD: STEVEN M. HEILBRUN, P.E. #105006  
CONTRACTOR: CADENCE MCSHANE CONSTRUCTION COMPANY & REDROCK CONSTRUCTION  
DATE REVISED: 04/16/2025

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

TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

NO.	DATE	REVISION
1	02/16/2024	ONCOR & FIRE LANE COORDINATION



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**GENERAL ITEMS**

- All construction shall conform to the requirements set forth in the City of Rockwall's Engineering Department's "Standards of Design and Construction" and the "Standard Specifications for Public Works Construction" by the North Texas Central Council of Governments, 5th edition amended by the City of Rockwall. The CONTRACTOR shall reference the latest City of Rockwall standard details provided in the Rockwall Engineering Department's "Standards of Design and Construction" manual for details not provided in these plans. The CONTRACTOR shall possess one set of the NCTCOG Standard Specifications and Details and the City of Rockwall's "Standards of Design and Construction" manual on the project site at all times.
- Where any conflicting notes, details or specifications occur in the plans the City of Rockwall General Construction Notes, Standards, Details and Specifications shall govern unless detail or specification is more strict.
- The City of Rockwall Engineering Departments "Standards of Design and Construction" can be found online at: <http://www.rockwall.com/engr.asp>
- All communication between the City and the CONTRACTOR shall be through the Engineering Construction Inspector and City Engineer or designated representative only. It is the responsibility of the CONTRACTOR to contact the appropriate department for inspections that do not fall under this approved engineering plan set. Prior to construction, CONTRACTOR shall have in their possession all necessary permits, licenses, fees, etc.
- The CONTRACTOR shall have at least one original stamped and signed set of approved engineering plans and specifications on-site and in their possession at all times. A stop work order will be issued if items are not on-site. Copies of the approved plans will not be substituted for the required original "approved plans to be on-site".
- All material submittals, concrete batch designs and shop drawings required for City review and approval shall be submitted by the CONTRACTOR to the City sufficiently in advance of scheduled construction to allow no less than 10 business days for review and response by the City.
- All site dimensions are referenced to the face of curb or edge of pavement unless otherwise noted.
- The City requires ten (10%) percent-two (2) year maintenance bond for paving, paving improvements, water systems, wastewater systems, storm sewer systems including detention systems, and associated fixtures and structures which are located within the right-of-ways or defined enclosures. The two (2) year maintenance bond is to state "from date of City acceptance" as the starting time.
- A review of the site shall be conducted at twenty (20) months into the two (2) year maintenance period. The design engineer or their designated representative and the CONTRACTOR shall be present to walk the site with the City of Rockwall Engineering Inspection personnel.

**EROSION CONTROL & VEGETATION**

- The CONTRACTOR or developer shall be responsible, as the entity exercising operational control, for all permitting as required by the Environmental Protection Agency (EPA) and the Texas Commission on Environmental Quality (TCEQ). This includes, but is not limited to, preparation of the Storm Water Pollution Prevention Plan (SWPPP), the Construction Site Notice (CSN), the Notice of Intent (NOI), the Notice of Termination (NOT) and any Notice of Change (NOC) and is required to pay all associated fees.
- Erosion control devices as shown on the erosion control plan for the project shall be installed prior to the start of land disturbing activities.
- All erosion control devices are to be installed in accordance with the approved plans, specifications and Storm Water Pollution Prevention Plan (SWPPP) for the project. Erosion control devices shall be placed and in working order prior to start of construction. Changes are to be reviewed and approved by the design engineer and the City of Rockwall prior to implementation.
- If the Erosion Control Plans and Storm Water Pollution Prevention Plan (SWPPP) as approved cannot appropriately control erosion and off-site sedimentation from the project, the erosion control plan and/or the SWPPP is required to be revised and any changes reported to the Texas Commission on Environmental Quality (TCEQ), when applicable.
- All erosion control devices shall be inspected weekly by the CONTRACTOR and after all major rain events, or more frequently as dictated in the project Storm Water Pollution Prevention Plan (SWPPP). CONTRACTOR shall provide copies of inspection's reports to the engineering inspection after each inspection.
- The CONTRACTOR shall not dispose of waste and any materials into streams, waterways or floodplains. The CONTRACTOR shall secure all excavation at the end of each day and dispose of all excess materials.
- CONTRACTOR shall take all available precautions to control dust. CONTRACTOR shall control dust by sprinkling water or other means as approved by the City Engineer.
- CONTRACTOR shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" (not winter rye or weeds) shall consist of 75% to 80% coverage of all disturbed areas and a minimum of one-inch (1") in height as determined by the City. No bare spots will be allowed. Re-seeding will be required in all washed areas and areas that don't grow.
- All City right-of-ways shall be sodded if disturbed. No artificial grass is allowed in any City right-of-way and/or easements.
- All adjacent streets/alleys shall be kept clean at all times.
- CONTRACTOR shall keep construction site clean at all times, immediately contain all debris and trash, all debris and trash shall be removed at the end of each work day, and all vegetation on the construction site 10-inches or taller in height must be cut immediately.
- Suspension of all construction activities for the project will be enforced by the City if any erosion control requirements are not met. Work may commence after deficiency has been rectified.
- During construction of the project, all soil stockpiles and borrow areas shall be stabilized or protected with sediment trapping measures. The CONTRACTOR is responsible for the temporary protection and permanent stabilization of all soil stockpiles on-site as well as borrow areas and soil intentionally transported from the project site.
- Where construction vehicles access routes intersect paved or public roads/alleys, construction entrances shall be installed to minimize the transport of sediment by vehicular tracking onto paved surfaces. Where sediment is transferred onto paved or public surfaces, the surface shall be immediately cleaned. Sediment shall be

removed from the surface by shoveling or sweeping and transported to a sediment disposal area. Pavement washing shall be allowed only after sediment is removed in this manner.

- All drainage inlets shall be protected from siltation, ineffective or unmaintained protection devices shall be immediately replaced and the inlet and storm system cleaned. Flushing is not an acceptable method of cleaning.
- During all dewatering operations, water shall be pumped into an approved filtering device prior to discharge into a receiving outlet.

**TRAFFIC CONTROL**

- All new Detouring or Traffic Control Plans are required to be submitted to the City for review and approval a minimum of 21 calendar days prior to planned day of implementation.
- When the normal function of the roadway is suspended through closure of any portion of the right-of-way, temporary construction work zone traffic control devices shall be installed to effectively guide the motoring public through the area. Consideration for road user safety, worker safety, and the efficiency of road user flow is an integral element of every traffic control zone.
- All traffic control plans shall be prepared and submitted to the Engineering Department in accordance with the standards identified in Part VI of the most recent edition of the TMUTCD. Lane closures will not occur on roadways without an approval from the Rockwall Engineering Department and an approved traffic control plan. Traffic control plans shall be required on all roadways as determined by the City Engineer or the designated representative.
- All traffic control plans must be prepared, signed, and sealed by an individual that is licensed as a professional engineer in the State of Texas. All traffic control plans and copies of work zone certification must be submitted for review and approval a minimum of three (3) weeks prior to the anticipated temporary traffic control.
- The CONTRACTOR executing the traffic control plan shall notify all affected property owners two (2) weeks prior to any the closures in writing and verbally.
- Any deviation from an approved traffic control plan must be reviewed by the City Engineer or the designated representative. If an approved traffic control plan is not adhered to, the CONTRACTOR will first receive a verbal warning and be required to correct the problem immediately. If the deviation is not corrected, all construction work will be suspended, the lane closure will be removed, and the roadway opened to traffic.
- All temporary traffic control devices shall be removed as soon as practical when they are no longer needed. When work is suspending for short periods of time at the end of the workday, all temporary traffic control devices that are no longer appropriate shall be removed or covered. The first violation of this provision will result in a verbal warning to the construction foreman. Subsequent violations will result in suspension of all work at the job site for a minimum of 48 hours. All contractors working on City funded projects will be charged one working day for each 24 hour closure.
- Lane closures on any major or minor arterial will not be permitted between the hours of 6:00 am to 9:00 am and 3:30 pm to 7:00 pm. Where lane closures are needed in a school area, they will not be permitted during peak hours of 7:00 am - 9:00 am and 3:00 pm to 5:00 pm. Closures may be adjusted according to the actual start-finish times of the actual school with approval by the City Engineer. The first violation of this provision will result in a verbal warning to the construction foreman. Subsequent violations will result in suspension of all work at the job site for a minimum of 48 hours. All contractors working on City funded projects will be charged one working day for each 24-hour closure of a roadway whether they are working or not.
- No traffic signs shall be taken down without permission from the City.
- No street/roadway will be allowed to be fully closed.

**UTILITY LINE LOCATES**


- It is the CONTRACTOR's responsibility to notify utility companies to arrange for utility locates at least 48 hours prior to beginning construction. The completeness and accuracy of the utility data shown on the plans is not guaranteed by the design engineer or the City. The CONTRACTOR is responsible for verifying the depth and location of existing underground utilities prior to excavating, trenching, or drilling and shall be required to take any precautionary measures to protect all lines shown and/or any other underground utilities not on record or not shown on the plans.
- The CONTRACTOR shall be responsible for damages to utilities.
- CONTRACTOR shall adjust all City of Rockwall utilities to the final grades.
- All utilities shall be placed underground.
- CONTRACTOR shall be responsible for the protection of all existing main lines and service lines crossed or exposed by construction operations. Where existing main or service lines are cut, broken or damaged, the CONTRACTOR shall immediately make repairs to or replace the entire service line with same type of original construction or better. The City of Rockwall can and will intervene to restore service if deemed necessary and charge the CONTRACTOR for labor, equipment, material and loss of water if repairs aren't made in a timely manner by the CONTRACTOR.
- The City of Rockwall (City utilities) is not part of the Dig Tex or Texas one Call - 811 - line locate system. All City of Rockwall utility line locates are to be scheduled with the City of Rockwall Service Center. 972-771-7730. A 48-hour advance notice is required for all non-emergency line locates.
- Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria:
  - No more than 500 linear feet of trench may be opened at one time.
  - Material used for backfilling trenches shall be properly compacted to 95% standard density in order to minimize erosion, settlement, and promote stabilization that the geotechnical engineer recommends.
  - Applicable safety regulations shall be complied with.
- This plan details pipes up to 5 feet from the building. Refer to the building plans for building connections. CONTRACTOR shall supply and install pipe adapters as necessary.
- All underground lines shall be installed, inspected, and approved prior to backfilling.
- All concrete encasement shall have a minimum of 28 days compressive strength at 3,000 psi (min. 5.5 sack mix).

**WATER LINE NOTES**

- The CONTRACTOR shall maintain existing water service at all times during construction.
- Proposed water lines shall be AWWA C900-16 PVC Pipe (blue in color) for all sizes, DR 14 (PC 305) for pipeline sizes 12-inch and smaller, and DR 18 (PC 235) for 14-inch and larger water pipelines unless otherwise shown on water plan and profiles sheets. Proposed water lines shall be constructed with minimum cover of 4 feet for 6-inch through 8-inch, 5 feet for 12-inch through 18-inch and 6 feet for 20-inch and larger.
- Proposed water line embedment shall be NCTCOG Class "B-3" as amended by the City of Rockwall's engineering standards and construction manual.
- CONTRACTOR shall coordinate the shutting down of all water lines with the City of Rockwall Engineering Inspector and Water Department. The City shall operate all water valves. Allow 5 business days from the date of notice to allow City personnel time to schedule a shut down. Two additional days are required for the CONTRACTOR to notify residents in writing of the shut down after the impacted area has been identified. Water shut downs impacting businesses during their normal operation hours is not allowed. CONTRACTOR is required to coordinate with the Rockwall Fire Department regarding any fire watch requirements as well as any costs incurred when the loss of fire protection to a structure occurs.
- CONTRACTOR shall furnish and install gaskets on water lines between all dissimilar metals and all valves (both existing and proposed).
- All fire hydrants and valves removed and salvaged shall be returned to the City of Rockwall Municipal Service Center.
- Blue EMS pads shall be installed at every change in direction, valve, curb stop and service tap on the proposed water line and every 250'.
- All water valve hardware and valve extensions, bolts, nuts and washers shall be 316 stainless steel.
- All fire hydrant bolts, nuts and washers that are banded shall be 316 stainless steel.
- Abandoned water lines to remain in place shall be cut and plugged and all void spaces within the abandoned line shall be filled with grout, flowable fill or an expandable permanent foam product. Valves to be abandoned in place shall have any extensions and the valve box removed and shall be capped in concrete.
- All fire hydrants will have a minimum of 5 feet of clearance around the apparatus including but not limited to parking spaces and landscaping.
- All joints are to be megalog joints with thrust blocking.
- Water and sewer mains shall be kept 10 feet apart (parallel) or when crossing 2 feet vertical clearance.
- CONTRACTOR shall maintain a minimum of 4 feet of cover on all water lines.
- All domestic and irrigation systems are required to have a testable backflow device with a double check valve installed per the City of Rockwall regulations at the property line and shown on plans.

**WASTEWATER LINE NOTES**

- The CONTRACTOR shall maintain existing wastewater service at all times during construction.
- Wastewater line for 4-inch through 15-inch shall be Green PVC - SDR 35 (ASTM D3034) [less 10 ft cover] and SDR 26 (ASTM D3034) [10 ft or more cover]. For 18-inch and larger wastewater line shall be Green PVC - PS 46 (ASTM F679) [less 10 ft cover] and PS 115 (ASTM F679) [10 ft or more cover]. No services will be allowed on a sanitary sewer line deeper than 10 feet.
- Proposed wastewater line embedment shall be NCTCOG Class "H" as amended by the City of Rockwall's public works standard design and construction manual.
- Green EMS pads shall be installed at every 250', manhole, clean out and service lateral on proposed wastewater lines.
- CONTRACTOR shall CCTV all existing wastewater lines that are to be abandoned to ensure that all laterals are accounted for and transferred to proposed wastewater lines prior to abandonment.
- All abandoned wastewater and force main lines shall be cut and plugged and all void spaces within the abandoned line shall be filled with grout, flowable fill or an expandable permanent foam product.
- Existing manholes and cleanouts not specifically called to be relocated shall be adjusted to match final grades.
- All wastewater pipes and public services shall be inspected by photographic means (television and DVD) prior to final acceptance and after franchise utilities are installed. The CONTRACTOR shall furnish a DVD to the Engineering Construction Inspector for review. Pipes shall be cleaned prior to TV inspection of the pipes. Any sags, open joints, cracked pipes, etc. shall be repaired or removed by the CONTRACTOR at the CONTRACTOR's expense. A television survey will be performed as part of the final testing in the twentieth (20<sup>th</sup>) month of the maintenance period.
- All manholes (public or private) shall be fitted with inflow prevention. The inflow prevention shall conform to the measures called out in standard detail R-5031.
- All new or existing manholes being modified shall have corrosion protection being Raven Line 405 epoxy coating, ConShield, or approved equal. ConShield must have terra-cotta color dye mixed in the precast and cast-in-place concrete. Where connections to existing manholes are made the CONTRACTOR shall rehab manhole as necessary and install a 125 mil thick coating of Raven Line 405 or approved equal.
- If an existing wastewater main or trunk line is called out to be replaced in place a wastewater bypassing pump plan shall be required and submitted to the Engineering Construction Inspector and City Engineer for approval prior to implementation. Bypass pump shall be fitted with an auto diater and conform to the City's Noise Ordinance. Plan shall be to the City sufficiently in advance of scheduled construction to allow no less than 10 business days for review and response by the City.
- CONTRACTOR shall maintain a minimum of 4 feet of cover on all wastewater lines.



**GENERAL CONSTRUCTION NOTES**  
Sheet 1 of 2  
October 2020

**CITY OF ROCKWALL  
ENGINEERING DEPARTMENT**

385 S. Goliad P (972) 771-7746  
Rockwall, Texas 75087 F (972) 771-7748

**DEMOLITION, REMOVAL, DISPOSAL AND EXCAVATION NOTES**

- The CONTRACTOR to be removed and replaced shall be saw cut to full depth along neat squared lines shown in the plans.
- Proposed concrete pavement shall be constructed with longitudinal butt construction joints at all connections to existing concrete pavement.
- All public concrete pavement to be removed and replaced shall be full panel replacement, 1-inch thicker and on top of 6-inch thick compacted bedbase.
- No excess excavated material shall be deposited in low areas or along natural drainage ways without written permission from the affected property owner and the City of Rockwall. No excess excavation shall be deposited in the City Limits without a permit from the City of Rockwall. If the CONTRACTOR places excess materials in these areas without written permission, the CONTRACTOR will be responsible for all damages resulting from such fill and shall remove the material at their own cost.

**PAVING AND GRADING**

- All detention systems are to be installed and verified for design compliance along with the associated storm sewer and outflow structures, prior to the start of any paving operations (including building foundations). Erosion protection shall be placed at the pond outflow structures, silt fence along the perimeter of the pond along with any of the associated erosion BMPs noted on the erosion control plan, and the sides and bottom of the detention system shall have either silt or anchored seeded curbs installed prior to any concrete placement.
- All paving roadway, driveways, fire lanes, drive-sides, parking, dumpster pads, etc. sections shall have a minimum thickness, strength, reinforcement, joint type, joint spacing and subgrade treatment shall at a minimum conform to the City standards of Design and Construction and table below.

Street/Pavement Type	Minimum Thickness (inches)	Strength (psi)		Minimum Cement (sacks / CY)		Steel Reinforcement (Bar # Spacing (O.C.F.W.))	
		th 28-Day	Machine placed	Hand Placed	Bar #	Spacing	18"
Arterial	10"	3,600	6.0	6.5	#4 bars	#18"	18"
Collector	8"	3,600	6.0	6.5	#4 bars	#18"	18"
Residential	6"	3,600	6.0	6.5	#3 bars	#24"	24"
Alley	7"-6 1/2"	3,600	6.0	6.5	#3 bars	#24"	24"
Fire Lane	6"	3,600	6.0	6.5	#3 bars	#24"	24"
Driveways	6"	3,600	6.0	6.5	#3 bars	#24"	24"
Barrier Free Ramps	6"	3,600	N/A	6.5	#3 bars	#24"	24"
Sidewalks	4"	3,000	N/A	5.5	#3 bars	#24"	24"
Parking Lot/Drive Aisles	5"	3,000	5.0	5.5	#3 bars	#24"	24"
Dumpster Pads	7"	3,600	6.0	6.5	#3 bars	#24"	24"

- Reinforcing steel shall be tied (100%). Reinforcing steel shall be set on plastic chairs. Bar laps shall be minimum 30 diameters. Sawed transverse dummy joints shall be spaced every 15 feet or 1.25 time longitudinal butt joint spacing whichever is less. Sawing shall occur within 5 to 12 hours after the pour, including scaling. Otherwise, the section shall be removed and longitudinal butt joint constructed.
- No sand shall be allowed under any paving.
- All concrete mix design shall be submitted to the City for review and approval prior to placement.
- Fly ash may be used in concrete pavement locations provided that the maximum cement reduction does not exceed 20% by weight per C.Y. of concrete. The fly ash replacement shall be 1.25 lbs. per 1.0 lb. cement reduction.
- All curb and gutter shall be integral (monolithic) with the pavement.
- All fill shall be compacted by sheep's foot roller to a minimum 95% standard proctor. Maximum loose lift for compaction shall be 8 inches. All lifts shall be tested for density by an independent laboratory. All laboratory compaction reports shall be submitted to the City Engineering Construction Inspector once results are received. All reports will be required prior to final acceptance.
- All concrete compression tests and soil compaction/density tests are required to be submitted to the City's Engineering Inspector immediately upon results.
- All proposed sidewalks shall include barrier free ramps at intersecting streets, alleys, etc. Barrier free ramps (truncated dome plate in Colonial or brick red color) shall meet current City and ADA requirements and be approved by the Texas Department of Licensing and Regulation (TDLR).
- All public sidewalks shall be dovetailed into pavement where it abuts curbs and driveways. Expansion joint material shall be used at these locations.
- All connection of proposed concrete pavement to existing concrete pavement shall include a longitudinal butt joint at the load transfer device. All longitudinal butt joints shall be clean, straight and smooth (not jagged in appearance).
- Cracks formed in concrete pavement shall be repaired or removed by the CONTRACTOR at the City's discretion. CONTRACTOR shall replace existing concrete curbs, sidewalk, paving, a gutters indicated on the plans and as necessary to connect to the existing infrastructure, including any damage caused by the CONTRACTOR.
- All residential lots will require individual grading plans submitted during the building permit process that correspond with the engineered grading and drainage area plans.
- Approval of this plan is not an authorization to grade adjacent properties when the plans or field conditions warrant off-site grading. Written permission must be obtained and signed from the affected property owner(s) and temporary construction easements may be required. The written permission shall be provided to the City as verification of approval by the adjacent property owner(s). Violation of this requirement will result in suspension of all work at the job site until issue has been rectified.
- All cut or fill slopes of non-paved areas shall be a maximum of 4:1 and minimum of 1%.
- CONTRACTOR agrees to repair any damage to property and the public right-of-way in accordance with the City Standards of Design and Construction.
- CONTRACTOR shall protect all monuments, iron pins/rods, and property corners during construction.
- CONTRACTOR shall ensure positive drainage so that runoff will drain by gravity flow to new or existing drainage inlets or short flow per these approved plans.

**DRAINAGE / STORM SEWER NOTES**


- The CONTRACTOR shall maintain drainage at all times during construction. Ponding of water in streets, drives, trenches, etc. will not be allowed. Existing drainage ways shall not be blocked or removed unless explicitly stated in the plans or written approval is given by the City.
- All structural concrete shall be 4200 psi compressive strength at 28 days minimum 7.0 sack mix, air entrained, unless noted otherwise. Fly ash shall not be allowed in any structural concrete.
- Proposed storm sewer embedment shall be NCTCOG Class "B" as amended by the City of Rockwall's Engineering Department Standards of Design and Construction Manual.
- All public storm pipe shall be a minimum of 18-inch reinforced concrete pipe (RCP), Class III, unless otherwise noted.
- All storm pipe entering structures shall be grouted to assure connection at the structure is watertight.
- All storm pipes shall have a smooth uniform poured mortar invert from invert to invert out.
- All storm sewer manholes in paved areas shall be flush with the paving grade, and shall have traffic bearing ring and covers.
- All storm sewer pipes and laterals shall be inspected by photographic means (television and DVD) prior to final acceptance and after franchise utilities are installed. The CONTRACTOR shall furnish a DVD to the Engineering Construction Inspector for review. Pipes shall be cleaned prior to TV inspection of the pipes. Any sags, open joints, cracked pipes, etc. shall be repaired or removed by the CONTRACTOR at the CONTRACTOR's expense. A television survey will be performed as part of the final testing in the twentieth (20<sup>th</sup>) month of the maintenance period.

**RETAINING WALLS**

- All retaining walls, regardless of height, will be reviewed and approved by the City Engineering Department.
- All retaining walls (including foundation stem walls), regardless of height, will be constructed of rock/stone/brick or rock/stone/brick faced. No smooth concrete walls are allowed. Wall materials shall be the same for all walls on the project.
- All portions, including footings, tie-backs, and drainage backfill, of the wall shall be on-site and not encroach into any public easements or right-of-way. The entire wall shall be in one lot and shall not be installed along a lot line.
- All walls 3 feet and taller will be designed and signed/sealed by a registered professional engineer in the State of Texas. The wall design engineer is required to inspect the wall construction and supply a signed/sealed letter of wall construction compliance to the City of Rockwall along with wall as-built prior to City Engineering acceptance.
- No walls are allowed in detention easements. A variance to allow retaining walls in a detention easement will require approval by the Planning and Zoning Commission with appeals being heard by the City Council.

**FINAL ACCEPTANCE AND RECORD DRAWINGS/AS-BUILTS**

- Final Acceptance shall occur when all the items on the Checklist for Final Acceptance have been completed and signed-off by the City. An example of the checklist for final acceptance has been included in the Appendix of the Standards of Design and Construction. Items on the checklist for final acceptance will vary per project and additional items not shown on the check list may be required.
- After improvements have been constructed, the developer shall be responsible for providing to the City "As Built" or "Record Drawings". The Design Engineer shall furnish all digital files of the project formatted in Auto Cad 14, or 2000 format or newer and Adobe Acrobat (.pdf) format with a CD-ROM disk or flash drive. The disk or drive shall include a full set of plans along with any landscaping, wall plans, and details sheets.
- Submit 1-set of printed drawings of the "Record Drawings" containing copies of all sheets to the Engineering Construction Inspector for the project. The printed sheets will be reviewed by the inspector PRIOR to producing the "Record Drawing" digital files on disk or flash drive. This will allow any revisions to be addressed prior to producing the digital files.
- Record Drawing Disk drawings shall have the Design Engineers seal, signature and must be stamped and dated as "Record Drawings" or "As Built Drawings" on all sheets.
- The City of Rockwall will not accept any Record Drawing disk drawings which include a disclaimer. A disclaimer shall not directly or indirectly state or indicate that the design engineer or the design engineer's surveyors/surveyors did not verify grades after construction, or that the Record Drawings were based solely on information provided by the construction contractor/contractors. Any Record Drawings which include like or similar disclaimer verbiage will not be accepted by the City of Rockwall.
- Example of Acceptable Disclaimer: "To the best of our knowledge ABC Engineering, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor."




**GENERAL CONSTRUCTION NOTES**  
Sheet 2 of 2  
October 2020

**CITY OF ROCKWALL  
ENGINEERING DEPARTMENT**

385 S. Goliad P (972) 771-7746  
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"ALL RESPONSIBILITY FOR ADEQUACY REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN"

TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

NO.	DATE	REVISION
 <p>7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031</p>		
GENERAL NOTES (PUBLIC)		
CHANNELL COMMERCIAL CORP.		
CHANNELL FIBER FACILITY		
1700 JUSTIN ROAD		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
DESIGN	DRAWN	DATE
SMH	LCA	AUGUST 2023
SCALE	NOTES	FILE
N.T.S.		
		NO.
		C0.1

PK FILE: 3273-20.063

PK-3273-20.063COVER.DWG

CHANNELL COMMERCIAL CORP - CHANNELL FIBER FACILITY



GENERAL NOTES

1.

ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS 5TH EDITION AND THE CITY OF ROCKWALL STANDARD CONSTRUCTION SPECIFICATIONS.
2.

PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS, ALL NOTES, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, THE CITY STANDARDS FOR CONSTRUCTION, AND ANY OTHER APPLICABLE STANDARDS AND SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO BE FAMILIAR WITH ALL STANDARDS AND SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY OF PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
3.

THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS. CONTRACTOR SHALL VERIFY THAT NECESSARY CROSSING CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES EXIST PRIOR TO CONSTRUCTION OF ANY SUCH CROSSINGS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
4.

IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL MANHOLES, CLEANOUTS, VALVE BOXES, AND FIRE HYDRANTS, ETC.. CONTRACTOR TO ADJUST TO PROPER LINE AND GRADE PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING AND GRADING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING THE CONSTRUCTION OF THE PAVING FOR THIS DEVELOPMENT.
5.

5.1. PROTECT AND MAINTAIN ROADWAY TRAFFIC THROUGHOUT THE PROJECT, PROVIDING A MINIMUM OF ONE (1) LANE OPEN IN EACH DIRECTION;

5.2. PROVIDE AND MAINTAIN INTERIM ACCESS FROM ROADWAYS CURRENTLY IN USE TO ALL DRIVEWAYS AND INTERSECTING STREETS OR ALLEYS;

5.3. MAINTAIN NORMAL PROJECT DRAINAGE UNTIL NEW DRAINAGE FACILITIES ARE FUNCTIONAL, INCLUDING, WHERE NECESSARY, INTERIM REPLACEMENT OF EXISTING DRAINAGE STRUCTURES REMOVED FOR CONSTRUCTION OF NEW DRAINAGE FACILITIES;

5.4. MAINTAIN ALL WORK AND MATERIAL STORAGE AREAS IN ORDERLY CONDITION, FREE OF DEBRIS AND WASTE. ON COMPLETION OF CONSTRUCTION, CLEAN UP THE PROJECT AND ADJACENT AFFECTED AREAS TO ACCEPTABLE CONDITION, ALL AS PROVIDED IN THE GENERAL CONDITIONS.
6.

PRIOR TO COMMENCEMENT OF CONSTRUCTION, BONDS AND THREE-WAY CONTRACTS SHALL BE SUBMITTED TO THE CITY AS REQUIRED.
7.

THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS REGARDING TRENCH SAFETY.
8.

REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
9.

REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING ENTRANCE LAYOUTS, RAMPS, LANDSCAPE, AND SIDEWALKS.
10.

BARRICADING AND PROJECT SIGNS SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND LATEST UPDATES.
11.

EXACT SAWCUT PAVEMENT REMOVAL AND REPLACEMENT LIMITS WITHIN THE PUBLIC RIGHT-OF-WAY IS TO BE IN ACCORDANCE WITH THE CITY PAVEMENT REPAIR MANUAL AND INCLUDED IN THE BASE BID.

DEMOLITION GENERAL NOTES

1.

CONTRACTOR IS TO REVIEW ALL GENERAL NOTES PRIOR TO BEGINNING WORK.
2.

REMOVE ALL EXISTING PAVEMENT AND STRUCTURES WITHIN THE LIMITS OF DEMOLITION UNLESS OTHERWISE NOTED.
3.

SAWCUT AND REMOVE ALL EXISTING DRIVE APPROACHES (WITHIN THE LIMITS OF DEMOLITION) TWO FEET FROM BACK OF CURB, SIDEWALKS, PAVEMENT, AND UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO REMAIN UNLESS OTHERWISE NOTED.
4.

CONSULT THE DIMENSIONAL CONTROL PLAN, VERIFY THE PORTION OF EXISTING CONCRETE CURBS AND PAVEMENT WHICH ARE TO REMAIN.
5.

COORDINATE WITH LOCAL POWER, TELEPHONE, CABLE, AND GAS COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES.
6.

ALL UTILITIES SHOULD BE CUT AND PLUGGED IN ACCORDANCE WITH THEIR RESPECTIVE UTILITY COMPANY REQUIREMENTS AND PRIOR TO DEMOLITION OF THE EXISTING BUILDINGS.
7.

CONTRACTOR TO PLUG ALL EXISTING EXPOSED ENDS OF ABANDONED UTILITIES.
8.

CONTRACTOR TO DETERMINE SOURCE OF ALL EXPOSED UTILITIES AND, IF REQUIRED, RECONNECT TO PROPOSED UTILITIES.
9.

CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND LEGAL DISPOSAL OF ALL THE UNSUITABLE MATERIALS FROM THE PROJECT SITE. CONTRACTOR SHALL CONTACT ALL LOCAL AUTHORITIES TO DETERMINE DISPOSAL REQUIREMENTS.
10.

ALL TREES ON THE PROPERTY SHALL BE PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS UNLESS OTHERWISE NOTED. THE TREE PROTECTION SHALL BE PLACED AROUND TREES PRIOR TO ANY DEMOLITION OR GRADING. TREE PROTECTION SHALL REMAIN UNTIL ALL WORK IS COMPLETED. REFER TO LANDSCAPE PLANS FOR TREE REMOVAL AND PROTECTION DETAILS.
11.

ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED TREE SURGEON AT THE OWNER'S DIRECTION. ROOTS EXPOSED AND/OR DAMAGED DURING DEMOLITION AND/OR GRADING OPERATIONS SHALL BE CUT OFF CLEANLY INSIDE THE EXPOSED OR DAMAGED AREA, CUT SURFACES PAINTED WITH AN APPROVED TREE PAINT, AND TOPSOIL AND MULCH PLACED OVER THE EXPOSED ROOT AREA IMMEDIATELY.
12.

CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING EROSION CONTROL MEASURES ON THE SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS UNTIL THE SITE HAS BEEN STABILIZED.
13.

CONTRACTOR IS RESPONSIBLE FOR GRADING ALL DISTURBED AREAS TO ALLOW FOR POSITIVE DRAINAGE. GRADING SLOPES ARE NOT TO EXCEED 4:1.
14.

AREAS EXCAVATED FOR FOUNDATION OR UNDERGROUND STRUCTURE REMOVAL SHALL BE BACK-FILLED AND COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY USING A SHEEPSFOOT ROLLER.
15.

CONTRACTOR IS RESPONSIBLE FOR SECURITY OF THE SITE DURING DEMOLITION ACTIVITIES AND UNTIL SUBSTANTIAL COMPLETION.
16.

ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS AND CITY STANDARD CONSTRUCTION SPECIFICATIONS.
17.

THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL UTILITY MAINS, MANHOLES, CLEANOUTS, VALVE BOXES, AND FIRE HYDRANTS, ETC. IN THE AREA OF DEMOLITION.
18.

THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS REGARDING TRENCH SAFETY.
19.

BARRICADING AND PROJECT SIGNS SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND LATEST UPDATES.
20.

CONTRACTOR SHALL MAINTAIN EXISTING PAVEMENT AND ACCESS TO FIRE HYDRANTS ON SITE UNTIL THE BUILDINGS AND STRUCTURES IN THAT AREA HAVE BEEN DEMOLISHED AND REMOVED.
21.

CONTRACTOR WILL PROVIDE ON-SITE PARKING FOR WORKERS. VEHICLE PARKING WILL NOT BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
22.

CONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING ADEQUATE DUST CONTROL MEASURES DURING DEMOLITION ACTIVITIES.
23.

CONTRACTOR IS TO COORDINATE DEMOLITION ACTIVITIES WITH THE HAZARDOUS MATERIAL ABATEMENT CONTRACTORS' ACTIVITIES, IF APPLICABLE.
24.

THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL TEMPORARY UTILITY SERVICES REQUIRED TO COMPLETE THE SCOPE OF WORK.

GRADING & DRAINAGE GENERAL NOTES

1.

REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
2.

UNLESS NOTED, ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY WITHIN -2 TO 4% OF OPTIMUM MOISTURE CONTENT. FILL TO BE PLACED IN MAXIMUM LIFTS OF 6 INCHES WITH A SHEEPSFOOT ROLLER.
3.

SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2%. ALL ROUTES EXCEEDING 5%, AS NOTED IN PLANS, SHALL HAVE HANDRAILS IN ACCORDANCE WITH TAS REQUIREMENTS.
4.

GRADING OF ALL HANDICAPPED SPACES AND ROUTES TO CONFORM TO FEDERAL, STATE, AND LOCAL GUIDELINES.
5.

ALL PROPOSED AND EXISTING GRADES IN NON-PAVED AREAS ARE "FINISHED GRADE" (i.e. IN LANDSCAPE BEDS, TOP OF MULCH/BEDDING MATERIAL).
6.

UNLESS NOTED, STORM DRAIN LINES SHALL BE OF THE FOLLOWING MATERIALS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS:

6.A. RCP C-76, CLASS III

6.B. ADS N-12

6.C. HANCOR HI-Q

6.D. CONTECH ALUMINIZED ULTRA FLOW
7.

FINAL PAVING, CURB, AND SIDEWALK ELEVATIONS WILL BE PLACED AT PLUS OR MINUS 0.03 FOOT.
8.

REFER TO LANDSCAPE SPECIFICATIONS FOR SEEDING AND SODDING REQUIREMENTS.
9.

ANY CONCRETE, ROCK, OR MATERIAL DEEMED BY THE ENGINEER TO BE UNSUITABLE FOR SUBGRADE SHALL BE DISPOSED OF OFFSITE AT CONTRACTOR'S EXPENSE.
10.

TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.2 AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
11.

EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
12.

A ROUND MANHOLE COVER MEETING CITY SPECIFICATIONS SHALL BE PLACED IN ALL INLET TOPS NEAR THE OUTLET PIPE.
13.

ALL CONCRETE FOR INLETS AND DRAINAGE STRUCTURES SHALL BE 4200 PSI (7.0 SACK MIX) UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN STANDARD CITY SPECIFICATIONS.
14.

CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES. THERE SHALL BE NO ADDITIONAL PAY ITEM FOR CRUSHED STONE BEDDING.
15.

IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

PAVING GENERAL NOTES

1.

ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
2.

ALL CONCRETE SHALL CONFORM TO NCTCOG ITEM 303.3.4, CLASS "A" (3000 PSI, MIN 5.5 SACK) UNLESS OTHERWISE SHOWN ON THESE PLANS, STATED IN STANDARD CITY SPECIFICATIONS OR STATED IN TXDOT STANDARD SPECIFICATIONS.
3.

SUBGRADE PREPARATION IN RIGHT OF WAY SHALL CONFORM TO STANDARD CITY SPECIFICATIONS OR TXDOT STANDARD SPECIFICATIONS.
4.

ALL FILL PLACED UNDER PAVING SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6 INCH LIFTS, UNLESS OTHERWISE NOTED, OR STATED IN GEOTECH REPORT. REFER TO STRUCTURAL SPECIFICATIONS FOR FILL PLACED BENEATH BUILDING AREAS. ALL OTHER FILL AREAS TO BE COMPACTED TO 95% STANDARD PROCTOR.
5.

THE CONTRACTOR SHALL SUBMIT A JOINT SPACING PLAN TO THE ENGINEER FOR APPROVAL. EXPANSION JOINT SPACING SHALL BE 90' MAXIMUM EACH WAY WITH NO KEYWAYS AND SAWED DUMMY JOINTS SHALL BE 15' EACH WAY, UNLESS OTHERWISE NOTED.
6.

TRANSVERSE CONSTRUCTION JOINTS SHALL BE USED AT THE END OF EACH DAYS PAVING AND WHERE INTERRUPTIONS SUSPEND OPERATIONS FOR 30 MINUTES OR MORE.
7.

ALL PAVING TO BE REMOVED SHALL BE SAWCUT TO A NEAT LINE, MINIMUM 1-1/2" DEEP, AND THE PAVEMENT REMOVED IN SUCH A MANNER AS TO PRESERVE THE EXISTING TRANSVERSE REINFORCING STEEL TO THE MAXIMUM EXTENT POSSIBLE.
8.

ALL CURB AND GUTTER SHALL BE INTEGRAL WITH THE PAVEMENT AND HAVE THE SAME COMPRESSIVE STRENGTH.
9.

PAVEMENT REINFORCEMENT SHALL BE #3 BARS, SPACED AT 18 INCHES CENTER TO CENTER EACH WAY EXCEPT WHERE OTHERWISE NOTED IN THE PLANS OR GEOTECH REPORT.
10.

BAR LAPS SHALL BE 30 DIAMETERS IN LENGTH.
11.

ALL STRIPES SHALL BE 4 INCHES WIDE, UNLESS OTHERWISE NOTED.
12.

INSTALLATION AND PLACEMENT OF IRRIGATION SLEEVES AND UTILITY CONDUITS SHALL BE IN ACCORDANCE WITH LANDSCAPE ARCHITECT AND MEP PLANS. CONTRACTOR TO VERIFY ALL SLEEVES HAVE BEEN PLACED PRIOR TO PAVING BEING PLACED.
13.

SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2%.

WATER & SANITARY SEWER GENERAL NOTES

1.

ALL CONCRETE SHALL BE CLASS "A" (3000 PSI, MIN 5.5 SACK), UNLESS OTHERWISE NOTED.
2.

ALL WATER MAINS SHALL BE PVC C900, DR 14, PC 305. FIRE PROTECTION SERVICES SHALL BE PVC C900, DR 14, CLASS 305 AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND SPECIFICATIONS OF THE FIRE PROTECTION PLANS TO BE PREPARED BY A LICENSED FIRE PROTECTION CONTRACTOR.
3.

WATER AND SANITARY SEWER SERVICES SHALL MEET PLUMBING CODE REQUIREMENTS.
4.

ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 48 INCHES BELOW IMPROVED FINISHED GRADE, UNLESS OTHERWISE NOTED.
5.

SANITARY SEWER PIPE SHALL BE PVC SDR-35, UNLESS OTHERWISE STATED IN THE PLANS.
6.

WHEN WATER AND SANITARY SEWER MAINS, SERVICES, AND LATERALS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO EACH OTHER THAN TEN (10') FEET IN ALL DIRECTIONS AND PARALLEL LINES MUST BE INSTALLED IN SEPARATE TRENCHES. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING TCEQ CHAPTERS SHALL APPLY:

6.A. TCEQ CHAPTER 217.53 PIPE DESIGN, SECTION (d) SEPARATION DISTANCES.

6.B. TCEQ CHAPTER 290.44 WATER DISTRIBUTION, SECTION (e) LOCATION OF WATERLINES.
7.

CONTRACTOR TO VERIFY ALL EXISTING SEWER FLOW LINES BEFORE BEGINNING CONSTRUCTION.
8.

CONTRACTOR SHALL TIE A ONE INCH WIDE PIECE OF RED PLASTIC FLAGGING TO THE END OF SEWER SERVICE AND SHALL LEAVE A MINIMUM OF 36 INCHES OF FLAGGING EXPOSED AFTER BACKFILL. AFTER CURB AND PAVING IS COMPLETED, CONTRACTOR SHALL MARK THE LOCATION OF THE SEWER SERVICE ON THE CURB OR ALLEY IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
9.

ALL WATER AND SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
10.

THE UTILITY CONTRACTOR SHALL INSTALL THE WATER SERVICES TO A POINT TWO FEET BACK OF THE CURB LINE AT A DEPTH OF 12 INCHES. THE METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AFTER THE PAVING CONTRACTOR HAS COMPLETED THE FINE GRADING BEHIND THE BACK OF THE CURB. EACH SERVICE LOCATION SHALL BE MARKED ON THE CURB WITH A BLUE LETTER "W" BY THE UTILITY CONTRACTOR AND TIED TO PROPERTY CORNERS ON THE "RECORD DRAWINGS."
11.

ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS.
12.

TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.2 AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
13.

EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
14.

VALVE BOXES SHALL BE FURNISHED AND SET ON EACH GATE VALVE. AFTER THE FINAL CLEAN-UP AND ALIGNMENT HAS BEEN COMPLETED, THE UTILITY CONTRACTOR SHALL POUR A 24"x24"x6" CONCRETE BLOCK AROUND ALL VALVE BOX TOPS LEVEL WITH THE FINISHED GRADE.
15.

CONTRACTOR SHALL RECONNECT ALL EXISTING SERVICES AND MAINTAIN EXISTING SERVICES THROUGHOUT CONSTRUCTION.
16.

IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

RECORD DRAWING

THE SIGNED AND SEALED CONSTRUCTION DOCUMENT HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT. THE INFORMATION SHOWN ON THIS RECORD DRAWING, WHICH WAS PROVIDED BY THE CONTRACTOR, OR OTHERS NOT ASSOCIATED WITH THE DESIGN ENGINEER, CANNOT BE VERIFIED FOR ACCURACY OR COMPLETENESS. WESTWOOD SHALL ASSUME NO LIABILITY FOR ANY CHANGES MADE DURING CONSTRUCTION THAT WERE NOT SPECIFICALLY APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. THE SEALED CONSTRUCTION DRAWINGS ARE ON FILE AT THE OFFICES OF WESTWOOD.

ATTESTED BY: A. GREGORY GERBIG, P.E. #118740

SIGNATURE: *AGG*


ENGINEER OF RECORD: STEVEN M. HEILBRUN, P.E. #105006

CONTRACTOR: CADENCE MCSHANE CONSTRUCTION COMPANY & REDROCK CONSTRUCTION

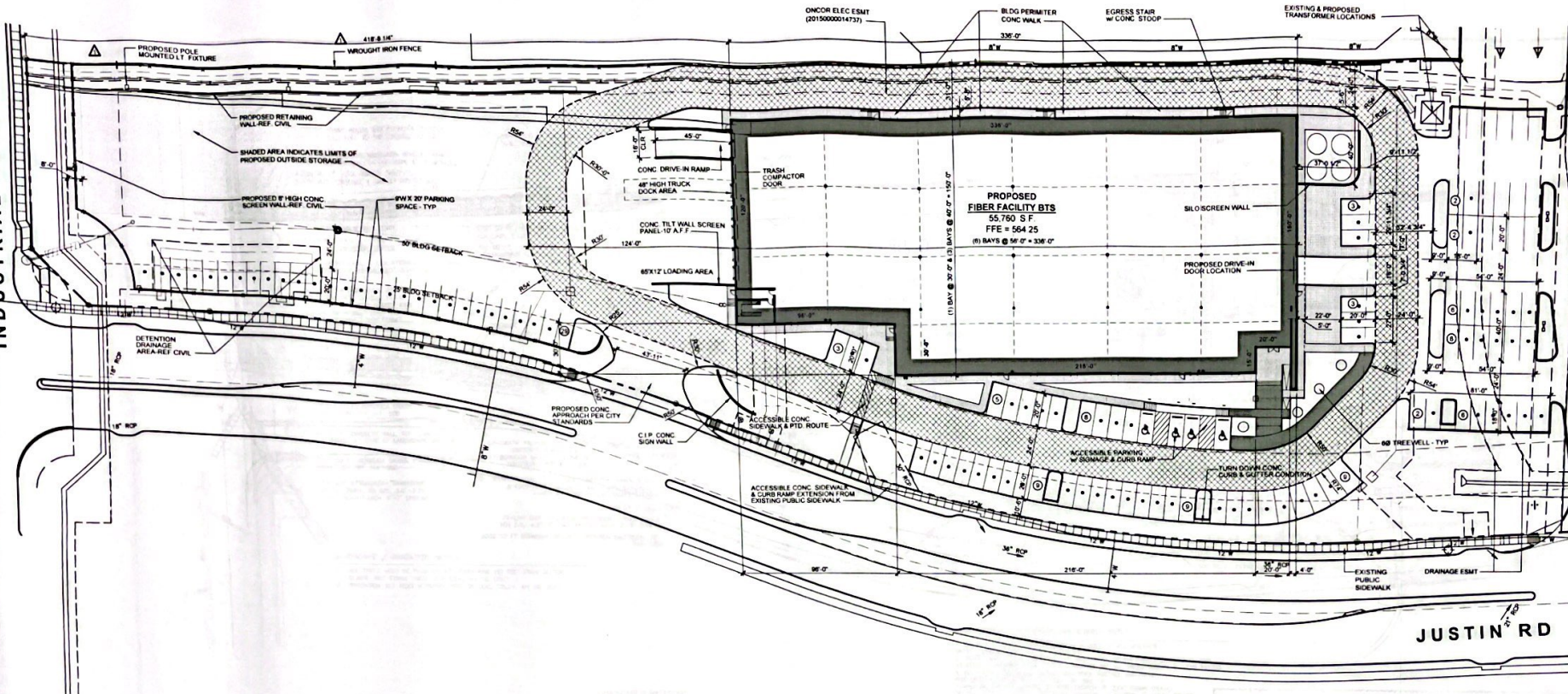
DATE REVISED: 04/16/2025

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

TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

NO.	DATE	REVISION			
		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031			
GENERAL NOTES (PRIVATE)					
CHANNELL COMMERCIAL CORP.					
CHANNELL FIBER FACILITY					
1700 JUSTIN ROAD					
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE
SMH	LCA	AUGUST 2023	N.T.S.		
					C0.2





## FIBER FACILITY SITE PLAN

SCALE: 1" = 30'-0"

GRAPHIC SCALE IN FEET



## STANDARD SITE PLAN WORDING

City of Rockwall  
Planning and Zoning Department  
185 S. Garland Street  
Rockwall, Texas 75087

GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

## 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 13<sup>th</sup> day of May, 2021.

WITNESSED OUR HANDS on 14<sup>th</sup> day of May, 2021

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

## SITE LEGEND

- FIRELANE PER CITY STANDARDS
- CONC. WALK W/ 2% MAX CROSS SLOPE
- SPECIAL PAVING
- PARKING SPOT COUNTED

## NOTE:

ALL PAVING PER ROCKWALL CITY STANDARDS

REVISION  
JUN 17 2023

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

CITY: *Rockwall* DATE: *6.6.23*

## 2015 INTERNATIONAL BUILDING CODE (IBC) AND LOCAL CODE AMENDMENTS

- 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2015 INTERNATIONAL FIRE CODE (IFC) AND LOCAL CODE AMENDMENTS
- 2014 NATIONAL ELECTRIC CODE (NEC)
- 2015 INTERNATIONAL MECHANICAL CODE (IMC)
- 2015 INTERNATIONAL PLUMBING CODE (IPC)

## IMPROVEMENT AREA

FIRST FLOOR OFFICE  
FIRST FLOOR L.T. ASSEMBLY  
MEZZANINE L.T. ASSEMBLY  
WAREHOUSE

4,000 SF  
30,330 SF  
8,000 SF  
13,440 SF

## TOTAL IMPROVEMENT AREA

55,760 SF

PARKING REQUIRED: OFFICE (4,000 SF @ 1,200 SF)

= 13.3 SPACES

PARKING REQUIRED: FIBER ASSEMBLY (26,330 SF @ 1,500 SF)

= 19.55 SPACES

PARKING REQUIRED: WAREHOUSE (13,440 SF @ 1,000 SF)

= 13.44 SPACES

## TOTAL PARKING REQUIRED

102 SPACES

TOTAL REQUIRED ACCESSIBLE PARKING STALLS

4 SPACES

TOTAL PARKING PROVIDED

102 SPACES

TOTAL PROVIDED ACCESSIBLE PARKING STALLS

4 SPACES

## PROPOSED USE

TYPE OF CONSTRUCTION

SPRINKLER SYSTEM

OCCUPANCY

OFFICE & FACTORY  
TYPE IIB  
FIBR  
GROUP B & F-1



MEINHARDT & ASSOCIATES  
ARCHITECTS, P.L.L.C.

1700 JUSTIN ROAD  
ROCKWALL, TEXAS

PROJECT NO: 20-208  
DATE: 04.08.2021  
DRAWN BY: DBC  
CHECKED BY: DOM  
SHEET: SITE PLAN

CASE # SP2021-011

AP1.01

06.02

STATE OF TEXAS

COUNTY OF ROCKWALL

06.02

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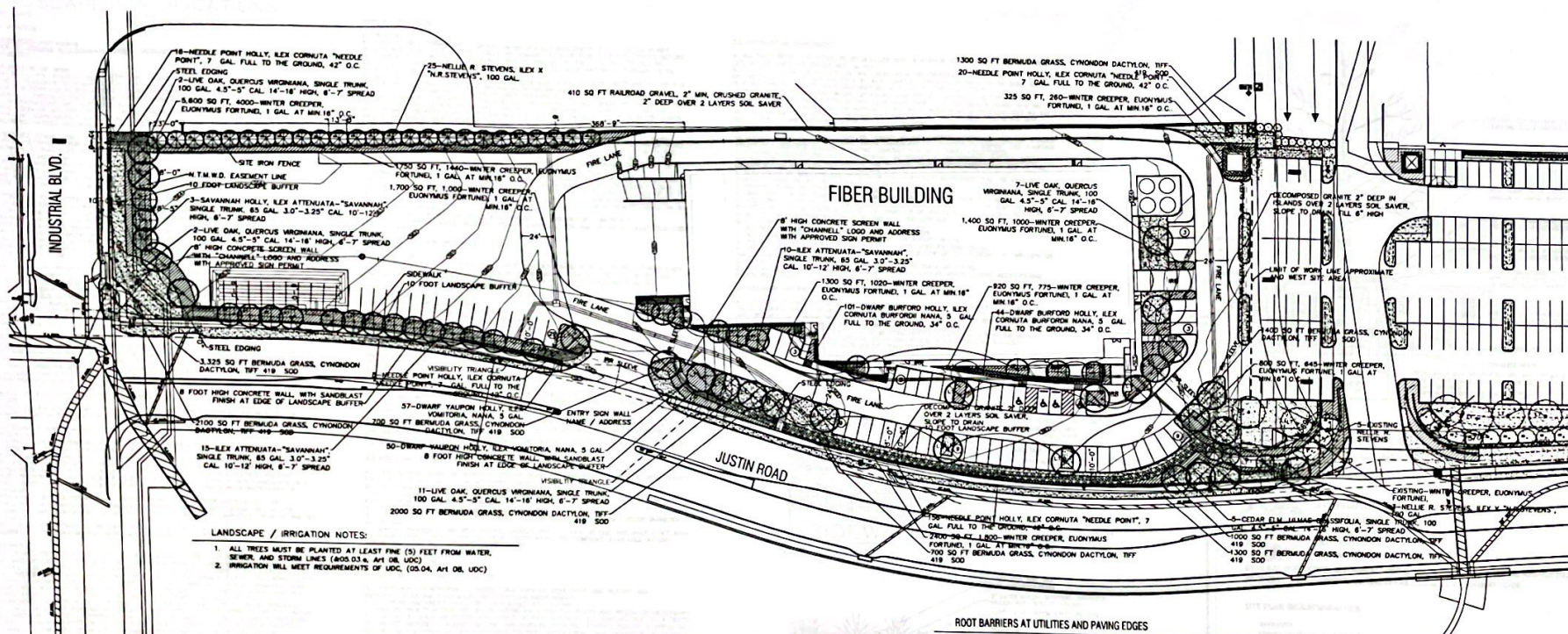
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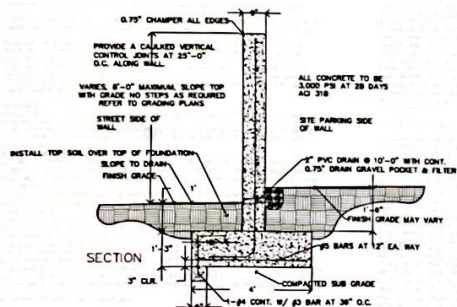
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- LANDSCAPE / IRRIGATION NOTES:**
1. ALL TREES MUST BE PLANTED AT LEAST FIVE (5) FEET FROM WATER SEWER, AND STORM LINES (AOS.03 & Art 08, UOC)
  2. IRRIGATION WILL MEET REQUIREMENTS OF UOC, (OS.04, Art 08, UOC)



### SITE SCREEN WALL DETAILS

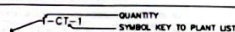
**NOTE:**

1. CONCRETE COLOR MIX TO BE APPROVED BY CLIENT
2. STEP FOOTING AS REQUIRED IN 6" STEPS
3. BACK FILL SOIL AFTER FORM WORK REMOVAL TO GRADES SHOWN.
4. S. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS, FORM WORK, CONCRETE WASH OUT FROM SITE.

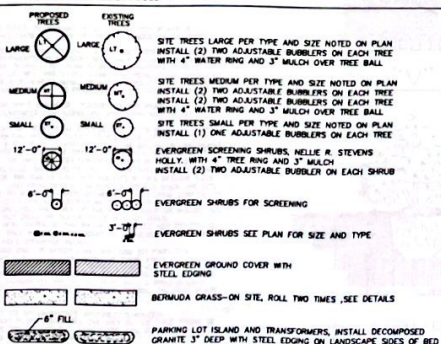
**SAND BLASTING NOTE:**

1. ALL EXPOSED SURFACES TO BE SAND BLASTED.
2. SAMPLE TO BE APPROVED BY CLIENT
3. SAND BLAST SANDY USED ON LANDSCAPE BEDS. NO CLEAN UP EXPECT OF RAINING SURFACES.

## LANDSCAPE PLAN | LEGEND



## LANDSCAPE TREE SYMBOLS



PARKING LOT ISLAND AND TRANSFORMERS, INSTALL DECOMPOSED GRANITE 3" DEEP WITH STEEL EDGING ON LANDSCAPE SIDES OF BED FILL ISLAND WITH SITE SOIL TO BACK OF CURB AND SLOPE UP INTO MIDDLE 6", INSTALL DECOMPOSED GRANITE TO SLOPE TO DRAIN OVER TOP OF CURB TO LOW SIDE

### ROOT BARRIERS AT UTILITIES AND PAVING EDGES

1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES  
WATER, SEWER, ELEC, CABLE, STORM, ECT.
2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND  
AT EDGE OF PAVING WITHIN 5 FEET. PROVIDE ON ALL TREES SHOWN, UNLESS NOTED  
OTHERWISE.
3. DEEP ROOT BARRIERS, 1-800-438-7968, INSTALL UD-48-2  
PER SPECIFICATIONS AT EACH TREE, ON SIDE OF  
PAVING OR UTILITY, INCLUDE 2" WIDE TRENCH OF 3/4" DRAIN GRAVEL  
ON OUT SIDE OF BARRIER, 24" DEEP. BARRIER TO EXTEND 12" ABOVE GRADE

## CITY OF ROCKWALL LANDSCAPE STANDARDS, WEST SIDE LOT AREA

B SITE DESIGN CRITERIA	REQUIRED	PROVIDED
TOTAL GROSS AREA - WEST SITE 4.147 ACRES	106.075 SQ. FT.	
A. MINIMUM OF SITE LOADING ZONES	YES	8 HIGH WALL
B. ACCEPTABLE LANDSCAPE PLANT MATERIAL NATIVE OR CALIFORNIA OR GREATER THAN AS RECOMMENDED TREES	YES	
C. PROTECTION OF ALL LANDSCAPE AREAS - 10' CONCRETE CURB OR CURB SYSTEM	YES	
D. MINOR ROAD REQUIREMENT: ALL RECOMMENDED NEW LANDSCAPE AREAS TO BE PROTECTED WITH REINFORCED CONCRETE CURB SYSTEM	YES	
E. RIGHT OF WAY STREET LANDSCAPE - 10' CONCRETE CURB BETWEEN R.O.W. AND ROAD - SURFACES TO BE SEEDS	YES	YES
F. STREET LANDSCAPE BUFFER REQUIRED - 10' BUFFER (1) CANYON - AND (3) ACCENT TREE PER 50 FEET - 10' BUFFER SOME "14" TREE PER 50 FEET JUSTIN ROAD 80' WIDE TURN	3 CANYON TREE 3 ACCENT TREE 3 ACCENT TREE 3 ACCENT TREE	3 CANYON TREE 3 ACCENT TREE 1 (19) CANYON TREE 1 (1) 19 ACCENT TREE
G. PARKING LOT LANDSCAPING, MINIMUM 5% OF THE PARKING LOT SHALL BE PLANTED - ALL PLANTING SHALL BE WITHIN 50 FEET OF A LARGE - TREE PARKING LOT SPACES	YES	SEE # 4 BELOW
H. REMOVING OF DUMPSTER AND WALLED BEHIND WALL WITH GATE, REQUIRED	YES	
I. RECOMMENDED LANDSCAPE SITE ON SITE THE RECOMMENDED AREA IS 15% - 15% COMMERCIAL USE'S SITE IS ABOVE - 15% COMMERCIAL USE'S SITE IS ABOVE	27.101 SQ. FT.	29.840 SQ. FT. 16.78%
L. PARKING LOT SHALL PROVIDE 1 TREE PER 10 PARKING SPACES	8 TREES	11 TREES

(\*) STREET TREES EXTEND INTO THE ADJACENT LANDSCAPE AREA BETWEEN STREET AND PARKING EDGE.  
(1) 2 SAVANNA HOLLY REMOVED DUE TO UNDER GROUND UTILITIES

REVISION  
JUN 27 2023

## STANDARD SITE PLAN WORDING

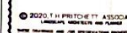


City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

**SITE PLAN SIGNATURE BLOCK**

APPROVED: \_\_\_\_\_  
 I hereby certify that the above and foregoing plan for a development in the City of Rockwell, Tenn., was approved by the Planning & Zoning Department of the City of Rockwell on the 13<sup>th</sup> day of May 2021. *Administrative*  
 WITNESS OUR HAND, this 14<sup>th</sup> day of May 2021  
NA  
 Planning & Zoning Commission, Chairman  
 \_\_\_\_\_  
*Bilin*  
 Director of Planning and Zoning




THE SEAL APPEARING ON THE  
DOCUMENT WAS AUTHORIZED  
T. H. PRITCHETT, R.L.A.



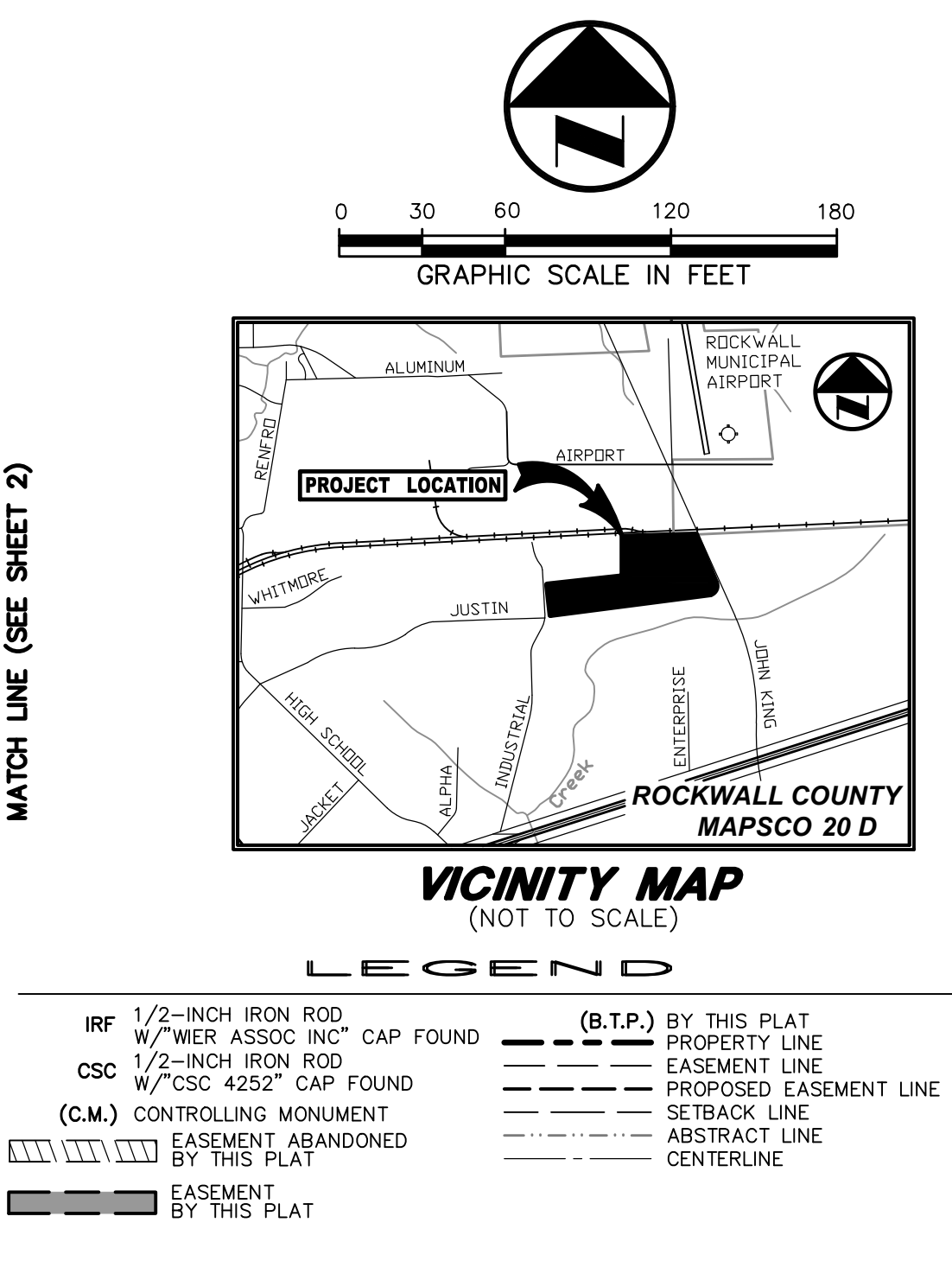
RELEASED FOR CONSTRUCTION  
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN  
REMAINS WITH THE DESIGN ENGINEER. THE CITY  
OF ROCKWALL IN REVIEWING AND RELEASING  
PLANS FOR CONSTRUCTION, ASSUMES NO  
RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF  
DESIGN.

CITY \_\_\_\_\_ DATE \_\_\_\_\_

**SP-2021-011**

LA-1	04/20/2021	REVISED PLANT SCALES PER CITY COMMENTS				
LA-1	05/13/2021	RELOCATED AND REMOVED TREES PER CITY COMMENTS				
		ADDED TREE ROOT BARRIER NOTE TO THE PLAN				
NO.	DATE	REVISION				
 <b>T. H. Pritchett / Associates</b> LANDSCAPE ARCHITECTS 1076 CAMINO LAJO, RIVIERA, TEXAS 78065-0008						
<b>ALTERNATE LANDSCAPE PLAN WEST</b> <b>CHANNELL COMMERCIAL CORP.</b> <b>WEST PARKING &amp; STORAGE LAYOUT</b> <b>1700 JUSTIN ROAD</b> <b>CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS</b>						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
THP	THP	04/20/2021	1"=30'			LAW-1



SEE PAGE 3 OF 3 FOR  
ADDITIONAL NOTES

BEING A REPLAT OF LOT 4, BLOCK A,  
CHANNELL SUBDIVISION  
1 LOT, BEING 18.762 ACRES AND BEING OUT OF  
THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20,  
THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99  
AND THE DAVID HARR SURVEY, ABSTRACT NO. 102  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
CASE NO. P2024-017

**OWNER:**  
WILLCAR HOLDINGS LLC  
26040 YNEZ ROAD  
TEMECULA, CALIFORNIA 92592  
PH: 909-240-3460  
CONTACT: ALTON FRAZIER

Westwood Professional Services, Inc.			westwoodsps.com	IBPELS ENGINEERING FIRM NO. 11736	IBPELS SURVEYING FIRM NO. 10074301
DRAWN BY LAH	CHECKED BY KCH	SCALE 1"=60'	DATE NOV. 2024	JOB NUMBER 3273-20.063	

\_AHERNANDEZ1 11/21/2024 - 1:59PM  
M:\DWG-32\3273-20.063\DWG\SURVEY C3D 2018\3273-20.063RP.DWG

REPLAT- LOT 5, BLOCK A, CHANNELL SUBDIVISION



# U.P./DALLAS GARLAND N.E. RAILROAD

(A 100-FOOT RIGHT-OF-WAY)

N 88°10'00" E 693.99'

12.0' X 15.0' WATER EASEMENT  
(INST. NO. 20160000011900)

WATER EASEMENT  
(INST. NO. 20160000011900)

INGRESS/EGRESS EASEMENT  
(VOL. 5418, PG. 54)

FIRE LANE & WATER EASEMENT  
(INST. NO. 20200000008947)

WATER EASEMENT  
(INST. NO. 20160000011900)

FIRE LANE & WATER EASEMENT  
(INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY  
COMPANY, LLC EASEMENT  
(20150000014737)

FIRE LANE EASEMENT  
(INST. NO. 20160000011900)

WATER EASEMENT  
(INST. NO. 20160000011900)

PART OF  
CITY OF ROCKWALL  
(VOL. 5418, PG. 54)

JOHN KING BOULEVARD  
(A 120-FOOT WIDE RIGHT-OF-WAY)

ROCKWALL INDUSTRIAL EAST  
(CAB. C, SLIDE 72)  
CONTINENTAL PET TECHNOLOGIES  
(VOL. 552, PG. 127)

N 01°03'38" W 550.29'

DRAINAGE EASEMENT  
(INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY  
COMPANY, LLC EASEMENT  
(20150000014737)

8.8' X 15.0' WATER EASEMENT  
(INST. NO. 20160000011900)

DRAINAGE EASEMENT  
(INST. NO. 20160000011900)

FIRE LANE & WATER EASEMENT  
(INST. NO. 20200000008947)

SEE DETAIL ①

WATER EASEMENT  
(INST. NO. 20160000011900)

SEE DETAIL ③

ELECTRICAL EASEMENT  
(INST. NO. 20230000006336)  
(ABANDONED B.T.P.)

FIRE LANE EASEMENT  
(BY THIS PLAT)

WATER EASEMENT  
(INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT  
(INST. NO. 20150000014737)

FIRE LANE & WATER EASEMENT  
(ABANDONED BY INST. NO. 20200000008947)

FIRE LANE & WATER EASEMENT  
(INST. NO. 20200000008947)

NATHAN BUTLER - ABSTRACT NO. 20  
ARCHIBALD HANNA - ABSTRACT NO. 99

DRAINAGE EASEMENT  
(CAB. I, SLIDE 337)

JUSTIN ROAD  
(VARIABLE WIDTH RIGHT-OF-WAY)

S 85°21'55" W 325.98'

Δ=10°34'42"  
R=807.50'  
L=149.09'  
T=74.76'  
CB=S 80°04'34" W  
CD=148.87'

LOT 1, BLOCK B  
CHANNELL SUBDIVISION  
(CAB. I, SLIDE 337)  
ROCKWALL ECONOMIC  
DEVELOPMENT CORPORATION  
(VOL. 4168, PG. 317)

DRAINAGE EASEMENT  
(CAB. I, SLIDE 337)

PK-IRF

NATHAN BUTLER - ABSTRACT NO. 20  
DAVID HARR - ABSTRACT NO. 102

S 14°39'43" E 12.00'

S 74°47'13" W 191.98'

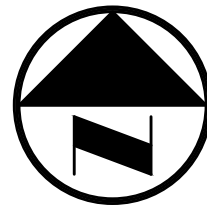
Δ=00°33'04"  
R=892.50'  
L=8.58'  
T=4.29'  
CB=S 75°03'45" W  
CD=8.58'

Δ=04°26'56"  
R=904.50'  
L=70.23'  
T=35.13'  
CB=S 77°33'45" W  
CD=70.22'

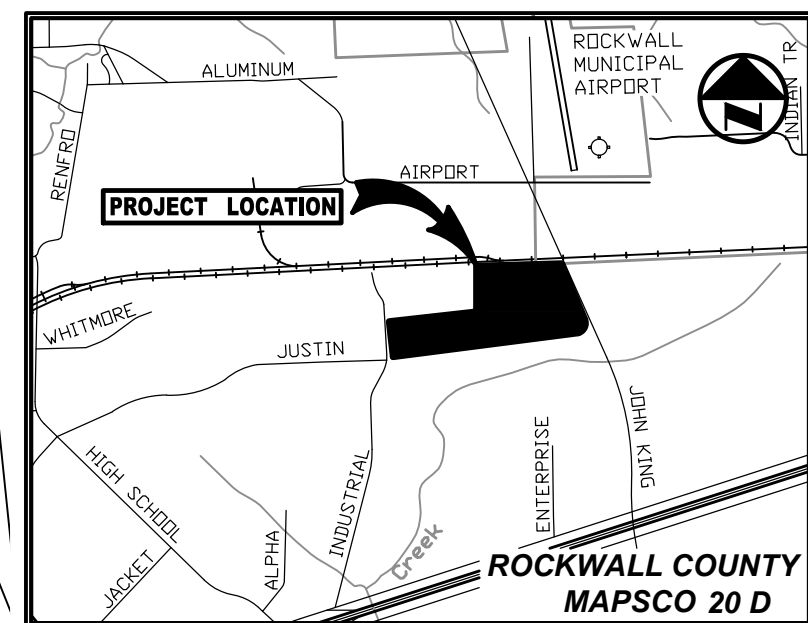
TEMUNOVIC  
PARTNERSHIP, LTD.  
(VOL. 7038, PG. 314)

SURVEYOR/ENGINEER:  
WESTWOOD PROFESSIONAL SERVICES  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: 972-235-3031  
CONTACT: KYLE C. HARRIS

OWNER:  
WILLCAR HOLDINGS LLC  
26040 YNEZ ROAD  
TEMECULA, CALIFORNIA 92592  
PH: 909-240-3460  
CONTACT: ALTON FRAZIER



0 30 60 120 180  
GRAPHIC SCALE IN FEET



VICINITY MAP  
(NOT TO SCALE)

## LEGEND

- IRF 1/2-INCH IRON ROD  
W/"WIER ASSOC INC" CAP FOUND
- CSC 1/2-INCH IRON ROD  
W/"CSC 4252" CAP FOUND
- (C.M.) CONTROLLING MONUMENT
- (B.T.P.) BY THIS PLAT
- PROPERTY LINE
- EASEMENT LINE
- PROPOSED EASEMENT LINE
- SETBACK LINE
- ABSTRACT LINE
- CENTERLINE
- EASEMENT ABANDONED  
BY THIS PLAT
- EASEMENT  
BY THIS PLAT

SHEET 2 OF 3

REPLAT

## LOT 5, BLOCK A, CHANNELL SUBDIVISION

BEING A REPLAT OF LOT 4, BLOCK A,  
CHANNELL SUBDIVISION

1 LOT, BEING 18.762 ACRES AND BEING OUT OF  
THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20,  
THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99  
AND THE DAVID HARR SURVEY, ABSTRACT NO. 102  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
CASE NO. P2024-017

Westwood

7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 T: 972.235.3031  
TBPELS ENGINEERING FIRM NO. 11756  
TBPELS SURVEYING FIRM NO. 10074301

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LAH	KCH	1"=60'	NOV. 2024	3273-20.063



LAHERNANDEZI 11/21/2024 - 1:59PM  
M:\DWG-32\3273-20.063\DWG\SURVEY C3D 2018\3273-20.063RP.DWG

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Willcar Holdings LLC, is the owner of an 18.762 acre tract of land in the City of Rockwall, Rockwall County, Texas; said tract of land being described as follows:

LEGAL DESCRIPTION

DESCRIPTION, of an 18.762 acre tract of land situated in the Nathan Butler Survey, Abstract No. 20, the Archibald Hanna Survey, Abstract No. 99, and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas; said tract being all of Lot 4, Block A, Channell Subdivision, an addition to the City of Rockwall, Texas according to the plat recorded in Instrument No. 20230000006336 of the Official Public Records of Rockwall County, Texas; said tract also being all of that certain tract of land described in Special Warranty Deed to Willcar Holdings LLC recorded in Instrument No. 20170000002016 of the said Official Public Records; said 18.762 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "R.S.C.I. RPLS 5034" cap found for corner in the east right-of-way line of Industrial Boulevard (a 65-foot wide right-of-way); said point being the westernmost northwest corner of said Lot 3 and the southwest corner of Rockwall Industrial East, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet C, Slide 72 of said Plat Records;

THENCE, North 88 degrees, 07 minutes, 13 seconds East, departing the said east line of Industrial Boulevard and along the south line of said Rockwall Industrial East, a distance of 850.17 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner; said point being the southeast corner of said Rockwall Industrial East;

THENCE, North 01 degrees, 03 minutes, 38 seconds West, along the east line of said Rockwall Industrial East, a distance of 550.29 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner in the south right-of-way line of the UP/DALLAS GARLAND N.E. RAILROAD (a 100-foot wide right-of-way); said point being the northeast corner of said Rockwall Industrial East;

THENCE, along the said south line of the UP/DALLAS GARLAND N.E. RAILROAD, the following two (2) calls:

North 88 degrees, 10 minutes, 00 seconds East, a distance of 693.99 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at an angle point;

North 88 degrees, 16 minutes, 13 seconds East, a distance of 16.20 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner in the west right-of-way line of John King Boulevard (a 120-foot wide right-of-way);

THENCE, departing the said south line of the UP/DALLAS GARLAND N.E. RAILROAD and along the said west line of John King Boulevard, the following three (3) calls:

South 13 degrees, 13 minutes, 35 seconds East, a distance of 112.68 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a non-tangent curve to the left;

In a southeasterly direction, along said curve to the left, having a central angle of 17 degrees, 06 minutes, 33 seconds, a radius of 1,810.00 feet, a chord bearing and distance of South 21 degrees, 54 minutes, 26 seconds East, 538.48 feet, an arc distance of 540.49 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 30 degrees, 27 minutes, 42 seconds East, a distance of 46.15 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being at the northeast end of a circular right-of-way corner clip at the intersection of the said west line of John King Boulevard and the north right-of-way line of Justin Road (a variable width right-of-way) and the beginning of a non-tangent curve to the right;

THENCE, in a southwesterly direction, departing the said west line of John King Boulevard and along said corner clip and said curve to the right, having a central angle of 84 degrees, 24 minutes, 20 seconds, a radius of 29.50 feet, a chord bearing and distance of South 37 degrees, 35 minutes, 03 seconds West, 39.63 feet, an arc distance of 43.46 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner in the said north line of Justin Road; said point being at the southwest end of said corner clip;

THENCE, departing the said corner clip and along the said north line of Justin Road, the following fourteen (14) calls:

South 79 degrees, 47 minutes, 13 seconds West, a distance of 186.63 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at an angle point;

South 89 degrees, 47 minutes, 13 seconds West, a distance of 50.50 feet to a 1/2-inch iron rod with "CSC 4252" cap found for corner;

South 00 degrees, 38 minutes, 16 seconds East, a distance of 8.89 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner;

South 79 degrees, 47 minutes, 13 seconds West, a distance of 10.22 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner at the beginning of a tangent curve to the left;

In a southwesterly direction, along said curve to the left, having a central angle of 04 degrees, 26 minutes, 56 seconds, a radius of 904.50 feet, a chord bearing and distance of South 77 degrees, 33 minutes, 45 seconds West, 70.22 feet, an arc distance of 70.23 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner;

South 14 degrees, 39 minutes, 43 seconds East, a distance of 12.00 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being the beginning of a non-tangent curve to the left;

In a southwesterly direction, along said curve to the left, having a central angle of 00 degrees, 33 minutes, 04 seconds, a radius of 892.50 feet, a chord bearing and distance of South 75 degrees, 03 minutes, 45 seconds West, 8.58 feet, an arc distance of 8.58 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 74 degrees, 47 minutes, 13 seconds West, a distance of 191.98 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 10 degrees, 34 minutes, 42 seconds, a radius of 807.50 feet, a chord bearing and distance of South 80 degrees, 04 minutes, 34 seconds West, 148.87 feet, an arc distance of 149.09 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 85 degrees, 21 minutes, 55 seconds West, a distance of 325.98 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 22 degrees, 51 minutes, 11 seconds, a radius of 807.50 feet, a chord bearing and distance of North 83 degrees, 12 minutes, 29 seconds West, 319.95 feet, an arc distance of 322.08 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

North 71 degrees, 46 minutes, 54 seconds West, a distance of 100.00 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the left;

In a westerly direction, along said curve to the left, having a central angle of 18 degrees, 36 minutes, 18 seconds, a radius of 892.50 feet, a chord bearing and distance of North 81 degrees, 05 minutes, 03 seconds West, 288.54 feet, an arc distance of 289.81 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

(LEGAL DESCRIPTION CONTINUED)

South 89 degrees, 36 minutes, 48 seconds West, a distance of 70.14 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being at the southeast end of a right-of-way corner clip at the intersection of said north line of Justin Road with the said east line of Industrial Boulevard;

THENCE, North 45 degrees, 43 minutes, 30 seconds West, departing the said north line of Justin Road and along the said corner clip, a distance of 42.68 feet to a 1/2-inch iron rod with "WIER & ASSOC INC" cap found for corner in the said east line of Industrial Boulevard; said point being at the northwest end of said corner clip;

THENCE, North 01 degrees, 03 minutes, 48 seconds West, departing the said corner clip and along the said east line of Industrial Boulevard, a distance of 111.88 feet to the POINT OF BEGINNING;

CONTAINING, 817,294 square feet or 18.762 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Kyle Coleman Harris, 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.



APPROVED

I hereby certify that the above and forgoing subdivision plat, being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas on the \_\_\_\_ day of \_\_\_\_\_, 2024.

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

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2024.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

GENERAL NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011) and correlated to the City of Rockwall Monument R016. The coordinates shown hereon are State Plane (Grid) Coordinates, no scale and no projection.
- Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

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 the LOT 5, BLOCK A, CHANNELL SUBDIVISION 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LOT 5, BLOCK A, CHANNELL SUBDIVISION have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;

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

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

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 exactions made herein.

William H. Channell, President

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared William H. Channell, 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 \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

My Commission Expires:

SHEET 3 OF 3

REPLAT  
LOT 5, BLOCK A,  
CHANNELL SUBDIVISION

BEING A REPLAT OF LOT 4, BLOCK A,  
CHANNELL SUBDIVISION  
1 LOT, BEING 18.762 ACRES AND BEING OUT OF  
THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20,  
THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99  
AND THE DAVID HARR SURVEY, ABSTRACT NO. 102  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
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Westwood

7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 T: 972.235.3031  
TBPELS ENGINEERING FIRM NO. 11756  
TBPELS SURVEYING FIRM NO. 10074301

Westwood Professional Services, Inc.

westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LAH	KCH	NONE	NOV. 2024	3273-20.063

SURVEYOR/ENGINEER:  
WESTWOOD PROFESSIONAL SERVICES  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: 972-235-3031  
CONTACT: KYLE C. HARRIS

OWNER:  
WILLCAR HOLDINGS LLC  
26040 YNEZ ROAD  
TEMECULA, CALIFORNIA 92592  
PH: 909-240-3460  
CONTACT: ALTON FRAZIER

REPLAT - LOT 5, BLOCK A, CHANNELL SUBDIVISION



BM 4 "X" CUT ON THE CENTER OF CURB INLET AT THE  
EDGE OF SIDEWALK  $\pm 25'$  FROM CURB RETURN AT NORTHWEST  
INTERSECTION OF JUSTIN ROAD AND INDUSTRIAL PARKWAY

ELEV=561.99 FT

BM 8 "X" CUT ON SOUTHEAST CORNER OF SIDEWALK NEXT  
TO HEADWALL ON WEST SIDE OF JOHN KING BOULEVARD  
 $\pm 1,700'$  NORTH OF INTERSTATE-30

ELEV=563.49 FT

BM 3 "X" CUT SET AT CENTER OF CONCRETE CURB INLET  
IN THE EAST SIDE OF JOHN KING BOULEVARD  $\pm 450'$  SOUTH  
OF A RAILROAD

ELEV=564.78 FT

BM 50 "X" CUT IN CONCRETE FOUND,  $\pm 41'$  SOUTH OF THE  
NORTHERNMOST NORTHWEST CORNER OF THE SUBJECT  
PROPERTY AND  $\pm 3'$  WEST OF THE EDGE OF CONCRETE.

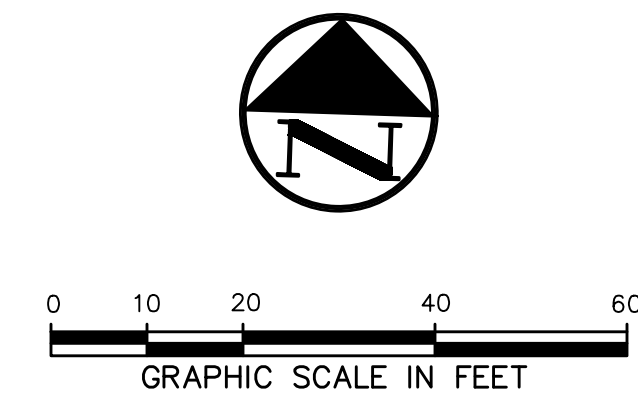
ELEV=565.60 FT

BM 51 " (" CUT IN CONCRETE SET,  $\pm 879'$  EAST OF THE  
CENTERLINE OF INDUSTRIAL BOULEVARD,  $\pm 26'$  SOUTH OF  
THE RAILROAD RIGHT-OF-WAY LINE;  $\pm 4'$  WEST OF THE  
CONCRETE RETAINING WALL AND  $\pm 18'$  NORTH OF A FIRE  
HYDRANT.

ELEV=564.88 FT

CONTACT:	
DIG-TESS	1-800-DIG-TESS
ATMOS ENERGY	1-800-332-8867
ONCOR ELECTRIC	972-888-1359
AT&T	1-817-589-1056
CHARTER SPECTRUM	1-817-205-8177
TXU	1-800-711-9112
TEXAS ONE CALL	811
48 HOURS PRIORITY TO CONSTRUCTION	
ROCKWALL LINE	972-771-7730
LOCATES	
NTMWD	972-626-4569

ROCKWALL INDUSTRIAL EAST  
(CAB. C, SLIDE 1)  
CONTINENTAL PET TECHNOLOGIES  
(VOL. 552, PG. 127)



### LEGEND

B<sub>1</sub> BOLLARD  
 EM<sub>10</sub> ELECTRIC METER  
 PP<sub>1</sub> POWER POLE  
 LS<sub>2</sub> LIGHT STAND  
 WM<sub>10</sub> WATER METER  
 WV<sub>10</sub> WATER VALVE  
 ICV<sub>10</sub> IRRIGATION CONTROL VALVE  
 FH<sub>10</sub> FIRE HYDRANT  
 C<sub>10</sub> CLEANOUT  
 MH<sub>10</sub> MANHOLE  
 TSC<sub>1</sub> TRAFFIC SIGNAL CONTROL  
 TSP<sub>1</sub> TRAFFIC SIGNAL POLE  
 TEL<sub>1</sub> TELEPHONE BOX  
 FLOOD LIGHT  
 FP<sub>1</sub> FLAG POLE  
 SIGN<sub>1</sub> TRAFFIC SIGN  
 1/2-INCH IRON ROD  
 W/PACHECO KOCH" CAP SET  
 CONTROLLING MONUMENT  
 PROPERTY LINE  
 FENCE  
 OVERHEAD UTILITY LINE  
 FIBER OPTIC LINE  
 UNDERGROUND STORM LINE  
 UNDERGROUND ELECTRIC LINE  
 UNDERGROUND TELEPHONE LINE  
 UNDERGROUND CABLE LINE  
 UNDERGROUND WATER LINE  
 UNDERGROUND SANITARY SEWER LINE  
 EXIST. CONTOUR  
 EXIST SPOT ELEVATION  
 EXIST TOP OF CURB ELEVATION  
 EXIST GUTTER ELEVATION  
 LIMITS OF FULL-DEPTH SAWCUT  
 DEMOLITION AREA  
 TREE REMOVAL


REFERENCE LANDSCAPE PLANS FOR  
TREE REMOVAL AND PROTECTION

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

NOTE:  
CONTRACTOR MUST CONTACT NTMWD LINE LOCATES  
AT 469-626-4569 AT LEAST 72 HOURS PRIOR TO  
WORKING IN NTMWD EASEMENT.

**RECORD DRAWING**

THE SIGNED AND SEALED CONSTRUCTION DOCUMENT HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT. THE INFORMATION SHOWN ON THIS RECORD DRAWING, WHICH WAS PROVIDED BY THE CONTRACTOR, OR OTHERS NOT ASSOCIATED WITH THE DESIGN ENGINEER, CANNOT BE VERIFIED FOR ACCURACY OR COMPLETENESS. WESTWOOD SHALL BE HELD LIABLE FOR ANY DAMAGE OR INJURY DURING CONSTRUCTION THAT WERE NOT SPECIFICALLY APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. THE SEALED CONSTRUCTION DRAWINGS ARE ON FILE AT THE OFFICES OF WESTWOOD.

ATTESTED BY: A. GREGORY GERBIG, P.E. #118740  
SIGNATURE:   
ENGINEER OF RECORD: STEVEN M. HEILBRUN, P.E. #105006  
CONTRACTOR: CADENCE MCSHANE CONSTRUCTION COMPANY &  
REDROCK CONSTRUCTION  
DATE REVISED: 04/16/2025

[illegible]

TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

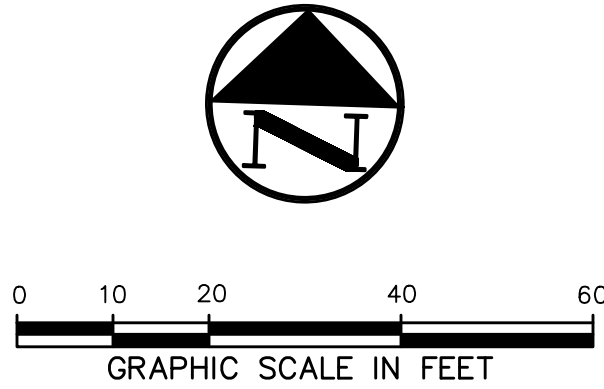
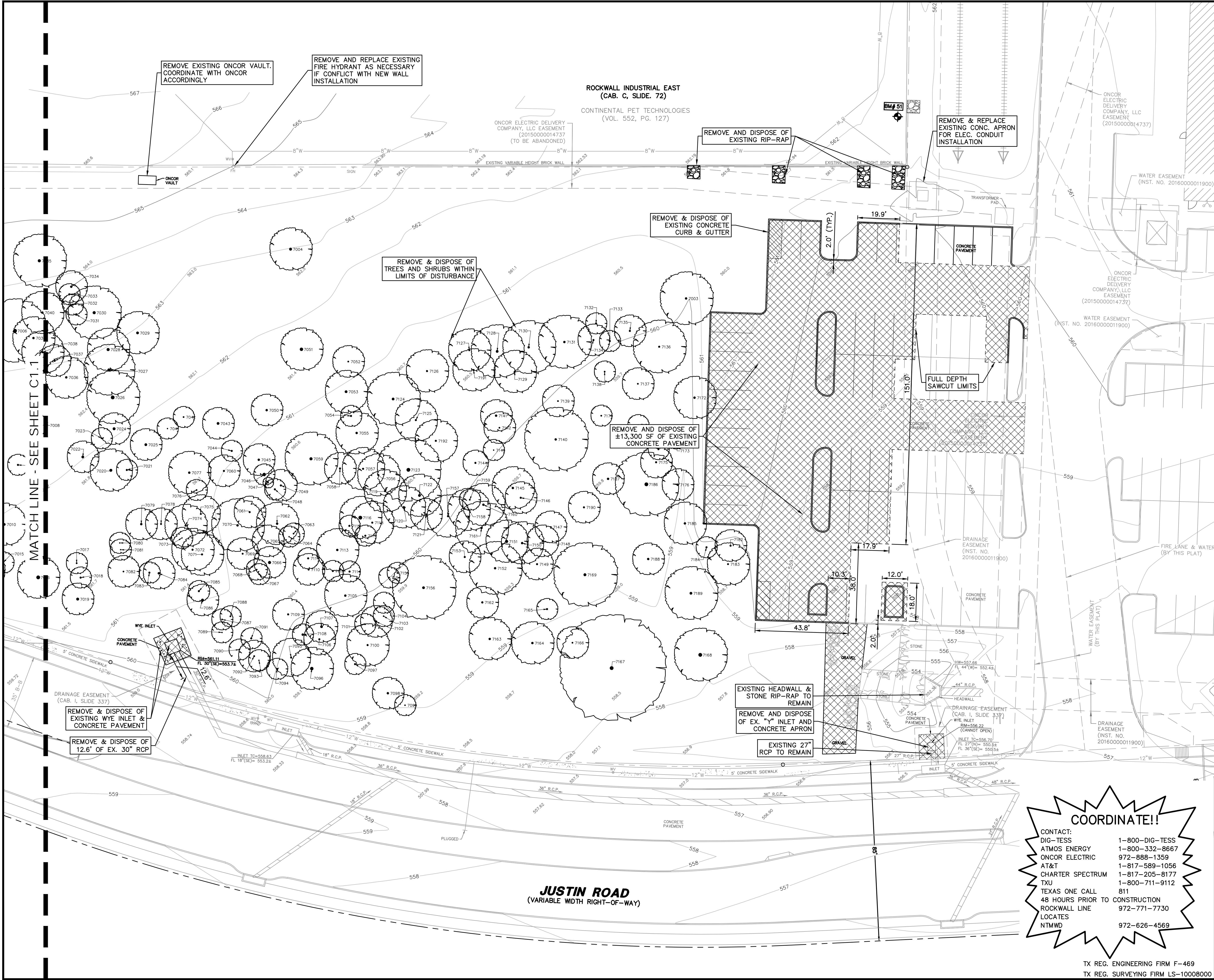
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AN A. SMART,  
J. I. LOFLAND &  
JULIANA BOND  
(L. 70, PG. 183)



4/15/2025 2:01 PM  
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- LEGEND**
- BOLLARD
  - ELECTRIC METER
  - POWER POLE
  - LIGHT STANDARD
  - WATER METER
  - WATER VALVE
  - IRRIGATION CONTROL VALVE
  - FIRE HYDRANT
  - CLEANOUT
  - MANHOLE
  - TRAFFIC SIGNAL CONTROL
  - TRAFFIC SIGNAL POLE
  - TELEPHONE BOX
  - FLOOD LIGHT
  - FLAG POLE
  - TRAFFIC SIGN
  - 1/2-INCH IRON ROD
  - W/"PACHECO KOCH" CAP SET
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  - PROPERTY LINE
  - OVERHEAD UTILITY LINE
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  - UNDERGROUND CABLE LINE
  - UNDERGROUND WATER LINE
  - UNDERGROUND SANITARY SEWER LINE
  - EXIST SPOT ELEVATION
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SIGNATURE:   
ENGINEER OF RECORD: STEVEN M. HEILBRUN, P.E. #105006  
CONTRACTOR: CADENCE MCSHANE CONSTRUCTION COMPANY &  
REDROCK CONSTRUCTION  
DATE REVISED: 04/16/2025

**COORDINATE!!**

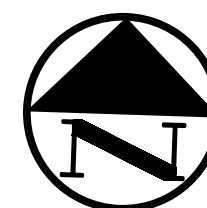
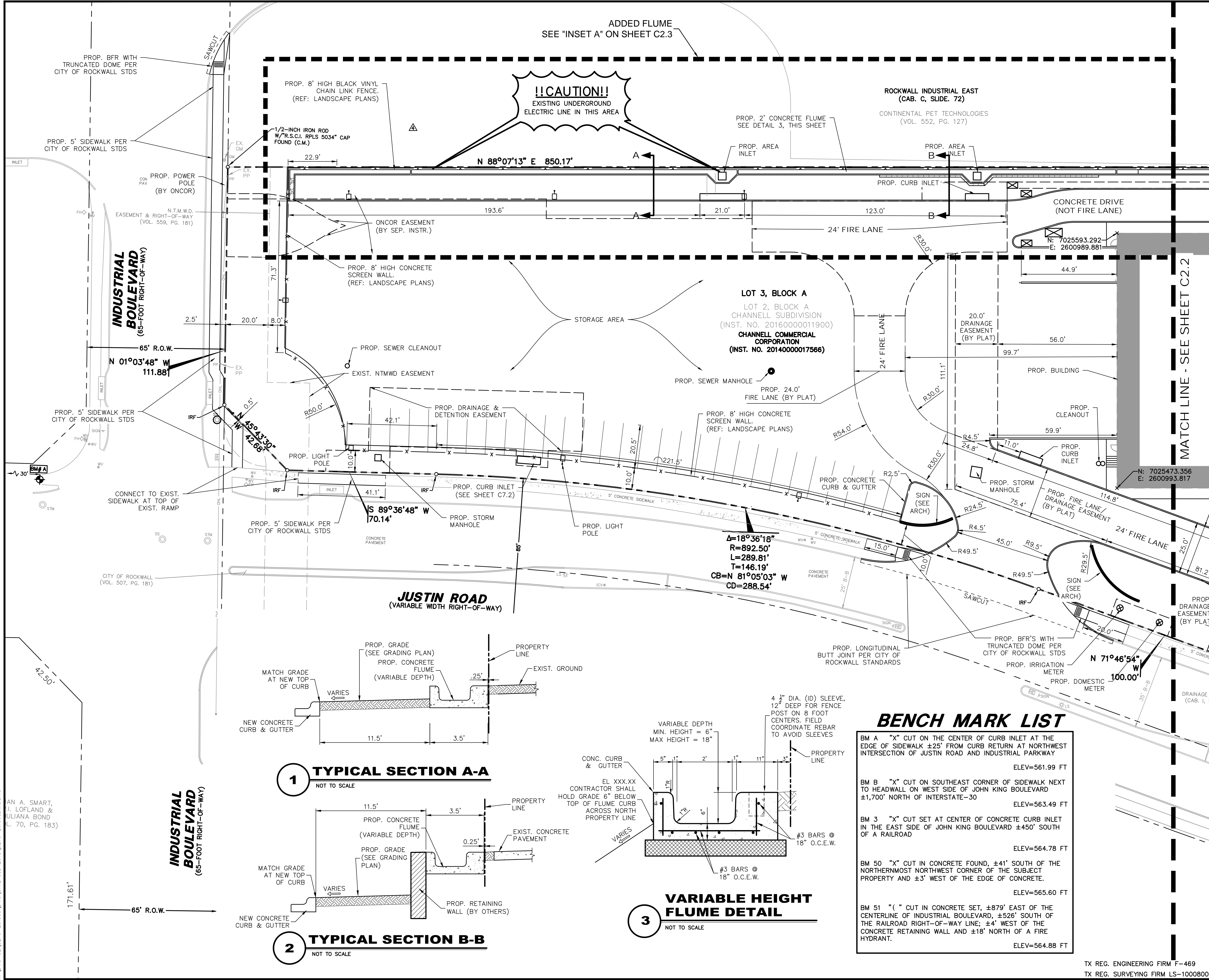
CONTACT:  
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TEXAS ONE CALL 811  
48 HOURS PRIOR TO CONSTRUCTION 972-771-7730  
ROCKWALL LINE LOCATES  
NTMWD 972-626-4569

TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

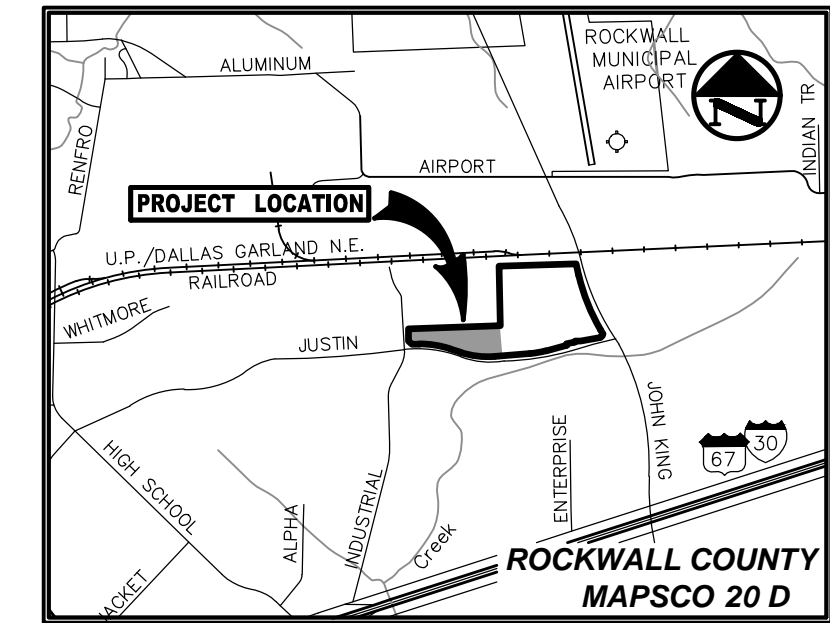
NO.	02/16/2024	ONCOR & FIRE LANE COORDINATION	REVISION
<b>Pacheco Koch</b> a Westwood company			
DEMOLITION PLAN			
CHANNELL COMMERCIAL CORP.			
CHANNELL FIBER FACILITY			
1700 JUSTIN ROAD			
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS			
DESIGN	DRAWN	DATE	SCALE
SMH	LCA	AUGUST 2023	1"=20'
NOTES	FILE	NO.	
			C1.2



PK-3273-20.063.DIMS.DWG  
4/15/2025 2:43 PM  
AN A. SMART,  
A. LOFLAND &  
JULIANA BOND  
L 70, PG. 183)



LEGEND	
B.	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
PH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SI	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/"PACHECO KOCH" CAP SET
	CONTROLLING MONUMENT
	PROPERTY LINE
	FENCE
	COORDINATE DESIGNATION
	PROPOSED FENCE
	FIRE LANE
	GRADE BREAKS
	SWALES



VICINITY MAP  
(NOT TO SCALE)

ALL DIMENSIONS ARE TO  
BACK-OF-CURB UNLESS  
OTHERWISE NOTED.

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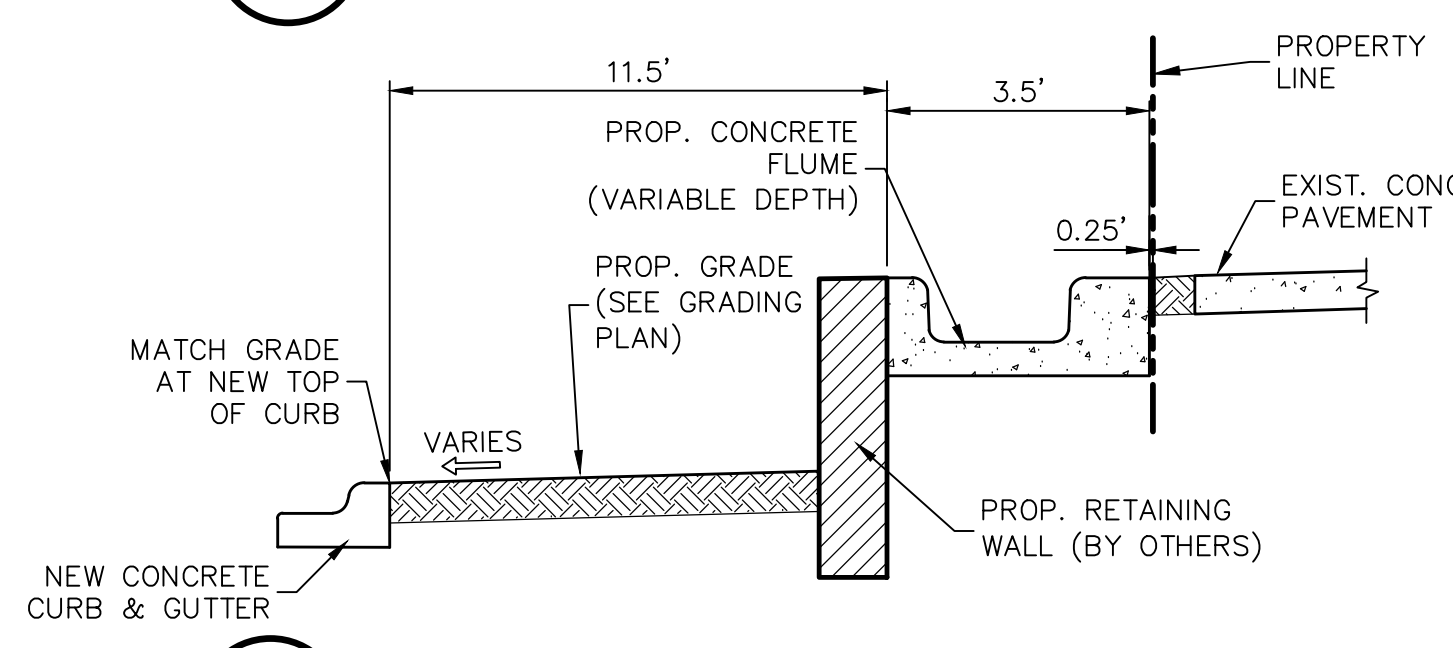
ATTESTED BY: A. GREGORY GERBIG, P.E. #118740  
SIGNATURE:   
ENGINEER OF RECORD: STEVEN M. HEILBRUN, P.E. #105006  
CONTRACTOR: CADENCE MCHANE CONSTRUCTION COMPANY &  
REDROCK CONSTRUCTION  
DATE REVISED: 04/16/2025

BENCH MARK LIST

BM A "X" CUT ON THE CENTER OF CURB INLET AT THE EDGE OF SIDEWALK ±25' FROM CURB RETURN AT NORTHWEST INTERSECTION OF JUSTIN ROAD AND INDUSTRIAL PARKWAY	ELEV=561.99 FT
BM B "X" CUT ON SOUTHEAST CORNER OF SIDEWALK NEXT TO HEADWALL ON WEST SIDE OF JOHN KING BOULEVARD ±1,700' NORTH OF INTERSTATE-30	ELEV=563.49 FT
BM 3 "X" CUT SET AT CENTER OF CONCRETE CURB INLET IN THE EAST SIDE OF JOHN KING BOULEVARD ±450' SOUTH OF A RAILROAD	ELEV=564.78 FT
BM 50 "X" CUT IN CONCRETE FOUND, ±41' SOUTH OF THE NORTHERNMOST NORTHWEST CORNER OF THE SUBJECT PROPERTY AND ±3' WEST OF THE EDGE OF CONCRETE.	ELEV=565.60 FT
BM 51 "( " CUT IN CONCRETE SET, ±879' EAST OF THE CENTERLINE OF INDUSTRIAL BOULEVARD, ±526' SOUTH OF THE RAILROAD RIGHT-OF-WAY LINE; ±4' WEST OF THE CONCRETE RETAINING WALL AND ±18' NORTH OF A FIRE HYDRANT.	ELEV=564.88 FT

1 TYPICAL SECTION A-A

NOT TO SCALE



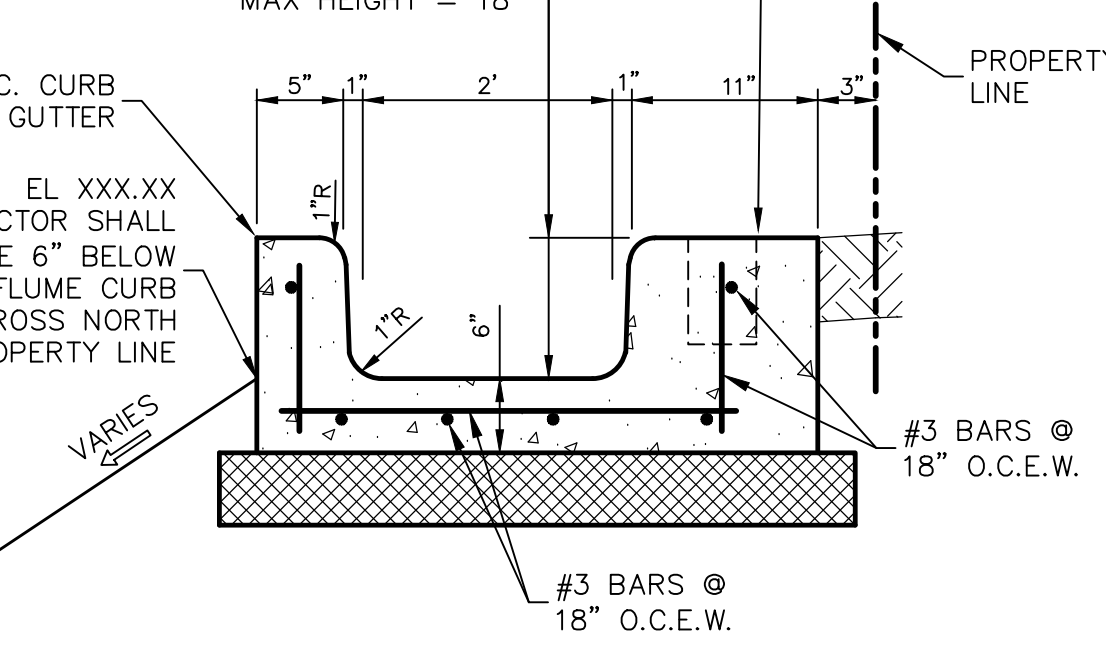
2 TYPICAL SECTION B-B

NOT TO SCALE



3 VARIABLE HEIGHT FLUME DETAIL

NOT TO SCALE



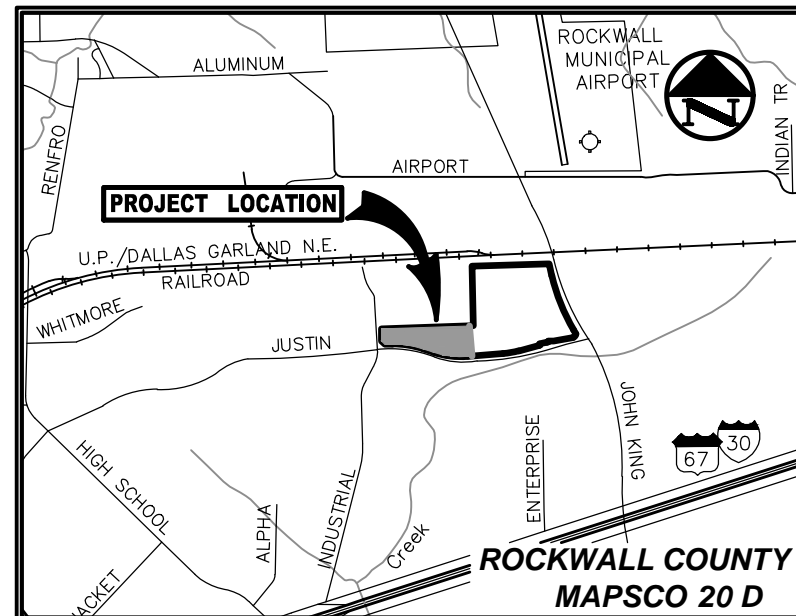
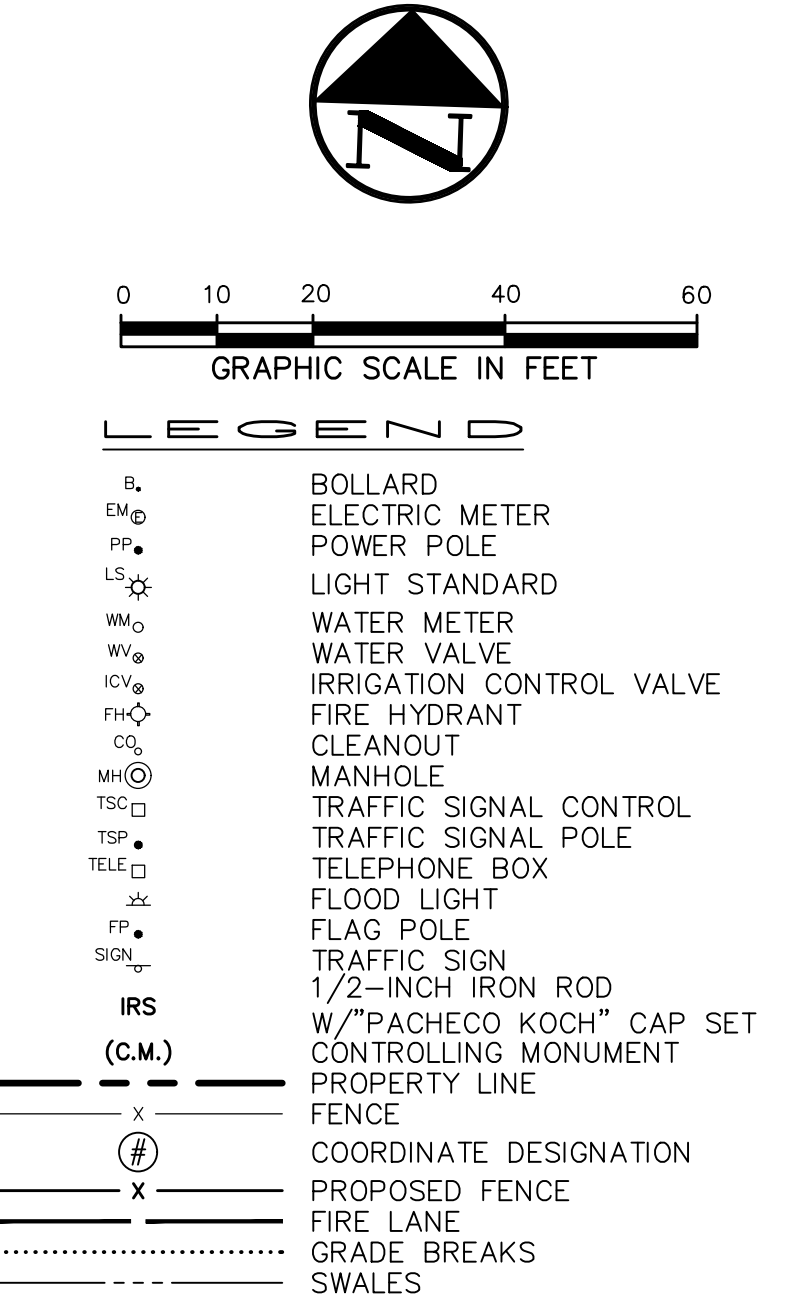
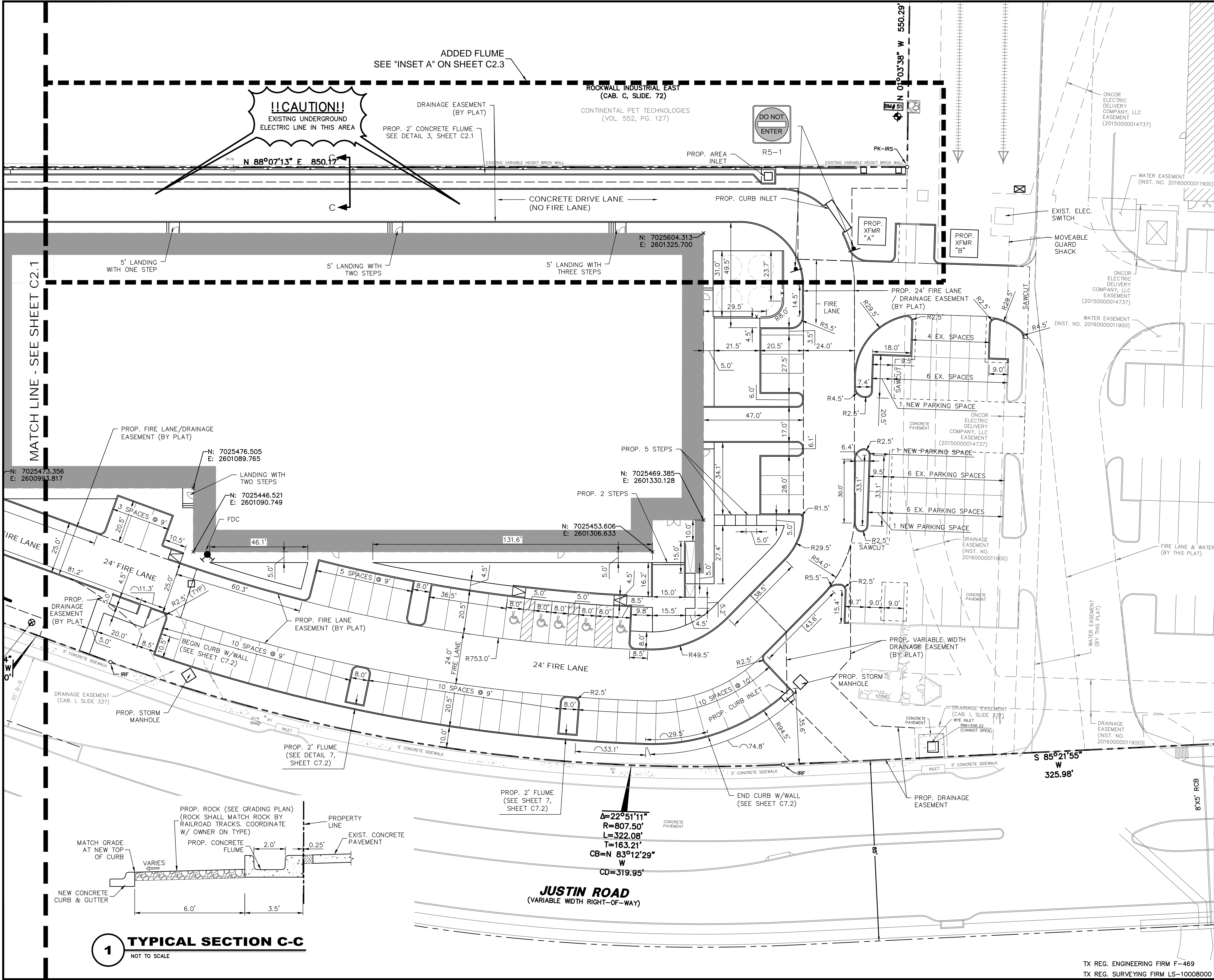
NO.	DATE	REVISION
09/23/2024		FLUME SHIFT AND WALL REVISION
03/13/2024		REMOVED NO TRUCKS SIGNS
03/05/2024		NO TRUCKS BEYOND THIS POINT SIGN
02/16/2024		ONCOR & FIRE LANE COORDINATION



DIMENSIONAL CONTROL PLAN					
CHANNELL COMMERCIAL CORP.					
CHANNELL FIBER FACILITY					
1700 JUSTIN ROAD					
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE
SMH	LCA	AUGUST 2023	1"=20'		C2.1



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D:\PROJECTS\4/15/2025 4:08 PM



**VICINITY MAP**  
(NOT TO SCALE)

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

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ATTESTED BY: A. GREGORY GERBIG, P.E. #118740  
SIGNATURE:   
ENGINEER OF RECORD: STEVEN M. HEILBRUN, P.E. #105006  
CONTRACTOR: CADENCE MCNEANE CONSTRUCTION COMPANY & REDROCK CONSTRUCTION  
DATE REVISED: 04/16/2025

09/23/2024	FLUME SHIFT AND WALL REVISION
03/13/2024	REVISED SIGNAGE - DO NOT ENTER
03/05/2024	NO TRUCKS BEYOND THIS POINT SIGN
02/16/2024	ONCOR & FIRE LANE COORDINATION
DATE	REVISION

<b>Pacheco Koch</b> a <b>Westwood</b> company	7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031
--	--

DIMENSIONAL CONTROL PLAN						
CHANNELL COMMERCIAL CORP.						
CHANNELL FIBER FACILITY						
1700 JUSTIN ROAD						
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS						
DRAWN	DATE	SCALE	NOTES	FILE	NO.	
LCA	AUGUST 2023	1"=20'			C2.2	

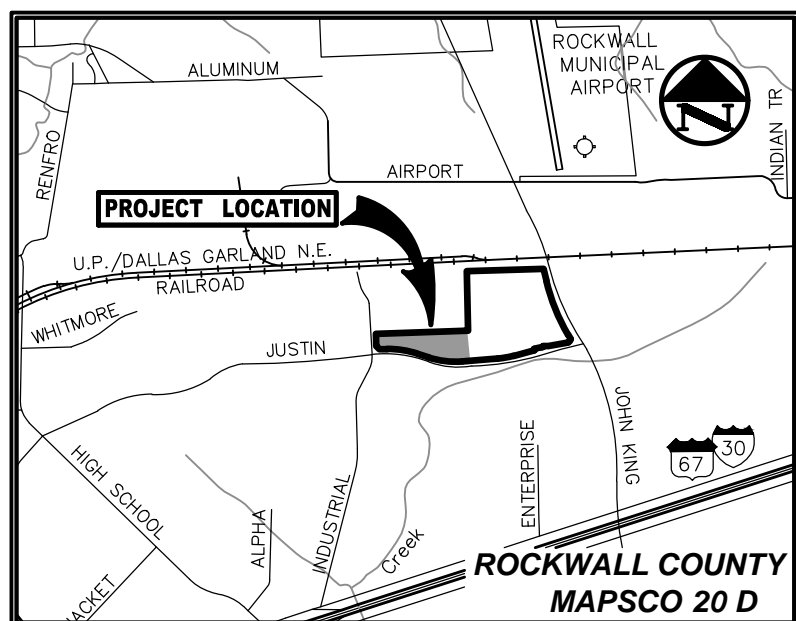
**1 TYPICAL SECTION C-C**  
NOT TO SCALE

TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000





B <sub>4</sub>	BOLLARD
EM	ELECTRIC METER
PR	POWER POLE
LS	LIGHT STANDARD
WM <sub>4</sub>	WATER METER
WV <sub>4</sub>	WATER VALVE
ICH <sub>4</sub>	IRRIGATION CONTROL VALVE
FV <sub>4</sub> ◆	FIRE HYDRANT
CO	CLEANOUT
MH○	MANHOLE
TSC □	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TEL	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIG <sub>4</sub> ▽	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/"PACHECO KOCH" CAP ST
_____	CONTROLLING MONUMENT
X	PROPERTY LINE
_____	FENCE
⊙	COORDINATE DESIGNATION
X	PROPOSED FENCE
_____	FIRE LANE
.....	GRADE BREAKS
- - -	SWALES



**VICINITY MAP**  
(NOT TO SCALE)

ALL DIMENSIONS ARE TO  
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ATTESTED BY: A. GREGORY GERBIG, P.E. #118740

SIGNATURE: LSL

ENGINEER OF RECORD: STEVEN M. HEILBRUN, P.E. #105006

CONTRACTOR: CADENCE MCSHANE CONSTRUCTION COMPANY &  
REDROCK CONSTRUCTION

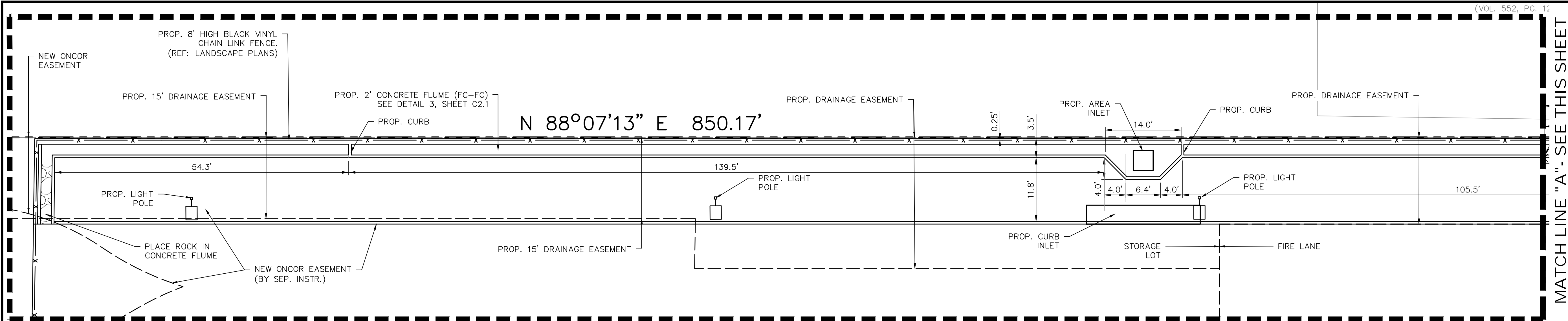
DATE REVISED: 04/16/2025

A	09/23/2024	FLUME SHIFT AND WALL REVISION				
A	02/16/2024	ONCOR & FIRE LANE COORDINATION				
NO.	DATE	REVISION				
 <b>Pacheco Koch</b> a Westwood company		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031				
FLUME DIMENSIONAL PLAN						
CHANNELL COMMERCIAL CORP.						
CHANNELL FIBER FACILITY						
1700 JUSTIN ROAD						
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
SMH	LCA	AUGUST 2023	1"=20'			C2.3

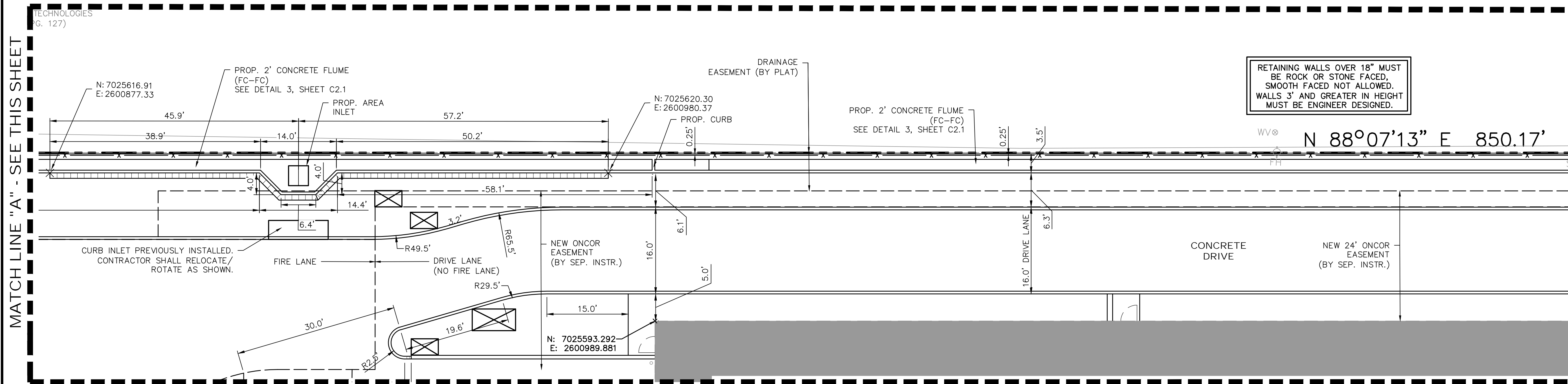
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

PK FILE: 3273-20.063

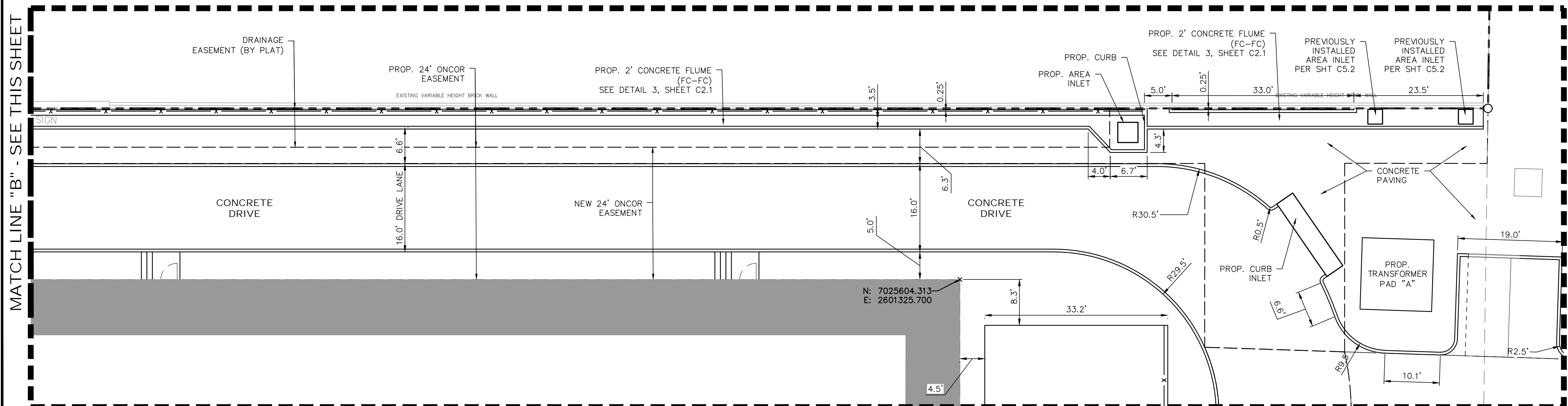
PK-3273-20.063DIMS.DWG



INSET A  
SCALE: 1"=10'



INSET B  
SCALE: 1"=10'



INSET B  
SCALE: 1"=10'

MATCH LINE "A" - SEE THIS SHEET

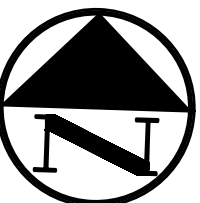
MATCH LINE "B" - SEE THIS SHEET

MATCH LINE "A" - SEE THIS SHEET

MATCH LINE "B" - SEE THIS SHEET

**CHANNELL COMMERCIAL CORP - CHANNELL FIBER FACILITY**





## LEGGEND

- B<sub>u</sub> BOLLARD  
 EM<sub>60</sub> ELECTRIC METER  
 PP<sub>6</sub> POWER POLE  
 LS<sub>6</sub> LIGHT STANDARD  
 WM<sub>60</sub> WATER METER  
 W<sub>60</sub> WATER VALVE  
 ITC<sub>6</sub> IRRIGATION CONTROL VALVE  
 FH<sub>6</sub> FIRE HYDRANT  
 C<sub>60</sub> CLEANOUT  
 MH<sub>6</sub> MANHOLE  
 T<sub>6</sub> TRAFFIC SIGNAL CONTROL  
 TSP TRAFFIC SIGNAL POLE  
 TEL<sub>6</sub> TELEPHONE BOX  
 FLOOD LIGHT  
 FL<sub>6</sub> FLAG POLE  
 SF<sub>6</sub> TRAFFIC SIGN  
 1/2" - 1" IRON ROD  
 IRS W/ "PACHECO KOCH" CAP SET  
 (C.M.) CONTROLLING MONUMENT  
 PROPERTY LINE  
 FENCE  
 OH<sub>6</sub> OVERHEAD UTILITY LINE  
 EXIST<sub>6</sub> EXISTING CONTOUR  
 EXIST<sub>6</sub> SPOT ELEVATION  
 EXIST<sub>6</sub> TOP OF CURB ELEVATION  
 EXIST<sub>6</sub> GUTTER ELEVATION  
 PROPOSED CONTOUR  
 PROPOSED TOP OF CURB ELEVATION  
 PROPOSED GUTTER ELEVATION  
 PROPOSED SPOT ELEVATION  
 PROPOSED TOP OF WALL ELEVATION  
 M.G. MATCH EXISTING GRADE  
 PROPOSED SWALE  
 PROPOSED GRADE BREAK  
 PROPOSED DRAINAGE FLOW DIRECTION  
 PROPOSED HIGH POINT  
 PROP. DETENTION EASEMENT AREA

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RELEASING PLANS FOR CONSTRUCTION,  
ASSUMES NO RESPONSIBILITY FOR  
ADEQUACY OR ACCURACY OF DESIGN"

NOTE:  
CONTRACTOR MUST CONTACT NTMWD LINE LOCATES  
AT 469-626-4569 AT LEAST 72 HOURS PRIOR TO  
WORKING IN NTMWD EASEMENT.

## RECORD DRAWING

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ATTESTED BY: A. GREGORY GERBIG, P.E. #118740

**SIGNATURE:**

ENGINEER OF RECORD: STEVEN M. HEILBRUN, P.E. #105006

CONTRACTOR: CADENCE MCSHANE CONSTRUCTION COMPANY &  
REDROCK CONSTRUCTION

DATE REVISED: 04/16/2025

A	02/16/2024	ONCOR & FIRE LANE COORDINATION				
NO.	DATE		REVISION			
Pacheco Koch a Westwood company						
GRADING PLAN						
CHANNELL COMMERCIAL CORP.						
CHANNELL FIBER FACILITY						
1700 JUSTIN ROAD						
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
SMH	LCA	AUGUST 2023	1"=20'			C3.1

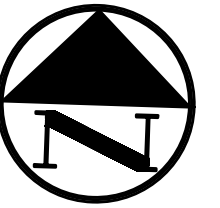
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

PK FILE: 3273-20.063

PK-3273-20.063GRAD.DWG

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AN A. SMART,  
J. LOFLAND &  
ULIANA BOND  
L. 70, PG. 183





0 10 20 40 60  
GRAPHIC SCALE IN FEET

LEGEND

- B. BOLLARD  
EM. ELECTRIC METER  
PP. POWER POLE  
LS. LIGHT STANDARD  
WM. WATER METER  
WV. WATER VALVE  
ICV. IRRIGATION CONTROL VALVE  
FH. FIRE HYDRANT  
CO. CLEANOUT  
MH. MANHOLE  
TSC. TRAFFIC SIGNAL CONTROL  
TSP. TRAFFIC SIGNAL POLE  
TB. TELEPHONE BOX  
FL. FLOOD LIGHT  
FP. FLAG POLE  
SIGN. TRAFFIC SIGN  
IRS. 1/2-INCH IRON ROD  
(C.M.) W/"PACHECO KOCH" CAP SET  
K. CONTROLLING MONUMENT  
X. PROPERTY LINE  
OHL. OVERHEAD UTILITY LINE  
613. EXIST. CONTOUR  
612.39. EXIST. SPOT ELEVATION  
TC 612.39. EXIST. TOP OF CURB ELEVATION  
G 611.69. EXIST. GUTTER ELEVATION  
(400). PROPOSED CONTOUR  
TC 614.50. PROPOSED TOP OF CURB ELEVATION  
G 614.00. PROPOSED GUTTER ELEVATION  
EL 614.25. PROPOSED SPOT ELEVATION  
TW 620.50. PROPOSED TOP OF WALL ELEVATION  
M.G. MATCH EXISTING GRADE  
PROPOSED SWALE  
PROPOSED GRADE BREAK  
PROPOSED DRAINAGE FLOW DIRECTION  
PROPOSED HIGH POINT


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

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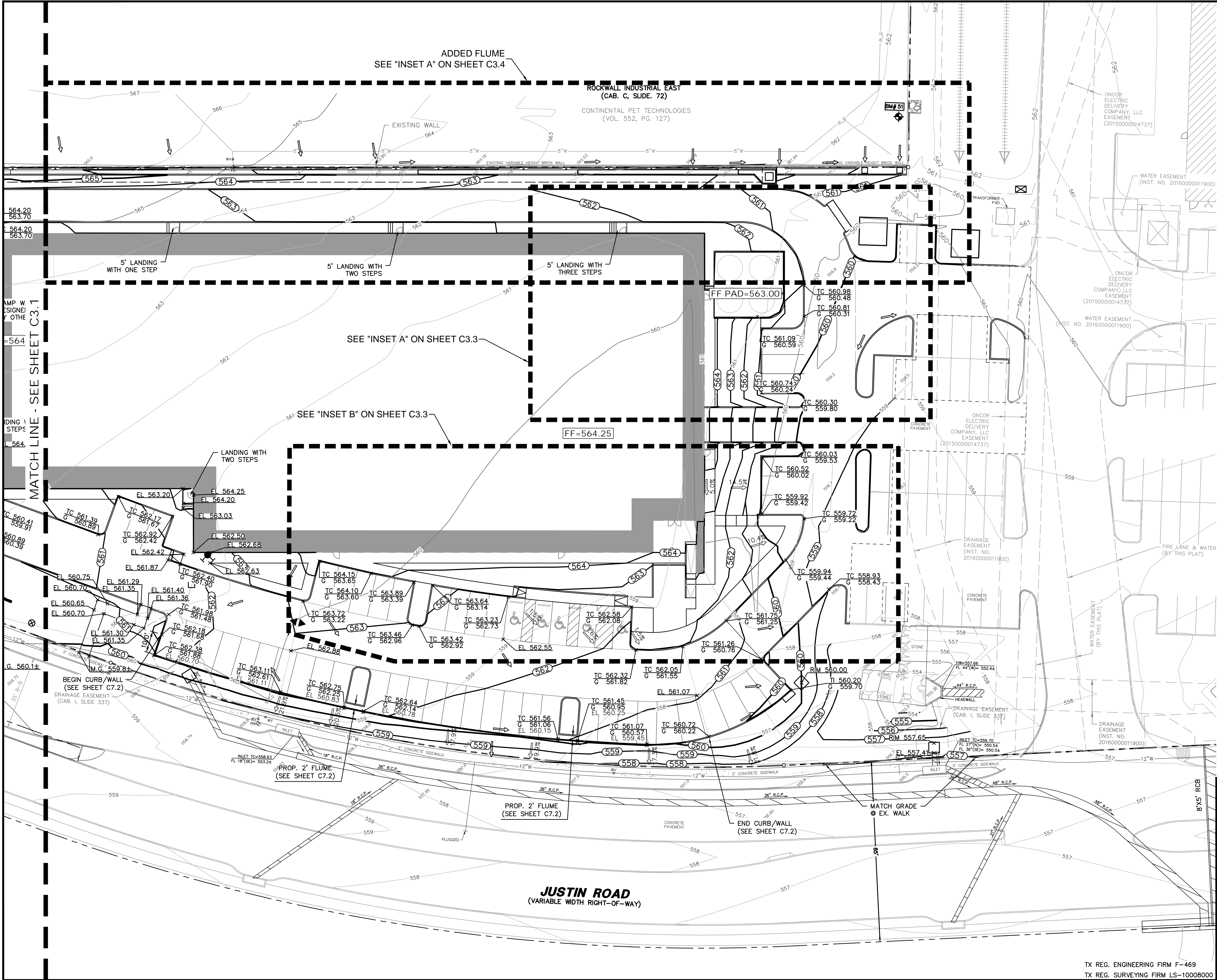
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ATTESTED BY: A. GREGORY GERBIG, P.E. #118740  
SIGNATURE:   
ENGINEER OF RECORD: STEVEN M. HEILBRUN, P.E. #105006  
CONTRACTOR: CADENCE MCSHANE CONSTRUCTION COMPANY & REDROCK CONSTRUCTION  
DATE REVISED: 04/16/2025

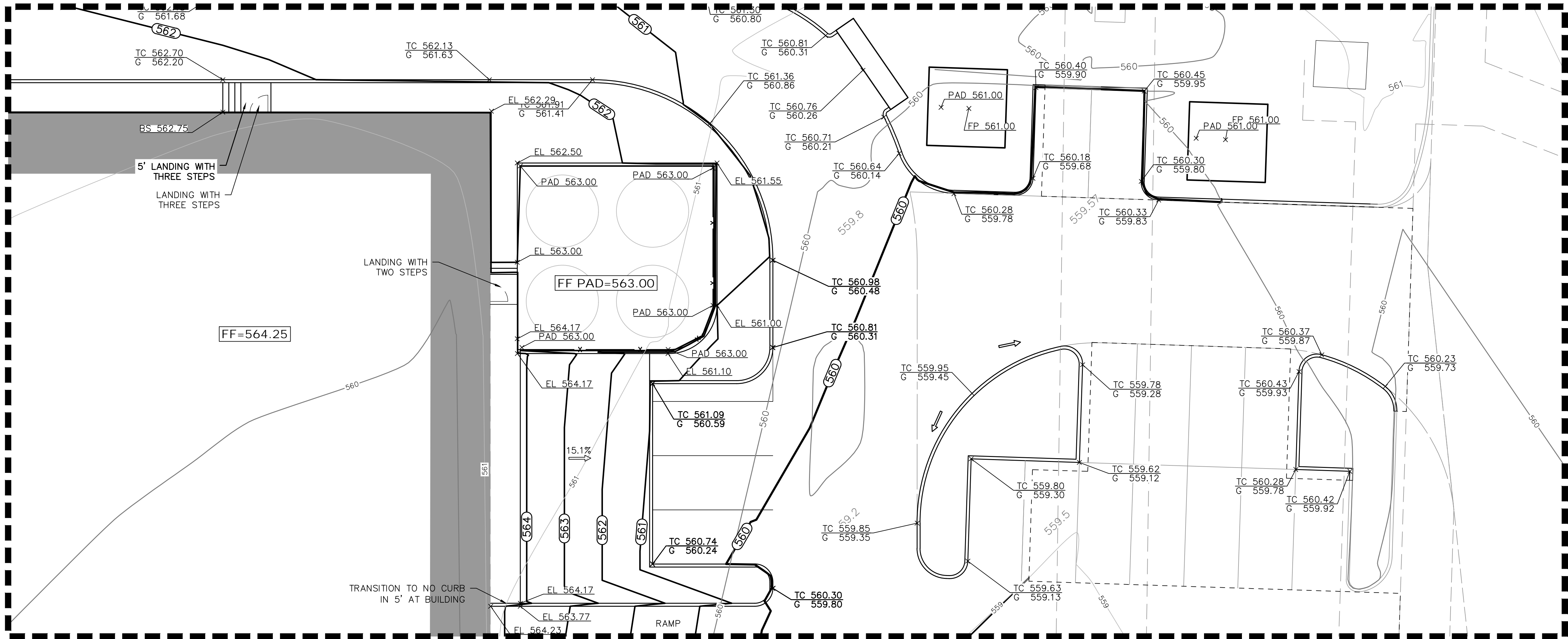
NO.	02/16/2024	ONCOR & FIRE LANE COORDINATION	REVISION
 <b>Pacheco Koch</b> a Westwood company			
7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031			
GRADING PLAN			
CHANNELL COMMERCIAL CORP.			
CHANNELL FIBER FACILITY			
1700 JUSTIN ROAD			
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS			
DESIGN	DRAWN	DATE	SCALE
SMH	LCA	AUGUST 2023	1"=20'
NOTES	FILE	NO.	
			C3.2

TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

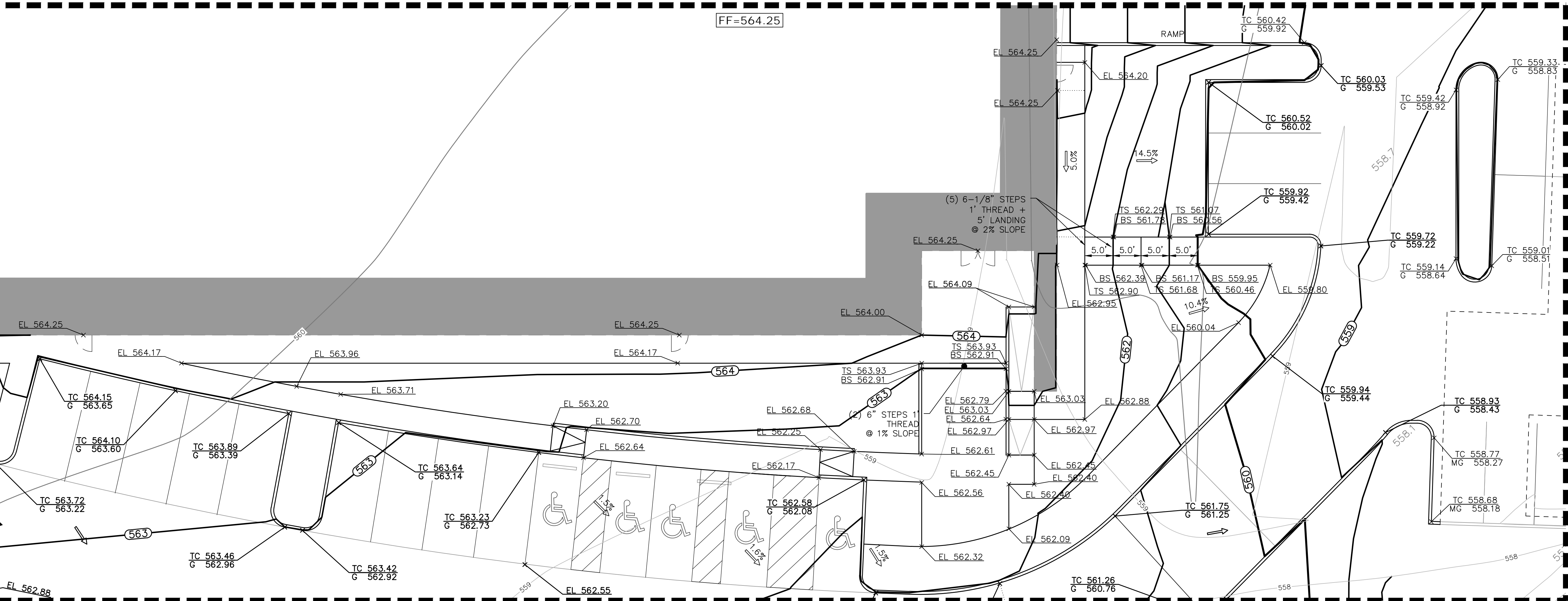




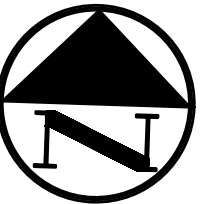
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INSET A  
SCALE: 1"=10'



INSET B  
SCALE: 1"=10'



LEGEND

B.	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
PH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIG	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/"PACHECO KOCH" CAP SET
---	CONTROLLING MONUMENT
---	PROPERTY LINE
---	FENCE
---	OVERHEAD UTILITY LINE
---	EXIST CONTOUR
---	EXIST SPOT ELEVATION
---	EXIST TOP OF CURB ELEVATION
---	EXIST GUTTER ELEVATION
---	PROPOSED CONTOUR
---	PROPOSED TOP OF CURB ELEVATION
---	PROPOSED GUTTER ELEVATION
---	PROPOSED SPOT ELEVATION
---	PROPOSED TOP OF WALL ELEVATION
---	M.G.
---	MATCH EXISTING GRADE
---	PROPOSED SWALE
---	PROPOSED GRADE BREAK
---	PROPOSED DRAINAGE FLOW DIRECTION
---	PROPOSED HIGH POINT

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

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ATTESTED BY: A. GREGORY GERBIG, P.E. #118740

SIGNATURE: *AGG*

ENGINEER OF RECORD: STEVEN M. HEILBRUN, P.E. #105006

CONTRACTOR: CADENCE MC SHANE CONSTRUCTION COMPANY & REDROCK CONSTRUCTION

DATE REVISED: 04/16/2025

NO.	DATE	REVISION
1	02/16/2024	ONCOR & FIRE LANE COORDINATION



7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231  
972.235.3031

GRADING PLAN

CHANNELL COMMERCIAL CORP.

CHANNELL FIBER FACILITY

1700 JUSTIN ROAD

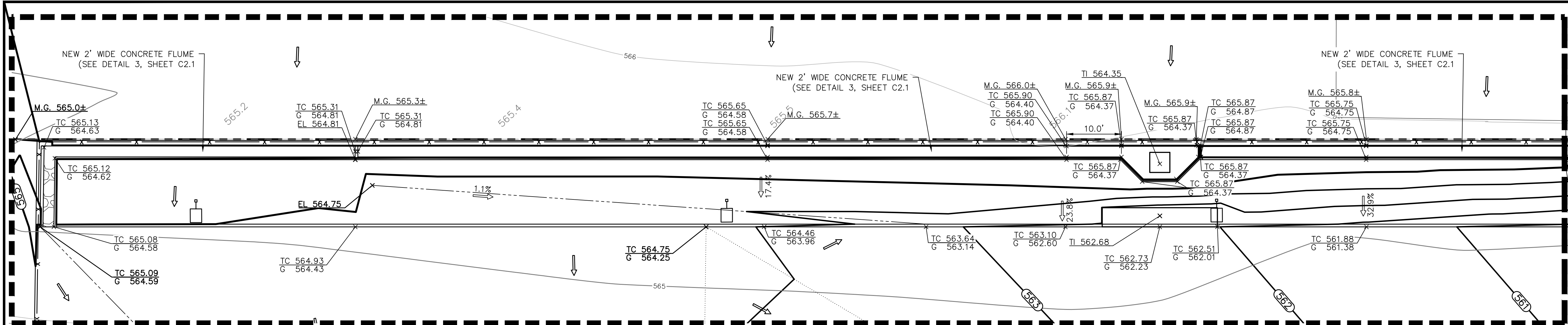
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
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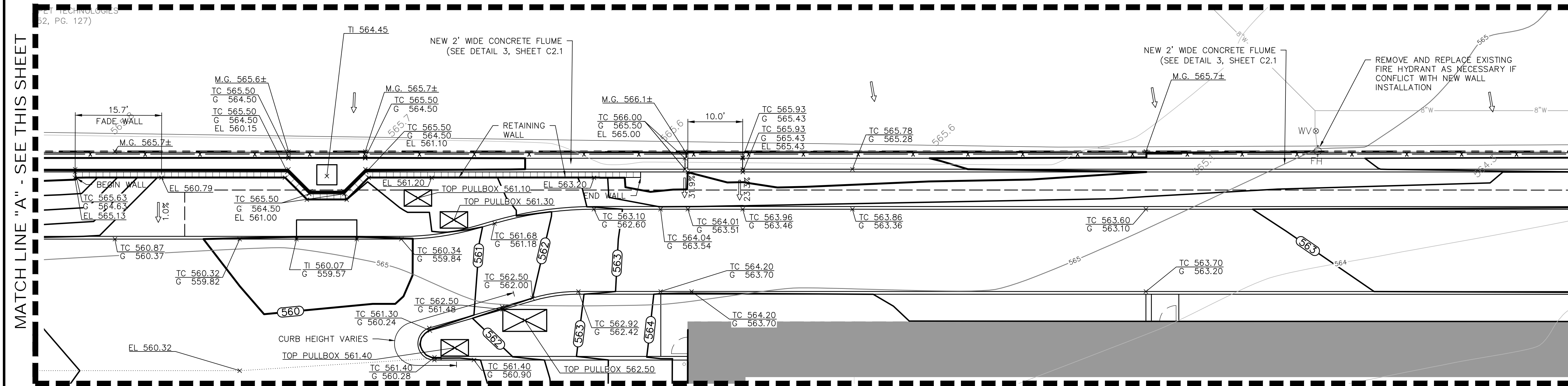
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000



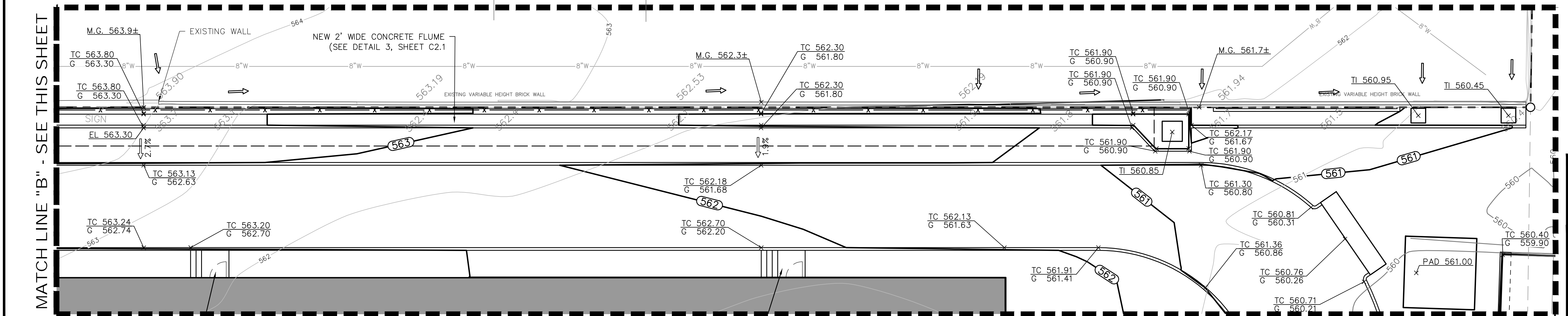
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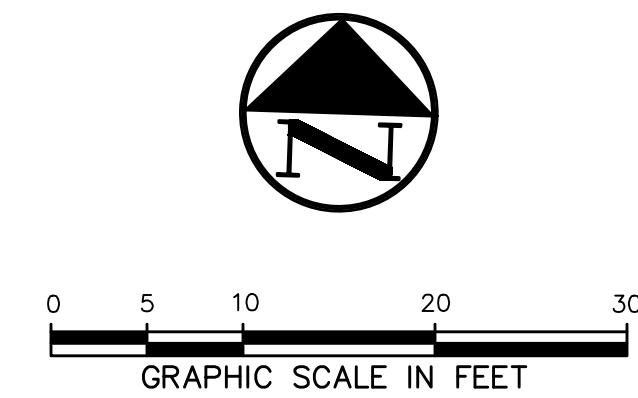
INSET B  
SCALE: 1"=10'



INSET B  
SCALE: 1"=10'



INSET B  
SCALE: 1"=10'



LEGEND	
B.	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
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IRS	1/2-INCH IRON ROD
(C.M.)	W/"PACHECO KOCH" CAP SET
	CONTROLLING MONUMENT
	PROPERTY LINE
FENCE	FENCE
OHL	OVERHEAD UTILITY LINE
613	EXIST. CONTOUR
612.39	EXIST. SPOT ELEVATION
TC 612.39	EXIST. TOP OF CURB ELEVATION
611.89	EXIST. GUTTER ELEVATION
(400)	PROPOSED CONTOUR
TC 614.50	PROPOSED TOP OF CURB ELEVATION
G 614.00	PROPOSED GUTTER ELEVATION
EL 614.25	PROPOSED SPOT ELEVATION
TW 620.50	PROPOSED TOP OF WALL ELEVATION
M.G.	MATCH EXISTING GRADE
-----	PROPOSED SWALE
-----	PROPOSED GRADE BREAK
-----	PROPOSED DRAINAGE FLOW DIRECTION
-----	PROPOSED HIGH POINT

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

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ATTESTED BY: A. GREGORY GERBIG, P.E. #118740

SIGNATURE: *AGG*

ENGINEER OF RECORD: STEVEN M. HEILBRUN, P.E. #105006

CONTRACTOR: CADENCE MC SHANE CONSTRUCTION COMPANY & REDROCK CONSTRUCTION

DATE REVISED: 04/16/2025

NO.	DATE	REVISION
1	09/23/2024	FLUME SHIFT AND WALL REVISION
2	02/21/2024	REVISED WALL
3	02/20/2024	REVISED GRADING FOR ONCOR VAULTS
4	02/16/2024	ONCOR & FIRE LANE COORDINATION

**Pacheco Koch**  
a Westwood company

FLUME GRADING PLAN  
CHANNELL COMMERCIAL CORP.  
CHANNELL FIBER FACILITY  
1700 JUSTIN ROAD  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
SMH	LCA	AUGUST 2023	1"=10'			C3.4

TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

PK FILE: 3273-20.063

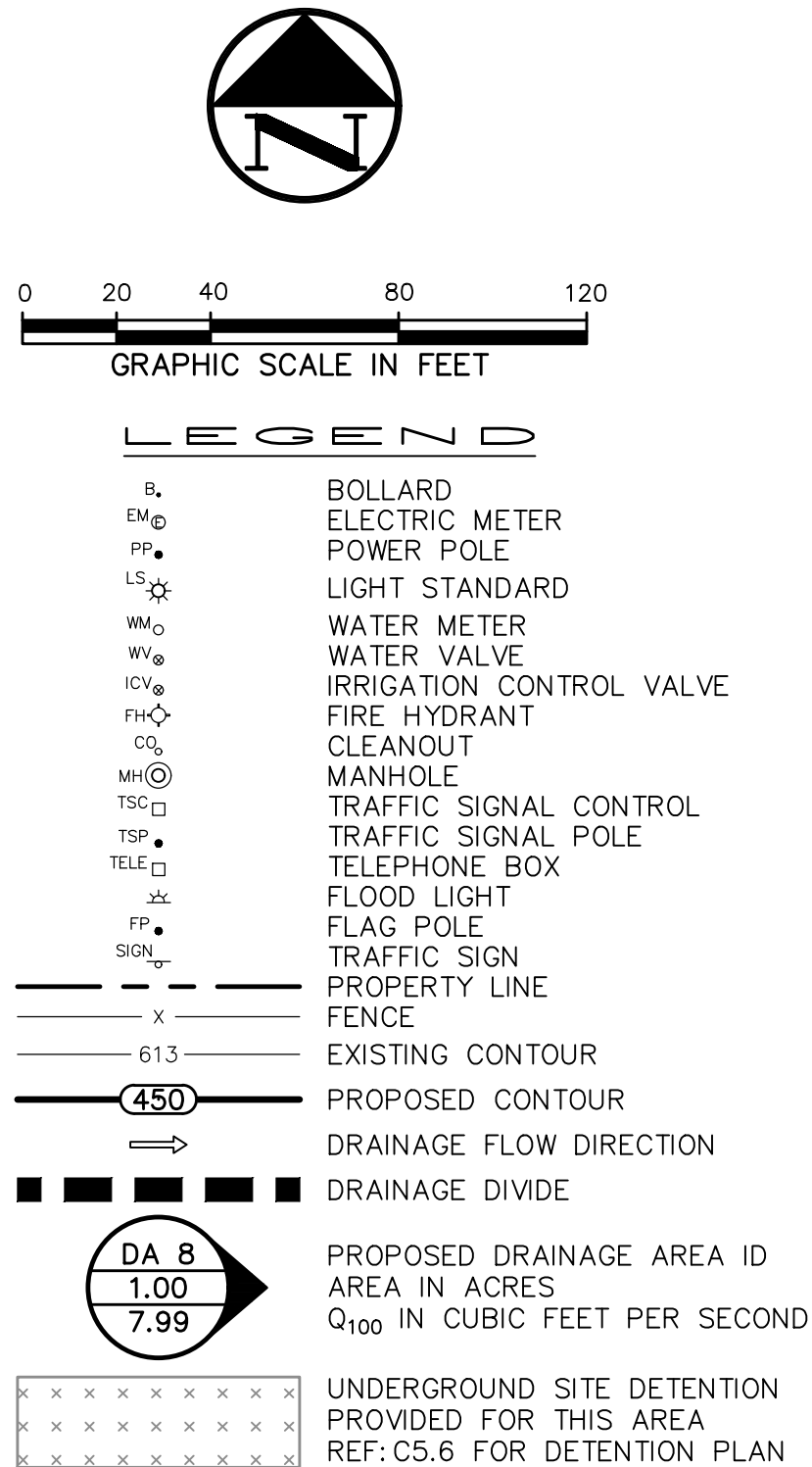
PK-3273-20.063GRAD.DWG

CHANNELL COMMERCIAL CORP - CHANNELL FIBER FACILITY











DRAINAGE AREA TABLE												
DRAINAGE AREA ID	AREA (acres)	C	T <sub>C</sub> (min)	I <sub>10</sub> (in/hr)	Q <sub>10</sub> (cfs)	I <sub>25</sub> (in/hr)	Q <sub>25</sub> (cfs)	I <sub>50</sub> (in/hr)	Q <sub>50</sub> (cfs)	I <sub>100</sub> (in/hr)	Q <sub>100</sub> (cfs)	COMMENTS
A-12.1	0.12	0.90	10	7.10	0.77	8.30	0.90	9.00	0.97	9.80	1.06	DRAINS TO A-14A
A-12.1A	0.05	0.90	10	7.10	0.32	8.30	0.37	9.00	0.40	9.80	0.44	DRAINS TO AREA A-12
A-13.4A	0.04	0.90	10	7.10	0.26	8.30	0.30	9.00	0.32	9.80	0.35	DRAINS TO AREA A-13.4
A-14A	0.34	0.90	10	7.10	2.17	7.44	2.28	9.00	2.75	9.80	3.00	DRAINS TO PROP 10" CURB INLET
A-14B	0.03	0.90	10	7.10	0.19	8.30	0.22	9.00	0.24	9.80	0.26	DRAINS TO AREA A-14


"ALL RESPONSIBILITY FOR ADEQUACY  
REMAINS WITH THE DESIGN ENGINEER. THE  
CITY OF ROCKWALL, IN REVIEWING AND  
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ADEQUACY OR ACCURACY OF DESIGN"

	08/01/2023	RFI 018 ROOF DRAIN TIE-INS			
NO.	DATE	REVISION			
 <b>Pacheco Koch</b> a Westwood company		1757 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031			
PROPOSED DRAINAGE AREA MAP					
CHANNELL COMMERCIAL CORP.					
CHANNELL FIBER FACILITY					
1700 JUSTIN ROAD					
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE
					NO.

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PRIOR TO CONSTRUCTION. THE SEALED CONSTRUCTION  
DRAWINGS ARE ON FILE AT THE OFFICES OF WESTWOOD.

ATTESTED BY: A. GREGORY GERBIG, P.E. #18740

SIGNATURE: 

ENGINEER OF RECORD: STEVEN M. HEILBRUN, P.E. #105006

CONTRACTOR: CADENCE MCSHANE CONSTRUCTION COMPANY &  
REDROCK CONSTRUCTION

DATE REVISED: 04/16/2025

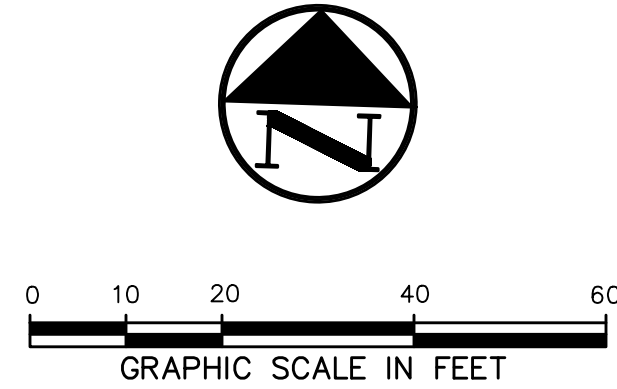
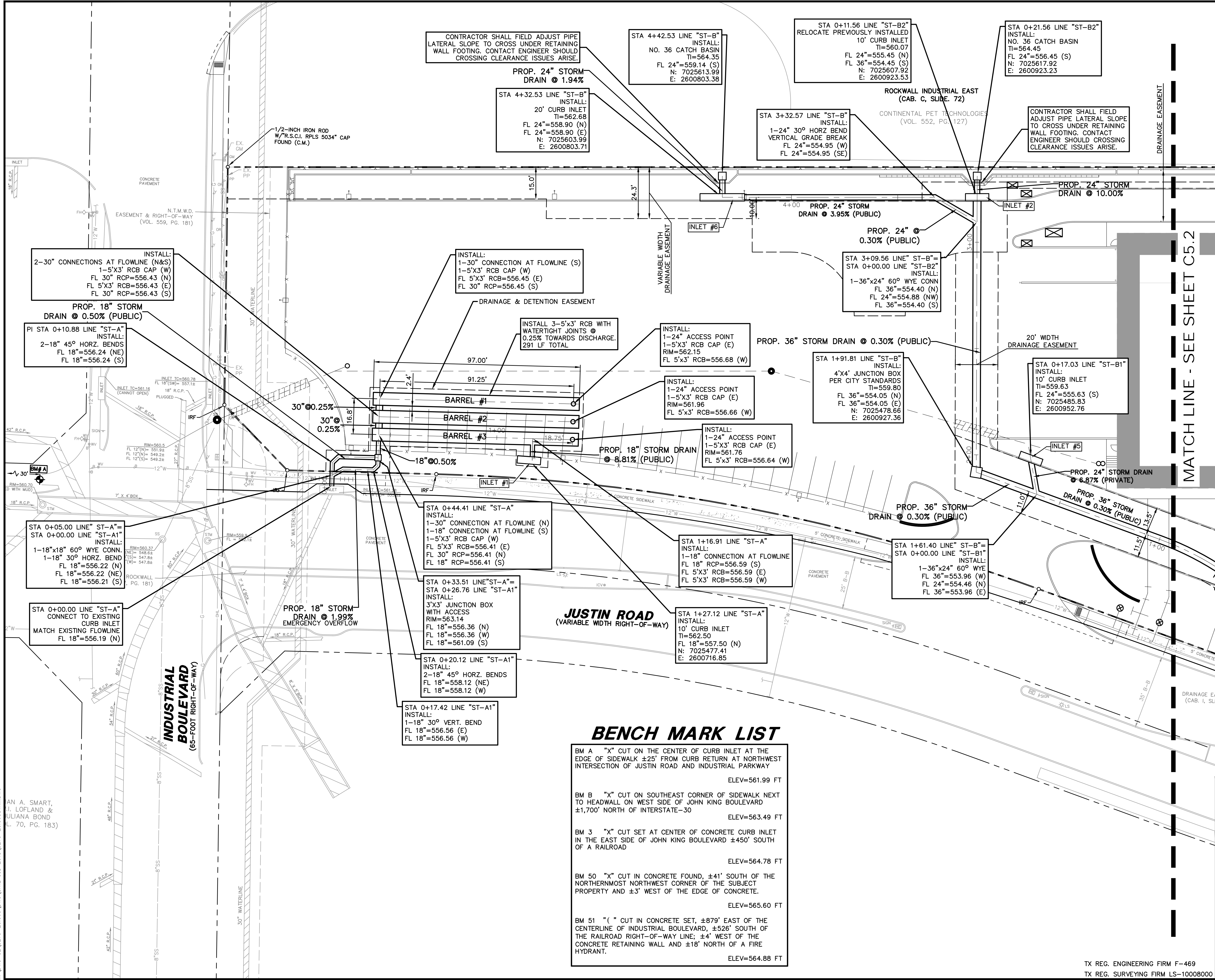
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

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AN A. SMART,  
A. LOFLAND &  
JULIANA BOND  
L 70, PG. 183)



LEGEND	
BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FW	FIRE HYDRANT
CO	CLEANOUT
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TSC	TRAFFIC SIGNAL CONTROL
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TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/"PACHECO KOCH" CAP SET
---	CONTROLLING MONUMENT
---	PROPERTY LINE
---	FENCE
---	OVERHEAD UTILITY LINE
---	EXISTING STORM LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND CABLE LINE
---	UNDERGROUND WATER LINE
---	UNDERGROUND SANITARY SEWER LINE
---	PROPOSED STORM LINE
---	TOP OF INLET

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ATTESTED BY: A. GREGORY GERBIG, P.E. #118740

SIGNATURE: *[Signature]*

ENGINEER OF RECORD: STEVEN M. HEILBRUN, P.E. #105006

CONTRACTOR: CADENCE MCSHANE CONSTRUCTION COMPANY & REDROCK CONSTRUCTION

DATE REVISED: 04/16/2025

#### BENCH MARK LIST

BM A "X" CUT ON THE CENTER OF CURB INLET AT THE EDGE OF SIDEWALK ±25' FROM CURB RETURN AT NORTHWEST INTERSECTION OF JUSTIN ROAD AND INDUSTRIAL PARKWAY	ELEV=561.99 FT
BM B "X" CUT ON SOUTHEAST CORNER OF SIDEWALK NEXT TO HEADWALL ON WEST SIDE OF JOHN KING BOULEVARD ±1,700' NORTH OF INTERSTATE-30	ELEV=563.49 FT
BM 3 "X" CUT SET AT CENTER OF CONCRETE CURB INLET IN THE EAST SIDE OF JOHN KING BOULEVARD ±450' SOUTH OF A RAILROAD	ELEV=564.78 FT
BM 50 "X" CUT IN CONCRETE FOUND, ±41' SOUTH OF THE NORTHERNMOST NORTHWEST CORNER OF THE SUBJECT PROPERTY AND ±3' WEST OF THE EDGE OF CONCRETE.	ELEV=565.60 FT
BM 51 "X" CUT IN CONCRETE SET, ±879' EAST OF THE CENTERLINE OF INDUSTRIAL BOULEVARD, ±526' SOUTH OF THE RAILROAD RIGHT-OF-WAY LINE; ±4' WEST OF THE CONCRETE RETAINING WALL AND ±18' NORTH OF A FIRE HYDRANT.	ELEV=564.88 FT

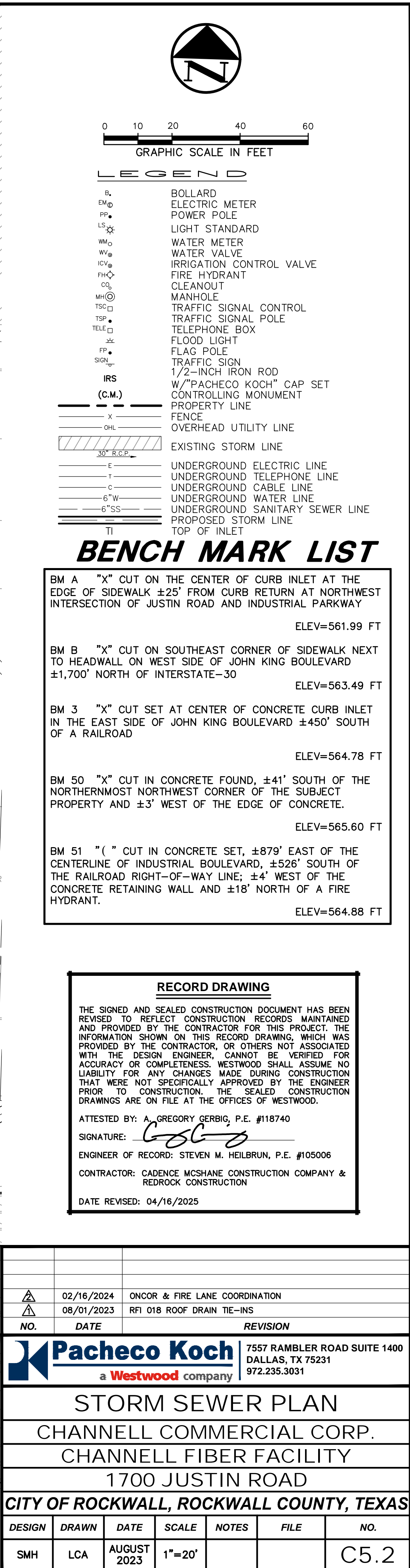
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

PK FILE: 3273-20.063

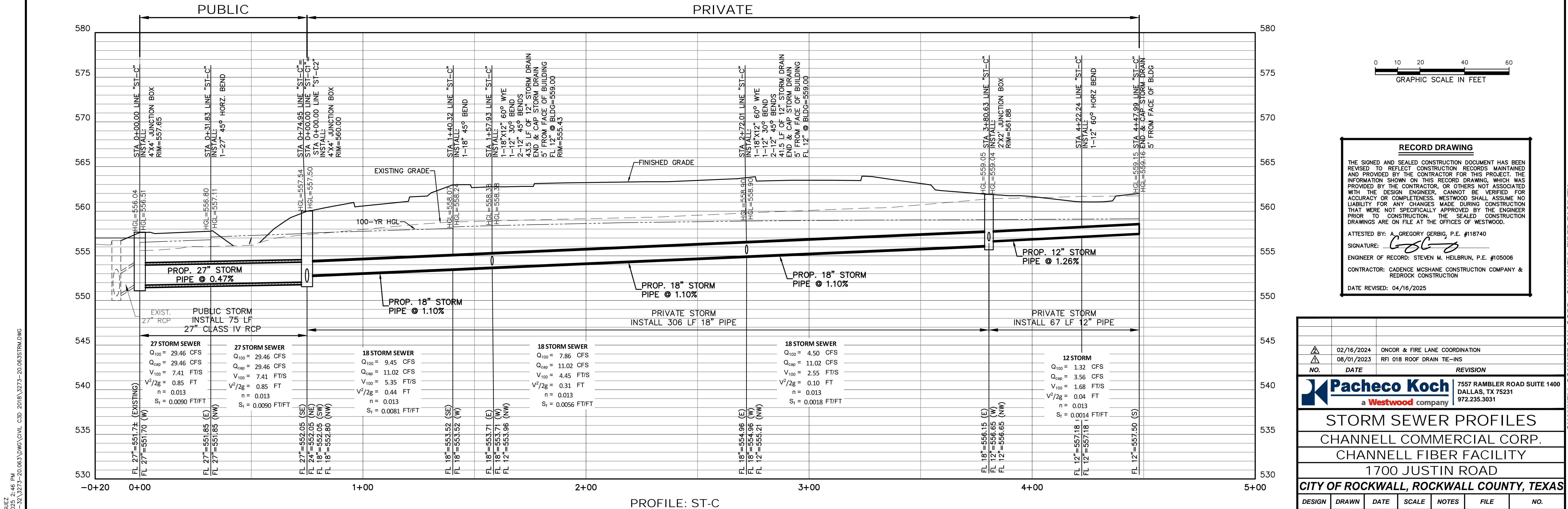
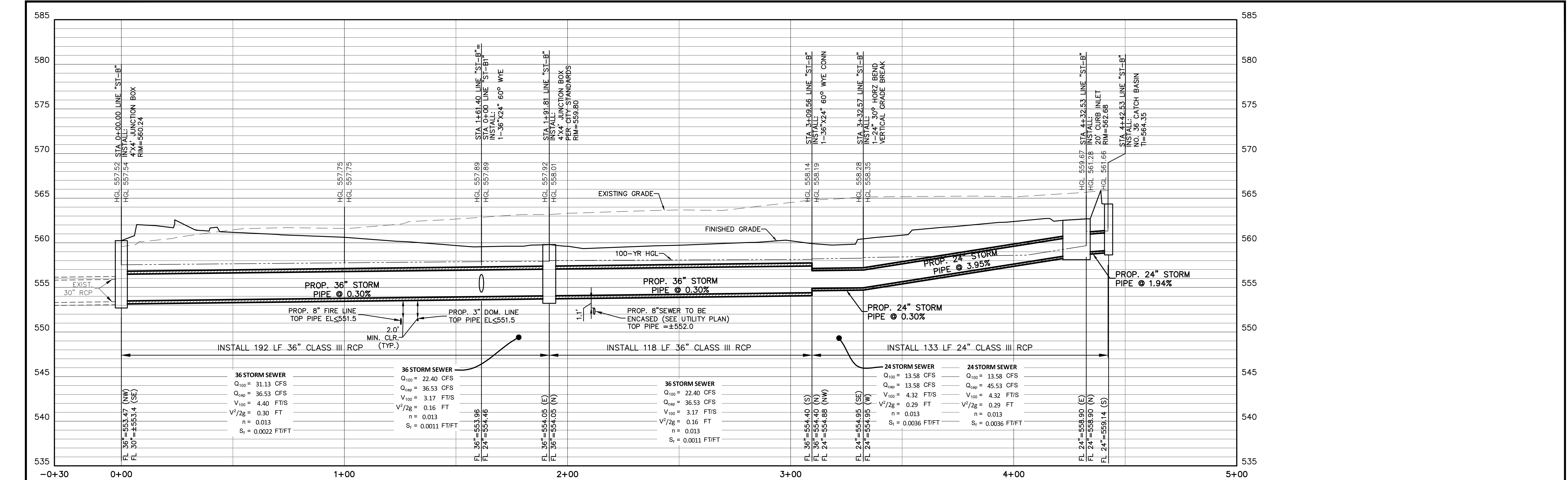
PK-3273-20.063STRM.DWG

CHANNELL COMMERCIAL CORP - CHANNELL FIBER FACILITY



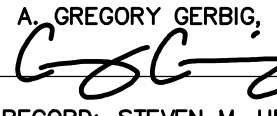









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ENGINEER OF RECORD: STEVEN M. HEILBRUN, P.E. #105006  
CONTRACTOR: CADENCE MCSHANE CONSTRUCTION COMPANY & REDROCK CONSTRUCTION  
DATE REVISED: 04/16/2025

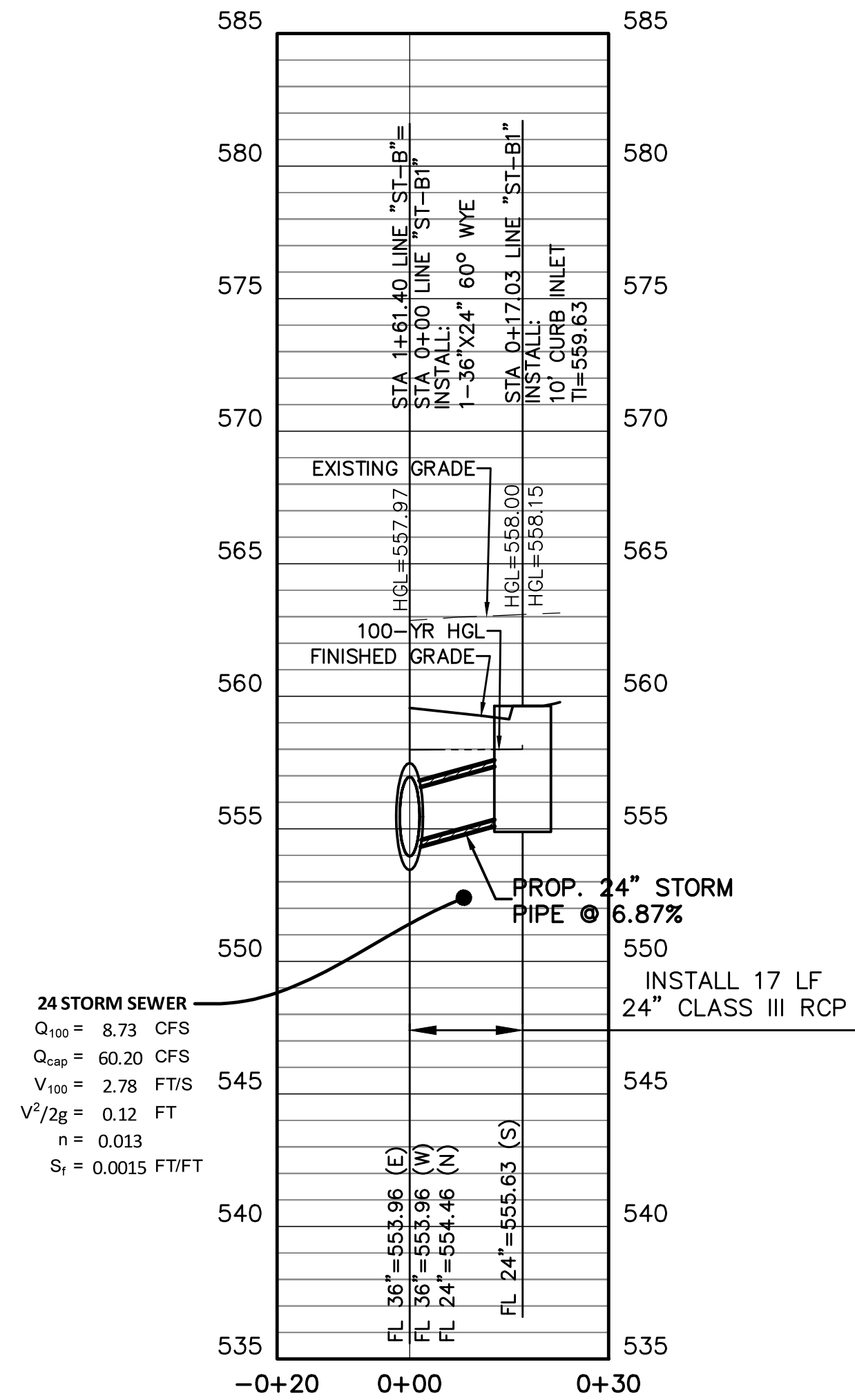
	02/16/2024	ONCOR & FIRE LANE COORDINATION
	08/01/2023	RFI 018 ROOF DRAIN TIE-INS
NO.	DATE	REVISION
 a Westwood company		
STORM SEWER PROFILES		
CHANNELL COMMERCIAL CORP.		
CHANNELL FIBER FACILITY		
1700 JUSTIN ROAD		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
DESIGN	DRAWN	DATE
SMH	LCA	AUGUST 2023
SCALE	NOTES	FILE
1"=20'		
NO.	C5.3	

PK FILE: 3273-20.063  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

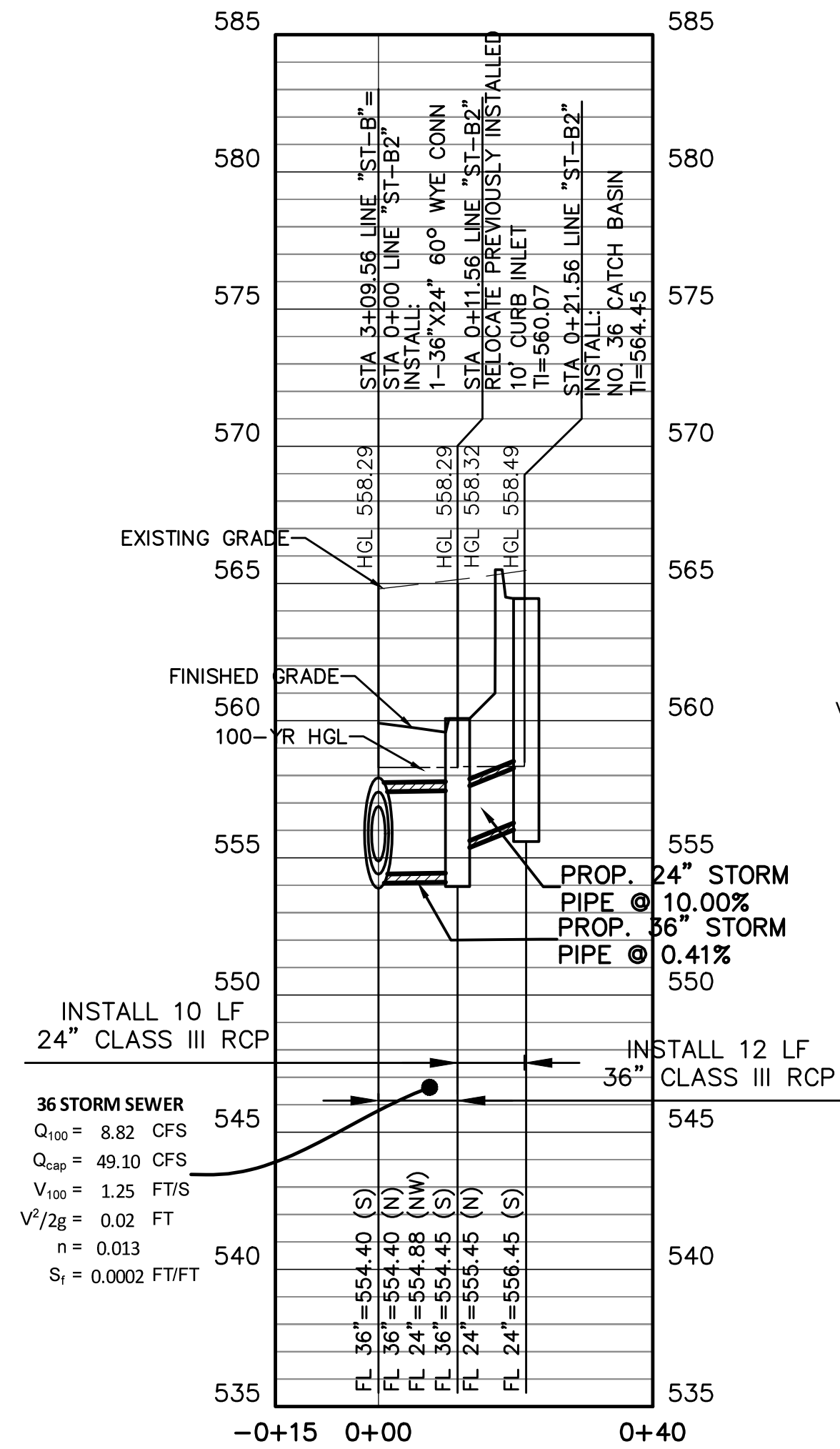
CHANNELL COMMERCIAL CORP - CHANNELL FIBER FACILITY



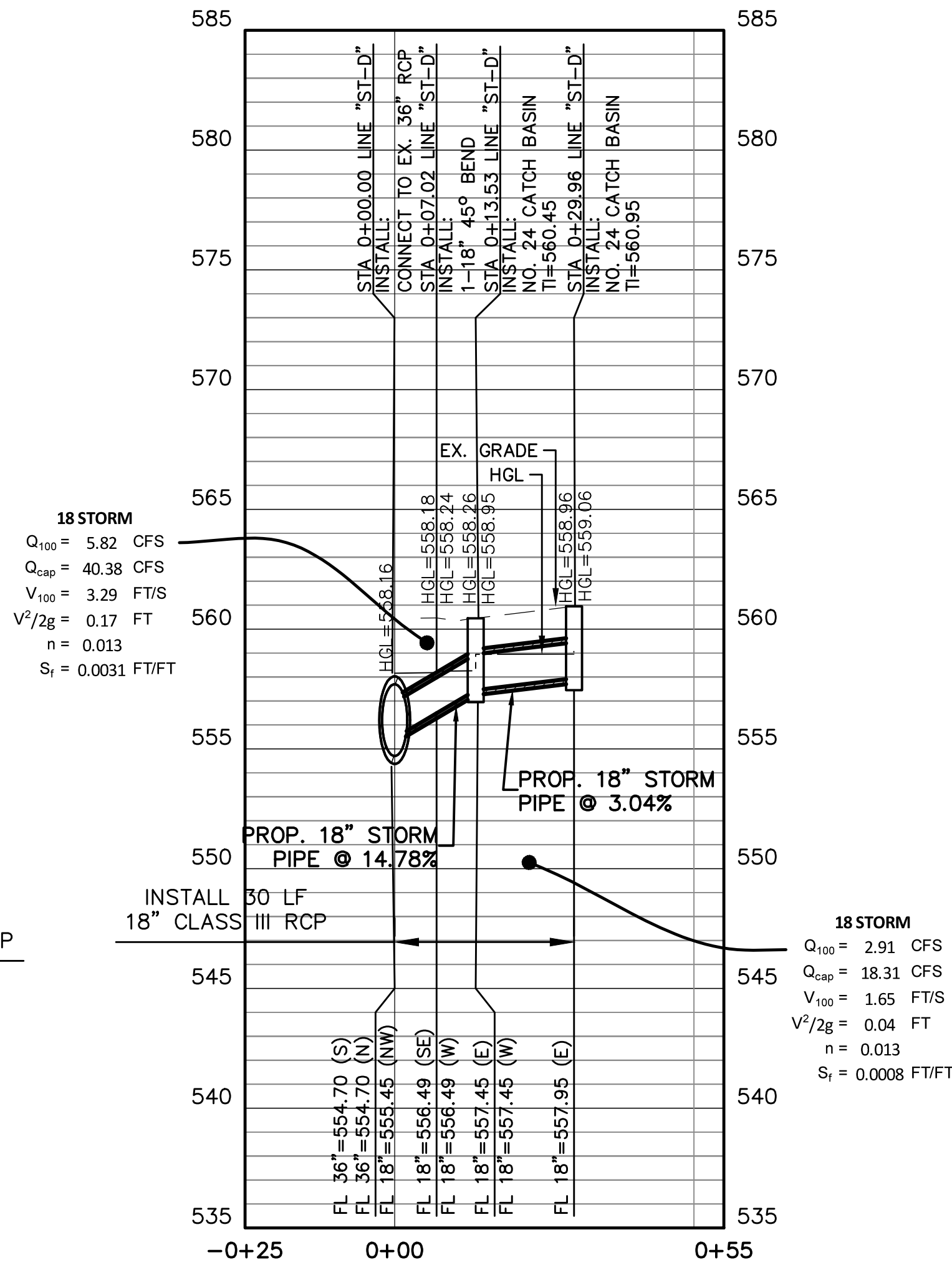
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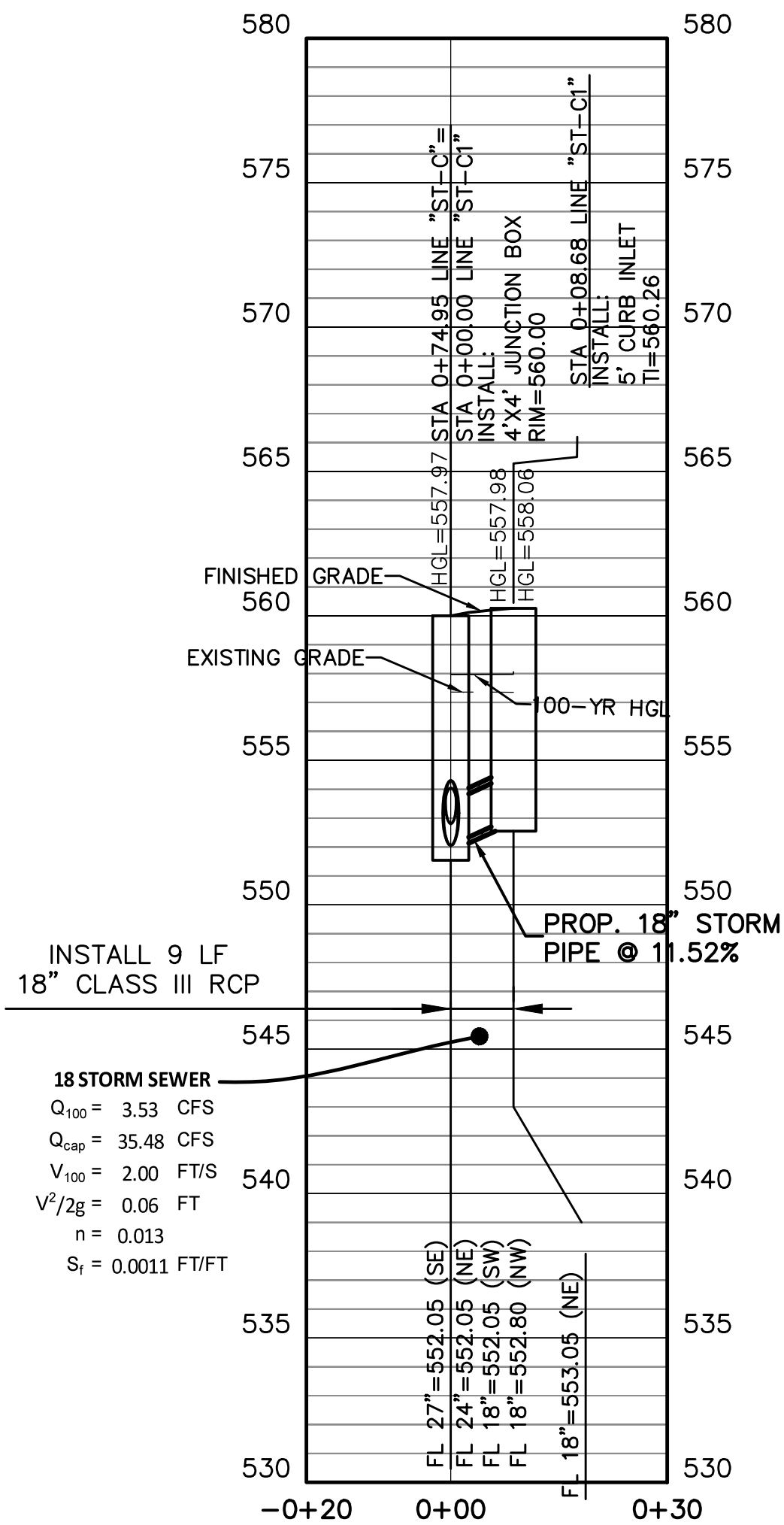
PROFILE: ST-B1  
(PRIVATE)



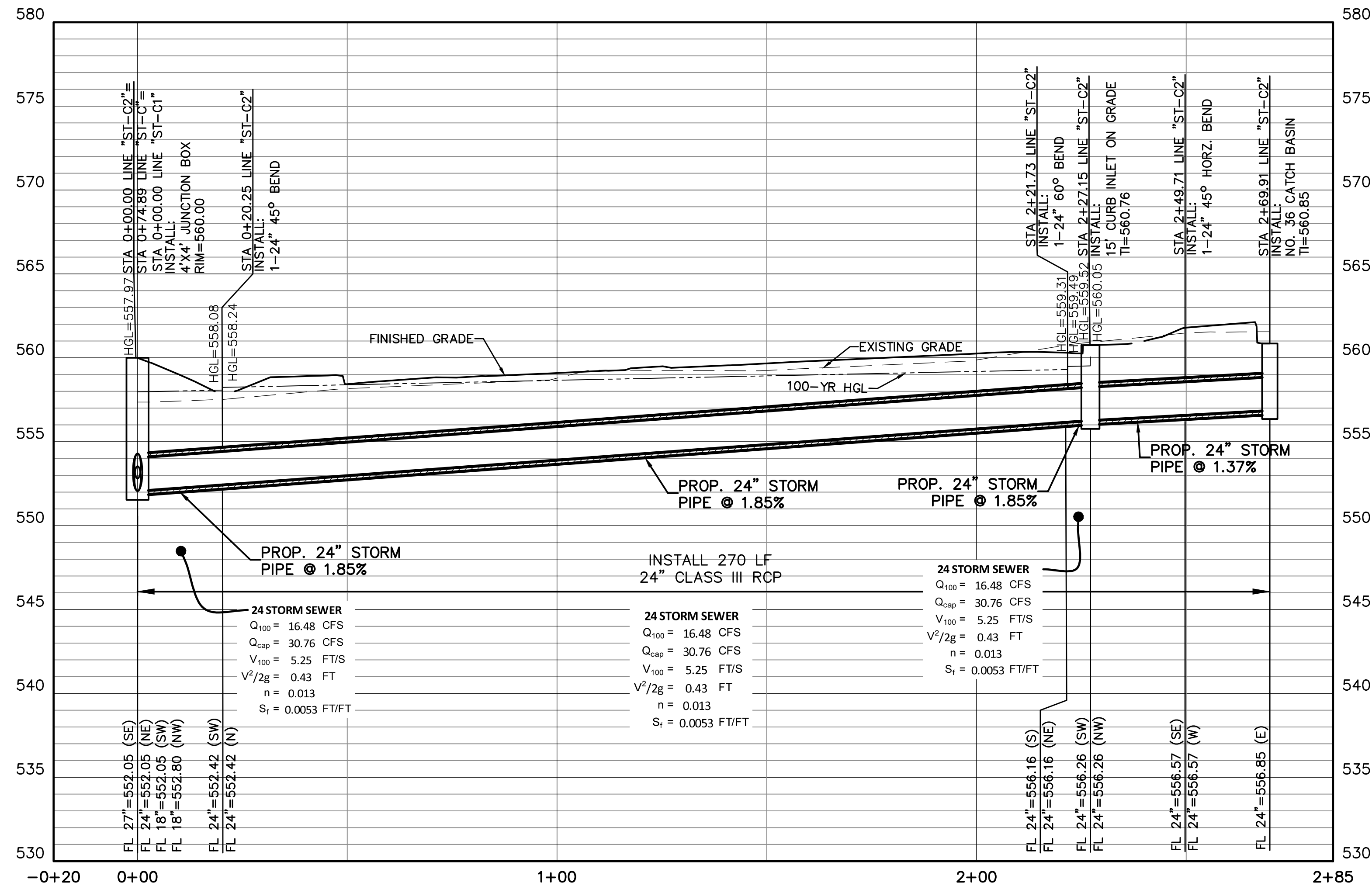
PROFILE: ST-B2



PROFILE: ST-D



PROFILE: ST-C1  
(PRIVATE)



PROFILE: ST-C2  
(PUBLIC)



RECORD DRAWING		
THE SIGNED AND SEALED CONSTRUCTION DOCUMENT HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT. THE INFORMATION SHOWN ON THIS RECORD DRAWING, WHICH WAS PROVIDED BY THE CONTRACTOR, OR OTHERS NOT ASSOCIATED WITH THE DESIGN ENGINEER, CANNOT BE VERIFIED FOR ACCURACY OR COMPLETENESS. WESTWOOD SHALL ASSUME NO LIABILITY FOR ANY CHANGES MADE DURING CONSTRUCTION THAT WERE NOT SPECIFICALLY APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. THE SEALED CONSTRUCTION DRAWINGS ARE ON FILE AT THE OFFICES OF WESTWOOD.		
ATTESTED BY: A. GREGORY GERBIG, P.E. #118740		
SIGNATURE: <i>[Signature]</i>		
ENGINEER OF RECORD: STEVEN M. HEILBRUN, P.E. #105006		
CONTRACTOR: CADENCE MCSHANE CONSTRUCTION COMPANY & REDROCK CONSTRUCTION		
DATE REVISED: 04/16/2025		

NO.	DATE	REVISION
	02/16/2024	ONCOR & FIRE LANE COORDINATION

<b>Pacheco Koch</b> a Westwood company						
STORM SEWER PROFILES						
CHANNELL COMMERCIAL CORP.						
CHANNELL FIBER FACILITY						
1700 JUSTIN ROAD						
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
SMH	LCA	AUGUST 2023	1"=20'			C5.4

TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000



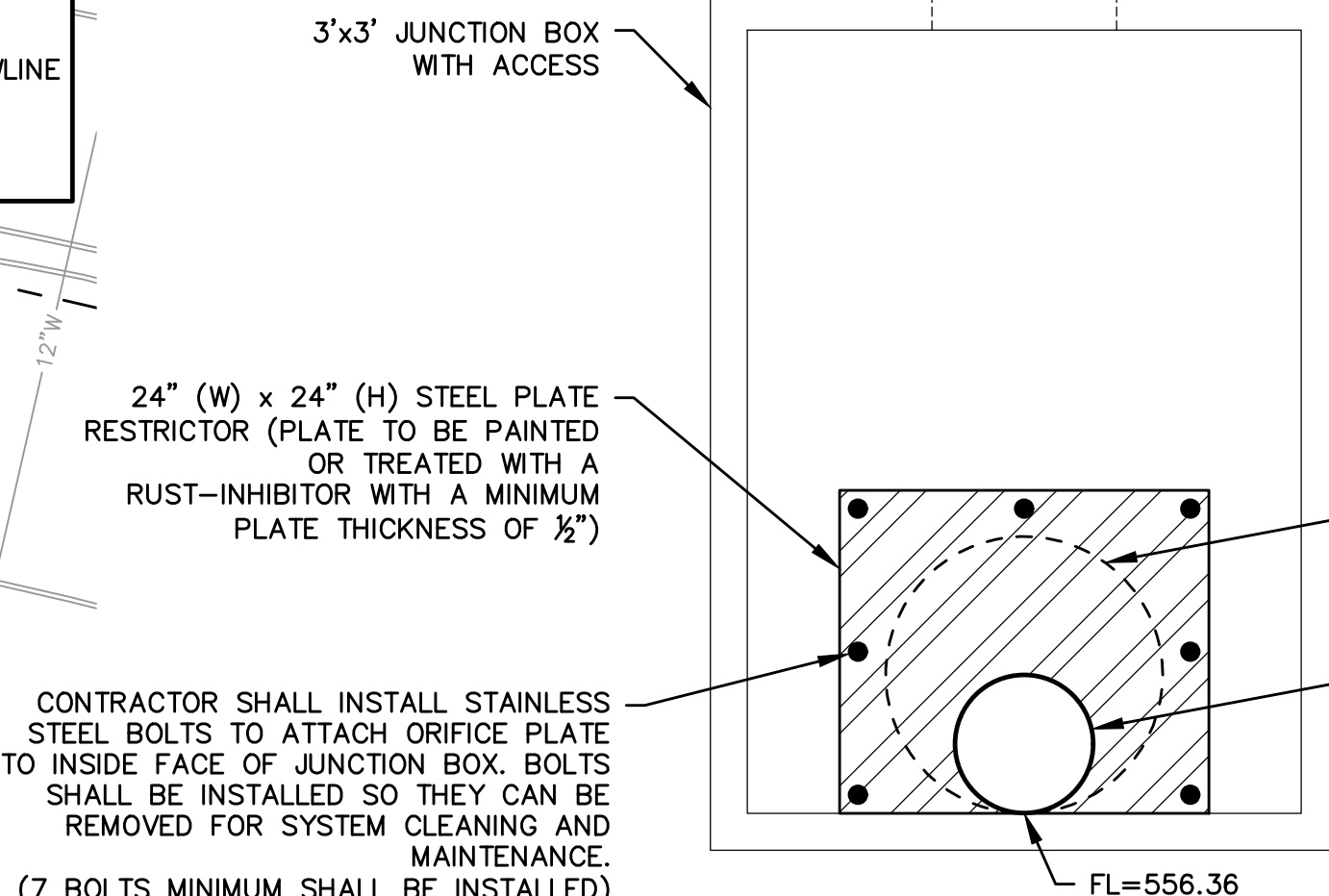
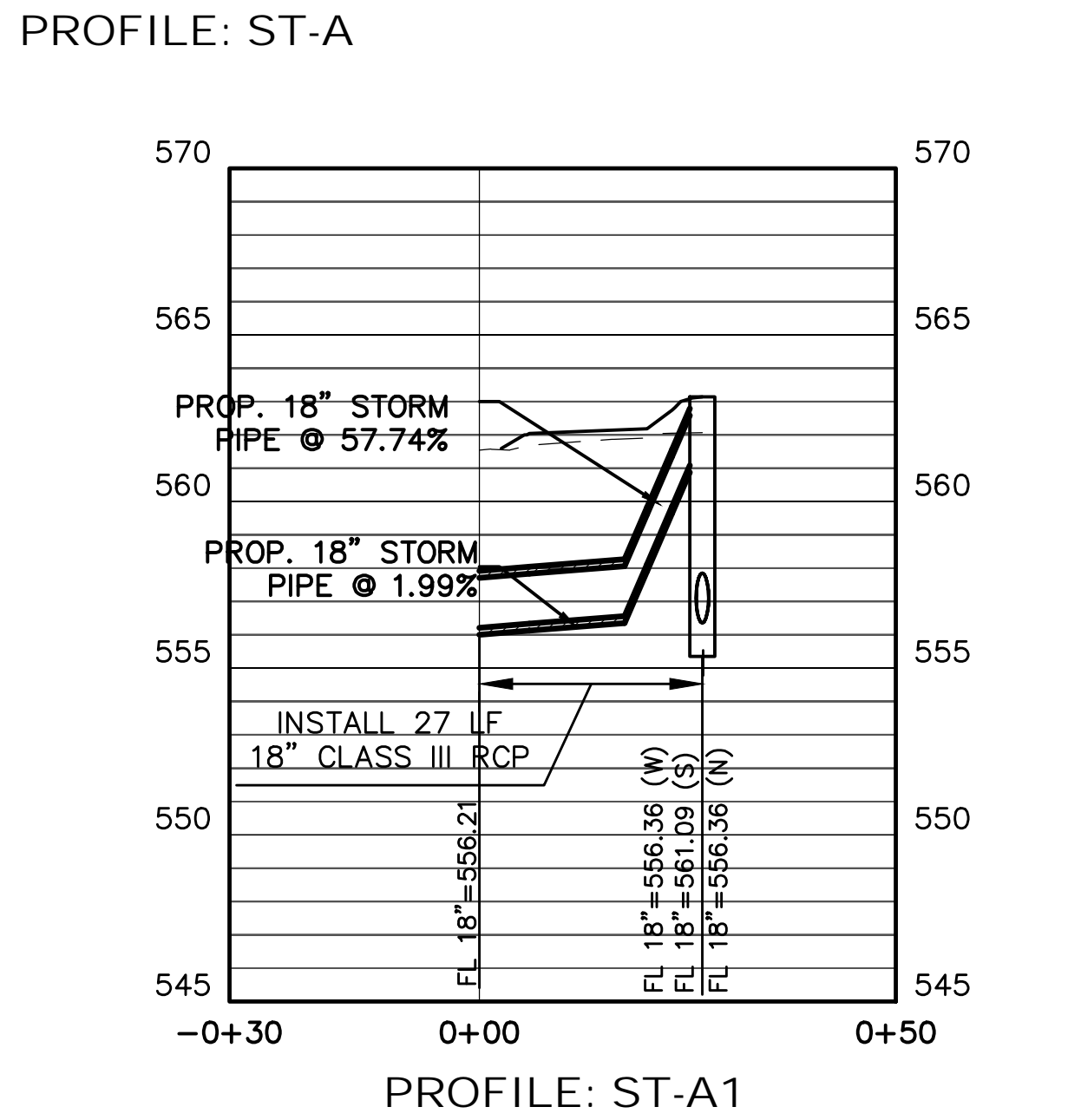
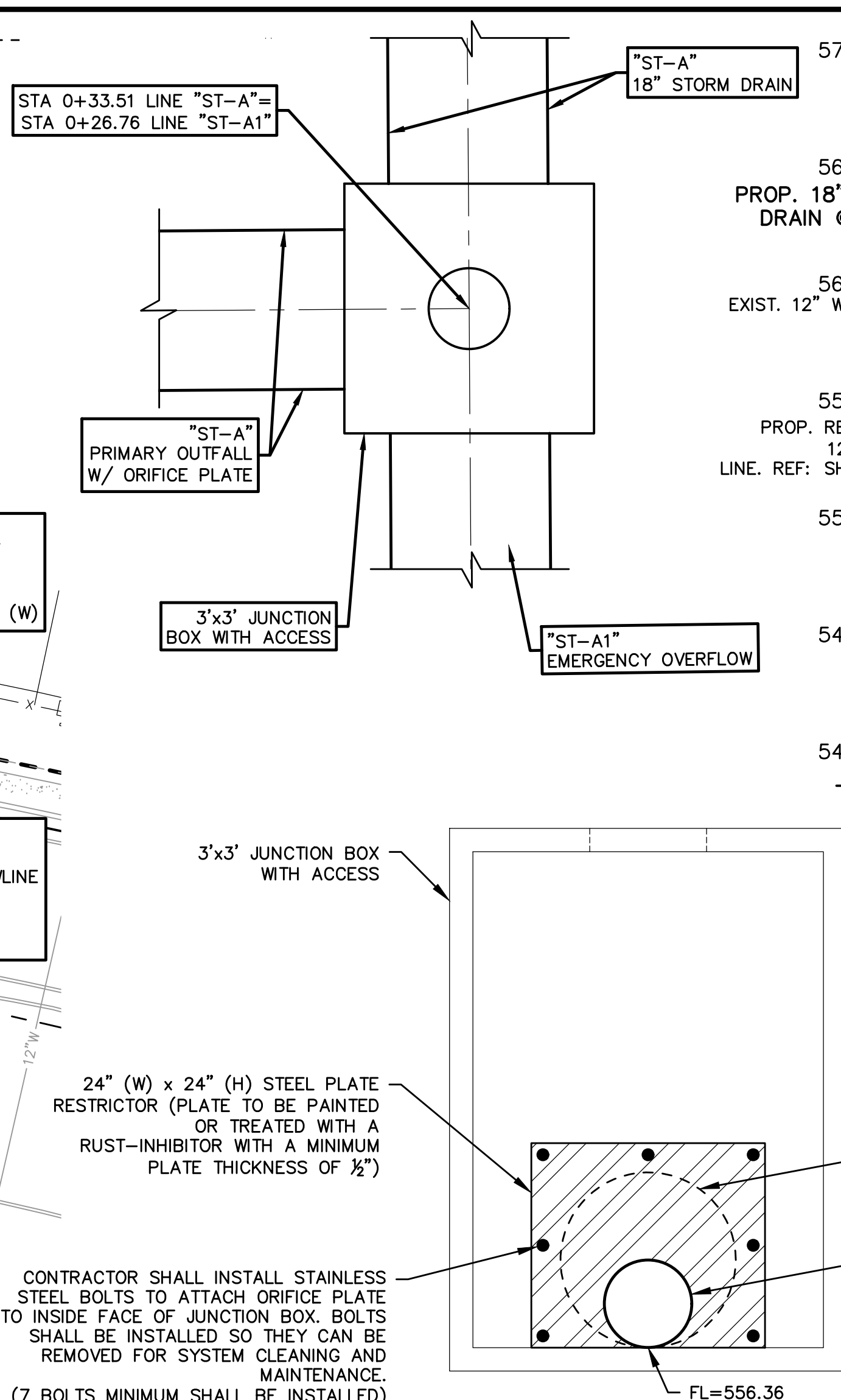
HYDRAULIC CALCULATIONS TABLE

Location				Area Runoff							Upstream Bypass	Total Gutter Flow Q <sub>g</sub>	Gutter Flow										Inlets Capacity										Inlet By-Pass			Remarks				
Inlet ID	Alignment	Station	Offset	Design Frequency	C	Area ID	Time of Concentration T <sub>c</sub>	Intensity	Area A	Runoff Q			Thoroughfare Type	On-Grade/Sag	Manning's n	Long Slope S	Crown Type	Cross Slope S <sub>x</sub>	Depression		Ponding Width/Spread		Depth of Gutter Flow		Max Allowable Flow based on Max. Allowable Ponding Width Q <sub>allow gutter</sub>	Depressed Gutter Section		Section Beyond Depression		Conveyance		Ratio of Depression flow to Total Flow E <sub>0</sub>	Equivalent Cross-Slope, S <sub>se</sub>	Inlet Length			Inlet Capacity Q <sub>c</sub>	Flow Q <sub>bypass</sub>	C*A	To Inlet ID
																			Depth a	Width W	(allow) Tallow	(actual) Tactual	(allow) yallow	(actual) yactual		Area	Wetted Perimeter	Area	Wetted Perimeter	Depression K <sub>w</sub>	Section Beyond Depression K <sub>0</sub>			Required L <sub>req'd</sub>	Actual L <sub>actual</sub>					
				(yr)			(min)	(in/hr)	(acres)	(cfs)	(cfs)			(ft/ft)		(ft/ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(cfs)	(ft <sup>2</sup> )	(ft)	(ft <sup>2</sup> )	(ft)	(cfs)	(cfs)		(ft/ft)	(ft)	(ft)	(cfs)	(cfs)					
1	ST-A	1+27.26	NA	100	0.9	A-14A, A-12.1	10	9.8	0.46	4.06	0.00	4.0572	Parking Lot	On-Grade	0.0175	0.012	NA	0.023	0.5	2	24	11.14	0.552	0.26	31.25	0.97	2.07	0.96	9.14	49.32	18.15	0.73	0.21	8.39	10.00	4.06	0.00	NA	NA	10' Curb Inlet is sufficient
2	ST-B2	0+15.00	NA	100	0.9	B-3.5, ST-B	10	9.8	1.00	8.82	0.00	8.82	Parking Lot	Sag	0.0175	NA	NA	NA	0.5	2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	7.25	10.00	11.06	NA	NA	NA	10' Curb Inlet is sufficient		
3	ST-C2	2+27.15	NA	100	0.9	B-3.3, ST-C2, B-1*	10	9.8	1.87	16.49	0.00	16.4934	Parking Lot	On-Grade	0.0175	0.007	NA	0.02	0.5	2	24	22.75	0.48	0.45	18.91	1.37	2.07	4.30	20.75	88.30	128.12	0.41	0.12	17.59	15.00	15.97	0.53	0.05	DA 14	.53 cfs bypass to DA 14
4	ST-C1	0+08.68	NA	100	0.9	ST-C3	10	9.8	0.4	3.53	0.00	3.528	Parking Lot	Sag	0.0175	NA	NA	NA	0.5	2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.74	5.00	6.99	NA	NA	NA	5' Curb Inlet is sufficient		
5	ST-B1	0+17.03	NA	100	0.9	ST-B1	10	9.8	0.99	8.73	0.00	8.7318	Parking Lot	Sag	0.0175	NA	NA	NA	0.5	2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	7.14	10.00	11.06	NA	NA	NA	10' Curb Inlet is sufficient		
6	ST-B	4+30.03	NA	100	0.9	ST-B4, B-3	10	9.8	1.54	13.58	0.00	13.5828	Parking Lot	On-Grade	0.0175	0.021	NA	0.02	0.5	2	24	17.21	0.48	0.34	32.75	1.15	2.07	2.31	15.21	65.82	56.01	0.54	0.16	19.52	20.00	13.58	0.00	NA	NA	20' Curb Inlet is sufficient

\* REF: NOTE #2 ON C4.1

SYSTEM ID	Conduit Properties													Incremental Drainage Area					Up-stream Tc	Design Storm Freq.	Intensity I	Runoff Q	Conduit Capacity Qc	Partial Flow	Velocity	Time in Conduit	Friction Slope Sf	Friction Head-loss	HGL		Headloss Calculations						Design HGL	Top of Curb Elev.	HGL Depth Below T/C	Remarks	
	Collection Point D/S	Collection Point U/S	Length	# of Barrells	Pipe Size	Box		Type	Area	Wetted Perimeter Pw	Hydraulic Radius	Manning's n	Flowline	Elevation	Slope	Inlet ID	Area	Runoff Coeff. C											Incremental C*A	Accumulated C*A	D/S	U/S	v12/2g	v22/2g	Jct Type	Coeff. KJ					Head-loss HI (ft)
	(ft)	(inches)	(ft)	(ft)	Span	Rise	Down-stream						Up-stream	(ft/ft)																											
ST-B	0+00.01	0+00.00	0.01	1	36"	NA	NA	RCP	7.07	9.42	0.75	0.013	553.44	553.44	0.0030	NA	3.53	0.9	3.18	10.02	10	100	9.8	31.13	36.60	No	4.40	0.00	0.0022	0.0000	557.52	557.52	0.30	0.30	Manhole - Through	0.5	0.0151	557.54	NA	NA	
	0+00.00	0+99.02	99.02	1	36"	NA	NA	RCP	7.07	9.42	0.75	0.013	553.44	553.74	0.0030	NA	0.00	0.9	0.00	6.85	10	100	9.8	31.13	36.60	No	4.40	0.37	0.0022	0.2145	557.54	557.75	0.30	0.30	None	0	0.0000	557.75	NA	NA	
	0+99.02	1+61.40	62.38	1	36"	NA	NA	RCP	7.07	9.42	0.75	0.013	553.74	553.92	0.0030	LAT B1	3.53	0.9	3.18	6.85	10	100	9.8	31.13	36.60	No	4.40	0.24	0.0022	0.1352	557.75	557.89	0.16	0.30	Wye - Through	0.5	0.0000	557.89	NA	NA	
	1+61.40	1+91.81	30.41	1	36"	NA	NA	RCP	7.07	9.42	0.75	0.013	553.92	554.02	0.0030	NA	0.00	0.9	0.00	3.67	10	100	9.8	22.40	36.60	No	3.17	0.16	0.0011	0.0341	557.89	557.92	0.16	0.16	Manhole - 90"	1	0.0858	558.01	NA	NA	
	1+91.81	3+09.56	117.75	1	36"	NA	NA	RCP	7.07	9.42	0.75	0.013	554.02	554.37	0.0030	LAT B2	2.54	0.9	2.29	3.67	10	100	9.8	22.40	36.60	No	3.17	0.62	0.0011	0.1321	558.01	558.14	0.29	0.16	Wye 60"	Varies	0.0544	558.19	NA	NA	
	3+09.56	3+32.57	23.00	1	24"	NA	NA	RCP	3.14	6.28	0.50	0.013	555.37	555.44	0.0030	NA	0.00	0.9	0.00	1.39	10	100	9.8	13.58	12.40	No	4.32	0.09	0.0036	0.0824	558.19	558.28	0.29	0.29	Bend - 30"	0.45	0.0725	558.35	NA	NA	
	3+32.57	4+30.03	97.46	1	24"	NA	NA	RCP	3.14	6.28	0.50	0.013	555.44	559.38	0.0405	#6 + OFF	1.54	0.9	1.39	1.39	10	100	9.8	13.58	45.54	Yes	4.32	0.38	0.0036	0.3493	558.35	560.13	0.0000	0.29	Inlet	1.25	1.6139	561.75	562.68	0.93	
ST-B1	0+00.00	0+17.03	17.03	1	24"	NA	NA	RCP	3.14	6.28	0.50	0.013	554.42	555.63	0.0708	#5	0.99	0.9	0.89	0.89	10	100	9.8	8.73	42.84	No	0.8	0.35	0.0002	0.0035	557.97	558.00	0.0000	0.12	Inlet	1.25	0.1499	558.15	559.63	1.48	
ST-B2	0+00.00	0+15.00	15.00	1	36"	NA	NA	RCP	7.07	9.42	0.75	0.013	554.37	554.45	0.0054	#2 + OFF	1.00	0.9	0.90	0.90	10	100	9.8	8.82	42.84	No	0.8	0.31	0.0002	0.0031	558.19	558.19	0.0000	0.02	Inlet	1.25	0.0302	558.22	560.70	2.48	
ST-C	0+00.01	0+00.00	0.01	1	27"	NA	NA	RCP	3.98	7.07	0.56	0.013	551.70	551.70	0.0048	NA	3.34	0.9	3.01	13.40	10	100	9.8	29.46	21.47	No	7.41	0.00	0.0090	0.0001	556.04	556.04	0.85	0.85	Manhole - 90"	1	0.4688	556.51	NA	NA	
	0+00.00	0+31.83	31.83	1	27"	NA	NA	RCP	3.98	7.07	0.56	0.013	551.70	551.85	0.0048	NA	3.34	0.9	3.01	10.39	10	100	9.8	29.46	21.47	No	7.41	0.07	0.0090	0.2864	556.51	556.80	0.85	0.85	Bend - 45"	0.5	0.3154	557.11	NA	NA	
	0+31.83	0+74.89	43.06	1	27"	NA	NA	RCP	3.98	7.07	0.56	0.013	551.85	552.06	0.0048	LAT C1 + C2	3.34	0.9	3.01	7.38	10	100	9.8	29.46	21.47	No	7.41	0.10	0.0090	0.3876	557.11	557.50	0.44	0.85	Manhole - Through	0.5	0.0426	557.54	NA	NA	
	0+74.89	1+40.32	65.43	1	18"	NA	NA	RCP	1.77	4.71	0.38	0.013	552.81	553.53	0.0110	NA	1.07	0.9	0.96	4.38	10	100	9.8	9.45	11.01	No	5.35	0.20	0.0080	0.5267	557.54	558.07	0.44	0.44	Bend - 45"	0.5	0.1643	558.24	NA	NA	
	1+40.32	1+57.93	17.61	1	18"	NA	NA	RCP	1.77	4.71	0.38	0.013	553.53	553.72	0.0110	DS	1.07	0.9	0.96	3.41	10	100	9.8	9.45	11.01	No	5.35	0.05	0.0080	0.1417	558.24	558.38	0.31	0.44	Wye - Through	0.5	0.0000	558.38	NA	NA	
	1+57.93	2+15.83	57.90	1	18"	NA	NA	RCP	1.77	4.71	0.38	0.013	553.72	554.36	0.0110	DS	0.89	0.9	0.80	2.45	10	100	9.8	7.86	11.01	No	4.45	0.22	0.0056	0.3224	558.38	558.71	0.19	0.31	Wye - Through	0.5	0.0000	558.71	NA	NA	
	2+15.83	2+72.01	56.18	1	18"	NA	NA	RCP	1.77	4.71	0.38	0.013	554.36	554.98	0.0110	DS	0.70	0.9	0.63	1.65	10	100	9.8	6.18	11.01	No	3.50	0.27	0.0034	0.1934	558.71	558.90	0.10	0.19	Wye - Through	0.5	0.0000	558.90	NA	NA	
	2+72.01	3+27.72	55.71	1	18"	NA	NA	RCP	1.77	4.71	0.38	0.013	554.98	555.59	0.0110	DS	0.51	0.9	0.46	1.02	10	100	9.8	4.50	11.01	No	2.55	0.36	0.0018	0.1017	558.90	559.00	0.04	0.10	Wye - Through	0.5	0.0000	559.00	NA	NA	
3+27.72	3+80.63	52.91	1	18"	NA	NA	RCP	1.77	4.71	0.38	0.013	555.59	556.17	0.0110	DS	0.32	0.9	0.29	0.56	10	100	9.8	2.82	11.01	No	1.60	0.55	0.0007	0.0379	559.00	559.04	0.01	0.04	Manhole - 30"	0.5	0.0119	559.05	NA	NA		
3+80.63	4+48.68	68.05	1	12"	NA	NA	RCP	0.79	3.14	0.25	0.013	556.17	556.85	0.0100	NA	0.15	0.9	0.13	0.27	10	100	9.8	1.32	3.56	No	1.68	0.67	0.0014	0.0929	559.15	559.16	0.04	0.04	Bend - 60"	0.6	0.0000	559.16	NA	NA		
4+48.68	4+65.55	16.87	1	12"	NA	NA	RCP	0.79	3.14	0.25	0.013	556.85	557.02	0.0100	DS	0.15	0.9	0.13	0.13	10	100	9.8	1.32	3.56	No	1.68	0.17	0.0014	0.0230	559.19	559.19	0.0000	0.04	None	0	0.0000	559.19	NA	NA		
ST-C1	0+00.00	0+08.68	8.68	1	18"	NA	NA	RCP	1.77	4.71	0.38	0.013	552.06	553.05	0.1141	#4	0.40	0.9	0.36	0.36	10	100	9.8	3.53	35.65	No	2	0.07	0.0011	0.0095	557.97	557.98	0.0000	0.06	Inlet	1.25	0.0775	558.06	560.26	2.20	
ST-C2	0+00.00	0+20.25	20.25	1	24"	NA	NA	RCP	3.14	6.28	0.50	0.013	552.06	552.43	0.0185	NA	1.87	0.9	1.68	5.04	10	100	9.8	16.48	30.60	No	5.25	0.06	0.0053	0.1069	557.97	558.08	0.43	0.43	Bend - 45"	0.5	0.1581	558.24	NA	NA	
	0+20.25	2+21.73	201.48	1	24"	NA	NA	RCP	3.14	6.28	0.50	0.013	552.43	556.16	0.0185	NA	1.87	0.9	1.68	3.36	10	100	9.8	16.48	30.85	No	5.25	0.64	0.0053	1.0635	558.24	559.31	0.43	0.43	Bend - 60"	0.6	0.1837	559.49	NA	NA	
	2+21.73	2+27.15	5.42	1	24"	NA	NA	RCP	3.14	6.28	0.50	0.013	556.16	556.26	0.0185	#3 + OFF	1.87	0.9	1.68	1.68	10	100	9.8	16.48	30.77	No	5.25	0.02	0.0053	0.0286	559.49	559.52	0.0000	0.43	Inlet	1.25	0.5341	560.05	560.26	0.21	
ST-A	0+00.00	0+10.88	10.88	1	18"	NA	NA	RCP	1.77	4.71	0.38	0.013	556.19	556.24	0.0050	NA	0.21	0.9	0.19	0.57	10	100	9.8	1.86	8.14	No	3.29	0.06	0.0031	0.0337	556.94	556.95	0.02	0.02	Bend - 45"	0.5	0.0303	556.98	NA	NA	
	0+10.88	0+14.96	4.08	1	18"	NA	NA	RCP	1.77	4.71	0.38	0.013	556.24	556.26	0.0050	NA	0.21	0.9	0.19	0.38	10	100	9.8	1.86	8.14	No	3.29	0.02	0.0031	0.0126	556.98	556.98	0.02	0.02	Bend - 45"	0.5	0.0291	557.01	NA	NA	
	0+14.96	0+33.51	18.55	1	18"	NA	NA	RCP	1.77	4.71	0.38	0.013	556.26	556.36	0.0050	DETENTION	0.21	0.9	0.19	0.19	10	100	9.8	1.86	8.40	No	3.29	0.09	0.0031	0.0575	557.01	557.01	0.0000	0.02	None	0	0.0000	557.01	NA	NA	
ST-D	0+00.00	0+07.02	7.02	1	18"	NA	NA	RCP	1.77	4.71	0.38	0.013	555.45	556.49	0.1478	NA	0.66	0.9	0.59	1.48	10	100	9.8	5.82	8.14	No	3.29	0.04	0.0031	0.0218	558.16	558.18	0.17	0.17	Bend - 45"	0.5	0.0623	558.24	NA	NA	
	0+07.02	0+13.53	6.51	1	18"	NA	NA	RCP	1.77	4.71	0.38	0.013	556.49	557.45	0.1478	#7	0.66	0.9	0.59	0.89	10	100	9.8	5.82	8.14	No	3.29	0.03	0.0031	0.0202	558.24	558.26	0.04	0.17	Inlet	1.25	0.6851	558.95	NA	NA	
	0+13.53	0+29.96	16.43	1	18"	NA	NA	RCP	1.77	4.71	0.38	0.013	557.45	557.95	0.0304	#8	0.33	0.9	0.30	0.30	10	100	9.8	2.91	8.40	No	1.65	0.17	0.0031	0.0509	558.95	558.96	0.0000	0.04	Inlet	1.25	0.1021	559.06	NA	NA	





ORIFICE PLATE DETAIL  
N.T.S.

Stage-Storage for 3 - 3'x5' RCB (97 LF each)						
Storm Event	Elevation	Elevation Increase (ft)	Depth of Water (FT)	Volume (CF)	Volume (AC-FT)	Required Volume (CF)
	556.68					
	556.93	0.25	0.25	363.75	0.0084	
	557.18	0.25	0.50	727.50	0.0167	
	557.43	0.25	0.75	1,091.25	0.0251	
	557.68	0.25	1.00	1,455.00	0.0334	
	557.93	0.25	1.25	1,818.75	0.0418	
	558.18	0.25	1.50	2,182.50	0.0501	
	558.43	0.25	1.75	2,546.25	0.0585	
	558.68	0.25	2.00	2,910.00	0.0668	
10-YR WSEL	558.92	0.24	2.24	3,259.20	0.0748	2,861
	559.00	0.08	2.32	3,375.60	0.0775	
	559.25	0.25	2.57	3,739.35	0.0858	
25-YR WSEL	559.46	0.21	2.78	4,044.90	0.0929	3,271
	559.50	0.04	2.82	4,103.10	0.0942	
	559.75	0.25	3.00	4,365.00	0.1002	
	560.00	0.25	3.00	4,365.00	0.1002	
	560.25	0.25	3.00	4,365.00	0.1002	
50-YR WSEL	560.31	0.06	3.00	4,365.00	0.1002	3,711
	560.50	0.19	3.00	4,365.00	0.1002	
	560.75	0.25	3.00	4,365.00	0.1002	
	561.00	0.25	3.00	4,365.00	0.1002	
100-YR WSEL	561.09	0.09	3.00	4,365.00	0.1002	4,021

**NOTE: VOLUMES ABOVE CALCULATED BASED ON UPSTREAM DEPTH OF WATER IN BARREL 1**

<u>ORIFICE SIZE CALCULATIONS</u>					
Storm Event	A (SF)	H (FT)	Qmax (CFS)	HGL*	WSEL
100	0.14	4.08	1.34	557.01	561.09
50	0.14	3.38	1.22	556.93	560.31
25	0.14	2.60	1.07	556.86	559.46
10	0.14	2.05	0.95	556.87	558.92

Q = CA√2gh  
WHERE:  
Q = FLOW THROUGH ORIFICE  
C = C<sub>d</sub> (ENTRANCE COEFFICIENT)  
A = AREA OF ORIFICE OPENING  
g = 32.2 FT/SEC  
h = HEAD (FT)

\* HGLs ARE ALL ABOVE ORIFICE CENTROID ELEVATION

ORIFICE OPENING = 5-1/32" DIA

REF: C4.2 FOR  
BYPASS  
CALCULATIONS


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

TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-1000800

# RECORD DRAWING

THE SIGNED AND SEALED CONSTRUCTION DOCUMENT HAS BEEN  
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LIABILITY FOR ANY CHANGES MADE DURING CONSTRUCTION  
THAT WERE NOT SPECIFICALLY APOVED BY THE ENGINEER  
PRIOR TO CONSTRUCTION. THE SEALED CONSTRUCTION  
DRAWINGS ARE ON FILE AT THE OFFICES OF WESTWOOD.

ATTESTED BY: A. GREGORY GERBIG, P.E. #18740

SIGNATURE: 

ENGINEER OF RECORD: STEVEN M. HELBRUN, P.E. #10506

CONTRACTOR: CADENCE MCSHANE CONSTRUCTION COMPANY &  
REDROCK CONSTRUCTION

DATE REVISED: 04/16/2025

## EMERGENCY SPILLWAY

$A_{pond} = 0.34 \text{ AC.}$

$Q_{100} = C_{100}^*A$   
 $= 0.90(0.90)^{0.034}$   
 $= 3.00 \text{ CFS}$

$Q_{OS} = 1.06 \text{ CFS}$

$Q_{outlet} = Q_{OS} + Q_{100} = 4.06 \text{ CFS}$

$Q_{outlet} = 4.06 \text{ CFS}$   
 $Q_{outlet} = (0.6)((p1)^{-2})((2)(32.2)(r1)^{0.85})$   
 $4.06 = (0.6)((p1)(0.59)^{-2})((2)(32.2)(0.59))^{0.85}$

Radius required to pass 4.06 CFS is 0.59'

Radius = 0.59'

Diameter = 1.18" = 14.14"


**Pacheco Koch**  
 a Westwood company

7557 RAMBLER ROAD SUITE 1400  
 DALLAS, TX 75231  
 972.235.3031

## DETENTION PLAN

### CHANNELL COMMERCIAL CORP.

### CHANNELL FIBER FACILITY

### 1700 JUSTIN ROAD

## **CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
SMH	LCA	AUGUST 2023	1"=20'			C5.6





BM A "X" CUT ON THE CENTER OF CURB INLET AT THE  
EDGE OF SIDEWALK  $\pm 25'$  FROM CURB RETURN AT NORTHWEST  
INTERSECTION OF JUSTIN ROAD AND INDUSTRIAL PARKWAY

ELEV=561.99 FT

BM B "X" CUT ON SOUTHEAST CORNER OF SIDEWALK NEXT  
TO HEADWALL ON WEST SIDE OF JOHN KING BOULEVARD  
 $\pm 1,700'$  NORTH OF INTERSTATE-30

ELEV=563.49 FT

BM 3 "X" CUT SET AT CENTER OF CONCRETE CURB INLET  
IN THE EAST SIDE OF JOHN KING BOULEVARD  $\pm 450'$  SOUTH  
OF A RAILROAD

ELEV=564.78 FT

BM 50 "X" CUT IN CONCRETE FOUND,  $\pm 41'$  SOUTH OF THE  
NORTHERNMOST NORTHWEST CORNER OF THE SUBJECT  
PROPERTY AND  $\pm 3'$  WEST OF THE EDGE OF CONCRETE.

ELEV=565.60 FT

BM 51 "( " CUT IN CONCRETE SET,  $\pm 879'$  EAST OF THE  
CENTERLINE OF INDUSTRIAL BOULEVARD,  $\pm 526'$  SOUTH OF  
THE RAILROAD RIGHT-OF-WAY LINE;  $\pm 4'$  WEST OF THE  
CONCRETE RETAINING WALL AND  $\pm 18'$  NORTH OF A FIRE  
HYDRANT.

ELEV=564.88 FT

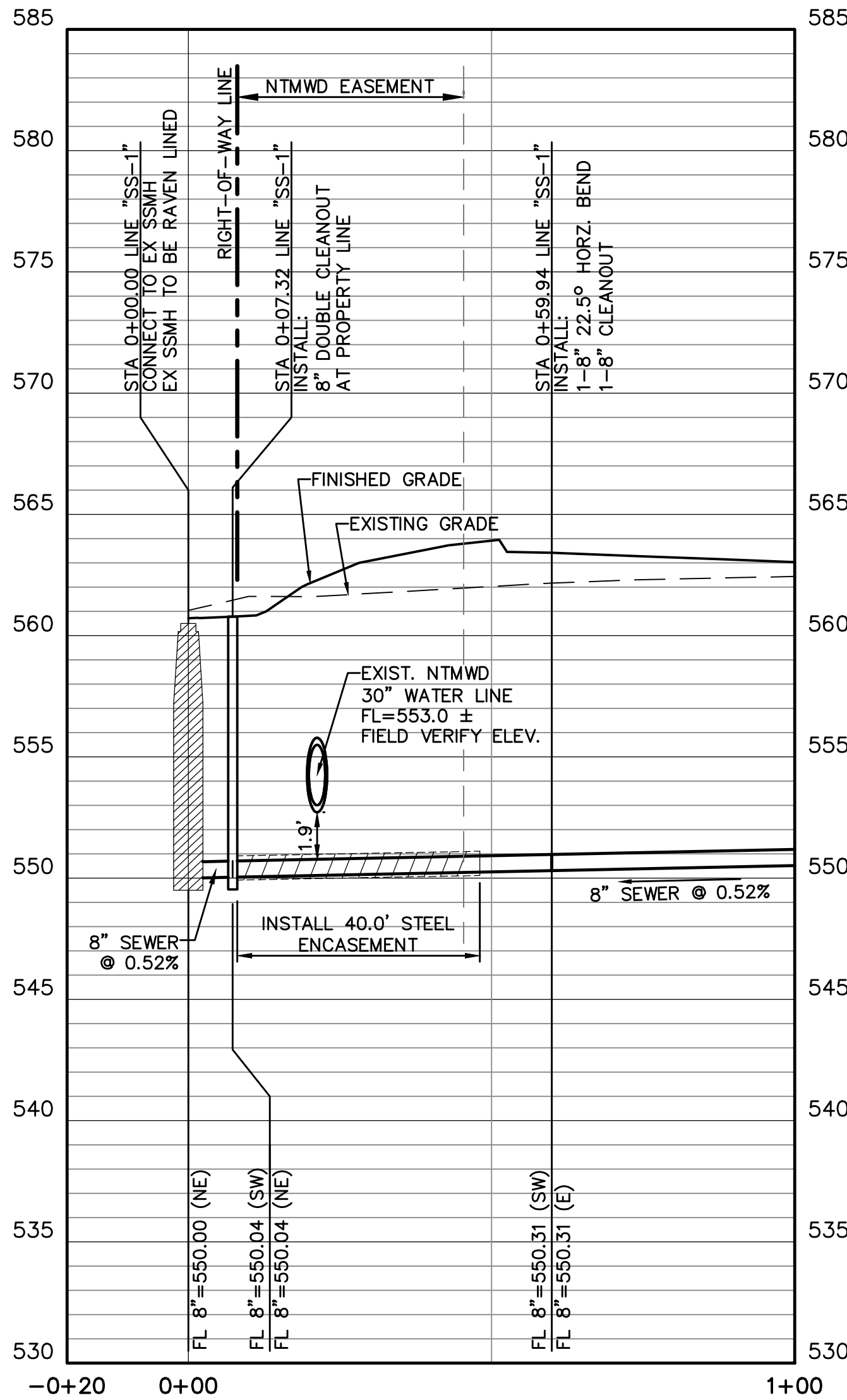
B <sub>4</sub>	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
W <sub>8</sub>	WATER VALVE
IRH	IRRIGATION CONTROL VALVE
FC	FIRE HYDRANT
CL	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TS	TRAFFIC SIGNAL POLE
TEL	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SG	TRAFFIC SIGN
	1/2-INCH IRON ROD
IRS	W/"PACHECO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
	PROPERTY LINE
	FENCE
DH	OVERHEAD UTILITY LINE
E	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
C	UNDERGROUND CABLE LINE
W	UNDERGROUND WATER LINE
SS	UNDERGROUND SANITARY SEWER LINE
	PROP FDC LOCATION
	PROP WATER LINE W/ BEND
	PROP SANITARY SEWER LINE

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

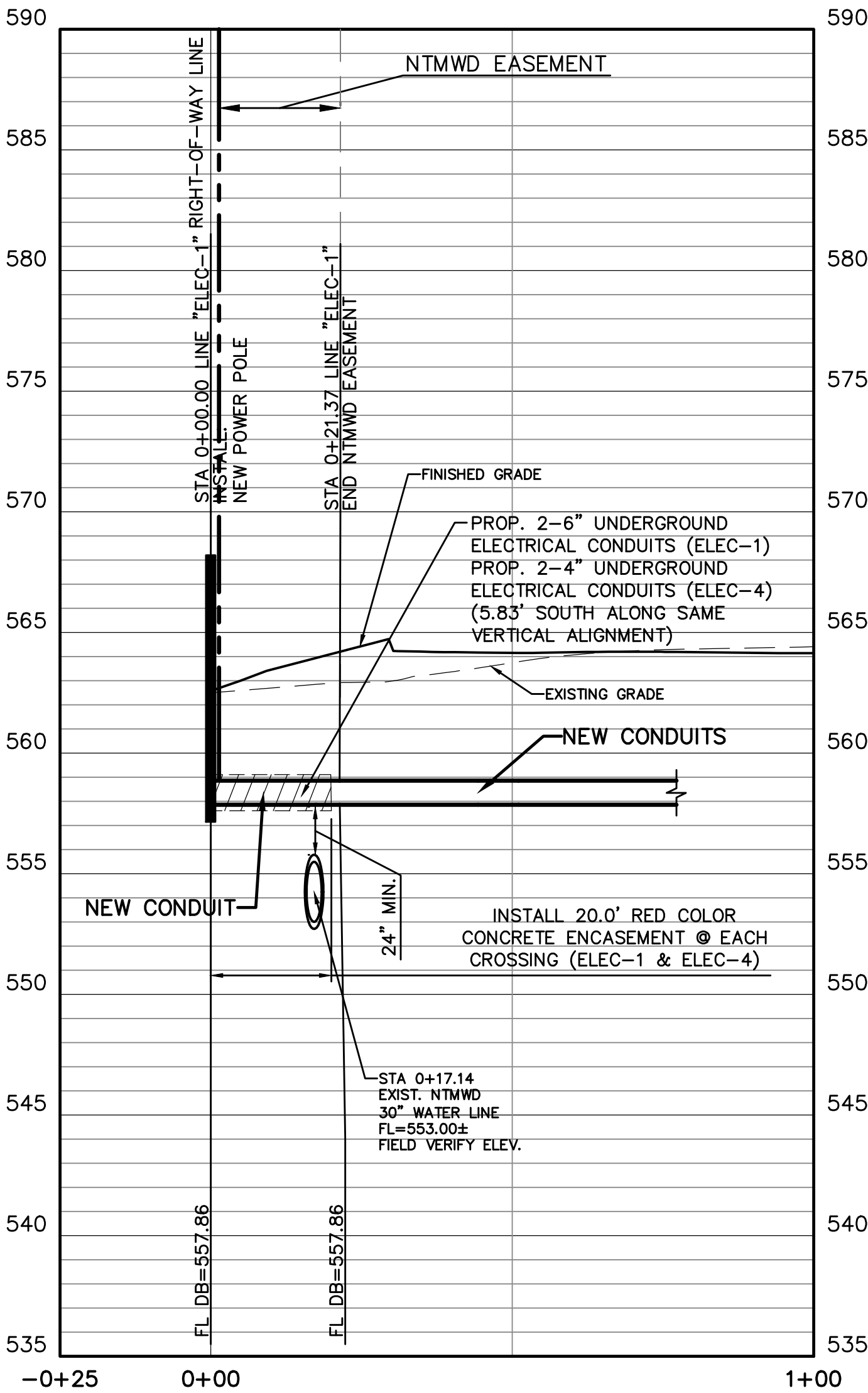
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

PK FILE: 3273-20.063 PK-3273-20.063UTIL.DWG

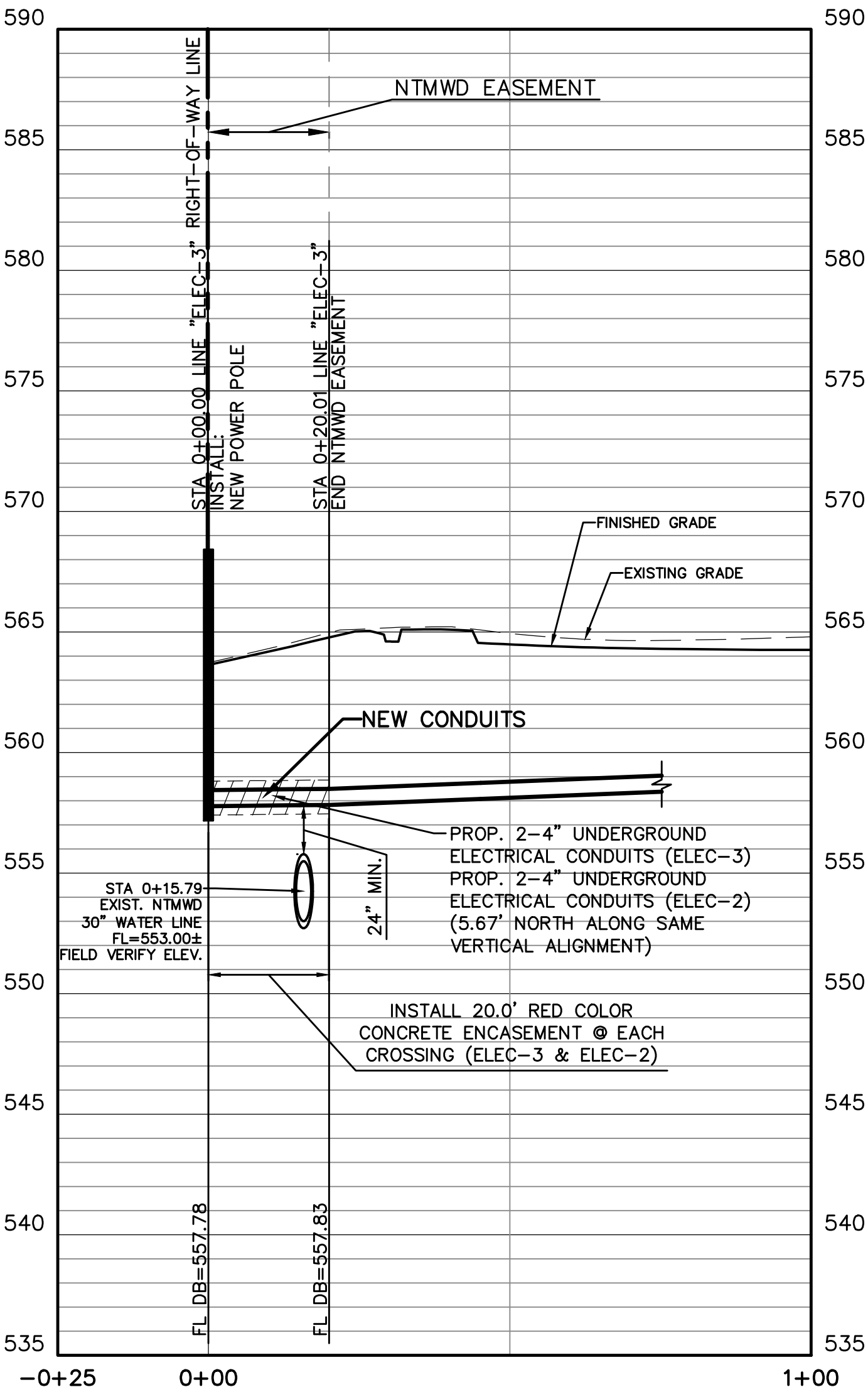




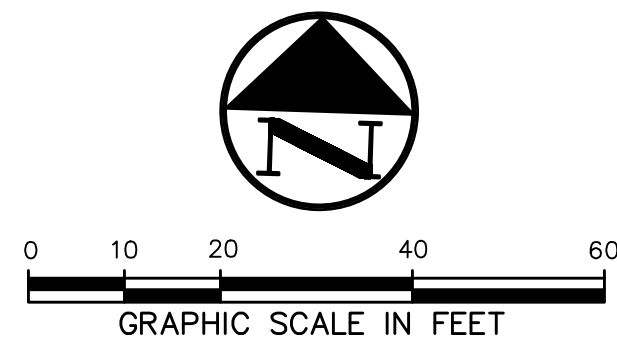
PROFILE: SS-1  
(PORTION CROSSING NTMWD EASEMENT)



PROFILE: ELEC-1 & ELEC-4  
(PORTION CROSSING OF NTMWD EASEMENT)



PROFILE: ELEC-3 & ELEC-2  
(PORTION CROSSING OF NTMWD EASEMENT)



RECORD DRAWING

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ATTESTED BY: A. GREGORY GERBIG, P.E. #118740

SIGNATURE:

ENGINEER OF RECORD: STEVEN M. HEILBRUN, P.E. #105006

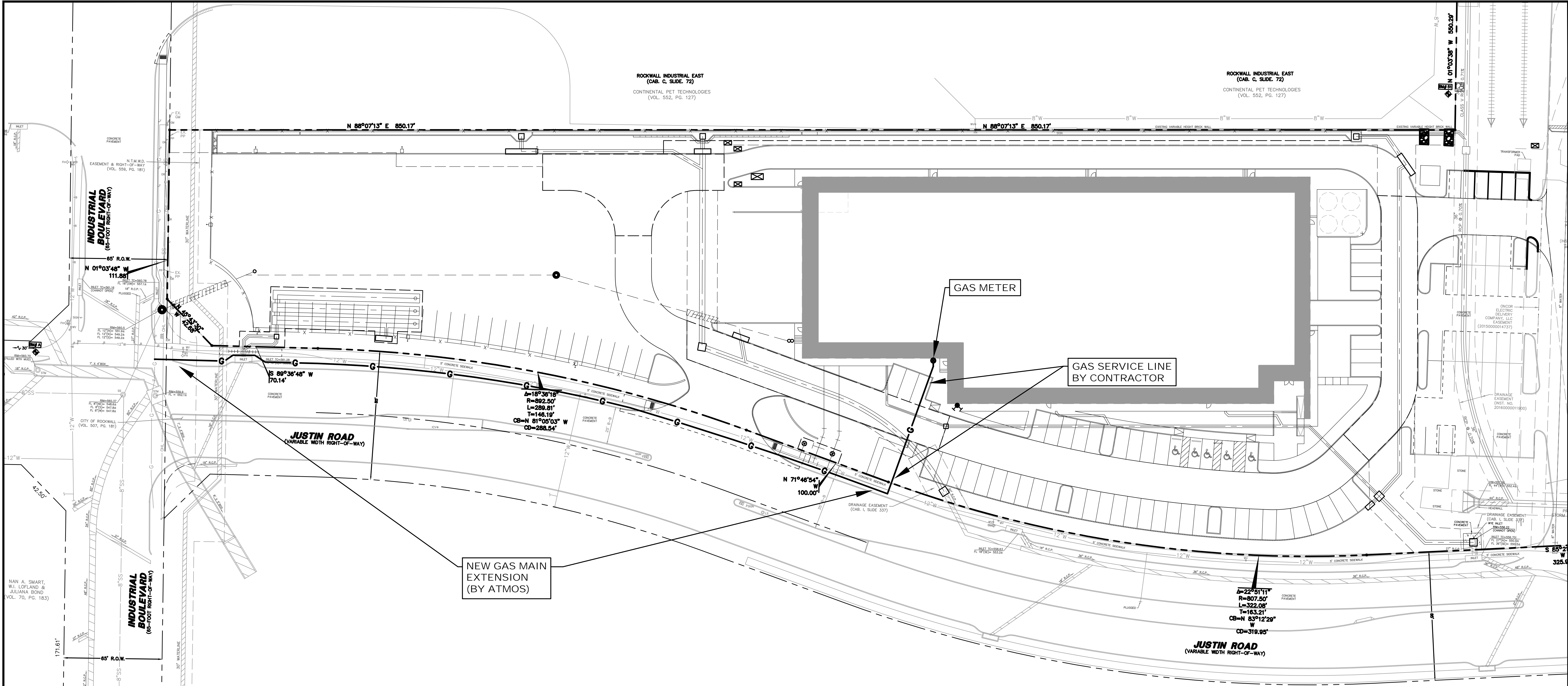
CONTRACTOR: CADENCE MCSHANE CONSTRUCTION COMPANY & REDROCK CONSTRUCTION

DATE REVISED: 04/16/2025

	02/16/2024	ONCOR & FIRE LANE COORDINATION			
	08/01/2023	RFI 013 SANITARY SEWER CROSSING NTMWD			
NO.	DATE	REVISION			
 a Westwood company			7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031		
UTILITY PROFILES					
CHANNELL COMMERCIAL CORP.					
CHANNELL FIBER FACILITY					
1700 JUSTIN ROAD					
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE
SMH	LCA	AUGUST 2023	1"=20'		NO.
					C6.2



4/15/2025 2:45 PM  
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## BENCH MARK LIST

BM A "X" CUT ON THE CENTER OF CURB INLET AT THE  
EDGE OF SIDEWALK ±25' FROM CURB RETURN AT NORTHWEST  
INTERSECTION OF JUSTIN ROAD AND INDUSTRIAL PARKWAY

ELEV=561.99 FT

BM B "X" CUT ON SOUTHEAST CORNER OF SIDEWALK NEXT  
TO HEADWALL ON WEST SIDE OF JOHN KING BOULEVARD  
±1,700' NORTH OF INTERSTATE-30

ELEV=563.49 FT

BM 3 "X" CUT SET AT CENTER OF CONCRETE CURB INLET  
IN THE EAST SIDE OF JOHN KING BOULEVARD ±450' SOUTH  
OF A RAILROAD

ELEV=564.78 FT

BM 50 "X" CUT IN CONCRETE FOUND, ±41' SOUTH OF THE  
NORTHERNMOST NORTHWEST CORNER OF THE SUBJECT  
PROPERTY AND ±3' WEST OF THE EDGE OF CONCRETE.

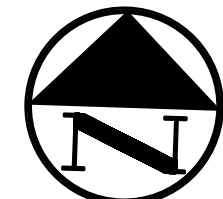
ELEV=565.60 FT

BM 51 " (" CUT IN CONCRETE SET, ±879' EAST OF THE  
CENTERLINE OF INDUSTRIAL BOULEVARD, ±526' SOUTH OF  
THE RAILROAD RIGHT-OF-WAY LINE; ±4' WEST OF THE  
CONCRETE RETAINING WALL AND ±18' NORTH OF A FIRE  
HYDRANT.

ELEV=564.88 FT

## LEGEND

FL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FD	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TEL	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIG	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/7" PACHECO KOCH" CAP SET
X	CONTROLLING MONUMENT
OHL	PROPERTY LINE
E	FENCE
T	OVERHEAD UTILITY LINE
C	UNDERGROUND ELECTRIC LINE
6"W	UNDERGROUND TELEPHONE LINE
6"SS	UNDERGROUND WATER LINE
6"SS	UNDERGROUND SANITARY SEWER LINE
PROP	PROP FDC LOCATION
PROP	PROP WATER LINE W/ BEND
PROP	PROP SANITARY SEWER LINE



0 15 30 60 90  
GRAPHIC SCALE IN FEET

## RECORD DRAWING

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DRAWINGS ARE ON FILE AT THE OFFICES OF WESTWOOD.

ATTESTED BY: A. GREGORY GERBIG, P.E. #118740

SIGNATURE: *AGG*

ENGINEER OF RECORD: STEVEN M. HEILBRUN, P.E. #105006

CONTRACTOR: CADENCE MCSHANE CONSTRUCTION COMPANY &  
REDROCK CONSTRUCTION

DATE REVISED: 04/16/2025

TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000


PK FILE: 3273-20.063

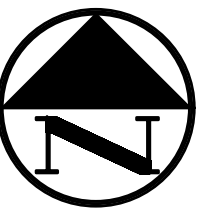
PK-3273-20.063UTIL.DWG

CHANNELL COMMERCIAL CORP - CHANNELL FIBER FACILITY

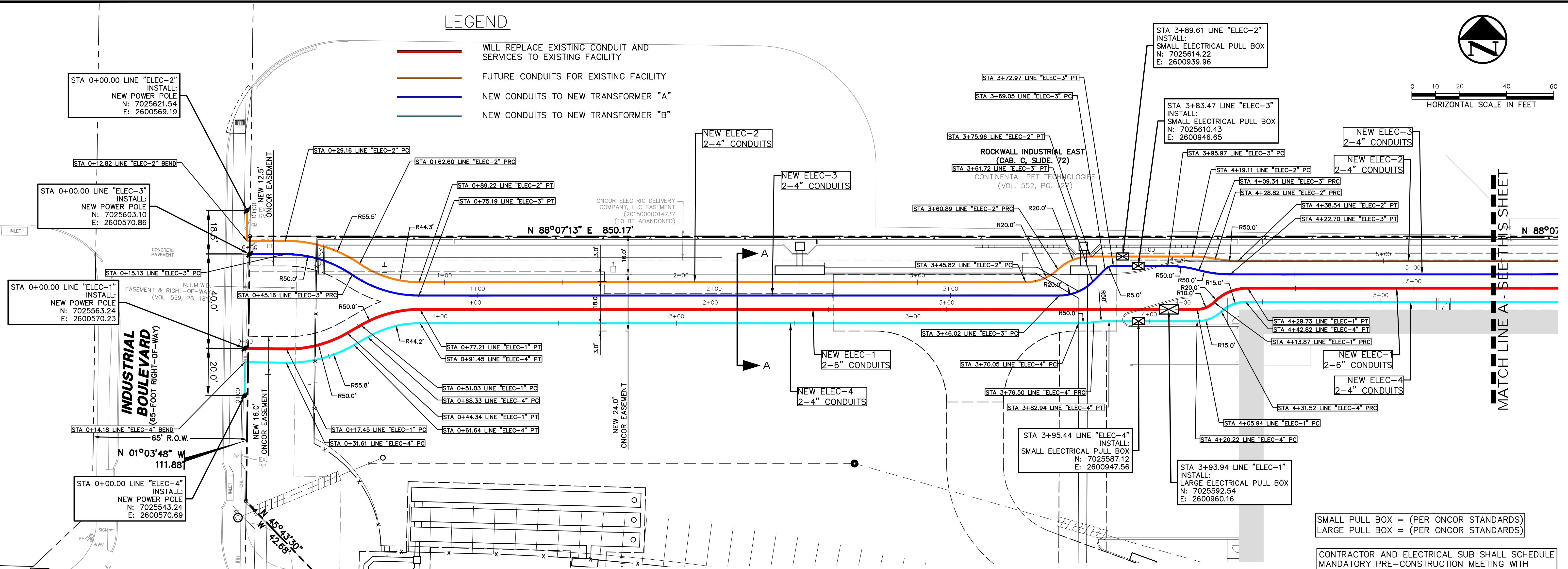


# LEGEND

- WILL REPLACE EXISTING CONDUIT AND SERVICES TO EXISTING FACILITY
- FUTURE CONDUITS FOR EXISTING FACILITY
- NEW CONDUITS TO NEW TRANSFORMER "A"
- NEW CONDUITS TO NEW TRANSFORMER "B"

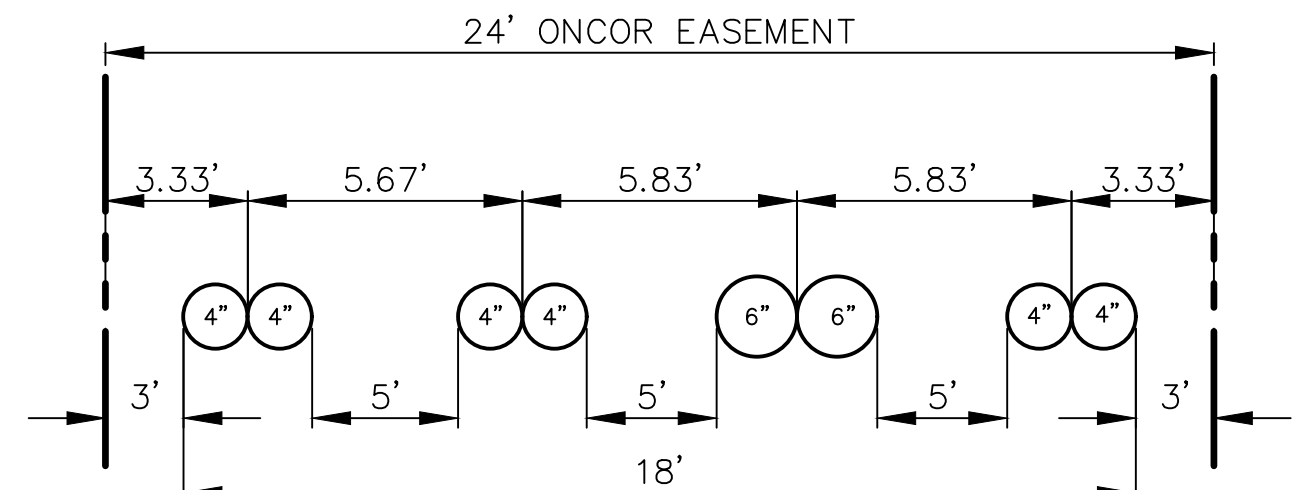
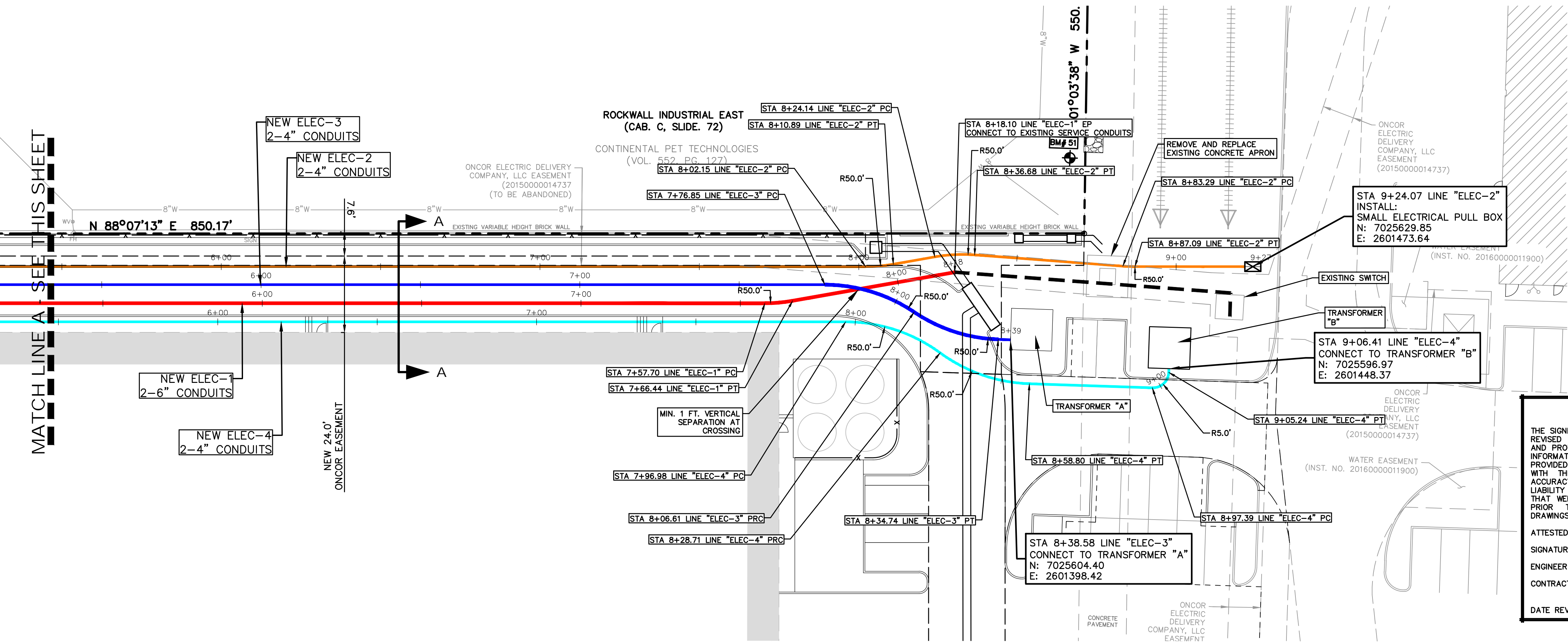


0 10 20 40 60  
HORIZONTAL SCALE IN FEET



SMALL PULL BOX = (PER ONCOR STANDARDS)  
LARGE PULL BOX = (PER ONCOR STANDARDS)

CONTRACTOR AND ELECTRICAL SUB SHALL SCHEDULE MANDATORY PRE-CONSTRUCTION MEETING WITH OWNER, ARCHITECT, & ENGINEER TO DISCUSS PHASING INSTALLATION AND BUILDING SHUT DOWNS PRIOR TO ANY CONDUIT INSTALLATION.



**A-A DUCT BANK CROSS SECTION**  
NOT TO SCALE

**RECORD DRAWING**

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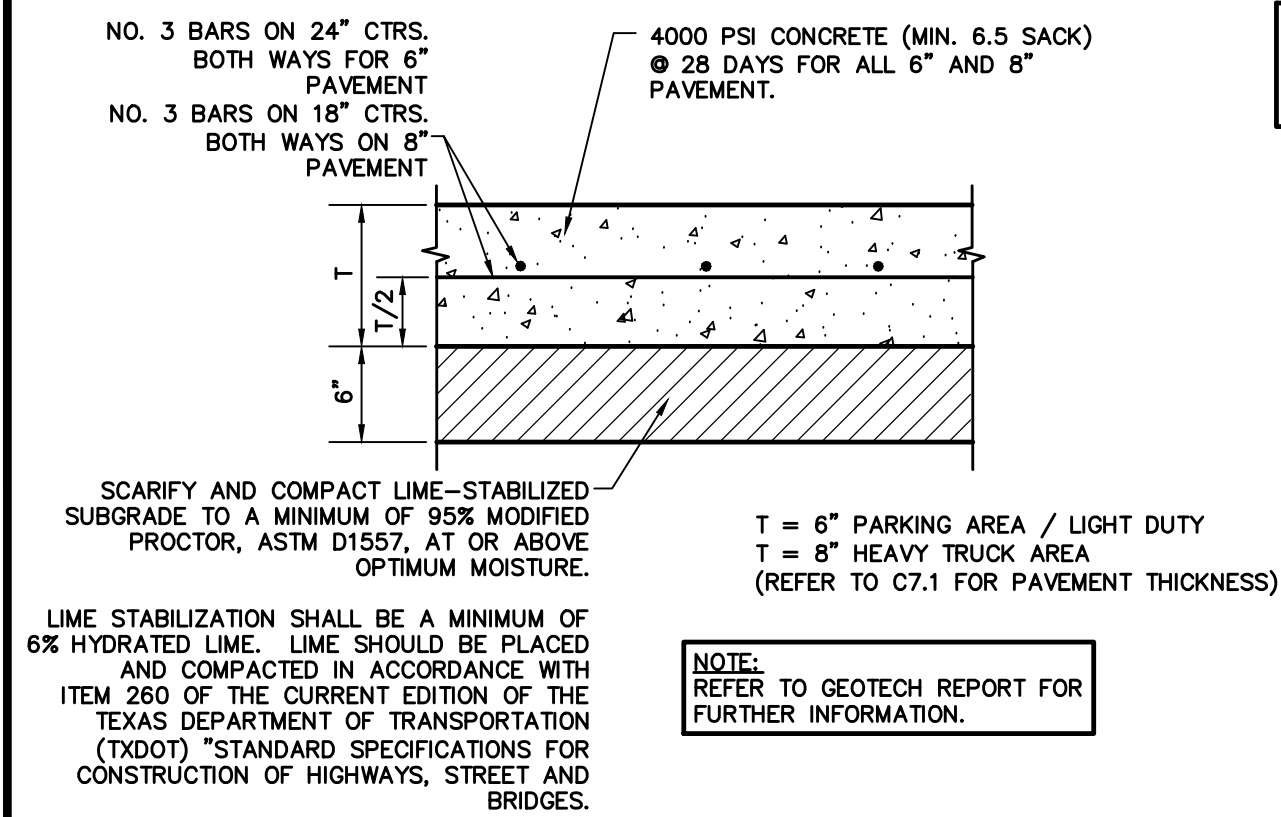
ATTESTED BY: A. GREGORY GERBIG, P.E. #118740  
SIGNATURE: *[Signature]*  
ENGINEER OF RECORD: STEVEN M. HEILBRUN, P.E. #105006  
CONTRACTOR: CADENCE MCSHANE CONSTRUCTION COMPANY & REDROCK CONSTRUCTION  
DATE REVISED: 04/16/2025  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

NO.	02/16/2024	ONCOR & FIRE LANE COORDINATION	REVISION
<b>Pacheco Koch</b> a Westwood company			
<b>ONCOR CONDUIT PLAN</b> <b>CHANNELL COMMERCIAL CORP.</b> <b>CHANNELL FIBER FACILITY</b> 1700 JUSTIN ROAD <b>CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS</b>			
DESIGN	DRAWN	DATE	SCALE
SMH	LCA	AUGUST 2023	1"=20'
NOTES	FILE	NO.	
			C6.4

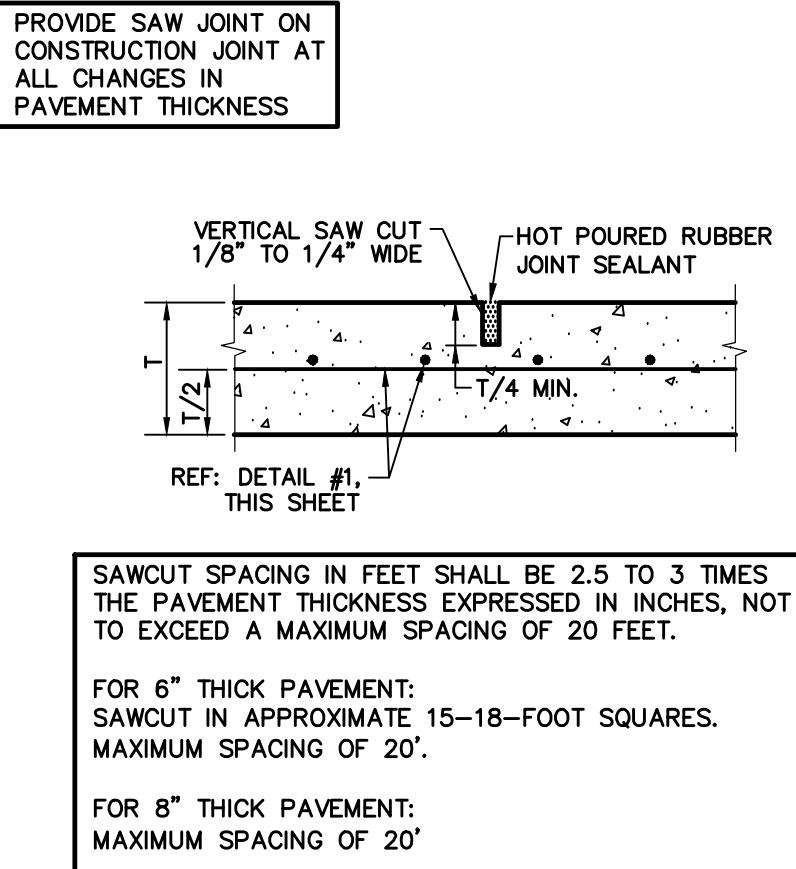




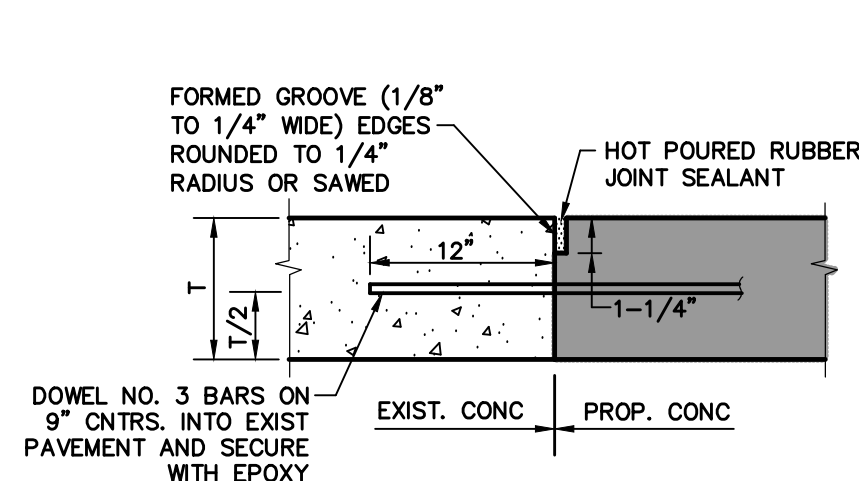




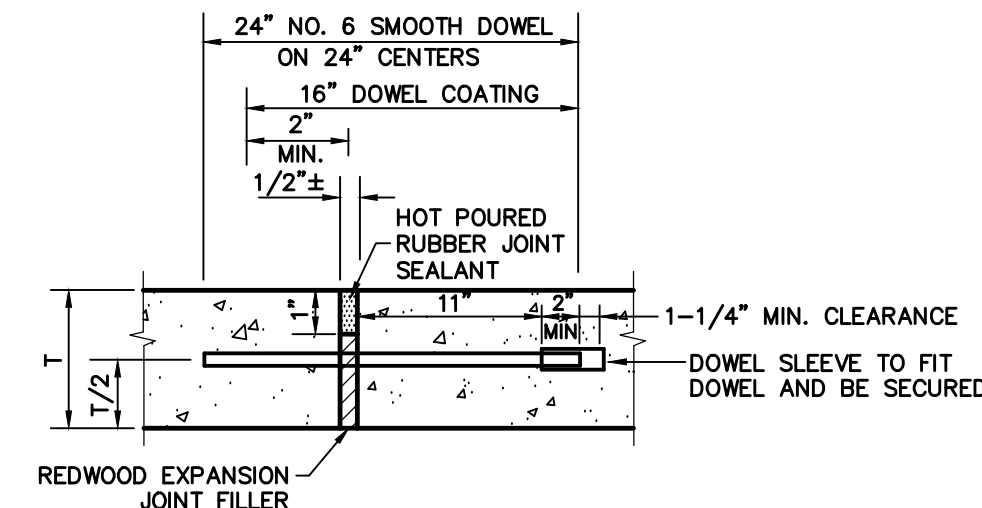
**1 CONCRETE PAVEMENT SECTION**  
NOT TO SCALE



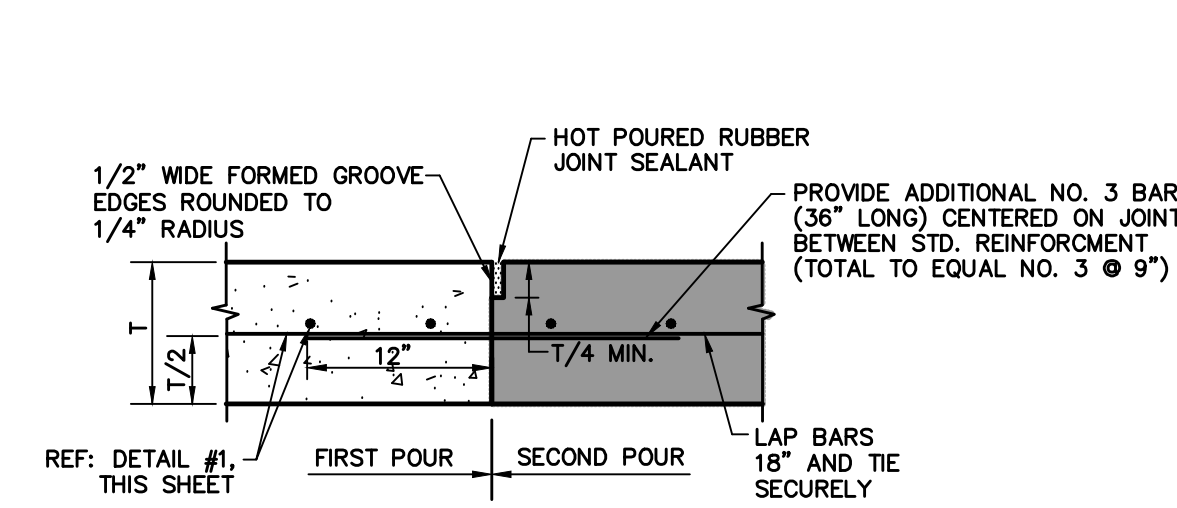
**2 SAWED DUMMY JOINT**  
NOT TO SCALE



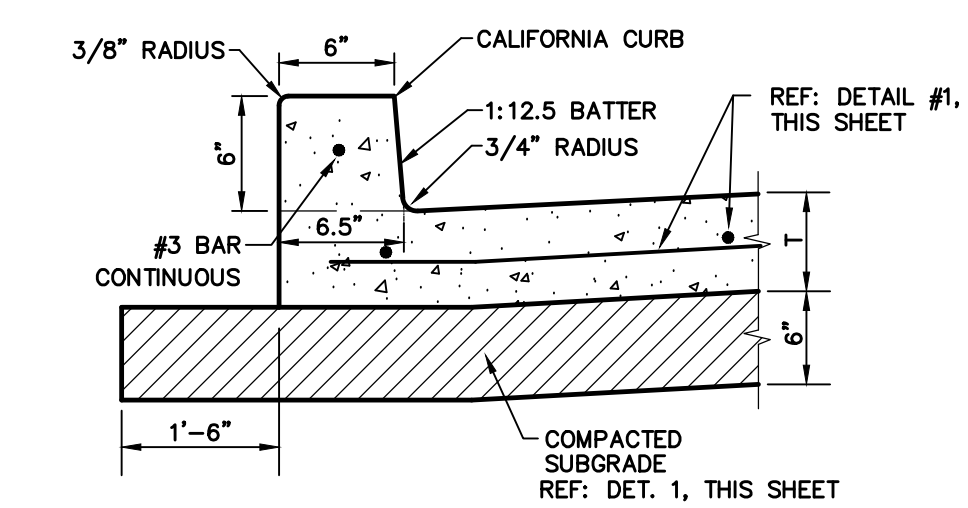
**3 PAVEMENT CONNECTION**  
NOT TO SCALE



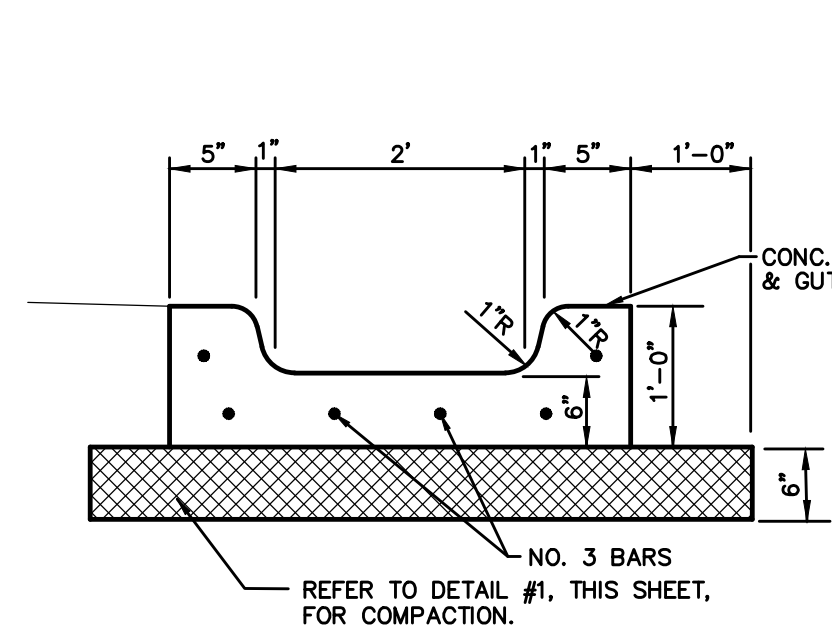
**4 EXPANSION JOINT**  
NOT TO SCALE



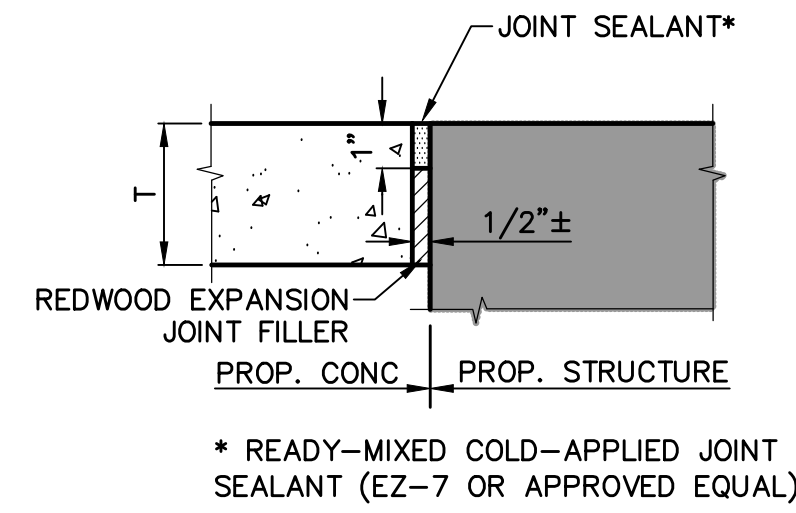
**5 CONSTRUCTION JOINT**  
NOT TO SCALE



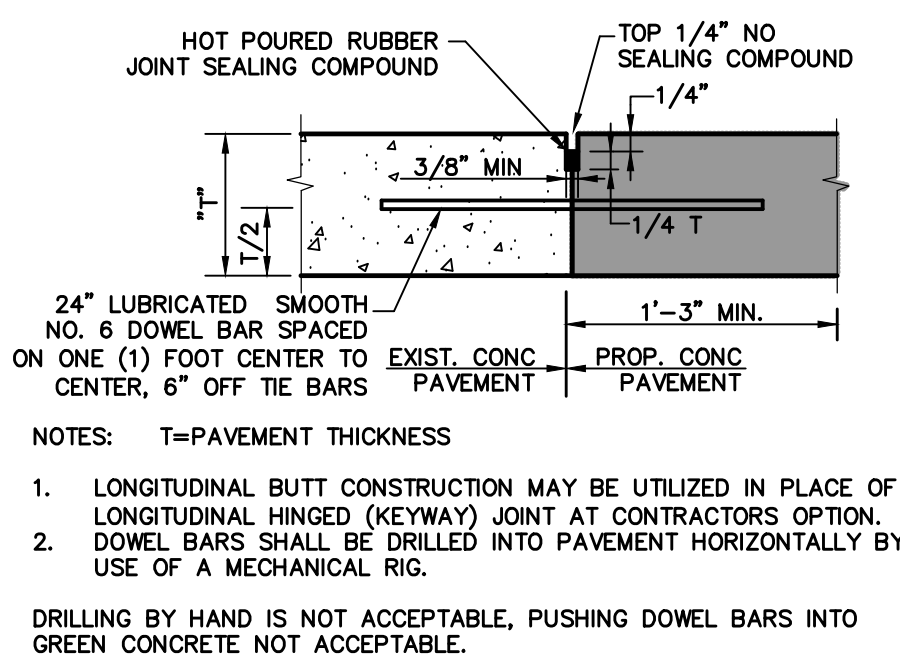
**6 INTEGRAL CURB**  
NOT TO SCALE



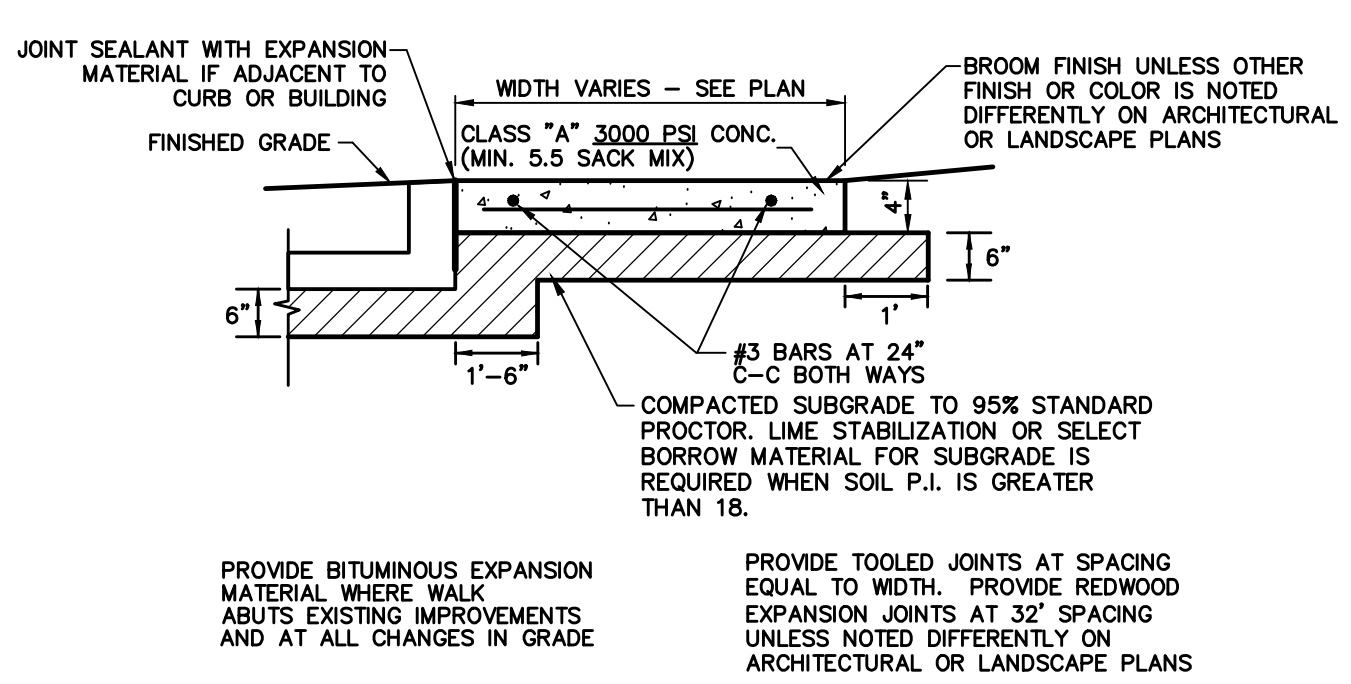
**7 FLUME DETAIL**  
NOT TO SCALE



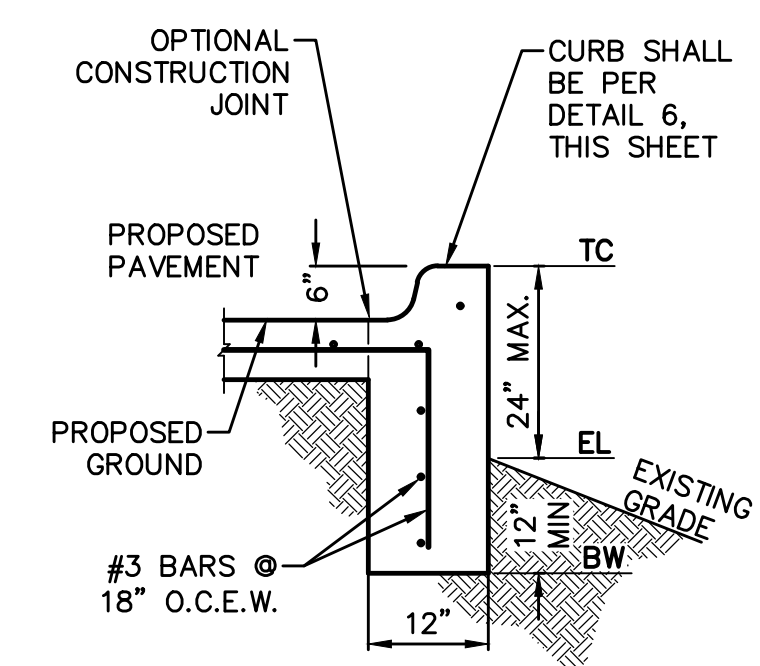
**8 ISOLATION JOINT**  
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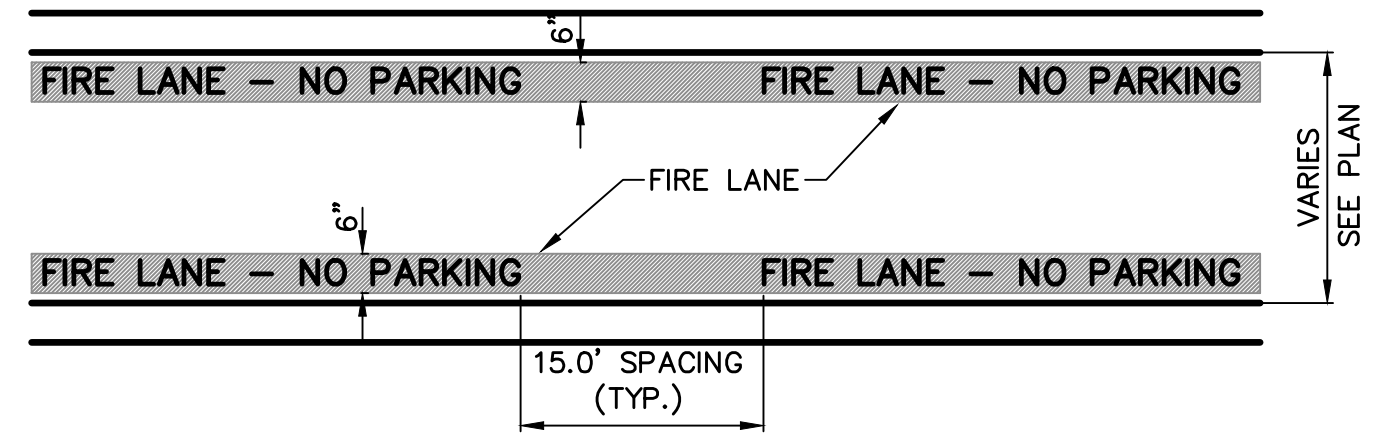
**9 LONGITUDINAL BUTT JOINT**  
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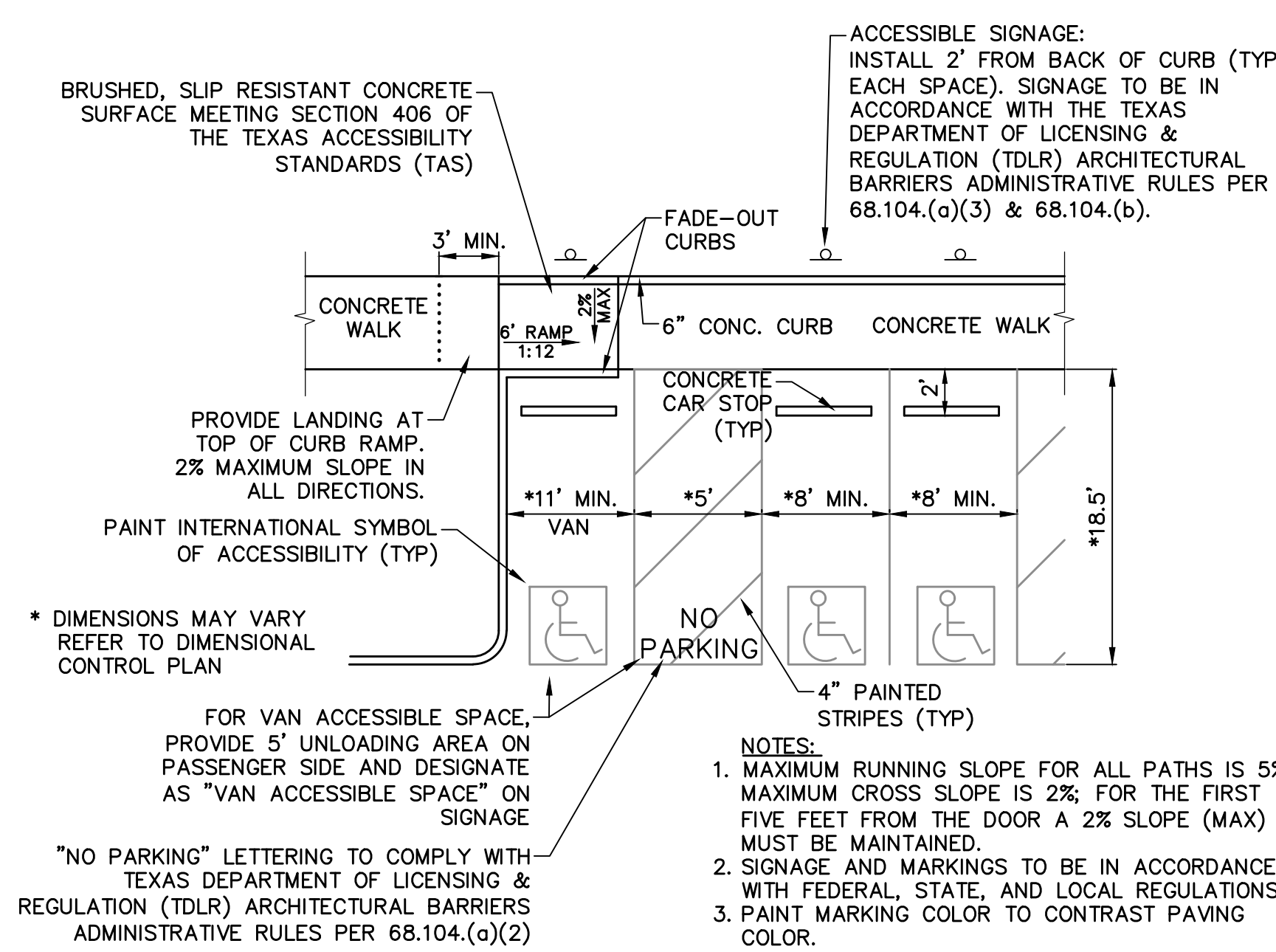
**10 CONCRETE WALK PRIVATE**  
NOT TO SCALE



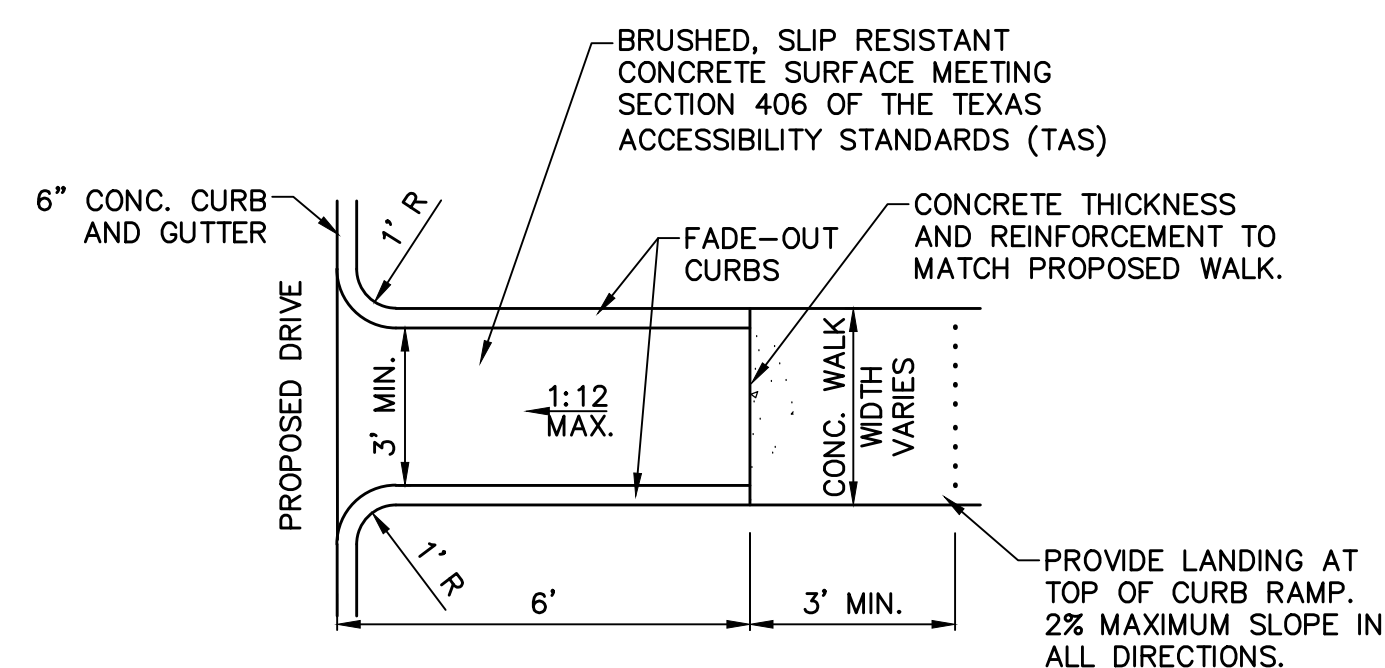
**11 CURB W/WALL**  
NOT TO SCALE



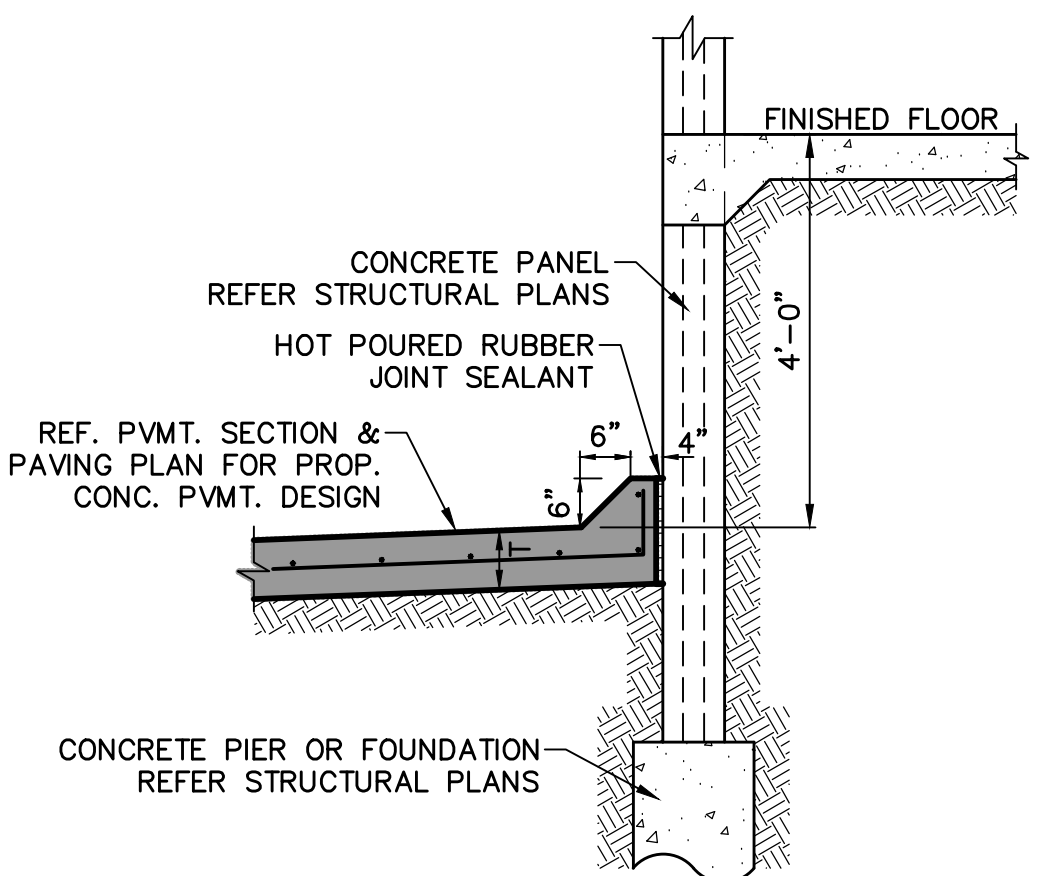
**12 FIRE LANE STRIPING**  
NOT TO SCALE



**13 90° ACCESSIBLE PARKING & SINGLE CURB RAMP**  
NOT TO SCALE (PRIVATE ONLY)



**14 SINGLE CURB RAMP**  
NOT TO SCALE (PRIVATE ONLY)



**15 RAISED PAVEMENT AT TRUCK DOCK**  
NOT TO SCALE

**RECORD DRAWING**

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ATTESTED BY: A. GREGORY GERBIG, P.E. #118740  
SIGNATURE: *[Signature]*  
ENGINEER OF RECORD: STEVEN M. HEILBRUN, P.E. #105006  
CONTRACTOR: CADENCE MCSHANE CONSTRUCTION COMPANY & REDROCK CONSTRUCTION  
DATE REVISED: 04/16/2025

**Pacheco Koch**  
a Westwood company

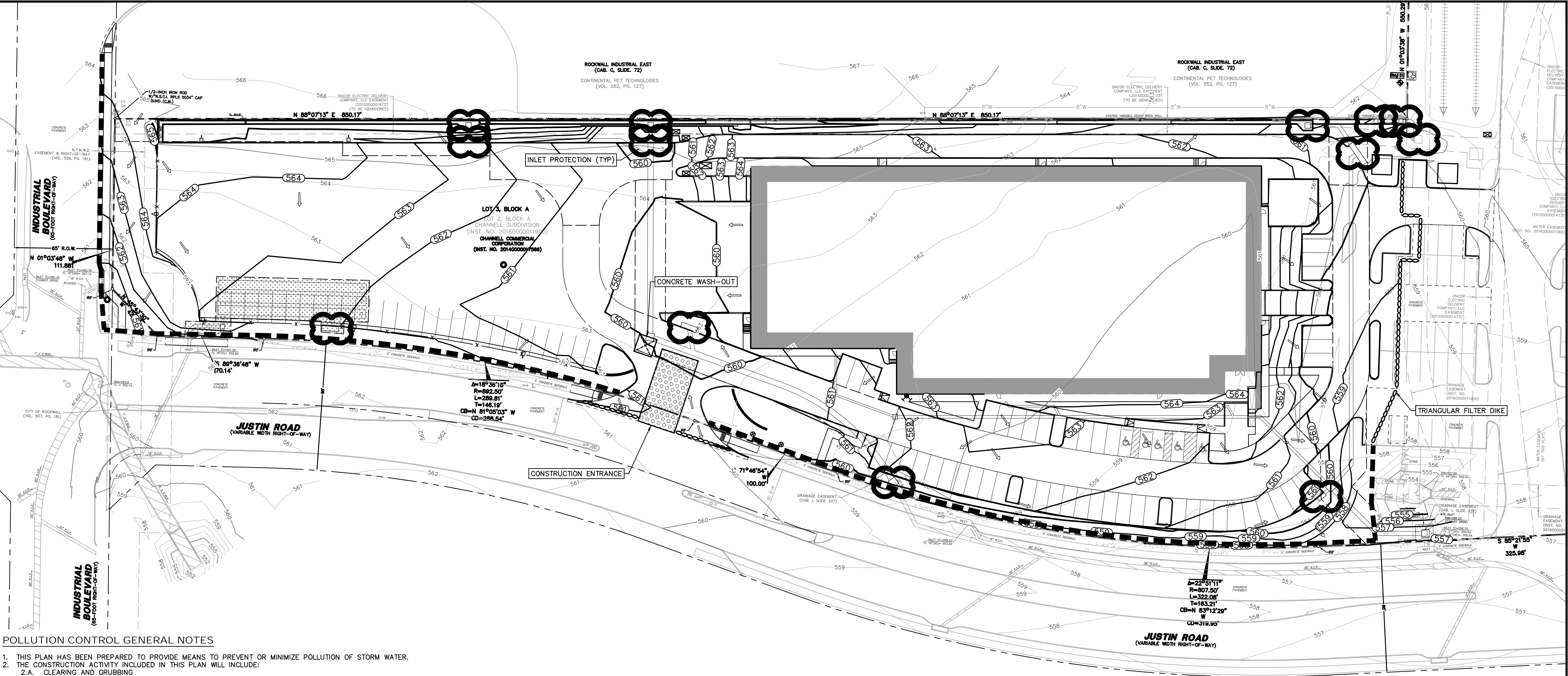
7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231  
972.235.3031

**PAVING DETAILS (PRIVATE)**  
CHANNELL COMMERCIAL CORP.  
CHANNELL FIBER FACILITY  
1700 JUSTIN ROAD  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
SMH	LCA	AUGUST 2023	N.T.S.			C7.2



4/15/2025 4:43 PM  
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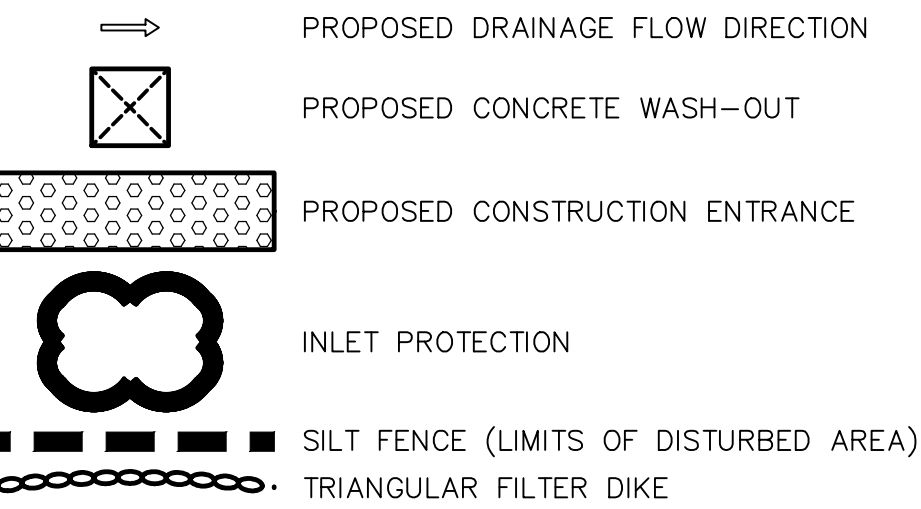
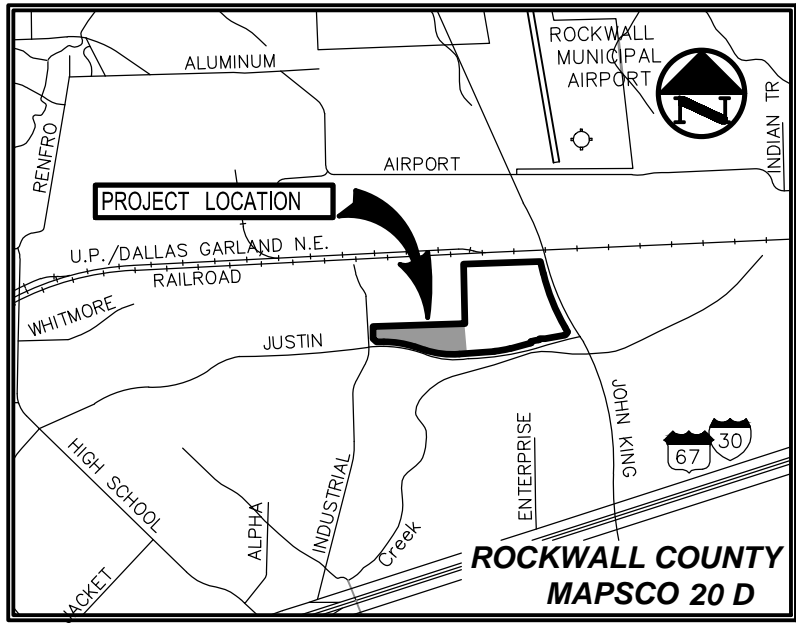


POLLUTION CONTROL GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED TO PROVIDE MEANS TO PREVENT OR MINIMIZE POLLUTION OF STORM WATER.
2. THE CONSTRUCTION ACTIVITY INCLUDED IN THIS PLAN WILL INCLUDE:
  - 2.A. CLEARING AND GRUBBING
  - 2.B. ROUGH GRADING
  - 2.C. FINAL GRADING
  - 2.D. UTILITY INSTALLATION
  - 2.E. PAVEMENT INSTALLATION
  - 2.F. BUILDING CONSTRUCTION
3. THE TOTAL ESTIMATED LAND AREA TO BE DISTURBED IS 3.8 ACRES.
4. THE ESTIMATED RUNOFF COEFFICIENT UPON COMPLETION OF THE PROJECT IS 0.9.
5. THE STORM WATER EXITING THE SITE IS COLLECTED IN AN EXISTING DRAINAGE SYSTEM MAINTAINED BY THE CITY OF ROCKWALL, TEXAS.
6. THE SOILS ON THE SITE ARE GENERALLY EXPANSIVE CLAYS.
7. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION PROTECTION AROUND THE WORK AREA PERIMETER AND AT ALL INLET MOUTHS PRIOR TO COMMENCING WORK AND UNTIL THE WORK AREA HAS BEEN STABILIZED.
8. THE CONTRACTOR WILL REMOVE ALL EXCESS SOIL FROM CONSTRUCTION VEHICLES PRIOR TO EXITING THE SITE.
9. ALL DISTURBED AREAS WHICH WILL NOT BE RE-DISTURBED MUST BEGIN BEING STABILIZED IMMEDIATELY BY THE CONTRACTOR TO CONTROL EROSION. THE CONTRACTOR HAS 14 DAYS TO HAVE ALL STABILIZATION AND EROSION CONTROL DEVICES IN PLACE.
10. THE CONTRACTOR SHALL UNDERTAKE PROPER METHODS TO REDUCE DUST GENERATION FROM THE SITE.
11. THE CONTRACTOR MUST COMPLY WITH FEDERAL, STATE AND LOCAL REGULATIONS REGARDING SEDIMENT AND EROSION CONTROL.
12. A COPY OF THIS PLAN, AS PART OF THE SWPPP, MUST BE KEPT AT THE CONSTRUCTION FACILITY DURING THE ENTIRE CONSTRUCTION PERIOD.
13. CONSTRUCTION SEQUENCING MUST PROVIDE FOR THE EXCAVATION OF AN ON-SITE BASIN AS A SEDIMENT COLLECTION BASIN PRIOR TO THE DISTURBANCE OF GREATER THAN 10 ACRES OF LAND.
14. ALL FINISHED GRADES ARE TO BE HYDROMULCHED, SPOT SODDED OR SEEDED AND WATERED UNTIL GROWTH IS ESTABLISHED ON AND OFF-SITE.
15. A PIT OR WASH OUT BASIN SHALL BE CONSTRUCTED ON-SITE BY THE CONTRACTOR FOR THE "WASH OUT" OF CONCRETE TRUCKS.
16. A BERM OR OTHER SPILL PROTECTION MEASURE SHALL BE USED FOR ANY TEMPORARY FUEL STORAGE TANK ON-SITE.
17. IF "PUMP" PUMPS ARE USED TO REMOVE WATER FROM EXCAVATED AREAS, FILTER THE DISCHARGE TO REMOVE SEDIMENT AND OTHER POLLUTANTS BEFORE THE WATER LEAVES THE SITE.
18. TO PREVENT DAMAGE TO VEGETATION IN DOWNSTREAM WATER COURSES, LIMIT ANY PROPOSED LIME STABILIZATION OPERATIONS TO THAT WHICH CAN BE MIXED AND COMPACTED BY THE END OF EACH WORK DAY. GEOTEXTILE FABRIC IS NOT EFFECTIVE IN FILTERING LIME SINCE THE GRAIN SIZE IS SMALLER THAN THE OPENING IN THE FABRIC.
19. VEHICLE PARKING AREAS, STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. OTHERWISE, COVERING OR ENCLOSING THE AREAS WITH PROTECTIVE MEASURES SHALL BE NECESSARY.
20. STORE ALL TRASH AND BUILDING MATERIALS WASTE IN AN ENCLOSURE UNTIL IT CAN BE PROPERLY DISPOSED OF AT THE APPROPRIATE OFF-SITE FACILITIES.
21. TRACKING OF SEDIMENT OFF-SITE BY TRUCK TRAFFIC SHALL BE HANDLED THROUGH REGULAR CLEANING.
22. INSPECTIONS SHALL BE CONDUCTED BY THE PERMITEE ONCE EVERY TWO WEEKS AND WITHIN 24 HOURS AFTER STORM EVENT OF 0.5 INCHES OR MORE OR ONCE PER WEEK ON A SPECIFIC PRE-DEFINED DAY. THE INSPECTIONS WILL INCLUDE:
  - 22.A. DISTURBED AREAS OF THE SITE THAT HAVE NOT BEEN STABILIZED.
  - 22.B. AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.
  - 22.C. STRUCTURAL CONTROL MEASURES.
  - 22.D. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
  - 22.E. IDENTIFICATIONS OF MEASURES THAT NEED TO BE MAINTAINED, MODIFIED, OR ADDED TO CORRECT PROBLEMS.
23. CONTRACTOR SHALL MINIMIZE THE EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE TO PRECIPITATION AND TO STORMWATER.
24. PERMANENTLY STABILIZE EXPOSED SOIL, WITHIN AND ADJACENT TO THE SITE, THAT IS DISTURBED BY VEHICLES, GRADING AND OTHER CONSTRUCTION ACTIVITIES.
25. CONTAIN ALL RUNOFF FROM MATERIAL USED IN SUBGRADE STABILIZATION.
26. MATERIAL STOCKPILES SHALL BE COVERED BY PLASTIC OR SURROUNDED BY EROSION CONTROL STRUCTURES TO CONTROL SEDIMENT RELEASES.
27. CONTRACTOR SHALL PROTECT SLOPES IN EXCESS OF 15% IN ORDER TO MINIMIZE EROSION OF SOILS AND THE DISTURBANCE OF SLOPES.
28. VEGETATION TO BE PRESERVED WHERE EVER POSSIBLE TO HELP REDUCE EROSION. WHERE VEGETATION MUST BE REMOVED, PRESERVE NATIVE TOPSOIL IN ALL AREAS POSSIBLE.
29. MINIMIZE SOIL COMPACTION IN AREAS INTENDED FOR POST CONSTRUCTION PERVIOUS SURFACE.
30. ALL DISTURBED RIGHT-OF-WAY TO BE SODDED.

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

- LEGEND**
- |        |                          |
|--------|--------------------------|
| BL     | BOLLARD                  |
| EM     | ELECTRIC METER           |
| PP     | POWER POLE               |
| LS     | LIGHT STANDARD           |
| WM     | WATER METER              |
| WV     | WATER VALVE              |
| ICV    | IRRIGATION CONTROL VALVE |
| FH     | FIRE HYDRANT             |
| CO     | CLEANOUT                 |
| MH     | MANHOLE                  |
| TSC    | TRAFFIC SIGNAL CONTROL   |
| TF     | TRAFFIC SIGNAL POLE      |
| TEF    | TELEPHONE BOX            |
| FL     | FLOOD LIGHT              |
| FP     | FLAG POLE                |
| SI     | TRAFFIC SIGN             |
| IRS    | 1/2-INCH IRON ROD        |
| (C.M.) | W/"PACHECO KOCH" CAP SET |
| X      | CONTROLLING MONUMENT     |
| OH     | PROPERTY LINE            |
| 613    | FENCE                    |
| ---    | OVERHEAD UTILITY LINE    |
| ---    | EXIST CONTOUR            |
| ---    | PROPOSED CONTOUR         |



RECORD DRAWING

THE SIGNED AND SEALED CONSTRUCTION DOCUMENT HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT. THE INFORMATION SHOWN ON THIS RECORD DRAWING, WHICH WAS PROVIDED BY THE CONTRACTOR, OR OTHERS NOT ASSOCIATED WITH THE DESIGN ENGINEER, CANNOT BE VERIFIED FOR ACCURACY OR COMPLETENESS. WESTWOOD SHALL ASSUME NO LIABILITY FOR ANY CHANGES MADE DURING CONSTRUCTION THAT WERE NOT SPECIFICALLY APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. THE SEALED CONSTRUCTION DRAWINGS ARE ON FILE AT THE OFFICES OF WESTWOOD.

ATTESTED BY: A. GREGORY GERBIS, P.E. #118740  
SIGNATURE: *[Signature]*  
ENGINEER OF RECORD: STEVEN M. HELBRUN, P.E. #105006  
CONTRACTOR: CADENCE MCSHANE CONSTRUCTION COMPANY & REDROCK CONSTRUCTION  
DATE REVISED: 04/16/2025

TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000


PK FILE: 3273-20.063

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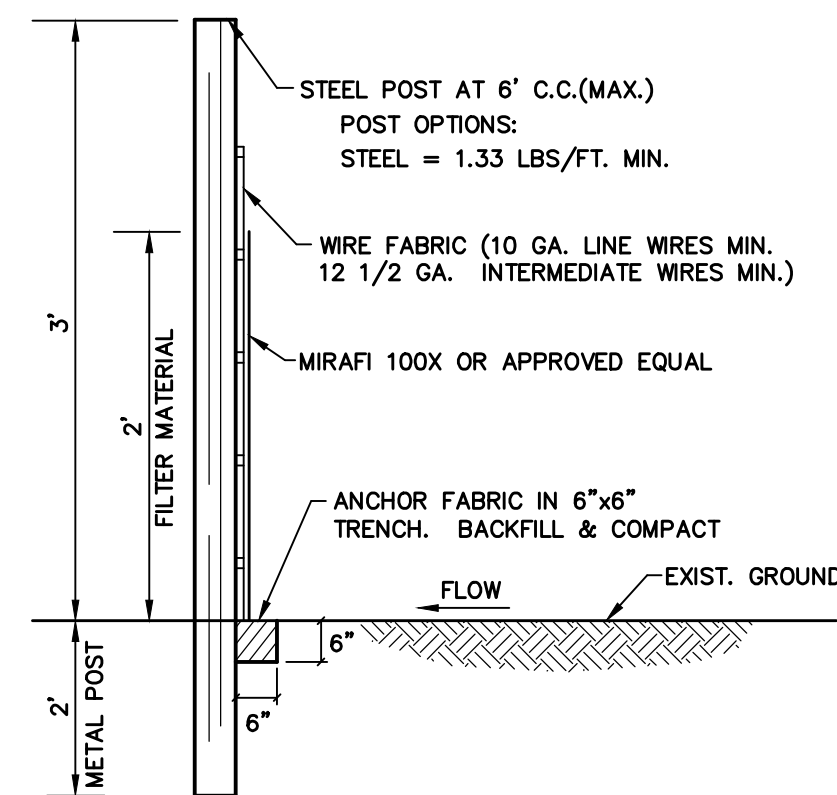
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## STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



## SILT FENCE

NOT TO SCALE



## DROP INLET PROTECTION

NOT TO SCALE



- NOTES:
1. DIKES ARE TO BE INSTALLED ALONG A LINE OF CONSTANT ELEVATION (ALONG A CONTOUR LINE).
  2. MAXIMUM SLOPE PERPENDICULAR TO THE DIKE IS 1:1.
  3. MAXIMUM DRAINAGE RATE TO THE DIKE SHALL BE 11 CFS PER 100 LINEAR FEET OF DIKE.
  4. MAXIMUM DISTANCE OF FLOW TO DIKE SHALL BE 200 FEET OR LESS.
  5. MAXIMUM CONCENTRATED FLOW TO DIKE SHALL BE 1 CFS.
  6. IF 10% OR LESS OF SOIL BY WEIGHT, PASSES THE U.S. STANDARD SIEVE NO. 200, SELECT THE EQUIVALENT OPENING SIZE (E.O.S.) TO RETAIN 85% OF THE SOIL.

## TRIANGULAR SEDIMENT FILTER DIKE

NOT TO SCALE



## CURB INLET PROTECTION

NOT TO SCALE



- NOTE:**
1. SANDBAGS MAY BE REPLACED BY A SOIL BERM TO ANCHOR PLASTIC LINING.
  2. CONCRETE WASHOUT AREA TO BE CHECKED REGULARLY FOR REPAIRS.
  3. REGULARLY REMOVE CONCRETE WASTE TO PREVENT OVERFLOWING.
  4. PROVIDE MINIMUM 6 CY OF CONTAINMENT VOLUME FOR EVERY 10 CY OF CONCRETE PLACED. PROVIDE MINIMUM 1' FREEBOARD ABOVE CONTAINMENT VOLUME.




## CONCRETE WASHOUT AREA

NOT TO SCALE

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NO.	DATE	REVISION
 <b>Pacheco Koch</b> a Westwood company		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031

<b>EROSION CONTROL DETAILS</b>							
<b>CHANNELL COMMERCIAL CORP.</b>							
<b>CHANNELL FIBER FACILITY</b>							
<b>1700 JUSTIN ROAD</b>							
<b>CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS</b>							


  

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
SMH	LCA	AUGUST 2023	N.T.S.			C8.2

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ATTESTED BY: A. GREGORY GERBIG, P.E. #18740

SIGNATURE: 

ENGINEER OF RECORD: STEVEN M. HEILBRUN, P.E. #105006

CONTRACTOR: CADENCE MCSHANE CONSTRUCTION COMPANY & REDROCK CONSTRUCTION

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