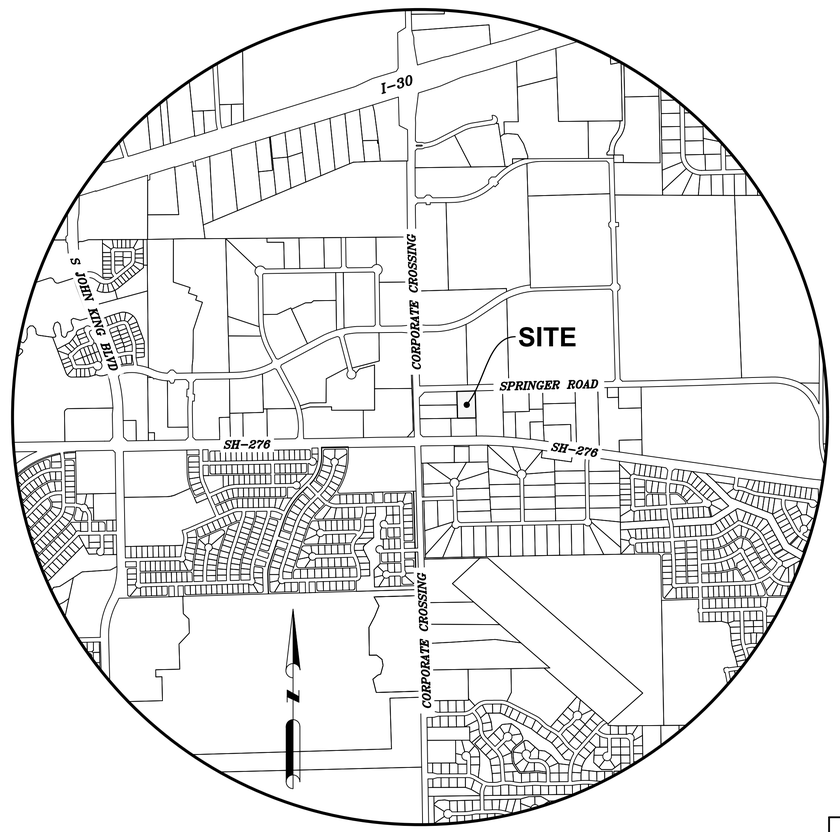
THE CITY OF ROCKWALL, TEXAS

CONSTRUCTION PLANS
TO SERVE

INTERSTATE CLASSIC CARS

SPRINGER ROAD



VICINITY MAP
SCALE: 1"=1000'

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PROBABLE START DATE, SEPT. 2023:

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 _____

RECORD DRAWING

TO THE BEST OF DCG ENGINEERING, INC. KNOWLEDGE THIS IS AS-BUILT

THE INFORMATION PROVIDED IS A COMBINATION OF SURVEY, CONTRACTOR REDLINES, AND SITE VISITS.

DCG ENGINEERING, INC. WAS ONLY RETAINED TO CERTIFYING CONFORMANCE TO CONSTRUCTION DOCUMENTS ONLY.

DAVID GREGORY, P.E. TX 89296 03-06-25
EFRN F-21947

STATE OF TEXAS
CHARLES C. CROOK
81913
LICENSED
PROFESSIONAL ENGINEER
Sep. 15, 2023

ISSUED FOR CONSTRUCTION

NO.	REVISION	BY

NOTES:
1) ALL REFERENCES TO "CITY" SHALL MEAN "CITY OF ROCKWALL"
2) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL AND NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS STANDARD SPECIFICATIONS.
3) CITY STANDARD DETAIL SHEETS INCORPORATED HEREIN BY REFERENCE.

CIVIL ENGINEER:
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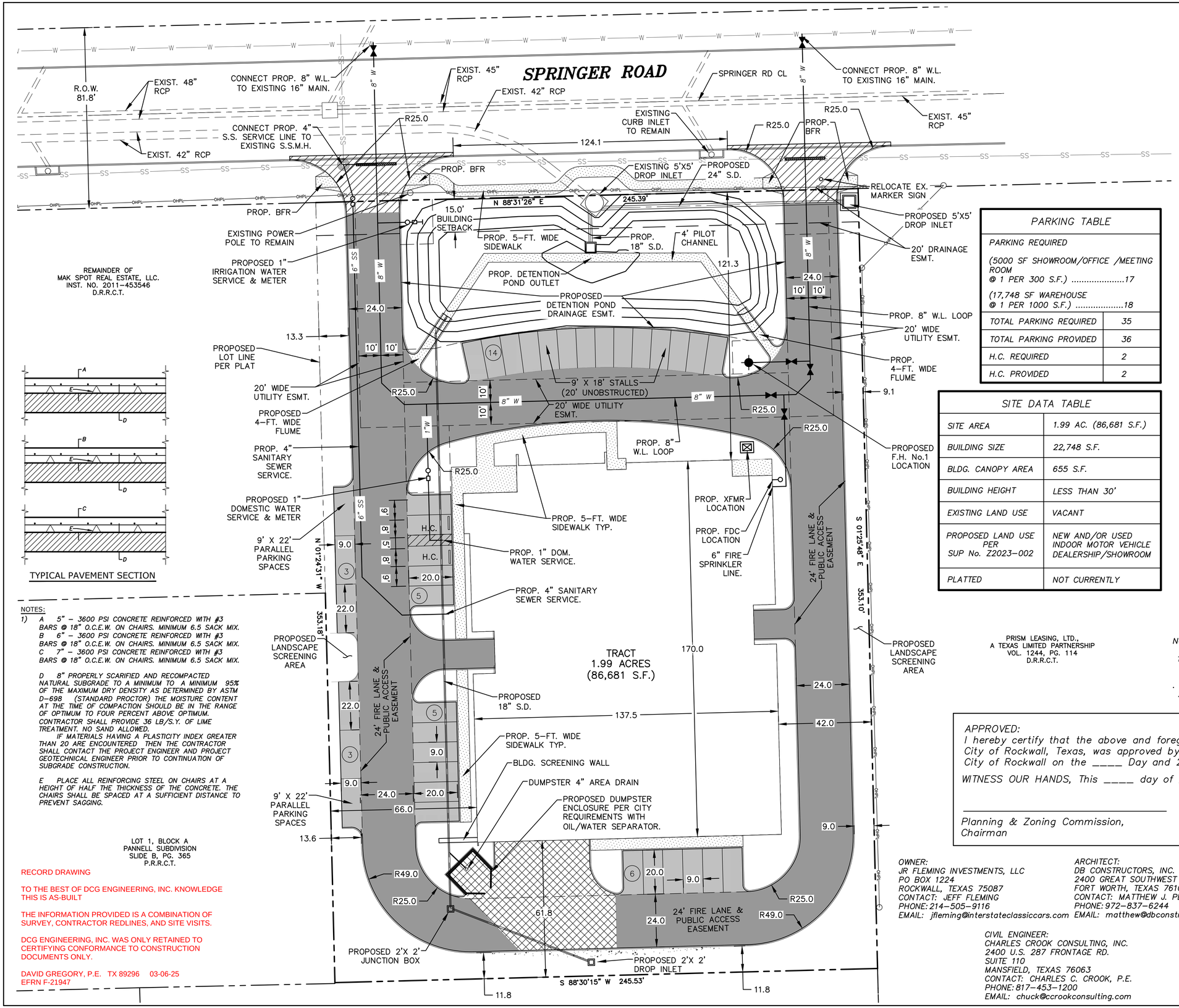
CCC# 22-125 INTERSTATE CLASSIC CARS



TYPICAL PAVEMENT SECTION

NOTES:

1) A 5" - 3600 PSI CONCRETE REINFORCED WITH #3 BARS @ 18" O.C.E.W. ON CHAIRS. MINIMUM 6.5 SACK MIX.
B 6" - 3600 PSI CONCRETE REINFORCED WITH #3 BARS @ 18" O.C.E.W. ON CHAIRS. MINIMUM 6.5 SACK MIX.
C 7" - 3600 PSI CONCRETE REINFORCED WITH #3 BARS @ 18" O.C.E.W. ON CHAIRS. MINIMUM 6.5 SACK MIX.

D 8" PROPERLY SCARIFIED AND RECOMPACTED NATURAL SUBGRADE TO A MINIMUM TO A MINIMUM 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR) THE MOISTURE CONTENT AT THE TIME OF COMPACTION SHOULD BE IN THE RANGE OF OPTIMUM TO FOUR PERCENT ABOVE OPTIMUM. CONTRACTOR SHALL PROVIDE 36 LB/S.Y. OF LIME TREATMENT. NO SAND ALLOWED.
IF MATERIALS HAVING A PLASTICITY INDEX GREATER THAN 20 ARE ENCOUNTERED THEN THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER AND PROJECT GEOTECHNICAL ENGINEER PRIOR TO CONTINUATION OF SUBGRADE CONSTRUCTION.

E PLACE ALL REINFORCING STEEL ON CHAIRS AT A HEIGHT OF HALF THE THICKNESS OF THE CONCRETE. THE CHAIRS SHALL BE SPACED AT A SUFFICIENT DISTANCE TO PREVENT SAGGING.

RECORD DRAWING

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PARKING TABLE

PARKING REQUIRED	
(5000 SF SHOWROOM/OFFICE /MEETING ROOM @ 1 PER 300 S.F.) 17	
(17,748 SF WAREHOUSE @ 1 PER 1000 S.F.) 18	
TOTAL PARKING REQUIRED	35
TOTAL PARKING PROVIDED	36
H.C. REQUIRED	2
H.C. PROVIDED	2

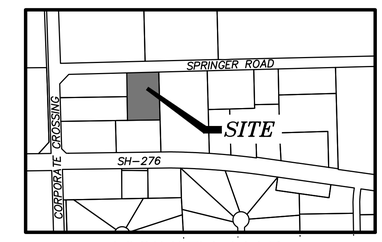
SITE DATA TABLE

SITE AREA	1.99 AC. (86,681 S.F.)
BUILDING SIZE	22,748 S.F.
BLDG. CANOPY AREA	655 S.F.
BUILDING HEIGHT	LESS THAN 30'
EXISTING LAND USE	VACANT
PROPOSED LAND USE PER SUP No. Z2023-002	NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM
PLATTED	NOT CURRENTLY

GRAPHIC SCALE - FEET

LEGEND

- PROPOSED 4" CONCRETE SIDEWALK PAVEMENT
- PROPOSED 5" CONCRETE PAVEMENT
- PROPOSED 6" CONCRETE PAVEMENT
- PROPOSED 7" CONCRETE PAVEMENT
- PROPOSED FIRE LANE STRIPE
- PROPOSED UTILITY EASEMENT
- (5) PROPOSED PARKING COUNT
- BFR BARRIER FREE RAMP
- H.C. ADA PARKING SPACE



VICINITY MAP
N.T.S.

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

NOTES:

1. ENGINEERING & LANDSCAPE DESIGN TO COORDINATE UTILITY LINES AND CANOPY TREE PLANTING BASED ON CITY OF ROCKWALL ORDINANCES
2. REFER TO ARCHITECT SHEET A-101 FOR DUMPSTER DETAILS.

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ Day and 2023

WITNESS OUR HANDS, This _____ day of _____, 2023

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

OWNER:
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Interstate Classic Cars

Office + Auto Showroom
SPRINGER ROAD
ROCKWALL, TEXAS 75032
PROPERTY DESCRIPTION :
REMAINDER OF MAK SPOT REAL ESTATE, LLC
INST. NO. 2011-453546 D.R.R.C.T.

SP2023-021

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NO.	REVISION	BY

INTERSTATE CLASSIC CARS
ROCKWALL, TEXAS

SITE PLAN

STATE OF TEXAS
CHARLES C. CROOK
81913
LICENSED PROFESSIONAL ENGINEER
Sep 15, 2023

CCC JOB# 22-125

SHEET No.
C-01

PAVING NOTES

1. ALL CONCRETE FOR PAVEMENT SHALL HAVE A 6.5 SACK MIX, MINIMUM 3600 PSI COMPRESSIVE STRENGTH AT 28 DAYS WITH 4 TO 6 PERCENT AIR ENTRAINMENT UNLESS OTHERWISE NOTED. PAVEMENT MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE LATEST EDITION OF THE "PUBLIC WORKS CONSTRUCTION STANDARDS " PREPARED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS. SLIP FORMED CONCRETE SHALL HAVE A MAXIMUM SLUMP OF THREE INCHES. HAND-PLACED CONCRETE SHALL HAVE A MAXIMUM FIVE-INCH SLUMP

2. THE JOINTING SHALL CONFORM TO THE LOCATIONS AND DETAILS SHOWN ON THESE PLANS. SPECIFIC SAWED CONTRACTION OR CONSTRUCTION JOINT LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL SUBMIT A LAYOUT INDICATING THE SAWED JOINT LOCATIONS TO BE REVIEWED AND APPROVED BY THE ENGINEER. ISOLATION JOINTS SHALL BE PROVIDED AT ALL MANHOLE RIMS, LIGHT STANDARDS AND OTHER SIMILAR INSTALLATIONS.

3. PROVIDE SAWED JOINTS AT MAXIMUM 20-FOOT SPACING FOR 8-INCH CONCRETE, MAXIMUM 15 FEET FOR SIX-INCH CONCRETE AND MAXIMUM 12-FOOT SPACING FOR FIVE-INCH CONCRETE. DO NOT PLACE SAWED JOINT LONGITUDINALLY ALONG LOW POINT OR AT GUTTER LINE. SAWING OF JOINTS SHALL BEGIN AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING. COMPLETE ALL SAWED JOINTS BEFORE UNCONTROLLED SHRINKAGE CRACKING OCCURS

4. DO NOT PLACE SAND OR SELECT FILL BENEATH CONCRETE PAVEMENT, SIDEWALKS, DRIVE APPROACHES OR HANDICAP RAMPS FOR LEVEL UP COURSE. UTILIZE COMPACTED NATIVE MATERIALS.

5. BACKFILL ALL CURBS TO EDGE OF SUBGRADE WITH ON-SITE CLAY SOILS. COMPACT TO 95% TO 100% OF STANDARD PROCTOR DENSITY AT OR ABOVE OPTIMUM MOISTURE CONTENT.

6. CONTRACTOR SHALL SAW-CUT TIE-INS AT EXISTING CURBS AS NECESSARY TO INSURE SMOOTH TRANSITIONS. CONTRACTOR SHALL SAW-CUT AND TRANSITION TO MEET EXISTING PAVEMENT AS NECESSARY TO INSURE POSITIVE DRAINAGE. (TYP. ALL INTERSECTIONS)

7. ALL EXPANSION, CONTRACTION AND CONSTRUCTION JOINTS IN PAVED AREAS SHALL BE SEALED IN ACCORDANCE WITH THE PROJECT SPECIFIC DETAILS AND SPECIFICATIONS, THE JOINT SEALING MANUFACTURER'S RECOMMENDATIONS, AND THE SPECIFICATIONS SET OUT IN THE LATEST EDITION OF THE "PUBLIC WORKS CONSTRUCTION STANDARDS" BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS.

8. CLEAN ALL JOINTS PRIOR TO PLACEMENT OF JOINT SEALING MATERIAL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

9. PROVIDE BACKER RODS FOR JOINTS WITHOUT PRE-MOLDED JOINT MATERIAL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

10. EXPANSION AND ISOLATION JOINT MATERIAL TO BE PRE-MOLDED EXPANSION JOINT MATERIAL AS RECOMMENDED BY JOINT SEALING MANUFACTURER WITH JOINT CAP OR BOND BREAKER TAPE TO PROTECT SEALANT RESERVOIR

11. TYPICALLY, JOINT SEALING MATERIAL IS PLACED BELOW SURFACE OF CONCRETE TO NEAR FULL LEVEL. CERTAIN PRODUCTS ARE RECOMMENDED TO BE PLACED TO FULL LEVEL. REFER TO MANUFACTURER'S RECOMMENDATIONS.
12. CONTRACTOR MAY ELECT TO USE DOWELED CURB OR MONOLITHIC CURB

13. DOWEL BARS PLACED INTO EXISTING PAVEMENT SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG. DRILLING BY HAND IS NOT ACCEPTABLE. PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE. SECURE DOWEL BARS INTO EXISTING PAVING WITH EPOXY GROUT.

14. BACKER RODS SHOULD NOT SIT ON THE BOTTOM OF THE SAW-CUT JOINT. PROVIDE A GAP BETWEEN THE BACKER ROD AND THE BOTTOM OF THE SAWCUT JOINT AS SHOWN ON THE DETAILS

15. IF SEALANT PROTRUDES ABOVE THE SURFACE OF THE PAVEMENT, IT SHALL BE REMOVED AND REPLACED.

16. CONTRACTOR SHALL SUBMIT MANUFACTURER'S LITERATURE FOR THE SEALANT. LITERATURE SHALL SHOW THAT PRODUCT COMPLIES WITH ASTM SPECIFICATIONS. CONTRACTOR SHALL FOLLOW ALL OF THE MANUFACTURER'S RECOMMENDATIONS FOR THE USE OF THE SEALANT

17. A LONGITUDINAL CONSTRUCTION JOINT SHALL BE USED BETWEEN SEPARATE CONCRETE POURS OF PROPOSED PAVEMENT AND BETWEEN PROJECT PHASING. REINFORCEMENT SHALL BE EXTENDED THROUGH THE FORM TO TIE TO THE NEXT POUR. A BUTT JOINT SHALL BE USED BETWEEN EXISTING CONCRETE PAVEMENT AND PROPOSED PAVEMENT UNLESS A HEADER IS PROVIDED OR AN EXPANSION JOINT IS CALLED FOR

18. THE CONTRACTOR SHALL CONSTRUCT ALL DRIVEWAY APPROACHES IN CONFORMANCE WITH APPLICABLE CITY STANDARD ORDINANCES AND REQUIREMENTS. CONTRACTOR SHALL CONFIRM APPLICABLE DRIVEWAY OR ACCESS PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.

19. ALL STANDARDS REFERENCED IN THE PLANS, NOTES, DETAILS AND SPECIFICATIONS SHALL REFER TO THE MOST CURRENT EDITION OF THAT STANDARD OR REPLACEMENT STANDARD IF APPLICABLE

20. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE

21. DO NOT POUR CONCRETE OR HAVE MATERIALS DELIVERED BEFORE 7:00 A.M. THE CREATION OF LOUD AND/OR EXCESSIVE NOISE IN CONNECTION WITH THE PLACEMENT OF CONCRETE AND/OR LOADING OR UNLOADING OF ANY VEHICLE BEFORE 7:00 A.M. OR AFTER 11:00 P.M. SHALL BE PROHIBITED. VIOLATION OF THIS PROVISION SHALL BE CONSIDERED A PUBLIC NUISANCE AND SUCH VIOLATOR SHALL BE PUNISHED BY A FINE.

UTILITY NOTES

1. THIS SECTION IS FOR SANITARY SEWER, WATER LINE AND STORM DRAINAGE CONSTRUCTION ONLY. DO NOT USE FOR GRADING CONSTRUCTION.

2. ALL PIPE LENGTHS ARE HORIZONTAL DISTANCES AND ARE APPROXIMATE.

3. ALL WATER AND SANITARY SEWER BULKHEADS TO TERMINATE APPROXIMATELY FIVE FEET OUTSIDE THE BUILDING UNLESS OTHERWISE NOTED. THE END OF THESE SERVICE LINES SHALL BE TIGHTLY PLUGGED OR CAPPED AND MARKED UNTIL SUCH TIME AS CONNECTION IS MADE INSIDE BUILDING.

4. CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND APPURTENANCES NECESSARY FOR THE COMPLETE INSTALLATION OF THE UTILITIES. ALL PIPE AND FITTINGS SHALL BE INSPECTED BY THE BUILDING DEPARTMENT INSPECTOR PRIOR TO BEING COVERED. THE INSPECTOR MUST ALSO BE PRESENT DURING PRESSURE TESTING AND DISINFECTION OF MAINS AND HIS SIGNATURE OF APPROVAL IS REQUIRED.

5. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND/OR LOCAL STANDARDS IMPOSED BY LOCAL UTILITY AND THE CITY.

6. CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE LOCAL UTILITY AUTHORITY FOR CONNECTION TO THE EXISTING MAINS.

7. ALL FIRE HYDRANTS ARE SIX-INCH DIAMETER WITH A 6-INCH DIAMETER LINE AND A SIX-INCH DIAMETER SHUT OFF VALVE. FIRE HYDRANTS SHALL BE SET SUCH THAT NOZZLE CONNECTIONS FACE THE FIRE LANE. FIRE HYDRANTS SHALL BE SET MINIMUM THREE FEET TO FIVE FEET BACK OF CURB UNLESS NOTED OTHERWISE IN THE PLANS OR SPECIFICATIONS.

8. ALL WATER LINES SHALL HAVE A MINIMUM COVER OF 48 INCHES ABOVE TOP OF PIPE, UNLESS NOTED OTHERWISE.

9. CONTRACTOR SHALL ADJUST LOCATION OF PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH STORM SEWER OR OTHER UTILITIES.

10. THRUST BLOCKS OR MECHANICAL JOINT RESTRAINTS SHALL BE PROVIDED AT ALL TEES, ELBOWS AND BENDS OF SUFFICIENT SIZE TO COMPLY WITH MINIMUM STANDARDS OF NCTCOG 502.4 FOR EXISTING SOIL CONDITIONS.

11. ALL GATE VALVES TO BE PROVIDED WITH CAST IRON BOXES. SIZE OF GATE VALVE (WHERE TAP IS MADE INTO EXISTING WATER LINE) WILL BE DETERMINED BY THE WATER DEPARTMENT.

12. SHOULD LATENT SOIL CONDITIONS NECESSITATE, CONTRACTOR SHALL INSTALL SPECIAL SUPPORTS FOR PIPING AND/OR APPURTENANCES INCLUDING THE REMOVAL OF UNSUITABLE MATERIAL AND BACKFILLING WITH GRAVEL OR OTHER MATERIAL. CONTRACTOR SHALL PERFORM ANY SUCH WORK AS DIRECTED BY THE CIVIL ENGINEER AND/OR SOILS ENGINEER AT NO ADDITIONAL COST TO THE OWNER.

13. THE SITE UTILITY CONTRACTOR SHALL COOPERATE AND WORK WITH OTHER CONTRACTORS ON THE SITE.

14. ALL MANHOLES OVER FIVE FEET IN DEPTH SHALL HAVE A STANDARD ECCENTRIC CONE.

15. ALL MATERIALS SHALL BE U.L. LISTED AND FACTORY MUTUAL APPROVED UNLESS DIRECTED OTHERWISE BY THE ENGINEER.

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

17. UTILITY CONTRACTOR SHALL VERIFY WITH LOCAL AND STATE AUTHORITIES THAT ALL EXISTING STREET LIGHT AND TRAFFIC SIGNAL WIRES HAVE BEEN LOCATED PRIOR TO CONSTRUCTION.

18. PIPE THREE INCHES AND SMALLER SHALL BE TYPE K COPPER. FITTINGS SHALL BE COPPER OR CAST BRONZE. JOINTS SHALL BE SOLDER OR FLARE TUBE TYPE.

19. UTILITY LEAD-INS TO BUILDING SHALL NOT BE INSTALLED UNTIL BUILDING PLANS ARE COMPLETED AND LOCATIONS ESTABLISHED ON THE ARCHITECTURAL PLUMBING PLANS. LEAD-INS MAY CHANGE 15 FEET HORIZONTALLY AND THREE FEET VERTICALLY PRIOR TO INSTALLATIONS AT NO ADDITIONAL COST TO OWNER. LOCATION, SIZE AND INVERT ELEVATIONS OF SANITARY SEWER SHALL BE COORDINATED WITH THE APPROVED PLUMBING PLANS FOR THE BUILDING.

20. ALL TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND THE STANDARDS THEREIN AND APPLICABLE STATE AND LOCAL REGULATIONS.

21. CONTRACTOR SHALL REFER TO SITE GEOTECHNICAL REPORT FOR RECOMMENDATIONS ON COMPACTING AND BACKFILLING TRENCHES. IF NO TRENCH COMPACTION RECOMMENDATIONS ARE PROVIDED, TRENCHES BENEATH OR WITHIN FIVE FEET OF PAVEMENT SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY AT A MOISTURE CONTENT BETWEEN OPTIMUM TO FOUR PERCENT ABOVE OPTIMUM. TRENCHES OUTSIDE OF PAVED AREAS SHALL BE COMPACTED TO A MINIMUM 90% OF STANDARD PROCTOR DENSITY AT A MOISTURE CONTENT BETWEEN OPTIMUM TO FOUR PERCENT ABOVE OPTIMUM.

22. TRENCHES SHALL BE TESTED FOR COMPACTION AT A MINIMUM OF ONE TEST PER 300 LINEAR FEET PER 8" THICK LAYER.

23. TRENCHES ENTERING THE BUILDING SHALL BE BACKFILLED WITH CLAY SOIL MATERIAL WITH P.I. EXCEEDING 30 WITHIN FIVE FEET OF THE BUILDING.

24. ANY WATER OR SANITARY SEWER SERVICE LOCATED OUTSIDE OF A STREET RIGHT-OF-WAY, ALLEY OR EASEMENT SHALL BE INSTALLED BY A PLUMBER AND BE INSPECTED BY CODE ENFORCEMENT.

WALKWAY, MARKING, AND SIGNAGE NOTES

1. ALL PEDESTRIAN WALKWAYS UTILIZED FOR DISABLED ACCESS ROUTE SHALL CONFORM TO LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING THE "STATE OF TEXAS PROGRAM FOR THE ELIMINATION OF ARCHITECTURAL BARRIERS", "TEXAS ACCESSIBILITY STANDARDS" (TAS) AND THE "AMERICANS WITH DISABILITIES ACT OF 1990" (ADA).

2. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED CITY PERMITS AND NOTIFY THE CITY PRIOR TO CONSTRUCTING PUBLIC SIDEWALKS

3. UNLESS REQUIRED OTHERWISE BY CITY REGULATIONS, ALL WALKWAYS SHALL BE CONSTRUCTED OF MINIMUM 3600 PSI CONCRETE AND A MINIMUM CEMENT CONTENT OF 5.0 SACKS PER CUBIC YARD. ALL SIDEWALKS SHALL BE REINFORCED WITH A MINIMUM OF #3 BARS AT 18-INCH CENTERS EACH WAY LOCATED AT THE CENTER OF THE THICKNESS. THE STEEL SHALL BE PLACED ON CHAIR SUPPORTS BEFORE CONCRETE PLACEMENT. IF NECESSARY DURING CONCRETE PLACEMENT, THE STEEL SHALL BE PULLED UP TO INSURE THE PROPER LOCATION OF REINFORCEMENT.

4. WALKWAYS SHALL BE CONSTRUCTED TO THE LINE AND GRADE INDICATED ON THE PLANS OR THE TYPICAL LOCATIONS SHOWN ON THE PAVING PLANS IN RELATION TO PROPOSED CURB. SEE PAVEMENT NOTE #1 ABOVE

5. PRIVATE SIDEWALKS SHALL BE CONSTRUCTED ON NATIVE MATERIALS. DO NOT PLACE SAND UNDER PRIVATE SIDEWALKS OR HANDICAP RAMPS FOR LEVEL UP COURSE. PUBLIC SIDEWALKS SHALL BE CONSTRUCTED ACCORDING TO CITY DETAILS.

6. FORMS SET FOR SIDEWALKS SHALL BE TRUE TO LINE AND GRADE AND SHALL PROVIDE A SLOPE OF 1/4 INCH PER FOOT ACROSS THE SIDEWALK UNLESS INDICATED OTHERWISE ON THE PLANS. FORMS SHALL BE SET TO PROVIDE FOR A FULL DEPTH OF CONCRETE INDICATED ON THE PLANS AND FORMS SHALL REMAIN IN PLACE A MINIMUM OF 24 HOURS. UPON REMOVAL OF THE FORM WORK, THE CONTRACTOR SHALL IMMEDIATELY BACKFILL THE EDGES OF THE WALK FOR A MINIMUM OF ONE FOOT (1') EACH SIDE OF THE WALK.

7. 24-INCH BY 3/4-INCH DIAMETER ASPHALT-COATED DOWELS WITH FIVE INCH BY 13/16-INCH DOWEL SLEEVE SHALL BE INSTALLED ON 16-INCH CENTERS, ALONG WITH REDWOOD EXPANSION BOARD AND SEALING COMPOUND AS PER STANDARD EXPANSION JOINT DETAIL SHEET ALONG PERIMETER OF WHEELCHAIR RAMP AND SIDEWALK.

8. PROVIDE 15-INCH MINIMUM LAP BETWEEN REINFORCING STEEL IN STREET AND REINFORCING STEEL IN WHEELCHAIR RAMP.

9. SUBGRADE FOR WALKWAYS ABUTTING CURBS, WITHIN PARKING ISLAND AREAS OR BETWEEN THE PARKING AREA AND BUILDING, SHALL BE PLACED ON COMPACTED FILL OR FIRM COMPACTED EXCAVATED GRADE. FILLS FOR SIDEWALKS SHALL CONFORM TO THE SAME REQUIREMENTS AS CONTROLLED DENSITY FILLS IN PARKING AREAS WITH THE COMPACTED MATERIAL EXTENDING A MINIMUM 18 INCHES BEYOND THE WALKWAY.

10. ALL JOINT SEALING MATERIAL TO BE UTILIIZED IN WALKWAY AREAS BETWEEN THE PARKING AREA AND THE BUILDING FOR EXPANSION JOINTS SHALL BE EITHER HOT APPLIED OR READY MIXED COLD APPLIED MATERIAL MEETING NCTCOG SPECIFICATION 302.2.14.1.

11. FOR WALKWAYS SIX FEET IN WIDTH OR LESS, GROOVED OR SAWED CONTRACTION JOINTS SHALL BE MADE AT UNIFORM INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK. ON WALKWAYS GREATER THAN SIX FEET IN WIDTH, CONTRACTION JOINTS SHALL BE SAWED AT SIX FOOT INTERVALS. CONTRACTION JOINTS SHALL ONLY BE FILLED WHERE CONCENTRATED RUNOFF OCCURS IN PARKING AREAS, ENTRANCES AND WALKWAYS AT THE BUILDING. SEAL PARKING LOT CONCENTRATED RUNOFF AREAS IN THE SAME MANNER AS PARKING PAVEMENT.

12. CONCRETE FINISH SHALL BE BROOMED FOR ALL WALKWAYS LESS THAN SIX FEET IN WIDTH AND MINOR ACCESS ROUTES GREATER THAN EIGHT FEET IN WIDTH. ALL HANDICAP ACCESS RAMPS SHALL HAVE A TRUNCATED DOME FINISH COMPLYING WITH TAS GUIDELINE 705.

13. CLEAN ALL JOINTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION PRIOR TO SEALING.

14. ALL SIGNS, PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

15. ALL PAVEMENT MARKINGS SHALL BE FOUR INCHES WIDE COLOR WHITE UNLESS INDICATED OTHERWISE ON THE DRAWINGS. STRIPING TO BE TWO COATS OF PAINT. SECOND COAT TO BE APPLIED IMMEDIATELY PRIOR TO THE BUILDING OPENING.

16. A MINIMUM CLEARANCE OF TWO (2) FEET SHALL BE MAINTAINED BETWEEN THE FACE OF CURB AND ANY PART OF A TRAFFIC SIGN.

17. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.

18. CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL SIGNS, PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES WITH OTHER CONTRACTORS ON THE SITE.

19. FIRE LANE STRIPING WIDTH AND RADIUS TO BE COORDINATED WITH FIRE MARSHAL WHERE FIRE LANE IS INDICATED ON PLANS. FIRE LANE IS ANTICIPATED TO REQUIRE SOLID SIX-INCH RED CONTINUOUS STRIPING ON BOTH SIDES AND CURB RETURNS. THE WORDS "FIRE LANE NO PARKING" SHALL BE PAINTED ON MINIMUM 20-FOOT CENTERS WITH FOUR-INCH WHITE LETTERS WITHIN SOLID RED STRIPE PER FIRE CODE. PAINT TYPE AND COLOR SHALL BE APPROVED BY CITY TRAFFIC ENGINEER.

PARKING LOT GRADING NOTES

1. THIS GRADING PLAN DOES NOT INCLUDE CONSTRUCTION OF THE FOUNDATION FOR THE BUILDING PAD AND THE AREAS ADJACENT TO THE BUILDING. THE OWNER SHALL SELECT THE FOUNDATION DESIGN OPTION WHICH WILL ESTABLISH THE CONSTRUCTION TECHNIQUE TO BE USED FOR THE FOUNDATION PAD AND AREAS OF THE BUILDING. REFER TO THE PROJECT GEOTECHNICAL REPORT FOR FOUNDATION CONSTRUCTION RECOMMENDATIONS.

2. CONSTRUCTION OF SITE GRADING EMBANKMENT SHALL MEET OR EXCEED THE RECOMMENDATION PROVIDED IN THE PROJECT GEOTECHNICAL REPORT.

3. AREAS A MINIMUM FIVE FEET HORIZONTALLY OF THE PARKING PAVEMENT AND EMBANKMENT SLOPES ADJACENT TO PARKING AREA SHALL BE CONSTRUCTED AS PER THE PROJECT GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

4. THESE SPECIFICATIONS DO NOT INCLUDE GRADING AND PREPARATION OF THE BUILDING FOUNDATION AREA. THE CONTRACTOR SHALL CONFIRM FOUNDATION CONSTRUCTION COMPACTION, MOISTURE CONTROL, SELECT FILLS AND/OR TREATMENT WITH THE OWNER, THE PROJECT GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER.

GENERAL GRADING AN DRAINAGE NOTES

1. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS SOURCES. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGES BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE. EXISTING TOPOGRAPHIC INFORMATION SHOWN IS BASED ON IN-FIELD SURVEY PREPARED BY BURNS SURVEYING, DATED DECEMBER 02, 2022, (EXCLUDES BELOW GRADE PUBLIC UTILITY LOCATIONS PROVIDED BY UTILITY COMPANY AS DESCRIBED ABOVE.)

2. NEW FINISHED CONTOURS SHOWN ARE TOP OF PAVING IN AREAS TO RECEIVE PAVEMENT AND TOP OF TOPSOIL IN AREAS TO BE SEEDED.

3. AREAS OUTSIDE OF THE PARKING LOT PERIMETERS SHOWN TO BE SEEDED SHALL RECEIVE MINIMUM FOUR (4) INCHES OF TOPSOIL (OR TO DEPTH INDICATED ON LANDSCAPE ARCHITECT PLANS). THIS TOPSOIL TO BE PLACED AND LEVELED BY THE GRADING CONTRACTOR. THIS MATERIAL MAY BE STOCKPILED DURING STRIPPING OPERATIONS.

4. ROUGH GRADING ELEVATIONS SHALL BE AS FOLLOWS: FOUR INCHES BELOW FINISHED CONTOURS IN SEEDED AREAS. SIX INCHES BELOW FINISHED CONTOURS IN PAVED AREAS, UNLESS OTHERWISE NOTED.

5. DIMENSIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY AND ARE NOT TO BE USED TO LAYOUT FOOTINGS.

6. GRADING CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING, OR CONNECTING TO SAID FACILITIES. CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTOR SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES IN CONFORMANCE WITH CITY STANDARDS.

7. GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.

8. THE GRADING CONTRACTOR SHALL USE WHATEVER MEASURES ARE REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. THIS CAN BE ACCOMPLISHED BY SMALL TEMPORARY SEDIMENT PONDS, SILT FENCES OF STEEL WIRE AND BURLAP OR BARRIERS OF CEDAR TREES AND/OR BALES OF STRAW. CONTRACTOR SHALL COMPLY WITH ALL LOCAL EROSION, CONSERVATION AND SILTATION ORDINANCES, CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL STRUCTURES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS SUFFICIENT TO PREVENT EROSION.

9. FOR THE WORK ON THE STATE OR CITY RIGHT-OF-WAY, THE GRADING CONTRACTOR SHALL:

   A. NOT STORE MATERIAL, EXCESS DIRT OR EQUIPMENT ON THE SHOULDERS OF PAVEMENT, IN CASE OF MULTI-LANE HIGHWAYS, IN THE MEDIAN STRIPS. THE PAVEMENT SHALL BE KEPT FREE FROM ANY MUD OR EXCAVATION WASTE FROM TRUCKS OR OTHER EQUIPMENT. ON COMPLETION OF THE WORK, ALL EXCESS MATERIAL SHALL BE REMOVED FROM THE RIGHT-OF-WAY.

   B. SHALL PROVIDE ALL NECESSARY AND ADEQUATE SAFETY PRECAUTIONS SUCH AS SIGNS, FLAGS, LIGHTS, BARRICADES AND FLAGMEN AS REQUIRED BY THE LOCAL AUTHORITIES AND IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THE GRADING CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HOLD HARMLESS THE TEXAS DEPARTMENT OF TRANSPORTATION, THE CITY, AND THE OWNER FROM ANY CLAIMS FOR DAMAGE DONE TO EXISTING PRIVATE PROPERTY, PUBLIC UTILITIES OR TO THE TRAVELING PUBLIC.

   C. SHALL COMPLETE THE WORK TO THE SATISFACTION OF THE CITY PUBLIC WORKS DEPARTMENT AND OBTAIN A LETTER FROM THE DEPARTMENT STATING THAT THE WORK UNDER PUBLIC JURISDICTION IS ACCEPTABLE.

   D. D.POST NECESSARY BONDS AS REQUIRED BY THE CITY AND/OR STATE.

10. GRADING CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING, BY APPLYING CALCIUM CHLORIDE OR BY OTHER METHODS AS DIRECTED BY ENGINEER AND/OR OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO OWNER

11. REFER TO PAVING DETAILS FOR TYPE OF PAVING AND BASE TO BE USED.

12. GRADING CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY EXISTING STRUCTURES, FENCES, DEBRIS OR TREES REMAINING ON SITE, UNLESS NOTED OTHERWISE ON PLANS AND SHALL COORDINATE IWTH GENERAL CONTRACTOR.

13. GRADING CONTRACTOR TO COMPLY WITH ALL STATE AND LOCAL SEDIMENT CONTROL AND AIR POLLUTION ORDINANCES OR RULES.

14. A QUALIFIED SOILS LABORATORY SHALL DETERMINE THE SUITABILITY OF THE EXISTING SUBGRADE AND EXISTING ON-SITE MATERIAL PRIOR TO BEGINNING ANY FILLING OPERATION.

15. UNSUITABLE EXCAVATED MATERIALS AND ALL WASTE RESULTING FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF-SITE BY GRADING CONTRACTOR

16. ALL EXCAVATING IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED

17. ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVING OR PLANNED LANDSCAPING, SHALL BE GRASSED ON THIS LOT INCLUDING ADJACENT PARKWAYS. GRASS WILL BE ESTABLISHED BY EITHER SOD OR SEED. AREA IN R.O.W MUST BE SOD.

18. BEFORE ANY MACHINE WORK IS DONE, CONTRACTOR SHALL STAKE OUT AND MARK THE ITEMS ESTABLISHED BY THE SITE PLAN, CONTROL POINTS SHALL BE PRESERVED AT ALL TIMES DURING THE COURSE OF THE PROJECT. LACK OF PROPER WORKING POINTS AND GRADE STAKES MAY REQUIRE CESSATION OF OPERATIONS UNTIL SUCH POINTS AND GRADES HAVE BEEN PLACED TO THE OWNER'S SATISFACTION. NO EXTENSION OF TIME WILL BE GRANTED FOR THE ABOVE

19. TEMPORARY EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO BEGINNING OF GRADING. CONTRACTOR SHALL MAINTAIN ALL TEMPORARY EROSION CONTROL DEVICES AND SHALL REMOVE SILT FROM BERM DITCHES, SILT DAMS AND SILT FENCES AS REQUIRED BY GUIDELINES SET OUT BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PERMIT TXR150000.

20. THE CONTRACTOR SHALL PREVENT SOIL STABILIZATION TREATMENT FROM LEAVING THE SITE BY WAY OF STORMWATER RUNOFF WHICH MAY DAMAGE DOWNSTREAM WATER COURSES, LAKES OR PONDS. ANY DAMAGE TO WILDLIFE OR FISH KILLS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE.

21. MAINTAIN AS MUCH EXISTING VEGETATION AS POSSIBLE AS WELL AS RE-ESTABLISHING THE GROUND COVER AS EARLY AS POSSIBLE. GRASS BUFFER STRIPS SHALL BE LEFT AROUND THE PERIMETER TO AID IN FILTERING SEDIMENTATION. A DENSITY OF TEMPORARY OR PERMANENT GROUND COVER SUFFICIENT TO PREVENT EROSION SHALL BE ESTABLISHED ON ALL BERMS, SWALES AND SLOPES.

22. ALL SITE GRADING AND EARTHWORK CONSTRUCTION SHALL COMPLY TO THE GEOTECHNICAL REPORT RECOMMENDATIONS.

23. CONSTRUCTION ENTRANCE SHALL BE INSTALLED AND MAINTAINED BY CONTRACTOR. A DETAIL OF CONSTRUCTION ENTRANCE SHALL MEET CITY SPECIFICATIONS.

24. ALL EXCAVATION AND COMPACTION OF SOIL MATERIALS SHALL BE CONDUCTED WITH A QUALIFIED GEOTECHNICAL ENGINEERING TECHNICIAN ONSITE AT ALL TIMES, TESTING THE LIFTS IN COMPLIANCE WITH NCTCOG STANDARDS FOR 95% STANDARD PROCTOR DENSITY.

TESTING

1. REFER TO PROJECT GEOTECHNICAL RECOMMENDATIONS FOR FREQUENCY OF CONCRETE TESTING AND TEST METHODS. ALL CONCRETE SHALL BE TESTED. IF TESTING IS NOT ADDRESSED IN GEOTECHNICAL RECOMMENDATIONS PROVIDE AS PER NCTCOG ITEM 303.2.1.1.3, 303.2.1.3.3, AND 303.8.

NOTE:
IF THERE IS CONFLICT BETWEEN ENGINEER'S GENERAL NOTES AND CITY OF ROCKWALL GENERAL NOTES, CITY OF ROCKWALL'S GENERAL NOTES SHALL PREVAIL.

RECORD DRAWING
TO THE BEST OF DCG ENGINEERING, INC. KNOWLEDGE THIS IS AS-BUILT

THE INFORMATION PROVIDED IS A COMBINATION OF SURVEY, CONTRACTOR REDLINES, AND SITE VISITS.

DCG ENGINEERING, INC. WAS ONLY RETAINED TO CERTIFYING CONFORMANCE TO CONSTRUCTION DOCUMENTS ONLY.

DAVID GREGORY, P.E. TX 89296 03-06-25
EFRN F-21947

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 ______

CHARLES CROOK
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NO.	REVISION	BY

INTERSTATE
CLASSIC CARS
ROCKWALL, TEXAS

GENERAL NOTES

CHARLES C. CROOK
81913
Sep 15, 2023

CCC JOB# 22-125

SHEET No.
C-02

GENERAL ITEMS

1. 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 Departments "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
2. 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.
3. The City of Rockwall Engineering Departments "Standards of Design and Construction" can be found online at: http://www.rockwall.com/engr.asp
4. 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.
5. Prior to construction, CONTRACTOR shall have in their possession all necessary permits, plans, licenses, etc.
6. 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".
7. 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.
8. All site dimensions are referenced to the face of curb or edge of pavement unless otherwise noted.
9. 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 easements. The two (2) year maintenance bond is to state "from date of City acceptance" as the starting time.
10. 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

1. 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
2. Erosion control devices as shown on the erosion control plan for the project shall be installed prior to the start of land disturbing activities.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. All City right-of-ways shall be sodded if disturbed. No artificial grass is allowed in any City right-of-way and/or easements.
10. All adjacent streets/alleys shall be kept clean at all times
11. 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.
12. Suspension of all construction activities for the project will be enforced by the City if any erosion control requirements are not meet. Work may commence after deficiency has been rectified.
13. 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.
14. 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.
15. 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.
16. During all dewatering operations, water shall be pumped into an approved filtering device prior to discharge into a receiving outlet.

TRAFFIC CONTROL

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. All temporary traffic control devices shall be removed as soon as practical when they are no longer needed. When work is suspended 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.
8. 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.
9. No traffic signs shall be taken down without permission from the City.
10. No street/roadway will be allowed to be fully closed.

UTILITY LINE LOCATES

1. 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 proper 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.
2. The CONTRACTOR shall be responsible for damages to utilities
3. CONTRACTOR shall adjust all City of Rockwall utilities to the final grades.
4. All utilities shall be placed underground.
5. CONTRACTOR shall be responsible for the protection of all existing main lines and service lines crossed or exposed by construction operations. Where existing mains 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.
6. The City of Rockwall (City utilities) is not part of the Dig Tess 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.
7. Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria:
   a. No more than 500 linear feet of trench may be opened at one time.
   b. 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.
   c. Applicable safety regulations shall be complied with.
11. 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.
12. All underground lines shall be installed, inspected, and approved prior to backfilling.
13. All concrete encasement shall have a minimum of 28 days compressive strength at 3,000 psi (min. 5.5 sack mix).

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WATER LINE NOTES

1. The CONTRACTOR shall maintain existing water service at all times during construction.
2. 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.
3. Proposed water line embedment shall be NCTCOG Class 'B-3' as amended by the City of Rockwall's engineering standards of design and construction manual.
4. 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.
5. CONTRACTOR shall furnish and install gaskets on water lines between all dissimilar metals and at valves (both existing and proposed).
6. All fire hydrants and valves removed and salvaged shall be returned to the City of Rockwall Municipal Service Center.
7. 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'.
8. All water valve hardware and valve extensions, bolts, nuts and washers shall be 316 stainless steel.
9. All fire hydrants bolts, nuts and washers that are buried shall be 316 stainless steel.
10. 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.
11. All fire hydrants will have a minimum of 5 feet of clearance around the appurtenance including but not limited to parking spaces and landscaping.
12. All joints are to be megalug joints with thrust blocking.
13. Water and sewer mains shall be kept 10 feet apart (parallel) or when crossing 2 feet vertical clearance.
14. CONTRACTOR shall maintain a minimum of 4 feet of cover on all water lines.
15. All domestic and irrigation services 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

1. The CONTRACTOR shall maintain existing wastewater service at all times during construction.
2. 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 lager 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.
3. Proposed wastewater line embedment shall be NCTCOG Class 'H' as amended by the City of Rockwall's public works standard design and construction manual.
4. Green EMS pads shall be installed at every 250', manhole, clean out and service lateral on proposed wastewater lines.
5. 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.
6. 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.
7. Existing manholes and cleanouts not specifically called to be relocated shall be adjusted to match final grades.
8. 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 (20th) month of the maintenance period.
9. 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.
10. All new or existing manholes being modified shall have corrosion protection being Raven Liner 405 epoxy coating, ConShield, or approved equal.. Consheild must have terracotta 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 Liner 405 or approved equal.
11. All new or existing manholes that are to be placed in pavement shall be fitted with a sealed (gasketed) rim and cover to prevent inflow.
12. 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 dialer 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.
13. 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
Rockwall, Texas 75087

P (972) 771-7746
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DAVID GREGORY, P.E. TX 89296 03-06-25
EFRN F-21947

DEMOLITION, REMOVAL, DISPOSAL AND EXCAVATION NOTES

1. All pavements to be removed and replaced shall be saw cut to full depth along neat squared lines shown in the plans.
2. Proposed concrete pavement shall be constructed with longitudinal butt construction joints at all connections to existing concrete pavement.
3. 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 flexbase.
4. 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

1. 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 sod or anchored seeded curlex installed prior to any concrete placement.
2. All paving roadway, driveways, fire lanes, drive-isles, 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 28-Day (psi)	Minimum Cement (sacks / CY)		Steel Reinforcement	
			Machine placed	Hand Placed	Bar #	Spacing (O.C.E.W.)
Arterial	10”	3,600	6.0	6.5	#4 bars	18”
Collector	8”	3,600	6.0	6.5	#4 bars	18”
Residential	6”	3,600	6.0	6.5	#3 bars	24”
Alley	7”-5”-7”	3,600	6.0	6.5	#3 bars	24”
Fire Lane	6”	3,600	6.0	6.5	#3 bars	24”
Driveways	6”	3,600	6.0	6.5	#3 bars	24”
Barrier Free Ramps	6”	3,600	N/A	6.5	#3 bars	24”
Sidewalks	4”	3,000	N/A	5.5	#3 bars	24”
Parking Lot/Drive Aisles	5”	3,000	5.0	5.5	#3 bars	24”
Dumpster Pads	7”	3,600	6.0	6.5	#3 bars	24”

3. 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 sealing. Otherwise, the section shall be removed and longitudinal butt joint constructed.
4. No sand shall be allowed under any paving.
5. All concrete mix design shall be submitted to the City for review and approval prior to placement.
6. 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.
7. All curb and gutter shall be integral (monolithic) with the pavement.
8. 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.
9. All concrete compression tests and soil compaction/density tests are required to be submitted to the City’s Engineering Inspector immediately upon results.
10. 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).
11. All public sidewalks shall be doweled into pavement where it abuts curbs and driveways. Expansion joint material shall be used at these locations.
12. All connection of proposed concrete pavement to existing concrete pavement shall include a longitudinal butt joint as the load transfer device. All longitudinal butt joints shall be clean, straight and smooth (not jagged in appearance)
13. 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 as indicated on the plans and as necessary to connect to the existing infrastructure, including any damage caused by the CONTRACTOR.
14. All residential lots will require individual grading plans submitted during the building permit process that correspond with the engineered grading and drainage area plans.
15. 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.
16. All cut or fill slopes of non-paved areas shall be a maximum of 4:1 and minimum of 1%.
17. CONTRACTOR agrees to repair any damage to property and the public right-of-way in accordance with the City Standards of Design and Construction.
18. CONTRACTOR shall protect all monuments, iron pins/rods, and property corners during construction.
19. CONTRACTOR shall ensure positive drainage so that runoff will drain by gravity flow to new or existing drainage inlets or sheet flow per these approved plans.

DRAINAGE / STORM SEWER NOTES

1. 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.
2. 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.
3. 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.
4. All public storm pipe shall be a minimum of 18-inch reinforced concrete pipe (RCP), Class III, unless otherwise noted.
5. All storm pipe entering structures shall be grouted to assure connection at the structure is watertight.
6. All storm structures shall have a smooth uniform poured mortar invert from invert in to invert out.
7. All storm sewer manholes in paved areas shall be flush with the paving grade, and shall have traffic bearing ring and covers.
8. 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 (20th) month of the maintenance period.

RETAINING WALLS

1. All retaining walls, regardless of height, will be reviewed and approved by the City Engineering Department
2. 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.
3. 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.
4. 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-builts prior to City Engineering acceptance.
5. 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 DRWINGS/AS-BUILTS

1. 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.
2. 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.
3. 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.
4. 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.
5. 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 surveyor/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.
6. 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.”

RECORD DRAWING

TO THE BEST OF DCG ENGINEERING, INC. KNOWLEDGE THIS IS AS-BUILT

THE INFORMATION PROVIDED IS A COMBINATION OF SURVEY, CONTRACTOR REDLINES, AND SITE VISITS.

DCG ENGINEERING, INC. WAS ONLY RETAINED TO CERTIFYING CONFORMANCE TO CONSTRUCTION DOCUMENTS ONLY.

DAVID GREGORY, P.E. TX 89296 03-06-25
EFRN F-21947

NOTE:
IF THERE IS CONFLICT BETWEEN ENGINEER'S GENERAL NOTES AND CITY OF ROCKWALL GENERAL NOTES, CITY OF ROCKWALL'S GENERAL NOTES SHALL PREVAIL.

GENERAL CONSTRUCTION NOTES
Sheet 2 of 2
October 2020

CITY OF ROCKWALL
ENGINEERING DEPARTMENT

385 S. Goliad
Rockwall, Texas 75087

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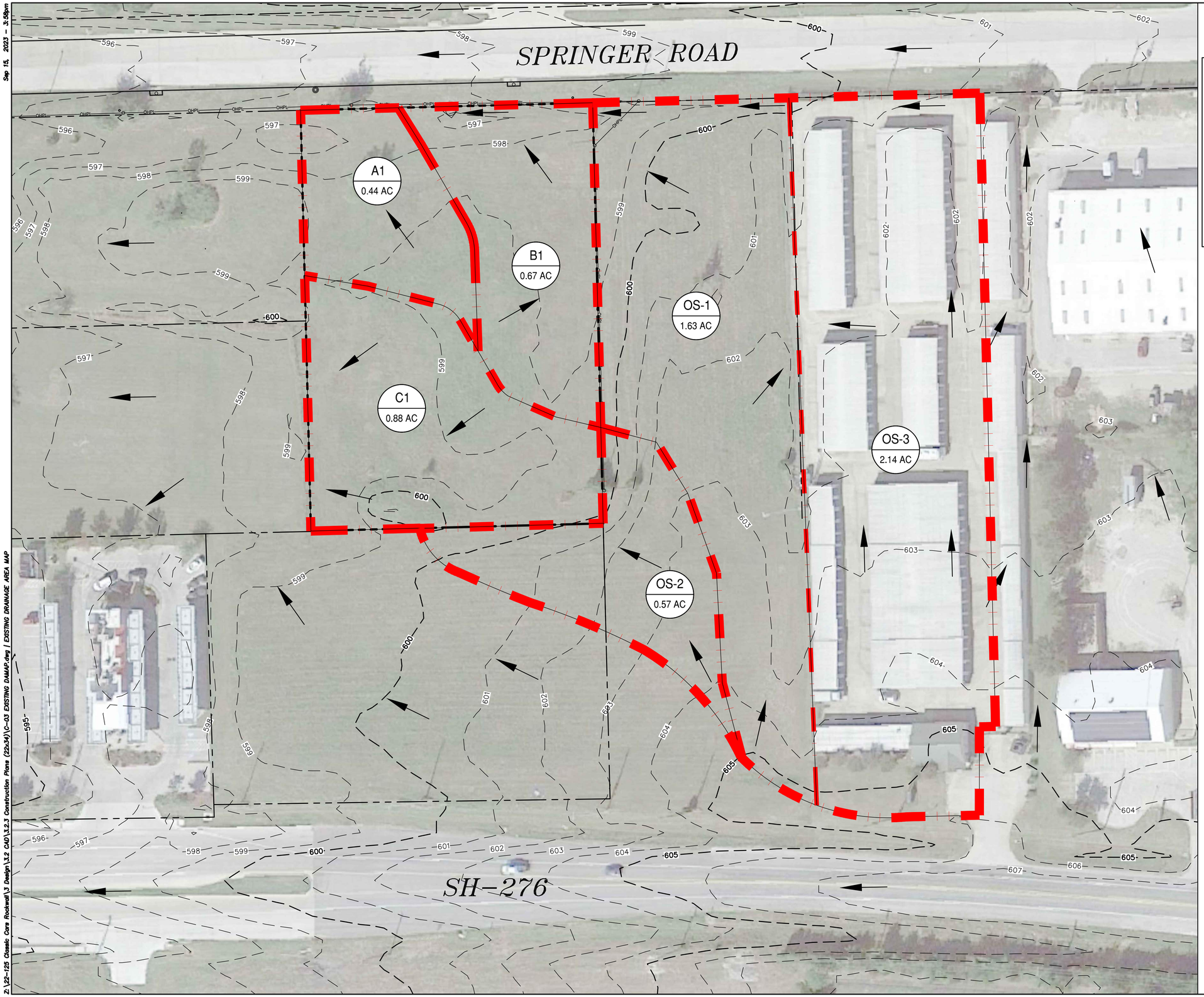

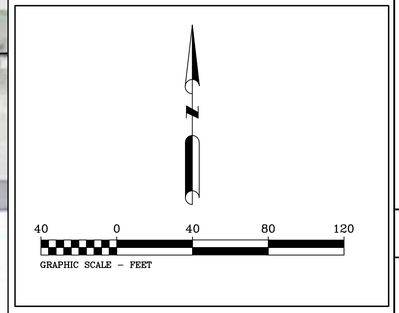

LEGEND

A1 / 1.14 AC	DRAINAGE AREA / ACRES
	DRAINAGE DIVIDE
	FLOW ARROW
— — 710 — —	EXISTING CONTOUR

AREAS OS–1 AND OS–3 HAVE BEEN SEPARATED TO SHOW THE DIFFERENCE IN TC AND C FACTOR.

RECORD DRAWING

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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

ISSUED FOR CONSTRUCTION

CITY OF ROCKWALL STANDARD DETAIL SHEETS INCORPORATED HEREIN BY REFERENCE.

CHARLES CROOK CONSULTING, INC.
FIRM REGISTRATION NO. F-10812
2400 HIGHWAY 287, SUITE 110
MANSFIELD, TEXAS 76063
817–453–1200 OFFICE
817–453–1210 FAX
www.CCrookConsulting.com

NO.	REVISION	BY

INTERSTATE CLASSIC CARS
ROCKWALL, TEXAS

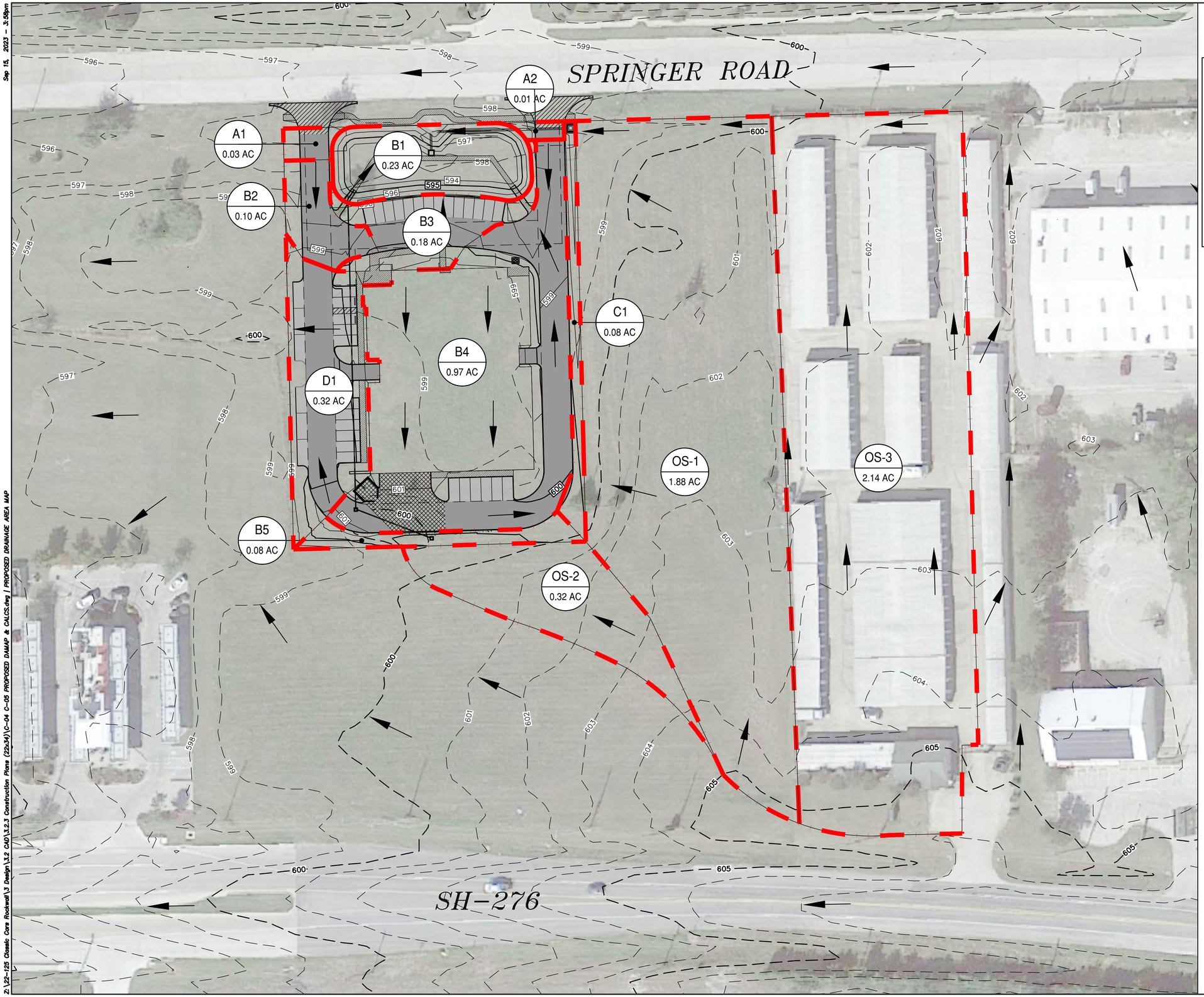
EXISTING DRAINAGE AREA MAP

STATE OF TEXAS
CHARLES C. CROOK
81913
LICENSED
PROFESSIONAL ENGINEER
Sep 15, 2023

CCC JOB# 22–125

SHEET No.
C–05

Sep 15, 2023 – 3:58pm
Z:\22-125 Classic Cars Rockwall\3 Design\3.2 CAD\3.2.3 Construction Plans (22x34)\C-03 EXISTING DAMAP.dwg | EXISTING DRAINAGE AREA MAP



40 0 40 80 120
GRAPHIC SCALE – FEET

LEGEND

A1 / 1.14 AC	DRAINAGE AREA / ACRES
	DRAINAGE DIVIDE
	FLOW ARROW
— — 710 — —	EXISTING CONTOUR

AREAS OS–1 AND OS–3 HAVE BEEN SEPARATED TO SHOW THE DIFFERENCE IN TC AND C FACTOR.

RECORD DRAWING

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DAVID GREGORY, P.E. TX 89296 03-06-25
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NO.	REVISION	BY

INTERSTATE CLASSIC CARS ROCKWALL, TEXAS

PROPOSED DRAINAGE AREA MAP

STATE OF TEXAS
CHARLES C. CROOK
81913
LICENSED PROFESSIONAL ENGINEER

Sep 15, 2023

CCC JOB# 22–125

SHEET No.

C–06

Sep 15, 2023 – 3:58pm

Z:\22–125 Classic Cars Rockwall\3 Design\3.2 CAD\3.2.3 Construction Plans (22x34)\C–04 C–05 PROPOSED DAMAP & CALCS.dwg | PROPOSED DRAINAGE AREA MAP

Sep 15, 2023 – 3:58pm

EXISTING CONDITION DRAINAGE CALCULATIONS

AREA ID	TOTAL DRAINAGE AREA	OPEN SPACE (C=0.35)	COMMERCIAL (C=0.90)	WEIGHTED RUNOFF COEFFICIENT (C)	C x A	TIME OF CONCENTRATION (Tc)	DESIGN STORM FREQUENCY	INTENSITY (I)	STORM RUNOFF (Q)	DRAINS TO/ REMARKS
	ACRES	ACRES	ACRES	ACRES	ACRES	MINUTES	YEARS	INCHES/HOUR	CFS	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
A1	0.44	0.44	0	0.35	0.15	20	100	8.3	1.3	DRAINS NORTH TO SWALE
B1	0.67	0.67	0	0.35	0.23	20	100	8.3	1.9	DRAINS TO 5'X5' FIELD INLET
C1	0.88	0.88	0	0.35	0.31	20	100	8.3	2.6	DRAINS TO ADJACENT PROPERTY TO WEST
OS-1	1.63	1.63	0	0.35	0.57	20	100	8.3	4.7	DRAINS TO B1 THEN TO 5'X5' FIELD INLET
OS-2	0.57	0.57	0	0.35	0.20	20	100	8.3	1.7	DRAINS NW TO C1
OS-3	2.14	0	2.14	0.90	1.93	10	100	9.8	18.9	DRAINS TO OS-1 THEN TO 5'X5' FIELD INLET
TOTAL	6.33								31.0	

AREAS OS–1 AND OS–3 HAVE BEEN SEPARATED TO SHOW THE CHANGE IN TC AND C FACTOR

PROPOSED CONDITION DRAINAGE CALCULATIONS

AREA ID	TOTAL DRAINAGE AREA	OPEN SPACE (C=0.35)	COMMERCIAL (C=0.90)	WEIGHTED RUNOFF COEFFICIENT (C)	C x A	TIME OF CONCENTRATION (Tc)	DESIGN STORM FREQUENCY	INTENSITY (I)	STORM RUNOFF (Q)	DRAINS TO/ REMARKS
	ACRES	ACRES	ACRES	ACRES	ACRES	MINUTES	YEARS	INCHES/HOUR	CFS	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
A1	0.03	0	0.03	0.90	0.03	10	100	9.8	0.3	DRAINS TO SPRINGER RD.
A2	0.01	0	0.01	0.90	0.01	10	100	9.8	0.1	DRIANS TO SPRINGER RD.
B1	0.23	0	0.23	0.90	0.21	10	100	9.8	2.0	DETENTION POND
B2	0.10	0	0.1	0.90	0.09	10	100	9.8	0.9	DRIANS TO DETENTION POND VIA 5' FLUME
B3	0.18	0	0.18	0.90	0.16	10	100	9.8	1.6	DRAINS TO DETENTION POND
B4	0.97	0	0.97	0.90	0.87	10	100	9.8	8.6	DRIANS TO DETENTION POND VIA 5' FLUME
B5	0.08	0	0.08	0.90	0.07	10	100	9.8	0.7	DRAINS TO PROPOSED 2'X2' DROP INLET
C1	0.08	0	0.08	0.90	0.07	10	100	9.8	0.7	DRAINS TO PROPOSED 5'X5' DROP INLET
D1	0.32	0	0.32	0.90	0.29	10	100	9.8	2.8	SHEET FLOWS TO ADJACENT PROPERTY TO WEST
OS-1	1.88	1.88	0	0.35	0.66	10	100	9.8	6.4	DRAINS TO PROPOSED 5'X5' DROP INLET
OS-2	0.32	0.32	0	0.35	0.11	20	100	8.3	0.9	DRAINS TO PROPOSED 2'X2' DROP INLET
OS-3	2.14	0	2.14	0.90	1.93	10	100	9.8	18.9	DRAINS TO OS-1
TOTAL	6.34								43.9	

NOTE: ALL RUNOFF QUANTITIES FOR POND DESIGN ARE BASED ON C = 0.90

AREAS OS–1 AND OS–3 HAVE BEEN SEPARATED TO SHOW THE CHANGE IN TC AND C FACTOR

INLET CALCULATIONS TABLE

	LOCATION				AREA RUNOFF								GUTTER FLOW												
																			DEPRESSION		PONDING WIDTH/SPREAD		DEPTH OF GUTTER		
INLET ID	ALIGNMENT	STATION	OFFSET	DESIGN FREQUENCY	C	AREA ID	TIME OF CONCENTRATION (Tc)	INTENSITY (I)	AREA (A)	RUN OFF (Q)	UPSTREAM BYPASS (C*A)	TOTAL GUTTER FLOW (Q_G)	THOUROUGHFARE TYPE	ON-GRADE/ SAG	MANNING'S (n)	LONG SLOPE (S)	CROWN TYPE	CROSS SLOPE (S_x)	DEPTH (a)	WIDTH (W)	ALLOW (T_{ALLOW})	ACTUAL (T_{ACTUAL})	ALLOW (Y_{ALLOW})	ACTUAL (Y_{ACTUAL})	MAX ALLOWABLE FLOW BASED ON MAX ALLOWABLE PONDING WIDTH ($Q_{ALLOW\ GUTTER}$)
				YEAR			MINUTES	IN/HR	ACRES	CFS	CFS	CFS				FEET/FEET		FEET/FEET	FEET	FEET	FEET	FEET	FEET	FEET	CFS
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	(25)	(26)
1	S.D. 'A'	3+37.83	0	25	0.46	B5 & OS-2	18	6.94	0.4	1.28									0.5						
2	S.D. 'B'	1+11.50	0	25	0.90	C1	10	9.8	0.08	0.71															
	S.D. 'B'	1+11.50	0	25	0.35	OS-1	10	9.8	1.88	6.45															
	S.D. 'B'	1+11.50	0	25	0.90	OS-3	10	9.8	2.14	18.87															
	S.D. 'B'	1+11.50	0	25	0.64	C1, OS-1, OS-3			4.1	26.03									0.5						

INLETS CAPACITY											INLETS CAPACITY			
DEPREESSED GUTTER SECTION		SECTION BEYOND GUTTER		CONVEYANCE				INLET LENGTH						
AREA (A_W)	WETTED PERIMETER (P_W)	AREA (A_O)	WETTED PERIMETER (P_O)	DEPRESSION SECTION (K_W)	SECTION BEYOND DEPRESSION (K_O)	RATIO OF DEPRESSION FLOW TO TOTAL FLOW (E_O)	EQUIVALENT CROSS-SLOPE (S_e)	REQUIRED ($L_{REQUIRED}$)	ACTUAL (L_{ACTUAL})	INLET CAPACITY (Q_C)	FLOW (Q_{BYPASS})	C*A	TO INLET ID	REMARKS
$FEET^2$	FEET	$FEET^2$	feet	CFS	CFS		FEET/FEET	FEET	FEET	CFS	CFS	CFS		
(27)	(28)	(29)	(30)	(31)	(32)	(33)	(34)	(35)	(36)	(37)	(38)	(39)	(40)	(41)
								1.2	8	8.73				2'X2' DROP INLET
								23.8	20	21.83				5'X5' DROP INLET

RECORD DRAWING

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EFRN F-21947

STORM SEWER CALCULATIONS TABLE

	CONDUIT PROPERTIES															INCREMENTAL DRAINAGE AREA								
	COLLECTION POINT STATION					BOX							FLOWLINE ELEVATION											
SYSTEM ID	U/S	D/S	LENGTH	# OF BARRELS	PIPE SIZE	SPAN	RISE	TYPE	AREA	WETTED PERIMETER (P_W)	HYDRAULIC RADIUS	MANNING'S (n)	UP-STREAM	DOWN-STREAM	SLOPE	INLET ID	AREA	RUNOFF COEFFICIENT (C)	INCREMENTAL (C*A)	ACCUMULATED (C*A)	UP-STREAM (T_C)	DESIGN STORM FREQUENCY	INTENSITY (I)	RUNOFF (Q)
			FEET		INCHES	FEET	FEET		$FEET^2$	FEET	FEET				FEET/FEET		ACRES				MINUTES	YEAR	IN/HR	CFS
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	(25)
S.D. 'A'	3+37.83	2+69.59	68.24	1	18			RCP	1.7671	4.712	0.375	0.013	596.87	596.38	0.0072	1	0.4	0.46	0.184	0.184	18	100	6.94	1.60
S.D. 'A'	2+69.59	0+09.43	260.16	1	18			RCP	1.7671	4.712	0.375	0.013	596.38	594.57	0.0070		0.4	0.46	0.184	0.184	18	100	6.94	1.60
S.D. 'A'	0+09.43	0+00.00	9.43	1	18			RCP	1.7671	4.712	0.375	0.013	594.57	594.5	0.0074		0.4	0.46	0.184	0.184	18	100	6.94	1.60
S.D. 'B'	1+10.00	0+00.00	110	1	24			RCP	3.1416	6.283	0.5	0.013	593.15	592.5	0.0059	2	4.1	0.65	2.665	2.665	10	100	9.8	26.03

CONDUIT CAPACITY (Q_C)	PARTIAL FLOW	VELOCITY (V)	TIME IN CONDUIT	FRICTION SLOPE (S_f)	FRICTION HEAD-LOSS	HGL U/S	HGL D/S	HEADLOSS CALCULATIONS $[V\_1]^2/2g$	$[V\_2]^2/2g$	JUNCTION TYPE	COEFFICIENT (K_j)	HEAD-LOSS (H_L)	DESIGN HGL	TOP OF CURB ELEVATION	HGL DEPTH BELOW (T/C)	REMARKS
CFS	YES/NO	FEET/SEC	MINUTES	FEET/FEET	FEET			FEET	FEET			FEET			FEET	
(26)	(27)	(28)	(29)	(30)	(31)	(32)	(33)	(34)	(35)	(36)	(37)	(38)	(39)	(40)	(41)	(42)
8.93	YES	5.05	0.23	0.0002	0.0135	596.70	596.69		0.3961			0.495	597.20	601.4	4.20	2'X2' DROP INLET
8.79	YES	4.97	0.87	0.0002	0.0514	596.50	596.45	0.3961	0.3838	2'X2' JUNCT. BOX (60°)	0.48	0.184	596.69			2'X2' JUNCTION BOX
9.07	YES	5.14	0.03	0.0002	0.0019	596.30	596.30	0.3838	0.4095	45° BEND	0.37	0.152	596.45			45° BEND
17.44	NO	8.29	0.22	0.0015	0.1641	594.67	594.51		1.0660			1.333	596.01	599.37	3.36	5'X5' DROP INLET

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

CITY OF ROCKWALL STANDARD DETAIL SHEETS INCORPORATED HEREIN BY REFERENCE.

ISSUED FOR CONSTRUCTION

CHARLES CROOK CONSULTING, INC.
FIRM REGISTRATION NO. F-10812
2400 HIGHWAY 287, SUITE 110
MANSFIELD, TEXAS 76063
817–453–1200 OFFICE
817–453–1210 FAX
www.CCrookConsulting.com

NO.	REVISION	BY

INTERSTATE CLASSIC CARS
ROCKWALL, TEXAS

DRAINAGE CALCULATIONS (SHEET 1 OF 2)

STATE OF TEXAS
CHARLES C. CROOK
81913
LICENSED
PROFESSIONAL ENGINEER

Sep 15, 2023

CCC JOB# 22–125

SHEET No.

C–07

Z:\22–125 Classic Cars Rockwall\3 Design\3.2 CAD\3.2.3 Construction Plans (22x34)\C–04 C–05 PROPOSED DAMAP & CALCS.dwg | CALCULATION SHEET

DETENTION POND STORAGE REQUIREMENTS

5 yr		
Present Conditions		
Area (acres)=	1.99	
C=	0.35	
T_c (min)=	20	
I(in/hr)=	4.9	
Q(cfs)=	3.41	Maximum Release Rate
Future Conditions		
Area (acres)=	1.99	
C=	0.9	
T_c (min)=	10	
I(in/hr)=	6.1	
Q(cfs)=	10.93	

5 yr

Rainfall Duration minutes	Rainfall Intensity inches/hr	Inflow Volume cubic feet	Outflow Volume cubic feet	Storage Volume cubic feet
10	6.1	6,555	2,048	4,507
15	5.5	8,865	2,560	6,306
20	4.9	10,531	3,072	7,460
30	4.1	13,218	4,095	9,122
40	3.4	14,615	5,119	9,495
50	2.8	15,044	6,143	8,901
60	2.6	16,764	7,167	9,597
70	2.4	18,053	8,191	9,862
80	2.3	19,773	9,215	10,558
90	2.1	20,310	10,239	10,071
100	1.9	20,417	11,262	9,155
110	1.8	21,277	12,286	8,991

5 YR - DETENTION POND RELEASE	
	Q_5 (CFS)
MAX RELEASE	3.41
OS-2(BYPASS)	0.55
TOTAL:	**3.96**

10 yr		
Present Conditions		
Area (acres)=	1.99	
C=	0.35	
T_c (min)=	20	
I(in/hr)=	5.9	
Q(cfs)=	4.11	Maximum Release Rate
Future Conditions		
Area (acres)=	1.99	
C=	0.9	
T_c (min)=	10	
I(in/hr)=	7.1	
Q(cfs)=	12.72	

10 yr

Rainfall Duration minutes	Rainfall Intensity inches/hr	Inflow Volume cubic feet	Outflow Volume cubic feet	Storage Volume cubic feet
10	7.1	7,630	2,466	5,164
15	6.5	10,477	3,082	7,395
20	5.9	12,680	3,698	8,982
30	4.8	15,474	4,931	10,543
40	4	17,194	6,164	11,030
50	3.5	18,806	7,397	11,409
60	3	19,343	8,630	10,713
70	2.8	21,062	9,862	11,200
80	2.6	22,352	11,095	11,256
90	2.5	24,179	12,328	11,850
100	2.4	25,790	13,561	12,230
110	2.3	27,187	14,794	12,394

10 YR - DETENTION POND RELEASE	
	Q_{10} (CFS)
MAX RELEASE	4.11
OS-2(BYPASS)	0.66
TOTAL:	**4.77**

25 yr		
Present Conditions		
Area (acres)=	1.99	
C=	0.35	
T_c (min)=	20	
I(in/hr)=	6.6	
Q(cfs)=	4.60	Maximum Release Rate
Future Conditions		
Area (acres)=	1.99	
C=	0.9	
T_c (min)=	10	
I(in/hr)=	8.3	
Q(cfs)=	14.87	

25 yr

Rainfall Duration minutes	Rainfall Intensity inches/hr	Inflow Volume cubic feet	Outflow Volume cubic feet	Storage Volume cubic feet
10	8.3	8,919	2,758	6,161
15	7.5	12,089	3,448	8,642
20	6.6	14,185	4,137	10,048
30	5.5	17,731	5,516	12,215
40	4.6	19,773	6,895	12,877
50	4	21,492	8,274	13,218
60	3.5	22,567	9,653	12,913
70	3.3	24,823	11,033	13,791
80	3.1	26,650	12,412	14,238
90	2.9	28,047	13,791	14,256
100	2.7	29,014	15,170	13,844
110	2.5	29,552	16,549	13,003

25 YR - DETENTION POND RELEASE	
	Q_{25} (CFS)
MAX RELEASE	4.6
OS-2(BYPASS)	0.74
TOTAL:	**5.34**

50 yr		
Present Conditions		
Area (acres)=	1.99	
C=	0.35	
T_c (min)=	20	
I(in/hr)=	7.5	
Q(cfs)=	5.22	Maximum Release Rate
Future Conditions		
Area (acres)=	1.99	
C=	0.9	
T_c (min)=	10	
I(in/hr)=	9	
Q(cfs)=	16.12	

50 yr

Rainfall Duration minutes	Rainfall Intensity inches/hr	Inflow Volume cubic feet	Outflow Volume cubic feet	Storage Volume cubic feet
10	9	9,671	3,134	6,537
15	8.1	13,056	3,918	9,139
20	7.5	16,119	4,701	11,418
30	6.1	19,665	6,269	13,397
40	5.2	22,352	7,836	14,516
50	4.5	24,179	9,403	14,776
60	3.9	25,146	10,970	14,176
70	3.7	27,832	12,537	15,295
80	3.5	30,089	14,104	15,985
90	3.3	31,916	15,671	16,244
100	3	32,238	17,238	15,000
110	2.9	34,280	18,806	15,474

50 YR - DETENTION POND RELEASE	
	Q_{50} (CFS)
MAX RELEASE	5.22
OS-2(BYPASS)	0.80
TOTAL:	**6.02**

100 yr		
Present Conditions		
Area (acres)=	1.99	
C=	0.35	
T_c (min)=	20	
I(in/hr)=	8.3	
Q(cfs)=	5.78	Maximum Release Rate
Future Conditions		
Area (acres)=	1.99	
C=	0.9	
T_c (min)=	10	
I(in/hr)=	9.8	
Q(cfs)=	17.55	

100 yr

Rainfall Duration minutes	Rainfall Intensity inches/hr	Inflow Volume cubic feet	Outflow Volume cubic feet	Storage Volume cubic feet
10	9.8	10,531	3,469	7,063
15	9	14,507	4,336	10,171
20	8.3	17,838	5,203	12,636
30	6.9	22,244	6,937	15,307
40	5.8	24,931	8,671	16,259
50	5	26,865	10,406	16,459
60	4.5	29,014	12,140	16,874
70	4	30,089	13,874	16,215
80	3.7	31,808	15,609	16,200
90	3.5	33,850	17,343	16,507
100	3.4	36,536	19,077	17,459
110	3.2	37,826	20,811	17,015

100 YR - DETENTION POND RELEASE	
	Q_{100} (CFS)
MAX RELEASE	5.78
OS-2(BYPASS)	0.90
TOTAL:	**6.68**

DETENTION POND STAGE STORAGE TABLE

STAGE STORAGE TABLE

	ELEV	DEPTH (ft)	AVG END TOTAL VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
	592.8	0	-	-
	592.9	0.1	9	6
	593	0.2	45	40
	593.1	0.3	120	114
	593.2	0.4	247	241
	593.3	0.5	435	428
	593.4	0.6	685	677
	593.5	0.7	989	980
	593.6	0.8	1,338	1,329
	593.7	0.9	1,724	1,715
	593.8	1	2,135	2,126
	593.9	1.1	2,569	2,560
	594	1.2	3,024	3,015
	594.1	1.3	3,499	3,490
	594.2	1.4	3,988	3,979
	594.3	1.5	4,493	4,484
	594.4	1.6	5,013	5,004
	594.5	1.7	5,549	5,540
	594.6	1.8	6,101	6,092
	594.7	1.9	6,668	6,659
	594.8	2	7,252	7,242
	594.9	2.1	7,851	7,842
	595	2.2	8,466	8,457
	595.1	2.3	9,098	9,089
	595.2	2.4	9,746	9,737
	595.3	2.5	10,411	10,401
5 YR	595.4	2.6	11,092	11,082
	595.5	2.7	11,790	11,780
10 YR	595.6	2.8	12,505	12,495
	595.7	2.9	13,236	13,227
	595.8	3	13,985	13,976
25 YR	595.9	3.1	14,751	14,742
	596	3.2	15,534	15,525
50 YR	596.1	3.3	16,335	16,325
	596.2	3.4	17,153	17,144
100 YR	596.3	3.5	17,989	17,980
	596.4	3.6	18,843	18,833
	596.5	3.7	19,714	19,705
	596.6	3.8	20,604	20,594
	596.7	3.9	21,511	21,502
	596.8	4	22,437	22,428
	596.9	4.1	23,382	23,372
	597	4.2	24,345	24,335
	597.1	4.3	25,344	25,334
	597.2	4.4	26,394	26,385
FREEBOARD	597.3	4.5	27,499	27,489

RELEASED FOR CONSTRUCTION
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CITY _____ DATE _____

DETENTION POND RELEASE CALCULATIONS

DETENTION POND RELEASE STRUCTURE (WEIR) - 5YR A	
$Q=CLH^{3/2}$	4.0
C Value =	3.32
Length (ft) =	0.29
Measured Head H (ft) =	2.60
Weir Breadth (ft) =	0.5
Velocity (ft/s) =	5.35

DETENTION POND RELEASE STRUCTURE (WEIR) - 10YR A	
$Q=CLH^{3/2}$	4.5
C Value =	3.32
Length (ft) =	0.29
Measured Head H (ft) =	2.80
Weir Breadth (ft) =	0.5
Velocity (ft/s) =	5.56

DETENTION POND RELEASE STRUCTURE (WEIR) - 25YR A	
$Q=CLH^{3/2}$	5.3
C Value =	3.32
Length (ft) =	0.29
Measured Head H (ft) =	3.10
Weir Breadth (ft) =	0.5
Velocity (ft/s) =	5.85

DETENTION POND RELEASE STRUCTURE (WEIR) - 50YR A		DETENTION POND RELEASE STRUCTURE (WEIR) - 50YR B	
$Q=CLH^{3/2}$	5.8	$Q=CLH^{3/2}$	0.2
C Value =	3.32	C Value =	3.32
Length (ft) =	0.29	Length (ft) =	0.5
Measured Head H (ft) =	3.30	Measured Head H (ft) =	0.20
Weir Breadth (ft) =	0.5	Weir Breadth (ft) =	0.5
Velocity (ft/s) =	6.03	Velocity (ft/s) =	1.48

DETENTION POND RELEASE STRUCTURE (WEIR) - 100YR A		DETENTION POND RELEASE STRUCTURE (WEIR) - 100YR B	
$Q=CLH^{3/2}$	6.3	$Q=CLH^{3/2}$	0.4
C Value =	3.32	C Value =	3.32
Length (ft) =	0.29	Length (ft) =	0.5
Measured Head H (ft) =	3.50	Measured Head H (ft) =	0.40
Weir Breadth (ft) =	0.5	Weir Breadth (ft) =	0.5
Velocity (ft/s) =	6.21	Velocity (ft/s) =	2.10

CITY OF ROCKWALL STANDARD DETAIL SHEETS INCORPORATED HEREIN BY REFERENCE.

ISSUED FOR CONSTRUCTION

RECORD DRAWING

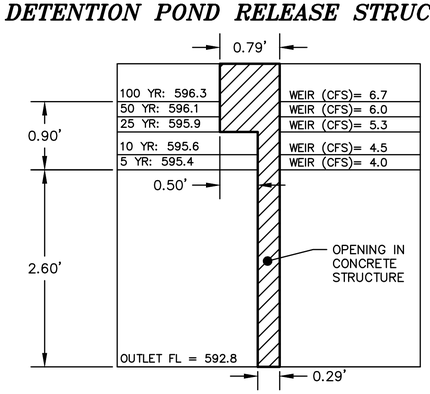
TO THE BEST OF DCG ENGINEERING, INC. KNOWLEDGE THIS IS AS-BUILT

THE INFORMATION PROVIDED IS A COMBINATION OF SURVEY, CONTRACTOR REDLINES, AND SITE VISITS.

DCG ENGINEERING, INC. WAS ONLY RETAINED TO CERTIFYING CONFORMANCE TO CONSTRUCTION DOCUMENTS ONLY.

DAVID GREGORY, P.E. TX 89296
03-06-25
EFRN F-21947

DETENTION POND RELEASE STRUCTURE



NOTE: REFER TO DETAILS ON SHEET C-15A FOR OUTLET STRUCTURE DIMENSIONS.

CHARLES CROOK CONSULTING, INC.
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www.CCrookConsulting.com

NO.	REVISION	BY

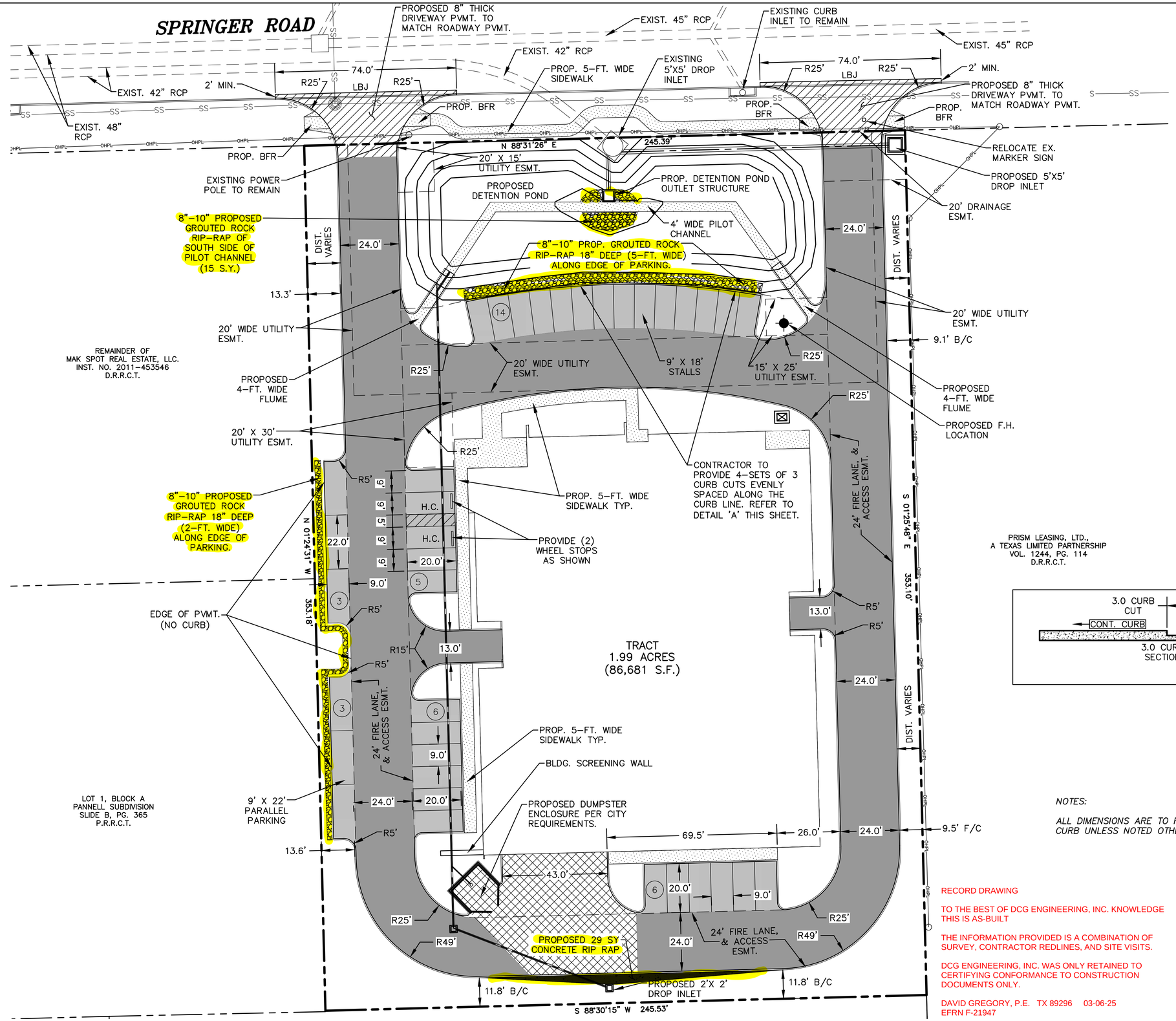
INTERSTATE CLASSIC CARS
ROCKWALL, TEXAS

DRAINAGE CALCULATIONS (SHEET 2 OF 2)

STATE OF TEXAS
CHARLES C. CROOK
81913
LICENSED PROFESSIONAL ENGINEER
Sep 15, 2023

CCC JOB# 22-125

SHEET No.
C-08

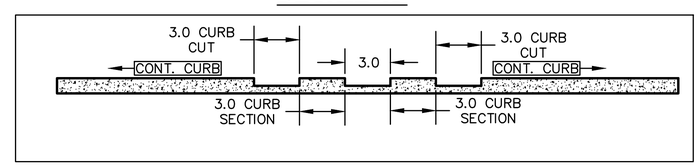


GRAPHIC SCALE - FEET (20 0 20 40 60)

LEGEND

- PROPOSED SIDEWALK PAVEMENT
- PROPOSED 5" LIGHT DUTY PAVEMENT
- PROPOSED 6" MEDIUM DUTY PAVEMENT
- PROPOSED 7" HEAVY DUTY PAVEMENT
- PROPOSED 8" DRIVEWAY PAVEMENT TO MATCH CITY STREET SECTION.
- PROPOSED FIRE LANE STRIPE
- PROPOSED UTILITY EASEMENT
- (5) PROPOSED PARKING COUNT
- BFR BARRIER FREE RAMP
- H.C. ADA PARKING SPACE
- LBJ LONGITUDINAL BUTT JOINT

DETAIL 'A'



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CITY _____ DATE _____

NOTES:

ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.

CITY OF ROCKWALL STANDARD DETAIL SHEETS INCORPORATED HEREIN BY REFERENCE.

ISSUED FOR CONSTRUCTION

RECORD DRAWING

TO THE BEST OF DCG ENGINEERING, INC. KNOWLEDGE THIS IS AS-BUILT

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DAVID GREGORY, P.E. TX 89296 03-06-25
EFRN F-21947

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

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NO.	REVISION	BY

INTERSTATE CLASSIC CARS
ROCKWALL, TEXAS

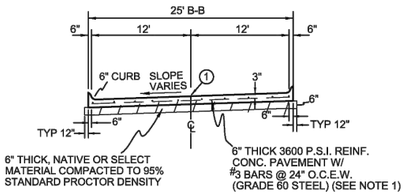
PAVING PLAN

STATE OF TEXAS — CHARLES C. CROOK — 81913 — LICENSED PROFESSIONAL ENGINEER
Sep 15, 2023

CCC JOB# 22-125

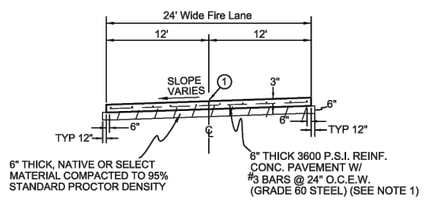
SHEET No.
C-09

Sep 15, 2023 - 3:58pm
Z:\22-125 Classic Cars Rockwall\3 Design\3.2 CAD\3.2.3 Construction Plans (22x34)\C-08 PAVING PLAN.dwg | PAVING PLAN



1 SAWED LONGITUDINAL CONTRACTION OR CONSTRUCTION JOINT

24' Wide Fire Lane with Curbs
(Not to Scale)

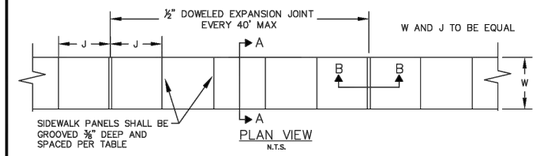


24' Wide Fire Lane
(Not to Scale)

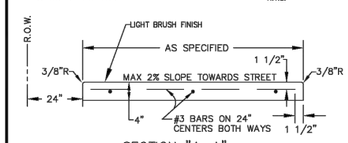
NOTES:

1. Street pavement cement content to be no less than 6 sacks per cubic yard for machine placed and not less than 6.5 sacks per cubic yard for hand placed.
2. Sidewalk Cement content of not less than 5.5 sack per cubic yard.
3. No sand allowed under pavement or sidewalks.

REINFORCED CONCRETE PAVEMENT	CITY OF ROCKWALL		
FIRE LANE		DATE AUG. '19	DRAWING NO. R-2041



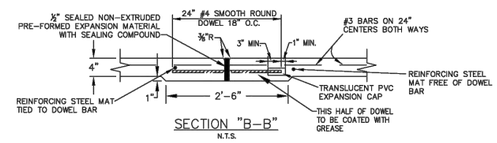
PLAN VIEW
N.T.S.



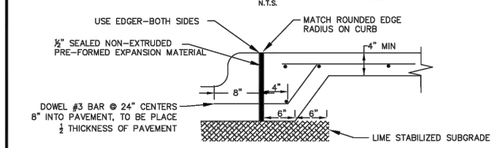
SECTION "A–A"
N.T.S.

NOTES:

1. CROSS SLOPE OF SIDEWALK SHALL BE NO GREATER THAN 2%
2. SIDEWALK CONCRETE WITHIN CITY R.O.W. SHALL BE MINIMUM 3,000 PSI (5.5 SACK/C.Y.) CONCRETE.
3. ALL SIDEWALKS SHALL MAINTAIN POSITIVE DRAINAGE.
4. ALL HONEYCOMB IN BACK OD CURB TO BE TROWEL–PLASTERED BEFORE POURING SIDEWALK.
5. MINIMUM WIDTH OF 6' IF SIDEWALK ADJACENT TO CURB A LUGGED INTO THE CURB.
6. STEEL WIRE MESH IS NOT ACCEPTABLE.

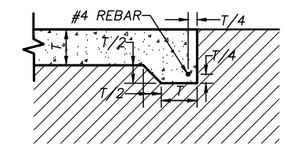


SECTION "B–B"
N.T.S.



JOINT LUG DETAIL FOR MEDIAN PAVEMENT
LEAD WALK CONNECTIONS OR SIDEWALK ADJACENT TO CURB
N.T.S.

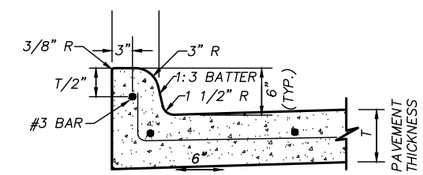
REINFORCED CONCRETE SIDEWALKS	CITY OF ROCKWALL		
JOINTS AND SPACING		DATE AUG '19	DRAWING NO. R-2170



THICKENED EDGE DETAIL
N.T.S.

NOTES:

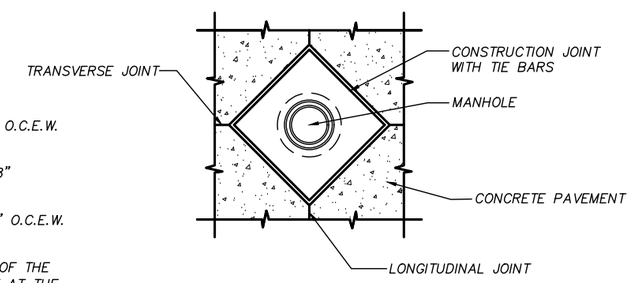
1) THICKENED EDGE TO BE PLACED AT ALL EDGES OF CONCRETE WHERE THERE IS NO CURB AND GUTTER
2) REINFORCING STEEL OMITTED FOR CLARITY BUT SHALL BE AS PER PAVING SECTION



INTEGRAL CONCRETE CURB AND GUTTER
N.T.S.

NOTES:

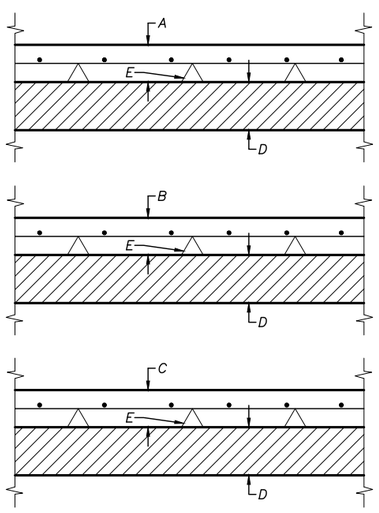
1) REINFORCEMENT SHALL BE AS PER PAVEMENT SECTION
2) CONCRETE SHALL BE 5 1/2 SACK – 3500 PSI



MANHOLE BOXOUT
N.T.S.

NOTES:

1) ONLY PERMISSIBLE FOR HAND POURS



TYPICAL PAVEMENT SECTION

NOTES:

1) A 5" – LIGHT DUTY PAVEMENT – 3600 PSI CONCRETE (6.5 SAC MIX) REINFORCED WITH #3 BARS @ 18" O.C.E.W. ON CHAIRS

   B 6" – MEDIUM DUTY PAVEMENT – 3600 PSI CONCRETE (6.5 SAC MIX) REINFORCED WITH #3 BARS @ 18" O.C.E.W. ON CHAIRS

   C 7" – HEAVY DUTY PAVEMENT – 3600 PSI CONCRETE (6.5 SAC MIX) REINFORCED WITH #3 BARS @ 18" O.C.E.W. ON CHAIRS

   D 6" PROPERLY SCARIFIED AND RECOMPACTED NATURAL SUBGRADE TO A MINIMUM TO A MINIMUM 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D–698 (STANDARD PROCTOR) THE MOISTURE CONTENT AT THE TIME OF COMPACTION SHOULD BE IN THE RANGE OF OPTIMUM TO FOUR PERCENT ABOVE OPTIMUM. CONTRACTOR SHALL PROVIDE 36 LB/S.Y. OF LIME TREATMENT. IF MATERIALS HAVING A PLASTICITY INDEX GREATER THAN 20 ARE ENCOUNTERED THEN THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER AND PROJECT GEOTECHNICAL ENGINEER PRIOR TO CONTINUATION OF SUBGRADE CONSTRUCTION.

   E PLACE ALL REINFORCING STEEL ON CHAIRS AT A HEIGHT OF HALF THE THICKNESS OF THE CONCRETE. THE CHAIRS SHALL BE SPACED AT A SUFFICIENT DISTANCE TO PREVENT SAGGING.

2) MATERIAL AND CONSTRUCTION METHODS SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE PUBLIC WORKS CONSTRUCTION STANDARDS PREPARED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS.
3) DO NOT PLACE SAND OR SELECT FILL BENEATH PAVEMENT FOR LEVEL UP COURSE. UTILIZE ONLY RECOMPACTED NATURAL SUBGRADE OR LIME STABILIZED SUBGRADE.
4) COMPACTION OF THE PAVEMENT SUBGRADES, BASES, AND NEW FILL SHALL BE VERIFIED BY FIELD MOISUTRE AND DENSITY TESTS MADE AT A FREQUENCY OF ONE TEST PER LIFT PER 5000 S.F. OF COMPACTED AREA. FOR SMALL AREAS OR CRITICAL AREAS THE FREQUENCY SHALL BE INCREASED TO ONE TEST PER LIFT PER 2500 S.F. THERE SHALL BE A MINIMUM OF TWO TESTS PER LIFT.
5) ON–SITE FILL OR SCARIFIED MATERIAL SHALL BE COMPACTED IN LOOSE LIFTS NOT EXCEEDING 8" UNCOMPACTED THICKNESS.

RECORD DRAWING

TO THE BEST OF DCG ENGINEERING, INC. KNOWLEDGE THIS IS AS-BUILT

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DAVID GREGORY, P.E. TX 89296 03-06-25
EFRN F-21947

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CITY _____ DATE _____

ISSUED FOR CONSTRUCTION

CHARLES CROOK CONSULTING, INC.
FIRM REGISTRATION NO. F-10812
2400 HIGHWAY 287, SUITE 110
MANSFIELD, TEXAS 76063
817-453-1200 OFFICE
817-453-1210 FAX
www.CCrookConsulting.com

NO.	REVISION	BY

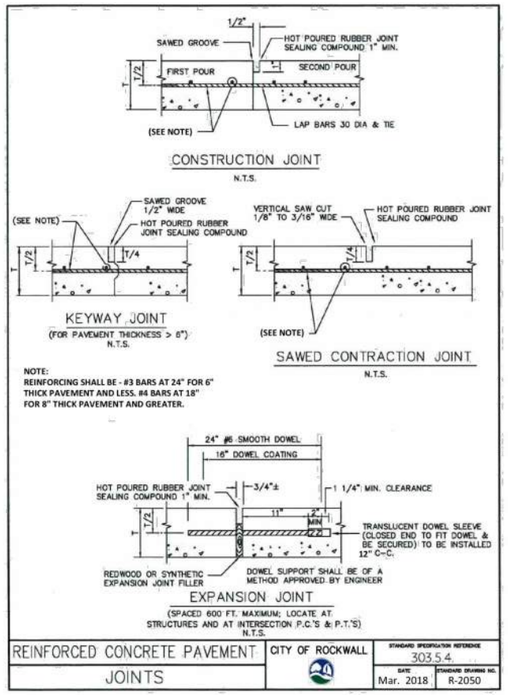
INTERSTATE CLASSIC CARS
ROCKWALL, TEXAS

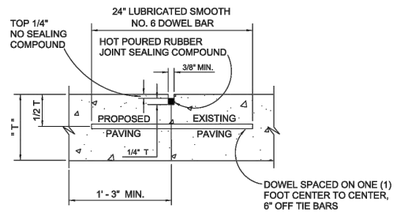
PAVING DETAILS (1 OF 2)

STATE OF TEXAS
CHARLES C. CROOK
81913
LICENSED
PROFESSIONAL ENGINEER
Sep 15, 2023

CCC JOB# 22–125

SHEET No.
C–10



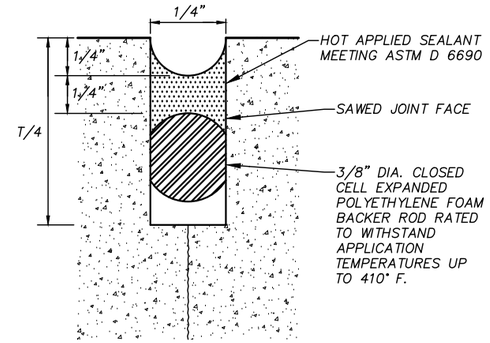


NOTES: T = PAVEMENT

1. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
2. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
3. DRILLING BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE NOT ACCEPTABLE.

LONGITUDINAL BUTT JOINT
NOT TO SCALE

REINFORCED CONCRETE PAVEMENT	CITY OF ROCKWALL	DATE	DRAWING NO.
LONGITUDINAL BUTT JOINT		OCT. '17	R-2051

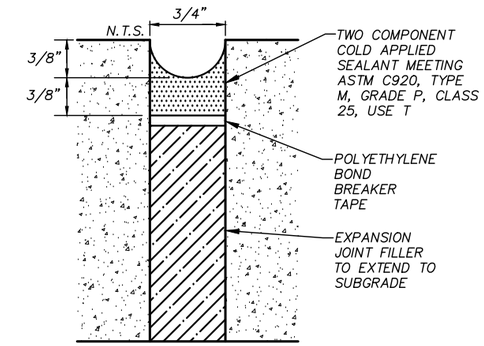


JOINT SEALANT DETAIL No. 2

N.T.S.

NOTES:

1) THIS JOINT SHALL BE USED FOR CONSTRUCTION, CONTRACTION, AND BUTT JOINTS.

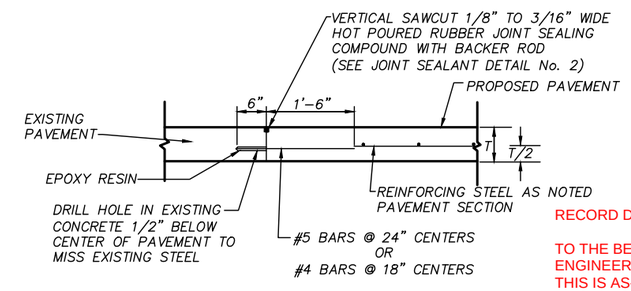


JOINT SEALANT DETAIL No. 1

N.T.S.

NOTES:

1) THIS JOINT SHALL BE USED FOR EXPANSION JOINTS.



EPOXY TIE BAR

N.T.S.

RECORD DRAWING

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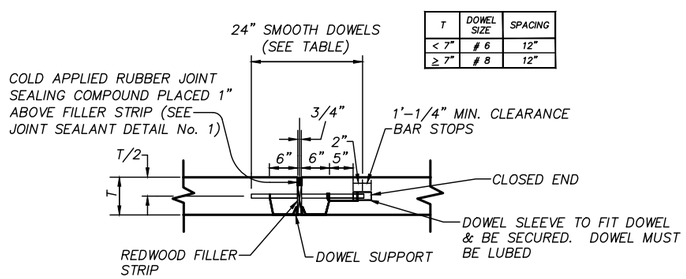
DAVID GREGORY, P.E. TX 89296
03-06-25
EFRN F-21947

GENERAL NOTES:

1. REINFORCED CONCRETE PAVEMENT:
   A. ALL CURBS SHALL BE PLACED INTEGRAL WITH PAVEMENT UNLESS OTHERWISE APPROVED BY THE OWNER.
   B. CURBS SHALL MEET THE SAME COMPRESSIVE STRENGTH AS SPECIFIED FOR THE PAVEMENT.
   C. BAR LAPS SHALL BE 30 DIAMETERS.
   D. REINFORCING BARS SHALL BE SUPPORTED BY CHAIRS OR OTHER DEVICES APPROVED BY THE OWNER.
2. SUBGRADE: (UNLESS OTHERWISE SPECIFIED BY OWNER)
   A. SUBGRADE UNDER ALL PAVEMENTS SHALL BE STABILIZED TO A MINIMUM DEPTH OF SIX (6") INCHES WITH HYDRATEDLIME CEMENT. LABORATORY TESTS WILL BE PERFORMED TO DETERMINE THE AMOUNT OF LIME OR CEMENT TO USE.

PAVEMENT SYSTEMS	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE	
GENERAL NOTES		302.303	
		DATE Mar. 2018	STANDARD DRAWING NO. R-2190



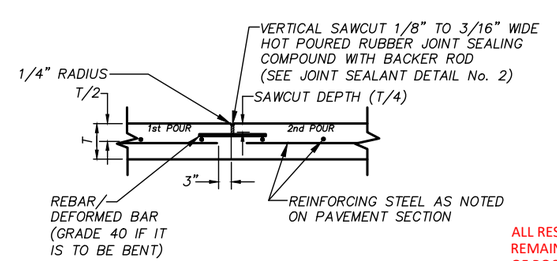
T	DOWEL SIZE	SPACING
< 7"	# 6	12"
≥ 7"	# 8	12"

TRANSVERSE EXPANSION JOINT

N.T.S.

NOTES:

1) PAVEMENT STEEL IS NOT SHOWN FOR CLARITY AND SHALL STOP 3 INCHES FROM JOINT.
2) EXPANSION JOINTS SHALL BE PLACED AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY AND ALL INTERSECTION CURB RETURN POINTS. MAXIMUM SPACING SHALL BE 600 FEET.



TIE BAR SIZE	LENGTH	SPACING
# 4	30"	18"

LONGITUDINAL CONSTRUCTION JOINT

N.T.S.

NOTES:

1) CONSTRUCTION JOINTS TO BE USED BETWEEN PAVEMENT POURS IF CONCRETE PLACEMENT IS STOPPED OR INTERRUPTED FOR MORE THAN 30 MINUTES.

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CITY _____ DATE _____

ISSUED FOR CONSTRUCTION

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MANSFIELD, TEXAS 76063
817-453-1200 OFFICE
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INTERSTATE CLASSIC CARS
ROCKWALL, TEXAS

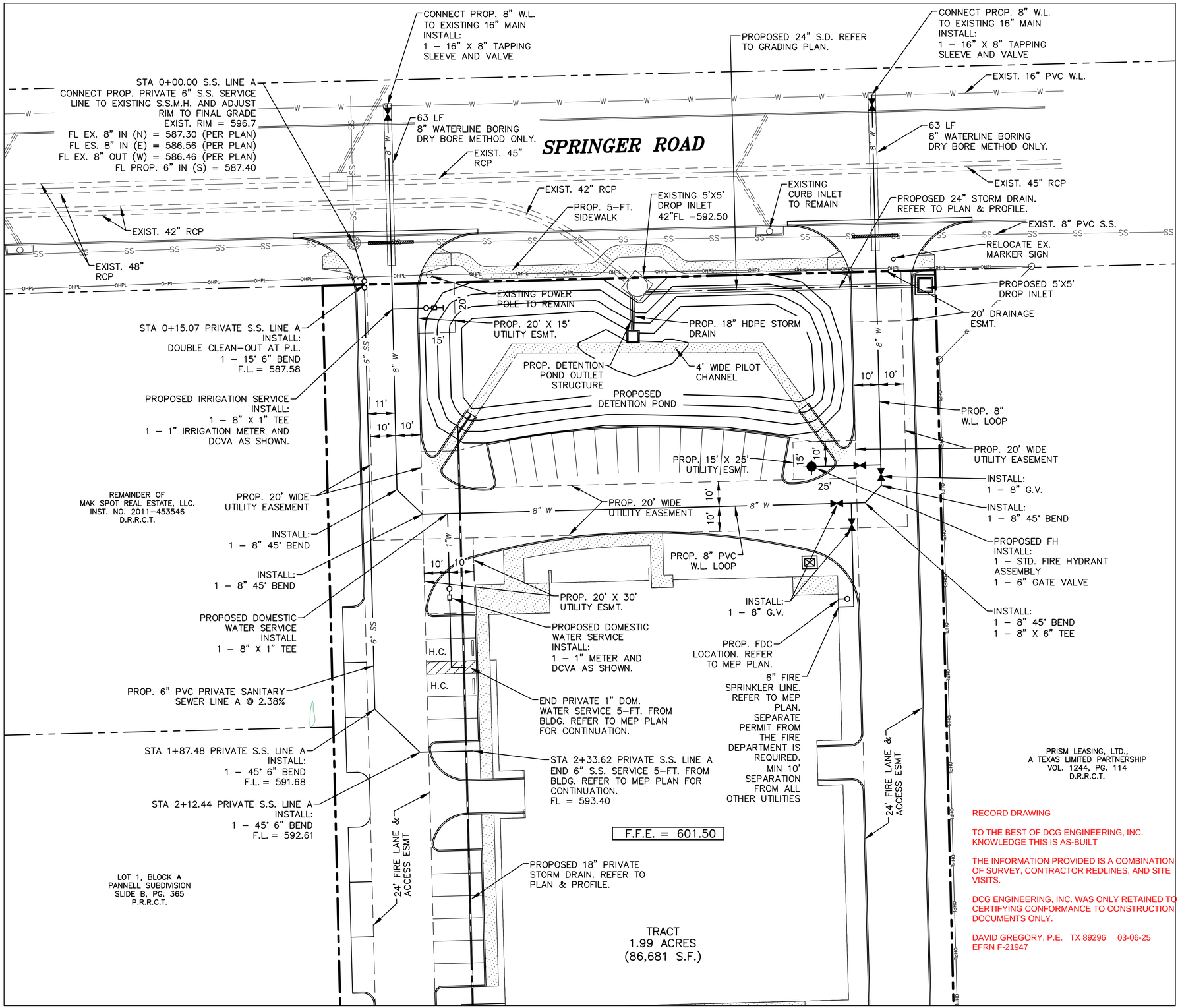
PAVING DETAILS (2 OF 2)

STATE OF TEXAS
CHARLES C. CROOK
81913
LICENSED
PROFESSIONAL ENGINEER

Sep 15, 2023

CCC JOB# 22-125

SHEET No.
C-11



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DAVID GREGORY, P.E. TX 89296 03-06-25
EFRN F-21947

GRAPHIC SCALE – FEET
20 0 20 40 60

LEGEND

- PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED THRUST BLOCK
- PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN PIPE
- EXISTING GAS
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND TELECOM

PRIVATE UTILITY NOTE:

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

FIRE SPRINKLER NOTE:

THE PROPOSED FIRE SPRINKLER SYSTEM SHALL REQUIRE A SEPARATE PERMIT FROM THE CITY OF ROCKWALL FIRE DEPARTMENT. ALL FIRE SPRINKLER LINES SHALL HAVE A MINIMUM SEPARATION OF 10–FEET FROM ALL OTHER UTILITIES.

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CITY OF ROCKWALL STANDARD DETAIL SHEETS INCORPORATED HEREIN BY REFERENCE.

ISSUED FOR CONSTRUCTION

CAUTION!!!

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INTERSTATE CLASSIC CARS
ROCKWALL, TEXAS

UTILITY PLAN

STATE OF TEXAS
CHARLES C. CROOK
81913
LICENSED PROFESSIONAL ENGINEER

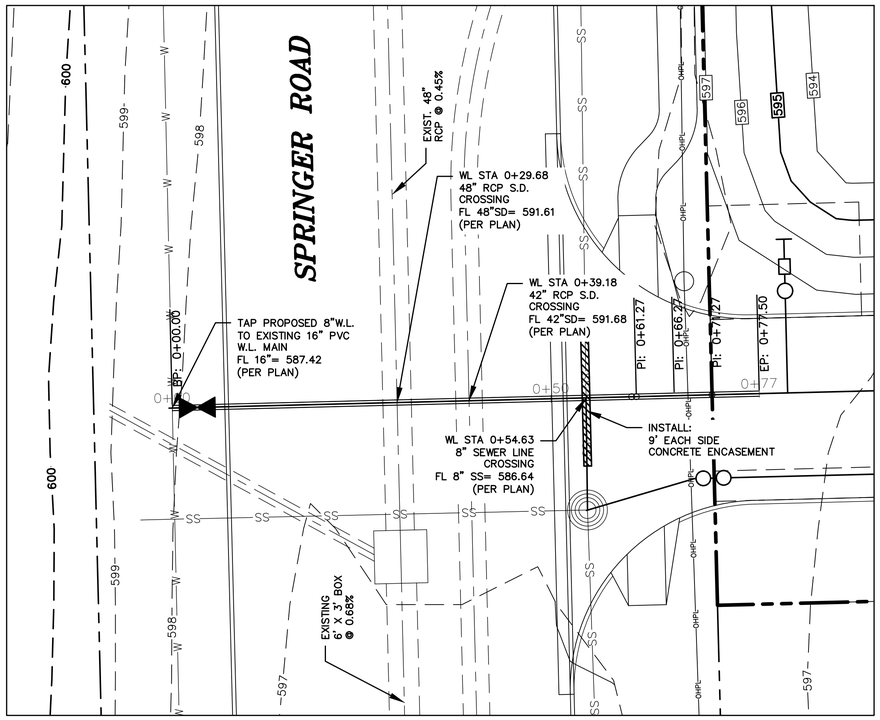
Sep 15, 2023

CCC JOB# 22–125

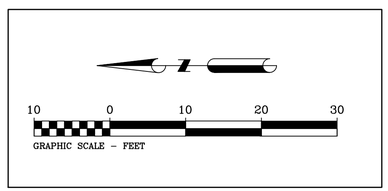
SHEET No.
C–12

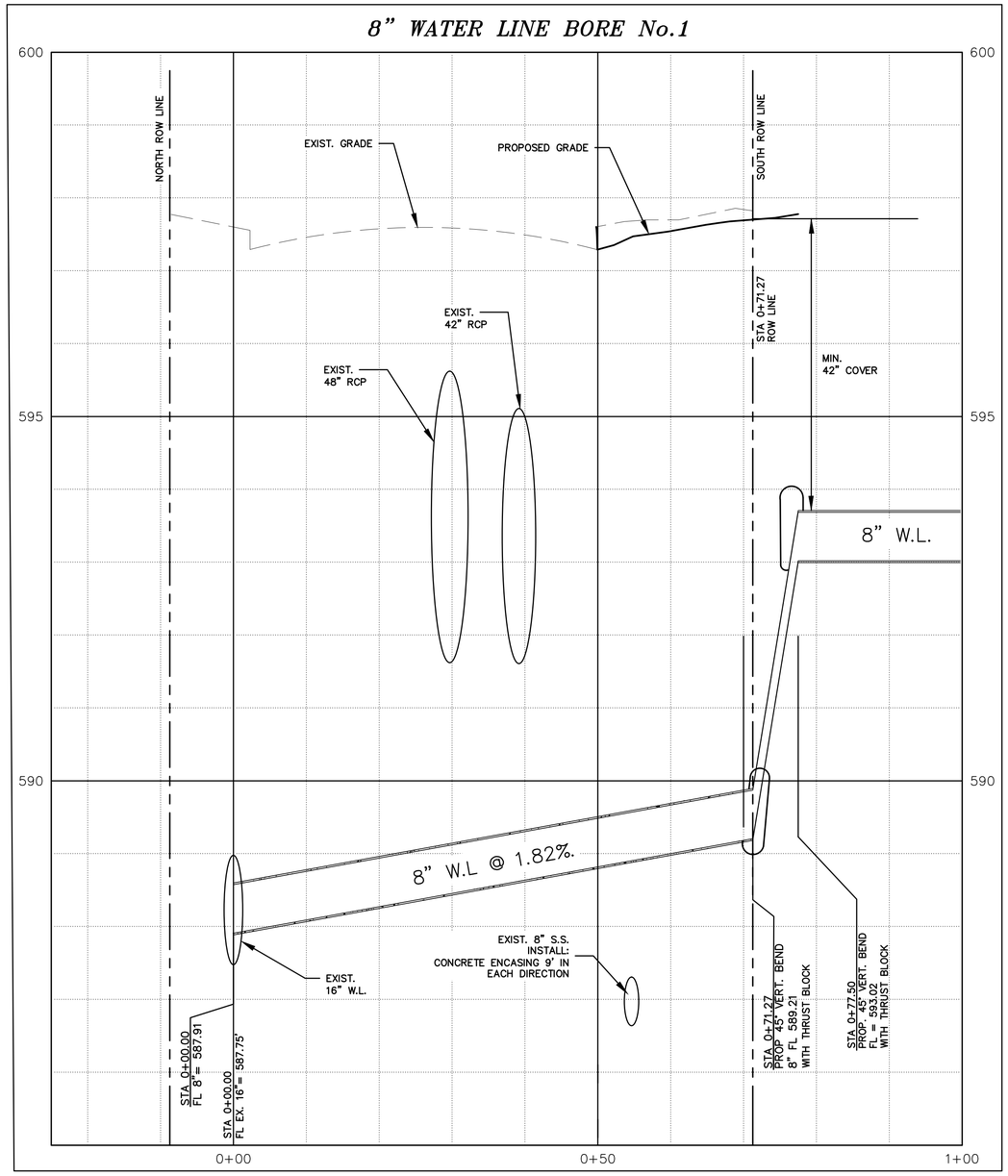
Sep 15, 2023 – 3:58pm

Z:\22–125 Classic Cars Rockwall\3 Design\3.2 CAD\3.2.3 Construction Plans (22x34)\C–09 UTILITY PLAN.dwg | UTILITY PLAN



8" WATER LINE BORE No.1





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DAVID GREGORY, P.E. TX 89296 03-06-25
EFRN F-21947

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INTERSTATE CLASSIC CARS
ROCKWALL, TEXAS

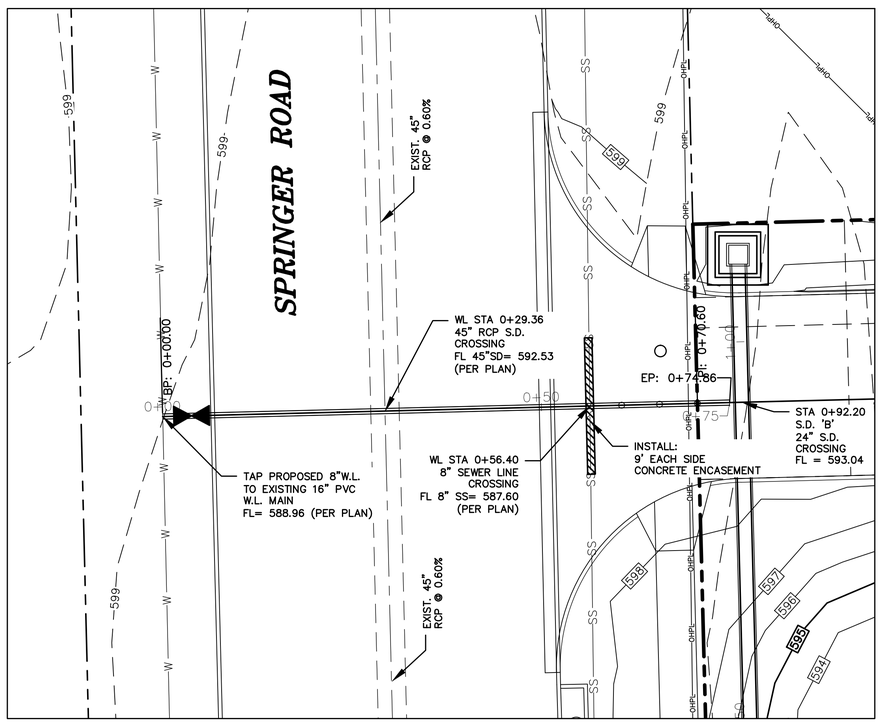
WATER PLAN & PROFILE (LINE 1)

STATE OF TEXAS
CHARLES C. CROOK
81913
LICENSED PROFESSIONAL ENGINEER
Sep 15, 2023

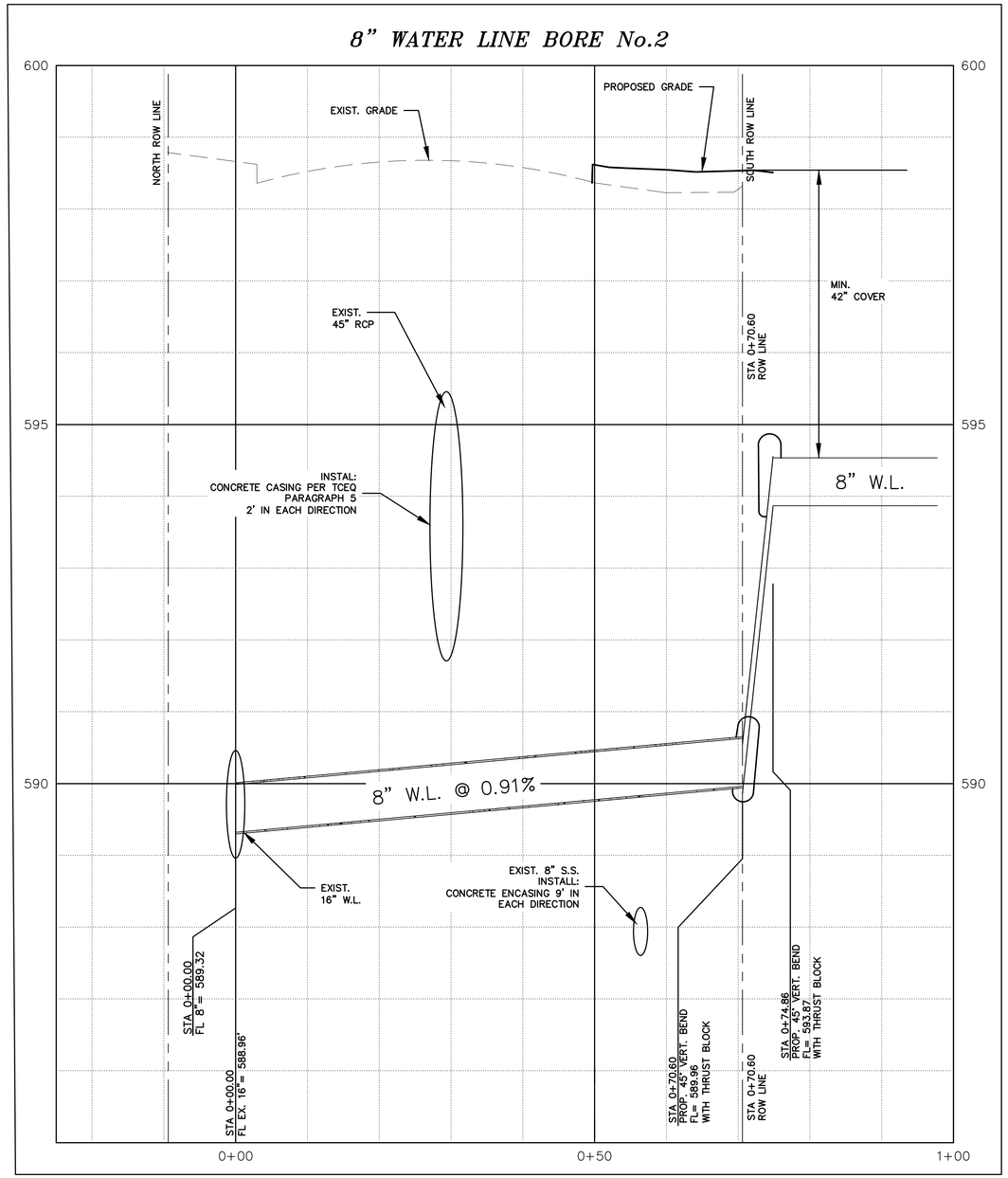
CCC JOB# 22-125

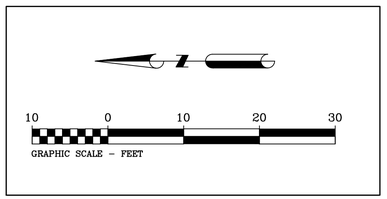
SHEET No.

C-13



8" WATER LINE BORE No.2





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DAVID GREGORY, P.E. TX 89296 03-06-25
EFRN F-21947

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CITY OF ROCKWALL
STANDARD DETAIL SHEETS
INCORPORATED HEREIN BY
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INTERSTATE CLASSIC CARS
ROCKWALL, TEXAS

WATER PLAN & PROFILE (LINE 2)

STATE OF TEXAS
CHARLES C. CROOK
81913
LICENSED
PROFESSIONAL ENGINEER

Sep 15, 2023

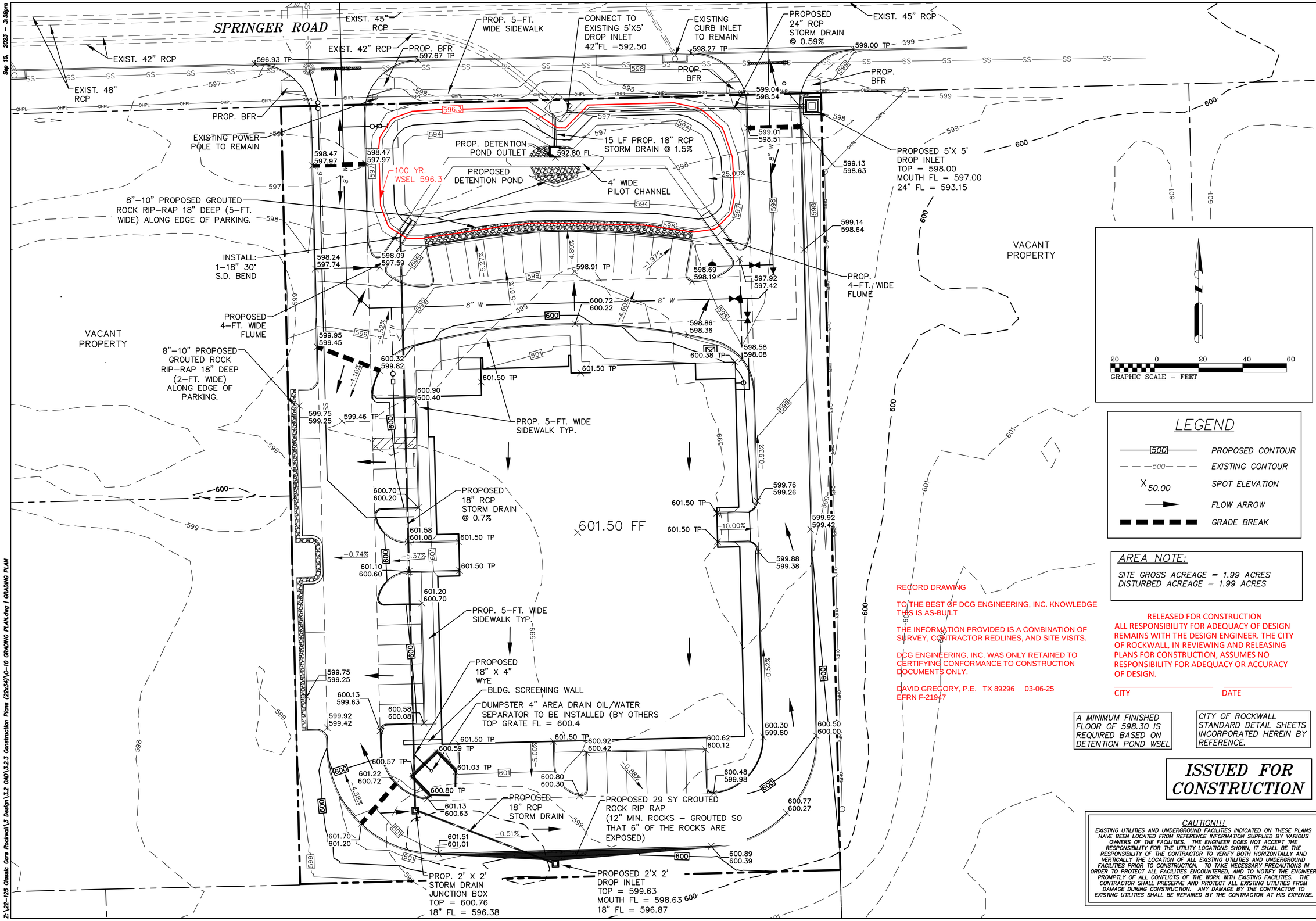
CCC JOB# 22-125

SHEET No.

C-14

Z:\22-125 Classic Cars Rockwall\3 Design\3.2 CAD\3.2.3 Construction Plans (22x34)\WATER BORING - PLAN & PROFILE.dwg | Plan & Profile (WL-2)

Sep 15, 2023 - 3:58pm



LEGEND

500	PROPOSED CONTOUR
500	EXISTING CONTOUR
X 50.00	SPOT ELEVATION
→	FLOW ARROW
	GRADE BREAK

AREA NOTE:

SITE GROSS ACREAGE = 1.99 ACRES
DISTURBED ACREAGE = 1.99 ACRES

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CITY _____ DATE _____

A MINIMUM FINISHED FLOOR OF 598.30 IS REQUIRED BASED ON DETENTION POND WSEL

CITY OF ROCKWALL STANDARD DETAIL SHEETS INCORPORATED HEREIN BY REFERENCE.

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NO.	REVISION	BY

INTERSTATE CLASSIC CARS ROCKWALL, TEXAS

GRADING PLAN

STATE OF TEXAS
CHARLES C. CROOK
81913
LICENSED PROFESSIONAL ENGINEER
Sep 15, 2023

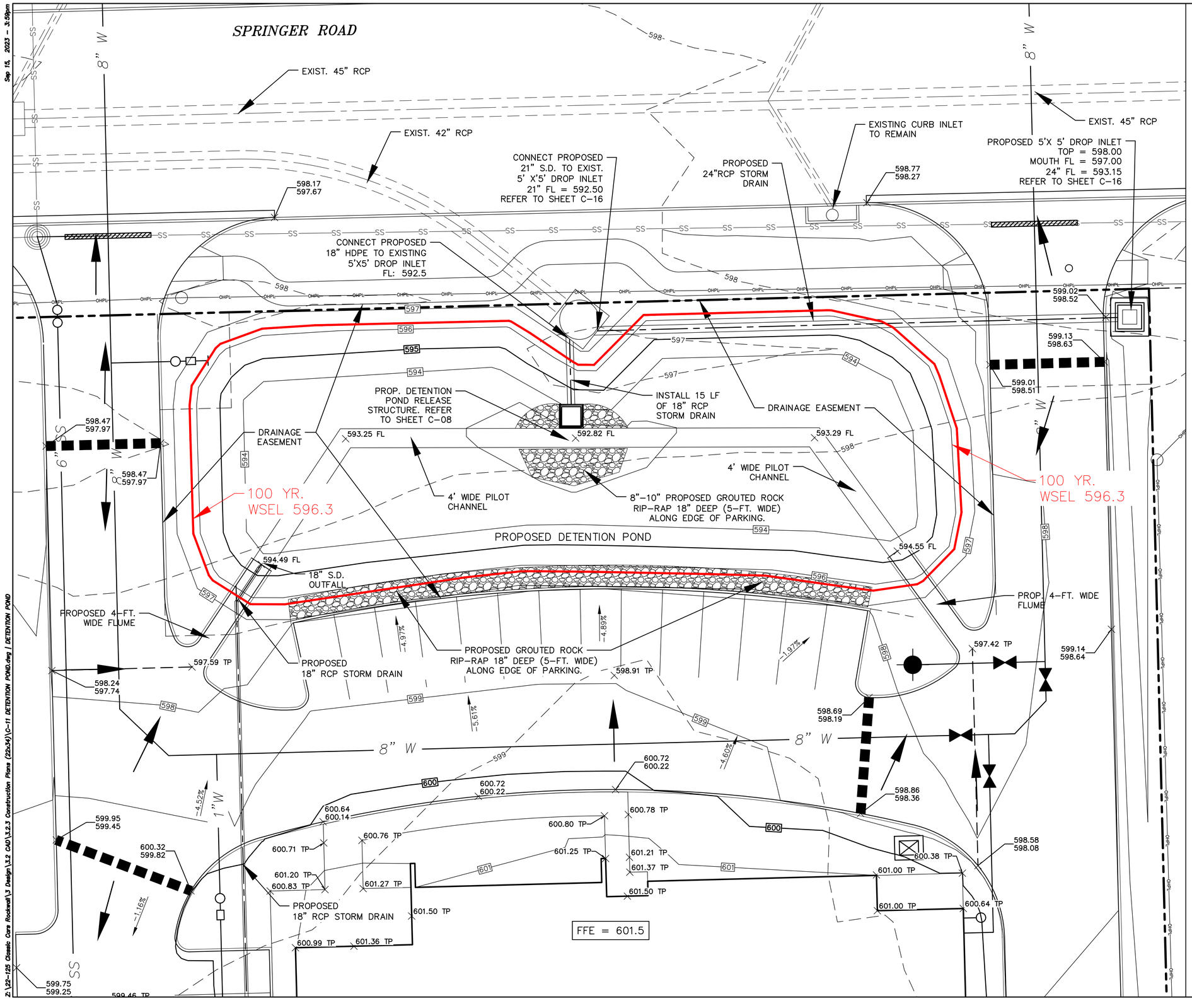
CCC JOB# 22-125

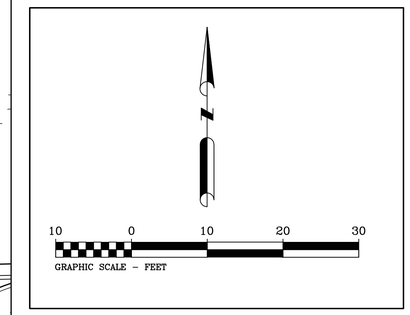
SHEET No.

C-15

Z:\22-125 Classic Cars Rockwall\3 Design\3.2 CAD\3.2.3 Construction Plans (22x34)\C-10 GRADING PLAN.dwg | GRADING PLAN

Sep 15, 2023 - 3:59pm





LEGEND

500	PROPOSED CONTOUR
500	EXISTING CONTOUR
X 50.00	SPOT ELEVATION
	FLOW ARROW
	GRADE BREAK

RECORD DRAWING

TO THE BEST OF DCG ENGINEERING, INC. KNOWLEDGE THIS IS AS-BUILT

THE INFORMATION PROVIDED IS A COMBINATION OF SURVEY, CONTRACTOR REDLINES, AND SITE VISITS.

DCG ENGINEERING, INC. WAS ONLY RETAINED TO CERTIFYING CONFORMANCE TO CONSTRUCTION DOCUMENTS ONLY.

DAVID GREGORY, P.E. TX 89296 03-06-25
EFRN F-21947

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

CITY OF ROCKWALL STANDARD DETAIL SHEETS INCORPORATED HEREIN BY REFERENCE.

ISSUED FOR CONSTRUCTION

CAUTION!!!

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CHARLES CROOK CONSULTING, INC.
FIRM REGISTRATION NO. F-10812
2400 HIGHWAY 287, SUITE 110
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817-453-1200 OFFICE
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www.CCrookConsulting.com

NO.	REVISION	BY

INTERSTATE CLASSIC CARS ROCKWALL, TEXAS

DETENTION POND

STATE OF TEXAS
CHARLES C. CROOK
81913
LICENSED PROFESSIONAL ENGINEER
Sep 15, 2023

CCC JOB# 22-125

SHEET No.

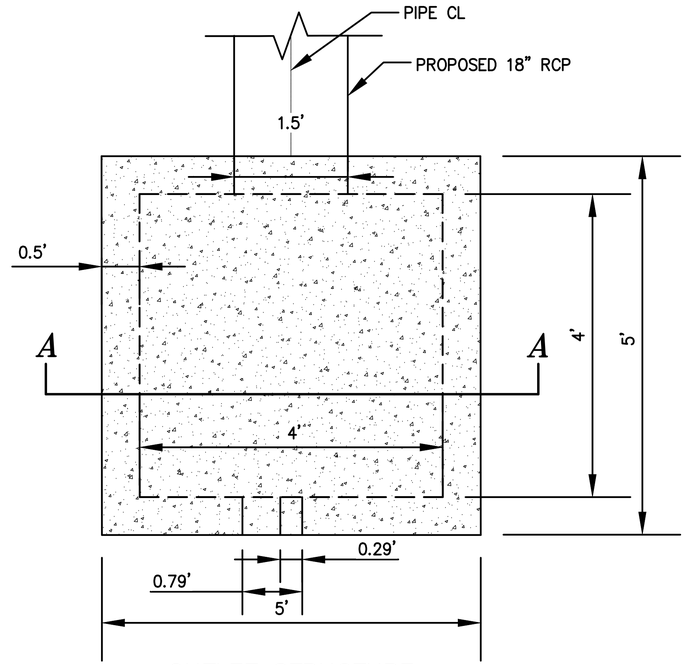
C-16

Sep 15, 2023 - 3:59pm

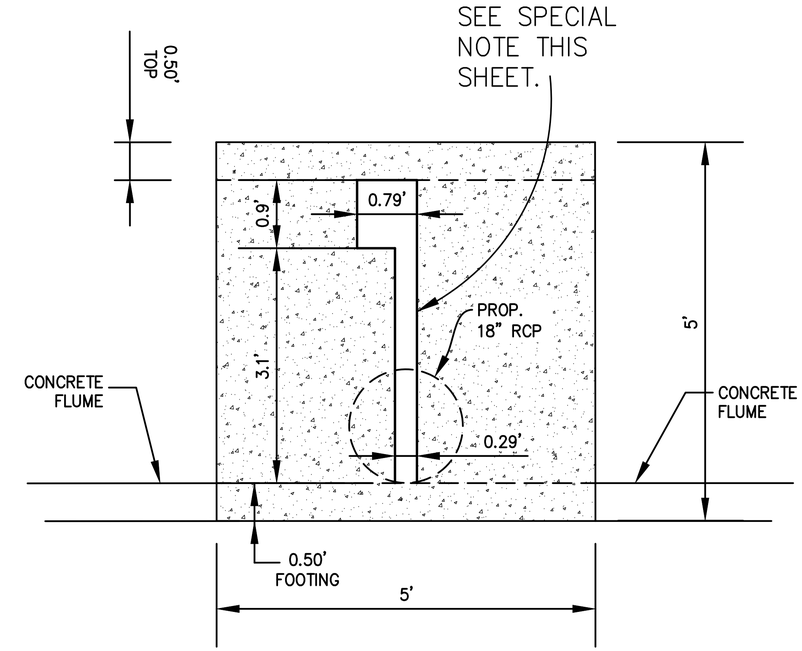
Z:\22-125 Classic Cars Rockwall\3 Design\3.2 CAD\3.2.3 Construction Plans (22x34)\C-11 DETENTION POND.dwg | DETENTION POND

SPECIAL NOTE

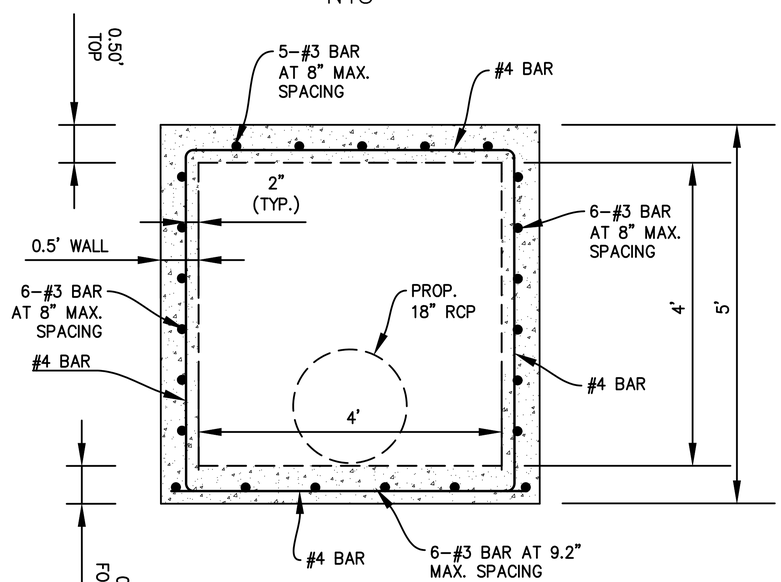
CONTRACTOR SHALL MANUFACTURE A WOODEN OR METAL FORM TO BE USED AS THE "LEAVE-OUT", WHICH PROVIDES THE EXACT DIMENSIONS SHOWN ON THIS SHEET FOR THE ENTRANCE ORIFICE.



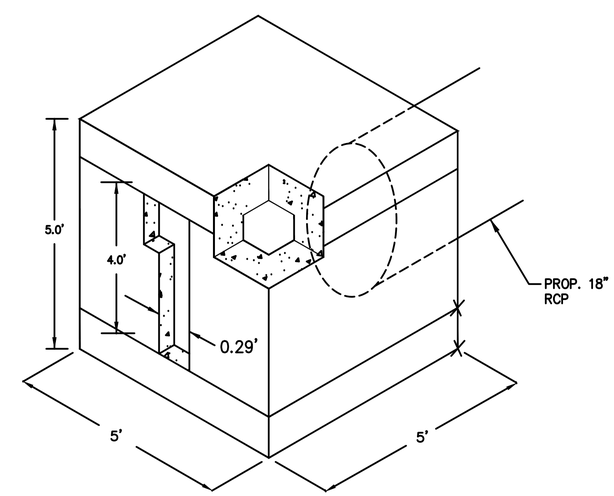
OUTLET STRUCTURE
TOP VIEW
NTS



OUTLET STRUCTURE
FRONT VIEW
NTS



OUTLET STRUCTURE
SECTION A-A
NTS



OUTLET STRUCTURE
ISOMETRIC VIEW
NTS

RECORD DRAWING

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CITY _____ DATE _____

CITY OF ROCKWALL STANDARD DETAIL SHEETS INCORPORATED HEREIN BY REFERENCE.

ISSUED FOR CONSTRUCTION

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INTERSTATE CLASSIC CARS
ROCKWALL, TEXAS

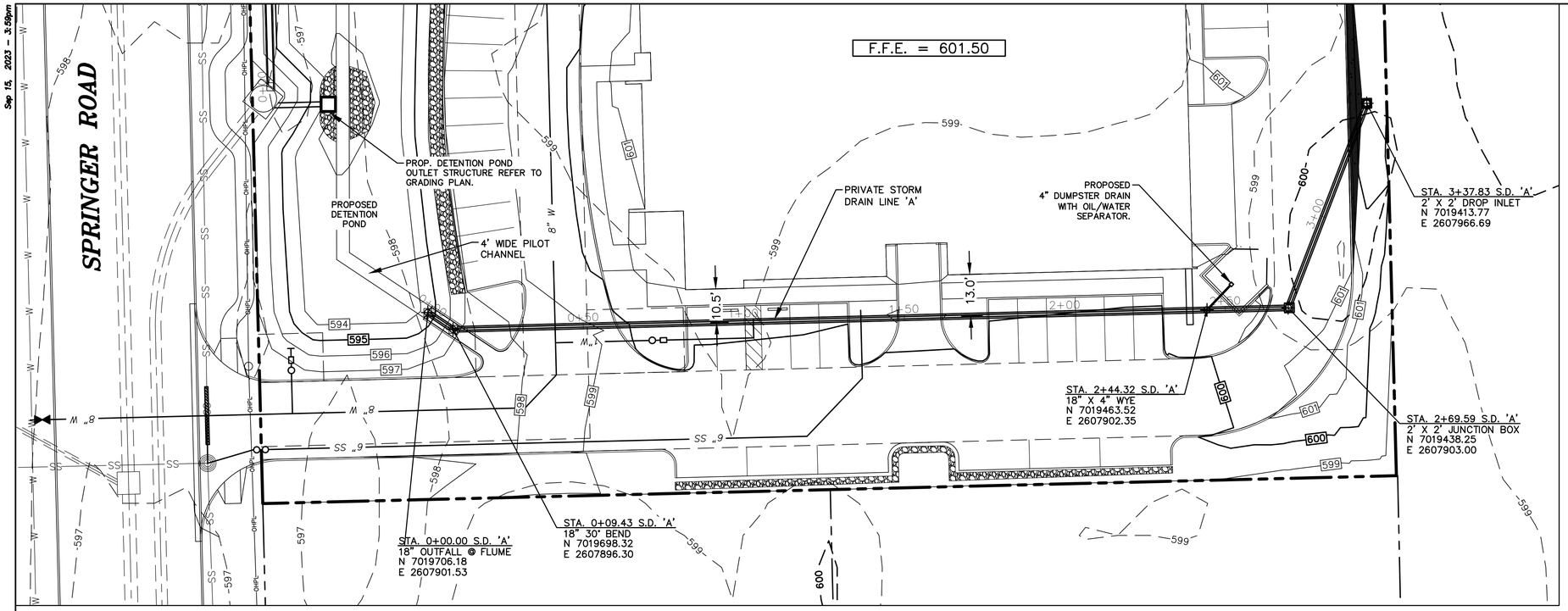
OUTLET STRUCTURE DETAIL

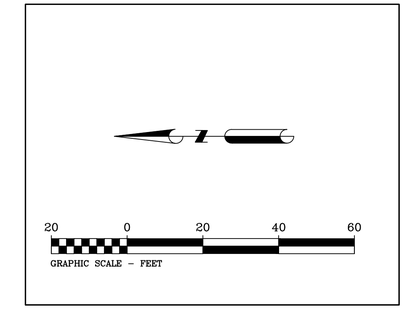
STATE OF TEXAS
CHARLES C. CROOK
81913
LICENSED PROFESSIONAL ENGINEER
Sep 15, 2023

CCC JOB# 22-125

SHEET No.

C-16A





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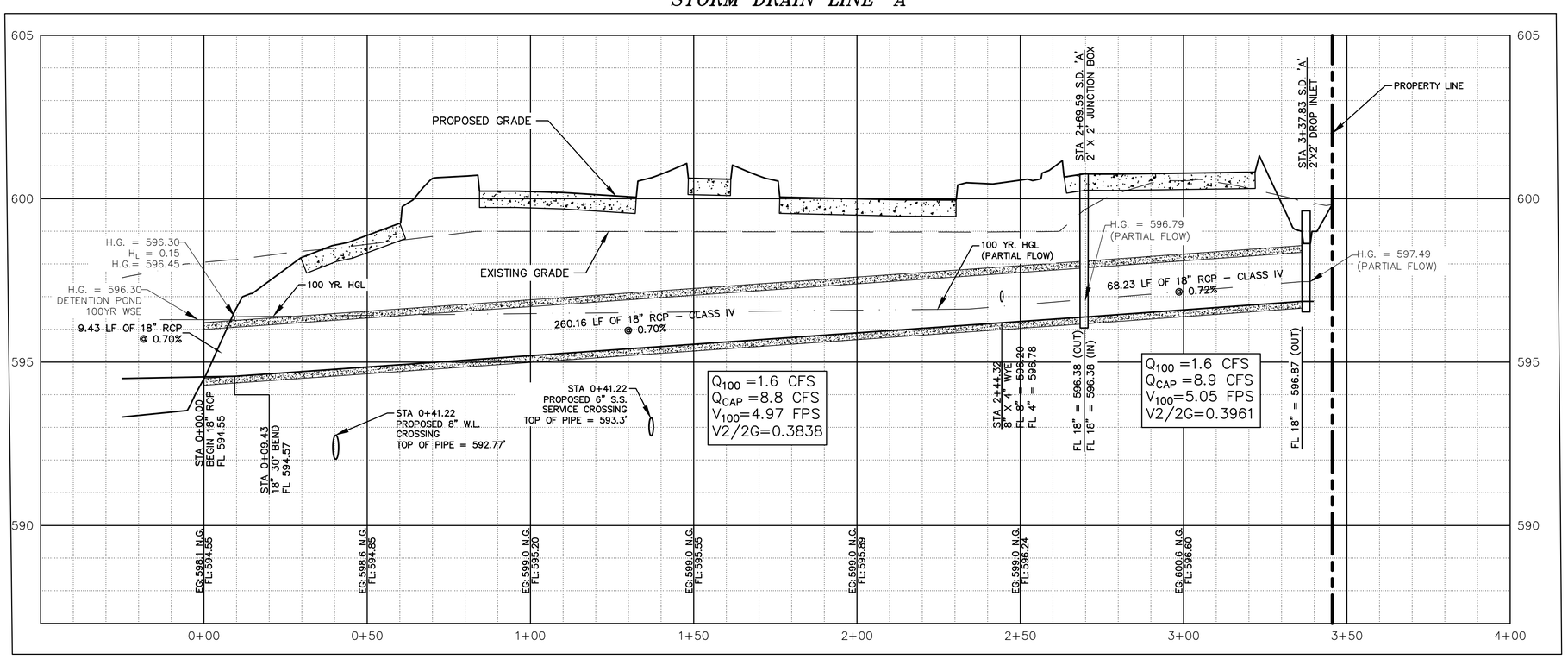
STORM DRAIN LINE 'A'



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INTERSTATE CLASSIC CARS
ROCKWALL, TEXAS

STORM DRAIN PLAN & PROFILE LINE 'A'

STATE OF TEXAS
CHARLES C. CROOK
81913
LICENSED PROFESSIONAL ENGINEER
Sep 15, 2023

CCC JOB# 22-125

SHEET No.
C-17

Sep 15, 2023 – 3:59pm
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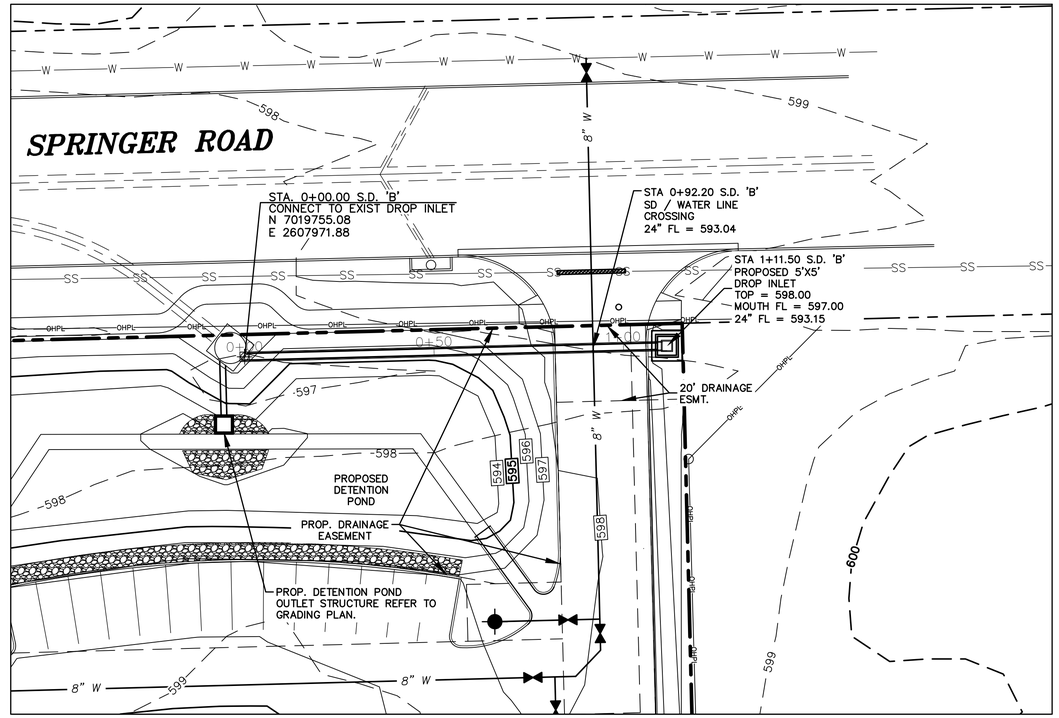

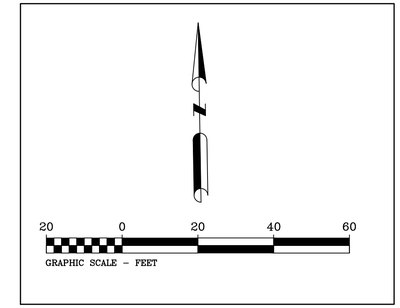

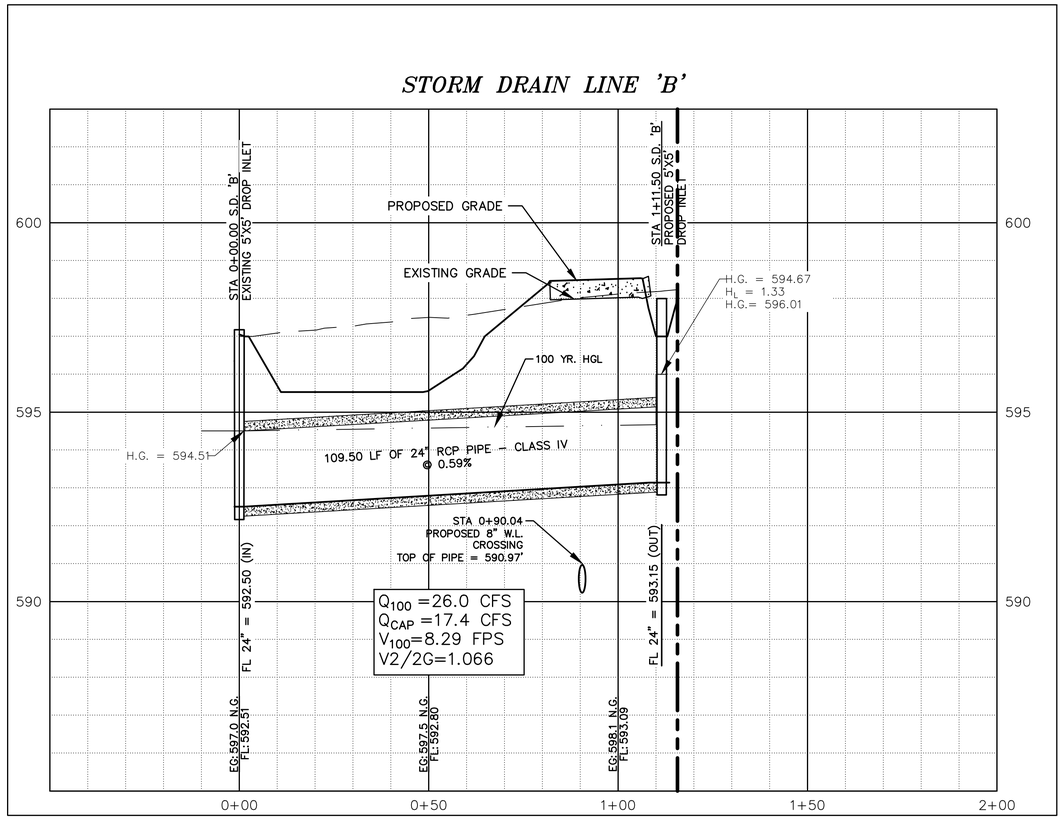

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CITY DATE

CITY OF ROCKWALL
STANDARD DETAIL SHEETS
INCORPORATED HEREIN BY
REFERENCE.

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MANSFIELD, TEXAS 76063
817-453-1200 OFFICE
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www.CCrookConsulting.com

NO.	REVISION	BY

INTERSTATE CLASSIC CARS
ROCKWALL, TEXAS

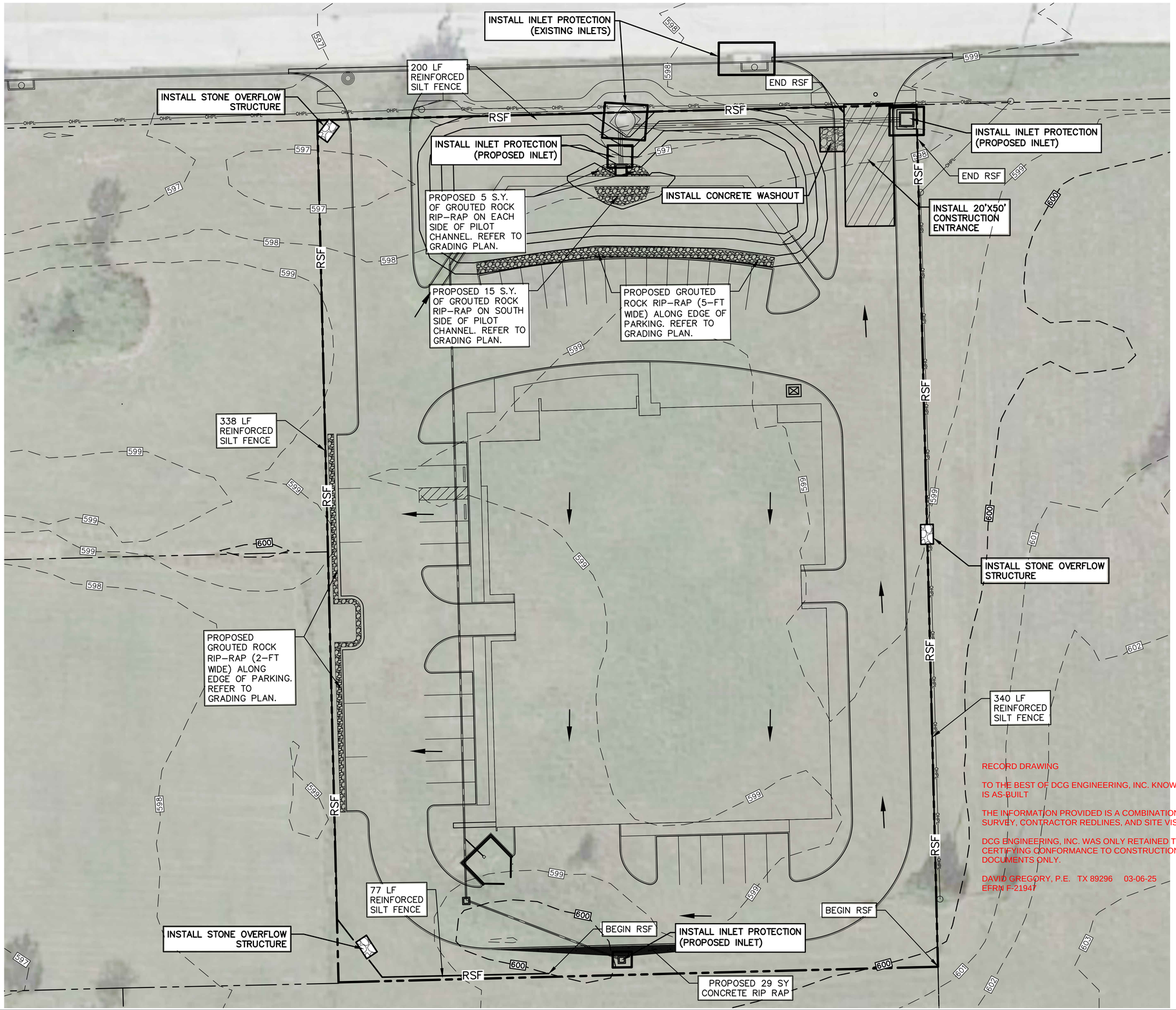
STORM DRAIN PLAN & PROFILE LINE 'B'

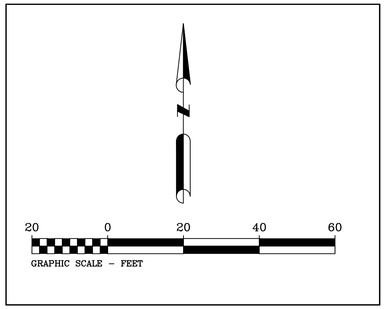
STATE OF TEXAS
CHARLES C. CROOK
81913
LICENSED PROFESSIONAL ENGINEER
Sep 15, 2023

CCC JOB# 22-125

SHEET No.
C-18

Z:\22-125 Classic Cars Rockwall\3 Design\3.2 CAD\3.2.3 Construction Plans (22x34)\C-12 C-13 STORM PLAN & PROFILE.dwg | Plan & Profile (S3-B)
Sep 15, 2023 - 3:59pm





LEGEND

→	FLOW ARROW
RSF	REINFORCED SILT FENCE
	STONE OVERFLOW STRUCTURE

AREA NOTE:

SITE GROSS ACREAGE = 1.99 ACRES
DISTURBED ACREAGE = 1.99 ACRES

OWNER:
JR FLEMING INVESTMENTS, LLC
PO BOX 1224
ROCKWALL, TEXAS 75087
CONTACT: JEFF FLEMING
PHONE: 214-505-9116
EMAIL: jfleming@interstateclassiccars.com

ARCHITECT:
DB CONSTRUCTORS, INC.
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TEXAS 76106
CONTACT: MATTHEW J. PETERSON, AIA
PHONE: 972-837-6244
EMAIL: matthew@dbconstructors.com

CIVIL ENGINEER:
CHARLES CROOK CONSULTING, INC.
2400 U.S. 287 FRONTAGE RD.
SUITE 110
MANSFIELD, TEXAS 76063
CONTACT: CHARLES C. CROOK, P.E.
PHONE: 817-453-1200
EMAIL: chuck@ccrookconsulting.com

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EFRM F-21941

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NO.	REVISION	BY

INTERSTATE CLASSIC CARS
ROCKWALL, TEXAS

EROSION CONTROL PLAN

STATE OF TEXAS
CHARLES C. CROOK
81913
LICENSED
PROFESSIONAL ENGINEER
Sep 15, 2023

CCC JOB# 22-125

SHEET No.
C-19

EROSION CONTROL NOTES

1. THE CONTRACTOR AND SUB–CONTRACTORS WORKING ON THIS SITE SHALL THOROUGHLY REVIEW AND UNDERSTAND THE APPLICABLE REGULATIONS UNDER SECTION 402 OF THE CLEAN WATER ACT (33 U.S.C. § 1251 et. seq.) AND CHAPTER 26 OF THE TEXAS WATER CODE REGARDING GENERAL PERMIT PROVISIONS TO DISCHARGE WASTE UNDER TPDES CONSTRUCTION GENERAL PERMIT NO. TXR150000 EFFECTIVE MARCH 5, 2018 BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY. REGULATIONS, PERMIT FORMS AND SUPPORT INFORMATION CAN BE OBTAINED BY CONTACTING THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) STORM WATER PROGRAM AT (512) 239–4671 OR "STORM WATER" ON THE TCEQ WEB SITE AT www.tceq.state.tx.us. ALL WORK PERFORMED ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

2. CONTRACTOR SHALL ENSURE THAT THE SITE DOES NOT LIE IN AN AREA, OR CONSIST OF CONSTRUCTION ACTIVITIES, FOR WHICH THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) IS THE PERMITTING AUTHORITY. IF THE SITE DOES LIE WITHIN AN AREA IN WHICH THE EPA IS THE PERMITTING AUTHORITY THEN THE CONTRACTOR SHALL OBTAIN A CONSTRUCTION GENERAL PERMIT IN ACCORDANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES).

3. THE CONTRACTOR SHALL BE CLASSIFIED AS AN OPERATOR IN ACCORDANCE WITH PART I, SECTION B OF TXR150000. THE CONTRACTOR SHALL ALSO ENSURE THAT THE OWNER OF THE PROJECT IS CLASSIFED AS AN OPERATOR FOR ALL PERMITS ASSOCIATED WITH THE PROJECT.

4. THE CONTRACTOR SHALL CREATE A STORM WATER POLLUTION PREVENTION PLAN (SWP3), ENTITLED "STORM WATER POLLUTION PREVENTION PLAN TO SERVE Behavioral Health Fort Worth", IN ACCORDANCE WITH TXR150000 EFFECTIVE MARCH 5, 2018 PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, AND SHALL HAVE, AT A MINIMUM, THE ITEMS NOTED BELOW:

   A. A LIST OF THE OPERATORS AND ANY OTHER CONTACT PERSONS, INCLUDING NAME, ADDRESS, AND PHONE NUMBERS.

   B. A DESCRIPTION OF THE NATURE OF THE CONSTRUCTION ACTIVITY.

   C. A LIST OF POTENTIAL POLLUTANTS AND THEIR SOURCES.

   D. A DESCRIPTION OF BOTH THE INTENDED SCHEDULE OF ACTIVITIES THAT WILL AFFECT SOILS ON MAJOR PORTIONS OF THE SITE AS WELL AS THE ACTUAL DATES WHEN THE WORK WAS PERFORMED.

   E. THE TOTAL NUMBER OF ACRES OF THE ENTIRE PROPERTY, THE TOTAL NUMBER OF ACRES WHERE CONSTRUCTION ACTIVITIES WILL OCCUR (THIS INCLUDES OFF–SITE STAGING AND STORAGE AREAS AUTHORIZED UNDER THE NOI).

   F. DATA DESCRIBING THE SOIL OR THE QUALITY OF THE DISCHARGE FROM THE SITE.

   G. A MAP SHOWING THE GENERAL LOCATION OF THE SITE.

   H. PLAN SHEETS INCLUDING, BUT NOT LIMITED TO, SHEET 1 (EROSION CONTROL NOTES), SHEET 2 (EROSION CONTROL PLAN).

   I. A DETAILED SITE MAP (OR MAPS) INDICATING:

      i. LOCATIONS OF ALL OFF–SITE CONSTRUCTION SUPPORT ACTIVITY LOCATIONS SPECIFICALLY AUTHORIZED UNDER THE PROJECT NOI.

      ii. VEHICLE WASH AREAS.

   J. A DESCRIPTION OF ALL SUPPORT ACTIVITIES WITH LOCATIONS AS AUTHORIZED BY THE CONTRACTOR'S NOI.

   K. THE NAME OF THE RECEIVING WATER BODY AT OR NEAR THE SITE THAT WILL RECEIVE DISCHARGES FROM DISTURBED AREAS OF THE PROPERTY.

   L. A COPY OF TXR150000.

   M. A COPY OF THE NOTICE OF INTENT (NOI), ALL SUBSEQUENT NOTICES OF CHANGES (NOCs), AND THE NOTICE OF TERMINATION (NOT) FILED IN RELATION TO THE PROJECT.

   N. A COPY OF ALL INSPECTION REPORTS CREATED PURSUANT TO NOTE 7 BELOW.

   O. DETAILS SHOWING THE DESIGN OF EROSION AND SEDIMENT CONTROL MEASURES TO BE UTILIZED ON–SITE.

   A COMPLETE COPY OF THE SWP3 SHALL BE AVAILABLE UPON REQUEST TO ANY FEDERAL, STATE, OR LOCAL AGENCY THAT APPROVES SEDIMENT CONTROL, GRADING, OR DRAINAGE PLANS.

5. EROSION PROTECTION DEVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FORT WORTH CITY STANDARDS, UNLESS SPECIFICALLY SUPERCEDED BY DETAILS IN THIS PLAN.

6. THE CONTRACTOR OR HIS DESIGNEE SHALL POST, OR HAVE POSTED, IN A PROMINENT LOCATION AT THE ENTRANCE OF THE PROJECT, THE NOI AND THE CONSTRUCTION SITE NOTICE. FOR LINEAR CONSTRUCTION PROJECTS, THE NOI AND CONSTRUCTION SITE NOTICE SHALL BE POSTED NEAR WHERE CONSTRUCTION IS ACTIVELY UNDERWAY; THIS MAY REQUIRE THAT THE NOI AND CONSTRUCTION SITE NOTICE BE MOVED DURING THE COURSE OF THE PROJECT.

7. THE CONTRACTOR OR HIS DESIGNEES SHALL PERFORM AN INSPECTION OF ALL STORM WATER POLLUTION PREVENTION DEVICES USED ON THE SITE EVERY 14 DAYS OR WITHIN 24 HOURS OF A RAINFALL EVENT THAT EXCEEDS 0.5 INCHES IN ORDER TO DETERMINE IF MAINTENANCE OF THE DEVICES IS REQUIRED. RESULTS OF SUCH INSPECTIONS SHALL BE INCLUDED IN THE SWP3. AN ALTERNATIVE INSPECTION SCHEDULE IN ACCORDANCE TXR150000 PART III § F(7)(a) MAY BE DEVELOPED BY THE CONTRACTOR DURING "WET" SEASONS.

   PERIODIC INSPECTION REPORTS SHALL INCLUDE:

   A. THE LOCATIONS OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS.

   B. THE LOCATIONS OF THE EROSION PROTECTION DEVICES THAT NEED TO BE MAINTAINED.

   C. THE LOCATIONS OF EROSION PROTECTION DEVICES THAT HAVE FAILED TO OPERATE AS DESIGNED OR ARE INADEQUATE FOR A PARTICULAR LOCATION.

   D. ANY LOCATIONS WHERE ADDITIONAL EROSION CONTROL DEVICES ARE NEEDED.

8. THE CONTRACTOR OR HIS DESIGNEES SHALL KEEP ALL PROTECTIVE MEASURES IDENTIFIED IN THE SWP3 IN EFFECTIVE WORKING CONDITION. IF THE CAPACITY OF A PROTECTIVE MEASURE HAS BEEN REDUCED BY 50%, THEN THE CONTRACTOR SHALL REMOVE THE TRAPPED SEDIMENT AS SOON AS PRACTICAL. ANY BUILDUP OF SEDIMENT THAT ACCUMULATES OFF SITE SHALL BE REMOVED BY THE CONTRACTOR AS SOON AS PRACTICAL.

9. THE CONTRACTOR OR HIS DESIGNEES SHALL INITIATE PERMANENT STABILIZATION OF THE DISTURBED AREAS OF THE SITE WITHIN 14 DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES. IF PERMANENT STABILIZATION IS NOT REQUIRED, THEN THE CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION CONTROL DEVICES AS NECESSARY TO MINIMIZE SEDIMENT RUNOFF. PERMANENT STABILIZATION OF THE DISTURBED AREAS SHALL NOT BE REQUIRED IF EITHER OF THE FOLLOWING CONDITIONS ARE MET:

   A. PERMANENT STABILIZATION MEASURES CANNOT BE INITIATED DUE TO EITHER FROZEN OR ARID CONDITIONS IN WHICH A STAND OF GRASS CAN NOT BE ESTABLISHED.

   B. THE CESSATION OF CONSTRUCTION ACTIVITIES IS TEMPORARY AND WILL BE RESUMED WITHIN 21 DAYS.

10. THE CONTRACTOR AND HIS DESIGNEES SHALL MAINTAIN A COPY OF THE SWP3 FOR THREE YEARS AFTER THE SUBMITTAL OF THE NOTICE OF TERMINATION.

11. ADDITIONAL PERMITTING AND RECORD KEEPING MAY BE NECESSARY IF THE CONTRACTOR INTENDS TO USE A CONCRETE BATCH PLANT ON THIS PROJECT. IF A BATCH PLANT IS REQUIRED THEN THE ADDITIONAL COST TO PERMIT THE BATCH PLANT SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

12. SITE LOCATION:

    SITE IS GENERALLY LOCATED AT 32°54'29" N, 96°24'58" W

13. AREA ESTIMATES:

    TOTAL AREA ONSITE: 2.0 ACRES
    ESTIMATED DISTURBED AREA ON–SITE: 2.0 ACRES
    ESTIMATED DISTURBED AREA OFF–SITE: 0 ACRES

14. ESTIMATED RUNOFF COEFFICIENT AFTER CONSTRUCTION IS COMPLETED:

    UNDEVELOPED C = 0.35
    DEVELOPED C = 0.90

15. SOIL TYPE AT SITE:

    HOUSTON BLACK CLAY, 1 TO 3 PERCENT SLOPES ACCORDING TO THE WEB SOIL SURVEY CREATED BY USDA.

16. RECEIVING WATER BODY DESCRIPTION:

    SUB–WATERSHED: LONG BRANCH BUFFALO CREEK; WATERSHED: DUCK CREEK EAST FORK TRINITY RIVER

17. WETLANDS ACREAGE AND ENDANGERED SPECIES INVENTORY:

    THERE ARE NO KNOWN WETLANDS NOR ENDANGERED SPECIES ON THE SITE.

RECORD DRAWING

TO THE BEST OF DCG ENGINEERING, INC. KNOWLEDGE THIS IS AS-BUILT

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DCG ENGINEERING, INC. WAS ONLY RETAINED TO CERTIFYING CONFORMANCE TO CONSTRUCTION DOCUMENTS ONLY.

DAVID GREGORY, P.E. TX 89296 03-06-25
EFRN F-21947

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

CITY OF ROCKWALL STANDARD DETAIL SHEETS INCORPORATED HEREIN BY REFERENCE.

ISSUED FOR CONSTRUCTION

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NO.	REVISION	BY

INTERSTATE CLASSIC CARS
ROCKWALL, TEXAS

EROSION CONTROL NOTES

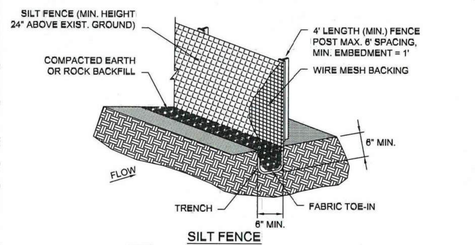
STATE OF TEXAS
CHARLES C. CROOK
81913
LICENSED
PROFESSIONAL ENGINEER

Sep 15, 2023

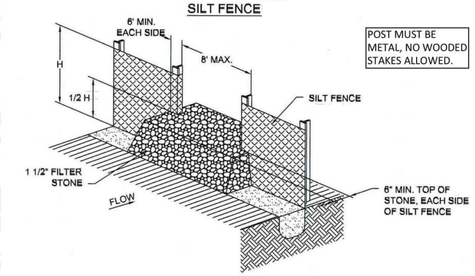
CCC JOB# 22–125

SHEET No.

C–20



SILT FENCE



POST MUST BE METAL, NO WOODED STAKES ALLOWED.

STONE OVERFLOW STRUCTURE

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

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

SILT FENCE GENERAL NOTES:

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.

2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

5. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

6. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.

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

8. FILTER STONE SHALL BE WRAPPED IN FILTER FABRIC AND BURIED SIX (6") INCHES MINIMUM.

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

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

ROCK CHECK DAM GENERAL NOTES:

1. STONE SHALL BE WELL GRADED WITH SIZE RANGE FROM 1½ TO 3½ INCHES IN DIAMETER DEPENDING ON EXPECTED FLOWS.

2. THE CHECK DAM SHALL BE INSPECTED AS SPECIFIED IN THE SWPPP AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

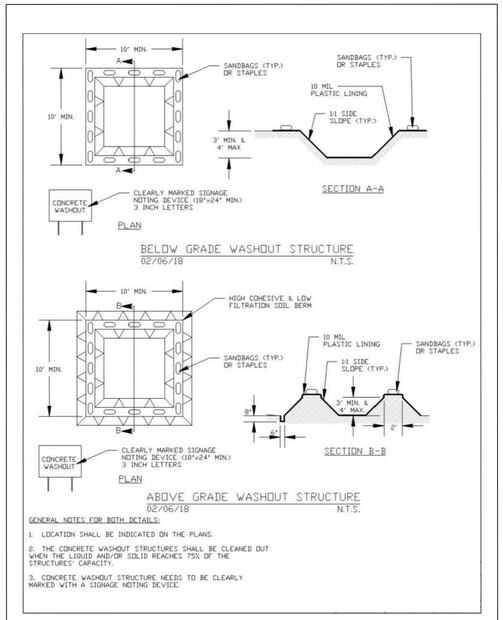
3. WHEN SILT REACHES A DEPTH EQUAL TO ONE–THIRD OF THE HEIGHT OF THE CHECK DAM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.

4. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED, THE CHECK DAM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

5. FILTER STONE SHALL BE WRAPPED IN APPROPRIATE SIZED WIRE MESH TO CONTAIN STONE AND BURIED SIX (6") INCHES MINIMUM.

ROCK CHECK DAM	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 202.9 *	
		DATE Mar. 2018	STANDARD DRAWING NO. R-1060B

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

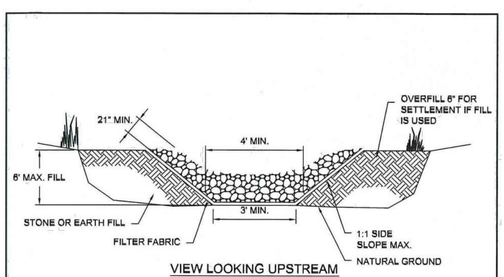


GENERAL NOTES FOR BOTH DETAILS:

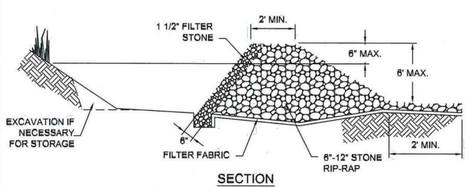
1. LOCATION SHALL BE INDICATED ON THE PLANS.

2. THE CONCRETE WASHOUT STRUCTURES SHALL BE CLEANED OUT WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES' CAPACITY.

3. CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARLY MARKED WITH A SIGNAGE NOTING DEVICE.



VIEW LOOKING UPSTREAM

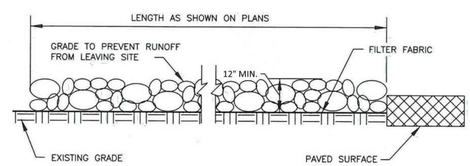


SECTION

NOTE: FILTER STONE SHALL BE WRAPPED IN APPROPRIATE SIZED WIRE MESH TO CONTAIN STONE.

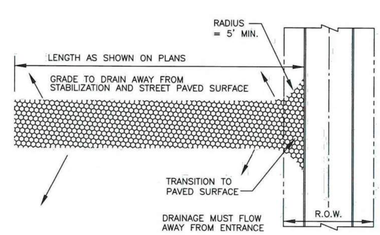
STONE OUTLET SEDIMENT TRAP	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 202.12 *	
		DATE Mar. 2018	STANDARD DRAWING NO. R-1090

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



PROFILE VIEW

N.T.S.



PLAN VIEW

N.T.S.

Note: No crushed concrete or recycled concrete allowed.

STABILIZED CONSTRUCTION ENTRANCE	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 202.11 *	
		DATE Mar. 2018	STANDARD DRAWING NO. R-1070A

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

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. STONE SHALL BE 4 TO 6 INCH DIAMETER COARSE AGGREGATE.

2. MINIMUM LENGTH SHALL BE 50 FEET AND WIDITH SHALL BE 20 FEET.

3. THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.

4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.

5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.

7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

8. PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.

9. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.

10. NO CRUSHED OR RECYCLED CONCRETE ALLOWED.

STABILIZED CONSTRUCTION ENTRANCE	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 202.11 *	
		DATE Mar. 2018	STANDARD DRAWING NO. R-1070B

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

RECORD DRAWING

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CITY DATE

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NO.	REVISION	BY

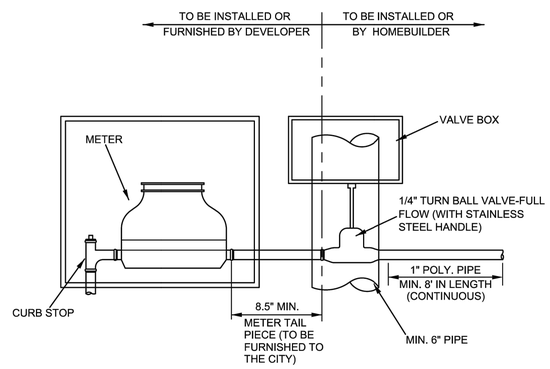
INTERSTATE CLASSIC CARS
ROCKWALL, TEXAS

EROSION CONTROL DETAILS

STATE OF TEXAS
CHARLES C. CROOK
81913
LICENSED
PROFESSIONAL ENGINEER
Sep 15, 2023

CCC JOB# 22-125

SHEET No.
C-21



NOTE:

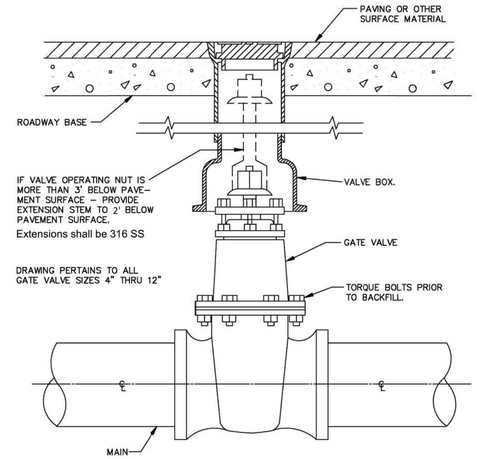
VALVE BOX TO BE TRAFFIC RATED IF UNDER PAVING.

SINGLE SERVICE METER TAIL CONNECTION
NOT TO SCALE

WATER METER DETAIL	CITY OF ROCKWALL		
SINGLE SERVICE		DATE AUG. '15	DRAWING NO. R-4145

NOTE:

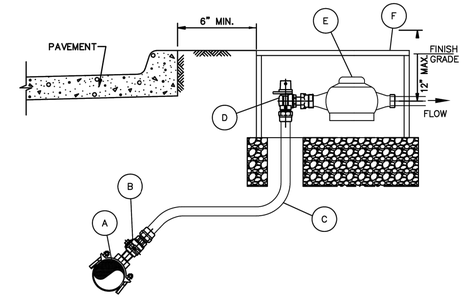
IN UNPAVED AREAS, INSTALL 2' x 2' x 6" CONCRETE VALVE PAD FLUSH WITH THE TOP OF VALVE BOX. REINFORCE WITH #3 BARS ON 6" CENTERS BOTH WAYS.



GATE VALVE BOX AND EXTENSION STEM
N.T.S.

GATE VALVE 4" TO 12"	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 502.6.6*	
BOX & EXTENSION STEM		DATE AUG. '19	STANDARD DRAWING NO. R-4050

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



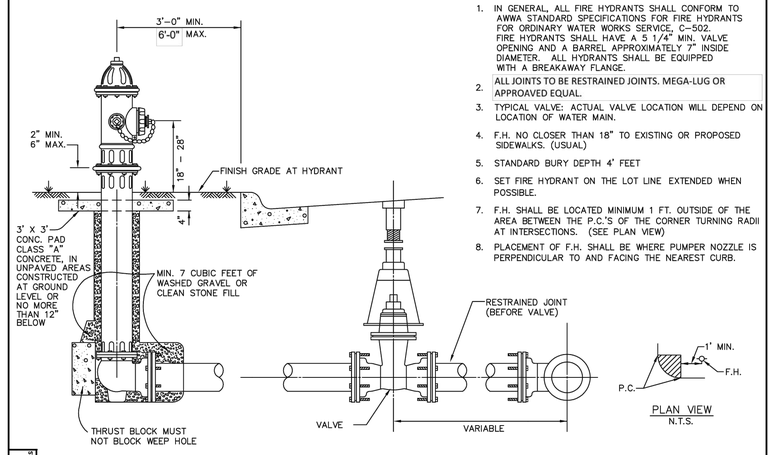
NOTES:

1. SERVICE PIPE SHALL BE 1" OR 2" SEAMLESS 250 PSI BLUE COLORED POLYETHYLENE ASTM D2737, SDR 9, CTS WATER SERVICE PIPE, NSF61 APPROVED.
2. TOP OF METER BOXES SHALL BE 1" ABOVE FINISHED GRADE.
3. METER BOX SHALL HAVE A MINIMUM OF 6" OF GRAVEL BENEATH METER BOX AS ILLUSTRATED.
4. LOCATION OF THE METER BOX SHALL BE LOCATED TO ALLOW 6" CLEARANCE FROM CURB.

MATERIAL LIST:

A. SERVICE SADDLE SHALL BE BRASS WITH DOUBLE BRONZE FLATTENED STRAPS OR STAINLESS STEEL DOUBLE BOLT WIDE STRAPS. NO BANDED OR HINGED STRAPS SHALL BE ALLOWED. SERVICE SADDLES SHALL MEET AWWA/CC TAPPING OUTLET (TAPERED THREADS) REQUIREMENTS. ALL SERVICE SADDLES SHALL BE PER APPROVED WATER MATERIALS LIST.
B. 1" OR 2" CORPORATION STOP PER APPROVED WATER MATERIALS LIST.
C. 1" OR 2" SERVICE PIPE SHALL BE SEAMLESS 250 PSI BLUE COLORED POLYETHYLENE ASTM D2737, SDR9, CTS WATER SERVICE PIPE, NSF61 APPROVED.
D. 1" OR 2" LOCKING ANGLE METER VALVE (STOP) PER APPROVED WATER MATERIALS LIST.
E. WATER METERS CENTERED IN BOX AS ILLUSTRATED.
F. ROUND METER BOX PER APPROVED WATER MATERIALS LIST.

WATER SERVICE INSTALLATION	CITY OF ROCKWALL		
1" OR 2" LINE		DATE AUG '19	DRAWING NO. R-4130



NOTES:

1. IN GENERAL, ALL FIRE HYDRANTS SHALL CONFORM TO AWWA STANDARD SPECIFICATIONS FOR FIRE HYDRANTS FOR ORDINARY WATER WORKS SERVICE, C-502. FIRE HYDRANTS SHALL HAVE A 5 1/4" MIN. VALVE OPENING AND A BARREL APPROXIMATELY 7" INSIDE DIAMETER. ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKAWAY FLANGE.
2. ALL JOINTS TO BE RESTRAINED JOINTS. MEGA-LUG OR APPROAVED EQUAL.
3. TYPICAL VALVE: ACTUAL VALVE LOCATION WILL DEPEND ON LOCATION OF WATER MAIN.
4. F.H. NO CLOSER THAN 18" TO EXISTING OR PROPOSED SIDEWALKS. (USUAL)
5. STANDARD BURY DEPTH 4' FEET
6. SET FIRE HYDRANT ON THE LOT LINE EXTENDED WHEN POSSIBLE.
7. F.H. SHALL BE LOCATED MINIMUM 1 FT. OUTSIDE OF THE AREA BETWEEN THE P.C.'S OF THE CORNER TURNING RADII AT INTERSECTIONS. (SEE PLAN VIEW)
8. PLACEMENT OF F.H. SHALL BE WHERE PUMPER NOZZLE IS PERPENDICULAR TO AND FACING THE NEAREST CURB.

PLAN VIEW
N.T.S.

STANDARD DRAWING NO. R-4120

FIRE HYDRANT	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 502.3	
INSTALLATION		DATE Aug. 2019	STANDARD DRAWING NO. R-4120

RECORD DRAWING

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DAVID GREGORY, P.E. TX 89296 03-06-25
EFRN F-21947

CITY OF ROCKWALL STANDARD DETAIL SHEETS INCORPORATED HEREIN BY REFERENCE.

ISSUED FOR CONSTRUCTION

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NO.	REVISION	BY

INTERSTATE CLASSIC CARS
ROCKWALL, TEXAS

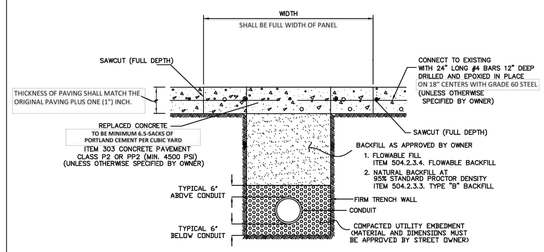
CITY DETAILS (WATER)

STATE OF TEXAS
CHARLES C. CROOK
81913
LICENSED PROFESSIONAL ENGINEER
Sep 15, 2023

CCC JOB# 22-125

SHEET No.
C-22

GENERAL NOTE: CHECK WITH STREET OWNER FOR SPECIFIC REQUIREMENTS NOT CONTAINED HEREIN



CONCRETE PAVEMENT

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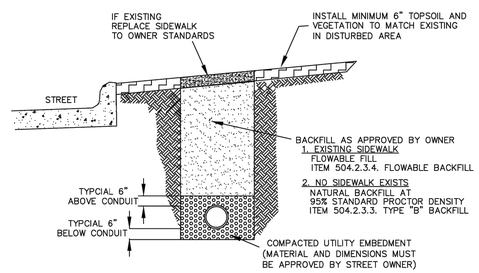
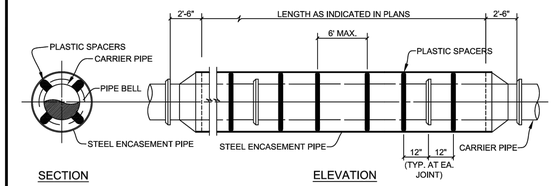


STREET PARKWAY

N.T.S.

PAVEMENT CUT AND REPAIR	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 402	
CONCRETE AND PARKWAY		DATE Mar. 2018	STANDARD DRAWING NO. R-3070A

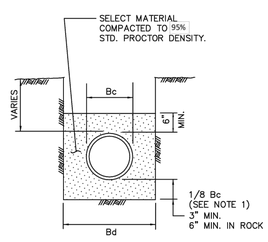


ENCASED ROAD BORE

NO SCALE

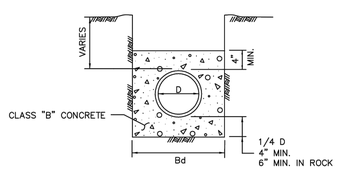
NOTES:
1) ALL BORES BY CONTRACTOR SHALL BE DRY BORES.
2) PREFABRICATED PLASTIC SPACERS SHALL BE RACI NORTH AMERICA OR APPROVED EQUAL. FOR THE SPECIFIC APPLICATION AS RECOMMENDED BY THE MANUFACTURER.
3) CONTRACTOR SHALL PROVIDE SUPPORT UNDER CARRIER PIPE TO HAVE A MIN. 1" CLEARANCE BETWEEN PIPE BELL AND ENCASEMENT PIPE.
4) ENDS OF ENCASEMENT PIPE SHALL HAVE END SEALS INSTALLED PER MANUFACTURER'S REQUIREMENTS. END SEALS SHALL BE CCI MODEL ESW WRAP-AROUND BY CCI PIPELINE SYSTEMS OR APPROVED EQUAL.
5) THE DESIGN ENGINEER SHALL DESIGN THE MINIMUM THICKNESS OF THE ENCASEMENT PIPE. DESIGN WILL NEED TO INCLUDE DEAD LOADING BASED ON THE HEIGHT OF COVER AND HS-20 LOADINGS FOR ROADWAY CROSSINGS AND E-80 LOADINGS FOR RAILROAD CROSSINGS.
6) STEEL ENCASEMENT PIPE SHALL CONFORM TO AWWA C-200. PIPE SHALL BE FABRICATED IN ACCORDANCE WITH ASTM A-570 FROM STEEL PLATES HAVING MINIMUM YIELD STRENGTH 36,000 PSI.
7) STEEL ENCASEMENT PIPE SHALL BE PAINTED INSIDE AND OUTSIDE WITH TWO COATS OF TNEMEC, HB TNEMECOL, SERIES 46+465 COAL TAR, OR CITY APPROVED EQUIVALENT PRIOR TO DELIVERY TO THE JOB SITE. MINIMUM COATING INSIDE AND OUTSIDE SHALL BE 12+MILS DRY FILM THICKNESS (DFT) PER EACH COAT.
8) ENCASEMENT PIPE SHALL BE FEILD WELDED IN ACCORDANCE WITH AWWA C-206. WELDED JOINTS SHALL BE WIRE BRUSHED AND PAINTED WITH ONE COAT OF TNEMEC, OMNITHANE SERIES 530, 2.5-MILS DRY FILM THICKNESS 9DFT) OR CITY APPROVED EQUIVALENT.

UNDERGROUND CONDUIT	CITY OF ROCKWALL		
STEEL ENCASED BORE		DATE OCT. '17	DRAWING NO. R-3090



CLASS "D+"

N.T.S.

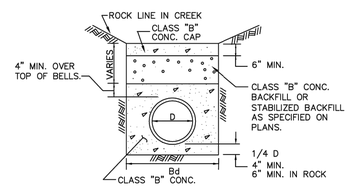


CLASS "G"

N.T.S.

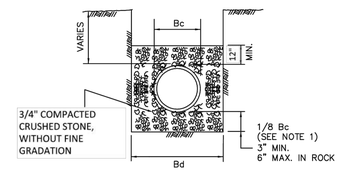
NOTES:
1. FOR MAINS 42" DIAMETER AND LARGER, 1/8 Bc SHALL BE TAKEN AS 6".
2. Bc = OUTSIDE DIAMETER OF PIPE
3. Bd = TRENCH WIDTH
4. D = INSIDE DIAMETER OF PIPE

STANDARD DRAWING NO. R-3050	EMBEDMENT	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 504.5	
	CLASS "D+" & "G"		DATE Mar. 2018	STANDARD DRAWING NO. R-3050



CLASS "G-1"

(FOR ROCK DITCHES IN CREEKS)
N.T.S.



CLASS "H"

N.T.S.

(TO BE USED FOR PVC WASTEWATER PIPE)

NOTES:
1. FOR MAINS 42" DIAMETER AND LARGER, 1/8 Bc SHALL BE TAKEN AS 6".
2. Bd = TRENCH WIDTH
3. Bc = OUTSIDE DIAMETER OF PIPE
4. D = INSIDE DIAMETER OF PIPE

STANDARD DRAWING NO. R-3060	EMBEDMENT	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 504.5	
	CLASS "G-1" & "H"		DATE AUG. '19	STANDARD DRAWING NO. R-3060

RECORD DRAWING

TO THE BEST OF DCG ENGINEERING, INC. KNOWLEDGE THIS IS AS-BUILT

THE INFORMATION PROVIDED IS A COMBINATION OF SURVEY, CONTRACTOR REDLINES, AND SITE VISITS.

DCG ENGINEERING, INC. WAS ONLY RETAINED TO CERTIFYING CONFORMANCE TO CONSTRUCTION DOCUMENTS ONLY.

DAVID GREGORY, P.E. TX 89296 03-06-25
EFRN F-21947

CITY OF ROCKWALL STANDARD DETAIL SHEETS INCORPORATED HEREIN BY REFERENCE.

ISSUED FOR CONSTRUCTION

CAUTION!!!
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CHARLES CROOK CONSULTING, INC.
FIRM REGISTRATION NO. F-10812
2400 HIGHWAY 287, SUITE 110
MANSFIELD, TEXAS 76063
817-453-1200 OFFICE
817-453-1210 FAX
www.CCrookConsulting.com

NO.	REVISION	BY

INTERSTATE CLASSIC CARS
ROCKWALL, TEXAS

CITY DETAILS (EMBEDMENT)

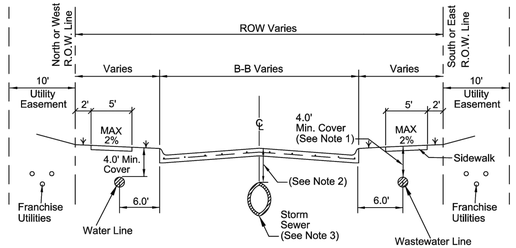
STATE OF TEXAS
CHARLES C. CROOK
81913
LICENSED
PROFESSIONAL ENGINEER

Sep 15, 2023

CCC JOB# 22-125

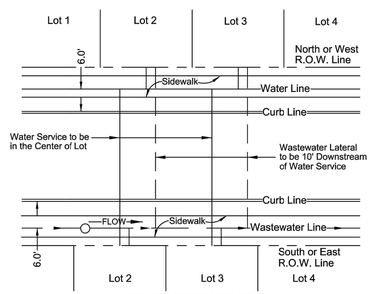
SHEET No.

C-23



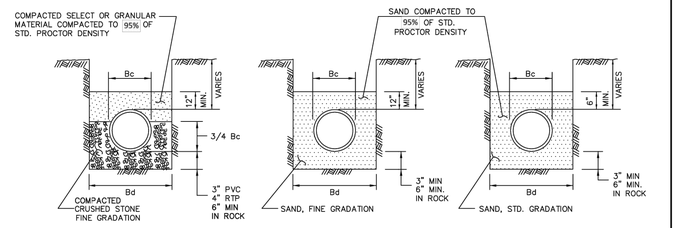
NOTE:

1. If wastewater line has a cover greater than ten feet (10') than pipe shall be minimum SDR 26 and no services allowed.
2. If cover is two (2) feet or less than Class IV RCP is required.
3. Horizontal location of storm sewer for divided roads to be determined by design engineer. Not to be placed in the parkway.



UTILITY SERVICE DETAIL

GENERAL UNDERGROUND CONDUIT	CITY OF ROCKWALL	DATE	DRAWING NO.
UTILITIES LOCATION DETAIL		OCT. '17	R-3000



CLASS "B-2" N.T.S.

CLASS "B-3" N.T.S.

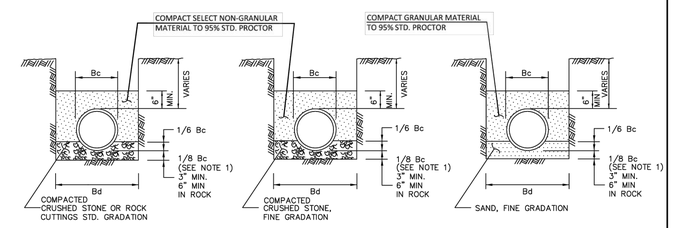
(TO BE USED FOR PVC WATER PIPE AND PVC WASTE WATER FORCE MAIN PIPE)

CLASS "B-4" N.T.S.

NOTES:

1. Bc = OUTSIDE DIAMETER OF PIPE
2. Bd = TRENCH WIDTH
3. NO GRANULAR MATERIAL ABOVE ROCK OR STONE EMBEDMENT

DRAWING SUMMARY NO.	EMBEDMENT	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE	
3030	CLASS "B-2", "B-3", & "B-4"		504.5	
			DATE: AUG. '19	STANDARD DRAWING NO.: R-3030



CLASS "C" N.T.S.

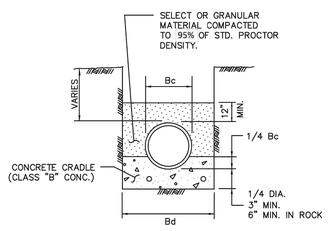
CLASS "C+" N.T.S.

CLASS "C-1" N.T.S.

NOTES:

1. FOR MAINS 42" DIAMETER AND LARGER, 1/8 Bc SHALL BE TAKEN AS 6".
2. Bc = OUTSIDE DIAMETER OF PIPE
3. Bd = TRENCH WIDTH

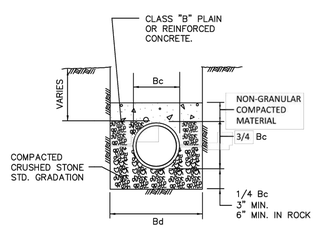
DRAWING SUMMARY NO.	EMBEDMENT	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE	
R-3040	CLASS "C", "C+", & "C-1"		504.5	
			DATE: Mar. 2018	STANDARD DRAWING NO.: R-3040



CLASS "A"

CLASS "B" CONCRETE CRADLE
PLAIN CONC. LF 2.8
REINF. CONC. LF 3.4 P=0.4%

N.T.S.



CLASS "A-1"

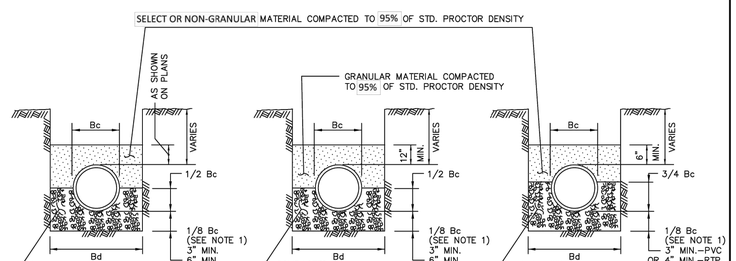
CLASS "B" CONCRETE CAP
PLAIN CONC. LF 2.8
REINF. CONC. LF 3.4 P=0.4%
REINF. CONC. LF 4.8 P=1.0%

N.T.S.

NOTES:

1. LF. = LOAD FACTOR TO BE USED TO DETERMINE 3 EDGE BEARING BASED ON TYPE OF EMBEDMENT.
2. FREE-FALL OF CONCRETE NOT TO EXCEED 5 FT. MAXIMUM.
3. P = Rho FOR STEEL %
4. Bc = OUTSIDE DIAMETER OF PIPE
5. Bd = TRENCH WIDTH

DRAWING SUMMARY NO.	EMBEDMENT	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE	
3010	CLASS "A" & "A-1"		504.5	
			DATE: Mar. 2018	STANDARD DRAWING NO.: R-3010



CLASS "B"

(TO BE USED FOR RCP STORM SEWER PIPE)

N.T.S.

CLASS "B+" N.T.S.

CLASS "B-1" N.T.S.

NOTES:

1. FOR MAINS 42" DIAMETER AND LARGER LARGER, 1/8 Bc SHALL BE TAKEN AS 6".
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3. Bd = TRENCH WIDTH

DRAWING SUMMARY NO.	EMBEDMENT	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE	
R-3020	CLASS "B", "B+", & "B-1"		504.5	
			DATE: Mar. 2018	STANDARD DRAWING NO.: R-3020

RECORD DRAWING

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DAVID GREGORY, P.E. TX 89296 03-06-25
EFRN F-21947

CITY OF ROCKWALL STANDARD DETAIL SHEETS INCORPORATED HEREIN BY REFERENCE.

ISSUED FOR CONSTRUCTION

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NO.	REVISION	BY

INTERSTATE CLASSIC CARS
ROCKWALL, TEXAS

CITY DETAILS (EMBEDMENT)

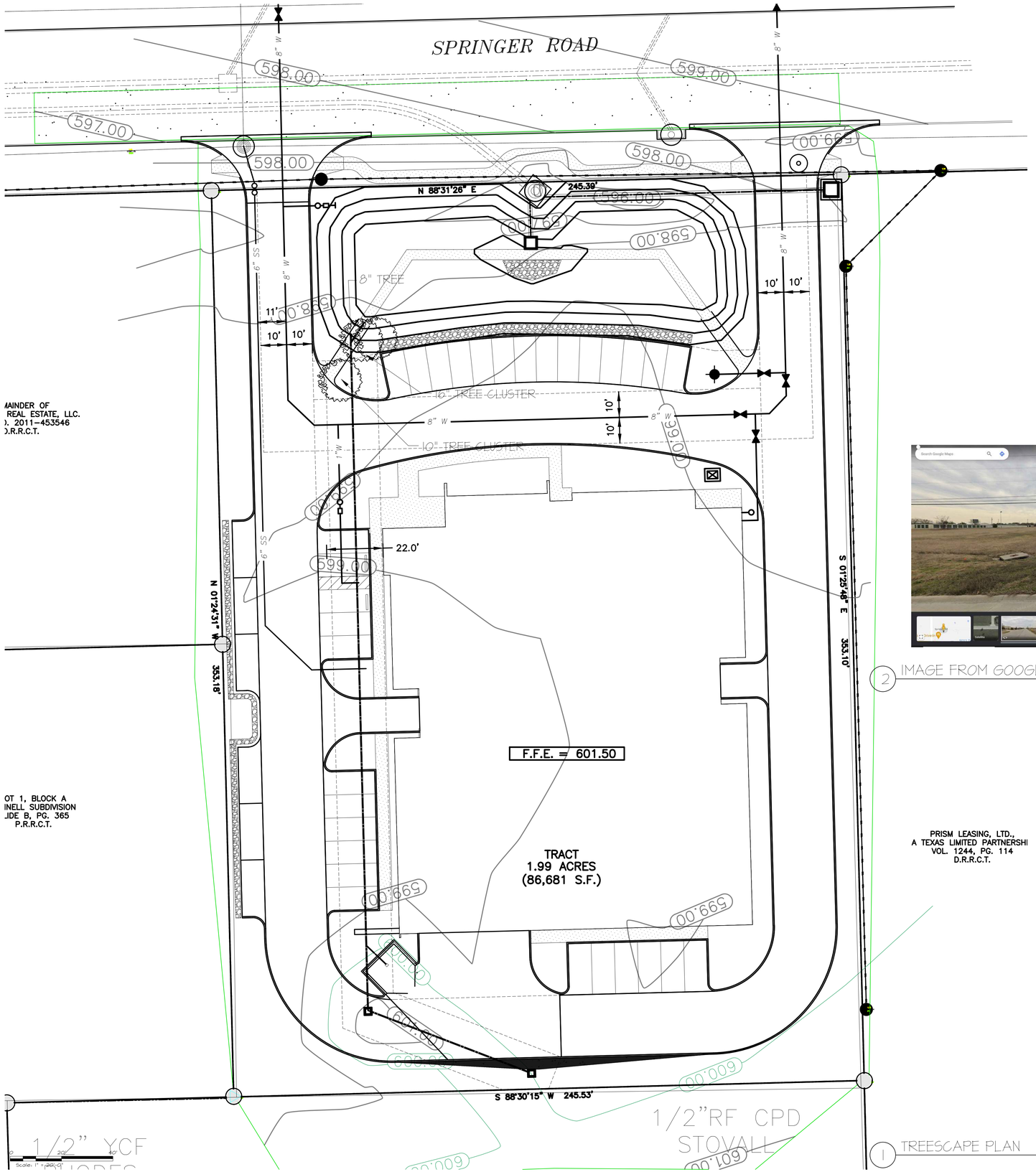
STATE OF TEXAS
CHARLES C. CROOK
81913
LICENSED PROFESSIONAL ENGINEER

Sep 15, 2023

CCC JOB# 22-125

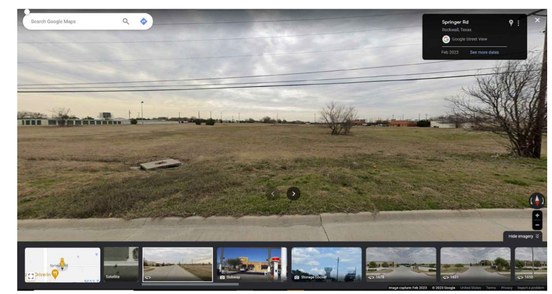
SHEET No.

C-24



1 TREESCAPE PLAN

SCALE: 1:20



2 IMAGE FROM GOOGLE EARTH, FEBRUARY 2023

SCALE: NTS

RECORD DRAWING

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DAVID GREGORY, P.E. TX 89296 03-06-25
EFRN F-21947

NOTE :

BASED ON SITE CONDITIONS AND VISIBLE INSPECTION OF THE TREES DEPICTED ON THIS TREESCAPE PLAN, THESE TREES ARE NON-PROTECTED AND WILL BE REMOVED AS A PART OF THE SCOPE OF WORK DEPICTED. FURTHER, THE LANDSCAPE PLAN PROVIDED WITH THIS SUBMITTAL INSURES THAT THESE TREES, IF DEEMED OF VALUE TO BE MITIGATED, THE PROPOSED TREE PLANTING PLAN IS IN EXCESS OF WHAT WOULD BE REQUIRED.

Interstate Classic Cars

Office + Auto Showroom
SPRINGER ROAD
ROCKWALL, TEXAS 75032

db constructors, inc.
2400 Great Southwest Pkwy
Fort Worth, TX 76106
817-626-7300
TBAE Architecture Firm BR-4042

PLAN ISSUE

DATE	DESCRIPTION	BY
23 MAY 23	SITE PLAN SUBMITTAL	MP
05 JULY 23	SITE PLAN SUBMITTAL	MP
29 AUG 23	CIVIL RESUBMITTAL	MP
13 SEPT 23	CIVIL RESUBMITTAL	MP

OWNER :

JR FLEMING INVESTMENTS
2635 OBSERVATION TRAIL
ROCKWALL, TX 75032

APPLICANT :

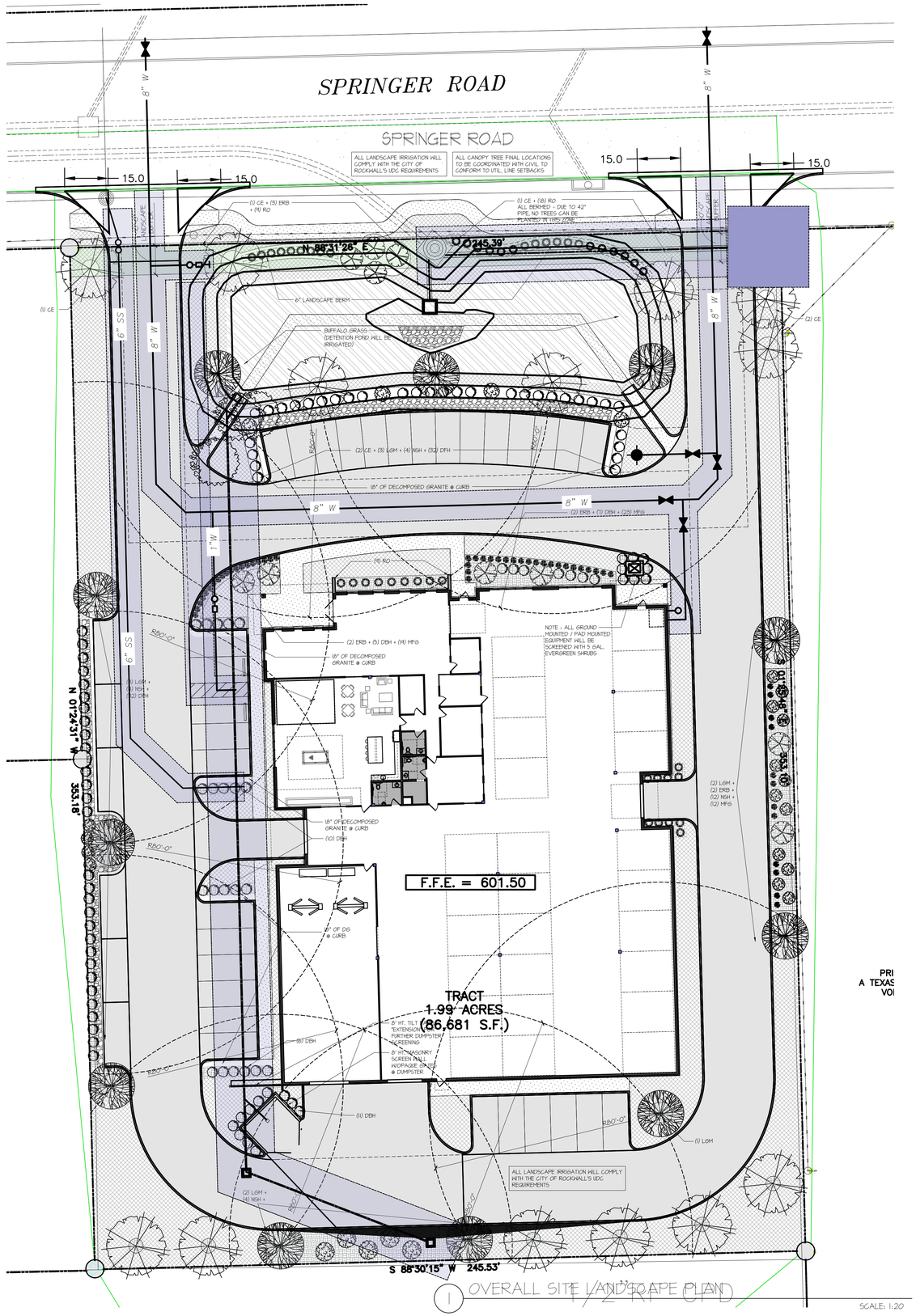
DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

CASE NUMBER :

PROPERTY DESCRIPTION :
REMAINDER OF MAK SPOT REAL ESTATE, LLC
INST. NO. 2011-453546
D.R.R.C.T.

PROJ. NO.	SP2023-021		SHEET NO.
DATE			LD-01
DRWN	DSGN	CHKD	
MP	MP	MP	

FILE PATH: C:\USERS\MATTHEWPETERSON\MY DRIVE\DB FLEMING SPRINGER ROAD\DRAWING\SRL\LANDSCAPE\INTERSTATE CLASSIC CARS LANDSCAPE DESIGN 20230616.DWG
PLOTTED BY: MATTHEW PETERSON
PLOT DATE: 9/13/2023 12:08 PM



1 OVERALL SITE LANDSCAPE PLAN

SCALE: 1:20

Interstate Classic Cars

5-Jul-23

SITE TABULATIONS :

TOTAL SITE AREA :	86,681	SF	1.99 AC
TOTAL IMPERVIOUS :	58,533	SF	1.34 AC

ROADS + PARKING :	33,371	SF	0.766 AC
BUILDING :	22,748	SF	0.522 AC
BUILDING SIDEWALKS :	1,501	SF	0.034 AC
EXISTING SIDWALKS :	-	SF	0.000 AC
ROW SIDEWALKS :	913	SF	0.021 AC

REQUIRED LANDSCAPE :	15%		OF TOTAL AREA
	13002	SF	0.30 AC
PROPOSED LANDSCAPE :			
TURF / GRASS AREA:	16,047	SF	0.368 AC
MULCHED BEDS :	5,707	SF	0.131 AC
GRASSED PORTION OF DETENTION :	4,853	SF	0.111 AC
LANDSCAPE PROVIDED :	26,607	SF	0.611 AC
	31%		

REQUIRED PARKING :

OFFICE / SHOWROOM	5,000	SF	1/300	17	SPACES
WAREHOUSE :	17,748	SF	1/1000	18	SPACES
	22,748				
TOTAL PARKING REQUIRED :				**34**	**SPACES**

PARKING PROVIDED :

OFFICE :	18	SPACES
WAREHOUSE :	18	SPACES
	36	**SPACES**

NOTE : INCLUDED WITHIN THE PROVIDED PARKING SPACES ARE 6 ACCESSIBLE PARKING SPACES

REQUIRED LANDSCAPE :

REQUIRED :	**PROVIDED :**
1. LANDSCAPE EASMENT REQ. MIN. 10'	10' LANDSCAPE EASEMENT PROVIDED
2. (1) CANOPY TREE / 50 L.F. OF ROW AT 245' OF ROW, 5 CANOPY TREES REQ.	(5) CANOPY TREES PROVIDED
3. (1) ACCENT TREE / 50 L.F. OF ROW AT 245' OF ROW, 5 ACCENT TREES REQ.	(6) ACCENT TREES PROVIDED
4. HEADLIGHT SCREENING @ PARKING	ALTERNATIVE 1 PROVIDED (6' BERM W/24" HT EVERGREEN SHRUBS)
5. 15% REQUIRED LANDSCAPE	32% LANDSCAPE PROVIDED

PARKING AREA LANDSCAPING :	
(1) CANOPY TREE / 10 PARKING SPACES 36 SPACES / 10 = 3.6 CANOPY TREES REQ.	(10) CANOPY TREES PROVIDED
NO REQ. PARKING TO BE MORE THAN 80' FROM THE TRUNK OF A CANOPY TREE	ALL SPACES ARE WITHIN 80' OF TRUNK OF CANOPY TREE

DETENTION BASIN :	
(1) CANOPY TREE PER 750 SF. 3075 SQ FT / 750 SQ FT = 4.1 TREES (1) ACCENT TREE PER 1500 S.F. 3075 SQ FT / 1500 SQ. FT. = 2.05	REQUEST THAT THE CURRENT LANDSCAPE DESIGN BE APPROVED WITHOUT FULLY MEETING THIS REQUIREMENT. THE OVERALL DESIGN INCORPORATES THE DENTENTION BASIN AS A PART OF THE AESTHETIC AND IS SURROUNDED BY CANOPY TREES, ACCENT TREES AND BERMS THAT ARE IN EXCESS OF THE LANDSCAPE REQUIREMENT FOR THE SITE. THE BASIN IS REQUESTED TO BE APPROVED WITH BUFFALO GRASS BEING PLANTED AT THE BOTTOM

SYMBOL	qty.	COMMON NAME	ABBR.	BOTANICAL NAME	SIZE AND CHARACTERISTICS	TYPICAL SPACING
	13	CEDAR ELM	CE	Ulmus Crassifolia	5" CALIPER MINIMUM, 9' HT.; 4' SPREAD; (CONTAINER GROWN)	MIN. 40' O.C.
	11	LITTLE GEM MAGNOLIA	LGM	Magnlia Grandiflora "Little Gem"	5" CALIPER MINIMUM, 9' HT.; 3' SPREAD; (CONTAINER GROWN)	MIN. 24' O.C.
	10	EASTERN REDBUD	ERB	Cercis Canadensis var. Canadensis	3" CALIPER MINIMUM, 6' HT.; 3' SPREAD; (CONTAINER GROWN)	MIN. 24' O.C.
	25	NELLIE STEVENS HOLLY	NSH	Ilex "Nellie R. Stevens"	7 GAL., 48" TALL, FULL/EVEN BRANCHING, MATCHING	REF. PLAN
	34	ROSEMARY	RO	Rosemarinus Officinalis	5 GAL., 30" MIN. HT., EVEN BRANCHING AND MATCHING	REF. PLAN
	101	DWARF BURFORD HOLLY	DBH	Ilex Cornuta "Burfodii Nana"	5, GAL., 30" MIN. HT., EVEN BRANCHING AND MATCHING	± 4'
	54	MEXICAN FEATHER GRASS	MFG	Sorghastrum nutans	3 GAL.	± 3'-5'
		BUFFALO GRASS			4,853 SF	
		MULCHED BEDS			5,707 SF	
		TURF			16,047 SF	

APPROVED :
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2023

WITNESS OUR HAND, this _____ day of _____, 2023

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

RECORD DRAWING

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DAVID GREGORY, P.E. TX 89296 03-06-25
EFRN F-21947

0 20' 40'
Scale: 1" = 20'-0"

Interstate Classic Cars

Office + Auto Showroom
SPRINGER ROAD
ROCKWALL, TEXAS 75032

db constructors, inc.
2400 Great Southwest Pkwy
Fort Worth, TX 76106
817-626-7300
TBAE Architecture Firm BR-4042

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DATE	DESCRIPTION	BY
23 MAY 23	SITE PLAN SUBMITTAL	MP
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OWNER :

JR FLEMING INVESTMENTS
2635 OBSERVATION TRAIL
ROCKWALL, TX 75032

APPLICANT :

DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

CASE NUMBER :

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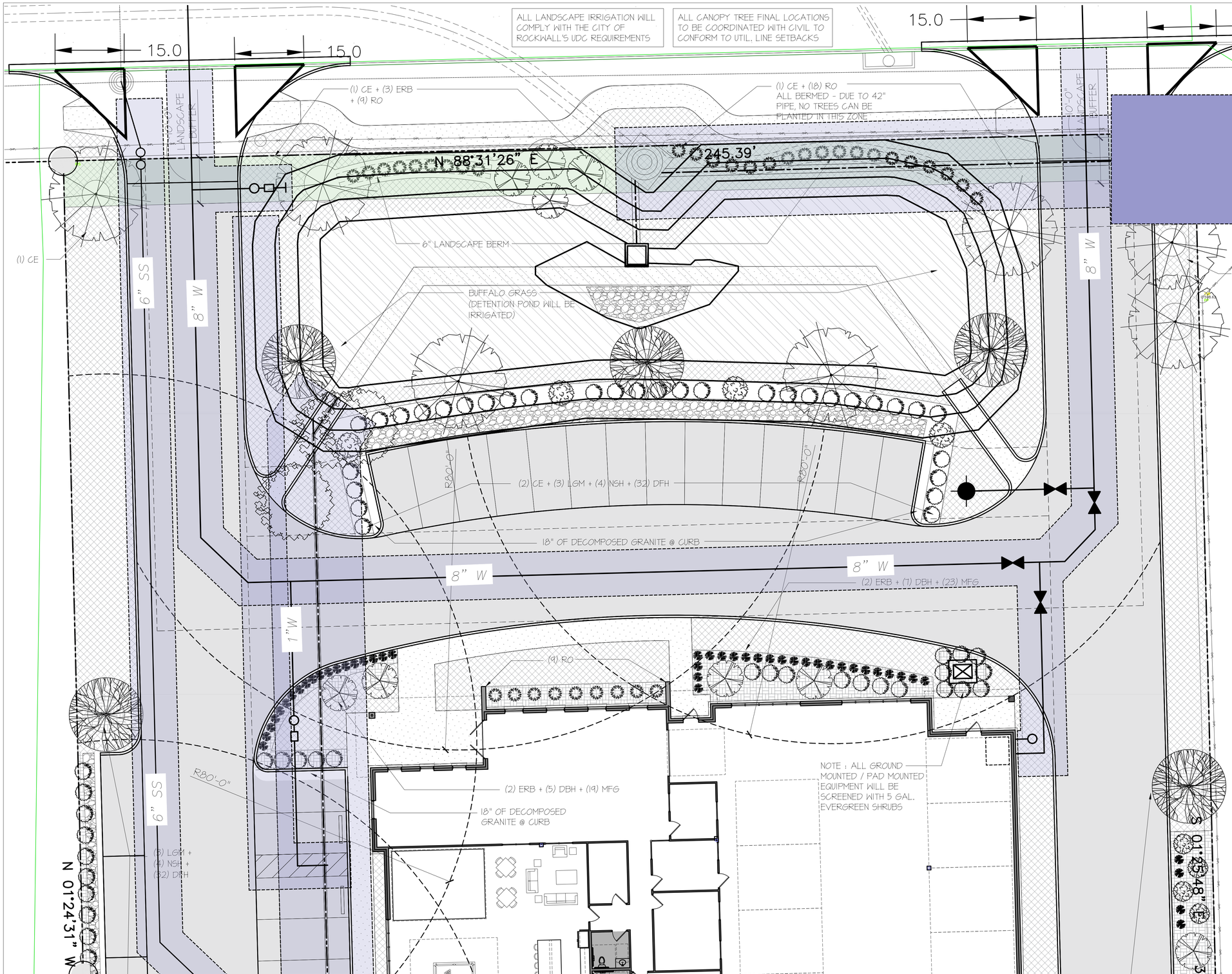
D.R.R.C.T.

PROJ. NO.	SP2023-021		SHEET NO.
DATE			LD-1
DRWN	DSGN	CHKD	
MP	MP	MP	

FILE PATH: C:\USERS\MATTHEWPETERSON\MY DRIVE\DB FLEMING SPRINGER ROAD\DRAWINGS\LANDSCAPE\INTERSTATE CLASSIC CARS LANDSCAPE DESIGN 20230616.DWG
PLOTTED BY: MATTHEW PETERSON
PLOT DATE: 9/13/2023 12:08 PM



1 ENLARGED LANDSCAPE PLAN | NORTH

SCALE: 1:10

0 10' 20'
Scale: 1" = 10'-0"

RECORD DRAWING

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EFRN F-21947

Interstate Classic Cars

Office + Auto Showroom
SPRINGER ROAD
ROCKWALL, TEXAS 75032

SYMBOL	qty.	COMMON NAME	ABBR.	BOTANICAL NAME	SIZE AND CHARACTERISTICS	TYPICAL SPACING
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	54	MEXICAN FEATHER GRASS	MFG	Sorghastrum nutans	3 GAL.	± 3'-5'
		BUFFALO GRASS			4,858 SF	
		MULCHED BEDS			5,701 SF	
		TURF			16,041 SF	

APPROVED :
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2023

WITNESS OUR HAND, this _____ day of _____, 2023

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

db constructors, inc.
2400 Great Southwest Pkwy
Fort Worth, TX 76106
817-626-7300
TBAE Architecture Firm BR-4042

PLAN ISSUE

DATE	DESCRIPTION	BY
23 MAY 23	SITE PLAN SUBMITTAL	MP
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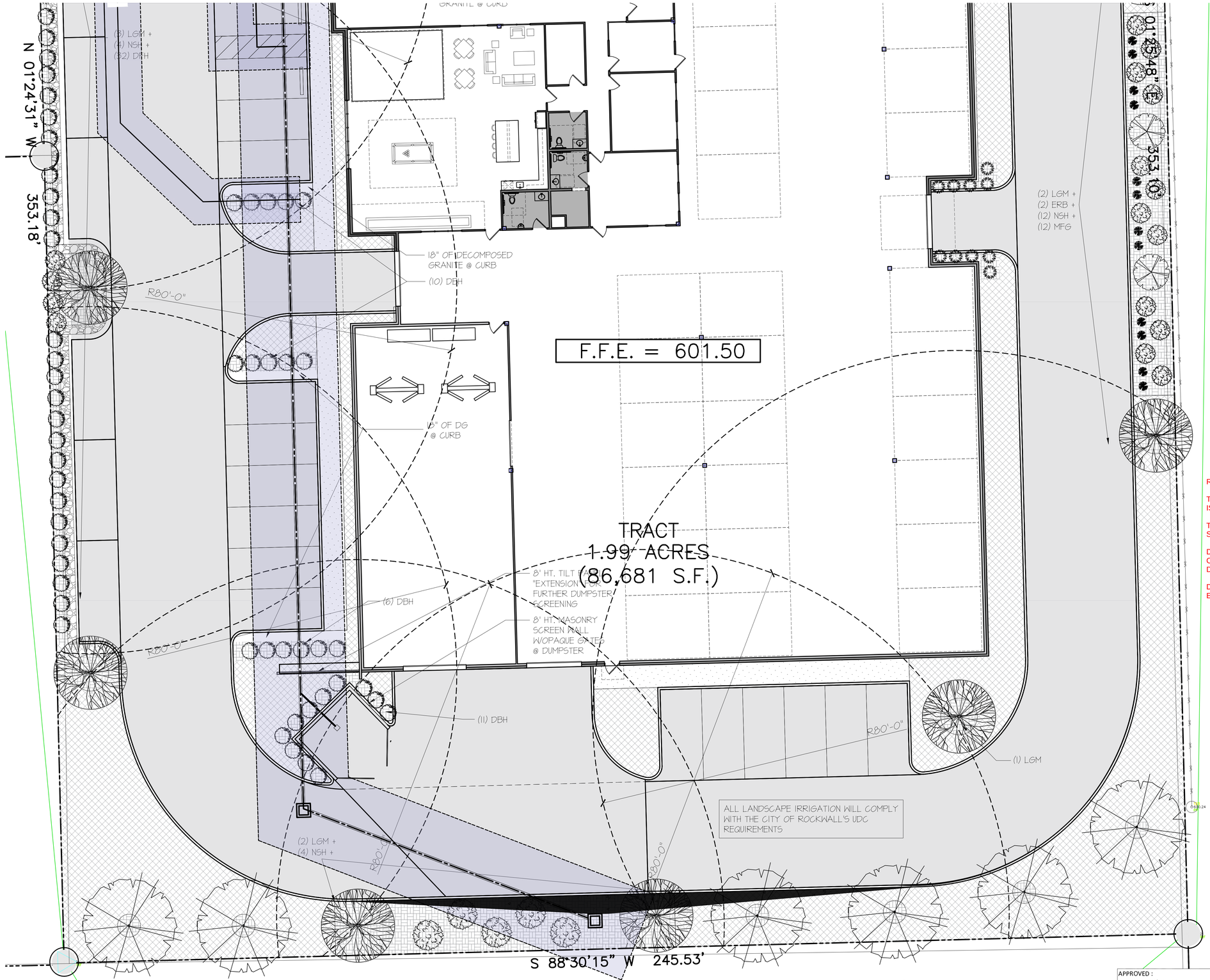
PROJ. NO.	SP2023-021		SHEET NO.
DATE			LD-2
DRWN	DSGN	CHKD	
MP	MP	MP	

FILE PATH: C:\USERS\MATTHEWPETERSON\MY DRIVE\DB FLEMING SPRINGER ROAD\DRAWINGS\LANDSCAPE\INTERSTATE CLASSIC CARS LANDSCAPE DESIGN 20230616.DWG
PLOTTED BY: MATTHEW PETERSON
PLOT DATE: 9/13/2023 12:09 PM



1 ENLARGED LANDSCAPE PLAN | SOUTH

SCALE: 1:10

1/2" RF CPD

SYMBOL	qty.	COMMON NAME	ABBR.	BOTANICAL NAME	SIZE AND CHARACTERISTICS	TYPICAL SPACING
	13	CEDAR ELM	CE	Ulmus Crassifolia	5" CALIPER MINIMUM, 9' HT.; 4' SPREAD; (CONTAINER GROWN)	MIN. 40' O.C.
	11	LITTLE GEM MAGNOLIA	LGM	Magnlia Grandiflora "Little Gem"	5" CALIPER MINIMUM, 9' HT.; 3' SPREAD; (CONTAINER GROWN)	MIN. 24' O.C.
	10	EASTERN REDBUD	ERB	Cercis Canadensis var. Canadensis	3" CALIPER MINIMUM, 6' HT.; 3' SPREAD; (CONTAINER GROWN)	MIN. 24' O.C.
	25	NELLIE STEVENS HOLLY	NSH	Ilex "Nellie R. Stevens"	7 GAL., 48" TALL, FULL/EVEN BRANCHING, MATCHING	REF. PLAN
	34	ROSEMARY	Ro	Rosmarinus Officinalis	5 GAL., 30" MIN. HT., EVEN BRANCHING AND MATCHING	REF. PLAN
	101	DWARF BURFORD HOLLY	DBH	Ilex Cornuta "Burfordii Nana"	5 GAL., 30" MIN. HT., EVEN BRANCHING AND MATCHING	± 4'
	54	MEXICAN FEATHER GRASS	MFG	Sorghastrum nutans	3 GAL.	± 3'-5'
		BUFFALO GRASS			4,853 SF	
		MULCHED BEDS			5,101 SF	
		TURF			16,041 SF	

RECORD DRAWING

TO THE BEST OF DCG ENGINEERING, INC. KNOWLEDGE THIS IS AS-BUILT

THE INFORMATION PROVIDED IS A COMBINATION OF SURVEY, CONTRACTOR REDLINES, AND SITE VISITS.

DCG ENGINEERING, INC. WAS ONLY RETAINED TO CERTIFYING CONFORMANCE TO CONSTRUCTION DOCUMENTS ONLY.

DAVID GREGORY, P.E. TX 89296 03-06-25
EFRN F-21947

APPROVED :
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2023

WITNESS OUR HAND, this _____ day of _____, 2023

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

Interstate Classic Cars

Office + Auto Showroom
SPRINGER ROAD
ROCKWALL, TEXAS 75032

db constructors, inc.
2400 Great Southwest Pkwy
Fort Worth, TX 76106
817-626-7300
TBAE Architecture Firm BR-4042

PLAN ISSUE

DATE	DESCRIPTION	BY
23 MAY 23	SITE PLAN SUBMITTAL	MP
05 JULY 23	SITE PLAN SUBMITTAL	MP
29 AUG 23	CIVIL RESUBMITTAL	MP
13 SEPT 23	CIVIL RESUBMITTAL	MP

OWNER :

JR FLEMING INVESTMENTS
2635 OBSERVATION TRAIL
ROCKWALL, TX 75032

APPLICANT :

DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

CASE NUMBER :

PROPERTY DESCRIPTION :
REMAINDER OF MAK SPOT REAL ESTATE, LLC
INST. NO. 2011-453546
D.R.R.C.T.

PROJ. NO.	SP2023-021		SHEET NO.
DATE			LD-3
DRWN	DSGN	CHKD	
MP	MP	MP	

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