

A map showing the project location at the intersection of Lofland Cir and H Wallace Ln. The project location is marked with a black triangle and labeled 'PROJECT LOCATION'. Highway shields for 205 and 549 are shown. A north arrow is in the top right corner.

PROBABLE START OF CONSTRUCTION: JANUARY 2026

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 METRIC DRIVE, SUITE 124
DALLAS, TX 75243
PHONE: (214) 340-9700
CONTACT: GARY E. JOHNSON, RPLS

COR-9: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTH SIDE OF DISCOVERY BOULEVARD AT THE SOUTHEAST CORNER OF CURB INLET ±180 FOOT EAST INTERSECTION OF DISCOVERY/CORPORATE. N: 7020550.132, E: 2607463.893 ELEVATION: 595.63'

C1.0	COVER SHEET
C1.1	CITY OF ROCKWALL GENERAL NOTES
C1.2	CITY OF ROCKWALL GENERAL NOTES
	FINAL PLAT
C5.0	UTILITY PLAN
C5.1	UTILITY PROFILES
C9.0	EXISTING DRAINAGE AREA MAP
C9.1	PROPOSED DRAINAGE AREA MAP
C9.2	STORM DRAINAGE PLAN
C9.3	STORM DRAINAGE PROFILES
C9.4	STORM DRAINAGE CALCULATIONS/ DETAILS
C10.0	EROSION & SEDIMENT CONTROL PLAN
C10.1	EROSION CONTROL NOTES & DETAILS

ENGINEER OF RECORD:
KEATON L. MAI, P.E.
THE DIMENSION GROUP,
INC. TBPE FIRM F-8396
DATE: June 4, 2026

#	DATE	REVISION DESCRIPTION
1	6/4/26	RECORD DRAWINGS
2		
3		
4		
5		
project no. 220-511		
date 6/15/2026		4: 03 pm
drawn		

CREEKSIDE COMMONS LOTS 2-6
NWC OF STATE HIGHWAY 205 & FM 549
ROCKWALL, TEXAS

C1.0

Drawing name: L:\PRUDENT DEVELOPMENT\2025\284 - Rockwall, TX - Creekside Commons (Strip Center)\02_Civil\030_Sheet\03_Record Drawings\CAD\01.1 CITY OF ROCKWALL GENERAL NOTES.dwg Jun 15, 2026 - 4:03pm

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).

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 larger wastewater line shall be Green PVC – PS 46 (ASTM F679) [less 10 ft cover] and PS 115 (ASTM F679) [10 ft or more cover]. No services will be allowed on a sanitary sewer line deeper than 10 feet.
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.



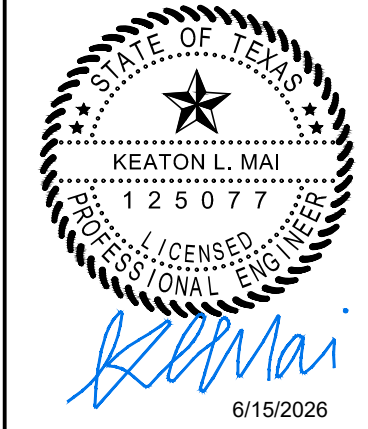
GENERAL CONSTRUCTION NOTES
Sheet 1 of 2
October 2020

CITY OF ROCKWALL
ENGINEERING DEPARTMENT

385 S. Goliad
Rockwall, Texas 75087

P (972) 771-7746
F (972) 771-7748

TBPE FIRM REGISTRATION
#F-8396



THESE RECORD DRAWINGS ARE THE PROPERTY OF THE ENGINEERING GROUP AND ARE NOT TO BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEERING GROUP.

RECORD DRAWING
THESE RECORD DRAWINGS HAVE BEEN PREPARED BASED ON FIELD OBSERVATIONS SURVEYING AT THE SITE, AND INFORMATION PROVIDED BY THE CONTRACTOR. TO THE BEST OF OUR KNOWLEDGE, THE DIMENSION GROUP HEREBY STATES THAT THIS PLAN IS AS-BUILT.

ENGINEER OF RECORD:
KEATON L. MAI, P.E.
THE DIMENSION GROUP, INC.
Tbpe Firm F-8396
DATE: June 5, 2026

#	DATE	REVISION DESCRIPTION	RECORD DRAWINGS	PROJECT NO.	DATE	DWG.
1	6/4/26			220-511	6/15/2026	4:03 pm

CITY OF ROCKWALL GENERAL NOTES

CREEKSIDE COMMONS LOTS 2-6
NWC OF STATE HIGHWAY 205 & FM 549
ROCKWALL, TEXAS

SHEET

C1.1

Drawing name: L:\PRUDENT DEVELOPMENT\2025\280-284 - Rockwall, TX - Creekside Commons (Strip Center)\02_Civil\030\Sheet\03_Record Drawings\CAD\01.1 CITY OF ROCKWALL GENERAL NOTES.dwg Jun 15, 2026 - 4:03pm

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)	Streng th 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."



GENERAL CONSTRUCTION NOTES	
Sheet 2 of 2 October 2020	
CITY OF ROCKWALL ENGINEERING DEPARTMENT	
385 S. Goliad Rockwall, Texas 75087	P (972) 771-7746 F (972) 771-7748



TBPE FIRM REGISTRATION
#F-8396



THESE PLANS AND INSTRUMENTS OF PROFESSIONAL SERVICE ARE PROTECTED BY COMMON LAW, STATUTE AND OTHER LAWS. ANY REPRODUCTION, INCLUDING COPYRIGHT, THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.

RECORD DRAWING
THESE RECORD DRAWINGS HAVE BEEN PREPARED BASED ON FIELD OBSERVATIONS SURVEYING AT THE SITE, AND INFORMATION PROVIDED BY THE CONTRACTOR. TO THE BEST OF OUR KNOWLEDGE, THE DIMENSION GROUP HEREBY STATES THAT THIS PLAN IS AS-BUILT.

ENGINEER OF RECORD:
KEATON L. MAI, P.E.
THE DIMENSION GROUP, INC.
INC. TBPE FIRM F-8396
DATE: June 5, 2026

#	DATE	REVISION DESCRIPTION	RECORD DRAWINGS	project no.	date	dwg.
1	6/4/26			220-511	6/15/2026	4:03 pm

CITY OF ROCKWALL GENERAL NOTES

CREEKSIDE COMMONS LOTS 2-6
NWC OF STATE HIGHWAY 205 & FM 549
ROCKWALL, TEXAS

SHEET

C1.2

PARCEL CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C4	28.00'	36.00'	44°33'46"	S66°35'16"W 27.30'
C5	5.02'	25.00'	11°30'57"	N5°51'30"W 5.02'
C6	39.77'	25.00'	91°09'19"	S45°40'41"E 35.71'
C7	39.22'	25.00'	89°53'04"	S43°48'41"W 35.32'
C8	47.03'	20.00'	134°44'04"	S21°30'07"W 36.92'
C9	28.32'	20.00'	81°08'24"	S86°26'06"E 26.02'
C10	21.46'	49.00'	25°05'14"	N65°32'19"E 21.28'
C11	9.22'	49.00'	10°47'12"	N83°28'33"E 9.21'

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L13	22.85'	N45°51'55"W
L14	45.15'	S88°52'09"W
L15	21.83'	S44°43'37"W

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L16	15.00'	N44°07'42"E
L17	52.07'	N45°52'18"W
L18	20.00'	N45°54'27"W
L19	51.04'	N43°59'07"E
L20	22.38'	N1°00'53"W
L21	153.66'	N43°59'07"E
L22	11.87'	N45°30'22"W
L23	19.90'	N44°29'38"E
L24	11.70'	S46°00'53"E
L25	31.45'	N43°59'07"E

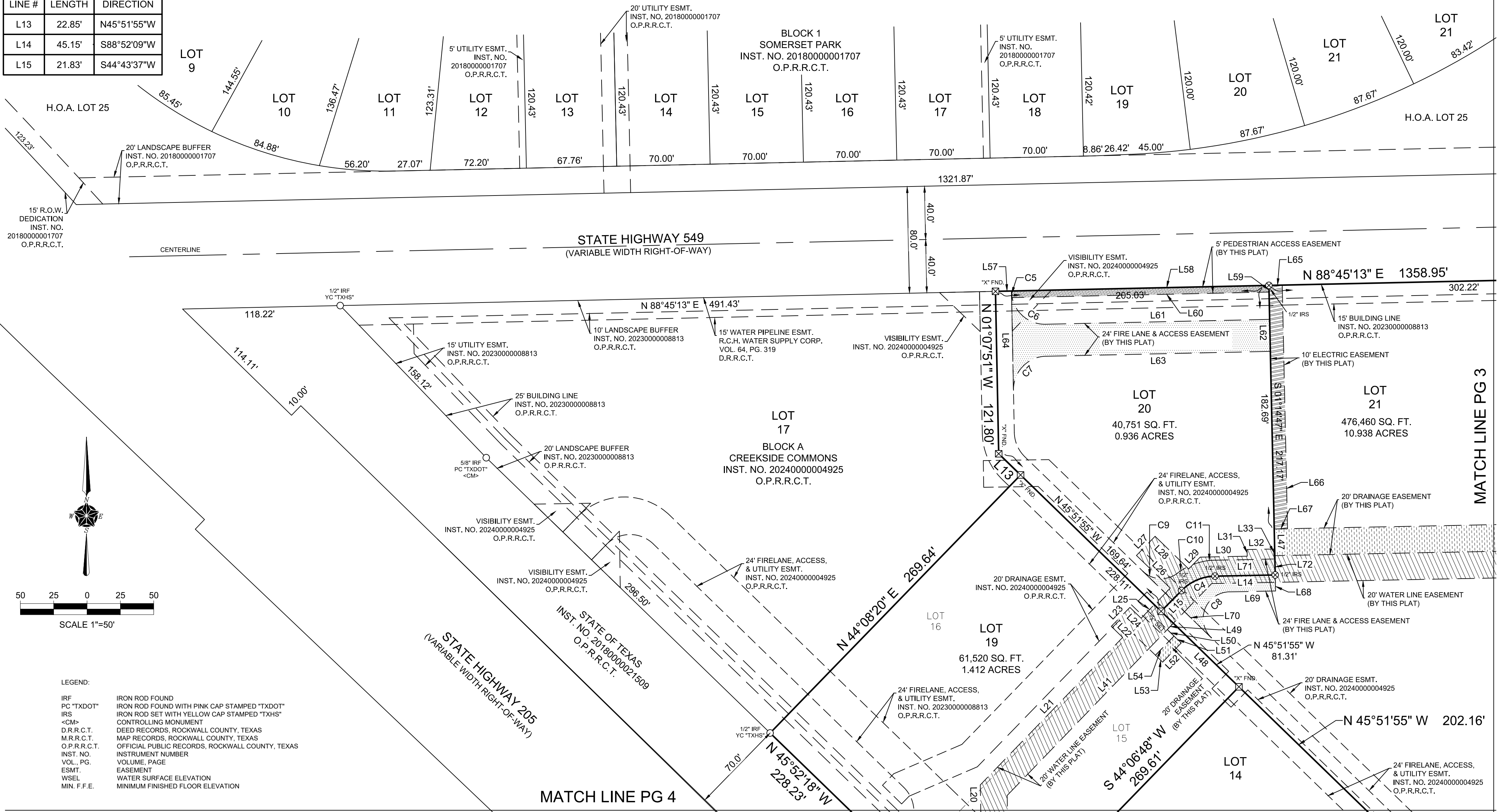
PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L26	35.20'	N46°00'53"W
L27	20.00'	N44°08'05"E
L28	35.15'	S45°51'55"E
L29	12.34'	N43°59'07"E
L30	35.29'	N88°52'09"E
L31	5.01'	N1°06'12"W
L32	20.00'	N88°52'09"E
L33	5.00'	S1°06'12"E
L34	453.33'	N88°52'09"E
L35	301.80'	S54°13'54"E

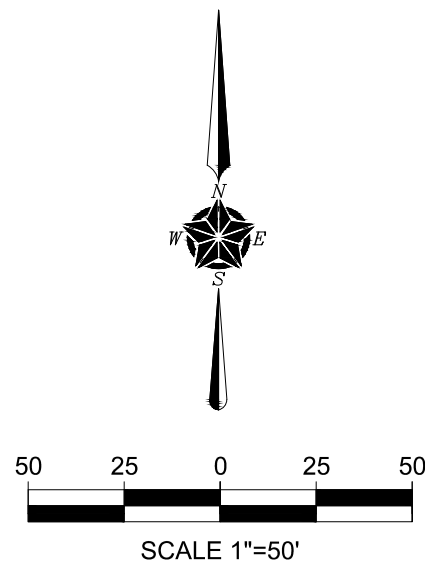
PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L36	18.16'	S29°14'52"E
L37	20.00'	S60°45'12"W
L38	13.73'	S29°14'52"E
L39	290.70'	N54°13'54"W
L40	493.69'	S88°52'09"W
L41	220.81'	S43°59'07"W
L42	22.38'	S1°00'53"E
L43	59.36'	S43°59'07"W
L44	134.56'	N88°52'09"E
L45	20.01'	N2°38'25"W

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L46	586.72'	S88°52'09"W
L47	20.00'	S1°13'55"E
L48	68.46'	N45°51'55"W
L49	6.59'	S43°59'07"W
L50	7.02'	S46°00'53"E
L51	7.50'	S46°00'53"E
L52	20.00'	S44°06'49"W
L53	7.50'	N46°00'53"W
L54	20.00'	N44°06'49"E
L57	12.00'	N88°45'13"E

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L58	193.03'	N88°45'13"E
L59	5.00'	S1°14'47"E
L60	192.63'	S88°45'13"W
L61	168.03'	N88°45'13"E
L62	24.00'	S1°14'47"E
L63	168.18'	S88°45'13"W
L64	74.45'	N1°07'51"W
L65	10.00'	N88°45'13"E
L66	182.71'	S1°14'47"E
L67	9.99'	S88°52'09"W

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L68	12.02'	S1°14'47"E
L69	34.64'	S88°52'09"W
L70	71.67'	N45°51'55"W
L71	44.60'	N88°52'09"E
L72	11.98'	S1°14'47"E





MATCH LINE PG 2

VISIBILITY ESMT.
INST. NO. 20240000004925
O.P.R.R.C.T.

VISIBILITY ESMT.
INST. NO. 20240000004925
O.P.R.R.C.T.

1/2" IRF
YC "SUMMIT"

STATE OF TEXAS
INST. NO. 20180000021509
O.P.R.R.C.T.

STATE OF TEXAS
INST. NO. 20210000017067
O.P.R.R.C.T.

LOT
14
BLOCK A
CREEKSIDE COMMONS
INST. NO. 20240000004925
O.P.R.R.C.T.

20' DRAINAGE ESMT.
INST. NO. 20240000004925
O.P.R.R.C.T.

24' FIRELANE, ACCESS,
& UTILITY ESMT.
INST. NO. 20230000008813
O.P.R.R.C.T.

549 CROSSING, LP
INST. NO. 20210000028395
O.P.R.R.C.T.

LOT
1
BLOCK A
CREEKSIDE COMMONS
INST. NO. 20230000008813
O.P.R.R.C.T.

15' UTILITY ESMT.
INST. NO. 20230000008813
O.P.R.R.C.T.

25' BUILDING LINE
INST. NO. 20230000008813
O.P.R.R.C.T.

20' LANDSCAPE BUFFER
INST. NO. 20230000008813
O.P.R.R.C.T.

DETENTION ESMT.
INST. NO. 20230000008813
O.P.R.R.C.T.

GENERAL NOTES:

1) Subdivider's Statement: Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

2) Public Improvement Statement: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

3) Drainage and Detention Easements: Property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

4) Fire Lanes: All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

5) Street Appurtenances: All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the homeowner's association (HOA).

6) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011).

7) The purpose of this replat is to create easements and change lot boundary lines.

8) Benchmarks:

COR-8: Aluminum disk stamped "City of Rockwall Survey Monument" at the northerly intersection of Silver View Lane and Diamond Way Drive ± 1 foot north of curb line in center of curve.

N= 7,018,063.113; E= 2,609533.682; Elevation= 600.48'

COR-9: Brass disk stamped "City of Rockwall Survey Monument" on the south side of Discovery Boulevard at the southeaster corner of curb inlet ± 180 feet east intersection of Discovery/Corporate.

N= 7,020,550.132; E= 2,607,463.893; Elevation= 595.63'

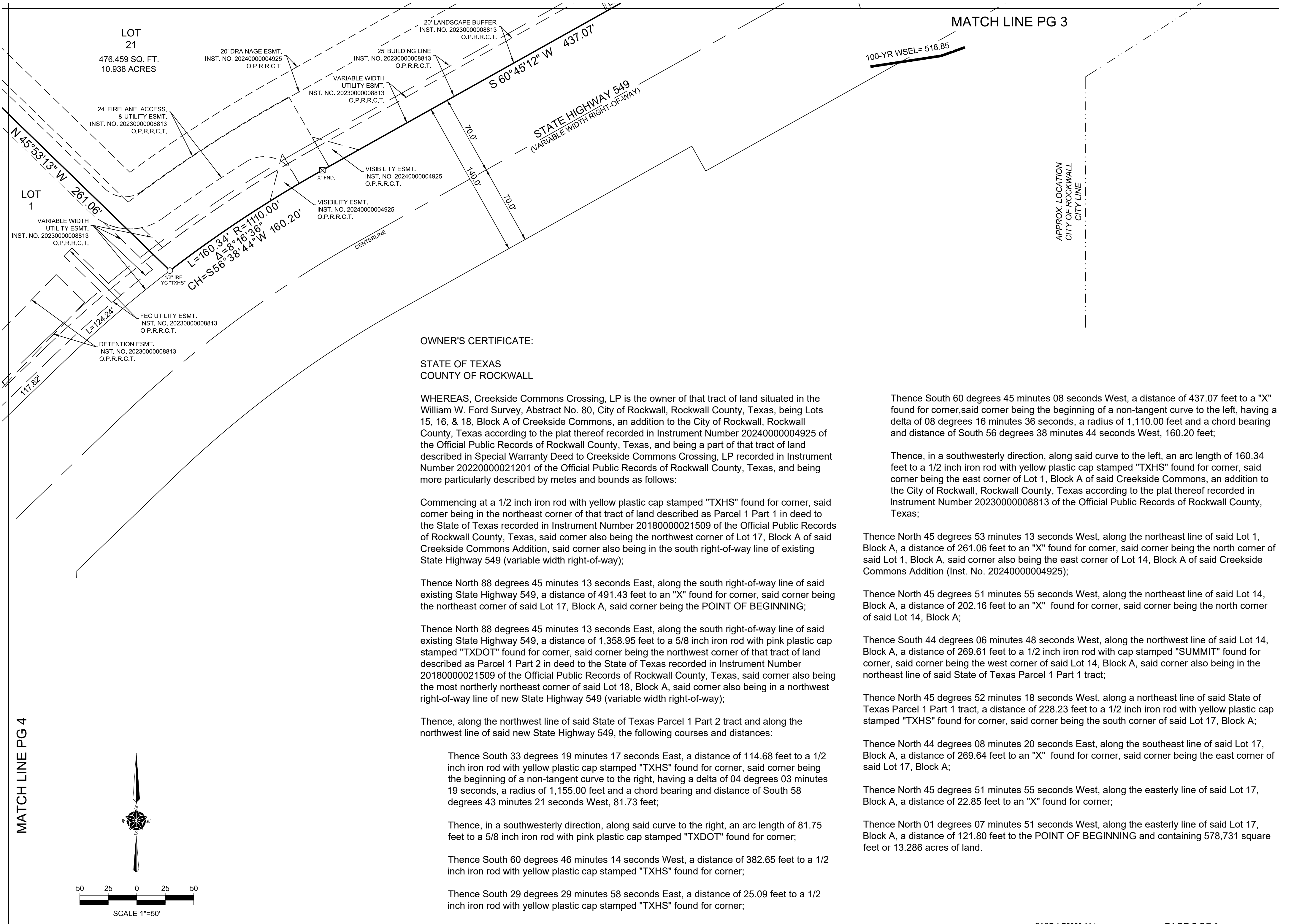
9) Zoning: Commercial (C) District

10) Base Flood Elevation information per FEMA GIS, FIRM Panel #48397C0045L.

11) All Visibility Easements are 30'x30' unless otherwise noted.

12) WSEL information based upon Floodplain / Detention Study NDMCE No. 23-014 by Nathan D. Maier Consulting Engineers, Inc. completed December of 2023.

MATCH LINE PG 5



OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the CREEKSIDE COMMONS ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the CREEKSIDE COMMONS ADDITION subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purposes of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

Creekside Commons Crossing, LP

Jassem Setayesh
President/CEO

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Jassem Setayesh, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

Notary Signature

SURVEYORS CERTIFICATE:

I, J. R. January, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

J. R. January, R.P.L.S. No. 5382

APPROVED: I hereby certify that the above and foregoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, 2026.

Mayor of the City of Rockwall

Planning and Zoning Chairman

City Secretary

City Engineer

ENGINEER
THE DIMENSION GROUP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

OWNER
CREEKSIDE COMMONS CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238



SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

CASE # P2026-004
DATE: 3/9/2026 / JOB # 2501679-1 / SCALE= 1" = 50' / DRAWN: JACOB

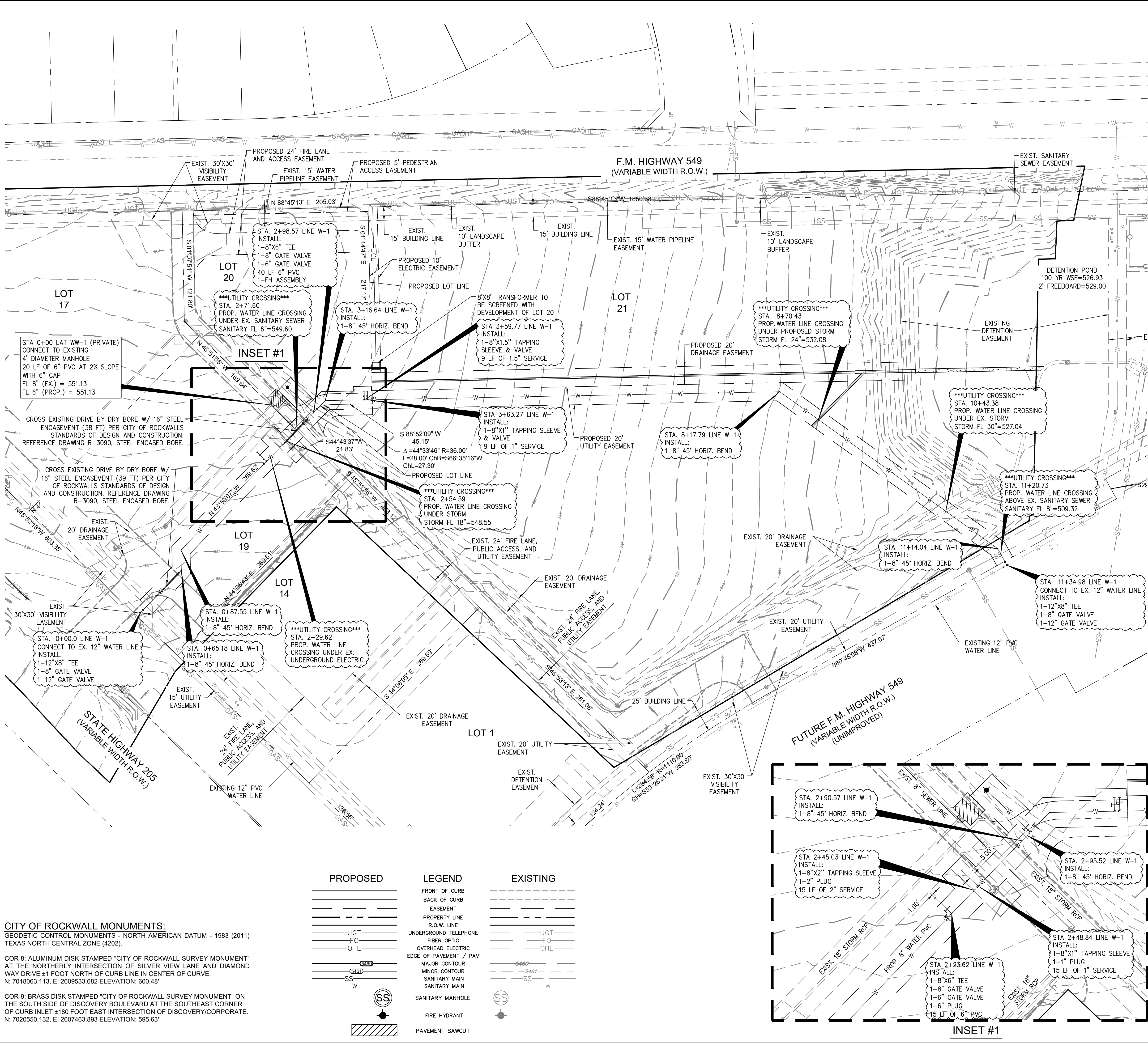
FINAL PLAT
LOTS 19-21, BLOCK A
CREEKSIDE COMMONS ADDITION
BEING A REPLAT OF
LOTS 15, 16, & 18, BLOCK A,
CREEKSIDE COMMONS ADDITION
BEING 3 LOTS
13.286 ACRES / 578,731 SF
SITUATED IN THE
W. W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Drawing name: L:\PRUDENT DEVELOPMENT\2025\280-284 - Rockwall, TX - Creekside Commons (Strip Center)\02_Civil\030_Sheet\03_Record Drawings\CAD\C5.0 UTILITY PLAN.dwg Jun 15, 2026 - 4:03pm

CITY OF ROCKWALL MONUMENTS:
GEODETIC CONTROL MONUMENTS - NORTH AMERICAN DATUM - 1983 (2011)
TEXAS NORTH CENTRAL ZONE (4202).

COR-8: ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT"
AT THE NORTHERLY INTERSECTION OF SILVER VIEW LANE AND DIAMOND
WAY DRIVE ±1 FOOT NORTH OF CURB LINE IN CENTER OF CURVE.
N: 7018063.113, E: 2609533.682 ELEVATION: 600.48'

COR-9: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT"
ON THE SOUTH SIDE OF DISCOVERY BOULEVARD AT THE SOUTHEAST CORNER
OF CURB INLET ±180 FOOT EAST INTERSECTION OF DISCOVERY/CORPORATE.
N: 7020550.132, E: 2607463.893 ELEVATION: 595.63'



UTILITY NOTES:

- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR HIS MEANS AND METHODS OF CONSTRUCTION, JOB SITE CONDITIONS AND JOB SITE SAFETY, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO WORKING HOURS. THE CONTRACTOR SHALL SAVE, PROTECT, INDEMNIFY, DEFEND AND HOLD HARMLESS THE OWNER, THE ARCHITECT AND THE ENGINEER FROM ANY CLAIM OF LIABILITY, REAL OR ALLEGED, ARISING OUT OF THE PERFORMANCE OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL NAME THE OWNER, THE ARCHITECT AND THE ENGINEER AS "ADDITIONAL INSURED" ON HIS INSURANCE POLICIES.
- EXISTING ABOVE GROUND UTILITIES HAVE BEEN SHOWN BASED ON INFORMATION SHOWN ON A SURVEY OF THE PROPERTY BY OTHERS. UNDERGROUND UTILITIES ARE SHOWN BASED ON RECORD DATA AND MAY NOT BE COMPLETE OR EXACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES AND ESTABLISHING THEIR EXACT LOCATION AND DEPTH PRIOR TO SETTING ANY FINISH GRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES, INCLUDING THOSE NOT SHOWN ON THE PLANS. THE CONTRACTOR IS ADVISED TO CONTACT THE CITY AND ALL FRANCHISE UTILITY COMPANIES, EASEMENT HOLDERS, ETC. AT LEAST 48 HOURS PRIOR TO BEGINNING EXCAVATION IN THE VICINITY OF ANY UNDERGROUND UTILITY.
- ALL DRY UTILITY INFORMATION SHOWN ON THESE PLANS (GAS, ELECTRIC, CABLE, PHONE, ETC.) IS SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL COORDINATE WITH THE INDIVIDUAL UTILITY COMPANIES FOR FINAL LOCATION OF TRANSFORMERS, SWITCH BOXES, PEDESTALS, AND CONDUIT PRIOR TO INSTALLATION.
- WHEN WATER AND SEWER LINES ARE INSTALLED IN PROXIMITY TO ONE ANOTHER, SUCH INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE RULES AND REGULATIONS OF THE JURISDICTIONAL AUTHORITY. SPECIAL ATTENTION IS CALLED TO REQUIREMENTS FOR BOTH LATERAL AND VERTICAL SEPARATION BETWEEN WATER AND SEWER FACILITIES.
- THIS PROJECT TO BE BUILT IN ACCORDANCE WITH CITY STANDARDS, SPECIFICATIONS AND DETAILS FOR WATER AND SEWER CONSTRUCTION.
- THE CONTRACTOR SHALL COMPLY WITH ALL BUILDING CODES AND REGULATIONS, FEDERAL STATE, COUNTY AND CITY SAFETY CODES AND INSPECTION REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE DUST PROTECTION DURING CONSTRUCTION. ALL TRASH AND DEBRIS SHALL BE PICKED UP AT ALL TIMES.
- TRENCH SAFETY: IF ANY TRENCH ON THIS JOB SITE, INCLUDING OPEN EXCAVATIONS WHOSE DIMENSIONS CAUSE THEM TO BE CONSIDERED TRENCHES BY OSHA, REGARDLESS OF WHETHER FOR THE INSTALLATION OF UTILITIES, FOUNDATIONS OR ANY OTHER SITE ELEMENT, IS EQUAL TO OR GREATER THAN 5.00' DEPTH, THEN THE CONTRACTOR SHALL NOT PERFORM ANY TRENCHING ON THIS SITE UNTIL HE HAS FIRST OBTAINED DETAILED PLANS AND SPECIFICATIONS FOR TRENCH SAFETY SYSTEMS CONFORMING TO OSHA REQUIREMENTS. SUCH PLANS AND SPECIFICATIONS SHALL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER EMPLOYED BY OR CONTRACTED BY THE CONTRACTOR AND SHALL BE CONSIDERED A PART OF THE CONTRACTOR'S MEANS AND METHOD'S OF CONSTRUCTION. IF THIS PROJECT IS OFFERED FOR BID, THE BIDS MUST CONTAIN A SEPARATE UNIT PRICE PAY ITEM FOR TRENCH SAFETY.
- POTABLE WATER LINES SHALL BE PVC IN ACCORDANCE WITH AWWA C-900.
- SANITARY SEWER LINES SHALL BE PVC IN ACCORDANCE WITH ASTM D3034.
- FIRE HYDRANT MUST BE ADEQUATELY PROTECTED BY EITHER CURB STOPS OR CONCRETE POSTS. FIRE HYDRANT MUST BE INSTALLED AT A MINIMUM OF TWO(2) FEET BEHIND A CURB, TO A MAXIMUM OF SIX(6) FEET BEHIND A CURB.
- WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOT NOTED ON THESE PLANS USE CITY OF ROCKWALL STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.
- ALL WASTEWATER WORK DESIGNATED "PRIVATE" IN THIS SET OF PLANS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, PERMITTED AND INSPECTED BY THE CITY BUILDING INSPECTION DEPARTMENT AND INSTALLED BY A LICENSED PLUMBER.
- 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.
- ALL PAVEMENT DISTURBED BY UTILITY INSTALLATION SHALL BE SAWCUT, REMOVED, AND REPLACED TO MATCH EXISTING SECTION AND MEET CITY OF ROCKWALL REQUIREMENTS. CONTRACTOR MAY CROSS DRIVE BY OTHER THAN OPEN CUT BY NOTIFYING ENGINEER PRIOR TO CONSTRUCTION.
- ALL PAVEMENT REMOVAL SHALL BE FULL PANEL REPLACEMENT. REPLACE WITH 6" THICK CLASS "C" CONCRETE PAVEMENT (3600 PSI MINIMUM, 6.5 SACK MIX) REINFORCED WITH #3 REBAR AT 18" O.C.E.W. PROVIDE 6" LIME-TREATED, COMPACTED SUBGRADE BENEATH ALL REPLACEMENT PAVEMENT.
- STANDARD SUBGRADE COMPACTION IS 95% STANDARD PROCTOR DENSITY FROM 0 TO 4 PERCENT ABOVE OPTIMUM MOISTURE TO THE DEPTH 6 INCHES. LIME OR CEMENT TREATMENT OF THE SUB-GRADE CAN BE ELIMINATED BY INCREASING PAVEMENT THICKNESS BY 1 INCH.
- LONGITUDINAL BUTT JOINTS SHALL BE PROVIDED AT ALL NEW JOINT LOCATIONS AND TIED INTO EXISTING PAVEMENT.

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.

THE DIMENSION GROUP

ARCHITECTURE - CIVIL ENGINEERING - MEP ENGINEERING

TEL: 214.943.9400

www.DimensionGroup.com

STATE OF TEXAS

REGISTERED PROFESSIONAL ENGINEER

KEATON L. MAI

125077

6/15/2026

TPBE FIRM REGISTRATION

#-8396

RECORD DRAWING

THESE RECORD DRAWINGS HAVE BEEN PREPARED BASED ON FIELD OBSERVATIONS SURVEYING AT THE SITE, AND INFORMATION PROVIDED BY THE CONTRACTOR. TO THE BEST OF OUR KNOWLEDGE, THE DIMENSION GROUP HEREBY STATES THAT THIS PLAN IS AS-BUILT.

ENGINEER OF RECORD:

KEATON L. MAI, P.E.

THE DIMENSION GROUP, INC.

TPBE FIRM F-8396

DATE: June 5, 2026

DATE	REVISION DESCRIPTION
6/4/26	RECORD DRAWINGS

#	DATE	PROJECT NO.	DATE	DATE
1	6/4/26	220-511	6/15/2026	4:03 pm

UTILITY PLAN

CREEKSIDE COMMONS LOTS 2-6

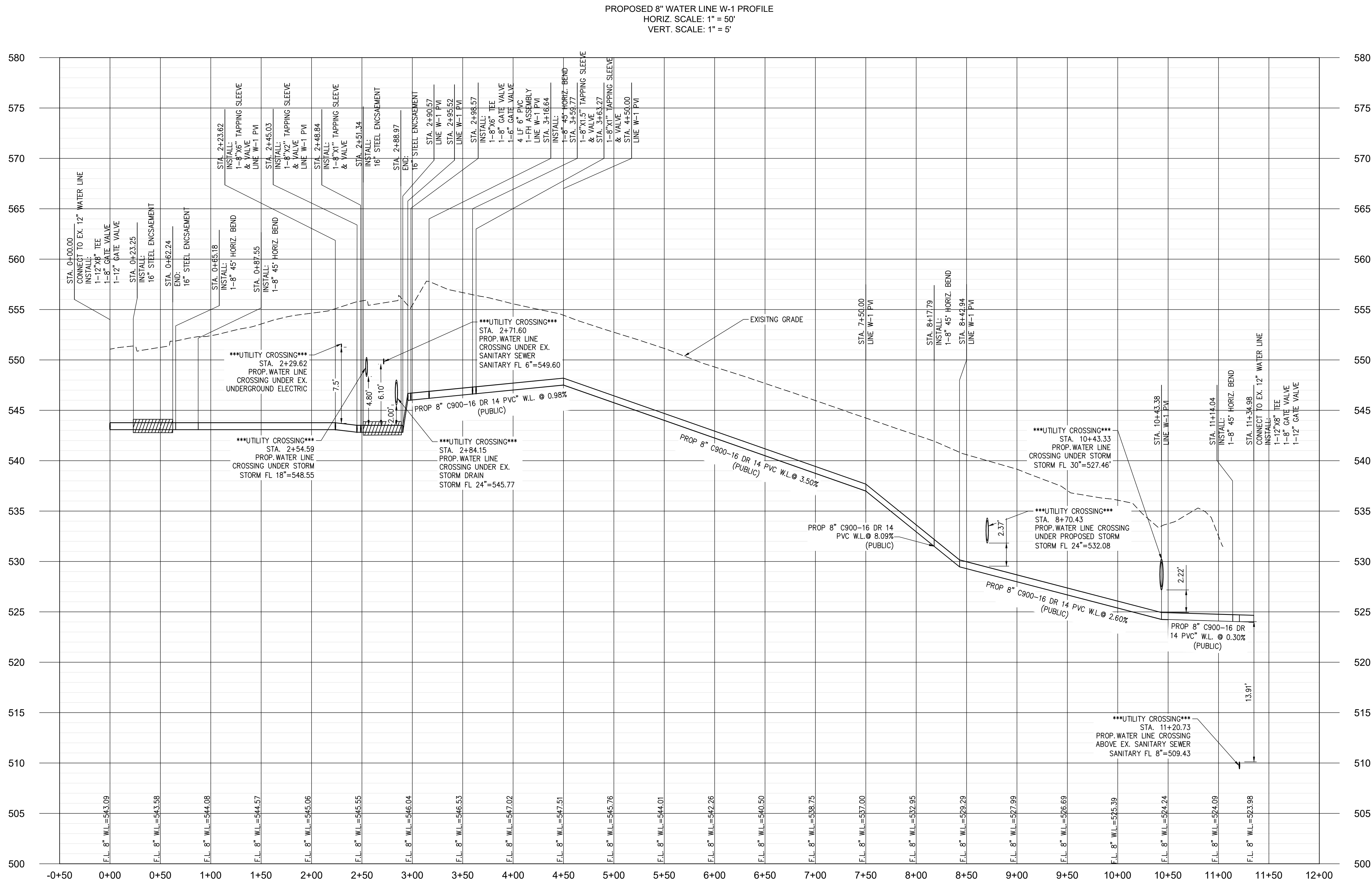
NWC OF STATE HIGHWAY 205 & FM 549

ROCKWALL, TEXAS

SHEET

C5.0

Drawing name: L:\PRUDENT DEVELOPMENT\2025\250-284 - Rockwall, TX - Creekside Commons (Strip Center)\02 Civil\030\Sheet\03 Record Drawings\CA0\CA5.0 UTILITY PLAN.dwg Jun 15, 2026 - 4:03pm

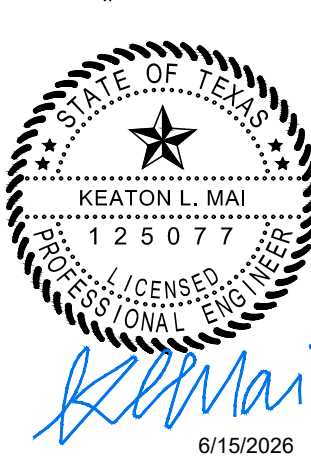




THE
DIMENSION
GROUP

ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING
TEL: 214.543.9400 www.DimensionGroup.com

TBPE FIRM REGISTRATION
#F-8396



KEATON L. MAI
125077
LICENSED PROFESSIONAL ENGINEER
6/15/2026

THESE RECORD DRAWINGS ARE THE PROPERTY OF THE DIMENSION GROUP. ANY REPRODUCTION OR USE OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP IS PROHIBITED. THESE RECORD DRAWINGS HAVE BEEN PREPARED BASED ON FIELD OBSERVATIONS SURVEYING AT THE SITE, AND INFORMATION PROVIDED BY THE CONTRACTOR. TO THE BEST OF OUR KNOWLEDGE, THE DIMENSION GROUP HEREBY STATES THAT THIS PLAN IS AS-BUILT.

ENGINEER OF RECORD:
KEATON L. MAI, P.E.
THE DIMENSION GROUP,
INC. TBPE FIRM F-8396
DATE: June 5, 2026

#	DATE	REVISION DESCRIPTION
1	6/4/26	RECORD DRAWINGS

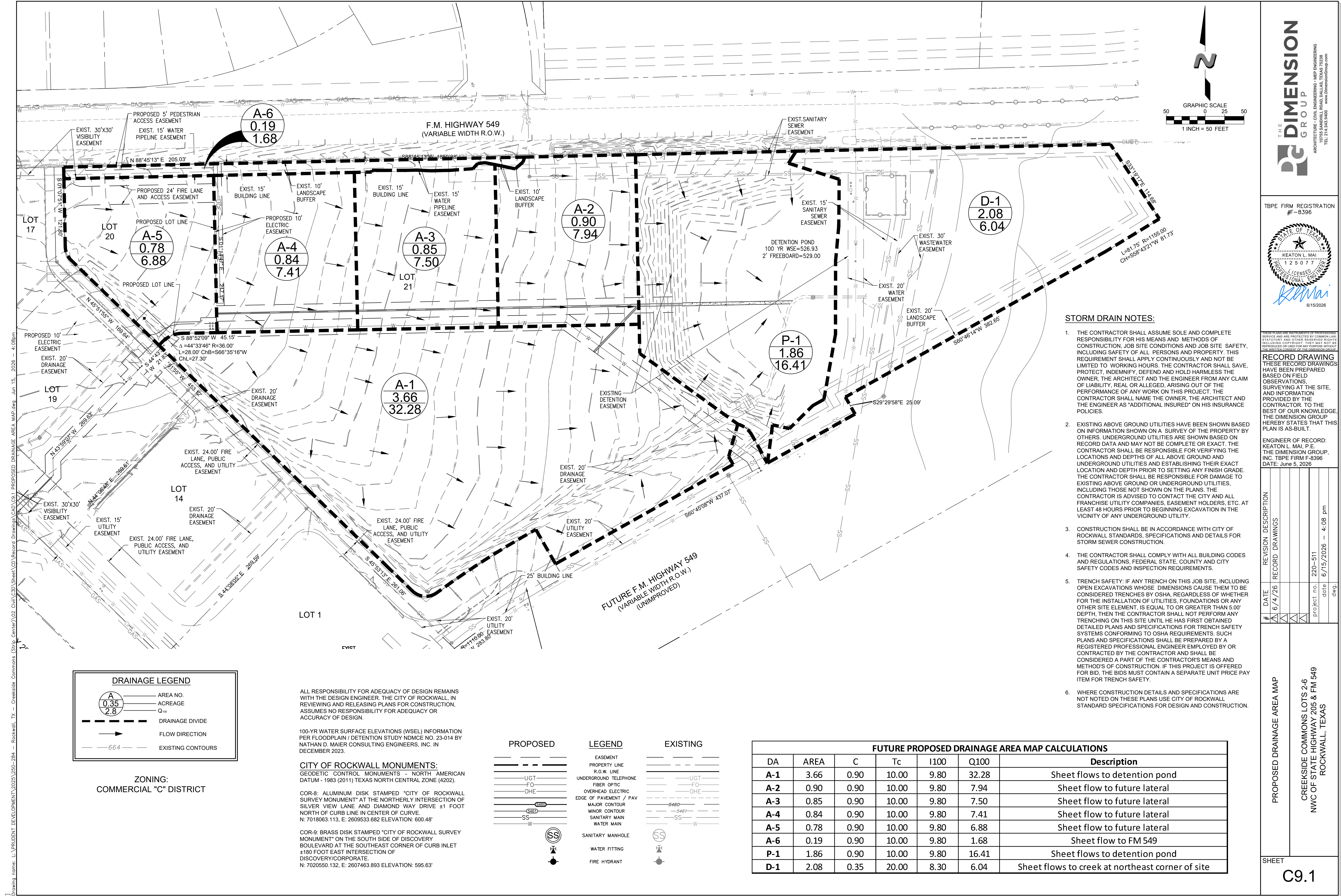
project no.	220-511
date	6/15/2026 - 4:03 pm
dwg.	

UTILITY PROFILES

CREEKSIDE COMMONS LOTS 2-6
NWC OF STATE HIGHWAY 205 & FM 549
ROCKWALL, TEXAS

SHEET

C5.1



THE DIMENSION GROUP

ARCHITECTURE - CIVIL ENGINEERING - MEP ENGINEERING

TEL: 214.943.9400

www.dimensiongroup.com

STATE OF TEXAS

KEATON L. MAI

125077

REGISTERED PROFESSIONAL ENGINEER

6/15/2026

TPBE FIRM REGISTRATION

#F-8396

RECORD DRAWING

THESE RECORD DRAWINGS HAVE BEEN PREPARED BASED ON FIELD OBSERVATIONS SURVEYING AT THE SITE, AND INFORMATION PROVIDED BY THE CONTRACTOR. TO THE BEST OF OUR KNOWLEDGE, THE DIMENSION GROUP HEREBY STATES THAT THIS PLAN IS AS-BUILT.

ENGINEER OF RECORD: KEATON L. MAI, P.E. THE DIMENSION GROUP, INC. TPBE FIRM F-8396 DATE: June 5, 2026

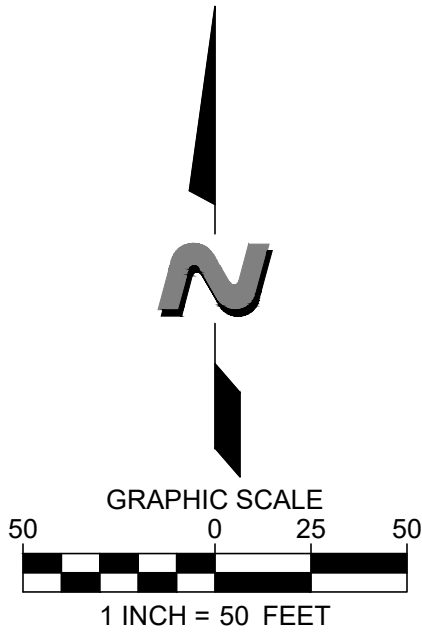
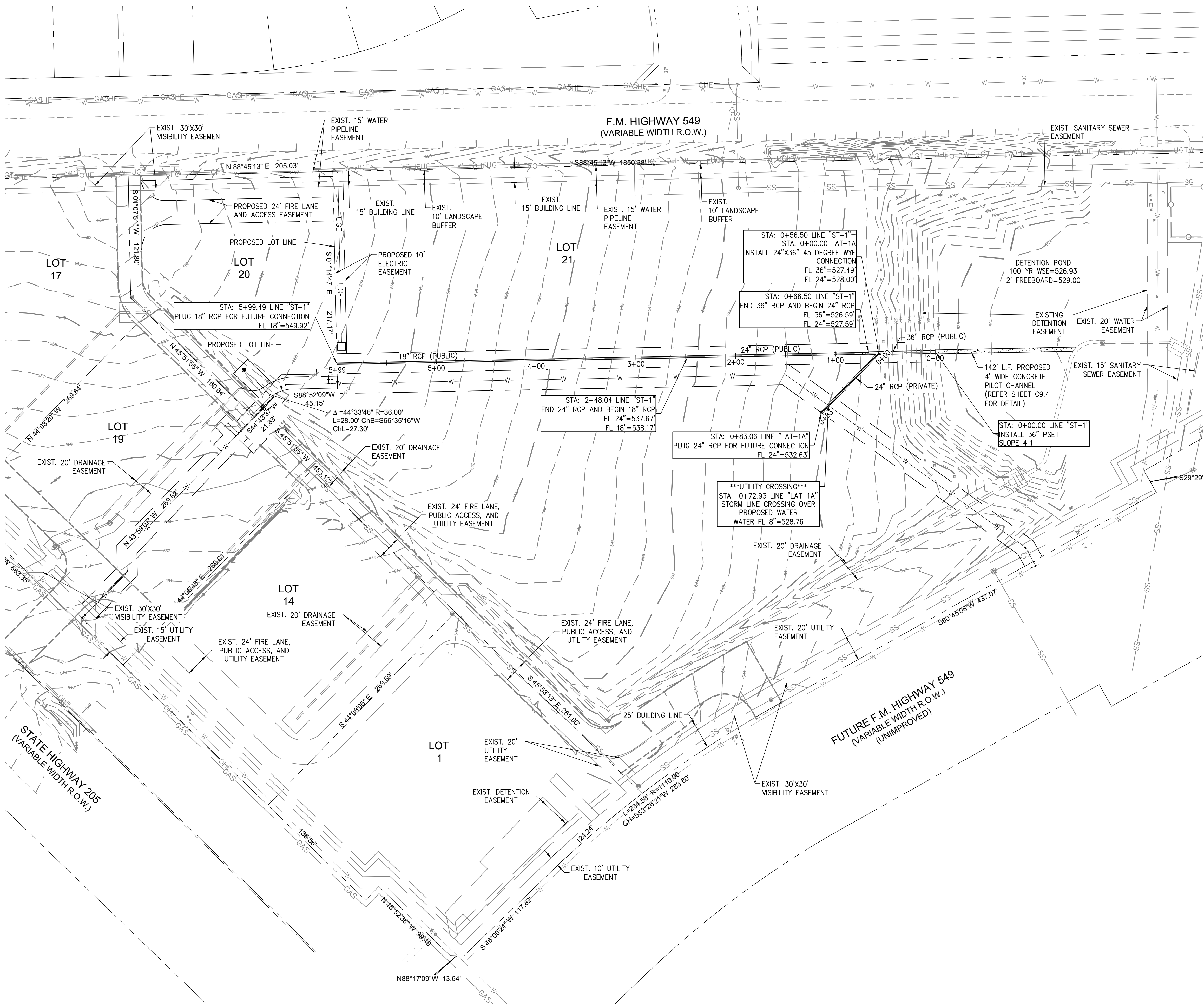
PROPOSED DRAINAGE AREA MAP

CREEKSIDE COMMONS LOTS 2-6 NWC OF STATE HIGHWAY 205 & FM 549 ROCKWALL, TEXAS

SHEET

C9.1

Drawing name: L:\PRUDENT DEVELOPMENT\2025\280-284 - Rockwall, TX - Creekside Commons (Strip Center)\02_Civil\C30\Sheet\03 Record Drawings\CAD\C9.2 STORM DRAINAGE PLAN.dwg Jun 15, 2026 - 4:09pm



STORM DRAIN NOTES:

1. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR HIS MEANS AND METHODS OF CONSTRUCTION, JOB SITE CONDITIONS AND JOB SITE SAFETY, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO WORKING HOURS. THE CONTRACTOR SHALL SAVE, PROTECT, INDEMNIFY, DEFEND AND HOLD HARMLESS THE OWNER, THE ARCHITECT AND THE ENGINEER FROM ANY CLAIM OF LIABILITY, REAL OR ALLEGED, ARISING OUT OF THE PERFORMANCE OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL NAME THE OWNER, THE ARCHITECT AND THE ENGINEER AS "ADDITIONAL INSURED" ON HIS INSURANCE POLICIES.
2. EXISTING ABOVE GROUND UTILITIES HAVE BEEN SHOWN BASED ON INFORMATION SHOWN ON A SURVEY OF THE PROPERTY BY OTHERS. UNDERGROUND UTILITIES ARE SHOWN BASED ON RECORD DATA AND MAY NOT BE COMPLETE OR EXACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES AND ESTABLISHING THEIR EXACT LOCATION AND DEPTH PRIOR TO SETTING ANY FINISH GRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES, INCLUDING THOSE NOT SHOWN ON THE PLANS. THE CONTRACTOR IS ADVISED TO CONTACT THE CITY AND ALL FRANCHISE UTILITY COMPANIES, EASEMENT HOLDERS, ETC. AT LEAST 48 HOURS PRIOR TO BEGINNING EXCAVATION IN THE VICINITY OF ANY UNDERGROUND UTILITY.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF ROCKWALL STANDARDS, SPECIFICATIONS AND DETAILS FOR STORM SEWER CONSTRUCTION.
4. THE CONTRACTOR SHALL COMPLY WITH ALL BUILDING CODES AND REGULATIONS, FEDERAL STATE, COUNTY AND CITY SAFETY CODES AND INSPECTION REQUIREMENTS.
5. TRENCH SAFETY: IF ANY TRENCH ON THIS JOB SITE, INCLUDING OPEN EXCAVATIONS WHOSE DIMENSIONS CAUSE THEM TO BE CONSIDERED TRENCHES BY OSHA, REGARDLESS OF WHETHER FOR THE INSTALLATION OF UTILITIES, FOUNDATIONS OR ANY OTHER SITE ELEMENT, IS EQUAL TO OR GREATER THAN 5.00' DEPTH, THEN THE CONTRACTOR SHALL NOT PERFORM ANY TRENCHING ON THIS SITE UNTIL HE HAS FIRST OBTAINED DETAILED PLANS AND SPECIFICATIONS FOR TRENCH SAFETY SYSTEMS CONFORMING TO OSHA REQUIREMENTS. SUCH PLANS AND SPECIFICATIONS SHALL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER EMPLOYED BY OR CONTRACTED BY THE CONTRACTOR AND SHALL BE CONSIDERED A PART OF THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION. IF THIS PROJECT IS OFFERED FOR BID, THE BIDS MUST CONTAIN A SEPARATE UNIT PRICE PAY ITEM FOR TRENCH SAFETY.
6. MINIMUM COVER IS 4 FEET FOR STORM PIPES AND 1 FOOT FOR CULVERTS.
7. WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOT NOTED ON THESE PLANS USE CITY OF ROCKWALL STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.

PROPOSED	LEGEND	EXISTING
	EASEMENT	
	PROPERTY LINE	
	R.O.W. LINE	
	UNDERGROUND TELEPHONE	
	FIBER OPTIC	
	OVERHEAD ELECTRIC	
	EDGE OF PAVEMENT / PAV	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	SANITARY MAIN	
	WATER MAIN	
	SANITARY MANHOLE	
	WATER FITTING	
	FIRE HYDRANT	

CITY OF ROCKWALL MONUMENTS:
GEODETIC CONTROL MONUMENTS - NORTH AMERICAN DATUM - 1983 (2011)
TEXAS NORTH CENTRAL ZONE (4202).

COR-8: ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE NORTHERLY INTERSECTION OF SILVER VIEW LANE AND DIAMOND WAY DRIVE ±1 FOOT NORTH OF CURB LINE IN CENTER OF CURVE.
N: 7018063.113, E: 2609533.682 ELEVATION: 600.48'

COR-9: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTH SIDE OF DISCOVERY BOULEVARD AT THE SOUTHEAST CORNER OF CURB INLET ±180 FOOT EAST INTERSECTION OF DISCOVERY/CORPORATE.
N: 7020550.132, E: 2607463.893 ELEVATION: 595.63'

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.

100-YR WATER SURFACE ELEVATIONS (WSEL) INFORMATION PER FLOODPLAIN / DETENTION STUDY NDMCE NO. 23-014 BY NATHAN D. MAIER CONSULTING ENGINEERS, INC. IN DECEMBER 2023.



TBPE FIRM REGISTRATION # - 8396



RECORD DRAWING
THESE RECORD DRAWINGS HAVE BEEN PREPARED BASED ON FIELD OBSERVATIONS SURVEYING AT THE SITE, AND INFORMATION PROVIDED BY THE CONTRACTOR. TO THE BEST OF OUR KNOWLEDGE, THE DIMENSION GROUP HEREBY STATES THAT THIS PLAN IS AS-BUILT.

ENGINEER OF RECORD:
KEATON L. MAI, P.E.
THE DIMENSION GROUP, INC.
DATE: June 5, 2026

#	DATE	REVISION DESCRIPTION
1	6/4/26	RECORD DRAWINGS
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		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

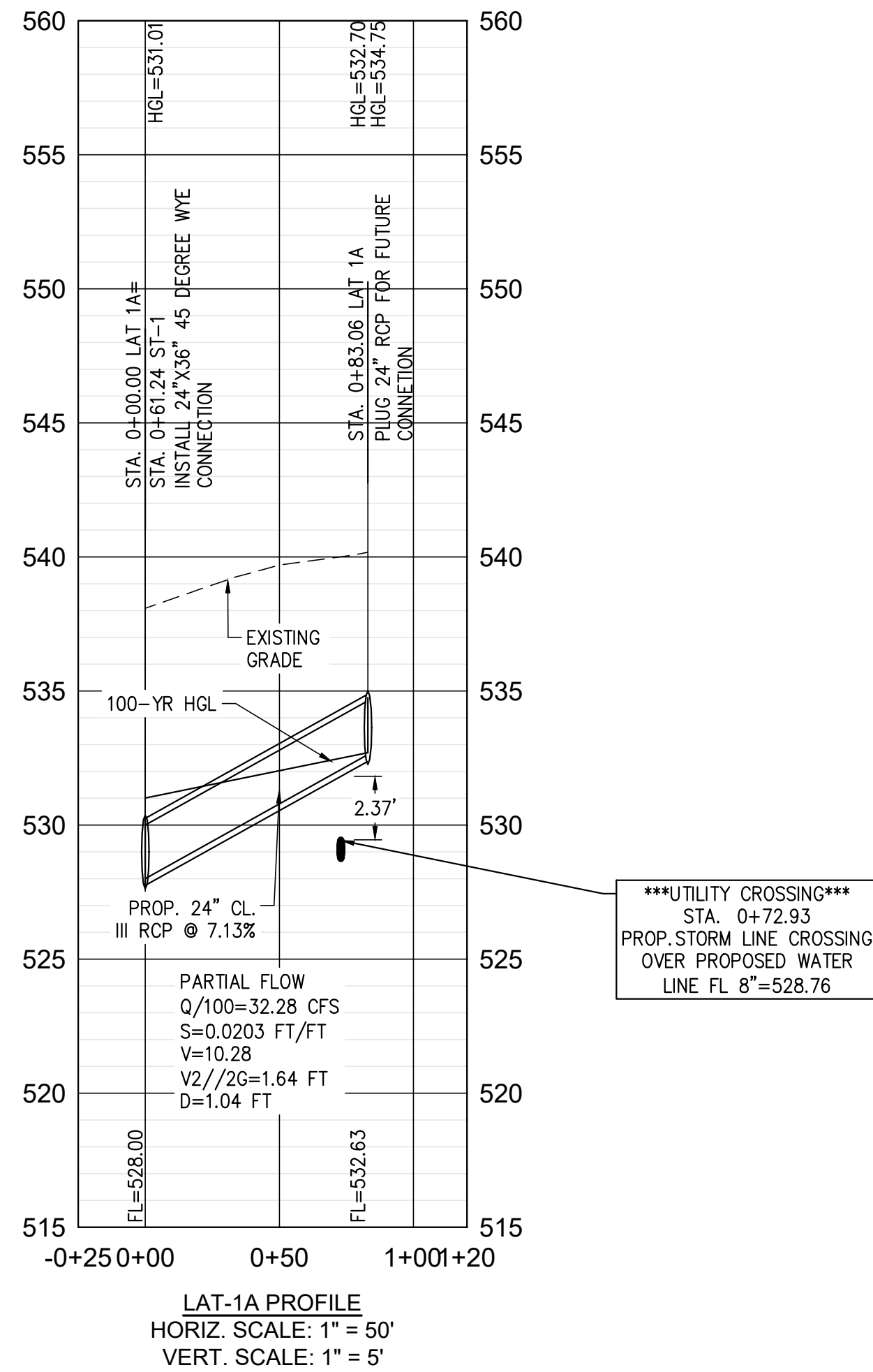
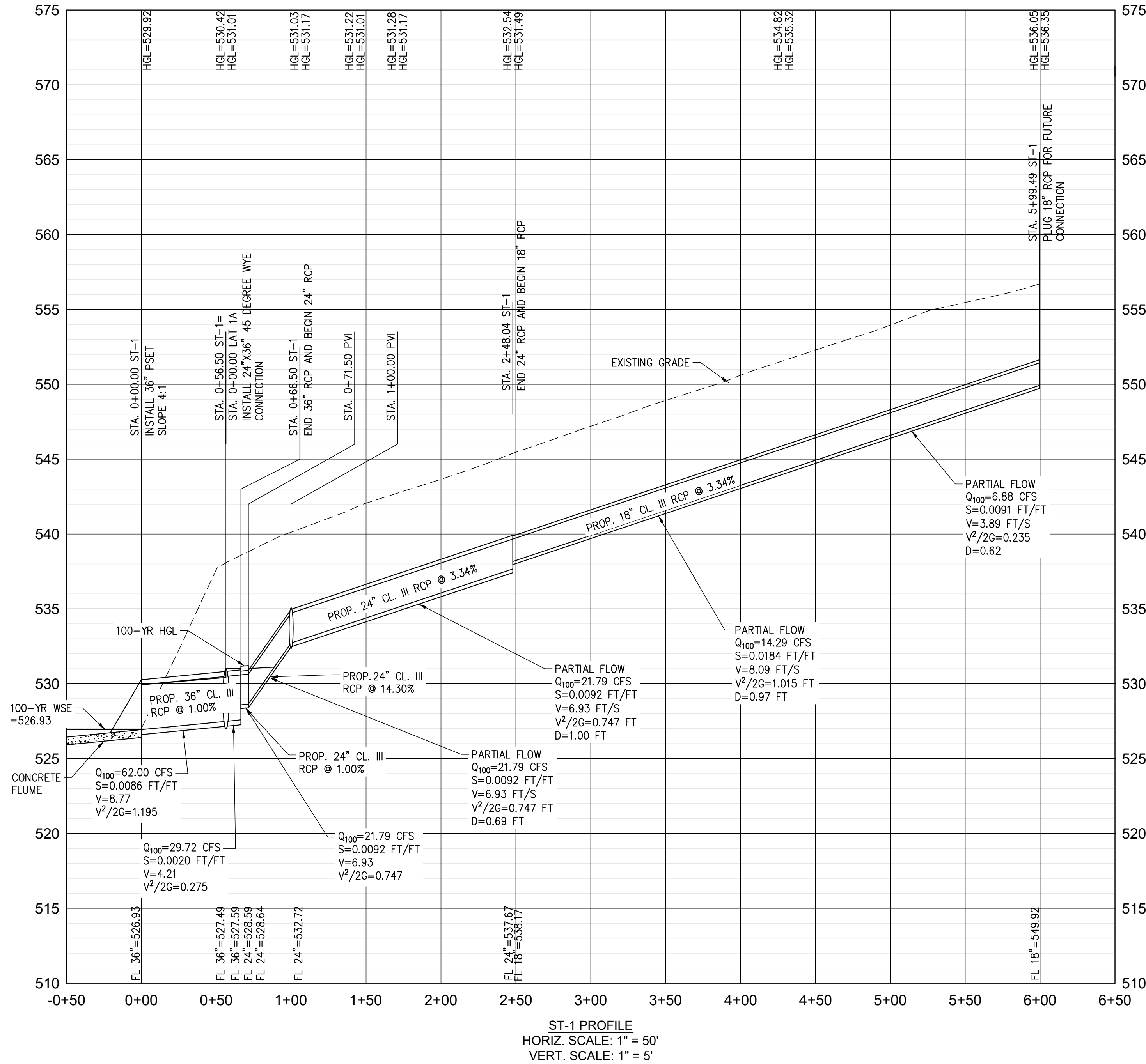
STORM DRAINAGE PLAN

CREEKSIDE COMMONS LOTS 2-6
NWC OF STATE HIGHWAY 205 & FM 549
ROCKWALL, TEXAS

SHEET

C9.2

Drawing name: L:\PRUDENT DEVELOPMENT\2025\280-284 - Rockwall, TX - Creekside Commons (Strip Center)\02 Civil\03\Sheet\03 Record Drawings\CA0\09.2 STORM DRAINAGE PLAN.dwg Jun 15, 2026 - 4:03pm



CITY OF ROCKWALL MONUMENTS:
GEODETIC CONTROL MONUMENTS - NORTH AMERICAN DATUM - 1983 (2011)
TEXAS NORTH CENTRAL ZONE (4202).

COR-8: ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT"
AT THE NORTHERLY INTERSECTION OF SILVER VIEW LANE AND DIAMOND
WAY DRIVE ±1 FOOT NORTH OF CURB LINE IN CENTER OF CURVE.
N: 7018063.113, E: 2609533.682 ELEVATION: 600.48'

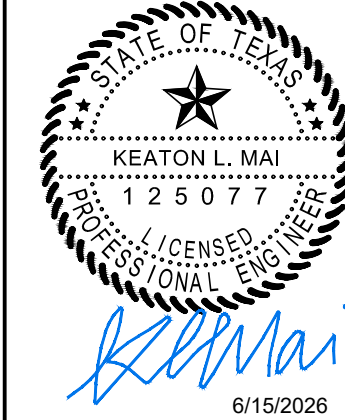
COR-9: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON
THE SOUTH SIDE OF DISCOVERY BOULEVARD AT THE SOUTHEAST CORNER
OF CURB INLET ±180 FOOT EAST INTERSECTION OF DISCOVERY/CORPORATE.
N: 7020550.132, E: 2607463.893 ELEVATION: 595.63'

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.

100-YR WATER SURFACE ELEVATIONS (WSEL) INFORMATION PER
FLOODPLAIN / DETENTION STUDY NDMCE NO. 23-014 BY NATHAN D.
MAIER CONSULTING ENGINEERS, INC. IN DECEMBER 2023.



TBPE FIRM REGISTRATION
#F-8396



THESE RECORD DRAWINGS ARE THE PROPERTY OF THE DIMENSION GROUP. THEY ARE NOT TO BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.

RECORD DRAWING
THESE RECORD DRAWINGS
HAVE BEEN PREPARED
BASED ON FIELD
OBSERVATIONS
SURVEYING AT THE SITE,
AND INFORMATION
PROVIDED BY THE
CONTRACTOR. TO THE
BEST OF OUR KNOWLEDGE,
THE DIMENSION GROUP
HEREBY STATES THAT THIS
PLAN IS AS-BUILT.

ENGINEER OF RECORD:
KEATON L. MAI, P.E.
THE DIMENSION GROUP,
INC. TBPE FIRM F-8396
DATE: June 5, 2026

#	DATE	REVISION DESCRIPTION
1	6/4/26	RECORD DRAWINGS

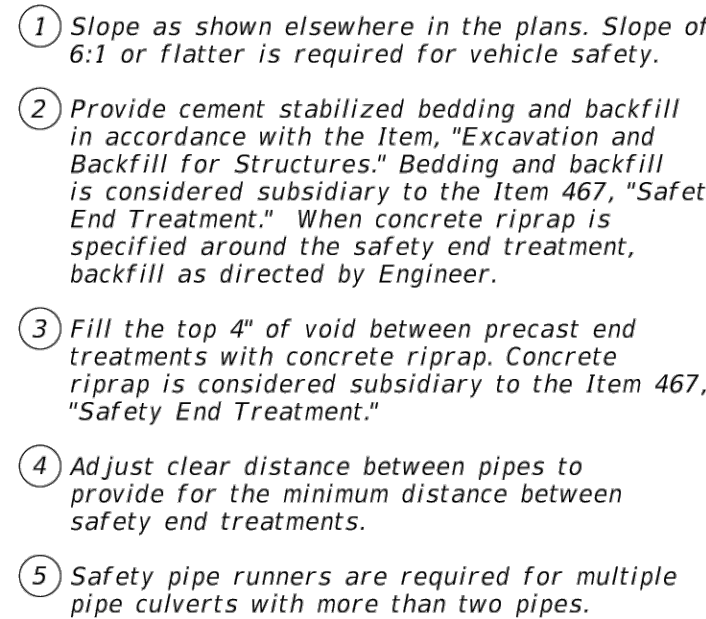
project no.	220-511
date	6/15/2026 - 4:03 pm
dwg.	

STORM DRAINAGE PROFILES

CREEKSIDE COMMONS LOTS 2-6
NWC OF STATE HIGHWAY 205 & FM 549
ROCKWALL, TEXAS

SHEET

C9.3

DATE: _____
FILE: _____

(If required)



(If required)

MATERIAL NOTES:

Synthetic fibers listed on the "Fibers for Concrete" Material Producer List (MPL) may be used in lieu of steel reinforcing in riprap concrete unless noted otherwise.
Provide pipe runners meeting the requirements of ASTM A53 (Type E or S, Gr B), ASTM A500 Gr B, or API 5LX52.

Provide pipe runners meeting the requirements of ASTM A53 (Type E or S, Gr B), ASTM A500 Gr B, or API 5LX52.

Galvanize steel components except reinforcing steel after fabrication.
Repair galvanizing damaged during transport or construction in accordance with the specifications.

GENERAL NOTES:

Precast safety end treatment for reinforced concrete pipe (RCP) may be used for TYPE II end treatment as specified in Item 467, "Safety End Treatment."

When precast safety end treatment is used as a Contractor's alternative to mitered RCP, riprap will not be required unless noted otherwise on the plans.

Manufacture precast concrete end sections in accordance with Item 4 "Reinforced Concrete Pipe" and in accordance with ASTM Specification C-76, Class III, Wall B for circular pipe.

Provide precast concrete end sections with a spigot or bell end for compatibility to upstream or downstream end conditions with sufficient annular space to allow for grout, mortar, cold applied asphalt joint

Methods of lifting shall be provided by the manufacturer for ease of loading, unloading and installation.

Pipe runners are designed for a traversing load of 10,000 Lbs at yield as recommended by Research Report 280-2F, "Safety Treatment of Roadside Parallel-Drainage Structures", Texas Transportation Institute, March 1981.

 Texas Department of Transportation	Bridge Division Standard												
PRECAST SAFETY END TREATMENT TYPE II ~ PARALLEL DRAINAGE													
PSET-RP													
FILE: CD-PSET-RP-20.dgn ©TxDOT February 2020 REVISIONS	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">DWG: RLW</td> <td style="width: 15%;">CHK: KLR</td> <td style="width: 15%;">DWN: JTR</td> <td style="width: 55%;">CHK: GAF</td> </tr> <tr> <td>CONT</td> <td>SECT</td> <td>JOB</td> <td>HIGHWAY</td> </tr> <tr> <td>DIST</td> <td>COUNTY</td> <td colspan="2">SHEET NO.</td> </tr> </table>	DWG: RLW	CHK: KLR	DWN: JTR	CHK: GAF	CONT	SECT	JOB	HIGHWAY	DIST	COUNTY	SHEET NO.	
DWG: RLW	CHK: KLR	DWN: JTR	CHK: GAF										
CONT	SECT	JOB	HIGHWAY										
DIST	COUNTY	SHEET NO.											

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTE AND INTELLECTUAL PROPERTY RIGHTS, INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.

RECORD DRAWING

THESE RECORD DRAWINGS HAVE BEEN PREPARED BASED ON FIELD OBSERVATIONS, SURVEYING AT THE SITE, AND INFORMATION PROVIDED BY THE CONTRACTOR. TO THE BEST OF OUR KNOWLEDGE THE DIMENSION GROUP HEREBY STATES THAT THIS PLAN IS AS-BUILT.

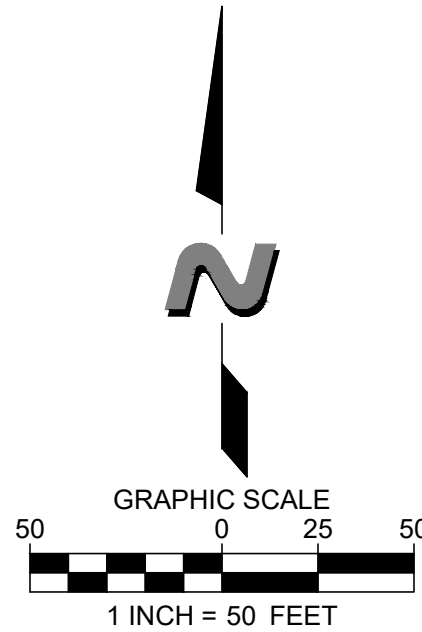
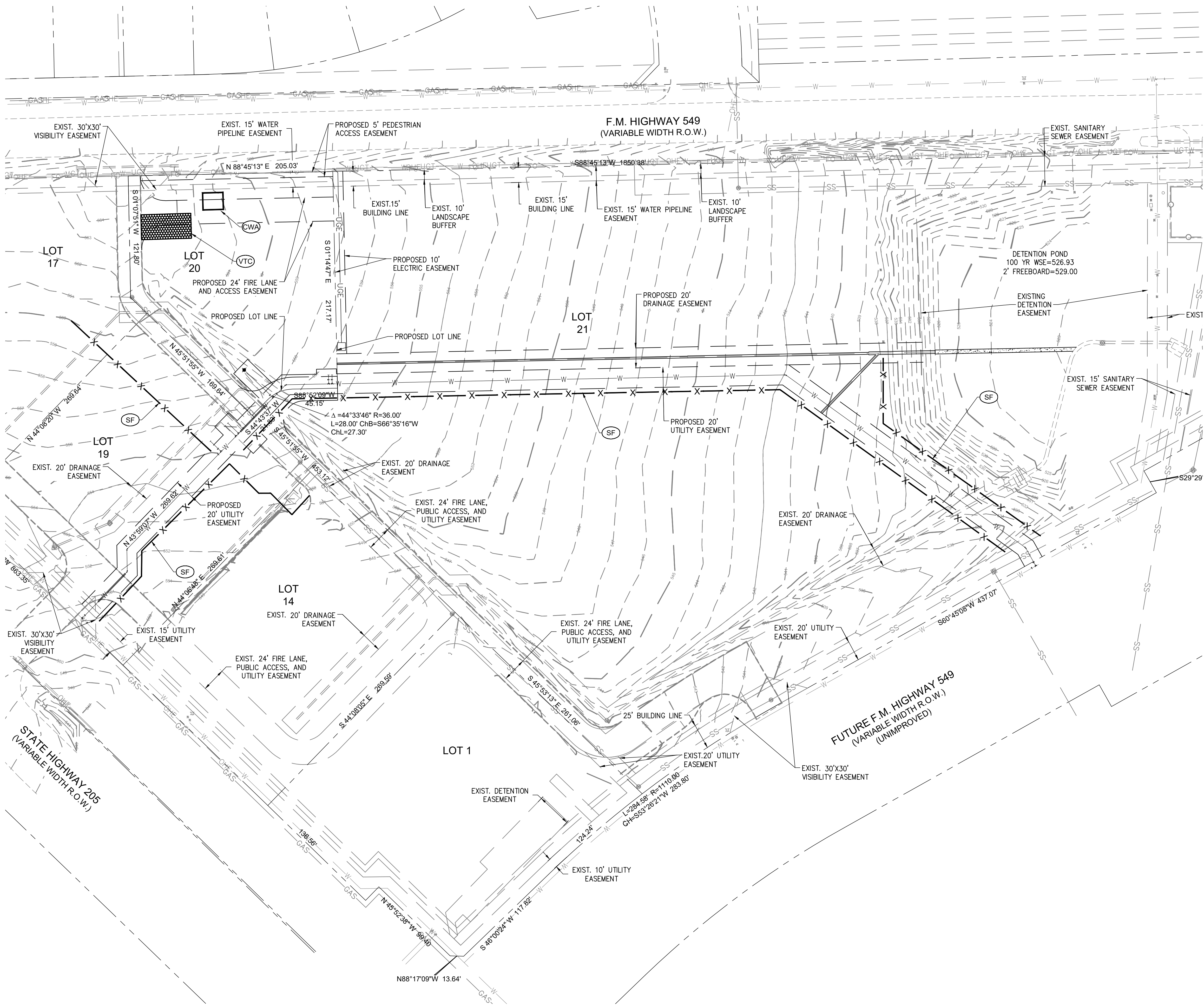
ENGINEER OF RECORD:
KEATON L. MAI, P.E.
THE DIMENSION GROUP,
INC. TBPE FIRM F-8396
DATE: June 5, 2026

#	DATE	REVISION DESCRIPTION
1	6/4/26	RECORD DRAWINGS
2		
3		
4		
project no. 220-511		
date 6/15/2026		4:03 pm
		dwg

STORM DRAINAGE CALCULATIONS/ DETAILS

CREEKSIDE COMMONS LOTS 2-6
NWC OF STATE HIGHWAY 205 & FM 5
ROCKWALL, TEXAS

Drawing name: L:\PRUDENT DEVELOPMENT\2025\280-284 - Rockwall, TX - Creekside Commons (Strip Center)\02_Civil\030 Sheet\03 Record Drawings\CAD\C10.0 EROSION & SEDIMENT CONTROL PLAN.dwg Jun 15, 2026 - 4:03pm



EROSION CONTROL KEYNOTES:

- (CWA) CONCRETE WASHOUT AREA
- (RCD) ROCK CHECK DAM
- (SF) SILT FENCE
- (IP) INLET PROTECTION
- (VTC) VEHICLE TRACKING CONTROL
- (TOS) TEMPORARY OUTFALL STRUCTURE (REFER TO DETAIL SHEET C10.2)

SEDIMENT AND EROSION CONTROL NOTES:

- SEE GENERAL NOTES ON SHEET C1.0
- ALL EROSION AND SEDIMENT CONTROL PRACTICES AND OTHER PROTECTIVE MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. REGULAR INSPECTION AND MAINTENANCE OF BMPs SHOULD BE LOGGED AND REMEDIAL ACTION TAKEN AS SOON AS PRACTICAL.
- PERIMETER EROSION CONTROL BMPs ARE TO REMAIN IN PLACE UNTIL PERMANENT GROUND COVERAGE IS ACHIEVED, 70% OR LESS THAN 1 ACRE.
- ALL DISTURBED AREAS NOT TO BE LANDSCAPED ARE TO BE SEEDED AND MULCHED WITHIN 14 DAYS OF FINAL GRADING. SURFACE IS TO BE AMENDED WITH TOPSOIL AND SEEDED WITH LOCAL DRYLAND GRASS SEED MIX.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TCEQ CONSTRUCTION GENERAL PERMIT (CGP), TXR150000.

SITE PREPARATION / INITIAL CBMPs

- CONTACT PUBLIC WORKS TO SCHEDULE A PRE-CONSTRUCTION INSPECTION.
- INSTALL ALL PERIMETER CBMPs PRIOR TO BEGINNING SITE GRADING.
- INSTALL ALL SILT FENCE IMMEDIATELY BEHIND BACK OF CURB, SIDEWALK, AND/OR ROADWAY. IF A GAP OF EXPOSED SOIL EXISTS, A STRIP OF EROSION CONTROL BLANKETING MAY BE NECESSARY.
- INSTALL PTP, SSA, VTC IMMEDIATELY UPON ESTABLISHMENT OF NEAR GRADE CONDITIONS IN THOSE AREAS.
- MAINTAIN EXISTING SEDIMENTATION BASIN AS LONG AS POSSIBLE DURING OVERLOT GRADING AND BUILDING CONSTRUCTION.

UTILITY / INFRASTRUCTURE / BUILDING CONSTRUCTION INTERIM CBMPs

- MAINTAIN / REPAIR / REPLACE ALL CBMPs INSTALLED DURING INITIAL PHASE.
- INSTALL INLET PROTECTION FOR NEW ON-SITE INLETS.
- CONDUCT INSPECTIONS OF ALL CBMPs EVERY 14 DAYS AND AFTER ALL PRECIPITATION EVENTS. LOG INSPECTIONS ON LOG SHEET.
- WALK PERIMETER OF SITE TO ENSURE NO SEDIMENT IS BYPASSING CBMPs.
- INSPECT DISCHARGE POINTS.
- MAINTAIN EXISTING SEDIMENTATION BASIN AS LONG AS POSSIBLE DURING OVERLOT GRADING AND BUILDING CONSTRUCTION.

PERMANENT SITE STABILIZATION / LANDSCAPING FINAL CBMPs

- MAINTAIN / REPAIR / REPLACE ALL EROSION AND SEDIMENT CONTROL CBMPs INSTALLED DURING INITIAL AND INTERIM PHASES.
- CONDUCT FINAL INSPECTION OF ALL PERIMETER BMPs. LOG INSPECTIONS ON LOG SHEET.
- ENSURE ALL DISTURBED AREAS NOT LANDSCAPED ARE SEEDED AND PROPERLY MULCHED AND SECURELY CRIMPED.
- INSTALL EROSION CONTROL BLANKET ON ALL SLOPE GREATER THE 4:1.
- CONTACT PUBLIC WORKS TO SCHEDULE A FINAL INSPECTION.
- LANDSCAPE SHOWN ONLY FOR INFORMATIONAL PURPOSES. REFER TO LANDSCAPE PLAN FOR DESIGN.

CITY OF ROCKWALL MONUMENTS:
GEODETIC CONTROL MONUMENTS - NORTH AMERICAN DATUM - 1983 (2011)
TEXAS NORTH CENTRAL ZONE (4202).

COR-8: ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT"
AT THE NORTHERLY INTERSECTION OF SILVER VIEW LANE AND DIAMOND
WAY DRIVE ±1 FOOT NORTH OF CURB LINE IN CENTER OF CURVE.
N: 7018063.113, E: 2609533.682 ELEVATION: 600.48'

COR-9: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON
THE SOUTH SIDE OF DISCOVERY BOULEVARD AT THE SOUTHEAST CORNER
OF CURB INLET ±180 FOOT EAST INTERSECTION OF DISCOVERY/CORPORATE.
N: 7020550.132, E: 2607463.893 ELEVATION: 595.63'

OWNER/DEVELOPER
PRUDENT DEVELOPMENT
10755 SANDHILL ROAD
DALLAS, TEXAS 75238
PHONE: (214) 271-4630
CONTACT: MICHAEL HAMPTON

ENGINEER/APPLICANT
THE DIMENSION GROUP
10755 SANDHILL ROAD
DALLAS, TX, 75238
PHONE: (214) 343-9400
CONTACT: KEATON L. MAI, PE

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.

SITE AREA = 16.72 ACRES
TOTAL DISTURBED AREA = 24,460 SQ. FT. (0.56 AC.)



TBPE FIRM REGISTRATION
#F-8396



RECORD DRAWING
THESE RECORD DRAWINGS
HAVE BEEN PREPARED
BASED ON FIELD
OBSERVATIONS
SURVEYING AT THE SITE,
AND INFORMATION
PROVIDED BY THE
CONTRACTOR. TO THE
BEST OF OUR KNOWLEDGE,
THE DIMENSION GROUP
HEREBY STATES THAT THIS
PLAN IS AS-BUILT.

ENGINEER OF RECORD:
KEATON L. MAI, P.E.
THE DIMENSION GROUP,
INC. TBPE FIRM F-8396
DATE: June 5, 2026

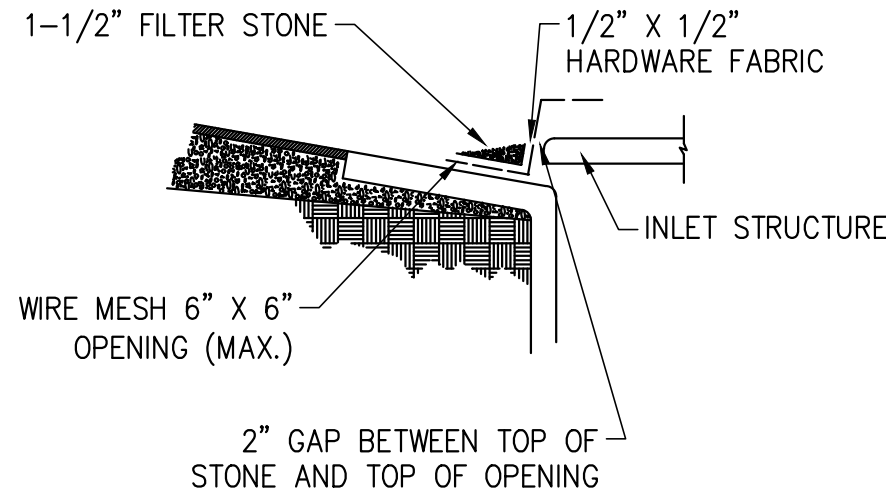
REVISION	DESCRIPTION	DATE
1	RECORD DRAWINGS	6/4/26
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

EROSION & SEDIMENT CONTROL PLAN
CREEKSIDE COMMONS LOTS 2-6
NWC OF STATE HIGHWAY 205 & FM 549
ROCKWALL, TEXAS

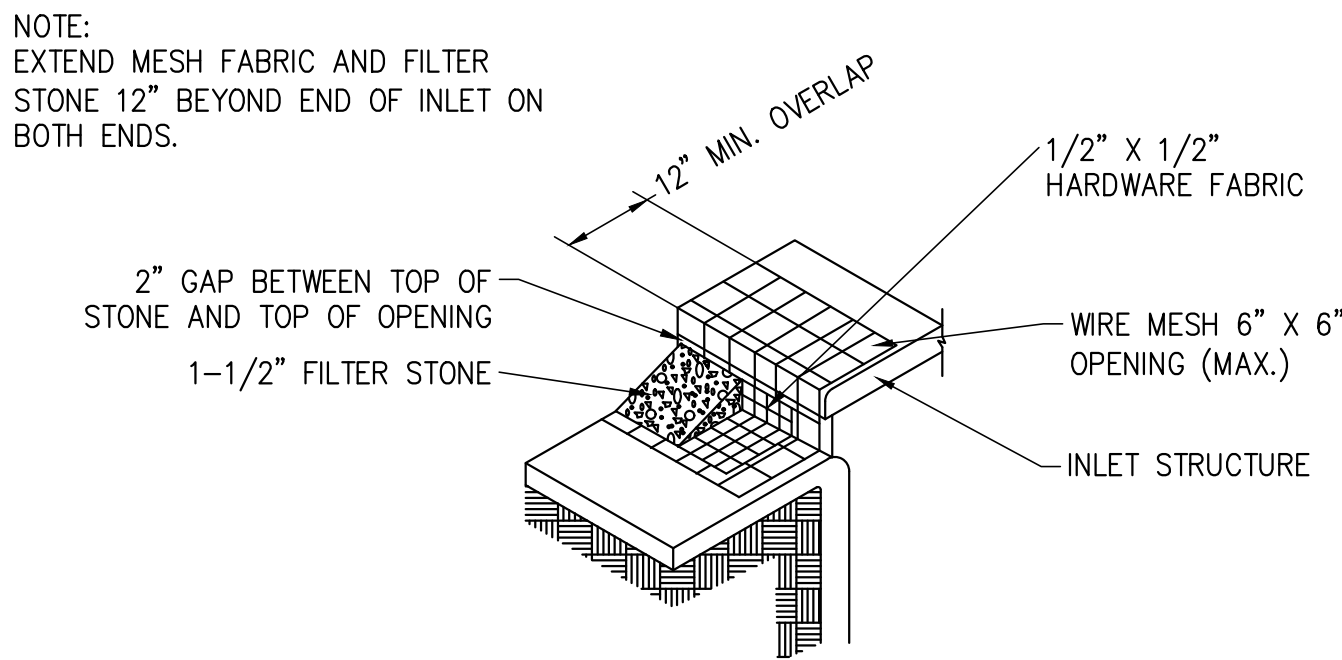
SHEET
C10.0

EROSION GENERAL NOTES

1. EROSION CONTROL DEVICES AS SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
2. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER FOR CITY OF ROCKWALL.
3. IF THE EROSION CONTROL PLANS AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
4. IF OFF-SITE SOIL BORROW OR SPOIL SITES ARE USED IN CONJUNCTION WITH THIS PROJECT, THIS INFORMATION SHALL BE DISCLOSED AND SHOWN ON THE EROSION CONTROL PLAN. OFF-SITE BORROW AND SPOIL AREAS ARE CONSIDERED A PART OF THE PROJECT SITE AND THEREFORE SHALL COMPLY WITH CITY OF ROCKWALL EROSION CONTROL REQUIREMENTS. THESE AREAS SHALL BE STABILIZED WITH PERMANENT GROUND COVER PRIOR TO FINAL APPROVAL OF THE PROJECT.
5. ALL EROSION CONTROL DEVICES SHALL BE INSPECTED WEEKLY BY THE CONTRACTOR AND AFTER ALL MAJOR RAIN EVENTS.
6. ALL NON-IMPERVIOUS AREAS AFTER CONSTRUCTION SHALL BE COVERED WITH SOD OR LANDSCAPED IN ACCORDANCE WITH THE LANDSCAPE DRAWINGS. ALL OTHER REMAINING AREAS SHALL BE HYDRO-MULCHED OR COVERED WITH CURLEX BLANKET (WHERE SHOWN) AND MAINTAINED UNTIL ESTABLISHED.
7. TEMPORARY STONE STABILIZED CONSTRUCTION ENTRANCE SHALL HAVE THE FOLLOWING MINIMUM DIMENSIONS: 25' WIDE X 50' LONG X 6" DEEP. (3"-5" COURSE AGGREGATE). PLACE FILTER FABRIC UNDER STONE PER N.C.T.C.O.G. ITEM 2.23.3.
8. THE STABILIZED CONSTRUCTION ENTRANCE IS TO BE USED AS A VEHICLE WASH DOWN AREA FOR DEBRIS AND SOIL REMOVAL PRIOR TO EXITING THE SITE. THIS STABILIZED ENTRANCE SHALL BE TOP DRESSED WITH ADDITIONAL STONE AS NECESSARY. LOCATION OF STABILIZED ENTRANCE MAY BE MODIFIED IF APPROVED BY MONTGOMERY COUNTY AND THE DESIGN ENGINEER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE, AS THE ENTITY EXERCISING OPERATIONAL CONTROL, FOR ALL PERMITTING AS REQUIRED BY THE EPA/TCOQ. THIS INCLUDES, BUT IS NOT LIMITED TO, PREPARATION OF N.O.I. AND NOT AND PAYMENT OF ALL ASSOCIATED FEES.
- 10.INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST LOWING THROUGH ANOTHER BMP TO CONTROL OFF SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.
- 11.CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.O.T. & ANY ADDITIONAL INFORMATION REQUIRED BY THE E.P.A. CONTRACTOR SHALL COMPLY WITH ALL E.P.A. STORM WATER POLLUTION PREVENTION REQUIREMENTS.
- 12.EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS, OR IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF THE CONTRACTOR. THE CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY THE MEASURES, INCLUDING FLOODING DAMAGE, WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE. AT THE CONCLUSION OF ANY PROJECT, ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREDGED OF ANY SEDIMENT GENERATED BY THE PROJECT OR DEPOSITED AS A RESULT OF EROSION CONTROL MEASURES.

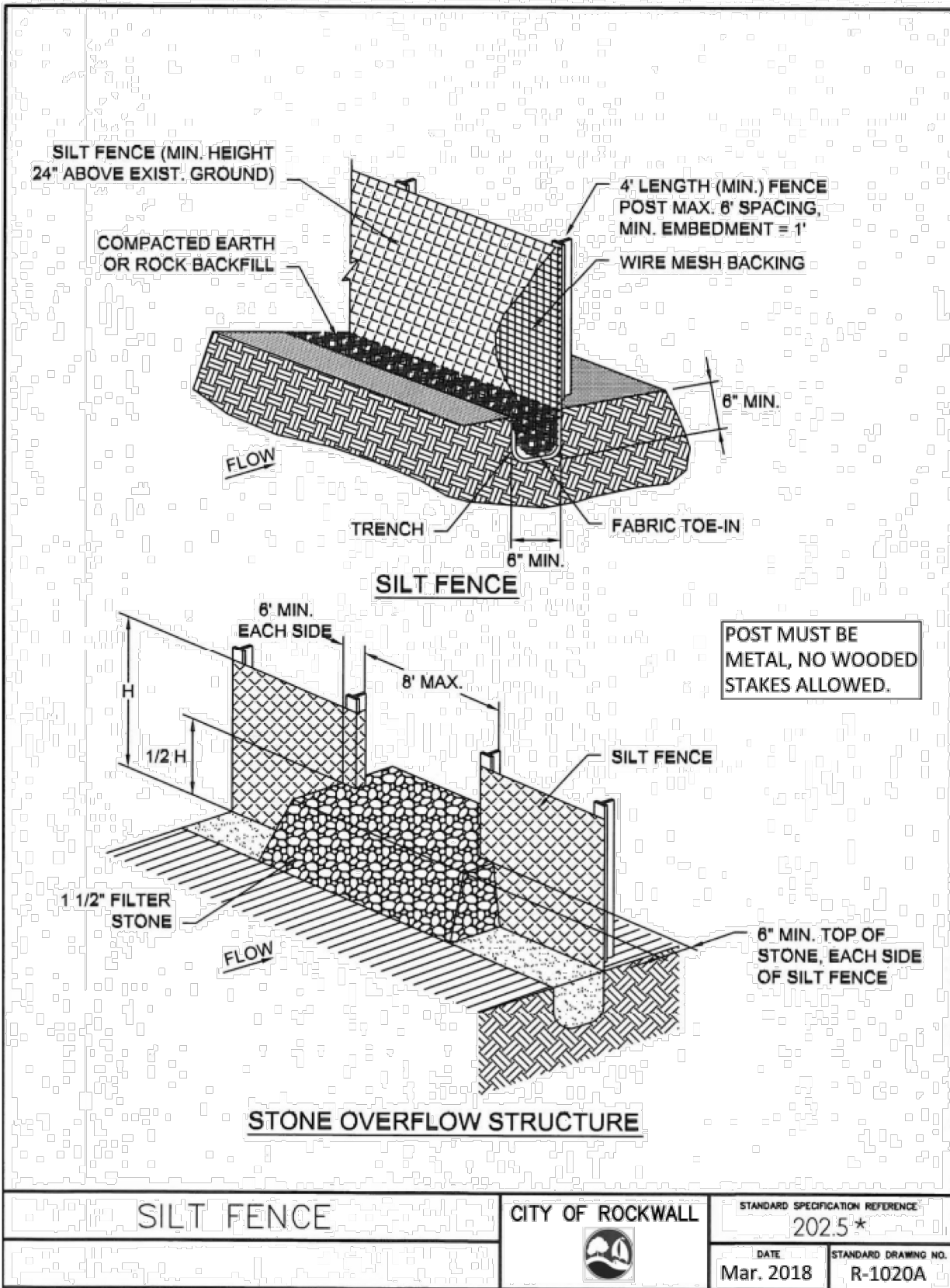


INLET PROTECTION
N.T.S.



INLET PROTECTION
ISOMETRIC PLAN VIEW
N.T.S.

1
C10.2 TYPICAL INLET PROTECTION DETAILS
N.T.S.



SILT FENCE

CITY OF ROCKWALL

STANDARD SPECIFICATION REFERENCE
202.5 *
DATE
Mar. 2018
STANDARD DRAWING NO.
R-1020A

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

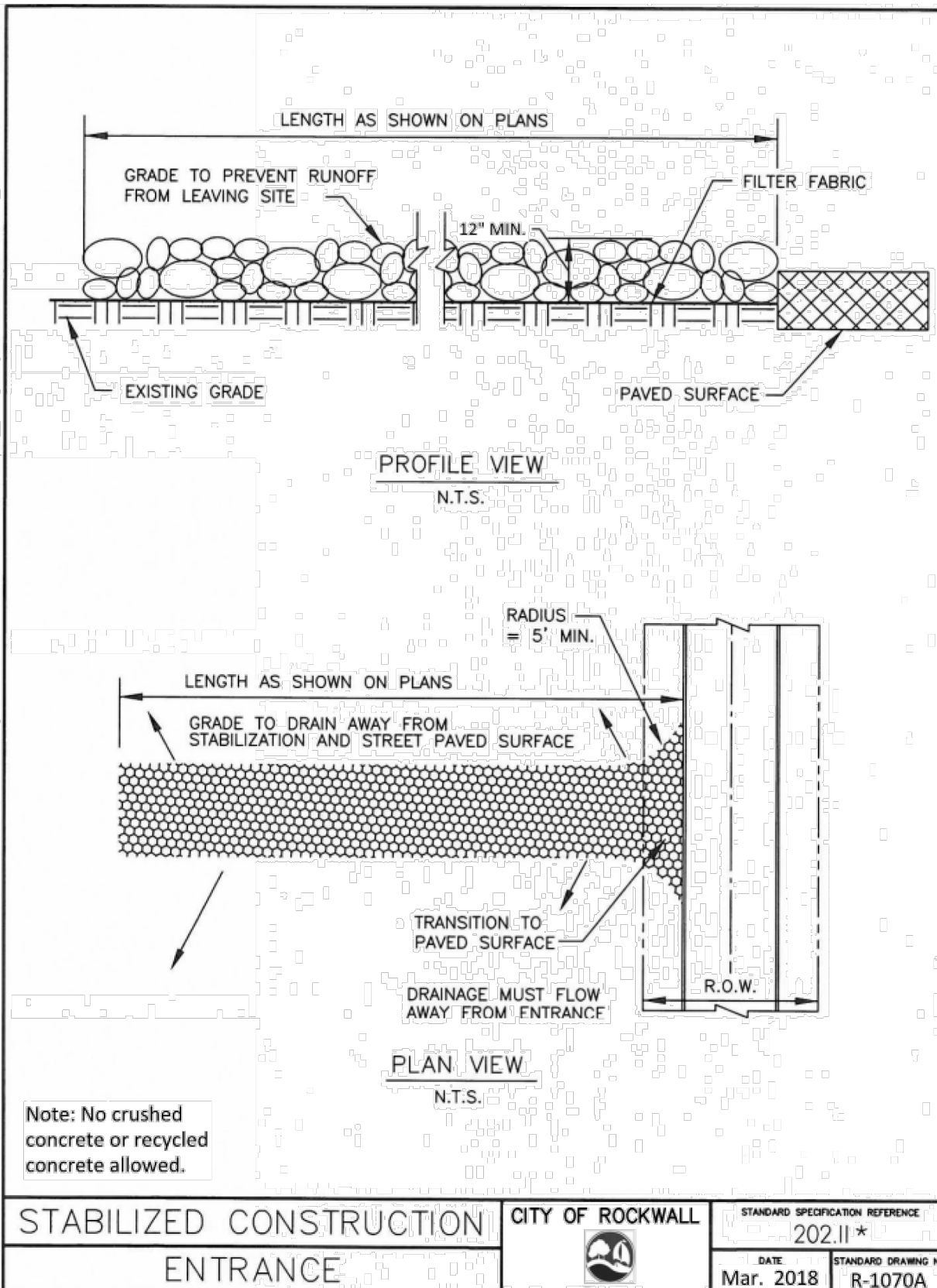
ROCK CHECK DAM GENERAL NOTES:

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



STABILIZED CONSTRUCTION
ENTRANCE

CITY OF ROCKWALL

STANDARD SPECIFICATION REFERENCE
202.11 *
DATE
Mar. 2018
STANDARD DRAWING NO.
R-1070A

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. STONE SHALL BE 4 TO 6 INCH DIAMETER COARSE AGGREGATE.
2. MINIMUM LENGTH SHALL BE 50 FEET AND WIDTH 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