

CIVIL PLANS

HTEAO RESTAURANT

HWY 205 & BORDEAUX DR

ROCKWALL, TX 75087



VICINITY MAP
N.T.S.

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.

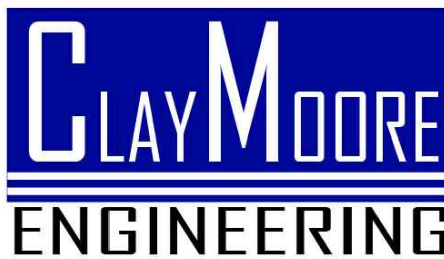
CITY _____ DATE _____

This drawing has been revised to show those changes during the construction process reported by the contractor to ClayMoore Engineering, Inc. and considered to be significant. This drawing is not guaranteed to be "As Built" but is based on the information made available.

By: CLM Date: 3/31/2025

July 2024

ENGINEER



TEXAS REGISTRATION #14199
1903 CENTRAL DR.
SUITE #406
BEDFORD, TX 76021
PH. 817.281.0572
FAX 817.281.0574
CONTACT: CLAY CRISTY, PE
EMAIL: CLAY@CLAYMOOREENG.COM

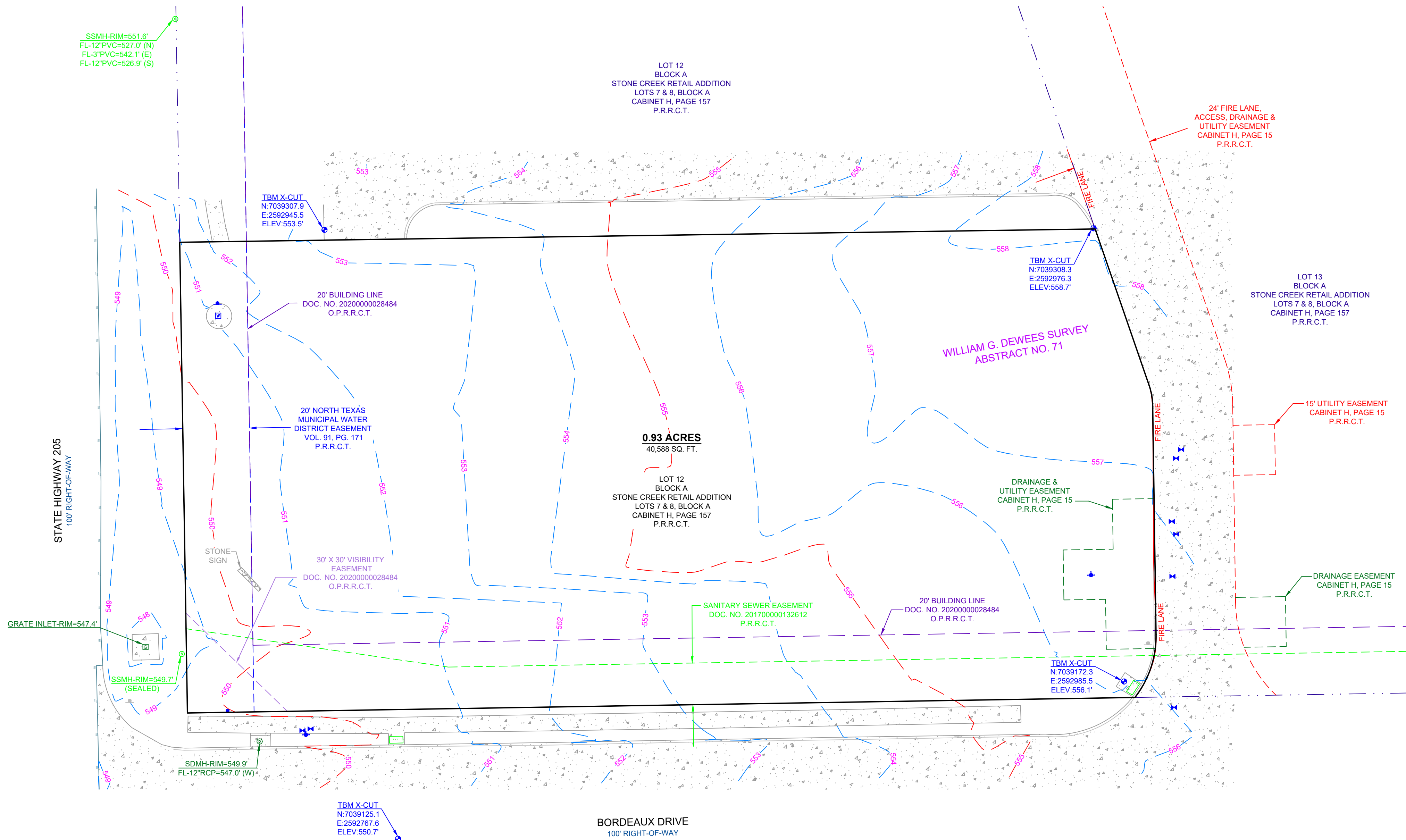
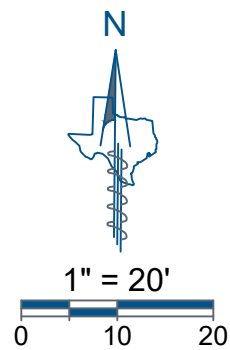


SHEET LIST TABLE		
SHEET NUMBER	SHEET TITLE	REVISION DATE
C-0	COVER	7/22/2024
	SURVEY	
	REPLAT	
SP-1	SITE PLAN	7/22/2024
C-1	GENERAL NOTES	7/22/2024
C-2	CITY GENERAL NOTES	7/22/2024
C-2.1	CITY GENERAL NOTES (2 of 2)	7/22/2024
C-3	EROSION CONTROL PLAN	7/22/2024
C-4	EROSION CONTROL DETAILS	7/22/2024
C-5	DIMENSIONAL CONTROL AND PAVING PLAN	7/22/2024
C-6	GRADING PLAN	7/22/2024
C-7	EXISTING DRAINAGE AREA MAP (REFERENCE ONLY)	7/22/2024
C7.1	EXISTING DRAINAGE AREA MAP	7/22/2024
C-8	PROPOSED DRAINAGE AREA MAP	7/22/2024
C-8.1	PROPOSED DRAINAGE CALCULATIONS	7/22/2024
C-9	STORM DRAIN PLAN	7/22/2024
C-9.1	STORM ROFILE & CALCULATION	7/22/2024
C-9.2	STORM PROFILE & CALCULATIONS	7/22/2024
C-10	UTILITY PLAN	7/22/2024
C-11	UTILITY PROFILE	7/22/2024
C-12	CONSTRUCTION DETAILS	7/22/2024
C-13	CITY STANDARD DETAILS (1 of 3)	7/22/2024
C-14	CITY STANDARD DETAILS (2 of 3)	7/22/2024
C-15	CITY STANDARD DETAILS (3 of 3)	7/22/2024
L-1	LANDSCAPE PLANS	12/6/2023
L-2	LANDSCAPE DETAILS	12/6/2023

PLAN SUBMITTAL LOG

DESCRIPTION	SUBMITTAL DATE
1ST SUBMITTAL	9/15/2023
2ND SUBMITTAL	12/13/2023
3RD SUBMITTAL	2/23/2024
4TH SUBMITTAL	2/26/2024
5TH SUBMITTAL	3/25/2024
6TH SUBMITTAL	4/25/2024
7TH SUBMITTAL	5/28/2024

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(@ least 72 hours prior to digging)



LEGAL DESCRIPTION

Being a 0.93 acre tract of land out of the William G. Dewees Survey, Abstract Number 71, in the city of Rockwall, Rockwall County Texas, being a portion of a Lot 12, Block A of Stone Creek Retail Addition, by deed of record Cabinet H, Page 157 of the Plat Records, Rockwall County, Texas.

FLOOD NOTE


This property is located in **Non-shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0030L. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.

ALTERATIONS AND ERRORS

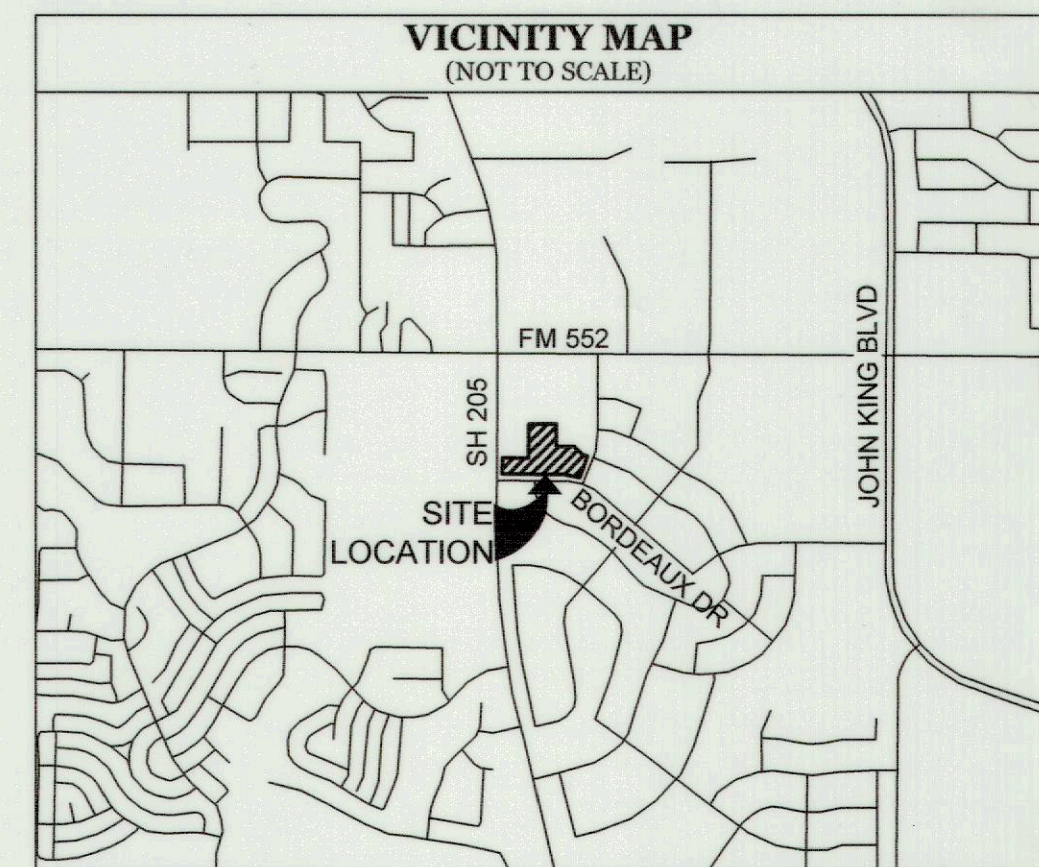
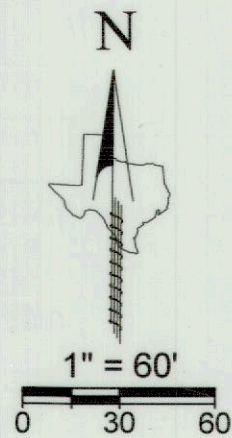
This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be responsible to the client for any typos or errors for which a correction is not requested by the client within thirty days following the issuance of this survey.

SURVEYOR NOTES

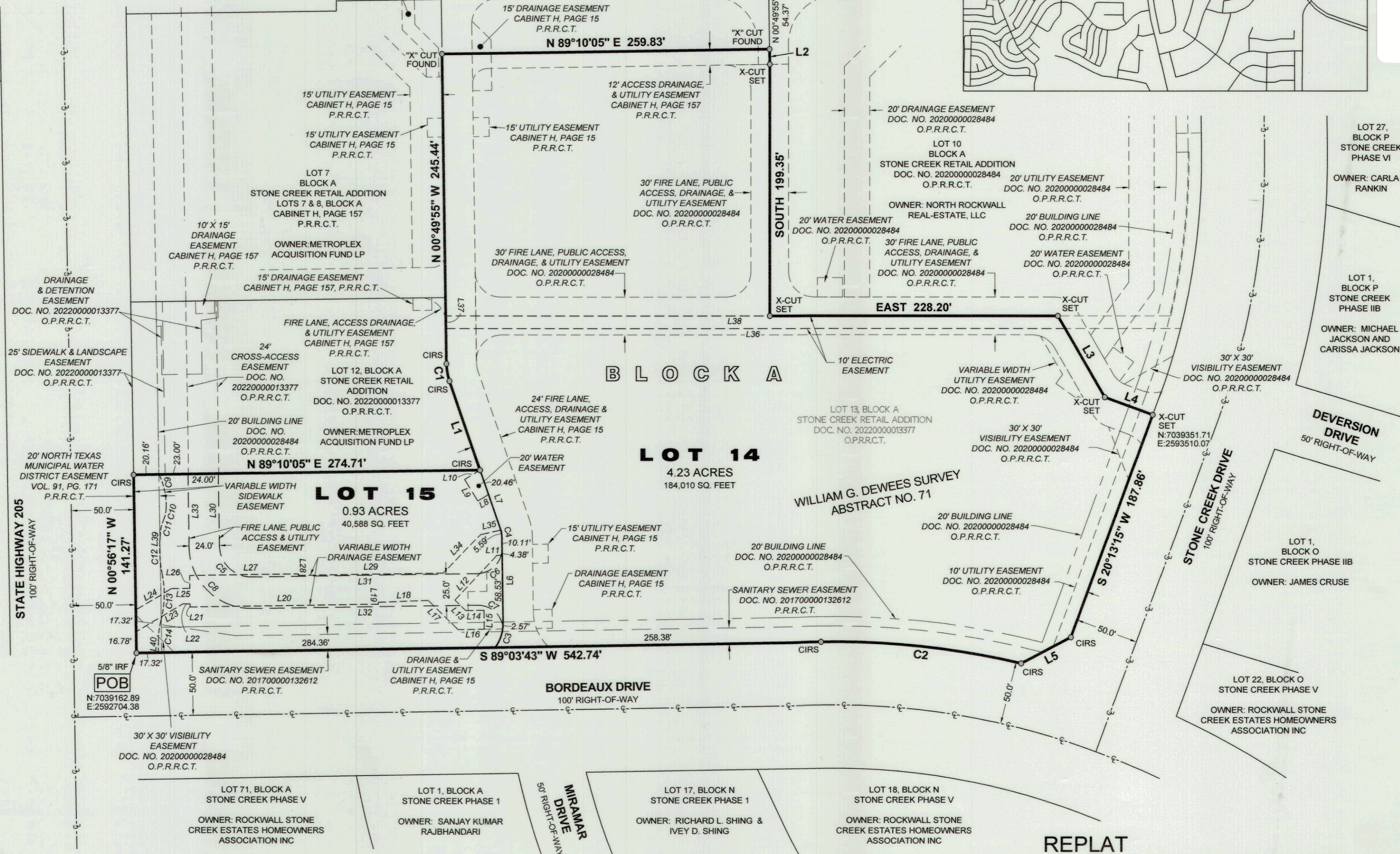
- This survey was performed without the benefit of an Abstract of Title or Title Commitment. Research of record documents done by Eagle Surveying was performed for the purpose of determining the boundary of this property and adjoining parcels. Additional record documents may exist and encumber this property.
- Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988 (Geoid 12B).
- This document represents an accurate on the ground survey on Stone Creek Drive and Bordeaux Drive in the City of Rockwall, Rockwall County, Texas, on August 30th, 2023.

JOB NUMBER 1910.030-22		Eagle Surveying, LLC	TOPOGRAPHIC EXHIBIT	LEGEND [Icons for various features: Spot, Grate Inlet, Storm Drain Manhole, Sanitary Manhole, Concrete, Stone, Ramp, Water Vault, Temporary Benchmark, Water Valve, Fire Hydrant, Buried Water Utility Sign, Plat Records, Official Public Records, Rockwall County, Texas] DOC. NO. Document Number
DATE 09/01/2023		Suite: 200		
REVISION -		Denton, TX 76201		
DRAWN BY HSB		940.222.3009		
		www.eaglesurveying.com		
		TX Firm # 10194177		

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	44.00'	13.98'	18°12'25"	N 09°56'08" W	13.92'
C2	650.00'	159.98'	14°06'07"	N 83°53'12" W	159.58'
C3	30.00'	20.26'	38°41'10"	N 18°30'41" E	19.87'
C4	20.00'	6.37'	18°14'51"	N 09°57'20" W	6.34'
C5	25.00'	39.27'	90°00'00"	S 45°55'00" E	35.36'
C6	19.88'	29.92'	86°14'03"	N 46°05'59" E	27.18'
C7	20.00'	28.98'	83°00'40"	N 49°24'40" W	26.51'
C8	49.00'	76.97'	90°00'00"	N 45°55'00" W	69.30'
C9	55.24'	26.99'	27°59'22"	S 12°12'55" E	26.72'
C10	28.37'	10.31'	20°48'55"	S 12°11'13" W	10.25'
C11	34.41'	12.43'	20°42'23"	S 12°14'29" W	12.37'
C12	102.47'	25.79'	14°25'08"	S 04°14'41" E	25.72'
C13	81.64'	37.35'	26°12'56"	S 01°39'13" W	37.03'
C14	57.34'	15.88'	15°52'04"	S 06°49'39" W	15.83'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 19°02'20" W	74.57'
L2	S 01°27'38" E	12.00'
L3	S 30°00'00" E	74.41'
L4	S 69°46'45" E	40.60'
L5	S 62°21'14" W	44.50'
L6	N 00°49'54" W	68.64'
L7	N 19°02'20" W	49.57'
L8	S 58°48'44" W	9.98'
L9	N 31°11'16" W	20.00'
L10	N 58°48'44" E	14.28'
L11	S 89°45'14" W	4.09'
L12	S 43°12'02" W	48.68'
L13	S 45°55'00" E	11.85'
L14	N 89°09'25" E	14.52'
L15	S 00°56'57" E	15.00'
L16	S 88°57'16" W	20.68'
L17	N 45°55'00" W	33.16'
L18	S 87°56'13" W	39.76'
L19	S 00°55'00" E	1.50'
L20	S 89°05'00" W	149.00'
L21	N 00°55'00" W	2.50'
L22	S 89°05'00" W	5.84'
L23	S 59°05'00" W	43.04'
L24	N 59°05'00" E	32.90'
L25	N 89°05'00" E	14.63'
L26	N 00°55'00" W	10.25'
L27	N 89°05'00" E	86.00'
L28	S 00°55'00" E	1.20'
L29	N 89°05'00" E	115.06'
L30	S 00°55'05" E	57.32'
L31	N 89°05'00" E	179.06'
L32	S 89°05'00" W	178.89'
L33	N 00°55'00" W	58.36'
L34	N 44°05'00" E	42.48'
L35	N 77°14'52" E	16.45'
L36	West	490.93'
L37	N 00°49'55" W	10.00'
L38	East	485.30'
L39	S 02°57'53" W	5.06'
L40	S 00°32'04" W	9.61'



REPLAT STONE CREEK RETAIL ADDITION LOTS 14 & 15, BLOCK A

BEING A REPLAT OF
LOT 13, BLOCK A OF STONE CREEK RETAIL ADDITION
BEING TWO (2) LOTS
5.16 ACRES OR 224,598 SF
SITUATED IN THE
WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.
P2024-023
PAGE 1 OF 3

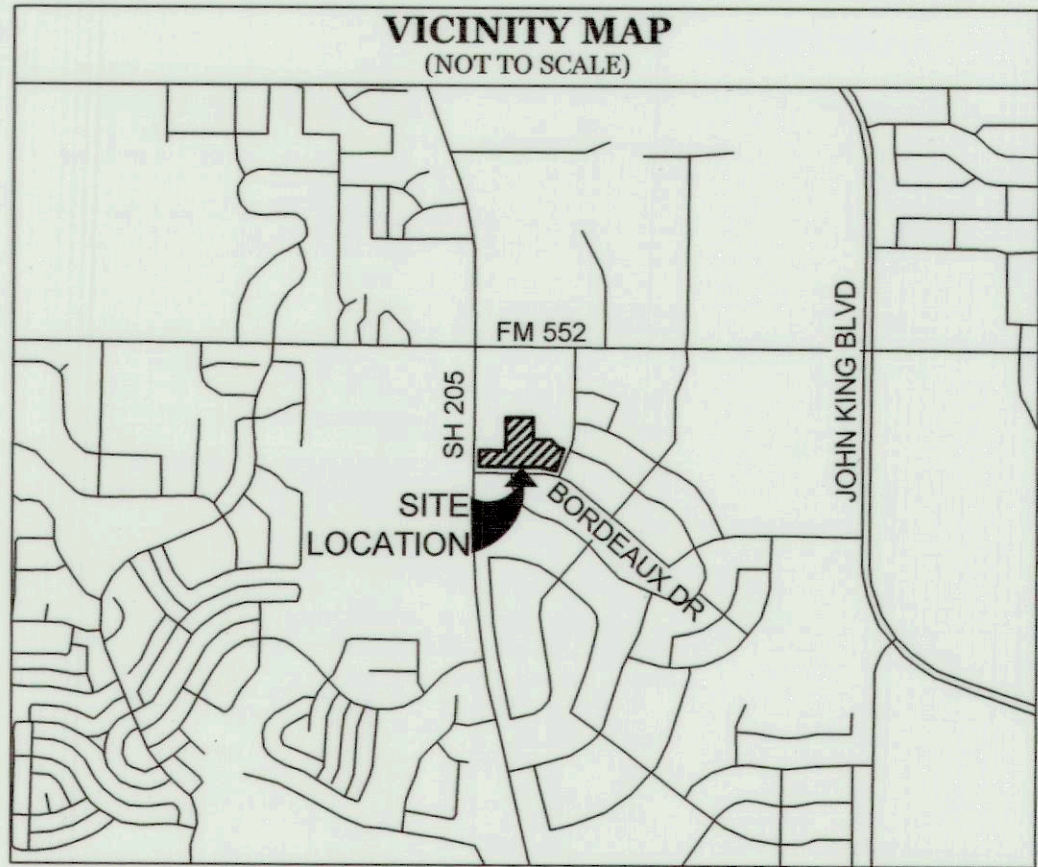
Project
1910.030-24
Date
07/09/2024
Drafter
TAR

EAGLE SURVEYING, LLC
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

LEGEND	
POB	POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
D.R.R.C.T.	= DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	= PLAT RECORDS, ROCKWALL COUNTY, TEXAS

ENGINEER
Clay Moore Engineering
1903 Central Drive, Suite 406
Bedford, TX 76021
(817) 281-0572
SURVEYOR
Eagle Surveying, LLC
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

OWNER
Metroplex Acquisition Fund, L.P.
1717 Woodstead Court, Suite 207
The Woodlands, TX 77380
(855) 408-3390

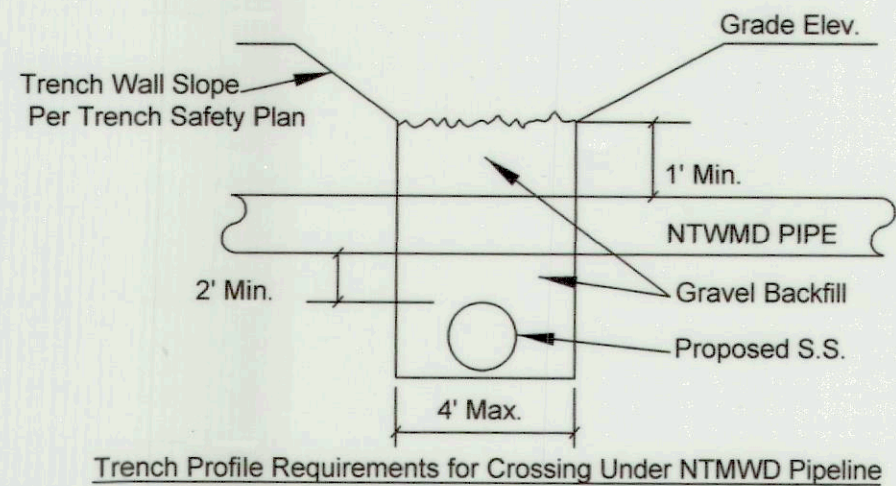


GENERAL NOTES

- 1.) The purpose of this plat is to subdivide a single lot of record creating two (2) lots and dedicating easements for site development.
- 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 as shown on Map Number 48397C0030L.
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 4.) 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.
- 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011).
- 7.) The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- 8.) It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- 9.) All decorative sign and light poles to be maintained, repaired, and replaced by property owner.
- 10.) 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

NTMWD NOTES

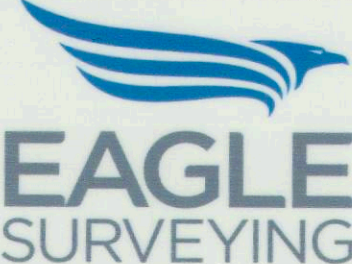
- A. NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMWD) 20-INCH WATER PIPELINE IS LOCATED WITHIN THE LIMITS OF CONSTRUCTION.
- B. OPERATION OF HEAVY EARTHMOVING EQUIPMENT, COMPACTION EQUIPMENT OR HEAVY CONSTRUCTION EQUIPMENT, SUCH AS CONCRETE TRUCKS, SHALL BE RESTRICTED TO SPECIFIC CROSSING POINTS ACROSS NTMWD EASEMENTS, AS APPROVED BY THE NTMWD. THE CROSSINGS SHALL BE DESIGNATED AND VERIFIED TO PROVIDE A MINIMUM OF FIVE FEET OF COVER.
- C. TO ASSURE THE PLACING OF SIGNIFICANT LOADS OVER THE NTMWD PIPELINE DOES NOT DAMAGE THE EXISTING PIPELINE, NO MATERIALS SHALL BE STOCKPILED ON THE NTMWD EASEMENT WITHOUT AUTHORIZATION FROM THE NTMWD. IF THE CONTRACTOR DESIRES TO USE NTMWD'S EASEMENT FOR STOCKPILE OF MATERIALS, CONTACT NTMWD ENGINEERING AT (972) 442-5405 SO YOUR PLANS FOR USE OF NTMWD'S EASEMENT CAN BE REVIEWED.
- D. A MINIMUM OF 4.5 FEET SEPARATION BETWEEN BOTTOM OF PAVEMENT AND TOP OF NTMWD PIPELINE IS REQUIRED. IN ADDITION, IF SEPARATION BETWEEN THE BOTTOM OF PAVEMENT AND TOP OF PIPELINE IS LESS THAN 4.5 FEET, LIME STABILIZED IS NOT PERMITTED AND A THICKENED PAVEMENT SECTION IS REQUIRED.
- E. CROSSING OF THE NTMWD EASEMENT WITH OTHER UTILITIES, SUCH AS TV CABLE, PHONE, GAS AND ELECTRIC, SHALL BE COORDINATED WITH THE NTMWD TO AVOID DAMAGE TO THE NTMWD FACILITIES.
- F. OUTDOOR LIGHTING, LANDSCAPING, SCREENING WALLS OR OTHER FACILITIES SHALL NOT BE INSTALLED IN NTMWD EASEMENTS WITHOUT WRITTEN APPROVAL OF THE NTMWD.
- G. UNLESS OTHERWISE SHOWN OR REQUIRED, A MINIMUM OF TWO-FOOT CLEARANCE SHALL BE PROVIDED FOR ALL UTILITIES CROSSING THE NTMWD PIPELINES. DIRECTIONAL BORE CROSSINGS REQUIRE A MINIMUM OF FOUR-FEET CLEARANCE.
- H. BORE CROSSINGS SHALL ONLY BE PERFORMED BETWEEN 9:00 AM AND 4:00 PM TUESDAY THRU THURSDAY.
- I. NO TREES ARE ALLOWED WITHIN THE NTMWD EASEMENT, ONLY CREPE MYRTLES, SHRUBS, AND BUSHES.
- J. A NTMWD REPRESENTATIVE IS REQUIRED TO BE ON-SITE FOR ANY WORK IN THE VICINITY OF NTMWD PIPELINES, FEATURES, OR FACILITIES.
- K. THE CONTRACTOR SHALL CONTACT NTMWD LINE LOCATES AT (469) 626 - 4569 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY WORK IN THE VICINITY OF THE NTMWD PIPELINES, FEATURES, OR FACILITIES.
- L. FOR CROSSING UNDER NTMWD PIPELINES BY OPEN CUT, SHORING IS TO BE USED TO MINIMIZE EXPOSING THE NTMWD LINE. TRENCH WILL BE LIMITED TO FOUR FEET WIDE MAXIMUM.



REPLAT STONE CREEK RETAIL ADDITION LOTS 14 & 15, BLOCK A

BEING A REPLAT OF
LOT 13, BLOCK A OF STONE CREEK RETAIL ADDITION
BEING TWO (2) LOTS
5.16 ACRES OR 224,598 SF
SITUATED IN THE
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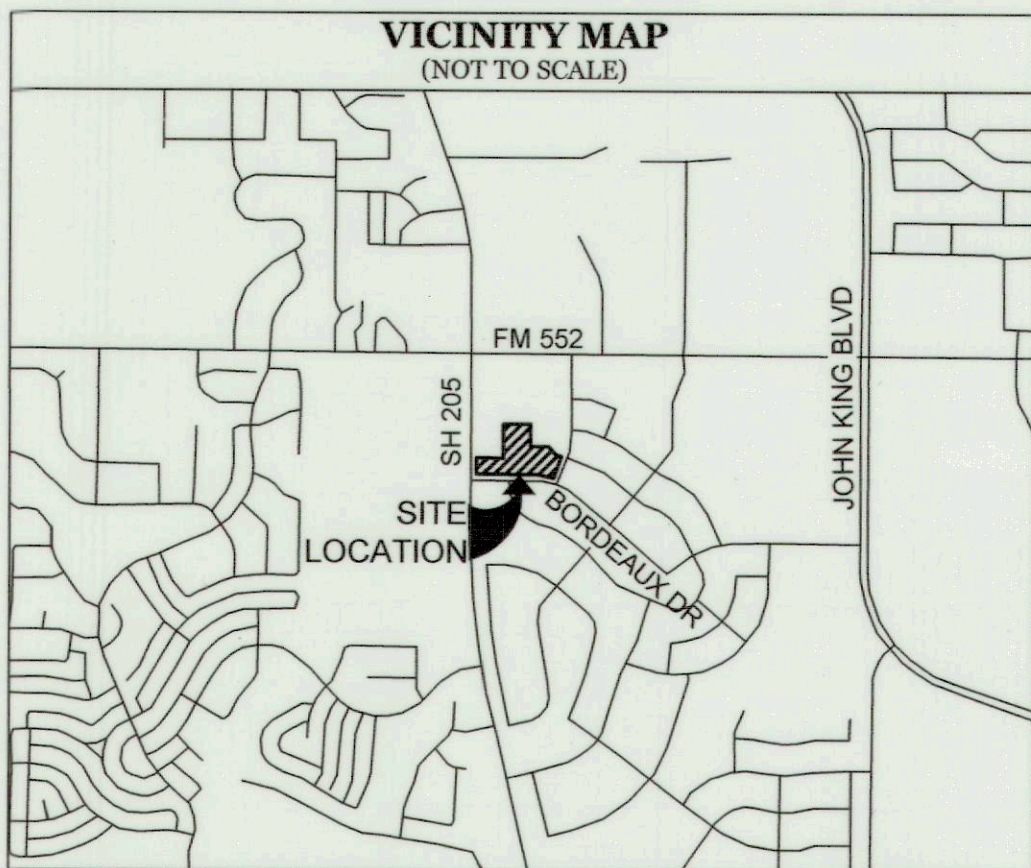
CASE NO.
P2024-023
PAGE 2 OF 3

Project	1910.030-24	 EAGLE SURVEYING, LLC 222 S. Elm Street, Suite 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	07/09/2024	
Drafter	TAR	

SURVEYOR
Eagle Surveying, LLC
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

ENGINEER
ClayMoore Engineering
1903 Central Drive, Suite 406
Bedford, TX 76021
(817) 281-0572

OWNER
Metroplex Acquisition Fund, L.P.
1717 Woodstead Court, Suite 207
The Woodlands, TX 77380
(855) 408-3390



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, METROPLEX ACQUISITION FUND, L.P., is the owner of 5.16 acres of land out of the William G. Dewees Survey, Abstract Number 71, situated in the City of Rockwall, Rockwall County, Texas, being all of Lot 13, Block A of Stone Creek Retail Addition, a subdivision of record in Document Number 20220000013377 of the Official Public Records of Rockwall County, Texas, said Lot 13 being a portion of a called Tract I - 21.1522 acre tract of land conveyed by Special Warranty Deed of record in Document Number 20080000409649 of said Official Public Records and being more particularly described by metes and bounds, as follows:

BEGINNING, at a 5/8" iron rod found at the intersection of the East right-of-way line of State Highway 205 (100' right-of-way) and the North right-of-way line of Bordeaux Drive (a 100' right-of-way), also being the Southwest corner of said Lot 13;

THENCE, N00°56'17"W, along the East right-of-way line of State Highway 205, being the common West line of said Lot 13, a distance of 141.27 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 12, Block A of said Stone Creek Retail Addition, also being the Northwest corner of said Lot 13;

THENCE, N89°10'05"E, leaving the East right-of-way line of State Highway 205, along the South line of said Lot 12, being the irregular North line of said Lot 13, a distance of 274.71 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of said Lot 12;

THENCE, continuing along the irregular North line of said Lot 13, being in part, the common East line of said Lot 12 and in part, the common East line of Lot 7, Block A of Stone Creek Retail Addition, Lots 7 & 8, Block A, a subdivision of record in Cabinet H, Page 157 of the Plat Records of Rockwall County, Texas, the following three (3) courses and distances:

- N19°02'20"W, a distance of 74.57 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a tangent curve to the right;
- Along said tangent curve to the right, having a radius of 44.00 feet, a chord bearing of N09°56'08"W, a chord length of 13.92 feet, a delta angle of 18°12'25", an arc length of 13.98 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
- N00°49'55"W, a distance of 245.44 feet to an X cut found in the South line of Lot 2, Block A of Stone Creek Retail Addition, a subdivision of record in Cabinet H, Page 15 of said Plat Records;

THENCE, N89°10'05"E, along the South line of said Lot 2, being the common irregular North line of said Lot 13, a distance of 259.83 feet to an X cut found in the West line of Lot 10, Block A of Stone Creek Retail Addition, a subdivision of record in Document Number 20200000028484 of said Official Public Records;

THENCE, along the West and South lines of said Lot 10, being the common irregular North line of said Lot 13, the following five (5) courses and distances:

- S01°27'38"E, a distance of 12.00 feet to an X cut set;
- SOUTH, a distance of 199.35 feet to an X cut set at the Southwest corner of said Lot 10;
- EAST, a distance of 228.20 feet to an X cut set;
- S30°00'00"E, a distance of 74.41 feet to an X cut set;
- S69°46'45"E, a distance of 40.60 feet to an X cut set in the West right-of-way line of Stone Creek Drive (100' right-of-way), being the Southeast corner of said Lot 10, also being the most Easterly Northeast corner of said Lot 13;

THENCE, S20°13'15"W, along the West right-of-way line of Stone Creek Drive, being the common East line of said Lot 13, a distance of 187.86 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the North end of a cutback line at the intersection of the West right-of-way line of Stone Creek Drive and the North right-of-way line of Bordeaux Drive;

THENCE, S62°21'14"W, along said cutback line, a distance of 44.50 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the curving North right-of-way line of Bordeaux Drive;

THENCE, along the North right-of-way line of Bordeaux Drive, being the common South line of said Lot 13, the following two (2) course and distances:

- Along a non-tangent curve to the left having a radius of 650.00 feet, a chord bearing of N83°53'12"W, a chord length of 159.58 feet, a delta angle of 14°06'07", an arc length of 159.98 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
- S89°03'43"W, a distance of 542.74 feet to the **POINT OF BEGINNING** and containing an area of 5.16 Acres, or (224,598 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **STONE CREEK RETAIL ADDITION, LOTS 14 & 15, BLOCK A** 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 (we) further certify that all other parties who have a mortgage or lien interest in the **STONE CREEK RETAIL ADDITION, LOTS 14 & 15, BLOCK A** subdivision have been notified and signed this plat. I (we) 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 (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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 (we) 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 (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
08/29/2024 03:40:54 PM
\$147.00
20240000015141



Janice Johns

METROPLEX ACQUISITION FUND, L.P.

BY: *Billy J. Brice, III*
Billy J. Brice, III

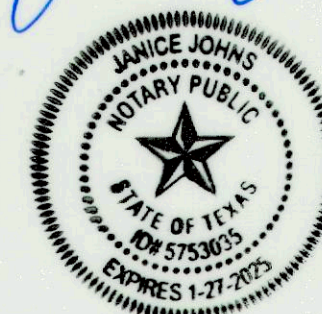
7/15/24
Date

STATE OF Texas §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared **Billy J. Brice, III**, 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 expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 15th day of July, 2024.

Janice Johns
Notary Public in and for the State of Texas



CERTIFICATE OF APPROVAL

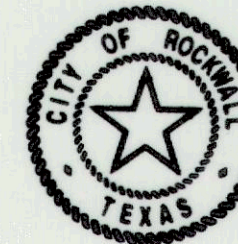
APPROVED: I hereby certify that the above and foregoing subdivision plat - being an addition to the City of Rockwall, Texas - was approved by the City Council of the City of Rockwall, Texas on the 15th day of July, 2024.

[Signature]
MAYOR OF THE CITY OF ROCKWALL

[Signature]
PLANNING AND ZONING CHAIRMAN

Kristy League
CITY SECRETARY

Amel Williams, P.E.
CITY ENGINEER



REPLAT STONE CREEK RETAIL ADDITION LOTS 14 & 15, BLOCK A

BEING A REPLAT OF
LOT 13, BLOCK A OF STONE CREEK RETAIL ADDITION
BEING TWO (2) LOTS
5.16 ACRES OR 224,598 SF
SITUATED IN THE
WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.
P2024-023
PAGE 3 OF 3

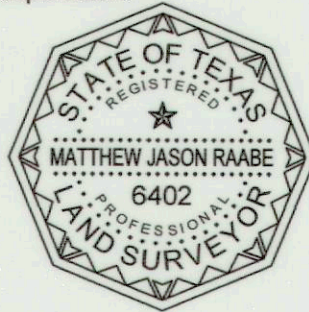
CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **MATTHEW RAABE**, 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.

Math Raabe 07-10-24
Registered Professional Land Surveyor

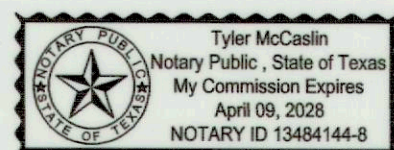
STATE OF TEXAS §
COUNTY OF DENTON §



BEFORE ME, the undersigned authority, on this day personally appeared **Matthew Raabe**, 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 expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 10th day of June, 2024.

Tyler McCaslin
Notary Public in and for the State of Texas



Project	1910.030-24	EAGLE SURVEYING, LLC 222 S. Elm Street, Suite 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	07/09/2024	
Drafter	TAR	

SURVEYOR
Eagle Surveying, LLC
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

ENGINEER
ClayMoore Engineering
1903 Central Drive, Suite 406
Bedford, TX 76021
(817) 281-0572

OWNER
Metroplex Acquisition Fund, L.P.
1717 Woodstead Court, Suite 207
The Woodlands, TX 77380
(855) 408-3390

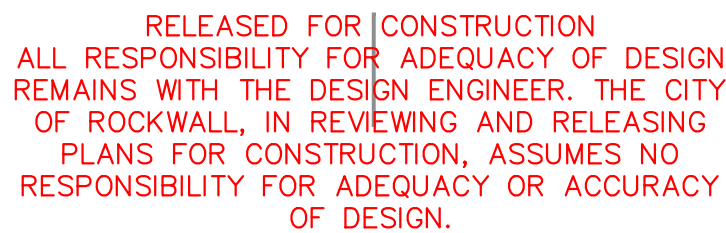
2	09/13/2021				STORM REVISION	LRR
1	12/07/2020				STORM REVISION	LRR
No	DATE				REVISION	BY

SITE PLAN

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	7/22/2024

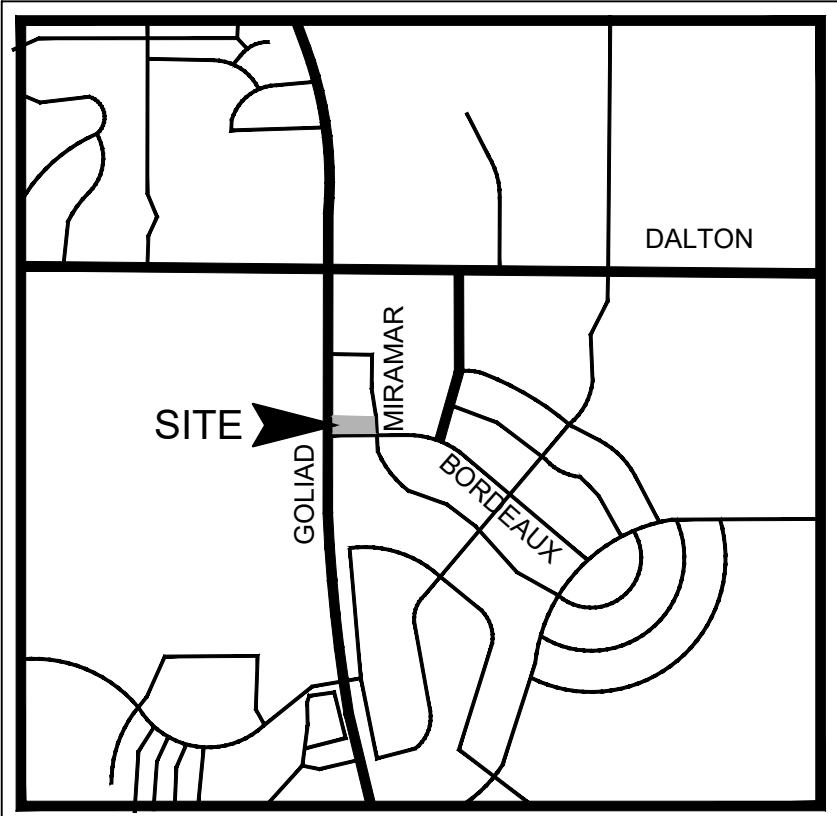
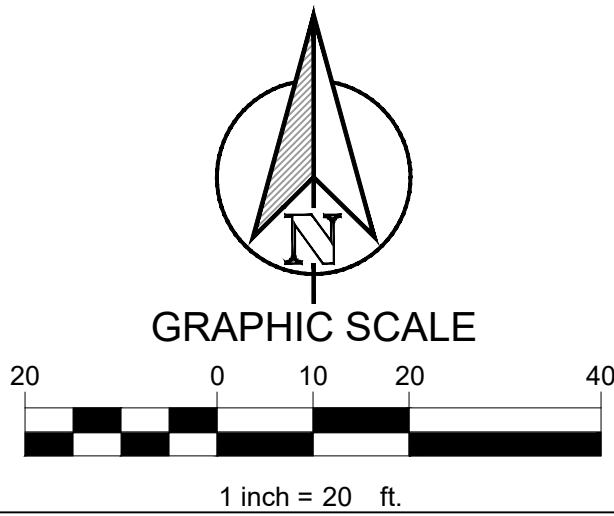
SP-1

File No. 2020-021
CASE # SP2023-038

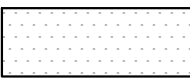

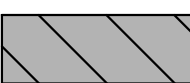

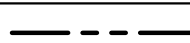
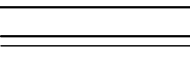
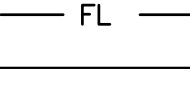




This drawing has been revised to show those changes during the construction process reported by the contractor to ClayMoore Engineering, Inc. and considered to be significant. This drawing is not guaranteed to be "As Built" but is based on the information made available.

By: Date: 3/31/2025



VICINITY MAP
N.T.S.

CONSTRUCTION SCHEDULE	
	PROPOSED 5' LIME STABILIZED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED 6' LIME STABILIZED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED 7' LIME STABILIZED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED 5' LIME STABILIZED SIDEWALK CONCRETE PAVEMENT
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT
	PROPOSED SAWCUT
	PARKING COUNT

PARKING DATA TABLE	
PARKING REQ.	
DRIVE-THRU RESTAURANT (2,000 SF) 1/ 100 SF	20 SPACES
PARKING PROVIDED	
STANDARD PARKING	19 SPACES
ADA PARKING	2 SPACES
TOTAL	21 SPACES (2 ADA)
TYP. PARKING DIMENSIONS	9'X20'

SITE DATA TABLE	
SITE AREA	0.933 AC (40,627 SF)
ZONING	PD-70
PROPOSED USE	DRIVE-THRU RESTAURANT
BUILDING SIZE	2,000 SF
BUILDING STORIES	1 STORY
TOTAL IMPERVIOUS	28,117 SF (69)

CONSTRUCTION SCHEDULE	
①	HANDICAP SIGN
②	ADA RAMP, 12:1 MAX. SLOPE
③	SAWCUT FULL DEPTH EXISTING PAVEMENT
④	HANDICAP SYMBOL
⑤	PAVEMENT STRIPING
⑥	CURB STOP
⑦	4" PARKING STALL STRIPING COLOR: WHITE
⑧	CURB & GUTTER
⑨	PROPOSED SIDEWALK

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.

OWNER:
METROPLEX ACQUISITIONS FUND, LP
1717 WOODSTEAD CT. SUITE 207
THE WOODLANDS, TX 77380
CONTACT: STACI BOWEN
PH: 214.343.447

DEVELOPER:
APPPJ MANAGEMENT
740 AVALON DR
HEATH, TX 75032
CONTACT: JEFF IVY
PH: 214-272-4350

HTEAO RESTAURANT

LEGAL DESCRIPTION AND OR ADDRESS:

HWY 205 & BORDEAUX DRIVE
ROCKWALL, TX 75087
0.933 AC (40,627 SF)

APPLICANT

CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
CONTACT: CLAY CRISTY
PH: 817.281.0572

CASE NUMBER

Z2023-04

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR
A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF
ROCKWALL ON THE DAY OF .

WITNESS OUR HANDS THIS DAY OF

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

NOTES

1. A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
2. ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
3. ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
4. NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
5. SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.
6. PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIR, AND REPLACEMENT OF THE DETENTION/DRAINAGE SYSTEMS

PLOTTED BY: CLAY CRISTY
 PLOT DATE: 7/22/2024 4:40 PM
 Z:\PROJECTS\PROJECTS\2023-110 APPJ MGMT - HTEAO ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST LOCATION: 7/10/2024 11:36 AM

CLAY CRISTY
7/22/2024 4:40 PM
PLOT DATE: 7/22/2024 4:40 PM
PLOT DATE: 7/22/2024 4:40 PM
LOCATION: Z:\PROJECTS\PROJECTS\2023-110 APPJ MGMT - HTEAO ROCKWALL\CADD\SHEETS\0-2.1 CITY GENERAL NOTES (2 OF 2).DWG
LAST SAVED: 7/10/2024 11:36 AM

GENERAL NOTES

- ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY'S DESIGN STANDARDS. IF NO CITY STANDARD IS APPLICABLE, MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE "NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION"
- THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIALS AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. ALL WORK REQUIRED BY THESE PLANS SHALL BE CONDUCTED IN CONFORMANCE WITH CURRENT SAFETY CODES AND STANDARDS WITH JURISDICTION OVER THIS PROJECT.
- THE CONTRACTOR SHALL CONTACT ALL FRANCHISE UTILITY COMPANIES TO HAVE THEM LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION AND DEPTH OF ALL FRANCHISE UTILITY SERVICES AND ANY REQUIRED RELOCATION AND/OR EXTENSIONS. SERVICES SHOWN ON THE PLANS, IF ANY, ARE CONCEPTUAL.
- THE CONTRACTOR SHALL PROTECT ALL PUBLIC AND PRIVATE UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, POWER POLES, SIGNS, FIRE HYDRANTS, ETC., MUST BE ADJUSTED TO PROPER GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THE PAVING FOR THIS PROJECT.
- BRACING OF UTILITY POLES MAY BE REQUIRED BY UTILITY COMPANIES WHEN TRENCHING OR EXCAVATION IS IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR. THERE IS NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE VARIOUS PAY ITEMS FOR INSTALLATION OF PIPE.
- THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE CONSIDERED APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL PRESERVE AND PROTECT PUBLIC UTILITIES AT ALL TIMES DURING CONSTRUCTION. ANY DAMAGE TO UTILITIES RESULTING FROM CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT THE CONTRACTOR'S EXPENSE. THE ENGINEER SHALL BE NOTIFIED WHEN PROPOSED FACILITY GRADES CONFLICT WITH EXISTING UTILITY GRADES.
- THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY, INCLUDING, BUT NOT LIMITED TO FENCES, WALLS, PAVEMENT, GRASS, TREES, AND LAWN SPRINKLER AND IRRIGATION SYSTEMS AT NO COST TO THE OWNER. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT (UNLESS OTHERWISE NOTED) AND IS NOT A SEPARATE PAY ITEM.
- THE CONTRACTOR SHALL REMOVE SURPLUS MATERIAL FROM THE PROJECT AREA. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT AND IS NOT A SEPARATE PAY ITEM.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER AND CITY BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
- ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS SHALL BE SENT TO THE ARCHITECT, CIVIL ENGINEER, CONTRACTOR, CITY ENGINEER INSPECTOR AND OWNER DIRECTLY FROM THE TESTING AGENCY.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
- CONTRACTOR SHALL VERIFY BENCHMARKS AND DATUM PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS.
- CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
- ALL HORIZONTAL DIMENSIONS GIVEN ARE TO FACE OF CURB AND TO PIPE CENTERLINES UNLESS OTHERWISE NOTED ON PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING RELOCATION AND INSTALLATION OF FRANCHISE UTILITIES NECESSARY FOR ON AND OFF SITE CONSTRUCTION. PAYMENT FOR RELOCATION AND INSTALLATION WILL BE NEGOTIATED ONCE IDENTIFIED.
- ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE SHOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE CIVIL ENGINEER A COPY OF RECORD DRAWINGS IDENTIFYING ALL REVISIONS MUST BE APPROVED BY THE CITY DEVIATIONS OR VARIATIONS FROM THE ORIGINAL PLANS.
- CONTRACTOR SHALL GIVE NOTICE TO ALL AFFECTED PARTIES AND ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES OR RAILROADS AFFECTED BY HIS OPERATIONS, AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- ALL "RECORD" DIMENSIONS SHALL CONFORM TO THE DESIGN DIMENSIONS PLUS OR MINUS 0.02 FEET. ALL "RECORD" SLOPES SHALL CONFORM TO THE DESIGNED SLOPES PLUS OR MINUS 0.005 FOOT/FOOT.
- CONTRACTOR SHALL CONTACT CITY TO LEARN OF ANY UNUSUAL CONSTRUCTION SEQUENCING REQUIREMENTS THAT THE CITY MAY REQUIRE. THE CONTRACTOR IS CAUTIONED THAT THIS AND PERHAPS OTHER SUCH REQUIREMENTS MAY EXIST AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND COMPLY WITH THEM.

PAVING AND STRIPING NOTES

- THE REINFORCED PORTLAND CEMENT CONCRETE SHOULD HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI MIN 5.5 SACK MIX AT 28 DAYS FOR STANDARD DUTY CONCRETE AND 3,600 PSI MIN 6.5 SACK MIX FOR MEDIUM DUTY CONCRETE AND DUMPSTER AREAS, AND A MINIMUM REINFORCING OF #3 BARS @ 18" O.C.E.W. AND SHALL STRICTLY ADHERE TO DETAILS INCLUDED IN THIS SET. A BASE SUB-GRADE PER THE GEOTECHNICAL REPORT IS REQUIRED BENEATH ALL PAVING.
- TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN AGENCY, APPROVED BY THE OWNER, FOR TESTING MATERIALS. PROCUREMENT OF THE TESTING LABORATORY AND THE PAYMENT OF SUCH TESTING SERVICES SHALL BE MADE BY THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE, BY THE STANDARD TESTING PROCEDURES, THAT THE WORK CONSTRUCTED

MEETS THE REQUIREMENTS OF THE CITY AND PROJECT SPECIFICATIONS.

- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES"
- THE CONTRACTOR SHALL REVIEW LOCATION OF ALL TRAFFIC CONTROL DEVICES WITH THE OWNER PRIOR TO INSTALLATION.
- SEE M.E.P. PLANS FOR LOCATION OF PROPOSED SLEEVING AND CONDUITS.
- ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE MOST RECENT VERSION OF THE AMERICANS WITH DISABILITIES ACT OF 1994 AND THE TEXAS ARCHITECTURAL BARRIERS ACT OF 1994, AND ALL ADDENDUMS OR UPDATES.
- CONTRACTOR SHALL SUBMIT A PAVEMENT JOINTING PLAN TO THE ENGINEER AND OWNER PRIOR TO THE BEGINNING OF ANY CONCRETE PAVING WORK.
- ANY EXISTING CONCRETE OR ASPHALT SHOWN TO BE REMOVED SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR OFF SITE. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT AND IS NOT A SEPARATE PAY ITEM.
- CONSTRUCTION JOINTS SHALL BE REQUIRED AT INTERRUPTIONS OF PAVING OPERATIONS SUCH AS THOSE OCCURRING AT THE END OF THE DAY OR DUE TO WEATHER OR EQUIPMENT BREAKDOWN. PLACE AT LONGITUDINAL CONSTRUCTION OR ISOLATION JOINT LOCATIONS.
- CONTRACTOR TO INSTALL CONSTRUCTION JOINTS IN CONCRETE PAVEMENT AT ALL PC'S AND AS CONVENIENT TO PHASING OF POURS. CONCRETE PAVEMENT TO BE CONSTRUCTED WITH ISOLATION JOINTS AROUND THE PERIMETER OF ANY BLOCK OUT IN PAVEMENT AND SAWED DUMMY JOINTS EVERY 12' IN BOTH DIRECTIONS.
- ALL JOINTS ARE TO CONTINUE THROUGH THE CURB.
- RADIAL JOINTS SHALL BE NO SHORTER THAN 24".
- ALL CONSTRUCTION JOINTS SHALL BE SAWED, CLEANED OF DEBRIS, BLOWN DRY AND IMMEDIATELY SEALED WITH HOT POURED RUBBER JOINT SEALING COMPOUND.
- NO SAND ALLOWED UNDERNEATH PAVING.

STORM SEWER NOTES

- CONTRACTOR SHALL FIELD VERIFY THE VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND CONSTRUCTION MANAGER IMMEDIATELY IF A CONFLICT IS DISCOVERED.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS, DROP INLETS, AND ALL UTILITIES CROSSING THE STORM SEWER. FLOW LINES AND RIMS OF PROPOSED INLETS SHALL BE VERIFIED WITH THE PROPOSED GRADE PRIOR TO CONSTRUCTION.
- THE END OF ALL STORM SEWER LATERALS THAT CONNECT TO WORK BY PLUMBER SHALL BE TIGHTLY PLUGGED OR CAPPED AND MARKED 5.0 FEET OUTSIDE THE BUILDING UNTIL FINAL CONNECTIONS ARE MADE BY PLUMBING CONTRACTOR.
- THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE STABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- EXISTING MANHOLE TOPS AND ALL OTHER DRAINAGE FACILITIES SHALL BE ADJUSTED AS REQUIRED TO MATCH FINAL GRADES AS SHOWN ON GRADING PLAN. NO SEPARATE PAY ITEM.
- ALL RCP SHALL BE CLASS 3 OR APPROVED EQUAL.

STORM SEWER DISCHARGE AUTHORIZATION

- IF THE TOTAL DISTURBED AREA EXCEEDS ONE (1) ACRE A NOTICE OF INTENT (N.O.I.) SHALL BE SUBMITTED BY THE CONTRACTOR TO THE TCEQ NO LESS THAN 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN A CONTRACTOR CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP.
- A COPY OF THE SWPPP, INCLUDING CONTRACTOR CERTIFICATIONS AND ANY REVISIONS, SHALL BE SUBMITTED TO THE CITY AND FILED WITH THE CONSTRUCTION PLANS, AND SHALL BE RETAINED ON-SITE DURING CONSTRUCTION.
- A NOTICE OF TERMINATION (N.O.T.) SHALL BE SUBMITTED TO THE TCEQ BY THE CONTRACTOR WHEN THE SITE HAS 100% OF THE DISTURBED AREAS STABILIZED AND THE SITE NO LONGER HAS STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES (CONSTRUCTION), OR THE N.O.T. PERMITTEE OR CO-PERMITTEE NO LONGER HOLDS OPERATIONAL CONTROL OF THE CONSTRUCTION.

WATER NOTES

- EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE DEVELOPER AND THE ENGINEER OR THE CITY NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.
- THE CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- HORIZONTAL AND VERTICAL BLOCKING FOR WATER LINES HAS BEEN OMITTED FOR CLARITY. HOWEVER, BLOCKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.
- TRENCHES WHICH LAY OUTSIDE EXISTING OR FUTURE PAVEMENTS SHALL BE BACK FILLED ABOVE THE TOP OF THE EMBEDMENT WITH TYPE "C" BACKFILL MATERIALS. WHEN TYPE "C" BACKFILL MATERIAL IS NOT SUITABLE AND AT THE DIRECTION OF THE ENGINEER TYPE "B" MATERIAL SHALL BE USED. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% PROCTOR DENSITY BY MEANS OF TAMPING ONLY. TRENCHES WHICH CROSS UNDER EXISTING OR FUTURE PAVEMENT SHALL BE BACK FILLED PER FIGURE "A" WITH 95% PROCTOR STANDARD DENSITY OF -2, -44 OF OPTIMUM MOISTURE CONTENT.
- TOP OF WATER LINES SHALL BE A MINIMUM OF 48" BELOW TOP OF PAVEMENT GRADE.
- FIRE HYDRANTS SHALL BE A MINIMUM 3' BEHIND THE FACE OF THE CURB UNLESS OTHERWISE DIRECTED BY THE CITY. FIRE HYDRANTS AND VALVES AS SHOWN ON THESE PLANS ARE SYMBOLIC ONLY. ALL FIRE HYDRANTS TO HAVE 5' CLEARANCE AROUND INCLUDING PARKING SPACES.
- CORPORATION STOPS SHALL BE TESTED FOR FULL FLOW WHEN THE SYSTEM IS PRESSURE TESTED.
- ALL NEW WATER MAINS SHALL BE FULLY PURGED.
- ALL 6", 8", 10" & 12" WATER MAINS SHALL BE PVC AWWA C900, DR-14. ALL WATER MAINS USING POLY-WRAPPED DUCTILE IRON PIPE SHALL BE CLASS 51.
- FITTINGS SHALL BE DUCTILE IRON AND MECHANICAL JOINT TYPE, WITH "COR-BLUE" BOLTS AND SHALL BE CLASS 250.

SANITARY SEWER NOTES

- EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS

CAUTIONED THAT THE DEVELOPER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.

- THE CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- TRENCHES WHICH LIE OUTSIDE EXISTING PAVEMENTS SHALL BE BACKFILLED ABOVE THE TOP OF THE EMBEDMENT WITH TYPE "C" BACKFILL MATERIAL. WHEN TYPE "C" BACKFILL MATERIAL IS NOT SUITABLE AND AT THE DIRECTION OF THE ENGINEER, TYPE "B" MATERIAL SHALL BE USED. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY BY MEANS OF TAMPING ONLY. TRENCHES THAT CROSS UNDER EXISTING OR FUTURE PAVEMENT SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY WITH MOISTURE CONTENT-2 AND +4% OF OPTIMUM MOISTURE CONTENT.
- TYPICAL LOCATION OF SANITARY SEWER PIPE SHALL BE A MINIMUM OF 4'-0" BELOW TOP OF PAVEMENT.
- ALL FLEXIBLE SANITARY SEWER MAINS SHALL BE TESTED WITH STANDARD 5% DEFLECTION MANDREL.
- ALL SANITARY SEWER LINES SHALL BE CAPPED WITH AN APPROPRIATE CAP AT THE END OF EACH WORKDAY.
- WHEN EXISTING GRADES ARE LOWER THAN PROPOSED MAINS, THE FILL AREA OVER THE PIPE SHALL BE FILLED AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY TO THE PROPOSED FINISHED GRADE PRIOR TO INSTALLING ANY MAIN.
- ALL SEWER SERVICES SHALL BE CONSTRUCTED OF SDR-35 PIPE.

TRAFFIC CONTROL NOTES

- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLANS TO THE OWNER AND THE CITY OF ROCKWALL, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY.
- ALL TRAFFIC CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD), LATEST VERSION.
- THE CONTRACTOR SHALL COVER EXISTING SIGNS AND OBLITERATE EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH THE INTENT OF THESE TRAFFIC CONTROL PLANS TO AVOID CONFUSION TO THE TRAVELING PUBLIC.
- THE CONTRACTOR SHALL UNCOVER EXISTING SIGNS AND REPLACE PAVEMENT MARKINGS IN-KIND AS ORIGINALLY CONFIGURED AT THE END OF CONSTRUCTION OPERATIONS AND PRIOR TO FINAL ACCEPTANCE BY THE OWNER.
- ALL TEMPORARY SIGNS, BARRICADES, WARNING LIGHTS AND OTHER MISCELLANEOUS TRAFFIC CONTROL MEASURES SHALL BE REMOVED AND ORIGINAL TRAFFIC CONTROL MEASURES REPLACED AT THE END OF THE CONTRACTOR'S CONSTRUCTION OPERATIONS.

EROSION CONTROL NOTES

- THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. THE CONTRACTOR SHALL USE SEDIMENT FILTERS OR OTHER MEASURES APPROVED BY THE ENGINEER AND CONSTRUCTION MANAGER TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM CLOGGING STORM SEWER PIPES OR PROPOSED OR EXISTING INLETS, OR FROM BEING TRANSPORTED TO ADJACENT PROPERTIES AND STREET RIGHT-OF-WAYS. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE AND SHALL REMAIN IN PLACE UNTIL FINAL GRADING AND PAVING IS COMPLETE AND PERMANENT SOIL STABILIZATION IS ACHIEVED.
- CONSTRUCTION OPERATIONS SHALL BE MANAGED SO THAT AS MUCH OF THE SITE AS POSSIBLE IS LEFT COVERED WITH EXISTING TOPSOIL AND VEGETATION.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH. THE AREAS SHALL THEN BE SEEDED (OR SODDED), IRRIGATED, AND MAINTAINED UNTIL PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE. UNLESS OTHERWISE NOTED, PRIVATE LAWN AREAS AND PARKWAYS IN FRONT OF PRIVATE LAWN AREAS DISTURBED BY CONSTRUCTION SHALL BE REPLACED WITH BLOCK SOD SIMILAR TO THAT EXISTING.
- CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION TRAFFIC UTILIZES THE STABILIZED ENTRANCE AT ALL TIMES FOR INGRESS/EGRESS TO THE SITE.
- CONSTRUCTION ENTRANCE:
 - MINIMUM SIZE STONE: 4-6 INCHES DIAMETER
 - THICKNESS: NOT LESS THAN 12-INCHES
 - LENGTH: 50-FEET MINIMUM
 - WIDTH: NOT LESS THAN 20-FEET MINIMUM OF ALL POINTS OF INGRESS AND EGRESS.
 - MAINTENANCE REQUIREMENTS: AS NECESSARY TO PREVENT TRACKING OR FLOWING MUD INTO PUBLIC RIGHT-OF-WAY OR PARKING AREAS.

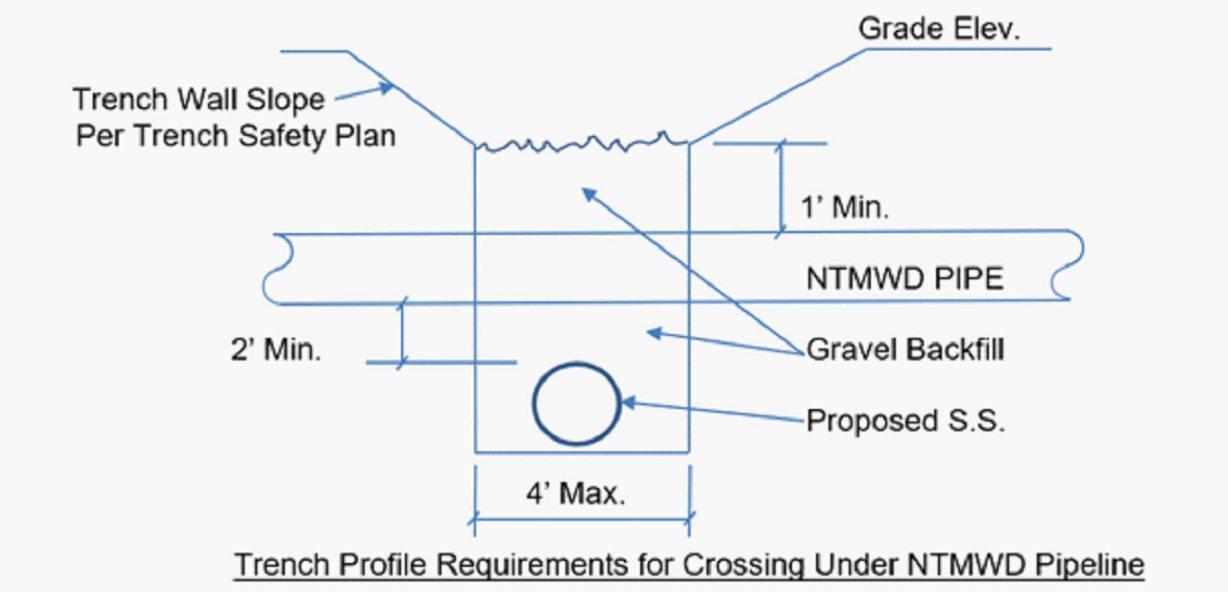
- SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON A PUBLIC ROADWAY SHALL BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR PROPER MAINTENANCE OF THE REQUIRED EROSION CONTROL DEVICES THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS. EROSION CONTROLS SHALL BE REPAIRED OR REPLACED AS INSPECTION DEEMS NECESSARY, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. ACCUMULATED SILT IN ANY EROSION CONTROL DEVICE SHALL BE REMOVED AND SHALL BE DISTRIBUTED ON SITE IN A MANNER NOT CONTRIBUTING TO ADDITIONAL SILTATION. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH IS DISTURBED.
- THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE FILTER BARRIER (OR OTHER METHOD APPROVED BY THE ENGINEER AND CITY) AS REQUIRED TO PREVENT ADVERSE OFF SITE IMPACTS OR STORM WATER QUALITY FROM SILT AND CONSTRUCTION DEBRIS FLOWING ONTO ADJACENT PROPERTIES AS REQUIRED BY THE CITY.
- BEFORE ANY EARTHWORK IS DONE, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF CONSTRUCTION AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROTECT AND PRESERVE CONTROL POINTS AT ALL TIMES DURING THE COURSE OF THE PROJECT. THE GRADING CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
- CONTRACTOR STAGING AREA TO BE AGREED UPON BY OWNER PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY THE T.C.E.Q. OR THE GOVERNING CITY.

GRADING NOTES

- IF A GRADING PERMIT IS REQUIRED FROM THE CITY PRIOR TO STARTING CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMIT AND PAYING ALL ASSOCIATED FEES.
- CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
- ALL SPOT ELEVATIONS SHOWN ARE TO TOP OF PAVING SURFACE OR FINISHED EARTH GRADE UNLESS NOTED OTHERWISE.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM THE EXISTING AND PROPOSED BUILDINGS AND NO PONDING IN PAVED AREAS. CONTRACTOR ADJUSTMENTS TO SPOT GRADES TO MAINTAIN POSITIVE DRAINAGE IS ALLOWED WITH THE PRIOR APPROVAL OF THE ENGINEER. CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PAVING IF ANY AREAS OF POOR DRAINAGE ARE ENCOUNTERED.
- THE CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES WHICH ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION.
- ALL EXISTING CONCRETE PAVING, CHANNEL IMPROVEMENTS, SIDEWALK, STRUCTURES AND CURB DEMOLITION SHALL BE REMOVED IN THEIR ENTIRETY AND DISPOSED OF BY THE CONTRACTOR, OFFSITE UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER.
- ALL CLEARING, GRADING, COMPACTION AND SUBGRADE PREPARATION SHALL BE IN ACCORDANCE TO THE GEOTECHNICAL REPORT.
- GRADING CONTRACTOR TO COORDINATE WITH THE FRANCHISE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.
- THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES AND USE TO DETERMINE HIS BID ACCORDINGLY.
- BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES (PER A.D.A. & T.A.S) EXIST TO AND FROM EVERY DOOR. IN NO CASE SHALL HANDICAP RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A. AND T.A.S. COMPLIANCE ISSUES.

NTMWD CONSTRUCTION PLAN NOTES:

- NORTH TEXAS MUNICIPILE WATER DISTRICT (NTMWD) 7-INCH WATER/WASTEWATER PIPELINE IS LOCATED WITHIN THE LIMITS OF CONSTRUCTION.
- OPERATION OF HEAVY EARTHMOVING EQUIPMENT, COMPACTION EQUIPMENT OR HEAVY CONSTRUCTION EQUIPMENT, SUCH AS CONCRETE TRUCKS, SHALL BE RESTRICTED TO SPECIFIC CROSSING POINTS ACROSS NTMWD EASEMENTS, AS APPROVED BY THE NTMWD. THE CROSSINGS SHALL BE DESIGNATED AND VERIFIED TO PROVIDE A MINIMUM OF FIVE FEET OF COVER.
- TO ASSURE THE PLACING OF SIGNIFICANT LOADS OVER THE NTMWD PIPELINE DOES NOT DAMAGE THE EXISTING PIPELINE, NO MATERIALS SHALL BE STOCKPILED ON THE NTMWD EASEMENT WITHOUT AUTHORIZATION FROM THE NTMWD. IF THE CONTRACTOR DESIRES TO USE NTMWD'S EASEMENT FOR STOCKPILE OF MATERIALS, CONTACT NTMWD ENGINEERING AT (972) 442-5405 SO YOUR PLANS FOR USE OF NTMWD'S EASEMENT CAN BE REVIEWED.
- A MINIMUM OF 4.5 FEET SEPERATION BETWEEN BOTTOM OF PAVEMENT AND TOP OF NTMWD PIPELINE IS REQUIRED. IN ADDITION, IF SEPARATION BETWEEN THE BOTTOM OF PAVEMENT AND TOP OF PIPELINE IS LESS THAN 4.5 FEET, LIME STABILIZED IS NOT PERMITTED AND A THICKENED PAVEMENT SECTION IS REQUIRED.
- CROSSING OF THE NTMWD EASEMENT WITH OTHER UTILITIES, SUCH AS TV CABLE, PHONE, GAS AND ELECTRIC, SHALL BE COORDINATED WITH THE NTMWD TO AVOID DAMAGE TO THE NTMWD FACILITIES.
- OUTDOOR LIGHTING, LANDSCAPING, SCREENING WALLS OR OTHER FACILITIES SHALL NOT BE INSTALLED IN NTMWD EASEMENTS WITHOUT WRITTEN APPROVAL OF THE NTMWD.
- UNLESS OTHERWISE SHOWN OR REQUIRED, A MINIMUM OF TWO-FOOT CLEARANCE SHALL BE PROVIDED FOR ALL UTILITIES CROSSING THE NTMWD PIPELINES. DIRECTIONAL BORE CROSSINGS REQUIRE A MINIMUM OF FOUR-FEET CLEARANCE.
- BORE CROSSINGS SHALL ONLY BE PERFORMED BETWEEN 9:00 AM AND 4:00 PM TUESDAY THRU THURSDAY.
- NO TREES ARE ALLOWED WITHIN THE NTMWD EASEMENT, ONLY CREPE MYRTLES, SHRUBS, AND BUSHES.
- A NTMWD REPRESENTATIVE IS REQUIRED TO BE ON-SITE FOR ANY WORK IN THE VICINITY OF NTMWD PIPELINES, FEATURES, OR FACILITIES.
- THE CONTRACTOR SHALL CONTACT NTMWD LINE LOCATES AT (469) 626 - 4569 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY WORK IN THE VICINITY OF THE NTMWD PIPELINES, FEATURES, OR FACILITIES.
- FOR CROSSING UNDER NTMWD PIPELINES BY OPEN CUT, SHORING IS TO BE USED TO MINIMIZE EXPOSING THE NTMWD LINE. TRENCH WILL BE LIMITED TO FOUR FEET WIDE MAXIMUM.



BENCHMARKS

SITE BENCHMARK NO. 1 : "X" CUT WAS SET ON TOP EXISTING CONCRETE SIDEWALK LOCATED AT NORTHWEST OF PALOMINO DRIVE. ELEVATION: 719.62'

SITE BENCHMARK NO. 2 : "X" CUT WAS SET ON TOP EXISTING CONCRETE CURB INLET LOCATED AT NORTHEAST CORNER OF THE PROPERTY . ELEVATION: 718.39'

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.

This drawing has been revised to show those changes during the construction process reported by the contractor to ClayMoore Engineering, Inc. and considered to be significant. This drawing is not guaranteed to be "As Built" but is based on the information made available.

By: *CC* Date: 3/31/2025

CITY

DATE

TEXAS REGISTRATION #141199



HTEAO RESTAURANT
HWY 205 & BORDEAUX DR
ROCKWALL, TX 75087

NO.	DATE	REVISION	BY
1	09/13/2021	STORM REVISION	LRR
2	12/07/2020	STORM REVISION	LRR

GENERAL NOTES

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	7/22/2024
SHEET	
C-1	
File No.	2020-021

1. All pavements to be removed and replaced shall be saw cut to full depth along near 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.

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 ponds 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 fill 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.

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.

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.

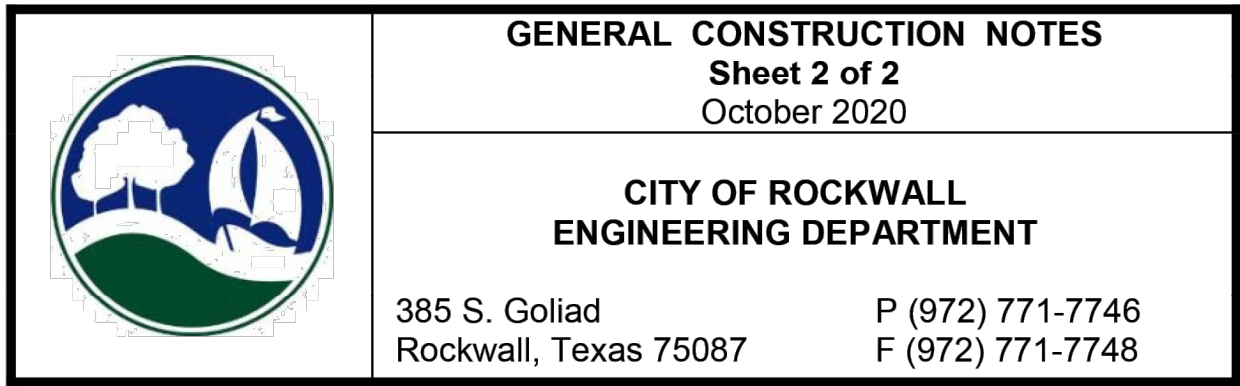
1. Final Acceptance shall occur when all the items on the Checklist for Final Acceptance have been completed and signed-off by the City. An example of the checklist for final acceptance has been included in the Appendix of the Standards of Design and Construction. Items on the checklist for final acceptance 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."

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 _____

This drawing has been revised to show those changes during the construction process reported by the contractor to ClayMoore Engineering, Inc. and considered to be significant. This drawing is not guaranteed to be "As Built" but is based on the information made available.

By: [Signature] Date: 3/31/2025



HTEAO RESTAURANT
HWY 205 & BORDEAUX DR
ROCKWALL, TX 75087

2	09/13/2021	STORM REVISION	LRR			
1	12/07/2020	STORM REVISION	LRR			
No.	DATE	REVISION	BY			

CITY GENERAL
NOTES (2 OF 2)

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLCC
DATE:	7/22/2024

SHEET

C-2.1

PLOTTED BY: CLAY CRISTY
PLOT DATE: 7/22/2024 4:41 PM
LOCATION: Z:\PROJECTS\PROJECTS\2023-110 APPJ MGMT - HTEAO ROCKWALL\CADD\SHEETS\C-3 EROSION CONTROL PLAN.DWG
LAST SAVED: 7/10/2024 11:35 AM

NOTE:
ALL BMP'S MUST BE INSTALLED AND INSPECTED BY THE CITY AND APPROVED PRIOR TO SOIL DISTURBING ACTIVITIES, INCLUDING TEMPORARY PARKING AND STORAGE AREAS

ACREAGE SUMMARY	
ON-SITE DISTURBED AREA	1.00 AC
OFF-SITE DISTURBED AREA	0.07 AC
TOTAL DISTURBED AREA	1.07 AC

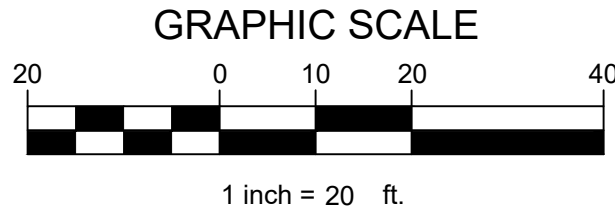
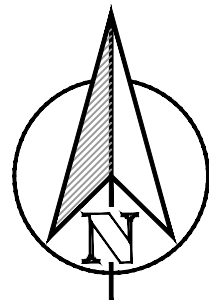
BENCHMARKS	
SITE BENCHMARK NO. 1: "PK NAIL" T WAS SET ON TOP EXISTING ASPHALT PAVEMENT LOCATED AT SOUTHEAST OF PROPERTY ALONG BURLINGTON ROAD. ELEVATION: 733.90'	
SITE BENCHMARK NO. 2: "PK NAIL" T WAS SET ON TOP EXISTING ASPHALT PAVEMENT LOCATED AT SOUTHWEST OF PROPERTY ALONG BURLINGTON ROAD. ELEVATION: 734.10'	

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.

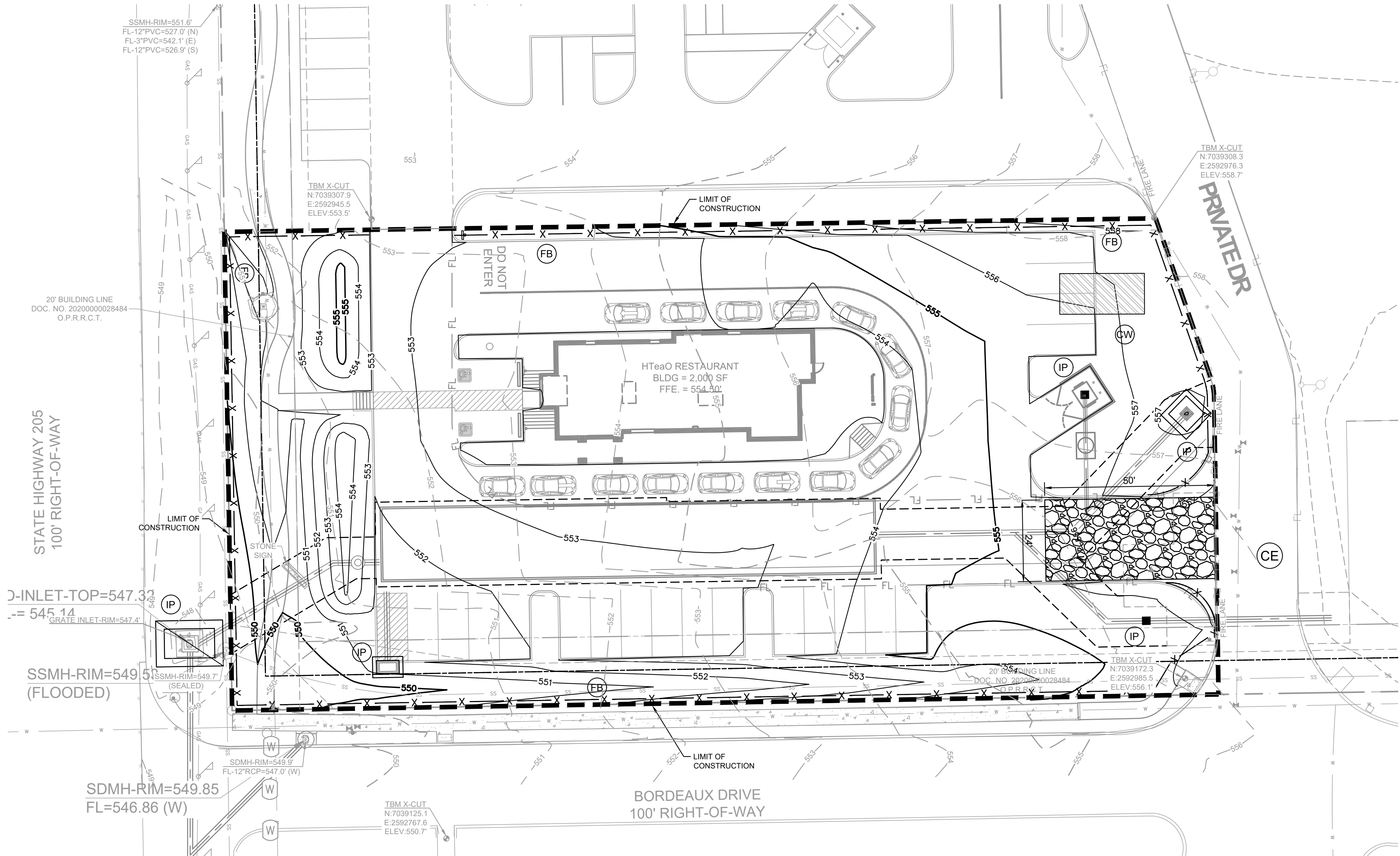
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By: CLC Date: 3/31/2025



LEGEND	
	DIRECTION OF FLOW
	EXISTING CONTOUR
	PROPOSED CONTOUR
	LIMITS OF CONSTRUCTION
	SILT FENCE
	CONSTRUCTION ENTRANCE
	INLET PROTECTION
	CONCRETE WASHOUT



ENGINEER:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
CONTACT: CLAY CRISTY
PH: 817.281.0572

OWNER:
METROPLEX ACQUISITIONS FUND, LP
1717 WOODSTEAD CT. SUITE 207
THE WOODLANDS, TX 77380
CONTACT: STACI BOWEN
PH: 214.343.447

DEVELOPER:
APPPJ MANAGEMENT
740 AVALON DR
HEATH, TX 75032
CONTACT: JEFF IVY
PH: 214-272-4350

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.



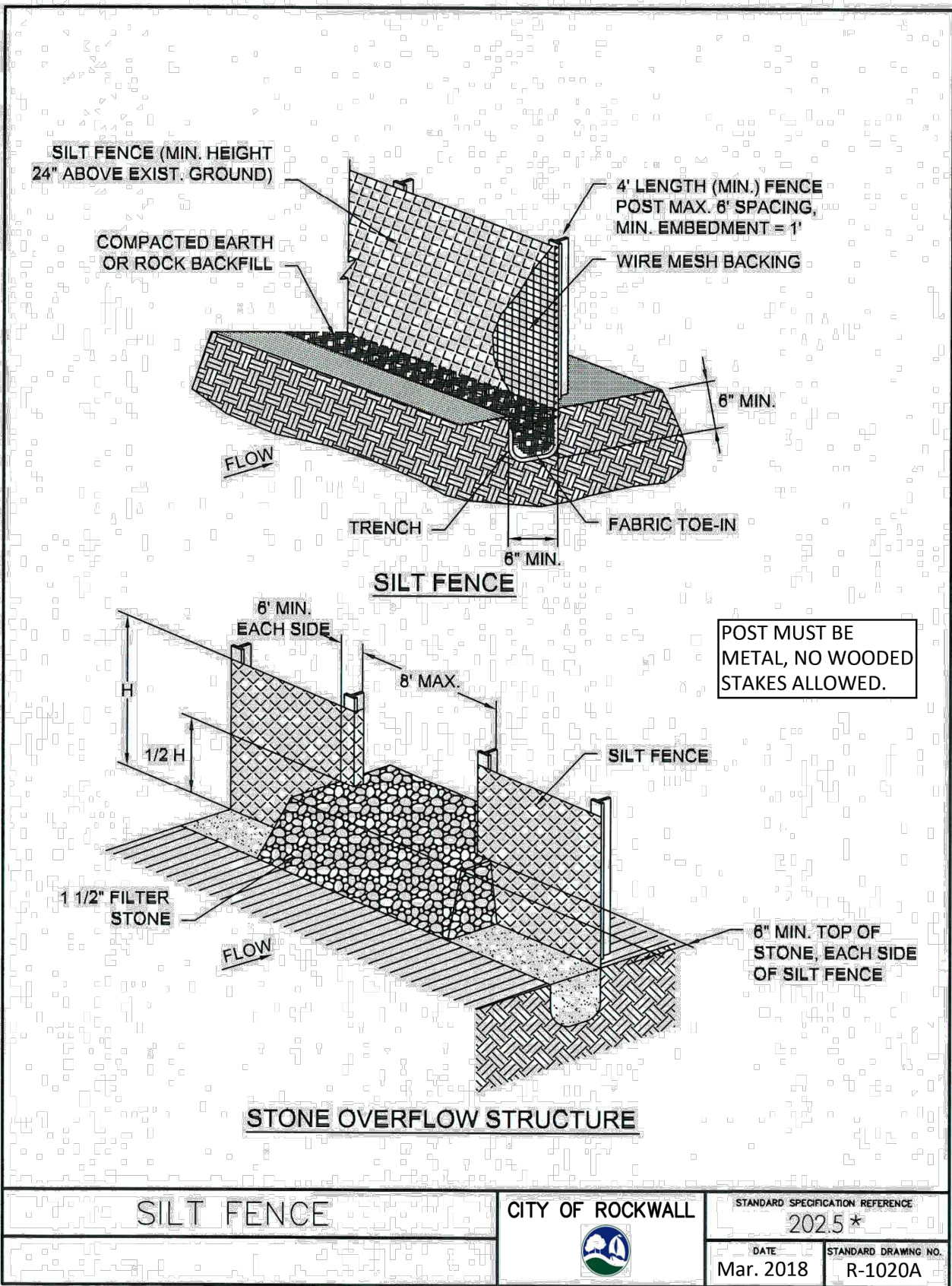
DATE	REVISION	BY
09/13/2021	STORM REVISION	LRR
12/07/2020	STORM REVISION	LRR
1	DATE	REVISION
No		

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	7/22/2024

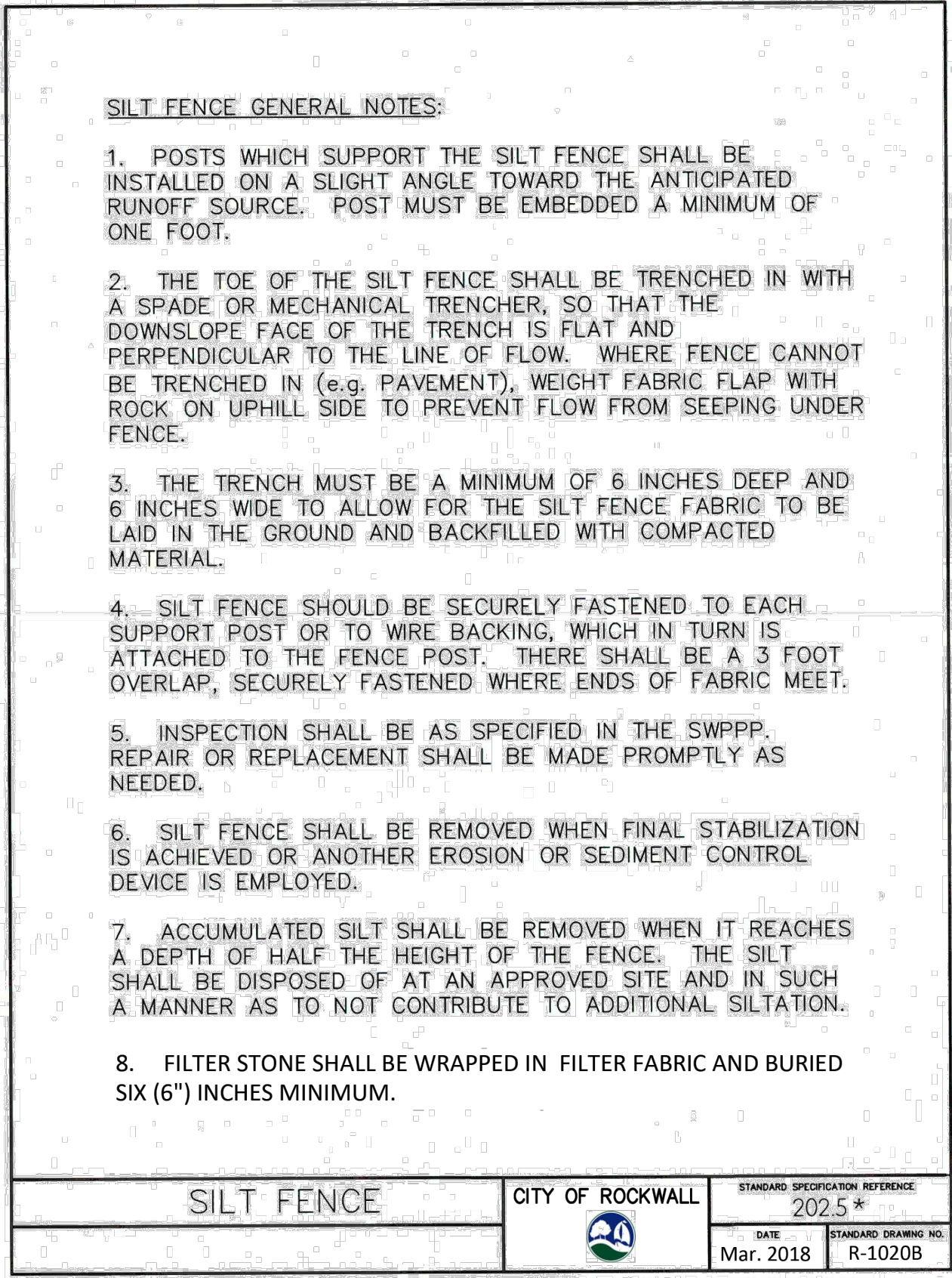
SHEET

C-3

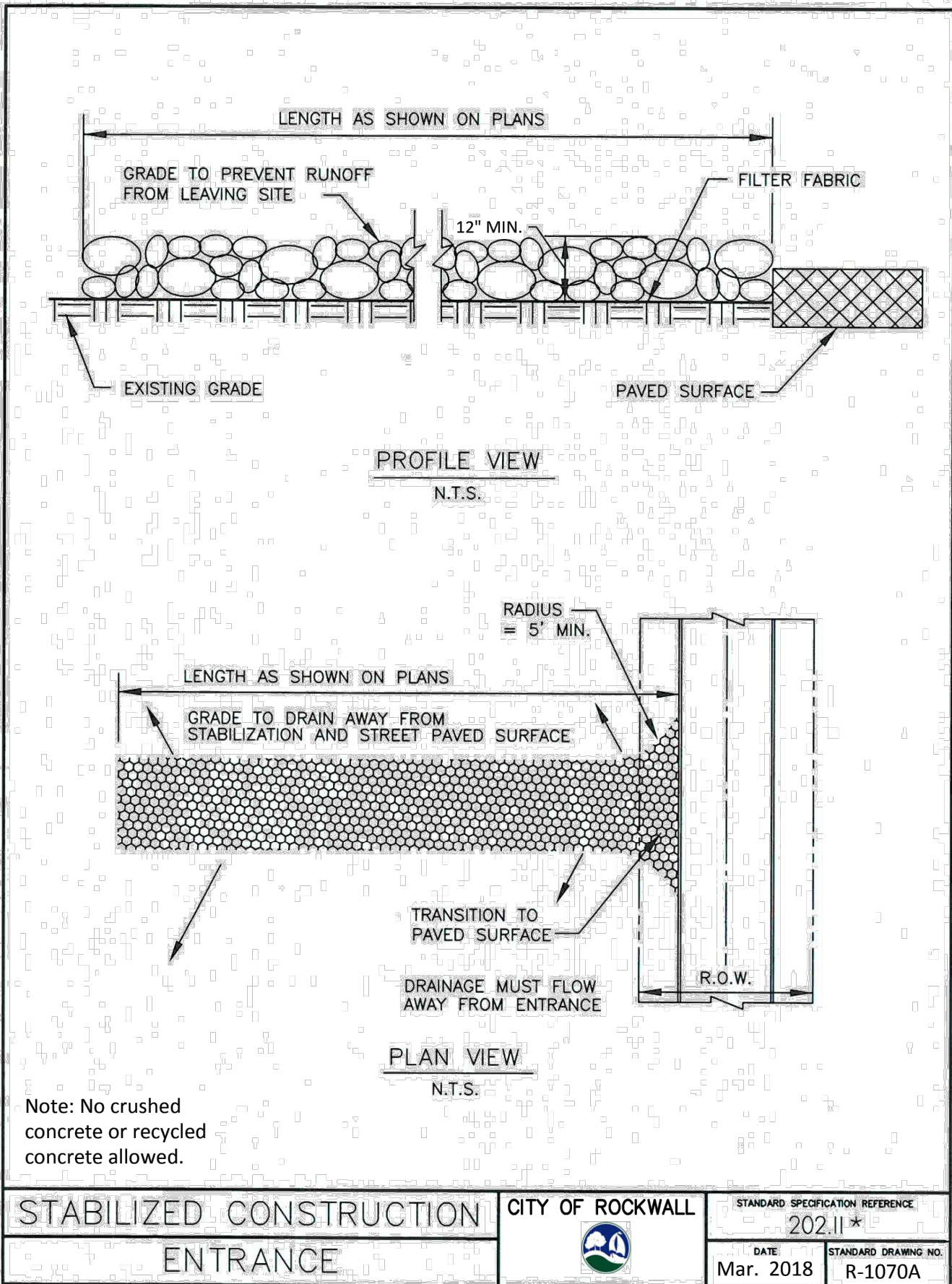
PLOTTED BY: CLAY CRISTY
 PLOT DATE: 7/22/2024 4:41 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2023-110 APPPJ MGMT - HTEAO ROCKWALL\CADD\SHEETS\C-4 EROSION CONTROL DETAILS.DWG
 LAST SAVED: 7/10/2024 11:35 AM



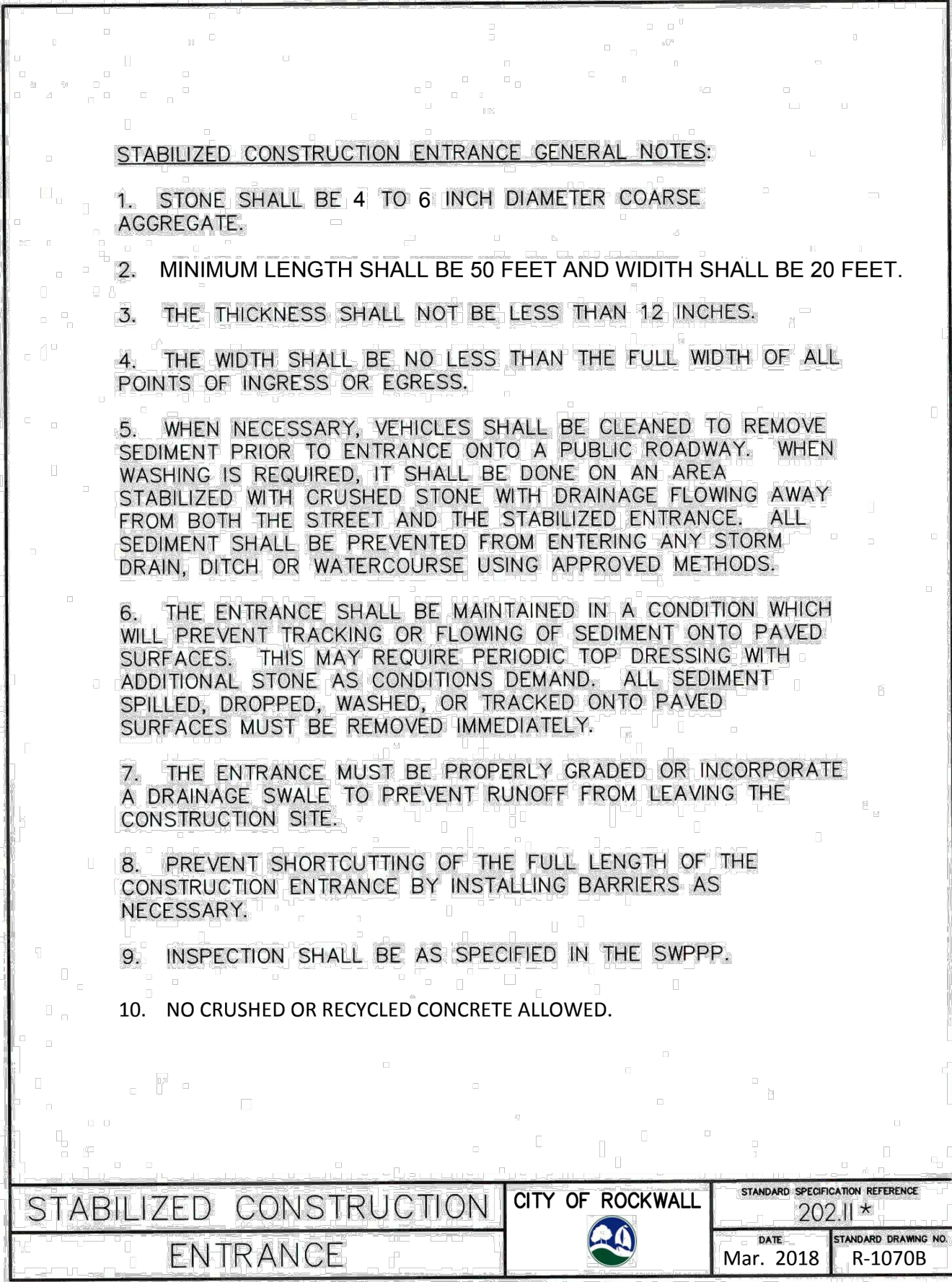
*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.



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*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.

STANDARD EROSION CONTROL GENERAL NOTES

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.

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 AND THE CITY OF ROCKWALL.

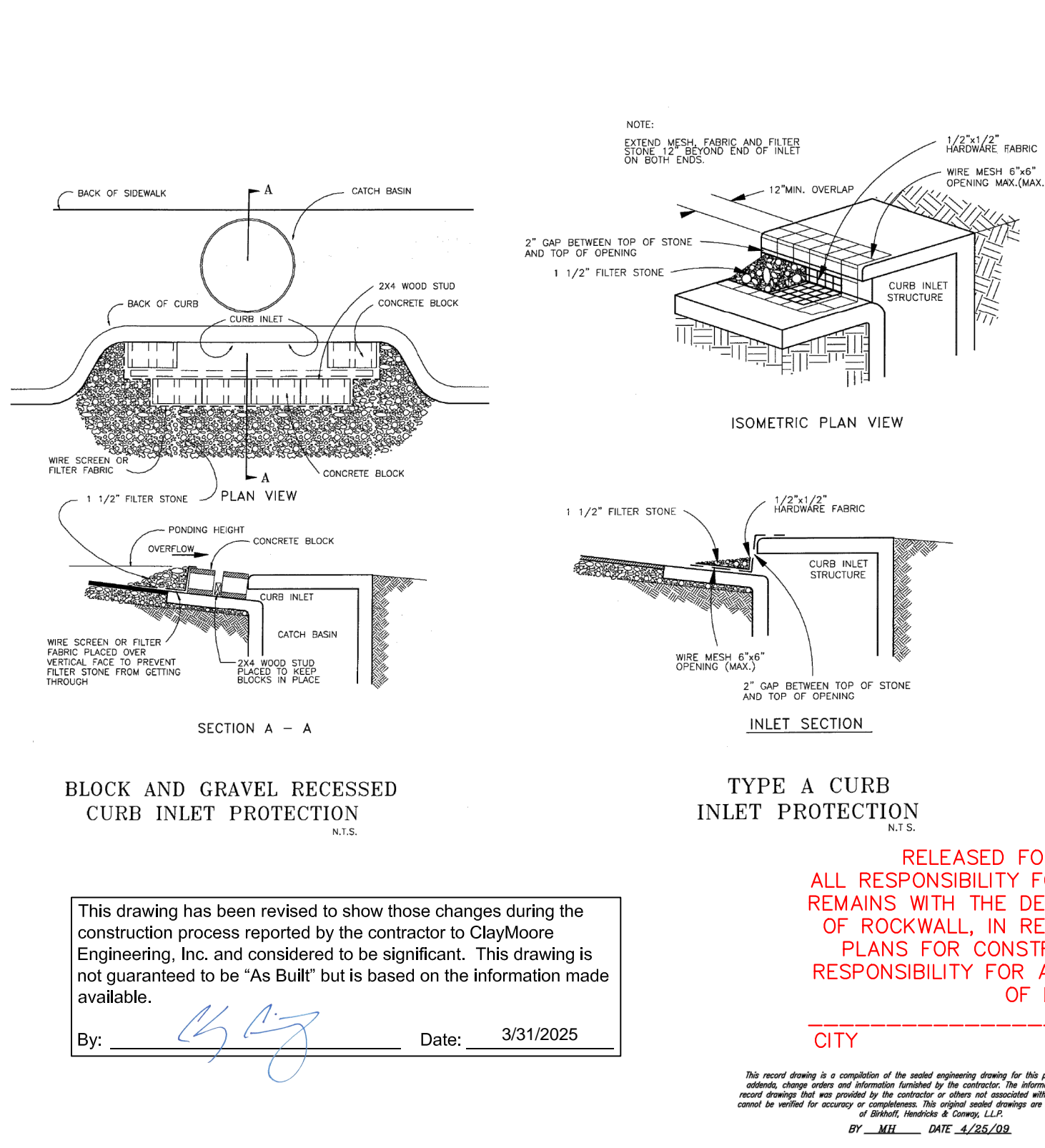
IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.

IF OFF-SITE BORROW OR SPOILS SITES ARE USED IN CONJUNCTION WITH THIS PROJECT, THIS INFORMATION SHALL BE DISCLOSED AND SHOWN ON THE EROSION CONTROL PLAN. OFF-SITE BORROW AND SPOILS AREAS ARE CONSIDERED PART OF EROSION CONTROL REQUIREMENTS. THESE AREAS SHALL BE STABILIZED WITH GROUND COVER PRIOR TO FINAL APPROVAL OF THE PROJECT.

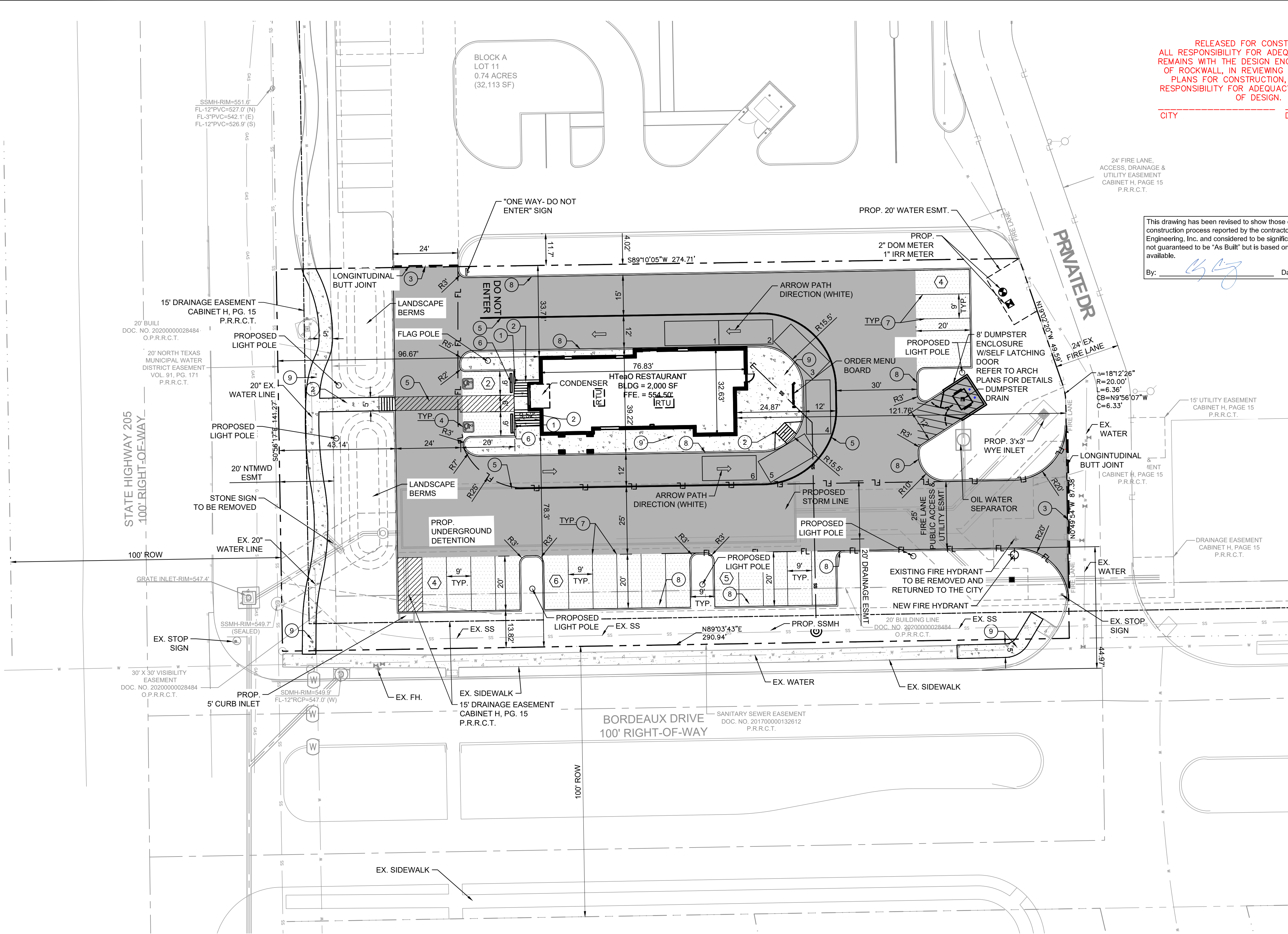
INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING 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.

CONTRACTOR SHALL HAVE A COPY THE SWPPP ON SITE AT ALL TIMES.

CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.O.T. AND ANY ADDITIONAL INFORMATION REQUIRED BY THE E.P.A. CONTRACTOR SHALL COMPLY WITH ALL E.P.A. STORM WATER POLLUTION PREVENTION REQUIREMENTS.

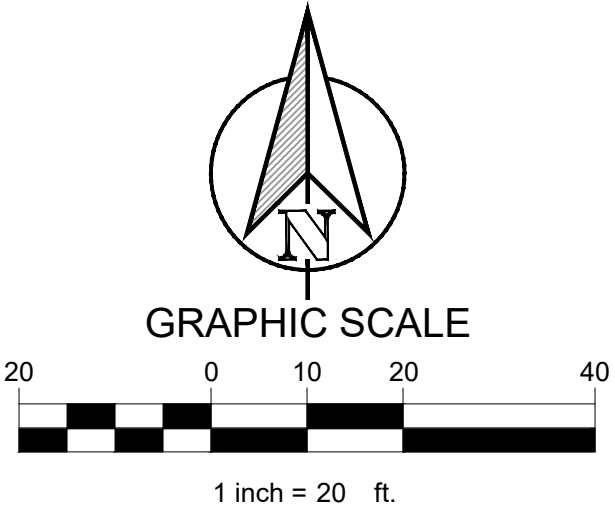


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 LAST SAVED: 7/10/2024 11:34 AM



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 _____



CONSTRUCTION SCHEDULE	
	PROPOSED 5" LIME STABILIZED COMPACTED SUBGRADE STANDARD DUTY CONCRETE PAVEMENT #3 BARS, 6.5 SACK, 18" O.C. TWO DIRECTIONS, MIN 3,600 PSI LIME MODIFIED SUBGRADE 6" THICKNESS
	PROPOSED 6" LIME STABILIZED COMPACTED SUBGRADE HEAVY DUTY CONCRETE PAVEMENT #3 BARS, 6.5 SACK, 18" O.C. TWO DIRECTIONS, MIN 3,600 PSI LIME MODIFIED SUBGRADE 6" THICKNESS
	PROPOSED 7" LIME STABILIZED COMPACTED SUBGRADE HEAVY DUTY CONCRETE PAVEMENT #3 BARS, 6.5 SACK, 18" O.C. TWO DIRECTIONS, MIN 3,600 PSI LIME MODIFIED SUBGRADE 6" THICKNESS
	PROPOSED 5" SIDEWALK CONCRETE PAVEMENT LIME STABILIZED SUBGRADE #3 BARS 3000 PSI (5.5 MIN SOAK)
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT
	PROPOSED SAWCUT
	PARKING COUNT

CONSTRUCTION SCHEDULE	
①	HANDICAP SIGN
②	ADA RAMP, 12:1 MAX. SLOPE
③	SAWCUT FULL DEPTH EXISTING PAVEMENT
④	HANDICAP SYMBOL
⑤	PAVEMENT STRIPING
⑥	CURB STOP
⑦	4" PARKING STALL STRIPING COLOR: WHITE
⑧	CURB & GUTTER
⑨	PROPOSED SIDEWALK

SITE DATA TABLE	
SITE AREA	0.933 AC (40,627 SF)
ZONING	PD-70
PROPOSED USE	DRIVE-THRU RESTAURANT
BUILDING SIZE	2,000 SF
BUILDING STORIES	1 STORY
TOTAL IMPERVIOUS	28,117 SF (69)

PARKING DATA TABLE	
PARKING REQ.	
DRIVE-THRU RESTAURANT (2,000 SF) 1/ 100 SF	20 SPACES
PARKING PROVIDED	
STANDARD PARKING	19 SPACES
ADA PARKING	2 SPACES
TOTAL	21 SPACES (2 ADA)
TYP. PARKING DIMENSIONS	9'X20'

- NOTES:
- A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
 - ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
 - ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
 - NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
 - SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.
 - PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIR, AND REPLACEMENT OF THE DETENTION/DRAINAGE SYSTEMS

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN
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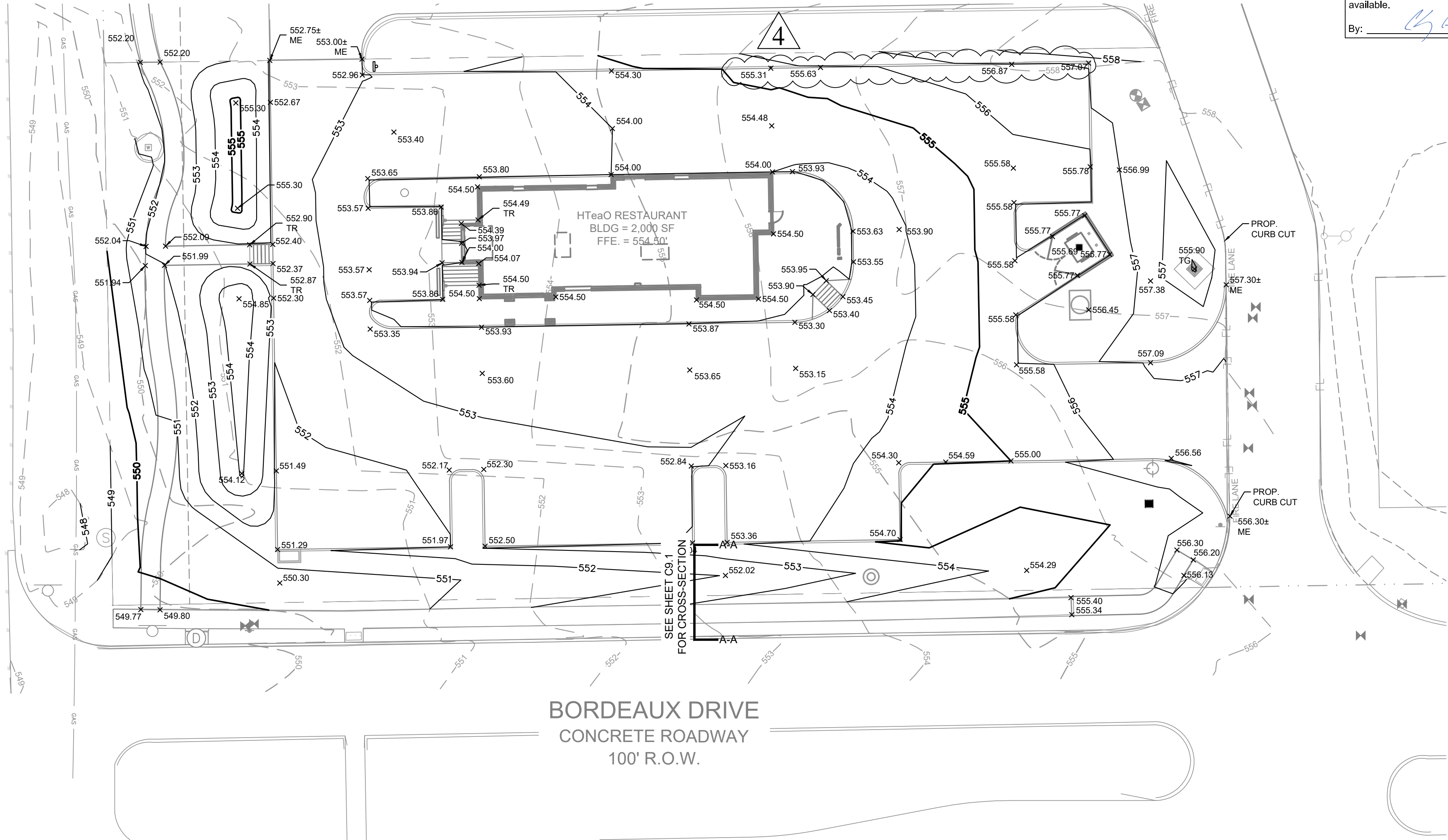
HTEAO RESTAURANT
 HWY 205 & BORDEAUX DR
 ROCKWALL, TX 75087

DATE	REVISION	BY
09/13/2021	STORM REVISION	LRR
12/07/2020	STORM REVISION	LRR
07/10/2024	DATE	BY
2	1	No

DIMENSIONAL CONTROL
 AND PAVING PLAN

DESIGN: _____ LRR
 DRAWN: _____ LRR
 CHECKED: _____ CLC
 DATE: 7/22/2024

SHEET
 C-5



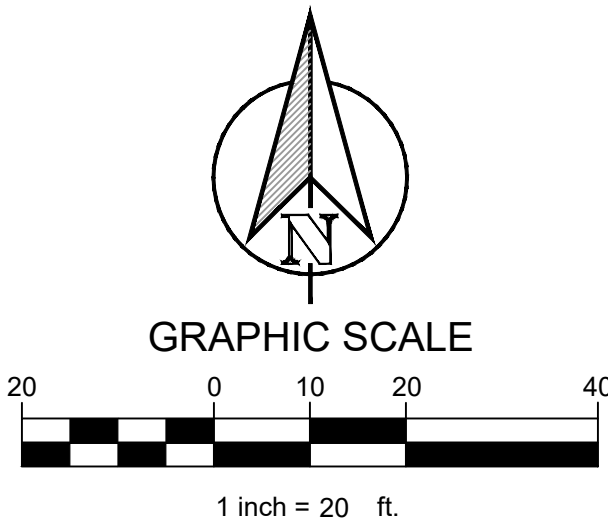
3 MULTIPLE REVISIONS THROUGHOUT

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 _____

This drawing has been revised to show those changes during the construction process reported by the contractor to ClayMoore Engineering, Inc. and considered to be significant. This drawing is not guaranteed to be "As Built" but is based on the information made available.

By: *CC* Date: 3/31/2025



LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED GRADE (TOP OF PAVEMENT)
ME	MATCH EXISTING
TR	TOP OF RAMP

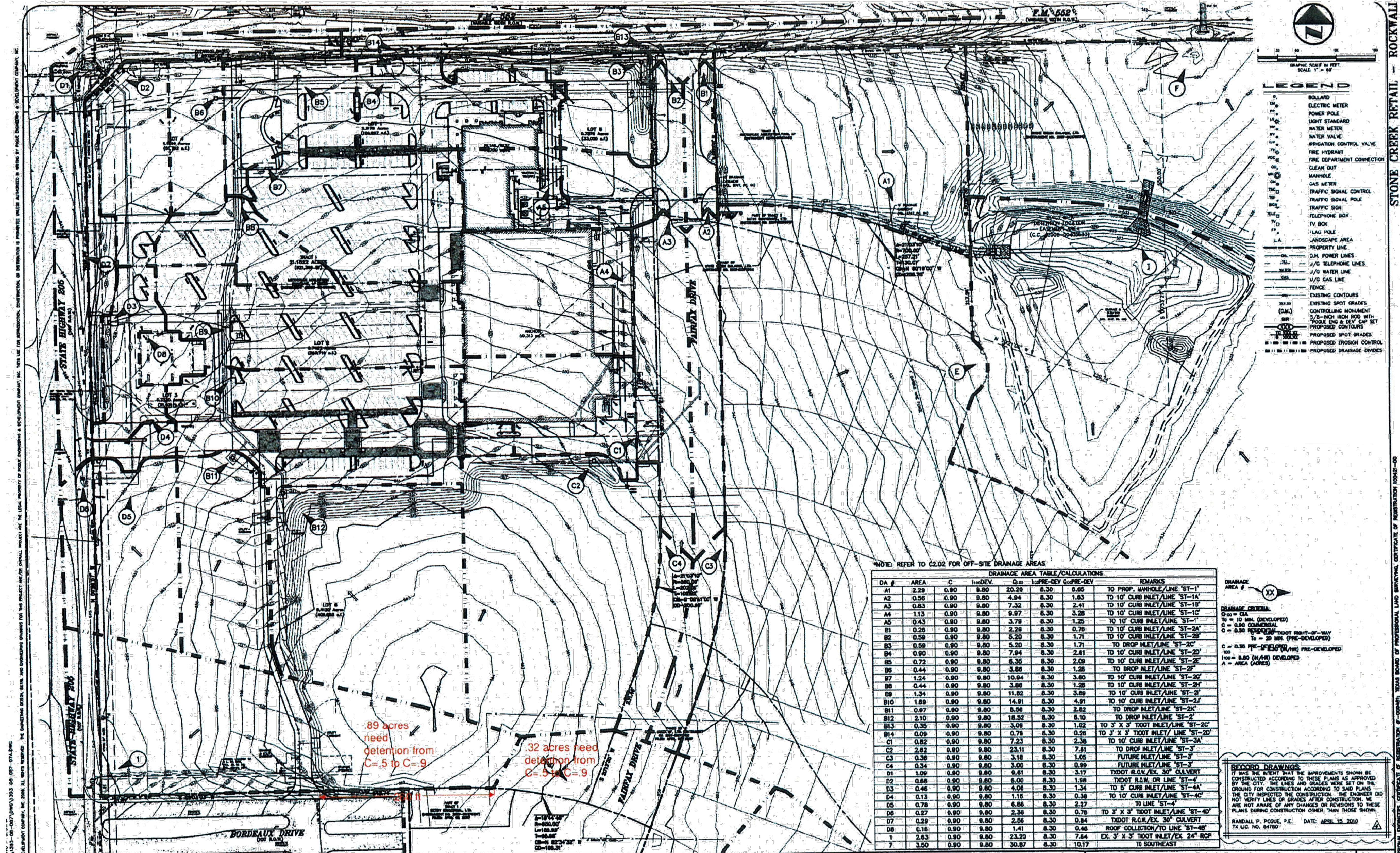
NOTES:

- ALL SPOT ELEVATIONS ARE TO TOP OF PAVING UNLESS OTHERWISE NOTED.
- EXISTING UTILITIES WERE OBTAINED FROM RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES AND NOTIFY THE ENGINEER FOR ANY DISCREPANCIES WITH THIS PLAN.
- MAXIMUM SLOPE IN LANDSCAPE AREAS ARE NOT TO EXCEED 4:1; MIN EARTH GRADE IS 1%; MIN PAVING GRADE IS 0.5%.
- ALL CURB HEIGHTS ARE 6-INCHES UNLESS NOTED OTHERWISE.
- REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
- REF. STRUCTURAL PLANS, SPECIFICATIONS, AND GEOTECHNICAL REPORT FOR ALL BUILDING PAD PREPARATION CRITERIA.
- THE CONTRACTOR SHALL CONSTRUCT ALL BARRIER FREE RAMPS PER CITY OF ROCKWALL AND ADA STANDARDS.
- GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
- GRADING OF ALL HANDICAPPED SPACES AND ROUTES IS TO CONFORM TO LOCAL, STATE, AND FEDERAL GUIDELINES.
- CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM EXISTING & PROPOSED BUILDINGS.

ACREAGE SUMMARY	
ON-SITE DISTURBED AREA	1.00 AC
OFF-SITE DISTURBED AREA	0.11 AC
TOTAL DISTURBED AREA	1.11 AC

13	11/18/2024	CLC
3	9/05/2024	REF 13
2	09/13/2021	STORM REVISION
1	12/07/2020	STORM REVISION
No	DATE	BY

CLAY CRISTY
7/22/2024 4:42 PM
2: \PROJECTS\PROJECTS\2023-110 APPJ MGMT - HTEAO ROCKWALL\CADD\SHEETS\C-7 EXISTING DRAINAGE AREA MAP.DWG
LAST SAVED: 7/10/2024 11:34 AM



NOTE: REFER TO C2.02 FOR OFF-SITE DRAINAGE AREAS

DRAINAGE AREA TABLE / CALCULATIONS										REMARKS
DA #	AREA	C	100-DEV.	Q ₁₀₀	100-DEV Q ₁₀₀	Q ₁₀₀ PRE-DEV	Q ₁₀₀ PRE-DEV	Q ₁₀₀ PRE-DEV	Q ₁₀₀ PRE-DEV	
A1	2.29	0.90	9.80	20.20	8.30	6.65				TO PROP. UNHOLE/LINE 'ST-1'
A2	0.56	0.90	9.80	4.94	8.30	1.83				TO 10' CURB INLET/LINE 'ST-1A'
A3	0.63	0.90	9.80	7.32	8.30	2.41				TO 10' CURB INLET/LINE 'ST-1B'
A4	1.13	0.90	9.80	9.97	8.30	3.26				TO 10' CURB INLET/LINE 'ST-1C'
A5	0.43	0.90	9.80	3.78	8.30	1.25				TO 10' CURB INLET/LINE 'ST-1'
B1	0.26	0.90	9.80	2.28	8.30	0.76				TO 10' CURB INLET/LINE 'ST-2A'
B2	0.58	0.90	9.80	5.20	8.30	1.71				TO 10' CURB INLET/LINE 'ST-2B'
B3	0.58	0.90	9.80	5.20	8.30	1.71				TO DROP INLET/LINE 'ST-2C'
B4	0.90	0.90	9.80	7.94	8.30	2.41				TO 10' CURB INLET/LINE 'ST-2D'
B5	0.72	0.90	9.80	6.35	8.30	2.59				TO 10' CURB INLET/LINE 'ST-2E'
B6	0.44	0.90	9.80	3.88	8.30	1.28				TO DROP INLET/LINE 'ST-2F'
B7	1.24	0.90	9.80	10.64	8.30	3.60				TO 10' CURB INLET/LINE 'ST-2G'
B8	0.44	0.90	9.80	3.88	8.30	1.28				TO 10' CURB INLET/LINE 'ST-2H'
B9	1.34	0.90	9.80	11.82	8.30	3.69				TO 10' CURB INLET/LINE 'ST-2I'
B10	1.89	0.90	9.80	14.91	8.30	4.91				TO 10' CURB INLET/LINE 'ST-2J'
B11	0.97	0.90	9.80	8.56	8.30	2.82				TO DROP INLET/LINE 'ST-2K'
B12	2.10	0.90	9.80	18.32	8.30	6.10				TO DROP INLET/LINE 'ST-2L'
B13	0.35	0.90	9.80	3.09	8.30	1.02				TO 3' X 3' TIDOT INLET/LINE 'ST-2C'
B14	0.09	0.90	9.80	0.78	8.30	0.26				TO 3' X 3' TIDOT INLET/LINE 'ST-2D'
C1	0.82	0.90	9.80	7.23	8.30	2.36				TO 10' CURB INLET/LINE 'ST-3A'
C2	2.62	0.90	9.80	23.11	8.30	7.81				TO DROP INLET/LINE 'ST-3'
C3	0.36	0.90	9.80	3.18	8.30	1.05				FUTURE INLET/LINE 'ST-3'
C4	0.34	0.90	9.80	3.00	8.30	0.99				FUTURE INLET/LINE 'ST-3'
D1	1.09	0.90	9.80	9.61	8.30	3.17				TIDOT R.O.W./EX. 30' CULVERT
D2	0.68	0.90	9.80	6.00	8.30	1.98				TIDOT R.O.W. OR LINE 'ST-3'
D3	0.46	0.90	9.80	4.09	8.30	1.34				TO 8' CURB INLET/LINE 'ST-4A'
D4	0.13	0.90	9.80	1.15	8.30	0.38				TO 10' CURB INLET/LINE 'ST-4C'
D5	0.78	0.90	9.80	6.86	8.30	2.27				TO LINE 'ST-4'
D6	0.27	0.90	9.80	2.38	8.30	0.78				TO 3' X 3' TIDOT INLET/LINE 'ST-4D'
D7	0.29	0.90	9.80	2.56	8.30	0.84				TIDOT R.O.W./EX. 30' CULVERT
D8	0.16	0.90	9.80	1.41	8.30	0.46				ROOF COLLECTION/TO LINE 'ST-4E'
1	2.63	0.90	9.80	23.20	8.30	7.84				EX. 3' X 3' TIDOT INLET/EX. 24" RCP
7	3.50	0.90	9.80	30.87	8.30	10.17				TO SOUTHEAST

DRAINAGE CRITERIA:
Q₁₀₀ = Q₁₀₀
C = 0.90 COMMERICAL
S = 0.015% TIDOT RIGHT-OF-WAY
To = 20 MIN. (PRE-DEVELOPED)
C = 0.35 PRE-DEVELOPED (P/P) PRE-DEVELOPED
100 = 8.50 (N/A) DEVELOPED
A = AREA (ACRES)

RECORD DRAWINGS:
IT WAS THE INTENT THAT THE IMPROVEMENTS SHOWN BE
CONSTRUCTED ACCORDING TO THESE PLANS AS APPROVED
BY THE CITY. THE LINES AND GRADES WERE SET ON THE
GROUND FOR CONSTRUCTION ACCORDING TO SAID PLANS.
THE CITY INSPECTED THE CONSTRUCTION. THE ENGINEER DID
NOT VERIFY LINES OR GRADES AFTER CONSTRUCTION. WE
ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE
PLANS DURING CONSTRUCTION OTHER THAN THOSE SHOWN.
RANDALL P. POGUE, P.E. DATE: APRIL 15, 2010
TX LIC. NO. 84780

REVISION / DESCRIPTION			
NO.	DATE	REVISION / DESCRIPTION	NOTES
04-15-10		RECORD DRAWINGS	
02-24-10		ADDED RIGHT TURN LANE ON S.H. 205	
07-17-09		SANITARY SEWER & ADA ROUTE REVISIONS	
06-19-09		TIDOT COMMENTS	

OWNER
METROPLEX ACQUISITION FUND, LP
8214 WESTCHESTER, SUITE 850
DALLAS, TEXAS 75225
MR. GREY STOGNER
(214) 343-4477 PHONE
(214) 340-2029 FAX

DEVELOPER
CRESTVIEW REAL ESTATE, L.L.C.
8214 WESTCHESTER, SUITE 850
DALLAS, TEXAS 75225
MR. GREY STOGNER
(214) 343-4477 PHONE
(214) 340-2029 FAX

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ENGINEERING PRACTICE ACT



POGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
1812 GRAY CENTRAL DRIVE
SUITE 100
MCKINNEY, TEXAS 75069
(214) 844-8880 PHONE
(214) 844-8882 FAX
www.pogue-engineering.com

DRAINAGE AREA MAP
STONE CREEK RETAIL
BLOCK A, LOTS 1-6, STONE CREEK RETAIL ADDITION
W.T. DEWEES SURVEY, ABSTRACT NO. 71
CITY OF ROCKWALL, TEXAS
SHEET NO. C2.01



CLAY MOORE
ENGINEERING
1903 CENTRAL DR. SUITE 400
ROCKFORD, TX 76087
PHONE: 817.981.0072
WWW.CLAYMOORE.COM

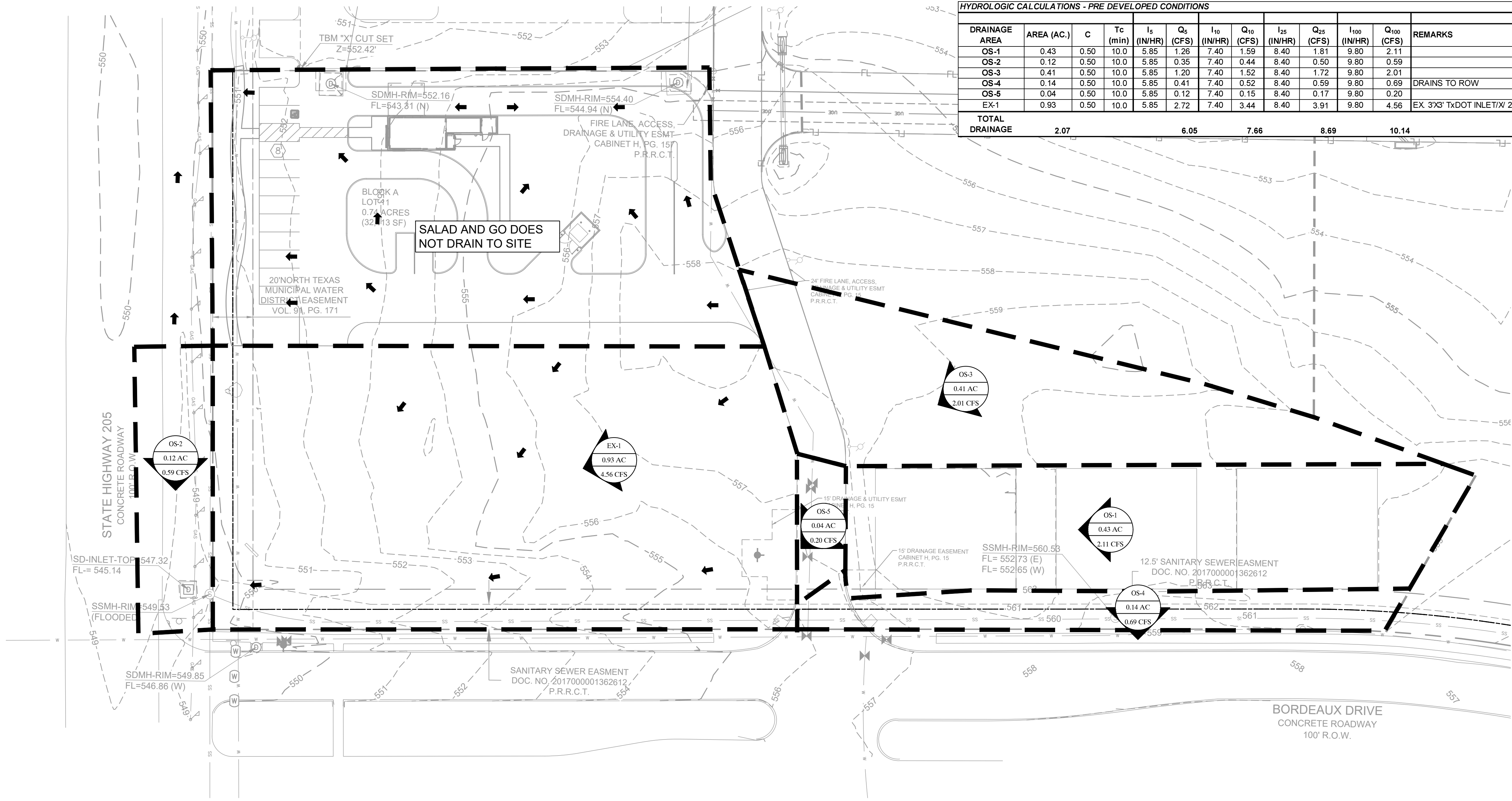
STATE OF TEXAS
CLAY CRISTY
109505
REGISTERED PROFESSIONAL ENGINEER
7/22/2024

HTEAO RESTAURANT
HWY 205 & BORDEAUX DR
ROCKWALL, TX 75087

DESIGN	LRR
DRAWN	LRR
CHECKED	CLC
DATE	7/22/2024
SHEET	C-7
File No.	2020-021

PLOTTED BY: CLAY CRISTY
 PLOT DATE: 7/22/2024 4:42 PM
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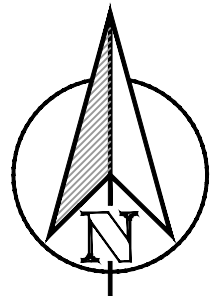
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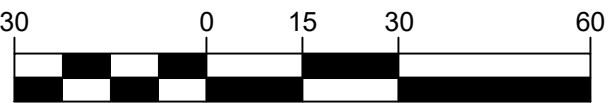
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By: 3/31/2025

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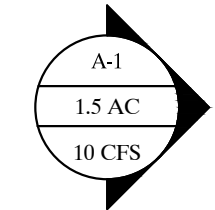


GRAPHIC SCALE



1 inch = 30 ft.

LEGEND



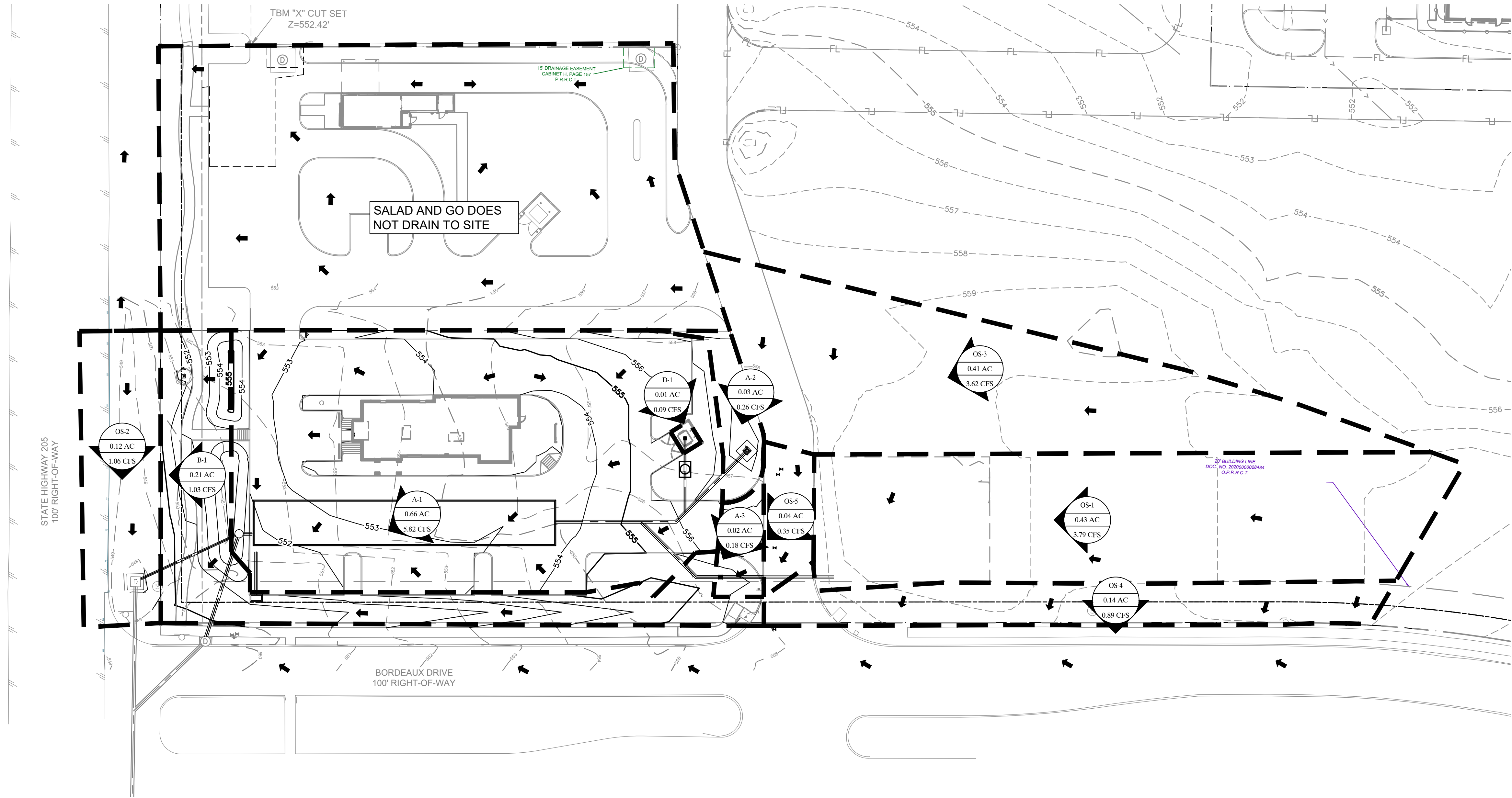
- DRAINAGE AREA
 - DRAINAGE AREA IN ACRES
 - FLOW FOR DRAINAGE AREA IN CFS

DRAINAGE AREA BOUNDARY

HYDROLOGIC CALCULATIONS - PRE DEVELOPED CONDITIONS

DRAINAGE AREA	AREA (AC.)	C	Tc (min)	I _p (IN/HR)	Q _s (CFS)	I ₁₀ (IN/HR)	Q ₁₀ (CFS)	I ₂₅ (IN/HR)	Q ₂₅ (CFS)	I ₁₀₀ (IN/HR)	Q ₁₀₀ (CFS)	REMARKS
OS-1	0.43	0.50	10.0	5.85	1.26	7.40	1.59	8.40	1.81	9.80	2.11	
OS-2	0.12	0.50	10.0	5.85	0.35	7.40	0.44	8.40	0.50	9.80	0.59	
OS-3	0.41	0.50	10.0	5.85	1.20	7.40	1.52	8.40	1.72	9.80	2.01	
OS-4	0.14	0.50	10.0	5.85	0.41	7.40	0.52	8.40	0.59	9.80	0.69	DRAINS TO ROW
OS-5	0.04	0.50	10.0	5.85	0.12	7.40	0.15	8.40	0.17	9.80	0.20	
EX-1	0.93	0.50	10.0	5.85	2.72	7.40	3.44	8.40	3.91	9.80	4.56	EX 3'X3' TxDOT INLET/W/ 24" RCP
TOTAL DRAINAGE	2.07			6.05		7.66		8.69		10.14		

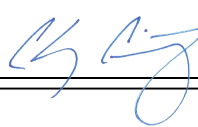
NO.	DATE	REVISION	BY
2	09/13/2021	STORM REVISION	LRR
1	12/07/2020	STORM REVISION	LRR
No.			



HYDROLOGIC CALCULATIONS - POST DEVELOPED CONDITIONS												
DRAINAGE AREA	AREA (AC.)	C	Tc (min)	I ₅ (IN/HR)	Q ₅ (CFS)	I ₁₀ (IN/HR)	Q ₁₀ (CFS)	I ₂₅ (IN/HR)	Q ₂₅ (CFS)	I ₁₀₀ (IN/HR)	Q ₁₀₀ (CFS)	REMARKS
A-1	0.66	0.90	10.0	5.85	3.47	7.40	4.40	8.40	4.99	9.80	5.82	DRAINS TO CURB INLET
A-2	0.03	0.90	10.0	5.85	0.16	7.40	0.20	8.40	0.23	9.80	0.26	DRAINS TO PROP WYE INLET
A-3	0.02	0.90	10.0	5.85	0.11	7.40	0.13	8.40	0.15	9.80	0.18	DRAINS TO PROP WYE INLET
B-1	0.21	0.50	10.0	5.85	0.61	7.40	0.78	8.40	0.88	9.80	1.03	EX 3'X3' TxDOT INLET/X 24" RCP (BYPASS DETENTION)
D-1	0.01	0.90	10.0	5.85	0.05	7.40	0.07	8.40	0.08	9.80	0.09	DUMPSTER DRAIN
*OS-1	0.43	0.90	10.0	5.85	2.26	5.43	2.10	8.40	3.25	9.80	3.79	DRAINS TO CULVERT
OS-2	0.12	0.90	10.0	5.85	0.63	5.43	0.59	8.40	0.91	9.80	1.06	EX 3'X3' TxDOT INLET/X 24" RCP (BYPASS DETENTION)
OS-3	0.41	0.90	10.0	5.85	2.16	5.43	2.00	8.40	3.10	9.80	3.62	DRAINS TO WYE INLET
OS-4	0.14	0.65	10.0	5.85	0.53	5.43	0.49	8.40	0.76	9.80	0.89	DRAINS TO ROW
OS-5	0.04	0.90	10.0	5.85	0.21	5.43	0.20	8.40	0.30	9.80	0.35	DRAINS TO AREA INLET
TOTAL DRAINAGE	2.07				10.20		10.95		14.65		17.09	

*OS-1 DRAINAGE AREA IS PER ASBUILTS BY POGUE ENGINEERING DATED 5/21/2009

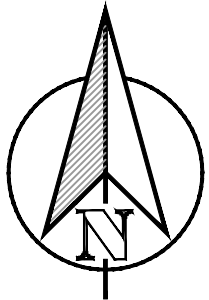
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By:  Date: 3/31/2025

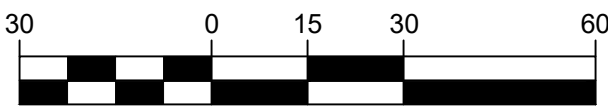
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OF DESIGN.

CITY

DATE

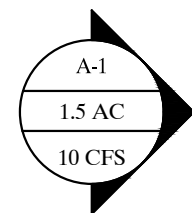
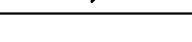

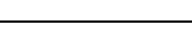


GRAPHIC SCALE



1 inch = 30 ft.

LEGEND

	- DRAINAGE AREA
	- DRAINAGE AREA IN ACRES
	- FLOW FOR DRAINAGE AREA IN CFS
	- DRAINAGE AREA BOUNDARY

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TEXAS REGISTRATION #14199

CLAYMOORE
ENGINEERING



9/5/2024

HTEAO RESTAURANT
HWY 205 & BORDEAUX DR
ROCKWALL, TX 75087

NO.	DATE	REVISION	BY
3	9/05/2024	REF 15 AND 8	CML
2	09/13/2021	STORM REVISION	LRR
1	12/07/2020	STORM REVISION	LRR
1	DATE	REVISION	BY

PROPOSED DRAINAGE
AREA MAP

DESIGN: LRR
DRAWN: CML
CHECKED: CLC
DATE: 9/5/2024

SHEET

C-8

File No. 2020-021



EXISTING 5' CURB INLET					
18" Q _{CSP}	7.43	(18" @ 2.5%)			
ROW Q ₁₀₀	3.29	(OS-4 + 0.4cfs per Stone Creek Ph 1)			
Q _a	4.14				
PASS THROUGH OFF-SITE FLOW					
A _{PST}	0.88	(OS-5, OS-3, OS-1)			
C _{PST}	0.90				
T _c	10.00				
I ₁₀₀	9.80				
Q _{PST}	7.76				
ON SITE FLOW					
A ₁₀₀	0.72	(A1, D1, A2, A3)			
C ₁₀₀	0.90				
T _c	10.00				
I ₁₀₀	9.80				
Q ₁₀₀	6.35				
STORM LINE D BYPASS					
12" Q _{BYP}	3.56	(12" @ 1.0%)			
DETENTION PARAMETERS					
Q _{PST}	7.76	A _{PST}	0.88 C _{PST}	0.90	
Q ₁₀₀	6.35	A ₁₀₀	0.72 C ₁₀₀	0.90	
Q _{BYP}	3.56	A _{BYP}	---	C _{BYP}	---
Q _{DET}	10.55	A _{DET}	1.60 C _{DET}	0.90	

DETENTION VOLUME REQUIRE								
T _c	I ₁₀₀	A _{DET}	C _{DET}	Q _{DET}	Q _{QVP}	Q ₀	ΔQ	VO _{LDET}
10	9.80	1.60	0.80	14.11	3.56	4.14	6.41	3847.20
15	9.00	1.60	0.90	12.66	3.56	4.14	5.26	4734.00
20	8.30	1.60	0.90	11.95	3.56	4.14	4.25	5102.40
30	6.90	1.60	0.94	9.94	3.56	4.14	2.24	4024.80
40	5.80	1.60	0.90	8.35	3.56	4.14	0.65	1564.80
50	5.00	1.60	0.90	7.20	3.56	4.14	-0.50	-1500.00
60	4.50	1.60	0.90	6.48	3.56	4.14	-1.22	-4392.00
70	4.00	1.60	0.90	5.76	3.56	4.14	-1.94	-8148.00
80	3.70	1.60	0.90	5.33	3.56	4.14	-2.37	-11385.60
90	3.50	1.60	0.90	5.04	3.56	4.14	-2.66	-14364.00
100	3.40	1.60	0.90	4.90	3.56	4.14	-2.80	-16824.00
110	3.20	1.60	0.90	4.61	3.56	4.14	-3.09	-20247.20

DETENTION VOLUME REQUIRE								
T _c	I ₁₀₀	A _{DET}	C _{DET}	Q _{DET}	Q _{QVP}	Q ₀	ΔQ	VO _{LDET}
10	9.80	1.60	0.80	14.11	3.56	4.14	6.41	3847.20
15	9.00	1.60	0.90	12.66	3.56	4.14	5.26	4734.00
20	8.30	1.60	0.90	11.95	3.56	4.14	4.25	5102.40
30	6.90	1.60	0.94	9.94	3.56	4.14	2.24	4024.80
40	5.80	1.60	0.90	8.35	3.56	4.14	0.65	1564.80
50	5.00	1.60	0.90	7.20	3.56	4.14	-0.50	-1500.00
60	4.50	1.60	0.90	6.48	3.56	4.14	-1.22	-4392.00
70	4.00	1.60	0.90	5.76	3.56	4.14	-1.94	-8148.00
80	3.70	1.60	0.90	5.33	3.56	4.14	-2.37	-11385.60
90	3.50	1.60	0.90	5.04	3.56	4.14	-2.66	-14364.00
100	3.40	1.60	0.90	4.90	3.56	4.14	-2.80	-16824.00
110	3.20	1.60	0.90	4.61	3.56	4.14	-3.09	-20247.20

By: _____

CITY _____ DATE _____



THEATRO RESTAURANT
HWY 205 & BORDEAUX IN
ROCKWALL, TX 75087

	3	9/05/2024	RFI 5 AND 8				CML
	2	09/13/2021	STORM REVISION				LRR
	1	12/07/2020	STORM REVISION				LRR
	No.	DATE	REVISION				BY

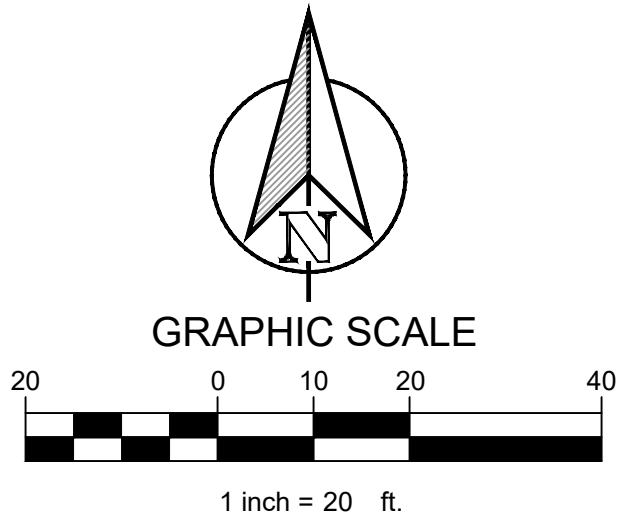
PROPOSED DRAINAGE CALCULATIONS

C8.1

3 MULTIPLE REVISIONS THROUGHOUT

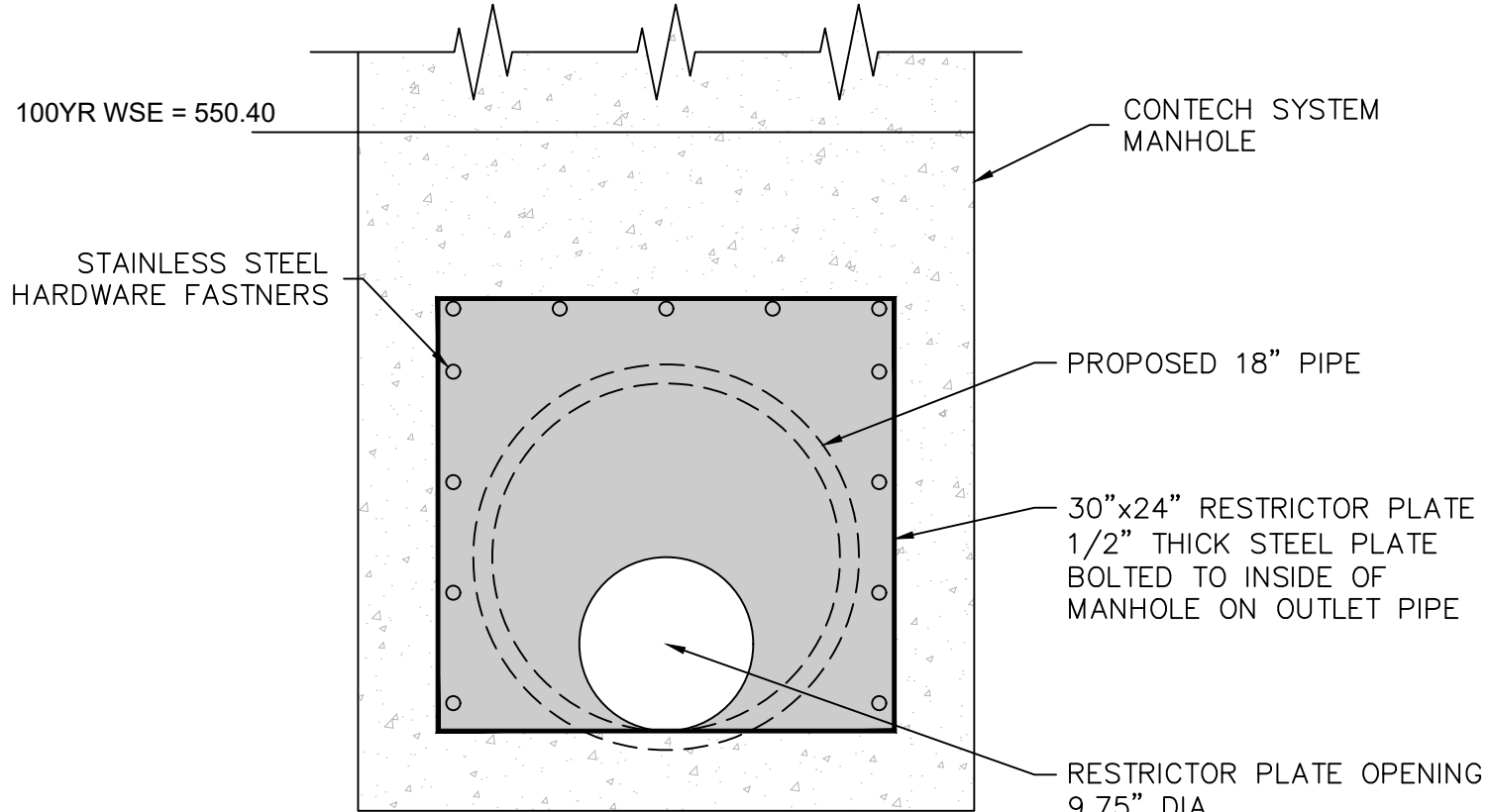
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CITY _____ DATE _____
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By: *LS* Date: 3/31/2025



LEGEND	
	PROPOSED STORM DRAIN
	PROPOSED CURB INLET

FLOODPLAIN NOTE
ACCORDING TO MAP NO. 48397C0045L, DATED SEPTEMBER 26, 2008 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF ROCKWALL COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X" (UNSHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR



RESTRICTOR PLATE DETAIL
NOT TO SCALE

DETENTION POND A	
100 YEAR ORIFICE CALCULATION	
$Q = C \cdot A(2gh)^{0.5}$	
PROPOSED 12" CULVERT	
C =	0.62
Dia Orifice =	9.75 in
Open Area	0.52 ft ²
g =	32.2 ft/s ²
FL Outfall	547.40
WSE =	550.40
h =	2.59
Q =	4.14 cfs

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**HTEAO RESTAURANT
HWY 205 & BORDEAUX DR
ROCKWALL, TX 75087**

DATE	REVISION	BY
9/05/2024	RFI 5 AND 8	CML
09/13/2024	STORM REVISION	LRR
12/07/2020	STORM REVISION	LRR
12/07/2020	STORM REVISION	LRR
12/07/2020	STORM REVISION	LRR

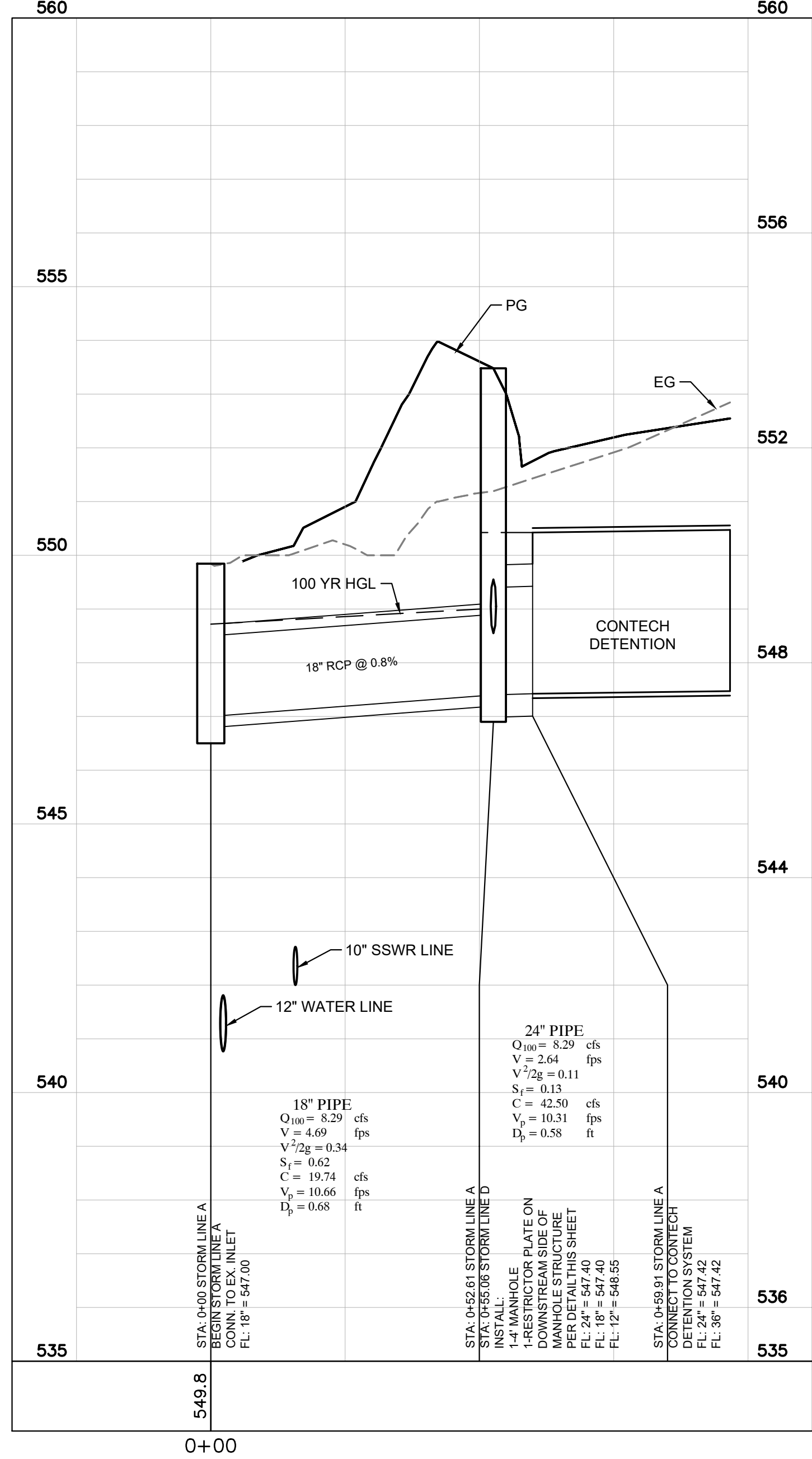
STORM DRAIN PLAN

DESIGN:	LRR
DRAWN:	CML
CHECKED:	CLC
DATE:	9/6/2024

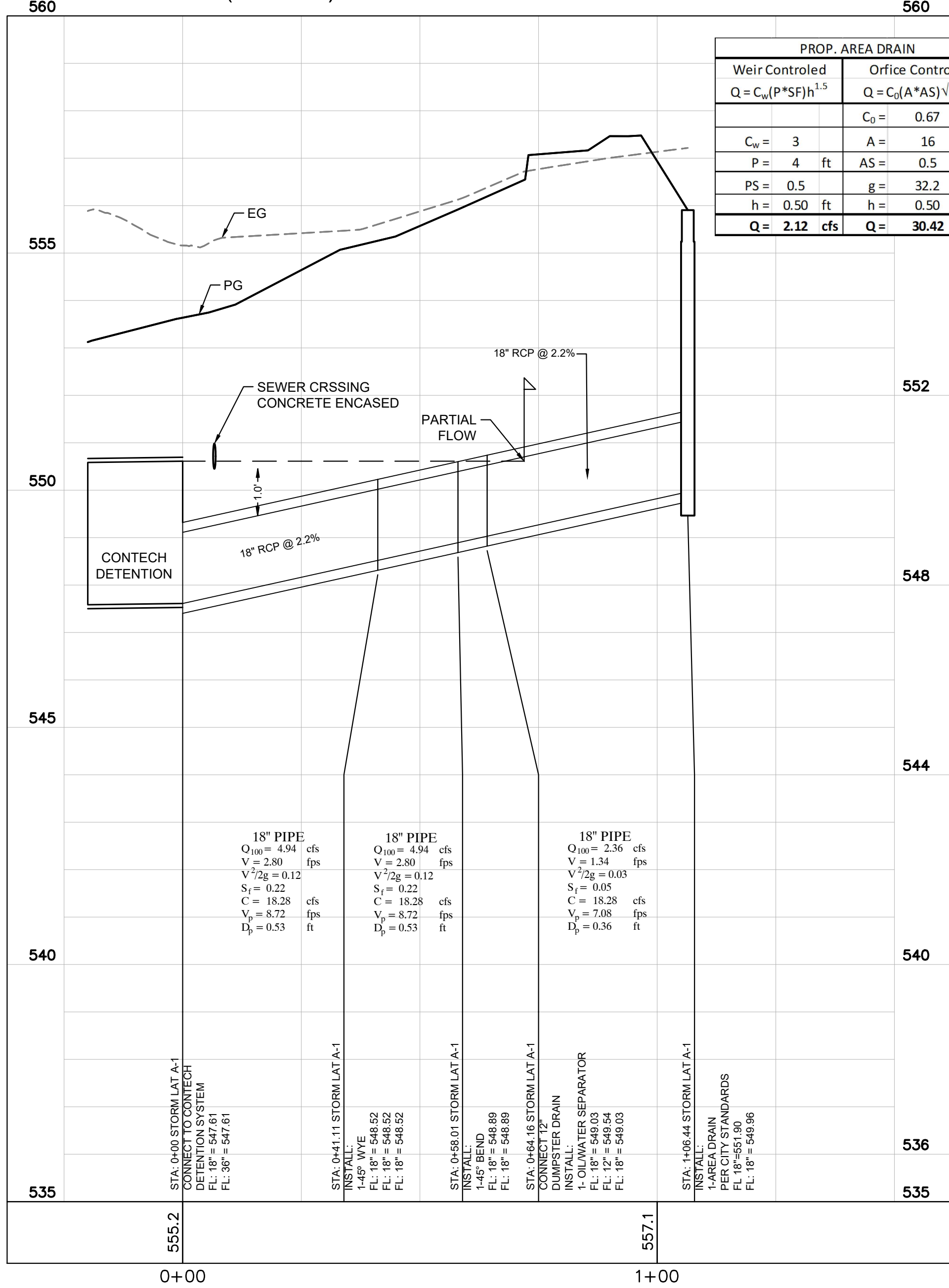
SHEET

C-9

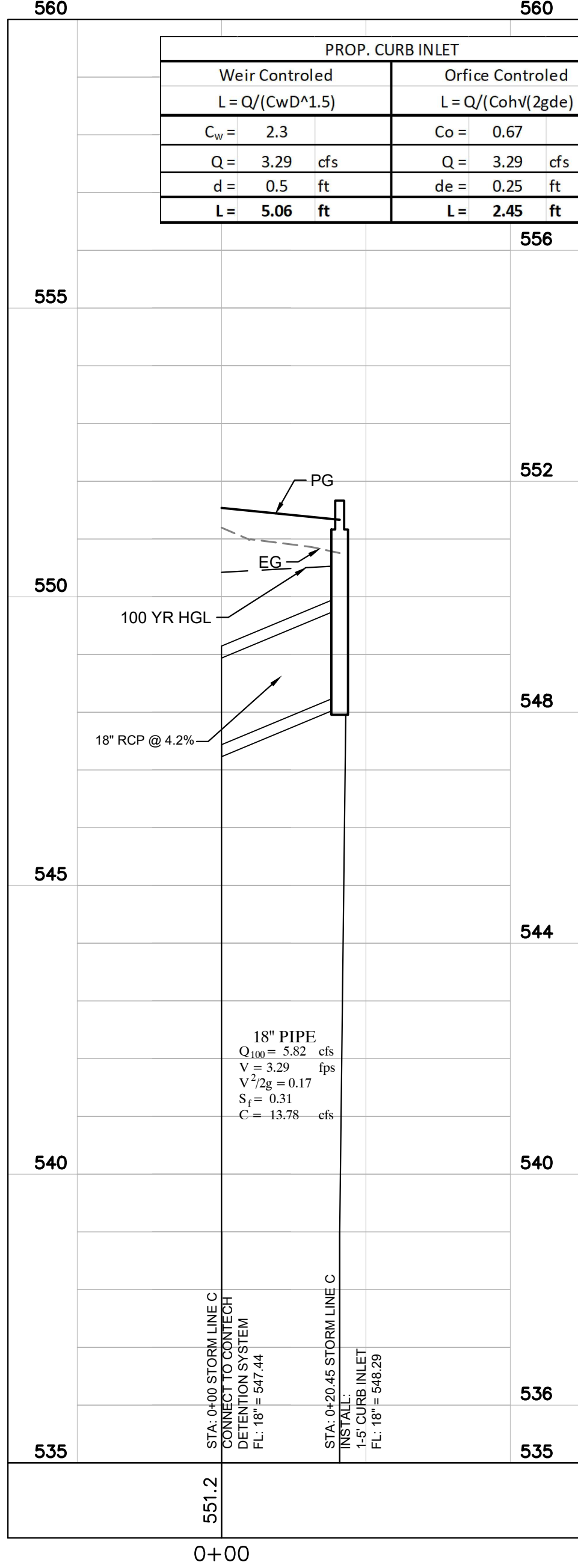
STORM LINE A(PUBLIC)



STORM LAT A-1 (PUBLIC)



STORM LINE C (PRIVATE)

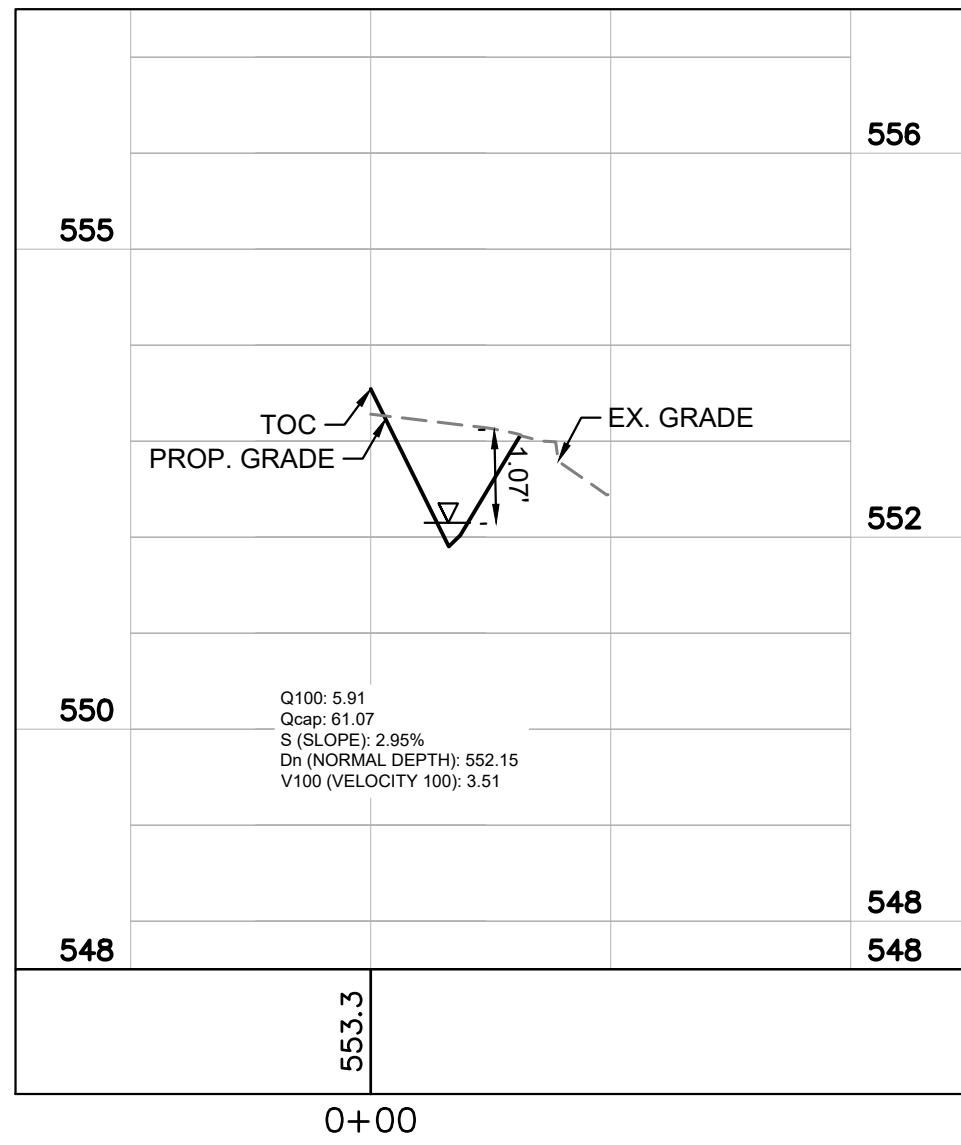


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CITY

DATE _____

A-A (SWALE)



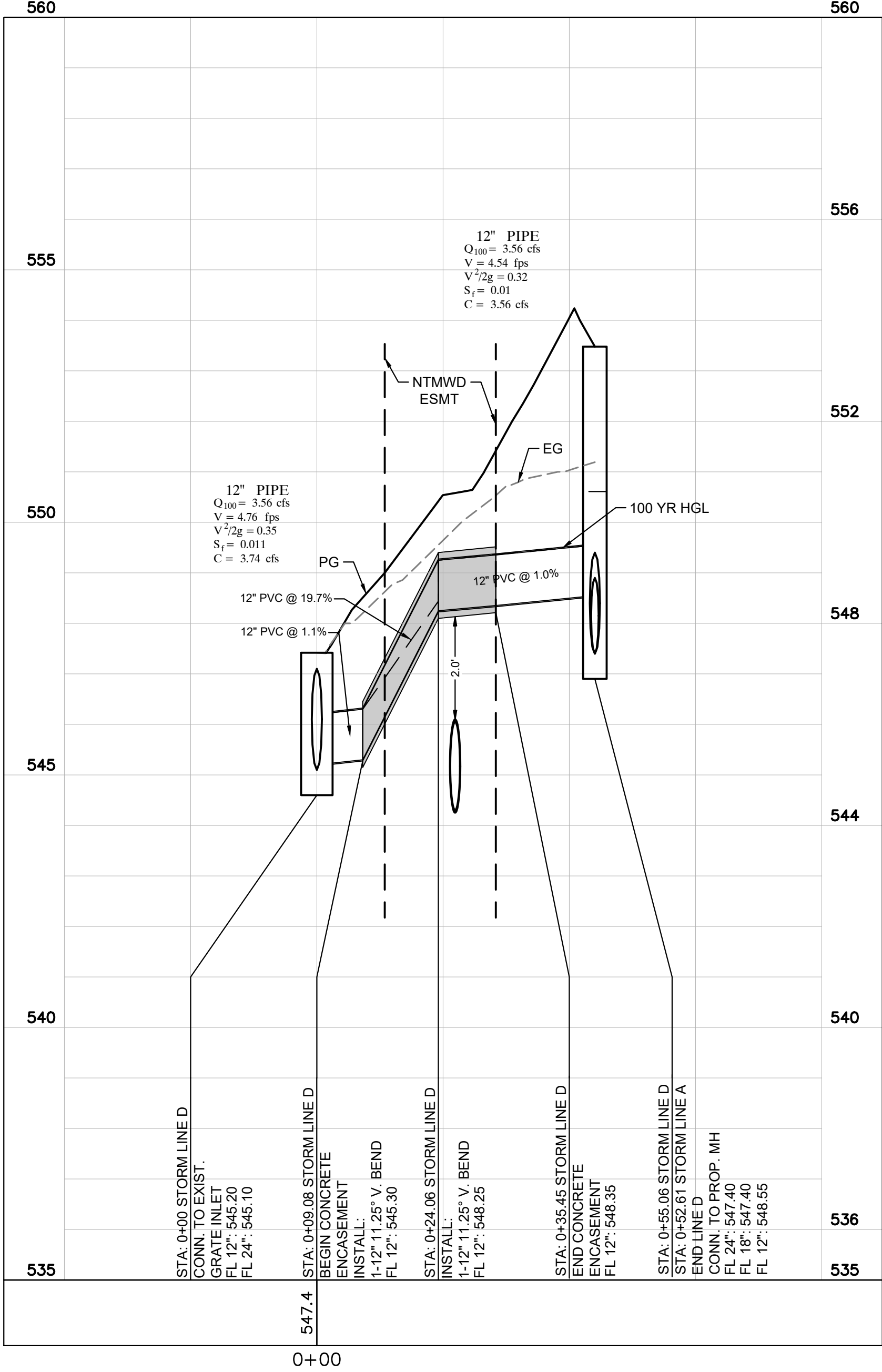
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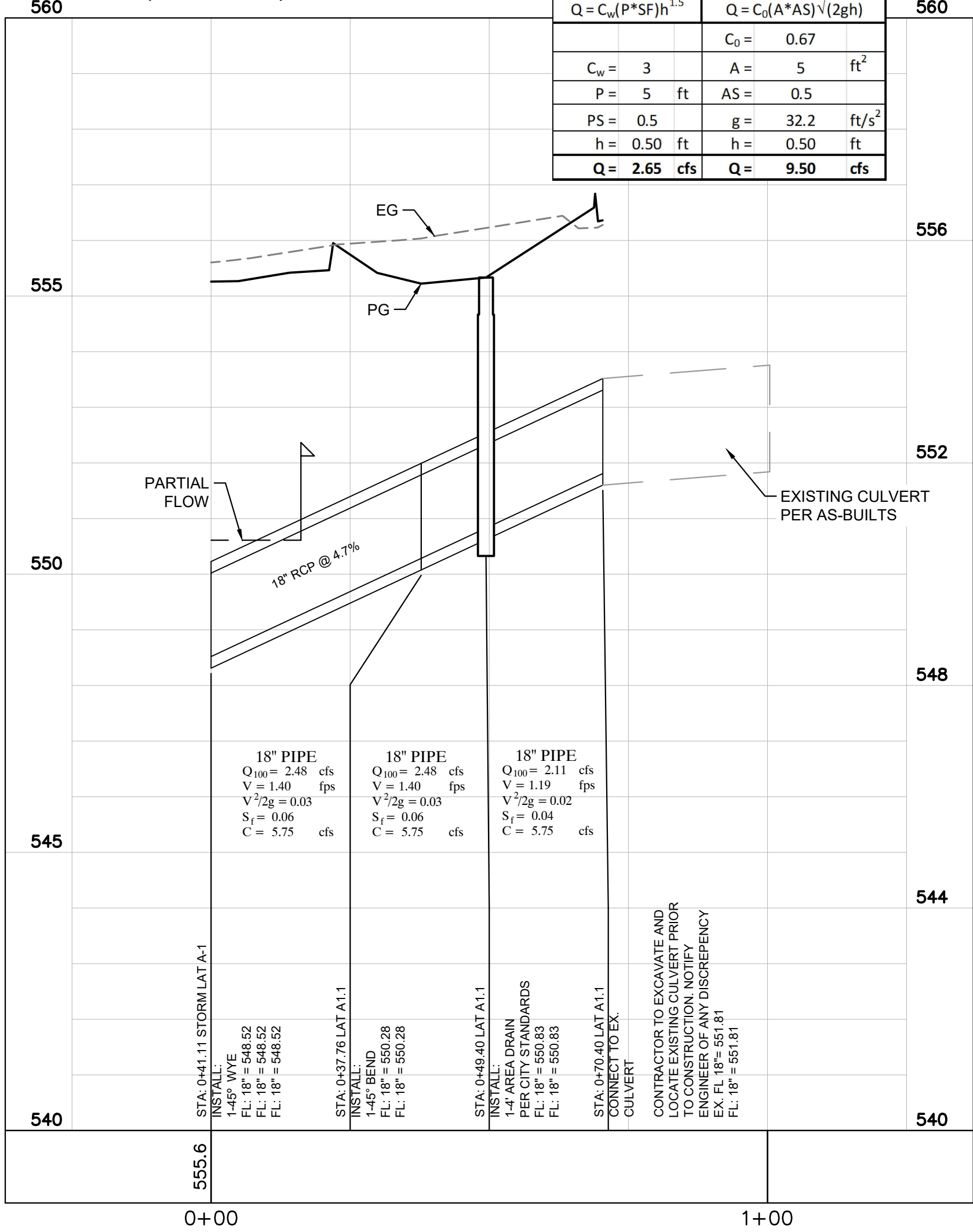
3 MULTIPLE REVISIONS
THROUGHOUT

LINE	STA.		INCREMENTAL	CUMULATIVE	RUNOFF	INCREMENTAL	CUMULATIVE	INLET TIME	FLOW TIME	TIME OF	INTENSITY	DIST	100 YR STORM DRAIN CALCULATIONS														PIPE SLOPE	PIPE	V _{design}	V _{crit}	Q/Gfull	V/Vfull	d/D	Flow Depth	Vpartial	FRICTION	K _f	H _f (MIN @ 1' FT.)			
			AREA	AREA	COEFFICIENT	CA	CA		IN PIPE	CONCENTRATION	I ₁₀₀		TOTAL	DIA.	SPAN	RISE	NUMBER	A	R	ROUGH-	So	CAPACITY	V _{design}	V _{crit}	Q/Gfull	V/Vfull		d/D								Flow Depth			Vpartial	SLOPE	Hv
			ACRES	ACRES						MIN	IN/HR		Q ₁₀₀							CFS	FT	IN																		FT	
STORM LINE A	0+00.00	CONTECH								10.36																															
	0+52.61	MANHOLE	0.00	0.01	0.90	0.00	0.01	10.00	0.33	10.03	9.80	52.61	8.29	24		2		3.14	0.500	0.013	0.30%	12.39	2.64	3.94	0.669	1.07	0.59	2.00	4.21	0.13%	0.11			0.75	0.10						
	0+59.91	CONNECT TO DUMP	0.01	0.01	0.90	0.01	0.01	10.00	0.03	10.00	9.80	7.30	8.29	18		1.5		1.77	0.375	0.013	0.30%	5.75	4.69	3.26	1.441	1.00	1.00	1.50	3.26	0.62%	0.34			1.50	0.51						
STORM LAT A-1	0+00.00	DETENTION STRUCTURE								10.22																															
	0+41.11	BEND	0.00	0.93	0.90	0.00	0.85	10.00	0.08	10.14	9.80	41.11	4.94	18		1.5		1.77	0.375	0.013	3.03%	18.28	2.80	10.35	0.270	0.84	0.35	0.53	8.72	0.22%	0.12			0.75	0.10						
	0+58.01	BEND	0.49	0.93	0.90	0.44	0.85	10.00	0.03	10.11	9.80	16.90	4.94	18		1.5		1.77	0.375	0.013	3.03%	18.28	2.80	10.35	0.270	0.84	0.35	0.53	8.72	0.22%	0.12			0.75	0.10						
	0+64.16	CONNECT TO DUMPSTER	0.01	0.01	0.90	0.01	0.41	10.00	0.01	10.10	9.80	6.15	2.45	18		1.5		1.77	0.375	0.013	3.03%	18.28	1.39	10.35	0.134	0.68	0.24	0.36	7.08	0.05%	0.03			0.75	0.10						
	1+06.44	AREA DRAIN	0.44		0.90	0.40	0.40	10.00	0.10	10.00	9.80	42.28	2.36	18		1.5		1.77	0.375	0.013	3.03%	18.28	1.34	10.35	0.129	0.68	0.24	0.36	7.08	0.05%	0.03			1.50	0.10						
STORM LINE C	0+00.00	DETENTION STRUCTURE								10.10																															
	0+45.29	CURB INLET	0.66	0.66	0.90	0.59	0.59	10.00	0.10	10.00	9.80	45.29	5.82	18		1.5		1.77	0.375	0.013	1.72%	13.78	3.29	7.80	0.423	0.95	0.45	0.68	7.44	0.31%	0.17			1.50	0.25						
STORM LINE LAT A-1.1	0+00.00	WYE								10.88																															
	0+37.76	BEND	0.00	0.49	0.90	0.00	0.25	10.00	0.45	10.43	9.80	37.76	2.48	18		1.5		1.77	0.375	0.013	0.30%	5.75	1.40	3.26	0.431	0.95	0.45	1.50	3.11	0.06%	0.03			0.75	0.10						
	0+49.40	AREA DRAIN	0.02	0.49	0.90	0.02	0.25	10.00	0.14	10.29	9.80	11.64	2.48	18		1.5		1.77	0.375	0.013	0.30%	5.75	1.40	3.26	0.431	0.95	0.45	1.50	3.11	0.06%	0.03			0.75	0.10						
	0+70.40	EX CULVERT	0.47	0.47	0.50	0.24	0.24	10.00	0.29	10.00	9.80	21.00	2.17	18		1.5		1.77	0.375	0.013	0.30%	5.75	1.23	3.26	0.377	0.92	0.42	1.50	3.01	0.04%	0.02			1.50	0.10						
STORM LINE LAT A-1.2	0+00.00	AREA DRAIN								15.34																															
	0+21.00	OIL WATER SEP	0.00	0.01	0.90	0.00	0.01	10.00	3.12	12.22	9.80	21.00	0.09	12		1		0.79	0.250	0.013	0.30%	1.95	0.11	2.48	0.045	0.50	0.14	1.00	1.23	0.00%	0.00			0.75	0.10						
	0+35.97	CONNECT TO DUMP	0.01	0.01	0.90	0.01	0.01	10.00	2.22	10.00	9.80	14.97	0.09	12		1		0.79	0.250	0.013	0.30%	1.95	0.11	2.48	0.045	0.50	0.14	1.00	1.23	0.00%	0.00			1.50	0.10						

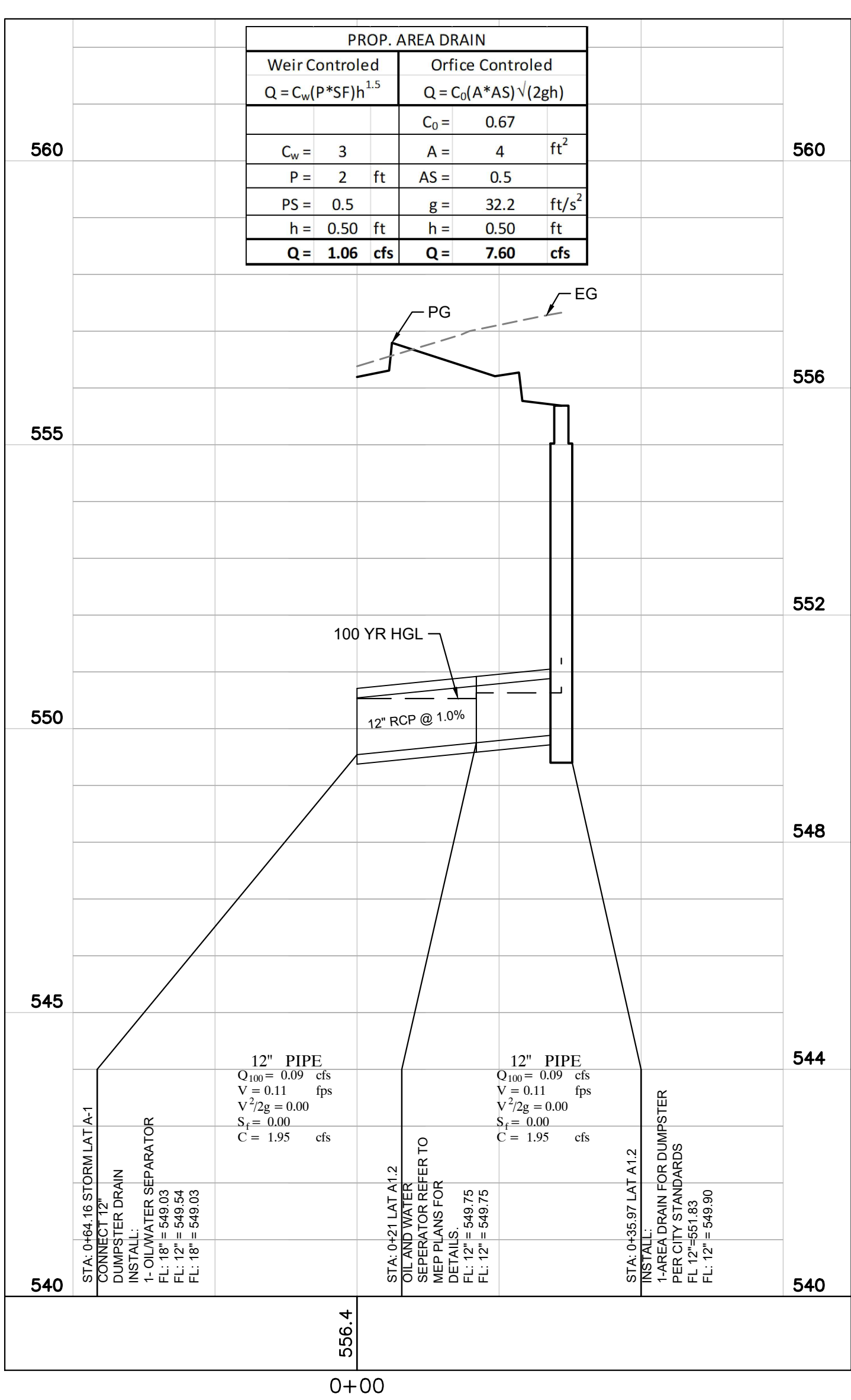
STORM LINE D (PUBLIC)



LAT A1.1 (PRIVATE)



LAT A1.2 (PRIVATE)



3 MULTIPLE REVISIONS THROUGHOUT

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By: *LM* Date: 3/31/2025

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OF DESIGN.

CITY DATE

CLAYMOORE
ENGINEERING

1903 CENTRAL DR. SUITE #406
ROCKWALL, TX 76087

PHONE: 972.981.0072
WWW.CLAYMOOREENG.COM

STATE OF TEXAS
CLAY CRISTY
109500
REGISTERED PROFESSIONAL ENGINEER

9/6/2024

HTEAO RESTAURANT
HWY 205 & BORDEAUX DR
ROCKWALL, TX 75087

NO.	DATE	REVISION	BY
1	12/07/2020	STORM REVISION	LRR
2	09/13/2021	STORM REVISION	LRR
3	9/05/2024	RFI 5 AND 8	CML

STORM PROFILES &
CALCULATIONS

DESIGN:	LRR
DRAWN:	CML
CHECKED:	CLC
DATE:	9/6/2024
SHEET	
C-9.2	
File No.	2020-021

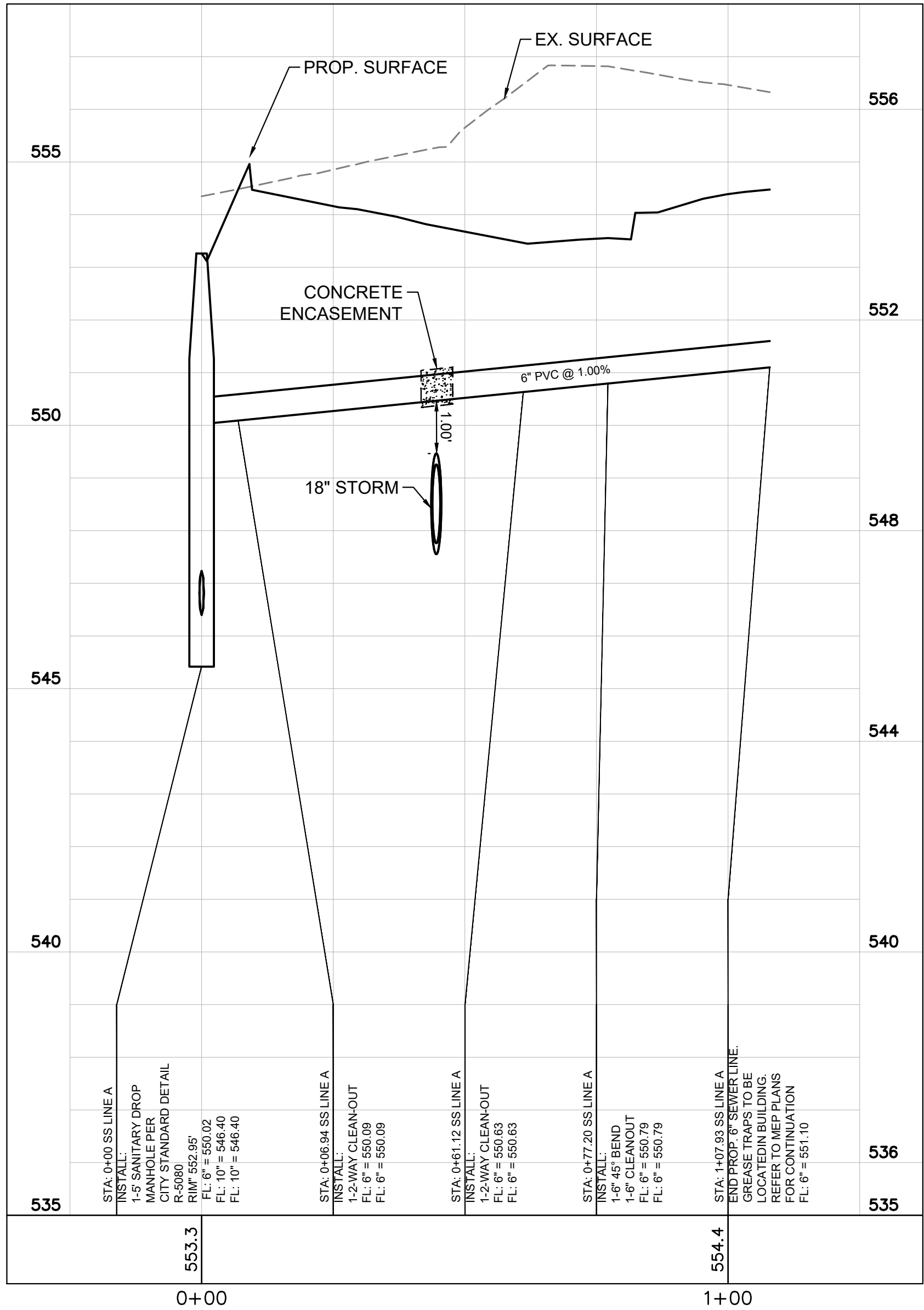
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CITY _____ DATE _____

SS LINE A (PRIVATE)



3



HTEAO RESTAURANT
HWY 205 & BORDEAUX DR
ROCKWALL, TX 75087

NO.	DATE	REVISION	BY
3	9/05/2024	REF 5 AND 8	CML
2	09/13/2021	STORM REVISION	LRR
1	12/07/2020	STORM REVISION	LRR
No.		REVISION	BY

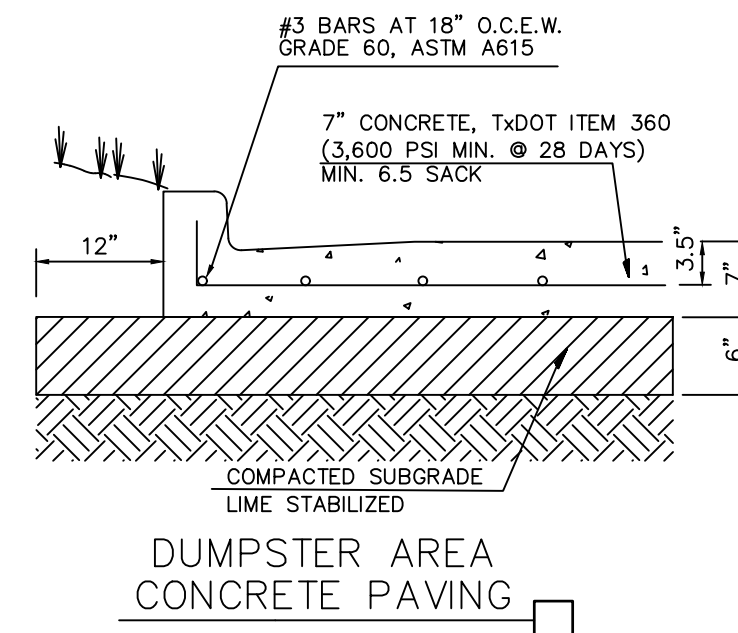
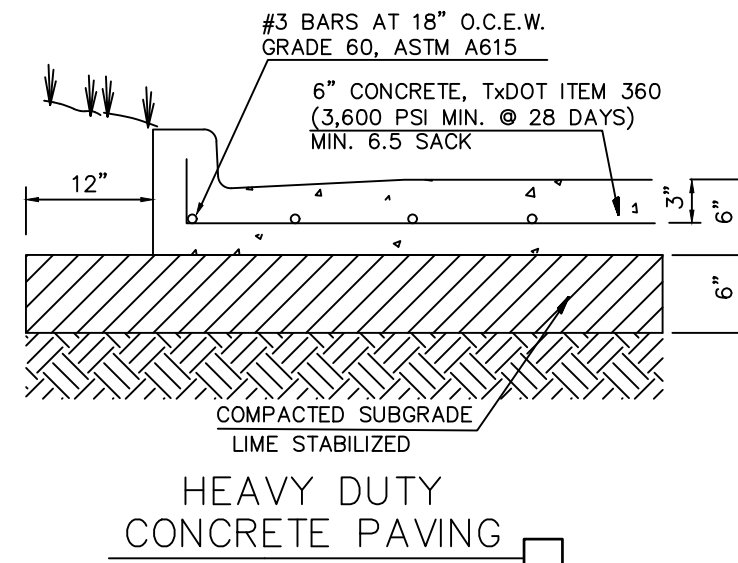
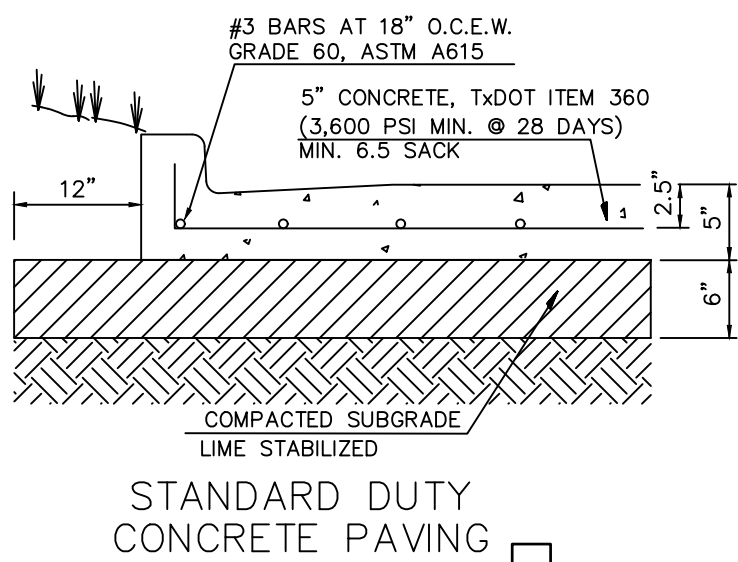
UTILITY PROFILE

DESIGN: LRR
DRAWN: CML
CHECKED: CLC
DATE: 9/5/2024

SHEET

C-11

CLAY CRISTY
7/22/2024 4:43 PM
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7/10/2024 11:03 AM
PLOTTED BY:
PLOT DATE:
LOCATION:
LAST SAVED:

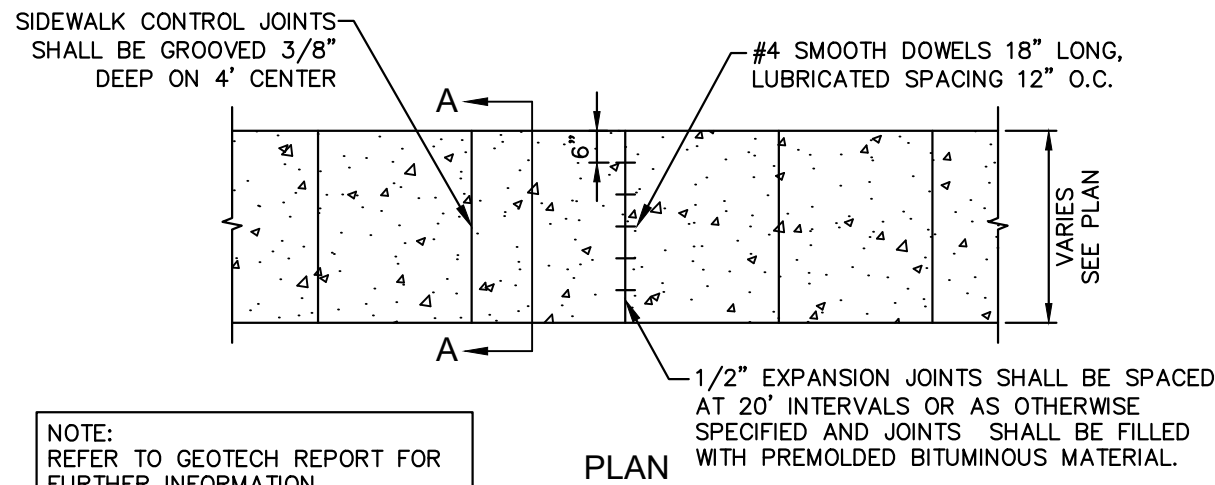


GENERAL PAVING NOTES

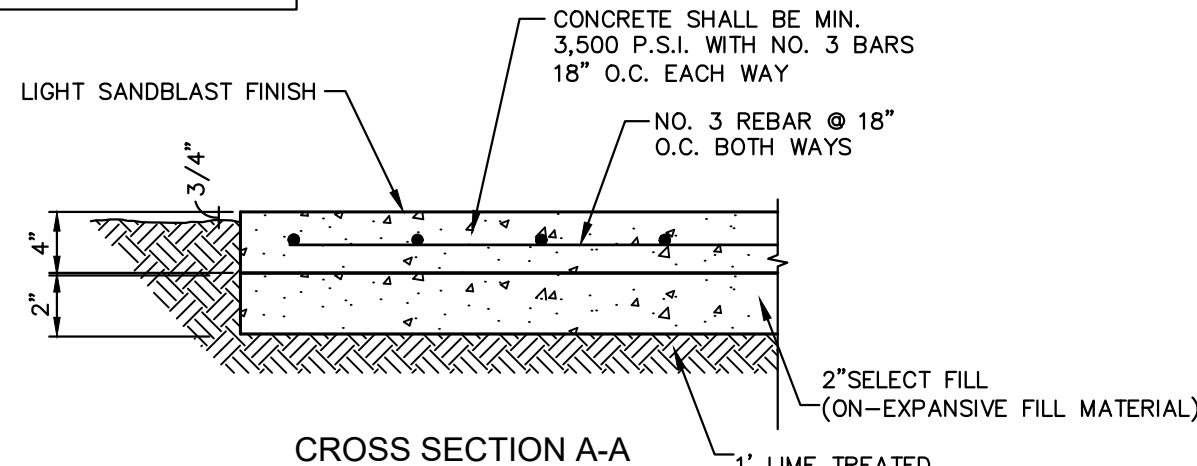
- REFER TO GEOTECHNICAL REPORT FOR ALL SUBGRADE SPECIFICATIONS AND REQUIREMENTS.
- FOR PREPARATION OF PAVEMENT SUBGRADE, FILL PLACED BELOW FINISHED SUBGRADE ELEVATION IN FILL AREAS IN ALL AREAS TO BE PAVED SHALL BE COMPACTED TO THE RANGE OF 95 TO 98 PERCENT OF ASTM D698 (STANDARD PROCTOR) MAXIMUM DENSITY AT A MOISTURE CONTENT AT LEAST 3% ABOVE OPTIMUM.
- CONCRETE SHALL HAVE A MINIMUM 3,600 PSI COMPRESSIVE STRENGTH FOR HEAVY DUTY AND DUMPSTER AREA AND 3,600 PSI FOR STANDARD DUTY AT 28 DAYS. JOINTS IN CONCRETE PAVING SHALL BE FORMED AT A MAXIMUM OF 15 FEET. CONCRETE SHALL INCLUDE AIR ENTRAINMENT OF 5.0±1.0 PERCENT. ALL OTHER JOINT SPACING SHALL BE INSTALLED PER PROJECT SPECIFICATIONS.
- JOINTS IN CONCRETE PAVEMENT SHALL NOT EXCEED 15 FOOT SPACING.
- NO SAND UNDER PAVING.

PAVING DETAILS

SCALE: NONE



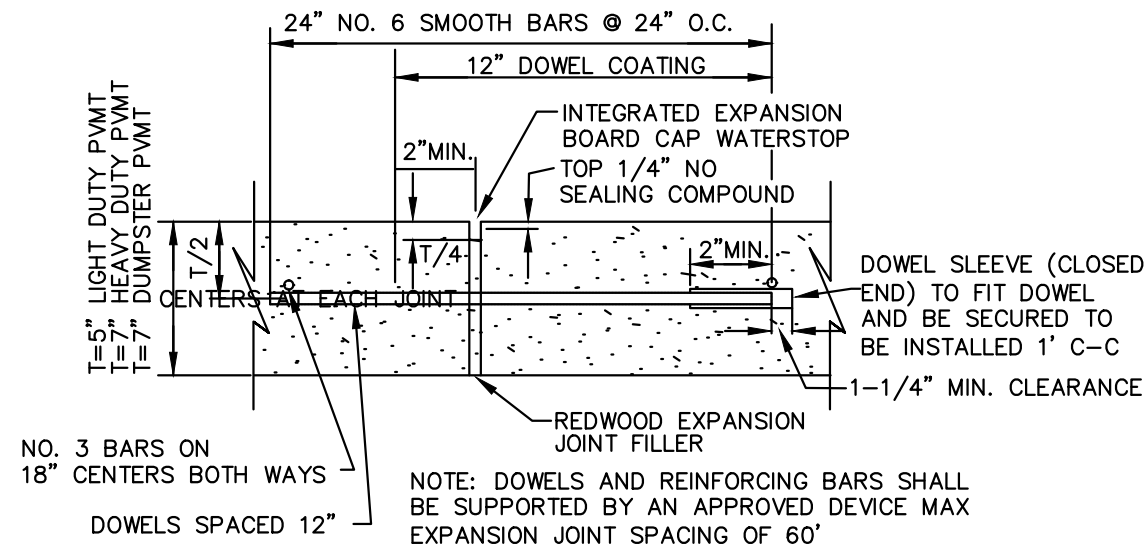
NOTE:
REFER TO GEOTECH REPORT FOR FURTHER INFORMATION.



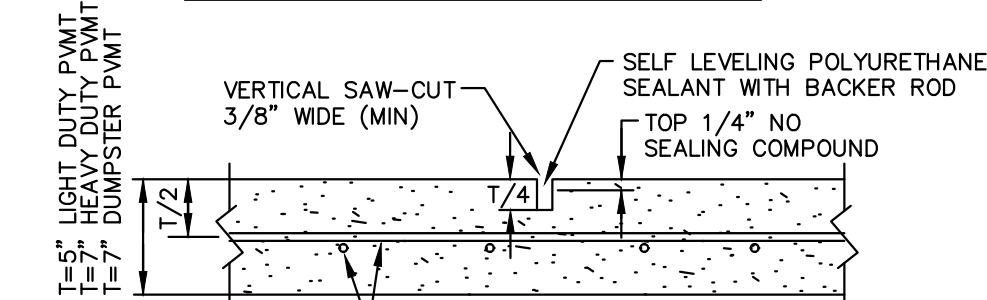
NOTE
1. ALL SIDEWALKS IN COT ROW SHALL BE CONSTRUCTED OF PORTLAND CEMENT, GLASS A PER TEXAS DEPARTMENT OF TRANSPORTATION, STANDARDS AND SPECIFICATIONS, SECTION 610.

PRIVATE CONCRETE SIDEWALK DETAIL

N.T.S.

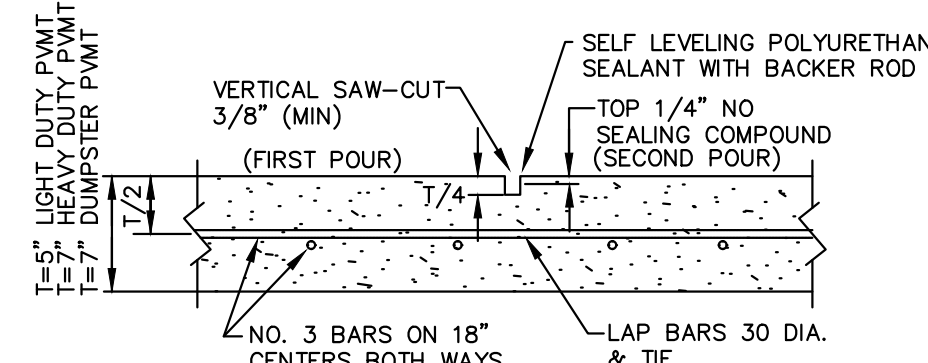


TRANSVERSE EXPANSION/ ISOLATION JOINT DETAIL



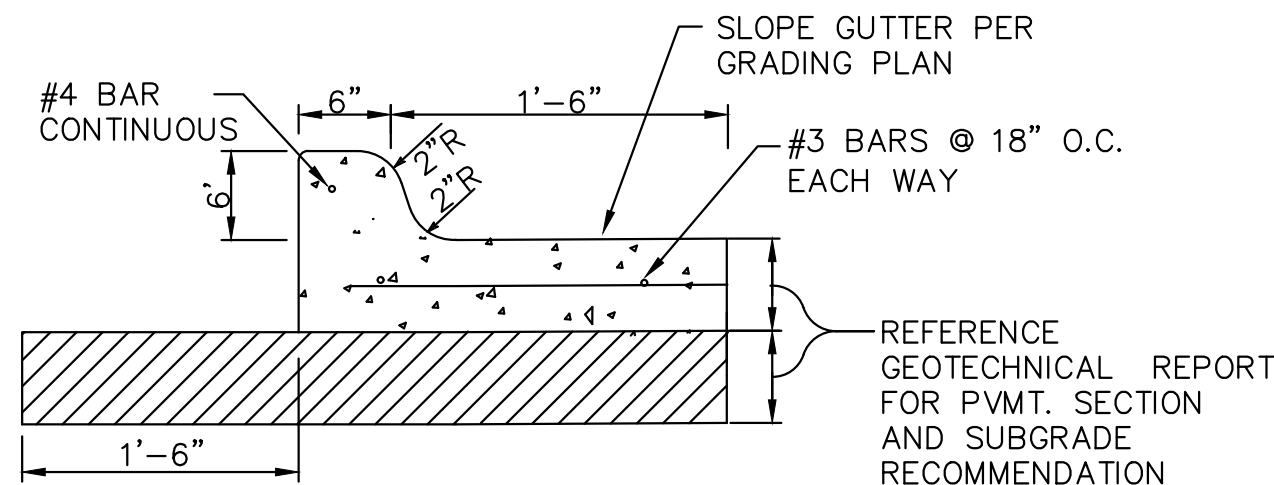
CONTRACTION JOINT DETAIL

SCALE: NONE



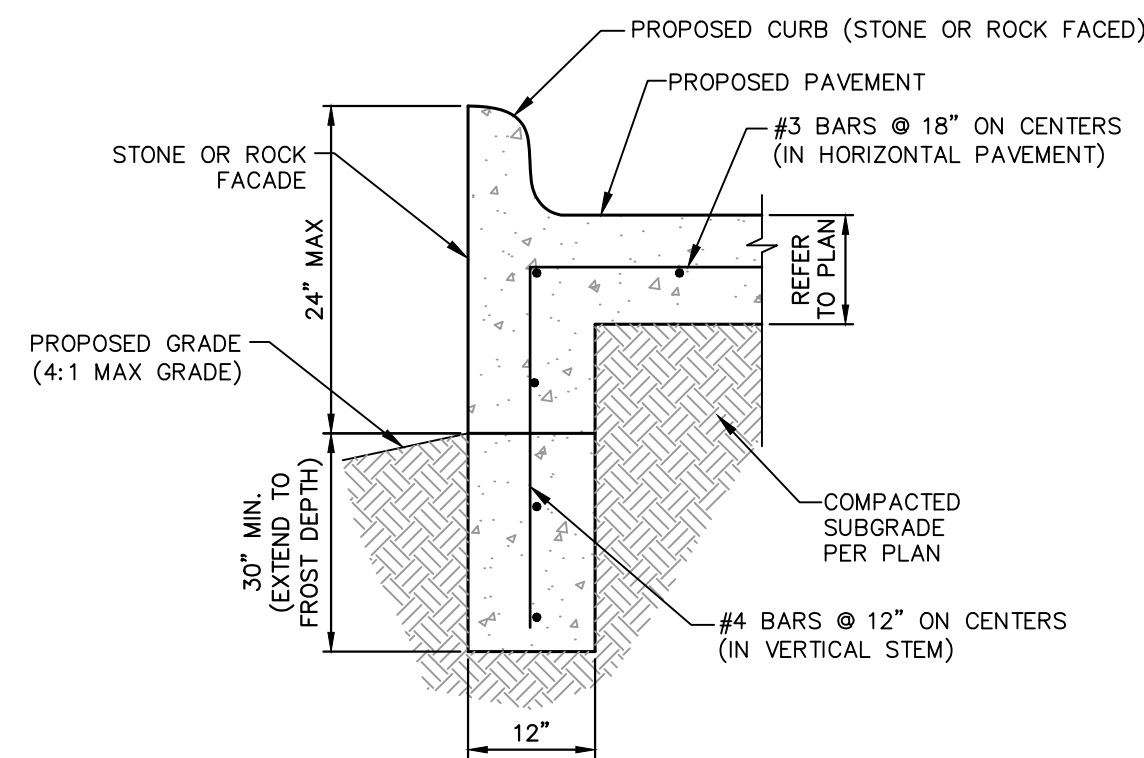
CONSTRUCTION JOINT DETAIL

SCALE: NONE



CONCRETE CURB AND GUTTER DETAIL

SCALE: NONE



CURB WITH WALL DETAIL

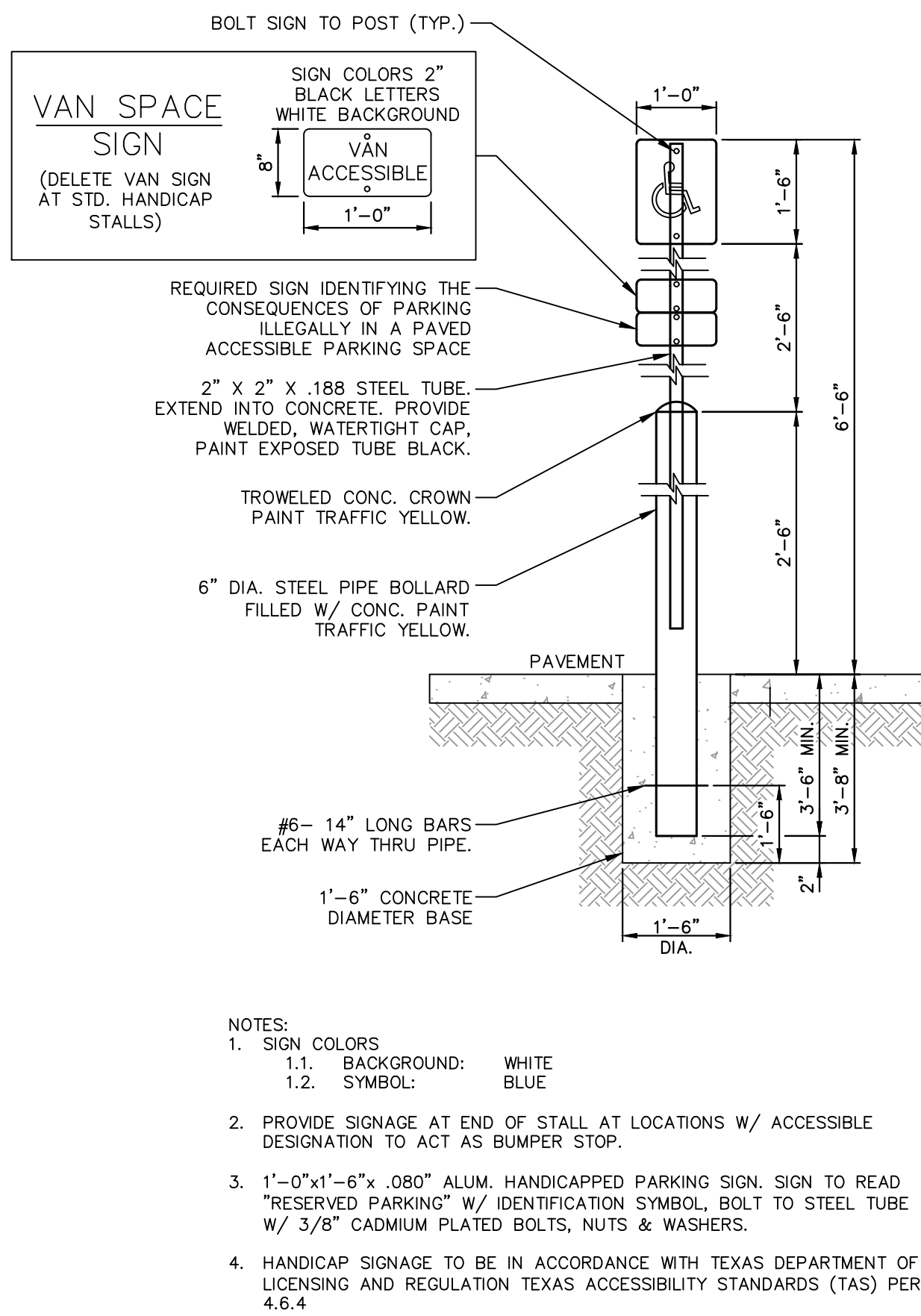
N.T.S.

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By: *CC* Date: 3/31/2025

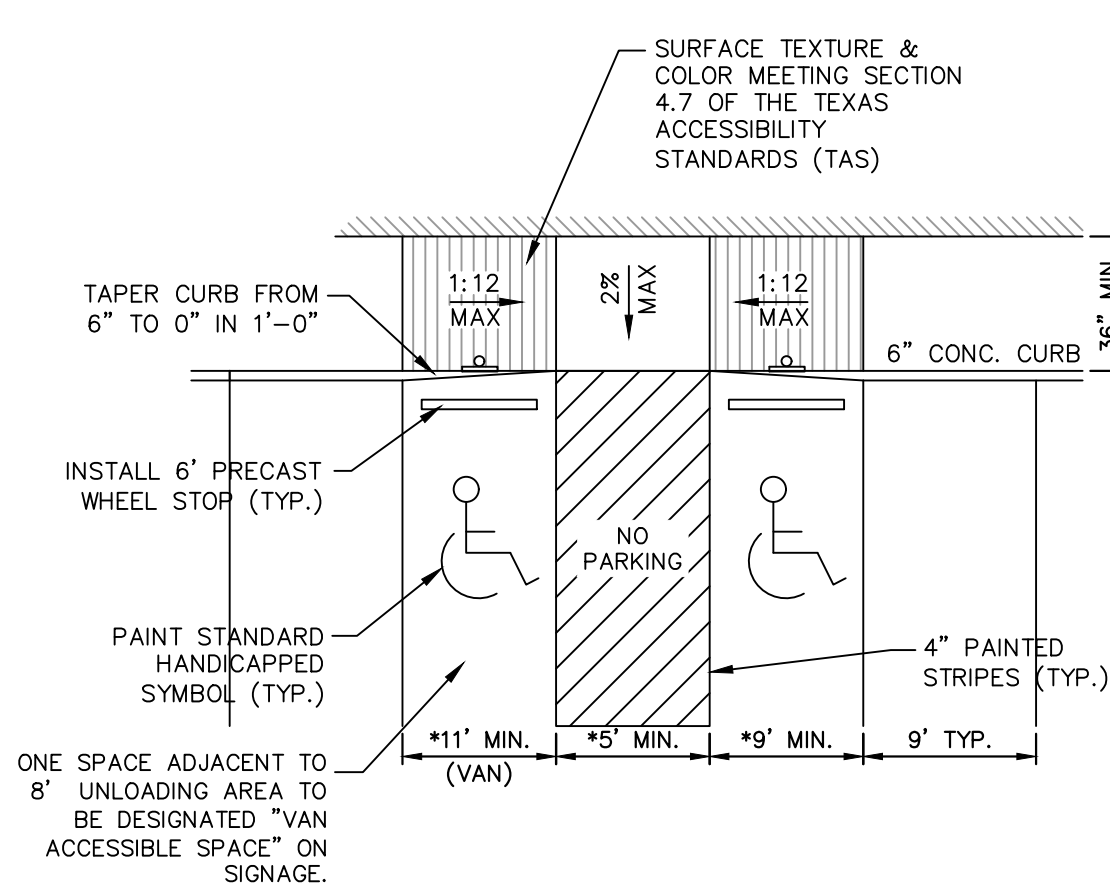
RELEASED FOR CONSTRUCTION
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REMAINS WITH THE DESIGN ENGINEER. THE CITY
OF ROCKWALL, IN REVIEWING AND RELEASING
PLANS FOR CONSTRUCTION, ASSUMES NO
RESPONSIBILITY FOR ADEQUACY OR ACCURACY
OF DESIGN.

CITY DATE



"HANDICAPPED PARKING" SIGN POST DETAIL

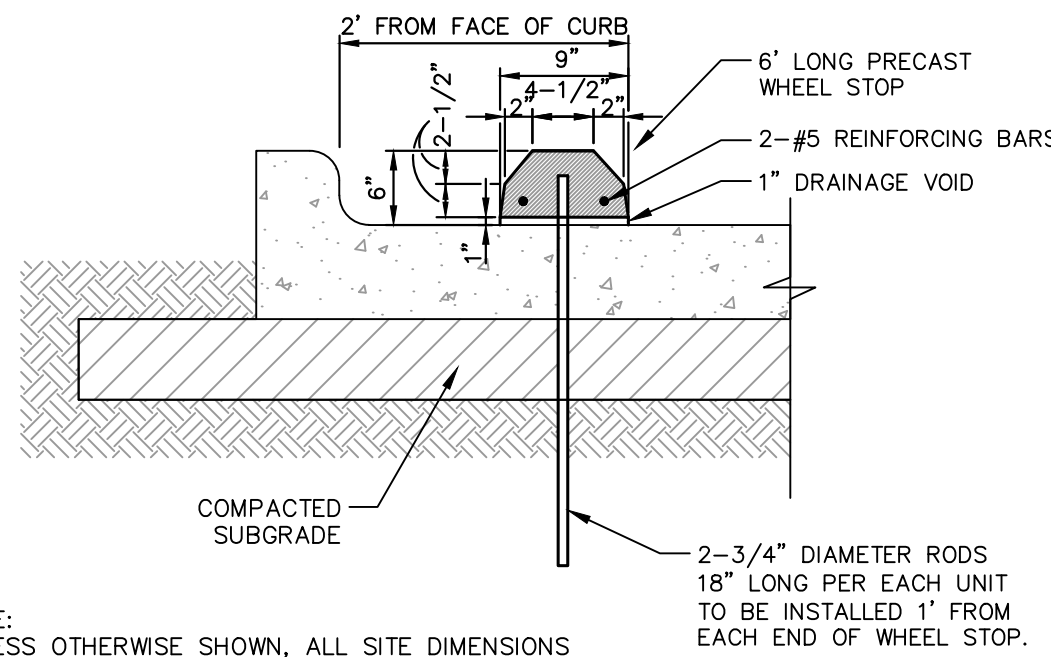
N.T.S.



- NOTES:
- * DIMENSIONS MAY VARY REFER TO DIMENSIONAL CONTROL PLAN
 - SIGNAGE AND MARKINGS TO BE IN ACCORDANCE WITH FEDERAL STATE AND LOCAL REGULATIONS.
 - MAXIMUM SLOPE FOR HANDICAPPED ACCESSIBLE PATHS ARE 5% WITH A MAXIMUM CROSS FALL SLOPE OF 2% THE FIRST FIVE FEET FROM THE DOOR IS NOT TO EXCEED 2% IN ANY DIRECTION.
 - HANDICAPPED SIGNS, INSTALL 2' FROM BACK OF CURB (TYP. EACH SPACE). SIGNAGE TO BE IN ACCORDANCE WITH TEXAS DEPARTMENT OF LICENSING AND REGULATION TEXAS ACCESSIBILITY STANDARDS (TAS) PER 4.6.4
 - THE WORDS "NO PARKING" ARE REQUIRED TO BE PAINTED ON ANY ACCESSIBLE AISLES ADJACENT TO THE PARKING SPACE. MINIMUM LETTER HEIGHT OF 12" AND MINIMUM STROKE WIDTH IS 2", CENTERED IN AISLES.

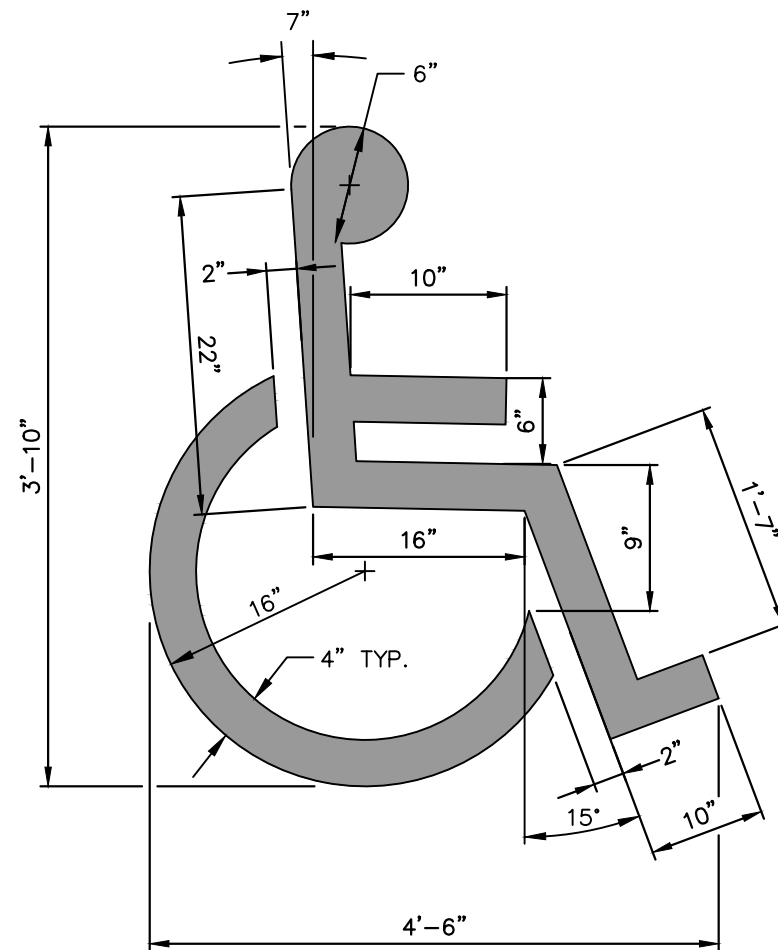
HANDICAPPED PARKING DETAIL

N.T.S.



PRECAST CONCRETE WHEEL STOP DETAIL

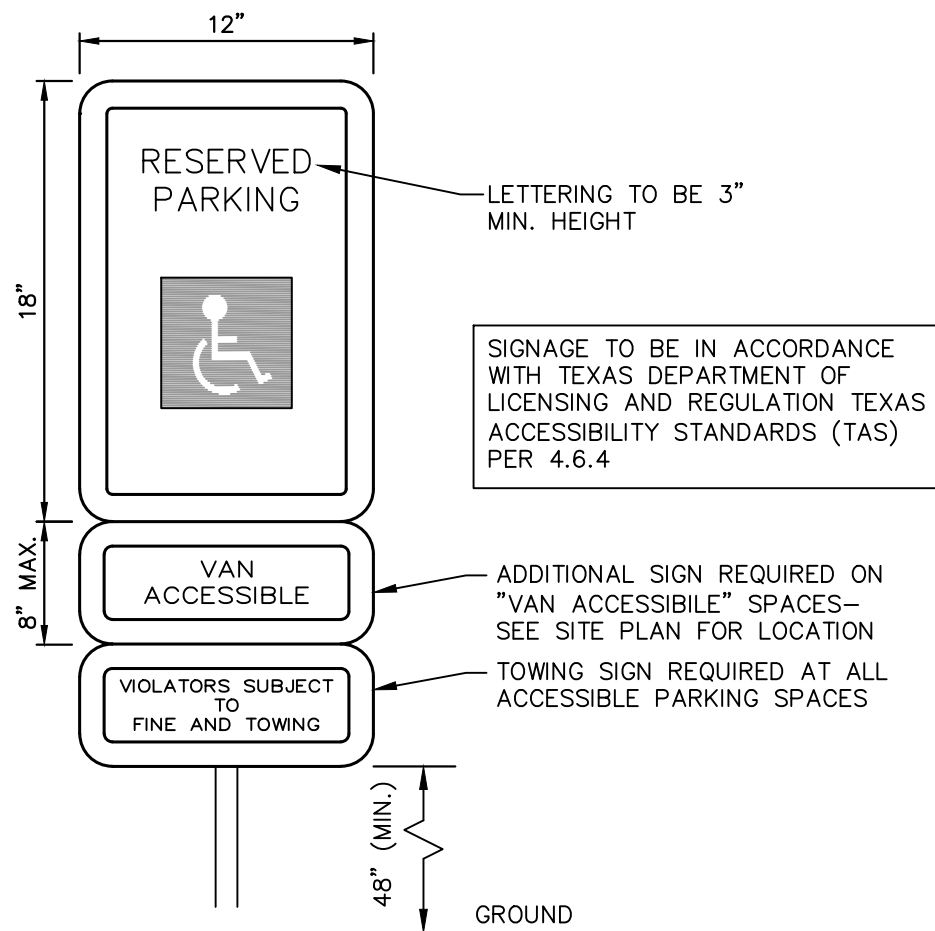
N.T.S.



- NOTE:
- ALL TRAFFIC MARKINGS TO BE THERMOPLASTIC AS PER DIMENSIONS SHOWN.

HANDICAPPED PARKING SYMBOL DETAIL

N.T.S.



- NOTES:
- A SIGN IDENTIFYING THE CONSEQUENCES OF PARKING ILLEGALLY IN A PAVED ACCESSIBLE PARKING SPACE MUST AT A MINIMUM:
 - STATE "VIOLATORS SUBJECT TO FINE AND TOWING" IN A LETTER HEIGHT OF AT LEAST 1 INCH;
 - BE MOUNTED ON A POLE, POST, WALL OR FREESTANDING BOARD;
 - BE NO MORE THAN EIGHT (8) INCHES BELOW A SIGN REQUIRED BY TEXAS ACCESSIBILITY STANDARDS, 506.6;
 - AND BE INSTALLED SO THAT THE BOTTOM EDGE OF THE SIGN IS NO LOWER THAN 48 INCHES AND NO HIGHER THAN 80 INCHES ABOVE GROUND LEVEL.

HANDICAPPED SIGN DETAIL

N.T.S.

DATE	REVISION	BY	LRR
09/13/2021	STORM REVISION	LRR	
12/07/2020	STORM REVISION	LRR	
2	DATE	REVISION	BY

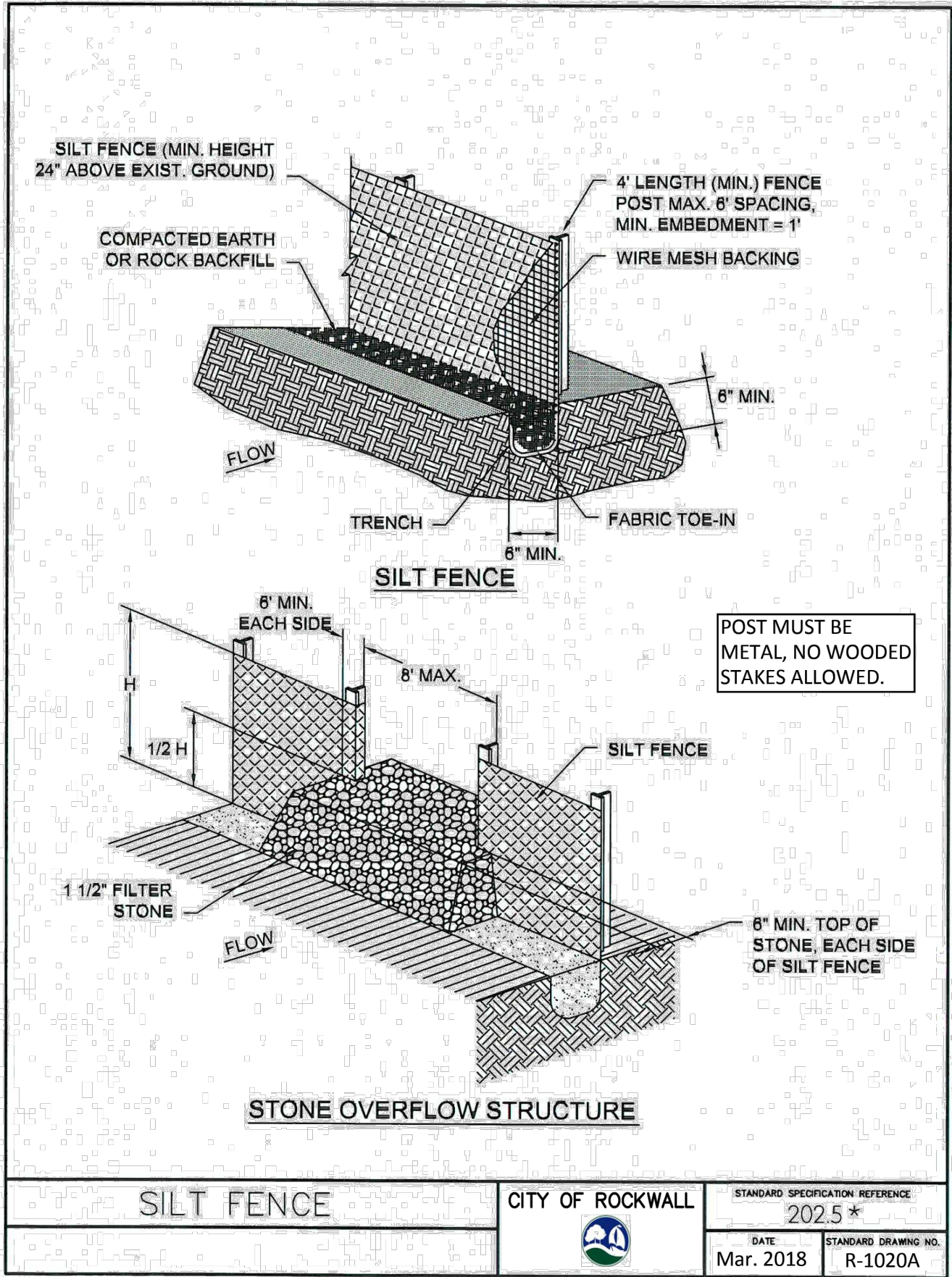
CONSTRUCTION DETAILS (PRIVATE)

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	7/22/2024

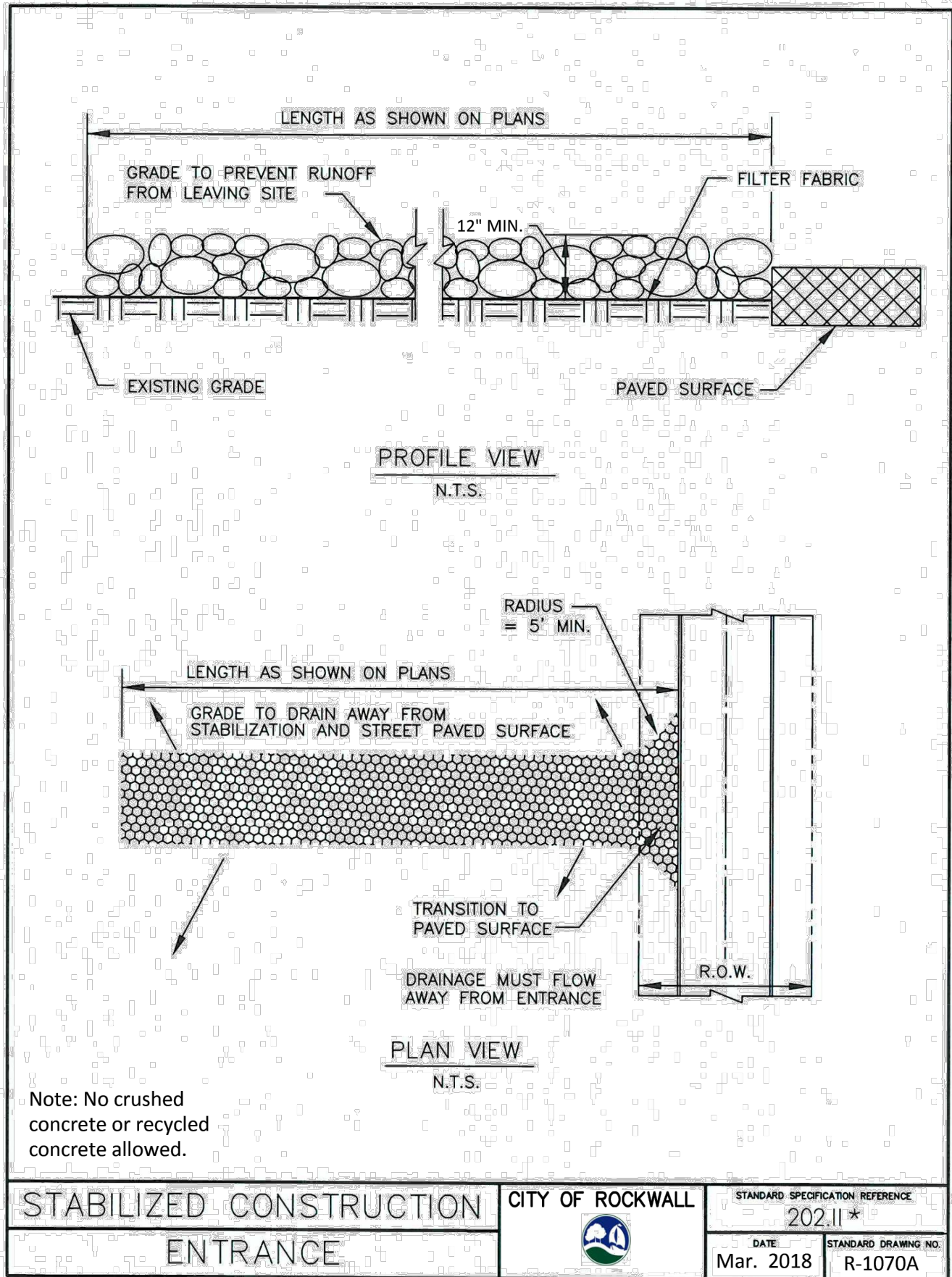
SHEET

C-12

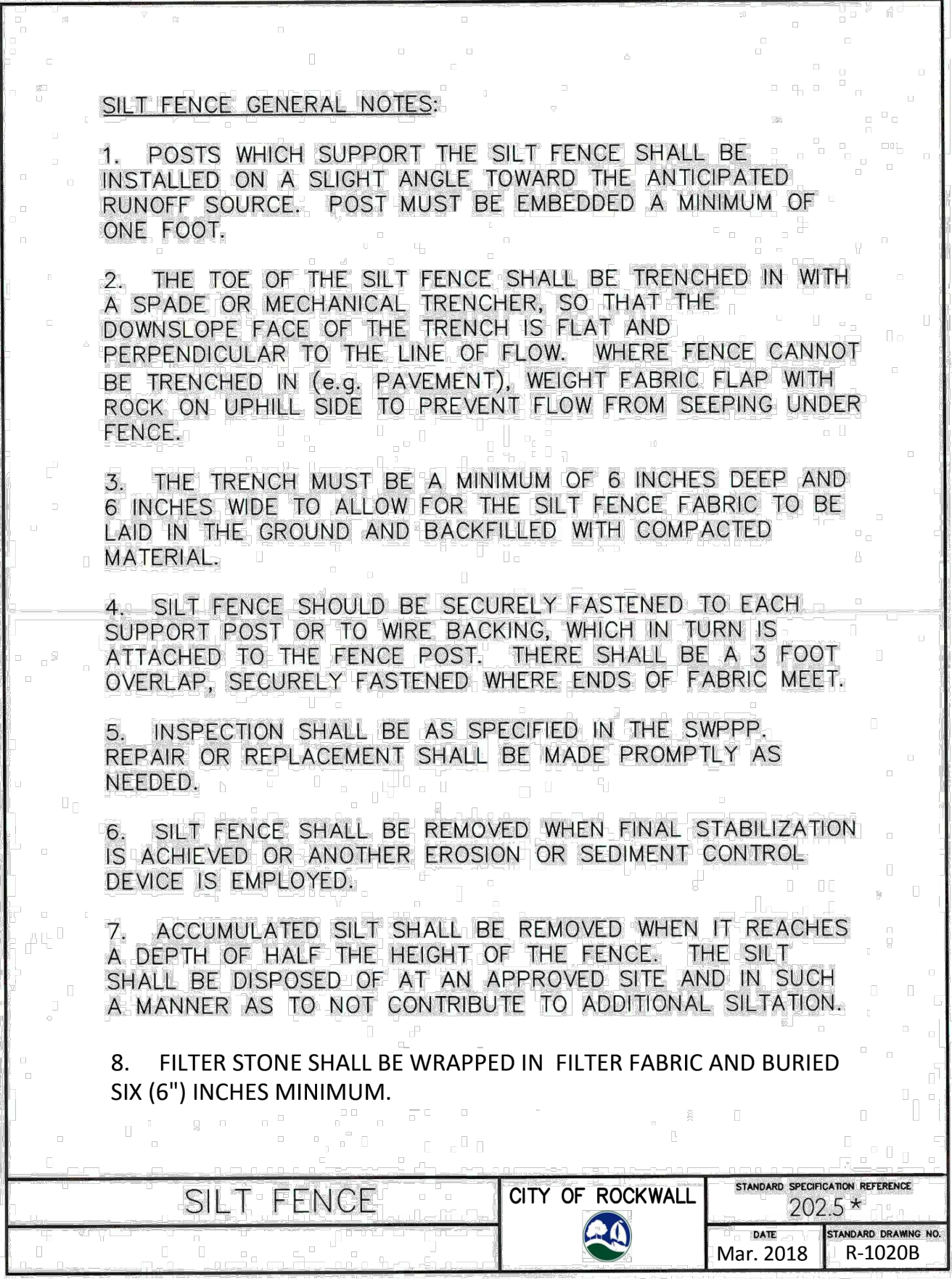
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 PLOT DATE: 7/22/2024 4:43 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2023-110 APPJP MGMT - HTEAO ROCKWALL\CADD\SHEETS\C-12 CONSTRUCTION DETAILS.DWG
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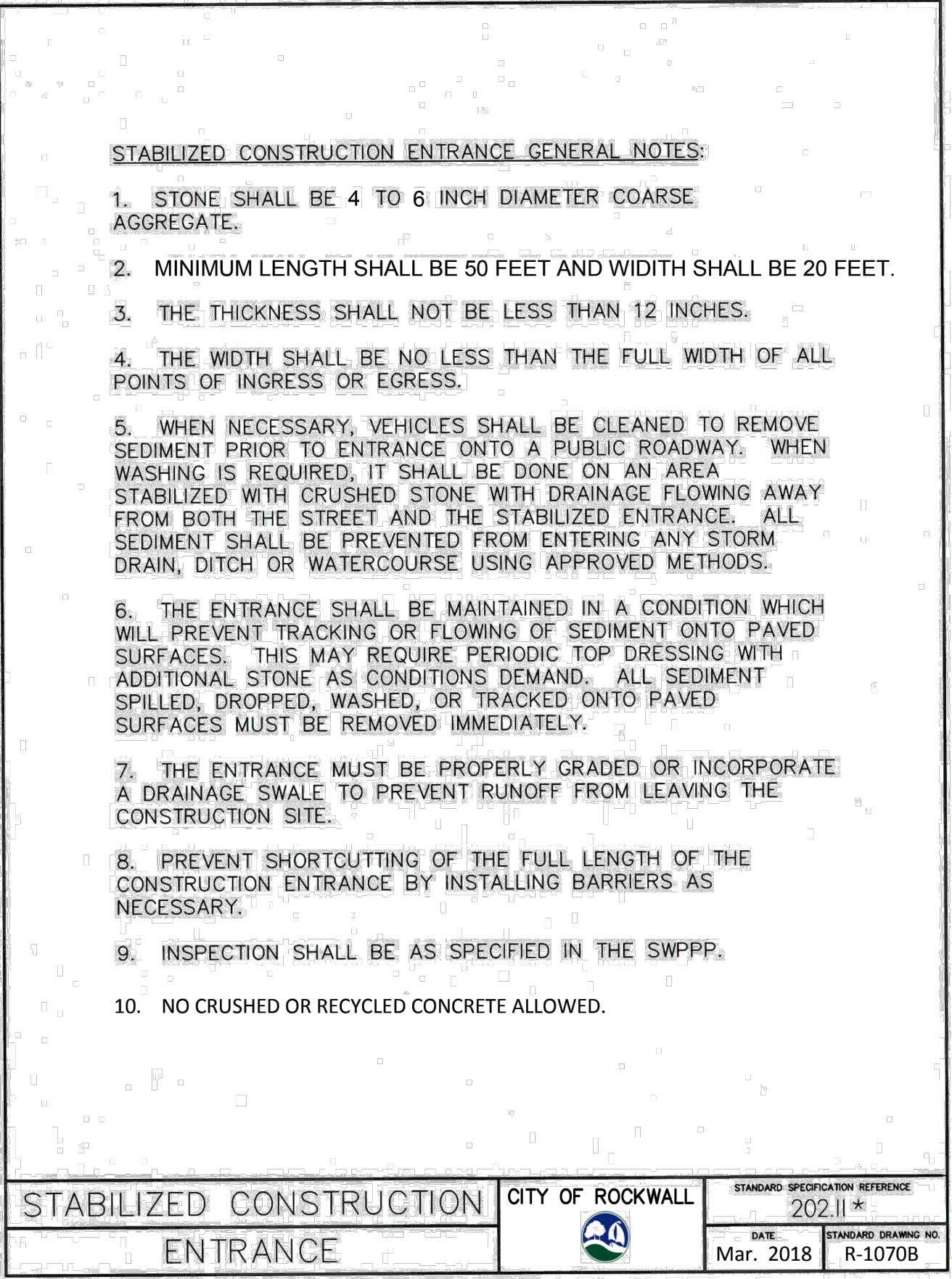
*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.



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CITY: DATE:

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By: Date: 3/31/2025



HTEAO RESTAURANT
 HWY 205 & BORDEAUX DR
 ROCKWALL, TX 75087

DATE	REVISION	BY
09/13/2021	STORM REVISION	LRR
12/07/2020	STORM REVISION	LRR
	DATE	NO

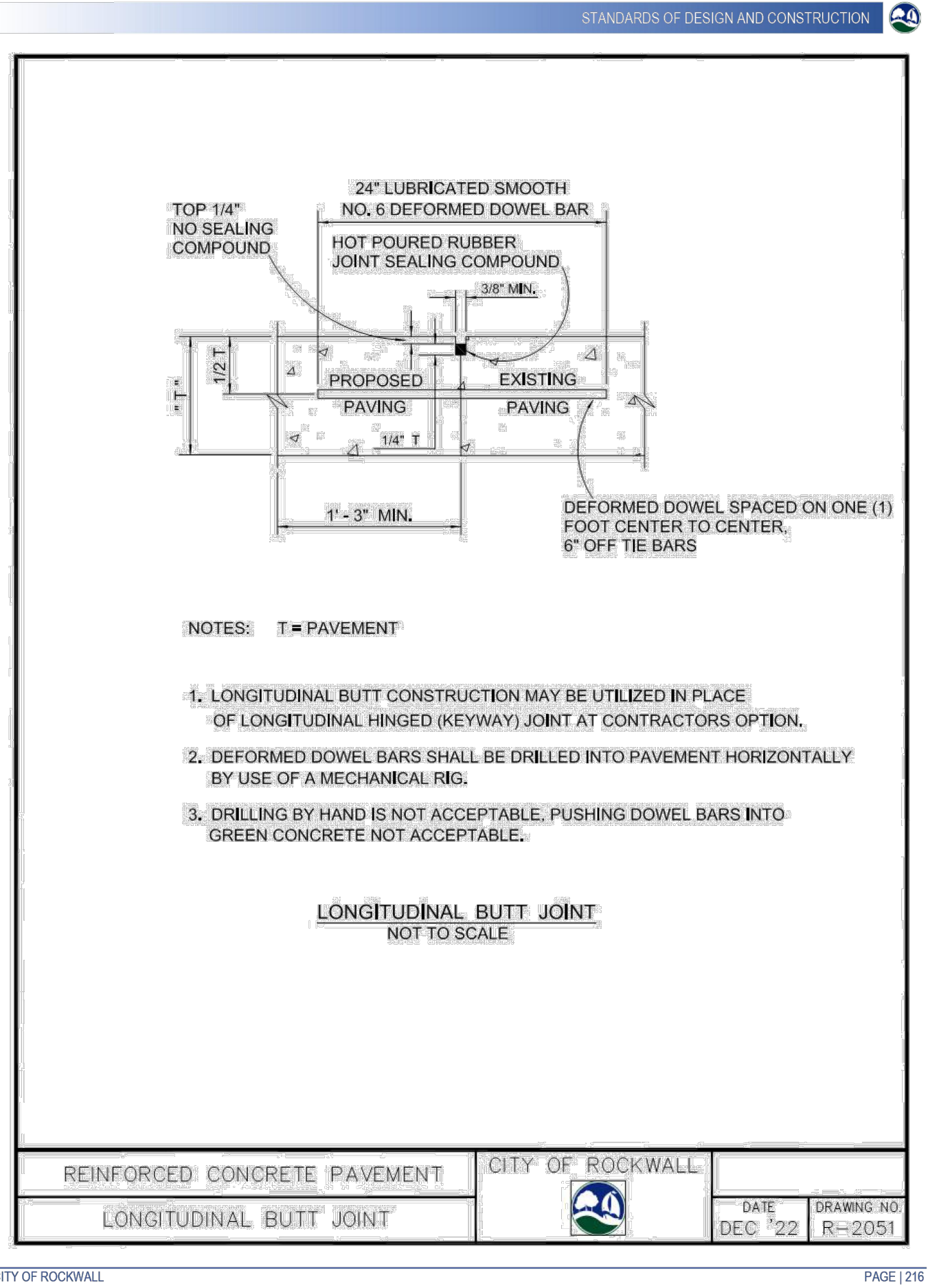
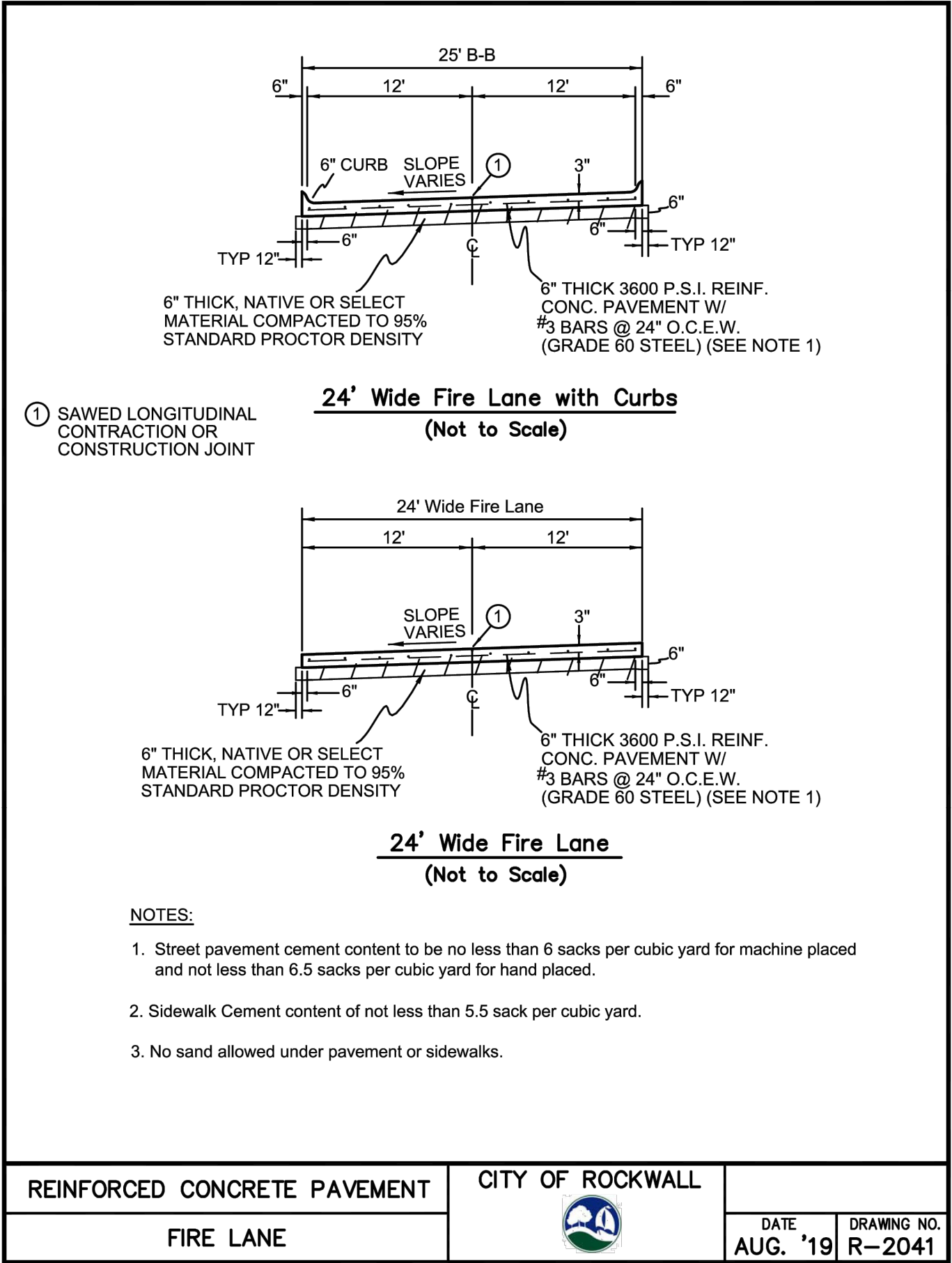
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 (1 OF 3)

DESIGN: LRR
 DRAWN: LRR
 CHECKED: CLC
 DATE: 7/22/2024

SHEET
 C-13

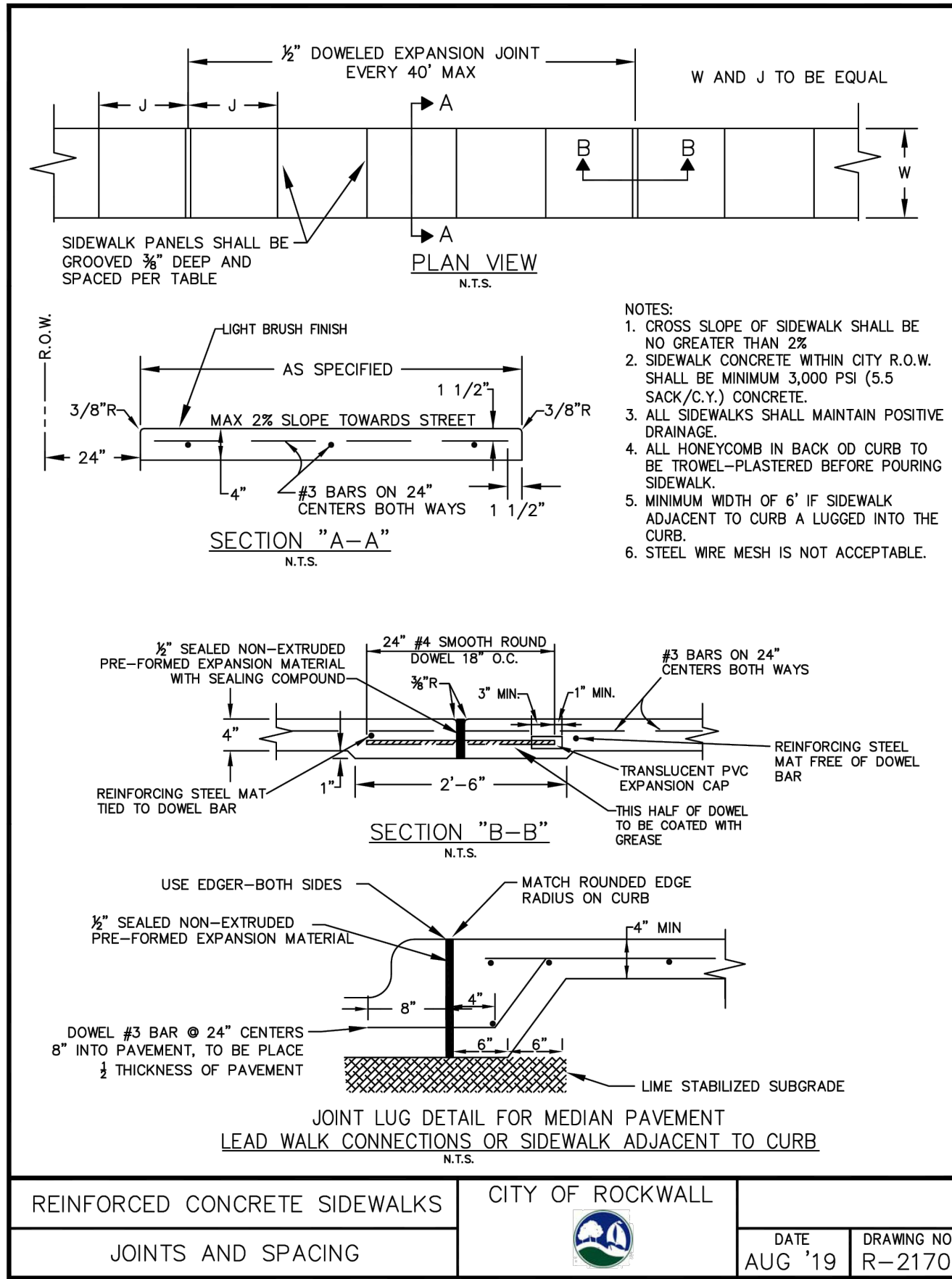
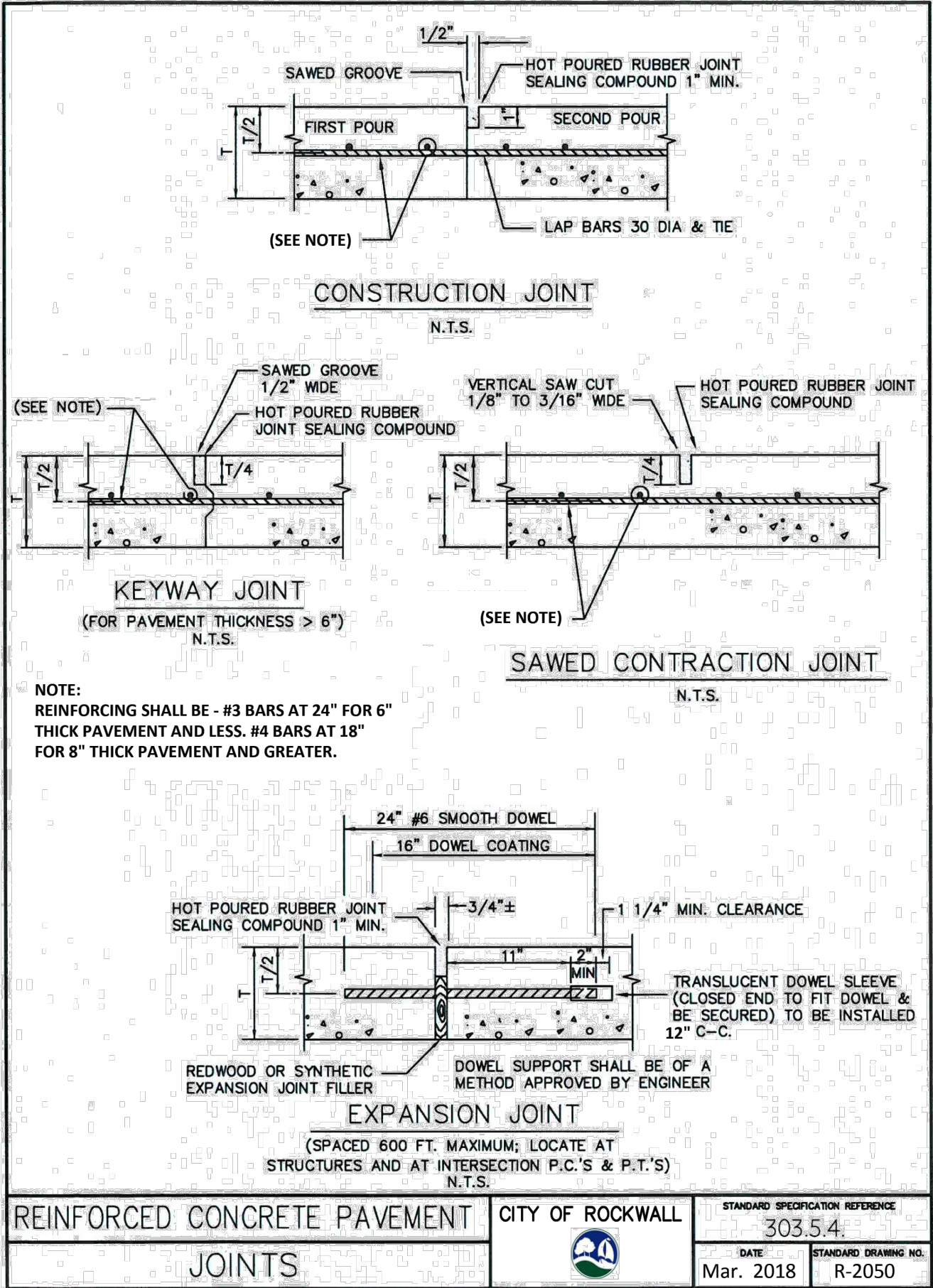
File No. 2020-021

PLOTTED BY: CLAY CRISTY
 PLOT DATE: 7/22/2024 4:43 PM
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 LAST SAVED: 7/10/2024 11:03 AM



CITY OF ROCKWALL

PAGE | 216



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By:

Date:

3/31/2025

TEXAS REGISTRATION #14199

CLAYMOORE
 ENGINEERING
 1903 CENTRAL DR. SUITE #406
 BEFORD, TX 76001
 PHONE 817.281.0072
 WWW.CLAYMOOREENG.COM



HTEAO RESTAURANT
 HWY 205 & BORDEAUX DR
 ROCKWALL, TX 75087

DATE	REVISION	BY
09/13/2021	STORM REVISION	LRR
12/07/2020	STORM REVISION	LRR
DATE	REVISION	BY
2	1	No

CITY STANDARD DETAILS
 (2 OF 3)

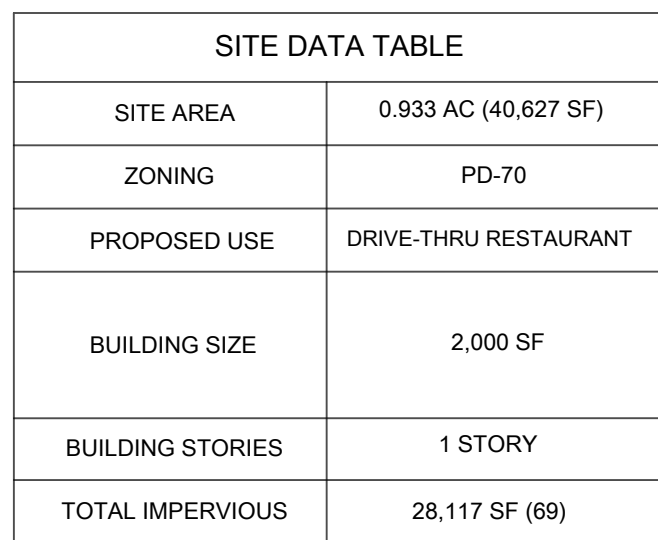
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 DRAWN: LRR
 CHECKED: CLC
 DATE: 7/22/2024

SHEET
 C-14

File No. 2020-021



email info@blairla.com with RFIs, submittals, & inspection scheduling
Schedule inspections at least 2 weeks in advance



NOTES

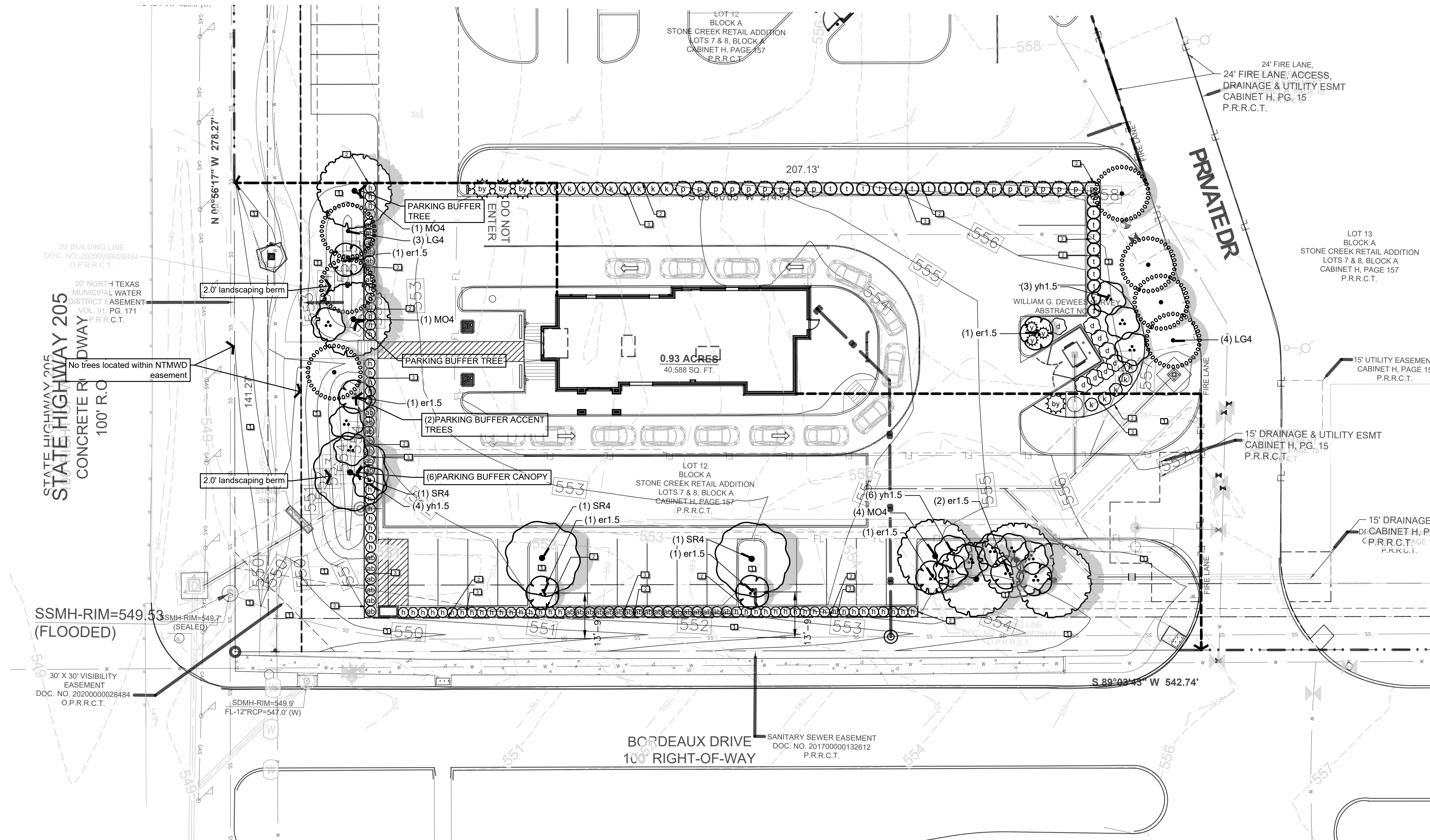
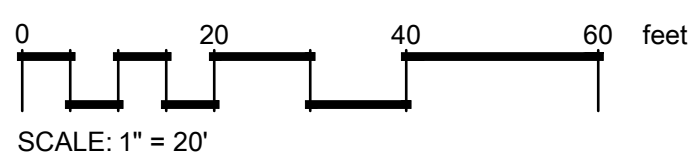
- Irrigation to comply with requirements of the Unified Development Code (UDC).

LANDSCAPE CALCULATIONS

LANDSCAPE BUFFER	REQUIRED	PROVIDED
<ul style="list-style-type: none"> • N Goliad Dr. (110 lf) • • Shade trees (1 per 50 lf) • • Accent trees (1 per 50 lf) • Bordeau Dr. (291 lf) • • Shade trees (1 per 50 lf) • • Accent trees (1 per 50 lf) 	<p>4</p> <p>6</p> <p>6</p> <p>11</p>	<p>2</p> <p>2</p> <p>6</p> <p>11</p>
(*4) additional shade trees provided at rear of property along the private drive		
LANDSCAPE SCREENING	REQUIRED	PROVIDED
<ul style="list-style-type: none"> • Headlight Screening (shrubs and 2' tall berm) • • N Goliad Dr. • • Bordeau Dr. 	<p>73 lf</p> <p>182 lf</p>	<p>73 lf</p> <p>182 lf</p>
LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
<ul style="list-style-type: none"> • Total Site Area • Amount of Landscaping (20% Total Site) • • Location of Landscaping (50% in Streetyard) 	<p>8,524sf</p> <p>4,262sf</p>	<p>42,619sf</p> <p>12,702sf</p> <p>9,163sf</p>

REFERENCE NOTES SCHEDULE

<u>SYMBOL</u>	<u>DESCRIPTION</u>
1	Lawn, Sod
2	Steel Edge
3	Mulch



PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME	BOTANICAL NAME	CONT.	CAL	SIZE	QTY
TREES							
	LG4	Little Gem Dwarf Southern Magnolia	Magnolia grandiflora 'Little Gem'	---	4"Cal	6' H min	7
	MO4	Monterey Oak	Quercus polymorpha 'Monterey'	-	4"Cal	6' H min	6
	SR4	Shumard Red Oak	Quercus shumardii	-	4"Cal	6' H min	3
ORNAMENTAL TREES							
	er1.5	Eastern Redbud	Cercis canadensis	-	1.5"Cal	6' H min	8
	yh1.5	Yaupon Holly	Ilex vomitoria	-	1.5"Cal	6' H min	13
SYMBOL	CODE	COMMON NAME	BOTANICAL NAME	CONT.	SIZE		QTY
SHRUBS							
	ab	Abelia, Twist of Lime	Abelia x grandiflora 'Twist of Lime'	5 gal			37
	by	Beaked Yucca, 'Blue Velvet'	Yucca rostrata 'Blue Velvet'	5 gal			4
	d	Dwarf Palmetto	Sabal minor	5 gal			8
	h	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	5 gal			59
	k	Knock Out Rose	Rosa acicularis 'Knock Out'	5 gal			15
	p	Pineapple Guava	Feijoa sellowiana	5 gal			17
	t	Texas Sage 'Silverado'	Leucophyllum frutescens 'Silverado'	5 gal			19
	y	Soft Leaf Yucca	Yucca pendula	5 gal			3

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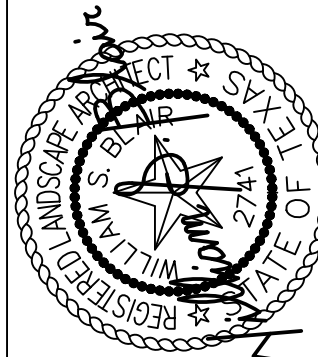
CITY _____ DATE _____

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By: [Signature] Date: 3/31/2025

William S. Blair
(512) 522-8979
info@BlairLA.com
www.BlairLA.com
100 Congress Ave.
Ste 2000
Austin, TX 78701

**BLAIR LANDSCAPE
ARCHITECTURE, LLC**
QUALITY. INTEGRITY. RELIABILITY.



William S. Blair
May 30, 2024

Project Name and Address

HteaO | Rockwall
N Goliad Dr. and Bordeaux Dr.
Rockwall, Texas

Sheet Title

Landscape Plan

I hereby certify that the above and foregoing site plan for a development in the city of Rockwall, Texas, was approved by the planning and zoning commission of the city of Rockwall on the ____ day of _____, _____.
WITNESS OUR HANDS, this ____ day of _____, _____.

Planning & Zoning Commission, Chairman

Director Of Planning and Zoning

Design By: Will Blair

Checked By: xxx

Issue Date: 09/15/202

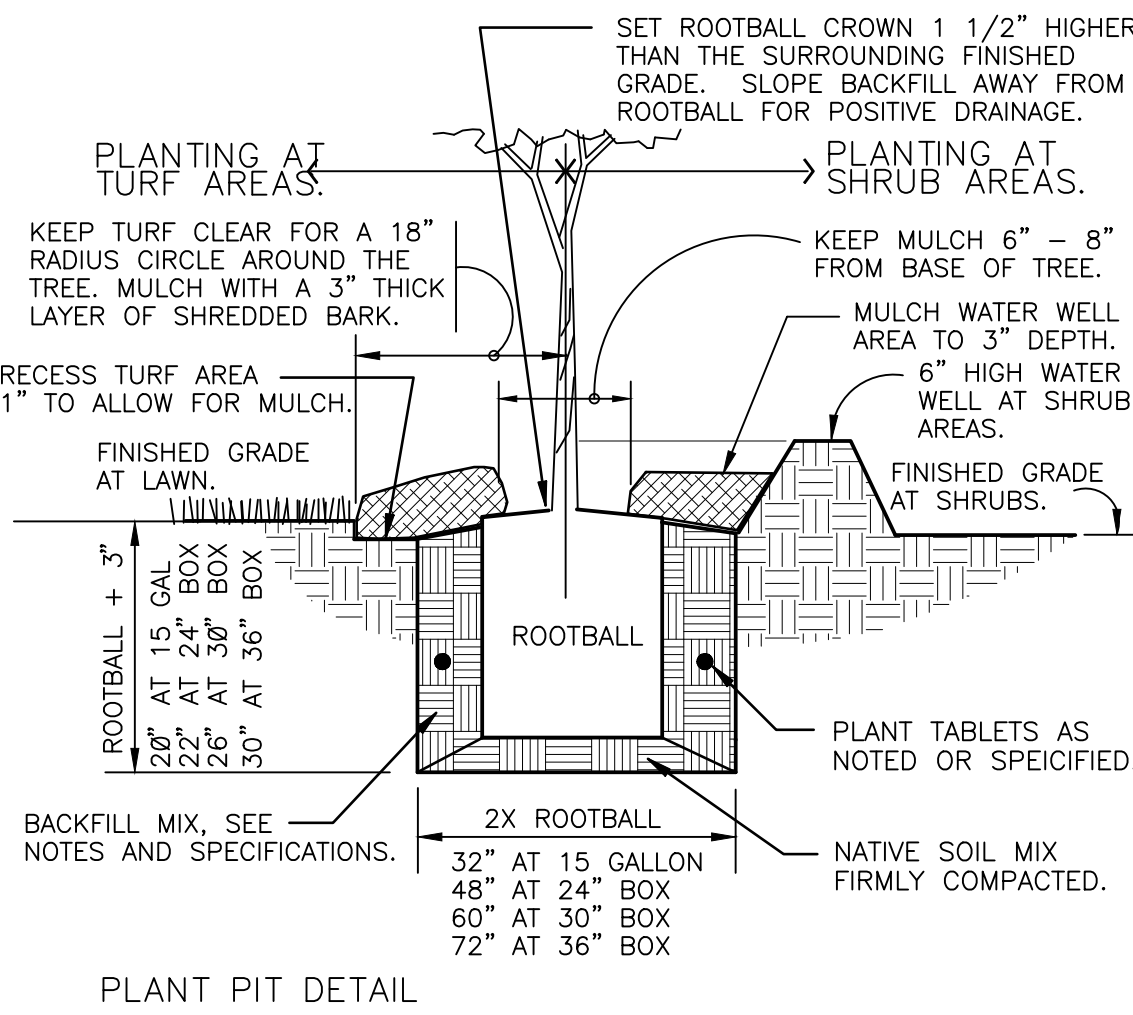
Project Number: 2306

L1
OF 2

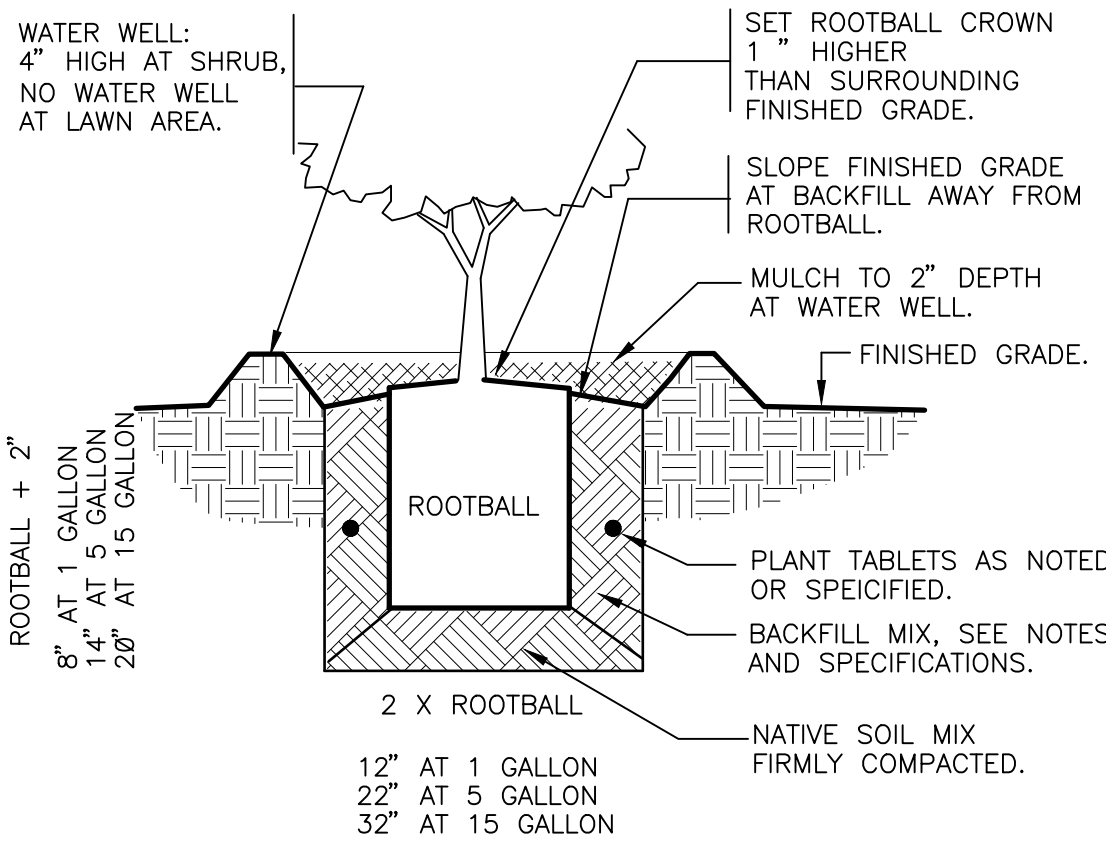
SP-2023-038

- 1) Guarantee - All labor, materials and plants will be guaranteed for a period of twelve (12) months after the final acceptance of work by Owner. All plants that have died or are unhealthy shall be replaced no later than 30 days from the anniversary date of the final acceptance. This guarantee does not apply to plant material that dies due to abnormal freezes, hail, abnormal high winds, or other acts of God, vandalism or lack of normal maintenance and watering. This guarantee does not apply to annual plantings.
- 2) Contractor is to verify all site dimensions and layout prior to the commencement of landscape construction. Any discrepancies between the drawings and the actual site conditions shall be brought to the attention of the owner's representative immediately.
- 3) Contractor is responsible for verification of the location of all underground utilities. Repair to said utilities as a result of the work of the contractor shall be the responsibility of the contractor. Refer to the drawing for any additional information.
- 4) Contractor is responsible for maintaining positive drainage in all shrub and turf planting areas.
- 5) Tree pits are to be the same depth as the root ball and 24" wider. Prior to planting the tree pit should be filled with water to check for good drainage. If water does not drain the Contractor should check with the Landscape Architect to relocate the tree.
- 6) Trees should be positioned in the center of the tree pits, back filled with soil that was excavated from the pit until the surface is level with the surrounding area and the crown of the plant is at the finished grade. Build a water basin around the tree (36" dia.). Water until planting pit is soaked and soil has settled. Add soil necessary to bring soil level flush with surrounding ground. Fill the basin with three (3) inches of compost.
- 7) All plant material shall conform to the standards of the latest edition of "American Standard for Nursery Stock" by The American Association of Nurserymen and "Grades and Standards" by The Texas Association of Nurserymen. A plant shall be dimensioned as it stands in its natural position. All plants shall be at least the minimum size indicated. Larger stock is acceptable at no additional cost, and providing that the larger plants will not be cut back to size indicated.
- 8) It is the landscape contractor's responsibility to provide plants free of disease or pests.
- 9) Space specified quantity of plant materials to evenly fill designated areas, adjusting spacing indicated on the drawings as required. Landscape architect or owner to have final approval of locations of all trees, shrubs and groundcover beds.
- 10) Contractor is responsible for removing all clods, rocks, concrete, trash and any other debris from beds prior to adding soil or plant material.
- 11) All planting beds should have three (3) inches of compost tilled into them to a depth of six (6) inches. A three (3) inch layer of shredded hardwood bark mulch should be applied to all beds after planting is completed. Four (4) inch pots and ground cover may be planted through the mulch.
- 12) Contractor is responsible for removal of trash and repair of hazardous conditions (tools, open holes, etc.) on a daily basis by the end of the work day.
- 13) Water all plantings in bed areas thoroughly on a daily basis until final acceptance.

- MULCHES / GRAVELS / RIVER ROCK / BOULDERS
3. Mulch, Native Hardwood. 3" deep with drip irrigation. Ensure that drip line is placed above rootballs.



1 TREE PLANTING MULTI-STAKE
1" = 1'-0"






2 SHRUB PLANTING

- 1) Irrigation contractor will provide pipes for sleeves and specify locations for placement of sleeves by general contractor prior to pouring concrete or laying asphalt.
- 2) Irrigation contractor will install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local governing authorities.
- 3) Find location of backflow preventer, and automatic controller location shall be approved by the owner's authorized representative.

- 4) 120 VAC electrical power source at controller location shall be provided by others. The irrigation contractor shall make the final connection from the electrical source to the controller.
- 5) All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
- 6) The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal overspray onto walks, streets, walls, etc.
- 7) Head location is the responsibility of the irrigation contractor, with the understanding that all landscape areas will receive adequate water to provide for vigorous growth of vegetation.
- 8) Irrigation contractor will replace or repair all items damaged by his work.
- 9) All work shall be installed in accordance with applicable codes and ordinances for the City of Rockwall, Texas (UDC) and the National Electrical Code and all governing authorities.
- 10) The irrigation contractor is responsible for reporting any deficiency in water pressure that would affect the operation of the irrigation system.
- 11) The irrigation contractor shall be a Registered Licensed Irrigator in the State of Texas. Contractor must conform to all codes as stated in section 34 of the Texas Water Code and TNRCC.
- 12) All remote control valves, gate valves, quick couplers and control wire and computer cable pull pints shall be installed in approved valve boxes.
- 13) Irrigation Contractor shall procure all permits, licenses, and pay all charges and fees and give all necessary notices for the completion of work.
- 14) Contractor shall not disturb roots of existing trees. There shall be no machine trenching below the dripline of existing trees.
- 15) Extreme care shall be exercised in excavating and working near utilities. Contractor shall verify the location and condition of all utilities and be responsible for damage to any utilities.
- 16) Contractor shall clearly mark all exposed excavations, materials, and equipment. Cover or barricade trenches when the contractor is not on the site. Take all necessary precautions to protect and prevent injury to any persons on the site.
- 17) All automatic irrigation systems shall be equipped with a controller of dual or multiple programming. Controllers shall have multiple cycle start capacity and a flexible calendar program, including the capacity of being set to water every five days. All automatic irrigation systems shall be equipped with a rain sensor shutoff device.
- 18) Irrigation in Texas is regulated by the Texas Commission on Environmental Quality, www.tceq.texas.gov, (512) 239-1000

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By:  Date: 3/31/2025

Date	Description	Rev																								
	Consultant Seal																									
Company Name and Address																										
William S. Blair (512) 522-8979 info@BlairLA.com www.BlairLA.com 10000 West Loop South Suite 2000 Austin, TX 78701																										
<div>BLAIR LANDSCAPE ARCHITECTURE, LLC QUALITY. INTEGRITY. RELIABILITY.</div> <div></div> <div></div> <div>William S. Blair May 30, 2024</div> <div>Project Name and Address</div> <div>HteaO Rockwall N Goliard Dr. and Bordeaux Dr. Rockwall, Texas</div> <tr><td colspan="3">Sheet Title</td></tr> <tr><td colspan="3">Landscape Details & Specifications</td></tr> <tr><td colspan="3">Designed By: Will Blair</td></tr> <tr><td colspan="3">Checked By: xxxx</td></tr> <tr><td colspan="3">Issue Date: 09/15/2023</td></tr> <tr><td colspan="3">Project Number: 23602-LP</td></tr> <tr><td colspan="3">L OF 2</td></tr> <tr><td colspan="3">SP-2023-038</td></tr>			Sheet Title			Landscape Details & Specifications			Designed By: Will Blair			Checked By: xxxx			Issue Date: 09/15/2023			Project Number: 23602-LP			L OF 2			SP-2023-038		
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Contractors:
email info@blairla.com with RFIs, submittals, & inspection scheduling
Schedule inspections at least 2 weeks in advance