PAVING, GRADING, DRAINAGE & UTILITIES

FOR

HYATT PLACE

LOT 18, BLOCK A
LA JOLLA POINTE ADDITION
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

636-01 HYATT ROCKWALL ADDITION, ROCKWALL, TEXAS

SHEET INDEX

POND & EAST RETAINING WALLS

SOUTH RETAINING WALL

1

FOR INFORMATIONAL PURPOSES ONLY

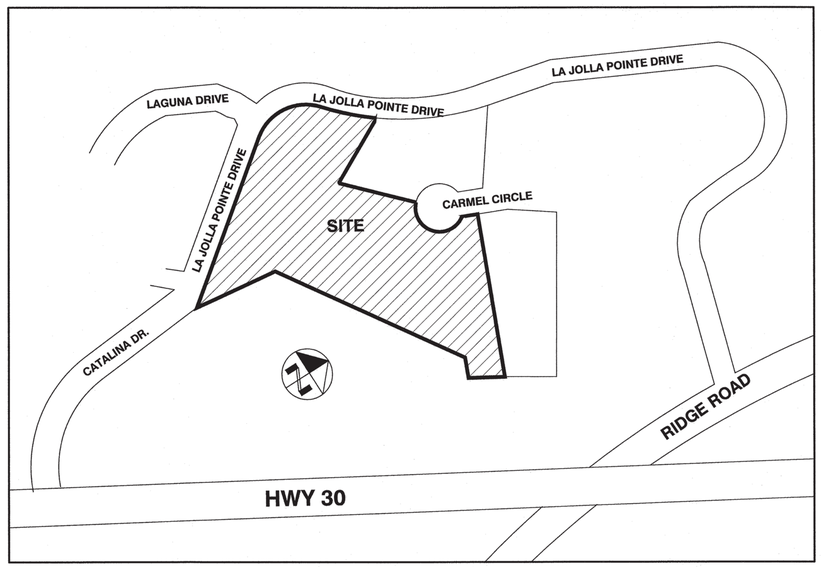
C-7	DRAINAGE AREA MAP - LA JOLLA POINTE ADDITION
C-24	DRAINAGE DETAILS & DETENTION CALCULATIONS LA JOLLA POINTE ADDTION

SUBMITTALS

NO	DATE	COMMENTS
1	03/26/2018	PROGRESS SET
2	04/06/2018	CITY SUBMITTAL
3	05/29/2018	CITY COMMENTS
4	06/21/2018	CITY COMMENTS
5	10/11/2018	CONSTRUCTION SET
6	09/04/2020	RECORD DRAWINGS

DEVELOPER:

ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TEXAS 75603
TELE: 214-455-5254
CONTACT: DEEPAK GANDHI



LOCATION MAP
N.T.S.

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE THE IMPROVEMENTS SHOWN ON THIS PLAN WERE COMPLETED IN GENERAL CONFORMANCE WITH THE DESIGN PLANS. THIS DETERMINATION WAS MADE BASED ON POST-CONSTRUCTION SURVEY DATA AND INFORMATION PROVIDED BY THE CONTRACTOR

Juan J. Vasquez, P.E. 09/04/2020
SIGNED DATE

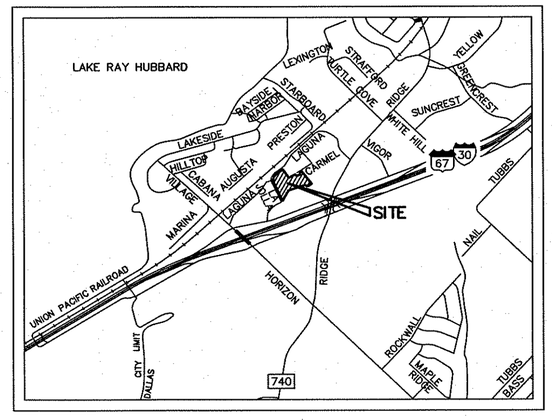
VASQUEZ ENGINEERING, LLC
TEXAS REG. F-12266

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 85852, ON 09/04/2020

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration #F-12266

20180000018728 1/3 PLAT 10/18/2018 03:20:49 PM

VICINITY MAP
N.T.S.



LEGEND
U.E. – UTILITY EASEMENT
D.E. – DRAINAGE EASEMENT
W.E. – WATER EASEMENT
S.E. – SIDEWALK EASEMENT
D.U.E. – DRAINAGE AND UTILITY EASEMENT
F.P.A.D.U.E. – FIRELANE, PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT
IRF – IRON ROD FOUND
YCIRF – IRON ROD FOUND WITH YELLOW CAP
IRS – IRON ROD SET WITH "PEISER & MANKIN SURV" RED PLASTIC CAP
(ALL CORNERS MONUMENTED WITH 1/2" IRS UNLESS OTHERWISE NOTED HEREON)

D=23°26'31"
R=660.00'
L=270.03'
CB=N39°48'26"E
CD=268.15'

1/2" YCIRF "ARTHUR" CONTROLLING MONUMENT

LOT 3, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. F, PG. 255–256
P.R.R.C.T.

LOT 10, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131–132
P.R.R.C.T.

LAGUNA DRIVE
(A VARIABLE WIDTH RIGHT-OF-WAY)

15' SANITARY SEWER & UTILITY EASEMENT CAB. E, PG. 279–280

20' UTILITY EASEMENT CAB. E, PG. 279–280

D=11°52'02"
R=660.00'
L=136.70'
CB=N57°27'43"E
CD=136.46'

N 7016027.40
E 2590580.09
1/2" YCIRF "ARTHUR" CONTROLLING MONUMENT

N37°06'28"E 57.36'
1/2" IRF
N37°06'28"E 59.78'
1/2" YCIRF "ARTHUR"
CARMEL CIRCLE
(A 60' RIGHT-OF-WAY, PER VOL. 4871, PG. 49)
58.0'

N49°43'05"E 117.61'
N37°06'28"E 110.51'
73.18'
37.33'

LOT 7, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. F, PG. 255–256
P.R.R.C.T.

LOT 20, BLOCK A
62,601 SQ. FT. OR
1.437 AC.

S43°30'39"E 396.58'

REMAINDER OF
LOT 8, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131–132
P.R.R.C.T.

ROCKWAY PARTNERS, LLP.
INST. NO. 2018000009623
O.P.R.R.C.T.

15' BUILDING LINE (BY THIS PLAT)

S53°10'30"E 397.10'

PART OF
LOT 8, BLOCK A
LA JOLLA POINTE ADDTION,
PHASE 2
CAB. G, PG. 131–132
P.R.R.C.T.

ORIGINAL PLAT LINE

D=87°15'39"
R=120.00'
L=182.76'
CB=N19°45'54"E
CD=165.60'

PC4
PC5
PC6
PC1
PC2
PC3

1/2" IRS

15' BUILDING LINE (BY THIS PLAT)

S1°35'24"E 181.81'

DETENTION POND EASEMENT CAB. E, PG. 279–280

D.U.E. (BY THIS PLAT)

N60°03'24"E 190.87'

DETENTON AND DRAINAGE EASEMENT (BY THIS PLAT)

DETENTION POND EASEMENT CAB. E, PG. 279–280 (HATCHED) (ABANDONED BY THIS PLAT)

LOT 18, BLOCK A
116,789 SQ. FT. OR
2.681 AC.

6' U.E. (BY THIS PLAT)

20' D.E. (BY THIS PLAT)

W.E. (BY THIS PLAT)

24' F.P.A.D.U.E. (BY THIS PLAT)

12.0'

LOT 19, BLOCK A
110,827 SQ. FT. OR
2.544 AC.

LOT 9, BLOCK A
LA JOLLA POINTE ADDTION,
PHASE 2
CAB. G, PG. 131–132
P.R.R.C.T.

ROCKWALL INNKEEPERS I, LTD.
INST. NO. 20170000016642
O.P.R.R.C.T.

20' DRAINAGE & RETAINING WALL EASEMENT CAB. F, PG. 255–256

5.65'

S46°29'21"W 117.31'

LOT 1, BLOCK 1
IHOP NO. 9448 ADDITION
CAB. D, PG. 199
P.R.R.C.T.

HYATT ROCKWALL ADDITION
OVERALL AREA
290,216 SQ. FT. OR
6.662 AC.

20' UTILITY EASEMENT CAB. E, PG. 279–280 (ABANDONED BY THIS PLAT)

2' U.E. (BY THIS PLAT)

20' W.E. (BY THIS PLAT)

24' F.P.A.D.U.E. (BY THIS PLAT)

87.58'
S44°36'44"W 93.27'
N53°10'30"W 49.31'

LOT 1, BLOCK 1
STEAK 'N SHAKE ADDITION
CAB. F, PG. 229–230
P.R.R.C.T.

261.60'

BLOCK A
LA JOLLA POINTE ADDITION
PHASE 2
CAB. G, PG. 258–260
P.R.R.C.T.
LOT 17

S70°39'38"W 499.76'

BLOCK A
LA JOLLA POINTE ADDITION
PHASE 2
CAB. G, PG. 258–260
P.R.R.C.T.
LOT 16

238.16'

WILLIAM BLEVINS SURVEY
ABSTRACT NO. 9

JAMES SMITH SURVEY
ABSTRACT NO. 200

LOT 11, BLOCK A
LA JOLLA POINTE
ADDTION, PHASE 2
CAB. G, PG. 131–132
P.R.R.C.T.

S.E. (BY THIS PLAT)

LA JOLLA POINTE DRIVE
(A 60' RIGHT-OF-WAY)
N23°51'55"W 438.29'

VARIABLE WIDTH DRAINAGE EASEMENT CAB. E, PG. 279–280 (ABANDONED BY THIS PLAT)

BLOCK A
LA JOLLA POINTE ADDITION
PHASE 2
CAB. G, PG. 258–260
P.R.R.C.T.
LOT 15

D.U.E. (BY THIS PLAT)

S21°09'56"W 206.62'

UTILITY EASEMENT VOL. 5162, PG. 190

VARIABLE WIDTH DRAINAGE EASEMENT CAB. E, PG. 279–280

10' UTILITY EASEMENT CAB. G, PG. 258–260

VARIABLE WIDTH DRAINAGE EASEMENT CAB. E, PG. 279–280

POINT OF BEGINNING
1/2" IRF
N 7015397.35
E 2590586.38

LOT 4R, BLOCK C
LA JOLLA POINTE ADDITION
PHASE I
CAB. E, PG. 276–277
P.R.R.C.T.

NORTH

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

NOTES:

SEE SHEET 2 FOR LINE & CURVE TABLES

OWNER: (LOTS 18 & 19)
ROCKWALL INNKEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603
CONTACT: DEEPAK GHANDI

OWNER: (LOT 20)
ROCKWAY PARTNERS, LLP
9071 E VASSAR DRIVE
DENVER, CO 80231
CONTACT: JOHN HAMMERBECK

ENGINEER:

VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972–278–2948 TELE
972–271–1383 FAX
CONTACT: JUAN J. VASQUEZ, P.E.

FINAL PLAT
LA JOLLA POINTE ADDITION
LOTS 18–20, BLOCK A

BEING 3 LOTS ON 6.662 ACRES OF LAND IN THE WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9
BEING A REPLAT OF LOTS 11, 9 AND ALL OF LOT 8 BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2
CABINET G, PAGE 279
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2018–022 MAY 2018

JOB NO.:	17–0919FP
DATE:	05/18/2018
REV:	
SCALE:	1" = 50'
DRAWN:	T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817–481–1806 (O)
817–481–1809 (F)
tmankin@peisersurveying.com
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MORTGAGE
FIRM No. 100999–00
Texas Society of Professional Surveyors
Member Since 1977

PROPOSED EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	23.55'	30.00'	44°58'09"	N 43°39'00" E	22.95'
C2	23.58'	30.00'	45°01'51"	N 01°21'00" W	22.98'
C3	50.22'	30.00'	95°54'54"	N 71°49'22" W	44.56'
C4	5.57'	54.00'	05°54'54"	N 63°10'38" E	5.57'
C5	3.10'	30.00'	05°54'54"	N 63°10'38" E	3.10'
C6	9.62'	54.00'	10°12'23"	S 65°19'22" W	9.61'
C7	84.82'	54.00'	90°00'00"	N 64°34'27" W	76.37'
C8	35.38'	54.00'	37°32'10"	N 00°48'21" W	34.75'
C9	19.53'	30.00'	37°18'06"	S 00°41'19" E	19.19'
C10	25.92'	30.00'	49°29'42"	S 45°54'47" W	25.12'
C11	42.38'	54.00'	44°58'09"	N 43°39'00" E	41.30'
C12	44.03'	30.00'	84°05'06"	S 18°10'38" W	40.18'
C13	5.34'	30.00'	10°12'23"	S 65°19'22" W	5.34'
C14	47.12'	30.00'	90°00'00"	N 64°34'27" W	42.43'
C15	17.51'	30.00'	33°26'25"	N 02°51'14" W	17.26'
C16	30.42'	54.06'	32°14'40"	S 02°33'34" W	30.02'
C17	44.10'	30.00'	84°13'24"	N 28°32'56" E	40.23'
C18	44.75'	30.00'	85°28'27"	S 66°36'09" E	40.72'
C19	2.21'	54.00'	02°20'50"	N 64°57'40" E	2.21'
C20	5.60'	30.00'	10°41'24"	S 26°30'38" W	5.59'
C21	53.51'	42.00'	72°59'51"	S 12°37'59" W	49.97'
C22	9.29'	120.00'	04°26'03"	S 61°10'42" W	9.28'

PROPOSED EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	84.23'	N 23°51'55" W
L2	30.00'	N 23°51'55" W
L3	31.89'	N 66°08'05" E
L4	59.52'	N 21°09'56" E
L5	116.49'	N 23°51'55" W
L6	49.92'	S 60°13'11" W
L7	15.69'	S 66°13'22" W
L8	30.08'	N 23°51'55" W
L9	73.60'	N 66°12'52" E
L10	176.77'	N 60°13'11" E
L11	139.53'	N 70°25'33" E
L12	30.65'	S 19°34'27" E
L13	39.61'	S 17°57'44" W
L14	22.11'	S 19°20'22" E
L15	10.50'	N 70°39'38" E
L16	24.00'	S 19°20'22" E
L17	258.58'	S 70°39'38" W
L18	88.54'	S 21°09'56" W
L19	25.89'	S 66°08'05" W
L20	87.01'	N 23°51'55" W
L21	98.62'	N 60°13'11" E
L22	139.53'	N 70°25'33" E
L23	30.65'	S 19°34'27" E
L24	41.75'	S 17°51'25" W
L25	188.59'	S 70°39'38" W
L26	138.03'	S 23°51'55" E
L27	108.55'	N 23°51'55" W
L28	147.74'	S 23°51'55" E
L29	31.13'	S 23°51'55" E
L30	8.49'	S 68°51'54" E
L31	22.11'	S 23°51'55" E
L32	8.49'	S 21°08'05" W
L33	34.11'	N 23°51'55" W
L34	10.54'	N 66°15'57" E
L35	10.00'	S 23°51'55" E
L36	20.00'	N 66°08'05" E
L37	11.25'	N 23°51'55" W
L38	9.33'	S 60°13'11" W
L39	25.89'	N 66°08'05" E
L40	10.05'	S 23°51'55" E
L41	20.00'	N 66°08'05" E
L42	14.78'	N 23°51'55" W
L43	10.47'	S 70°39'38" W
L44	20.00'	S 70°39'38" W
L45	10.00'	N 19°20'22" W
L46	20.00'	N 70°39'38" E
L47	10.00'	S 19°20'22" E
L48	52.84'	S 70°25'33" W
L49	8.00'	S 19°34'27" E
L50	10.00'	S 70°25'33" W

PROPOSED EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L51	12.50'	S 19°34'27" E
L52	15.26'	S 70°25'33" W
L53	15.99'	S 19°34'27" E
L54	12.00'	S 70°18'19" W
L55	36.51'	N 19°34'27" W
L56	37.26'	N 70°25'33" E
L57	21.46'	S 21°09'56" W
L58	39.58'	S 21°09'56" W
L59	36.04'	N 23°51'55" W
L60	33.49'	N 21°09'56" E
L61	35.31'	S 23°51'55" E
L62	55.46'	S 60°3'24" W
L63	1.99'	S 32°52'46" E
L64	89.74'	S 60°13'11" W
L65	128.50'	S 60°13'11" W
L66	30.61'	S 60°13'11" W
L67	31.36'	S 60°13'11" W
L68	12.81'	S 66°08'05" W
L69	109.51'	N 23°51'55" W
L70	9.54'	N 51°44'32" E
L71	22.69'	N 10°58'51" W
L72	31.36'	N 60°13'11" E
L73	26.14'	S 23°51'55" E
L74	20.11'	N 60°13'11" E
L75	26.14'	N 23°51'55" W
L76	6.03'	N 23°51'55" W
L77	132.07'	N 60°13'11" E
L78	26.19'	N 29°46'49" W
L79	20.00'	N 60°13'11" E
L80	17.86'	S 29°46'49" E
L81	10.15'	N 70°25'33" E
L82	38.57'	N 50°56'18" E
L83	15.53'	N 39°03'42" W
L84	20.26'	N 60°03'24" E
L85	33.04'	S 39°03'42" E
L86	88.72'	N 70°25'33" E
L87	8.00'	S 19°34'27" E
L88	27.94'	N 70°25'33" E
L89	32.50'	S 19°34'27" E
L90	8.50'	S 70°25'33" W
L91	81.00'	N 23°51'55" W
L92	25.00'	S 19°34'27" E

EXISTING EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
EL1	35.63'	N 23°51'55" W
EL2	14.81'	N 23°51'55" W
EL3	16.71'	N 23°51'55" W
EL4	60.45'	N 53°42'00" E
EL5	27.88'	N 53°42'00" E
EL6	37.19'	S 21°09'56" W
EL7	11.67'	S 53°41'07" W
EL8	49.72'	S 53°42'12" W
EL9	140.44'	N 21°09'29" E
EL10	26.14'	S 13°51'24" E
EL11	10.83'	S 21°09'29" W
EL12	32.36'	N 72°19'35" E
EL13	16.25'	N 21°09'56" E
EL14	14.59'	N 04°17'31" W
EL15	34.28'	N 72°19'35" E
EL16	13.94'	N 61°17'11" E

PROPERTY LINE TABLE		
LINE	LENGTH	BEARING
PL1	240.17'	S 29°46'49" E
PL2	115.87'	N 60°13'11" E
PL3	82.04'	N 70°25'33" E
PL4	32.50'	N 19°34'27" W
PL5	58.34'	N 70°25'33" E
PL6	30.65'	S 19°34'27" E
PL7	39.61'	S 17°57'44" W
PL8	71.61'	S 19°20'22" E

PROPERTY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CD
PC1	65.97'	42.00'	90°00'00"	S 64°34'27" E	59.40'
PC2	27.52'	42.00'	37°32'10"	S 00°48'21" E	27.03'
PC3	27.34'	42.00'	37°18'06"	S 00°41'19" E	26.86'
PC4	3.70'	660.00'	00°19'15"	N 63°14'06" E	3.70'
PC5	133.00'	660.00'	11°32'47"	N 57°18'05" E	132.78'
PC6	173.92'	58.00'	171°48'23"	N 64°09'30" E	115.70'

FINAL PLAT
LA JOLLA POINTE ADDITION
LOTS 18–20, BLOCK A

BEING 3 LOTS ON 6.662 ACRES OF LAND IN THE
WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9
BEING A REPLAT OF LOTS 11, 9 AND ALL OF LOT 8
BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2
CABINET G, PAGE 279
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2018–022 MAY 2018

OWNER: (LOTS 18 & 19)
ROCKWALL INNKEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603
CONTACT: DEEPAK GHANDI

OWNER: (LOT 20)
ROCKWAY PARTNERS, LLP
9071 E VASSAR DRIVE
DENVER, CO 80231
CONTACT: JOHN HAMMERBECK

ENGINEER:

VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972–278–2948 TELE
972–271–1383 FAX
CONTACT: JUAN J. VASQUEZ, P.E.

JOB NO.: 17–0919FP
DATE: 05/18/2018
REV:
SCALE: 1" = 50'
DRAWN: T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817–481–1806 (O)
817–481–1809 (F)
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE
tmankin@peisersurveying.com
FIRM No. 100999–00
Texas Society of Professional Surveyors
Member Since 1977

SHEET 2 OF 3

OWNER'S CERTIFICATION

WHEREAS ROCKWALL INNKEEPERS I, LTD. AND ROCKWAY PARTNERS, LLP, are the sole owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING that certain tract of land situated in the R. Ballard Survey, Abstract No. 29, in the City of Rockwall, Rockwall County, Texas, and being all of that certain 5.225 acre tract of land to Rockwall Innkeepers I, Ltd., by deed recorded in Instrument Number 20170000016642, Official Public Records, Rockwall County, Texas, and being all that certain tract of land conveyed to Rockway Partners, LLP, by deed recorded in Instrument Number 2018000009623, Official Public Records, Rockwall County, Texas, and being all of Lots 11 8, and 9, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 131, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the south corner of said Lot 11, same being the most westerly northwest corner of Lot 15, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Pages 258–260, said Plat Records, same being in the northeast right–of–way line of La Jolla Pointe Drive (a 60' right–of–way);

THENCE North 23 deg. 51 min. 55 sec. West, along the common line of said Lot 11, and the northeast right–of–way line of said La Jolla Pointe Drive, a distance of 438.29 feet to a 1/2 inch iron rod found with yellow cap stamped "Arthur" for the beginning of a curve to the right having a radius of 120.00 feet, a delta angle of 87 deg. 15 min. 39 sec., and a chord bearing and distance of North 19 deg. 45 min. 54 sec. East, 165.60 feet;

THENCE in a northeasterly direction, along the common line of said Lot 11, and the northeast right–of–way line of said La Jolla Pointe Drive, and along said curve to the right, an arc distance of 182.76 feet to a 1/2 inch iron rod set with red cap stamped "PEISER & MANKIN SURV" (hereinafter referred to as 1/2 inch iron rod set) for the beginning of a curve to the left having a radius of 660.00 feet, a delta angle of 11 deg. 52 min. 02 sec., and a chord bearing and distance of North 57 deg. 27 min. 43 sec. East, 136.46 feet, same being in the south right–of–way line of Laguna Drive (a variable width right–of–way at this point, formerly known as La Jolla Pointe Drive);

THENCE in a northeasterly direction, along the common line of said Lot 11, and the south right–of–way line of said Laguna Drive, and along said curve to the left, an arc distance of 136.70 feet to a 1/2 inch iron rod found with yellow cap stamped "Arthur" found for the northeast corner of said Lot 11, same being the northwest corner of Lot 10, said Block A, of said La Jolla Pointe Addition;

THENCE South 13 deg. 51 min. 24 sec. East, along the common line of said Lot 11, and said Lot 10, a distance of 181.81 feet to a point in a detention pond (cannot monument) for the southwest corner of said Lot 10, same being the northwest corner of aforesaid Lot 9;

THENCE North 60 deg. 03 min. 24 sec. East, along the common line of said Lot 9, and said Lot 10, a distance of 190.87 feet to a 1/2 inch iron rod set for the most northerly corner of said Lot 9, same being the most southerly southeast corner of said Lot 10, same being in the west right–of–way line of Carmel Circle (cul–de–sac), same being the beginning of a non–tangent curve to the left having a radius of 58.00 feet, a delta angle of 171 deg. 48 min. 23 sec., and a chord bearing and distance of North 64 deg. 09 min. 30 sec. East, 115.70 feet;

THENCE in a northeasterly direction, along the common line of said Lot 9, and the south right–of–way line of said Carmel Circle, and along said non–tangent curve to the left, passing the most easterly northeast corner of said Lot 9, same being the most westerly corner of aforesaid Lot 8, and continuing along the common line of said Lot 8, and the south right–of–way line of said Carmel Circle, a total arc distance of 173.92 feet to a 1/2 inch iron rod set for the end of said curve;

THENCE North 37 deg. 06 min. 28 sec. East, continuing along the common line of said Lot 8, and the south right–of–way line of said Carmel Circle, a distance of 110.51 feet to a 1/2 inch iron rod set for angle point;

THENCE North 49 deg. 43 min. 05 sec. East, continuing along the common line of said Lot 8 and the south right–of–way line of said Carmel Circle, a distance of 117.61 feet to a 1/2 inch iron rod set for the northeast corner of said Lot 8, same being the northwest corner of Lot 7, aforesaid Block A, La Jolla Pointe Addition (Cabinet F, Page 255–256), same being the most easterly northeast corner of the herein described tract;

THENCE South 43 deg. 30 min. 39 sec. East, along the common line of said Lot 8 and said Lot 7, a distance of 396.58 feet to a 1/2 inch iron rod set for the most easterly southeast corner of the herein described tract, same being the southeast corner of said Lot 8, same being the southwest corner of said Lot 7, same being in the northwesterly line of Lot 1, Block 1, IHOP No. 9448 Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet D, Page 199, aforesaid Plat Records;

THENCE South 46 deg. 29 min. 21 sec. West, along the common line of said Lot 8 and said Lot 1 (IHOP), a distance of 117.31 feet to a 1/2 inch iron rod set for angle point, same being the most westerly corner of said Lot 1 (IHOP), same being the most northerly corner of Lot 1, Block 1, Steak 'N Shake Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Page 229–230, said Plat Records;

THENCE South 44 deg. 36 min. 44 sec. West, along the common line of said Lot 8, and said Lot 1 (Steak 'N Shake), a distance of 93.27 feet to a 1/2 inch iron rod set for the most southerly corner of said Lot 8, same being the northwest corner of said Lot 1 (Steak 'N Shake), same being an angle point in the east line of aforesaid Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258–260);

THENCE North 53 deg. 10 min. 30 sec. West, along the common line of said Lot 8, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258–260), a distance of 49.31 feet to a 1/2 inch iron rod set for the southeast corner of aforesaid Lot 9;

THENCE South 70 deg. 39 min. 38 sec. West, along the common line of said Lot 9, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258–260), passing the southwest corner of said Lot 9, same being the southeast corner of aforesaid Lot 10, and continuing along the common line of said Lot 10, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258–260), a total distance of 499.76 feet to a 1/2 inch iron rod set for an angle point;

THENCE South 21 deg. 09 min. 56 sec. West, continuing along the common line of said Lot 10, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258–260), a distance of 206.62 feet to the POINT OF BEGINNING and containing 290,216 square feet or 6.662 acres of computed land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:~~
STATE OF TEXAS~~
COUNTY OF ROCKWALL~~
I the undersigned owner of the land shown on this plat, and designated herein as the **LA JOLLA POINTE ADDITION** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **LA JOLLA POINTE ADDITION** have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;~~~
1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.~~~
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.~~~
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.~~~
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.~~~
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.~~
6. All detention and drainage systems to be maintained, repaired, and replaced by property owner.
7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or~Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.
8. Non standard street signs, poles and fixtures to be maintained by Home Owner's Association.

WITNESS MY HAND, this 28 day of SEPTEMBER, 2018.

ROCKWALL INNKEEPERS I, LTD.

BY: DEEPAK GHANDI

STATE OF TEXAS:
COUNTY OF DALLAS:
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Deepak Ghandi, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28 DAY OF SEPTEMBER 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS

DAVID R. SMITH
Notary Public, State of Texas
Comm. Expires 08-24-2022
Notary ID 131697458

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
10/18/2018 03:20:49 PM
$150.00
20180000018728

COPY

OWNER: (LOTS 18 & 19)
ROCKWALL INNKEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603
CONTACT: DEEPAK GHANDI

OWNER: (LOT 20)
ROCKWAY PARTNERS, LLP
9071 E VASSAR DRIVE
DENVER, CO 80231
CONTACT: JOHN HAMMERBECK

ENGINEER:

VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972–278–2948 TELE
972–271–1383 FAX
CONTACT: JUAN J. VASQUEZ, P.E.

WITNESS MY HAND, this 2 day of October, 2018.

ROCKWAY PARTNERS, LLP

By: JOHN HAMMERBECK

STATE OF COLORADO:
COUNTY OF ARAPAHOE:
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John Hammerbeck, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2 DAY OF October, 2018.

NOTARY PUBLIC in and for the STATE OF COLORADO

ADRIANA N LUEVANO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174029797
MY COMMISSION EXPIRES JULY 17, 2021

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

Timothy R. Mankin
Registered Professional Land Surveyor, No. 6122

09/25/2018
Date

STATE OF TEXAS
TIMOTHY R. MANKIN
6122
PROFESSIONAL
LAND SURVEYOR

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman

7/31/18
Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 4 day of August, 2018.

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

WITNESS OUR HANDS, this 12th day of October, 2018.

Mayor, City of Rockwall

City Secretary

City Engineer

CITY OF ROCKWALL, TEXAS
SEAL

GENERAL NOTE
It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer, and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83–54.

FINAL PLAT
LA JOLLA POINTE ADDITION
LOTS 18–20, BLOCK A

BEING 3 LOTS ON 6.662 ACRES OF LAND IN THE
WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9
BEING A REPLAT OF LOTS 11, 9 AND ALL OF LOT 8
BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2
CABINET G, PAGE 279
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. P2018–022 MAY 2018

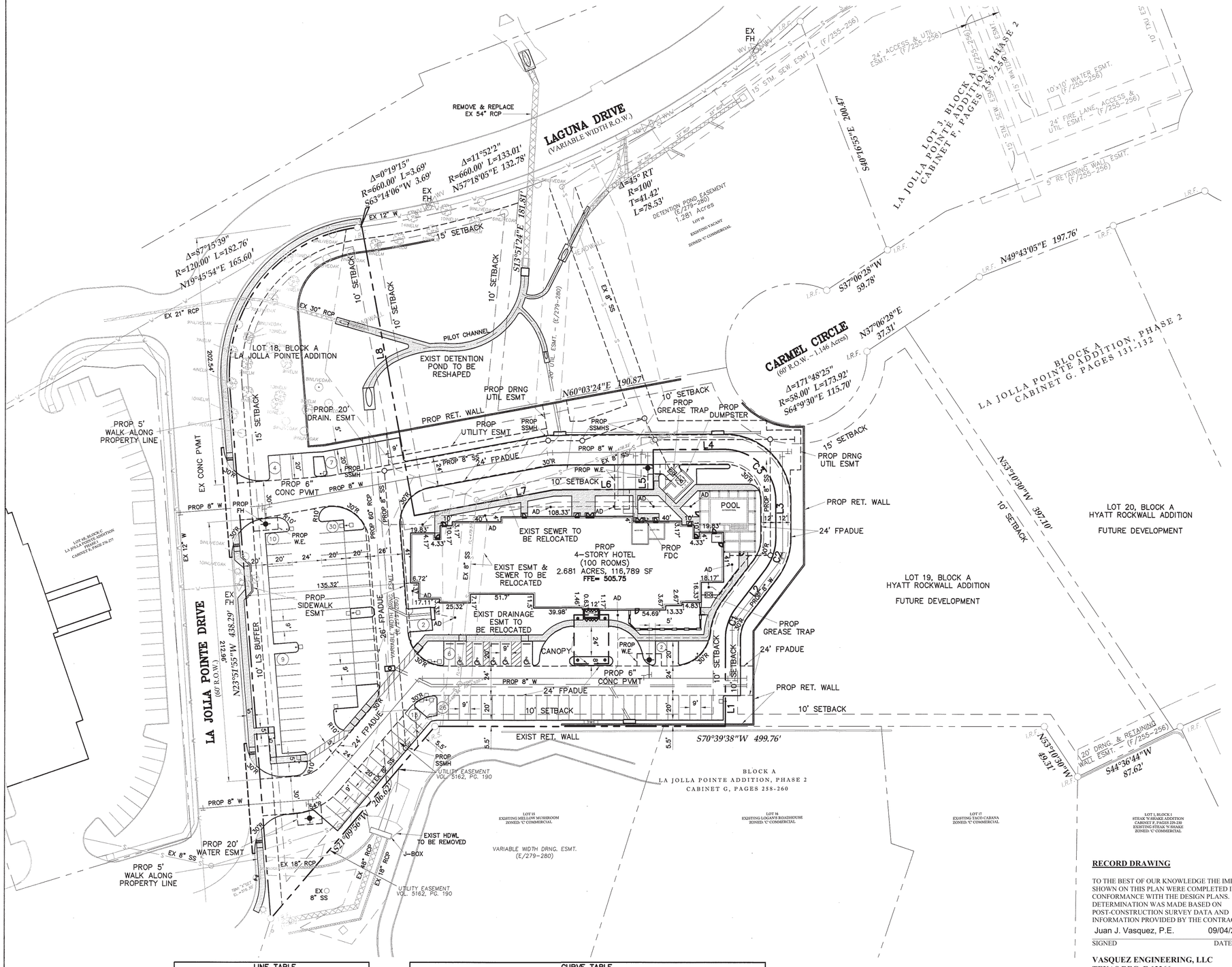
JOB NO.:	17–0919FP
DATE:	05/18/2018
REV:	
SCALE:	1" = 50'
DRAWN:	T.R.M.

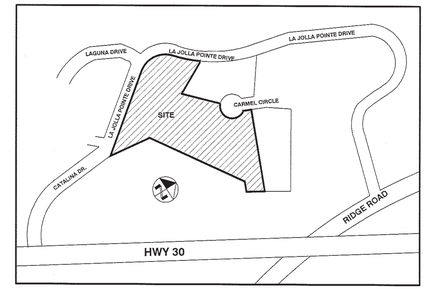
PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817–481–1806 (O)
817–481–1809 (F)
tmankin@peisersurveying.com
FIRM No. 100999–00

COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE

Texas Society of Professional Surveyors
Member Since 1977

SHEET 3 OF 3





LOCATION MAP
N.T.S.

GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND

- PROP. 6" INTEGRAL CURB
- EXISTING CURB/PAVEMENT
- PROPERTY LINE
- (9) PARKING COUNT
- PROP RETAINING WALL
- FPADUE — FIRE LANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT
- PROPOSED (FH) FIRE HYDRANT
- AREA DRAIN (AD)
- LIGHT POLE

NOTES:

1. TOPOGRAPHIC SURVEY PROVIDED BY PROPERTY SELLER.
2. SEE CIVIL SHEETS FOR CIVIL SITE DESIGN,
3. SEE LANDSCAPE PLANS FOR SITE LANDSCAPE.
4. REFERENCE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS.
5. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
6. ALL CURB RADII NOT LISTED ARE 3' FACE OF CURB.
7. MECHANICAL EQUIPMENT TO BE LOCATED ON ROOF.
8. THE OVERALL HEIGHT OF THE BUILDING NOT TO EXCEED A TOPOGRAPHIC ELEVATION OF 566-FEET (PER ORD. NO. 17-38).
9. NO TREES WITHIN 5' OF ANY UTILITY.

SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	HYATT PLACE	
Zoning District	'C' W/ SUP	
Proposed use	HOTEL	
Site Area:	2.681 Acres 116,789 S.F.	
Building Area	63,856 S.F. (TOTAL)	
Building Height:	60' - 4 STORY	
Lot Coverage:	16,862/116,789 = 14.4%	
Floor Area Ratio:	63,856/116,789 = 0.55	
Parking Required:	1 SPC/ROOM (100 ROOMS)	= 100 SPACES
	1 SPC/100 SF MTG ROOM (50%)	
	1792/100 (50%)	= 9 SPACES
	Total	= 109 SPACES
Parking Provided:	Regular	= 104 SPACES
	Handicap	= 5 SPACES
	Total	= 109 SPACES
Impervious Area:	76,683 / 116,789 SF = 65.7%	
Pervious Area:	40,106 / 116,789 SF = 34.3%	

BLDG AREA TABLE:	
1st FLOOR -	16,862 SF
2ND FLOOR -	16,390 SF
3RD FLOOR -	15,302 SF
4TH FLOOR -	15,302 SF
TOTAL	63,856 SF

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N19°20'22"W	71.61'
L2	N17°57'44"E	39.61'
L3	N19°34'27"W	30.65'
L4	S70°25'33"W	58.34'
L5	S19°34'27"E	32.50'
L6	S70°25'33"W	82.04'
L7	S60°13'11"W	115.87'
L8	N29°46'49"W	240.17'

CURVE TABLE						
NO.	RADIUS	LENGTH	DELTA	TANGENT	CH. BEARING	CH. LENGTH
C1	42.00'	27.34'	37°18'06"	14.18'	N0°41'19"W	26.86'
C2	42.00'	27.52'	37°32'10"	14.27'	N0°48'21"W	27.03'
C3	42.00'	65.97'	90°00'00"	42.00'	S64°34'27"E	59.40'

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE THE IMPROVEMENTS SHOWN ON THIS PLAN WERE COMPLETED IN GENERAL CONFORMANCE WITH THE DESIGN PLANS. THIS DETERMINATION WAS MADE BASED ON POST-CONSTRUCTION SURVEY DATA AND INFORMATION PROVIDED BY THE CONTRACTOR

Juan J. Vasquez, P.E. 09/04/2020
SIGNED DATE

VASQUEZ ENGINEERING, LLC
TEXAS REG. F-12266

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 85852, ON 10/11/2018

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
TELE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER/DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TEXAS 75603
TELE: 214-455-5254
CONTACT: DEEPAK GANDHI

SITE PLAN
LA JOLLA POINTE ADDITION
LOT 18, BLOCK A
2.681 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 11,2018
CASE #SP2017-033

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

STATE OF TEXAS — JUAN J. VASQUEZ — 85852 — LICENSED PROFESSIONAL ENGINEER

DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

SITE PLAN
LOT 18, BLOCK A
LA JOLLA POINTE ADDITION
ROCKWALL, TEXAS

Scale: 1" = 40'
Designed by: JJV
Drawn by: JJV
Checked by: JJV
636-01\dwg\SP1-SITE PLAN.dwg
Date: 10/11/2018

SHEET
SP1

SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	HYATT PLACE	
Zoning District	'C' W/ SUP	
Proposed use	HOTEL	
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Building Area	63,856 S.F. (TOTAL)	
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Floor Area Ratio:	63,856/116,789 = 0.55	
Parking Required:	1 SPC/ROOM (100 ROOMS)	= 100 SPACES
	1 SPC/100 SF MTG ROOM (50%)	
	1792/100 (50%)	= 9 SPACES
	Total	= 109 SPACES
Parking Provided:	Regular	= 104 SPACES
	Handicap	= 5 SPACES
	Total	= 109 SPACES
Impervious Area:	76,683 / 116,789 SF = 65.7%	
Pervious Area:	40,106 / 116,789 SF = 34.3%	

TREE PROTECTION FENCING TO REMAIN THROUGHOUT CONSTRUCTION. REF. L1.2 FOR DETAILS. TYP.

TREE PRESERVATION LEGEND

- TREE TO BE REMOVED
- TREE TO REMAIN
- TREE PRESERVATION FENCING

GRAPHIC SCALE

0 30 60 FEET

Scale 1"=30' - 0"

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
TELE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER/DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TEXAS 75603
TELE: 214-455-5254
CONTACT: DEEPAK GANDHI

TREE PRESERVATION PLAN
HYATT ROCKWALL ADDITION
LOT 1, BLOCK A
2.681 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
NOVEMBER 7, 2017
CASE #SP2017-033

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

10/31/2018

DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

TREE PRESERVATION PLAN
LOT 1, BLOCK A
HYATT ROCKWALL ADDITION
ROCKWALL, TEXAS

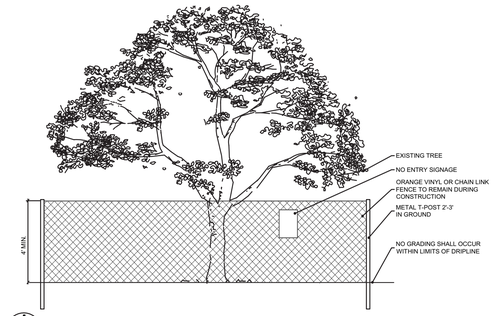
Scale: 1" = 30'
Designed by: AWR
Drawn by: AWR
Checked by: AWR
631-01\dwg\SP1-SITE PLAN.dwg
Date: 11.7.2017

SHEET
L1.1

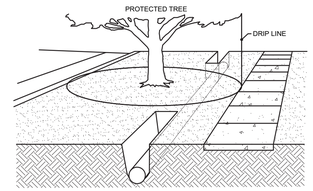
EXISTING TREE				
NO.	CALIPER	TREE SPECIES	REMAIN/REMOVE	NOTES
1	8	LIVE OAK	TO BE REMOVED	MITIGATION 1:1
2	6	LIVE OAK	REMAIN	
3	9	LIVE OAK	REMAIN	
4	8	ELM	REMAIN	
5	10	ELM	REMAIN	
6	12	ELM	REMAIN	
7	14	ELM	REMAIN	
8	7	ELM	REMAIN	
9	8	ELM	TO BE REMOVED	
10	7	LIVE OAK	TO BE REMOVED	
11	8	LIVE OAK	REMAIN	
12	8	LIVE OAK	TO BE REMOVED	
13	10	ELM	REMAIN	
14	9	ELM	REMAIN	
15	9	ELM	REMAIN	
16	7	LIVE OAK	REMAIN	
17	9	LIVE OAK	REMAIN	
18	8	LIVE OAK	REMAIN	
19	12	ELM	REMAIN	
20	7	ELM	REMAIN	
21	7	ELM	REMAIN	
22	8	ELM	REMAIN	
23	9	ELM	REMAIN	
24	4	ELM	REMAIN	
25	8	ELM	REMAIN	
26	10	ELM	REMAIN	
27	6	LIVE OAK	REMAIN	
28	10	ELM	TO BE REMOVED	MITIGATION 1:1
29	10	ELM	TO BE REMOVED	MITIGATION 1:1
30	8	LIVE OAK	TO BE REMOVED	MITIGATION 1:1
31	5	LIVE OAK	TO BE REMOVED	MITIGATION 1:1
32	5	ELM	TO BE REMOVED	MITIGATION 1:1
33	6	LIVE OAK	TO BE REMOVED	MITIGATION 1:1
34	9	LIVE OAK	TO BE REMOVED	MITIGATION 1:1
35	7	LIVE OAK	TO BE REMOVED	MITIGATION 1:1
36	8	LIVE OAK	TO BE REMOVED	MITIGATION 1:1
37	5	LIVE OAK	TO BE REMOVED	MITIGATION 1:1
38	8	LIVE OAK	TO BE REMOVED	MITIGATION 1:1
39	8	LIVE OAK	REMAIN	
40	10	LIVE OAK	REMAIN	
41	8	LIVE OAK	TO BE REMOVED	MITIGATION 1:1
42	11	LIVE OAK	TO BE REMOVED	MITIGATION 1:1
43	8	LIVE OAK	TO BE REMOVED	MITIGATION 1:1
44	9	TREE UNKNOWN	TO BE REMOVED	MITIGATION 1:1
45	8	ELM	TO BE REMOVED	MITIGATION 1:1
46	5	ELM	TO BE REMOVED	MITIGATION 1:1
47	28	ELM	TO BE REMOVED	MITIGATION 1:1
48	30	LIVE OAK	TO BE REMOVED	MITIGATION 2:1
49	11	ELM	TO BE REMOVED	MITIGATION 1:1
50	11	ELM	TO BE REMOVED	MITIGATION 1:1
51	11	HACKBERRY	TO BE REMOVED	MITIGATION AT 50%
52	5	ELM	TO BE REMOVED	MITIGATION 1:1
53	6	ELM	TO BE REMOVED	MITIGATION 1:1
54	12	HACKBERRY	TO BE REMOVED	MITIGATION AT 50%
55	8	ELM	TO BE REMOVED	MITIGATION 1:1
56	9	ELM	TO BE REMOVED	MITIGATION 1:1
57	14	ELM	TO BE REMOVED	MITIGATION 1:1
58	13	ELM	TO BE REMOVED	MITIGATION 1:1
59	6	ELM	TO BE REMOVED	MITIGATION 1:1
60	8	ELM	TO BE REMOVED	MITIGATION 1:1
61	7	ELM	TO BE REMOVED	MITIGATION 1:1
62	7	ELM	TO BE REMOVED	MITIGATION 1:1
63	6	ELM	TO BE REMOVED	MITIGATION 1:1
64	9	ELM	TO BE REMOVED	MITIGATION 1:1
65	7	ELM	TO BE REMOVED	MITIGATION 1:1
66	13	ELM	TO BE REMOVED	MITIGATION 1:1
67	24	ELM	TO BE REMOVED	MITIGATION 1:1
68	10	ELM	TO BE REMOVED	MITIGATION 1:1
69	8	ELM	TO BE REMOVED	MITIGATION 1:1
70	11	ELM	TO BE REMOVED	MITIGATION 1:1
71	7	ELM	TO BE REMOVED	MITIGATION 1:1
72	15	PECAN	TO BE REMOVED	MITIGATION 1:1
73	6	ELM	TO BE REMOVED	MITIGATION 1:1
74	6	ELM	TO BE REMOVED	MITIGATION 1:1
75	16	LIVE OAK	TO BE REMOVED	MITIGATION 1:1
76	17	LIVE OAK	TO BE REMOVED	MITIGATION 1:1
77	14	PECAN	TO BE REMOVED	MITIGATION 1:1
78	30	PECAN	TO BE REMOVED	MITIGATION 2:1
79	13	OAK	TO BE REMOVED	MITIGATION 1:1
80	12	OAK	TO BE REMOVED	MITIGATION 1:1
81	6	ELM	TO BE REMOVED	MITIGATION 1:1
82	14	OAK	TO BE REMOVED	MITIGATION 1:1
83	14	OAK	TO BE REMOVED	MITIGATION 1:1
84	14	OAK	TO BE REMOVED	MITIGATION 1:1
85	12	OAK	TO BE REMOVED	MITIGATION 1:1
86	7	OAK	TO BE REMOVED	MITIGATION 1:1
87	14	ELM	TO BE REMOVED	MITIGATION 1:1
88	10	OAK	TO BE REMOVED	MITIGATION 1:1
89	10	OAK	TO BE REMOVED	MITIGATION 1:1
90	7	ELM	TO BE REMOVED	MITIGATION 1:1
91	6	ELM	TO BE REMOVED	MITIGATION 1:1
92	15	ELM	TO BE REMOVED	MITIGATION 1:1
93	14	ELM	TO BE REMOVED	MITIGATION 1:1
94	10	ELM	TO BE REMOVED	MITIGATION 1:1
95	13	ELM	TO BE REMOVED	MITIGATION 1:1
96	14	ELM	TO BE REMOVED	MITIGATION 1:1
97	11	ELM	TO BE REMOVED	MITIGATION 1:1
98	24	ELM	TO BE REMOVED	MITIGATION 1:1
99	12	ELM	TO BE REMOVED	MITIGATION 1:1
100	32	ELM	TO BE REMOVED	MITIGATION 2:1
101	28	ELM	TO BE REMOVED	MITIGATION 1:1
102	34	ELM	TO BE REMOVED	MITIGATION 2:1
103	15	ELM	TO BE REMOVED	MITIGATION 1:1
104	18	CEDAR	TO BE REMOVED	MITIGATION AT 50%
105	15	ELM	TO BE REMOVED	MITIGATION 1:1
106	15	ELM	TO BE REMOVED	MITIGATION 1:1
107	27	ELM	TO BE REMOVED	MITIGATION 1:1
108	18	ELM	TO BE REMOVED	MITIGATION 1:1
109	15	ELM	TO BE REMOVED	MITIGATION 1:1
110	10	ELM	TO BE REMOVED	MITIGATION 1:1
111	18	ELM	TO BE REMOVED	MITIGATION 1:1
112	9	ELM	TO BE REMOVED	MITIGATION 1:1
113	9	ELM	TO BE REMOVED	MITIGATION 1:1
114	5	ELM	TO BE REMOVED	MITIGATION 1:1
115	12	ELM	TO BE REMOVED	MITIGATION 1:1
116	20	OAK	TO BE REMOVED	MITIGATION 1:1
117	36	OAK	TO BE REMOVED	MITIGATION 2:1
118	28	PECAN	TO BE REMOVED	MITIGATION 1:1
119	14	ELM	TO BE REMOVED	MITIGATION 1:1
120	11	ELM	TO BE REMOVED	MITIGATION 1:1
121	6	ELM	TO BE REMOVED	MITIGATION 1:1
122	6	ELM	TO BE REMOVED	MITIGATION 1:1
123	11	CEDAR	TO BE REMOVED	MITIGATION AT 50%
124	14	ELM	TO BE REMOVED	MITIGATION 1:1
125	7	ELM	TO BE REMOVED	MITIGATION 1:1
126	16	ELM	TO BE REMOVED	MITIGATION 1:1
127	7	ELM	TO BE REMOVED	MITIGATION 1:1
128	11	ELM	TO BE REMOVED	MITIGATION 1:1
129	6	ELM	TO BE REMOVED	MITIGATION 1:1
130	12	OAK	TO BE REMOVED	MITIGATION 1:1
131	36	OAK	TO BE REMOVED	MITIGATION 2:1
132	11	ELM	TO BE REMOVED	MITIGATION 1:1
133	28	OAK	TO BE REMOVED	MITIGATION 1:1
134	7	ELM	TO BE REMOVED	MITIGATION 1:1
135	7	ELM	TO BE REMOVED	MITIGATION 1:1
136	9	ELM	TO BE REMOVED	MITIGATION 1:1

TOTAL ON SITE	1596
TOTAL TO REMAIN	238
TOTAL TO BE REMOVED	1358
CALIPER INCHES TO BE MITIGATED LESS SITE PLANTINGS	1,465
TOTAL CALIPER TO BE PAID INTO TREE FUND (1465*.2)*125	$36,625
REMAINDER OF MITIGATION TO BE COORDINATED WITH PARKS DEPARTMENT FOR A TREE DELIVERY METHOD	

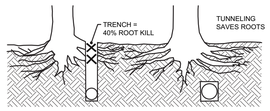
**no credits were given since no trees larger than 24" were kept



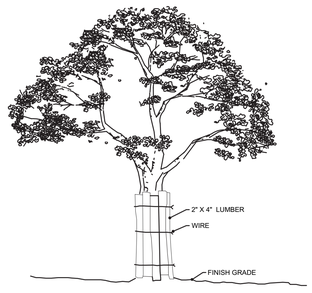
1 TREE PROTECTION FENCING
N.T.S.



BORING:
BORING OF UTILITIES UNDER PROTECTED TREES SHALL BE REQUIRED IN CIRCUMSTANCES WHERE IT IS NOT POSSIBLE TO TRENCH AROUND THE CRITICAL ROOT ZONE OF THE PROTECTED TREE. WHERE REQUIRED, THE LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AT A MINIMUM AND SHALL BE A MINIMUM DEPTH OF FORTY EIGHT (48") INCHES.



2 BORING AND TUNNELING
N.T.S.



WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE TREE MAY BE IN DANGER OF BEING DAMAGED BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE WITH 2" X 4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE BARK OF THE TREE. THE INTENT IS TO PROTECT THE TRUNK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

3 BARK PROTECTION
N.T.S.

TREE PRESERVATION NOTES

CONSTRUCTION METHODS:

BORING: BORING OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED. WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (48) INCHES.

TRENCHING: ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE PLACEMENT OF UNDERGROUND UTILITY LINES SUCH AS ELECTRIC, PHONE, GAS, ETC., IS ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. TRENCHING FOR IRRIGATION SYSTEMS SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY LINE. THIS LINE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTURBANCE.

TREES TO BE REMOVED: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE.

TREES TO REMAIN: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

EXISTING TREES NOTED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE OF TREE.

UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE:
THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE.

MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION, OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION, SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OR ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION, EQUIPMENT, TRAFFIC, OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.

GRADE CHANGES: A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.

PROCEDURES REQUIRED PRIOR TO CONSTRUCTION:
PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

BARK PROTECTION: IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2"X4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE INTENT IS TO PROTECT THE BARK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
TELE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER/DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TEXAS 75603
TELE: 214-455-5254
CONTACT: DEEPAK GANDHI

TREE PRESERVATION NOTES
HYATT ROCKWALL ADDITION
LOT 1, BLOCK A
2.681 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
NOVEMBER 7, 2017
CASE #SP2017-033

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

10/31/2018

DEVELOPER:
ROCKWALL INN KEEPERS I, LTD
6176 FM 2011
LONGVIEW, TX 75603

TREE PRESERVATION NOTES

LOT 1, BLOCK A
HYATT ROCKWALL ADDITION
ROCKWALL, TEXAS

Scale: 1" = 30'
Designed by: AWR
Drawn by: AWR
Checked by: AWR
631-01\dwg\SP1-SITE PLAN.dwg
Date: 11.7.2017

SHEET
L1.2

SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	HYATT PLACE	
Zoning District	'C' W/ SUP	
Proposed use	HOTEL	
Site Area:	2.681 Acres 116,789 S.F.	
Building Area	63,856 S.F. (TOTAL)	
Building Height:	60' - 4 STORY	
Lot Coverage:	16,862/116,789 = 14.4%	
Floor Area Ratio:	63,856/116,789 = 0.55	
Parking Required:	1 SPC/ROOM (100 ROOMS)	= 100 SPACES
	1 SPC/100 SF MTG ROOM (50%)	
	1792/100 (50%)	= 9 SPACES
	Total	= 109 SPACES
Parking Provided:	Regular	= 104 SPACES
	Handicap	= 5 SPACES
	Total	= 109 SPACES
Impervious Area:	76,683 / 116,789 SF = 65.7%	
Pervious Area:	40,106 / 116,789 SF = 34.3%	

NOTES:
1. TOPOGRAPHIC SURVEY PROVIDED BY PROPERTY SELLER.
2. SEE CIVIL SHEETS FOR CIVIL SITE DESIGN.
3. SEE LANDSCAPE PLANS FOR SITE LANDSCAPE.
4. REFERENCE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS.
5. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
6. ALL CURB RADII NOT LISTED ARE 3' FACE OF CURB.
7. MECHANICAL EQUIPMENT TO BE LOCATED ON ROOF.

HYDROMULCH:

ALL AREAS MARKED AS HYDROMULCH SHALL BE ESTABLISHED PER ENGINEERING STANDARDS OR PROVIDE AN EROSION CONTROL METHOD AND ESCROW.

PLANT SCHEDULE

LABEL	COMMON NAME
	SHADE TREES
CE	Cedar Elm
LE	Lacebark Elm
SO	Shumard Oak
	SHRUBS
AS	Autumn Sage
BAR	Crimson Pygmy Barberry
DBH	Dwarf Burford Holly
DHG	Dwarf Hamlin Grass
IH	Indian Hawthorne 'Eleanor Taber'
LM	Lindheimer Muhly Grass
TS	Texas Sage 'Green Cloud'
SY	Softleaf Yucca
	GROUNDCOVER/VINES/GRASS
BBL	Big Blue Liriope
BF	Blue Fescue
TL	Texas Lantana
	Bermuda Solid Sod
	Bermuda Hydromulch
	Decomposed Granite
	2-4" River Rock

GRAPHIC SCALE
0 30 60 FEET
Scale 1"=30' - 0"

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LANDSCAPE PLAN
HYATT ROCKWALL ADDITION
LOT 1, BLOCK A
2.681 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
NOVEMBER 7, 2017
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10/31/2018

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LANDSCAPE PLAN
LOT 1, BLOCK A
HYATT ROCKWALL ADDITION
ROCKWALL, TEXAS

Scale: 1" = 30'
Designed by: AWR
Drawn by: AWR
Checked by: AWR
631-01\dwg\SP1-SITE PLAN.dwg
Date: 11.7.2017

SHEET
L1.3

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

SITE LANDSCAPE REQUIREMENTS

1. A minimum of 15% of the site shall be landscaped.

2. No more than 50% of the total requirement shall be located in the front of and along side buildings with street frontage.

Site: 116,789 s.f.

REQUIRED	PROVIDED
17,518 s.f. (15%)	40,106 s.f. (34.3%)

STREET LANDSCAPING

1. A 10' wide landscape buffer shall be provided along the perimeter of the property abutting ROW.

2. One tree shall be provided for every 50 l.f. of frontage.

La Jolla Pointe Drive and Laguna Drive - 758 l.f.

REQUIRED	PROVIDED
10 landscape buffer	10' landscape buffer
15 trees, 3" cal.	13 existing trees, 3"+; 3 proposed trees, 3" cal.

PARKING LOT LANDSCAPE

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.

2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars. No parking space shall be located more than 80' from the trunk of a large canopy tree

Parking spaces: 109

REQUIRED	PROVIDED
36" screen	36" screen
11 canopy trees, 4" cal.	14 canopy trees, 4" cal.

MITIGATION

REQUIRED	PROVIDED
1457 caliper inches	owner to pay 125$ per caliper inch for 20% of the trees. ($36,425). The remainder to be coordinated with the parks department for a tree delivery method.

GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4') OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGORIOUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.

SOLID SOD:
SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+ 1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.D OF TITLE 7, PART XXIX, HORTICULTURE COMMISSION CHAPTER 1.

HYDROMULCH:

SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEEDED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMAS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

HYDROMULCH:

ALL AREAS MARKED AS HYDROMULCH SHALL BE ESTABLISHED PER ENGINEERING STANDARDS OR PROVIDE AN EROSION CONTROL METHOD AND ESCROW.

LANDSCAPE NOTES

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4.1 OZ WOVEN, WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT 'WEED BARRIER' OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH, PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:
IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:
VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

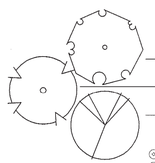
MISCELLANEOUS MATERIALS:

STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

IRRIGATION:

IRRIGATION WILL MEET REQUIREMENTS OF UDC.

TREES:
TREES SHALL BE AT LEAST 5' FROM WATER, SEWER AND STORM LINES.



PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
3	CE	Cedar Elm	*Ulmus crassifolia*	3" cal.	12' ht., 4' spread, matching
5	LE	Lacebark Elm	*Ulmus parvifolia 'Sempervirens'*	4" cal.	14' ht., 4' spread
9	SO	Shumard Oak	*Quercus shumardii*	4" cal.	14' ht., 5' spread
		SHRUBS			
60	AS	Autumn Sage	*Salvia greggii*	3 gal.	full, 24" o.c.
33	BAR	Crimson Pygmy Barberry	*Berberis thunbergii 'Crimson Pygmy'*	5 gal.	full, 20" sprd, 24" o.c.
30	DBH	Dwarf Burford Holly	*Ilex cornuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
37	DHG	Dwarf Hamlin Grass	*Pennisetum alopecuroides 'Hameln'*	5 gal.	full, 18" sprd, 20" ht., 24" o.c.
55	IH	Indian Hawthorne 'Eleanor Taber'	*Raphiolepsis indica 'Eleanor Taber'*	5 gal.	full, 24" spread, 36" o.c.
33	LM	Lindheimer Muhly Grass	*Muhlenbergia lindheimeri*	5 gal.	full, 24" spread, 36" o.c.
68	TS	Texas Sage 'Green Cloud'	*Leucophyllum frutescens 'Green Cloud'*	5 gal.	full, 24" sprd, 36" o.c.
25	SY	Softleaf Yucca	*Yucca recurvifolia*	5 gal.	full, 30" o.c.
		GROUNDCOVER/VINES/GRASS			
125	BBL	Big Blue Liriope	*Liriope muscari 'Big Blue'*	1 gal.	full, 18" o.c.
100	BF	Blue Fescue	*Festuca glauca*	1 gal.	full, 12" o.c.
25	TL	Texas Lantana	*Lantana horrida*	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	*Cynodon dactylon*		
		Bermuda Hydromulch	*Cynodon dactylon*		
		Decomposed Granite			
		2-4" River Rock			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

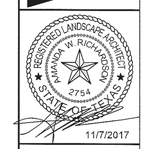
AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
TELE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER/DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TEXAS 75603
TELE: 214-455-5254
CONTACT: DEEPAK GANDHI

LANDSCAPE NOTES
HYATT ROCKWALL ADDITION
LOT 1, BLOCK A
2.681 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
NOVEMBER 7, 2017
CASE #SP2017-033

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266



11/7/2017

DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

LANDSCAPE NOTES
LOT 1, BLOCK A
HYATT ROCKWALL ADDITION
ROCKWALL, TEXAS

Scale: 1" = 30'
Designed by: AWR
Drawn by: AWR
Checked by: AWR
63-1-01dwg\SP1-SITE PLAN.dwg
Date: 11.7.2017

SHEET
L1.4

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

A. REFER TO LANDSCAPE PLANS, NOTES, AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.

B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

D. FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK, COMPLETE IN PLACE AS SHOWN AND SPECIFIED. WORK SHOULD INCLUDE:

E. PLANTING OF TREES, SHRUBS AND GRASSES

A. SEEDING

B. BED PREPARATION AND FERTILIZATION

C. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE

D. WORK GUARANTEE

1.4 REFERENCES

A. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) Z60.1 - NURSERY STOCK

B. TEXAS STATE DEPARTMENT OF AGRICULTURE

C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNERS REPRESENTATIVE BEFORE USE.

B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.

C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.

B. ALL PACKAGED MATERIALS SHALL BE SEALED IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. ALL MATERIALS SHALL BE PROTECTED FROM DETERIORATION IN TRANSIT AND WHILE STORED ON SITE.

C. DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO INSTALLATION. PLANT MATERIALS SHOULD BE INSTALLED ON THE SAME DAY AS DELIVERED. IF PLANTING CANNOT BE INSTALLED ON THE SAME DAY, PROVIDE ADDITIONAL PROTECTION TO MAINTAIN PLANTS IN A HEALTHY, VIGOROUS CONDITION.

D. STORE PLANT MATERIALS IN SHADE, PROTECT FROM FREEZING AND DRYING.

E. KEEP PLANT MATERIALS MOIST AND PROTECT FROM DAMAGE TO ROOT BALLS, TRUNKS AND BRANCHES.

F. PROTECT ROOT BALLS BY HEELING WITH SAWDUST OR OTHER MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.

G. NOTIFY OWNER'S REPRESENTATIVE OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE.

H. FOR BALLED AND BURLAPPED PLANTS - DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE, AND FUTURE DEVELOPMENT.

I. CONTAINER GROWN PLANTS - DELIVER PLANTS IN CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.

J. STORAGE OF ALL MATERIALS AND EQUIPMENT WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. OWNER WILL NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.

B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 WARRANTIES PERIOD, PLANT GUARANTEE, REPLACEMENTS

A. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

B. FURNISH WRITTEN WARRANTY THAT PLANT MATERIALS WILL BE IN A HEALTHY, VIGOROUS GROWING CONDITION FOR ONE YEAR (TWELVE MONTHS) AFTER FINAL ACCEPTANCE. DAMAGE DUE TO ACTS OF GOD, VANDALISM, OR NEGLIGENCE BY OWNER IS EXCLUDED.

C. REPLACE DEAD, UNHEALTHY, AND UNSIGHTLY PLANT MATERIAL WITHIN WARRANTY PERIOD UPON NOTIFICATION BY OWNER OR OWNER'S REPRESENTATIVE. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED.

D. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.

E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

A. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS

B. REMOVE GUYING AND STAKING MATERIALS.

1.9 MAINTENANCE

A. MAINTAIN PLANT LIFE AND PLANTING BEDS IMMEDIATELY AFTER PLACEMENT AND FOR MINIMUM 30 DAYS AFTER FINAL ACCEPTANCE.

B. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER.

C. REPLACE DEAD OR DYING PLANTS WITH PLANTS OF SAME SIZE AND SPECIES AS SPECIFIED.

D. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

E. REMOVE CUPRINGS AND DEBRIS FROM SITE PROMPTLY.

F. COORDINATE WITH OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

G. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

H. RESET SETTLED PLANTS

I. REAPPLY MULCH TO BARE AND THIN AREAS.

J. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

K. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.

b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHED ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

1.10 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.

C. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

D. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. ALL PLANTS SHALL BE CERTIFIED IN ACCORDANCE THE AMERICAN STANDARD FOR NURSERY STOCK.

B. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.

C. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED, USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

D. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.

E. PLANT SCHEDULE ON DRAWING IS FOR CONTRACTOR'S INFORMATION ONLY AND NO GUARANTEE IS EXPRESSED OR IMPLIED THAT QUANTITIES THEREIN ARE CORRECT. THE CONTRACTOR SHALL ENUMERATE ALL PLANT MATERIALS SHOWN ON THE DRAWINGS ARE INCLUDED IN HIS OR HER BID.

F. SHALL BE FREE OF DISEASE, INSECT INFESTATION, DEFECTS INCLUDING WEAK OR BROKEN LIMBS, CROTCHES, AND DAMAGED TRUNKS, ROOTS OR LEAVES, SUN SCALD, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS, OBJECTIONABLE DISFIGUREMENT, INSECT EGGS AND LARVAE.

G. ALL PLANTS SHALL EXHIBIT NORMAL GROWTH HABITS, VIGOROUS, HEALTHY, FULL, WELL BRANCHES, WELL ROOTED, PROPORTIONATE AND SYMMETRICAL.

H. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

I. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTORS OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNERS REPRESENTATIVE SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.

J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING

K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR/INSECT DAMAGE WILL BE REJECTED.

M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER

N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 ACCESSORIES/MISCELLANEOUS MATERIALS

A. MULCH - DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED BY LIVING EARTH TECHNOLOGIES OR APPROVED SUBSTITUTE. MULCH SHOULD BE FREE OF STICKS, STONES, CLAY, GROWTH AND GERMINATION INHIBITING INGREDIENTS.

B. FERTILIZER - COMMERCIAL FERTILIZER CONTAINING 10-20-10 OR SIMILAR ANALYSIS.

C. SOIL PREPARATION - SHALL BE FERTILE, LOAMY SOIL. ORGANIC MATTER SHALL ENCOMPASS BETWEEN 3% AND 10% OF THE TOTAL DRY WEIGHT. SOIL SHALL BE FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 1", NOXIOUS WEEDS, STICKS, BRUSH, LITTER AND OTHER SUBSTANCES. IT SHOULD BE SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHOULD BE BETWEEN 4 AND 7.

APPROXIMATE PARTICLE DISTRIBUTION FOR TOPSOIL

CLAY	BETWEEN 15% AND 25%
SILT	BETWEEN 15% AND 25%
SAND	LESS THAN 50%
GRAVEL	LESS THAN 10%

D. EXISTING TOPSOIL - MAY BE USED IF IT MEETS THE REQUIREMENTS FOR THE IMPORTED TOPSOIL OR IF APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. TOPSOIL SHALL NOT BE STRIPPED, TRANSPORTED OR GRADED IF MOISTURE CONTENT EXCEEDS FIELD CAPACITY. TOPSOIL STOCKPILES SHALL BE PROTECTED FROM EROSION OR CONTAMINATION.

E. ALL NEW TURF AREAS LOCATED ON THE FRONT, SIDES, REAR, AND INSIDE THE FIRE LANE SHALL BE SODDED AND SHALL BE AMENDED WITH QUALITY TOPSOIL AT A MINIMUM DEPTH OF FOUR INCHES.

F. STEEL EDGING - SHALL BE 3/16" X 4" X 16' DARK GREEN LANDSCAPE EDGING.

G. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.

H. FILTER FABRIC - MIRAFI 140S BY MIRAFI INC. OR APPROVED SUBSTITUTE.

I. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

J. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER.

K. RIVER ROCK - LOCALLY ARIZONA RIVER ROCK BETWEEN 2"-4" IN DIAMETER.

L. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

A. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.

B. SOIL TESTING:

A. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.

B. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.

C. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.

C. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT

D. IF WEEDS ARE GROWING IN PLANTING AREAS, APPLY HERBICIDE RECOMMENDED BY MANUFACTURER AND APPLIED BY AN APPROVED LICENSED APPLICATOR. ALLOW WEEDS TO DIE, AND THEN GRUB OUT ROOTS TO A MINIMUM OF 12 INCH DEPTH.

E. PREPARE NEW PLANTING BEDS BY TILLING EXISTING SOIL TO A DEPTH OF SIX INCHES PRIOR TO PLACING COMPOST AND FERTILIZER, ADD SIX INCHES OF COMPOSE AND TILL INTO A DEPTH OF SIX INCHES OF THE TOPSOIL.

F. POSITION TREES AND SHRUBS AS DESIGNED ON PLAN. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO PROCEEDING.

G. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 2 INCH LAYER OF MULCH (SETTLED THICKNESS).

3.2 EXCAVATING

A. EXCAVATE PITS FOR PLANTING. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT THE HANDLING OF THE ROOT BALL WITHOUT DAMAGE TO THE ROOTS. TREES SHALL BE PLANTED AT A DEPTH THAT WHEN SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO THE SOIL SURFACE IN ORIGINAL PLACE OF GROWTH.

B. TREE PITS PERCOLATION TEST: FILL PIT WITH WATER AND ALLOW TO STAND FOR 24 HOURS. IF PIT DOES NOT DRAIN, THE TREE NEEDS TO BE MOVED TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED.

C. SHRUB AND TREE PITS SHALL BE NO LESS THAN 24" WIDER THAN THE ROOT BALL AND 6" DEEPER THAN ITS VERTICAL DIMENSION. HOLES SHOULD BE ROUGH, NOT SMOOTH OR GLAZED.

3.3 PLANTING

A. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS

B. REMOVE CONTAINERS WITHOUT DAMAGE TO ROOTS.

C. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.

D. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.

E. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE, ORIENT PLANTS FOR BEST APPEARANCE.

F. SET PLANTS WITH TOP OF ROOT BALLS FLUSH WITH ADJACENT GRADE AFTER COMPACTION. ADJUST PLANT HEIGHT IF SETTLEMENT OCCURS AFTER BACKFILLING.

G. BACKFILL HOLES IMMEDIATELY AFTER PLANT IS PLACED USING BACKFILL MIX. BACKFILL TO ONE HALF DEPTH, FILL HOLE WITH WATER AND LIGHTLY TAMP SOIL TO REMOVE VOIDS AND AIR POCKETS.

H. TRIM PLANTS TO REMOVE DEAD AND INJURED BRANCHES ONLY. BRACE PLANTS OVER 65 GALLONS IN SIZE.

I. MULCH TO THE TOP OF THE ROOT BALL. DO NOT PLANT GRASS ALL THE WAY TO TRUNK OF THE TREE. MULCH WITH AT LEAST 2" OF SPECIFIED MULCH.

J. DO NOT WRAP TREES.

K. DO NOT OVER PRUNE.

L. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN BLOCKS SHOULD BE FILLED WITH TOPSOIL AND THEN WATERED THOROUGHLY.

3.4 STEEL EDGING

A. STEEL EDGING SHALL BE INSTALLED AND ALIGNED AS INDICATED ON PLANS. OWNERS REPRESENTATIVE TO APPROVE THE STAKED OR PAINTED LOCATION OF STEEL EDGE PRIOR TO INSTALLATION

B. ALL STEEL EDGING SHALL BE FREE OF BENDS OR KINKS.

C. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.

D. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE EDGING, NOT THE GRASS SIDE.

E. STEEL EDGING SHALL NOT BE INSTALLED ALONG SIDEWALKS OR CURBS.

F. EDGING SHOULD BE CUT AT A 45 DEGREE ANGLE WHERE IT MEETS SIDEWALKS OR CURBS.

3.5 CLEANUP

A. REMOVE CONTAINERS, TRASH, RUBBISH AND EXCESS SOILS FROM SITE AS WORK PROGRESSES.

B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.

C. PREMISES SHALL BE KEPT NEAT AT ALL TIMES AND ORGANIZED.

D. ALL PAVED AREAS SHOULD BE CLEANED AT THE END OF EACH WORK DAY.

3.6 ACCEPTANCE

A. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

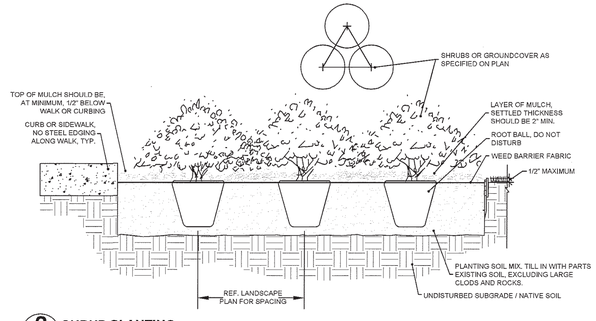
B. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

C. WHENIF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNERS SATISFACTION WITHIN 24 HOURS.

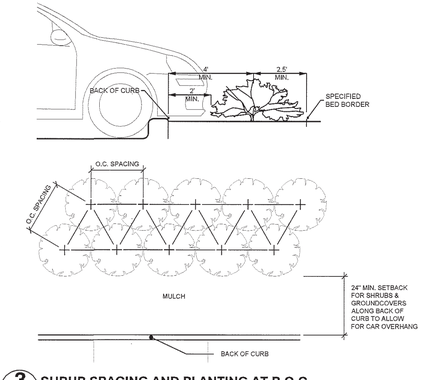
D. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION

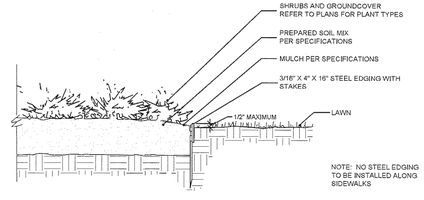
1 TREE PLANTING
N.T.S.



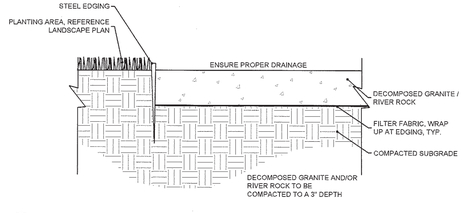
2 SHRUB PLANTING
N.T.S.



3 SHRUB SPACING AND PLANTING AT B.O.C.
N.T.S.



4 STEEL EDGING DETAIL
N.T.S.



5 DECOMPOSED GRANITE / RIVER ROCK
N.T.S.

LANDSCAPE SPECIFICATIONS AND DETAILS

HYATT ROCKWALL ADDITION

LOT 1, BLOCK A
2.681 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
NOVEMBER 7, 2017
CASE #SP2017-033

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
TELE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER/DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TEXAS 75603
TELE: 214-455-5254
CONTACT: DEEPAK GANDHI

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-276-2948
TX Registration # F-12266

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
11/7/2017

DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

LOT 1, BLOCK A
HYATT ROCKWALL ADDITION
ROCKWALL, TEXAS

Scale: 1" = 30'
Designed by: AWR
Drawn by: AWR
Checked by: AWR
631-01\dwg\SP1-SITE PLAN.dwg
Date: 11.7.2017

SHEET
L1.5

LOT 18, BLOCK A
LA JOLLA POINTE ADDITION

EXIST DETENTION POND TO BE RESHAPED

PROP 5' WALK ALONG PROPERTY LINE

PROP UTILITY ESMT

PROP RET. WALL

PROP RET WAL

DRAINAGE & UTILITY ESMT

PROP 20' DRAIN. ESMT

PROP 4-STORY HOTEL
256.67'

POOL
OUTDOOR POOL

MECH RM.

ELECT. RM.

PUMP

PROP 20' W.E.

PROP SIDEWALK ESMT

PROP 2' UTIL ESMT

PROP 24' FPADUE

PROP DRAINAGE & UTILITY ESMT

PROP 24' FPADUE

PROP RET. WALL

EXIST RET. WALL

PROP 5' WALK ALONG PROPERTY LINE

PROP 20' WATER ESMT

D.U.E. ESMT

VARIABLE WIDTH DRNG. ESMT. (E/279-280)

UTILITY EASEMENT VOL. 5162, PG. 190

BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
CABINET G, PAGES 258-260

LOT 15
EXISTING MELLOW MUSHROOM
ZONED: 'C' COMMERCIAL

LOT 16
EXISTING LOGAN'S ROADHOUSE
ZONED: 'C' COMMERCIAL

LA JOLLA POINTE DRIVE
(60' R.O.W.)

N60°03'24"E 190.87'

Δ=171°48'25"
R=58.00' L=173.92'
S64°9'30"E 115.70'

N23°51'55"W 438.29'

S70°39'38"W 499.76'

S21°09'56"W 206.62'

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

EXISTING CURB/PAVEMENT
PROPERTY LINE
4" CONC SIDEWALK
PROP RETAIINING WALL
F.P.A.D.U.E. — FIRE LANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT
AD — AREA DRAIN
C.I. — CURB INLET

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 95852 ON 10/11/2018

NOTES:

1. TOPOGRAPHIC SURVEY PROVIDED BY SELLER.
2. SEE SHEET C2 FOR PAVING PLAN.
3. SEE SHEETS C3-1 - C3.2 FOR GRADING PLAN.
4. REFERENCE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS.
5. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
6. ALL CURB RADII NOT LISTED ARE 3' FACE OF CURB.

BENCHMARK – TBM.1	
ELEV.	516.30
MON.	CUT X IN CONC
LOC.	CUT X IN TOP OF INLET NEAR S.W. PROP CORNER OF LOT 18, BLOCK A OF LA JOLLA POINTE ADDITION

TBM-"X" SET EL.=516.30'

LINE TABLE

NO.	BEARING	DISTANCE
L1	N19°20'22"W	71.61'
L2	N17°57'44"E	39.61'
L3	N19°34'27"W	30.65'
L4	S70°25'33"W	58.34'
L5	S19°34'27"E	32.50'
L6	S70°25'33"W	82.04'
L7	S60°13'11"W	115.87'
L8	N29°46'49"W	240.17'

CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	TANGENT	CH. BEARING	CH. LENGTH
C1	42.00'	27.34'	37°18'06"	14.18'	N0°41'19"W	26.86'
C2	42.00'	27.52'	37°32'10"	14.27'	N0°48'21"W	27.03'
C3	42.00'	65.97'	90°00'00"	42.00'	S64°34'27"E	59.40'

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE THE IMPROVEMENTS SHOWN ON THIS PLAN WERE COMPLETED IN GENERAL CONFORMANCE WITH THE DESIGN PLANS. THIS DETERMINATION WAS MADE BASED ON POST-CONSTRUCTION SURVEY DATA AND INFORMATION PROVIDED BY THE CONTRACTOR

Juan J. Vasquez, P.E. 09/04/2020
SIGNED DATE

VASQUEZ ENGINEERING, LLC
TEXAS REG. F-12266

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

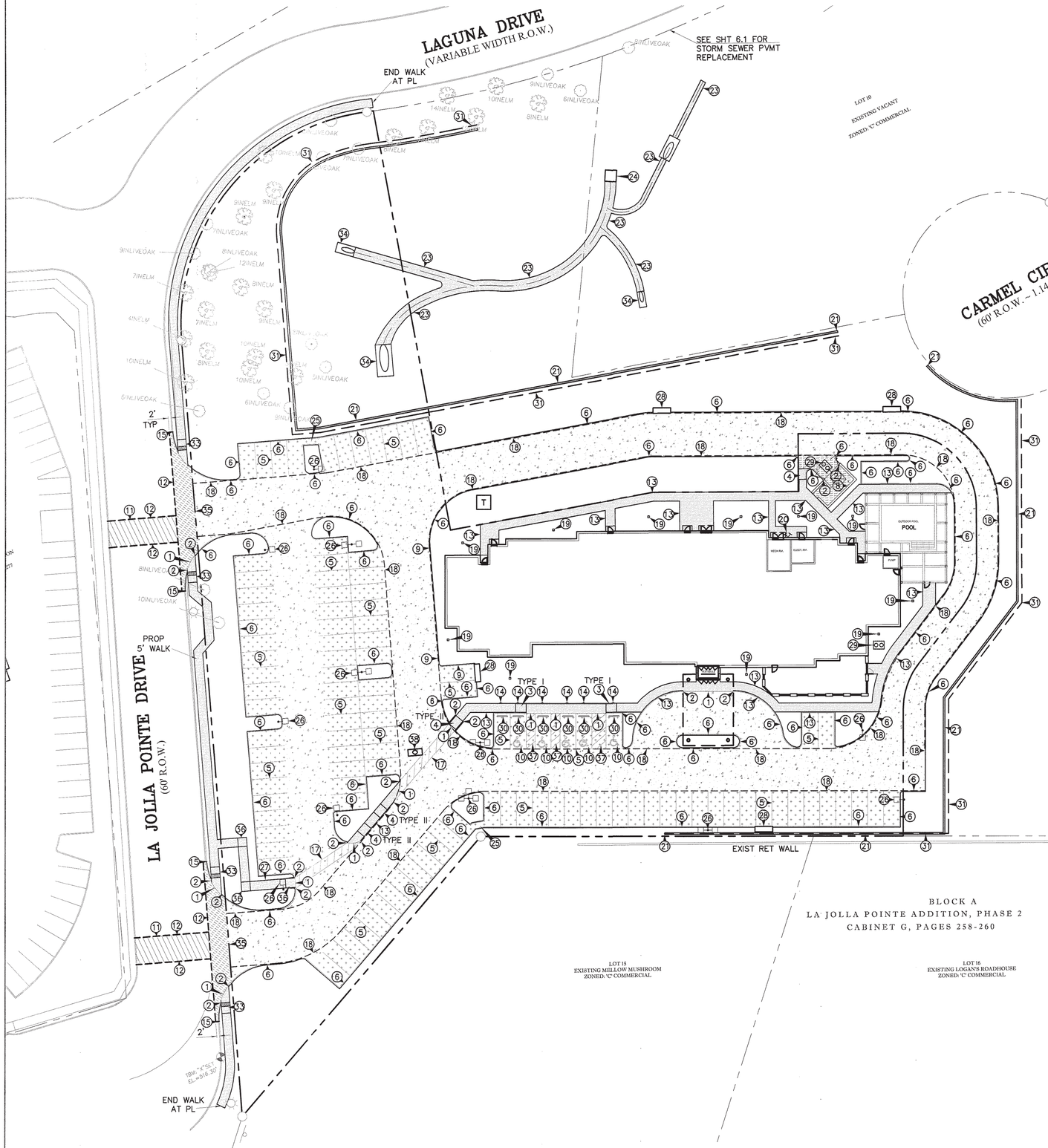
DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

DIMENSIONAL CONTROL PLAN

LOT 18, BLOCK A
LA JOLLA POINTE ADDITION
ROCKWALL, TEXAS

Scale: 1" = 20'
Designed by: JJV
Drawn by: JJV
Checked by: JJV
638-01\dwg\C1-DIMENSIONAL CONTROL PLAN.dwg
Date: 10/11/2018

SHEET
C1



GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- 6" INTEGRAL CURB
- PROPERTY LINE
- EXISTING CURB/PAVEMENT
- 4" 3000 PSI CONC (5.5 SACK/CY) SIDEWALK (REF DTL SHT C8)
- 5" 3600 PSI CONC (6.5 SACK/CY) PAVEMENT (REF DTL SHT C8)
- 6" 4000 PSI CONC (6.5 SACK/CY) PAVEMENT (REF DTL SHT C8)
- 8" 4000 PSI CONC (6.5 SACK/CY) PAVEMENT (REF DTL SHT C8)
- 9" 3600 PSI CONC (6.5 SACK/ YD) PAVEMENT W/ #4 BARS @ 18" O.C.E.W. MINIMUM LIME CONTENT SHALL BE 6% OF DRY WEIGHT OF MATERIAL (AT LEAST 27 LBS/SY) COMPACTED TO 95% STANDARD DENSITY.
- SAWCUT
- 6' HT TUBULAR STEEL FENCE
- LIGHT POLE

NOTES:

1. TOPOGRAPHIC SURVEY PROVIDED BY SELLER.
2. SEE SHEET C1 FOR DIMENSIONAL CONTROL PLAN
3. SEE SHEET C8 FOR PAVING DETAILS & GENERAL NOTES.

PAVING NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING WATER AND SANITARY SEWER APPURTENANCES PER CITY STANDARDS.
2. CONTRACTOR SHALL REMOVE EXCESS SOILS AND DEBRIS FROM SITE AND DISPOSE OF IN A LEGAL MANNER OFF SITE.
3. SOIL SHALL BE IN A MOIST AND COMPACTED CONDITION PRIOR TO PLACEMENT OF THE CONCRETE.
4. CONCRETE SHALL BE AS SHOWN ON THE PLANS. CONCRETE TO THE DEPTHS SHOWN ON THE PLANS. FLY ASH WILL NOT BE ALLOWED.
5. REINFORCING STEEL SHALL BE SUPPORTED BY PLASTIC CHAIRS IN A MANNER TO PROVIDE A UNIFORM MESH CLEARANCE PER THE PROJECT DETAILS IN THE PLANS OR REQUIRED BY THE CITY. EQUIPMENT AND TRUCKS WILL NOT BE ALLOWED TO DRIVE OVER PREVIOUSLY PREPARED SUBGRADE OR ATOP THE REINFORCING STEEL.
6. CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS REQUIRED.
7. SURFACE FINISHING SHALL BE SKID RESISTANT AND A LIQUID CURING COMPOUND SHALL BE UNIFORMLY APPLIED ON THE CONCRETE IMMEDIATELY AFTER THE FINISHING OPERATION.
8. EXPANSION JOINTS OR ISOLATION JOINTS SHALL BE USED TO ISOLATE FIXED OBJECTS ABUTTING OR WITHIN THE PAVED AREAS. THEY SHOULD CONTAIN PREMOLDED JOINT FILLER FOR THE FULL DEPTH OF THE PAVEMENT AND BE SEALED PRIOR TO ALLOWING TRAFFIC.
9. EXPANSION JOINTS SHALL BE PLACED AS INDICATED ON THE PLANS, SAWED JOINTS SHALL BE PLACED AT 12.5' MAX INTERVALS FOR 5" PAVING AND AT 15 FT MAX INTERVALS FOR 6" OR GREATER PAVING, AND CONSTRUCTION JOINTS SHALL BE LOCATED AT SAWED JOINTS OR EXPANSION JOINTS.
10. CONSTRUCT LONGITUDINAL BUTT JOINT WHERE EXISTING PAVEMENT MEETS PROPOSED PAVEMENT REFERENCE DETAIL IN PLANS.

1. NO CURB
2. END CURB
3. BARRIER FREE RAMP (TYPE I REF DTL SHT C8)
4. BARRIER FREE RAMP (TYPE II REF DTL SHT C8)
5. 4" WIDE WHITE STRIPE (REF DTL SHT C8)
6. 6" CONC INTEGRAL CURB (REF DTL SHT C8)
7. VARIABLE HEIGHT CURB (REF SHT C8)
8. DUMPSTER ENCLOSURE (PER ARCH PLANS)
9. TURN DOWN CURB (SEE SHT C3.1)
10. INTERNATIONAL ACCESSIBLE SYMBOL (TYP.)
11. FULL PANEL REPACEMENT
12. SAWCUT CLEAN EDGE, REMOVE EXIST CONC CURB & CONST LONG BUTT JOINT (REF DTL SHT C8)
13. SIDEWALK/CURB DTL (REF DTL SHT C8)
14. ACCESSIBLE SIGN (REF DTL SHT C8)
15. MATCH EXIST CURB
16. STORM SEWER MANHOLE (SEE SHT C6.1)
17. CROSSWALK STRIPING (REF DTL SHT C8)
18. FIRE LANE (PER CITY FIRE DEPT STNDS)
19. LANDSCAPE DRAIN (SEE SHT C3.1 & C6.1)
20. FDC
21. PROP RETAINING WALL (SEE SHT C3.1)
22. ELECTRICAL TRANSFORMER (REF MEP PLANS)
23. PILOT CHANNEL (SEE SHT C3.2)
24. OUTLET STRUCTURE (SEE SHT C6.1)
25. 3' CONC FLUME (REF DTL SHT C8)
26. LIGHT(REF ARCH PLANS)
27. RAMP W/ HANDRAILS (REF ARCH PLANS)
28. CURB INLET (SEE SHT C3.1 & C6.1)
29. GREASE TRAP (SEE SHT C6.1)
30. WHEEL STOP
31. 42" HT TUBULAR STEEL FENCE
32. POOL & DECK (REF ARCH PLANS)
33. BARRIER FREE RAMP (PER CITY STNDS)
34. 3:1 SLOPED END HEADWALL (SEE SHT C6.1)
35. EXPANSION JOINT (REF DTL SHT C8)
36. 5'x5' LANDING (SEE SHT C3.1)
37. STRIPED AISLE (REF DTL SHT C8)
38. 8'x8' JUNCTION BOX

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE THE IMPROVEMENTS SHOWN ON THIS PLAN WERE COMPLETED IN GENERAL CONFORMANCE WITH THE DESIGN PLANS. THIS DETERMINATION WAS MADE BASED ON POST-CONSTRUCTION SURVEY DATA AND INFORMATION PROVIDED BY THE CONTRACTOR

Juan J. Vasquez, P.E. 09/04/2020
SIGNED DATE

VASQUEZ ENGINEERING, LLC
TEXAS REG. F-12266

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 85852, ON 10/11/2018

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

STATE OF TEXAS
JUAN J. VASQUEZ
85852
LICENSED
PROFESSIONAL ENGINEER

DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

PAVING PLAN

LOT 18, BLOCK A
LA JOLLA POINTE ADDITION
ROCKWALL, TEXAS

Scale: 1" = 30'
Designed by: JJV
Drawn by: JJV
Checked by: JJV
638-01\dwg\C2-PAVING PLAN.dwg
Date: 10/11/2018

SHEET
C2

LA JOLLA POINTE DRIVE
(60' R.O.W.)

SEE SHT C3.2 FOR POND GRADING

PROP RET WALL

PROP 4-STORY HOTEL FFE=505.75

POOL
OUTDOOR POOL

MECH.RM.
ELECT. RM.
PUMP

3' FLUME

RAMP

GRADE SLOPE 4:1 MAX

EX RET WALL

EXIST RET WALL

STA 4+71.22 WALL-1
TW09.00
FG08.20

STA 4+15.05 WALL-1
TW13.50
FG13.00

STA 3+54.87 WALL-1
TW16.00
FG07.80

STA 3+24.22 WALL-1
TW16.00
FG08.00

STA 3+02.13 WALL-1
TW16.00
FG09.00

STA 2+80.03 WALL-1
TW13.90
FG08.20

STA 2+34.02 WALL-1
TW11.00
FG08.25

STA 1+81.49 WALL-1
TW16.30
FG09.20

STA 1+57.49 WALL-1
TW20.00
FG11.60

STA 1+34.49 WALL-1
TW18.40
FG07.00

STA 0+55.90 WALL-1
TW11.00
FG05.20

STA 0+00 WALL-1
TW06.00
FG05.50

EXFG508.5±

FG05.70±

MATCH EX TP13.30±

MATCH EX TP15.00±

MATCH EX TP15.50±

TBM: "X" SET
EL=516.30'

INLET
TC=514.00
FL=509.70

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

NOTE:
SEE SHT C3.2 FOR SECTIONS B-B/C-C

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE THE IMPROVEMENTS SHOWN ON THIS PLAN WERE COMPLETED IN GENERAL CONFORMANCE WITH THE DESIGN PLANS. THIS DETERMINATION WAS MADE BASED ON POST-CONSTRUCTION SURVEY DATA AND INFORMATION PROVIDED BY THE CONTRACTOR

Juan J. Vasquez, P.E. 09/04/2020
SIGNED DATE

VASQUEZ ENGINEERING, LLC
TEXAS REG. F-12266

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 85852, ON 01/04/2019

STATE OF TEXAS
JUAN J. VASQUEZ
85852
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	
1	01/04/19	CURB INLET REVISION

APP. JJV

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

GRADING PLAN

LOT 18, BLOCK A
LA JOLLA POINTE ADDITION
ROCKWALL, TEXAS

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	PAVEMENT	
503	CONTOUR	04
	TOP OF PVMT ELEV	TP04.60
	TOP OF CURB ELEV GUTTER ELEV	TC04.50 G04.00
	TOP OF GRATE	TG05.00
	RIDGE	
	SWALE	
	FLOW ARROW	
	STORM SEWER	

1. 5'x 5' LANDING
2. RAMP – 1:12 MAX RUNNING SLOPE W/HANDRAILS
3. 5' SIDEWALK
   5% MAX RUNNING SLOPE
   2% MAX CROSS SLOPE

SECTION A-A (TURN DOWN CURB)
NTS

1. VARIES FROM 0" TO 12"
2. RUB FINISH EXPOSED CURB

NOTES:

1. TOPOGRAPHIC SURVEY PROVIDED BY SELLER.
2. SEE SHEET C1 FOR SITE LAYOUT.
3. SEE SHEET C5 FOR EROSION CONTROL.
4. SEE SHEET C6.1 FOR STORM SEWER PLAN.

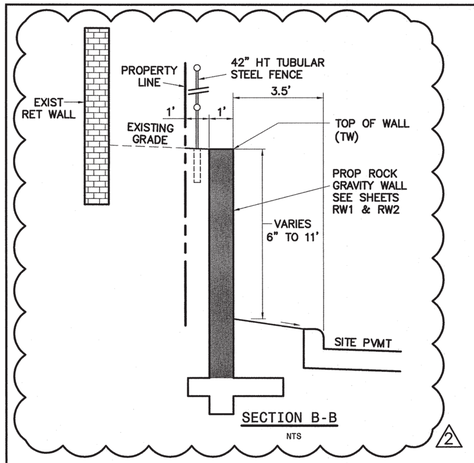
GRADING NOTES:

1. REFERENCE GENERAL NOTES ON THE PAVING PLAN FOR ADDITIONAL SPECIFICATIONS.
2. ALL CONSTRUCTION SHALL BE PER CITY STANDARDS FOR CONSTRUCTION AND NCTCOG 4TH ADDITION.
3. AREAS TO RECEIVE PAVING SHALL BE STRIPPED TO A MINIMUM DEPTH OF SIX INCHES TO REMOVE ALL VEGETATION, TOP SOIL, AND DEBRIS IF PRESENT. EXCESS MATERIALS AND DEBRIS SHALL BE DISPOSED OF OFF SITE IN A LEGAL MANNER. TOP SOIL SHALL BE STOCKPILED FOR USE IN FINAL GRADING.
4. CONTRACTOR SHALL ESTABLISH INTERIOR SWALES TO ROUTE RAINFALL THROUGH THE SITE. WATER MUST NOT BE ALLOWED TO POND IN TREE GRUB HOLES. THE SITE SHOULD BE GRADED SUCH THAT POSITIVE SURFACE DRAINAGE AWAY FROM THE WORK AREAS IS ESTABLISHED AND MAINTAINED AT ALL TIMES. WATER MUST NOT BE ALLOWED TO POND ON THE SURFACE DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL PROVIDE FOR SEDIMENT AND EROSION CONTROL AS REQUIRED BY THE CITY THROUGHOUT THE CONSTRUCTION OF THE PROJECT. THE FILTER FABRIC NETS WILL BE PLACED AT THE TOE OF SLOPE OR IN THE FLOW LINE OF DITCHES AND ALONG PERIMETER OF THE PROJECT. EROSION CONTROL SHALL BE USED UNTIL LANDSCAPING IS COMPLETE AND GROUND OVER IS ESTABLISHED.
6. ALL AREAS THAT WILL RECEIVE FILL SHALL BE PROOF-ROLLED TO IDENTIFY WEAK ZONES. ALL WEAK ZONES MUST BE REMOVED AND REPLACED PRIOR TO FILL PLACEMENT.
7. FILL MATERIALS SHOULD BE PLACED IN LOOSE LIFTS, MAX. 8 INCHES THICK, AND EACH LIFT COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OR USING A SHEEP'S FOOT ROLLER. EACH LIFT SHOULD BE INSPECTED AND APPROVED BY A QUALIFIED ENGINEERING TECHNICIAN, SUPERVISED BY A GEOTECHNICAL ENGINEER BEFORE ANOTHER LIFT IS ADDED.
8. TESTING IS REQUIRED, AND SHALL BE PERFORMED BY A LABORATORY APPROVED BY THE OWNER AND PAID FOR BY THE OWNER.
9. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC., MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF FINAL GRADING OR PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING THE CONSTRUCTION OF PAVING FOR THIS PROJECT.
10. MATCH EXISTING GRADES AT COMMON PROPERTY LINES.
11. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ALL EXISTING AND PROPOSED UTILITIES/STORM TO FINAL GRADE.
12. 75 TO 80% OF ALL DISTURBED AREA TO HAVE A MINIMUM OF 1" STAND OF GRASS (NOT WEEDS OR RYE) PRIOR TO CITY ACCEPTANCE.

BENCHMARK – TBM1	
ELEV.	516.30
MON.	CUT X IN CONC
LOC.	CUT X IN TOP OF INLET NEAR S.W. PROP CORNER OF LOT 18, BLOCK A OF LA JOLLA POINTE ADDITION

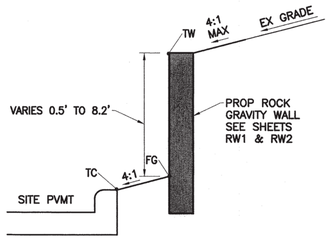
Scale: 1" = 20'
Designed by: JJV
Drawn by: JJV
Checked by: JJV
636-01dwg\C3.1-GR&DNG PLAN.dwg
Date: 12/19/2018

SHEET
C3.1



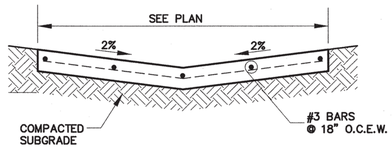
SECTION B-B
NTS

2

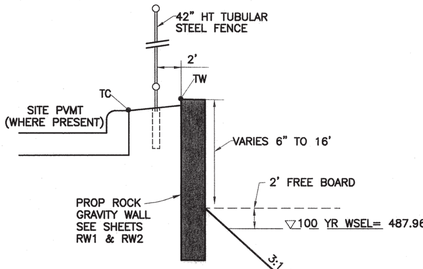


SECTION C-C
NTS

NOTE:
SEE SHT C3.1 FOR SECTION LINES B-B/C-C



PILOT CHANEL
NTS



SECTION D-D
NTS

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	PAVEMENT	
503	CONTOUR	04
	TOP OF PVMT ELEV	TP04.60
	TOP OF CURB ELEV / GUTTER ELEV	TC04.50 / G04.00
	RIDGE	
	SWALE	
	FLOW ARROW	
	STORM SEWER	

NO.	DATE	APP.
2	09/04/20	JJV
1	07/24/19	JJV
	RECORD DRAWINGS	
	ADDED ROCK RIP RAP	

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 85852, ON 9/04/2020

BENCHMARK – TBM1	
ELEV.	516.30
MON.	CUT X IN CONC
LOC.	CUT X IN TOP OF INLET NEAR S.W. PROP CORNER OF LOT 18, BLOCK A OF LA JOLLA POINTE ADDITION

NOTES:

1. TOPOGRAPHIC SURVEY PROVIDED BY SELLER.
2. SEE SHEET C1 FOR SITE LAYOUT.
3. SEE SHEET C5 FOR EROSION CONTROL.
4. SEE SHEET C6.1 FOR STORM SEWER PLAN.

GRADING NOTES:

1. REFERENCE GENERAL NOTES ON THE PAVING PLAN FOR ADDITIONAL SPECIFICATIONS.
2. ALL CONSTRUCTION SHALL BE PER CITY STANDARDS FOR CONSTRUCTION AND NCTCOG 4TH ADDITION.
3. AREAS TO RECEIVE PAVING SHALL BE STRIPPED TO A MINIMUM DEPTH OF SIX INCHES TO REMOVE ALL VEGETATION, TOP SOIL, AND DEBRIS IF PRESENT. EXCESS MATERIALS AND DEBRIS SHALL BE DISPOSED OF OFF SITE IN A LEGAL MANNER. TOP SOIL SHALL BE STOCKPILED FOR USE IN FINAL GRADING.
4. CONTRACTOR SHALL ESTABLISH INTERIOR SWALES TO ROUTE RAINFALL THROUGH THE SITE. WATER MUST NOT BE ALLOWED TO POND IN TREE GRUB HOLES. THE SITE SHOULD BE GRADED SUCH THAT POSITIVE SURFACE DRAINAGE AWAY FROM THE WORK AREAS IS ESTABLISHED AND MAINTAINED AT ALL TIMES. WATER MUST NOT BE ALLOWED TO POND ON THE SURFACE DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL PROVIDE FOR SEDIMENT AND EROSION CONTROL AS REQUIRED BY THE CITY THROUGHOUT THE CONSTRUCTION OF THE PROJECT. THE FILTER FABRIC NETS WILL BE PLACED AT THE TOE OF SLOPE OR IN THE FLOW LINE OF DITCHES AND ALONG PERIMETER OF THE PROJECT. EROSION CONTROL SHALL BE USED UNTIL LANDSCAPING IS COMPLETE AND GROUND OVER IS ESTABLISHED.
6. ALL AREAS THAT WILL RECEIVE FILL SHALL BE PROOF-ROLLED TO IDENTIFY WEAK ZONES. ALL WEAK ZONES MUST BE REMOVED AND REPLACED PRIOR TO FILL PLACEMENT.
7. FILL MATERIALS SHOULD BE PLACED IN LOOSE LIFTS, MAX. 8 INCHES THICK, AND EACH LIFT COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OR USING A SHEEP'S FOOT ROLLER. EACH LIFT SHOULD BE INSPECTED AND APPROVED BY A QUALIFIED ENGINEERING TECHNICIAN, SUPERVISED BY A GEOTECHNICAL ENGINEER BEFORE ANOTHER LIFT IS ADDED.
8. TESTING IS REQUIRED, AND SHALL BE PERFORMED BY A LABORATORY APPROVED BY THE OWNER AND PAID FOR BY THE OWNER.
9. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC., MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF FINAL GRADING OR PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING THE CONSTRUCTION OF PAVING FOR THIS PROJECT.
10. MATCH EXISTING GRADES AT COMMON PROPERTY LINES.
11. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ALL EXISTING AND PROPOSED UTILITIES/STORM TO FINAL GRADE.
12. PRIOR TO PLACING ANY PAVING (INCLUDING SLAB) THE DETENTION SYSTEM MUST BE FULLY INSTALLED AND FUNCTIONING PER APPROVED PLAN ANCHORED SEED (NOT WEEDS OR RYE). CURLEX OR SOD ON THE SIDES AND BOTTOM OF THE DETENTION SYSTEM.

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE THE IMPROVEMENTS SHOWN ON THIS PLAN WERE COMPLETED IN GENERAL CONFORMANCE WITH THE DESIGN PLANS. THIS DETERMINATION WAS MADE BASED ON POST-CONSTRUCTION SURVEY DATA AND INFORMATION PROVIDED BY THE CONTRACTOR

Juan J. Vasquez, P.E. 09/04/2020
SIGNED DATE

VASQUEZ ENGINEERING, LLC
TEXAS REG. F-12266

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

STATE OF TEXAS
JUAN J. VASQUEZ
85852
LICENSED
PROFESSIONAL ENGINEER

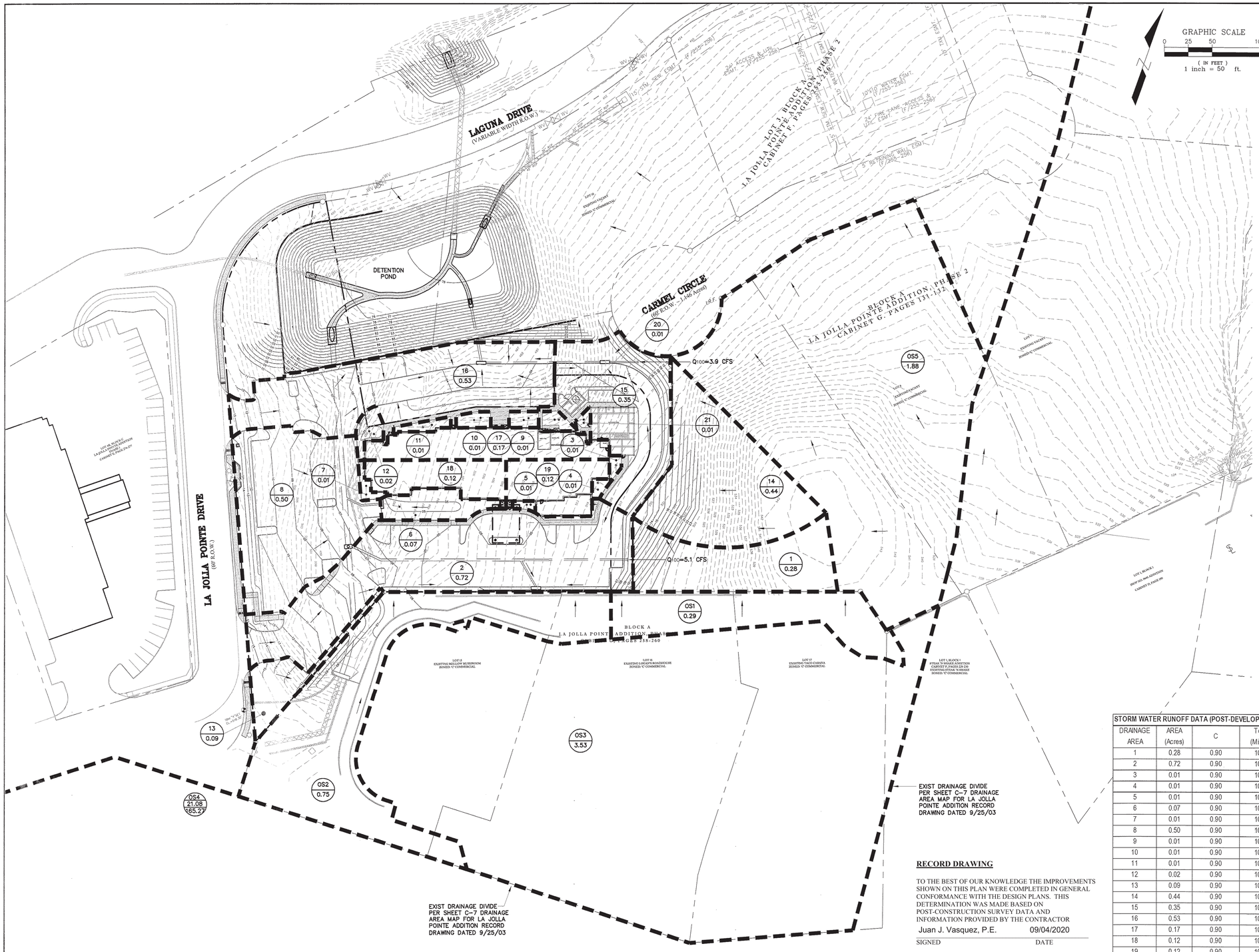
DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

GRADING PLAN

LOT 18, BLOCK A
LA JOLLA POINTE ADDITION
ROCKWALL, TEXAS

Scale: 1" = 20'
Designed by: JJV
Drawn by: JJV
Checked by: JJV
638-01\dwg\C3.2-GRADING PLAN.dwg
Date: 10/11/2018

SHEET
C3.2

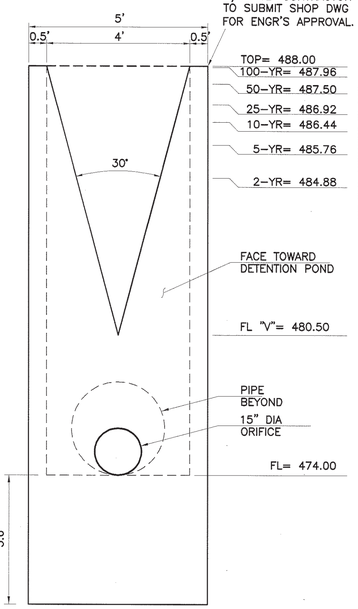


GRAPHIC SCALE
0 25 50 100
(IN FEET)
1 inch = 50 ft.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	PAVEMENT	
503	CONTOUR	04
	FLOW	
	DRAINAGE DIVIDE	
	DRAINAGE AREA #	1
	ACREAGE	0.41

4'x4' REINF CONC BOX W/GRATE. CONTRACTOR TO SUBMIT SHOP DWG FOR ENGR'S APPROVAL.



OUTLET STRUCTURE DETAIL

NTS

BUOYANCY CALCULATION:

VOLUME OF CONCRETE=VC
BUOYANCY FORCE= Fb= 126CF(62.4LB/CF)= 7,863LB
EFFECTIVE WEIGHT OF CONCRETE= Sc= 150LB/CF
SPECIFIC WEIGHT OF WATER= ɣ= 62.4LB/CF

$VC = \frac{Fb}{Sc-\gamma} = \frac{7,863}{150-62.4} = 90CF$

DEPTH OF FOOTING= $\frac{90CF}{5FT*5FT} = 3.6FT$

BENCHMARK - TBM1	
ELEV.	516.30
MON.	CUT X IN CONC
LOC.	CUT X IN TOP OF INLET NEAR S.W. PROP CORNER OF LOT 18, BLOCK A OF LA JOLLA POINTE ADDITION

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE THE IMPROVEMENTS SHOWN ON THIS PLAN WERE COMPLETED IN GENERAL CONFORMANCE WITH THE DESIGN PLANS. THIS DETERMINATION WAS MADE BASED ON POST-CONSTRUCTION SURVEY DATA AND INFORMATION PROVIDED BY THE CONTRACTOR

Juan J. Vasquez, P.E. 09/04/2020
SIGNED DATE

VASQUEZ ENGINEERING, LLC
TEXAS REG. F-12266

NOTES:

1. TOPOGRAPHIC SURVEY PROVIDED BY SELLER.
2. SEE SHEET C3.1 & C3.2 GRADING PLAN.
3. SEE SHEET C6.1 & C6.2 FOR DRAINAGE DESIGN.

STORM WATER RUNOFF DATA (POST-DEVELOPED CONDITIONS)

DRAINAGE AREA	AREA (Acres)	C	Tc (Min)	I100 (in/hr)	Q100 (cfs)	COMMENT
1	0.28	0.90	10	9.80	2.5	TO AREA 2
2	0.72	0.90	10	9.80	6.4	TO 10' CURB INLET
3	0.01	0.90	10	9.80	0.1	TO AREA DRAIN INLET
4	0.01	0.90	10	9.80	0.1	TO AREA DRAIN INLET
5	0.01	0.90	10	9.80	0.1	TO AREA DRAIN INLET
6	0.07	0.90	10	9.80	0.6	TO AREA DRAIN INLET
7	0.01	0.90	10	9.80	0.1	TO AREA DRAIN INLET
8	0.50	0.90	10	9.80	4.4	TO 10' CURB INLET
9	0.01	0.90	10	9.80	0.1	TO AREA DRAIN INLET
10	0.01	0.90	10	9.80	0.1	TO AREA DRAIN INLET
11	0.01	0.90	10	9.80	0.1	TO AREA DRAIN INLET
12	0.02	0.90	10	9.80	0.2	TO AREA DRAIN INLET
13	0.09	0.90	10	9.80	0.8	TO OS2
14	0.44	0.90	10	9.80	3.9	TO AREA 15
15	0.35	0.90	10	9.80	3.1	TO 10' CURB INLET
16	0.53	0.90	10	9.80	4.7	TO 10' CURB INLET
17	0.17	0.90	10	9.80	1.5	TO BLDG ROOF DRAINS
18	0.12	0.90	10	9.80	1.1	TO BLDG ROOF DRAINS
19	0.12	0.90	10	9.80	1.1	TO BLDG ROOF DRAINS
20	0.01	0.90	10	9.80	0.1	TO AREA DRAIN INLET
21	0.01	0.90	10	9.80	0.1	TO AREA DRAIN INLET
OS1*	0.29	0.90	10	9.80	2.6	TO AREA 1
OS2*	0.75	0.90	10	9.80	6.6	TO AREA 2
OS3*	3.53	0.90	10	9.80	31.1	REMAINDER OF EXIST DRNG AREA 7
OS4*	21.08	0.80	10	9.80	165.3	EXIST DRNG AREA 18
OS5*	1.88	0.90	10	9.80	16.6	TO FUTURE CARMEL CIRCLE STORM SYSTEM

* OFFSITE AREA OBTAINED FROM INFORMATIONAL SHEET C-7 LOCATED IN THIS PLAN SET ALONG WITH DRAINAGE AREA MAPS FROM RECORD DRAWINGS FOR MELLOW MUSHROOM, DATED 05/22/14, LOGAN'S ROADHOUSE, DATED 06/10/09, TACO CABANA, DATED 06/12/09 AND STEAK 'N SHAKE, DATED 08/02/05.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

STATE OF TEXAS
JUAN J. VASQUEZ
85852
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 85852, ON 10/11/2018

DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

POST-DEVELOPED DRAINAGE AREA MAP

LOT 18, BLOCK A
LA JOLLA POINTE ADDITION
ROCKWALL, TEXAS

Scale: 1" = 40'
Designed by: JJV
Drawn by: JJV
Checked by: JJV
638-01\dwg\C4.1 DRAINAGE AREA MAP.dwg
Date: 10/11/2018

SHEET
C4.1

COMPUTATION SHEET
HYDRAULIC COMPUTATIONS FOR STORM DRAINS

Design Point ID	Upstream Location (Design Point)	Downstream Location	Distance	Drainage Area					Rainfall Intensity					Design Flow			Design Conduit				Friction Loss		Hydraulic Grade Line			Velocity		Minor Loss					Ground/HGL Elev				Comments
				Drainage Area	Total Drainage Area "A"	Runoff Coefficient "C"	Incremental "CA"	Total "CA"	Design Flood	Inlet Time	Travel Time in Conduit	Time of Concentration	Rainfall Intensity "I"	Design Runoff "Q"	Inlet Bypass "Q"	Pipe Discharge "Q"	No. of Conduits	Span Box Culvert	Pipe Diameter (Culvert Rise)	Slope of Conduit	Pipe Discharge "Q"	Friction Slope (Sf)	Friction Loss	Upstream HGL Elevation	Downstream HGL Elevation	Design Point Elevation	Upstream Velocity (V_1)	Downstream Velocity (V_2)	Upstream Velocity Head ($V_1^2/2g$)	Downstream Velocity Head ($V_2^2/2g$)	Minor Loss Coefficient K	K ($V_1^2/2g$)	Total Minor Loss	Upstream Ground Elev (Top of Curb)	Elev Difference Ground-HGL	Upstream Pipe Flowline	Downstream Pipe Flowline	
	sta	sta	ft	acres	acres				years	min	min	min	in/hr	cfs	cfs	cfs		in (ft)	in	ft/ft	cfs	ft/ft	ft	ft	ft	ft	ft/sec	ft/sec	ft	ft		ft	ft	ft	ft	ft	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39
LINE SD-1																																						
	364.84	300.00	64.84	22.32	22.32	0.90	20.09	20.09	100	10	0	10	9.80	196.87	0	196.87	1	-	60	0.0060	196.87	0.0057	0.37	504.59	504.22	506.15	0.00	10.03	0.00	1.56	0.55	0.00	1.56	509.20	3.05	499.61	499.22	18'x4' JUNCTION BOX
	300.00	230.41	69.59	0.00	22.32	0.90	20.09	40.18	100	10	0	10	9.80	196.87	0	196.87	1	-	60	0.1086	196.87	0.0057	0.40	495.51	495.11	497.07	10.03	10.03	1.56	1.56	0.00	0.00	1.56	507.00	9.93	499.22	491.66	PVI
	230.41	178.71	51.70	2.28	24.60	0.90	22.14	62.32	100	10	0	10	9.80	216.98	0	216.98	1	-	60	0.1086	216.98	0.0069	0.36	494.08	493.72	495.11	10.03	11.05	1.56	1.90	0.55	0.86	1.04	507.30	12.19	491.66	486.05	8'x4' JUNCTION BOX
	178.71	107.68	71.03	0.70	25.30	0.90	22.77	85.09	100	10	0	10	9.80	223.15	0	223.15	1	-	60	0.1086	223.15	0.0073	0.52	492.37	491.85	493.72	11.05	11.37	1.90	2.01	0.35	0.66	1.34	507.20	13.48	486.05	478.33	60"x18"x60° WYE
	107.68	100.00	7.68	0.24	25.54	0.90	22.99	108.08	100	10	0	10	9.80	225.27	0	225.27	1	-	60	0.1086	225.27	0.0075	0.06	490.81	490.75	491.85	11.37	11.48	2.01	2.04	0.50	1.00	1.04	507.10	15.25	478.33	477.50	60"x8" LATERAL
	100.00	0.00	100.00	0.00	25.54	0.90	22.99	131.06	100	10	0	10	9.80	225.27	0	225.27	1	-	60	0.0050	225.27	0.0075	0.75	488.71	487.96	490.75	11.48	11.48	2.04	2.04	0.00	0.00	2.04	506.80	16.05	477.50	477.00	PVI
LINE SD-2																																						
	192.45	47.19	145.26	16.19	16.19	0.90	14.57	14.57	100	10	0	10	9.80	142.81	0	142.81	1	-	54	0.0083	142.81	0.0053	0.77	478.27	477.50	479.52	0.00	8.98	0.00	1.25	0.55	0.00	1.25	488.00	8.48	474.10	472.89	POND OUTLET STRUCTURE
	47.19	0.00	47.19	0.00	16.19	0.90	14.57	29.14	100	10	0	10	9.80	142.81	0	142.81	1	-	54	0.0083	142.81	0.0053	0.25	477.25	477.00	477.50	8.98	8.98	1.25	1.25	0.25	1.00	0.25	487.30	9.80	472.89	472.50	54"x30° BEND
LINE SD-3																																						
	66.69	50.00	16.69	1.32	1.32	0.90	1.19	1.19	100	10	0	10	9.80	11.64	0	11.64	1	-	24	0.8990	11.64	0.0026	0.04	491.32	491.27	491.53	0.00	3.71	0.00	0.21	1.50	0.00	0.21	503.50	11.97	494.00	479.00	10' CURB INLET
	50.00	0.00	50.00	0.00	1.32	0.90	1.19	2.38	100	10	0	10	9.80	11.64	0	11.64	1	-	24	0.0600	11.64	0.0254	1.27	489.23	487.96	491.27	3.71	11.48	0.21	2.04	0.00	0.00	2.04	504.40	13.13	479.00	476.00	PVI
LATERALS																																						
SD-3A	119.63	0.00	119.63	0.79	0.79	0.90	0.71	0.71	100	10	0	10	9.80	6.97	0	6.97	1	-	18	0.0334	6.97	0.0044	0.53	496.03	495.50	495.50	3.94	0.00	0.24	0.00	1.50	0.36	0.00	504.00	8.50	498.00	494.00	10' CURB INLET
SD-3B	30.00	0.00	30.00	0.44	0.44	0.90	0.40	0.40	100	10	0	10	9.80	3.88	0	3.88	1	-	18	0.0100	3.88	0.0014	0.04	499.64	499.60	499.60	2.20	0.00	0.07	0.00	0.00	0.00	0.00	506.50	6.86	498.40	498.10	END & PLUG
LATERAL SD-1B																																						
	39.63	21.80	17.83	0.69	0.69	0.90	0.62	0.62	100	10	0	10	9.80	6.09	0	6.09	1	-	18	0.2945	6.09	0.0034	0.06	493.85	493.79	494.04	0.00	3.44	0.00	0.18	1.50	0.00	0.18	505.10	11.06	499.50	494.25	10' CURB INLET
	21.80	0.00	21.80	0.01	0.70	0.90	0.63	1.25	100	10	0	10	9.80	6.17	0	6.17	1	-	18	0.2945	6.17	0.0035	0.08	493.79	493.72	493.79	3.44	3.49	0.18	0.19	0.50	1.00	0.00	507.40	13.61	494.25	487.83	18"x45° BEND
LATERAL SD-1C																																						
	291.95	170.21	121.74	0.57	0.57	0.90	0.51	0.51	100	10	0	10	9.80	5.03	0	5.03	1	-	18	0.0150	5.03	0.0023	0.28	497.39	497.11	497.52	0.00	2.85	0.00	0.13	0.00	0.00	0.13	507.90	10.38	498.04	496.21	END & PLUG
	170.21	112.20	58.01	0.15	0.72	0.90	0.65	1.16	100	10	0	10	9.80	6.35	0	6.35	1	-	18	0.0150	6.35	0.0037	0.21	497.11	496.90	497.11	2.85	3.59	0.13	0.20	0.35	1.00	0.00	504.70	7.59	495.71	494.84	18"x8" LATERAL
	112.20	33.30	78.90	1.56	2.28	0.90	2.05	3.21	100	10	0	10	9.80	20.11	0	20.11	1	-	24	0.0150	20.11	0.0079	0.62	496.37	495.74	496.90	3.59	6.40	0.20	0.64	0.50	0.10	0.54	504.70	7.80	494.84	493.66	24"x18"x60° WYE
	33.30	0.00	33.30	0.00	2.28	0.90	2.05	5.27	100	10	0	10	9.80	20.11	0	20.11	1	-	24	0.0150	20.11	0.0079	0.26	495.42	495.16	495.74	6.40	6.40	0.64	0.64	0.50	0.32	0.32	507.00	11.26	493.66	493.16	24"x45° BEND

INLET CALCULATIONS (100-YR)
HYDRAULIC COMPUTATIONS FOR STORM DRAINS

INLET				STORM	DRAINAGE AREA CHARACTERISTICS			FLOW					SAG INLET		INLET LENGTH				Comments
Design Point ID	Storm Line	Station	Type "S"=Sag "G"=On Grade	Design Flood	Runoff Coefficient "C"	Intensity "I"	Area "A"	Street "Q_s"	Pipe "Q_P"	Carryover Flow to Inlet "Q_{CO}"	Total Flow to Inlet "Q_T"	Gutter or ROW Capacity	Weir (W) Orifice (O) Flow	Sag Depth	Inlet Bypass Flow/Carryover "Q_{CO}"	Flow Intercept by Inlet "Q_I"	Inlet Flow Bypass to Design Point	*Inlet Capacity, 'y' not to exceed 0.5 ft	
				years		in/hr	acres	cfs	cfs	cfs	cfs	cfs	cfs	ft	cfs	cfs	ft	cfs	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1	LAT SD-1B	0+39.63	S	100	0.90	9.80	0.50	4.41	4.41	0.00	4.41	-	W	0.50	0.00	4.41	0.00	11.06	10' CURB INLET
2	LAT SD-1C1	0+32.33	S	100	0.90	9.80	0.72	6.35	6.35	0.00	6.35	-	W	0.50	0.00	6.35	0.00	11.06	10' CURB INLET
3	LAT SD-3	0+66.69	S	100	0.90	9.80	0.53	4.67	4.67	0.00	4.67	-	W	0.50	0.00	4.67	0.00	11.06	10' CURB INLET
4	LAT SD-3A	1+19.63	S	100	0.90	9.80	0.35	3.09	3.09	0.00	3.09	-	W	0.50	0.00	3.09	0.00	11.06	10' CURB INLET

*Inlet capacities according to Figure 3.10 for Curb Inlet in sag from City of Rockwall Standards of Design and Construction

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE THE IMPROVEMENTS SHOWN ON THIS PLAN WERE COMPLETED IN GENERAL CONFORMANCE WITH THE DESIGN PLANS. THIS DETERMINATION WAS MADE BASED ON POST-CONSTRUCTION SURVEY DATA AND INFORMATION PROVIDED BY THE CONTRACTOR

Juan J. Vasquez, P.E. 09/04/2020

SIGNED DATE

VASQUEZ ENGINEERING, LLC
TEXAS REG. F-12266

NO.	DATE		APP.
1	01/04/19	CURB INLET REVISION	JJV

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph. 972-278-2948
TX Registration # F-12266

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 83852, ON 09/04/2019

STATE OF TEXAS — JUAN J. VASQUEZ — 83852 — LICENSED PROFESSIONAL ENGINEER

DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

STORM SEWER CALCULATIONS

LOT 18, BLOCK A
LA JOLLA POINTE ADDITION
ROCKWALL, TEXAS

Scale: NO SCALE
Designed by: JJV
Drawn by: JJV
Checked by: JJV
638-01\dwg\C4.2 STORM SEWER CALCULATIONS
Date: 10/11/2018

SHEET
C4.2

100-YEAR STORM BASIN CALCULATION

DETENTION CALCULATIONS LESS UNDEVELOPED AREA

Maximum Storage Volume is determined by deducting the volume of runoff released during the time of inflow from the total inflow for each duration.

Inflow = Storm duration X Respective Peak Discharge X 60 sec/minute
Outflow = Half of the Respective Inflow Duration x Control Release Discharge X 60 sec/minute.

	Area, acres	44.69		Area to Detention, acres	44.69	
	Present Conditions			Proposed Conditions		
	C	0.35		C	0.81	
	Tc	20.00		Tc	10.00	
	i(100)	8.30		i(100)	9.80	
	Q(100)	129.82		Q(100)	354.75	
	Q(release)	142.81		Q=CIA		
				Proposed Intensities		

Time	Inflow	Outflow	Storage (cf)	Tc	Intensity
5	106,425	64,263	42,162	5	9.800
10	212,850	85,684	127,165	10	9.800
15	293,211	107,105	186,106	15	9.000
20	360,541	128,526	232,015	20	8.300
30	446,984	171,368	275,616	30	6.860
40	498,676	214,210	284,466	40	5.740
50	537,554	257,052	280,501	50	4.950
60	569,481	299,894	269,587	60	4.370
70	594,458	342,737	251,722	70	3.910
80	642,892	385,579	257,314	80	3.700
90	684,159	428,421	255,739	90	3.500
100	651,580	471,263	180,317	100	3.000
110	645,064	514,105	130,960	110	2.700

Q RELEASE OF 142.81 CFS EQUATES TO A POND STORAGE OF 284,466 CF TO MATCH THE RECORD DRAWINGS FOR LAJOLLA POINTE ADDITION BY ALLEN & RIDGE CONSULTING, INC., DATED 03/14/03.

50-YEAR STORM BASIN CALCULATION

DETENTION CALCULATIONS LESS UNDEVELOPED AREA

Maximum Storage Volume is determined by deducting the volume of runoff released during the time of inflow from the total inflow for each duration.

Inflow = Storm duration X Respective Peak Discharge X 60 sec/minute
Outflow = Half of the Respective Inflow Duration x Control Release Discharge X 60 sec/minute.

	Area, acres	44.69		Area to Detention, acres	44.69	
	Present Conditions			Proposed Conditions		
	C	0.35		C	0.81	
	Tc	20.00		Tc	10.00	
	i(100)	7.50		i(100)	9.00	
	Q(100)	117.31		Q(100)	325.79	
	Q(release)	122.37		Q=CIA		
				Proposed Intensities		

Time	Inflow	Outflow	Storage (cf)	Tc	Intensity
5	97,737	55,065	42,672	5	9.000
10	195,474	73,421	122,054	10	9.000
15	263,890	91,776	172,114	15	8.100
20	325,790	110,131	215,659	20	7.500
30	397,464	146,841	250,623	30	6.100
40	451,762	183,551	268,211	40	5.200
50	488,685	220,262	268,423	50	4.500
60	508,233	256,972	251,261	60	3.900
70	562,531	293,682	268,849	70	3.700
80	597,716	330,393	267,324	80	3.440
90	633,336	367,103	266,233	90	3.240
100	651,580	403,813	247,767	100	3.000
110	692,847	440,523	252,324	110	2.900

Q RELEASE OF 122.37 CFS EQUATES TO A POND STORAGE OF 268,849 CF TO MATCH THE RECORD DRAWINGS FOR LAJOLLA POINTE ADDITION BY ALLEN & RIDGE CONSULTING, INC., DATED 03/14/03.

25-YEAR STORM BASIN CALCULATION

DETENTION CALCULATIONS LESS UNDEVELOPED AREA

Maximum Storage Volume is determined by deducting the volume of runoff released during the time of inflow from the total inflow for each duration.

Inflow = Storm duration X Respective Peak Discharge X 60 sec/minute
Outflow = Half of the Respective Inflow Duration x Control Release Discharge X 60 sec/minute.

	Area, acres	44.69		Area to Detention, acres	44.69	
	Present Conditions			Proposed Conditions		
	C	0.35		C	0.81	
	Tc	20.00		Tc	10.00	
	i(100)	6.60		i(100)	8.30	
	Q(100)	103.23		Q(100)	300.45	
	Q(release)	105.24		Q=CIA		
				Proposed Intensities		

Time	Inflow	Outflow	Storage (cf)	Tc	Intensity
5	90,135	47,358	42,777	5	8.300
10	180,271	63,145	117,126	10	8.300
15	244,343	78,931	165,412	15	7.500
20	286,695	94,717	191,978	20	6.600
30	358,369	126,289	232,080	30	5.500
40	399,636	157,861	241,775	40	4.600
50	434,387	189,434	244,953	50	4.000
60	456,106	221,006	235,100	60	3.500
70	501,717	252,578	249,139	70	3.300
80	531,889	284,150	247,539	80	3.060
90	561,011	315,723	245,288	90	2.870
100	586,422	347,295	239,127	100	2.700
110	597,282	378,867	218,415	110	2.500

Q RELEASE OF 105.24 CFS EQUATES TO A POND STORAGE OF 249,139 CF TO MATCH THE RECORD DRAWINGS FOR LAJOLLA POINTE ADDITION BY ALLEN & RIDGE CONSULTING, INC., DATED 03/14/03.

10-YEAR STORM BASIN CALCULATION

DETENTION CALCULATIONS LESS UNDEVELOPED AREA

Maximum Storage Volume is determined by deducting the volume of runoff released during the time of inflow from the total inflow for each duration.

Inflow = Storm duration X Respective Peak Discharge X 60 sec/minute
Outflow = Half of the Respective Inflow Duration x Control Release Discharge X 60 sec/minute.

	Area, acres	44.69		Area to Detention, acres	44.69	
	Present Conditions			Proposed Conditions		
	C	0.35		C	0.81	
	Tc	20.00		Tc	10.00	
	i(100)	5.90		i(100)	7.10	
	Q(100)	92.28		Q(100)	257.01	
	Q(release)	81.27		Q=CIA		
				Proposed Intensities		

Time	Inflow	Outflow	Storage (cf)	Tc	Intensity
5	77,104	36,571	40,533	5	7.100
10	154,207	48,761	105,447	10	7.100
15	211,764	60,951	150,813	15	6.500
20	256,288	73,141	183,147	20	5.900
30	312,758	97,522	215,237	30	4.800
40	347,509	121,902	225,607	40	4.000
50	380,088	146,282	233,806	50	3.500
60	397,464	170,663	226,801	60	3.050
70	421,138	195,043	226,095	70	2.770
80	444,812	219,424	225,388	80	2.560
90	475,002	243,804	231,198	90	2.430
100	499,545	268,184	231,360	100	2.300
110	523,219	292,565	230,654	110	2.190

Q RELEASE OF 81.27 CFS EQUATES TO A POND STORAGE OF 233,806 CF TO MATCH THE RECORD DRAWINGS FOR LAJOLLA POINTE ADDITION BY ALLEN & RIDGE CONSULTING, INC., DATED 03/14/03.

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE THE IMPROVEMENTS SHOWN ON THIS PLAN WERE COMPLETED IN GENERAL CONFORMANCE WITH THE DESIGN PLANS. THIS DETERMINATION WAS MADE BASED ON POST-CONSTRUCTION SURVEY DATA AND INFORMATION PROVIDED BY THE CONTRACTOR

Juan J. Vasquez, P.E. 09/04/2020
SIGNED DATE

VASQUEZ ENGINEERING, LLC
TEXAS REG. F-12266

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 85852, ON 10/11/2018

```
ORIFICE CALCULATION: 2-YR
1-15" DIA
Q = CA(2GH)^½
Q = (0.60)(1.23 SF)(2*32.2*10.26 FT) = 18.92 CFS

ORIFICE CALCULATION: 5-YR
1-15" DIA
Q = CA(2GH)^½
Q = (0.60)(1.23 SF)(2*32.2*11.14 FT) = 19.72 CFS

ORIFICE CALCULATION: 10-YR
1-15" DIA
Q = CA(2GH)^½
Q = (0.60)(1.23 SF)(2*32.2*11.82 FT) = 20.31 CFS

ORIFICE CALCULATION: 25-YR
1-15" DIA
Q = CA(2GH)^½
Q = (0.60)(1.23 SF)(2*32.2*12.30 FT) = 20.72 CFS

ORIFICE CALCULATION: 50-YR
1-15" DIA
Q = CA(2GH)^½
Q = (0.60)(1.23 SF)(2*32.2*12.88 FT) = 21.20 CFS

ORIFICE CALCULATION: 100-YR
1-15" DIA
Q = CA(2GH)^½
Q = (0.60)(1.23 SF)(2*32.2*13.34 FT) = 21.58 CFS
```

100-YEAR POND VOLUME (CF)

ELEV	AREA (sf)	AVG AREA (sf)	VOL (cu ft)	CUM VOL (cu ft)		100-YEAR VOLUME (cu ft)	100-YEAR WSEL
490	42,302						
		39,844	39,844	361,850			
489	37,386						
		36,267	36,267	322,006			
488	35,148						
		34,058	34,058	285,739			
487	32,967					284,466	487.96
		31,905	31,905	251,682			
486	30,842						
		29,808	29,808	219,777			
485	28,774						
		27,769	27,769	189,969			
484	26,763						
		25,786	25,786	162,201			
483	24,808						
		23,859	23,859	136,415			
482	22,909						
		21,988	21,988	112,557			
481	21,067						
		20,175	20,175	90,569			
480	19,282						
		18,418	18,418	70,394			
479	17,553						
		16,717	16,717	51,977			
478	15,881						
		15,074	15,074	35,260			
477	14,266						
		12,481	12,481	20,186			
476	10,695						
		7,116	7,116	7,706			
475	3,537						
		590	590				
474	0						

50-YEAR POND VOLUME (CF)

ELEV	AREA (sf)	AVG AREA (sf)	VOL (cu ft)	CUM VOL (cu ft)		50-YEAR VOLUME (cu ft)	50-YEAR WSEL
490	42,302						
		39,844	39,844	361,850			
489	37,386						
		36,267	36,267	322,006			
488	35,148						
		34,058	34,058	285,739			
487	32,967					268,849	487.50
		31,905	31,905	251,682			
486	30,842						
		29,808	29,808	219,777			
485	28,774						
		27,769	27,769	189,969			
484	26,763						
		25,786	25,786	162,201			
483	24,808						
		23,859	23,859	136,415			
482	22,909						
		21,988	21,988	112,557			
481	21,067						
		20,175	20,175	90,569			
480	19,282						
		18,418	18,418	70,394			
479	17,553						
		16,717	16,717	51,977			
478	15,881						
		15,074	15,074	35,260			
477	14,266						
		12,481	12,481	20,186			
476	10,695						
		7,116	7,116	7,706			
475	3,537						
		590	590				
474	0						

25-YEAR POND VOLUME (CF)

ELEV	AREA (sf)	AVG AREA (sf)	VOL (cu ft)	CUM VOL (cu ft)		25-YEAR VOLUME (cu ft)	25-YEAR WSEL
490	42,302						
		39,844	39,844	361,850			
489	37,386						
		36,267	36,267	322,006			
488	35,148						
		34,058	34,058	285,739			
487	32,967						
		31,905	31,905	251,682			
486	30,842					249,139	486.92
		29,808	29,808	219,777			
485	28,774						
		27,769	27,769	189,969			
484	26,763						
		25,786	25,786	162,201			
483	24,808						
		23,859	23,859	136,415			
482	22,909						
		21,988	21,988	112,557			
481	21,067						
		20,175	20,175	90,569			
480	19,282						
		18,418	18,418	70,394			
479	17,553						
		16,717	16,717	51,977			
478	15,881						
		15,074	15,074	35,260			
477	14,266						
		12,481	12,481	20,186			
476	10,695						
		7,116	7,116	7,706			
475	3,537						
		590	590				
474	0						

10-YEAR POND VOLUME (CF)

ELEV	AREA (sf)	AVG AREA (sf)	VOL (cu ft)	CUM VOL (cu ft)		10-YEAR VOLUME (cu ft)	10-YEAR WSEL
490	42,302						
		39,844	39,844	361,850			
489	37,386						
		36,267	36,267	322,006			
488	35,148						
		34,058	34,058	285,739			
487	32,967						
		31,905	31,905	251,682			
486	30,842					233,806	486.44
		29,808	29,808	219,777			
485	28,774						
		27,769	27,769	189,969			
484	26,763						
		25,786	25,786	162,201			
483	24,808						
		23,859	23,859	136,415			
482	22,909						
		21,988	21,988	112,557			
481	21,067						
		20,175	20,175	90,569			
480	19,282						
		18,418	18,418	70,394			
479	17,553						
		16,717	16,717	51,977			
478	15,881						
		15,074	15,074	35,260			
477	14,266						
		12,481	12,481	20,186			
476	10,695						
		7,116	7,116	7,706			
475	3,537						
		590	590				
474	0						

V-NOTCHED WEIR CALCULATION					
	WSEL	FLOW LINE	C	ANGLE	Q CFS
2-YEAR	484.88	480.50	0.58	0.524	26.71
5-YEAR	485.76	480.50	0.58	0.524	42.21
10-YEAR	486.44	480.50	0.58	0.524	57.20
25-YEAR	486.92	480.50	0.58	0.524	69.46
50-YEAR	487.50	480.50	0.58	0.524	86.23
100YEAR	487.96	480.50	0.58	0.524	101.10
Q = 8/15*C*(2g)^0.5*TAN(ANGLE/2)*H^2.5					
ANGLE = 30		DEGREES = 0.524		RADIANS	
H = WSEL - FLOW LINE					

DISCHARGE FROM POND				
EVENT	ALLOWABLE DISCHARGE FROM POND (CFS) *	DISCHARGE FROM WEIR (CFS)	DISCHARGE FROM ORIFICE (CFS)	ACTUAL DISCHARGE FROM POND (CFS)
2-YEAR	57.87	26.71	18.92	45.63
5-YEAR	75.08	42.21	19.72	61.93
10-YEAR	89.94	57.20	20.31	77.51
25-YEAR	101.70	69.46	20.72	90.18
50-YEAR	117.30	86.23	21.20	107.43
100YEAR	129.80	101.10	21.58	122.68

* ALLOWABLE DISCHARGE PER RECORD DRAWINGS FOR LAJOLLA POINT ADDITION BY ALLEN & RIDGE CONSULTING, INC., DATED 03/14/03.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

DETENTION CALCULATIONS

LOT 18, BLOCK A
LA JOLLA POINTE ADDITION
ROCKWALL, TEXAS

Scale: NO SCALE
Designed by: JJV
Drawn by: JJV
Checked by: JJV
635-01\dwg\C4.3 DETENTION CALCULATIONS
Date: 10/11/2018

SHEET
C4.3

5-YEAR STORM BASIN CALCULATION

DETENTION CALCULATIONS LESS UNDEVELOPED AREA

Maximum Storage Volume is determined by deducting the volume of runoff released during the time of inflow from the total inflow for each duration.

Inflow = Storm duration X Respective Peak Discharge X 60 sec/minute
Outflow = Half of the Respective Inflow Duration x Control Release Discharge X 60 sec/minute.

	Area, acres	44.69		Area to Detention, acres	44.69	
	Present Conditions			Proposed Conditions		
	C	0.35		C	0.81	
	Tc	20.00		Tc	10.00	
	i(100)	4.90		i(100)	6.10	
	Q(100)	76.64		Q(100)	220.81	
	Q(release)	63.40		Q=CIA		
				Proposed Intensities		
Time	Inflow	Outflow	Storage (cf)		Tc	Intensity
5	66,244	28,528	37,716		5	6.100
10	132,488	38,037	94,451		10	6.100
15	179,185	47,547	131,638		15	5.500
20	212,850	57,056	155,794		20	4.900
30	267,148	76,075	191,073		30	4.100
40	295,383	95,093	200,290		40	3.400
50	304,071	114,112	189,959		50	2.800
60	338,822	133,131	205,691		60	2.600
70	364,885	152,149	212,736		70	2.400
80	382,260	171,168	211,093		80	2.200
90	400,722	190,187	210,535		90	2.050
100	412,667	209,205	203,462		100	1.900
110	430,043	228,224	201,819		110	1.800

Q RELEASE OF 63.40 CFS EQUATES TO A POND STORAGE OF 212,736 CF
TO MATCH THE RECORD DRAWINGS FOR LAJOLLA POINTE ADDITION
BY ALLEN & RIDGE CONSULTING, INC., DATED 03/14/03.

2-YEAR STORM BASIN CALCULATION

DETENTION CALCULATIONS LESS UNDEVELOPED AREA

Maximum Storage Volume is determined by deducting the volume of runoff released during the time of inflow from the total inflow for each duration.

Inflow = Storm duration X Respective Peak Discharge X 60 sec/minute
Outflow = Half of the Respective Inflow Duration x Control Release Discharge X 60 sec/minute.

	Area, acres	44.69		Area to Detention, acres	44.69	
	Present Conditions			Proposed Conditions		
	C	0.35		C	0.81	
	Tc	20.00		Tc	10.00	
	i(100)	3.90		i(100)	5.30	
	Q(100)	61.00		Q(100)	191.85	
	Q(release)	36.28		Q=CIA		
				Proposed Intensities		
Time	Inflow	Outflow	Storage (cf)		Tc	Intensity
5	57,556	16,328	41,229		5	5.300
10	115,113	21,770	93,342		10	5.300
15	146,606	27,213	119,393		15	4.500
20	169,411	32,655	136,755		20	3.900
30	215,021	43,541	171,481		30	3.300
40	225,881	54,426	171,455		40	2.600
50	249,772	65,311	184,462		50	2.300
60	247,600	76,196	171,404		60	1.900
70	273,664	87,081	186,583		70	1.800
80	283,220	97,966	185,254		80	1.630
90	293,211	108,851	184,360		90	1.500
100	304,071	119,737	184,334		100	1.400
110	312,976	130,622	182,354		110	1.310

Q RELEASE OF 36.28 CFS EQUATES TO A POND STORAGE OF 186,583 CF
TO MATCH THE RECORD DRAWINGS FOR LAJOLLA POINTE ADDITION
BY ALLEN & RIDGE CONSULTING, INC., DATED 03/14/03.

5-YEAR POND VOLUME (CF)

ELEV	AREA (sf)	AVG AREA (sf)	VOL (cu ft)	CUM VOL (cu ft)		5-YEAR VOLUME (cu ft)	5-YEAR WSEL
490	42,302						
		39,844	39,844	361,850			
489	37,386						
		36,267	36,267	322,006			
488	35,148						
		34,058	34,058	285,739			
487	32,967						
		31,905	31,905	251,682			
486	30,842						
		29,808	29,808	219,777			
485	28,774					212,736	485.76
		27,769	27,769	189,969			
484	26,763						
		25,786	25,786	162,201			
483	24,808						
		23,859	23,859	136,415			
482	22,909						
		21,988	21,988	112,557			
481	21,067						
		20,175	20,175	90,569			
480	19,282						
		18,418	18,418	70,394			
479	17,553						
		16,717	16,717	51,977			
478	15,881						
		15,074	15,074	35,260			
477	14,266						
		12,481	12,481	20,186			
476	10,695						
		7,116	7,116	7,706			
475	3,537						
		590	590				
474	0						

2-YEAR POND VOLUME (CF)

ELEV	AREA (sf)	AVG AREA (sf)	VOL (cu ft)	CUM VOL (cu ft)		2-YEAR VOLUME (cu ft)	2-YEAR WSEL
490	42,302						
		39,844	39,844	361,850			
489	37,386						
		36,267	36,267	322,006			
488	35,148						
		34,058	34,058	285,739			
487	32,967						
		31,905	31,905	251,682			
486	30,842						
		29,808	29,808	219,777			
485	28,774						
		27,769	27,769	189,969			
484	26,763					186,583	484.88
		25,786	25,786	162,201			
483	24,808						
		23,859	23,859	136,415			
482	22,909						
		21,988	21,988	112,557			
481	21,067						
		20,175	20,175	90,569			
480	19,282						
		18,418	18,418	70,394			
479	17,553						
		16,717	16,717	51,977			
478	15,881						
		15,074	15,074	35,260			
477	14,266						
		12,481	12,481	20,186			
476	10,695						
		7,116	7,116	7,706			
475	3,537						
		590	590				
474	0						

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE THE IMPROVEMENTS SHOWN ON THIS PLAN WERE COMPLETED IN GENERAL CONFORMANCE WITH THE DESIGN PLANS. THIS DETERMINATION WAS MADE BASED ON POST-CONSTRUCTION SURVEY DATA AND INFORMATION PROVIDED BY THE CONTRACTOR

Juan J. Vasquez, P.E. 09/04/2020
SIGNED DATE

VASQUEZ ENGINEERING, LLC
TEXAS REG. F-12266

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 85852, ON 10/11/2018

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

STATE OF TEXAS
JUAN J. VASQUEZ
85852
LICENSED
PROFESSIONAL ENGINEER

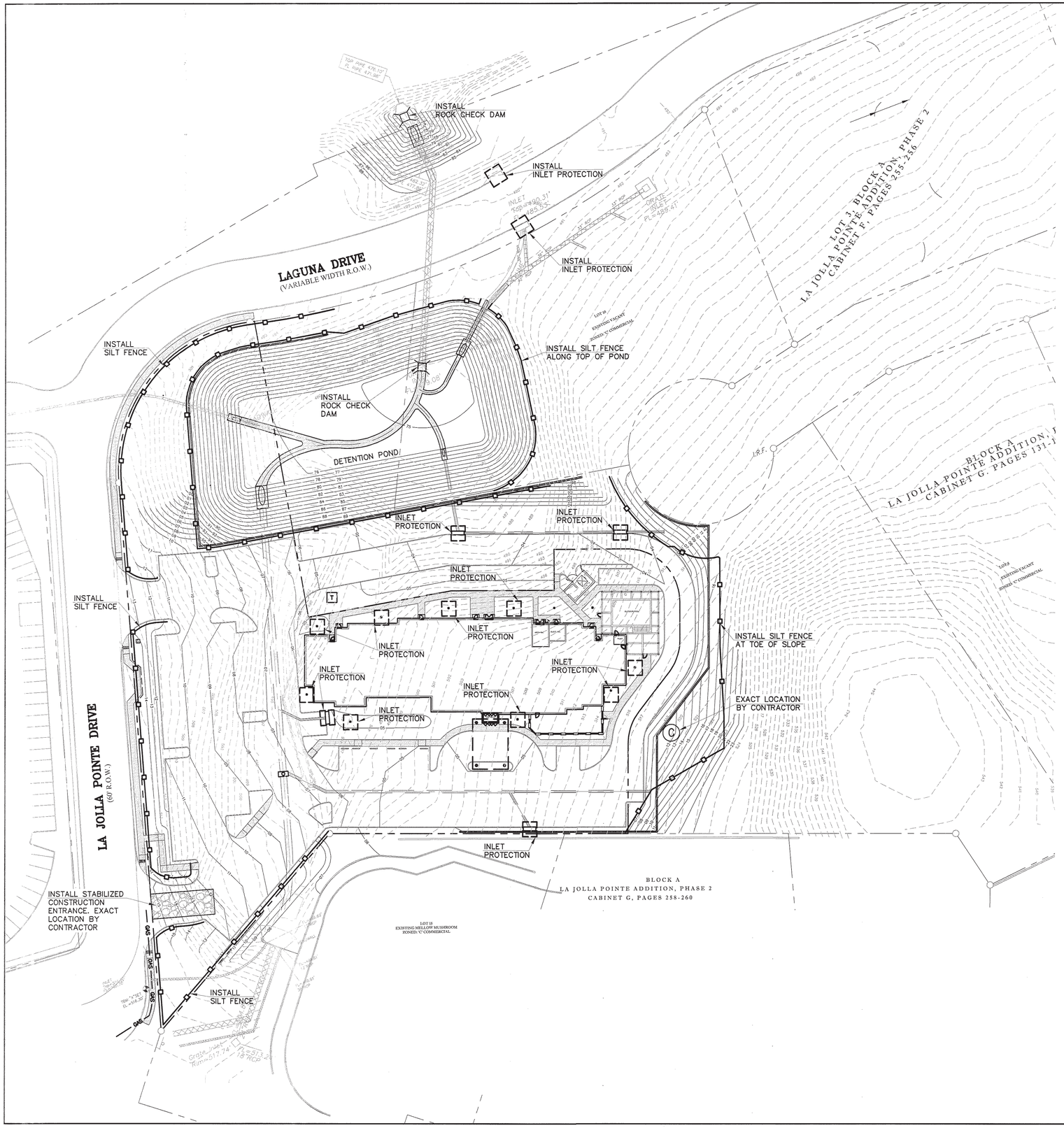
DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

DETENTION CALCULATIONS

LOT 18, BLOCK A
LA JOLLA POINTE ADDITION
ROCKWALL, TEXAS

Scale: NO SCALE
Designed by: JJV
Drawn by: JJV
Checked by: JJV
636-01\dwg\C4.4 DETENTION CALCULATIONS
Date: 10/11/2018

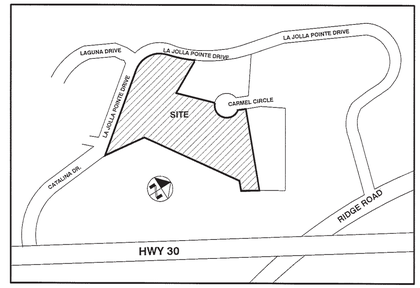
SHEET
C4.4



LEGEND

- PROPERTY LINE
- PAVEMENT CURB/GUTTER
- 503 EXIST. CONTOUR
- 04 PROP. CONTOUR
- FLOW ARROW
- SILT FENCE
- STABILIZIED CONSTRUCTION ENTRANCE
- INLET PROTECTION
- (C) CONCRETE WASHOUT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- ROCK CHECK DAM

TOTAL AREA = 2.681 ACRES
DISTURBED AREA = 4.8 ACRES



LOCATION MAP
N.T.S.

GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.

BENCHMARK – TBM 1	
ELEV.	516.30
MON.	CUT X IN CONC
LOC.	CUT X IN TOP OF INLET NEAR S.W. PROP. CORNER OF LOT 18, BLOCK A OF LA JOLLA POINTE ADDITION

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 85852, ON 10/11/2018

NOTES:

1. TOPOGRAPHIC SURVEY PROVIDED BY SELLER.
2. SEE SHEET C3.1-C3.2 FOR GRADING PLAN.
3. SEE SHEET C4 FOR DRAINAGE AREA MAP.
4. SEE SHEET C5.2 FOR EROSION CONTROL DETAILS.
5. SEE SHEET C6.1 FOR STORM SEWER PLAN.

EROSION CONTROL NOTES

A. THE SPECIFIC PLANT MATERIALS PROPOSED TO PROTECT FILL AND EXCAVATED SLOPES SHALL BE AS INDICATED ON THE PLANS. PLANT MATERIALS MUST BE SUITABLE FOR USE UNDER LOCAL CLIMATE AND SOIL CONDITIONS. IN GENERAL, HYDROSEEDING OR SODDING BERMUDA GRASS IS ACCEPTABLE DURING THE SUMMER MONTHS (MAY 1, TO AUGUST 30). WINTER RYE OR FESCUE GRASS MAY BE PLANTED DURING TIMES OTHER THAN THE SUMMER MONTHS AS A TEMPORARY MEASURE UNTIL SUCH TIME AS THE PERMANENT PLANTING CAN BE MADE.
B. PRIOR TO COMMENCING ANY CONSTRUCTION, A CONSTRUCTION ENTRANCE AND PERIMETER SILT FENCE SHALL BE INSTALLED AT THE LOCATION(S) SHOWN.
C. AS INLETS ARE COMPLETED, TEMPORARY SEDIMENT BARRIERS SHALL BE INSTALLED.
D. AT THE COMPLETION OF THE PAVING AND FINAL GRADING, THE DISTURBED AREA(S) SHALL BE REVEGETATED IN ACCORDANCE WITH THE PLANS.
E. SILT FENCE AND INLET SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL REVEGATATION HAS BEEN COMPLETED.
F. DISTURBED AREAS THAT ARE SEEDED OR SODDED SHALL BE CHECKED PERIODICALLY TO SEE THAT GRASS COVERAGE IS PROPERLY MAINTAINED. DISTURBED AREAS SHALL BE WATERED, FERTILIZED, AND RESEEDED OR RESODDED, IF NECESSARY.

EROSION PROTECTION DURING CONSTRUCTION

1. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING EROSION CONTROL TECHNIQUES AND METHODS TO STOP EROSION OF ONSITE SOILS AND PROTECT ADJACENT PROPERTIES FROM POTENTIAL SILT MIGRATION. SILT FENCING SHALL BE INSTALLED AT THE LOCATIONS SHOWN PRIOR TO THE START OF CONSTRUCTION AND SITE GRADING.
2. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PER CITY AND DEQ REQUIREMENTS. ALL APPLICABLE FEES AND SUBMITTALS SHALL BE MADE PRIOR TO THE START OF CONSTRUCTION.
3. SINCE DISTURBED AREA IS GREATER THAN 1.0 ACRES A SWPPP WILL BE REQUIRED.

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE THE IMPROVEMENTS SHOWN ON THIS PLAN WERE COMPLETED IN GENERAL CONFORMANCE WITH THE DESIGN PLANS. THIS DETERMINATION WAS MADE BASED ON POST-CONSTRUCTION SURVEY DATA AND INFORMATION PROVIDED BY THE CONTRACTOR

Juan J. Vasquez, P.E. 09/04/2020
SIGNED DATE

VASQUEZ ENGINEERING, LLC
TEXAS REG. F-12266

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

STATE OF TEXAS
JUAN J. VASQUEZ
85852
LICENSED
PROFESSIONAL ENGINEER

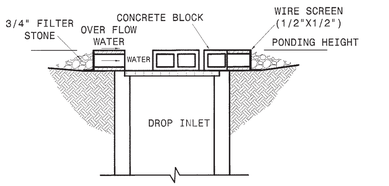
DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

EROSION CONTROL PLAN

LOT 18, BLOCK A
LA JOLLA POINTE ADDITION
ROCKWALL, TEXAS

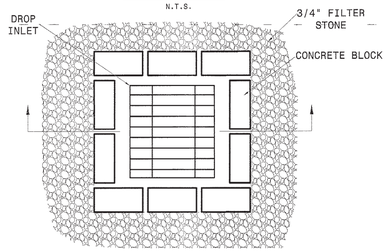
Scale:	1" = 40'
Designed by:	JJV
Drawn by:	JJV
Checked by:	JJV
638-01\dwg\C5.1-EROSION CONTROL PLAN.dwg	
Date:	10/11/2018

SHEET
C5.1



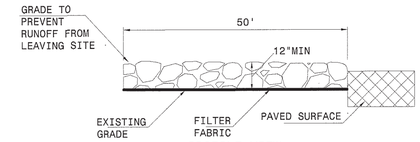
CROSS SECTION

N.T.S.



INLET PROTECTION

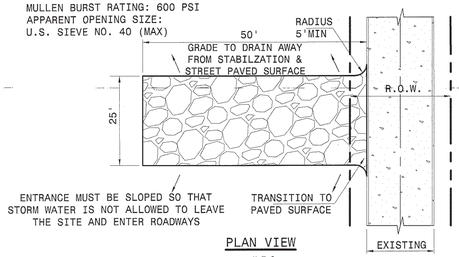
N.T.S.



PROFILE VIEW

N.T.S.

FILTER FABRIC SPEC
TENSILE STRENGTH: 300 LBS
PUNCTURE STRENGHT: 120 LBS
MULLEN BURST RATING: 600 PSI
APPARENT OPENING SIZE:
U.S. SIEVE NO. 40 (MAX)



PLAN VIEW

N.T.S.

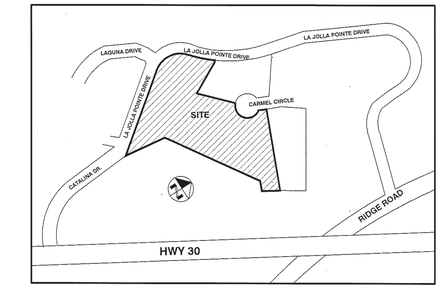
NOTE:
INSTALL SILT FENCE, CONSTRUCTION SAFETY FENCING, OR SIMILAR BARRIER ALONG THE EXIT TO DIRECT TRAFFIC INTO THE EXIT.

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

STABILIZED CONSTRUCTION ENTRANCE NOTES:

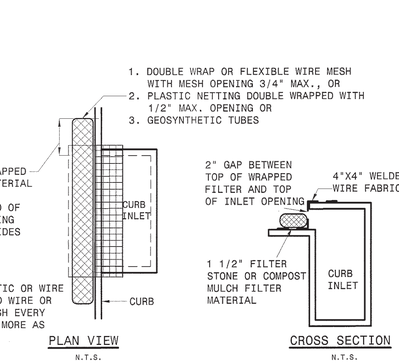
1. STONE SIZE - 4 TO 6 INCHES STONE. NO RECYCLED CONCRETE ALLOWED.
2. LENGTH-AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS-NOT LESS THAN 12-INCHES.
4. WIDTH-NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING-WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURCE USING APPROVED METHODS.
6. MAINTENANCE-THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE-ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
8. PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.



LOCATION MAP

N.T.S.

BENCHMARK – TBM
ELEV. 516.30
MON. CUT X IN CONC
LOC. CUT X IN TOP OF INLET NEAR S.W. PROP CORNER OF LOT 18, BLOCK A OF LA JOLLA POINTE ADDITION



PLAN VIEW

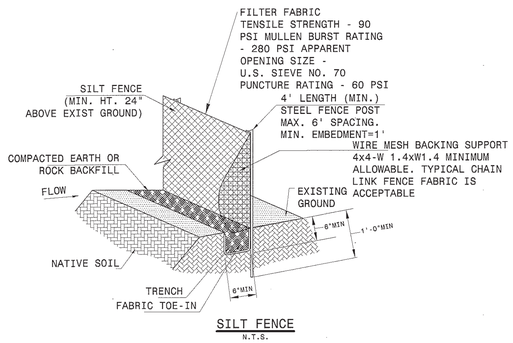
N.T.S.

CROSS SECTION

N.T.S.

INLET PROTECTION

N.T.S.

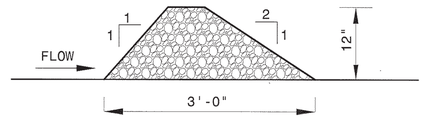


SILT FENCE

N.T.S.

SILT FENCE NOTES:

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



ROCK CHECK DAM

N.T.S.

ROCK CHECK DAM GENERAL NOTES:

1. STONE SHALL BE WELL GRADED WITH SIZE RANGE FROM 1-1/2" TO 3-1/2" INCHES IN DIAMETER DEPENDING ON EXPECTED FLOWS.
2. THE CHECK DAM SHALL BE INSPECTED AS SPECIFIED IN THE SWPPP AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
3. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE CHECK DAM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.
4. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED, THE CHECK DAM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE THE IMPROVEMENTS SHOWN ON THIS PLAN WERE COMPLETED IN GENERAL CONFORMANCE WITH THE DESIGN PLANS. THIS DETERMINATION WAS MADE BASED ON POST-CONSTRUCTION SURVEY DATA AND INFORMATION PROVIDED BY THE CONTRACTOR

Juan J. Vasquez, P.E. 09/04/2020

SIGNED DATE

VASQUEZ ENGINEERING, LLC
TEXAS REG. F-12266

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 85852, ON 10/11/2018

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

STATE OF TEXAS JUAN J. VASQUEZ 85852 LICENSED PROFESSIONAL ENGINEER

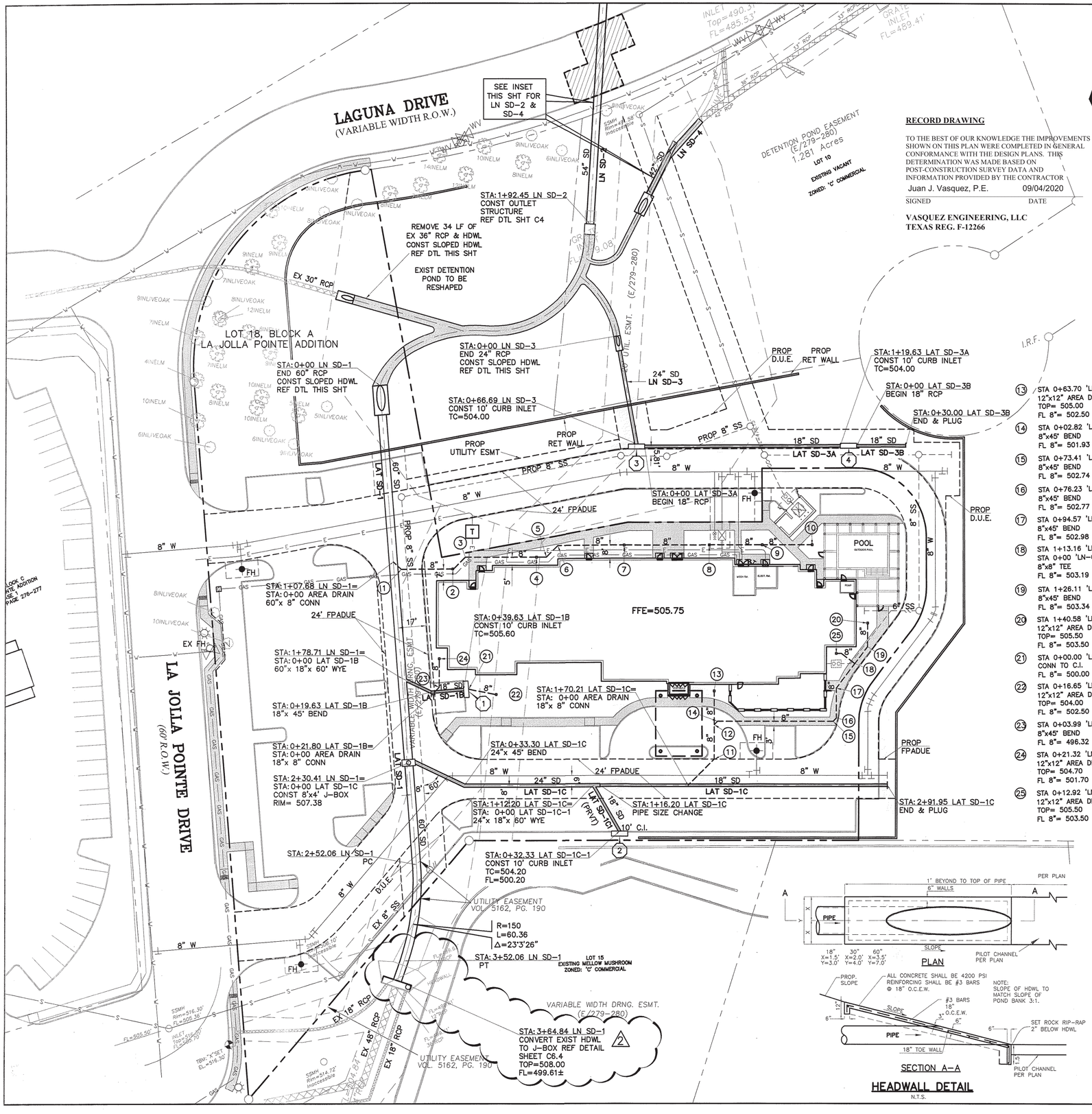
DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

EROSION CONTROL DETAILS

LOT 18, BLOCK A
LA JOLLA POINTE ADDITION
ROCKWALL, TEXAS

Scale: NONE
Designed by: JJV
Drawn by: JJV
Checked by: JJV
I:\24-01\dwg\C5.2-EROSION CONTROL DETAILS
Date: 10/11/2018

SHEET
C5.2



RECORD DRAWING

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Juan J. Vasquez, P.E. 09/04/2020

SIGNED DATE

VASQUEZ ENGINEERING, LLC
TEXAS REG. F-12266

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	PAVEMENT	
W	WATER LINE	
S EX.8"WW	WASTE WATER	
	UNDERGROUND ELEC	E E
OHU	OVERHEAD ELEC	
	TELEPHONE LINE	
G	GAS LINE	GAS
	STORM SEWER	
	INLET #	1

NO.	DATE	APP.
1	01/23/19	JJV
2	01/04/19	JJV
	CURB INLET REVISION	
	CONVERT HEADWALL TO JBOX	JJV

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
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Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 85852, ON 09/24/2019.

STATE OF TEXAS
JUAN J. VASQUEZ
85852
LICENSED
PROFESSIONAL ENGINEER

DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

BENCHMARK – TBM1	
ELEV.	516.30
MON.	CUT X IN CONC
LOC.	CUT X IN TOP OF INLET NEAR S.W. PROP CORNER OF LOT 18, BLOCK A OF LA JOLLA POINTE ADDITION

NOTES:

1. TOPOGRAPHIC SURVEY PROVIDED BY SELLER.
2. SEE SHEET C3.1 - C3.2 FOR GRADING PLAN.
3. SEE SHEETS C6.2 - C6.3 FOR STORM SEWER PROFILES.
4. SEE SHEET C7.1 FOR OTHER SITE UTILITIES.

STORM SEWER NOTE SCHEDULE:

1. STA 0+06.62 'LN-1' 8"x45' BEND FL 8"= 483.72
2. STA 0+38.11 'LN-1' 12"x12" AREA DRAIN TOP= 505.00 FL 8"= 498.99
3. STA 0+48.75 'LN-1' 8"x45' BEND FL 8"= 499.20
4. STA 0+92.33 'LN-1' 12"x12" AREA DRAIN TOP= 505.00 FL 8"= 500.07
5. STA 0+98.33 'LN-1' 8"x45' BEND FL 8"= 500.19
6. STA 1+08.23 'LN-1' 8"x45' BEND FL 8"= 500.39
7. STA 1+48.92 'LN-1' 12"x12" AREA DRAIN TOP= 505.00 FL 8"= 501.20
8. STA 2+00.97 'LN-1' 12"x12" AREA DRAIN TOP= 505.00 FL 8"= 502.24
9. STA 2+33.35 'LN-1' 12"x12" AREA DRAIN TOP= 505.00 FL 8"= 502.89
10. STA 2+63.85 'LN-1' 12"x12" AREA DRAIN TOP= 505.00 FL 8"= 503.50
11. STA 0+22.57 'LN-2' 8"x45' BEND FL 8"= 501.26
12. STA 0+43.59 'LN-2' STA 0+00.00 'LN-3' 8"x45' WYE FL 8"= 501.90
13. STA 0+63.70 'LN-2' 12"x12" AREA DRAIN TOP= 505.00 FL 8"= 502.50
14. STA 0+02.82 'LN-3' 8"x45' BEND FL 8"= 501.93
15. STA 0+73.41 'LN-3' 8"x45' BEND FL 8"= 502.74
16. STA 0+76.23 'LN-3' 8"x45' BEND FL 8"= 502.77
17. STA 0+94.57 'LN-3' 8"x45' BEND FL 8"= 502.98
18. STA 1+13.16 'LN-3'= STA 0+00 'LN-6' 8"x8" TEE FL 8"= 503.19
19. STA 1+26.11 'LN-3' 8"x45' BEND FL 8"= 503.34
20. STA 1+40.58 'LN-3' 12"x12" AREA DRAIN TOP= 505.50 FL 8"= 503.50
21. STA 0+00.00 'LN-4' CONN TO C.I. FL 8"= 500.00
22. STA 0+16.65 'LN-4' 12"x12" AREA DRAIN TOP= 504.00 FL 8"= 502.50
23. STA 0+03.99 'LN-5' 8"x45' BEND FL 8"= 496.32
24. STA 0+21.32 'LN-5' 12"x12" AREA DRAIN TOP= 504.70 FL 8"= 501.70
25. STA 0+12.92 'LN-6' 12"x12" AREA DRAIN TOP= 505.50 FL 8"= 503.50

HEADWALL DETAIL
N.T.S.

NOTES:

1. ONE LANE OF TRAFFIC TO REMAIN OPEN AT ALL TIMES.
2. FLAGGER MUST BE USED WHEN ONE LANE OF TRAFFIC IS CLOSED.
3. AT THE END OF THE DAY THE CONTRACTOR SHALL BACKFILL AND OPEN TO FULL WIDTH WITH USE OF STEEL PLATES OVER THE TRENCHES.

1. SAWCUT, REMOVE & REPLACE EXIST SHEET PVMT PER CITY STNDS
2. REMOVE EXIST 54" RCP & HDWL
3. REMOVE EXIST OUTLET STRUCTURE
4. REMOVE & REPLACE EXIST PILOT CHANNEL
5. PILOT CHANNEL REF DTL SHT C3.2
6. INSTALL 9" TO 12" DIA GROUTED ROCK RIP-RAP (A MIN. OF 2' DEEP) FROM PROP HDWL TO EX HDWL
7. REMOVE 55 LF OF EXIST 42" RCP & HDWL

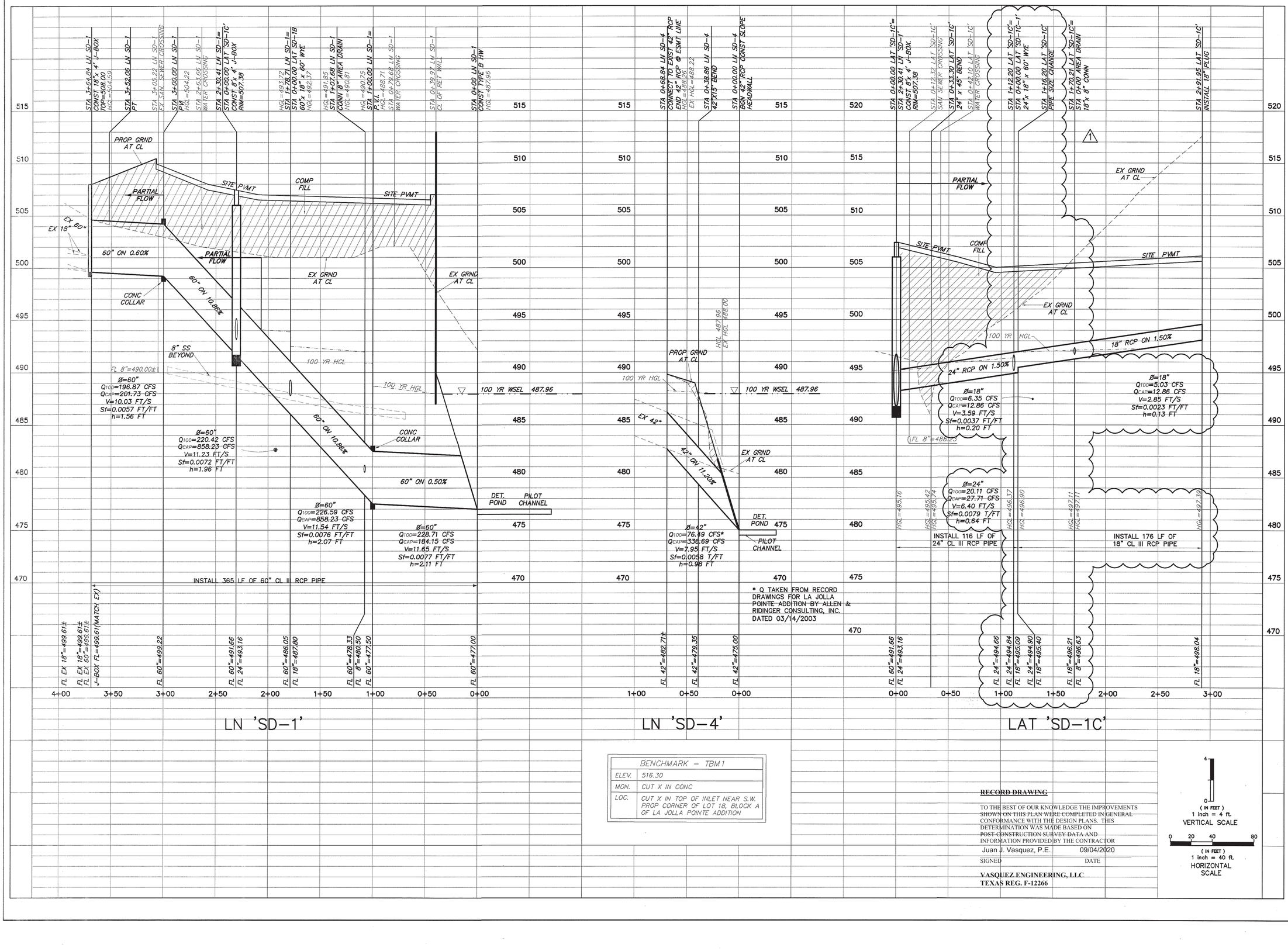
LINE SD-2 & SD-4
1 INCH = 30'

STORM SEWER PLAN

LOT 18, BLOCK A
LA JOLLA POINTE ADDITION
ROCKWALL, TEXAS

Scale: 1" = 30'
Designed by: JJV
Drawn by: JJV
Checked by: JJV
636-01\dwg\C6.1 STORM SEWER PLAN.dwg
Date: 12/19/2018

SHEET
C6.1



BENCHMARK – TBM1	
ELEV.	516.30
MON.	CUT X IN CONC
LOC.	CUT X IN TOP OF INLET NEAR S.W. PROP CORNER OF LOT 18, BLOCK A OF LA JOLLA POINTE ADDITION

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE THE IMPROVEMENTS SHOWN ON THIS PLAN WERE COMPLETED IN GENERAL CONFORMANCE WITH THE DESIGN PLANS. THIS DETERMINATION WAS MADE BASED ON POST CONSTRUCTION SURVEY DATA AND INFORMATION PROVIDED BY THE CONTRACTOR

Juan J. Vasquez, P.E. 09/04/2020

SIGNED DATE

VASQUEZ ENGINEERING, LLC
TEXAS REG. F-12266

(IN FEET)
1 inch = 4 ft.
VERTICAL SCALE

0 20 40 80
(IN FEET)
1 inch = 40 ft.
HORIZONTAL SCALE

NO.	DATE	APP.
1	01/04/19	JJV
	CURB INLET REVISION	

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440 LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 85832, ON 09/04/2019

STATE OF TEXAS
JUAN J. VASQUEZ
85832
LICENSED
PROFESSIONAL ENGINEER

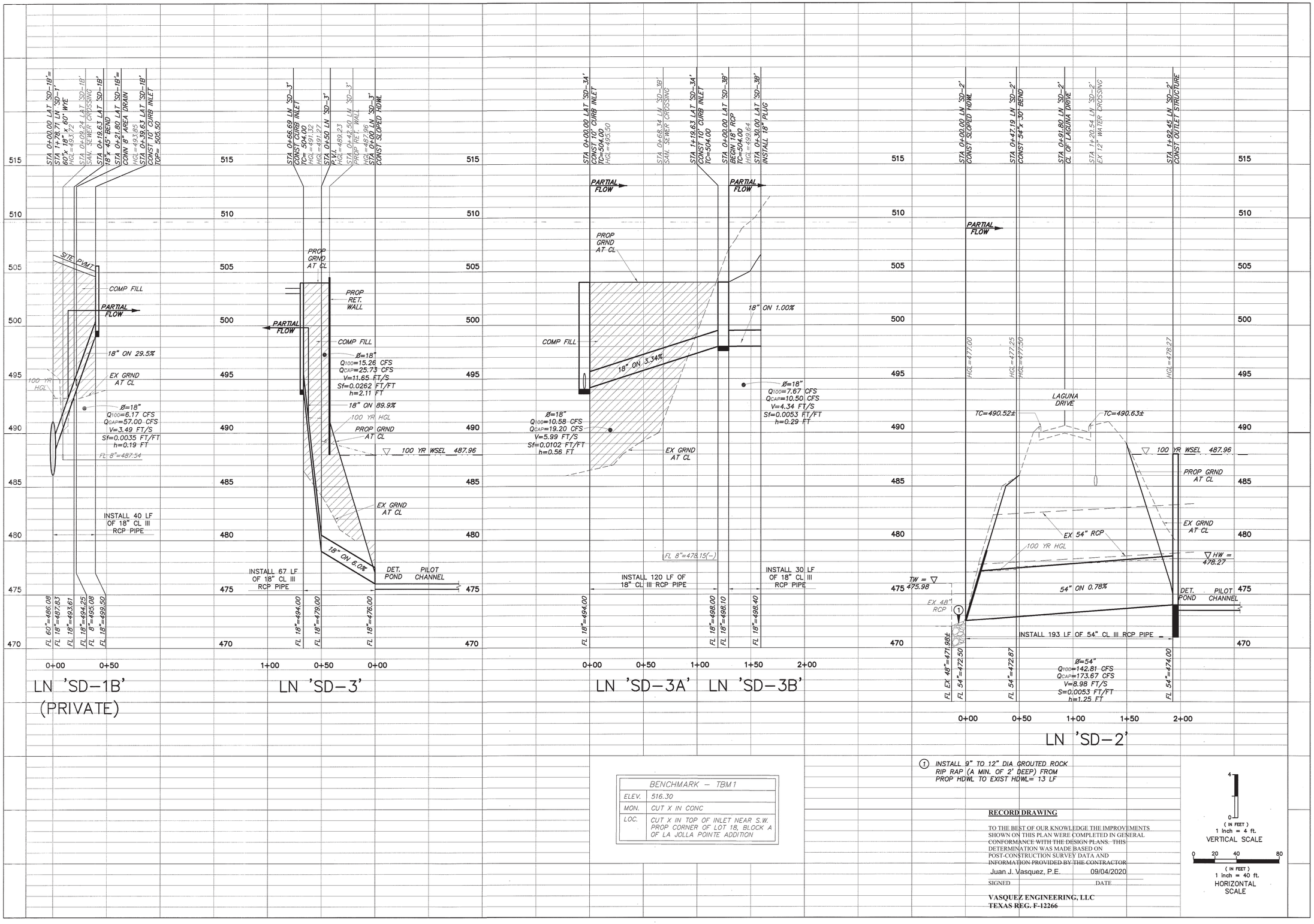
DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

STORM SEWER PROFILES

LOT 18, BLOCK A
LA JOLLA POINTE ADDITION
ROCKWALL, TEXAS

Scale: AS NOTED
Designed by: JJV
Drawn by: JJV
Checked by: JJV
838-01dwg\C6.2 STORM SEWER PROFILES.dwg
Date: 12/19/2018

SHEET
C6.2



BENCHMARK — TBM1	
ELEV.	516.30
MON.	CUT X IN CONC
LOC.	CUT X IN TOP OF INLET NEAR S.W. PROP CORNER OF LOT 18, BLOCK A OF LA JOLLA POINTE ADDITION

(1) INSTALL 9" TO 12" DIA GROUTED ROCK RIP RAP (A MIN. OF 2' DEEP) FROM PROP HDWL TO EXIST HDWL= 13 LF

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE THE IMPROVEMENTS SHOWN ON THIS PLAN WERE COMPLETED IN GENERAL CONFORMANCE WITH THE DESIGN PLANS. THIS DETERMINATION WAS MADE BASED ON POST-CONSTRUCTION SURVEY DATA AND INFORMATION PROVIDED BY THE CONTRACTOR

Juan J. Vasquez, P.E. 09/04/2020

SIGNED DATE

VASQUEZ ENGINEERING, LLC
TEXAS REG. F-12266

4 0 (IN FEET) 1 Inch = 4 ft. VERTICAL SCALE

0 20 40 80 (IN FEET) 1 Inch = 40 ft. HORIZONTAL SCALE

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

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STATE OF TEXAS JUAN J. VASQUEZ 85852 LICENSED PROFESSIONAL ENGINEER

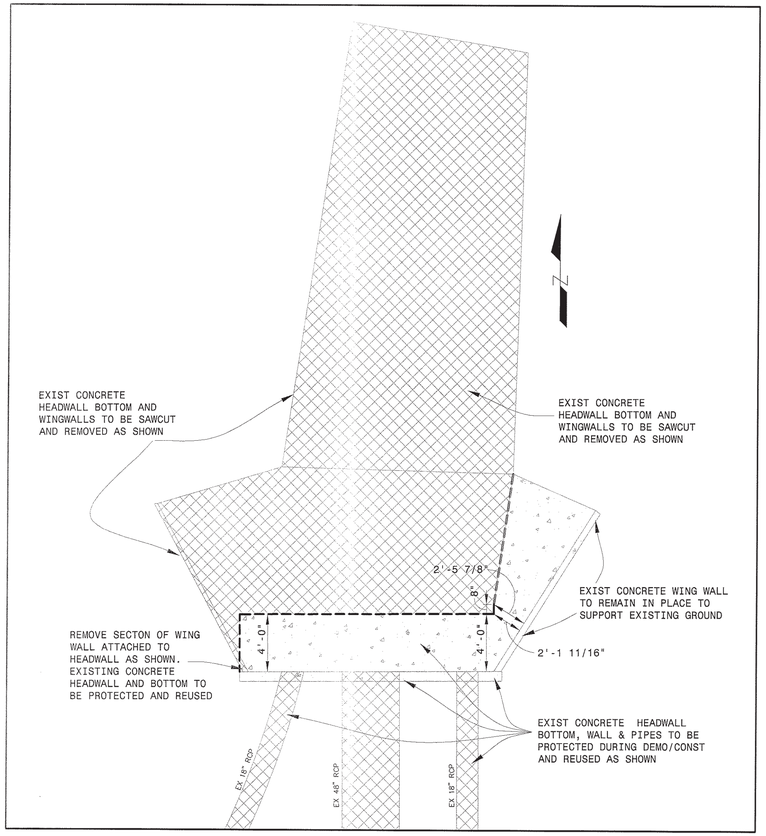
DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

STORM SEWER PROFILES

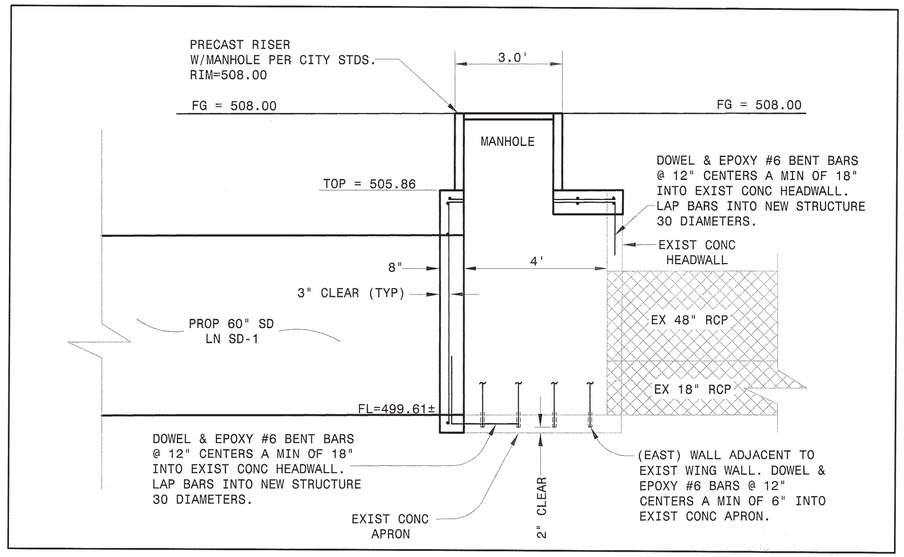
LOT 18, BLOCK A
LA JOLLA POINTE ADDITION
ROCKWALL, TEXAS

Scale: 1" = AS NOTED
Designed by: JJV
Drawn by: JJV
Checked by: JJV
636-01\dwg\C6.3 STORM SEWER PROFILES.dwg
Date: 10/11/2018

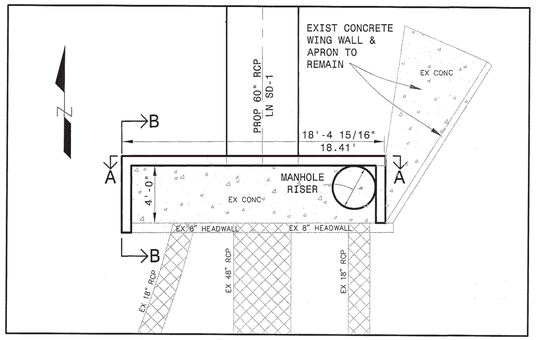
SHEET
C6.3



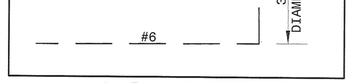
EXIST HEADWALL DEMOLITION DETAIL
1" = 5'



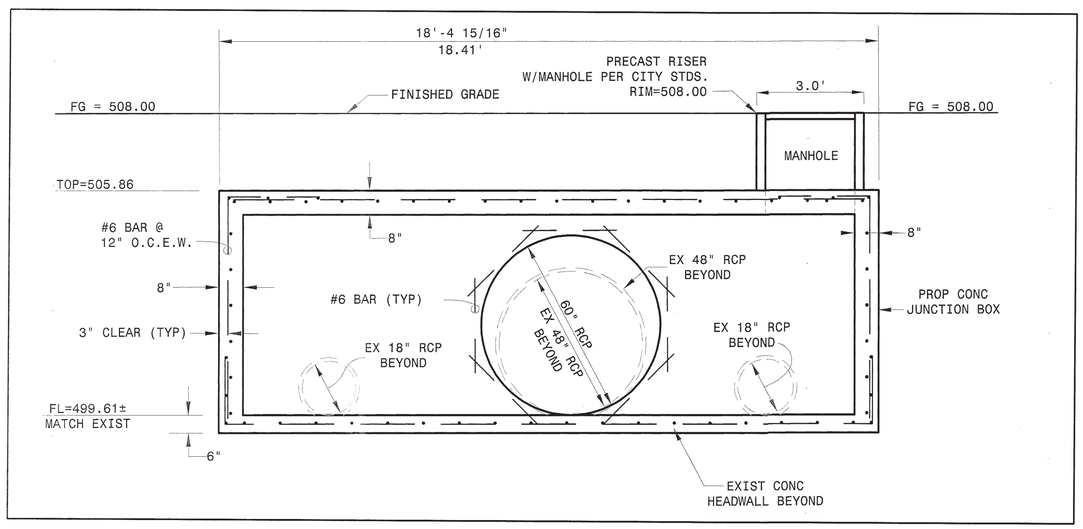
SECTION B–B
1" = 2'



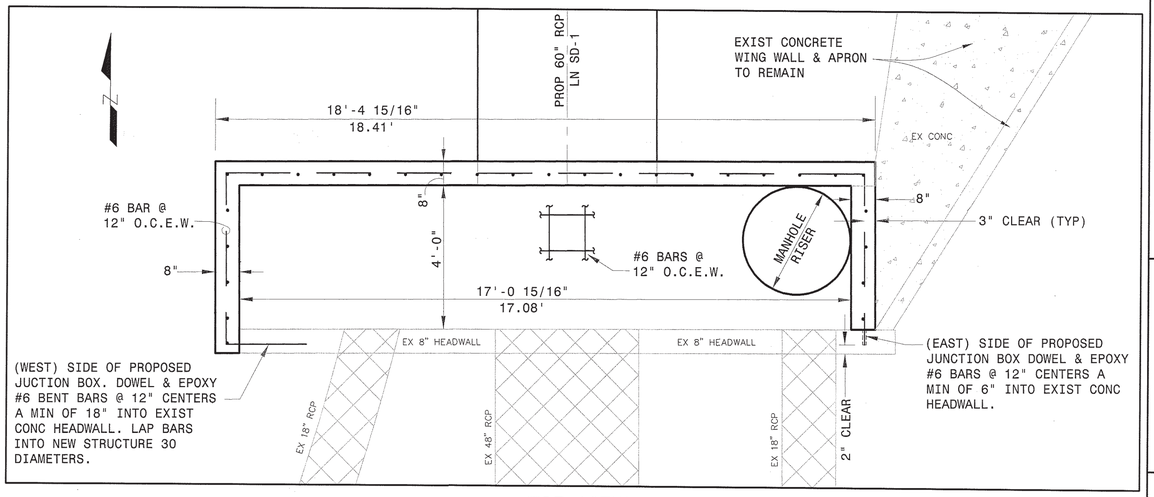
PLAN VIEW
1" = 5'



LAP BAR DETAIL
N.T.S.



SECTION A–A
1" = 2'



TOP VIEW
1" = 2'

LEGEND

EXISTING		PROPOSED
	STORM SEWER	
	SAWCUT	
	CONCRETE/WINGWALL REMOVAL	

BENCHMARK – TBM	
ELEV.	516.30 1
MON.	CUT X IN CONC
LOC.	CUT X IN TOP OF INLET NEAR S.W. PROP. CORNER OF LOT 18, BLOCK A OF LA JOLLA POINTE ADDITION

NOTES:

1. TOPOGRAPHIC SURVEY PROVIDED BY SELLER.
2. SEE SHEET C3.1 - C3.2 FOR GRADING PLAN.
3. SEE SHEETS C6.1 - C6.3 FOR STORM SEWER PLAN & PROFILES.

CONCRETE NOTES:

1. CONCRETE SHALL BE 4,500 PSI CLASS A.
2. ALL REINFORCING STEEL SHALL BE GRADE 60.

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE THE IMPROVEMENTS SHOWN ON THIS PLAN WERE COMPLETED IN GENERAL CONFORMANCE WITH THE DESIGN PLANS. THIS DETERMINATION WAS MADE BASED ON POST-CONSTRUCTION SURVEY DATA AND INFORMATION PROVIDED BY THE CONTRACTOR

Juan J. Vasquez, P.E. 09/04/2020
SIGNED DATE

VASQUEZ ENGINEERING, LLC
TEXAS REG. F-12266

NO.	DATE		APP
1	01/28/19	CONVERT HEADWALL TO JBOX	JJV

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 85852, ON 01/28/2019

STATE OF TEXAS
JUAN J. VASQUEZ
85852
LICENSED PROFESSIONAL ENGINEER

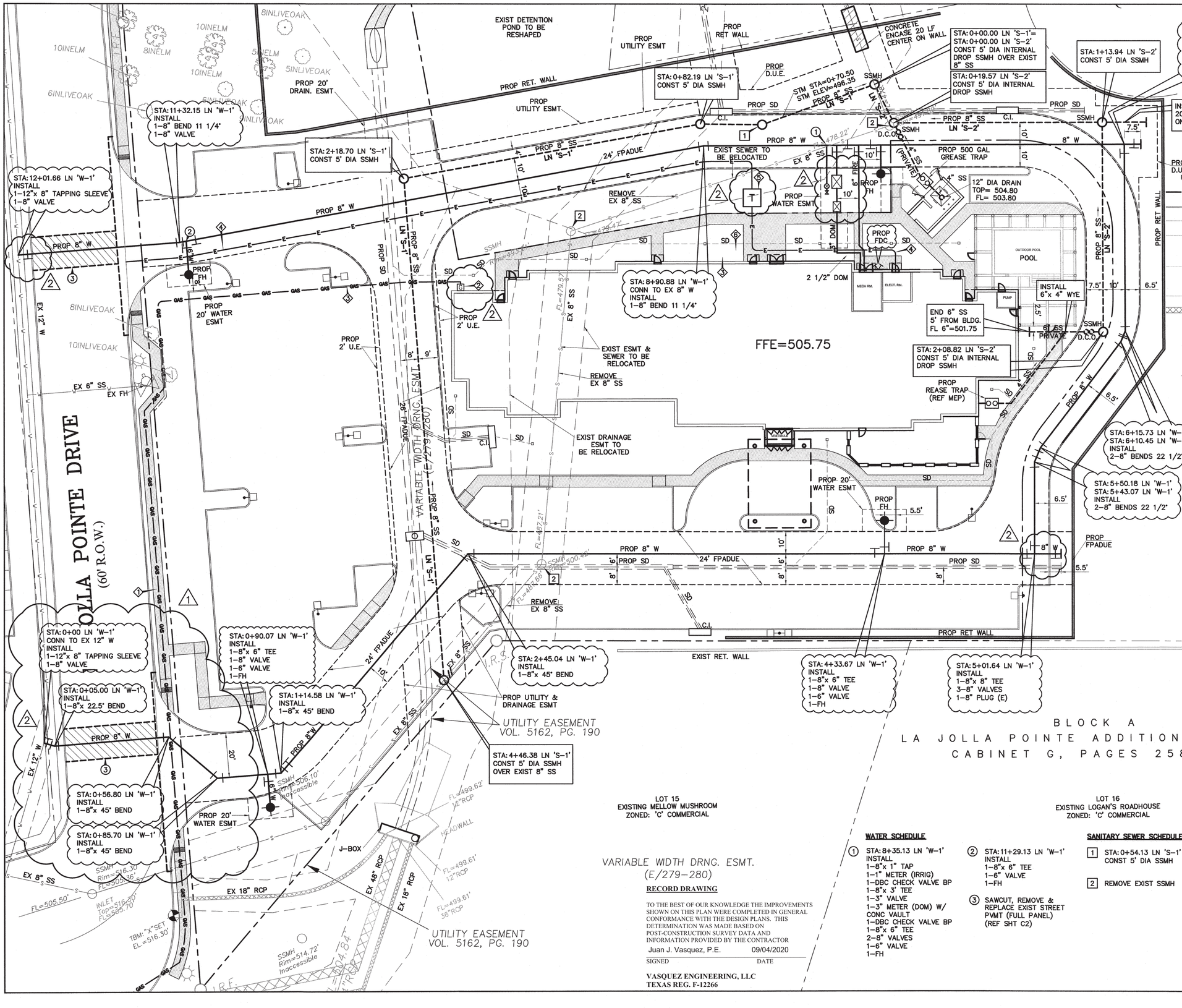
DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

STORM SEWER DETAILS

LOT 18, BLOCK A
LA JOLLA POINTE ADDITION
ROCKWALL, TEXAS

Scale: AS SHOWN
Designed by: JJV
Drawn by: JJV
Checked by: JJV
638-01dwg\C6.4 STORM SEWER SETAILS.dwg
Date: 01/28/2019

SHEET
C6.4



BENCHMARK – TBM1	
ELEV.	516.30
MON.	CUT X IN CONC
LOC.	CUT X IN TOP OF INLET NEAR S.W. PROP CORNER OF LOT 18, BLOCK A OF LA JOLLA POINTE ADDITION

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
PAVEMENT		
WATER LINE	W	
WASTE WATER	S EX.8"WW	
UNDERGROUND ELEC		
OVERHEAD ELEC	OHU	E E
TELEPHONE LINE		
GAS LINE	G	GAS
STORM SEWER		
LIGHT POLE		
F.P.A.D.U.E.	FIRE LANE, PUBLIC ACCESS, DRAINAGE & UTILITY ESMT.	
D.C.O.	DOUBLE CLEANOUT	

NOTES:

1. TOPOGRAPHIC SURVEY PREPARED BY PROPERTY SELLER.
2. SEE SHEETS C3.1 - C3.2 FOR GRADING PLAN.
3. SEE SHEET C6.1 FOR STORM SEWER DESIGN.
4. SEE SHEET C7.2 FOR SANITARY SEWER PROFILE.

UTILITY NOTES:

1. 8" & 6" WATER PIPE WILL BE C900 DR14 PVC WATER PIPE.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND SPECIFICATIONS AND NCTCOG 4TH EDITION.
3. CONTRACTOR SHALL COORDINATE ALL CONNECTIONS TO PUBLIC MAINS WITH THE CITY.
4. ALL TRENCHING SHALL BE IN ACCORDANCE WITH LATEST OSHA STANDARDS AND SPECIFICATIONS.
5. BUILDING FIRE MAIN, FIRE RISER, AND FIRE DEPARTMENT CONNECTION SHALL BE INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR IN THE STATE OF TEXAS.
6. CONTRACTOR SHALL CALL FOR UTILITY LOCATES AT LEAST 48 HRS PRIOR TO BEGINNING CONSTRUCTION.
7. CONTRACTOR SHALL ADJUST ALL UTILITY APPURTENANCES TO FINAL GRADE.
8. WATER AND SEWER CROSSINGS SHALL BE PER THE LATEST TCEQ REQUIREMENTS.
9. REFERENCE MEP PLANS FOR EXACT BUILDING ENTRY POINTS FOR UTILITY SERVICES.
10. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UTILITY CONFLICTS AS SOON AS POSSIBLE.
11. CONTRACTOR SHALL COORDINATE ALL INSPECTIONS AND TESTING WITH THE CITY.
12. INSTALL BLUE EMS DISK ON WATER LINE AT EVERY CHANGE IN DIRECTION, VALVE, SERVICE CONNECTION, AND 250'.
13. INSTALL GREEN EMS DISK ON SEWER LINE AT DOUBLE CLEANOUT.

WATER SCHEDULE

1. STA: 8+35.13 LN 'W-1' INSTALL 1-8"x 1" TAP 1-1" METER (IRRIG) 1-DBC CHECK VALVE BP 1-8"x 3' TEE 1-3" VALVE 1-3" METER (DOM) W/ CONC VAULT 1-DBC CHECK VALVE BP 1-8"x 6" TEE 2-8" VALVES 1-6" VALVE 1-FH
2. STA: 11+29.13 LN 'W-1' INSTALL 1-8"x 6" TEE 1-6" VALVE 1-FH
3. SAWCUT, REMOVE & REPLACE EXIST STREET PVMT (FULL PANEL) (REF SHT C2)

SANITARY SEWER SCHEDULE

1. STA: 0+54.13 LN 'S-1' CONST 5' DIA SSMH
2. REMOVE EXIST SSMH

FRANCHISE UTILITY NOTES

1. GAS MAIN EXTENTION REFER TO ATMOS PLANS (BY APPROVED ATMOS CONTRACTOR)
2. GAS METER (COORD W/ATMOS ENERGY)
3. 1 1/2" GAS SERVICE (REF MEP DWGS)
4. PRIMARY ELEC SERVICE (COORD W/ELEC CO.)
5. ELEC TRANSFORMER (COORD W/ELEC CO.)
6. INSTALL (2) 4" SCH 40 PVC CONDUITS W/PULL STRINGS PER ELEC CO. SPECS

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE THE IMPROVEMENTS SHOWN ON THIS PLAN WERE COMPLETED IN GENERAL CONFORMANCE WITH THE DESIGN PLANS. THIS DETERMINATION WAS MADE BASED ON POST-CONSTRUCTION SURVEY DATA AND INFORMATION PROVIDED BY THE CONTRACTOR

Juan J. Vasquez, P.E. 09/04/2020

SIGNED DATE

VASQUEZ ENGINEERING, LLC
TEXAS REG. F-12266

NO.	DATE	APP.
1	04/22/19	EXIST WATER REVISION	JJV
2	09/04/20	RECORD DRAWINGS	JJV

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 88852, ON 9/04/2020

STATE OF TEXAS JUAN J. VASQUEZ 88852 LICENSED PROFESSIONAL ENGINEER

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-276-2948
TX Registration # F-12266

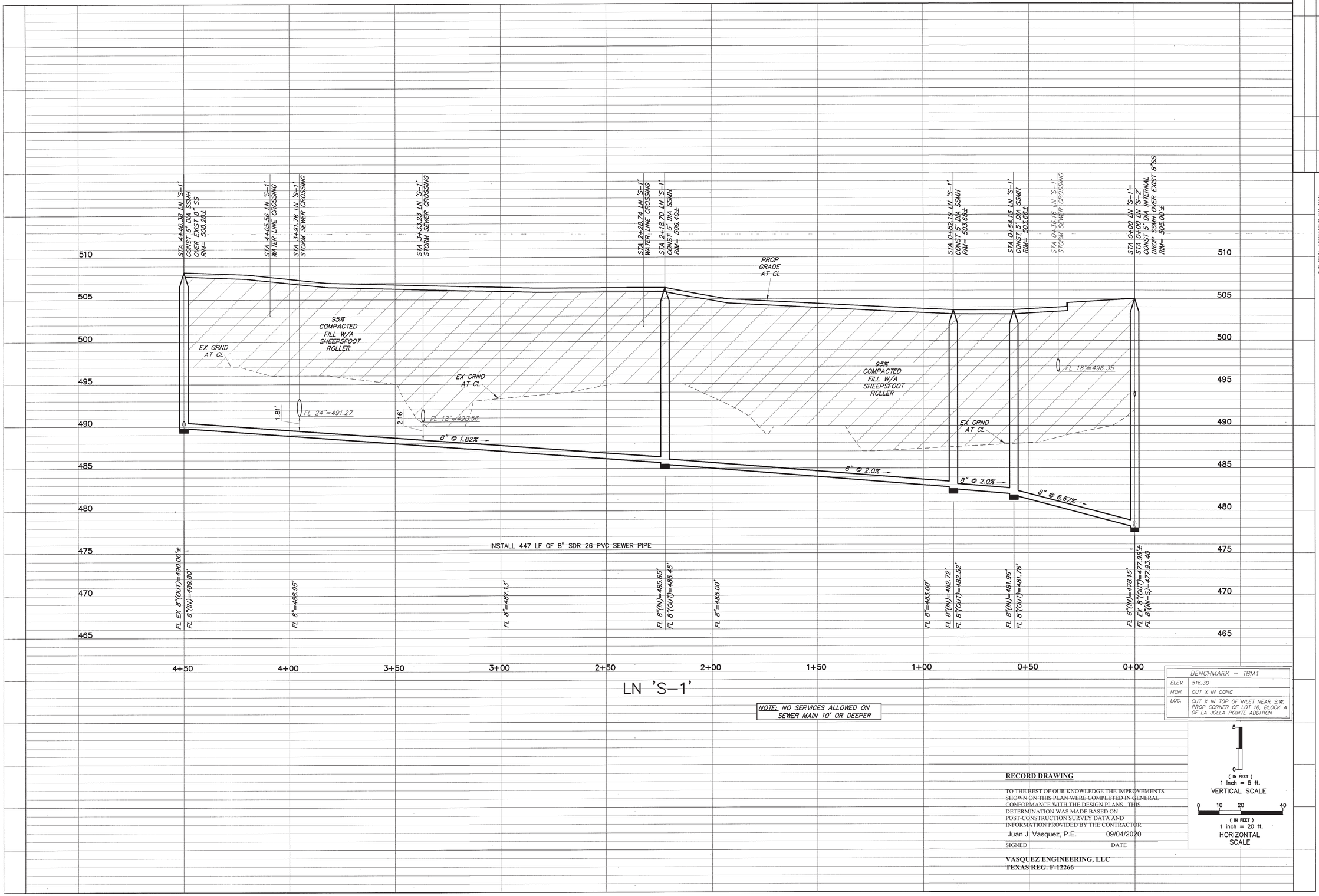
DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

UTILITY PLAN

LOT 18, BLOCK A
LA JOLLA POINTE ADDITION
ROCKWALL, TEXAS

Scale: 1" = 20'
Designed by: JJV
Drawn by: JJV
Checked by: JJV
639-01dwg\C7-UTILITY PLAN.dwg
Date: 10/11/2018

SHEET
C7.1



NOTE: NO SERVICES ALLOWED ON SEWER MAIN 10' OR DEEPER

BENCHMARK – TBM1	
ELEV.	516.30
MON.	CUT X IN CONC
LOC.	CUT X IN TOP OF INLET NEAR S.W. PROP CORNER OF LOT 18, BLOCK A OF LA JOLLA POINTE ADDITION

5
0
(IN FEET)
1 inch = 5 ft.
VERTICAL SCALE

0 10 20 40
(IN FEET)
1 inch = 20 ft.
HORIZONTAL SCALE

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE THE IMPROVEMENTS SHOWN ON THIS PLAN WERE COMPLETED IN GENERAL CONFORMANCE WITH THE DESIGN PLANS. THIS DETERMINATION WAS MADE BASED ON POST-CONSTRUCTION SURVEY DATA AND INFORMATION PROVIDED BY THE CONTRACTOR

Juan J. Vasquez, P.E. 09/04/2020

SIGNED DATE

VASQUEZ ENGINEERING, LLC
TEXAS REG. F-12266

NO.	DATE	APP.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 85852, ON 10/11/2018

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

STATE OF TEXAS
JUAN J. VASQUEZ
85852
LICENSED PROFESSIONAL ENGINEER

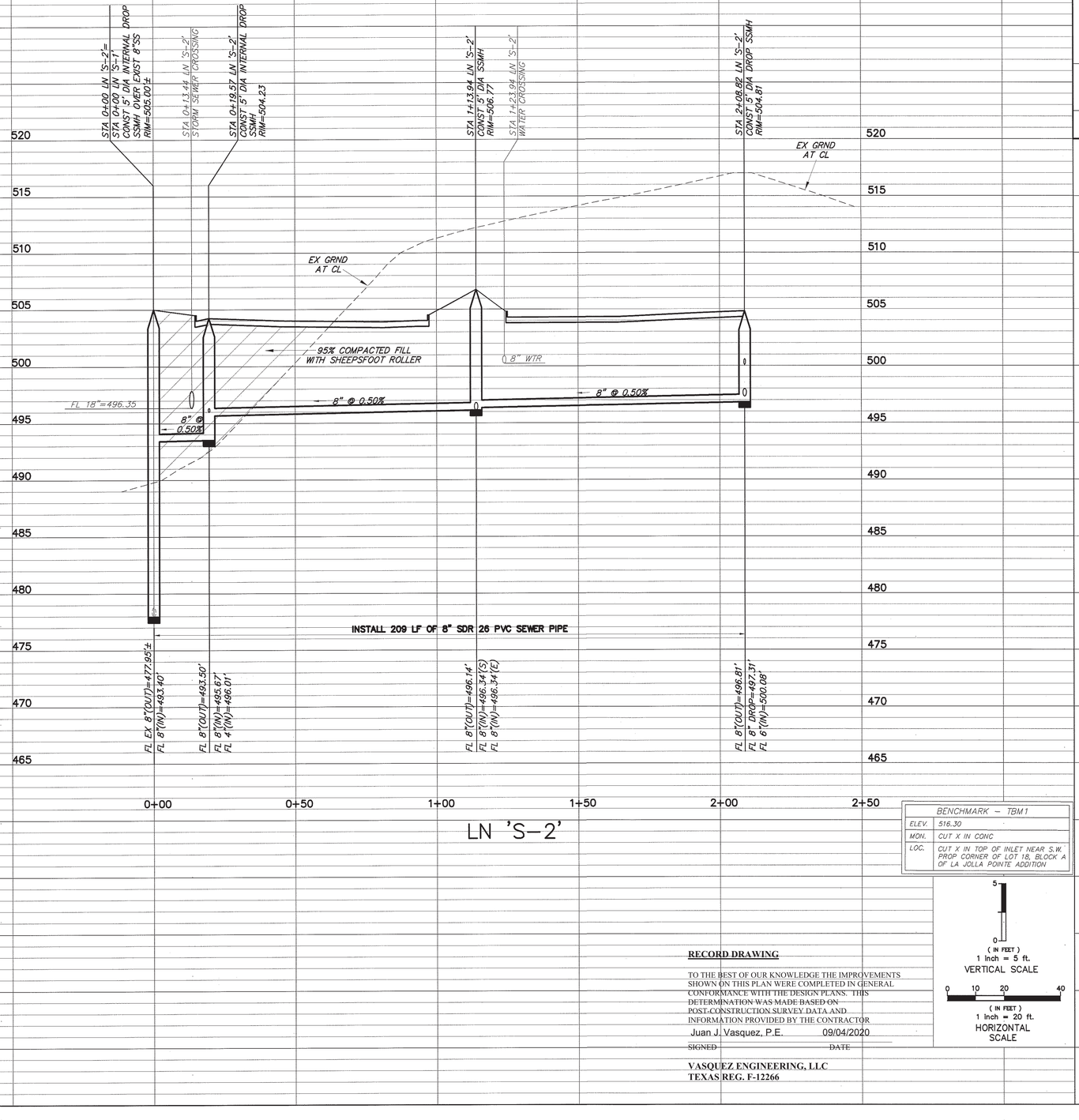
DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

SANITARY SEWER PROFILES

LOT 18, BLOCK A
LA JOLLA POINTE ADDITION
ROCKWALL, TEXAS

Scale: AS NOTED
Designed by: JJV
Drawn by: JJV
Checked by: JJV
635-01\dwg\C7.2 SANITARY SEWER PROFILES.dwg
Date: 10/11/2018

SHEET
C7.2



BENCHMARK – TBM1	
ELEV.	516.30
MON.	CUT X IN CONC
LOC.	CUT X IN TOP OF INLET NEAR S.W. PROP CORNER OF LOT 18, BLOCK A OF LA JOLLA POINTE ADDITION

5
0
(IN FEET)
1 Inch = 5 ft.
VERTICAL SCALE

0 10 20 40
(IN FEET)
1 Inch = 20 ft.
HORIZONTAL SCALE

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE THE IMPROVEMENTS SHOWN ON THIS PLAN WERE COMPLETED IN GENERAL CONFORMANCE WITH THE DESIGN PLANS. THIS DETERMINATION WAS MADE BASED ON POST-CONSTRUCTION SURVEY DATA AND INFORMATION PROVIDED BY THE CONTRACTOR

Juan J. Vasquez, P.E. 09/04/2020

SIGNED DATE

VASQUEZ ENGINEERING, LLC
TEXAS REG. F-12266

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NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

STATE OF TEXAS
JUAN J. VASQUEZ
85852
LICENSED
PROFESSIONAL ENGINEER

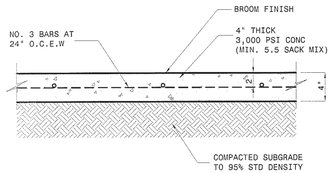
DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

SANITARY SEWER PROFILES

LOT 18, BLOCK A
LA JOLLA POINTE ADDITION
ROCKWALL, TEXAS

Scale: AS NOTED
Designed by: JJV
Drawn by: JJV
Checked by: JJV
638.011\dwg\C7.3 SANITARY SEWER PROFILES.dwg
Date: 10/11/2018

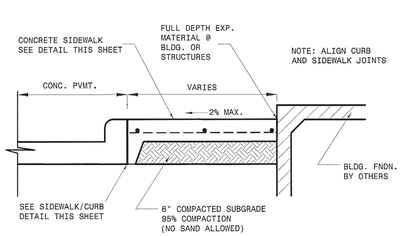
SHEET
C7.3



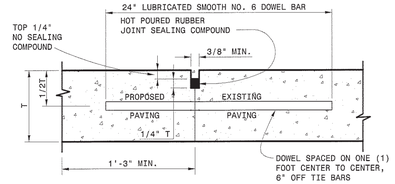
NOTES:

1. TOOLED JOINTS AT 5' MAXIMUM SPACING.
2. EXPANSION JOINTS AT 30' MAXIMUM SPACING.
3. 2% MAXIMUM CROSS SLOPE.

ON-SITE SIDEWALK DETAIL
NTS



SIDEWALK ADJACENT TO CURB DETAIL
NTS

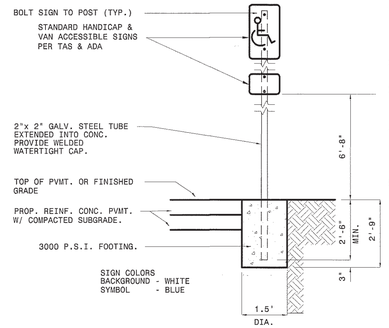


NOTES: T= PAVEMENT THICKNESS

1. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
2. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALY BY USE OF A MECHANICAL RIG.

   DRILLING BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE NOT ACCEPTABLE

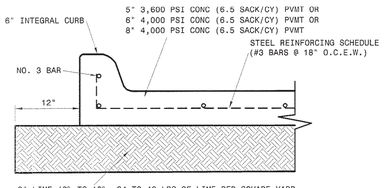
LONGITUDINAL BUTT JOINT
NTS



ACCESSIBLE SIGN DETAIL
NTS

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH THE PLANS AND SPECIFICATIONS FOR THIS PROJECT, THE PROJECT AREA, AND ALL CODES, REGULATIONS OR LAWS APPLICABLE TO THE PROJECT.
2. ALL CONSTRUCTION SHALL BE PER CITY STANDARDS/TXDOT STANDARDS.
3. OWNER SHALL DESIGNATE A STAGING AREA FOR THE CONTRACTOR. NO STORAGE OF EQUIPMENT OR MATERIALS SHALL BE PERMITTED WITHOUT PERMISSION OF THE OWNER.
4. CONTRACTOR SHALL MAINTAIN THE SITE IN A NEAT AND ORDERLY FASHION AND DISPOSE OF EXCESS MATERIALS AND DEBRIS BY LEGAL MEANS OFF SITE. NO DEBRIS SHALL BE BURIED ON SITE.
5. UTILITIES SHOWN ARE AT APPROXIMATE LOCATIONS BASED ON AVAILABLE PLANS AND NOT ALL UTILITIES MAY BE SHOWN. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE TOWN AND ENGINEER OF POTENTIAL CONFLICTS WITH THE PLANS PRIOR TO CONSTRUCTION.
6. ALL DIMENSION SHOWN ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, OR CENTERLINE OF PIPE/CHANNEL UNLESS OTHERWISE NOTED.
7. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF EXISTING UTILITIES AND SITE FEATURES DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR ANY DAMAGED UTILITIES OR SITE FEATURES TO A LIKE NEW CONDITION AT CONTRACTORS EXPENSE PRIOR TO FINAL APPROVAL OF THE CONSTRUCTION BY OWNER.
8. CONTRACTOR TO ADJUST ALL EXISTING AND PROPOSED UTILITIES TO FINAL GRADE.

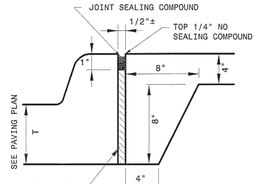


6" LIME (8% TO 10%, 34 TO 40 LBS OF LIME PER SQUARE YARD FOR 6-INCH THICK SOIL) STABILIZED SUBGRADE COMPACTED TO BETWEEN 95 AND 100 PERCENT OF THE MAXIMUM DRY DENSITY (ASTM D698) AT A MOISTURE CONTENT BETWEEN THE OPTIMUM MOISTURE VALUE AND 4 POINTS ABOVE OPTIMUM.

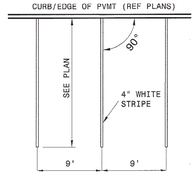
NOTES:

1. PAVEMENT AND SUBGRADE RECOMMENDATIONS PER GEOTECHNICAL REPORT PREPARED BY GEOSCIENCE ENGINEERING & TESTING, INC., PROJECT NO. 17-DG8877, DATED JANUARY 2018.
2. CONCRETE TO BE AIR ENTRAINED (4-6%).
3. IN LIEU OF LIME STABILIZED GRADE INCREASE CONC PVMT THICKNESS BY 1-INCH.
4. EXPANSION JOINTS TO BE AS NOTED ON THE PLAN.
5. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

ON-SITE CONCRETE PVMT SECTION
NTS

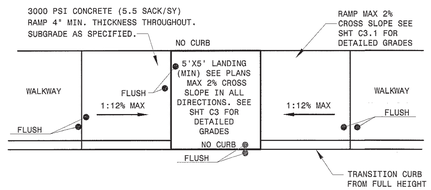


SIDEWALK/CURB DETAIL
NTS

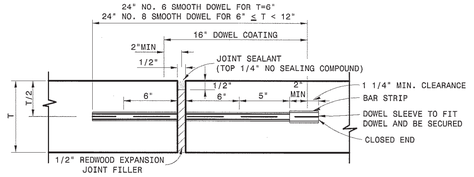


PARKING DIMENSIONS SHALL BE AS SHOWN ON PLANS

STANDARD PARKING STALL DETAIL
NTS

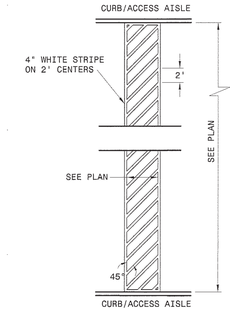


PRIVATE BARRIER FREE RAMP TYPE I
NTS

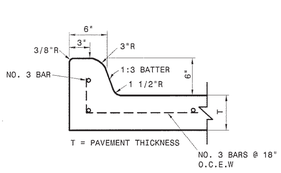


DOWEL SUPPORT SHALL BE OF A METHOD APPROVED BY ENGINEER

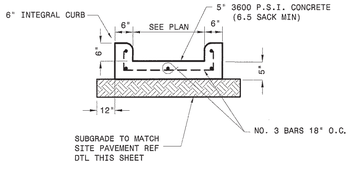
EXPANSION JOINT
NTS



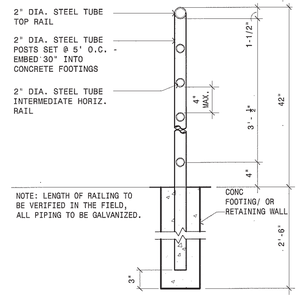
CROSSWALK STRIPING DETAIL
NTS



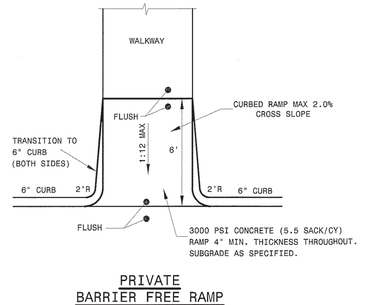
INTEGRAL CURB
NTS



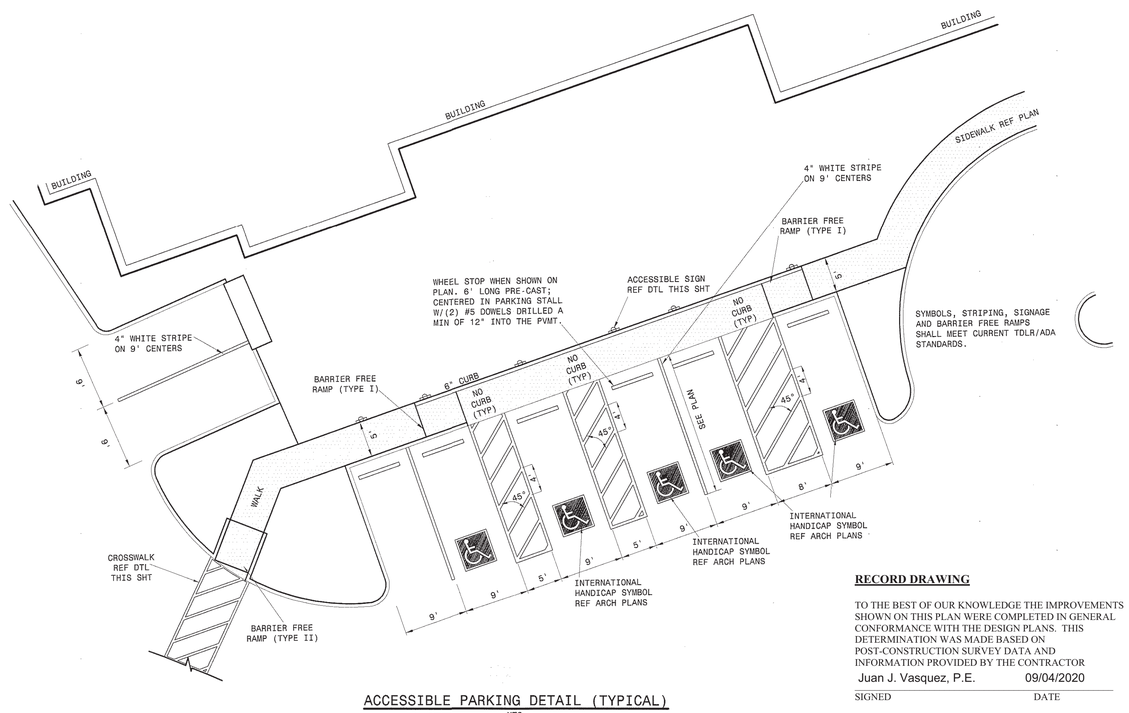
FLUME DETAIL
NTS



TUBULAR STEEL FENCE
NTS



PRIVATE BARRIER FREE RAMP TYPE II
NTS



ACCESSIBLE PARKING DETAIL (TYPICAL)
NTS

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE THE IMPROVEMENTS SHOWN ON THIS PLAN WERE COMPLETED IN GENERAL CONFORMANCE WITH THE DESIGN PLANS. THIS DETERMINATION WAS MADE BASED ON POST-CONSTRUCTION SURVEY DATA AND INFORMATION PROVIDED BY THE CONTRACTOR

Juan J. Vasquez, P.E. 09/04/2020

SIGNED DATE

VASQUEZ ENGINEERING, LLC
TEXAS REG. F-12266

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 89852, ON 10/11/2018

STATE OF TEXAS
JUAN J. VASQUEZ
89852
LICENSED
PROFESSIONAL ENGINEER

DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

DETAILS & GENERAL NOTES

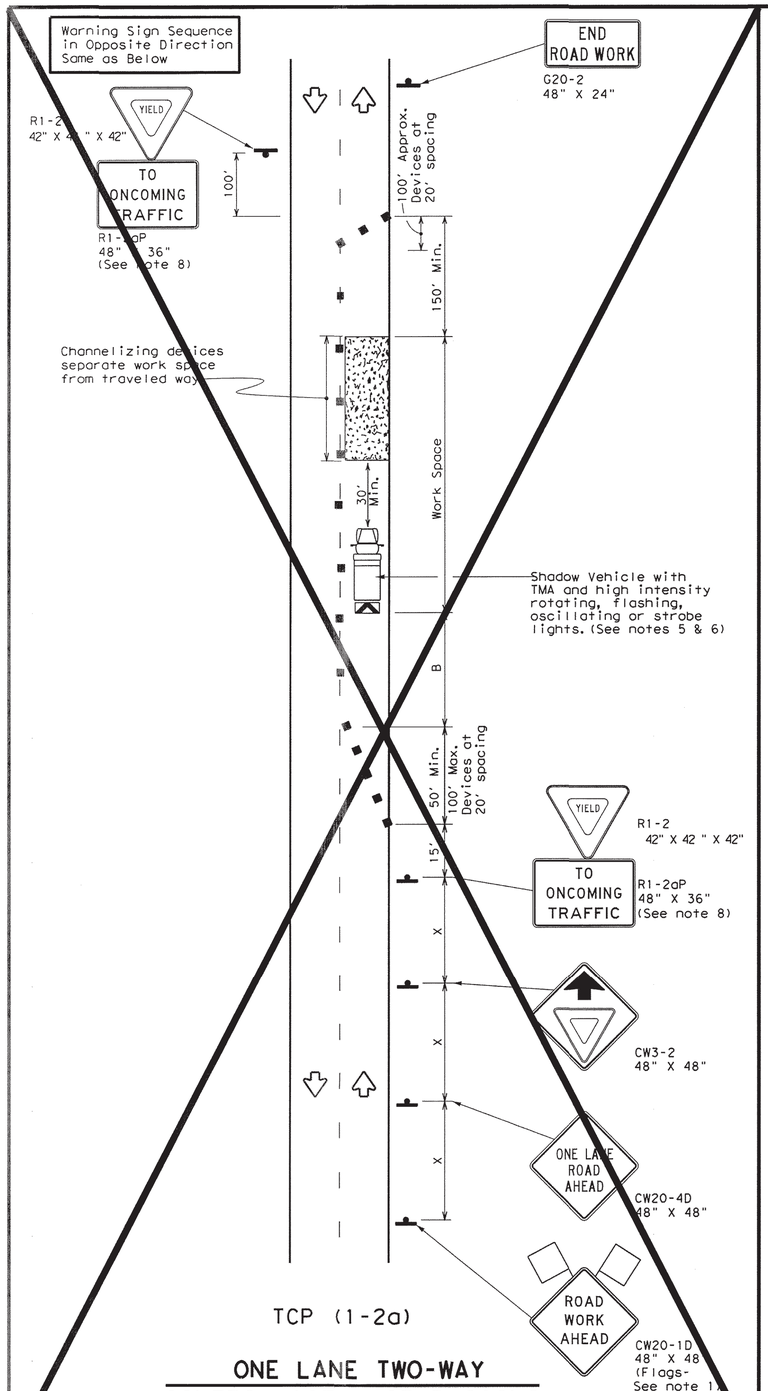
LOT 18, BLOCK A
LA JOLLA POINTE ADDITION
ROCKWALL, TEXAS

Scale:	AS NOTED
Designed by:	JJV
Drawn by:	JJV
Checked by:	JJV
639-01\dwg\C8-DETAILS & GENERAL NOTES.dwg	
Date:	10/11/2018

SHEET
C8

DISCLAIMER: The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purposes whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

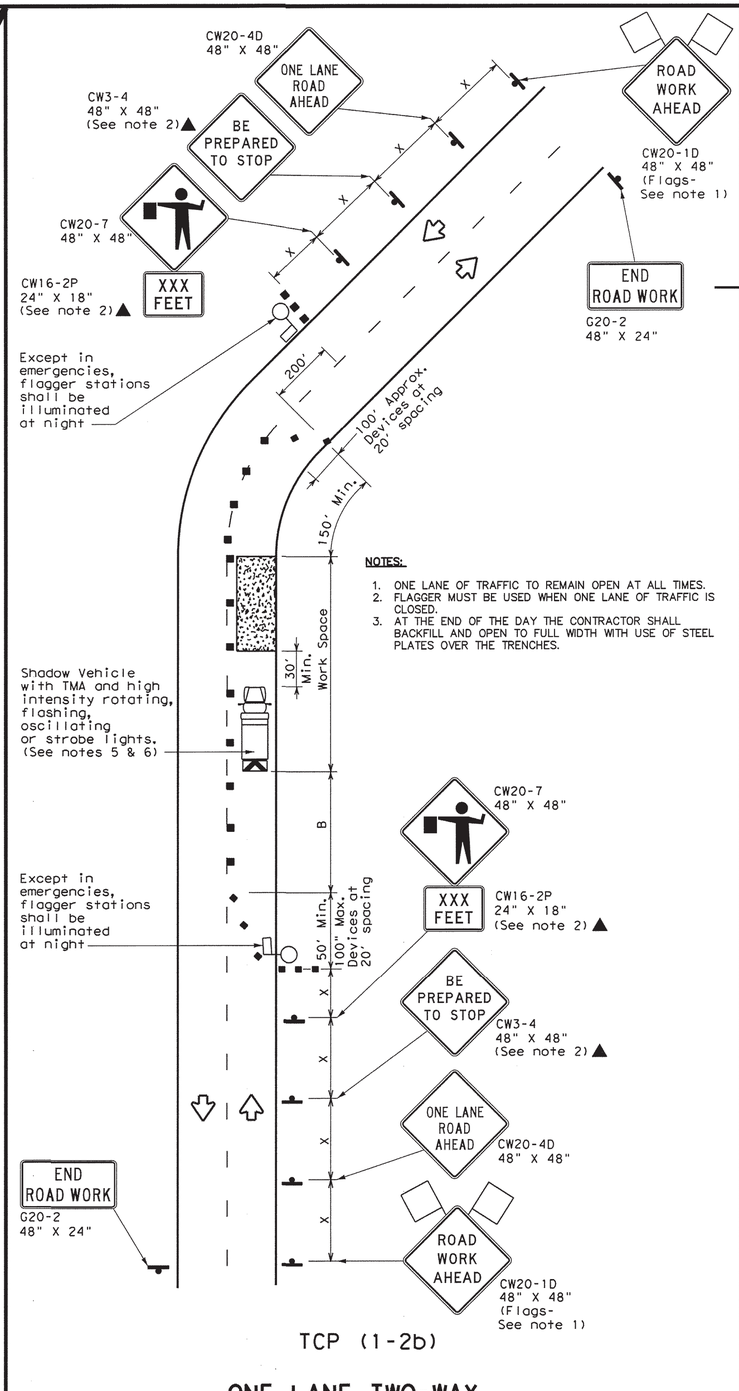
DATE:
FILE:



TCP (1-2a)

ONE LANE TWO-WAY CONTROL WITH YIELD SIGNS

(Less than 2000 ADT - See note 7)



TCP (1-2b)

ONE LANE TWO-WAY CONTROL WITH FLAGGERS

NOTES:

1. ONE LANE OF TRAFFIC TO REMAIN OPEN AT ALL TIMES.
2. FLAGGER MUST BE USED WHEN ONE LANE OF TRAFFIC IS CLOSED.
3. AT THE END OF THE DAY THE CONTRACTOR SHALL BACKFILL AND OPEN TO FULL WIDTH WITH USE OF STEEL PLATES OVER THE TRENCHES.

LEGEND			
	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board	M	Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices On a Taper	On a Tangent	Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"	Stopping Sight Distance
30	$L=\frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'	200'
35		205'	225'	245'	35'	70'	160'	120'	250'
40		265'	295'	320'	40'	80'	240'	155'	305'
45	L=WS	450'	495'	540'	45'	90'	320'	195'	360'
50		500'	550'	600'	50'	100'	400'	240'	425'
55		550'	605'	660'	55'	110'	500'	295'	495'
60		600'	660'	720'	60'	120'	600'	350'	570'
65		650'	715'	780'	65'	130'	700'	410'	645'
70		700'	770'	840'	70'	140'	800'	475'	730'
75		750'	825'	900'	75'	150'	900'	540'	820'

* Conventional Roads Only

** Taper lengths have been rounded off.
L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

GENERAL NOTES

1. Flags attached to signs where shown are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
3. The CW3-4 "BE PREPARED TO STOP" sign may be installed after the CW20-4D "ONE LANE ROAD AHEAD" sign, but proper sign spacing shall be maintained.
4. Sign spacing may be increased or an additional CW20-1D "ROAD WORK AHEAD" sign may be used if advance warning ahead of the flagger or R1-2 "YIELD" sign is less than 1500 feet.
5. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
6. Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.

TCP (1-2a)

7. R1-2 "YIELD" sign traffic control may be used on projects with approaches that have adequate sight distance. For projects in urban areas, work spaces should be no longer than one half city block. In rural areas on roads with less than 2000 ADT, work spaces should be no longer than 1[illegible] feet.
8. R1-2 "YIELD" sign and R1-2aP "TO ONCOMING TRAFFIC" plaque should be placed on a support at 7 foot minimum mounting height.

TCP (1-2b)

9. Flaggers should use two-way radios or other methods of communication to control traffic.
10. Length of work space should be based on the ability of flaggers to communicate.
11. If the work space is located near a horizontal or vertical curve, the buffer distances should be increased in order to maintain adequate stopping sight distance to the flagger and a queue of stopped vehicles (see table above).
12. Channelizing devices on the center-line may be omitted when a pilot car is leading traffic and approved by the Engineer.
13. Flaggers should use 24" STOP/SLOW paddles to control traffic. Flags should be limited to emergency situations.

For construction or maintenance contract work, specific project requirements for shadow vehicles can be found in the project GENERAL NOTES for Item 502, Barricades, Signs and Traffic Handling.

Texas Department of Transportation
Traffic Operations Division

TRAFFIC CONTROL PLAN ONE-LANE TWO-WAY TRAFFIC CONTROL

TCP(1-2)-12

©TxDOT December 1985

DN: TXDOT	CK: TXDOT	DW: TXDOT	CK: TXDOT
CONT	SECT	JOB	HIGHWAY
DIST	COUNTY		SHEET NO.

REVISIONS
4-90 2-12
2-94
1-97
4-98

152

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 85852, ON 10/11/2018

STATE OF TEXAS
JUAN J. VASQUEZ
85852
LICENSED
PROFESSIONAL ENGINEER

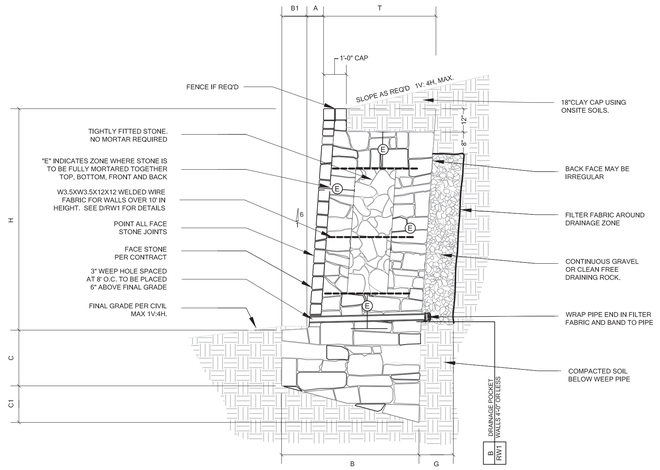
DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

TRAFFIC CONTROL PLAN

LOT 1, BLOCK A
HYATT ROCKWALL ADDITION
ROCKWALL, TEXAS

Scale: NONE
Designed by: JJV
Drawn by: JJV
Checked by: JJV
838-01\dwg\TP1 TRAFFIC CONTROL PLAN
Date: 10/11/2018

SHEET
TP1



RW1/1 MASONRY WALL SCHEDULE 6V:1H BATTER

BEARING CAPACITY ON NATURAL SOIL OR COMPACTED AND TESTED FILLS

WALL HEIGHT	BASE WIDTH	TOE	BASE DEPTH (TOE)	BASE DEPTH (HEEL)	BATTER	FULLY MORTARED ZONE	THICKNESS OF WALL	DRAINAGE ZONE THICKNESS	BEARING CAPACITY
H	B	B1	C	C1	A	E	T	G	
1' - 0"	1' - 0"	0' - 0"	0' - 9"	0' - 2"	0' - 2"	FULLY	1' - 0"	SEE B/RW1	
2' - 0"	1' - 2"	0' - 0"	0' - 10"	0' - 3"	0' - 4"	FULLY	1' - 2"	SEE B/RW1	
3' - 0"	1' - 6"	0' - 0"	0' - 11"	0' - 3"	0' - 6"	FULLY	1' - 6"	SEE B/RW1	
4' - 0"	2' - 0"	0' - 0"	1' - 0"	0' - 4"	0' - 8"	FULLY	2' - 0"	SEE B/RW1	
5' - 0"	2' - 6"	0' - 1"	1' - 3"	0' - 5"	0' - 10"	0' - 11"	2' - 5"	0' - 11"	1500 psf
6' - 0"	3' - 2"	0' - 2"	1' - 6"	0' - 7"	1' - 0"	1' - 0"	3' - 0"	1' - 0"	
7' - 0"	3' - 10"	0' - 6"	1' - 9"	0' - 8"	1' - 2"	1' - 1"	3' - 4"	1' - 3"	
8' - 0"	4' - 7"	0' - 9"	2' - 0"	0' - 10"	1' - 4"	1' - 3"	3' - 10"	1' - 6"	
9' - 0"	5' - 5"	1' - 1"	2' - 3"	1' - 0"	1' - 6"	1' - 6"	4' - 4"	1' - 9"	
10' - 0"	6' - 2"	1' - 5"	2' - 6"	1' - 1"	1' - 8"	1' - 7"	4' - 9"	2' - 0"	
11' - 0"	7' - 0"	1' - 6"	2' - 10"	1' - 3"	1' - 10"	1' - 10"	5' - 6"	2' - 3"	1700 psf
12' - 0"	7' - 8"	1' - 7"	3' - 1"	1' - 4"	2' - 0"	2' - 0"	6' - 1"	2' - 6"	1850 psf
13' - 0"	8' - 2"	1' - 9"	3' - 3"	1' - 5"	2' - 2"	2' - 2"	6' - 5"	2' - 9"	2000 psf
14' - 0"	9' - 0"	2' - 0"	3' - 9"	1' - 7"	2' - 4"	2' - 4"	7' - 0"	3' - 0"	2150 psf
15' - 0"	9' - 6"	2' - 3"	3' - 10"	1' - 8"	2' - 6"	2' - 5"	7' - 3"	3' - 6"	2250 psf
16' - 0"	10' - 0"	2' - 6"	4' - 1"	1' - 9"	2' - 8"	2' - 6"	7' - 6"	3' - 9"	2350 psf
17' - 0"	10' - 6"	2' - 10"	4' - 4"	1' - 10"	2' - 10"	2' - 7"	7' - 8"	4' - 0"	2500 psf
18' - 0"	11' - 2"	3' - 3"	4' - 8"	2' - 0"	3' - 0"	2' - 8"	7' - 11"	4' - 6"	

WALL DESIGN CRITERIA

BEARING	SLOPE TOP	SLOPE BOT	ACTIVE PRESSURE	PASSIVE PRESSURE	COEFFICIENT OF FRICTION	SLOPE OF BACK OF WALL	SURCHARGE
Q_a	β	β_1	ϕ_a	ϕ_p		α	q
per schedule	14.3 deg	14.3 deg	26 deg	26 deg	0.35	99.5 deg	0 psf

RW1/1 MASONRY WALL W/ 6V:1H BATTER
SCALE: N.T.S.

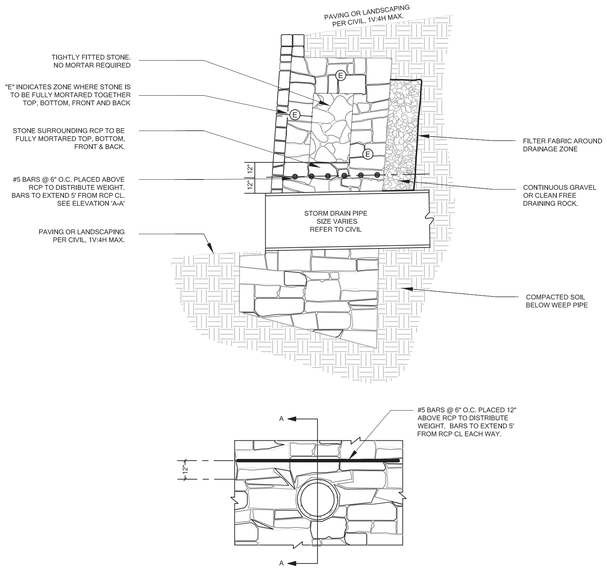
AS-BUILT

THIS DRAWING REFLECT CONSTRUCTION CHANGES IF ANY, NOTED BY THE CONTRACTOR OR OWNER AND PROVIDED TO DIRTSAVERS, LLC.

STATE OF TEXAS · MICHAEL A. MARSHALL · 110099 · LICENSED PROFESSIONAL ENGINEER

BY: MICHAEL MARSHALL, P.E.

DATE: 09.10.2020



RW2/2 MASONRY WALL WITH RCP STUBOUT
SCALE: N.T.S.

1. Design Building Code
International Building Code, 2015 Edition

2. Geotechnical Report
Firm: GEOSCIENCE INCORPORATED
Project No: 17-DG8877
Dated: January 16, 2018
Bearing Capacity: 1500 psf bearing on compacted and tested fills.

3. Geotechnical Criteria
Bearing on Stiff Natural Undisturbed Clayey Soils or Compacted and Tested Soils
Allowable Bearing: 1500psf minimum bearing on native clayey soils and 2500psf for walls over 10' in height

Backfill Soil Parameters:
Backfill Soil - Natural Clays or Fill Soils

Base Soil Parameters:
Soil at Toe - natural, Undisturbed or Fill Soils
Coefficient of Friction = 0.35
The backfill soil angle of internal friction referred to above is a composite angle of internal friction and includes both cohesion and angle of internal friction of the soils.

The use of very wet or very dry backfill soil should be avoided. The use of heavy equipment within 3'-0" of the wall could damage the wall and should be avoided.

Locate base of walls on undisturbed or properly compacted soil.

4. Materials
Average density of masonry stone wall varies from 135 pcf to 145 pcf. Size of stone within wall varies from 4" to 18". Crushed concrete with or without rebar is acceptable to be used in the wall construction.

Drainage zone materials may be composed of clean gravel or stone ranging from 1" to 5". Crushed concrete is acceptable provided it is clean and generally free of dust or other deletrious materials.

Portland Cement Mortar for Retaining Wall Construction.

The Portland cement mortar used for construction of the above grade portion of the masonry stone retaining walls shall be provided with the following proportions per cubic yard of concrete. The Portland cement mortar supplier shall provide "batch tickets" clearly indicating that the appropriate amount of materials are provided in each concrete mixer truck load. The batch tickets shall clearly indicate the amount batched, the date, the project name and shall be provided to DirtSavers, LLC. for review, documentation, and file.

Contents	Amount per cubic yard	
Type F Fly Ash:	94	lbs.
Fine Aggregate (sand):	3,250	lbs.
Potable Water:	235	lbs.
Type 1 Portland Cement:	376	lbs.
Admixture Eucon 100:	48	oz. average

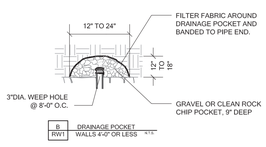
Concrete retarders such as "Eucon 100 Retarder" may be used at the discretion of the masonry wall contractor. A greater amount of retarder (about 64 ounces) is typically used during hot periods and a less amount of retarder (about 32 ounces) is typlcally used during cool weather.

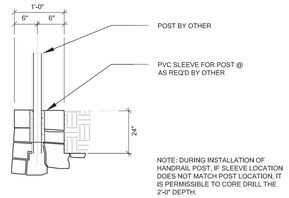
Please note that the above proportions will provide a Portland cement mortar with a compressive strength of about f'c = 2000 psi. DirtSavers, LLC. does not require any concrete testing provided the above proportions are verified by way of the "batch tickets".

5. Construction Reviews
DirtSavers, LLC. shall be called for construction review of masonry wall.

6. Retaining Wall Design Constraints
Retaining walls should not have solid fence placed on top of wall other than that shown on these plans.
Retaining walls shall not have additional surcharge placed above the wall other than that shown on these plans.
Retaining walls shall not have slope at base or top of wall that exceeds that which is shown on these plans.
The retaining walls noted above require special design.

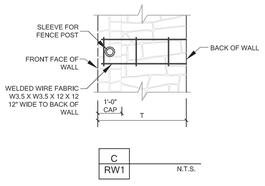
Minor variations in the construction of the retaining walls from these documents may be accepted at the discretion of the design engineer.

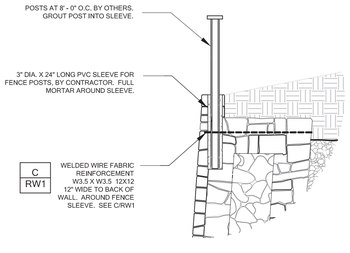




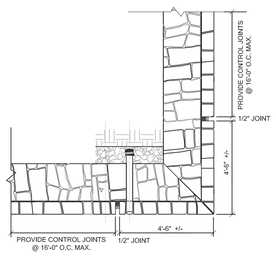
NOTE: DURING INSTALLATION OF HANDRAIL POST, IF SLEEVE LOCATION DOES NOT MATCH POST LOCATION, IT IS PERMISSIBLE TO CORE DRILL THE 2'-0" DEPTH.

RW1/3 WALL SECTION W/ FENCE POST
SCALE: N.T.S.

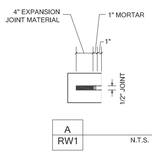


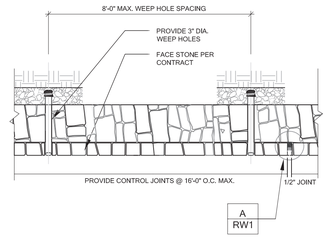


DETAIL OF WALL WITH WELDED WIRE
RW1/4 FABRIC FOR FENCE SLEEVE
SCALE: N.T.S.

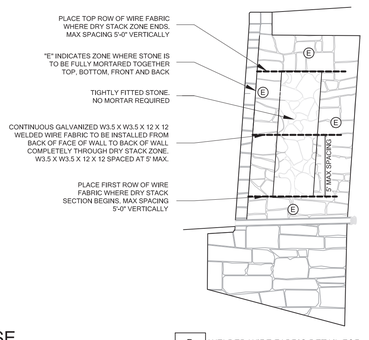


RW1/5 TYPICAL PLAN VIEW AT CORNER
SCALE: N.T.S.





RW1/6 TYPICAL PLAN VIEW AT BASE
SCALE: N.T.S.



DIRTSAVERS
PO BOX 566
ALEDO, TX 76008
PH: 469.834.7446
F-14138

HYATT PLACE ROCKWALL
MASONRY RETAINING WALLS
ROCKWALL, TX

ERW SITE SOLUTION
FORT WORTH, TEXAS
ERW JOB NO. 18-0642

No.	Date	Item
		REVISIONS

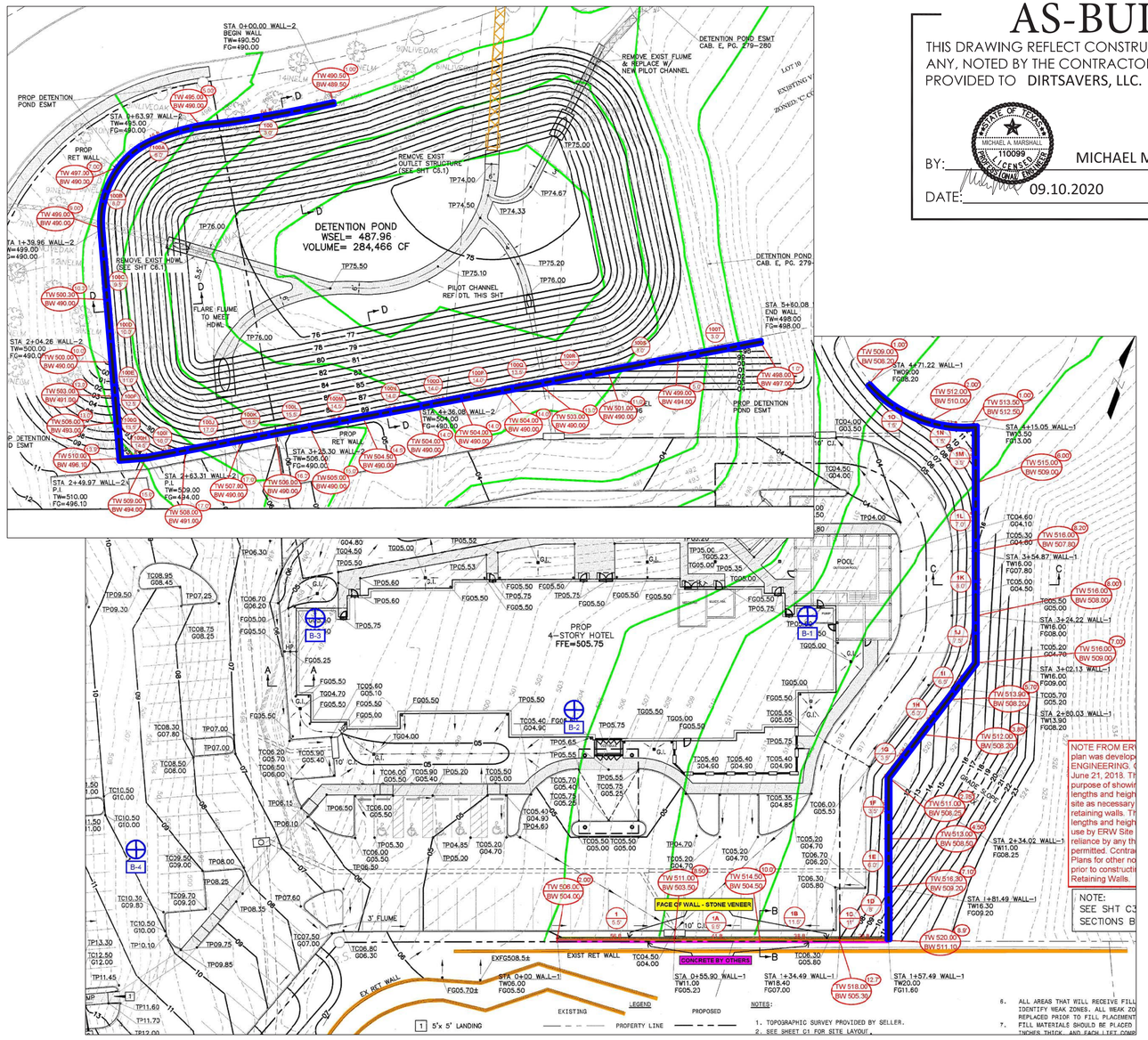
DB: MAM CHK'D: MAM APP'D: MAM

STATE OF TEXAS · MICHAEL A. MARSHALL · 110099 · LICENSED PROFESSIONAL ENGINEER
09.13.2018

RETAINING WALL DETAILS AND NOTES

Project No.	RW091318-1
Date	09.13.2018
Last Revision	09.13.2018

RW1



RETAINING WALL LOCATION - USE SCHEDULE RW1/1

RW2/1 MASONRY WALL SITE PLAN

SCALE: N.T.S.

AS-BUILT

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STATE OF TEXAS
MICHAEL A. MARSHALL
110099
LICENSED
PROFESSIONAL ENGINEER

BY: MICHAEL MARSHALL, P.E.

DATE: 09.10.2020

DIRTSAVERS
PO BOX 566
ALEDO, TX 76008
PH: 469.834.7446
F-14138

HYATT PLACE ROCKWALL
MASONRY RETAINING WALLS
ROCKWALL, TX

ERW SITE SOLUTION
FORT WORTH, TEXAS
ERW JOB NO. 18-0642

No.	Date	Item

REVISIONS

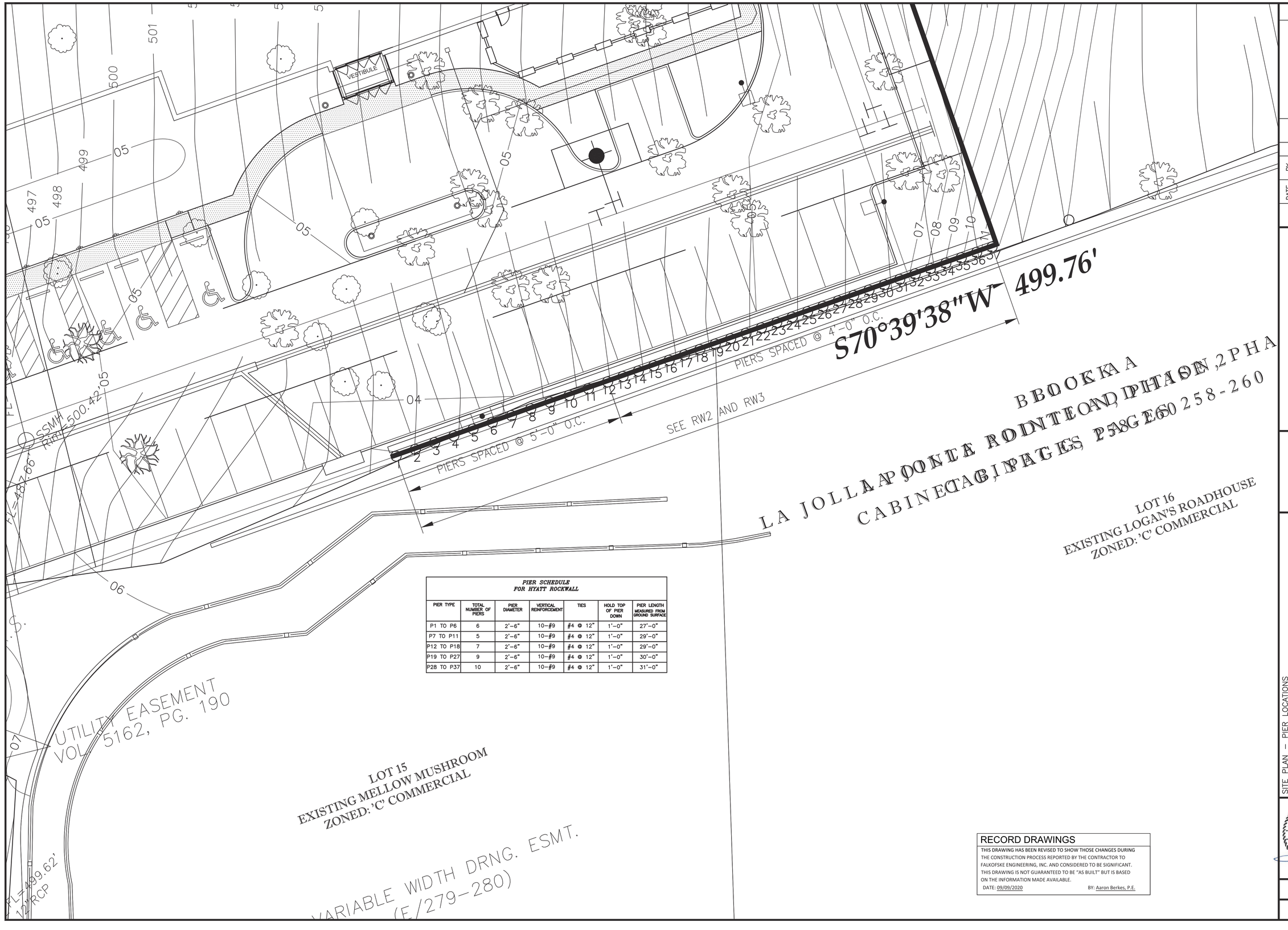
DB: MAM CHK'D: MAM APP'D: MAM

STATE OF TEXAS
MICHAEL A. MARSHALL
110099
LICENSED
PROFESSIONAL ENGINEER
09.13.2018

RETAINING WALL DETAILS AND NOTES

Project No.	RW091318-1
Date	09.13.2018
Last Revision	09.13.2018

RW2



PIER SCHEDULE FOR HYATT ROCKWALL

PIER TYPE	TOTAL NUMBER OF PIERS	PIER DIAMETER	VERTICAL REINFORCEMENT	TIES	HOLD TOP OF PIER DOWN	PIER LENGTH MEASURED FROM GROUND SURFACE
P1 TO P6	6	2'-6"	10-#9	#4 @ 12"	1'-0"	27'-0"
P7 TO P11	5	2'-6"	10-#9	#4 @ 12"	1'-0"	29'-0"
P12 TO P18	7	2'-6"	10-#9	#4 @ 12"	1'-0"	29'-0"
P19 TO P27	9	2'-6"	10-#9	#4 @ 12"	1'-0"	30'-0"
P28 TO P37	10	2'-6"	10-#9	#4 @ 12"	1'-0"	31'-0"

RECORD DRAWINGS

THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO FALKOFSKE ENGINEERING, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

DATE: 09/09/2020 BY: Aaron Berkes, P.E.

NO.	DATE	REVISION	BY

	DATE	BY
DES.	03-05-20	AMB
DRN.	03-05-20	EG
CHK.	03-05-20	AMB

Falkofske Engineering, Inc.
Structural Engineering Consultants
TX Reg. Engineering Firm F-4038
722 North Fielder Road
Arlington, Texas 76012
(817) 261-8300

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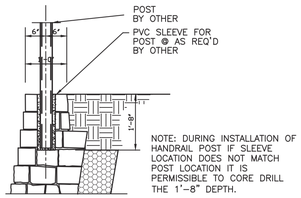
SITE PLAN – PIER LOCATIONS
HYATT ROCKWALL
LA JOLLA POINTE DRIVE AND LAGUNA DRIVE
ROCKWALL, TEXAS

ROCKWALL INNKEEPERS I, LTD
6176 FM 2011
LONGVIEW, TEXAS 75603

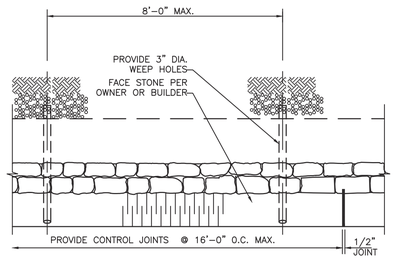
STATE OF TEXAS
AARON M. BERKES
107154
LICENSED
PROFESSIONAL ENGINEER
3-5-20

JOB NO. 122.19

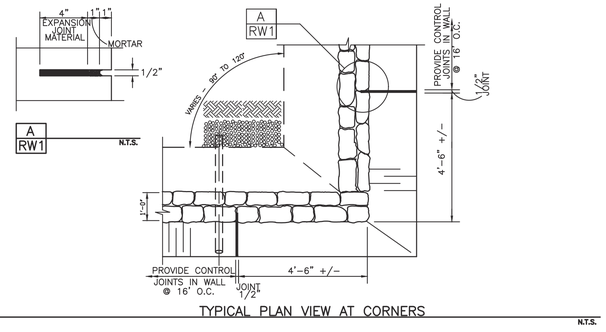
SP1



1 RW1 — WALL SECTION W/HANDRAIL POST CONTRACTOR OPTION — N.T.S.



2 RW1 — TYPICAL PLAN VIEW AT BASE — N.T.S.



3 RW1 — TYPICAL PLAN VIEW AT CORNERS — N.T.S.

RECORD DRAWINGS

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DATE: 09/09/2020 BY: Aaron Berkes, P.E.

GENERAL NOTES

1. Design

1.1. Design Codes

International Building Code, 2015 Edition

1.2. Geotechnical Report

Firm: Geoscience Engineering & Testing, Inc.
Report No. 20-DG5014 Dated: February 20, 2020
Allowable Bearing Capacity 1500 psf

1.3. Design Parameters

Soil Parameters:

Soil Type*	Friction Angle	Cohesion (psf)	Unit Weight (pcf)
Retained Backfill (On site clay)	26 deg	0 psf	120 pcf
Foundation Soils (1500 psf)	26 deg	0 psf	120 pcf

*See materials below for a description of each Soil Type.

Factors of Safety:

External Stability

a. Minimum Factor of Safety Against Base Sliding (Static Condition) 1.5
b. Minimum Factor of Safety Against Overturning 2.0
c. Minimum Factor of Safety Against Global Stability 1.5
d. Minimum Factor of Safety for Bearing Capacity 3.0

Design Loading:

Lateral earth pressures are calculated using Coulombs Lateral Earth Pressure Theory. Designs have been performed to accept loading per the proposed loading conditions based on the Civil Grading Plans. A live loading of 250 psf has been used for all walls supporting areas subject to firelane loading.

Retaining walls should not have solid fence (such as wood fence) placed on top of wall other than that shown on these plans. Retaining walls shall not have additional surcharge placed above wall other than that shown on these plans. Retaining walls shall not have slope at base or top of wall that exceed that which is shown on these plans. The retaining walls noted above require special design.

2. Materials

2.1. Soil Types

a. Retained Backfill
  a.a. On site clayey soils
  a.b. Properly compacted on-site fill soils, verification by others.
  a.c. Free draining granular backfill, clean, non-plastic, relatively well-graded.

b. Foundation Soils (Allowable Bearing = 1500 psf min)
  b.a. Bearing on Stiff Natural Undisturbed Clayey or Sandy Soils or Compacted and Tested Fill Soils
  b.b. Friction Angle between Base of Wall and Soil - 17 deg
  b.c. Bearing in fill soils. Fill soils supporting the retaining walls hall be placed in accordance with the recommendations for the fill placement per the geotechincal report.

c. Drainage Material
  c.a. Free draining granular backfill, clean, non-plastic, relatively well-graded.

2.2. Dimension Stone

a. Average Density of masonry wall varies from 135pcf to 145pcf.
b. Stone size varies from 4" to 18".
c. Face stone shall be coordinated between contractor and owner/developer.
d. Recycled concrete 4" to 18" may be used in place of dimension stone, contractors option.

2.3. Rebar/Welded Wire Fabric (If Required)

a. All steel reinforcement shall be new billet steel conforming to ASTM A-615, Grade 60 with fy=60ksi.
b. All reinforcement shall not have deleterious material on it.
c. All welded wire fabric shall have minimum fy=65ksi and be hot dip galvanized.

2.4. Drainage Materials

a. Weep pipes shall be PVC or corrugated HDPE pipe.
b. Drainage zone shall be separated from retained backfill by mirafi 140N filter fabric or approved equal.

2.5 Portland Cement Mortar for Retaining Wall Construction.

The portland cement mortar used for construction of the masonry stone retaining walls shall be provided with the following proportions per cubic yard of concrete. The portland cement mortar supplier shall provide "batch tickets" clearly indicating that the appropriate amount of materials are provided in each truck load. The batch tickets shall clearly indicate the amount batched, the date, the project name and shall be provided to Falkofske Engineering, Inc. for review, documentation, and file.

Contents	Amount per cubic yard	Specific Gravity	Volume ft^3
Type 1 Portland cement:	414 lbs	3.15	2.11
Type F Fly Ash	103 lbs	2.93	0.56
Fine Aggregate (sand):	2753 lbs	2.59	17.03
Potable Water	430.01 lbs	51.56 Gallons	6.89
Sika Air (or equivalent)	As Required (oz)	1.5%	0.41
			27.0 Total

Note: the portland cement mortar supplier material weights may vary slightly based on the specific gravity of the materials used.

Concrete retarders may be used at the discretion of the masonry wall contractor. A greater amount of retarder is typically used during hot periods and a less amount of retarder is typically used during cool weather.

Please note that the above proportions will provide a portland cement mortar with a compressive strength of about f'c = 2500 psi. Falkofske Engineering, Inc. does not require any concrete testing provided the above proportions are verified by way of the "batch tickets".

3. Construction

3.1 Preparation Work

a. Prior to grading or excavation of the site, confirm the location of the retaining walls and all underground features, including utility location within the area of construction. Ensure surrounding structures are protected from effects of wall excavation, and construction.
b. Coordinate installation of underground utilities and other improvements with wall installation.

3.2 Excavation

a. If a mortared footing is over-excavated, then the dimension stone shall be placed mortared. If a dry stone footing is over excavated, then the dimension stone does not need to be mortared.
b. Fill over-excavated area in front of the wall footing with compacted on site soils before the wall construction exceeds 4 feet in height.
c. In areas where the walls are installed in a cut, the required excavation shall extend horizontally to the extent of the width of the retaining wall. The wall may be built to the cut. If the wall is over cut, then soil shall either be compacted or the drainage zone may be widened.

3.3 Wall Construction

a. The wall shall be constructed to the dimensions as shown on these plans. Front leads, back leads,and string lines shall be set for each wall. Care shall be taken to install the mortar zones the correct thickness, and to place drainage behind the wall as required.
b. Control joints shall be installed at a maximum of 16'-0" o.c. per these plans.
c. Weep pipes shall be placed at 6'-0" o.c. max.
d. Face rock type shall be coordinated between the architect, owner, and retaining wall contractor.

3.4 Retained Backfill Placement

a. Retained backfill shall be placed per the recommendations of the geotechnical engineer, but should not be less than 93% Standard Proctor Maximum Dry Density (ASTM D698).
b. Fill should be placed in maximum 8" thick compacted lifts.
c. Large compaction equipment (equipment heavier than 7,500 lb) shall remain a minimum of 1.5x the height of the wall away from the back of the wall for a period of 2 weeks from the time of construction.
d. After a period of 2 weeks from the time of construction large compaction equipment may be used behind the wall but shall stay a minimum of 5'-0" away from the back of the wall.
e. Soil placed with in 5'-0" of the back of the wall shall be placed using handheld compaction equipment.
f. If the wall is in a cut situation the wall may be built up to the cut. If the wall is overcut the drainage zone may be widened to the cut or compacted fill may be placed between the drainage zone and the cut.

3.6 Retaining Wall Performance, Maintenance, and Other Comments

a. Control joints are provided in the retaining wall to allow for minor movements due to settlement and shrink swell of the soils. Some cracking may occur in the face of the retaining wall. This cracking, if minor (less than 3/8"), may be cosmetically repaired as desired.
b. The retaining walls are designed to allow surface water to flow over the tops of the retaining walls. Care should be taken during and after construction to not allow water to pond behind the retaining walls, as this can have a negative impact on the stability of the retaining walls.
c. If downspouts are located near the back of the retaining wall they should either be plumbed through the retaining wall to drain below the wall or collected and tied into the storm sewer system. Perforated subsurface pipes shall not be used behind the retaining walls.
d. Positive drainage over the top of the walls shall be maintained throughout the life of the structure. If swales are placed behind the wall they shall remain clean and free draining. If water is found to be ponding in the swale it shall be fixed to allow water to freely drain as soon as possible.
e. Any broken sprinklers behind the retaining wall shall be turned off and repaired as soon as possible.

3.7 Cold Weather Construction of Retaining Walls

Construction Requirements for temperatures between 40°F and 32°F:

a. Water and aggregates used in mortar shall not be heated above 140°F.
b. Mortar sand or mixing water shall be heated to produce mortar temperatures between 40°F and 120°F at the time of mixing.

Construction Requirements for temperatures between 32°F and 25°F:

a. The guidelines above for construction requirements for temperatures between 40°F and 32°F and the following shall be met.
b. The mortar temperature shall be maintained above freezing until used in masonry stone retaining wall.
c. Visible ice and snow shall be removed from the top surface of existing foundations and masonry to receive new construction. These surfaces shall be heated to above freezing, using methods that do not result in damage.
d. Newly constructed masonry shall be completely covered with weather-resistive membrane for 48 hours after being completed.

Construction Requirements for temperatures between 25°F and 20°F:

a. The guidelines above for construction requirements for temperatures between 40°F and 32°F, the construction guidelines for temperatures between 32°F and 25°F , and the following shall be met.
b. Masonry (raw stone) surfaces under construction shall be heated to 40°F.
c. Wind breaks or enclosures shall be provided when the wind velocity exceeds 15 miles per hour.
d. Newly constructed masonry shall be completely covered with weather-resistive insulating blankets, or equal protection, for 48 hours after being completed.

The above procedures comes from sections 2104.3.2.1, 2104.3.2.2, 2104.3.2.3, 2104.3.3.3, and 2104.3.3.4 of the International Building Code, and is in compliance with Masonry Standards Joint Committee recommendations for cold weather construction of masonry structures.

4. Concrete Mix Design for Piers:

1. All concrete for piers shall have a minimum compressive strength of f'c = 4000 psi at 28 days.
2. Provide a design slump of 7" to 9" for concrete placed in piers.
3. The use of workability admixtures and air entrainment in the concrete mix designs is permitted.
4. The use of calcium chloride admixtures in the concrete is not permitted.
5. Adding water to the concrete at the site is not permitted.
6. Hard rock aggregate maximum of 3/4" may be used in concrete placed in standard drilled piers. No hard rock aggregate is to be used in auger drilled cast in place piers.
7. Provide the concrete mix designs for the piers to Falkofske Engineering, Inc. for review prior to construction. Also provide recent (within the last 6 months) compressive test results of the mix designs for review by Falkofske Engineering, Inc.
8. Provide concrete test cylinders for every 50 yards of concrete placed, or for any concrete placed on any given day. Make 5 test cylinders, test one at 7 days, one at 14 days, two at 28 days, and hold the 5th cylinder in reserve for 56 days if necessary. Provide all concrete compressive test results to Falkofske Engineering, Inc. for final review.
9. Provide steel centerlizers to center the steel in the pier hole, and use chairs to hold steel off the ground in the bottom of the pier hole.
10. Concrete may free fall during placement, as long as the concrete is centered in the pier and does not damage the steel cage.
11. Piers may be "Standard Drilled" or "Auger Cast In Place". See bulletpoint 6.

Concrete Reinforcement:

1. All concrete steel reinforcement shall be new billet steel conforming to ASTM A-615, Grade 60 with fy = 60 ksi. All reinforcement shall be free of rust and deleterious materials.

5. Construction Reviews

Construction Reviews By Materials Testing Lab:

1. The geotechnical engineer, shall be retained to perform pier drilling review. A pier drilling log shall be made for each pier indicating the depth through clay soils.
2. The pier drilling logs shall note that the piers holes are clean prior to placing the steel reinforcement cage.
3. The size, number, and grade of the reinforcement placed in the pier hole shall be verified by the testing lab and so noted on the pier drilling logs.

6. Construction Observations

4.1 Construction Observations by Falkofske Engineering, Inc.

a. Falkofske Engineering, Inc. will perform construction observation, but only as a means of verification of the contractors quality control performance.
b. Falkofske Engineering, Inc. will act as the Special Inspector for this project. Contractor shall contact Falkofske Engineering to set up inspections, at least 1 day before construction starts.
c. All required materials testing shall be performed by an approved materials testing laboratory.
d. Falkofske Engineering, inc. is not responsible for means, methods, and material furnished by the retaining wall contractor.

4.2 Construction Observations by Others

a. Construction observations as required by the city shall be coordinated by the contractor.

						BY
					REVISION	
					NO.	DATE
DATE	03-05-20	03-05-20	03-05-20			
BY	AMB	EG	AMB			
	DES.	DRN.	CHK.			

Falkofske Engineering, Inc.
Structural Engineering Consultants
TX Reg. Engineering Firm F-4038
722 North Fielder Road
Arlington, Texas 76012
(817) 261-8300

FALKOFSKE ENGINEERING

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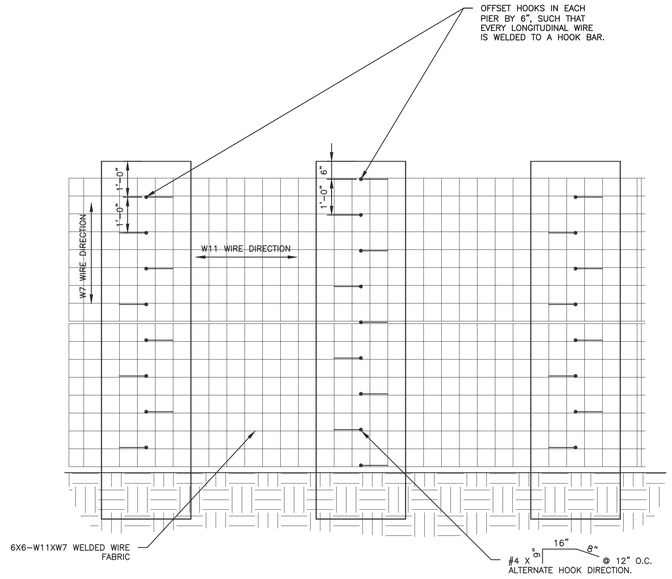
MASONRY RETAINING WALLS – NOTES & STANDARD DETAILS
HYATT ROCKWALL
LA JOLLA POINTE DRIVE AND LAGUNA DRIVE
ROCKWALL, TEXAS

ROCKWALL INNKEEPERS I, LTD
6176 FM 2011
LONGVIEW, TEXAS 75603

STATE OF TEXAS
AARON M. BERKES
110715
LICENSED
PROFESSIONAL ENGINEER
3-5-20

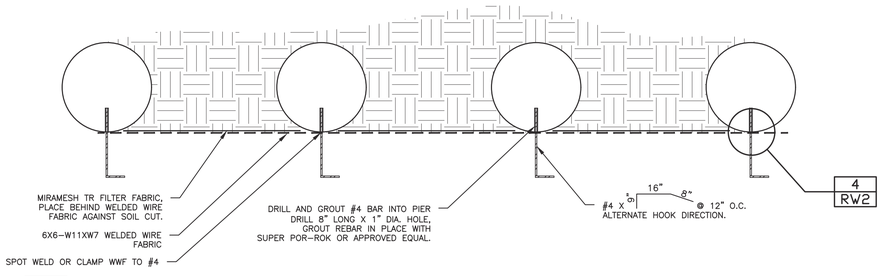
JOB NO. 122.19

RW1



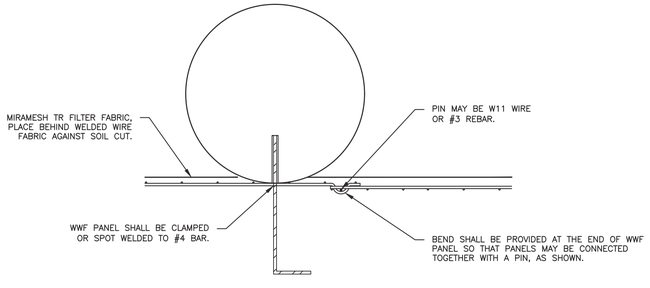
2 RW2 ELEVATION OF SOLDIER PIER WALL BEFORE STONE FACING IS PLACED

1/2" = 1'-0"



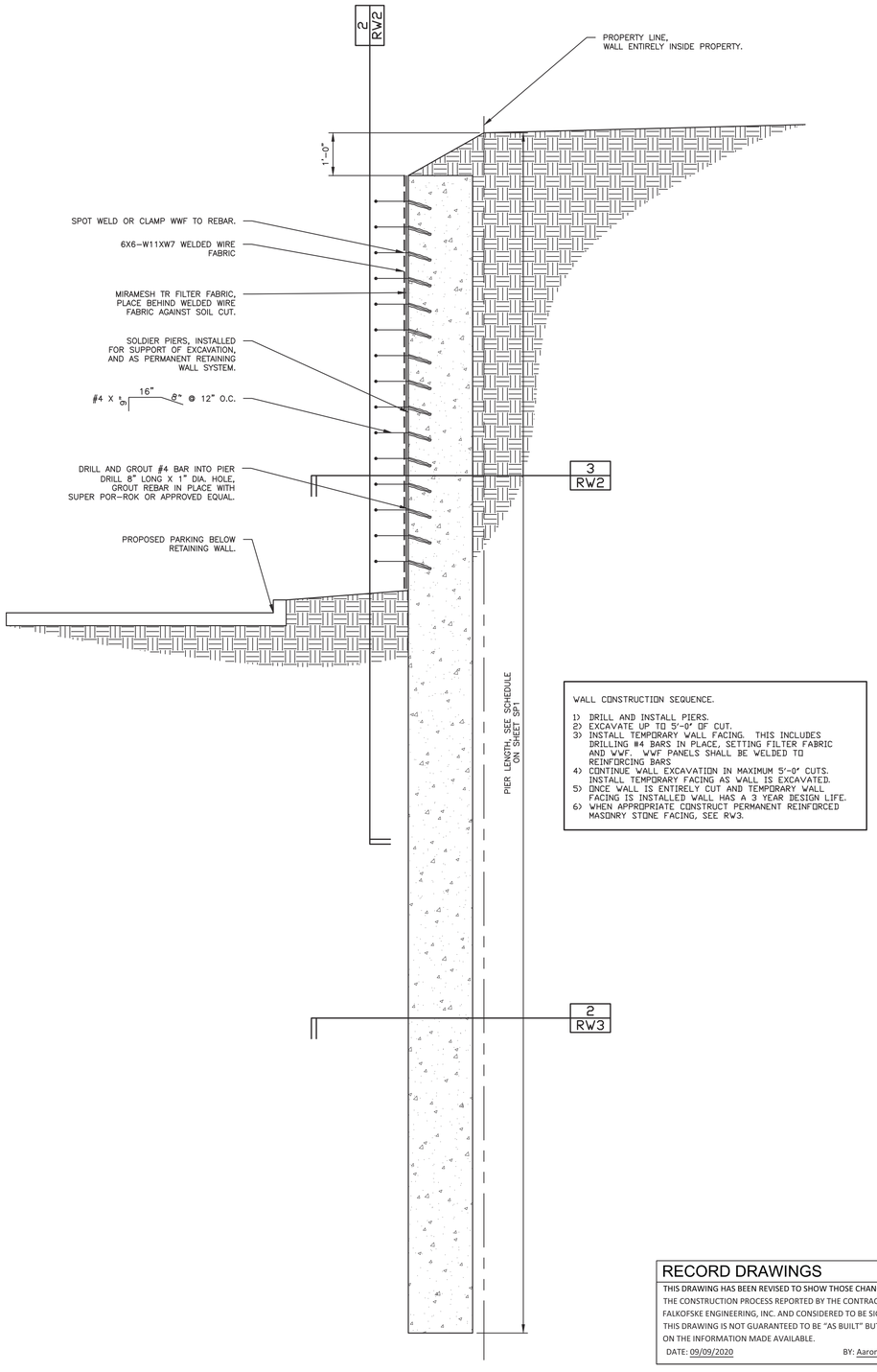
3 RW2 PLAN VIEW OF SOLDIER PIER WALL

1/2" = 1'-0"



4 RW2 WIRE LAGGING ATTACHMENT DETAIL

1" = 1'-0"



WALL CONSTRUCTION SEQUENCE.

1) DRILL AND INSTALL PIERS.
2) EXCAVATE UP TO 5'-0" OF CUT.
3) INSTALL TEMPORARY WALL FACING. THIS INCLUDES DRILLING #4 BARS IN PLACE, SETTING FILTER FABRIC AND WWF. WWF PANELS SHALL BE WELDED TO REINFORCING BARS.
4) CONTINUE WALL EXCAVATION IN MAXIMUM 5'-0" CUTS. INSTALL TEMPORARY FACING AS WALL IS EXCAVATED.
5) ONCE WALL IS ENTIRELY CUT AND TEMPORARY WALL FACING IS INSTALLED WALL HAS A 3 YEAR DESIGN LIFE.
6) WHEN APPROPRIATE CONSTRUCT PERMANENT REINFORCED MASONRY STONE FACING, SEE RW3.

RECORD DRAWINGS

THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO FALKOFSKE ENGINEERING, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

DATE: 09/09/2020 BY: Aaron Berkes, P.E.

1 RW2 TYPICAL SECTION AT SOLDIER PILE WALL - TEMPORARY FACING

NO.	DATE	REVISION	BY

	DATE	BY
DES.	03-05-20	AMB
DRN.	03-05-20	EG
CHK.	03-05-20	AMB

Falkofske Engineering, Inc.
Structural Engineering Consultants
TX Reg. Engineering Firm F-4038
722 North Fielder Road
Arlington, Texas 76012
(817) 261-8300

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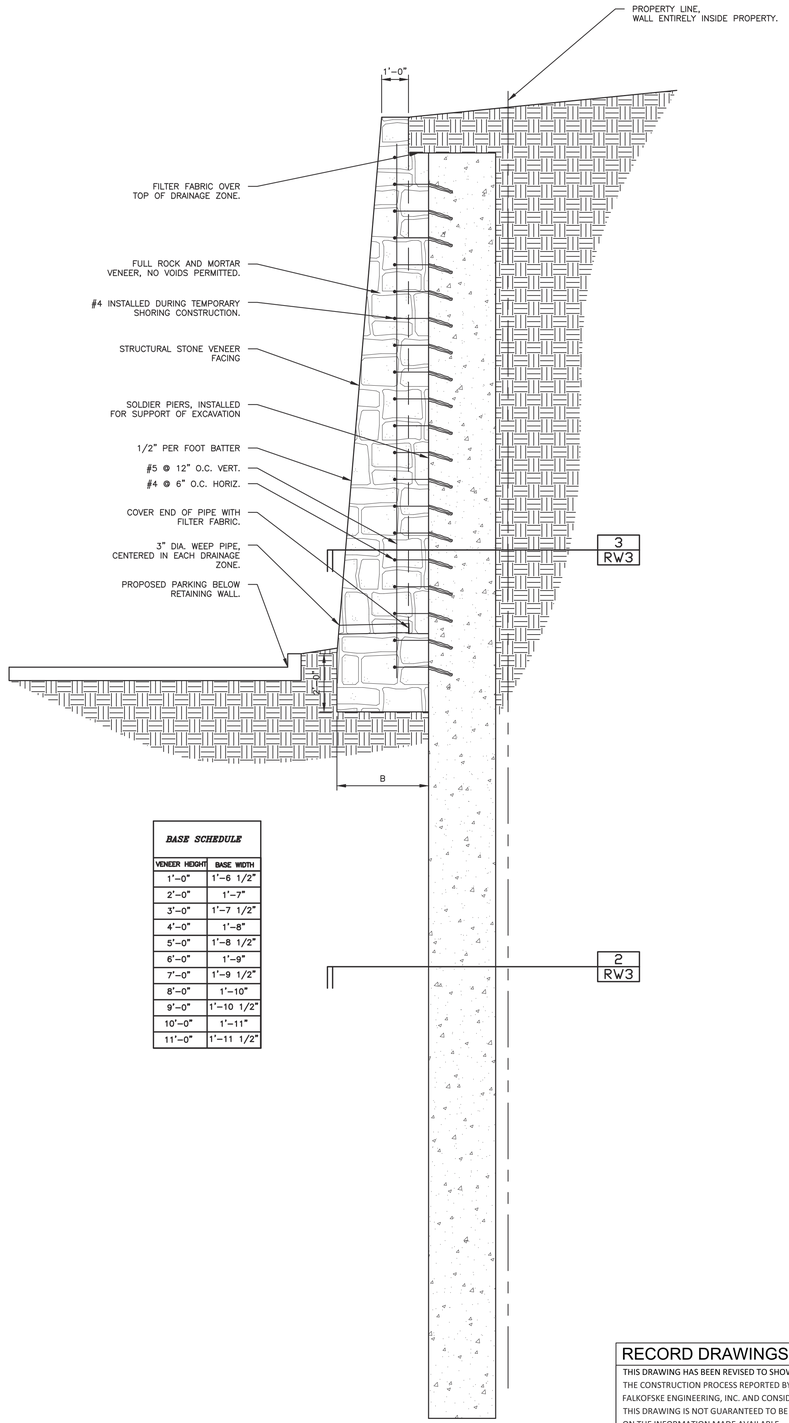
SOLDIER PIER WALL AND TEMPORARY FACING DETAILS
HYATT ROCKWALL
LA JOLLA POINTE DRIVE AND LAGUNA DRIVE
ROCKWALL, TEXAS

ROCKWALL INNKEEPERS I, LTD
6176 FM 2011
LONGVIEW, TEXAS 75603

STATE OF TEXAS
AARON M. BERKES
10715A
LICENSED
PROFESSIONAL ENGINEER
5-8-20

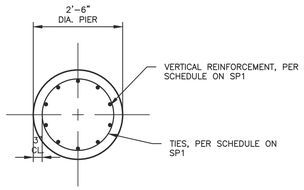
JOB NO. 122.19

RW2



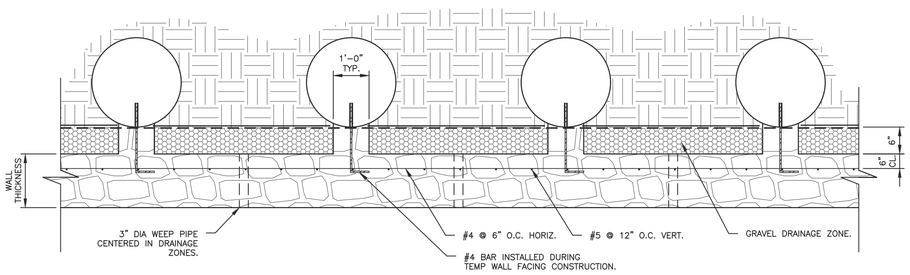
BASE SCHEDULE

VENEER HEIGHT	BASE WIDTH
1'-0"	1'-6 1/2"
2'-0"	1'-7"
3'-0"	1'-7 1/2"
4'-0"	1'-8"
5'-0"	1'-8 1/2"
6'-0"	1'-9"
7'-0"	1'-9 1/2"
8'-0"	1'-10"
9'-0"	1'-10 1/2"
10'-0"	1'-11"
11'-0"	1'-11 1/2"



2 RW3 PIER SECTION

1/2" = 1'-0"



3 RW3 WALL SECTION

1/2" = 1'-0"

1 RW3 TYPICAL SECTION AT SOLDIER PILE
WALL WITH PERMANENT STONE FACING.

RECORD DRAWINGS

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DATE: 09/09/2020 BY: Aaron Berkes, P.E.

NO.	DATE	REVISION	BY

	BY
DES.	AMB
DRN.	EG
CHK.	AMB
DATE	03-05-20

Falkofske Engineering, Inc.
Structural Engineering Consultants
TX Reg. Engineering Firm F-4038
722 North Fielder Road
Arlington, Texas 76012
(817) 261-8300

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SOLDIER PIER WALL AND PERMANENT STONE FACING
HYATT ROCKWALL
LA JOLLA POINTE DRIVE AND LAGUNA DRIVE
ROCKWALL, TEXAS

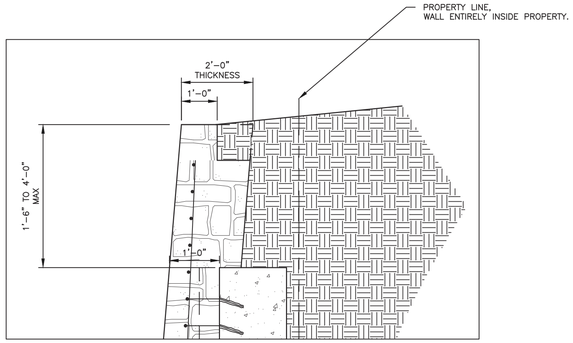
ROCKWALL INNKEEPERS I, LTD
6176 FM 2011
LONGVIEW, TEXAS 75603

JOB NO. 122.19

RW3

NOTE:

TOP OF WALL SHALL BE A MAXIMUM OF 18" TO 4'-0" ABOVE THE TOP OF PIER. WALL THICKNESS ABOVE TOP OF PIER SHALL BE 2'-0" THICK AS SHOWN ON DETAIL 1/RW4. ALSO, FOR WALLS THAT ARE BETWEEN THE PIERS SHALL ALSO HAVE A THICKNESS OF 2'-0" AT TOP OF WALL.



1
RW4 WALL SECTION MODIFIED TOP OF WALL

1/2" = 1'-0"

RECORD DRAWINGS

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DATE: 09/09/2020 BY: Aaron Berkes, P.E.

NO.	DATE	REVISION	BY

DES. 04-23-20 AMB
DRN. 04-23-20 EG
CHK. 04-23-20 AMB

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Structural Engineering Consultants
TX Reg. Engineering Firm F-4038
722 North Fielder Road
Arlington, Texas 76012
(817) 261-8300

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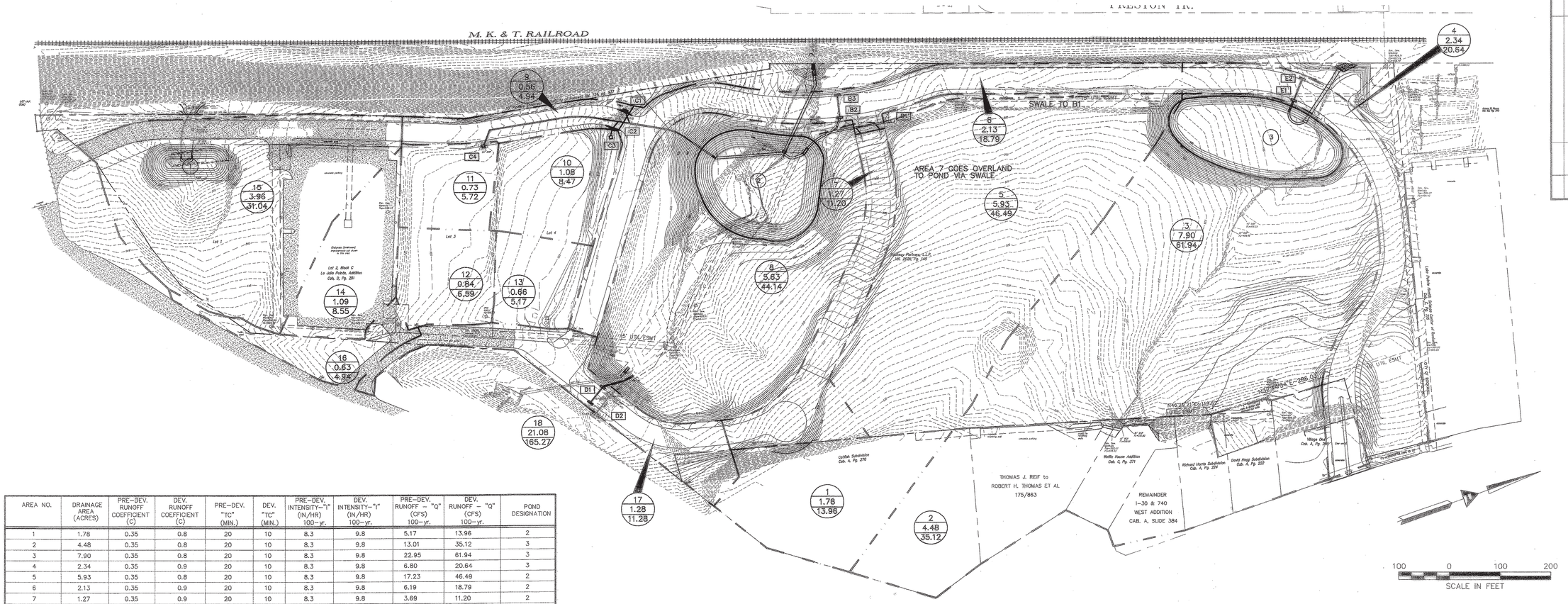
MODIFIED SOLDIER PIER WALL AND PERMANENT STONE FACING
HYATT ROCKWALL
LA JOLLA POINTE DRIVE AND LAGUNA DRIVE
ROCKWALL, TEXAS

ROCKWALL INNKEEPERS I, LTD
6176 FM 2011
LONGVIEW, TEXAS 75603

STATE OF TEXAS
AARON M. BERKES
107154
LICENSED PROFESSIONAL ENGINEER
4-23-2020

JOB NO. 122.19

RW4



AREA NO.	DRAINAGE AREA (ACRES)	PRE-DEV. RUNOFF COEFFICIENT (C)	DEV. RUNOFF COEFFICIENT (C)	PRE-DEV. "TC" (MIN.)	DEV. "TC" (MIN.)	PRE-DEV. INTENSITY-"I" (IN/HR) 100-yr.	DEV. INTENSITY-"I" (IN/HR) 100-yr.	PRE-DEV. RUNOFF - "Q" (CFS) 100-yr.	DEV. RUNOFF - "Q" (CFS) 100-yr.	POND DESIGNATION
1	1.78	0.35	0.8	20	10	8.3	9.8	5.17	13.96	2
2	4.48	0.35	0.8	20	10	8.3	9.8	13.01	35.12	3
3	7.90	0.35	0.8	20	10	8.3	9.8	22.95	61.94	3
4	2.34	0.35	0.9	20	10	8.3	9.8	6.80	20.64	3
5	5.93	0.35	0.8	20	10	8.3	9.8	17.23	46.49	2
6	2.13	0.35	0.9	20	10	8.3	9.8	6.19	18.79	2
7	1.27	0.35	0.9	20	10	8.3	9.8	3.69	11.20	2
8	5.63	0.35	0.8	20	10	8.3	9.8	16.36	44.14	2
9	0.56	0.35	0.9	20	10	8.3	9.8	1.63	4.94	2
10	1.08	0.35	0.8	20	10	8.3	9.8	3.14	8.47	2
11	0.73	0.35	0.8	20	10	8.3	9.8	2.12	5.72	2
12	0.84	0.35	0.8	20	10	8.3	9.8	2.44	6.59	2
13	0.66	0.35	0.8	20	10	8.3	9.8	1.92	5.17	2
14	1.09	0.35	0.8	20	10	8.3	9.8	3.16	8.55	2
15	3.96	0.35	0.8	20	10	8.3	9.8	13.58	31.05	1
16	0.63	0.35	0.8	20	10	8.3	9.8	1.83	4.94	2
17	1.28	0.35	0.9	20	10	8.3	9.8	3.72	11.28	2
18	21.08	0.35	0.8	20	10	8.3	9.8	61.24	165.27	2

DETENTION POND	CONTRIBUTING DRAINAGE AREA TO POND	AGGREGATE RUNOFF COEFFICIENT	TOTAL PRE-DEV. RUNOFF TO POND 100-YR	TOTAL DEV. RUNOFF TO POND 100-YR	TOTAL PRE-DEV. RUNOFF TO POND 2-YR	TOTAL DEV. RUNOFF TO POND 2-YR	TOTAL PRE-DEV. RUNOFF TO POND 5-YR	TOTAL DEV. RUNOFF TO POND 5-YR	TOTAL PRE-DEV. RUNOFF TO POND 10-YR	TOTAL DEV. RUNOFF TO POND 10-YR	TOTAL PRE-DEV. RUNOFF TO POND 25-YR	TOTAL DEV. RUNOFF TO POND 25-YR	TOTAL PRE-DEV. RUNOFF TO POND 50-YR	TOTAL DEV. RUNOFF TO POND 50-YR
1	3.96	0.80	11.50	31.05	5.13	14.57	6.65	17.74	7.97	20.59	9.01	24.08	10.40	28.20
2	44.69	0.81	129.82	354.75	57.87	166.51	75.08	202.71	89.94	235.29	101.67	275.11	117.31	322.17
3	14.72	0.82	42.76	118.29	19.06	55.52	24.73	67.59	29.62	78.46	33.49	91.74	38.64	107.43

SEE SHT C-22 FOR DETENTION CALCULATIONS.

INLET CALCULATIONS

INLET No.	INLET Location	Design Storm Frequency (yrs.)	AREA RUNOFF Q = CIA: Time of Conc. (min.)	Intensity "I" (in./hr.)	Runoff Coeff. "C"	Area (Ac.)	"Q" (cfs.)	Carry-Over From Upstream Inlet (cfs.)	Gutter Slope (ft./ft.)	Crown Type	SELECTED INLET: Length "Li" (feet)	Type	Capacity (cfs)	Carry-Over To Downstream Inlet (cfs.)
1	2	3	4	5	6	7	8	9	12	13	14	15		16
B1	LINE "B"	100	10	9.8	0.8	5.93	46.49	0	N/A	N/A	4'X4'	DROP	48	0
B2	LAT. "B-1"	100	10	9.8	0.9	1.065	9.4	0	SUMP	2%	10	C.I.	15.6	0
B3	LAT. "B-1"	100	10	9.8	0.9	1.065	9.4	0	SUMP	2%	10	C.I.	15.6	0
C1	LAT. "C-1"	100	10	9.8	0.9	0.28	2.47	0	0.080	2%	10	C.I.	6.6	0
C2	LAT. "C-2"	100	10	9.8	0.9	0.28	2.47	0	0.080	2%	10	C.I.	6.6	0
C3	LAT. "C-2"	100	10	9.8	0.8	1.08	8.47	0	N/A	N/A	4'X4'	DROP	48	0
C4	LINE "C"	100	10	9.8	0.8	0.73	5.72	0	N/A	N/A	4'X4'	DROP	48	0
D1	LINE "D"	100	10	9.8	0.9	0.64	5.64	0	SUMP	2%	10	C.I.	15.6	0
D2	LINE "D"	100	10	9.8	0.9	0.64	5.64	0	SUMP	2%	10	C.I.	15.6	0
E1	LINE "E"	100	10	9.8	0.9	1.17	10.32	0	SUMP	2%	10	C.I.	15.6	0
E2	LINE "E"	100	10	9.8	0.9	1.17	10.32	0	SUMP	2%	10	C.I.	15.6	0

FOR INFORMATION ONLY

RECORD DRAWINGS AS PROVIDED BY: I.C.S. COMMERCIAL
MICHAEL S. ALLEN, P.E.
DATE: 9/25/03

No.	Date	Revisions	App.

Allen & Ridinger Consulting, Inc.
109 W. Main Street
Lewisville, Texas 75057
Tel. No. (972) 353-8000
Fax No. (972) 353-8011

STATE OF TEXAS
MICHAEL S. ALLEN
86188
LICENSED PROFESSIONAL ENGINEER
3/14/03

La Jolla Pointe Addition
ROCKWALL, TEXAS

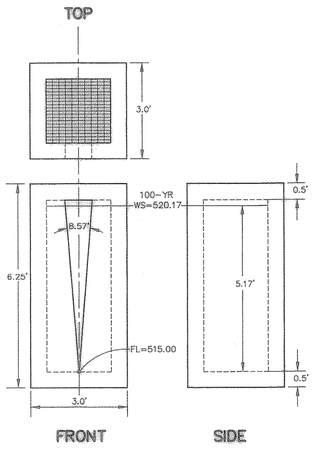
DRAINAGE AREA MAP

Scale: 1"=100'
Designed by: MSA
Drawn by: MSA
Checked by: MSA
Date: March 14, 2003
Project No. 018-001

SHEET C-7 OF 25

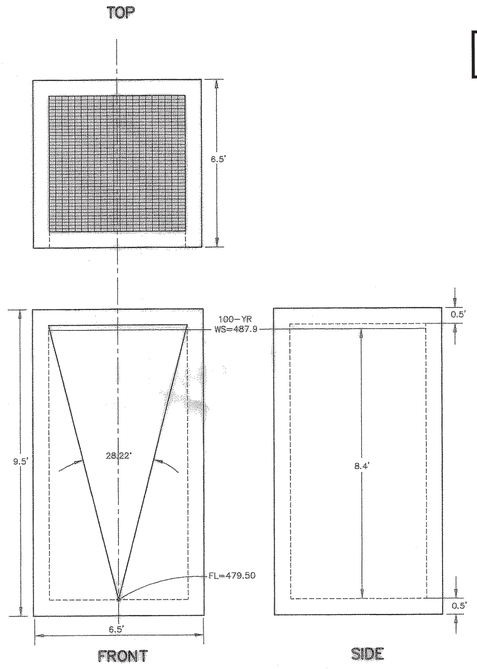
\\Data\Projects\018-001 - Rockwall\f0c-dam.dwg, 3/14/2003 1:09:03 PM, 1:100

FOR INFORMATION ONLY



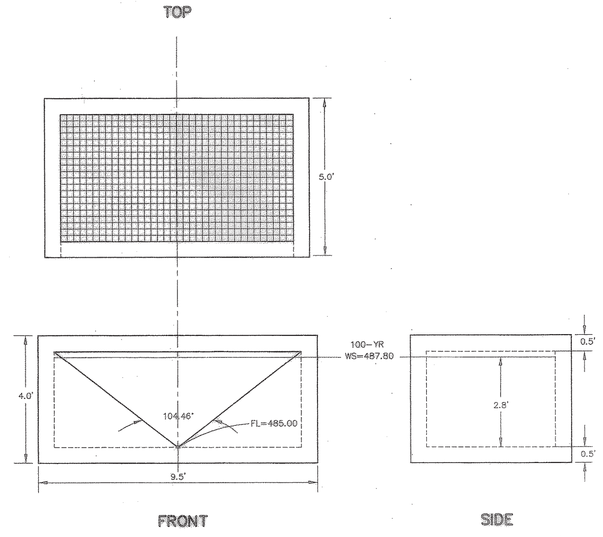
POND 1
METERING STRUCTURE

N.T.S.



POND 2
METERING STRUCTURE

N.T.S.



POND 3
METERING STRUCTURE

N.T.S.

POND DESIGNATION	Tc (min.)	i (in/hr)	A (acres)	C	Q in (CFS)	Q out (CFS)	VOLUME INFLOW (FT^3)	VOLUME OUTFLOW (FT^3)	VOLUME DETAINED (FT^3)
PRE-DEV.	20	8.3	3.96	0.35	——	11.50	——	——	——
POST-DEV.	10	9.8	3.96	0.8	31.05	11.50	18,627.84	8,627.85	10,000
	20	8.3	3.96	0.8	26.29	11.50	31,553.28	12,078.99	19,474.29
(1)	30	6.86	3.96	0.8	21.73	11.50	39118.46	15,530.13	23,588.33
	40	5.74	3.96	0.8	18.18	11.50	43,642.37	18,981.27	**24,661.1**
	50	4.95	3.96	0.8	15.68	11.50	47,044.8	22,432.41	24,612.39
	60	4.37	3.96	0.8	13.84	11.50	49,838.98	25,883.55	23,955.43
	70	3.91	3.96	0.8	12.39	11.50	52,024.9	29,334.69	22,690.21

POND DESIGNATION	FREQ. (YR.)	Q EXISTING	Q PROPOSED	Q RELEASED ALLOWABLE	BASED ON STAGE VS. STORAGE CURVE FOR POND: CALCULATED STORAGE ELEV. (FT)	BASED ON STAGE VS. STORAGE CURVE FOR POND: CAL. MIN. STORAGE VALUE (FT^3)	BASED ON RELEASE STRUCTURE: CALCULATED STORAGE ELEV. (FT)	BASED ON RELEASE STRUCTURE: CAL. STORAGE VALUE (FT^3)
(1)	100	11.5	31.05	11.5	520.17	24,661	520.17	24,661
	50	10.4	28.2	10.4	519.67	20,864	519.96	23,048
	25	9.01	24.08	9.01	519.41	19,023	519.68	20,938
	10	7.97	20.59	7.97	518.86	15,362	519.46	19,356
	5	6.65	17.74	6.65	518.46	12,973	519.15	17,238
	2	5.13	14.57	5.13	517.94	10,166	518.74	14,633

DETENTION POND VOLUME
REQUIRED = 24,661 FT^3

DETENTION POND VOLUME
PROVIDED = 27,431 FT^3

METERING DEVICE

"V" Notched Weir in Detention Wall

$Q = 0.58 \frac{8}{15} \tan\frac{\Delta}{2} \sqrt{2g} H^{\frac{5}{2}}$

$Q = 11.5$ cfs (100 RELEASE)

$\Delta = 8.57°$

$Q = 5.12$ cfs (2 RELEASE)
$Q = 6.52$ cfs (5 RELEASE)
$Q = 7.81$ cfs (10 RELEASE)
$Q = 8.81$ cfs (25 RELEASE)
$Q = 10.19$ cfs (50 RELEASE)

POND DESIGNATION	Tc (min.)	i (in/hr)	A (acres)	C	Q in (CFS)	Q out (CFS)	VOLUME INFLOW (FT^3)	VOLUME OUTFLOW (FT^3)	VOLUME DETAINED (FT^3)
PRE-DEV.	20	8.3	44.69	0.35	——	129.80	——	——	——
POST-DEV.	10	9.8	44.69	0.81	354.7	129.80	212,849.50	97,368.34	115,481.20
	20	8.3	44.69	0.81	300.5	129.80	360,541	136,315.7	224,225.4
(2)	30	6.86	44.69	0.81	248.3	129.80	446,984	175,263	271,721
	40	5.74	44.69	0.81	207.8	129.80	498,676	214,210.3	**284,465.7**
	50	4.95	44.69	0.81	179.2	129.80	537,553.7	253,157.7	284,396
	60	4.37	44.69	0.81	158.2	129.80	569,481.1	292,105	277,376.1
	70	3.91	44.69	0.81	141.5	129.80	594,458.3	331,052.3	263,406

POND DESIGNATION	FREQ. (YR.)	Q EXISTING	Q PROPOSED	Q RELEASED ALLOWABLE	BASED ON STAGE VS. STORAGE CURVE FOR POND: CALCULATED STORAGE ELEV. (FT)	BASED ON STAGE VS. STORAGE CURVE FOR POND: CAL. MIN. STORAGE VALUE (FT^3)	BASED ON RELEASE STRUCTURE: CALCULATED STORAGE ELEV. (FT)	BASED ON RELEASE STRUCTURE: CAL. STORAGE VALUE (FT^3)
(2)	100	129.8	354.7	129.8	487.9	284,466	487.9	284,466
	50	117.3	322.2	117.3	486.91	240,823	487.56	268,849
	25	101.7	275.1	101.7	486.41	219,841	487.11	249,139
	10	89.94	235.3	89.94	485.35	177,559	486.75	233,806
	5	75.08	202.7	75.08	484.58	149,783	486.24	212,736
	2	57.87	166.5	57.87	483.65	117,358	485.58	186,583

DETENTION POND VOLUME
REQUIRED = 284,466 FT^3

DETENTION POND VOLUME
PROVIDED = 288,711 FT^3

METERING DEVICE

"V" Notched Weir in Detention Wall

$Q = 0.58 \frac{8}{15} \tan\frac{\Delta}{2} \sqrt{2g} H^{\frac{5}{2}}$

$Q = 129.8$ cfs (100 RELEASE)

$\Delta = 28.22°$

$Q = 56.87$ cfs (2 RELEASE)
$Q = 73.59$ cfs (5 RELEASE)
$Q = 88.31$ cfs (10 RELEASE)
$Q = 99.69$ cfs (25 RELEASE)
$Q = 115.3$ cfs (50 RELEASE)

POND DESIGNATION	Tc (min.)	i (in/hr)	A (acres)	C	Q in (CFS)	Q out (CFS)	VOLUME INFLOW (FT^3)	VOLUME OUTFLOW (FT^3)	VOLUME DETAINED (FT^3)
PRE-DEV.	20	8.3	14.72	0.35	——	42.76	——	——	——
POST-DEV.	10	9.8	14.72	0.82	118.3	42.76	70,973.95	32,071.20	38,902.75
	20	8.3	14.72	0.82	100.2	42.76	120,221.2	44,899.68	75,321.5
(3)	30	6.86	14.72	0.82	82.8	42.76	149,045.3	57,728.16	91,317.14
	40	5.74	14.72	0.82	69.28	42.76	166,281.8	70,556.64	95,725.19
	50	4.95	14.72	0.82	59.75	42.76	179,245.4	83,385.12	**95,860.32**
	60	4.37	14.72	0.82	52.75	42.76	189,891.5	96,213.6	93,677.93
	70	3.91	14.72	0.82	52.75	42.76	198,220.1	109,042.1	89,178.03

POND DESIGNATION	FREQ. (YR.)	Q EXISTING	Q PROPOSED	Q RELEASED ALLOWABLE	BASED ON STAGE VS. STORAGE CURVE FOR POND: CALCULATED STORAGE ELEV. (FT)	BASED ON STAGE VS. STORAGE CURVE FOR POND: CAL. MIN. STORAGE VALUE (FT^3)	BASED ON RELEASE STRUCTURE: CALCULATED STORAGE ELEV. (FT)	BASED ON RELEASE STRUCTURE: CAL. STORAGE VALUE (FT^3)
(3)	100	42.76	118.3	42.76	487.80	95,860	487.80	95,860
	50	38.64	107.4	38.64	487.41	81,089	487.68	91,598
	25	33.49	91.74	33.49	487.22	74,112	487.53	85,885
	10	29.62	78.46	29.62	486.82	59,920	487.41	81,366
	5	24.73	67.59	24.73	486.56	50,448	487.25	75,411
	2	19.06	55.52	19.06	486.24	39,521	487.02	66,990

DETENTION POND VOLUME
REQUIRED = 95,860 FT^3

DETENTION POND VOLUME
PROVIDED = 144,997 FT^3

METERING DEVICE

"V" Notched Weir in Detention Wall

$Q = 0.58 \frac{8}{15} \tan\frac{\Delta}{2} \sqrt{2g} H^{\frac{5}{2}}$

$Q = 42.76$ cfs (100 RELEASE)

$\Delta = 104.46°$

$Q = 18.58$ cfs (2 RELEASE)
$Q = 24.32$ cfs (5 RELEASE)
$Q = 28.88$ cfs (10 RELEASE)
$Q = 32.61$ cfs (25 RELEASE)
$Q = 37.67$ cfs (50 RELEASE)

RECORD DRAWINGS
AS PROVIDED BY:
I.C.S. COMMERCIAL
MICHAEL S. ALLEN, P.E.
DATE: 9/25/03

No.	Date	Revisions	App.

Allen & Ridinger Consulting, Inc.
109 W. Main Street
Lewisville, Texas 75057
Tel. No. (972) 353-8000
Fax No. (972) 353-8011

STATE OF TEXAS
MICHAEL S. ALLEN
86188
LICENSED PROFESSIONAL ENGINEER
3/14/03

La Jolla Pointe Addition
ROCKWALL, TEXAS

DRAINAGE DETAILS & DETENTION CALCULATIONS

Scale: NTS
Designed by: MSA
Drawn by: MSA
Checked by: MSA
Date: March 14, 2003
Project No. 018-001

SHEET
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