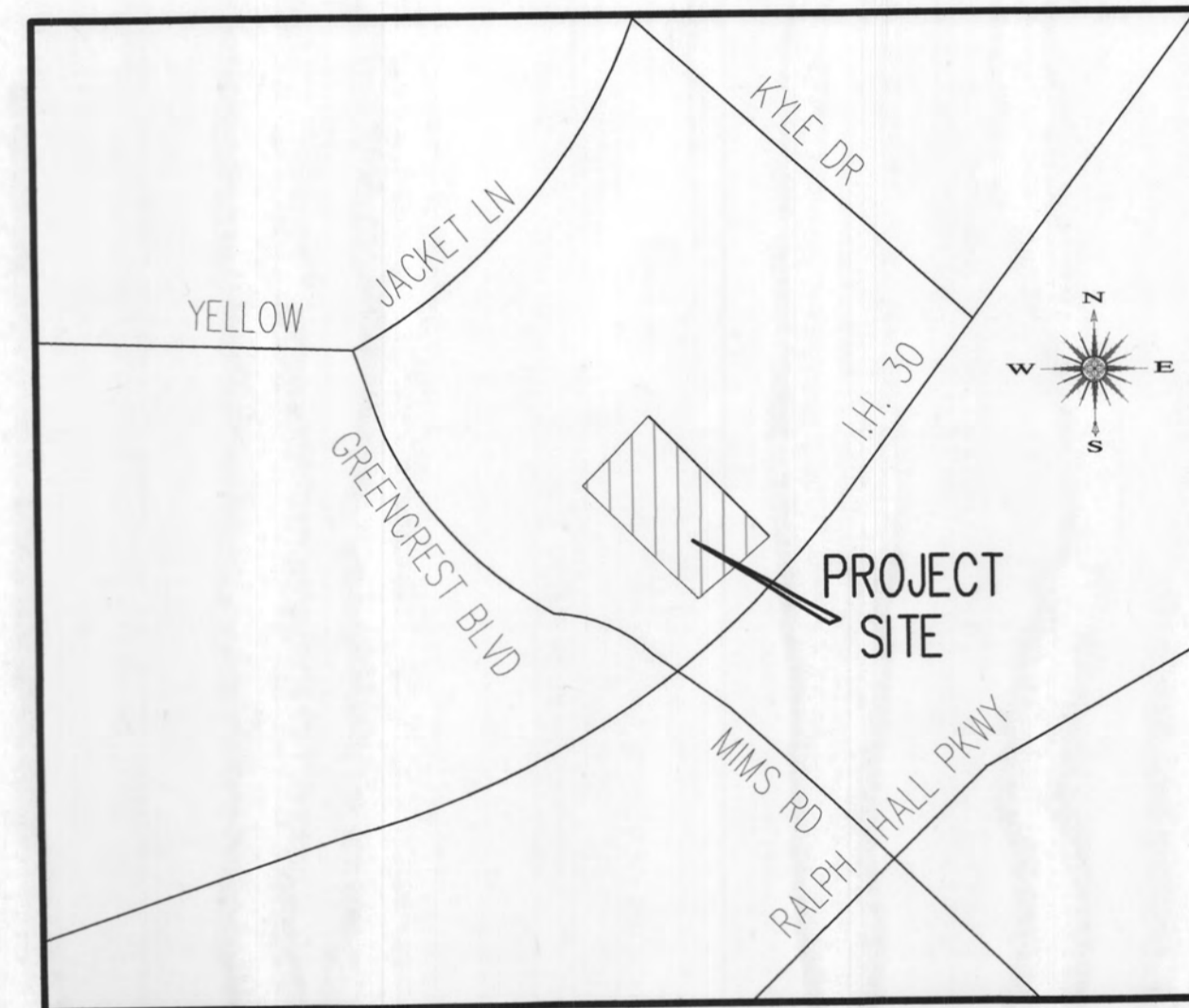


DEVELOPMENT PLANS

Randall Noe Property

City of Rockwall, Rockwall County, Texas



Location Map

INDEX of SHEETS

- 1 GRADING PLAN
- 2 PREDEVELOPED DRAINAGE MAP
- 3 DRAINAGE AREA MAP
- 4 EROSION CONTROL PLAN
- 5 TREE PRESERVATION PLAN

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHRISTOPHER R. CUNY, P.E. 65642



Owner/Developer:
ROCKWALL RENTAL PROPERTIES

P.O. BOX 818
Terrell, Texas 75060

GRADING ONLY

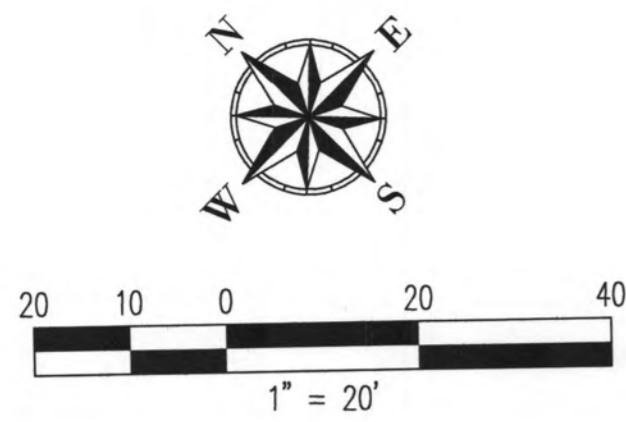
RELEASED FOR CONSTRUCTION
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

Joah Bogen 11-14-18
CITY DATE

November 2018
FOR CONSTRUCTION

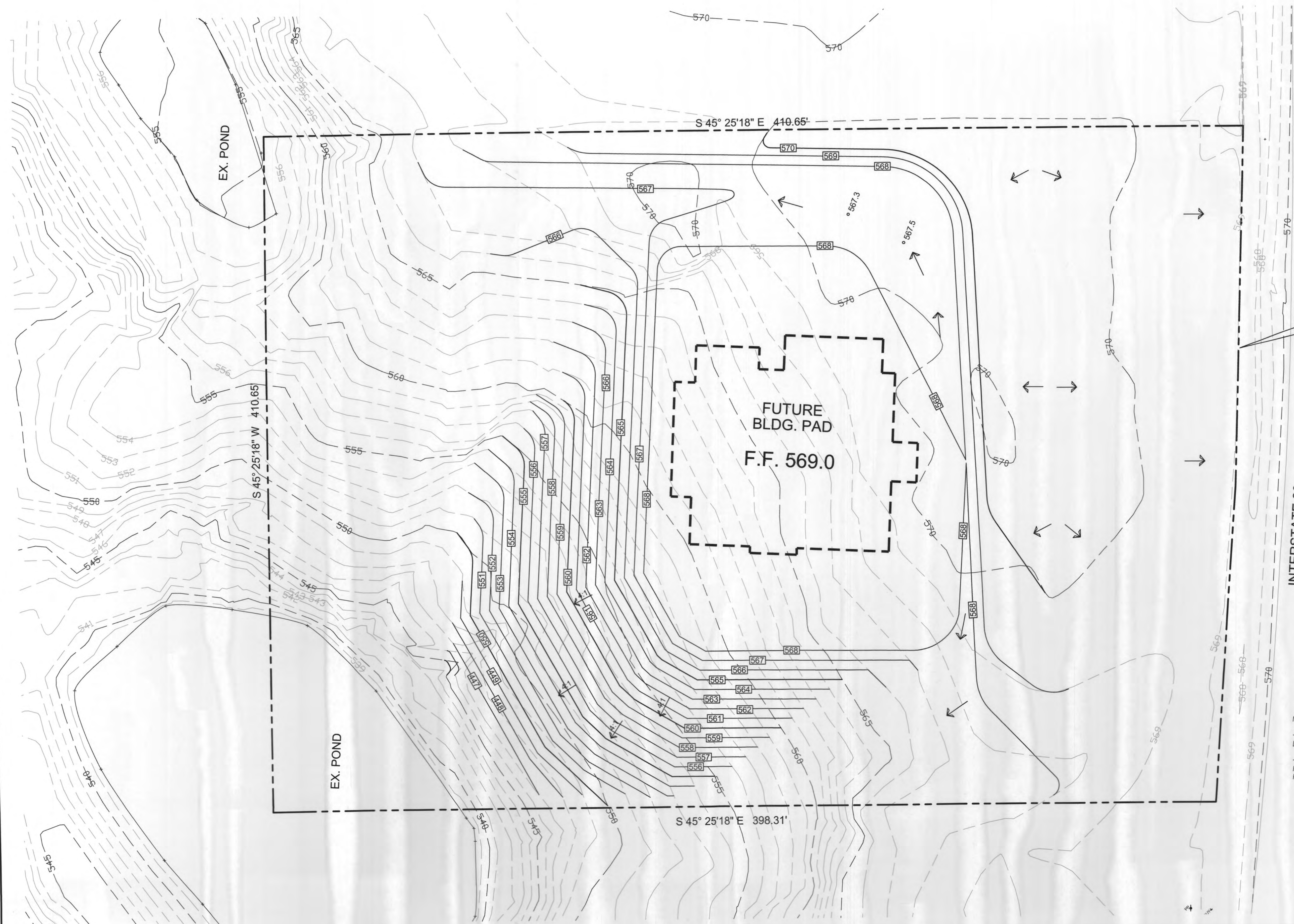
Engineer:
F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

Z:\Projects\6-Commercial\Randall Noe - Cheddars\1-DRAWINGS\1F-DESIGN-CURRENT\01 - GRADING PLAN.dwg, 11/13/2018 10:31:28 AM



LEGEND

- — — — — PROPERTY LINE
- - - - - 570 - - - - - EXISTING CONTOUR
- [565] — — — — — PROPOSED CONTOUR
- ← — — — — — FLOW DIRECTION



R 3719.71'
D 6°19'48"
L 410.94'
CB S 48°33'37" W
CL 410.74'

INTERSTATE 30
(CALLED 300' R.O.W.)
VOLUME 59, PAGE 226
D.R.R.C.T.

GRADING ONLY

- NOTE:
- ALL FILL TO BE COMPACTED TO 95% STD. DENSITY USING A SHEEP'S FOOT ROLLER.
 - ALL FILL IS TO BE TESTED FOR COMPACTION IN 8" LIFTS W/ COPY OF TESTS TO BE PROVIDED TO THE CITY OF ROCKWALL.

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CITY _____ DATE _____

FOR CONSTRUCTION

| Revision | Date | Description |
|----------|------|-------------|
| | | |
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| | | |

Owner:
Rockwall Rental Properties
PO Box 818 • Terrell, Texas 75060

Commercial Pad Site
I-30 ROCKWALL, TX

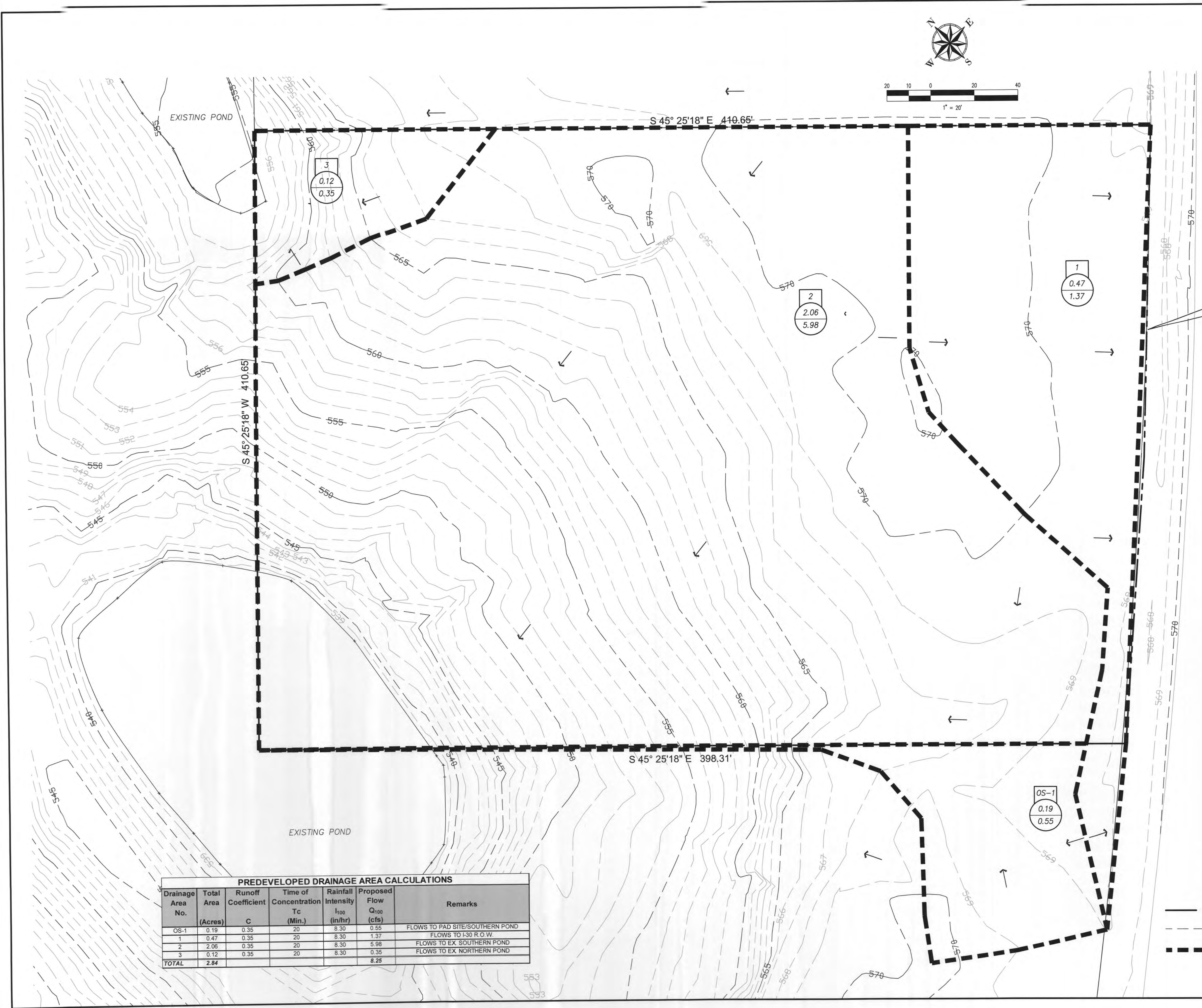
~ Civil Engineer ~
F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 300 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

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| | |
|-------------------------------------|--------------------------|
| Drawn By: F.C. CUNY | Checked By: F.C. CUNY |
| Date: 11/18 | Project No.: |
| Sheet Title: Grading Plan | |
| Scale: 1"=20' | Sheet No.: |
| | 1 of 5 |

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R 3719.71'
D 6°19'48"
L 410.94'
CB S 48°33'37" W
CL 410.74'

PREDEVELOPED DRAINAGE AREA CALCULATIONS

| Drainage Area No. | Total Area (Acres) | Runoff Coefficient C | Time of Concentration Tc (Min.) | Rainfall Intensity I ₁₀₀ (in/hr) | Proposed Flow Q ₁₀₀ (cfs) | Remarks |
|-------------------|--------------------|----------------------|---------------------------------|---|--------------------------------------|---------------------------------|
| OS-1 | 0.19 | 0.35 | 20 | 8.30 | 0.55 | FLOWS TO PAD SITE/SOUTHERN POND |
| 1 | 0.47 | 0.35 | 20 | 8.30 | 1.37 | FLOWS TO I-30 R.O.W. |
| 2 | 2.06 | 0.35 | 20 | 8.30 | 5.98 | FLOWS TO EX. SOUTHERN POND |
| 3 | 0.12 | 0.35 | 20 | 8.30 | 0.35 | FLOWS TO EX. NORTHERN POND |
| TOTAL | 2.84 | | | | 8.25 | |

GRADING ONLY

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CITY _____ DATE _____

- LEGEND**
- PROPERTY LINE
 - - - - - 570 - - - - - EXISTING CONTOUR
 - DRAINAGE DIVIDE
 - ← FLOW DIRECTION
 - FOR CONSTRUCTION

| Revision | Date | Description |
|----------|------|-------------|
| | | |
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| | | |

Owner:
Rockwall Rental Properties
PO Box 818 • Terrell, Texas 75060

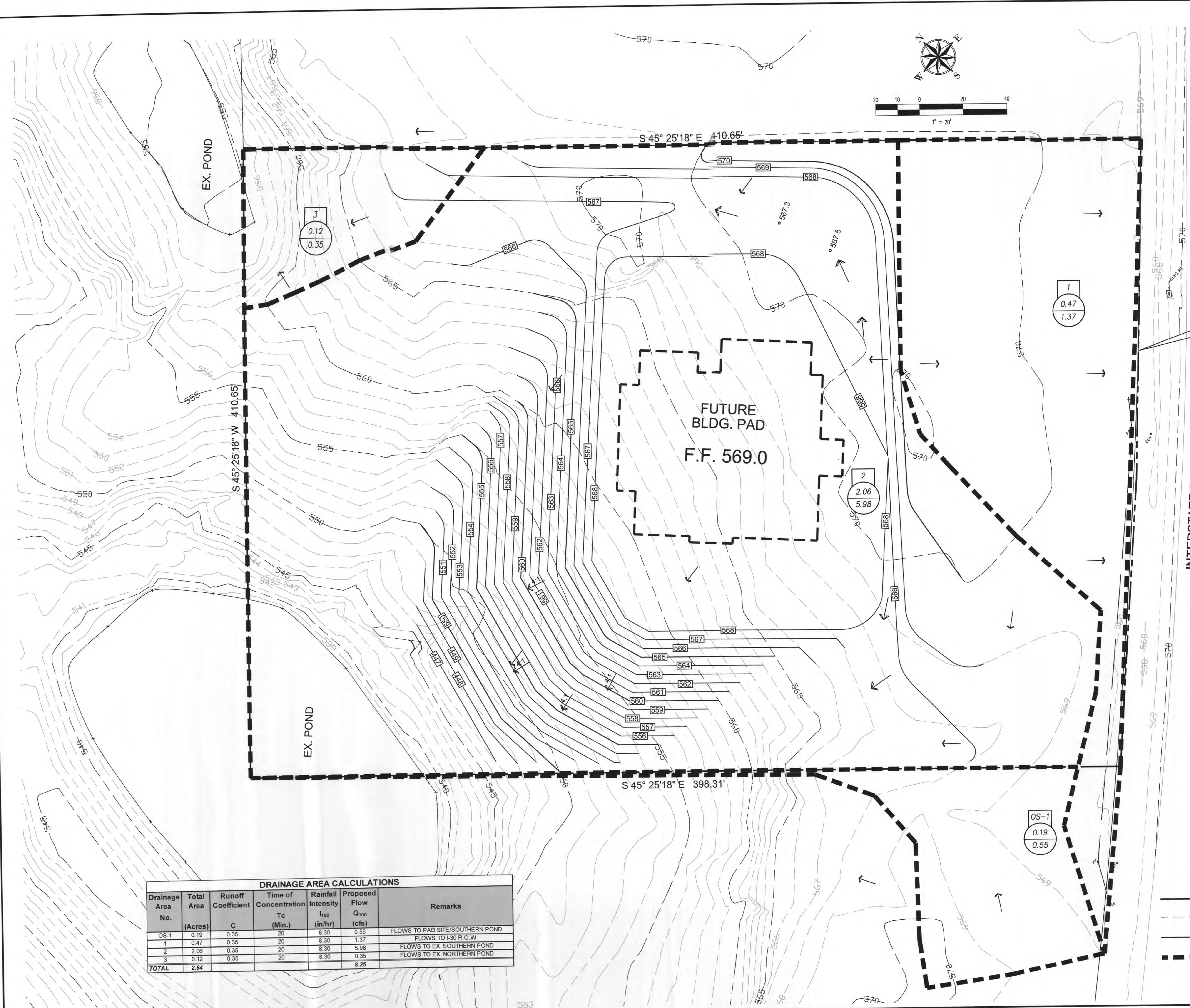
Commercial Pad Site
I-30 ROCKWALL, TX

~ Civil Engineer ~
F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

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11-12-2018

| | |
|---|--------------------------|
| Drawn By: F.C. CUNY | Checked By: F.C. CUNY |
| Date: 11/18 | Project No.: |
| Sheet Title: Predeveloped Drainage Plan | |
| Scale: 1"=20' | Sheet No.: |
| | 2 of 5 |



R 3719.71'
D 6°19'48"
L 410.94'
CB S 48°33'37" W
CL 410.74'

INTERSTATE 30
(CALLED 300' R.O.W.)
VOLUME 69, PAGE 226
D.H.R.C.T.

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REMAINS WITH THE DESIGN ENGINEER. THE CITY
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PLANS FOR CONSTRUCTION, ASSUMES NO
RESPONSIBILITY FOR ADEQUACY OR ACCURACY
OF DESIGN.

CITY _____ DATE _____

LEGEND

- — — — — PROPERTY LINE
- - - - - EXISTING CONTOUR
- 565 PROPOSED CONTOUR
- - - - - DRAINAGE DIVIDE
- ← FLOW DIRECTION
- FOR CONSTRUCTION

| DRAINAGE AREA CALCULATIONS | | | | | | |
|----------------------------|--------------------|----------------------|---------------------------------|---|--------------------------------------|---------------------------------|
| Drainage Area No. | Total Area (Acres) | Runoff Coefficient C | Time of Concentration Tc (Min.) | Rainfall Intensity I ₁₀₀ (in/hr) | Proposed Flow Q ₁₀₀ (cfs) | Remarks |
| OS-1 | 0.19 | 0.35 | 20 | 8.30 | 0.55 | FLOWS TO PAD SITE/SOUTHERN POND |
| 1 | 0.47 | 0.35 | 20 | 8.30 | 1.37 | FLOWS TO I-30 R.O.W. |
| 2 | 2.06 | 0.35 | 20 | 8.30 | 5.98 | FLOWS TO EX SOUTHERN POND |
| 3 | 0.12 | 0.35 | 20 | 8.30 | 0.35 | FLOWS TO EX NORTHERN POND |
| TOTAL | 2.84 | | | | 8.25 | |

| Revision | Date | Description |
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Owner:
Rockwall Rental Properties
PO Box 818 • Terrell, Texas 75060

Commercial Pad Site
I-30 ROCKWALL, TX

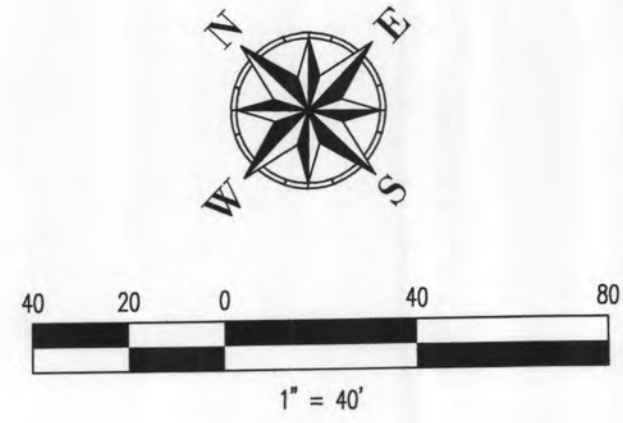
~ Civil Engineer ~
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Texas Registered Engineering Firm F-7449

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11-12-2018

| | |
|--|--------------------------|
| Drawn By: F.C. CUNY | Checked By: F.C. CUNY |
| Date: 11/18 | Project No.: - |
| Sheet Title: Drainage Area Map | |
| Scale: 1"=20' | Sheet No.: 3 of 5 |

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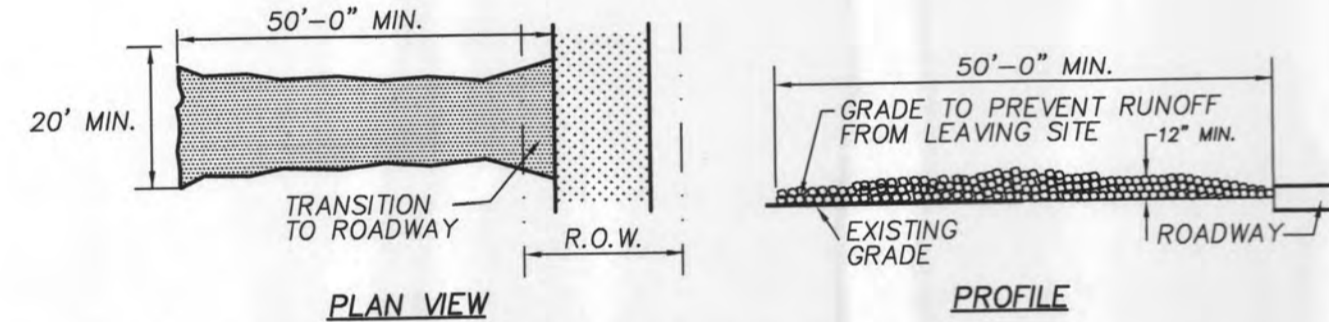
LEGEND



SITE AREA: 2.63 ACRES
 AREA OF DISTURBANCE: 2.24 ACRES

NOTE:
 ALL DISTURBED AREA TO HAVE 80% COVERAGE OF 1" STAND OF GRASS (NOT RYE OR WEEDS) PRIOR TO ACCEPTANCE.

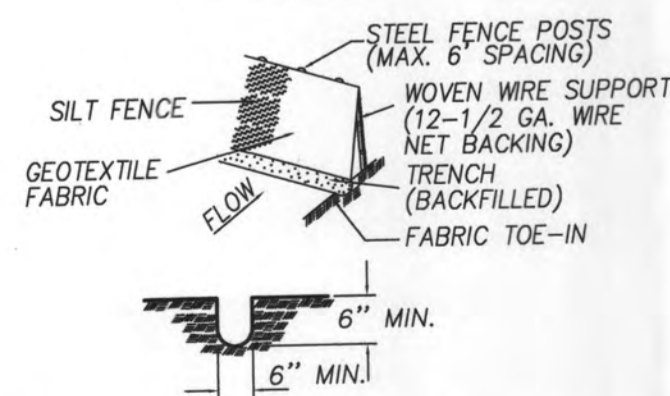
STABILIZED CONSTRUCTION ENTRANCE/EXIT



STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. STONE SIZE- 4 TO 6 INCH OPEN GRADED ROCK (NO CRUSHED 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 STRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE 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. OWNER TO PROVIDE N.O.I. FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND PROVIDE A COPY TO THE CITY OF ROCKWALL.

SILT FENCE



SILT FENCE TRENCH CROSS-SECTION

SILT FENCE GENERAL NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CAN NOT BE TREATED IN (e.g. pavement) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW 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 POSTS OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND 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 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.



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FOR CONSTRUCTION

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Owner:
 Rockwall Rental Properties
 PO Box 818 • Terrell, Texas 75060

Commercial Pad Site
 I-30 ROCKWALL, TX

~ Civil Engineer ~
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 Texas Registered Engineering Firm F-7449

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11-12-2018

| | |
|---|--------------------------|
| Drawn By: F.C. CUNY | Checked By: F.C. CUNY |
| Date: 11/18 | Project No.: |
| Sheet Title: Erosion Control Plan | |
| Scale: | Sheet No.: |
| 1"=40' | 4 of 5 |

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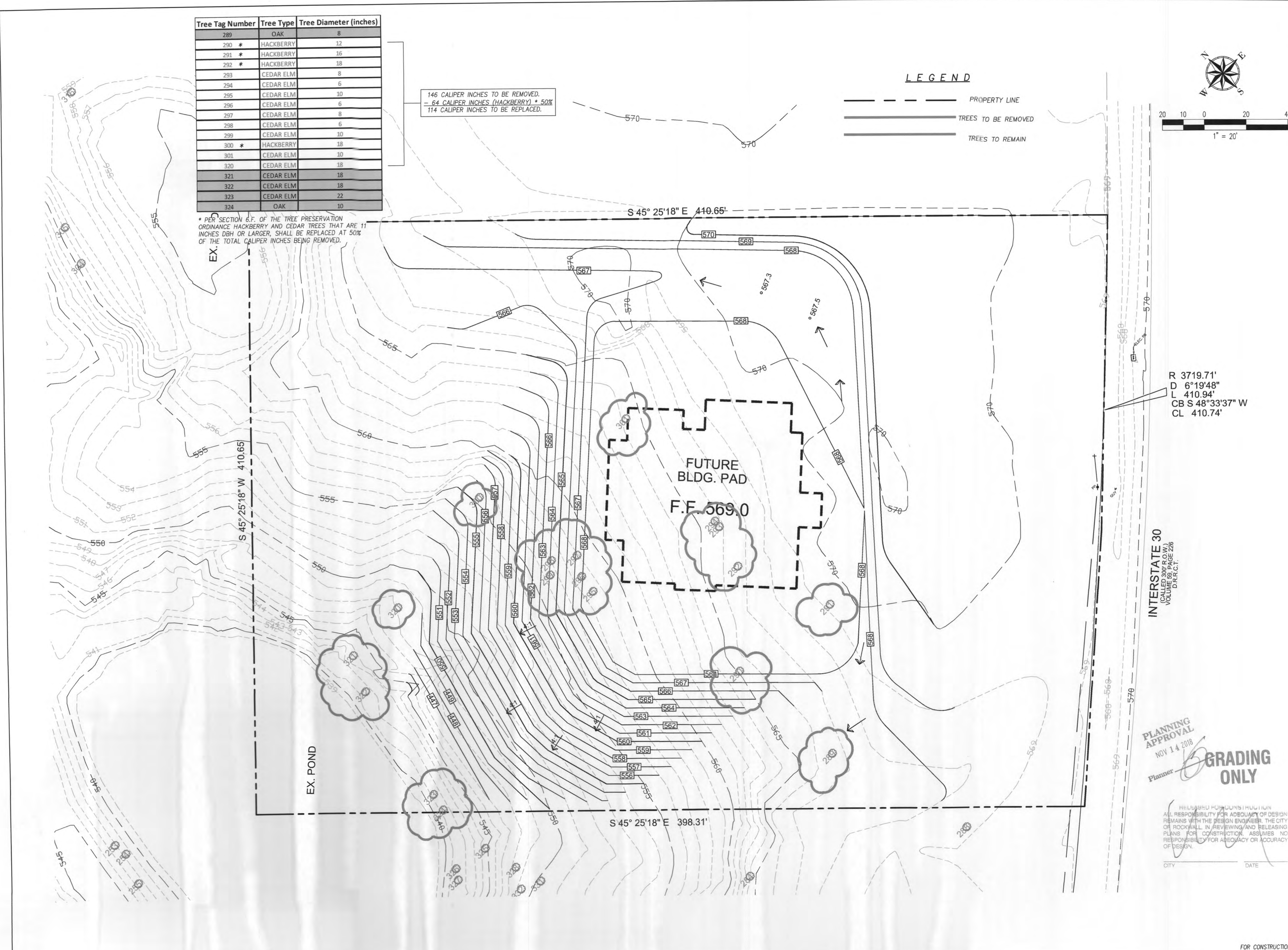
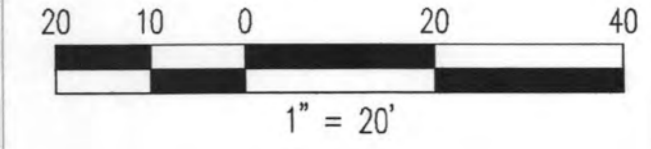
| Tree Tag Number | Tree Type | Tree Diameter (inches) |
|-----------------|-----------|------------------------|
| 289 | OAK | 8 |
| 290 * | HACKBERRY | 12 |
| 291 * | HACKBERRY | 16 |
| 292 * | HACKBERRY | 18 |
| 293 | CEDAR ELM | 8 |
| 294 | CEDAR ELM | 6 |
| 295 | CEDAR ELM | 10 |
| 296 | CEDAR ELM | 6 |
| 297 | CEDAR ELM | 8 |
| 298 | CEDAR ELM | 6 |
| 299 | CEDAR ELM | 10 |
| 300 * | HACKBERRY | 18 |
| 301 | CEDAR ELM | 10 |
| 320 | CEDAR ELM | 18 |
| 321 | CEDAR ELM | 18 |
| 322 | CEDAR ELM | 18 |
| 323 | CEDAR ELM | 22 |
| 324 | OAK | 10 |

146 CALIPER INCHES TO BE REMOVED.
 - 64 CALIPER INCHES (HACKBERRY) * 50%
 114 CALIPER INCHES TO BE REPLACED.

* PER SECTION 6.F. OF THE TREE PRESERVATION ORDINANCE HACKBERRY AND CEDAR TREES THAT ARE 11 INCHES DBH OR LARGER, SHALL BE REPLACED AT 50% OF THE TOTAL CALIPER INCHES BEING REMOVED.

LEGEND

- PROPERTY LINE
- TREES TO BE REMOVED
- TREES TO REMAIN



R 3719.71'
 D 6°19'48"
 L 410.94'
 CB S 48°33'37" W
 CL 410.74'

INTERSTATE 30
 (CALLED 300' R.O.W.)
 VOLUME 59 PAGE 226
 D.I.R.C.T.

PLANNING APPROVAL
 NOV 14 2018
 Planner: [Signature]
GRADING ONLY

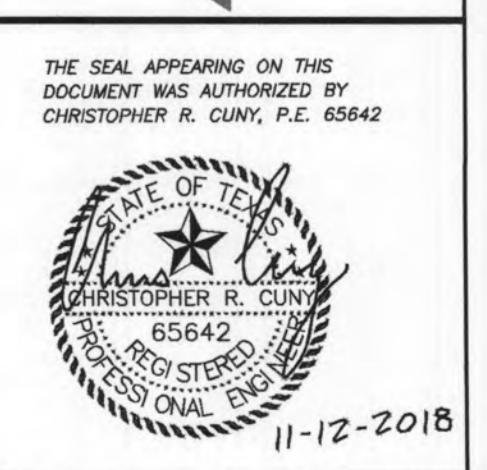
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| | |
|---|--------------------------|
| Drawn By: F.C. CUNY | Checked By: F.C. CUNY |
| Date: 11/18 | Project No.: |
| Sheet Title: Tree Preservation Plan | |
| Scale: 1"=20' | Sheet No.: |

FOR CONSTRUCTION