

SITE IMPROVEMENT PLANS
 for
LAKE RAY HUBBARD
PEDIATRIC CENTER
 Hwy 66
 LOT 2, BLK A, 1.0 ACRES
 of the
 WALMART-ROCKWALL ADDITION
City of Rockwall
Rockwall County, Texas



Location Map

MAPSCO # 20C-P

OWNER:

KEVIN SMART
 214 289-4607
 ksmart@custodiafinancial.com

ENGINEER:

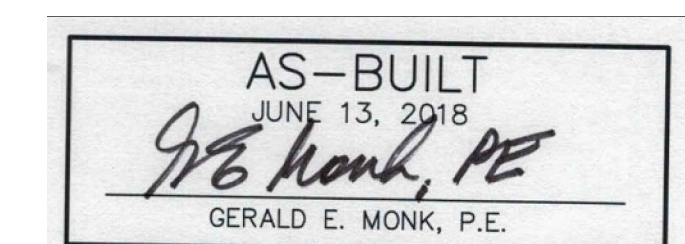
MONK CONSULTING ENGINEERS, INC.

GERALD E. MONK, P.E.

1200 W. State Street ~ Garland Texas 75040 972) 272-1763 Fax 972) 272-8761
 jerry@monkconsulting.com
 REG. NO.: F-2567

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SHEET NO.	DESCRIPTION
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	Plat
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C102	Site Utility Plan
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C104	Grading & Drainage Plan
C105	Erosion Control Plan
L101	Landscape Plan
L102	Tree Preservation Plan
D101	Site Details
D102	Erosion Control Details



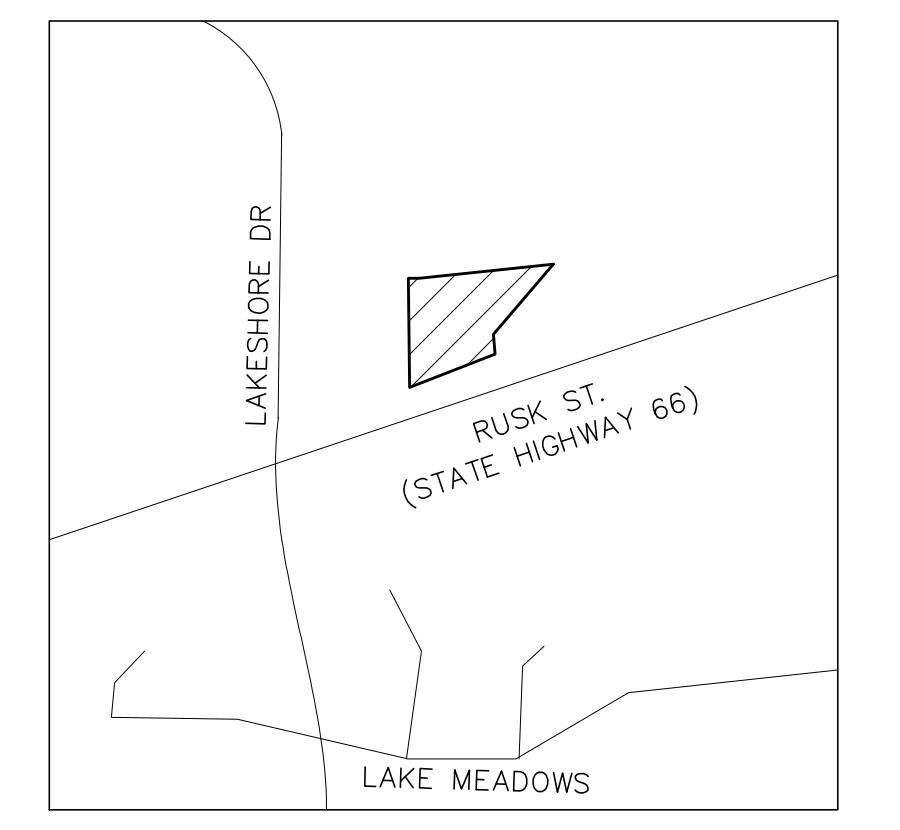
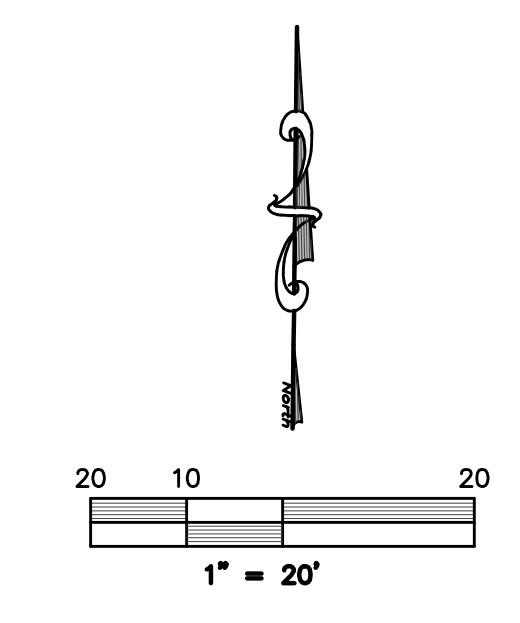
TO THE BEST OF OUR KNOWLEDGE MONK CONSULTING ENGINEERS, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

CASE # SP2017-22
 SUBMITTAL DATE:

1 st	
2 nd	



NO.	REVISIONS/CORRECTIONS DESCRIPTION	REVISE(R) ADD(A) SHT. #'S	DATED



LOCATION MAP
(NOT TO SCALE)
MAPSCO # 20C-P

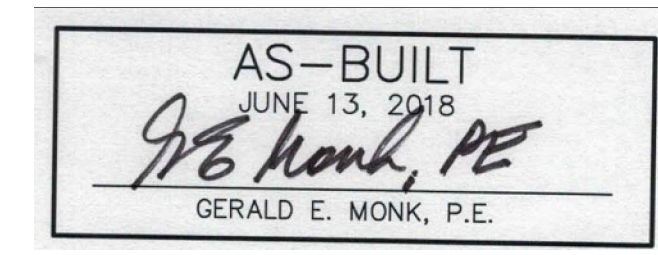
LEGEND

- = PROPERTY LINE
- EX. W- = EX. WATER LINE
- EX. SS- = EX. SANITARY SEWER LINE
- (S) = EX. SS MANHOLE
- ∞/WV = EX. WATER VALVE
- PP = EX. POWER POLE
- ☐ = EX. TELEPHONE BOX
- ⊙ = EX. STORM MANHOLE
- FH = EX. FIRE HYDRANT
- = PROPOSED FIRE HYDRANT
- EXIST. or EX. = EXISTING
- ESMNT. = EASEMENT
- LS = LANDSCAPE
- BC = BACK OF CURB
- B-B = BACK OF CURB TO BACK OF CURB
- RCP = REINFORCED CONCRETE PIPE
- [Dotted Area] = PROPOSED FIRELANE
- [Dashed Line] = PROPOSED SIDEWALK

SITE DATA:

LOT AREA:
1.0 Acres, 43,680 sq. ft.
LOT COVERAGE:
16%
FLOOR TO AREA RATIO:
6.24:1
BUILDING AREA:
7,000 sq.ft.
CONSTRUCTION TYPE:
V-N
BUILDING HEIGHT:
32'
BUILDING SETBACKS:
Front = 15'
Rear = 10'
Side = 10'
PROPOSED USE:
Pediatric Clinic
IMPERVIOUS AREA
(including buildings):
31,131 sq.ft.
ZONING:
PD-49
PARKING:
Required: (1 space/200) = 35
Handicap = 2
Provided:
Standard = 35
Handicapped = 2
Total Provided = 37
LANDSCAPE AREA:
Required: 6,552 sq.ft. (15%)
Provided: 12,429 sq.ft. (28%)
FIRE SPRINKLER:
YES

* THERE ARE NO EX. BUILDINGS ON THIS SITE



ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.

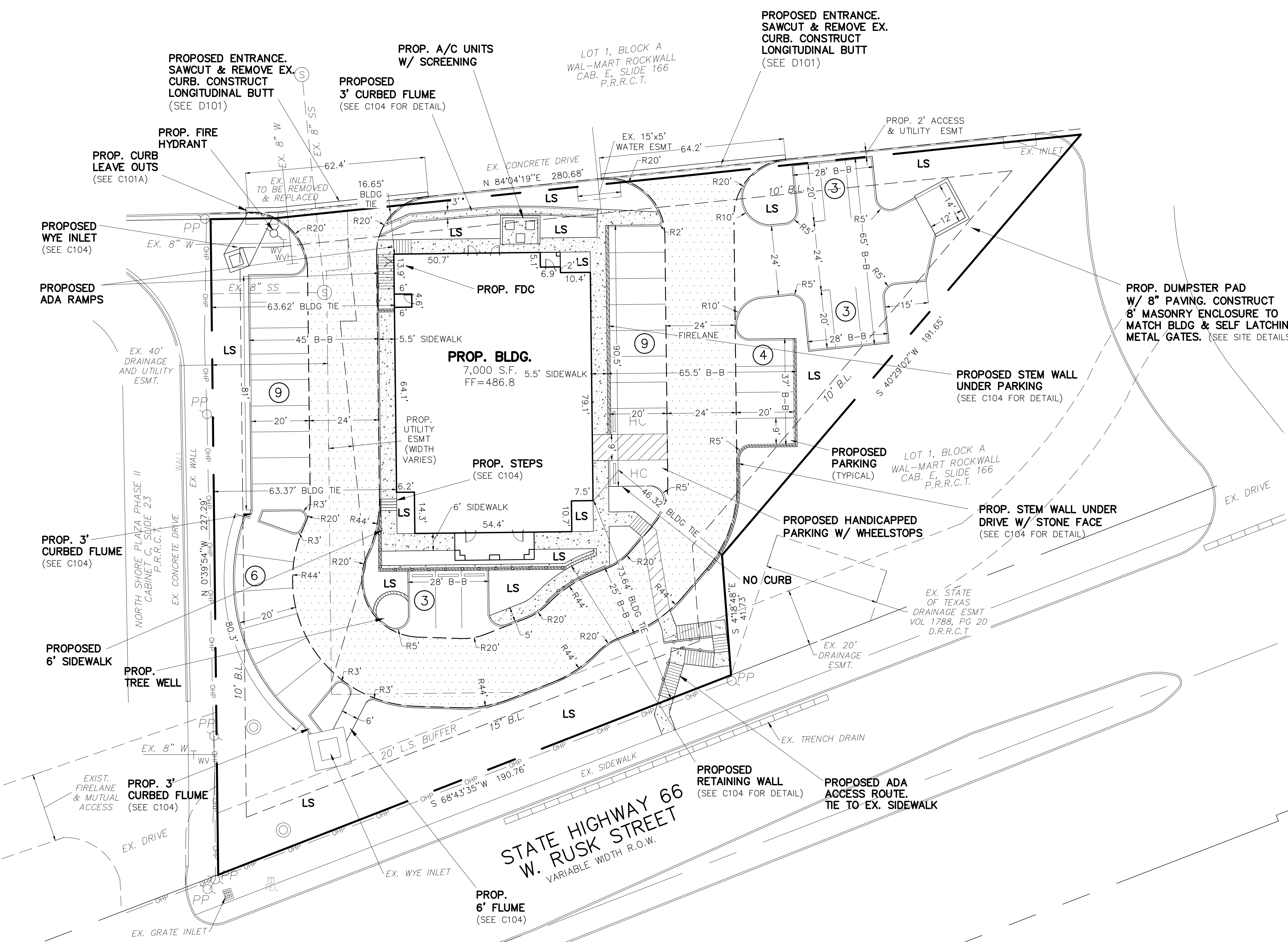
CASE #: SP2017-22

SITE & DIMENSION CONTROL PLAN
LAKE RAY HUBBARD PEDIATRICS

HWY 66
WALMART - ROCKWALL ADDITION
Lot 2, Blk A, 1.0 ACRES
City of Rockwall, Rockwall County, Texas 75087
owner
KEVIN SMART
214 289-4607
ksmart@custodialfinancial.com
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PROJECT NO.: 2017-06 REG. NO.: F-2567

date: 11/10/17 scale: 1"=20' sheet: C101



FIRE SPRINKLER LINE IS SEPARATE PERMIT FROM THE FIRE DEPARTMENT

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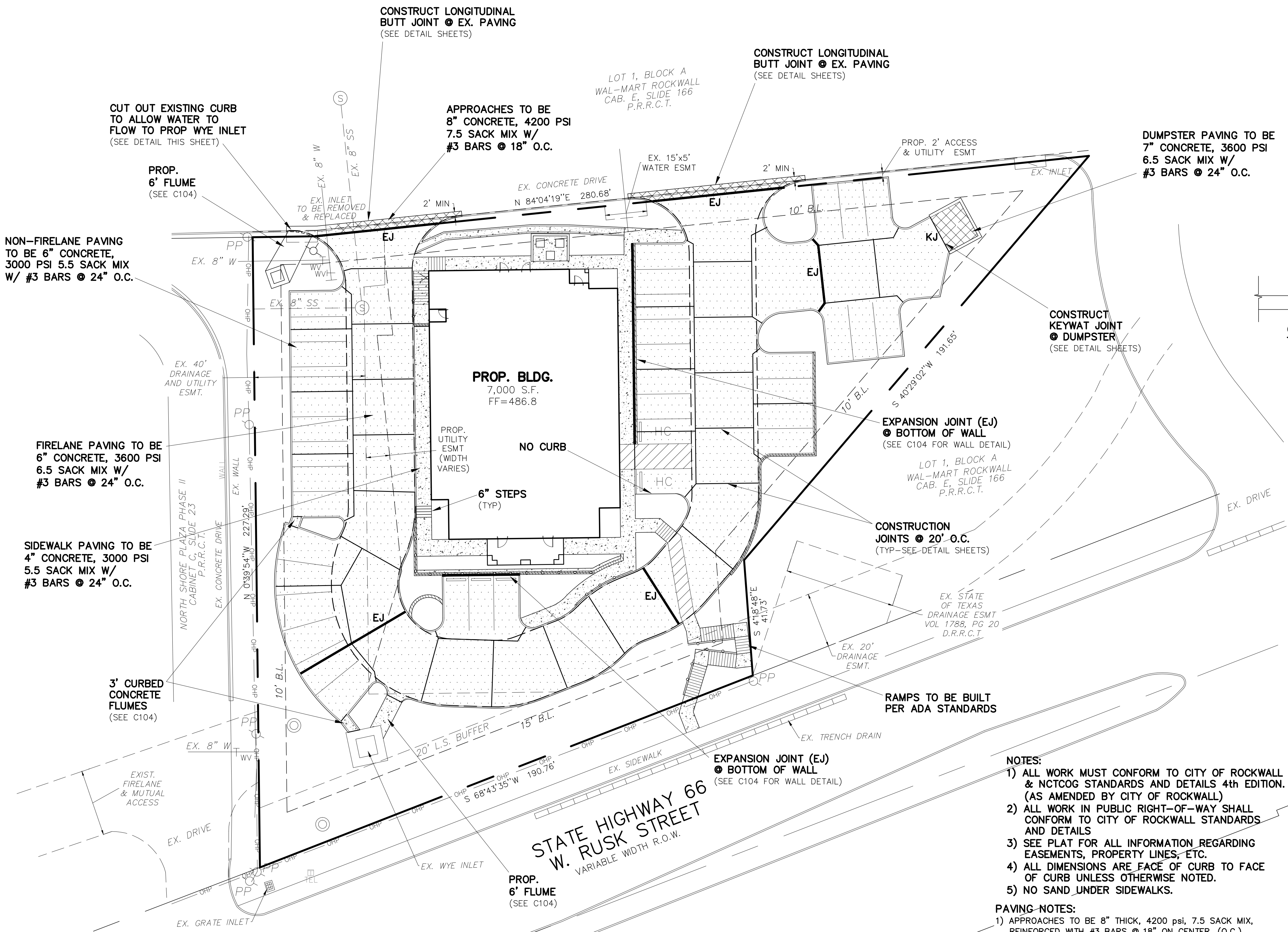
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ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF ACCURACY OF DESIGN.

- GENERAL NOTES**
- Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
 - Fire lanes shall be designed and constructed per city standards.
 - Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
 - Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance.
 - All signage contingent upon Building Inspection Department.
 - Approval of the site plan is not final until all engineering plans are approved.
 - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 - Please contact the Building Inspection Department to determine the type of construction and occupancy group.
 - All electrical transmission, distribution and service lines must be underground.

- NOTES:**
- ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 4th EDITION. (AS AMENDED BY CITY OF ROCKWALL)
 - ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
 - SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - NO SAND UNDER SIDEWALKS.

- BENCH MARK**
CITY OF ROCKWALL CONTROL MONUMENT #R012:
Elevation: 593.85
- BENCH MARK**
SQUARE CUT ON MEDIAN NOSE OF LAKESHORE DRIVE
APPROX 500' NORTH OF STATE HIGHWAY 66
Elevation: 474.35



CUT OUT EXISTING CURB TO ALLOW WATER TO FLOW TO PROP WYE INLET (SEE DETAIL THIS SHEET)

CONSTRUCT LONGITUDINAL BUTT JOINT @ EX. PAVING (SEE DETAIL SHEETS)

APPROACHES TO BE 8" CONCRETE, 4200 PSI 7.5 SACK MIX W/ #3 BARS @ 18" O.C.

CONSTRUCT LONGITUDINAL BUTT JOINT @ EX. PAVING (SEE DETAIL SHEETS)

DUMPSTER PAVING TO BE 7" CONCRETE, 3600 PSI 6.5 SACK MIX W/ #3 BARS @ 24" O.C.

NON-FIRELANE PAVING TO BE 6" CONCRETE, 3000 PSI 5.5 SACK MIX W/ #3 BARS @ 24" O.C.

FIRELANE PAVING TO BE 6" CONCRETE, 3600 PSI 6.5 SACK MIX W/ #3 BARS @ 24" O.C.

SIDEWALK PAVING TO BE 4" CONCRETE, 3000 PSI 5.5 SACK MIX W/ #3 BARS @ 24" O.C.

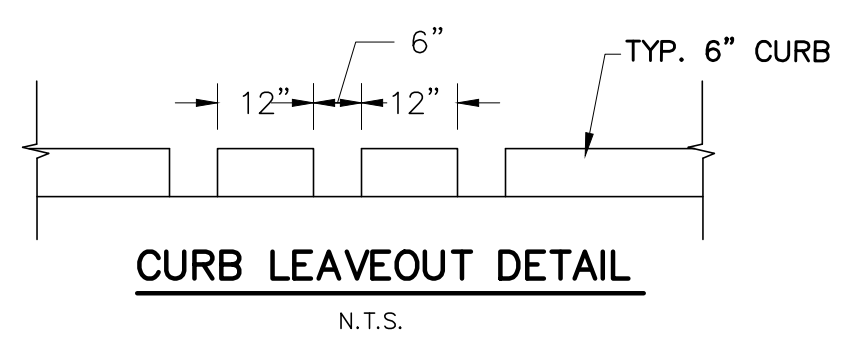
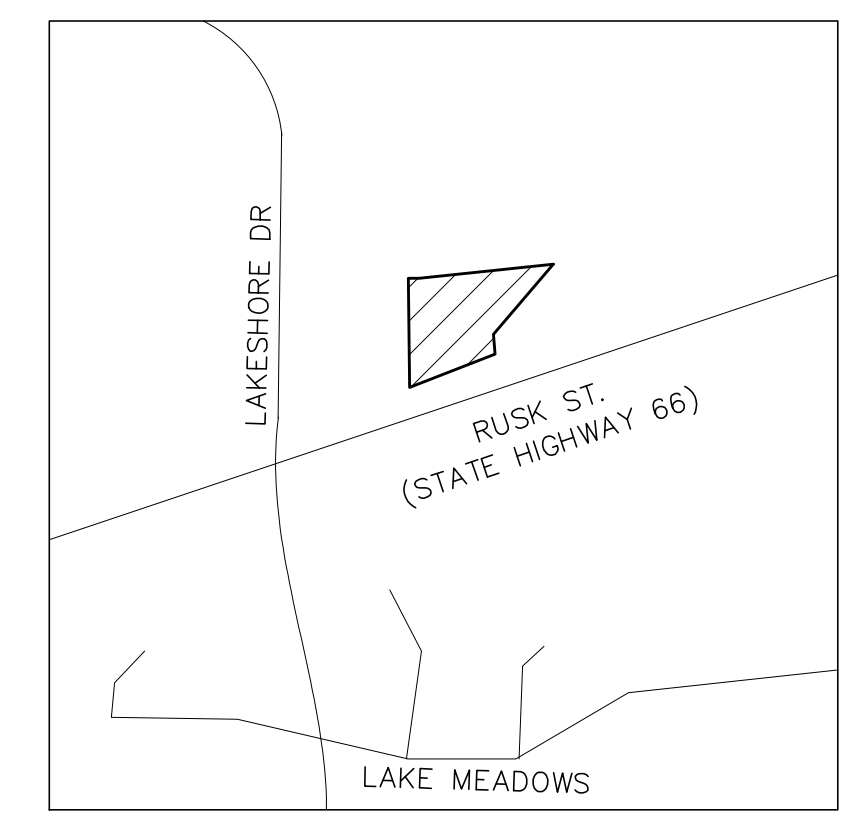
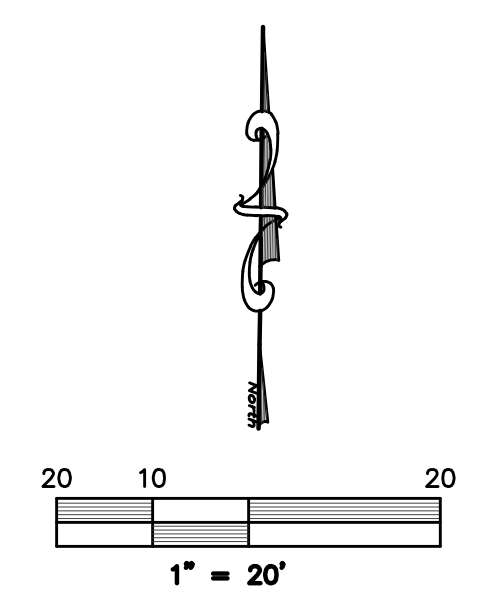
3' CURBED CONCRETE FLUMES (SEE C104)

EXPANSION JOINT (Ej) @ BOTTOM OF WALL (SEE C104 FOR WALL DETAIL)

CONSTRUCTION JOINTS @ 20' O.C. (TYP-SEE-DETAIL SHEETS)

EXPANSION JOINT (Ej) @ BOTTOM OF WALL (SEE C104 FOR WALL DETAIL)

RAMPS TO BE BUILT PER ADA STANDARDS



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- B-B = BACK OF CURB TO BACK OF CURB
- RCP = REINFORCED CONCRETE PIPE
- [Pattern] = PROPOSED 4" PAVING
- [Pattern] = PROPOSED 6" PAVING
- [Pattern] = PROPOSED 8" or 7" PAVING

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.

AS-BUILT
JUNE 13, 2018
Gerald E. Monk, PE
GERALD E. MONK, P.E.



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 - 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - 5) NO SAND UNDER SIDEWALKS.

- PAVING-NOTES:**
- 1) APPROACHES TO BE 8" THICK, 4200 psi, 7.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
 - 2) FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" ON CENTER. (O.C.)
 - 3) DUMPSTER PAD TO BE 7" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" ON CENTER. (O.C.)
 - 4) ALL OTHER (NON-FIRELANE) PAVING CAN BE 6" THICK (SIDEWALK TO BE 4"). 3000 psi, 5.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" O.C.
 - 5) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
 - 4) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
 - 5) NO SAND UNDER PAVING.

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 5. All signage contingent upon Building Inspection Department.
 6. Approval of the site plan is not final until all engineering plans are approved.
 7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance
 8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
 9. All electrical transmission, distribution and service lines must be underground.

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- 1) BENCH MARK
CITY OF ROCKWALL CONTROL MONUMENT #R012:
Elevation: 593.85
- 2) BENCH MARK
SQUARE CUT ON MEDIAN NOSE OF LAKESHORE DRIVE
APPROX 500' NORTH OF STATE HIGHWAY 66
Elevation: 474.35

CASE #: SP2017-22

PAVING PLAN

LAKE RAY HUBBARD PEDIATRICS

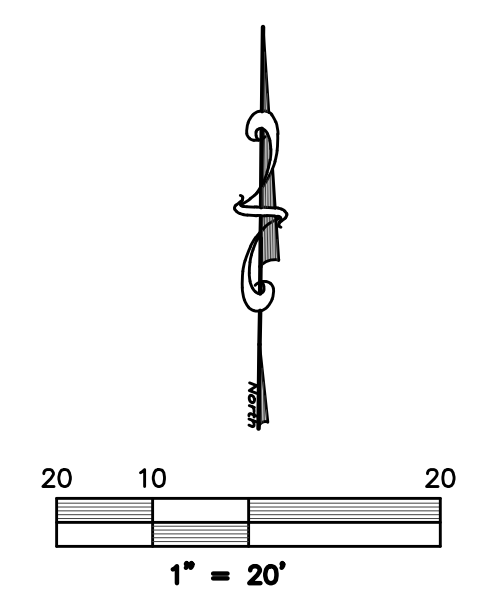
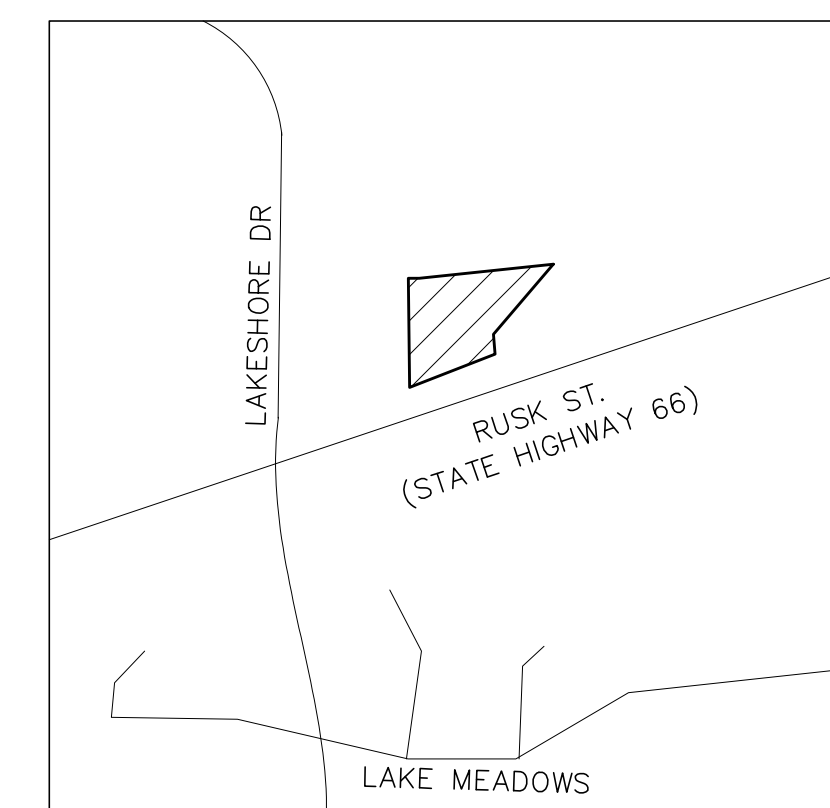
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WALMART - ROCKWALL ADDITION
Lot 2, Blk A, 1.0 ACRES
City of Rockwall, Rockwall County, Texas 75087

owner
KEVIN SMART
214 289-4607
ksmart@custodialfinancial.com

prepared by
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PROJECT NO.: 2017-06 REG. NO.: F-2567

date: 11/10/17 scale: 1"=20' sheet: C101A



LOCATION MAP
(NOT TO SCALE)
MAPSCO # 200-P

LEGEND

- = PROPERTY LINE
- EX. W --- = EX. WATER LINE
- EX. SS --- = EX. SANITARY SEWER LINE
- (S) = EX. SS MANHOLE
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- (PP) = EX. POWER POLE
- (TB) = EX. TELEPHONE BOX
- (SM) = EX. STORM MANHOLE
- (FH) = EX. FIRE HYDRANT
- (FH) = PROPOSED FIRE HYDRANT
- EXIST. or EX. = EXISTING
- ESMT. = EASEMENT
- RPZ = BACK FLOW PREVENTOR
- DCA = DETECTOR CHECK ASSEMBLY
- B-B = BACK OF CURB TO BACK OF CURB
- RCP = REINFORCED CONCRETE PIPE
- [Pattern] = PROPOSED FIRELANE
- [Pattern] = PROPOSED SIDEWALK

revised date: 1/29/18 Revised water layout, & encasement notes

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CASE # SP2017-22

**UTILITY PLAN
LAKE RAY HUBBARD
PEDIATRICS**

HWY 66
WALMART - ROCKWALL ADDITION
Lot 2, Blk A, 1.0 ACRES
City of Rockwall, Rockwall County, Texas 75087

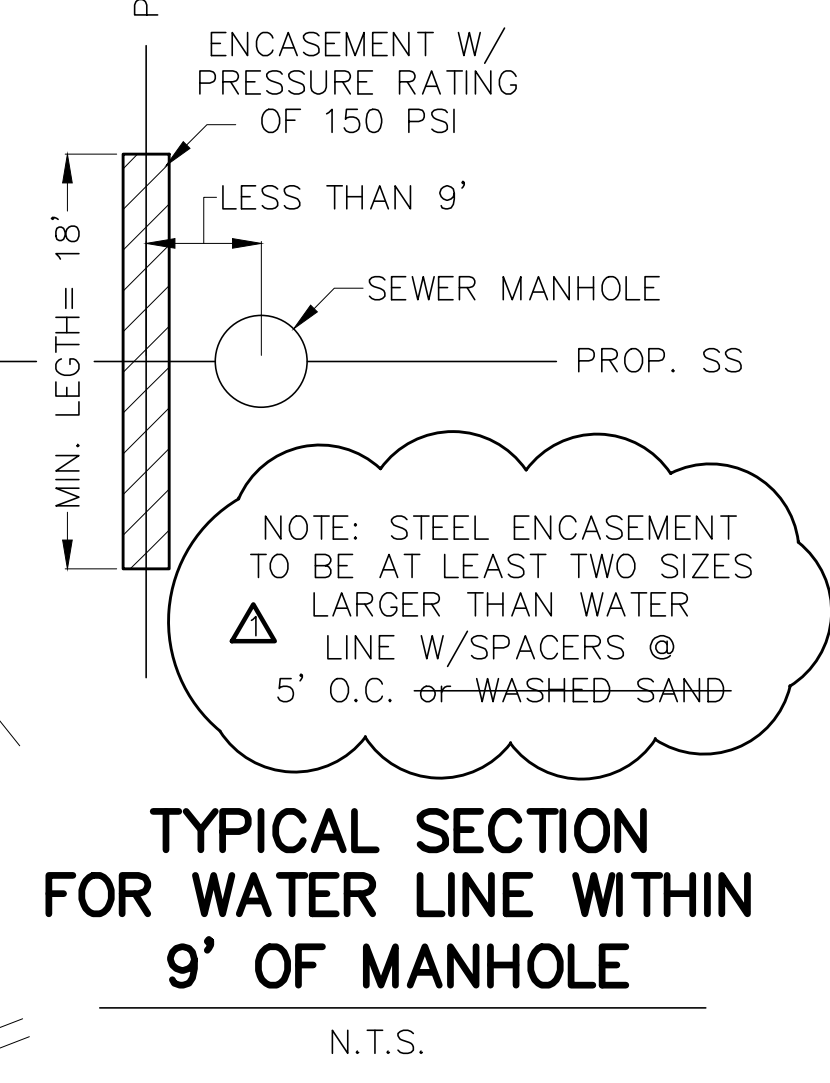
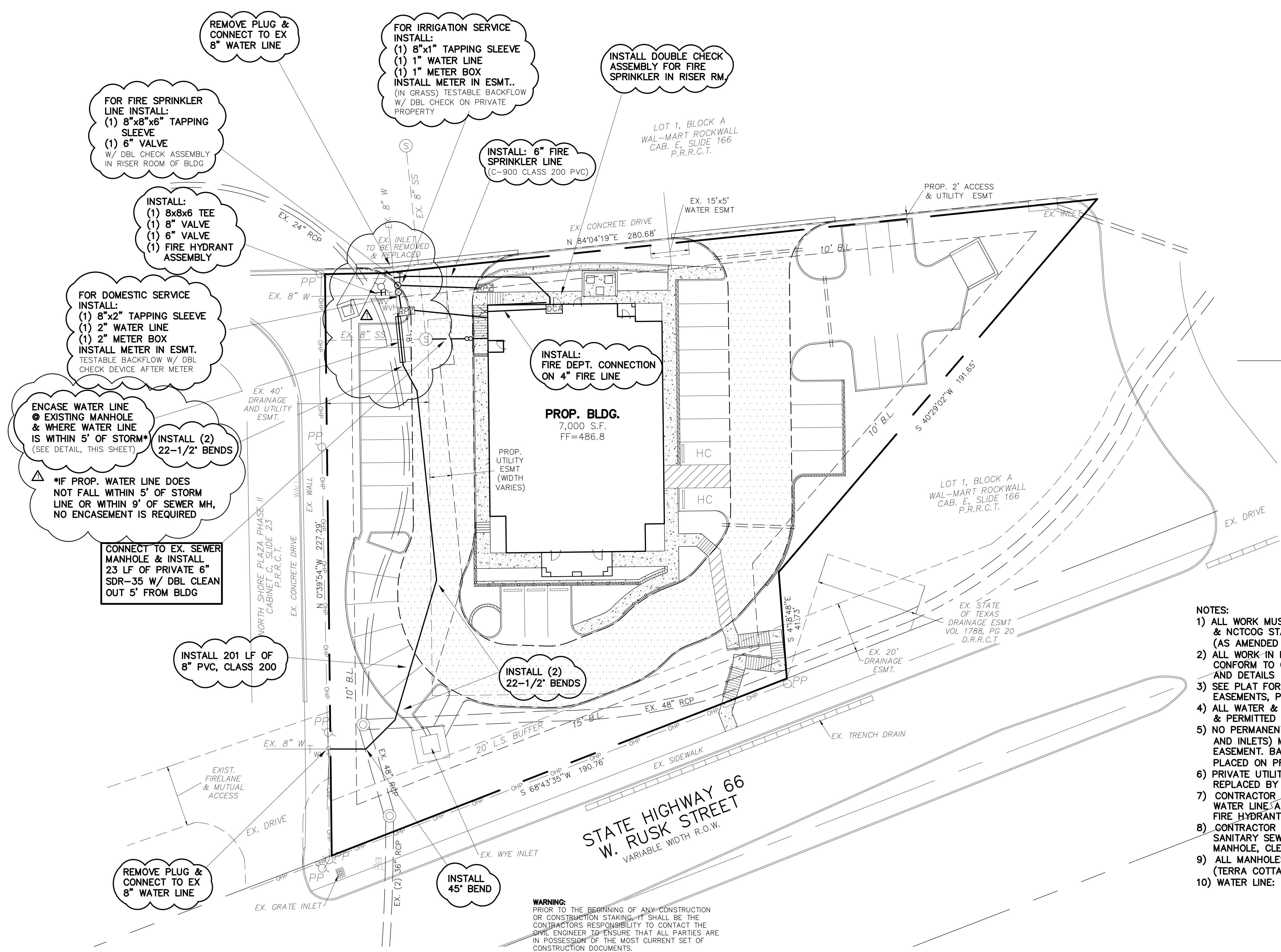
owner
KEVIN SMART
214 289-4607
ksmart@custodialfinancial.com

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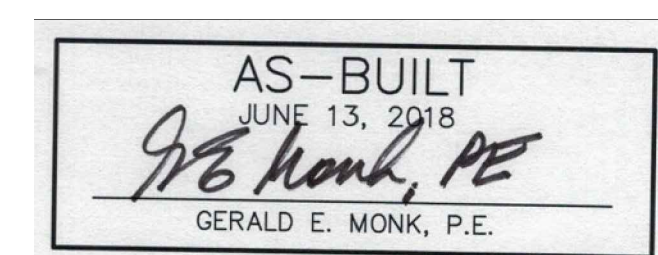
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PROJECT NO.: 2017-06 REG. NO.: F-2567

date: 11/10/17 scale: 1"=20' sheet: **C102**



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 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) ALL WATER & SEWER SERVICES MUST BE APPROVED & PERMITTED BY THE CITY OF ROCKWALL.
 - 5) NO PERMANENT STRUCTURES (INCLUDING LIGHT POLES AND INLETS) MAY BE PLACED WITHIN A PUBLIC UTILITY EASEMENT. BACKFLOW PREVENTION DEVICES MUST BE PLACED ON PRIVATE PROPERTY (NOT IN AN EASEMENT)
 - 6) PRIVATE UTILITIES TO BE MAINTAINED, REPAIRED, AND REPLACED BY PROPERTY OWNER.
 - 7) CONTRACTOR TO INSTALL BLUE EMS DISKS ON THE WATER LINE AT EVERY CHANGE IN DIRECTION, VALVE, FIRE HYDRANT, AND SERVICE CONNECTION.
 - 8) CONTRACTOR TO INSTALL GREEN EMS DISKS ON THE SANITARY SEWER LINE AT EVERY CHANGE IN DIRECTION, MANHOLE, CLEANOUT, AND SERVICE CONNECTION.
 - 9) ALL MANHOLES TO BE RAVEN LINED OR CONSHIELD LINER (TERRA COTTA COLOR).
 - 10) WATER LINE: DR14 C-900 CLASS 200



TO THE BEST OF OUR KNOWLEDGE MONK CONSULTING ENGINEERS, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

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

- 1) BENCH MARK
CITY OF ROCKWALL CONTROL MONUMENT #R012:
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SQUARE CUT ON MEDIAN NOSE OF LAKESHORE DRIVE
APPROX 500' NORTH OF STATE HIGHWAY 66
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!!!! CAUTION !!!!
CALL 811 TO LOCATE UNDERGROUND LINES
48 HRS PRIOR TO CONSTRUCTION

ENCASE WATER LINE @ EXISTING MANHOLE & WHERE WATER LINE IS WITHIN 5' OF STORM*
(SEE DETAIL, THIS SHEET)

*IF PROP. WATER LINE DOES NOT FALL WITHIN 5' OF STORM LINE OR WITHIN 9' OF SEWER MH, NO ENCASMENT IS REQUIRED

FOR FIRE SPRINKLER LINE INSTALL:
(1) 8"x8"x6" TAPPING SLEEVE
(1) 6" VALVE
W/ DBL CHECK ASSEMBLY IN RISER ROOM OF BLDG

INSTALL:
(1) 8x8x6 TEE
(1) 8" VALVE
(1) 6" VALVE
(1) FIRE HYDRANT ASSEMBLY

FOR DOMESTIC SERVICE INSTALL:
(1) 8"x2" TAPPING SLEEVE
(1) 2" WATER LINE
(1) 2" METER BOX
INSTALL METER IN ESMT. TESTABLE BACKFLOW W/ DBL CHECK DEVICE AFTER METER

FOR IRRIGATION SERVICE INSTALL:
(1) 8"x1" TAPPING SLEEVE
(1) 1" WATER LINE
(1) 1" METER BOX
INSTALL METER IN ESMT. (IN GRASS) TESTABLE BACKFLOW W/ DBL CHECK ON PRIVATE PROPERTY

INSTALL DOUBLE CHECK ASSEMBLY FOR FIRE SPRINKLER IN RISER RM.

INSTALL: 6" FIRE SPRINKLER LINE (C-900 CLASS 200 PVC)

INSTALL: FIRE DEPT. CONNECTION ON 4" FIRE LINE

INSTALL (2) 22-1/2" BENDS

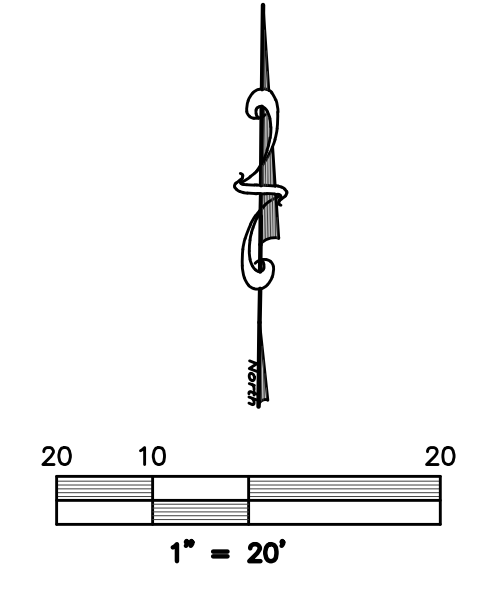
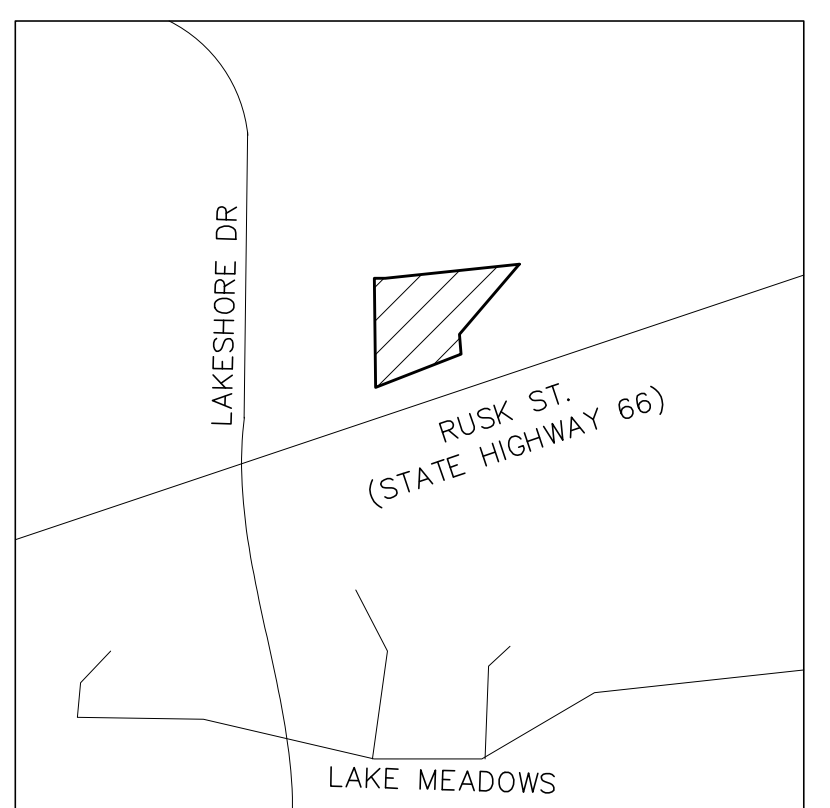
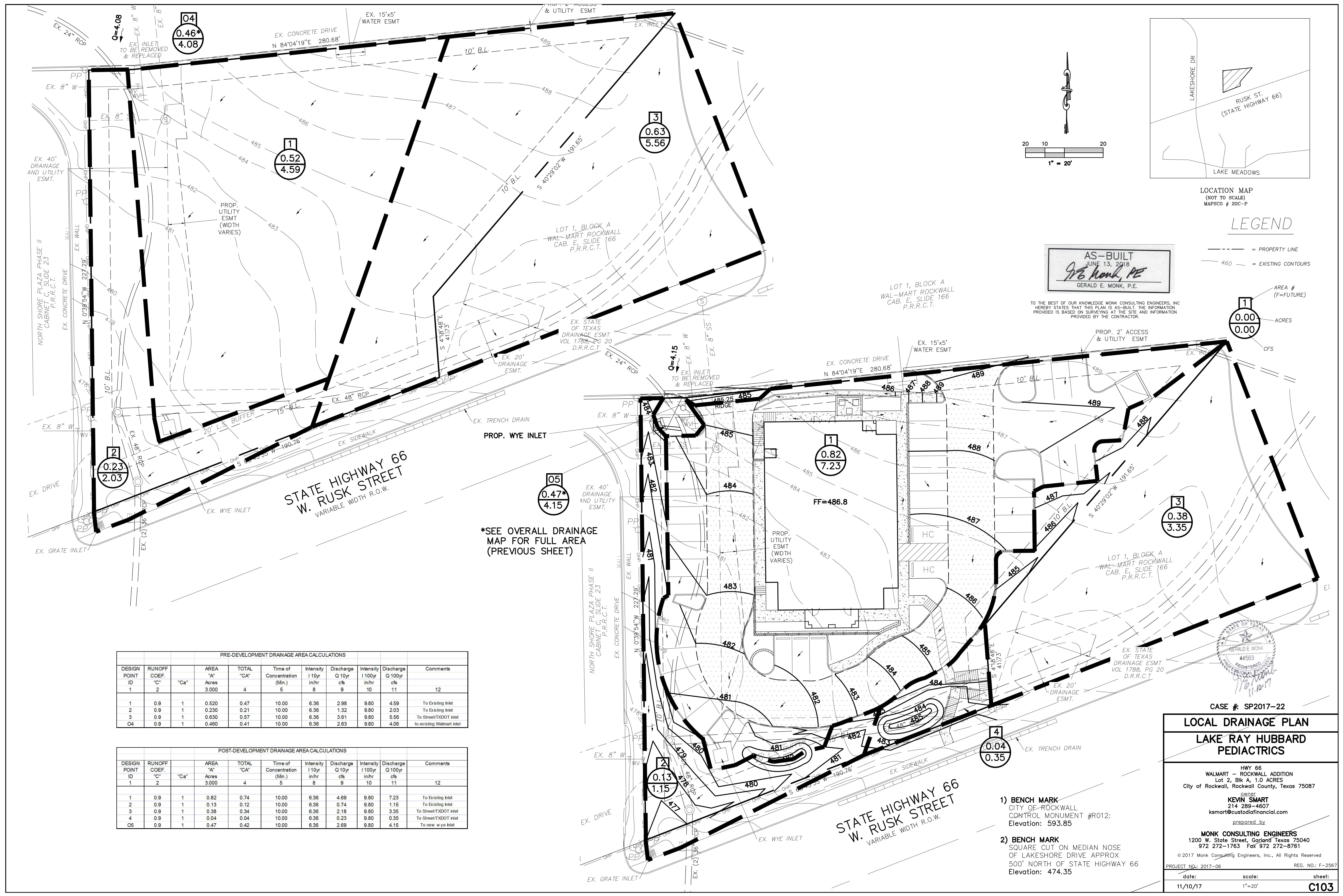
CONNECT TO EX. SEWER MANHOLE & INSTALL 23 LF OF PRIVATE 6" SDR-35 W/ DBL CLEAN OUT 5' FROM BLDG

INSTALL 201 LF OF 8" PVC, CLASS 200

INSTALL (2) 22-1/2" BENDS

REMOVE PLUG & CONNECT TO EX 8" WATER LINE

INSTALL 45" BEND



LOCATION MAP
(NOT TO SCALE)
MAPSCO # 20C-P

LEGEND

--- = PROPERTY LINE
- - - - - = EXISTING CONTOURS

AS-BUILT
JUNE 13, 2018
G.E. Monk, P.E.
GERALD E. MONK, P.E.

TO THE BEST OF OUR KNOWLEDGE MONK CONSULTING ENGINEERS, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

1
0.00
0.00
ACRES
CFS

*SEE OVERALL DRAINAGE MAP FOR FULL AREA (PREVIOUS SHEET)

PRE-DEVELOPMENT DRAINAGE AREA CALCULATIONS

DESIGN POINT ID	RUNOFF COEF. "C"	"Ca"	AREA "A" Acres	TOTAL "CA"	Time of Concentration (Min.)	Intensity I 10yr in/hr	Discharge Q 10yr cfs	Intensity I 100yr in/hr	Discharge Q 100yr cfs	Comments
1	0.9	1	0.520	0.47	10.00	6.36	2.98	9.80	4.59	To Existing Inlet
2	0.9	1	0.230	0.21	10.00	6.36	1.32	9.80	2.03	To Existing Inlet
3	0.9	1	0.630	0.57	10.00	6.36	3.61	9.80	5.56	To Street/TXDOT Inlet
04	0.9	1	0.460	0.41	10.00	6.36	2.63	9.80	4.06	to existing Walmart inlet

POST-DEVELOPMENT DRAINAGE AREA CALCULATIONS

DESIGN POINT ID	RUNOFF COEF. "C"	"Ca"	AREA "A" Acres	TOTAL "CA"	Time of Concentration (Min.)	Intensity I 10yr in/hr	Discharge Q 10yr cfs	Intensity I 100yr in/hr	Discharge Q 100yr cfs	Comments
1	0.9	1	0.82	0.74	10.00	6.36	4.89	9.80	7.23	To Existing Inlet
2	0.9	1	0.13	0.12	10.00	6.36	0.74	9.80	1.15	To Existing Inlet
3	0.9	1	0.38	0.34	10.00	6.36	2.18	9.80	3.35	To Street/TXDOT Inlet
4	0.9	1	0.04	0.04	10.00	6.36	0.23	9.80	0.35	To Street/TXDOT Inlet
05	0.9	1	0.47	0.42	10.00	6.36	2.69	9.80	4.15	To new wye inlet



CASE #: SP2017-22

LOCAL DRAINAGE PLAN
LAKE RAY HUBBARD PEDIATRICS

HWY 66
WALMART - ROCKWALL ADDITION
Lot 2, Blk A, 1.0 ACRES
City of Rockwall, Rockwall County, Texas 75087

owner
KEVIN SMART
214 289-4607
ksmart@custodialfinancial.com

prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

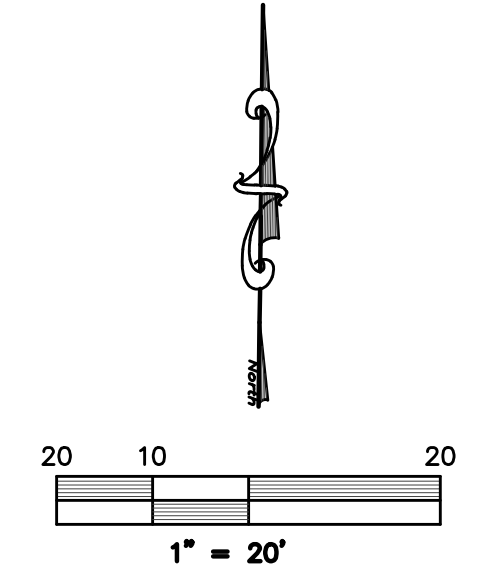
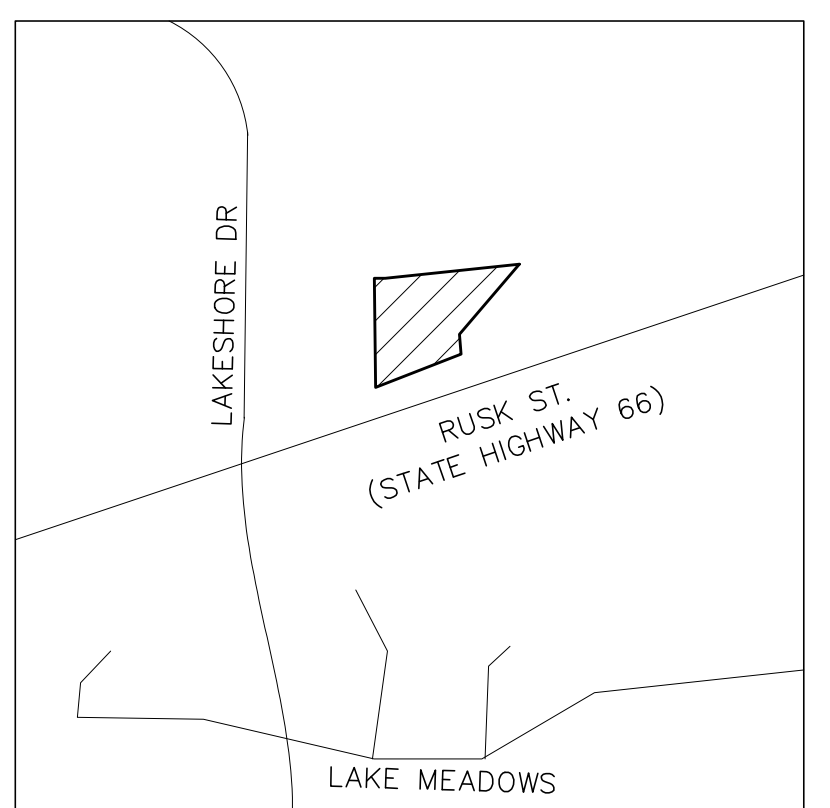
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PROJECT NO: 2017-06 REG. NO: F-2567

date: 11/10/17 scale: 1"=20' sheet: C103

- 1) BENCH MARK
CITY OF ROCKWALL
CONTROL MONUMENT #R012:
Elevation: 593.85
- 2) BENCH MARK
SQUARE CUT ON MEDIAN NOSE
OF LAKESHORE DRIVE APPROX
500' NORTH OF STATE HIGHWAY 66
Elevation: 474.35

REMOVE EX. CURB INLET & CONSTRUCT NEW 4" WYE INLET W/10 LF OF 18" RCP. TIE INTO EX. STORM SYSTEM TOP = 484.25 THROAT = 483.25 FL = 478.75 Q=22.49 EX. Q100= 22.40 cfs LINE B EX STA: 1+60 EX. FL = 472.35

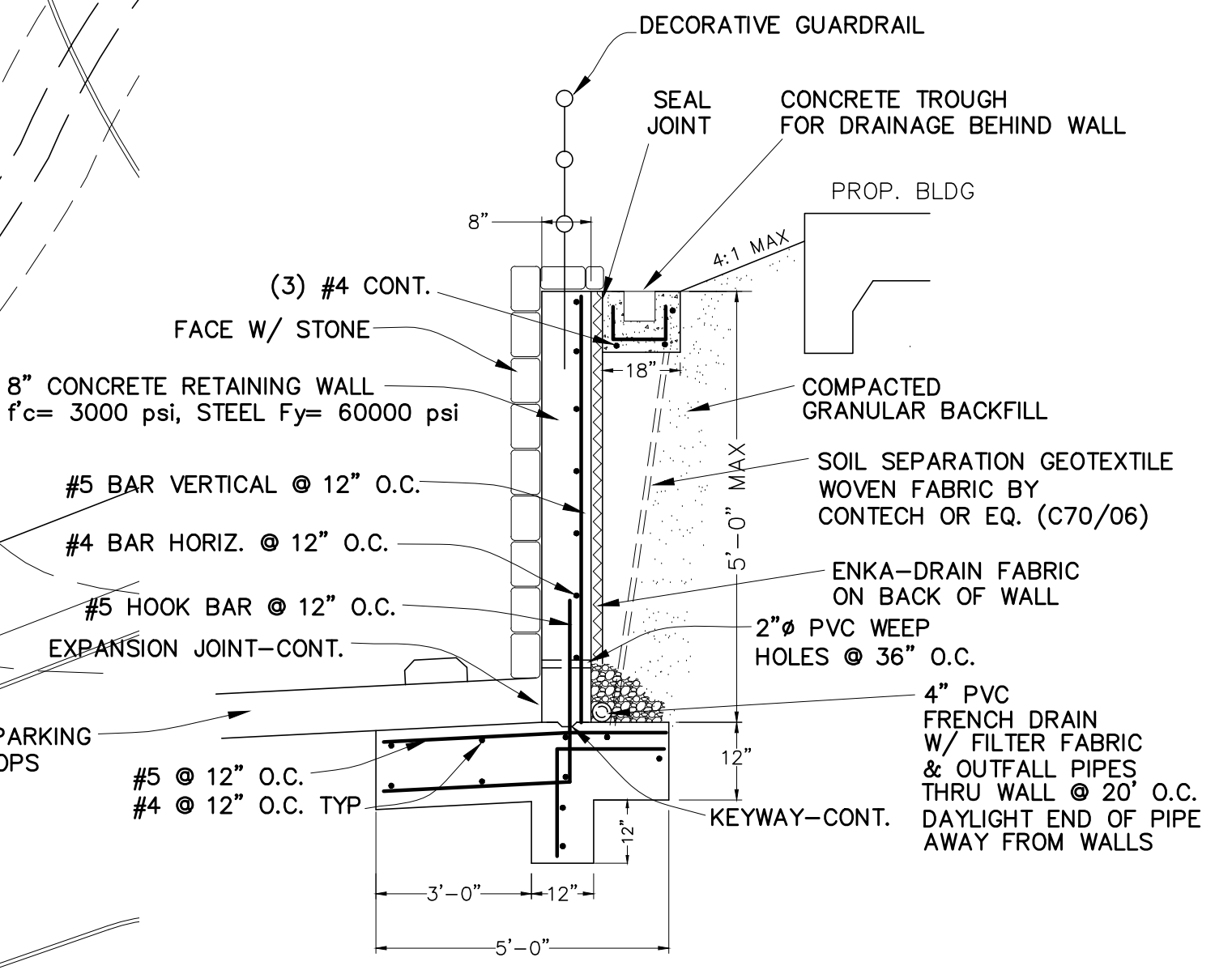
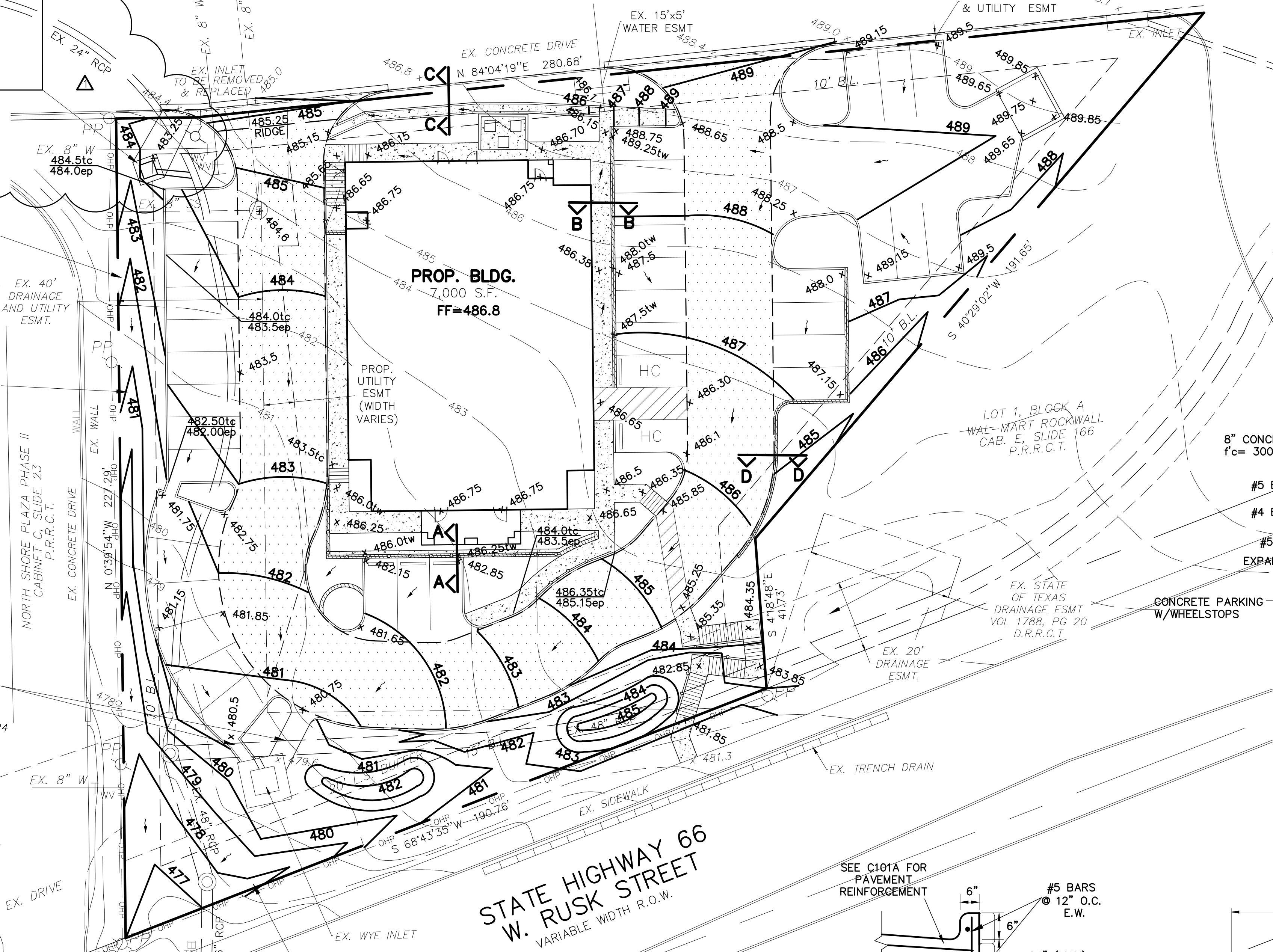
LOT 1, BLOCK A
WAL-MART ROCKWALL
CAB. E. SLIDE 166
P.R.R.C.T.



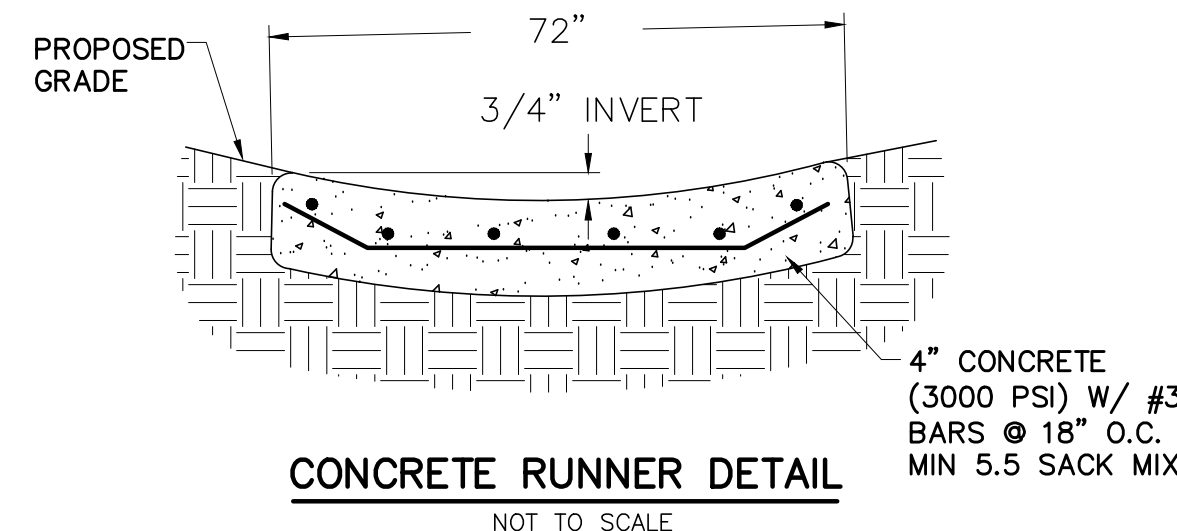
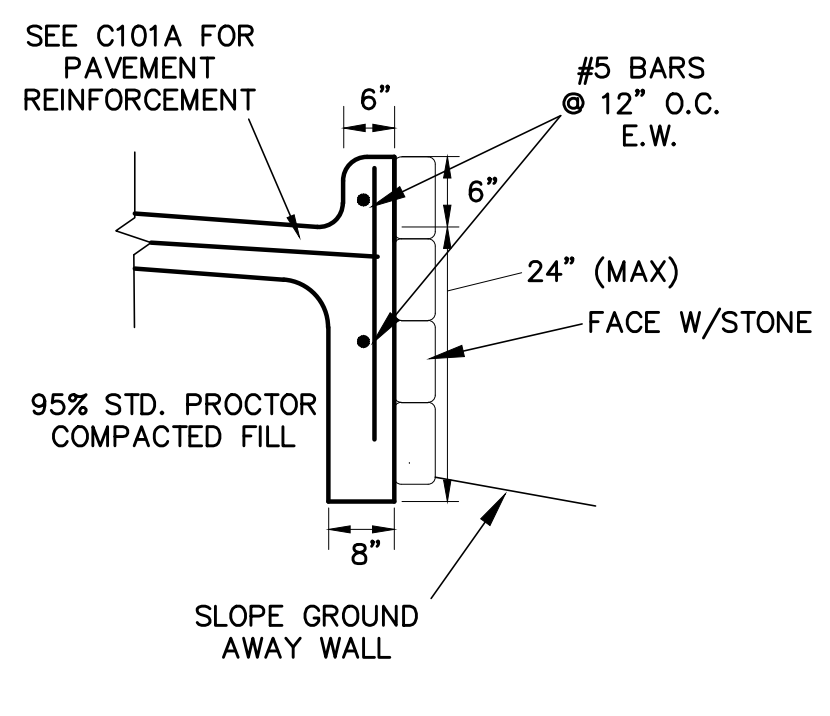
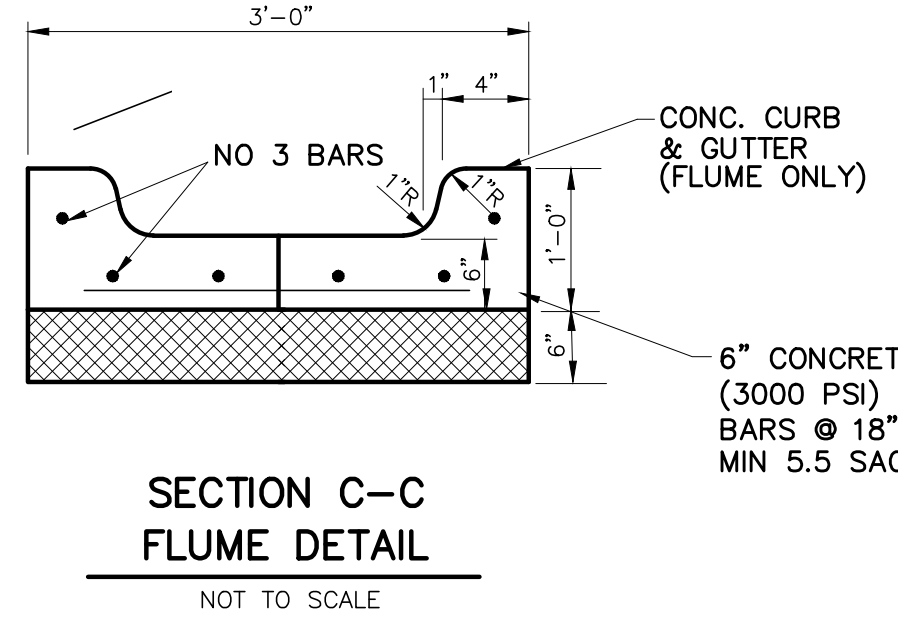
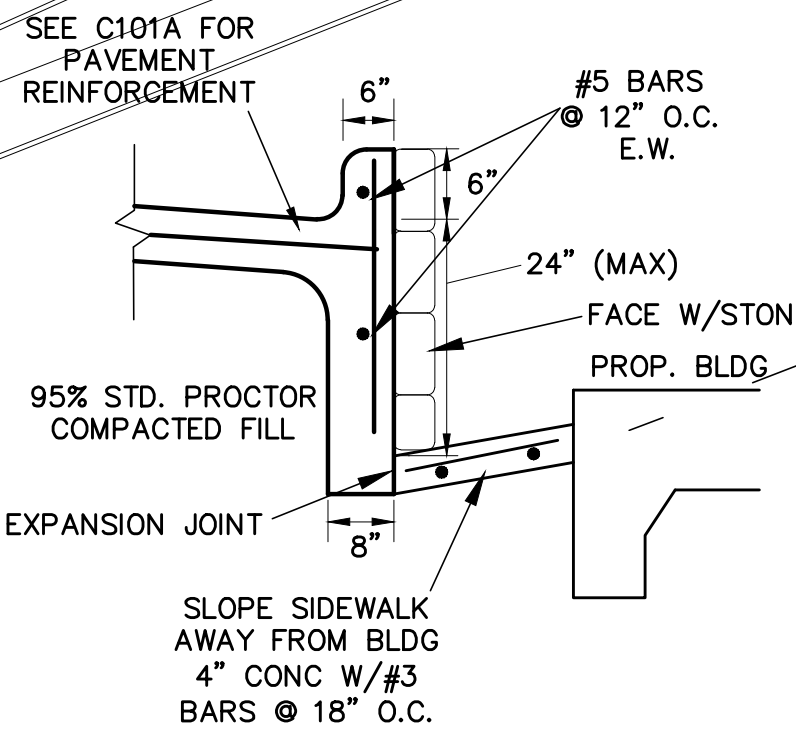
HAND GRADE AS NEEDED

MINIMUM 6" SWALE ALONG PROPERTY LINE

CONNECT FLUMES TO EX. WYE INLET
EX. TOP = 479.6
EX. FL (OUT) = 472.24



PLEASE NOTE:
WALLS HIGHER THAN 3' MUST BE DESIGNED & APPROVED BY A STRUCTURAL ENGINEER IN THE STATE OF TEXAS



- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 4th EDITION. (AS AMENDED BY CITY OF ROCKWALL)
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) ALL SPOT GRADE ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - 5) ALL LINES UNDER BUILDING MUST BE TESTED WITH AIR OR WATER TO ENSURE THAT SOIL WILL NOT SEEP INTO PIPE AND RODE THE SOIL UNDER THE FOUNDATION.
 - 6) ANY STORM PIPE INSTALLED IN CITY R.O.W. MUST BE RCP.
 - 7) NO PERMANENT STRUCTURES (INCLUDING LIGHT POLES AND INLETS) MAY BE PLACED WITHIN A PUBLIC UTILITY EASEMENT.
 - 8) NO PART OF THE WALL (FOOTINGS, TIE BACKS, ETC) CAN BE OFF-SITE IN EASEMENTS, OR IN RIGHT OF WAY.
 - 9) ALL FILL TO BE COMPACTED TO A MINIMUM OF 95% STD DENSITY USING A SHEEP'S FOOT ROLLER.

SECTION B-B STEM WALL
N.T.S.

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 OF ACCURACY OF DESIGN.

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

AS-BUILT
JUNE 13, 2018
Gerald E. Monk, P.E.

TO THE BEST OF OUR KNOWLEDGE MONK CONSULTING ENGINEERS, INC HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

- 1) BENCH MARK
CITY OF ROCKWALL CONTROL MONUMENT #R012:
Elevation: 593.85
- 2) BENCH MARK
SQUARE CUT ON MEDIAN NOSE OF LAKESHORE DRIVE
APPROX 500' NORTH OF STATE HIGHWAY 66
Elevation: 474.35

**** NOTICE TO CONTRACTORS ****
TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY HD FETTY LAND SURVEYOR, LLC OF ROYSE CITY, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

LEGEND

- = PROPERTY LINE
- EX. SS = EXISTING SANITARY SEWER LINE
- EX. W = EXISTING WATER LINE
- FH = EXISTING FIRE HYDRANT
- WM = EXISTING WATER METER
- PP = EXISTING POWER POLE
- LP = EXISTING LIGHT POLE
- SS = EXISTING SS MANHOLE
- ☐ = EX. TELEPHONE BOX
- EXIST. or EX. = EXISTING
- CL = CENTERLINE
- PROP. = PROPOSED
- LS = LANDSCAPE
- RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM
- B-B = BACK OF CURB TO BACK OF CURB

revised date:
1/29/18 Moved wye inlet due to ex. water



CASE # SP2017-22

GRADING & DRAINAGE PLAN

LAKE RAY HUBBARD PEDIATRICS

HWY 66
WALMART - ROCKWALL ADDITION
Lot 2, Blk A, 1.0 ACRES
City of Rockwall, Rockwall County, Texas 75087

owner:
KEVIN SMART
214 289-4607
ksmart@custodialfinancial.com

prepared by:
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

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PROJECT NO.: 2017-06 REG. NO.: F-2567

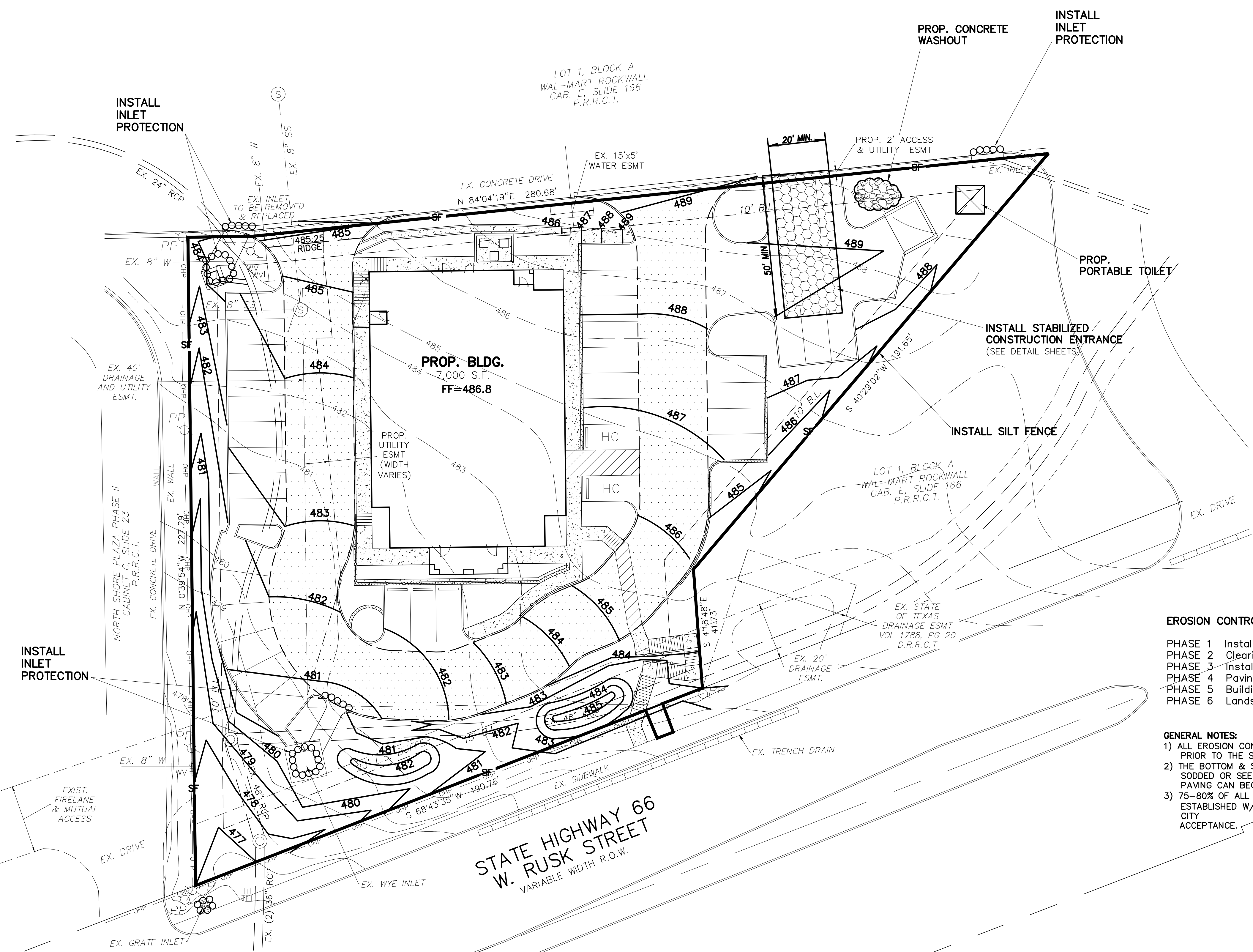
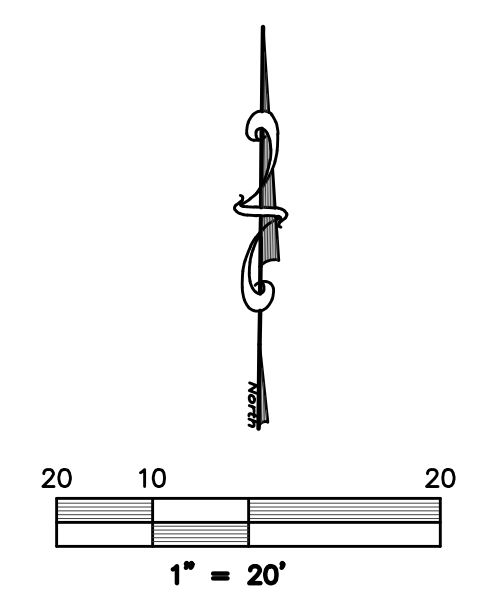
date: 11/10/17 scale: 1"=20' sheet: **C104**



LOCATION MAP
(NOT TO SCALE)
MAPSCO # 20C-P

LEGEND

- = PROPERTY LINE
- EX. SS --- = EXISTING SANITARY SEWER LINE
- EX. W --- = EXISTING WATER LINE
- ⊕ FH = EXISTING FIRE HYDRANT
- ⊗ WM = EXISTING WATER METER
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- min = MINIMUM
- max = MAXIMUM
- B-B = BACK OF CURB TO BACK OF CURB



EROSION CONTROL PHASES:

- PHASE 1 Install initial erosion control devices
- PHASE 2 Clearing & grubbing, demolition & rough grading
- PHASE 3 Install underground utilities
- PHASE 4 Paving operations
- PHASE 5 Building construction
- PHASE 6 Landscaping, cleanup, & permanent ground cover

GENERAL NOTES:

- 1) ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION.
- 2) THE BOTTOM & SIDES OF DETENTION POND SHALL BE SODDED OR SEEDING MATTING ANCHORED BEFORE PAVING CAN BEGIN.
- 3) 75-80% OF ALL DISTURBED AREAS SHALL BE ESTABLISHED W/MIN. OF 1" HIGH GRASS PRIOR TO CITY ACCEPTANCE.

NOTES:

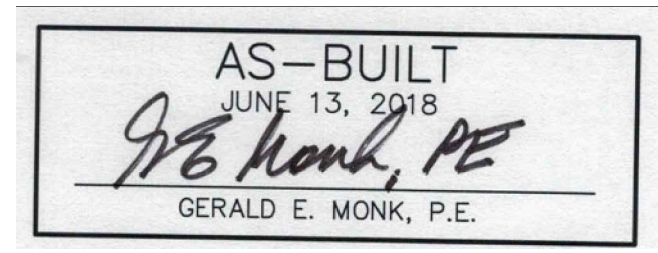
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- 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
- 4) SEE DETAIL SHEETS FOR SWPPP DETAILS.
- 5) ALL CURB INLETS MUST BE PROTECTED TO PREVENT SEDIMENT FROM ENTERING STORM SYSTEM.
- 6) ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION
- 7) THERE ARE NO ONSITE OR ADJACENT SURFACE WATERS OR WETLANDS
- 8) 75-80% OF ALL DISTURBED AREA TO HAVE A MIN. 1" TALL GRASS ESTABLISHED PRIOR TO ENGINEERING ACCEPTANCE.
- 9) ALL CITY R.O.W. MUST BE SODDED IF DISTURBED.

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CASE # SP2017-22

EROSION CONTROL PLAN
LAKE RAY HUBBARD PEDIATRICS

HWY 66
WALMART - ROCKWALL ADDITION
Lot 2, Blk A, 1.0 ACRES
City of Rockwall, Rockwall County, Texas 75087
owner
KEVIN SMART
214 289-4607
ksmart@custodialfinancial.com
prepared by
MONK CONSULTING ENGINEERS
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972 272-1763 Fax 972 272-8761

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PROJECT NO.: 2017-06 REG. NO.: F-2567

date: 11/10/17 scale: 1"=20' sheet: C105

- 1) BENCH MARK
CITY OF ROCKWALL CONTROL MONUMENT #R012:
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- 2) BENCH MARK
SQUARE CUT ON MEDIAN NOSE OF LAKESHORE DRIVE
APPROX 500' NORTH OF STATE HIGHWAY 66
Elevation: 474.35