

CONSTRUCTION PLANS

FOR

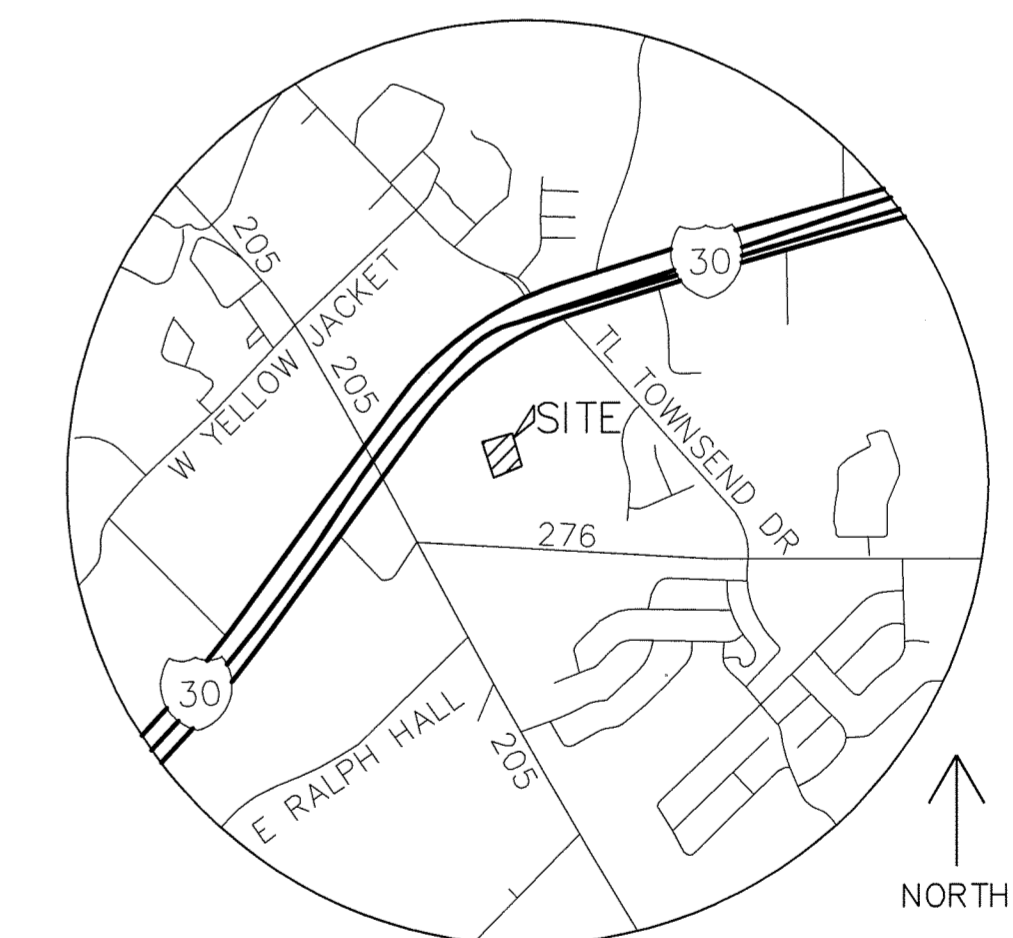
PLATINUM SELF-STORAGE ON TOWNSEND DRIVE

AN ADDITION TO
CITY OF ROCKWALL, TEXAS

PLAN DRAWING INDEX

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REVISIONS		
REV NO.	DATE	DESCRIPTION



VICINITY MAP
NTS

AS-BUILT

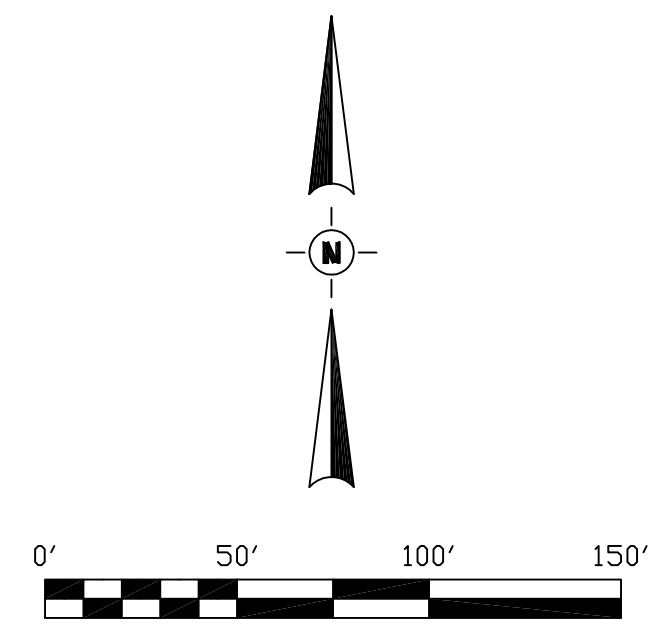
NOTE: THESE AS BUILT PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY THE CONTRACTOR AND A POST CONSTRUCTION SURVEY.

ENGINEER:
CUMULUS DESIGN, INC.
P.O. BOX 2119
EULESS, TEXAS 76039
PH: 214-235-0367
CONTACT: PAUL CRAGUN
EMAIL: PAUL@CUMULUSDESIGN.NET

OWNER:
RON VALK
1834 S FM 551
FATE, TX 75189

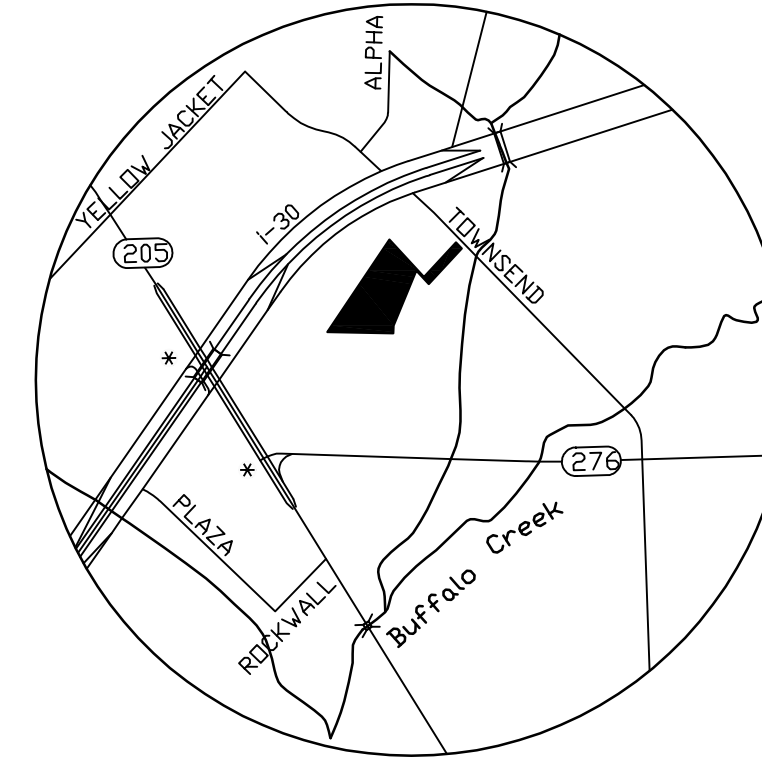
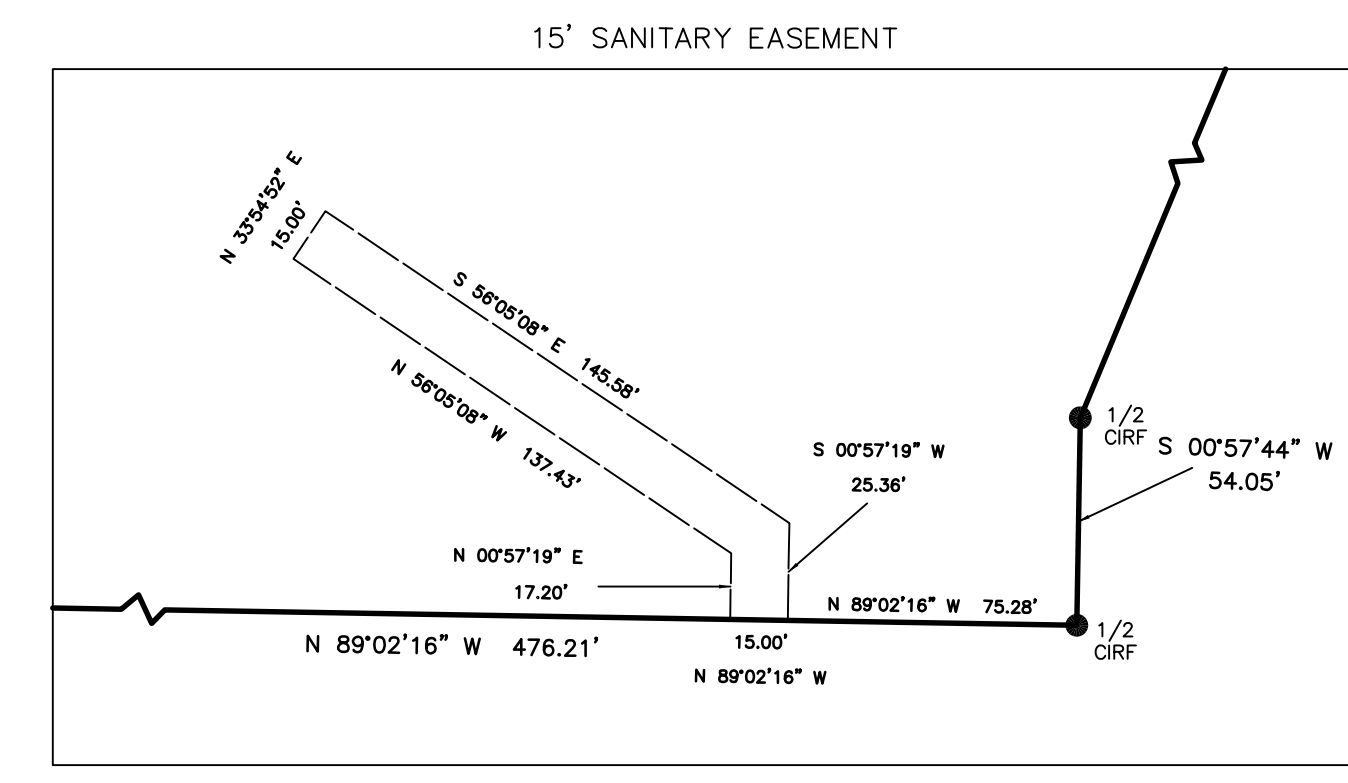
PROBABLE START OF CONSTRUCTION:
MAY 2015

SELF-STORAGE ON TOWNSEND DRIVE - CITY OF ROCKWALL, TEXAS



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	28.23'	29.28'	27.98'	N 28°59'51" W	59°25'34"
C2	38.53'	55.70'	50.97'	S 83°09'09" W	82°50'10"
C3	63.00'	90.07'	82.59'	S 82°57'23" W	81°54'59"
C4	63.00'	98.96'	89.10'	N 11°05'08" W	90°00'00"
C5	63.00'	98.96'	89.10'	N 78°54'52" E	90°00'00"
C6	63.00'	98.96'	89.10'	S 11°05'08" E	90°00'00"
C7	39.00'	61.26'	55.15'	S 11°05'08" E	90°00'00"
C8	43.76'	43.54'	41.76'	S 88°47'50" E	57°00'23"
C9	42.00'	28.10'	27.58'	N 41°47'55" E	38°20'02"
C10	42.00'	47.88'	45.33'	N 10°01'34" W	65°19'12"
C11	66.00'	88.69'	82.17'	N 04°11'24" W	76°59'33"
C12	42.00'	56.44'	52.29'	S 04°11'24" E	76°59'33"
C13	66.00'	75.24'	71.23'	S 10°01'34" W	65°19'12"
C14	66.00'	44.16'	43.34'	S 41°47'55" W	38°20'02"
C15	39.45'	44.49'	42.17'	S 26°27'56" W	64°36'51"
C16	39.00'	61.26'	55.15'	N 78°54'52" E	90°00'00"
C17	39.00'	61.26'	55.15'	S 11°05'08" E	90°00'00"
C18	39.00'	61.26'	55.15'	S 78°54'52" W	90°00'00"
C19	39.00'	61.26'	55.15'	N 11°05'08" W	90°00'00"

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 89°02'16" W	30.00'	L24	S 12°46'59" E	51.82'
L2	N 55°37'29" W	29.67'	L25	S 32°13'01" W	130.98'
L3	N 60°58'01" E	57.83'	L26	S 56°05'08" E	21.42'
L4	N 34°18'22" E	33.88'	L27	N 33°54'52" E	7.69'
L5	S 42°48'50" E	24.62'	L28	S 56°05'08" E	15.00'
L6	S 34°18'22" W	28.40'	L29	S 33°54'52" W	7.69'
L7	S 60°57'56" W	46.99'	L30	S 56°05'08" E	54.90'
L8	S 55°07'28" E	13.29'	L31	S 00°57'44" W	49.30'
L9	N 89°02'16" W	18.20'	L32	S 22°36'40" W	42.22'
L10	N 00°57'44" E	18.20'	L33	S 06°44'29" W	37.61'
L11	N 87°46'59" W	151.03'	L34	S 89°02'16" E	15.14'
L12	N 87°46'59" W	133.91'	L35	N 06°44'29" W	39.51'
L13	S 32°13'01" W	14.11'	L36	N 22°36'40" E	18.36'
L14	N 87°46'59" W	15.00'	L19	N 87°46'59" W	146.68'
L15	N 32°13'01" E	14.11'	L20	N 57°46'59" W	143.75'
L16	N 57°46'59" W	13.86'	L21	N 32°13'01" E	216.21'
L17	N 32°13'01" E	237.42'	L22	N 77°13'01" E	48.08'
L18	N 77°13'01" E	14.97'	L23	S 57°46'59" E	107.11'
L19	N 12°46'59" W	19.33'	L24	S 12°46'59" E	39.39'
L20	N 77°13'01" E	15.00'	L25	S 32°13'01" W	139.32'
L21	S 12°46'59" E	19.33'	L26	S 56°05'08" E	97.73'
L22	N 77°13'01" E	30.54'	L27	S 00°57'44" W	7.95'
L23	S 57°46'59" E	119.54'			



LEGEND

- CAPPED IRON ROD SET
- × XCF "X" FOUND
- IRF IRON ROD FOUND

NOTES

Bearings based on Texas State Plane Coordinate System, North Central Zone 4202, NAD88.

Coordinates shown hereon based on GPS observations taken from City of Rockwall Monument #R 002.

Verify exact location of underground utilities prior to construction.

All 1/2 inch iron rods set unless otherwise noted.

All easements shown hereon are to be dedicated by the plat, unless otherwise noted.

CIVIL ENGINEER:
 CUMULUS DESIGN
 Office: 214.235.0367
 2080 North Highway 360
 Suite #240
 Grand Prairie, Texas 75050

OWNERS:
 SARO PARTNERS, LLC.
 1834 FM 551
 FATE, TEXAS 75189

FINAL PLAT
PLATINUM STORAGE

TRACT BEING PART OF
 JOSEPH CADLE SURVEY, ABSTRACT NO. 65
 N.M. BALLARD SURVEY, ABSTRACT NO. 48,
 ROCKWALL COUNTY, TEXAS.

CASE NUMBER SP2014-033

RANGEL LAND SURVEYING
 HEATH, TEXAS 75032
 RANGELANDSURVEY@SWBELL.NET 214-325-8026
 T.B.P.L.S. NO. 10077100

STATE OF TEXAS:
COUNTY OF ROCKWALL:

WHEREAS SARO PARTNERS, LLC. BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being a 5.549 acre of land situated in the JOSEPH CADLE SURVEY, ABSTRACT NO. 65 and the N.M. BALLARD SURVEY, ABSTRACT NO. 48, in the City of Rockwall, Rockwall County, Texas and being a portion of a 65.96 acre tract of land recorded in Volume 4663, Page 281 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

Point of Beginning at a 5/8 inch iron rod found for the northerly northwest corner of Lot 1, Block 1 of Rockwall Centre Corners Addition according to the plat recorded in Cabinet G, Slide 299 of the Plat Records of Rockwall County, Texas and being located in the southeasterly line of Lot 1, Block 1 of Toyota of Rockwall according to the plat recorded in Cabinet G, Slide 153-155 of the Plat Records of Rockwall County, Texas, from which a found score X bears S 33°54' 52" W a distance of 207.94 feet;

THENCE N 33°54'52" E with said southeasterly line and passing a 5/8 inch iron at 585.86 feet and continuing a total distance of 803.54 feet to a set 1/2 iron rod with cap in the west line of City of Rockwall tract according to deed recorded in Volume 3157, Page 282 of the Official Public Records of Rockwall County, Texas;

THENCE S 42°48'50" E with said tract, a distance of 366.49 feet to a set 1/2 iron rod with cap from which an iron rod bears S 59°51'53" E, a distance of 3.02 feet;

THENCE N 42°50'16" E, a distance of 338.85 feet to a set 1/2 iron rod with cap from which an iron rod bears N 58°19' 35" E, a distance of 8.64 feet found in the south line of Townsend Road a variable width right of way;

THENCE S 42°53'04" E, a distance of 60.17 feet to a set 1/2 iron rod with cap;

THENCE S 42°50'16" W, a distance of 348.95 feet a set 1/2 iron rod with cap;

THENCE N 42°48'50" W, a distance of 131.26 feet a set 1/2 iron rod with cap;

THENCE S 22°36'40" W, a distance of 429.77 feet a set 1/2 iron rod with cap;

THENCE S 00°57'44" W, a distance of 54.05 feet a set 1/2 iron rod with cap in the north line of the aforementioned Lot 1 Block 1 from which a 5/8 inch iron found for corner bears S 88°50'40E, a distance of 139.33 feet;

THENCE N 89°02'16" W, a distance of 476.21 feet to the POINT OF BEGINNING containing 241,709 square feet or 5.549 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as the _____ subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the _____ subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We 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. 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 Development Process Guidelines (Updates 2012) Page 99 of 154 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.

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

REPRESENTATIVE _____

SARO PARTNERS, LLC.
1834 FM 551
FATE, TEXAS 75189

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, 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 therein stated.

Given upon my hand and seal of office this _____day of _____.

Notary Public in and for the State of Texas My Commission Expires: _____

Signature of Party with Mortgage or Lien Interest _____

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.

SURVEYOR'S CERTIFICATE NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, RUDY RANGEL, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

RUDY RANGEL
REGISTERED PUBLIC SURVEYOR NO.5664

DATE: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, 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 therein stated.

Given upon my hand and seal of office this _____day of _____.

Notary Public in and for the State of Texas My Commission Expires: _____

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission 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 _____ day of _____, 20____. 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 _____ day of _____.

Mayor, City of Rockwall City Secretary City Engineer _____

CIVIL ENGINEER:
CUMLUS DESIGN
Office: 214.235.0367
2080 North Highway 360
Suite #240
Grand Prairie, Texas 75050

OWNERS:
SARO PARTNERS, LLC.
1834 FM 551
FATE, TEXAS 75189

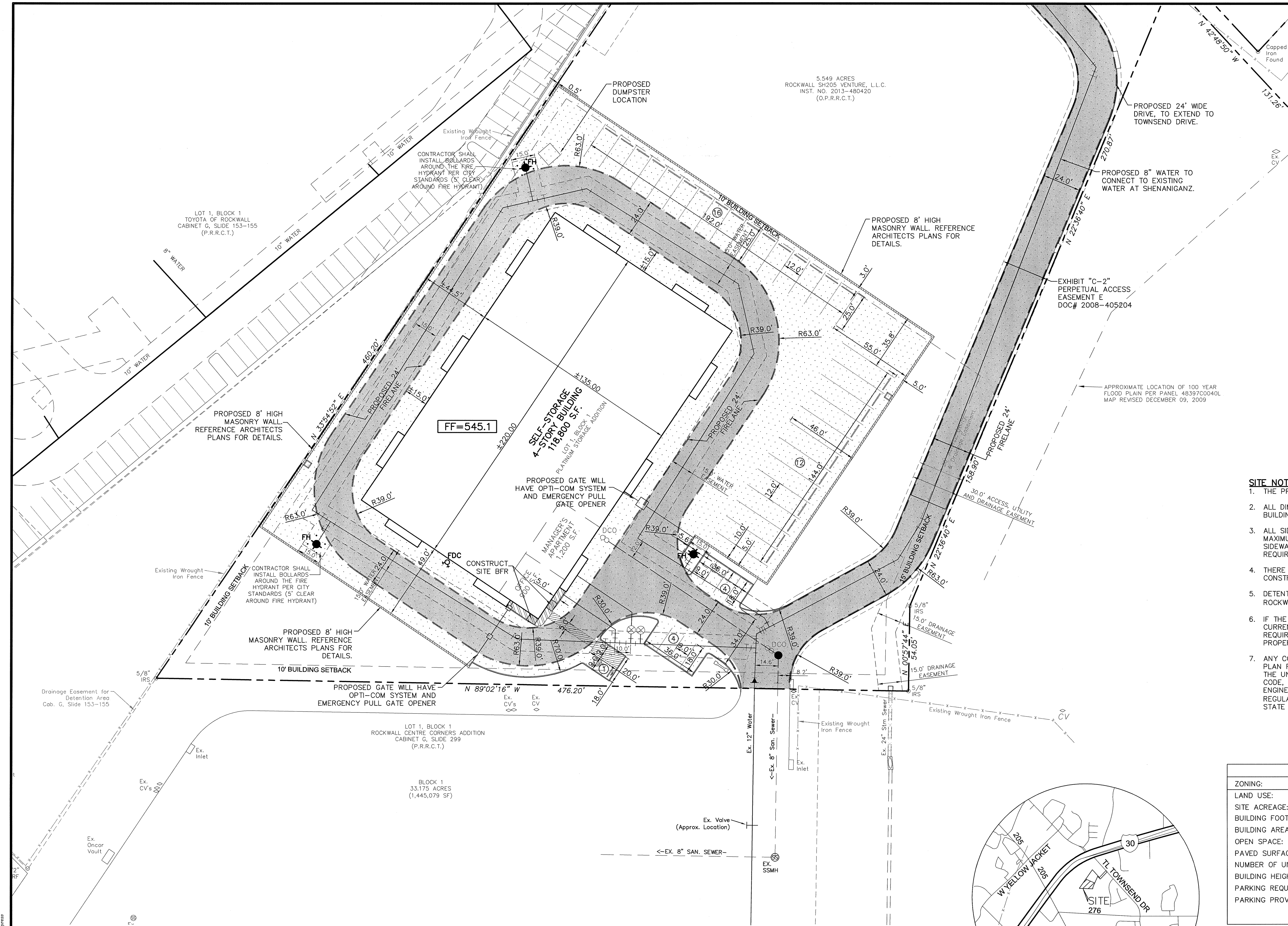
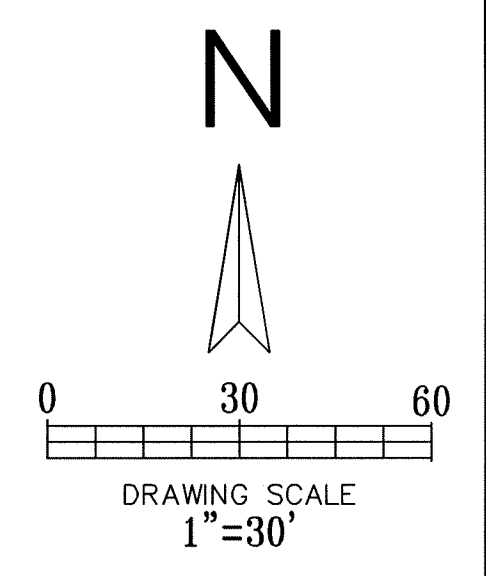
**FINAL PLAT
PLATINUM STORAGE**
TRACT BEING PART OF
**JOSEPH CADLE SURVEY, ABSTRACT NO. 65
N.M. BALLARD SURVEY, ABSTRACT NO. 48,
ROCKWALL COUNTY, TEXAS.**

CASE NUMBER SP2014-033.

RANGEL LAND SURVEYING HEATH, TEXAS 75032 RANGELANDSURVEY@SWBELL.NET 214-325-8026 T.B.P.L.S. NO. 10077100	DATE:02-16-2015 PAGE 2 OF 2
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THIS DOCUMENT IS FOR SITE INFORMATION ONLY. IT IS RELEASED UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 03/27/15.

SITE PLAN
SELF-STORAGE ON TOWNSEND DRIVE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



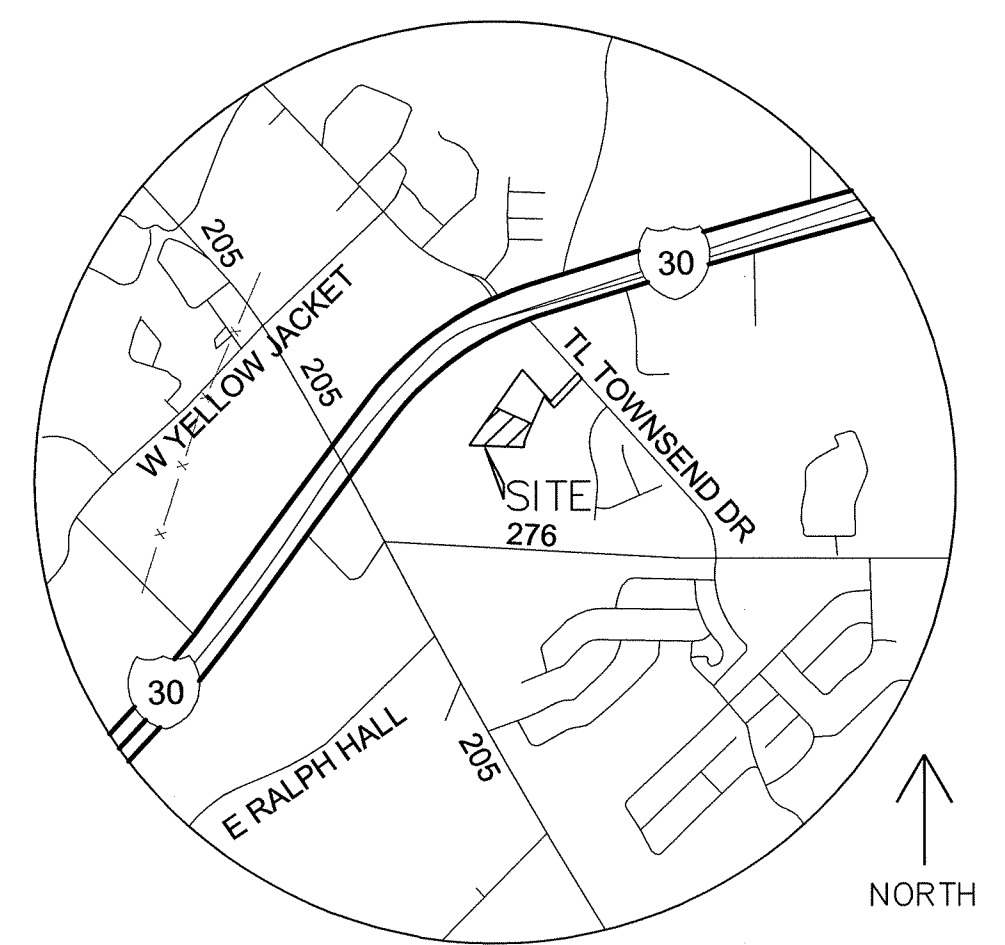
LEGEND

- EXISTING CURB
- PROPOSED CURB
- PROPOSED BARRIER FREE RAMP
- PARKING SPACES IN A ROW
- PROPOSED LANDSCAPING
- 3000 PSI CONCRETE WITH NO. 3 BARS - AT 24" CENTERS EACH WAY (MIN. 5.5 SACK MIX).
- 3600 PSI CONCRETE WITH NO. 3 BARS AT 24" CENTERS EACH WAY (MIN 6.5 SACK MIX).
- PROPOSED FIRE LANE

- SITE NOTES:**
1. THE PROPOSED BUILDING WILL BE FIRE SPRINKLERED.
 2. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
 3. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ECT AS REQUIRED BY CODE.
 4. THERE ARE NO EXISTING TREES TO BE REMOVED FROM THE SITE FOR CONSTRUCTION.
 5. DETENTION WILL BE PROVIDED AS REQUIRED, PER THE CITY OF ROCKWALL'S ENGINEERING DEPARTMENT.
 6. IF THE DRIVEWAY AT TOWNSEND DRIVE DOES NOT MEET THE CITY'S CURRENT REQUIREMENTS FOR FIRE LANE, THE APPLICANT WILL BE REQUIRED TO UPGRADE THE DRIVEWAY TO ENSURE THE SUBJECT PROPERTY HAS PROPER FIRE PROTECTION.
 7. ANY CONSTRUCTION OR BUILDING NECESSARY TO COMPLETE THIS SITE PLAN REQUEST MUST CONFORM TO THE REQUIREMENTS SET FORTH BY THE UNIFIED DEVELOPMENT CODE, THE 2009 INTERNATIONAL BUILDING CODE, THE ROCKWALL MUNICIPAL CODE OF ORDINANCES, CITY ADOPTED ENGINEERING AND FIRE CODES AND WITH ALL OTHER APPLICABLE REGULATORY REQUIREMENTS ADMINISTERED AND/OR ENFORCED BY THE STATE AND FEDERAL GOVERNMENT.

SITE DATA TABLE FOR LOT 1

ZONING:	SUP NO.: S-121
LAND USE:	SELF STORAGE
SITE ACREAGE:	2.857 ACRES (124,468 SQ FT)
BUILDING FOOTPRINT:	30,700 SQUARE FEET
BUILDING AREA:	122,800 SQUARE FEET
OPEN SPACE:	43,254/124,468 = 34%
PAVED SURFACE AREA:	50,513/124,468 = 40%
NUMBER OF UNITS:	579
BUILDING HEIGHT:	4 STORIES (50' 00" HEIGHT)
PARKING REQUIRED:	MINIMUM 2 PARKING SPACES
PARKING PROVIDED:	28 RV/BOAT PARKING SPACES 9-9'x18' PARKING SPACES (1 HANDICAPPED INCLUDED)



REVISIONS

REV NO.	DATE	DESCRIPTION

!!! CAUTION !!!
UNDERGROUND UTILITIES
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO 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.

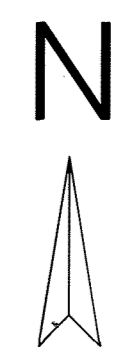
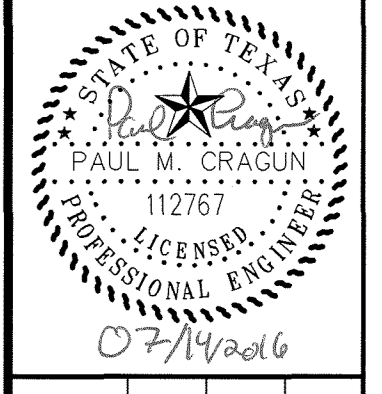
ENGINEER:
CUMULUS DESIGN, INC.
FIRM #14810
P.O. BOX 2119
EULESS, TEXAS 76039
PH: 214-235-0367
FAX: 214-235-0546

OWNER:
RON WALK
1834 S.FM 551
FATE, TEXAS 75189

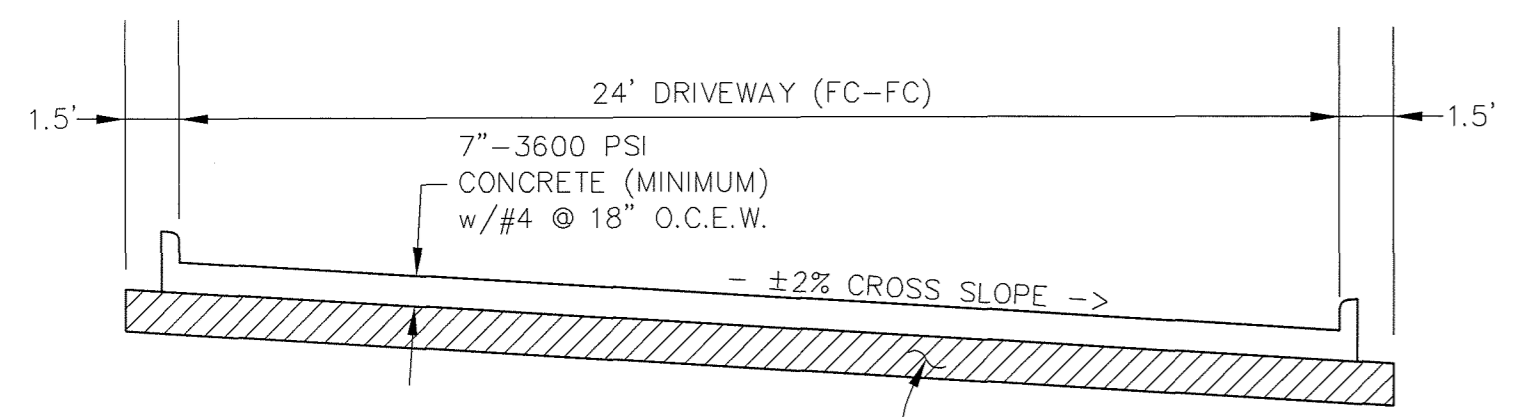
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CASE #SP2014-033

PLOT DATE	03/27/15
DRAWING SCALE	1" = 30'
PROJECT NUMBER	CD14111
SHEET NUMBER	SP



DRAWING SCALE
1"=30'



NO SAND ALLOWED UNDER VEHICULAR PAVING & SIDEWALKS

PER THE GEOTECHNICAL REPORT, CONTRACTOR TO REMOVE THE TOP 24" OF TOP SOIL AND REPLACE WITH SELECT FILL, COMPACTED TO BETWEEN 95 TO 100 PERCENT OF THE MAXIMUM DRY DENSITY AS DEFINED BY ASTM 698 (STANDARD PROCTOR TEST) WITH THE MOISTURE CONTENT BETWEEN OPTIMUM AND 3 PERCENTAGE POINTS ABOVE OPTIMUM. THE NEXT 10 FEET SHOULD BE STABILIZED USING CHEMICAL INJECTIONS.

TYPICAL PAVING SECTION A-A
N.T.S.

- LEGEND**
- EXISTING CURB
 - PROPOSED CURB
 - LBJ — CONSTRUCT LONGITUDINAL BUTT JOINT
 - ⊙ — PROPOSED PARKING SPACES IN A ROW
 - BFR — PROPOSED BARRIER FREE RAMP
 - LS — PROPOSED LANDSCAPING AREA
 - - - PROPOSED FIRELANE
 - [Hatched] — 4" 3000 PSI MINIMUM REINFORCED CONCRETE PAVEMENT. REFERENCE ARCHITECT/LANDSCAPE PLANS FOR ADDITIONAL INFORMATION (IF ANY). (MINIMUM 5.5 SACK MIX)
 - [Dotted] — 6" 3600 PSI REINFORCED CONCRETE PAVEMENT ON STABILIZED AND COMPACTED SUBGRADE PER GEOTECHNICAL REPORT. (MINIMUM 6.5 SACK MIX)
 - [Diagonal Lines] — 7" 3600 MINIMUM PSI REINFORCED CONCRETE ON STABILIZED AND COMPACTED SUBGRADE PER GEOTECHNICAL REPORT. (MINIMUM 6.5 SACK MIX)
 - [Cross-hatched] — 8" 3600 PSI REINFORCED CONCRETE PAVEMENT ON 6" PREPARED AND COMPACTED SUBGRADE PER GEOTECHNICAL REPORT. (MINIMUM 6.5 SACK MIX)

- GENERAL NOTES:**
1. ALL MATERIALS AND CONSTRUCTION WITHIN STREET RIGHT-OR-WAY SHALL CONFORM TO THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
 2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO 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 PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA/SITE.
 4. THE PAVING CONTRACTOR SHALL NOT PLACE PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR IRRIGATION, ELECTRIC GAS, TELEPHONE, CABLE TV, SITE IRRIGATION, ETC. HAS BEEN INSTALLED. IT SHALL BE THE PAVING CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL SLEEVING IS IN PLACE PRIOR TO PLACING OF PERMANENT PAVING.
 5. ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT AND MEET CITY REQUIREMENTS.
 6. FIRE LANES SHALL BE STRIPED IN ACCORDANCE WITH THE CITY REQUIREMENTS. (IF ANY)
 7. ALL DIMENSIONS ARE FROM BACK OF CURB, EDGE OF PAVEMENT, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
 8. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL.
 9. SLOPE WITHIN THE HANDICAP PARKING AND STRIPED AREA SHALL NOT EXCEED 2% IN ANY DIRECTION.
 10. ALL CURB RADII ARE 1.5' UNLESS OTHERWISE SPECIFIED (EXCEPT FOR AT END OF PARKING SPACES AND FLUMES WHERE THE RADII IS 0').
 11. CONTRACTOR TO REFERENCE ARCHITECT/LANDSCAPE PLANS FOR ANY SPECIAL PATTERN/STAINS OR ANY OTHER PAVEMENT DETAILS.
 12. CONTRACTOR SHALL INSTALL MASONRY WALL AND GATES PER THE PLANS AND DIRECTION OF THE ARCHITECT.
 13. NO SAND IS ALLOWED UNDER VEHICULAR PAVING OR SIDEWALK.
 14. CONTRACTOR TO REFERENCE DETAIL SHEET (PAVEMENT & SIDEWALK DETAILS) FOR ONSITE PAVING.
 15. ALL FILL TO BE COMPACTED TO A MINIMUM OF 95% STANDARD DENSITY USING SHEEP'S FOOT ROLLER

BENCHMARK
NE CORNER OF THE CONCRETE CURB INLET LOCATED ON THE NE CORNER OF "COSTO" WAREHOUSE ALONG THE EASTERN DRIVE
ELEVATION= 539.71

NORTHERN CORNER OF EXISTING CURB INLET ALONG TOWNSEND ROAD, APPROXIMATELY 630 FEET SOUTH EAST OF THE INTERSECTION OF THE 150 EB SERVICE ROAD AND TOWNSEND ROAD.
ELEVATION= 537.64

CITY OF ROCKWALL CONTROL MONUMENT #19
ELEVATION= 600.68

REVISIONS		
REV NO.	DATE	DESCRIPTION

AS-BUILT

NOTE: THESE AS BUILT PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY THE CONTRACTOR AND A POST CONSTRUCTION SURVEY.

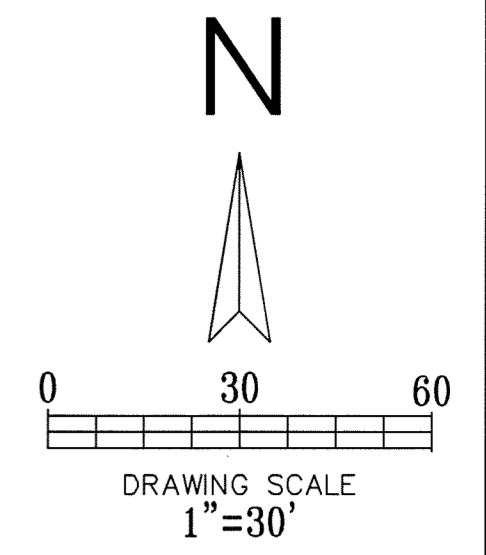
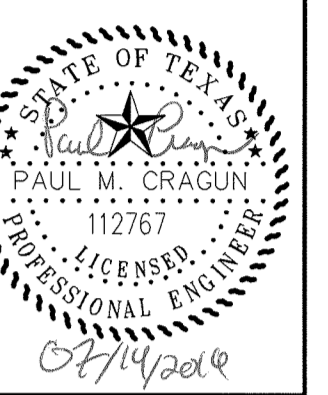
!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION, ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

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.

CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

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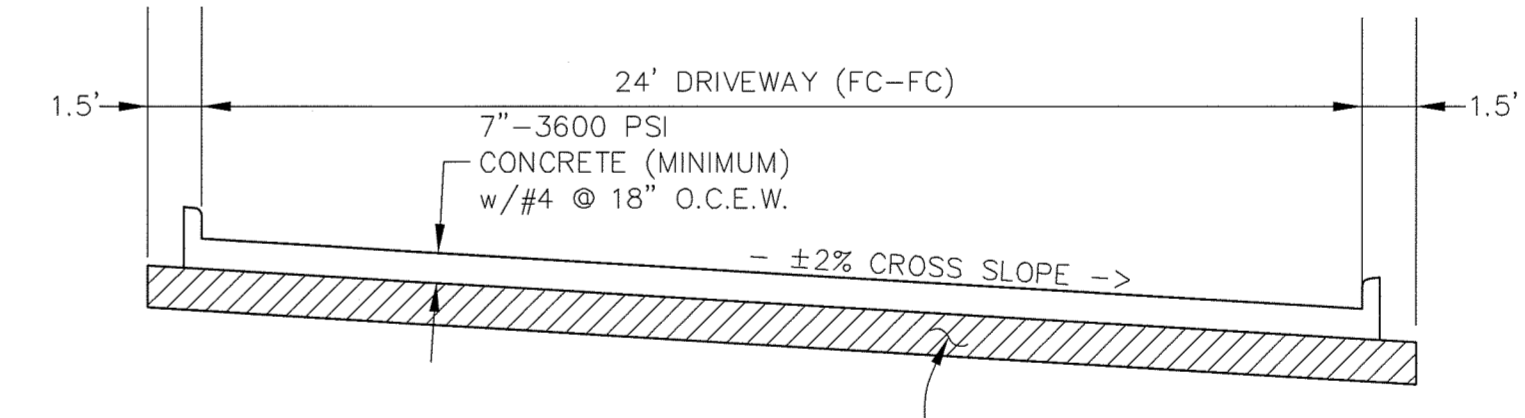


- GENERAL NOTES:**
- ALL MATERIALS AND CONSTRUCTION WITHIN STREET RIGHT-OF-WAY SHALL CONFORM TO THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS AND NCTCOG 3RD EDITION.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO THE PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA/SITE.
 - THE PAVING CONTRACTOR SHALL NOT PLACE PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR IRRIGATION, ELECTRIC, GAS, TELEPHONE, CABLE TV, SITE IRRIGATION, ETC. HAS BEEN INSTALLED. IT SHALL BE THE PAVING CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL SLEEVING IS IN PLACE PRIOR TO PLACING OF PERMANENT PAVING.
 - ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT & CITY REQUIREMENTS.
 - FIRE LANES SHALL BE STRIPED IN ACCORDANCE WITH THE CITY REQUIREMENTS (IF ANY).
 - ALL DIMENSIONS ARE FROM BACK OF CURB, EDGE OF PAVEMENT, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL.
 - SLOPE WITHIN THE HANDICAP PARKING AND STRIPED AREA SHALL NOT EXCEED 2% IN ANY DIRECTION.
 - ALL CURB RADII ARE 1.5' UNLESS OTHERWISE SPECIFIED (EXCEPT FOR AT END OF PARKING SPACES AND FLUMES WHERE THE RADII IS 0').
 - CONTRACTOR TO REFERENCE ARCHITECT/LANDSCAPE PLANS FOR ANY SPECIAL PATTERN/STAINS OR ANY OTHER PAVEMENT DETAILS.
 - CONTRACTOR SHALL INSTALL MASONRY WALL AND GATES PER THE PLANS AND DIRECTION OF THE ARCHITECT.
 - NO SAND IS ALLOWED UNDER VEHICULAR PAVING AND SIDEWALKS.
 - CONTRACTOR SHALL REFERENCE DETAIL SHEET (PAVEMENT & SIDEWALK DETAILS) FOR ONSITE PAVING.
 - ALL FILL TO BE COMPACTED TO A MINIMUM OF 95% STANDARD DENSITY USING A SHEEP'S FOOT ROLLER.

LEGEND

- EXISTING CURB
- PROPOSED CURB
- 7" 3600 PSI REINFORCED CONCRETE ON STABILIZED AND COMPACTED SUBGRADE PER GEOTECHNICAL REPORT (MINIMUM 6.5 SACK MIX).
- 6" 3600 PSI REINFORCED CONCRETE PAVEMENT ON STABILIZED AND COMPACTED SUBGRADE PER GEOTECHNICAL REPORT. (MINIMUM 6.5 SACK MIX)

Point #	Northing	Easting
1	-7683.2597	2585.0138
2	-7907.3106	2778.9604
3	-7986.7890	2717.2307
4	-7942.1533	2709.3392
5	-7801.1063	2579.2481
6	-7719.1609	2573.2447
7	-7646.4813	2622.8347
8	-7549.1609	2712.1229



NO SAND ALLOWED UNDER VEHICULAR PAVING & SIDEWALKS

PER THE GEOTECHNICAL REPORT, CONTRACTOR TO REMOVE THE TOP 24" OF TOP SOIL AND REPLACE WITH SELECT FILL, COMPACTED TO BETWEEN 95 TO 100 PERCENT OF THE MAXIMUM DRY DENSITY AS DEFINED BY ASTM 698 (STANDARD PROCTOR TEST) WITH THE MOISTURE CONTENT BETWEEN OPTIMUM AND 3 PERCENTAGE POINTS ABOVE OPTIMUM. THE NEXT 10 FEET SHOULD BE STABILIZED USING CHEMICAL INJECTIONS.

TYPICAL PAVING SECTION A-A
N.T.S.

REV. NO.	DATE	DESCRIPTION
1	09/03/2015	PARKING AND WATER LINE ADDITION

AS-BUILT

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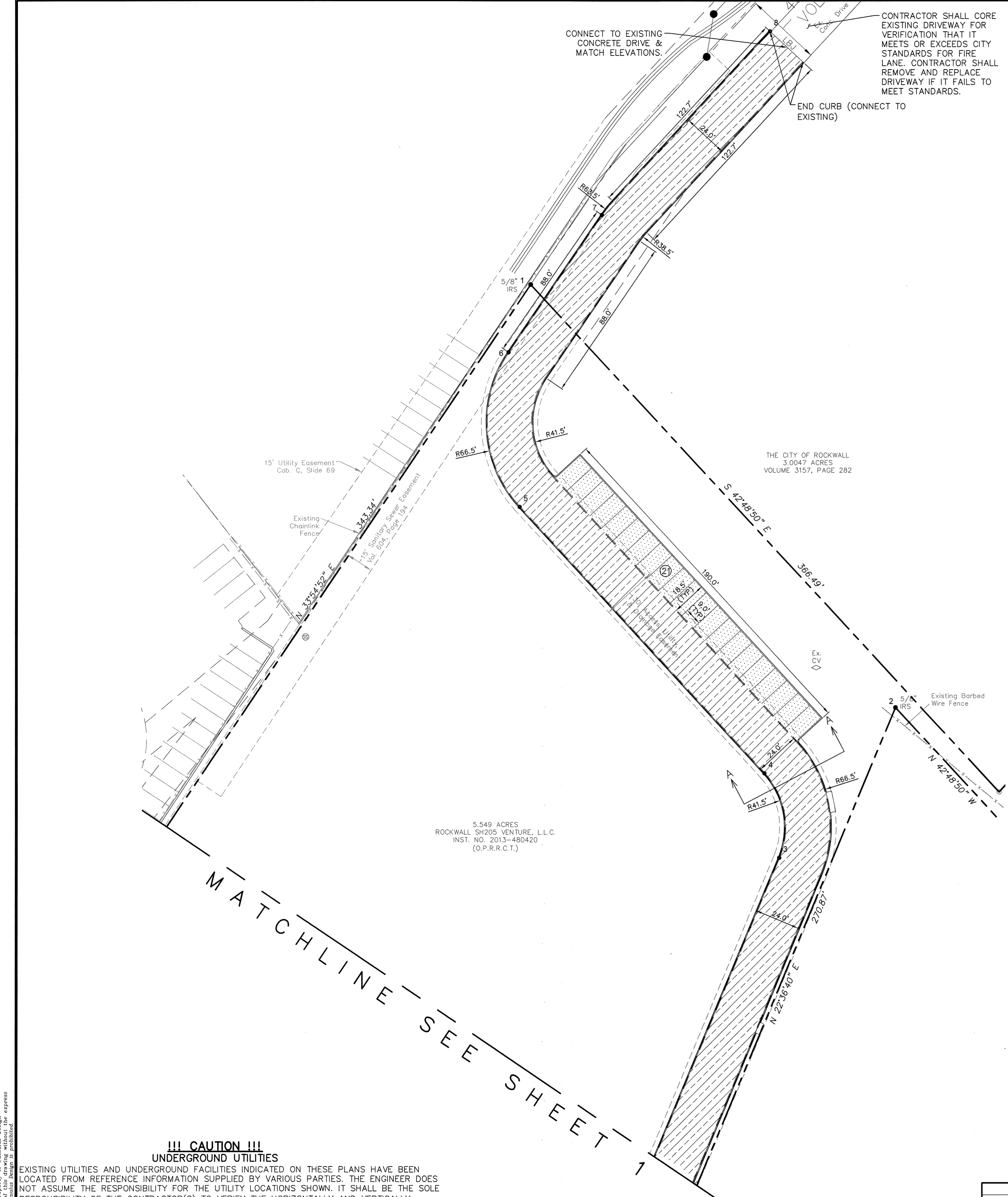
BENCHMARK
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ELEVATION= 539.71

NORTHERN CORNER OF EXISTING CURB INLET ALONG TOWNSEND ROAD, APPROXIMATELY 630 FEET SOUTH EAST OF THE INTERSECTION OF THE 130 EB SERVICE ROAD AND TOWNSEND ROAD.
ELEVATION= 537.64

CITY OF ROCKWALL CONTROL MONUMENT #19
ELEVATION= 600.68

CASE #SP2014-033

PLOT DATE	07/14/16
DRAWING SCALE	1" = 30'
PROJECT NUMBER	CD14111
SHEET NUMBER	2



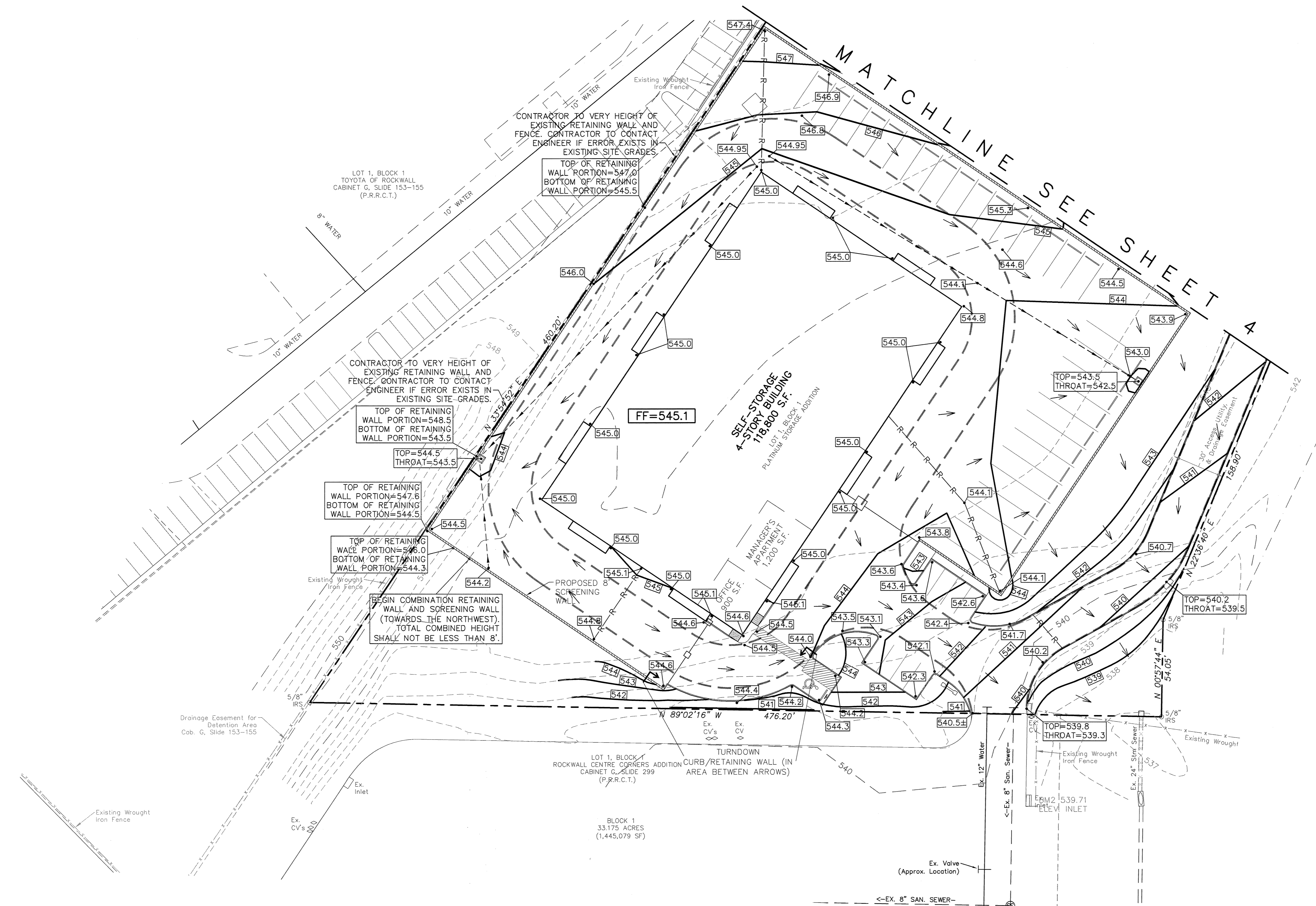
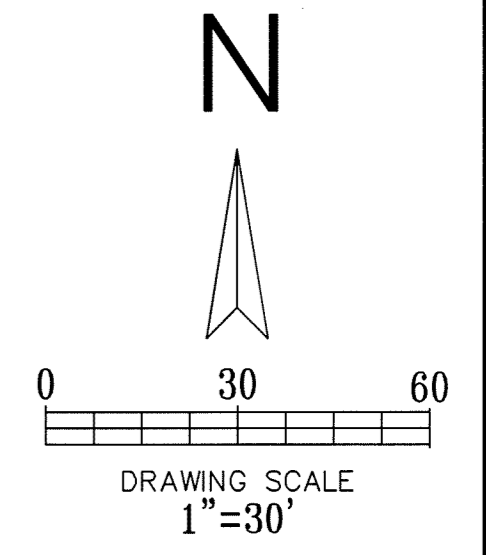
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CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

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- LEGEND**
- — — — — EXISTING CURB
 - — — — — PROPOSED CURB
 - — — — — EXISTING CONTOUR
 - — — — — PROPOSED CONTOUR
 - — — — — EXISTING SPOT ELEVATION
 - — — — — PROPOSED SPOT ELEVATION
 - — — — — PROPOSED VALLEY
 - — — — — PROPOSED RIDGE
 - — — — — DIRECTIONAL FLOW ARROW
 - TC — — — — — TOP OF CURB
 - BF — — — — — BOTTOM OF RETAINING WALL FOOTING
 - TW — — — — — TOP OF WALL

- GRADING GENERAL NOTES:**
1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND CITY STANDARDS AND SPECIFICATIONS. ALL CONSTRUCTION SHALL ALSO BE IN ACCORDANCE WITH THE NORTH CENTRAL TEXAS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNDER THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL THE PERMITTING AUTHORITIES.
 3. BARRICADING, TRAFFIC CONTROL, AND PROJECT SIGNS SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION.
 4. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES IS TO BE REPAIRED AT CONTRACTOR'S EXPENSE.
 5. CONTRACTOR SHALL VERIFY ALL EXISTING INVERTS AND RIM ELEVATIONS PRIOR TO CONSTRUCTION.
 6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND/OR ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION.
 7. EROSION CONTROLS SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
 8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION.
 9. ALL EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS PER THE GEOTECHNICAL REPORT.
 10. DRAINAGE SHOULD BE MAINTAINED AWAY FROM THE FOUNDATIONS, BOTH DURING AND AFTER CONSTRUCTION.
 11. ALL SIDEWALK SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND A MAXIMUM 5% IN THE DIRECTION OF PEDESTRIAN TRAVEL.
 12. SLOPE IN HANDICAP PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
 13. SLOPE IN NON-PAVED (LANDSCAPE) AREAS SHALL NOT EXCEED 4:1.
 14. CROSSLOPE OF PEDESTRIAN ROUTE DRIVES (BETWEEN BARRIER FREE RAMPS) SHALL NOT EXCEED 2% FOR A WIDTH THAT AT LEAST MATCHES THE SIDEWALK WIDTH AT EACH LOCATION.
 15. NO PART (FOOTINGS, TIE BACKS, ETC.) OF THE RETAINING WALL OR SCREENING FENCE SHALL BE OFFSITE OR IN AN EASEMENT.
 16. ALL FILL TO BE COMPACTED TO A MINIMUM OF 95% STANDARD DENSITY USING A SHEEP'S FOOT ROLLER.
 17. CONTRACTOR SHALL COORDINATE WITH RETAINING WALL DESIGNER FOR SPECIAL CONSIDERATIONS/WATER DRAINAGE ON RETAINING WALLS.

BENCHMARK
 NE CORNER OF THE CONCRETE CURB INLET LOCATED ON THE NE CORNER OF "COSTO" WAREHOUSE ALONG THE EASTERN DRIVE
 ELEVATION = 539.71

NORTHERN CORNER OF EXISTING CURB INLET ALONG TOWNSEND ROAD, APPROXIMATELY 630 FEET SOUTH EAST OF THE INTERSECTION OF THE 130 EB SERVICE ROAD AND TOWNSEND ROAD.
 ELEVATION = 537.64

CITY OF ROCKWALL CONTROL MONUMENT #19
 ELEVATION = 600.68

AS-BUILT

NOTE: THESE AS BUILT PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY THE CONTRACTOR AND A POST CONSTRUCTION SURVEY.

REVISIONS		
REV NO.	DATE	DESCRIPTION

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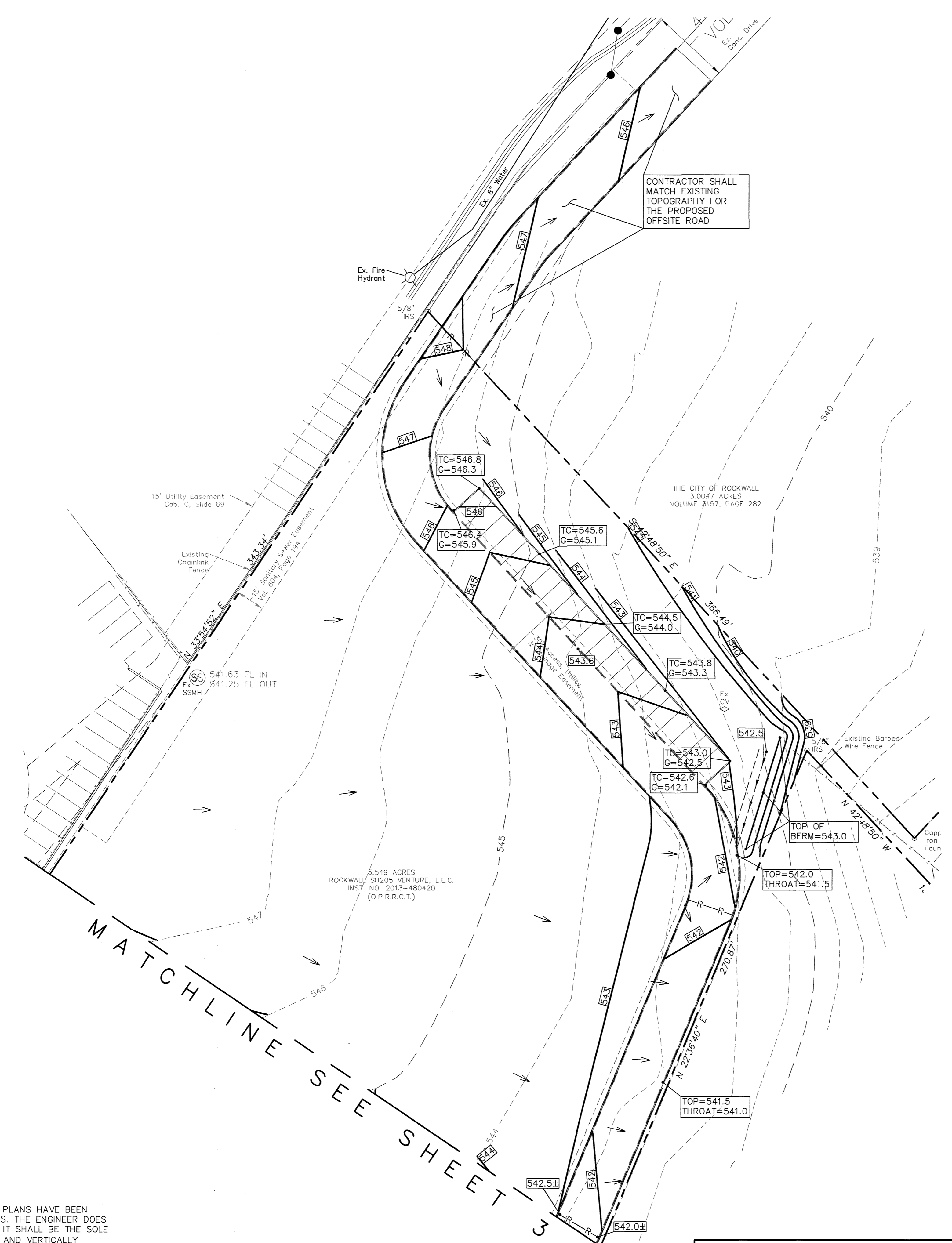
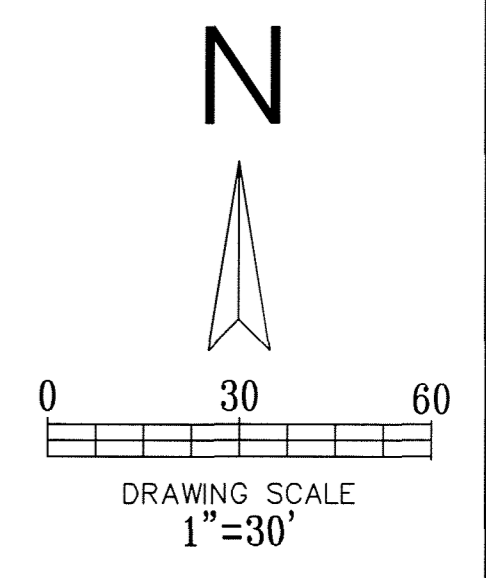
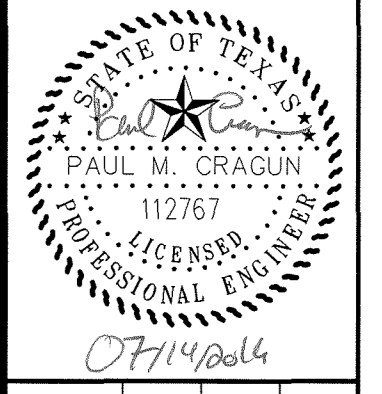
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PLOT DATE	07/14/16
DRAWING SCALE	1" = 30'
PROJECT NUMBER	CD14111
SHEET NUMBER	3

CASE #SP2014-033



LEGEND

- — — — — EXISTING CURB
- — — — — PROPOSED CURB
- - - - - EXISTING CONTOUR
- 669 PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- 669.4 PROPOSED SPOT ELEVATION
- - - - - PROPOSED VALLEY
- - - - - PROPOSED RIDGE
- DIRECTIONAL FLOW ARROW
- TC — TOP OF CURB
- BF — BOTTOM OF RETAINING WALL FOOTING
- TW — TOP OF WALL

- GRADING GENERAL NOTES:**
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND CITY STANDARDS AND SPECIFICATIONS. ALL CONSTRUCTION SHALL ALSO BE IN ACCORDANCE WITH THE NORTH CENTRAL TEXAS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
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 - CONTRACTOR SHALL VERIFY ALL EXISTING INVERTS AND RIM ELEVATIONS PRIOR TO CONSTRUCTION.
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 - EROSION CONTROLS SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION.
 - ALL EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS PER THE GEOTECHNICAL REPORT.
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BENCHMARK
 NE CORNER OF THE CONCRETE CURB INLET LOCATED ON THE NE CORNER OF "COSTO" WAREHOUSE ALONG THE EASTERN DRIVE
 ELEVATION= 539.71

NORTHERN CORNER OF EXISTING CURB INLET ALONG TOWNSEND ROAD, APPROXIMATELY 630 FEET SOUTH EAST OF THE INTERSECTION OF THE 130 EB SERVICE ROAD AND TOWNSEND ROAD.
 ELEVATION= 537.64

CITY OF ROCKWALL CONTROL MONUMENT #19
 ELEVATION= 600.68

AS-BUILT

NOTE: THESE AS BUILT PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY THE CONTRACTOR AND A POST CONSTRUCTION SURVEY.

REVISIONS		
REV. NO.	DATE	DESCRIPTION
1	09/03/2015	PARKING AND WATER LINE ADDITION

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!!! CAUTION !!!
UNDERGROUND UTILITIES

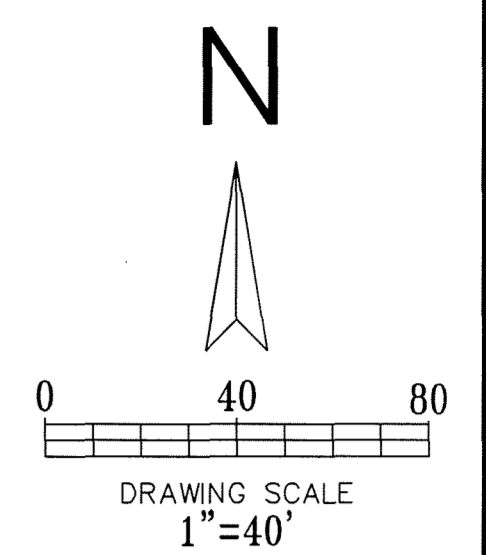
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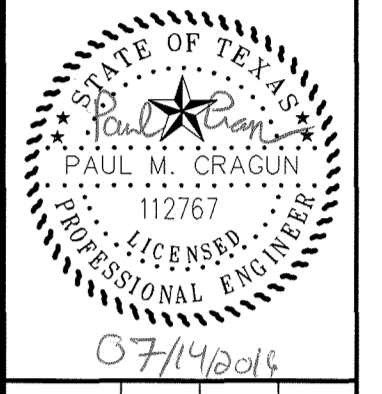
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PLOT DATE	07/14/16
DRAWING SCALE	1" = 30'
PROJECT NUMBER	CD14111
SHEET NUMBER	4

CASE #SP2014-033

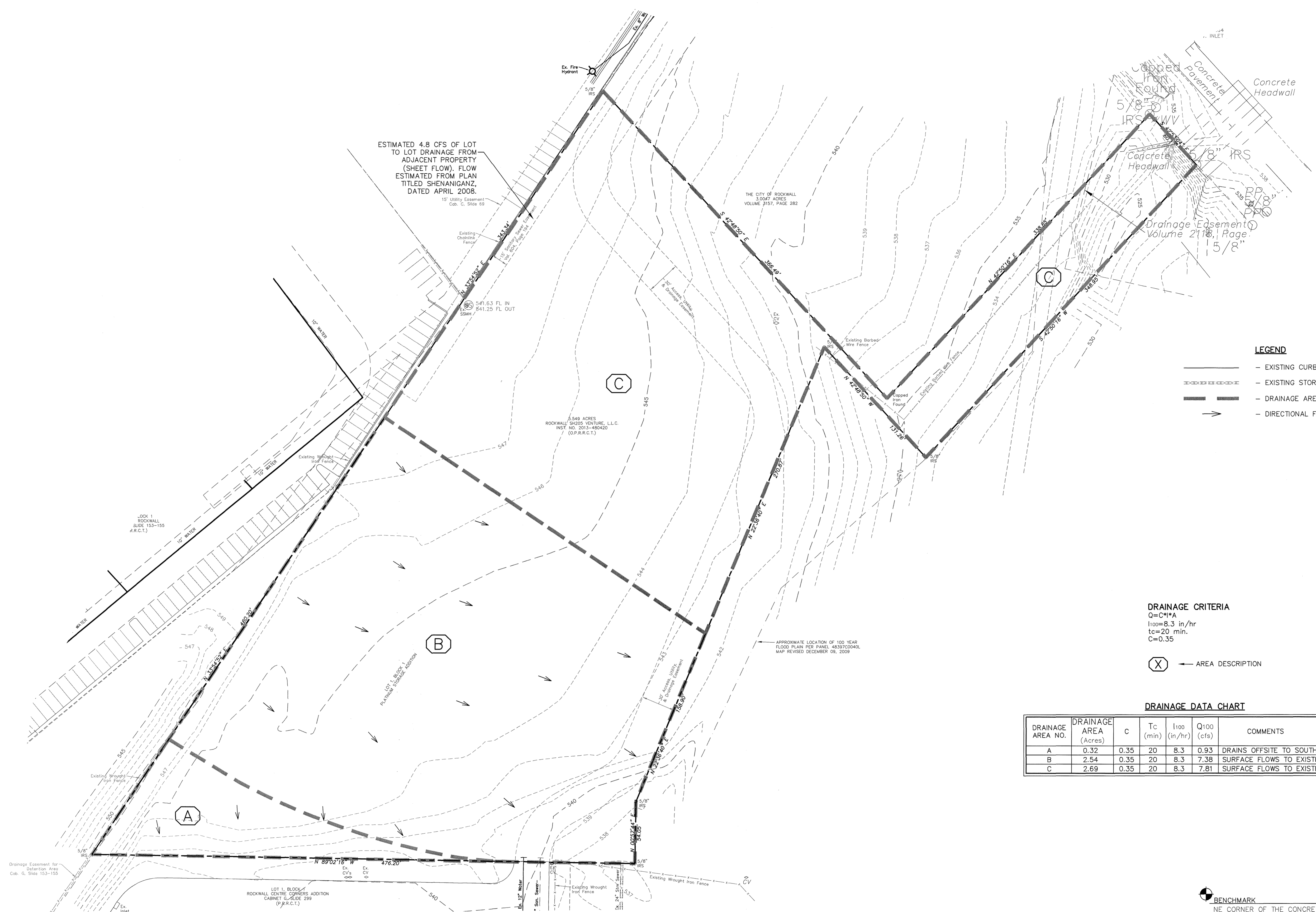


Cumulus Design
 Firm #14810
 2080 N. Highway 360, Suite 240
 Grand Prairie, Texas 75050
 Tel. 214.235.0367



EXISTING DRAINAGE AREA MAP
 SELF-STORAGE ON TOWNSEND DRIVE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

PLOT DATE
 07/14/16
 DRAWING SCALE
 1" = 40'
 PROJECT NUMBER
 CD14111
 SHEET NUMBER
 5



- LEGEND**
- EXISTING CURB
 - - - EXISTING STORM
 - +—+— DRAINAGE AREA DIVIDE
 - DIRECTIONAL FLOW ARROW

DRAINAGE CRITERIA
 $Q = C * I * A$
 $I_{100} = 8.3 \text{ in/hr}$
 $t_c = 20 \text{ min.}$
 $C = 0.35$

DRAINAGE DATA CHART

DRAINAGE AREA NO.	DRAINAGE AREA (Acres)	C	Tc (min)	I100 (in/hr)	Q100 (cfs)	COMMENTS
A	0.32	0.35	20	8.3	0.93	DRAINS OFFSITE TO SOUTH
B	2.54	0.35	20	8.3	7.38	SURFACE FLOWS TO EXISTING CHANNEL
C	2.69	0.35	20	8.3	7.81	SURFACE FLOWS TO EXISTING CHANNEL

BENCHMARK
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 CITY OF ROCKWALL CONTROL MONUMENT #19
 ELEVATION= 600.68

AS-BUILT

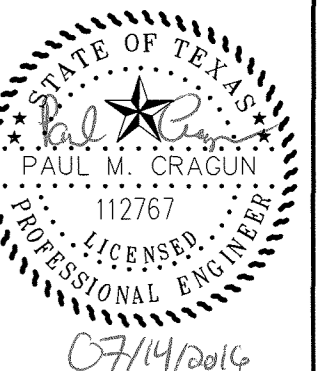
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REVISIONS		
REV NO.	DATE	DESCRIPTION

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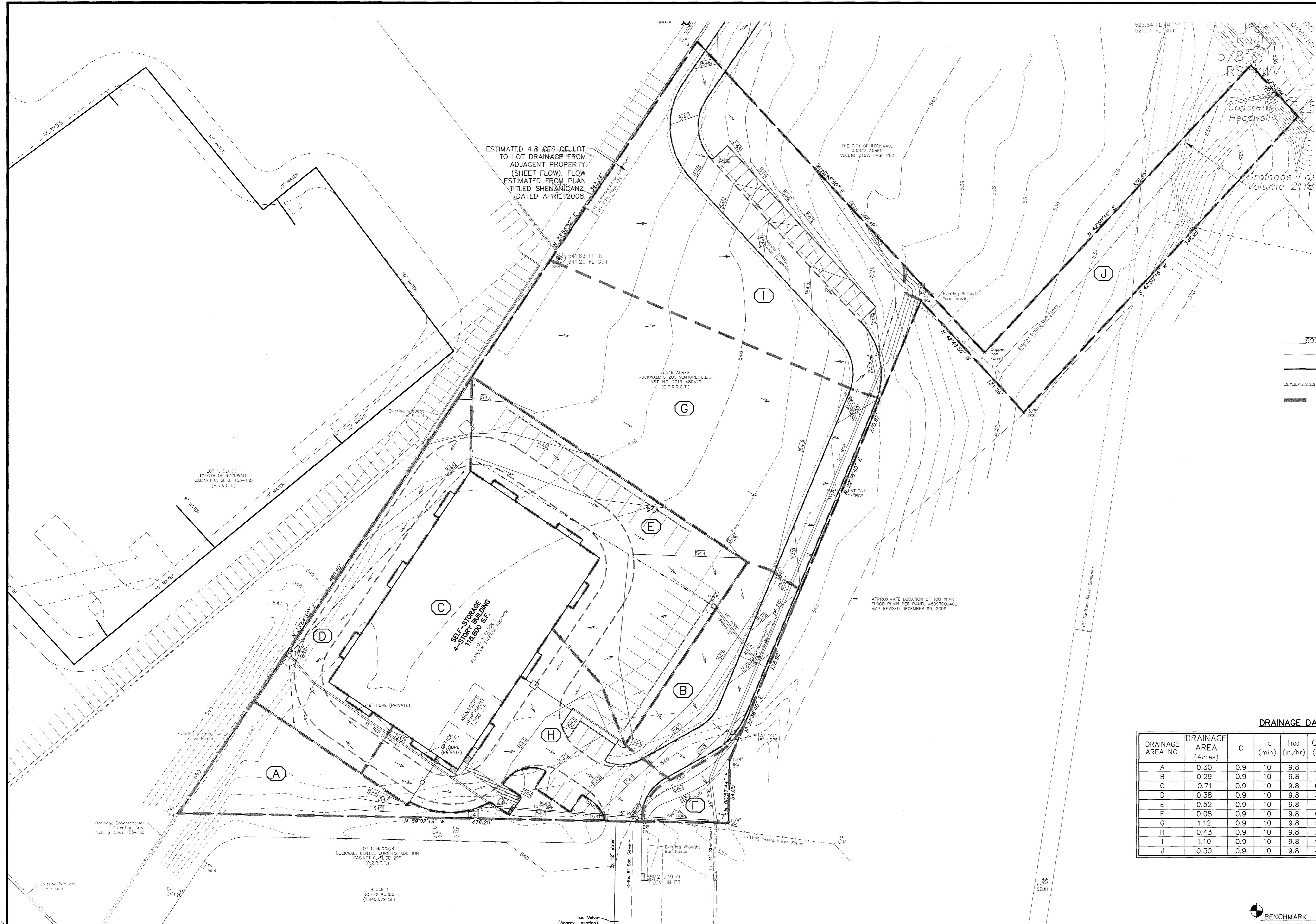
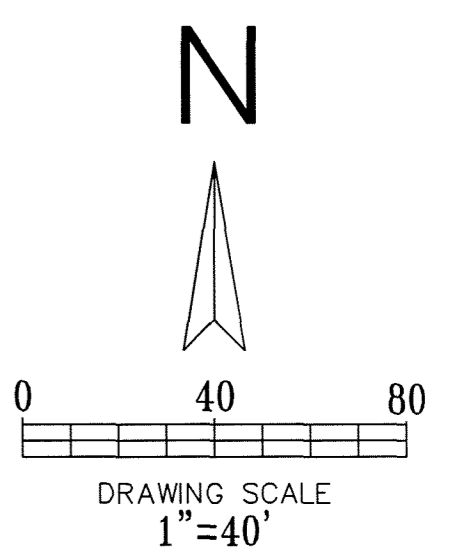
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 CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

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PROPOSED DRAINAGE AREA MAP
 SELF-STORAGE ON TOWNSEND DRIVE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

PLOT DATE	07/14/16
DRAWING SCALE	1" = 40'
PROJECT NUMBER	CD14111
SHEET NUMBER	6



- LEGEND**
- PROPOSED CONTOUR
 - EXISTING CURB
 - PROPOSED CURB
 - EXISTING STORM
 - DRAINAGE AREA DIVIDE

DRAINAGE CRITERIA
 $C = C^*I^A$
 $I_{100} = 9.8 \text{ in/hr}$
 $t_c = 10 \text{ min.}$
 $C = 0.9$
 SITE IS ZONED SUP-121
 - AREA DESCRIPTION

DRAINAGE DATA CHART

DRAINAGE AREA NO.	DRAINAGE AREA (Acres)	C	T _c (min)	I ₁₀₀ (in/hr)	Q ₁₀₀ (cfs)	COMMENTS
A	0.30	0.9	10	9.8	2.6	DRAINS OFFSITE (MATCHES EXISTING)
B	0.29	0.9	10	9.8	3.8	DRAINS TO INLET "4" (TO POND)
C	0.71	0.9	10	9.8	6.4	ROOF DRAINS
D	0.38	0.9	10	9.8	3.4	DRAINS TO INLET "1" (TO POND)
E	0.52	0.9	10	9.8	4.6	DRAINS TO INLET "2" (TO POND)
F	0.08	0.9	10	9.8	0.7	DRAINS TO INLET "7" (TO POND)
G	1.12	0.9	10	9.8	9.9	DRAINS TO INLET "5" (TO POND)
H	0.43	0.9	10	9.8	2.6	DRAINS TO INLET "3" (TO POND)
I	1.10	0.9	10	9.8	9.7	DRAINS TO INLET "6" (TO POND)
J	0.50	0.9	10	9.8	4.4	REMAINS UNCHANGED / CREEK

BENCHMARK
 NE CORNER OF THE CONCRETE CURB INLET LOCATED ON THE NE CORNER OF "COSTO" WAREHOUSE ALONG THE EASTERN DRIVE.
 ELEVATION = 539.71
 NORTHERN CORNER OF EXISTING CURB INLET ALONG TOWNSEND ROAD, APPROXIMATELY 630 FEET SOUTH EAST OF THE INTERSECTION OF THE 130 EB SERVICE ROAD AND TOWNSEND ROAD.
 ELEVATION = 537.64
 CITY OF ROCKWALL CONTROL MONUMENT #19
 ELEVATION = 600.68

AS-BUILT

NOTE: THESE AS BUILT PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY THE CONTRACTOR AND A POST CONSTRUCTION SURVEY.

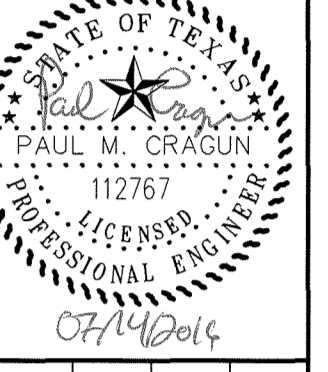
REVISIONS		
REV NO.	DATE	DESCRIPTION

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.

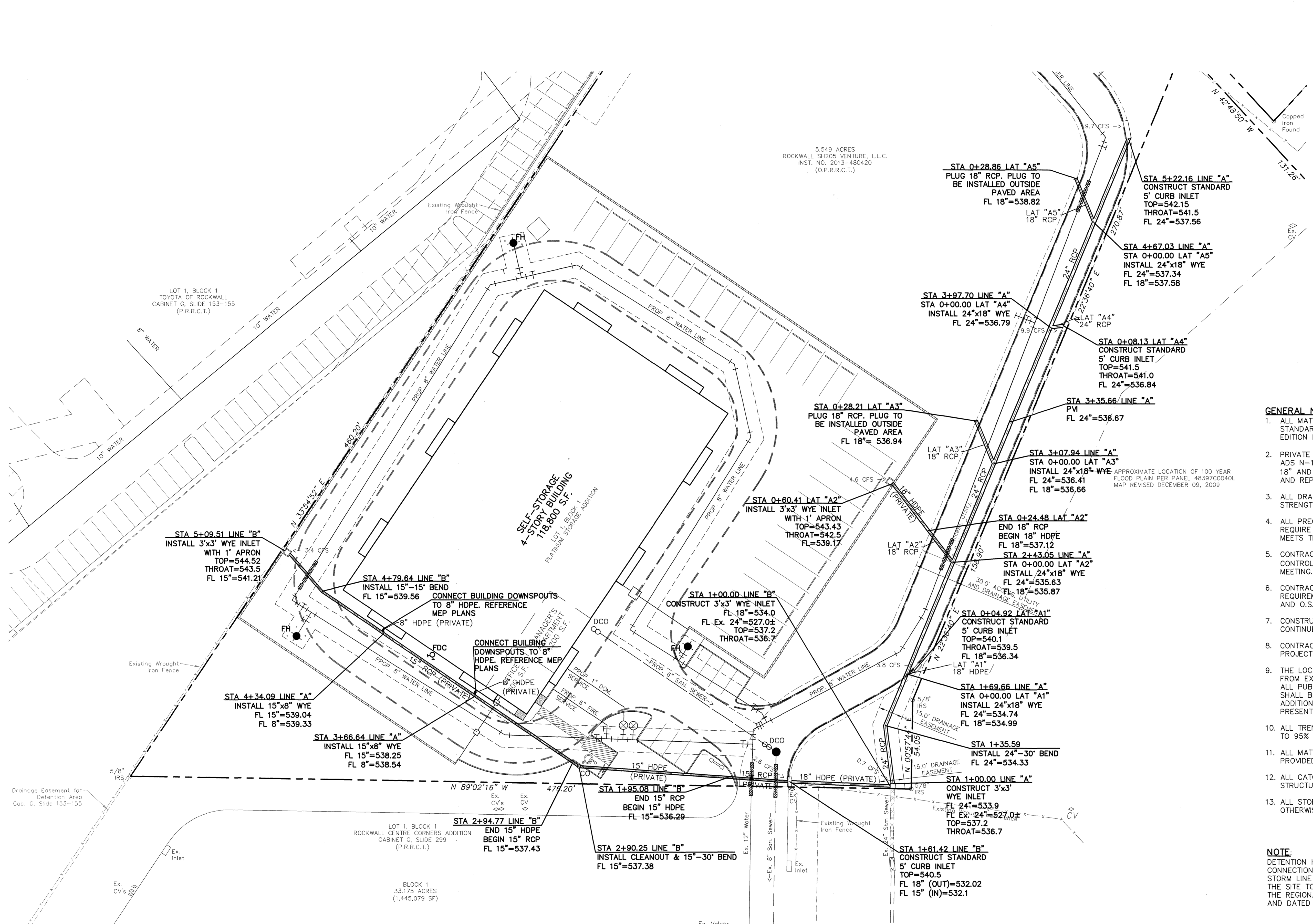
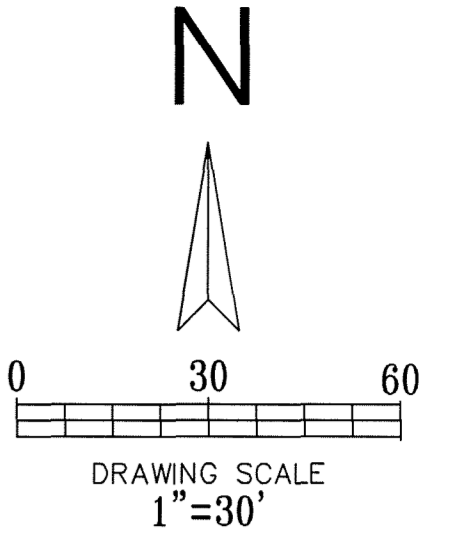
!!! CAUTION !!!
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STORM SEWER PLAN
 SELF-STORAGE ON TOWNSEND DRIVE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS



- LEGEND**
- EXISTING CURB
 - PROPOSED CURB
 - PROPOSED STORM PIPE
 - EXISTING STORM PIPE
 - PROPOSED WASTEWATER PIPE
 - EXISTING WASTEWATER PIPE
 - PROPOSED WATER PIPE
 - EXISTING WATER PIPE

- GENERAL NOTES:**
1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY'S STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS AND NCTCOG 3RD EDITION EXCEPT AS NOTED HEREIN OR APPROVED BY THE CITY.
 2. PRIVATE STORM SEWER PIPE 15" AND SMALLER SHALL BE SDR-35 PVC, ADS N-12 DRAINAGE PIPE OR APPROVED EQUAL. ALL STORM SEWER PIPE 18" AND LARGER SHALL BE CLASS IV RCP AND SHALL BE MAINTAINED AND REPLACED BY THE PROPERTY OWNER.
 3. ALL DRAINAGE STRUCTURES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4200 PSI MINIMUM 6.5 SACK AT 28 DAYS.
 4. ALL PRECAST BOX CULVERTS, DRAINAGE STRUCTURES AND RCP WILL REQUIRE A CERTIFICATION FROM THE MANUFACTURER THAT THE PRODUCT MEETS THE DESIGN REQUIREMENTS AND 28 DAY COMPRESSIVE STRENGTH.
 5. CONTRACTOR SHALL HAVE A TRENCH SAFETY PLAN AND A TRAFFIC CONTROL PLAN (IF REQUIRED) AT THE TIME OF PRE-CONSTRUCTION MEETING.
 6. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION.
 7. CONSTRUCTION SHALL BEGIN AT DOWNSTREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROOVES FACING UPSTREAM.
 8. CONTRACTOR SHALL PROTECT ALL UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.
 9. THE LOCATION OF ALL UTILITIES INDICATED ON THESE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
 10. ALL TRENCH BACKFILL FOR PUBLIC STORM SEWER SHALL BE COMPACTED TO 95% AS REQUIRED BY THE CITY.
 11. ALL MATERIAL, LABOR, ETC FOR STORM SEWER CONSTRUCTION TO BE PROVIDED BY CONTRACTOR.
 12. ALL CATCH BASINS AND HEADWALLS TO BE PRECAST CONCRETE STRUCTURES OR APPROVED EQUAL.
 13. ALL STORM SEWER TO BE PLACED ON 1.0% MINIMUM SLOPE UNLESS OTHERWISE NOTED.

NOTE:
 DETENTION HAS BEEN PROVIDED BY THE NEIGHBORS TO THE SOUTH. A 24" CONNECTION POINT WAS PROVIDED WHEN THE DETENTION POND WAS BUILT. A STORM LINE IS EXTENDED TO THE VACANT PROPERTY TO THE NORTHEAST OF THE SITE TO ALLOW FOR THE SITE TO CONNECT TO THE DETENTION SYSTEM. THE REGIONAL DETENTION PLAN WAS PREPARED BY CPH ENGINEERING, INC. AND DATED JUNE 19, 2008.

BENCHMARK
 NE CORNER OF THE CONCRETE CURB INLET LOCATED ON THE NE CORNER OF "COSTO" WAREHOUSE ALONG THE EASTERN DRIVE
 ELEVATION= 539.71

NORTHERN CORNER OF EXISTING CURB INLET ALONG TOWNSEND ROAD, APPROXIMATELY 630 FEET SOUTH EAST OF THE INTERSECTION OF THE 130 EB SERVICE ROAD AND TOWNSEND ROAD.
 ELEVATION= 537.64

CITY OF ROCKWALL CONTROL MONUMENT #19
 ELEVATION= 600.68

AS-BUILT

NOTE: THESE AS BUILT PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY THE CONTRACTOR AND A POST CONSTRUCTION SURVEY.

REVISIONS		
REV NO.	DATE	DESCRIPTION

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PLOT DATE	07/14/16
DRAWING SCALE	1" = 30'
PROJECT NUMBER	CD14111
SHEET NUMBER	7

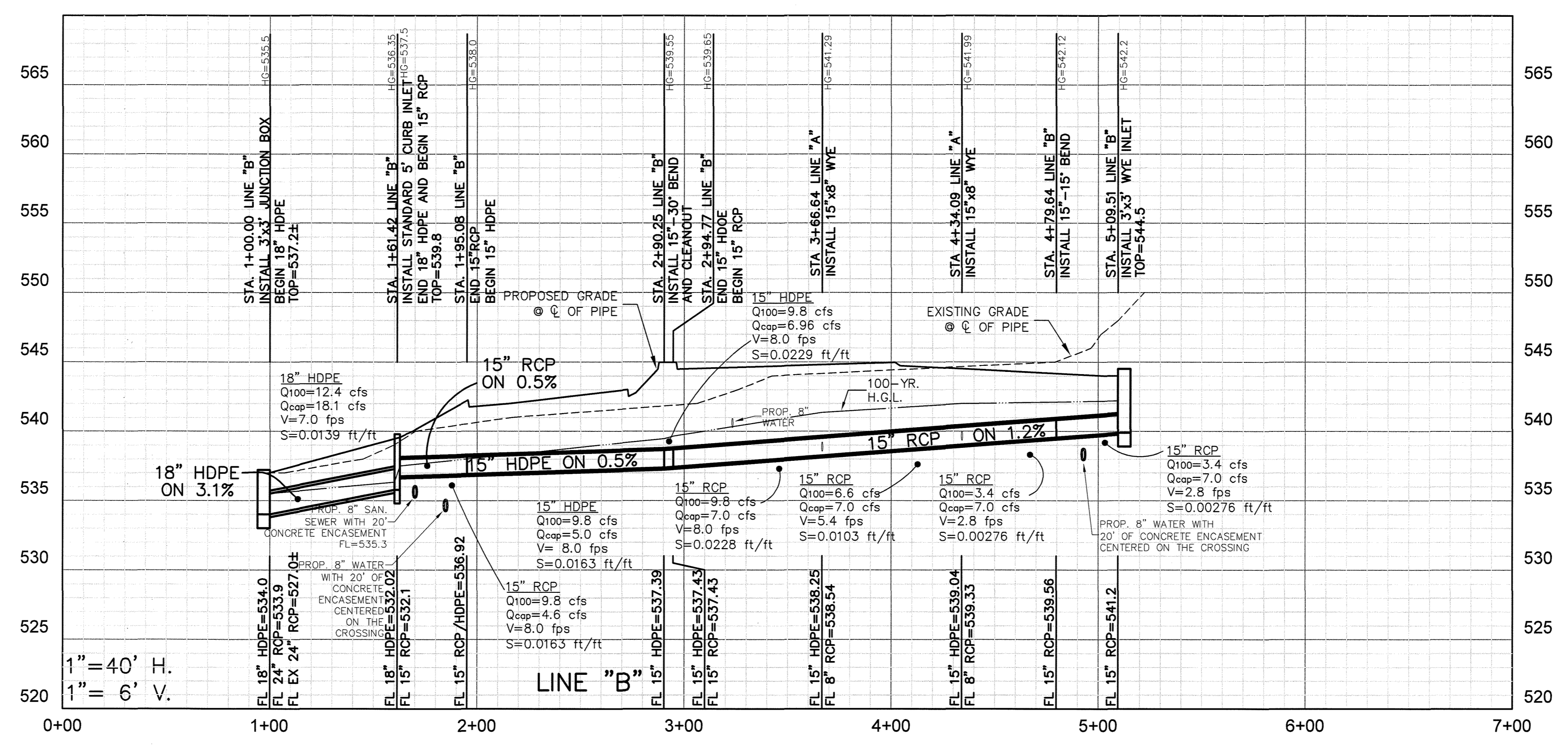
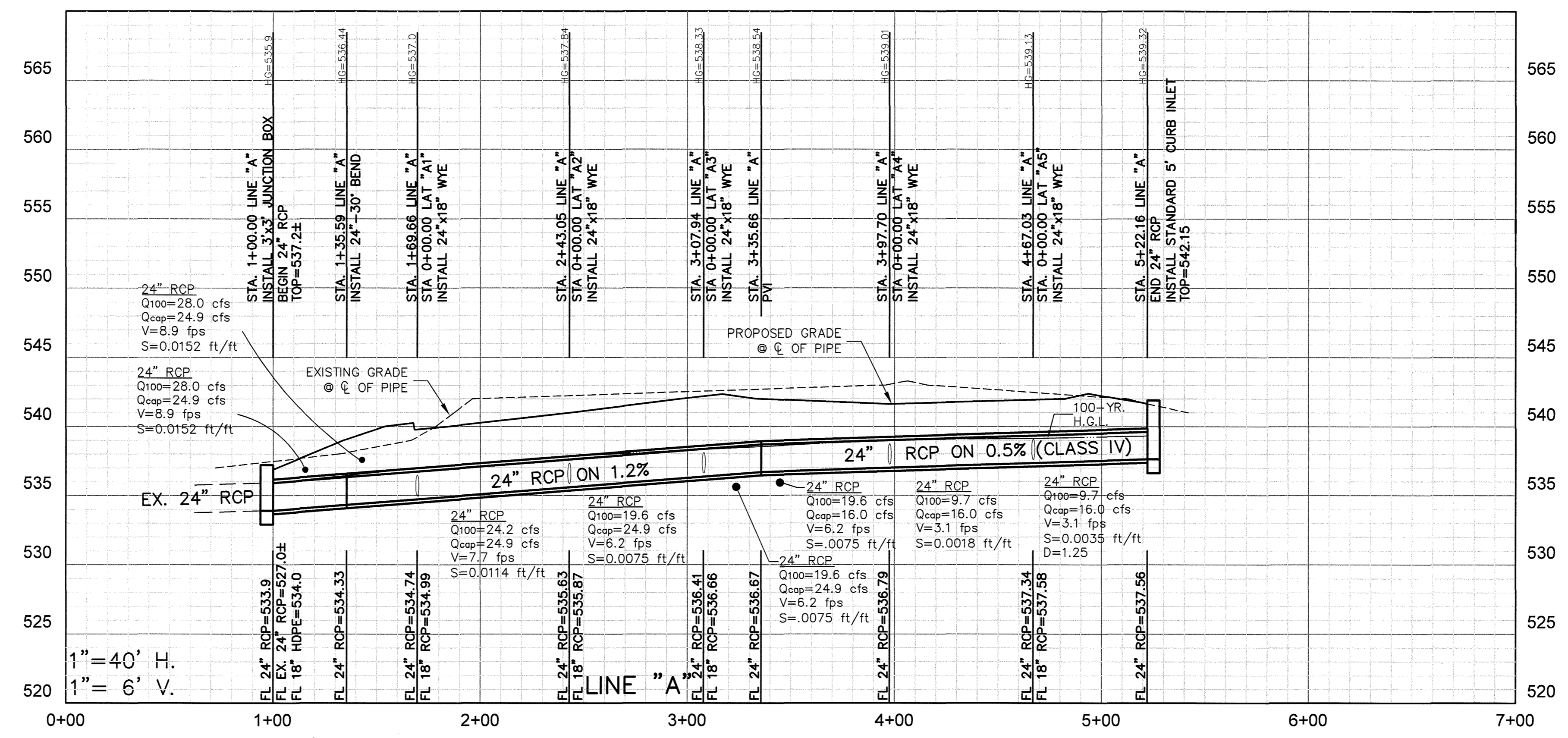
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BENCHMARK
 NE CORNER OF THE CONCRETE CURB INLET LOCATED ON THE NE CORNER OF "COSTO" WAREHOUSE ALONG THE EASTERN DRIVE
 ELEVATION= 539.71

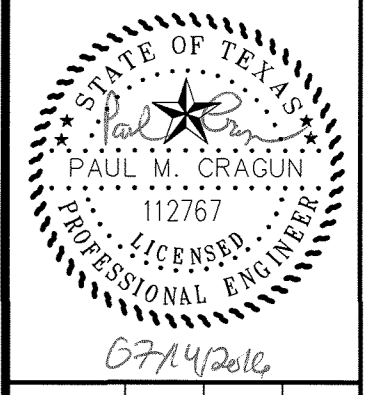
NORTHERN CORNER OF EXISTING CURB INLET ALONG TOWNSEND ROAD, APPROXIMATELY 630 FEET SOUTH EAST OF THE INTERSECTION OF THE 130 EB SERVICE ROAD AND TOWNSEND ROAD.
 ELEVATION= 537.64
 CITY OF ROCKWALL CONTROL MONUMENT #19
 ELEVATION= 600.68

REVISIONS		
REV NO.	DATE	DESCRIPTION

AS-BUILT

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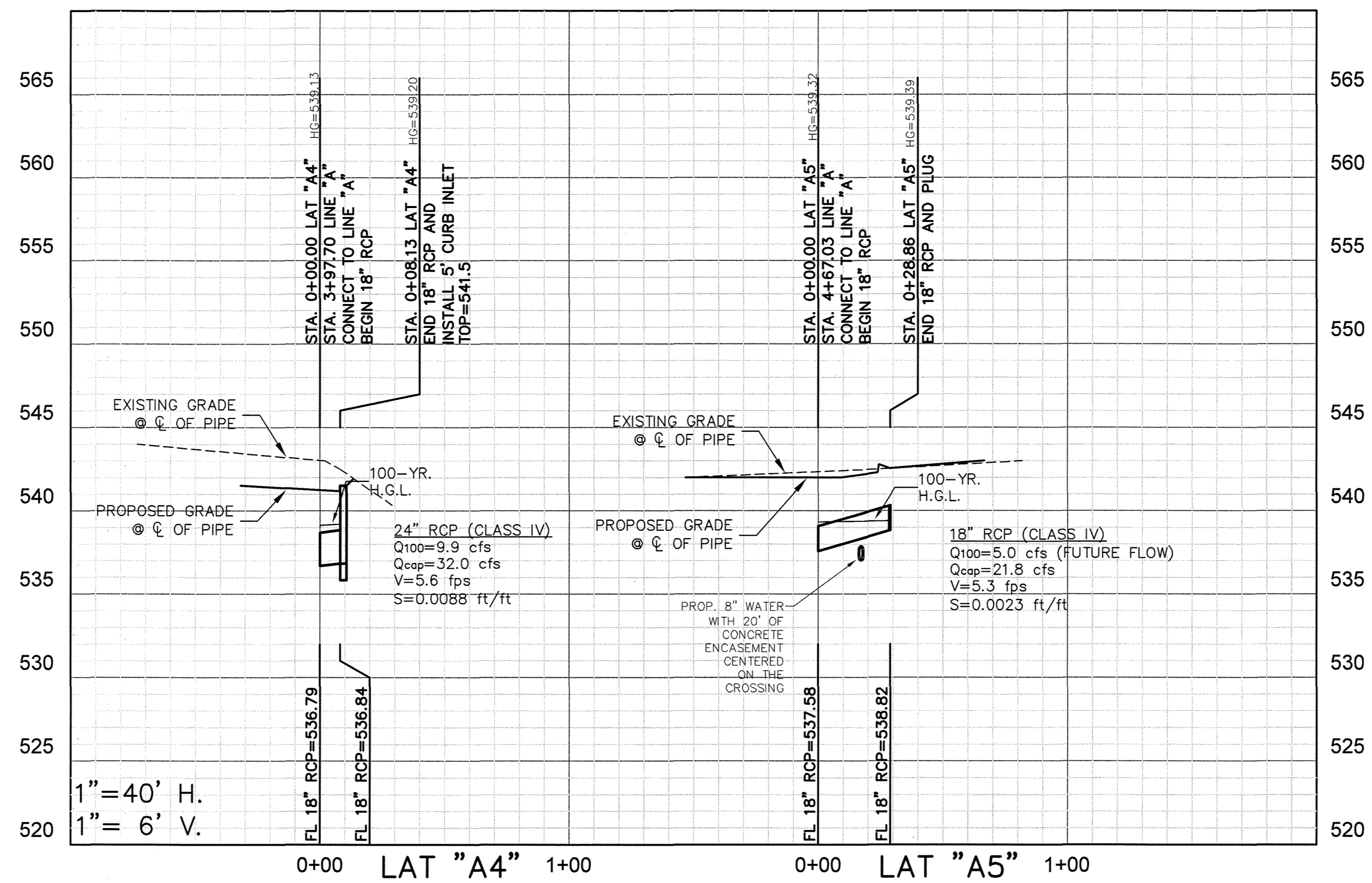
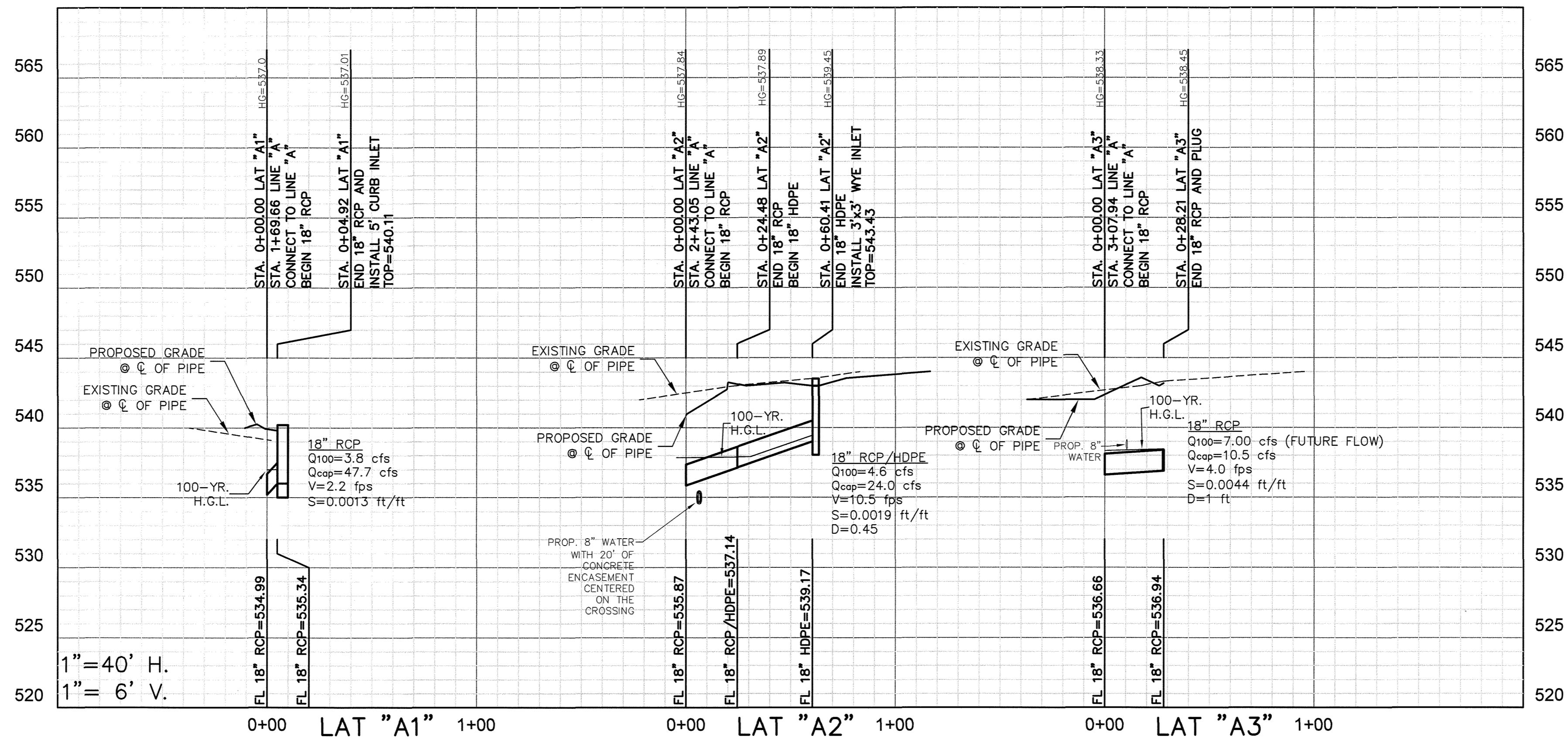
Cumulus Design
 Firm #14810
 2080 N. Highway 360, Suite 240
 Grand Prairie, Texas 75050
 Tel. 214.235.0367



STORM SEWER PROFILES
 SELF-STORAGE ON TOWNSEND DRIVE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

PLOT DATE	07/14/16
DRAWING SCALE	
PROJECT NUMBER	CD14111
SHEET NUMBER	8

CASE #SP2014-033



!!! CAUTION !!!
UNDERGROUND UTILITIES

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REVISIONS		
REV NO.	DATE	DESCRIPTION

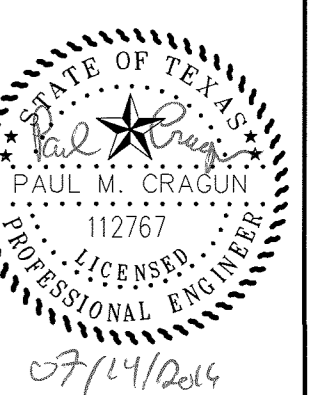
AS-BUILT

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BENCHMARK
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ELEVATION= 539.71

NORTHERN CORNER OF EXISTING CURB INLET ALONG TOWNSEND ROAD, APPROXIMATELY 630 FEET SOUTH EAST OF THE INTERSECTION OF THE 130 EB SERVICE ROAD AND TOWNSEND ROAD.
ELEVATION= 537.64

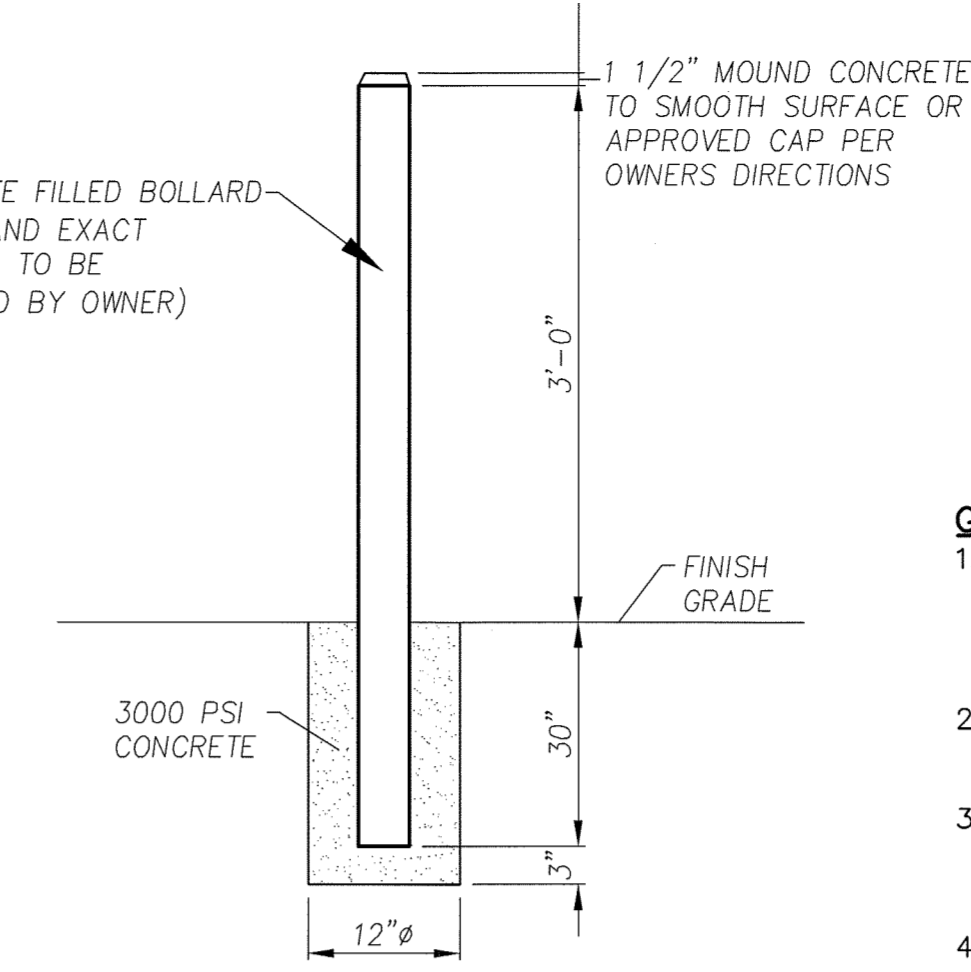
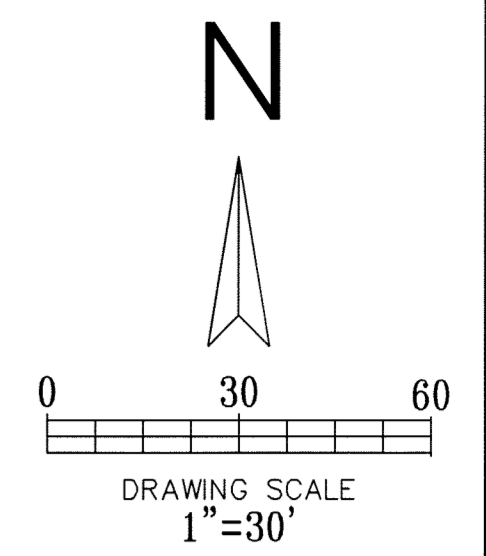
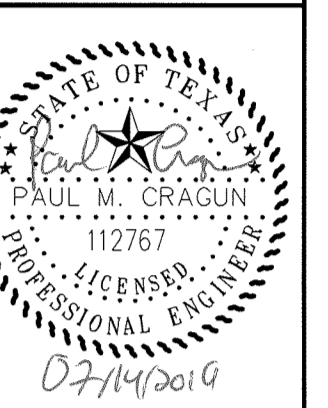
CITY OF ROCKWALL CONTROL MONUMENT #19
ELEVATION= 600.68



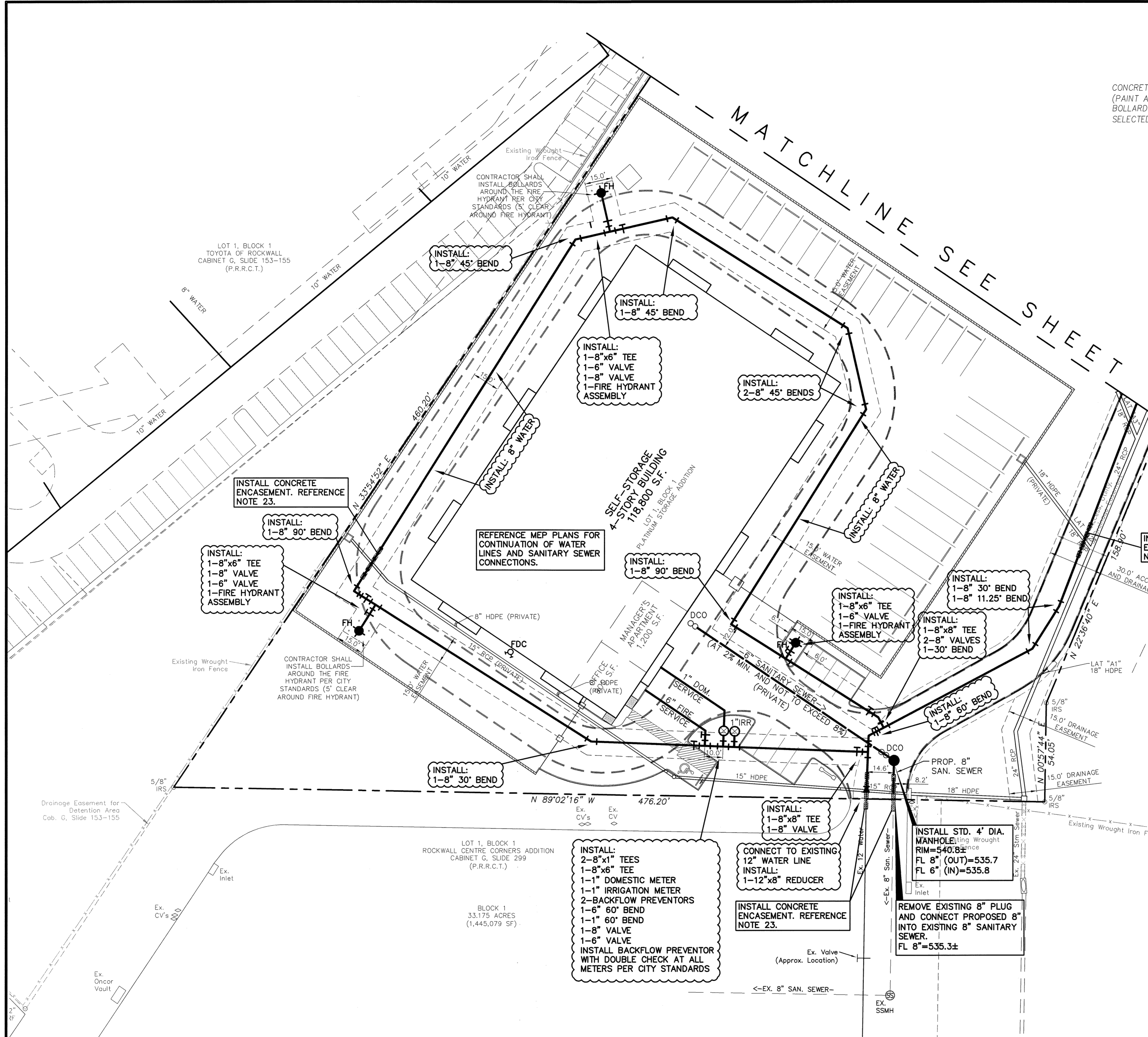
STORM SEWER LATERALS
SELF-STORAGE ON TOWNSEND DRIVE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PLOT DATE	07/14/16
DRAWING SCALE	
PROJECT NUMBER	CD14111
SHEET NUMBER	9

CASE #SP2014-033



- GENERAL NOTES:**
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY'S STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS AND NCTCOG 3RD EDITION STANDARDS EXCEPT AS NOTED HEREIN OR APPROVED BY THE CITY AND NCTCOG 3RD EDITION.
 - CONTRACTOR SHALL HAVE A TRENCH SAFETY PLAN AND A TRAFFIC CONTROL PLAN (IF REQUIRED) AT THE TIME OF PRE-CONSTRUCTION MEETING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE CITY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION.
 - CONTRACTOR SHALL PROTECT ALL UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.
 - THE LOCATION OF ALL UTILITIES INDICATED ON THESE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
 - SEE MEP PLANS FOR EXACT LOCATION AND ELEVATION OF UTILITIES AT THE BUILDING.
 - ALL TRENCH BACKFILL FOR PUBLIC UTILITIES SHALL BE COMPACTED TO 95% AS REQUIRED BY THE CITY.
 - THE CONTRACTOR SHALL INSTALL CONCRETE ENCASUREMENT AROUND SANITARY SEWER LINES OR WATER LINES AT STORM SEWER CROSSINGS, WHEN THERE IS LESS THAN A TWO FOOT CLEARANCE BETWEEN THE LINE AND THE STORM SEWER. THE ENCASUREMENT SHALL BE 10 L.F., CENTERED AT THE CROSSING.
 - A POSITIVE CUT-OFF AT THE BUILDING LINE IS REQUIRED FOR ALL UTILITY TRENCHES TO PREVENT WATER MIGRATION.
 - CONTRACTOR SHALL COORDINATE WITH FIRE DEPARTMENT PRIOR TO REMOVING FIRE LANE FOR WATER LINE CONNECTION AND OTHER PAVING WORK.
 - ALL WATER LINE PIPES SHALL BE DR 14 CLASS 200 PER THE CITY OF ROCKWALL'S REQUIREMENTS.
 - CONTRACTOR SHALL INSTALL BLUE EMS DISKS ON THE WATER LINE AT EVERY CHANGE IN DIRECTION, VALVE, FIRE HYDRANT, AND SERVICE.
 - DURING THE CONSTRUCTION OF THIS PROJECT, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE APPROVED BY THE CITY BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE, WHICH ARE MADE DURING THE BIDDING PHASE, WILL HAVE NO BEARING ON THE DECISION.
 - ANY TEST THAT FAILS TO MEET CITY REQUIREMENTS SHALL BE RE-TESTED AT THE CONTRACTOR'S EXPENSE. THE CITY WILL ONLY ACCEPT SIGNED ORIGINAL COPIES OF ALL TESTING REPORTS FOR REVIEW.
 - ALL MATERIALS, CONSTRUCTION, TESTING AND WORKMANSHIP SHALL CONFORM TO THE CITY'S STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, 3RD EDITION, EXCEPT AS NOTED HEREIN AND APPROVED BY THE CITY.
 - ALL TAPPING SLEEVES, VALVES AND VALVE BOXES, FITTINGS AND THRUST BLOCKING SHALL BE PER THE CITY'S DESIGN AND SPECIFICATIONS.
 - CONCRETE BLOCKING SHALL BE PROVIDED ON WATER MAINS AT ALL TEES, WYES, BENDS, CROSSES, AND FIRE HYDRANTS PER THE CITY STANDARDS. ALL CONCRETE FOR CLOSING SHALL BE MINIMUM 2000 PSI CONCRETE. POLYETHYLENE WRAP SHALL BE INSTALLED AROUND ALL DUCTILE IRON FITTINGS AND VALVES. THE WRAP SHALL HAVE AN 8 MIL. THICKNESS AND BE WRAPPED AND HELD IN PLACE BY 2" WIDE PLASTIC BACKED ADHESIVE TAPE (POLYKEN 900, SCOTCHRAP NO. 50 OR CITY APPROVED EQUAL). THE WRAP SHALL BE INSTALLED WITHOUT BREAKS, TEARS, OR HOLES IN THE FILM.
 - ALL WATER LINES SHALL BE STERILIZED AND PRESSURE TESTED TO 200 PSI FOR A 3-HOUR CONTINUOUS PERIOD. ALL TESTING AND STERILIZATION SHALL MEET OR EXCEED NCTCOG SPECIFICATIONS.
 - ALL SANITARY SEWER PIPES 4" TO 15" SHALL BE PVC SDR 35 MEETING ASTM D3034 AND HAVE RUBBER GASKET JOINTS. ALL SANITARY SEWER PIPES 18" AND LARGER SHALL BE PVC MEETING ASTM F679.
 - ALL SANITARY SEWER LINES SHALL BE TESTED FOR INFILTRATION AND EXFILTRATION IN ACCORDANCE WITH CITY STANDARDS. TV INSPECTIONS, LOW PRESSURE AIR TESTING, VACUUM TESTING OF THE MANHOLES, AND MANDREL TESTING ARE REQUIRED ON ALL SEWER LINES.
 - FIRE SPRINKLER LINE SHALL BE SIZED AND INSTALLED BY A STATE LICENSED FIRE SPRINKLER CONTRACTOR.
 - ALL MANHOLES TO BE RAVEN LINED OR APPROVED EQUAL.
 - CONTRACTOR SHALL INSTALL 20 LF OF CONCRETE ENCASUREMENT CENTERED ON UTILITY CROSSING PER CITY AND NCTCOG STANDARDS AND DETAIL.



APPROXIMATE LOCATION OF 100 YEAR FLOOD PLAIN PER PANEL 48397C004DL MAP REVISED DECEMBER 09, 2009

LEGEND

- EXISTING CURB
- PROPOSED CURB
- PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED WATER PIPE
- EXISTING WATER PIPE
- PROPOSED STORM SEWER PIPE
- EXISTING STORM PIPE

REVISIONS		
REV. NO.	DATE	DESCRIPTION

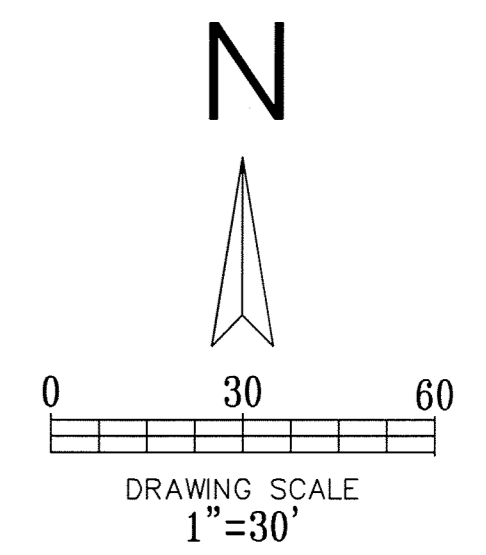
AS-BUILT

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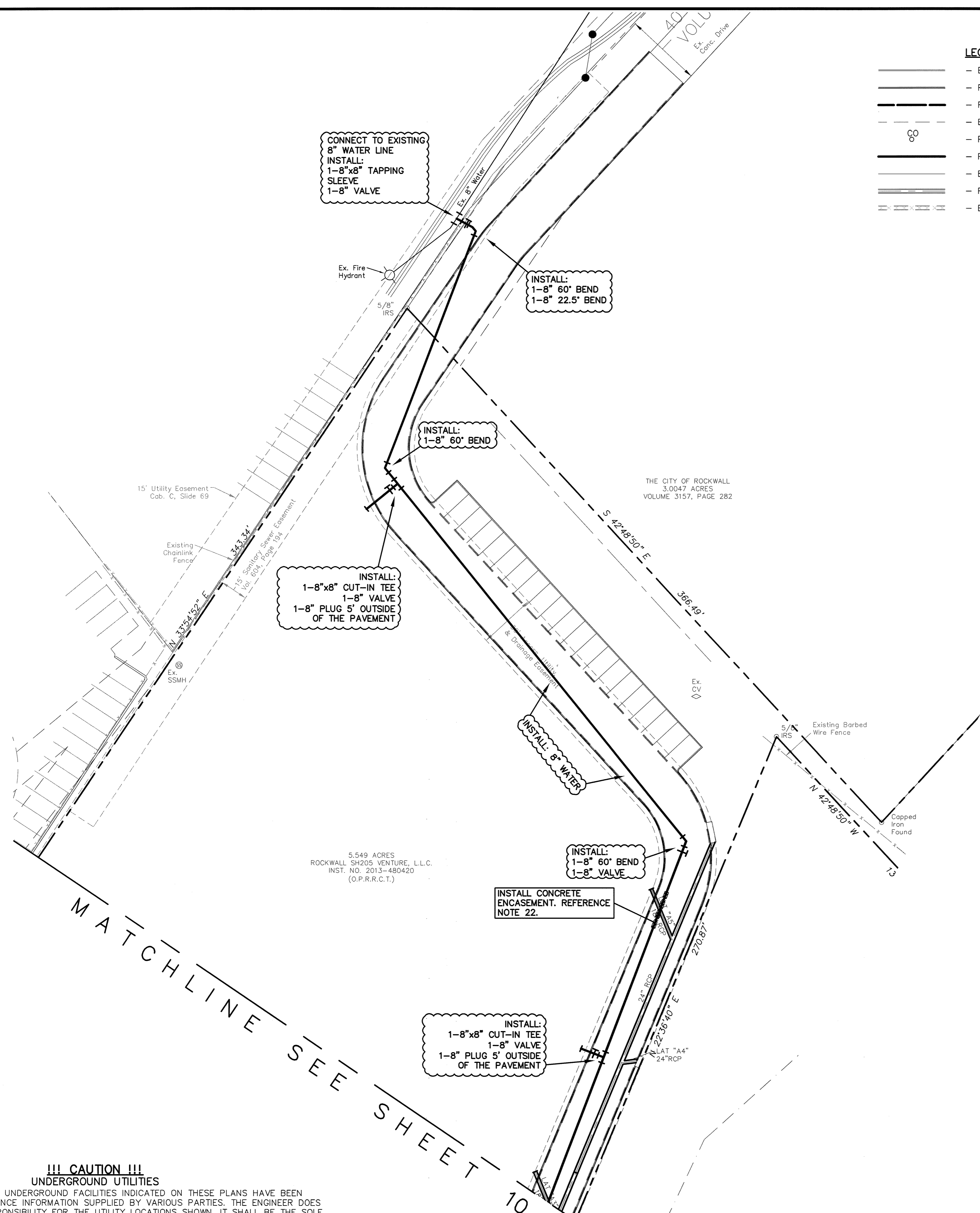
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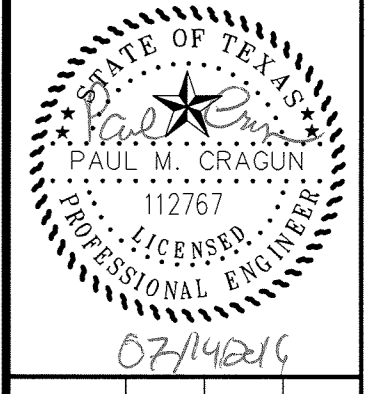
LEGEND

———	- EXISTING CURB
———	- PROPOSED CURB
———	- PROPOSED SANITARY SEWER PIPE
———	- EXISTING SANITARY SEWER PIPE
———	- PROPOSED SANITARY SEWER CLEANOUT
———	- PROPOSED WATER PIPE
———	- EXISTING WATER PIPE
———	- PROPOSED STORM SEWER PIPE
———	- EXISTING STORM PIPE

- GENERAL NOTES:**
1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY'S STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS AND NCTCOG 3RD EDITION STANDARDS EXCEPT AS NOTED HEREIN OR APPROVED BY THE CITY AND NCTCOG 3RD EDITION.
 2. CONTRACTOR SHALL HAVE A TRENCH SAFETY PLAN AND A TRAFFIC CONTROL PLAN (IF REQUIRED) AT THE TIME OF PRE-CONSTRUCTION MEETING.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION.
 4. CONTRACTOR SHALL PROTECT ALL UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.
 5. THE LOCATION OF ALL UTILITIES INDICATED ON THESE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
 6. SEE MEP PLANS FOR EXACT LOCATION AND ELEVATION OF UTILITIES AT THE BUILDING.
 7. ALL TRENCH BACKFILL FOR PUBLIC UTILITIES SHALL BE COMPACTED AS REQUIRED BY THE CITY.
 8. THE CONTRACTOR SHALL INSTALL CONCRETE ENCASEMENT AROUND SANITARY SEWER LINES OR WATER LINES AT STORM SEWER CROSSINGS, WHEN THERE IS LESS THAN A TWO FOOT CLEARANCE BETWEEN THE LINE AND THE STORM SEWER. THE ENCASEMENT SHALL BE 10 L.F., CENTERED AT THE CROSSING.
 9. A POSITIVE CUT-OFF AT THE BUILDING LINE IS REQUIRED FOR ALL UTILITY TRENCHES TO PREVENT WATER MIGRATION.
 10. CONTRACTOR SHALL COORDINATE WITH FIRE DEPARTMENT PRIOR TO REMOVING FIRE LANE FOR WATER LINE CONNECTION AND OTHER PAVING WORK.
 11. ALL WATER LINE PIPES SHALL BE DR 14 CLASS 200 PER THE CITY OF ROCKWALL'S REQUIREMENTS.
 12. CONTRACTOR SHALL INSTALL BLUE EMS DISKS ON THE WATER LINE AT EVERY CHANGE IN DIRECTION, VALVE, FIRE HYDRANT, AND SERVICE.
 13. DURING THE CONSTRUCTION OF THIS PROJECT, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE APPROVED BY THE CITY BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE, WHICH ARE MADE DURING THE BIDDING PHASE, WILL HAVE NO BEARING ON THE DECISION.
 14. ANY TEST THAT FAILS TO MEET CITY REQUIREMENTS SHALL BE RE-TESTED AT THE CONTRACTOR'S EXPENSE. THE CITY WILL ONLY ACCEPT SIGNED ORIGINAL COPIES OF ALL TESTING REPORTS FOR REVIEW.
 15. ALL MATERIALS, CONSTRUCTION, TESTING AND WORKMANSHIP SHALL CONFORM TO THE CITY'S STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, 3RD EDITION, EXCEPT AS NOTED HEREIN AND APPROVED BY THE CITY.
 16. ALL TAPPING SLEEVES, VALVES AND VALVE BOXES, FITTINGS AND THRUST BLOCKING SHALL BE PER THE CITY'S DESIGN AND SPECIFICATIONS.
 17. CONCRETE BLOCKING SHALL BE PROVIDED ON WATER MAINS AT ALL TEES, WYES, BENDS, CROSSES AND FIRE HYDRANTS PER THE CITY STANDARDS. ALL CONCRETE FOR BLOCKING SHALL BE MINIMUM 2000 PSI CONCRETE. POLYETHYLENE WRAP SHALL BE INSTALLED AROUND ALL DUCTILE IRON FITTINGS AND VALVES. THE WRAP SHALL HAVE AN 8 MIL THICKNESS AND BE WRAPPED AND HELD IN PLACE BY 2" WIDE PLASTIC BACKED ADHESIVE TAPE (POLYKEN 900, SCOTCHRAP NO. 50 OR CITY APPROVED EQUAL). THE WRAP SHALL BE INSTALLED WITHOUT BREAKS, TEARS OR HOLES IN THE FILM.
 18. ALL WATER LINES SHALL BE STERILIZED AND PRESSURE TESTED TO 200 PSI FOR A 3-HOUR CONTINUOUS PERIOD. ALL TESTING AND STERILIZATION SHALL MEET OR EXCEED NCTCOG SPECIFICATIONS.
 19. ALL SANITARY SEWER PIPES 4" TO 15" SHALL BE PVC SDR 35 MEETING ASTM D3034 AND HAVE RUBBER GASKET JOINTS. ALL SANITARY SEWER PIPES 18" AND LARGER SHALL BE PVC MEETING ASTM F679.
 20. ALL SANITARY SEWER LINES SHALL BE TESTED FOR INFILTRATION AND EXFILTRATION IN ACCORDANCE WITH CITY STANDARDS. TV INSPECTIONS, LOW PRESSURE AIR TESTING, VACUUM TESTING OF THE MANHOLES, AND MANDREL TESTING ARE REQUIRED ON ALL SEWER LINES.
 21. FIRE SPRINKLER LINE SHALL BE SIZED AND INSTALLED BY A STATE LICENSED FIRE SPRINKLER CONTRACTOR.
 22. CONTRACTOR SHALL INSTALL 20' OF CONCRETE ENCASEMENT CENTERED ON UTILITY CROSSING PER CITY AND NCTCOG STANDARDS AND DETAIL



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WATER & SANITARY SEWER PLAN
 SELF-STORAGE ON TOWNSEND DRIVE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

PLOT DATE	07/14/16
DRAWING SCALE	1" = 30'
PROJECT NUMBER	CD14111
SHEET NUMBER	11

REVISIONS		
REV. NO.	DATE	DESCRIPTION
Δ	09/03/2015	PARKING AND WATER LINE ADDITION

AS-BUILT

NOTE: THESE AS BUILT PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY THE CONTRACTOR AND A POST CONSTRUCTION SURVEY.

CASE #SP2014-033

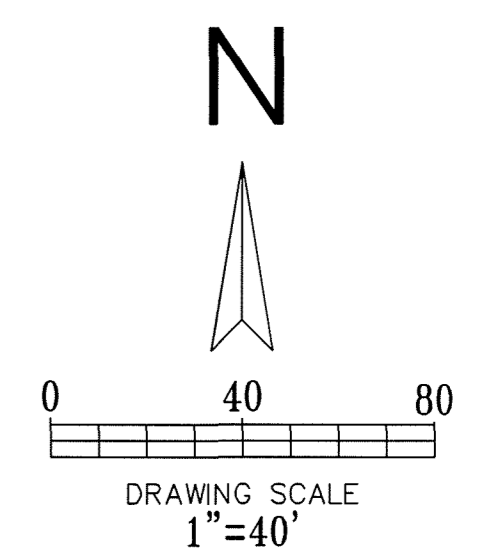
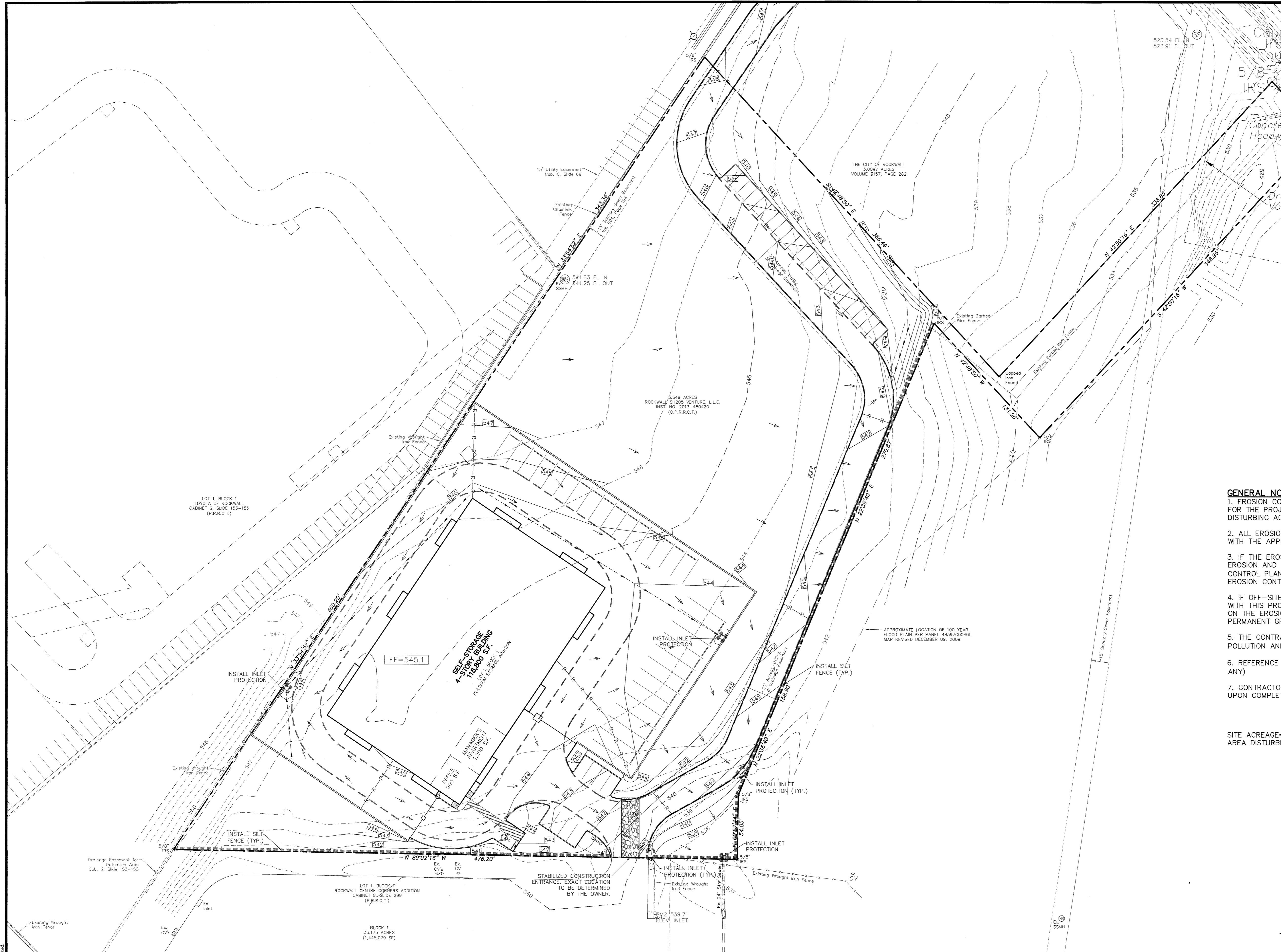
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!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO 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.



- LEGEND**
- EXISTING CURB
 - PROPOSED CURB
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED RIDGE
 - PROPOSED FLOW ARROW
 - SILT FENCE
 - INLET PROTECTION
 - CONSTRUCTION ENTRANCE

- GENERAL NOTES:**
1. EROSION CONTROL DEVICES AS SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF THE LAND DISTURBING ACTIVITIES ON THE PROJECT.
 2. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT.
 3. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENT FROM THE PROJECT THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
 4. IF OFF-SITE SOIL BORROW OR SPOIL SITES ARE USED IN CONJUNCTION WITH THIS PROJECT, THIS INFORMATION SHALL BE DISCLOSED AND SHOWN ON THE EROSION CONTROL PLAN. THESE AREAS SHALL BE STABILIZED WITH PERMANENT GROUND COVER PRIOR TO FINAL APPROVAL OF THE PROJECT.
 5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE STORM WATER POLLUTION AND PREVENTION PLAN (SWPPP) IF REQUIRED.
 6. REFERENCE LANDSCAPE PLAN FOR TREE PROTECTION INFORMATION (IF ANY)
 7. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.

SITE ACREAGE= 5.549 ACRES
 AREA DISTURBED= ±2.86 ACRES

BENCHMARK
 NE CORNER OF THE CONCRETE CURB INLET LOCATED ON THE NE CORNER OF "COSTO" WAREHOUSE ALONG THE EASTERN DRIVE
 ELEVATION= 539.71

NORTHERN CORNER OF EXISTING CURB INLET ALONG TOWNSEND ROAD, APPROXIMATELY 630 FEET SOUTH EAST OF THE INTERSECTION OF THE 130 EB SERVICE ROAD AND TOWNSEND ROAD
 ELEVATION= 537.64

CITY OF ROCKWALL CONTROL MONUMENT #19
 ELEVATION= 600.68

AS-BUILT

NOTE: THESE AS BUILT PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY THE CONTRACTOR AND A POST CONSTRUCTION SURVEY.

REVISIONS		
REV. NO.	DATE	DESCRIPTION

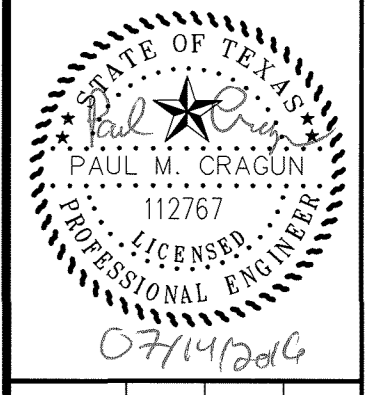
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CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

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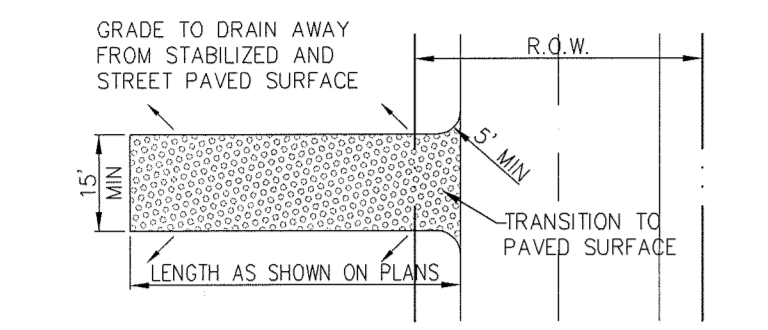
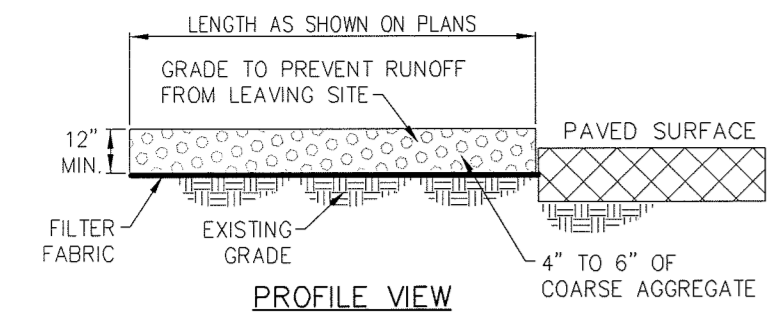


EROSION CONTROL PLAN
 SELF-STORAGE ON TOWNSEND DRIVE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

PLOT DATE	07/14/16
DRAWING SCALE	1" = 40'
PROJECT NUMBER	CD14111
SHEET NUMBER	12

CASE #SP2014-033

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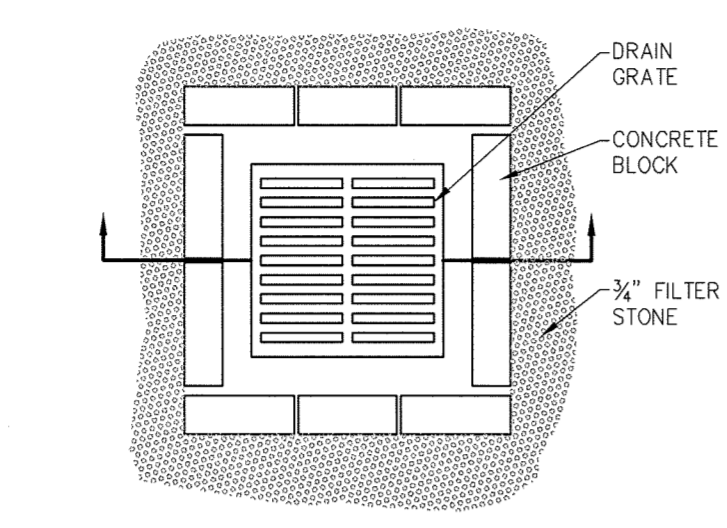
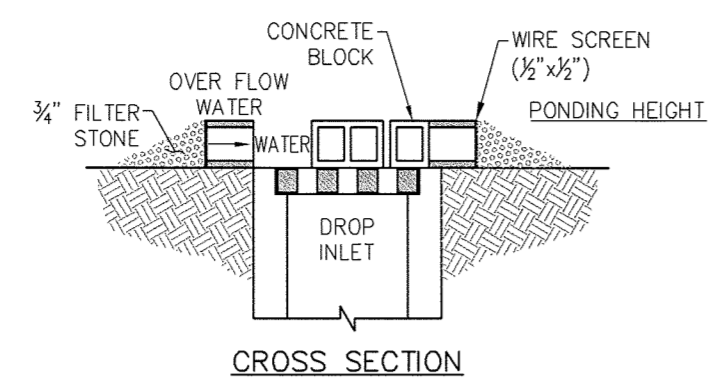


DRAINAGE MUST FLOW AWAY FROM ENTRANCE. ENTRANCE MUST BE SLOPED SO THAT STORM WATER IS NOT ALLOWED TO LEAVE THE SITE AND ENTER ROADWAYS.

STABILIZED CONSTRUCTION ENTRANCE (IF REQUIRED)

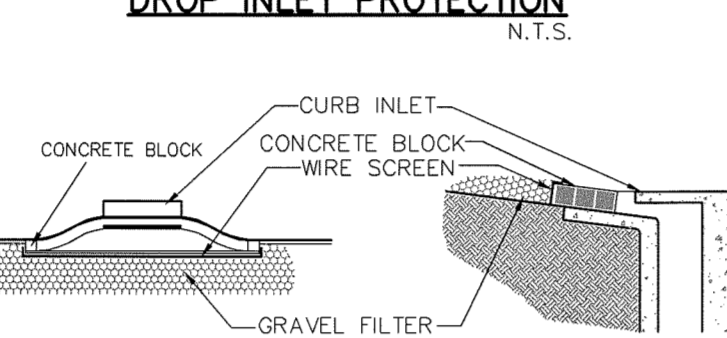
N.T.S.

NOTES:
1. STONE SHALL BE 4 TO 6 INCH DIAMETER COARSE AGGREGATE. NO CRUSHED CONCRETE ALLOWED.
2. LENGTH SHALL BE AS SPECIFIED IN THE SWPPP.
3. THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.
4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. THE ENTRANCE SHALL MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE. A CONDITIONS DEMAND, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PAVED SURFACES, MUST BE REMOVED IMMEDIATELY.
7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
8. PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.
9. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.



DROP INLET PROTECTION

N.T.S.



CURB INLET PROTECTION

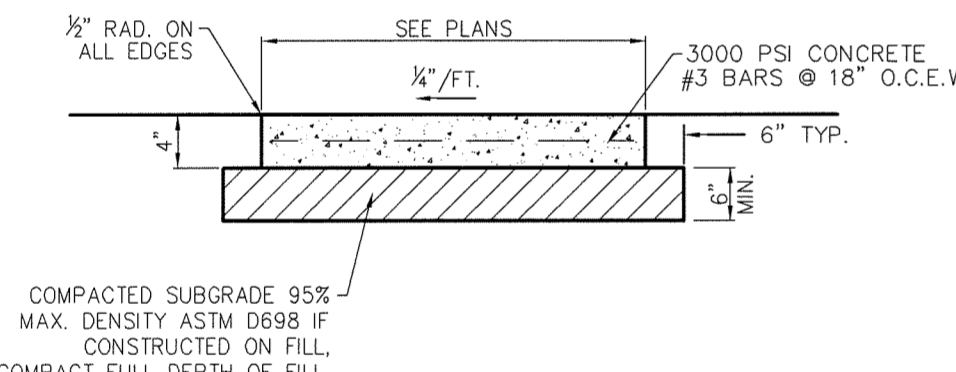
N.T.S.

BLOCK AND GRAVEL PROTECTION CONCRETE BLOCKS ARE TO BE PLACED ON THEIR SIDES IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET WITH ENDS BUTTING. OPENING IN THE BLOCKS SHOULD FACE OUTWARD, NOT UPWARD. WIRE MESH SHALL THEN BE PLACED OVER THE OUTSIDE FACE OF THE BLOCKS COVERING THE HOLES. FILTER STONE SHALL THEN BE PILED AGAINST THE WIRE MESH TO THE TOP OF THE BLOCKS WITH THE BASE OF THE STONE BEING A MINIMUM OF 18 INCHES FROM THE BLOCKS. PERIODICALLY, WHEN THE STONE FILTER BECOMES CLOGGED, THE STONE MUST BE REMOVED AND CLEANED IN A PROPER MANNER OR REPLACED WITH NEW STONE AND PILED BACK AGAINST THE WIRE MESH.

CONSTRUCTION NOTES - INLET PROTECTION

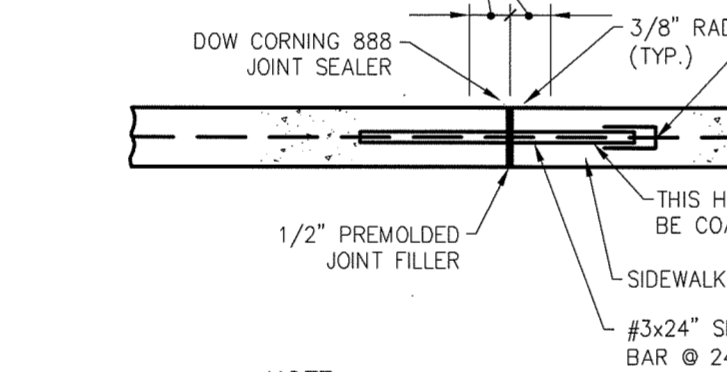
1. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION OR POLLUTION DEVICES AS REQUIRED DURING THE CONSTRUCTION PHASE IN ORDER TO COMPLETELY CONFORM TO THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY AND ALL OTHER AGENCIES HAVING JURISDICTION.
2. CONTRACTOR AND OWNER SHALL FILE N.O.I. PER EPA REQUIREMENTS. ON-SITE CURB INLET PROTECTION SHALL BE CONSTRUCTED UPON.
3. INSTALLATION OF APPLICABLE ON SITE STORM SEWER.

EROSION CONTROL DETAILS



SIDWALK CROSS-SECTION

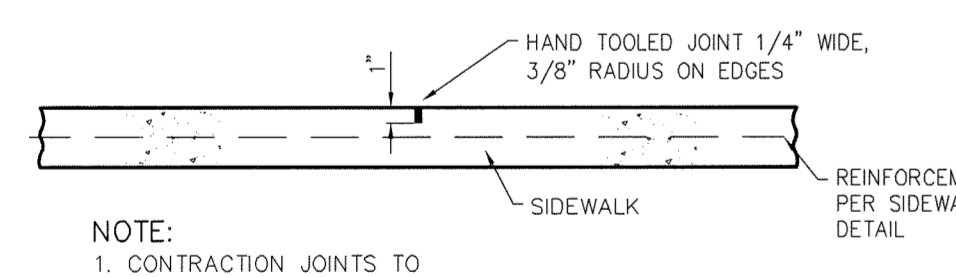
N.T.S.



EXPANSION JOINT

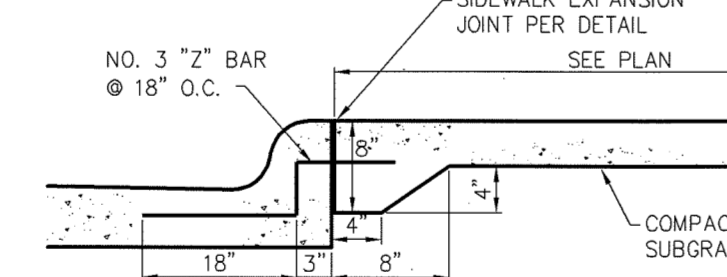
N.T.S.

NOTE:
1. EXPANSION JOINTS TO BE SPACED AT 30' OR ADJACENT TO PAVEMENT EXPANSION JOINTS



CONTRACTION JOINT

N.T.S.



JOINT DETAIL FOR SIDWALK ADJACENT TO CURB

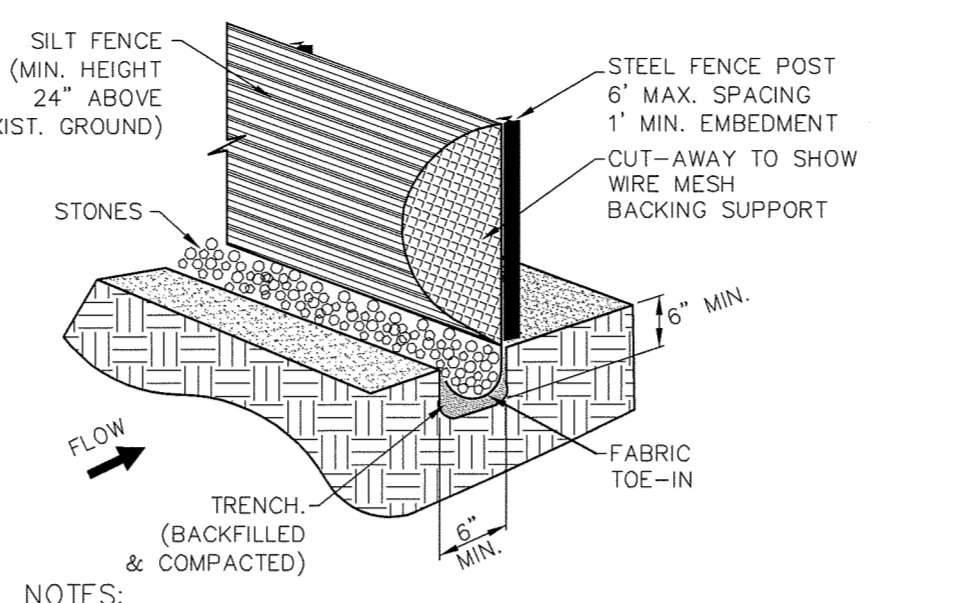
N.T.S.

NOTES:
1. ALL HONEYCOMB IN BACK OF CURB TO BE TROWEL-PLASTERED BEFORE POURING SIDWALK.
2. LUG MAY BE FORMED BY SHAPING SUBGRADE TO APPROXIMATE DIMENSIONS SHOWN.
3. SIDWALK TO BE MIN. 3000 PSI (MIN. 5.5 SACK MIX) CONCRETE UNLESS OTHERWISE SPECIFIED.

SIDWALK DETAILS

REVISIONS		
REV NO.	DATE	DESCRIPTION

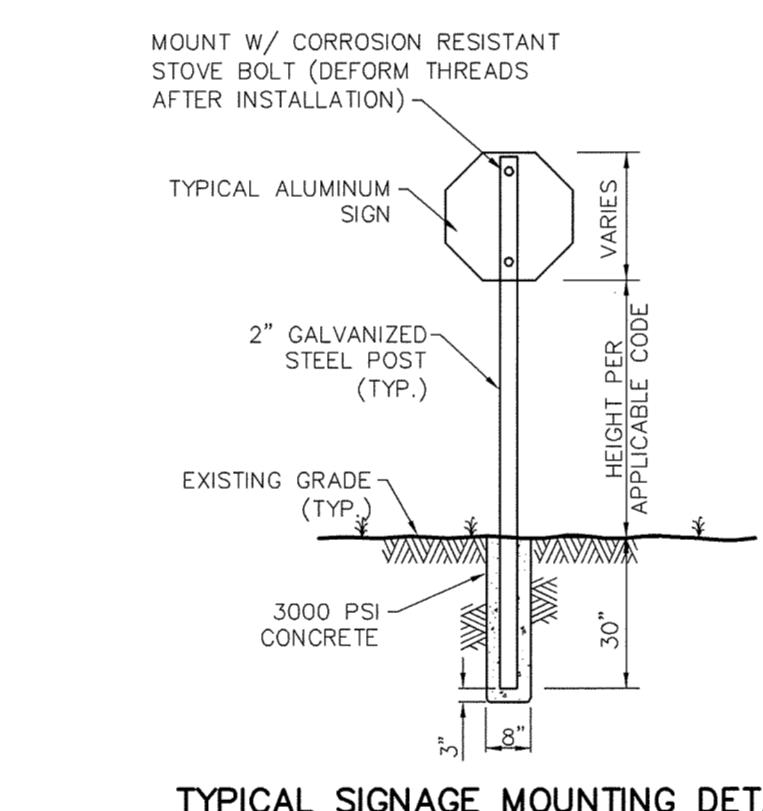
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SILT FENCE

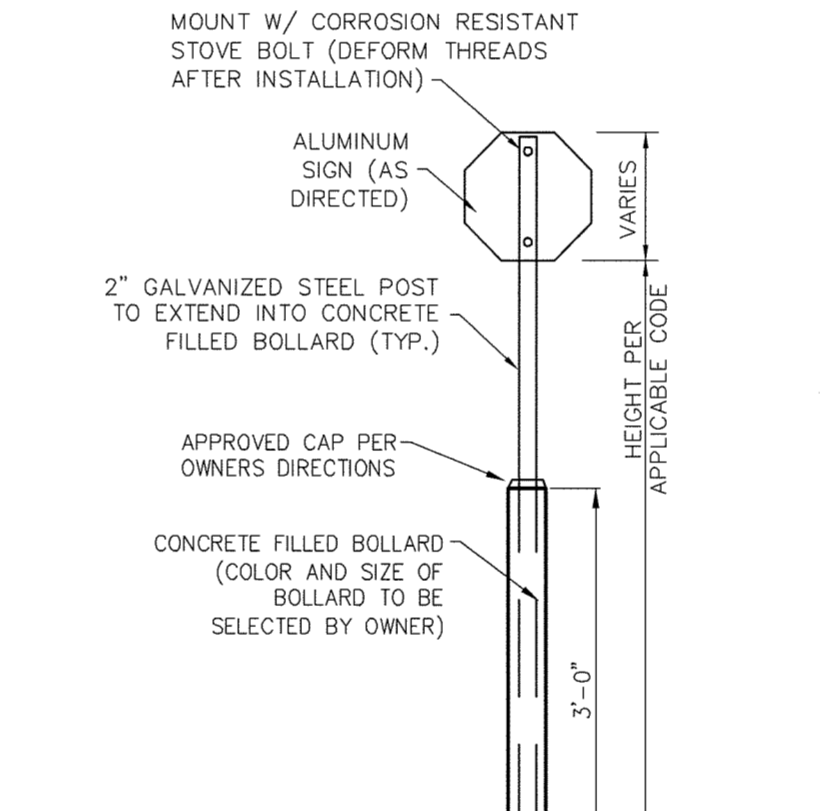
N.T.S.

- NOTES:
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. THE POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON THE 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 SHALL BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL SUPPORT POST THERE SHALL BE A 6 INCH DOUBLE OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE WEEKLY OR 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 REACHED A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.



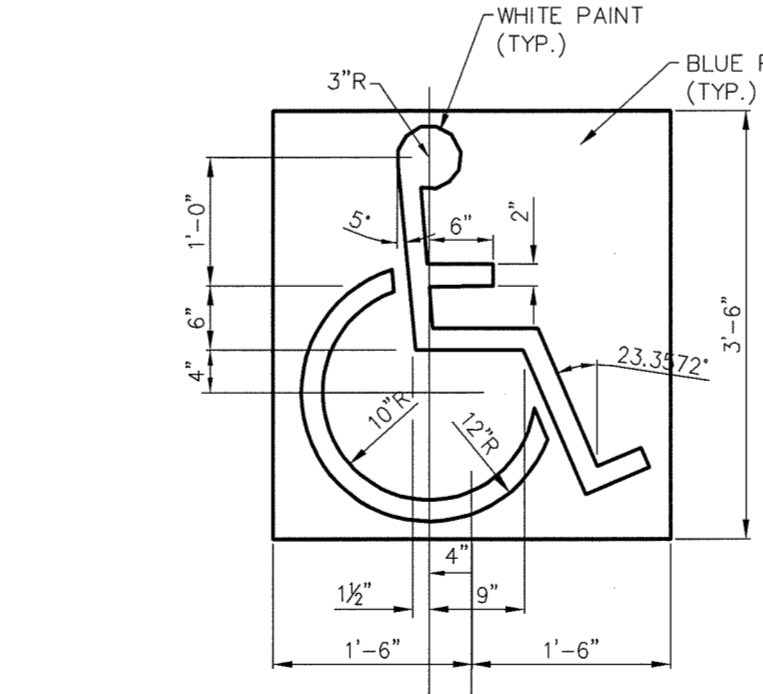
TYPICAL SIGNAGE MOUNTING DETAIL

N.T.S.



SIGNAGE MOUNTING DETAIL ADJACENT TO PARKING SPACE

N.T.S.

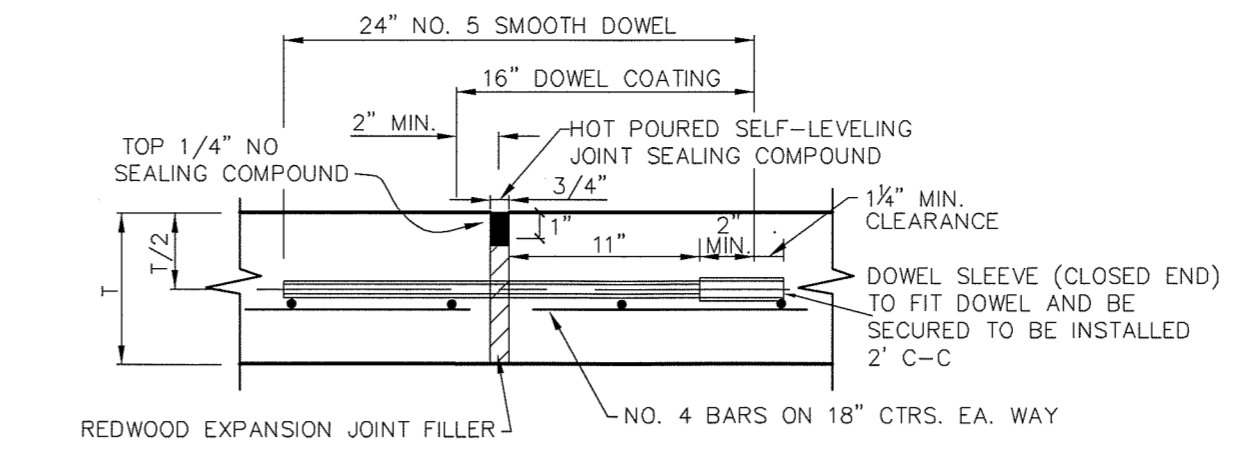


ACCESSIBILITY PARKING SYMBOL DETAIL

N.T.S.

ACCESSIBILITY DETAILS

NOTE: DETAILS ON THIS SHEET ARE PRIVATE. ALL WORK WITHIN PUBLIC EASEMENTS OR RIGHT-OF-WAY SHALL BE PER CITY OR STATE, IF APPLICABLE, STANDARD DETAILS. THE CONTRACTOR IS REQUIRED TO HAVE ON-SITE, AT ALL TIMES, A COPY OF THE CITY'S CONSTRUCTION DETAILS.



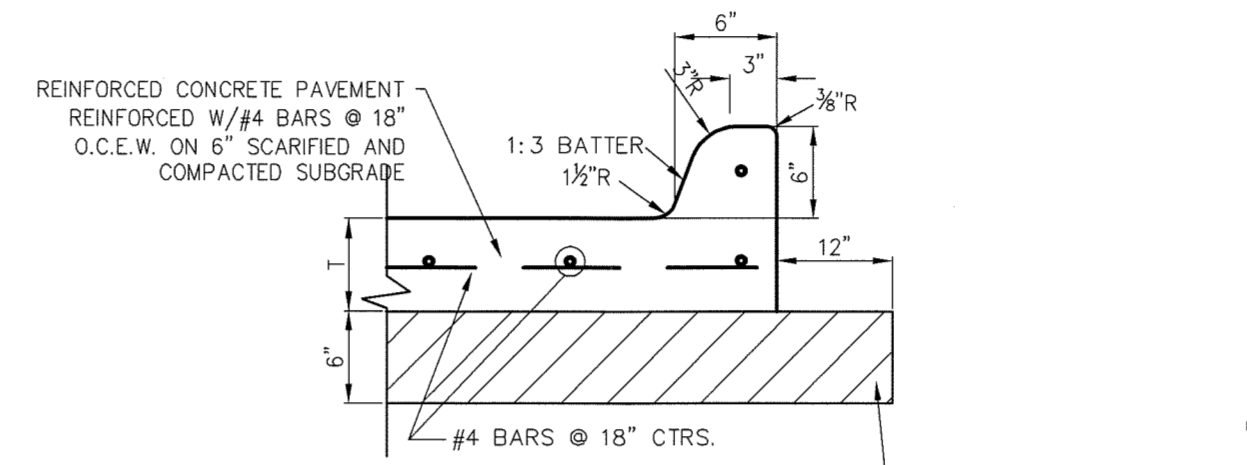
EXPANSION JOINT

N.T.S.

NOTE: DOWELS AND REINFORCING BARS SHALL BE SUPPORTED BY AN APPROVED DEVICE.
T=THICKNESS OF PAVEMENT

CONCRETE PAVEMENT SECTION

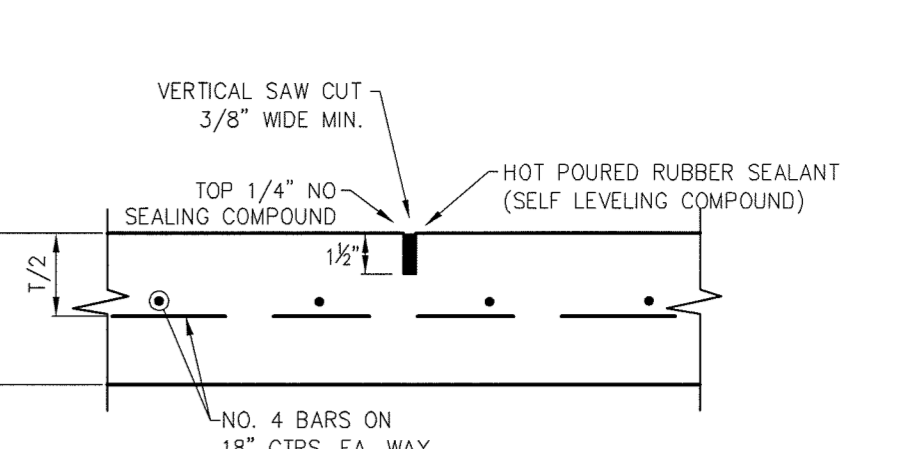
N.T.S.



LONGITUDINAL BUTT JOINT

N.T.S.

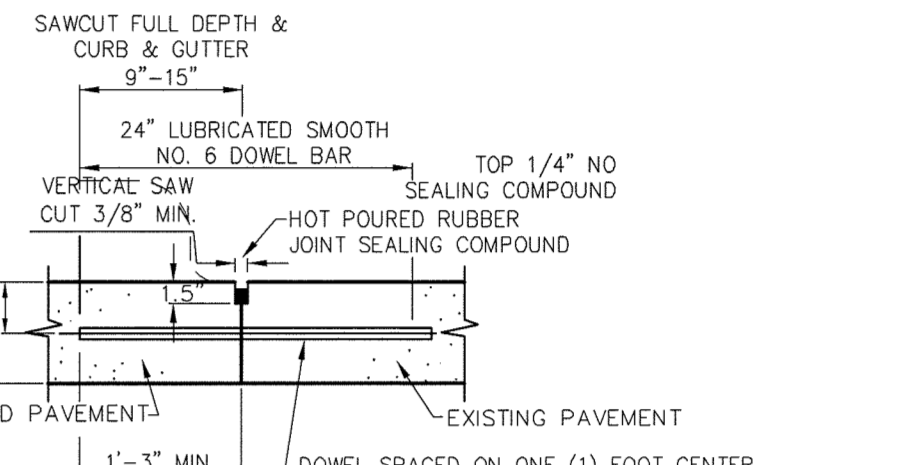
NOTE: DOWELS AND REINFORCING BARS SHALL BE SUPPORTED BY AN APPROVED DEVICE.



SAWED DUMMY (CONTROL) JOINT

N.T.S.

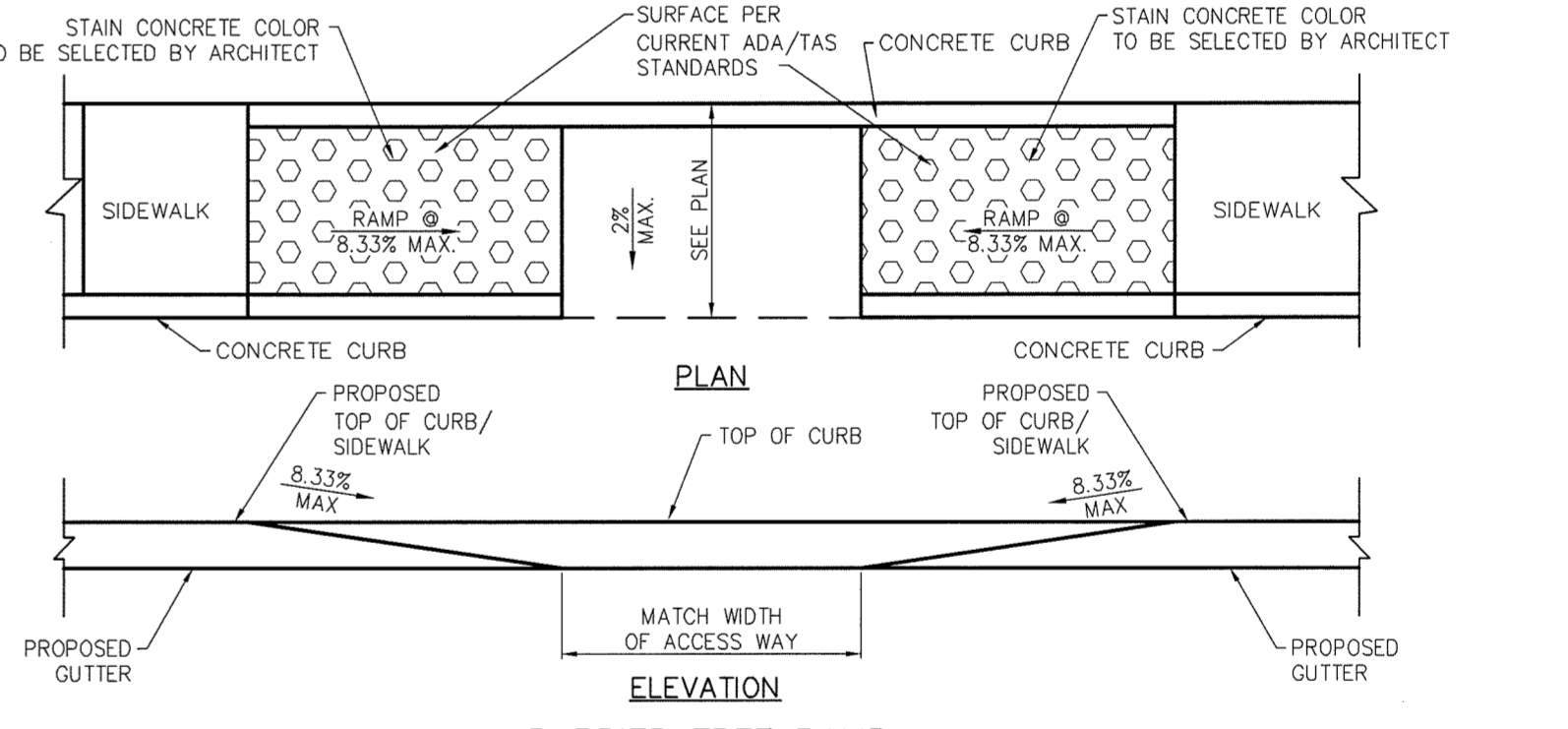
NOTE: MAXIMUM SPACING IS 15' CENTERS



PAVEMENT DETAILS

N.T.S.

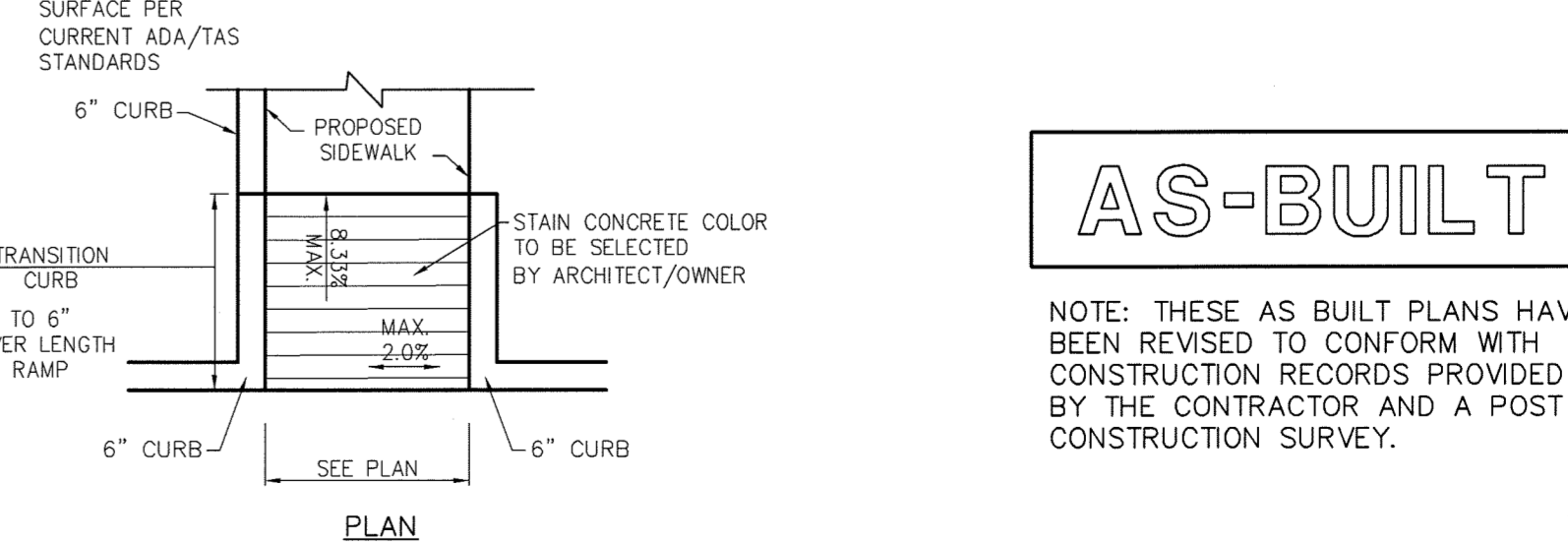
- NOTES:
1. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS.
2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
3. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
4. DRILLED BY HAND IS NOT ACCEPTABLE. PUSHING DOWEL BARS INTO GREEN CONCRETE NOT ACCEPTABLE.



BARRIER FREE RAMP ALONG HANDICAP PARKING

N.T.S.

- NOTES:
1. ON SITE BARRIER FREE RAMPS TO BE COLORED TO CONTRAST WITH THE ADJACENT SIDEWALKS. COLOR TO BE CHOSEN BY ARCHITECT/OWNER.
2. ON SITE BFR'S TO HAVE A SURFACE THAT COMPLIES WITH CURRENT ADA/TAS STANDARDS.
3. CROSS SLOPES ON ALL BARRIER FREE RAMPS SHALL NOT EXCEED 2.0%.
4. ALL HANDICAP RAMPS SHALL BE TRUNCATED DOME PLATE PER CITY STANDARDS.



SITE BARRIER FREE RAMP DETAILS

N.T.S.

NOTE: REFERENCE ARCHITECT PLANS FOR SIGNAGE DETAILS (IF ANY) IF ARCHITECT PLANS CONTAIN SIGNAGE DETAILS, USE ARCHITECT DETAILS.

AS-BUILT

NOTE: THESE AS BUILT PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY THE CONTRACTOR AND A POST CONSTRUCTION SURVEY.

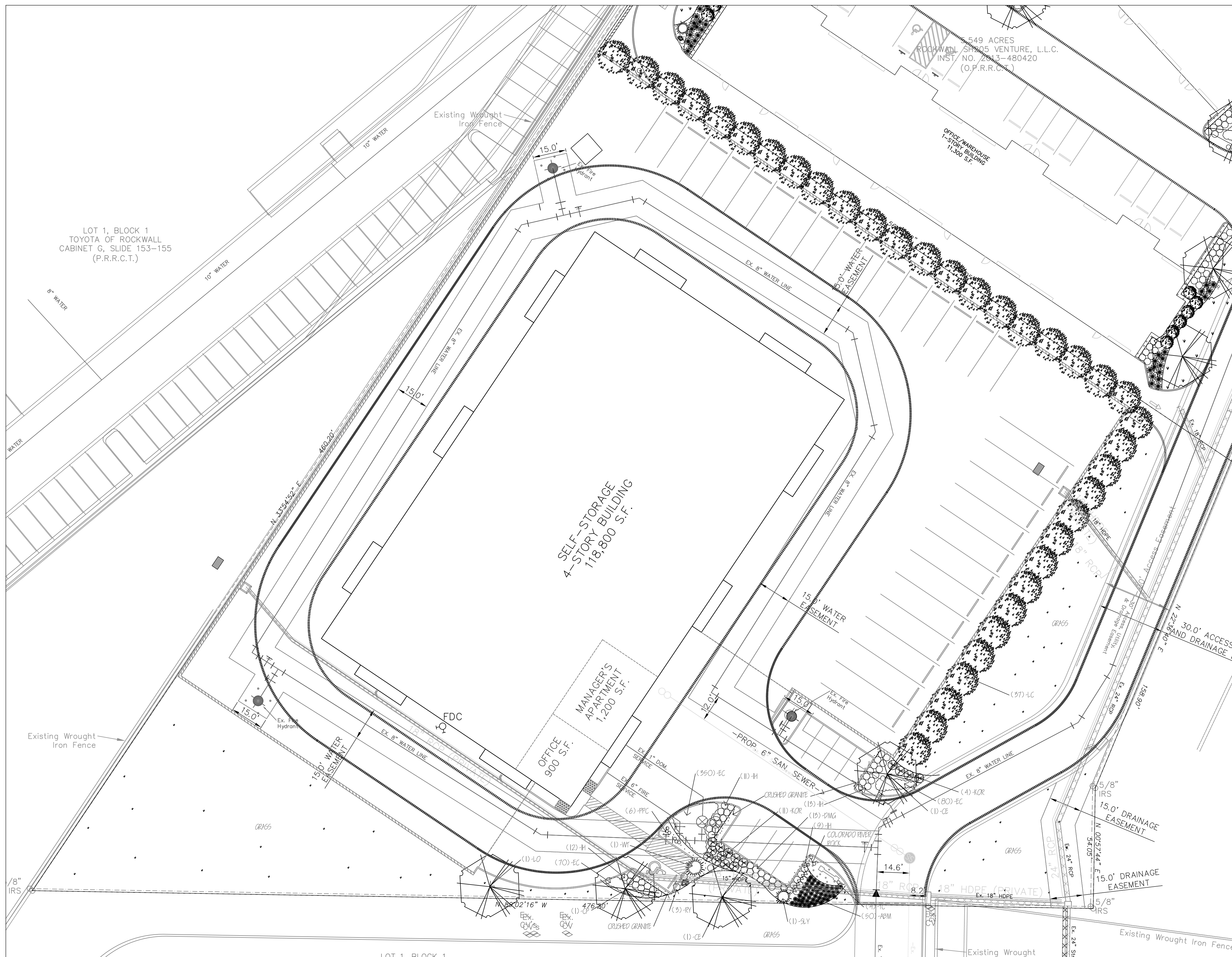
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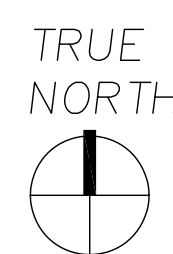
DETAILS (PRIVATE)
SELF-STORAGE ON TOWNSEND DRIVE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PLOT DATE	07/14/16
DRAWING SCALE	1" = 30'
PROJECT NUMBER	CD14111
SHEET NUMBER	13

CASE #SP2014-033



01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

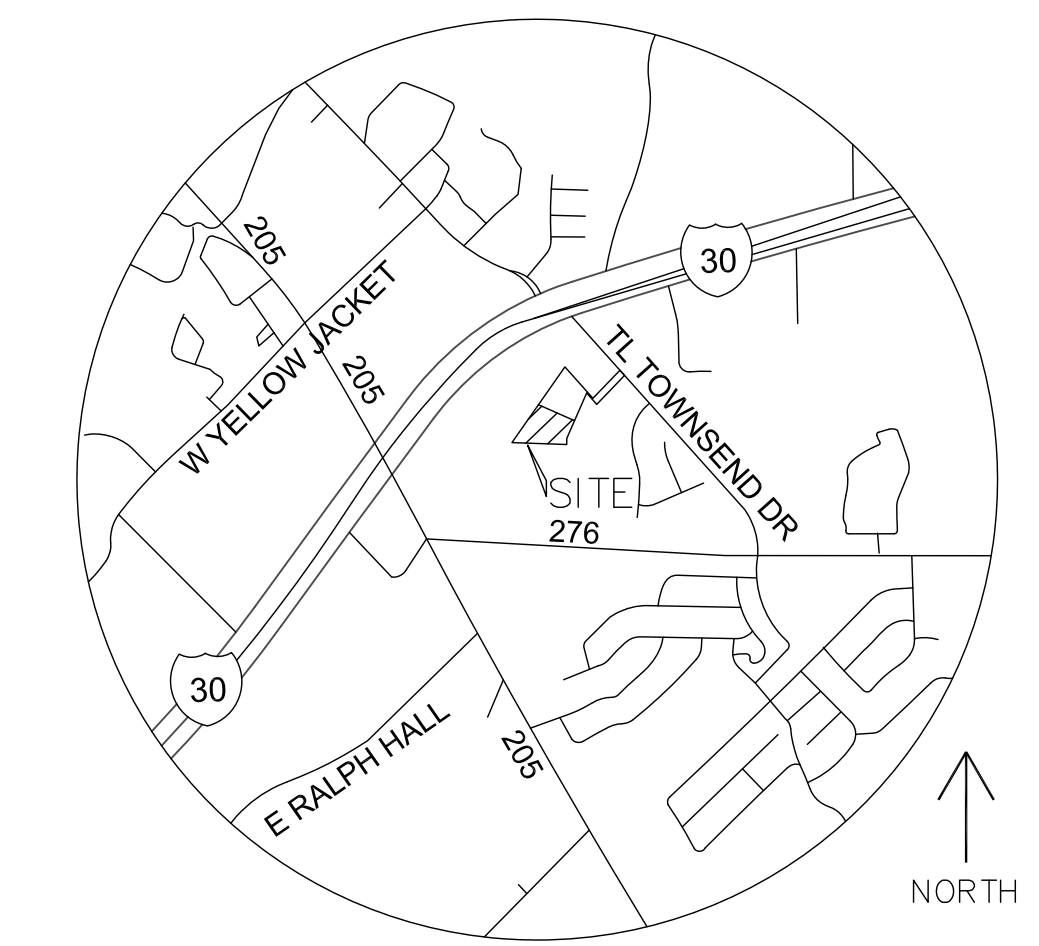


PLANT MATERIAL LIST

TREES			
KEY	QUANTITY	DESCRIPTION	SIZE
CE	2	ULMUS CRASSIFOLIA CEDAR ELM	3" CAL. MIN. 4' SPREAD, MIN. 10 FT.
CP	1	PISTACHIA CHINENSE CHINESE PISTACHIO	3" CAL. MIN. 4' SPREAD, MIN. 10 FT.
LC	37	CUPRESSOCYPARIS LEYLANDII LEYLAND CYPRESS	30 GAL., 5 FT. HT., 3 FT. SPREAD
SHRUBS			SIZE
IH	45	RAPHIOLEPIS INDICA 'PINK LADY' INDIAN HAWTHORN	5 GAL., MIN. 24" HT., 24" O.C.
KOR	15	ROSA 'RADTKO' DOUBLE KNOCKOUT ROSE	5 GAL., MIN. 24" HT., 36" O.C.
PPC	6	OPUNTIA ELUSIANA SPINELESS PRICKLY PEAR	3 GAL., MIN. 15" HT., A.S.
SLY	1	YUCCA GLORIOSA SOFTLEAF YUCCA	5 GAL., MIN. 15" HT., 36" O.C.
WT	1	AGAVE OVATIFOLIA WHALE'S TONGUE	5 GAL., MIN. 15" HT., 36" O.C.
RY	3	HESPERALOE PARVIFOLIA RED YUCCA	5 GAL., MIN. 15" HT., 36" O.C.
GROUND COVER			SIZE
EC	500	EUONYMUS COLORATUS FORTUNEI PURPLE WINTERCREEPER	4" POT, FULL PLANT 10" O.C.
BLOOMING COLOR			SIZE
TC	4	MALVAISUS ARBOREUS V. DRUMMONDII TURKS CAP	1 GAL., FULL PLANT 16" O.C.
ORNAMENTAL GRASSES			SIZE
ABM	50	MUHLENBERGIA CAPILLARIS 'REGAL MIST' AUTUMN BLUSH MUHLY	1 GAL., FULL PLANT 15" O.C.
DMG	13	MISCANTHUS SINENSIS 'ADAGIO' DF. MAIDEN GRASS	1 GAL., FULL PLANT 16" O.C.

LANDSCAPE ORDINANCE FOR CITY OF ROCKWALL

REQUIREMENTS	PROVIDED
MINIMUM SQUARE FOOTAGE REQUIREMENTS FOR LANDSCAPING SHALL BE PROVIDED AND MAINTAINED IN THE ZONING DISTRICTS SET FORTH AS FOLLOWS: COMMERCIAL = 15% @ 124,491 S.F. = 18,668 S.F. REQUIRED	24,697 S.F. (20% OF TOTAL AREA OF THE LANDSCAPE AREA PROVIDED)
ANY PARKING LOT WITH MORE THAN 2 ROWS SHALL HAVE A MINIMUM OF 5% OR 200 S.F., WHICHEVER IS GREATER IN THE INTERIOR OF THE PARKING LOT IN LANDSCAPING, SUCH LANDSCAPING SHALL BE COUNTED TOWARD THE TOTAL LANDSCAPING = 18,668 S.F. @ 5% = 935 S.F.	1,099 S.F. (5.7% OF TOTAL LANDSCAPE AREA)
PARKING AND MANEUVERING SPACE EXCEEDS 20,000 S.F., ONE TREE FOR EVERY 10 PARKING SPACES. 59,425 S.F. @ 57 SPACES = 4 TREES	(4) TREES PROVIDED
NO PARKING SPACE SHALL BE FURTHER THAN 80 FEET FROM AT LEAST ONE TREE.	ALL PARKING SPACES ARE WITHIN 80 FT. OF AT LEAST ONE TREE.
TREES MUST BE PLANTED AT LEAST FIVE FEET FROM WATER, SEWER AND STORM SEWER LINES.	TREES ARE LOCATED AT LEAST FIVE FEET FROM WATER, SEWER AND STORM SEWER LINES.
NO LESS THAN 50% OF THE TOTAL LANDSCAPE REQUIREMENT SHALL BE LOCATED IN FRONT OF THE BUILDINGS LANDSCAPE REQUIREMENTS = 18,668 S.F. @ 50% = 9,334 S.F.	LANDSCAPE PROVIDED = 71% OR 13,244 S.F.
ONE ROW OF LEYLAND CYPRESS TO BE INSTALLED ALONG EASTERN PROPERTY LINE IN ACCORDANCE WITH SUP #5-12	(15) LEYLAND CYPRESS PROVIDED
IRRIGATION TO BE AN UNDERGROUND AUTOMATIC SYSTEM	AUTOMATIC SYSTEM PROVIDED



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Tel. 214.235.0367

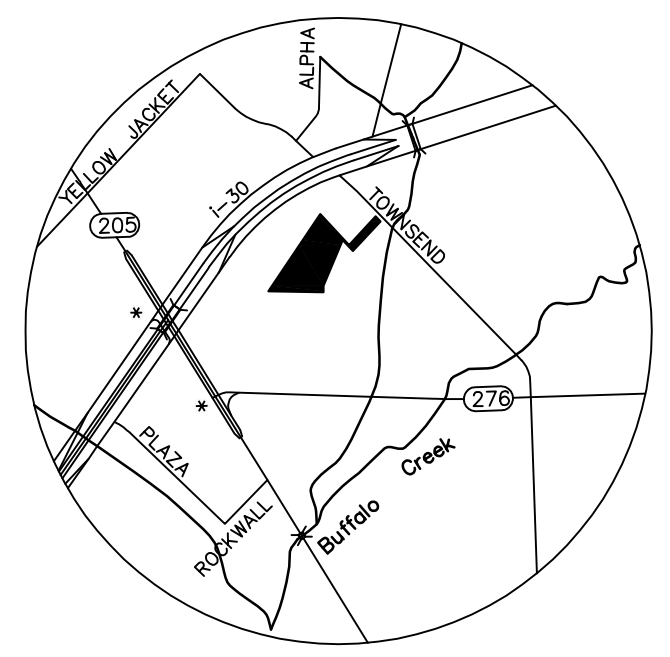
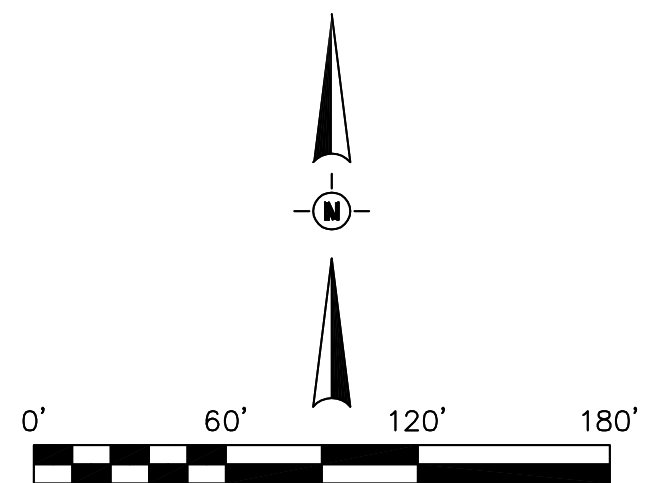
LANDSCAPE PLAN
SELF-STORAGE ON TOWNSEND DRIVE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

JCL
J. CAMILLE LA FOY
LANDSCAPE ARCHITECTURE CONSULTING
1010 NORTH GREENVILLE AVENUE, SUITE 200
ALEXANDRIA, TEXAS 76010

PLOT DATE
03/11/15
DRAWING SCALE
1" = 20'
PROJECT NUMBER
CD14111
SHEET NUMBER
L1.01

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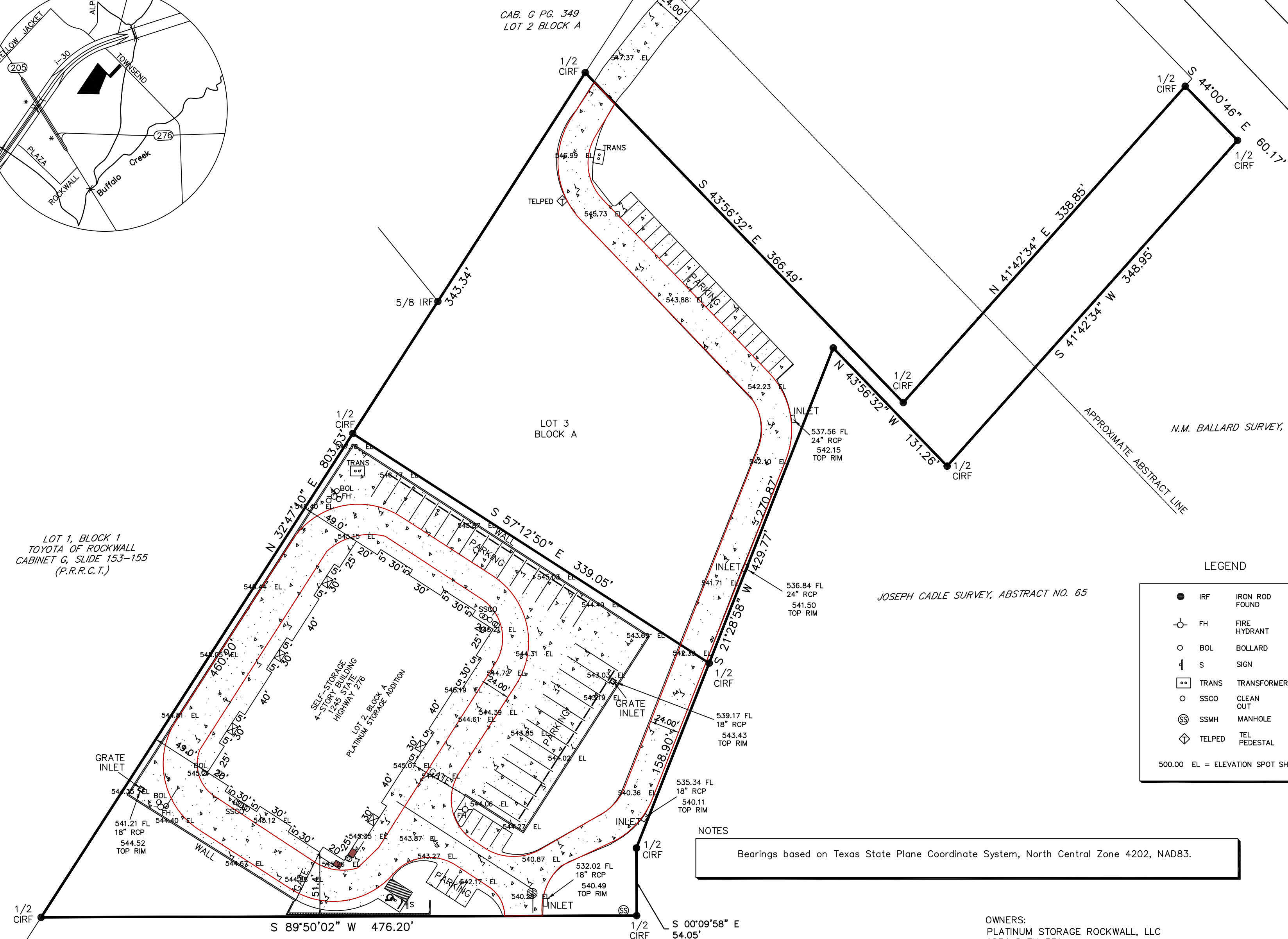
SUP2014-033



TOWNSEND DRIVE

N.M. BALLARD SURVEY, ABSTRACT NO. 48

JOSEPH CADLE SURVEY, ABSTRACT NO. 65



LEGEND

●	IRF	IRON ROD FOUND
⊕	FH	FIRE HYDRANT
○	BOL	BOLLARD
⊥	S	SIGN
⊠	TRANS	TRANSFORMER
○	SSCO	CLEAN OUT
⊗	SSMH	MANHOLE
⊕	TEL PED	TEL PEDESTAL
500.00 EL = ELEVATION SPOT SHOT		



Rudy Rangel
RUDY RANGEL
TEXAS RPLS#5664

NOTES
Bearings based on Texas State Plane Coordinate System, North Central Zone 4202, NAD83.

AS-BUILT SURVEY
PLATINUM STORAGE ADDITION
LOTS 2 AND 3 BLOCK A
LOTS 1, BLOCK A
5.549 ACRE TRACT OF LAND
SITUATED WITHIN THE
JOSEPH CADLE SURVEY, ABSTRACT NO. 65
N.M. BALLARD SURVEY, ABSTRACT NO. 48,
ROCKWALL COUNTY, TEXAS.

OWNERS:
PLATINUM STORAGE ROCKWALL, LLC
1834 S FM 551
ROCKWALL, TX 75087

RANGEL LAND SURVEYING
HEATH, TEXAS 75032
RANGELANDSURVEY@SWBELL.NET 214-325-8026
T.B.P.L.S. NO. 10077100

DATE: 06-27-2016
PAGE 1 OF 1

CAB. G PG. 153
VOL. 4840 PG. 234

CAB. G PG. 349
LOT 2 BLOCK A

LOT 3
BLOCK A

LOT 1, BLOCK 1
TOYOTA OF ROCKWALL
CABINET G, SLIDE 153-155
(P.R.R.C.T.)