

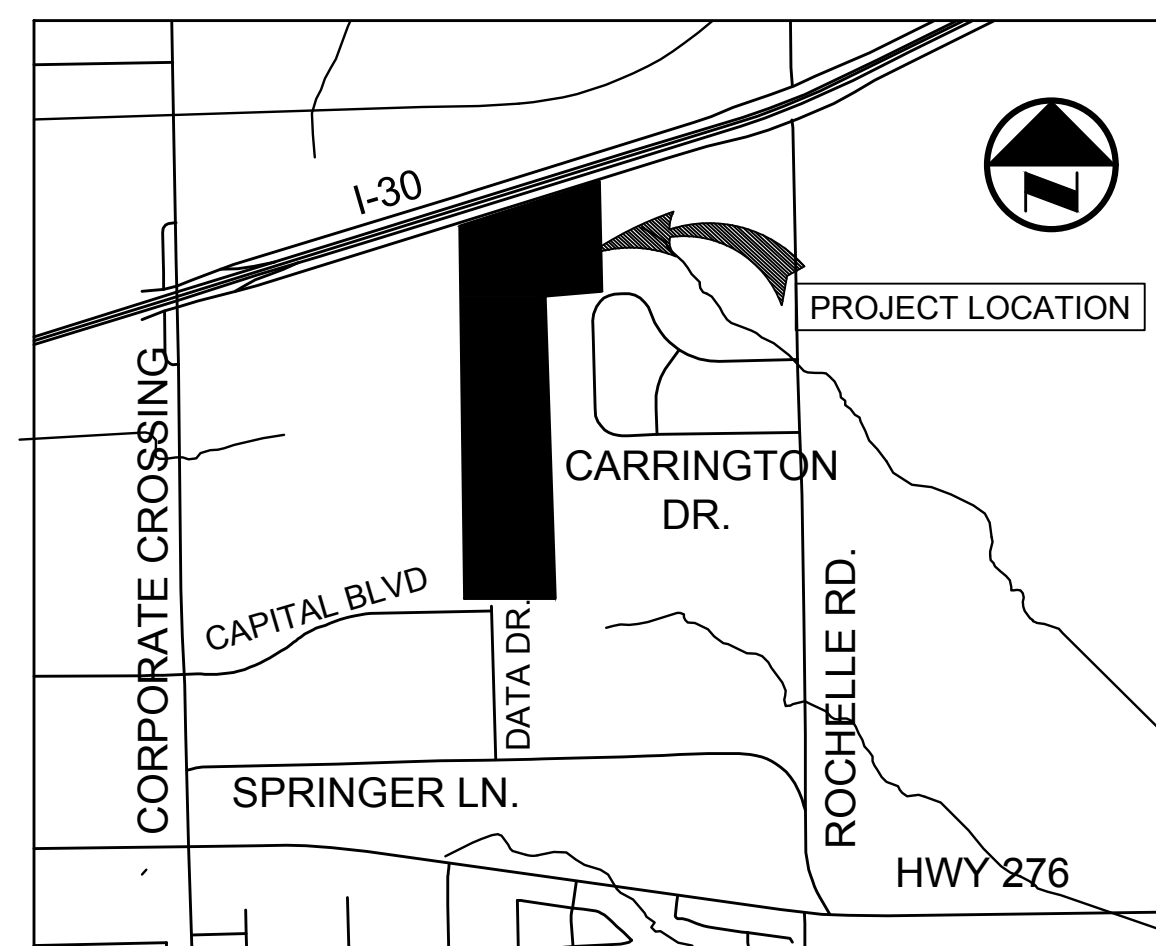
CONSTRUCTION PLANS FOR
SEEFRIED ROCKWALL ADDITION
LOTS 1, 2, AND 3 BLOCK A BEING SITUATED IN THE ROBERT
BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1220 DATA DRIVE AND 1280 DATA DRIVE
APRIL 2024

MAPSCO GRID REFERENCE: PAGE 625

SUBMITTAL LOG

RECORD DRAWINGS

04/10/2024



VICINITY MAP

(NOT TO SCALE)

Professional Engineer Seal for Nicholas D. Hobbs, State of Texas, License No. 112949, dated 04/10/2024.

BENCH MARK LIST

BM#1	"X" CUT SET IN BOX ON A CURB INLET IN THE EAST LINE OF DATA DRIVE. ±590' SOUTH OF THE CENTERLINE OF CAPITAL BLVD AND ±1100' NORTH OF THE CENTERLINE OF DISCOVERY BLVD. ELEV=597.54'
BM#2	"X" CUT SET IN BOX ON A CURB INLET AT THE SOUTHWEST CORNER OF CAPITAL BLVD AND DATA DRIVE. ±16' SOUTH OF THE CENTERLINE OF CAPITAL BLVD AND ±50' WEST OF THE CENTERLINE OF DATA DRIVE. ELEV=604.03'
BM#3	"X" CUT SET IN BOX ON A HEADWALL IN THE SOUTH RIGHT-OF-WAY OF IH-30 FRONTAGE ROAD. ±2790' EAST OF N. STODGHILL RD., ±2740' WEST OF ROCHELLE RD., AND ±70' SOUTH OF HIGHWAY ONRAMP ENTRANCE. ELEV=594.34'
BM#4	"X" CUT SET IN BOX ON CONCRETE DRIVE IN THE SOUTH RIGHT-OF-WAY OF IH-30 FRONTAGE ROAD. ±3480' EAST OF N. STODGHILL RD AND 1990' WEST OF ROCHELLE RD. ELEV=592.54'

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RECORD DRAWING
TO THE BEST OF OUR KNOWLEDGE, BGE, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE RECORD DRAWING HAS BEEN PREPARED BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONSTRUCTION CONTRACTOR AND/OR OWNER.
BY: *Nicholas D. Hobbs* BGE, INC. BGE, INC. - TBPE REG No. F-1046
NICK HOBBS - TEXAS P.E. #112949 DATE: 4/10/2024

G:\TWP\Projects\Seefried Industrial\Project\0226-Seefried_Rockwall\010_GENERAL NOTES\0110.DWG, Apr 16, 2024, 1:16pm, nrcsaw

BGE, INC.

GENERAL ITEMS

1. All construction shall conform to the requirements set forth in the City of Rockwall's Engineering Department's "Standards of Design and Construction" and the "Standard Specifications for Public Works Construction" by the North Texas Central Council of Governments, 5th edition amended by the City of Rockwall. The CONTRACTOR shall reference the latest City of Rockwall standard details provided in the Rockwall Engineering Departments "Standards of Design and Construction" manual for details not provided in these plans. The CONTRACTOR shall possess one set of the NCTCOG Standard Specifications and Details and the City of Rockwall's "Standards of Design and Construction" manual on the project site at all times
2. Where any conflicting notes, details or specifications occur in the plans the City of Rockwall General Construction Notes, Standards, Details and Specifications shall govern unless detail or specification is more strict.
3. The City of Rockwall Engineering Departments "Standards of Design and Construction" can be found online at: <http://www.rockwall.com/engr.asp>
4. All communication between the City and the CONTRACTOR shall be through the Engineering Construction Inspector and City Engineer or designated representative only. It is the responsibility of the CONTRACTOR to contact the appropriate department for inspections that do not fall under this approved engineering plan set.
5. Prior to construction, CONTRACTOR shall have in their possession all necessary permits, plans, licenses, etc.
6. The CONTRACTOR shall have at least one original stamped and signed set of approved engineering plans and specifications on-site and in their possession at all times. A stop work order will be issued if items are not on-site. Copies of the approved plans will not be substituted for the required original "approved plans to be on-site".
7. All material submittals, concrete batch designs and shop drawings required for City review and approval shall be submitted by the CONTRACTOR to the City sufficiently in advance of scheduled construction to allow no less than 10 business days for review and response by the City.
8. All site dimensions are referenced to the face of curb or edge of pavement unless otherwise noted.
9. The City requires ten (10%) percent-two (2) year maintenance bond for paving, paving improvements, water systems, wastewater systems, storm sewer systems including detention systems, and associated fixtures and structures which are located within the right-of-ways or defined easements. The two (2) year maintenance bond is to state "from date of City acceptance" as the starting time.
10. A review of the site shall be conducted at twenty (20) months into the two (2) year maintenance period. The design engineer or their designated representative and the CONTRACTOR shall be present to walk the site with the City of Rockwall Engineering Inspection personnel.

EROSION CONTROL & VEGETATION

1. The CONTRACTOR or developer shall be responsible, as the entity exercising operational control, for all permitting as required by the Environmental Protection Agency (EPA) and the Texas Commission on Environmental Quality (TCEQ). This includes, but is not limited to, preparation of the Storm Water Pollution Prevention Plan (SWPPP), the Construction Site Notice (CSN), the Notice of Intent (NOI), the Notice of Termination (NOT) and any Notice of Change (NOC) and is required to pay all associated fees
2. Erosion control devices as shown on the erosion control plan for the project shall be installed prior to the start of land disturbing activities.
3. All erosion control devices are to be installed in accordance with the approved plans, specifications and Storm Water Pollution Prevention Plan (SWPPP) for the project. Erosion control devices shall be placed and in working order prior to start of construction. Changes are to be reviewed and approved by the design engineer and the City of Rockwall prior to implementation.
4. If the Erosion Control Plans and Storm Water Pollution Prevention Plan (SWPPP) as approved cannot appropriately control erosion and off-site sedimentation from the project, the erosion control plan and/or the SWPPP is required to be revised and any changes reported to the Texas Commission on Environmental Quality (TCEQ), when applicable.
5. All erosion control devices shall be inspected weekly by the CONTRACTOR and after all major rain events, or more frequently as dictated in the project Storm Water Pollution Prevention Plan (SWPPP). CONTRACTOR shall provide copies of inspection's reports to the engineering inspection after each inspection.
6. The CONTRACTOR shall not dispose of waste and any materials into streams, waterways or floodplains. The CONTRACTOR shall secure all excavation at the end of each day and dispose of all excess materials.
7. CONTRACTOR shall take all available precautions to control dust. CONTRACTOR shall control dust by sprinkling water or other means as approved by the City Engineer.
8. CONTRACTOR shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" (not winter rye or weeds) shall consist of 75% to 80% coverage of all disturbed areas and a minimum of one-inch (1") in height as determined by the City. No bare spots will be allowed. Re-seeding will be required in all washed areas and areas that don't grow.
9. All City right-of-ways shall be sodded if disturbed. No artificial grass is allowed in any City right-of-way and/or easements.
10. All adjacent streets/alleys shall be kept clean at all times
11. CONTRACTOR shall keep construction site clean at all times, immediately contain all debris and trash, all debris and trash shall be removed at the end of each work day, and all vegetation on the construction site 10-inches or taller in height must be cut immediately.
12. Suspension of all construction activities for the project will be enforced by the City if any erosion control requirements are not meet. Work may commence after deficiency has been rectified.
13. During construction of the project, all soil stockpiles and borrow areas shall be stabilized or protected with sediment trapping measures. The CONTRACTOR is responsible for the temporary protection and permanent stabilization of all soil stockpiles on-site as well as borrow areas and soil intentionally transported from the project site.
14. Where construction vehicles access routes intersect paved or public roads/alleys, construction entrances shall be installed to minimize the transport of sediment by vehicular tracking onto paved surfaces. Where sediment is transferred onto paved or public surfaces, the surface shall be immediately cleaned. Sediment shall be

- removed from the surface by shoveling or sweeping and transported to a sediment disposal area. Pavement washing shall be allowed only after sediment is removed in this manner.
15. All drainage inlets shall be protected from siltation, ineffective or unmaintained protection devices shall be immediately replaced and the inlet and storm system cleaned. Flushing is not an acceptable method of cleaning.
 16. During all dewatering operations, water shall be pumped into an approved filtering device prior to discharge into a receiving outlet.

TRAFFIC CONTROL

1. All new Detouring or Traffic Control Plans are required to be submitted to the City for review and approval a minimum of 21 calendar days prior to planned day of implementation.
2. When the normal function of the roadway is suspended through closure of any portion of the right-of-way, temporary construction work zone traffic control devices shall be installed to effectively guide the motoring public through the area. Consideration for road user safety, worker safety, and the efficiency of road user flow is an integral element of every traffic control zone.
3. All traffic control plans shall be prepared and submitted to the Engineering Department in accordance with the standards identified in Part VI of the most recent edition of the TMUTCD. Lane closures will not occur on roadways without an approval from the Rockwall Engineering Department and an approved traffic control plan. Traffic control plans shall be required on all roadways as determined by the City Engineer or the designated representative.
4. All traffic control plans must be prepared, signed, and sealed by an individual that is licensed as a professional engineer in the State of Texas. All traffic control plans and copies of work zone certification must be submitted for review and approval a minimum of three (3) weeks prior to the anticipated temporary traffic control.
5. The CONTRACTOR executing the traffic control plan shall notify all affected property owners two (2) weeks prior to any the closures in writing and verbally.
6. Any deviation from an approved traffic control plan must be reviewed by the City Engineer or the designated representative. If an approved traffic control plan is not adhered to, the CONTRACTOR will first receive a verbal warning and be required to correct the problem immediately. If the deviation is not corrected, all construction work will be suspended, the lane closure will be removed, and the roadway opened to traffic.
7. All temporary traffic control devices shall be removed as soon as practical when they are no longer needed. When work is suspended for short periods of time at the end of the workday, all temporary traffic control devices that are no longer appropriate shall be removed or covered. The first violation of this provision will result in a verbal warning to the construction foreman. Subsequent violations will result in suspension of all work at the job site for a minimum of 48 hours. All contractors working on City funded projects will be charged one working day for each 24 hour closure.
8. Lane closures on any major or minor arterial will not be permitted between the hours of 6:00 am to 9:00 am and 3:30 pm to 7:00 pm. Where lane closures are needed in a school area, they will not be permitted during peak hours of 7:00 am – 9:00 am and 3:00 pm to 5:00 pm. Closures may be adjusted according to the actual start-finish times of the actual school with approval by the City Engineer. The first violation of this provision will result in a verbal warning to the construction foreman. Subsequent violations will result in suspension of all work at the job site for a minimum of 48 hours. All contractors working on City funded projects will be charged one working day for each 24 hour closure of a roadway whether they are working or not.
9. No traffic signs shall be taken down without permission from the City.
10. No street/roadway will be allowed to be fully closed.

UTILITY LINE LOCATES

1. It is the CONTRACTOR's responsibility to notify utility companies to arrange for utility locates at least 48 hours prior to beginning construction. The completeness and accuracy of the utility data shown on the plans is not guaranteed by the design engineer or the City. The CONTRACTOR is responsible for verifying the depth and location of existing underground utilities proper to excavating, trenching, or drilling and shall be required to take any precautionary measures to protect all lines shown and .or any other underground utilities not on record or not shown on the plans.
2. The CONTRACTOR shall be responsible for damages to utilities
3. CONTRACTOR shall adjust all City of Rockwall utilities to the final grades.
4. All utilities shall be placed underground.
5. CONTRACTOR shall be responsible for the protection of all existing main lines and service lines crossed or exposed by construction operations. Where existing mains or service lines are cut, broken or damaged, the CONTRACTOR shall immediately make repairs to or replace the entire service line with same type of original construction or better. The City of Rockwall can and will intervene to restore service if deemed necessary and charge the CONTRACTOR for labor, equipment, material and loss of water if repairs aren't made in a timely manner by the CONTRACTOR.
6. The City of Rockwall (City utilities) is not part of the Dig Tess or Texas one Call – 811 – line locate system. All City of Rockwall utility line locates are to be scheduled with the City of Rockwall Service Center. 972-771-7730. A 48-hour advance notice is required for all non-emergency line locates.
7. Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria:
 - a. No more than 500 linear feet of trench may be opened at one time.
 - b. Material used for backfilling trenches shall be properly compacted to 95% standard density in order to minimize erosion, settlement, and promote stabilization that the geotechnical engineer recommends.
 - c. Applicable safety regulations shall be complied with.
11. This plan details pipes up to 5 feet from the building. Refer to the building plans for building connections. CONTRACTOR shall supply and install pipe adapters as necessary.
12. All underground lines shall be installed, inspected, and approved prior to backfilling.
13. All concrete encasement shall have a minimum of 28 days compressive strength at 3,000 psi (min. 5.5 sack mix).

WATER LINE NOTES

1. The CONTRACTOR shall maintain existing water service at all times during construction.
2. Proposed water lines shall be AWWA C900-16 PVC Pipe (blue in color) for all sizes, DR 14 (PC 305) for pipeline sizes 12-inch and smaller, and DR 18 (PC 235) for 14-inch and larger water pipelines unless otherwise shown on water plan and profiles sheets. Proposed water lines shall be constructed with minimum cover of 4 feet for 6-inch through 8-inch, 5 feet for 12-inch through 18-inch and 6 feet for 20-inch and larger.
3. Proposed water line embedment shall be NCTCOG Class 'B-3' as amended by the City of Rockwall's engineering standards of design and construction manual.
4. CONTRACTOR shall coordinate the shutting down of all water lines with the City of Rockwall Engineering Inspector and Water Department. The City shall operate all water valves. Allow 5 business days from the date of notice to allow City personnel time to schedule a shut down. Two additional days are required for the CONTRACTOR to notify residents in writing of the shut down after the impacted area has been identified. Water shut downs impacting businesses during their normal operation hours is not allowed. CONTRACTOR is required to coordinate with the Rockwall Fire Department regarding any fire watch requirements as well as any costs incurred when the loss of fire protection to a structure occurs.
5. CONTRACTOR shall furnish and install gaskets on water lines between all dissimilar metals and at valves (both existing and proposed).
6. All fire hydrants and valves removed and salvaged shall be returned to the City of Rockwall Municipal Service Center.
7. Blue EMS pads shall be installed at every change in direction, valve, curb stop and service tap on the proposed water line and every 250'.
8. All water valve hardware and valve extensions, bolts, nuts and washers shall be 316 stainless steel.
9. All fire hydrants bolts, nuts and washers that are buried shall be 316 stainless steel.
10. Abandoned water lines to remain in place shall be cut and plugged and all void spaces within the abandoned line shall be filled with grout, flowable fill or an expandable permanent foam product. Valves to be abandoned in place shall have any extensions and the valve box removed and shall be capped in concrete.
11. All fire hydrants will have a minimum of 5 feet of clearance around the appurtenance including but not limited to parking spaces and landscaping.
12. All joints are to be megalug joints with thrust blocking.
13. Water and sewer mains shall be kept 10 feet apart (parallel) or when crossing 2 feet vertical clearance.
14. CONTRACTOR shall maintain a minimum of 4 feet of cover on all water lines.
15. All domestic and irrigation services are required to have a testable backflow device with a double check valve installed per the City of Rockwall regulations at the property line and shown on plans.

WASTEWATER LINE NOTES

1. The CONTRACTOR shall maintain existing wastewater service at all times during construction.
2. Wastewater line for 4-inch through 15-inch shall be Green PVC – SDR 35 (ASTM D3034) [less 10 ft cover] and SDR 26 (ASTM D3034) [10 ft or more cover]. For 18-inch and larger wastewater line shall be Green PVC – PS 46 (ASTM F679) [less 10 ft cover] and PS 115 (ASTM F679) [10 ft or more cover]. No services will be allowed on a sanitary sewer line deeper than 10 feet.
3. Proposed wastewater line embedment shall be NCTCOG Class 'H' as amended by the City of Rockwall's public works standard design and construction manual.
4. Green EMS pads shall be installed at every 250', manhole, clean out and service lateral on proposed wastewater lines.
5. CONTRACTOR shall CCTV all existing wastewater lines that are to be abandoned to ensure that all laterals are accounted for and transferred to proposed wastewater lines prior to abandonment.
6. All abandoned wastewater and force main lines shall be cut and plugged and all void spaces within the abandoned line shall be filled with grout, flowable fill or an expandable permanent foam product.
7. Existing manholes and cleanouts not specifically called to be relocated shall be adjusted to match final grades.
8. All wastewater pipes and public services shall be inspected by photographic means (television and DVD) prior to final acceptance and after franchise utilities are installed. The CONTRACTOR shall furnish a DVD to the Engineering Construction Inspector for review. Pipes shall be cleaned prior to TV inspection of the pipes. Any sags, open joints, cracked pipes, etc. shall be repaired or removed by the CONTRACTOR at the CONTRACTOR's expense. A television survey will be performed as part of the final testing in the twentieth (20th) month of the maintenance period.
9. All manholes (public or private) shall be fitted with inflow prevention. The inflow prevention shall conform to the measures called out in standard detail R-5031.
10. All new or existing manholes being modified shall have corrosion protection being Raven Liner 405 epoxy coating, ConShield, or approved equal. Consheild must have terracotta color dye mixed in the precast and cast-in-place concrete. Where connections to existing manholes are made the CONTRACTOR shall rehab manhole as necessary and install a 125 mil thick coating of Raven Liner 405 or approved equal.
11. All new or existing manholes that are to be placed in pavement shall be fitted with a sealed (gasketed) rim and cover to prevent inflow.
12. If an existing wastewater main or trunk line is called out to be replaced in place a wastewater bypassing pump plan shall be required and submitted to the Engineering Construction Inspector and City Engineer for approval prior to implementation. Bypass pump shall be fitted with an auto dialer and conform to the City's Noise Ordinance. Plan shall be to the City sufficiently in advance of scheduled construction to allow no less than 10 business days for review and response by the City.
13. CONTRACTOR shall maintain a minimum of 4 feet of cover on all wastewater lines.



GENERAL CONSTRUCTION NOTES
Sheet 1 of 2
October 2020

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ENGINEERING DEPARTMENT

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SEEFRIED ROCKWALL

CITY OF ROCKWALL GENERAL NOTES

SEEFRIED ROCKWALL

ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

!!CAUTION !!

Contractor to Verify exact location & Depth of
Exist Facilities Prior to any Construction
Activities

CAUTION !!!

CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

(REVISIONS)		
REV NO.	DATE	DESCRIPTION

CHECKED BY: NDH
DESIGNED BY: ABO
DATE: OCTOBER 2022
PROJECT NUMBER: 9028-00

SHEET NO.

C1.0

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BGE, INC.

DEMOLITION, REMOVAL, DISPOSAL AND EXCAVATION NOTES

1. All pavements to be removed and replaced shall be saw cut to full depth along neat squared lines shown in the plans.
2. Proposed concrete pavement shall be constructed with longitudinal butt construction joints at all connections to existing concrete pavement.
3. All public concrete pavement to be removed and replaced shall be full panel replacement, 1-inch thicker and on top of 6-inch thick compacted flexbase.
4. No excess excavated material shall be deposited in low areas or along natural drainage ways without written permission from the affected property owner and the City of Rockwall. No excess excavation shall be deposited in the City Limits without a permit from the City of Rockwall. If the CONTRACTOR places excess materials in these areas without written permission, the CONTRACTOR will be responsible for all damages resulting from such fill and shall remove the material at their own cost.

PAVING AND GRADING

1. All detention systems are to be installed and verified for design compliance along with the associated storm sewer and outflow structures, prior to the start of any paving operations (including building foundations). Erosion protection shall be placed at the pond outflow structures, silt fence along the perimeter of the pond along with any of the associated erosion BMPs noted on the erosion control plan, and the sides and bottom of the detention system shall have either sod or anchored seeded curlex installed prior to any concrete placement.
2. All paving roadway, driveways, fire lanes, drive-isles, parking, dumpster pads, etc. sections shall have a minimum thickness, strength, reinforcement, joint type, joint spacing and subgrade treatment shall at a minimum conform to the City standards of Design and Construction and table below.

Street/Pavement Type	Minimum Thickness (inches)	Streng th 28-Day (psi)	Minimum Cement (sacks / CY)		Steel Reinforcement	
			Machine placed	Hand Placed	Bar #	Spacing (O.C.E.W.)
Arterial	10"	3,600	6.0	6.5	#4 bars	18"
Collector	8"	3,600	6.0	6.5	#4 bars	18"
Residential	6"	3,600	6.0	6.5	#3 bars	24"
Alley	7"-5"-7"	3,600	6.0	6.5	#3 bars	24"
Fire Lane	6"	3,600	6.0	6.5	#3 bars	24"
Driveways	6"	3,600	6.0	6.5	#3 bars	24"
Barrier Free Ramps	6"	3,600	N/A	6.5	#3 bars	24"
Sidewalks	4"	3,000	N/A	5.5	#3 bars	24"
Parking Lot/Drive Aisles	5"	3,000	5.0	5.5	#3 bars	24"
Dumpster Pads	7"	3,600	6.0	6.5	#3 bars	24"

3. Reinforcing steel shall be tied (100%). Reinforcing steel shall be set on plastic chairs. Bar laps shall be minimum 30 diameters. Sawed transverse dummy joints shall be spaced every 15 feet or 1.25 time longitudinal butt joint spacing whichever is less. Sawing shall occur within 5 to 12 hours after the pour, including sealing. Otherwise, the section shall be removed and longitudinal butt joint constructed.
4. No sand shall be allowed under any paving.
5. All concrete mix design shall be submitted to the City for review and approval prior to placement.
6. Fly ash may be used in concrete pavement locations provided that the maximum cement reduction does not exceed 20% by weight per C.Y. of concrete. The fly ash replacement shall be 1.25 lbs. per 1.0 lb. cement reduction.
7. All curb and gutter shall be integral (monolithic) with the pavement.
8. All fill shall be compacted by sheep's foot roller to a minimum 95% standard proctor. Maximum loose lift for compaction shall be 8 inches. All lifts shall be tested for density by an independent laboratory. All laboratory compaction reports shall be submitted to the City Engineering Construction Inspector once results are received. All reports will be required prior to final acceptance.
9. All concrete compression tests and soil compaction/density tests are required to be submitted to the City's Engineering Inspector immediately upon results.
10. All proposed sidewalks shall include barrier free ramps at intersecting streets, alleys, etc. Barrier free ramps (truncated dome plate in Colonial or brick red color) shall meet current City and ADA requirements and be approved by the Texas Department of Licensing and Regulation (TDLR).
11. All public sidewalks shall be doweled into pavement where it abuts curbs and driveways. Expansion joint material shall be used at these locations.
12. All connection of proposed concrete pavement to existing concrete pavement shall include a longitudinal butt joint as the load transfer device. All longitudinal butt joints shall be clean, straight and smooth (not jagged in appearance)
13. Cracks formed in concrete pavement shall be repaired or removed by the CONTRACTOR at the City's discretion. CONTRACTOR shall replace existing concrete curbs, sidewalk, paving, a gutters as indicated on the plans and as necessary to connect to the existing infrastructure, including any damage caused by the CONTRACTOR.
14. All residential lots will require individual grading plans submitted during the building permit process that correspond with the engineered grading and drainage area plans.
15. Approval of this plan is not an authorization to grade adjacent properties when the plans or field conditions warrant off-site grading. Written permission must be obtained and signed from the affected property owner(s) and temporary construction easements may be required. The written permission shall be provided to the City as verification of approval by the adjacent property owner(s). Violation of this requirement will result in suspension of all work at the job site until issue has been rectified.
16. All cut or fill slopes of non-paved areas shall be a maximum of 4:1 and minimum of 1%.
17. CONTRACTOR agrees to repair any damage to property and the public right-of-way in accordance with the City Standards of Design and Construction.
18. CONTRACTOR shall protect all monuments, iron pins/rods, and property corners during construction.
19. CONTRACTOR shall ensure positive drainage so that runoff will drain by gravity flow to new or existing drainage inlets or sheet flow per these approved plans.

DRAINAGE / STORM SEWER NOTES

1. The CONTRACTOR shall maintain drainage at all times during construction. Ponding of water in streets, drives, trenches, etc. will not be allowed. Existing drainage ways shall not be blocked or removed unless explicitly stated in the plans or written approval is given by the City.
2. All structural concrete shall be 4200 psi compressive strength at 28 days minimum 7.0 sack mix, air entrained, unless noted otherwise. Fly ash shall not be allowed in any structural concrete.
3. Proposed storm sewer embedment shall be NCTCOG Class 'B' as amended by the City of Rockwall's Engineering Department Standards of Design and Construction Manual.
4. All public storm pipe shall be a minimum of 18-inch reinforced concrete pipe (RCP), Class III, unless otherwise noted.
5. All storm pipe entering structures shall be grouted to assure connection at the structure is watertight.
6. All storm structures shall have a smooth uniform poured mortar invert from invert in to invert out.
7. All storm sewer manholes in paved areas shall be flush with the paving grade, and shall have traffic bearing ring and covers.
8. All storm sewer pipes and laterals shall be inspected by photographic means (television and DVD) prior to final acceptance and after franchise utilities are installed. The CONTRACTOR shall furnish a DVD to the Engineering Construction Inspector for review. Pipes shall be cleaned prior to TV inspection of the pipes. Any sags, open joints, cracked pipes, etc. shall be repaired or removed by the CONTRACTOR at the CONTRACTOR's expense. A television survey will be performed as part of the final testing in the twentieth (20th) month of the maintenance period.

RETAINING WALLS

1. All retaining walls, regardless of height, will be reviewed and approved by the City Engineering Department
2. All retaining walls (including foundation stem walls), regardless of height, will be constructed of rock/stone/brick or rock/stone/brick faced. No smooth concrete walls are allowed. Wall materials shall be the same for all walls on the project.
3. All portions, including footings, tie-backs, and drainage backfill, of the wall shall be on-site and not encroach into any public easements or right-of-way. The entire wall shall be in one lot and shall not be installed along a lot line.
4. All walls 3 feet and taller will be designed and signed/sealed by a registered professional engineer in the State of Texas. The wall design engineer is required to inspect the wall construction and supply a signed/sealed letter of wall construction compliance to the City of Rockwall along with wall as-builts prior to City Engineering acceptance.
5. No walls are allowed in detention easements. A variance to allow retaining walls in a detention easement will require approval by the Planning and Zoning Commission with appeals being heard by the City Council.

FINAL ACCEPTANCE AND RECORD DRWINGS/AS-BUILTS

1. Final Acceptance shall occur when all the items on the Checklist for Final Acceptance have been completed and signed-off by the City. An example of the checklist for final acceptance has been included in the Appendix of the Standards of Design and Construction. Items on the checklist for final acceptance will vary per project and additional items not shown on the check list may be required.
2. After improvements have been constructed, the developer shall be responsible for providing to the City "As Built" or "Record Drawings". The Design Engineer shall furnish all digital files of the project formatted in Auto Cad 14, or 2000 format or newer and Adobe Acrobat (.pdf) format with a CD-ROM disk or flash drive. The disk or drive shall include a full set of plans along with any landscaping, wall plans, and details sheets.
3. Submit 1-set of printed drawings of the "Record Drawings" containing copies of all sheets to the Engineering Construction Inspector for the project. The printed sheets will be reviewed by the inspector PRIOR to producing the "Record Drawing" digital files on disk or flash drive. This will allow any revisions to be addressed prior to producing the digital files.
4. Record Drawing Disk drawings shall have the Design Engineers seal, signature and must be stamped and dated as "Record Drawings" or "As Built Drawings" on all sheets.
5. The City of Rockwall will not accept any Record Drawing disk drawings which include a disclaimer. A disclaimer shall not directly or indirectly state or indicate that the design engineer or the design engineer's surveyor/surveyors did not verify grades after construction, or that the Record Drawings were based solely on information provided by the construction contractor/contractors. Any Record Drawings which include like or similar disclaimer verbiage will not be accepted by the City of Rockwall.
6. Example of Acceptable Disclaimer: "To the best of our knowledge ABC Engineering, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor."



GENERAL CONSTRUCTION NOTES

Sheet 2 of 2

October 2020

CITY OF ROCKWALL

ENGINEERING DEPARTMENT

385 S. Goliad

Rockwall, Texas 75087

P (972) 771-7746

F (972) 771-7748



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2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPE Registration No. F-1046
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DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

SEEFRIED ROCKWALL

CITY OF ROCKWALL GENERAL NOTES

SEEFRIED ROCKWALL
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

!!CAUTION !!

Contractor to Verify exact location & Depth of
Exist Facilities Prior to any Construction
Activities

CAUTION !!!

CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV NO.	DATE	DESCRIPTION

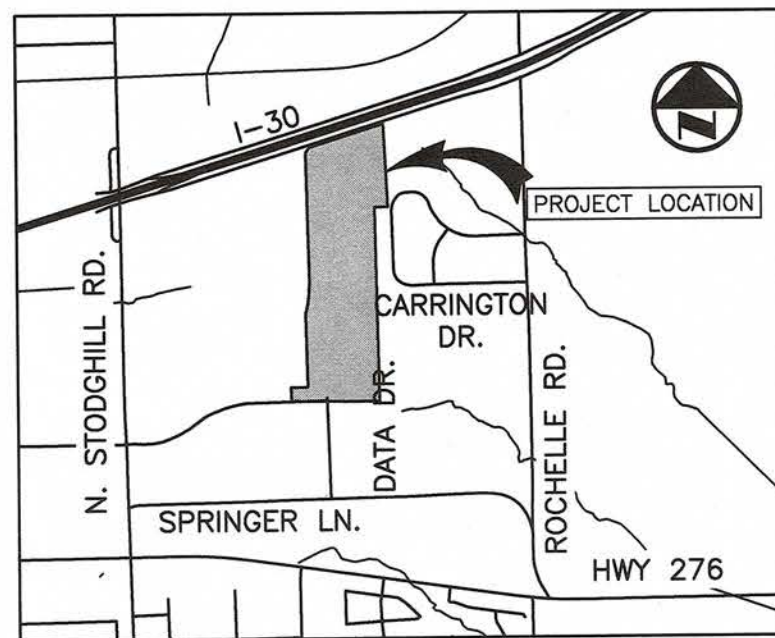
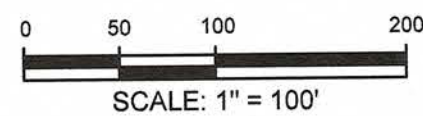
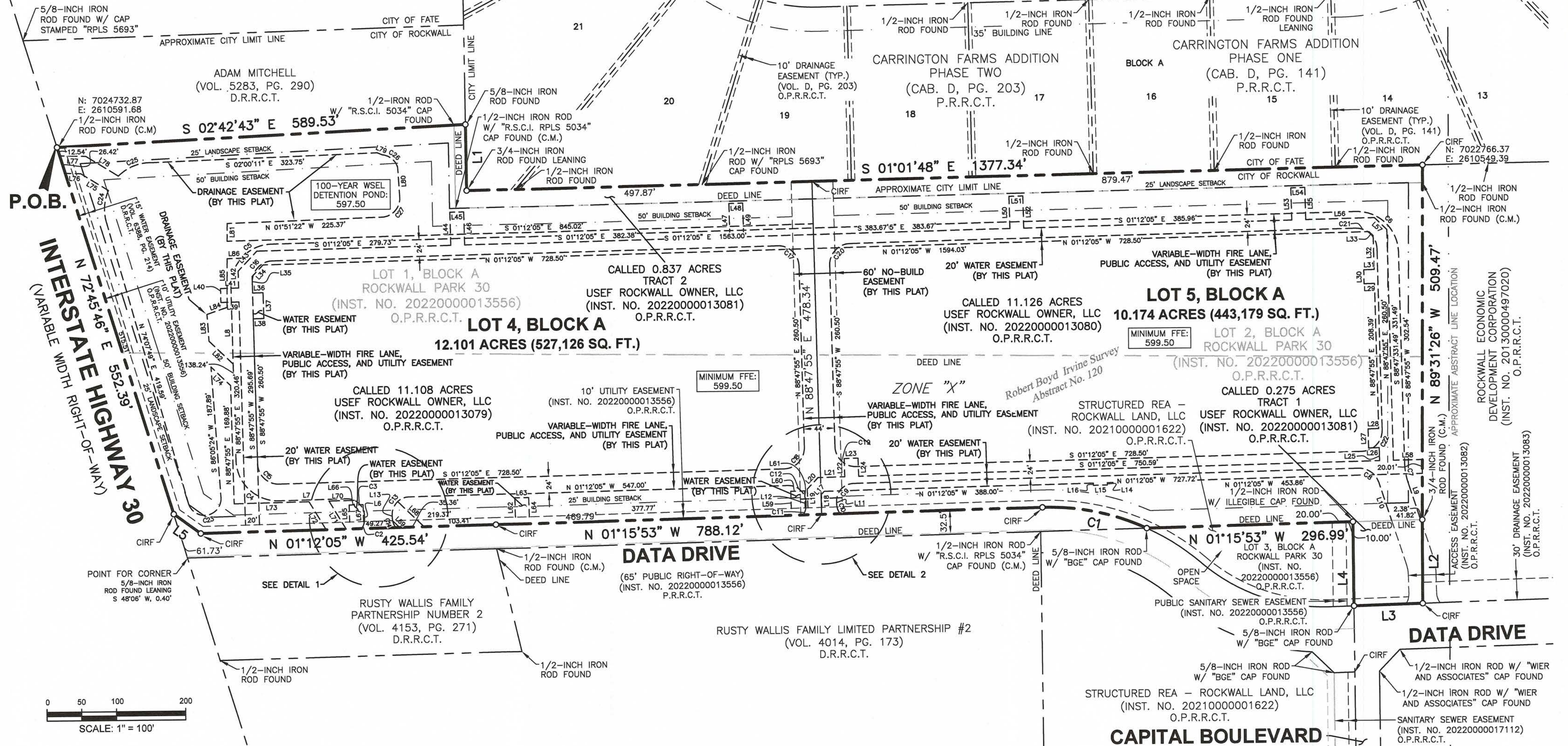
CHECKED BY:	NDH
DESIGNED BY:	ABO
DATE:	OCTOBER 2022
PROJECT NUMBER:	9028-00

SHEET NO.

C1.1



GIRDLEY VENTURES - ROCKWALL, LLC
(INST. NO. 20190000016748)
O.P.R.R.C.T.



VICINITY MAP
(NOT TO SCALE)

LEGEND

CAB.	CABINET
CIRF	5/8-INCH IRON ROD WITH "BGE" CAP FOUND
(C.M.)	CONTROLLING MONUMENT
NO.	NUMBER
PG.	PAGE
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
---	PROPERTY LINE
---	EASEMENT LINE

GENERAL NOTES:

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on July 14, 2021 with an applied combined scale factor of 1.000146135.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection. Project tied to City of Rockwall Geodetic Control Monument No. 9.
- The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, Map Number 48397C0045L with Map Revised September 28, 2008.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain
- The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.
- 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.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements created by this plat.
- The location of easements shown hereon that are created by separate instrument are approximate and such easements and their location are governed by the terms, provisions, and conditions of the separate instrument.

CAPITAL BOULEVARD

FINAL PLAT

**ROCKWALL PARK 30
LOTS 4 & 5, BLOCK A**

2 LOTS - 22.275 ACRES (970,305 SQUARE FEET)
BEING A REPLAT OF
LOTS 1 & 2, BLOCK A, ROCKWALL PARK 30 ADDITION
BEING SITUATED IN THE TRACTS 25 & 25-1 OF
THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
APRIL 2023
SHEET 1 OF 3

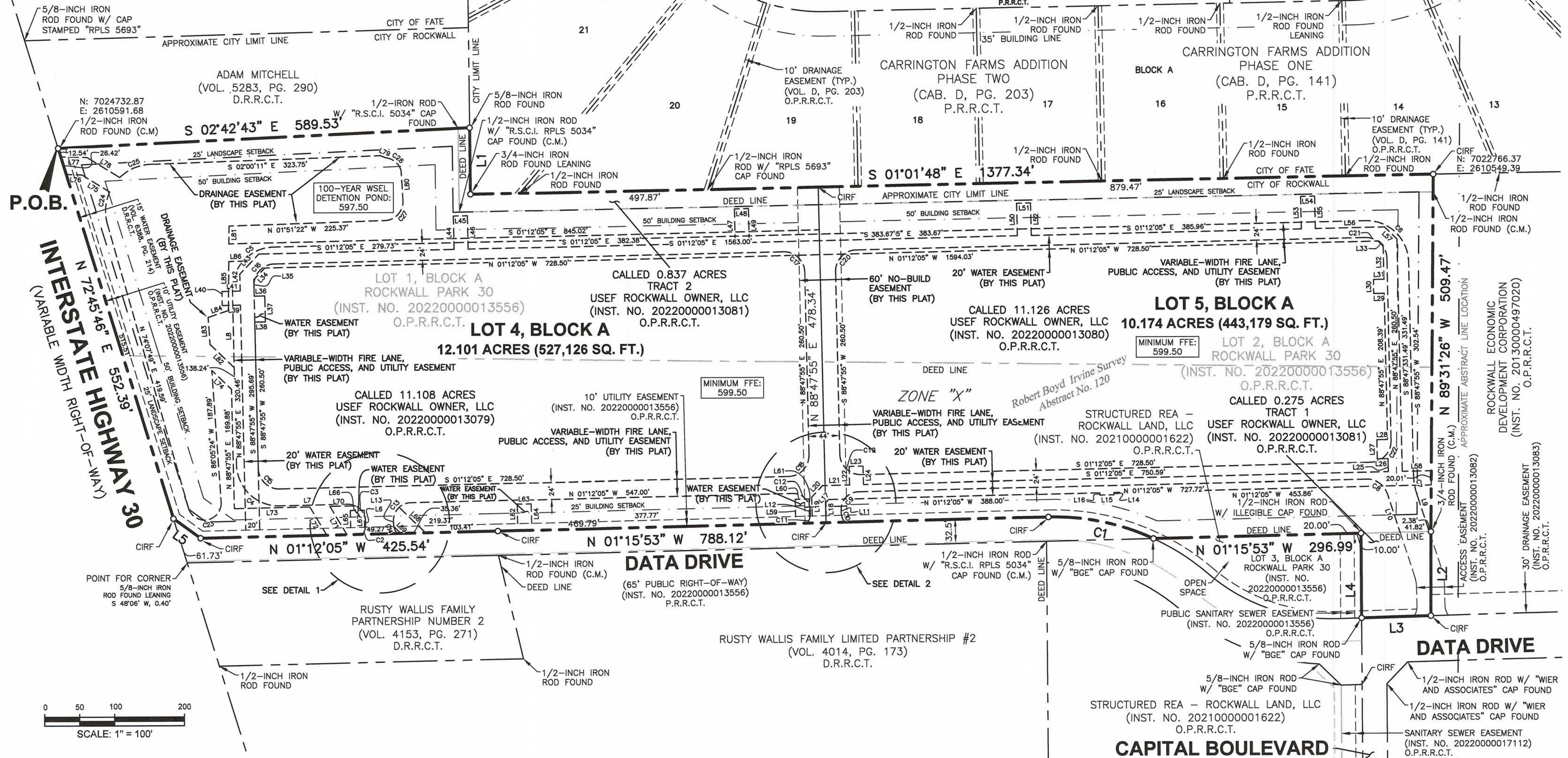
DEVELOPER
**SEEFRIED INDUSTRIAL
PROPERTIES, INC.**
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234

SURVEYOR

BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953
Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com
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GIRDLEY VENTURES - ROCKWALL, LLC
(INST. NO. 20190000016748)
O.P.R.R.C.T.



VICINITY MAP
(NOT TO SCALE)

LEGEND	
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CIRF	5/8-INCH IRON ROD WITH "BGE" CAP FOUND
(C.M.)	CONTROLLING MONUMENT
NO.	NUMBER
PG.	PAGE
P.O.B.	POINT OF BEGINNING
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CAPITAL BOULEVARD

FINAL PLAT
ROCKWALL PARK 30
LOTS 4 & 5, BLOCK A

2 LOTS - 22.275 ACRES (970,305 SQUARE FEET)
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LOTS 1 & 2, BLOCK A, ROCKWALL PARK 30 ADDITION
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

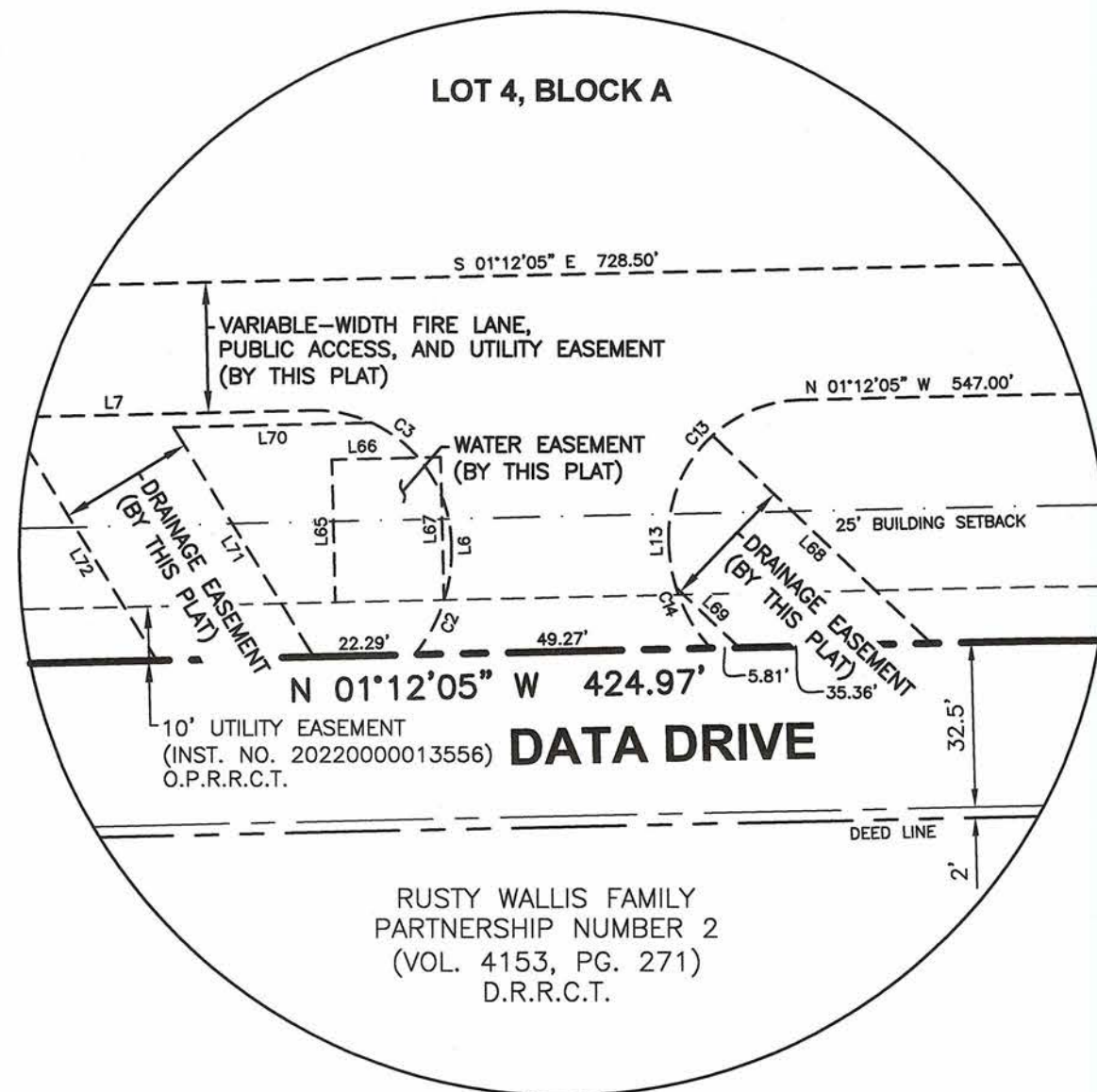
APRIL 2023
SHEET 1 OF 3

DEVELOPER
SEEFRIED INDUSTRIAL
PROPERTIES, INC.
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234

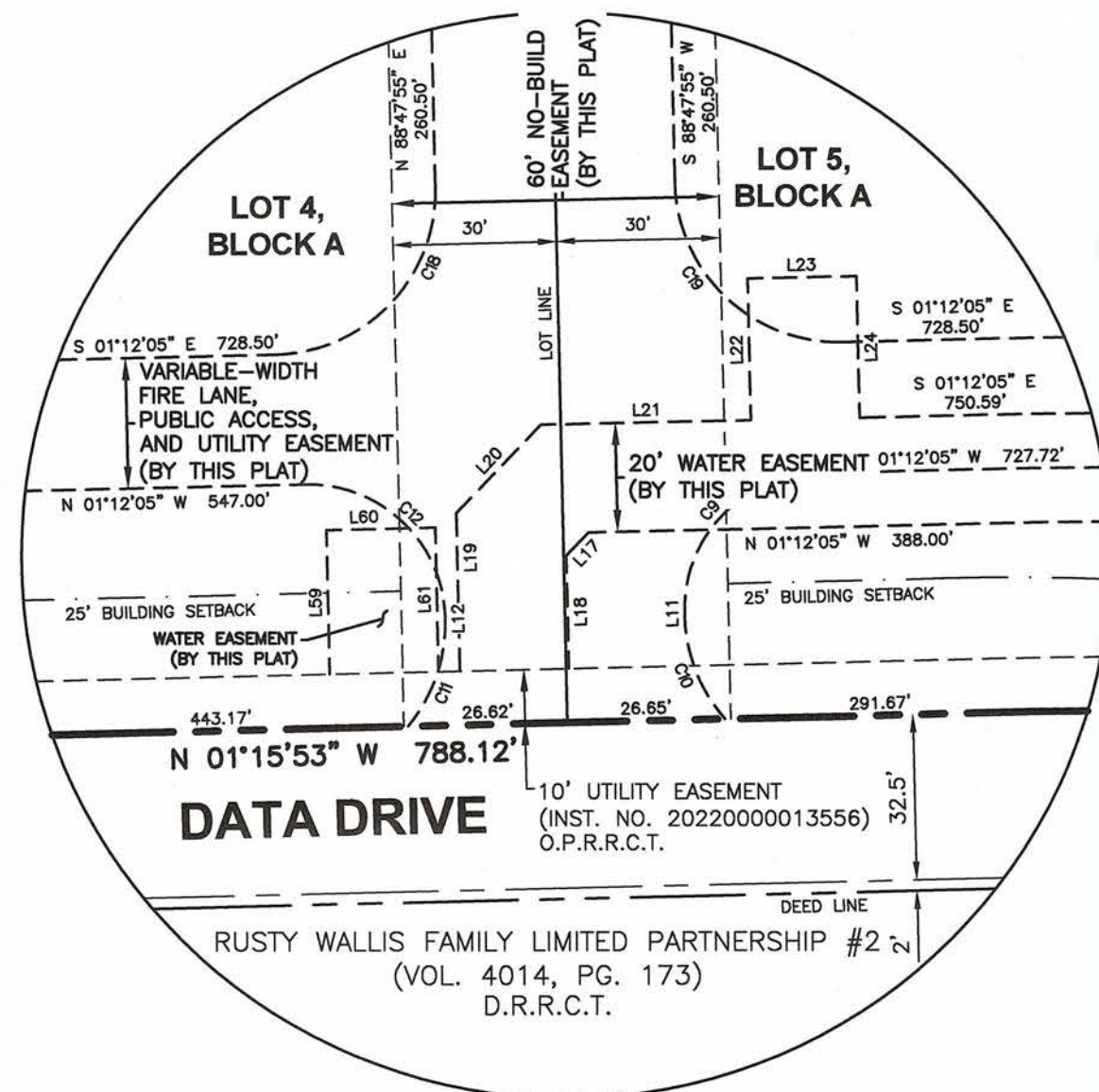
SURVEYOR

BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953

Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com



DETAIL 1
(N.T.S.)



DETAIL 2
(N.T.S.)

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 89°23'19" W	94.92'
L2	N 89°49'29" W	119.95'
L3	N 01°41'18" W	99.16'
L4	N 89°43'35" E	120.66'
L5	N 35°46'50" E	47.93'
L6	N 88°47'55" E	4.00'
L7	N 01°12'05" W	97.50'
L8	N 88°47'55" E	248.50'
L9	S 71°46'41" W	55.65'
L10	N 71°46'41" E	57.89'
L11	S 88°47'55" W	3.43'
L12	N 88°47'55" E	3.53'
L13	S 88°47'55" W	4.00'
L14	S 88°47'55" W	3.25'
L15	N 01°12'05" W	20.00'
L16	N 88°47'55" E	3.25'
L17	N 46°12'05" W	5.89'
L18	S 88°43'42" W	18.82'
L19	N 88°43'50" E	27.11'
L20	S 46°12'05" E	22.47'
L21	S 01°12'05" E	38.55'
L22	N 88°47'55" E	26.09'
L23	S 01°12'05" E	20.00'
L24	S 88°47'55" W	26.09'
L25	N 88°47'55" E	18.57'
L26	N 01°12'05" W	15.31'
L27	N 88°47'55" E	27.45'
L28	S 01°12'05" E	15.31'
L29	N 01°12'05" W	15.00'
L30	N 88°47'55" E	20.00'
L31	S 01°12'05" E	15.00'
L32	N 88°47'55" E	48.79'
L33	N 43°47'55" E	8.22'
L34	N 46°12'05" W	22.85'
L35	S 88°47'55" W	23.67'
L36	S 01°12'05" E	15.08'
L37	S 88°47'55" W	37.00'
L38	N 01°12'05" W	15.08'
L39	N 01°12'05" W	26.00'
L40	N 88°47'55" E	20.00'
L41	S 01°12'05" E	26.00'
L42	N 88°47'55" E	24.18'
L43	S 46°12'05" E	39.42'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L44	N 88°47'55" E	47.48'
L45	S 01°12'05" E	20.00'
L46	S 88°47'55" W	47.48'
L47	N 88°47'55" E	48.48'
L48	S 01°12'05" E	20.00'
L49	S 88°47'55" W	48.48'
L50	N 88°47'55" E	46.31'
L51	S 01°12'05" E	20.00'
L52	S 88°47'55" W	46.31'
L53	N 88°47'55" E	46.31'
L54	S 01°12'05" E	20.00'
L55	S 88°47'55" W	46.31'
L56	S 01°12'05" E	98.86'
L57	S 43°47'55" W	24.79'
L58	S 01°12'05" E	41.59'
L59	N 88°43'48" E	24.52'
L60	S 01°15'53" E	20.00'
L61	S 88°43'48" W	24.52'
L62	N 88°43'50" E	27.81'
L63	S 01°15'53" E	20.00'
L64	S 88°38'39" W	27.81'
L65	N 88°47'55" E	24.38'
L66	S 01°12'05" E	20.00'
L67	S 88°47'55" W	24.38'
L68	N 43°47'55" E	52.74'
L69	S 43°47'55" W	13.16'
L70	S 01°12'05" E	36.49'
L71	N 58°47'55" E	47.34'
L72	N 58°47'55" E	47.34'
L73	N 01°12'05" W	107.54'
L74	N 43°47'55" E	38.84'
L75	N 31°38'07" E	46.40'
L76	N 01°38'07" E	22.51'
L77	S 01°38'07" W	37.76'
L78	S 31°38'07" W	54.58'
L79	S 21°18'25" W	8.11'
L80	S 86°24'08" W	41.74'
L81	N 89°30'37" W	25.36'
L82	N 43°47'55" E	47.69'
L83	N 86°05'24" E	38.52'
L84	S 18°49'30" E	30.66'
L85	S 89°30'37" E	69.83'
L86	S 01°12'05" E	20.46'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	26°03'15"	339.50'	N 11°45'44" E	153.05'	154.38'
C2	35°27'02"	25.00'	S 73°28'34" E	15.22'	15.47'
C3	90°00'00"	25.00'	N 43°47'55" E	35.36'	39.27'
C4	90°00'00"	60.00'	N 43°47'55" E	84.85'	94.25'
C5	90°00'00"	60.00'	S 46°12'05" E	84.85'	94.25'
C6	90°00'00"	60.00'	S 43°47'55" W	84.85'	94.25'
C7	17°01'13"	100.00'	S 80°17'18" W	29.60'	29.71'
C8	72°58'47"	30.00'	N 35°17'18" E	35.68'	38.21'
C9	90°00'00"	25.00'	N 46°12'05" W	35.36'	39.27'
C10	35°30'50"	25.00'	S 71°02'30" W	15.25'	15.50'
C11	35°23'14"	25.00'	S 73°30'28" E	15.20'	15.44'
C12	90°00'00"	25.00'	N 43°47'55" E	35.36'	39.27'
C13	90°00'00"	25.00'	N 46°12'05" W	35.36'	39.27'
C14	35°27'02"	25.00'	S 71°04'24" W	15.22'	15.47'
C15	90°00'00"	30.00'	S 43°47'55" W	42.43'	47.12'
C16	90°00'00"	30.00'	N 46°12'05" W	42.43'	47.12'
C17	90°00'00"	30.00'	N 43°47'55" E	42.43'	47.12'
C18	90°00'00"	30.00'	S 46°12'05" E	42.43'	47.12'
C19	90°00'00"	30.00'	S 43°47'55" W	42.43'	47.12'
C20	90°00'00"	30.00'	N 46°12'05" W	42.43'	47.12'
C21	90°00'00"	30.00'	N 43°47'55" E	42.43'	47.12'
C22	90°00'00"	30.00'	S 46°12'05" E	42.43'	47.12'
C23	166°14'16"	24.03'	N 09°56'18" W	47.71'	69.72'
C24	41°02'21"	66.83'	S 86°17'22" E	46.85'	47.87'
C25	46°46'38"	66.83'	S 20°47'01" E	53.06'	54.56'
C26	64°55'04"	26.10'	S 38°50'32" W	28.01'	29.57'
C27	89°10'11"	27.29'	N 52°09'14" W	38.31'	42.46'

FINAL PLAT
ROCKWALL PARK 30
LOTS 4 & 5, BLOCK A
2 LOTS - 22.275 ACRES (970,305 SQUARE FEET)
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
APRIL 2023
SHEET 2 OF 3

DEVELOPER
SEEFRIED INDUSTRIAL
PROPERTIES, INC.
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234

SURVEYOR
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OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, USEF Rockwall Owner, LLC is the owner of a 22.275-acre (970,305-square-foot) tract of land situated in the Robert Boyd Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas; said tract being all of Lots 1 and 2, Block A, Rockwall Park 30, an addition to the City of Rockwall, Rockwall County, Texas according to the plat recorded in Instrument No. 20220000013556 of the Official Records of Rockwall County, Texas; said tract being all of that called 11.126-acre tract of land described in Special Warranty Deed to USEF Rockwall Owner, LLC as recorded in 20220000013080 of said Official Public Records, part of that called 11.108-acre tract of land described in Special Warranty Deed to USEF Rockwall Owner, LLC as recorded in 20220000013079 of said Official Public Records, and all of that called 0.275-acre tract of land and that called 0.837-acre tract of land described as Tract 1 and Tract 2 respectively in Special Warranty Deed to USEF Rockwall Owner, LLC as recorded in 20220000013081 of said Official Public Records; said 22.275-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod found for corner in the southeast right-of-way line of Interstate Highway 30 (a variable-width public right-of-way); said point being the northeast corner of said Lot 1 and the northwest corner of that certain tract of land described in General Warranty Deed to Adam Mitchell as recorded in Volume 5283, Page 290 of said Deed Records;

THENCE, South 02 degrees 42 minutes 43 seconds East, departing the said southeast right-of-way line of Interstate Highway 30 and with the east line of said Lot 1 and the west line of said Mitchell tract, at a distance of 573.12 feet passing a 1/2-inch iron rod with "R.S.C.I. 5034" cap found and continuing for a total distance of 589.53 feet to a 5/8-inch iron rod found for corner in the north line of Carrington Farms Addition Phase Two, an addition to the City of Fate according to the plat recorded in Cabinet D, Page 203 of the Plat Records of Rockwall County, Texas; said point being the northernmost southeast corner of said Lot 1 and the southwest corner of said Adam Mitchell tract;

THENCE, South 89 degrees 23 minutes 19 seconds West, with the northernmost south line of said Lot 1 and the said north line of Carrington Farms Phase Two, a distance of 94.92 feet to a leaning 3/4-inch iron rod found for corner; said point being an interior corner of said Lot 1 and the northwest corner of said Carrington Farms Phase Two;

THENCE, South 01 degrees 01 minutes 48 seconds East, with the westernmost east line of said Lot 1, the east line of said Lot 2, and the west line of said Carrington Farms Phase Two, at a distance of 497.87 feet passing the southeast corner of said Lot 1 and the northeast corner of said Lot 2, continuing for a total distance of 1,377.34 feet to a 5/8-inch iron rod with "BGE" cap found for corner; said point being the southeast corner of said Lot 2;

THENCE, North 89 degrees 31 minutes 26 seconds West, departing the said west line of Carrington Farms Phase Two and with the south line of said Lot 2 and a north line of that certain tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation as recorded in Instrument No. 20130000497020 of said Official Public Records, at a distance of 25.22 feet passing a 1/2-inch iron rod found and continuing for a total distance of 509.47 feet to a 3/4-inch iron rod found for corner;

THENCE, North 89 degrees 49 minutes 29 seconds West, continuing with the said south line of Lot 2 and the said north line of Rockwall Economic Development Corporation tract, a distance of 119.95 feet to a 5/8-inch iron rod with "BGE" cap found for corner in the east right-of-way line of Data Drive (a 65-foot public right-of-way according to the plat recorded in Instrument No. 20140000003305 of said Official Public Records); said point being the southwest corner of said Lot 2;

THENCE, North 01 degrees 41 minutes 18 seconds West, with the said east right-of-way line of Data Drive and the westernmost west line of said Lot 2, a distance of 99.16 feet to a 5/8-inch iron rod with "BGE" cap found for corner; said point being the southernmost northwest corner of said Lot 2 and the southwest corner of Lot 3, Block A of said Rockwall Park 30 Addition;

THENCE, North 89 degrees 43 minutes 35 seconds East, departing the said east right-of-way line of Data Drive and with a north line of said Lot 2 and the south line of said Lot 3, a distance of 120.66 feet to a 1/2-inch iron rod with illegible cap found for corner; said point being and interior corner of said Lot 2 and the southeast corner of said Lot 3;

THENCE, North 01 degrees 15 minutes 53 seconds West, with the west line of said Lot 2 and the east line of said Lot 3, a distance of 296.99 feet to a 5/8-inch iron rod with "BGE" cap found for corner in the east right-of-way line of Data Drive; said point being the north corner of said Lot 3 and the beginning of a non-tangent curve to the left;

THENCE, with the said north right-of-way line of Data Drive, the said west line of Lot 2, and the west line of said Lot 1, the following three (3) calls:

In a northerly direction, with said non-tangent curve to the left, having a central angle of 26 degrees 03 minutes 15 seconds, a radius of 339.50 feet, a chord bearing and distance of North 11 degrees 45 minutes 44 seconds East, 153.05 feet, and an arc length of 154.38 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the end of said curve;

North 01 degrees 15 minutes 53 seconds West, at a distance of 318.32 feet passing a 5/8-inch iron rod with "BGE" cap found at the northwest corner of said Lot 2 and the southwest corner of said Lot 1 and continuing for a total distance of 788.12 feet to a 5/8-inch iron rod with "BGE" cap found for an angle point;

North 01 degrees 12 minutes 05 seconds West, a distance of 425.54 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the southwest end of a corner clip at the intersection of the said north right-of-way line of Data Drive and the said south right-of-way line of Interstate Highway 30; said point being the westernmost northwest corner of said Lot 1;

THENCE, North 35 degrees 46 minutes 50 seconds East, with said corner clip, a distance of 47.93 feet to a 5/8-inch iron rod with "BGE" cap found for corner in the said south right-of-way line of Interstate Highway 30; said point being the northeast end of said corner clip and the northernmost northwest corner of said Lot 1;

THENCE, North 72 degrees 45 minutes 46 seconds East, with the said south right-of-way line of Interstate Highway 30 and the north line of said Lot 1, a distance of 552.39 feet to the POINT OF BEGINNING and containing 22.275 acres or 970,305 square feet of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **ROCKWALL PARK 30, LOTS 4 & 5, BLOCK A** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements (except for easements created by separate instrument, which shall be governed by the terms aof such separate instrument(s)) and public places thereon shown ,and hereby dedicate as public right-of-way the portions of the land so designated thereon, on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL PARK 30, LOTS 4 & 5, BLOCK A** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement areas created by this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements created hereby.
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 areas created hereby; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement areas created hereby 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. Notwithstanding the foregoing, the owner(s) of the land dedicated by this plat reserved the right to use and enjoy the surface of all easement areas for all purposed that do not interfere with the use of said easements, including but not limited to the right to grant additional easements within said easement areas, to place utilities within said easement areas, to place surfacing materials over and across said easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping, and/or lighting.
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 constructed within public drainage easement areas, if any, created by this plat.
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

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

Witness, my hand this the 25th day of April, 2023.

RECOMMENDED FOR FINAL APPROVAL

[Signature]
Planning and Zoning Commission

5-9-2023
Date

APPROVED

I hereby certify that the above and foregoing plat of **ROCKWALL PARK 30, LOTS 4 & 5, BLOCK A**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the day of Feb. 21, 2023.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the county clerk, within 180 days from said date of final approval by the city engineer. Said addition shall be subject to all the requirements of these subdivision regulations.

WITNESS OUR HANDS, this day of May 2, 2023.

[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary, City of Rockwall

[Signature]
City Engineer, City of Rockwall



SURVEYOR'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I Gregory Mark Peace, 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.

[Signature]
Gregory Mark Peace, RPLS No. 6608



STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Gregory Mark Peace, 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 April 25, 2023.

[Signature]
Notary Public in and for the State of Texas

August 2, 2025
My Commission Expires:

By: USEF Rockwall Owner, LLC,
a Delaware limited liability company

By: USEF Whisper Pooling 4, LP,
a Delaware limited partnership,
its sole member

By: USEF Whisper Pooling 4 Investor, LLC,
a Delaware limited liability company,
its general partner

By: US Eagle Real Estate Multi-Sector Operating Partnership, LP
a Delaware limited partnership,
its sole member

By: US Eagle OP GP, LLC,
a Delaware limited liability company,
its general partner

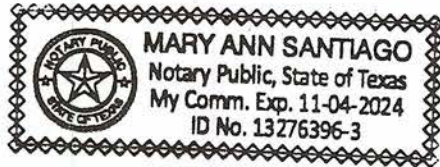
[Signature]
Name: Peter Hoberman
Title: MANAGING DIRECTOR

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged before me this 24 day of April, 2023, by Peter Hoberman, Managing Dir. of US Eagle OP GP, LLC, a Delaware limited liability company, general partner of US Eagle Real Estate Multi-Sector Operating Partnership, LP, a Delaware limited partnership, sole member of USEF Whisper Pooling 4 Investor, LLC, a Delaware limited liability company, general partner of USEF Whisper Pooling 4, LP, a Delaware limited partnership, sole member of USEF Rockwall Owner, LLC, a Delaware limited liability company, on behalf of said entities.

[Signature]
Notary Public in and for the State of Texas

11-4-24
My Commission Expires:



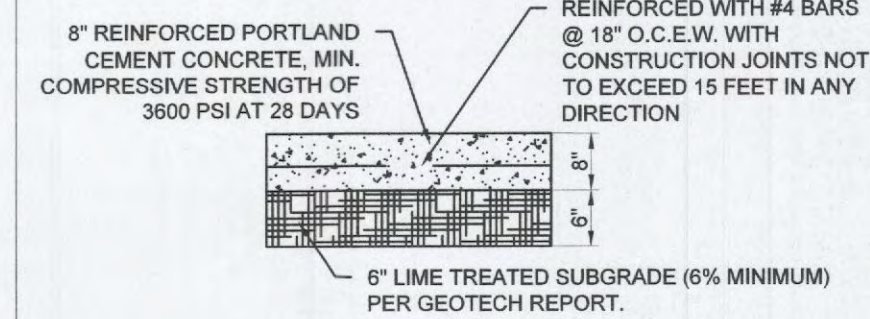
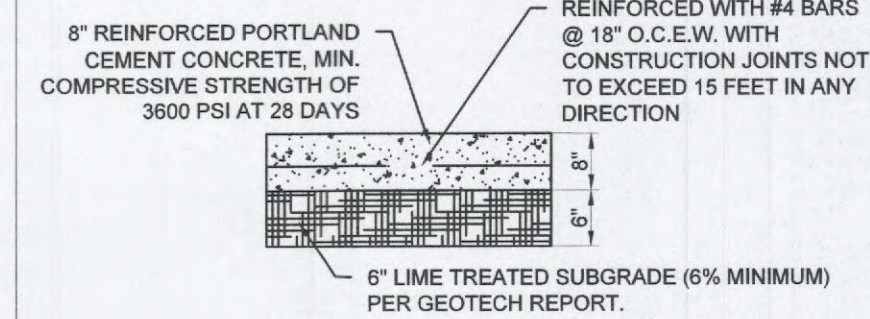
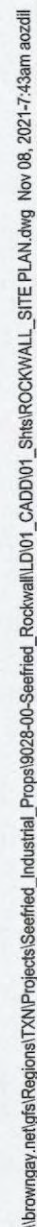
FINAL PLAT
ROCKWALL PARK 30
LOTS 4 & 5, BLOCK A
2 LOTS - 22.275 ACRES (970,305 SQUARE FEET)
BEING A REPLAT OF
LOTS 1 & 2, BLOCK A, ROCKWALL PARK 30 ADDITION
BEING SITUATED IN THE TRACTS 25 & 25-1 OF
THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
APRIL 2023
SHEET 3 OF 3

DEVELOPER
SEEFRIED INDUSTRIAL
PROPERTIES, INC.
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234



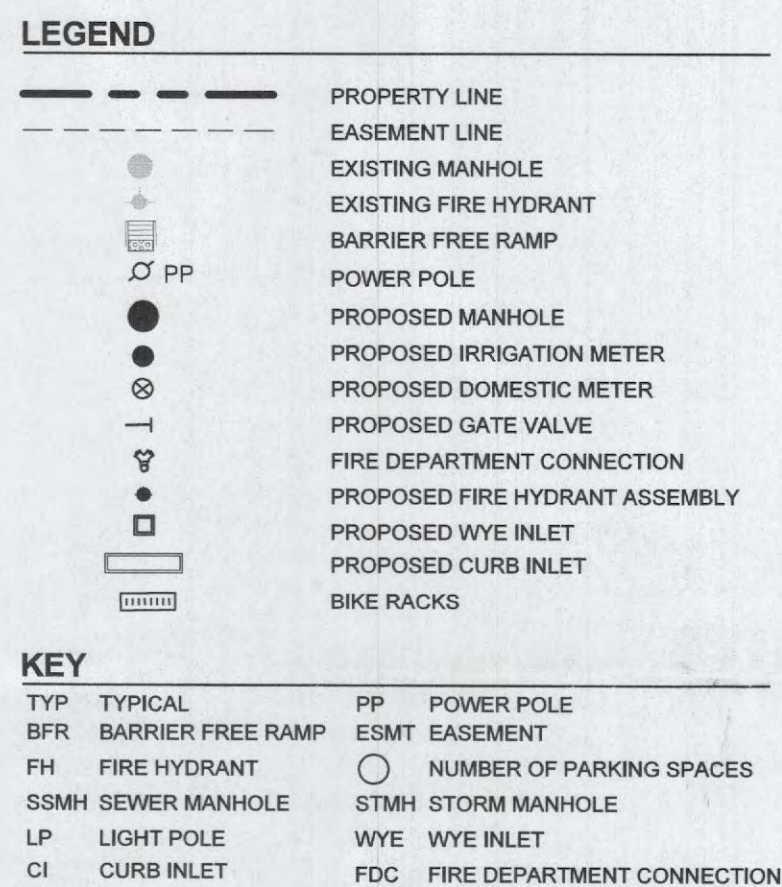
SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953

Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com



COMPENSATORY MEASURES:

1. PAVESTONE PATIOS WITH SEATING
2. SEATING WITH LANDSCAPING
3. BICYCLE RACK
4. ADDITIONAL CANOPIES OVER CENTER PUNCHED WINDOWS
5. PROVIDE 21 ADDITIONAL TREES IN DETENTION AREAS
6. PROVIDED INTEGRATED LANDSCAPE PLANTERS



NOTES:

1. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS VARY FROM THOSE SHOWN.
2. ALL CITY AND MATERIALS SHALL COMPLY WITH CITY AND COUNTY REGULATIONS AS WELL AS O.S.H.A. STANDARDS.
3. ALL DIMENSIONS ARE TO THE FACE OR CURB UNLESS OTHERWISE NOTED.
4. ALL FIRE LANE RADI ARE 25- FEET MINIMUM.
5. ALL FIRE LINES ARE 24- FEET MINIMUM.
6. HANDICAP PARKING AND MARKING SHALL BE IN ACCORDANCE WITH ADA STANDARDS.
7. REFER TO CITY OF ROCKWALL CONSTRUCTION DETAILS AND SPECIFICATIONS.
8. ALL SCREENING SHALL BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS.
9. CONTRACTOR TO COORDINATE WITH CITY TRAFFIC ENGINEER PRIOR TO INSTALLING ROAD SIGNS OR PAVEMENT MARKINGS.
10. REFER TO LANDSCAPE AND ARCHITECTURAL PLANS FOR FINAL SIDEWALK LAYOUT.
11. ALL WALLS (1.5' AND GREATER) TO BE ROCK OR STONE. NO WALLS SHALL BE CONCRETE OR BRICK-FAÇADES.
12. WALLS 3' OR TALLER WILL REQUIRE TO BE ENGINEERED.

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPE Registration No. F-1046
Copyright 2021

OWNER/DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

SEEFRIED ROCKWALL

SITE PLAN

SEEFRIED ROCKWALL
R.B. IRVINE SURVEY, ABSTRACT NO. 120

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING
FIRM F-1046
NICHOLAS D. HOBBS, P.E.
TEXAS REGISTRATION NO. 112949

!!CAUTION !!
Contractor to Verify exact location & Depth of
Exist Facilities Prior to any Construction
Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

[illegible]

CHECKED BY:	NDH
DESIGNED BY:	ABO
DATE:	NOVEMBER 2021
PROJECT NUMBER:	902

SHEET NO.

SP-1

SITE PLAN
(CITY CASE NO. SP2021-027)

11.126 ACRES AND 11.108 ACRES BEING SITUATED
IN THE R.B. IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SUBMITTED: OCTOBER 15, 2021
RESUBMITTED: NOVEMBER 8, 2021

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 9 day of November 2021.

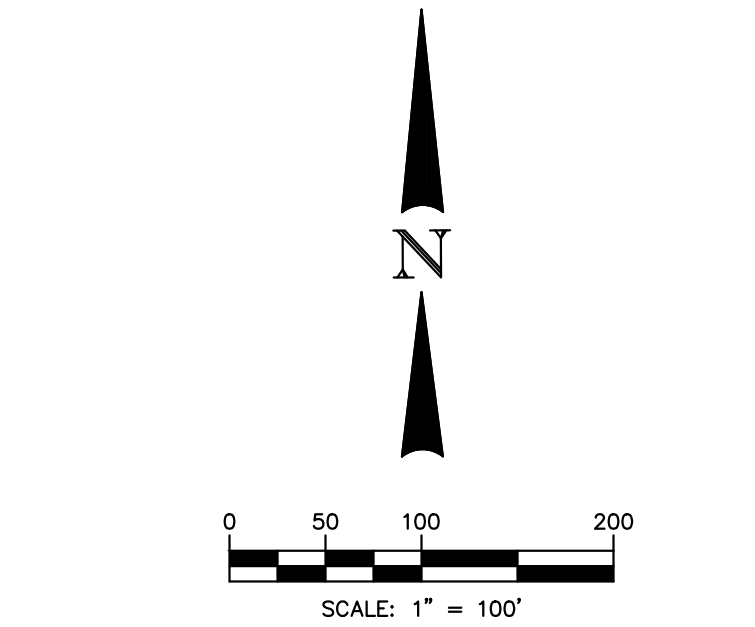
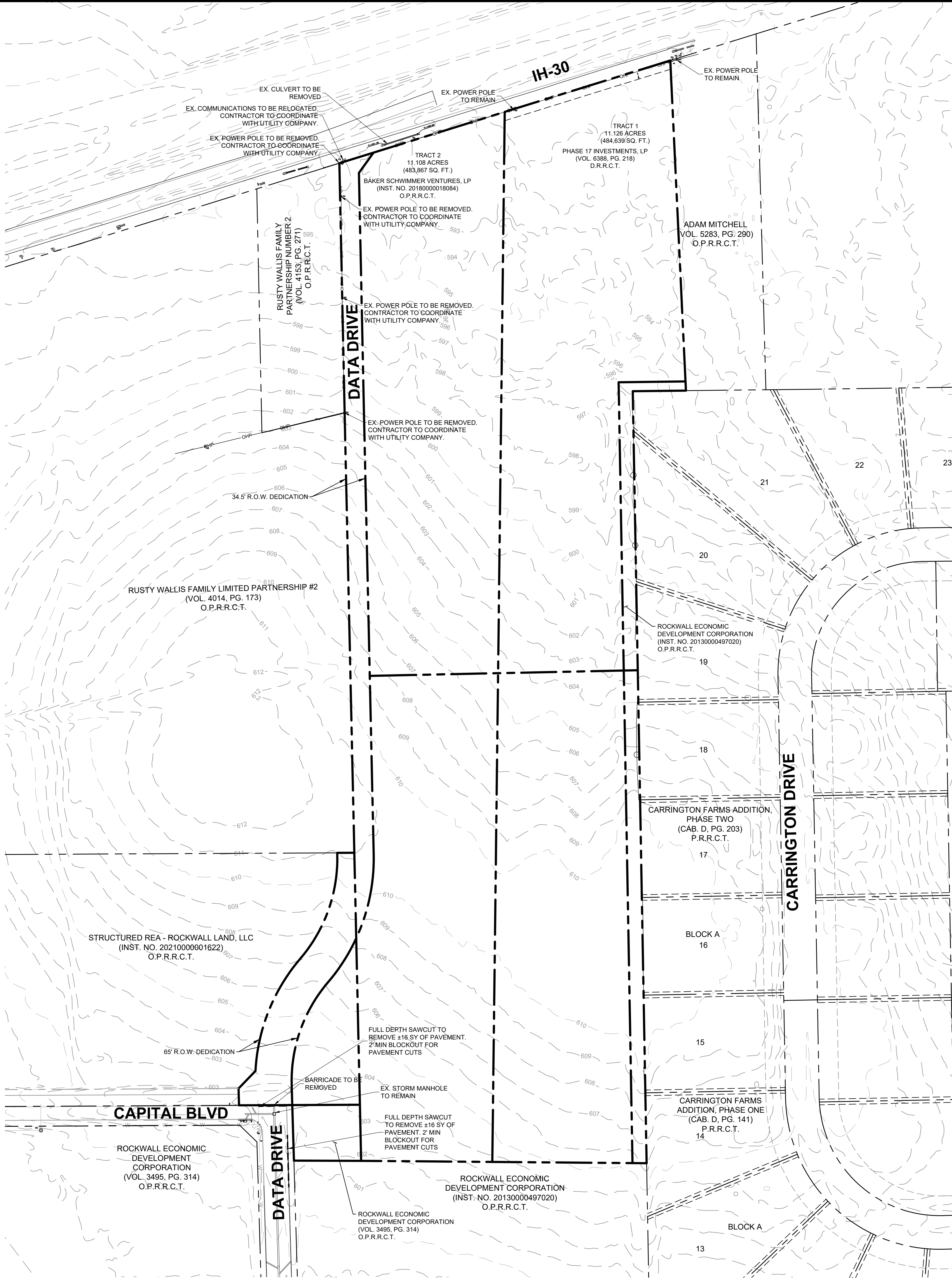
OWNER
SCHWIMMER VENTURES LP
17 INVESTMENTS LP
Kinney Ave, Ste 130-150
Dallas, TX 75204
Contact: Randall Schwimmer
Tel: 214-281-8892

DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

S LP **BGE, Inc.**
2595 Dallas Pkwy, Suite 101
Frisco, TX 75034
TBPE Registration No. F-1046
Contact: Nick Hobbs • (972)-464-4865

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

Rockwall, Texas, was approved by the City Council of the City of Rockwall on the DAY day of MONTH, 20____, and is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty Y day of MONTH, YEAR.



LEGEND	
	PROPERTY LINE
	REMOVE EXISTING PAVEMENT
	SAWCUT LINE
	EXISTING UTILITY TO BE REMOVED
	EXISTING SANITARY SEWER AND MANHOLE
	EXISTING WATER AND FIRE HYDRANT
	EXISTING STORM LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC
	POWER POLE

- DEMOLITION NOTES:**
- CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS VARY FROM THOSE SHOWN. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO INSTALL ALL EROSION CONTROL AND TREE PROTECTION PRIOR TO CONSTRUCTION.
 - ALL WORK AND MATERIALS SHALL COMPLY WITH CITY AND COUNTY REGULATIONS AS WELL AS O.S.H.A. STANDARDS.
 - CONTRACTOR TO OBTAIN ANY PERMITS NECESSARY FOR DEMOLITION.
 - THIS PLAN WAS DEVELOPED FROM INFORMATION AVAILABLE AND SURVEY BY OTHERS. THE CONTRACTOR SHALL REVIEW THE SITE PRIOR TO DEMOLITION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - NO CONSTRUCTION ACTIVITIES TO BE PERFORMED ON RUSTY WALLIS PROPERTY WEST OF DATA DRIVE

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE, BGE, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE RECORD DRAWING HAS BEEN PREPARED BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONSTRUCTION CONTRACTOR AND/OR OWNER.

BY: *Nicholas D. Hobbs* BGE, INC. BGE, INC. - TBPE REG No. F-1046
NICK HOBBS - TEXAS P.E. #112949 DATE: 4/10/2024

!!WARNING!!

EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND COORDINATE WITH CORRESPONDING COMPANY PRIOR TO CONSTRUCTION.

BENCH MARK LIST		
BM#1	"X" CUT SET IN BOX ON A CURB INLET IN THE EAST LINE OF DATA DRIVE. ±590' SOUTH OF THE CENTERLINE OF CAPITAL BLVD AND ±1100' NORTH OF THE CENTERLINE OF DISCOVERY BLVD. ELEV=597.54	
BM#2	"X" CUT SET IN BOX ON A CURB INLET AT THE SOUTHWEST CORNER OF CAPITAL BLVD AND DATA DRIVE. ±16' SOUTH OF THE CENTERLINE OF CAPITAL BLVD AND ±50' WEST OF THE CENTERLINE OF DATA DRIVE. ELEV=604.03	
BM#3	"X" CUT SET IN BOX ON A HEADWALL IN THE SOUTH RIGHT-OF-WAY OF IH-30 FRONTAGE ROAD. ±2790' EAST OF N. STODGHILL RD. ±2740' WEST OF ROCHELLE RD. AND ±70' SOUTH OF HIGHWAY ON-RAMP ENTRANCE. ELEV=694.34	
BM#4	"X" CUT SET IN BOX ON CONCRETE DRIVE IN THE SOUTH RIGHT-OF-WAY OF IH-30 FRONTAGE ROAD. ±3480' EAST OF N. STODGHILL RD AND 1990' WEST OF ROCHELLE RD. ELEV=592.54	

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.

BEFORE YOU DIG, CALL DIG TESS
1-800-DIG-TESS

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPE Registration No. F-1046
Copyright 2022

DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

DEMOLITION PLAN

SEEFRID ROCKWALL
SEEFRID ROCKWALL
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

STATE OF TEXAS
NICHOLAS D. HOBBS
112949
LICENSED PROFESSIONAL ENGINEER
Nicholas D. Hobbs
04/10/2024
BGE, Inc.
F-1046

!!CAUTION!!
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

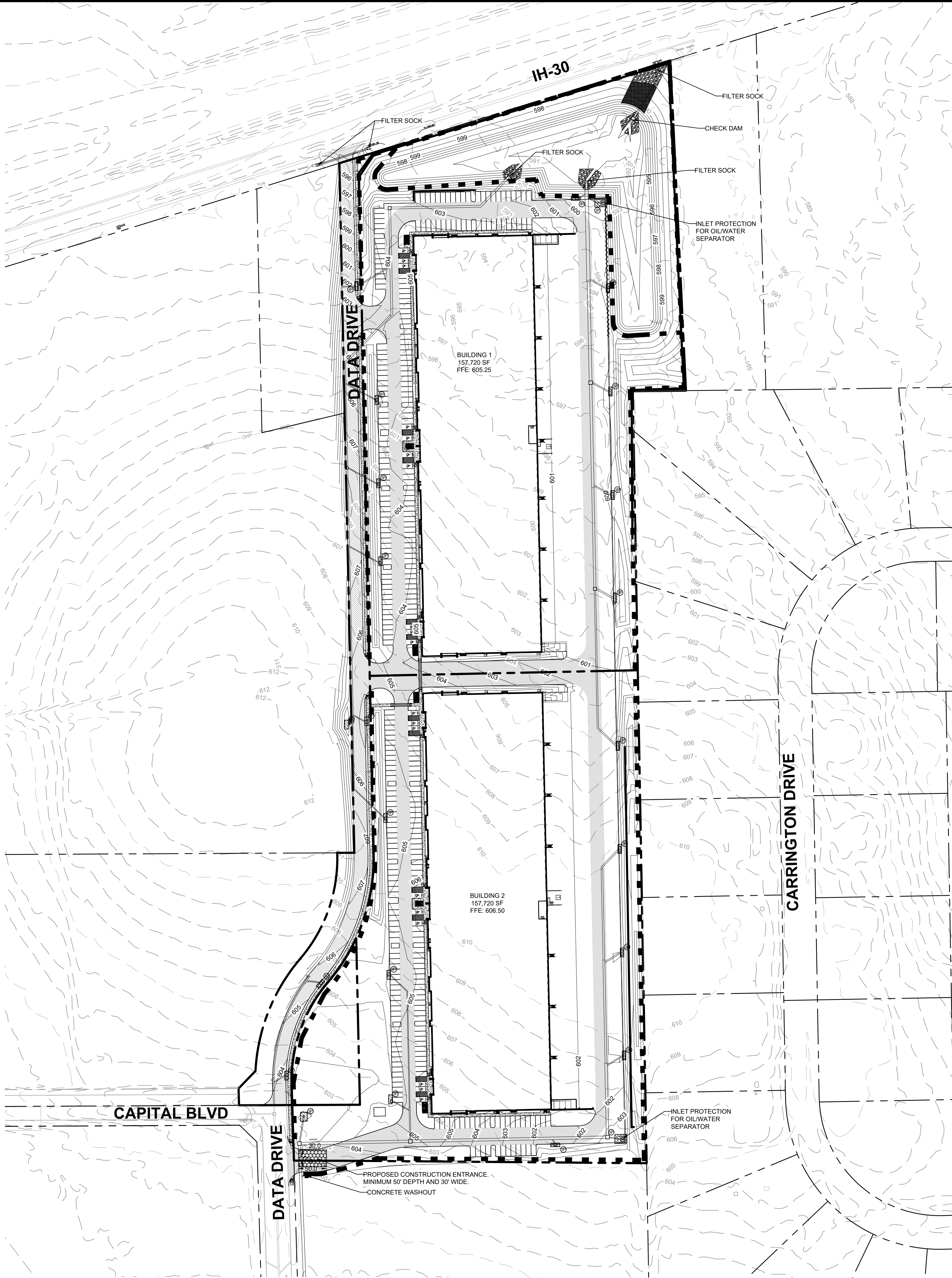
CAUTION!!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV. NO.	DATE	DESCRIPTION

CHECKED BY: NDH
DESIGNED BY: BGE
DATE: APRIL 2024
PROJECT NUMBER: 9028-00

SHEET NO.

C2.0



LEGEND

---	PROPERTY LINE
---	PROPOSED CONTOUR LINE
---	EXISTING CONTOUR LINE
---	EXISTING STORM LINE
---	PROPOSED STORM LINE
---	LIMITS OF DISTURBANCE
---	SILT FENCE
---	INLET PROTECTION
---	RIP RAP
---	CONSTRUCTION ENTRANCE

- EROSION CONTROL NOTES:**
- ALL PROCEDURES AND MATERIALS USED FOR EROSION CONTROL SHALL BE APPROVED BY THE CITY OF ROCKWALL WITH CONSENT OF OWNER.
 - THE LOCATION OF EROSION CONTROL DEVICES AND INSTALLATION SHALL BE AS SHOWN IN THESE PLANS. ADDITIONAL EROSION CONTROL AND/OR ADJUSTMENT OF LOCATIONS FOR EROSION CONTROL MAY OCCUR PER THE CITY OF ROCKWALL UPON APPROVAL OF THE OWNER.
 - EACH CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES ALREADY IN PLACE. CONTRACTOR SHALL REMOVE AND REPLACE EROSION CONTROL AS NEEDED FOR CONSTRUCTION OR ACCESS. ALL EROSION CONTROL MUST BE IN PLACE AT THE END OF EACH DAY.
 - ALL PERIMETER SWALES SHALL BE GRADED PRIOR TO EXTENSIVE ON-SITE STREET AND SITE GRADING.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE WHATEVER MEANS ARE NECESSARY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS, STORM DRAIN SYSTEMS AND INLETS FROM EROSION DEPOSITS.
 - EROSION CONTROL DEVICES COULD BE SILT FENCE, VEGETATIVE BUFFER STRIP, DIVERSION SWALES (WINDROWS), AND OTHER DEVICES ALLOWED BY THE EPA. FLOW FROM DIVERSION SWALES WILL BE FILTERED THROUGH STRUCTURAL CONTROLS SUCH AS SILT FENCES, ETC. PRIOR TO BEING RELEASED INTO PAVED AREAS OR STORM SEWER SYSTEMS.
 - CONTROLS SHOULD BE SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND PER THE DETAILS ON THIS SHEET.
 - IF SEDIMENT ESCAPES THE SITE, OFF-SITE ACCUMULATIONS MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS.
 - SEDIMENT MUST BE REMOVED FROM TRAPS AND PONDS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
 - THIS EROSION CONTROL PLAN AND ACCOMPANYING STORM WATER POLLUTION PREVENTION PLAN DOES NOT ADDRESS A BATCH PLANT BEING PLACED ON THIS SITE. IF THE OPERATOR DESIRES COVERAGE FOR A BATCH PLANT, SOME MODIFICATIONS ARE NECESSARY. A SEPARATE BATCH PLANT EROSION CONTROL PLAN AND STORM WATER POLLUTION PREVENTION PLAN MAY BE OBTAINED BY THE BATCH PLANT OWNER.
 - THIS EROSION CONTROL PLAN AND ACCOMPANYING STORM WATER POLLUTION PREVENTION PLAN ASSUMES NO EXCESS EXCAVATED MATERIAL WILL BE PLACED OUTSIDE THE LIMITS OF THIS SITE. MODIFICATIONS TO THE EROSION CONTROL PLAN AND THE STORM WATER POLLUTION PREVENTION PLAN WILL BE NECESSARY IF EXCESS EXCAVATED MATERIAL IS NOT KEPT ON-SITE.
 - APPROXIMATE AREA TO BE DISTURBED IS 22.5 ACRES.
 - CONSTRUCTION ENTRANCE LOCATION TO BE SELECTED BY CONTRACTOR AND APPROVED BY OWNER.
 - SEED ALL LOTS. 80% OF THE DISTURBED AREA TO HAVE MIN 1" STAND OF GRASS PRIOR TO CITY ACCEPTANCE AND CO.
 - ROW SHALL BE SODDED BEFORE COMPLETION OF THE PROJECT.

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE, BGE, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE RECORD DRAWING HAS BEEN PREPARED BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONSTRUCTION CONTRACTOR AND/OR OWNER.

BY: *Nick Hobbs* BGE, INC. BGE, INC. - TBPE REG No. F-1046
NICK HOBBS - TEXAS P.E. #112949 DATE: 4/10/2024

!!WARNING!!

EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND COORDINATE WITH CORRESPONDING COMPANY PRIOR TO CONSTRUCTION.

BENCH MARK LIST

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BEFORE YOU DIG, CALL DIG TESS
1-800-DIG-TESS



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Frisco, TX 75034
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TBPE Registration No. F-1046
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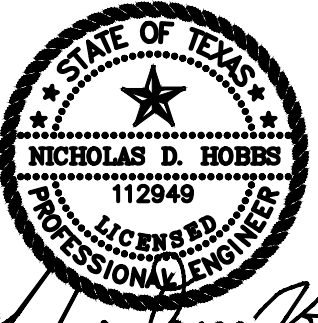
DEVELOPER
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Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

SEEFRIED ROCKWALL

EROSION CONTROL PLAN

SEEFRIED ROCKWALL
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



Nick Hobbs
04/10/2024
BGE, Inc.
F-1046

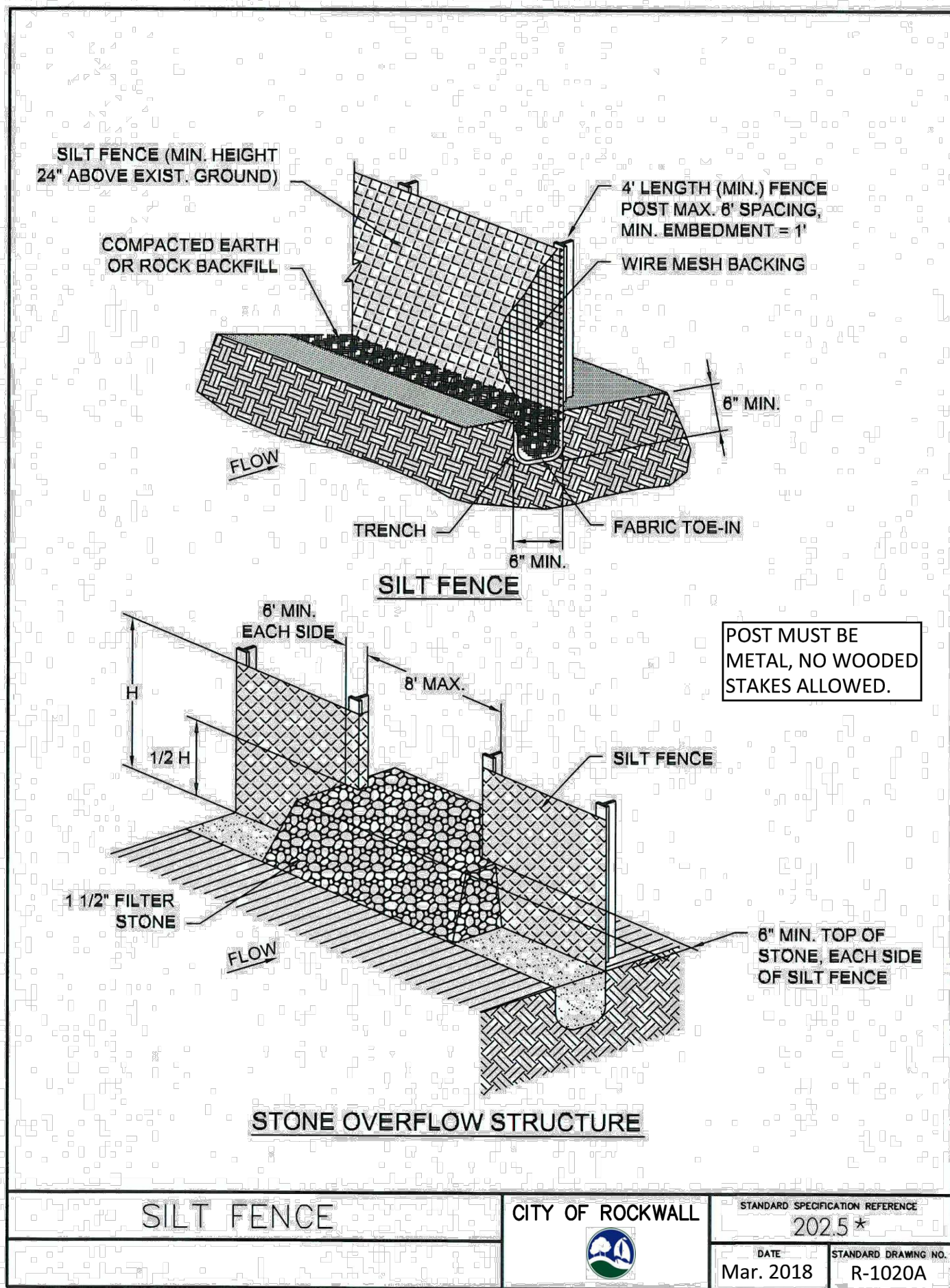
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Contractor to Verify exact location & Depth of
Exist Facilities Prior to any Construction
Activities

CAUTION!!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

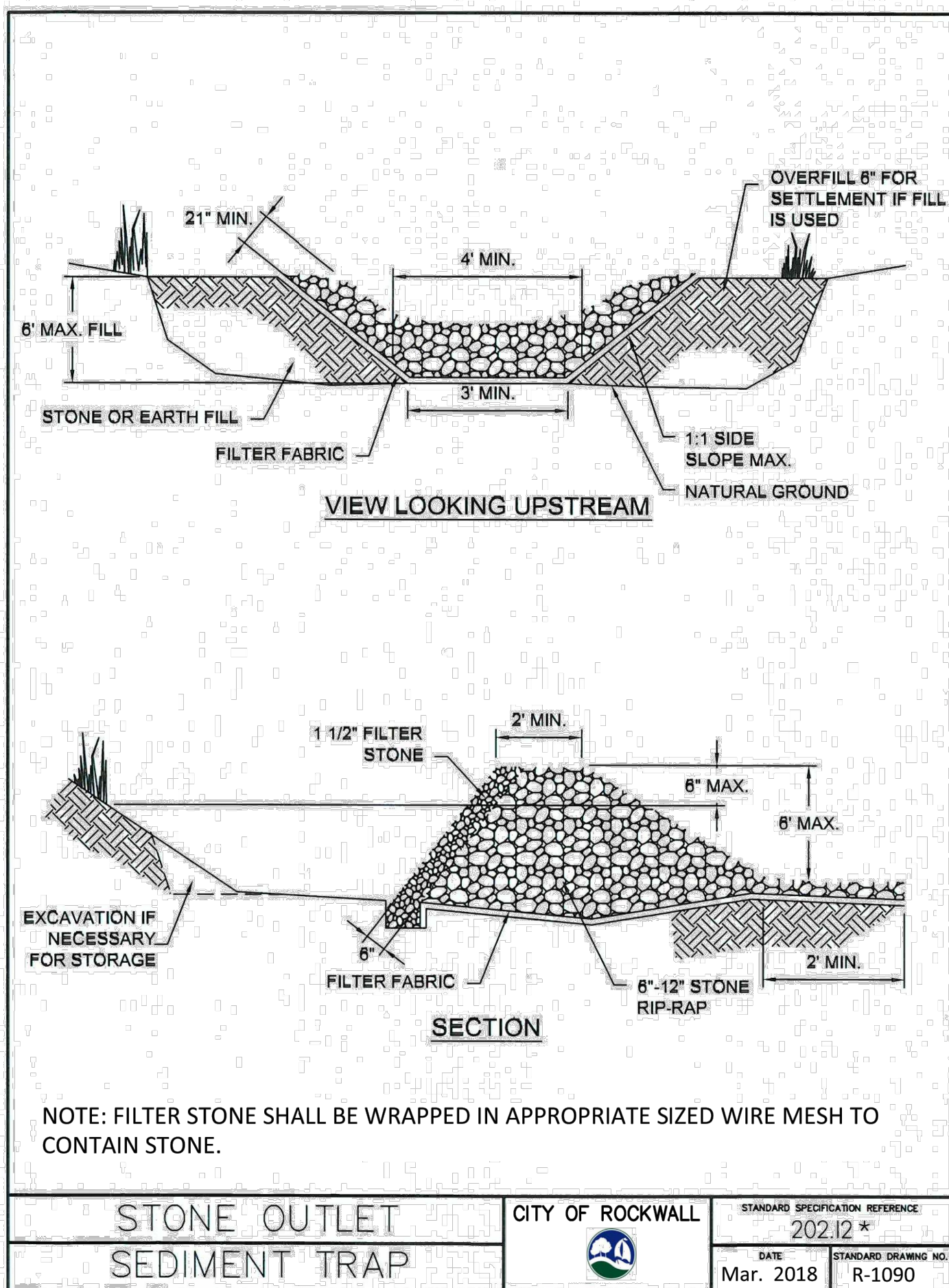
REVISIONS		
REV. NO.	DATE	DESCRIPTION

CHECKED BY: NDH
DESIGNED BY: BGE
DATE: APRIL 2024
PROJECT NUMBER: 9028-00

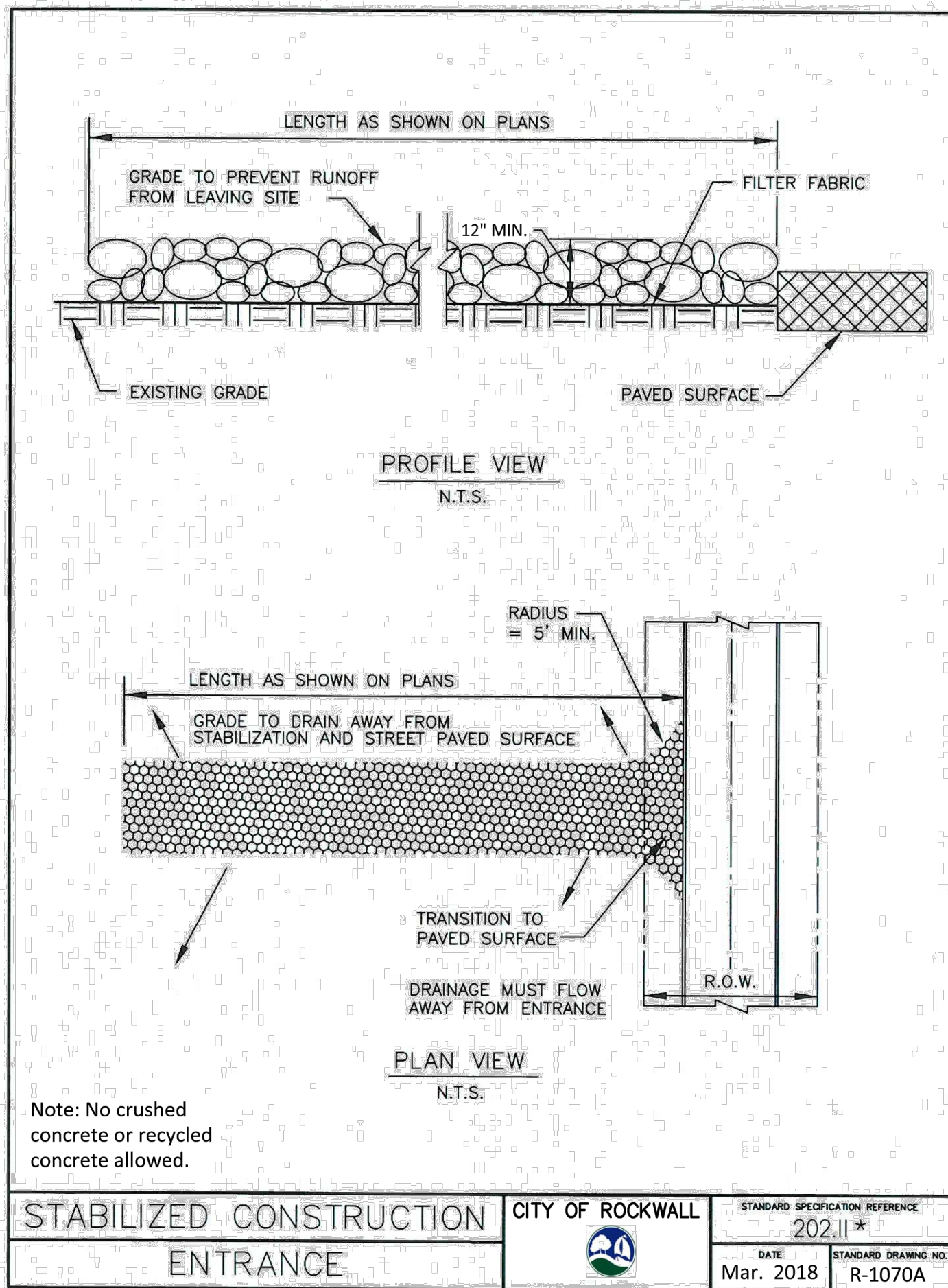
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C3.0



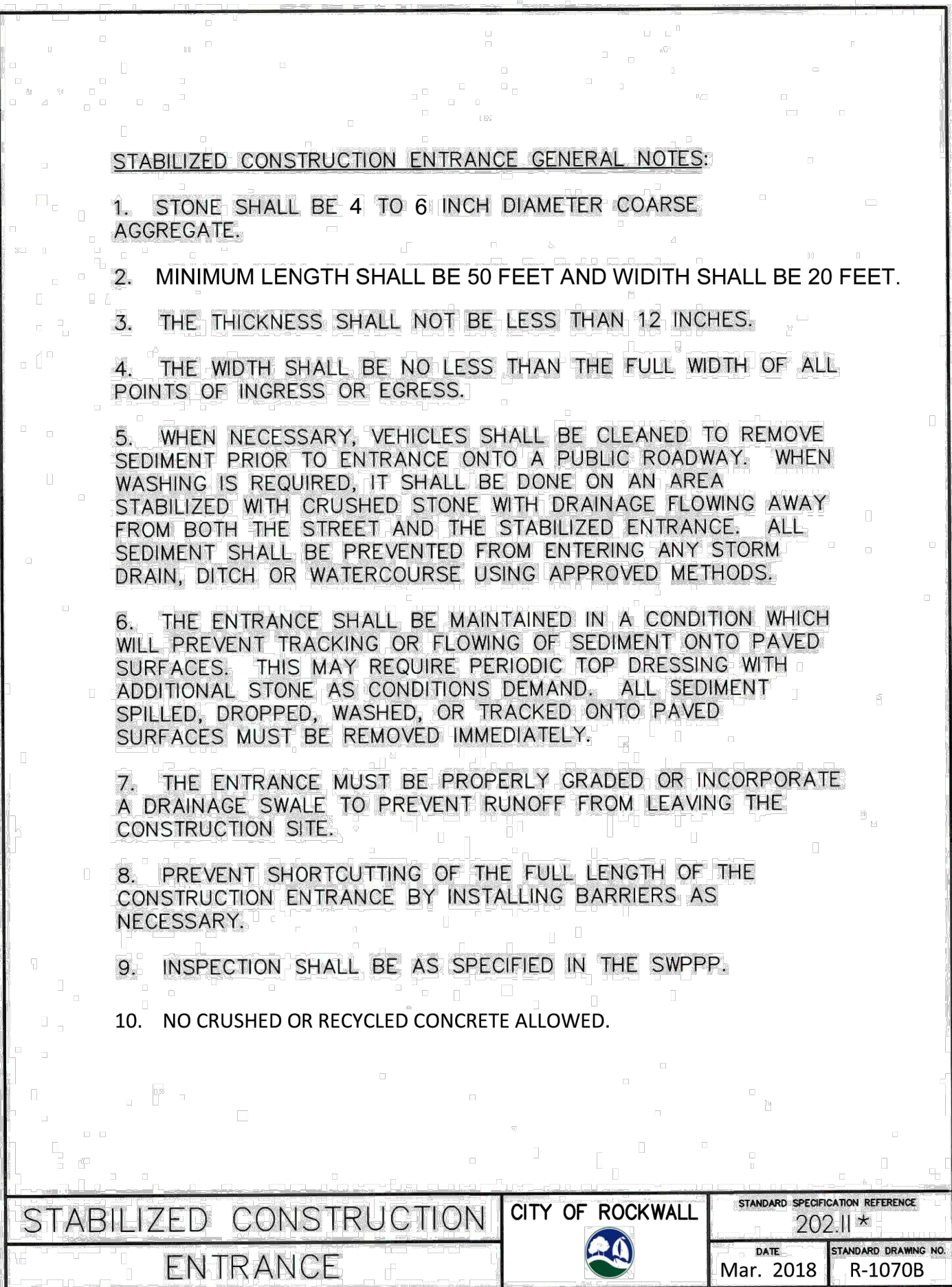
*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.



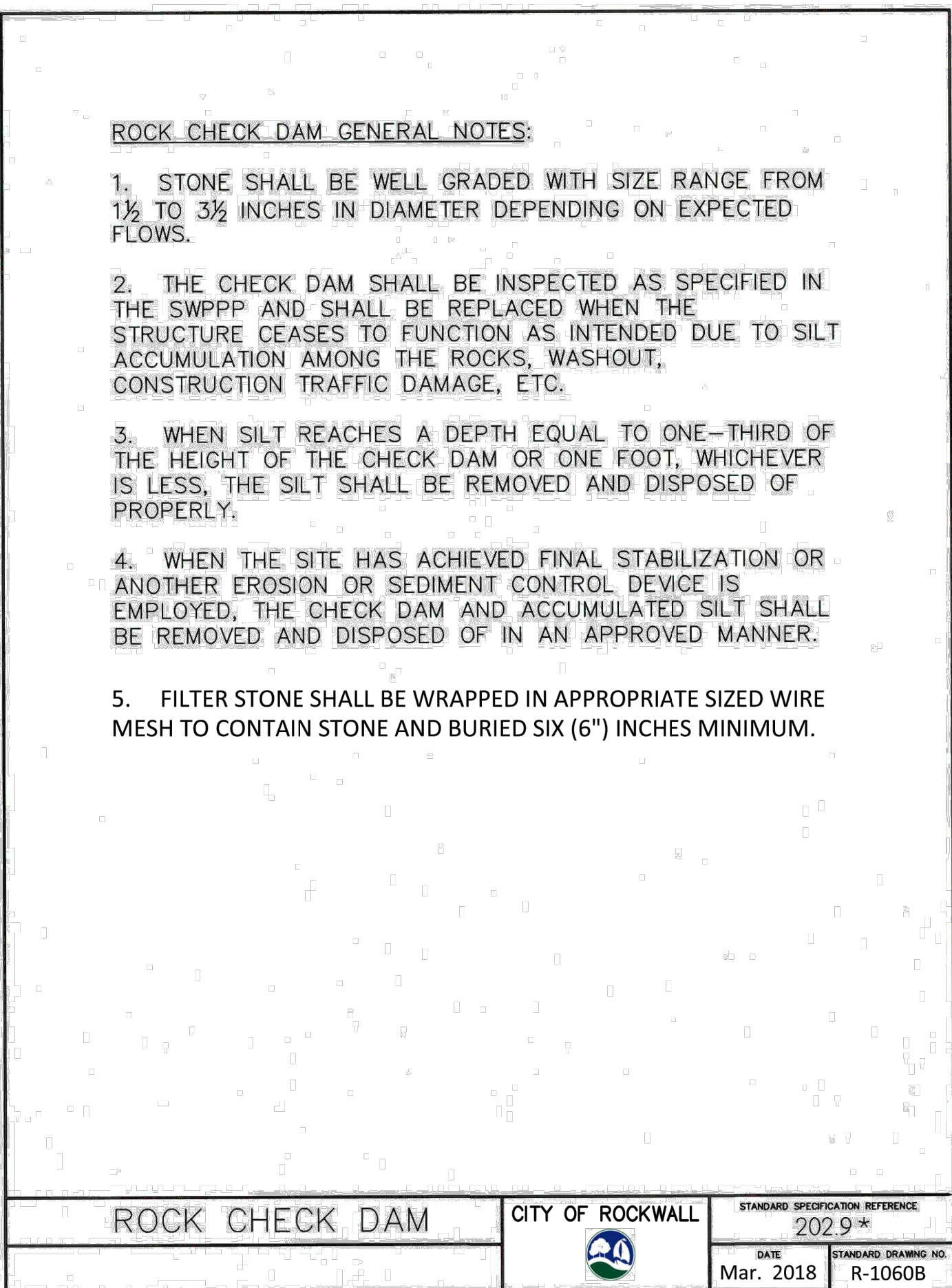
*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.



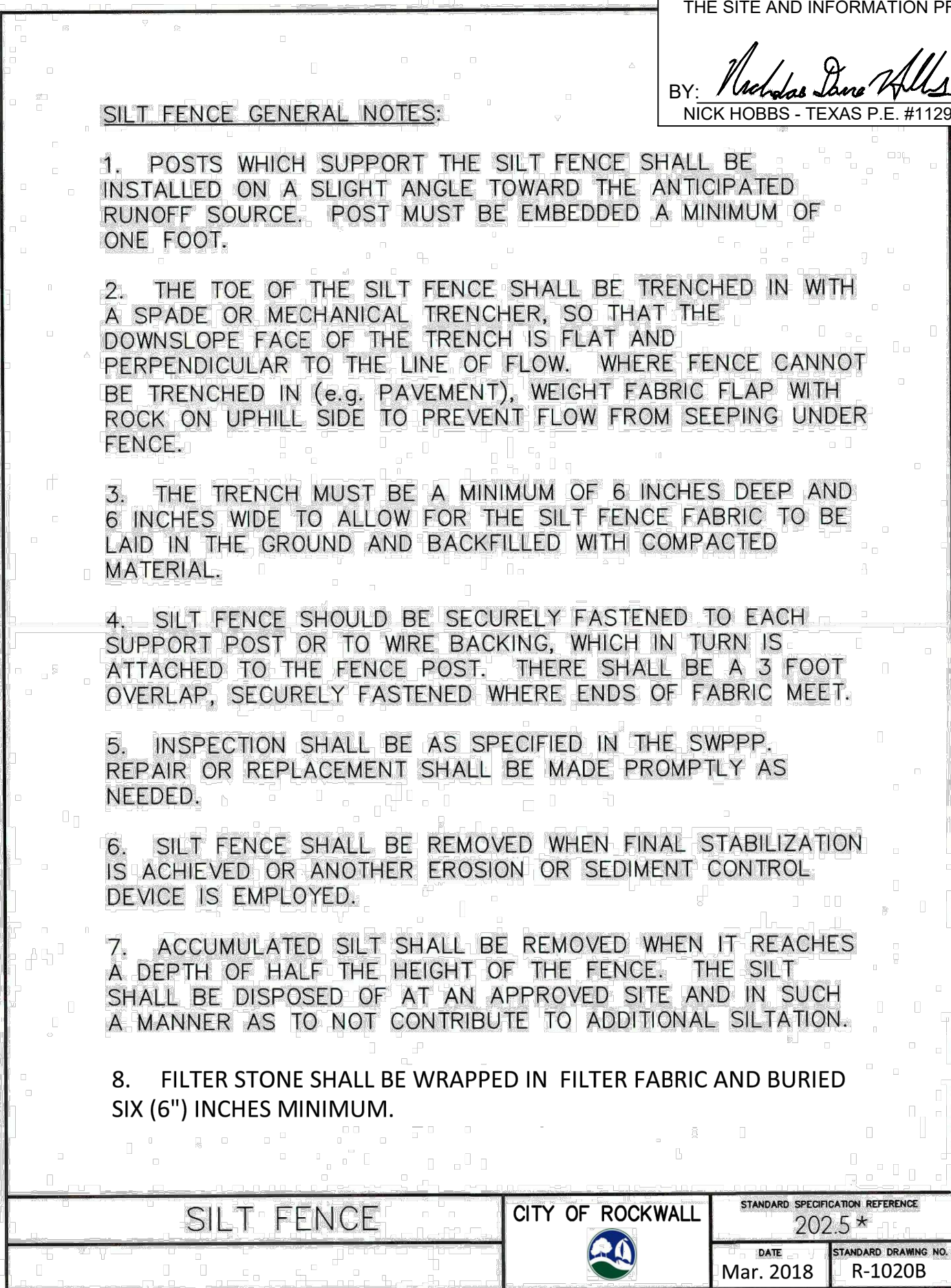
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RECORD DRAWING
TO THE BEST OF OUR KNOWLEDGE, BGE, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE RECORD DRAWING HAS BEEN PREPARED BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONSTRUCTION CONTRACTOR AND/OR OWNER.
BY: *Nicholas D. Hobbs* BGE, INC. BGE, INC. - TPBE REG No. F-1046
NICK HOBBS - TEXAS P.E. #112949 DATE: 4/10/2024

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Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPE Registration No. F-1046
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3030 LBJ Freeway, Suite 1650
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Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

SEEFRIED ROCKWALL
EROSION CONTROL DETAILS
SEEFRIED ROCKWALL
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

STATE OF TEXAS
NICHOLAS D. HOBBS
112949
LICENSED PROFESSIONAL ENGINEER
Nicholas D. Hobbs
4/10/2024
BGE, Inc.
F-1046

!!CAUTION !!
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV NO.	DATE	DESCRIPTION

CHECKED BY: NDH
DESIGNED BY: BGE
DATE: APRIL 2024
PROJECT NUMBER: 9028-00

SHEET NO.
C3.1



BENCH MARK LIST

BM#1	"X" CUT SET IN BOX ON A CURB INLET IN THE EAST LINE OF DATA DRIVE. +590' SOUTH OF THE CENTERLINE OF CAPITAL BLVD. AND +1100' NORTH OF THE CENTERLINE OF DISCOVERY BLVD. ELEV.=597.54'
BM#2	"X" CUT SET IN BOX ON A CURB INLET AT THE SOUTHWEST CORNER OF CAPITAL BLVD AND DATA DRIVE. +16' SOUTH OF THE CENTERLINE OF CAPITAL BLVD AND 550 WEST OF THE CENTERLINE OF DATA DRIVE. ELEV.=604.03'
BM#3	"X" CUT SET IN BOX ON A HEADWALL IN THE SOUTH RIGHT-OF-WAY OF H-30 FRONTAGE ROAD. 12780' EAST OF N STODGHILL RD. 32740' WEST OF ROCHELLE RD. AND 370' SOUTH OF HIGHWAY ONRAMP ENTRANCE. ELEV.=594.34'
BM#4	"X" CUT SET IN BOX ON CONCRETE DRIVE IN THE SOUTH RIGHT-OF-WAY OF H-30 FRONTAGE ROAD. 12780' EAST OF N STODGHILL RD. AND 1990' WEST OF ROCHELLE RD. ELEV.=595.03'

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CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

CHECKED BY:	NDH
DESIGNED BY:	BGE
DATE:	APRIL 2024
PROJECT NUMBER:	9028-00

C4.0



DEVELOPER

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Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

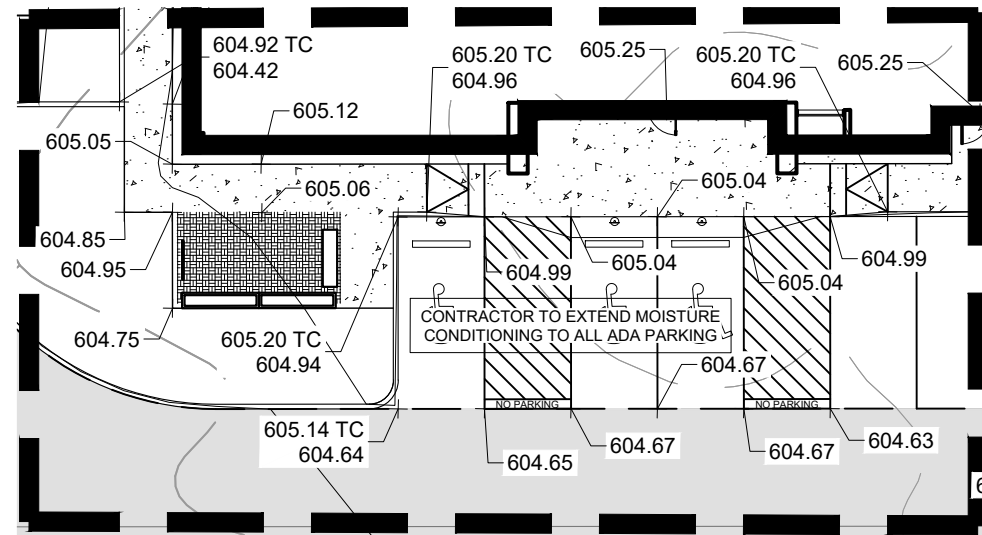
ARCHITECT

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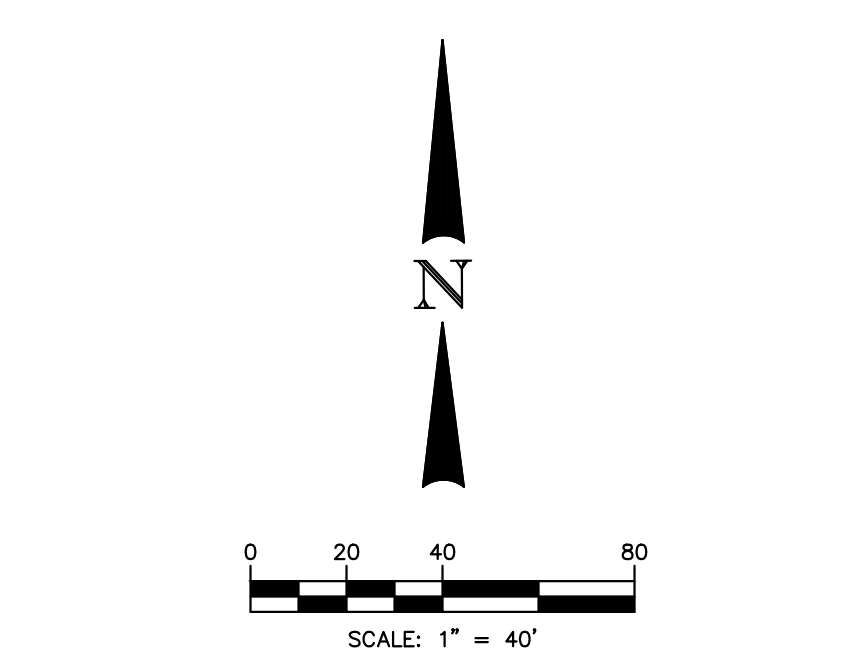
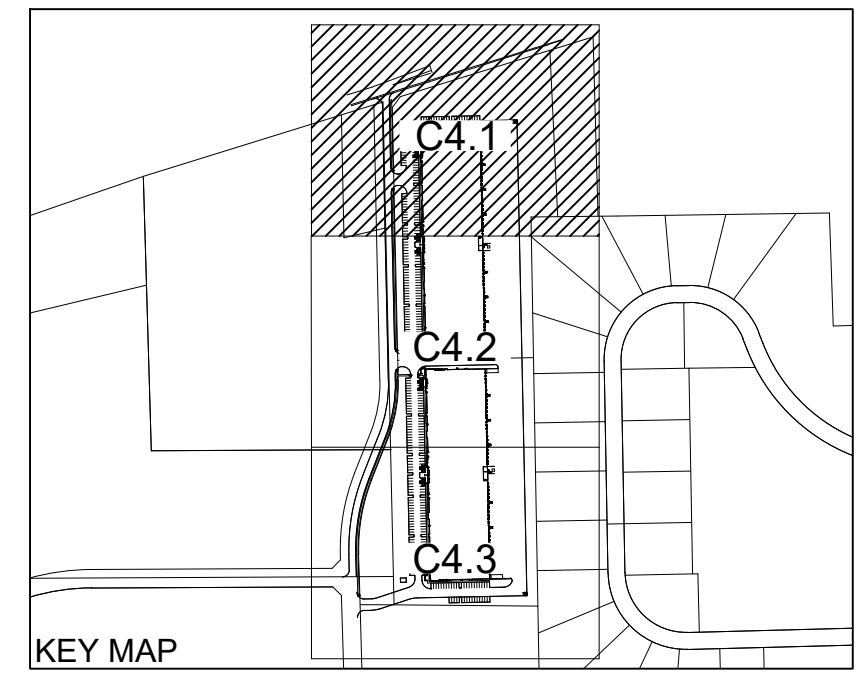
SEEFRIED ROCKWALL

OVERALL GRADING PLAN

SEEFRIED ROCKWALL
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



DETAIL A
SCALE: 1" = 20'



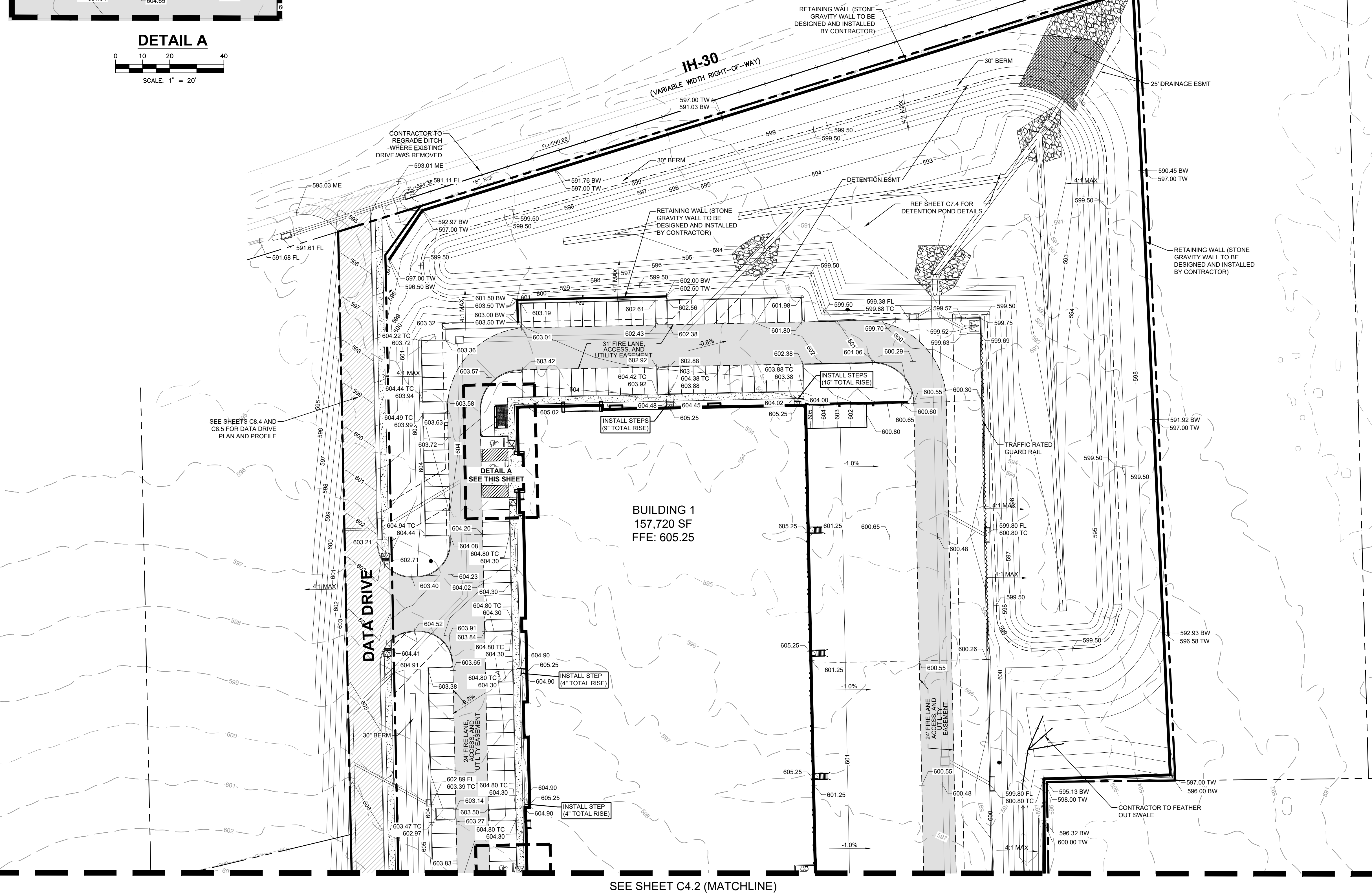
- LEGEND**
- | | |
|-----|---------------------------|
| --- | PROPERTY LINE |
| --- | MATCH EXISTING ELEVATION |
| --- | PROPOSED CONTOUR LINE |
| --- | EXISTING CONTOUR LINE |
| --- | EXISTING STORM LINE |
| --- | PROPOSED STORM LINE |
| --- | PROPOSED SPOT ELEVATION |
| --- | MATCH EXISTING ELEVATION |
| --- | PROPOSED TOP OF STRUCTURE |
| --- | PROPOSED TOP OF CURB |
| --- | PROPOSED TOP OF WALL |
| --- | PROPOSED BOTTOM OF WALL |
| --- | PROPOSED TOP OF GRATE |

- GRADING NOTES:**
- CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR UTILITY RELOCATIONS AND/OR ADJUSTMENTS.
 - CONTRACTOR TO ADJUST RIMS AND OTHER ABOVE GROUND UTILITIES TO PROPOSED GRADE.
 - GRADING FOR ALL ACCESSIBLE ROUTES SHALL MEET ADA STANDARDS.
 - PRIOR TO PLACING PAVEMENT, CONTRACTOR TO TEST FOR PONDING. ALL AREAS SHALL DRAIN TOWARDS THE INTENDED STORM COLLECTION STRUCTURE.
 - CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS THAT ARE DISCOVERED IN THE FIELD.
 - CONTRACTOR TO PROTECT EXISTING UTILITIES.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS PRIOR TO CONSTRUCTION.
 - REFERENCE DIMENSION CONTROL PLAN FOR HORIZONTAL DIMENSIONS.
 - CONTRACTOR TO ENSURE THERE IS POSITIVE DRAINAGE AWAY FROM BUILDINGS.
 - CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
 - RUNNING SLOPE SHALL NOT EXCEED 5.00%.
 - CONTRACTOR TO CONTROL EROSION ALONG PROPERTY LINE DURING CONSTRUCTION.
 - WALLS 5' AND TALLER MUST BE ENGINEERED.
 - WALLS 18" AND TALLER MUST BE ROCK OR STONE FACED (NO SMOOTH CONCRETE).
 - CONTRACTOR TO EXTEND MOISTURE CONDITIONING TO ALL ADA PARKING.

!!WARNING!!
EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND COORDINATE WITH CORRESPONDING COMPANY PRIOR TO CONSTRUCTION.

BENCH MARK LIST

BM#1	"X" CUT SET IN BOX ON A CURB INLET IN THE EAST LINE OF DATA DRIVE. ±590' SOUTH OF THE CENTERLINE OF CAPITAL BLVD AND ±1100' NORTH OF THE CENTERLINE OF DISCOVERY BLVD. ELEV=597.54
BM#2	"X" CUT SET IN BOX ON A CURB INLET AT THE SOUTHWEST CORNER OF CAPITAL BLVD AND DATA DRIVE. ±16' SOUTH OF THE CENTERLINE OF CAPITAL BLVD AND ±50 WEST OF THE CENTERLINE OF DATA DRIVE. ELEV=604.03
BM#3	"X" CUT SET IN BOX ON A HEADWALL IN THE SOUTH RIGHT-OF-WAY OF IH-30 FRONTAGE ROAD. ±2790' EAST OF N. STODGHILL RD., ±2740' WEST OF ROCHELLE RD. AND ±70' SOUTH OF HIGHWAY ONRAMP ENTRANCE. ELEV=594.34
BM#4	"X" CUT SET IN BOX ON CONCRETE DRIVE IN THE SOUTH RIGHT-OF-WAY OF IH-30 FRONTAGE ROAD. ±3480' EAST OF N. STODGHILL RD AND 1900' WEST OF ROCHELLE RD. ELEV=592.54



RECORD DRAWING
TO THE BEST OF OUR KNOWLEDGE, BGE, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE RECORD DRAWING HAS BEEN PREPARED BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONSTRUCTION CONTRACTOR AND/OR OWNER.
BY: *Nickolas D. Hobbs* BGE, INC. BGE, INC. - TBPE REG NO. F-1046
NICK HOBBS - TEXAS P.E. #112949 DATE: 4/10/2024

BEFORE YOU DIG, CALL DIG TESS
1-800-DIG-TESS

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DEVELOPER
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Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

SEEFRIED ROCKWALL
GRADING PLAN (1 OF 3)

SEEFRIED ROCKWALL
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

STATE OF TEXAS
NICHOLAS D. HOBBS
112949
LICENSED PROFESSIONAL ENGINEER
Nickolas D. Hobbs
04/10/2024
BGE, Inc.
F-1046

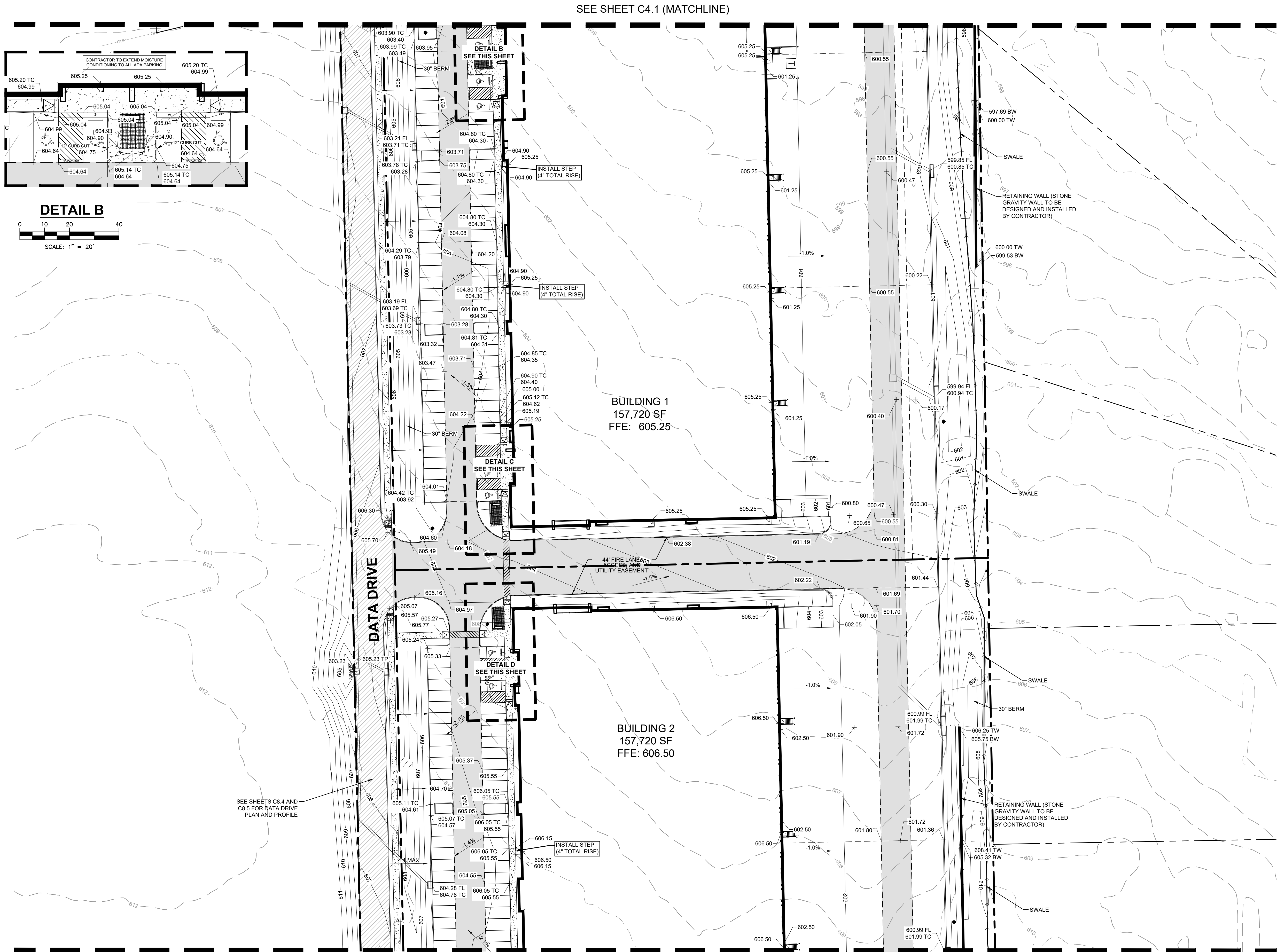
!!CAUTION!!
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION!!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REV. NO.	DATE	DESCRIPTION

CHECKED BY: NDH
DESIGNED BY: BGE
DATE: APRIL 2024
PROJECT NUMBER: 9028-00

SHEET NO.
C4.1



BGE

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Frisco, TX 75034
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SEEFRIED ROCKWALL
GRADING PLAN (2 OF 3)

SEEFRIED ROCKWALL
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

STATE OF TEXAS
NICHOLAS D. HOBBS
112949
LICENSED PROFESSIONAL ENGINEER
Nicholas D. Hobbs
04/10/2024
BGE, Inc.
F-1046

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CAUTION!!!
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48 HOURS PRIOR TO CONSTRUCTION

REV. NO.	DATE	DESCRIPTION

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DATE: APRIL 2024
PROJECT NUMBER: 9028-00

SHEET NO.
C4.2



DEVELOPER

SEEFRIED INDUSTRIAL
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ARCHITECT

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Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

SEEFRIED ROCKWALL
PROPOSED DRAINAGE AREA
MAP
SEEFRIED ROCKWALL
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



BGE, Inc.
F-1046

!!CAUTION !!

!!CAUTIC

!!CAUTION !!
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CAUTION !!!
CONTACT: 1-800-DIG-TESS
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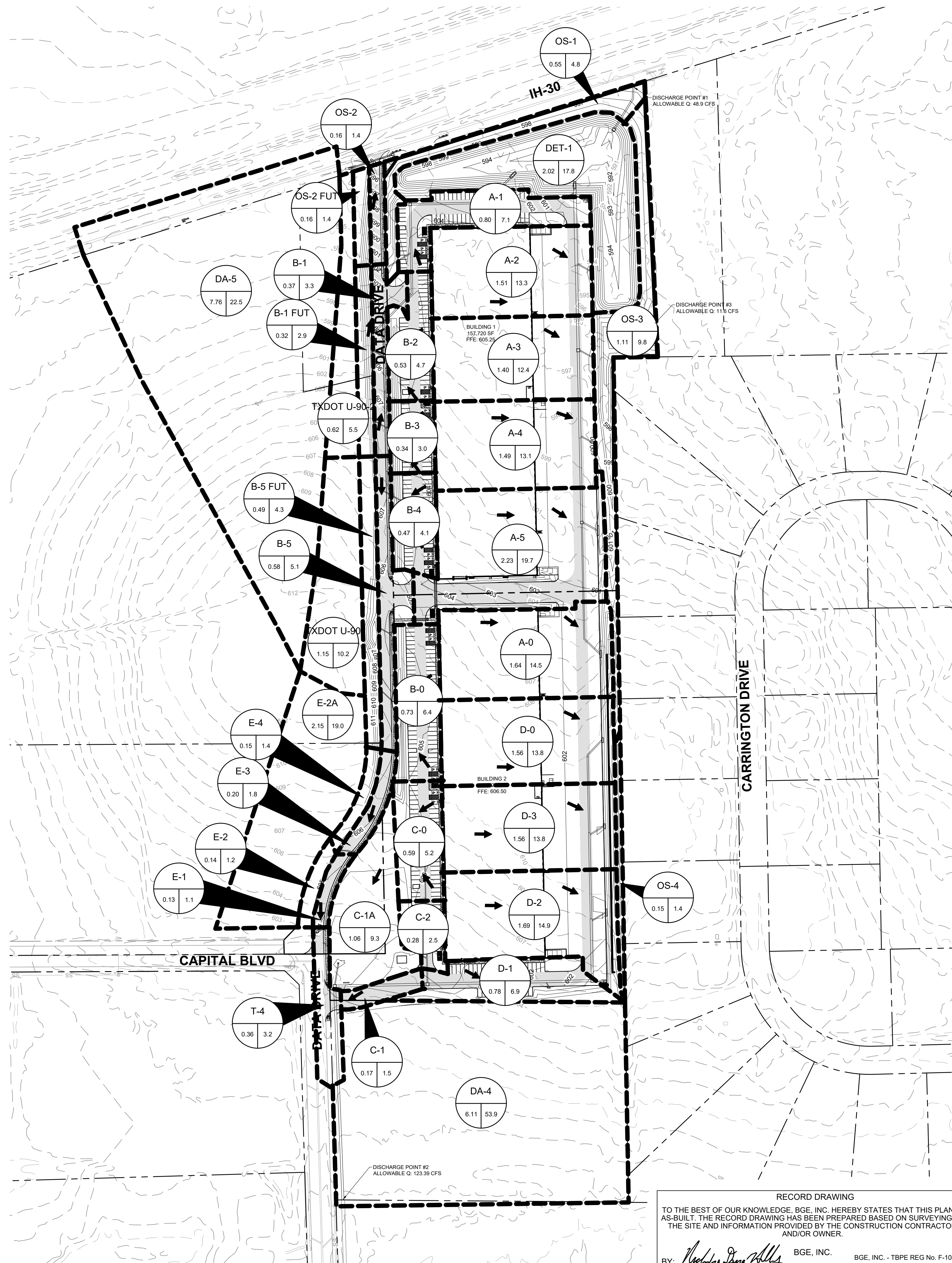
DESIGNED BY: BGE

DATE: APRIL 2024

PROJECT NUMBER:	9028-00
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SHEET NO.

C6.0



LEGEND

-
- PROPERTY LINE
 EXISTING CONTOUR
 PROPOSED CONTOUR
 PROPOSED STORM LINE
 EXISTING STORM LINE
 DRAINAGE AREA BOUNDARY
 DRAINAGE FLOW DIRECTION
 DRAINAGE AREA NUMBER
 RUNOFF IN C.F.S.
 DRAINAGE AREA IN ACRES

FLOOD NOTES

1. ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) MAP NO. 483790044S, DATED 09/28/2008, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR ROCKWALL COUNTY, TEXAS, THIS PROJECT IS LOCATED WITHIN A FLOOD ZONE.
2. REFERENCE PAVING, DRAINAGE, WATER & SEWER IMPROVEMENTS TO SERVE ROCKWALL TECHNOLOGY PARK PHASE IV BY WIER & ASSOCIATES, INC. DATED FEBRUARY 2014 FOR EXISTING DRAINAGE CONDITIONS.
3. REFERENCE RTP PHASE V INFRASTRUCTURE BY FREESE AND NICHOLS DATED AUGUST 2011 FOR EXISTING DRAINAGE CONDITIONS.
4. REFERENCE MAP PLANS BY JACBS, DATED NOVEMBER 2017 FOR EXISTING DRAINAGE CONDITIONS.
5. NO PAVING IN AREAS C, D, AND E CAN BE BUILT UNTIL OFFSITE REDUCED PH DETENTION AND STORM SYSTEM IS INSTALLED.

DRAINAGE DESIGN CRITERIA

RATIONAL METHOD
100 YEAR DESIGN

Q = CFA
Q = FLOW IN CUBIC FEET PER SECOND = CFS

I - INTENSITY WITH TIME OF CONCENTRATION OF
10 MINUTES

A - DRAINAGE AREA = AREA IN ACRES

DRAINAGE AREA NO.	AREA (AC)	C	TIME OF CONCENTRATION (T _c)	INTENSITY 100 YR (IN/HR)	Q ₁₀₀ (CFS)	COLLECTION POINT
A-0	1.64	0.9	10	9.80	14.43	INLET A-0
A-1	0.80	0.9	10	9.80	7.09	INLET A-1
A-2	1.51	0.9	10	9.80	13.30	INLET A-2
A-3	1.40	0.9	10	9.80	12.35	INLET A-3
A-4	1.49	0.9	10	9.80	13.14	INLET A-4
A-5	2.23	0.9	10	9.80	19.67	INLET A-5
B-0	0.73	0.9	10	9.80	6.44	INLET B-0
B-1	0.37	0.9	10	9.80	3.26	INLET B-1
B-1 FUT	0.32	0.9	10	9.80	2.82	FUTURE INLET
B-2	0.53	0.9	10	9.80	4.67	INLET B-2
B-3	0.34	0.9	10	9.80	3.00	INLET B-3
B-4	0.47	0.9	10	9.80	4.15	INLET B-4
B-5	0.58	0.9	10	9.80	5.12	INLET B-5
B-5 FUT	0.49	0.9	10	9.80	4.32	FUTURE INLET
DET-1	2.02	0.9	10	9.80	17.78	DETENTION BASIN
TXDOT U-90	1.15	0.9	10	9.80	10.12	INLET B-5
TXDOT U-90-2	0.62	0.9	10	9.80	5.46	INLET B-1
TOTAL AC	16.69			TOTAL DETAINED POND (CFS)	147.12	
OS-1	0.55	0.9	10	9.80	4.85	OFFSITE
OS-2	0.16	0.9	10	9.80	1.41	OFFSITE
OS-2 FUT	0.16	0.9	10	9.80	1.41	OFFSITE
OS-3	1.11	0.9	10	9.80	9.79	OFFSITE
TOTAL AC	1.98			TOTAL POND BYPASS (CFS)	17.46	

E-1	0.13	0.90	10	9.80	1.15	INLET E-1
E-2	0.14	0.90	10	9.80	1.23	FUTURE INLET
E-2A	2.15	0.90	10	9.80	18.96	FUTURE WYE INLET
E-3	0.20	0.90	10	9.80	1.76	INLET E-3
E-4	0.15	0.90	10	9.80	1.32	FUTURE INLET
TOTAL AC	2.77	TOTAL FLOW TO EXISTING DATA DRIVE SYSTEM				24.43

C-0	0.59	0.9	10	9.80	5.12	INLET C-0
C-1	0.17	0.9	10	9.80	1.48	INLET C-1
C-1A	1.06	0.9	10	9.80	9.20	INLET C-A
C-2	0.28	0.9	10	9.80	2.43	INLET C-2
DA-4	6.11	0.9	10	9.80	53.05	STUB
D-0	1.56	0.9	10	9.80	13.55	INLET D-0
D-1	0.78	0.9	10	9.80	6.77	INLET D-1
D-2	1.69	0.9	10	9.80	14.67	INLET D-2
D-3	1.56	0.9	10	9.80	16.65	INLET D-3
OS-4	0.15	0.9	10	9.80	1.32	OFFSITE
TOTAL AC	13.95			TOTAL FLOW OFFSITE	121.15	

B-1 FUT	0.32	0.9	10	9.80	2.82	FUTURE INLET
B-5 FUT	0.49	0.9	10	9.80	4.32	FUTURE INLET
DA-5	7.76	0.35	20	8.30	22.54	CULVERT
OS-2 FUT	0.16	0.9	10	9.80	1.41	OFFSITE
TXDOT U-90	1.15	0.9	10	9.80	10.12	INLET B-5
TXDOT U-90-2	0.62	0.9	10	9.80	5.46	INLET B-1
TOTAL AC	10.50			TOTAL FLOW TO CULVERT	46.67	

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BENCH MARK LIST

- | | |
|------|--|
| BM#1 | "X" CUT SET IN BOX ON A CURB INLET IN THE EAST LINE OF DATA DRIVE ±50' SOUTH OF THE CENTERLINE OF CAPITAL BLVD AND ±100' NORTH OF THE CENTERLINE OF DISCOVERY BLVD. ELEV=597.54' |
| BM#2 | "X" CUT SET IN BOX ON A CURB INLET AT THE SOUTHWEST CORNER OF CAPITAL BLVD AND DATA DRIVE. ±16' SOUTH OF THE CENTERLINE OF CAPITAL BLVD AND ±50 WEST OF THE CENTERLINE OF DATA DRIVE. ELEV=594.03' |
| BM#3 | "X" CUT SET IN BOX ON A HEADWALL IN THE SOUTH RIGHT-OF-WAY OF I-10 FRONTAGE ROAD, ±2790' EAST OF N. STODGHILL RD., ±2740' WEST OF ROCHELLE RD. AND ±70' SOUTH OF HIGHWAY ONRAMP ENTRANCE. ELEV=594.34' |
| BM#4 | "X" CUT SET IN BOX ON A CONCRETE DRIVE IN THE SOUTH RIGHT-OF-WAY OF I-10 FRONTAGE ROAD ±3480' EAST OF N. STODGHILL RD AND ±590' SOUTH OF ROCHELLE RD. ELEV=592.54' |

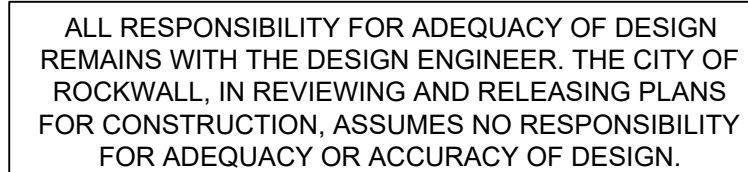
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BY: Nick Hobbs BGE, INC. BGE, INC. - TBPE REG No. F-1046
NICK HOBBS - TEXAS P.E. #112949 DATE: 4/10/2024

S:\TXN\Projects\Seefried_Industrial_Props\190228-00-Seefried_Rockwall\DWG_CADD\01_SWS\RECORD DRAWINGS\ROCKWALL_PROPOSED DRAINAGE AREA MAP.dwg Apr 10, 2024-1:22pm ebenowitz

BGE, INC.



!!WARNING!!

EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND COORDINATE WITH CORRESPONDING COMPANY PRIOR TO CONSTRUCTION.

RECORD DRAWING

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AND/OR OWNER.

[Signature] BGE, INC. BGE, INC. - TBPE REG NO. F-1046
- TEXAS P.E. # 112949 DATE: 4/10/2024

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

CHECKED BY:	NDH
DESIGNED BY:	BGE
DATE:	APRIL 2024
PROJECT NUMBER:	9028-00

C7.0



CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

UTM: 18N 10T 18Q 18R 18S 18T 18U 18V 18W 18X 18Y 18Z 19A 19B 19C 19D 19E 19F 19G 19H 19I 19J 19K 19L 19M 19N 19O 19P 19Q 19R 19S 19T 19U 19V 19W 19X 19Y 19Z 20A 20B 20C 20D 20E 20F 20G 20H 20I 20J 20K 20L 20M 20N 20O 20P 20Q 20R 20S 20T 20U 20V 20W 20X 20Y 20Z 21A 21B 21C 21D 21E 21F 21G 21H 21I 21J 21K 21L 21M 21N 21O 21P 21Q 21R 21S 21T 21U 21V 21W 21X 21Y 21Z 22A 22B 22C 22D 22E 22F 22G 22H 22I 22J 22K 22L 22M 22N 22O 22P 22Q 22R 22S 22T 22U 22V 22W 22X 22Y 22Z 23A 23B 23C 23D 23E 23F 23G 23H 23I 23J 23K 23L 23M 23N 23O 23P 23Q 23R 23S 23T 23U 23V 23W 23X 23Y 23Z 24A 24B 24C 24D 24E 24F 24G 24H 24I 24J 24K 24L 24M 24N 24O 24P 24Q 24R 24S 24T 24U 24V 24W 24X 24Y 24Z 25A 25B 25C 25D 25E 25F 25G 25H 25I 25J 25K 25L 25M 25N 25O 25P 25Q 25R 25S 25T 25U 25V 25W 25X 25Y 25Z 26A 26B 26C 26D 26E 26F 26G 26H 26I 26J 26K 26L 26M 26N 26O 26P 26Q 26R 26S 26T 26U 26V 26W 26X 26Y 26Z 27A 27B 27C 27D 27E 27F 27G 27H 27I 27J 27K 27L 27M 27N 27O 27P 27Q 27R 27S 27T 27U 27V 27W 27X 27Y 27Z 28A 28B 28C 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85V 85W 85X 85Y 85Z 86A 86B 86C 86D 86E 86F 86G 86H 86I 86J 86K 86L 86M 86N 86O 86P 86Q 86R 86S 86T 86U 86V 86W 86X 86Y 86Z 87A 87B 87C 87D 87E 87F 87G 87H 87I 87J 87K 87L 87M 87N 87O 87P 87Q 87R 87S 87T 87U 87V 87W 87X 87Y 87Z 88A 88B 88C 88D 88E 88F 88G 88H 88I 88J 88K 88L 88M 88N 88O 88P 88Q 88R 88S 88T 88U 88V 88W 88X 88Y 88Z 89A 89B 89C 89D 89E 89F 89G 89H 89I 89J 89K 89L 89M 89N 89O 89P 89Q 89R 89S 89T 89U 89V 89W 89X 89Y 89Z 90A 90B 90C 90D 90E 90F 90G 90H 90I 90J 90K 90L 90M 90N 90O 90P 90Q 90R 90S 90T 90U 90V 90W 90X 90Y 90Z 91A 91B 91C 91D 91E 91F 91G 91H 91I 91J 91K 91L 91M 91N 91O 91P 91Q 91R 91S 91T 91U 91V 91W 91X 91Y 91Z 92A 92B 92C 92D 92E 92F 92G 92H 92I 92J 92K 92L 92M 92N 92O 92P 92Q 92R 92S 92T 92U 92V 92W 92X 92Y 92Z 93A 93B 93C 93D 93E 93F 93G 93H 93I 93J 93K 93L 93M 93N 93O 93P 93Q 93R 93S 93T 93U 93V 93W 93X 93Y 93Z 94A 94B 94C 94D 94E 94F 94G 94H 94I 94J 94K 94L 94M 94N 94O 94P 94Q 94R 94S 94T 94U 94V 94W 94X 94Y 94Z 95A 95B 95C 95D 95E 95F 95G 95H 95I 95J 95K 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BGE, INC.

RUSTY WALLIS FAMILY
PARTNERSHIP NUMBER 2
(VOL. 4153, PG. 271)
D.R.R.C.T.

SEE SHEET C7.2 (MATCHLINE)

RECORD DRAWING
TO THE BEST OF OUR KNOWLEDGE, BGE, INC. HEREBY STATES THAT THIS PLAN IS
AS-BUILT. THE RECORD DRAWING HAS BEEN PREPARED BASED ON SURVEYING AT
THE SITE AND INFORMATION PROVIDED BY THE CONSTRUCTION CONTRACTOR
AND/OR OWNER.
BY: *Nicholas D. Hobbs* BGE, INC. BGE, INC. - TBPE REG NO. F-1046
NICK HOBBS - TEXAS P.E. #112949 DATE: 4/10/2024

BEFORE YOU DIG, CALL DIG TESS
1-800-DIG-TESS

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.

!!WARNING!!
EXISTING UNDERGROUND UTILITIES. CONTRACTOR
SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES
AND COORDINATE WITH CORRESPONDING COMPANY
PRIOR TO CONSTRUCTION.

BENCH MARK LIST
BM#1 "X" CUT SET IN BOX ON A CURB INLET IN THE EAST LINE OF DATA DRIVE.
±590' SOUTH OF THE CENTERLINE OF CAPITAL BLVD AND ±1100' NORTH
OF THE CENTERLINE OF DISCOVERY BLVD. ELEV=597.54
BM#2 "X" CUT SET IN BOX ON A CURB INLET AT THE SOUTHWEST CORNER OF
CAPITAL BLVD AND DATA DRIVE. ±16' SOUTH OF THE CENTERLINE OF
CAPITAL BLVD AND ±50' WEST OF THE CENTERLINE OF DATA DRIVE. ELEV=604.03
BM#3 "X" CUT SET IN BOX ON A HEADWALL IN THE SOUTH RIGHT-OF-WAY OF
IH-30 FRONTAGE ROAD. ±2790' EAST OF N. STODGHILL RD., ±2740'
WEST OF ROCHELLE RD. AND ±70' SOUTH OF HIGHWAY ONRAMP
ENTRANCE. ELEV=594.34
BM#4 "X" CUT SET IN BOX ON CONCRETE DRIVE IN THE SOUTH RIGHT-OF-WAY
OF IH-30 FRONTAGE ROAD. ±3480' EAST OF N. STODGHILL RD AND 1900'
WEST OF ROCHELLE RD. ELEV=592.54

SHEET NO.
C7.1

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION
REVISIONS
REV. NO. DATE DESCRIPTION
CHECKED BY: NDH
DESIGNED BY: BGE
DATE: APRIL 2024
PROJECT NUMBER: 9028-00

!!CAUTION !!
Contractor to Verify exact location & Depth of
Exist Facilities Prior to any Construction
Activities

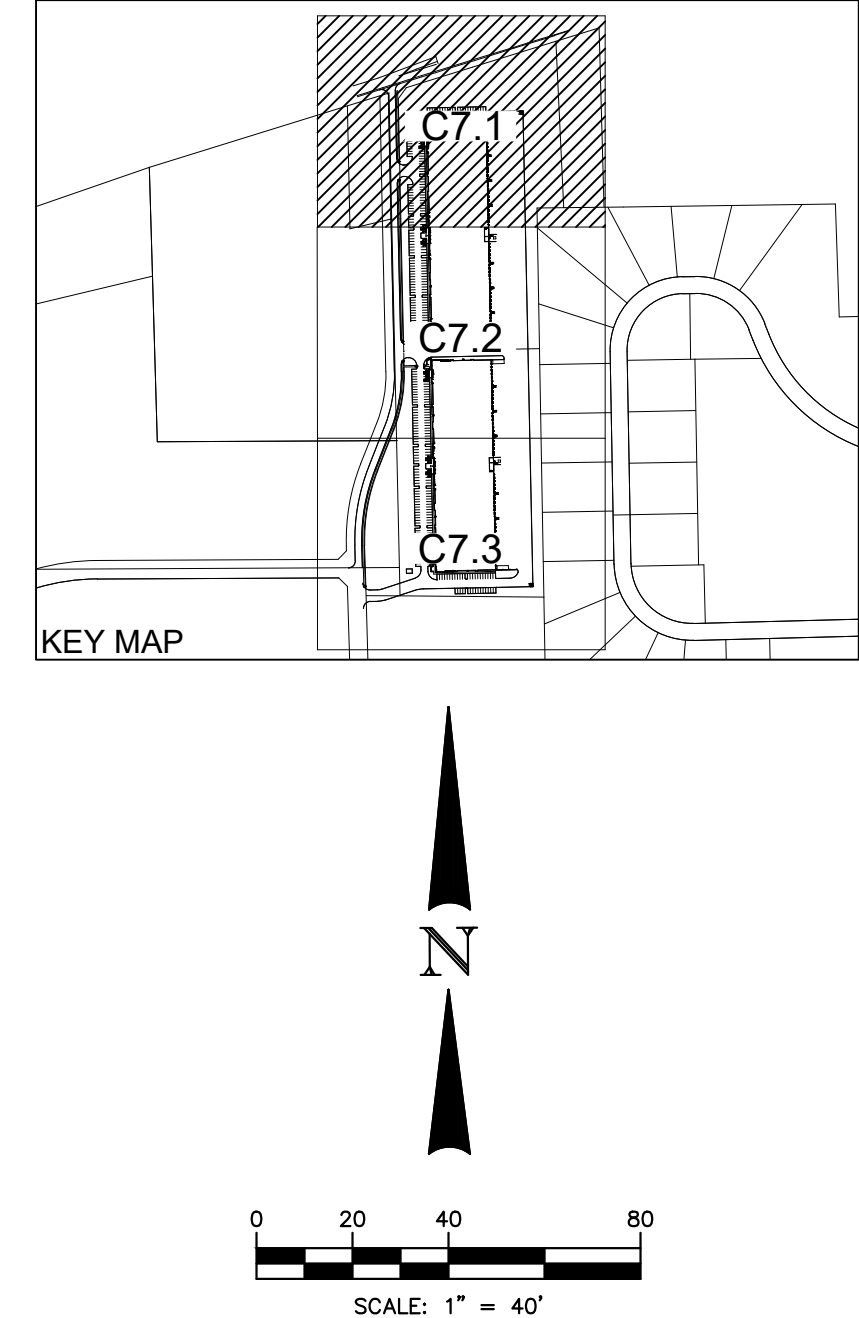
STATE OF TEXAS
NICHOLAS D. HOBBS
112949
LICENSED PROFESSIONAL ENGINEER
04/10/2024
BGE, Inc.
F-1046

SEEFRID ROCKWALL
STORM PLAN (1 OF 3)
SEEFRID ROCKWALL
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

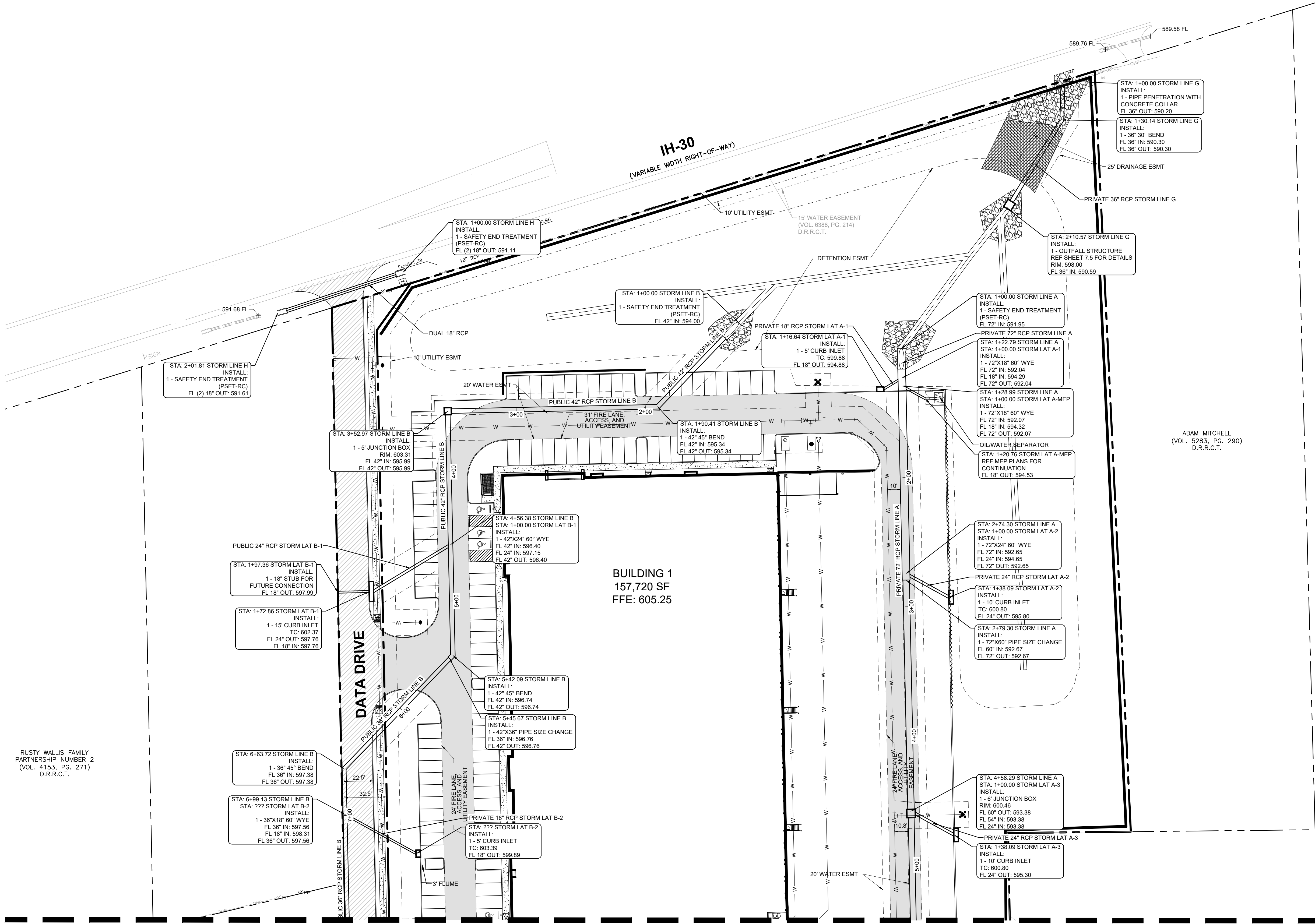
ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
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LEGEND
PROPERTY LINE
EASEMENT LINE
EXISTING SANITARY SEWER AND MANHOLE
EXISTING WATER AND FIRE HYDRANT
EXISTING STORM LINE
EXISTING OVERHEAD ELECTRIC
EXISTING GAS LINE
EXISTING UNDERGROUND ELECTRIC
PROPOSED GAS LINE
PROPOSED SANITARY SEWER
PROPOSED WATER
PROPOSED STORM LINE
PROPOSED MANHOLE
PROPOSED IRRIGATION METER
PROPOSED DOMESTIC METER
PROPOSED GATE VALVE
FIRE DEPARTMENT CONNECTION
PROPOSED FIRE HYDRANT ASSEMBLY
PROPOSED GRATE INLET
PROPOSED WYE INLET
PROPOSED CURB INLET
POWER POLE
STORM NOTES:
1. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS VARY FROM THOSE SHOWN.
2. REFER TO MEP AND ARCHITECTURAL PLANS FOR CONNECTION TO DOWNSPOUTS AT BUILDINGS AND FLOWLINES.
3. CONTRACTOR SHALL NOTIFY ENGINEER IF EXISTING FLOWLINE ELEVATIONS DO NOT MATCH THOSE SHOWN ON THE PLAN.
4. CONTRACTOR TO ADJUST MANHOLE RIM ELEVATIONS TO MATCH FINISH GRADE.
5. CONTRACTOR TO REMOVE SILT AND DEBRIS FROM END OF EXISTING STORM SEWER PRIOR TO MAKING CONNECTION.
6. REFER TO CITY OF ROCKWALL CONSTRUCTION DETAILS AND SPECIFICATIONS.
7. ALL UTILITY STUBS SHOWN SHALL BE PLUGGED 5' PAST PROPOSED PAVEMENT EDGE OR 5' OUTSIDE THE BUILDING.
8. REFER TO TCEQ DESIGN GUIDELINES FOR ALL UTILITY CROSSINGS.

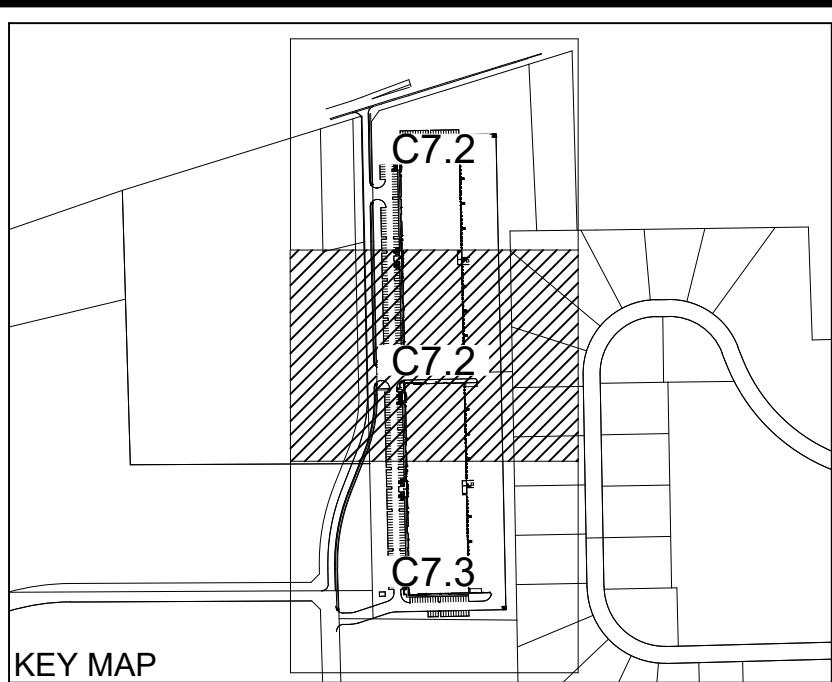
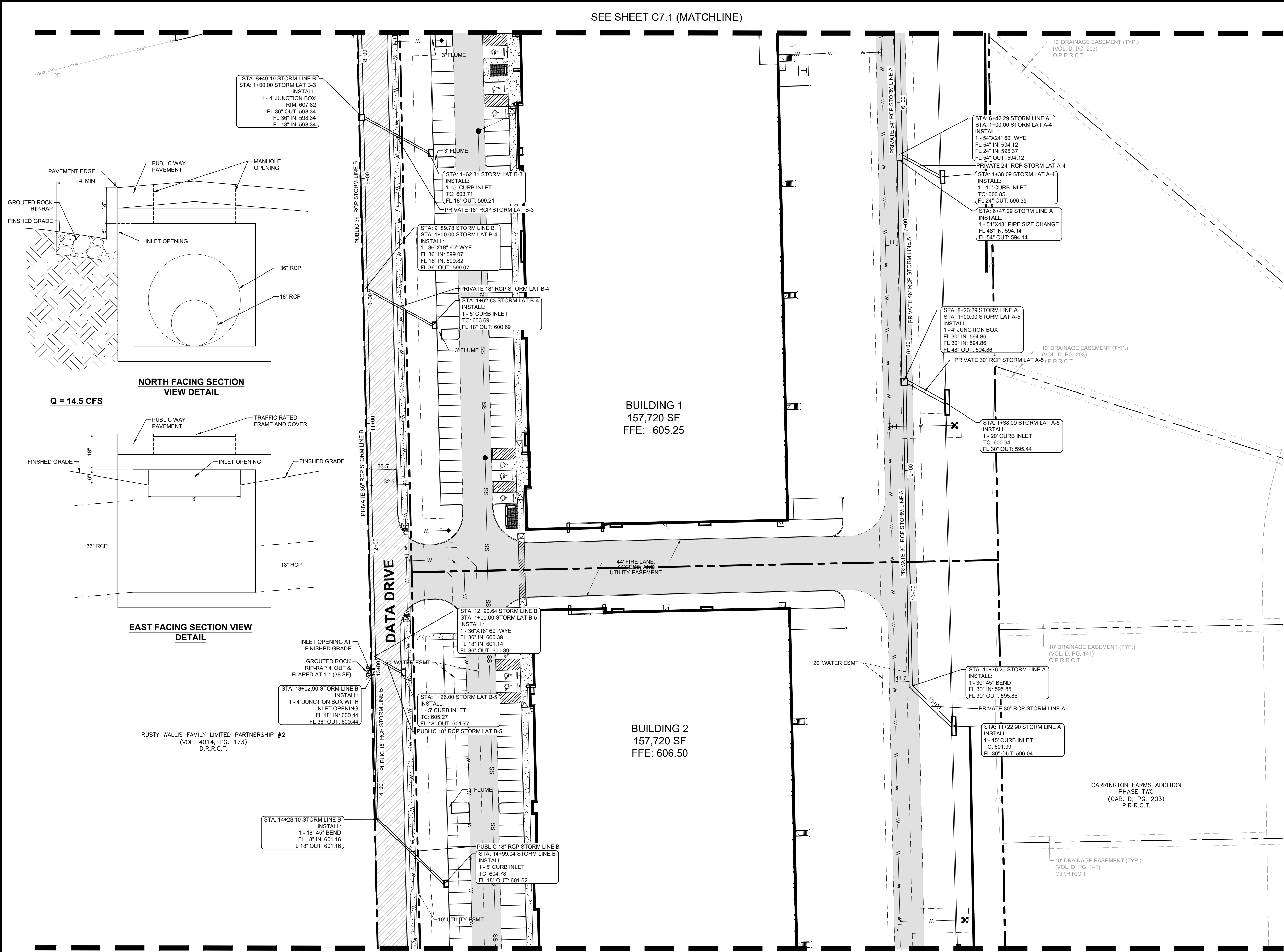


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BCE, INC.

SEE SHEET C7.1 (MATCHLINE)

SEE SHEET C7.3 (MATCHLINE)



LEGEND	
---	PROPERTY LINE
---	EASEMENT LINE
●	EXISTING SANITARY SEWER AND MANHOLE
●	EXISTING WATER AND FIRE HYDRANT
---	EXISTING STORM LINE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING GAS LINE
---	EXISTING UNDERGROUND ELECTRIC
---	PROPOSED GAS LINE
---	PROPOSED SANITARY SEWER
---	PROPOSED WATER
---	PROPOSED STORM LINE
---	PROPOSED MANHOLE
---	PROPOSED IRRIGATION METER
---	PROPOSED DOMESTIC METER
---	PROPOSED GATE VALVE
---	FIRE DEPARTMENT CONNECTION
---	PROPOSED FIRE HYDRANT ASSEMBLY
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---	PROPOSED WYE INLET
---	PROPOSED CURB INLET
---	POWER POLE

- STORM NOTES:**
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BENCH MARK LIST

BM#1	"X" CUT SET IN BOX ON A CURB INLET IN THE EAST LINE OF DATA DRIVE. ±590' SOUTH OF THE CENTERLINE OF CAPITAL BLVD AND ±1100' NORTH OF THE CENTERLINE OF DISCOVERY BLVD. ELEV=597.54
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Frisco, TX 75034
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DEVELOPER

SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT

PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
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Contact: Mark Pross
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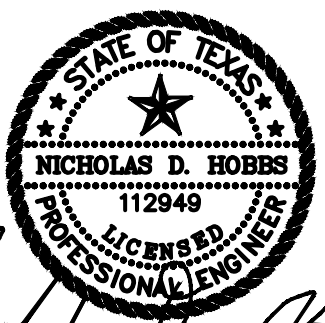
SEEFRIED ROCKWALL

STORM PLAN (2 OF 3)

SEEFRIED ROCKWALL

ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



Nicholas D. Hobbs
04/10/2024
BGE, Inc.
F-1046

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Exist Facilities Prior to any Construction
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REVISIONS		
REV. NO.	DATE	DESCRIPTION

CHECKED BY: NDH
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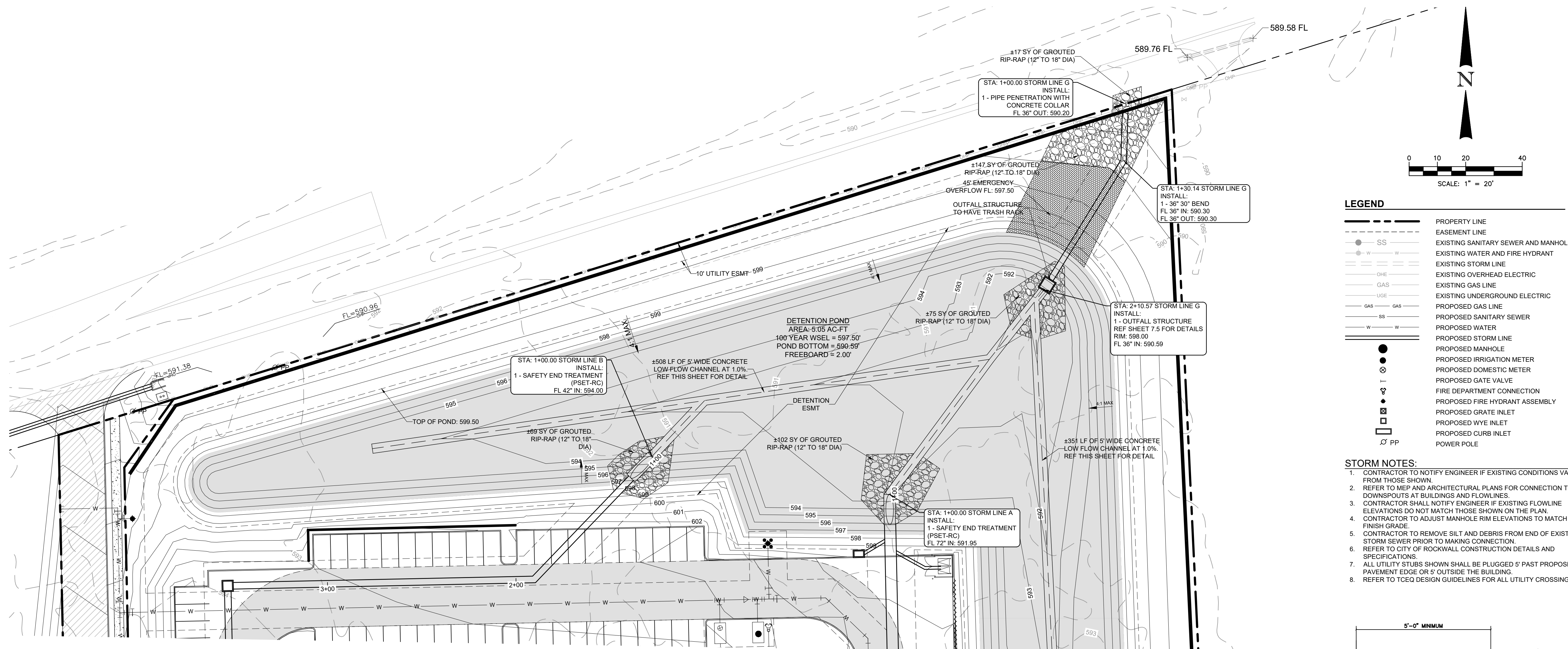
SHEET NO.

C7.2

RECORD DRAWING
TO THE BEST OF OUR KNOWLEDGE, BGE, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE RECORD DRAWING HAS BEEN PREPARED BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONSTRUCTION CONTRACTOR AND/OR OWNER.
BY: *Nicholas D. Hobbs* BGE, INC. BGE, INC. - TBPE REG No. F-1046
NICK HOBBS - TEXAS P.E. #112949 DATE: 4/10/2024

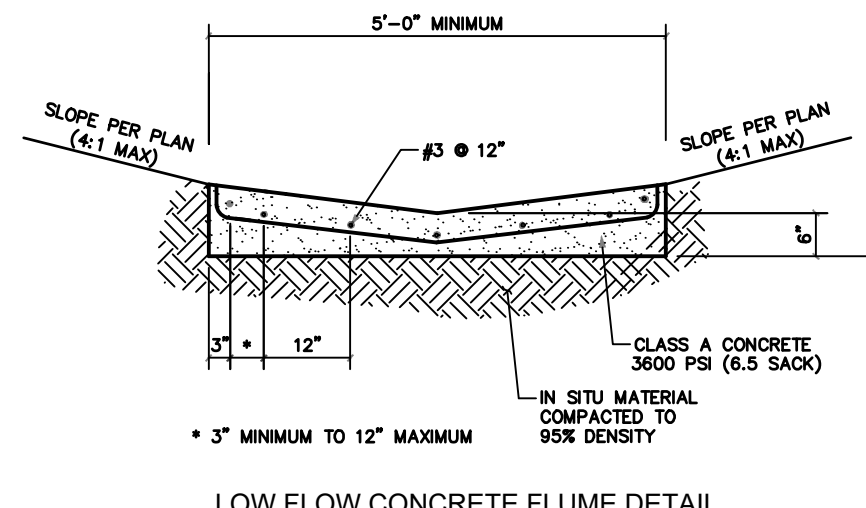
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 - EXISTING OVERHEAD ELECTRIC
 - EXISTING GAS LINE
 - EXISTING UNDERGROUND ELECTRIC
 - PROPOSED GAS LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER
 - PROPOSED STORM LINE
 - PROPOSED MANHOLE
 - PROPOSED IRRIGATION METER
 - PROPOSED DOMESTIC METER
 - PROPOSED GATE VALVE
 - FIRE DEPARTMENT CONNECTION
 - PROPOSED FIRE HYDRANT ASSEMBLY
 - PROPOSED GRATE INLET
 - PROPOSED WYE INLET
 - PROPOSED CURB INLET
 - POWER POLE

- STORM NOTES:**
- CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS VARY FROM THOSE SHOWN.
 - REFER TO MEP AND ARCHITECTURAL PLANS FOR CONNECTION TO DOWNSPOUTS AT BUILDINGS AND FLOWLINES.
 - CONTRACTOR SHALL NOTIFY ENGINEER IF EXISTING FLOWLINE ELEVATIONS DO NOT MATCH THOSE SHOWN ON THE PLAN.
 - CONTRACTOR TO ADJUST MANHOLE RIM ELEVATIONS TO MATCH FINISH GRADE.
 - CONTRACTOR TO REMOVE SILT AND DEBRIS FROM END OF EXISTING STORM SEWER PRIOR TO MAKING CONNECTION.
 - REFER TO CITY OF ROCKWALL CONSTRUCTION DETAILS AND SPECIFICATIONS.
 - ALL UTILITY STUBS SHOWN SHALL BE PLUGGED 5' PAST PROPOSED PAVEMENT EDGE OR 5' OUTSIDE THE BUILDING.
 - REFER TO TCEQ DESIGN GUIDELINES FOR ALL UTILITY CROSSINGS.



EXISTING DRAINAGE AREAS	DETAINED DRAINAGE AREAS	BYPASS DRAINAGE AREAS
TXDOT U-89	A-0	OS-1
TXDOT U-90	A-1	OS-2
DA-3	A-2	OS-2 FUT
	A-3	
	A-4	
	A-5	
	B-0	
	B-1	
	B-1 FUT	
	B-2	
	B-3	
	B-4	
	B-5	
	B-5 FUT	
	DET-1	
	TXDOT U-90	
	TXDOT U-90-2	

Emergency Overflow Outfall Design

$$Q_{out} = CA\sqrt{2gh}$$

RECTANGULAR WEIR

Head	1.00 ft
Width	45.00 ft
C	3.33
WEIR Q_{out}	149.85 cfs

Emergency Overflow Capacity: 149.85

DRAINAGE AREA NO.	AREA (AC)	C	TIME OF CONCENTRATION (T_c)	INTENSITY 100 YR (IN/HR)	Q_{100} (CFS)	COLLECTION POINT
A-0	1.64	0.9	10	9.80	14.43	INLET A-0
A-1	0.80	0.9	10	9.80	7.09	INLET A-1
A-2	1.51	0.9	10	9.80	13.30	INLET A-2
A-3	1.40	0.9	10	9.80	12.35	INLET A-3
A-4	1.49	0.9	10	9.80	13.14	INLET A-4
A-5	2.23	0.9	10	9.80	19.67	INLET A-5
B-0	0.73	0.9	10	9.80	6.44	INLET B-0
B-1	0.37	0.9	10	9.80	3.26	INLET B-1
B-1 FUT	0.32	0.9	10	9.80	2.82	FUTURE INLET
B-2	0.53	0.9	10	9.80	4.67	INLET B-2
B-3	0.34	0.9	10	9.80	3.00	INLET B-3
B-4	0.47	0.9	10	9.80	4.15	INLET B-4
B-5	0.58	0.9	10	9.80	5.12	INLET B-5
B-5 FUT	0.49	0.9	10	9.80	4.32	FUTURE INLET
DET-1	2.02	0.9	10	9.80	17.78	DETENTION BASIN
TXDOT U-90	1.15	0.9	10	9.80	10.12	INLET B-5
TXDOT U-90-2	0.62	0.9	10	9.80	5.46	INLET B-1
TOTAL AC	16.69			TOTAL DETAINED POND (CFS)	147.12	
OS-1	0.55	0.9	10	9.80	4.85	OFFSITE
OS-2	0.16	0.9	10	9.80	1.41	OFFSITE
OS-2 FUT	0.16	0.9	10	9.80	1.41	OFFSITE
TOTAL AC	0.87			TOTAL POND BYPASS (CFS)	7.67	

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE, BGE, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE RECORD DRAWING HAS BEEN PREPARED BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONSTRUCTION CONTRACTOR AND/OR OWNER.

BY: *Nick Hobbs* BGE, Inc. BGE, INC. - TBPE REG No. F-1046
NICK HOBBS - TEXAS P.E. #112949 DATE: 4/10/2024

BEFORE YOU DIG, CALL DIG TESS

1-800-DIG-TESS

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.

!!WARNING!!

EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND COORDINATE WITH CORRESPONDING COMPANY PRIOR TO CONSTRUCTION.

BENCH MARK LIST

BM#1	"X" CUT SET IN BOX ON A CURB INLET IN THE EAST LINE OF DATA DRIVE. ±590' SOUTH OF THE CENTERLINE OF CAPITAL BLVD AND ±1100' NORTH OF THE CENTERLINE OF DISCOVERY BLVD. ELEV=597.54
BM#2	"X" CUT SET IN BOX ON A CURB INLET AT THE SOUTHWEST CORNER OF CAPITAL BLVD AND DATA DRIVE. ±16' SOUTH OF THE CENTERLINE OF CAPITAL BLVD AND ±50' WEST OF THE CENTERLINE OF DATA DRIVE. ELEV=604.03
BM#3	"X" CUT SET IN BOX ON A HEADWALL IN THE SOUTH RIGHT-OF-WAY OF IH-30 FRONTAGE ROAD. ±2790' EAST OF N. STODGHILL RD. ±2740' WEST OF ROCHELLE RD. AND ±70' SOUTH OF HIGHWAY ONRAMP ENTRANCE. ELEV=694.34
BM#4	"X" CUT SET IN BOX ON CONCRETE DRIVE IN THE SOUTH RIGHT-OF-WAY OF IH-30 FRONTAGE ROAD. ±3480' EAST OF N. STODGHILL RD AND 1900' WEST OF ROCHELLE RD. ELEV=692.54

BGE, Inc.

2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPE Registration No. F-1046
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DEVELOPER

SEEFRIED INDUSTRIAL

3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT

PROSS DESIGN GROUP, INC.

5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

DETENTION POND PLAN

SEEFRID ROCKWALL

ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

STATE OF TEXAS

NICHOLAS D. HOBBS
112949
REGISTERED PROFESSIONAL ENGINEER

Nick Hobbs
04/10/2024
BGE, Inc.
F-1046

!!CAUTION!!

Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION!!!

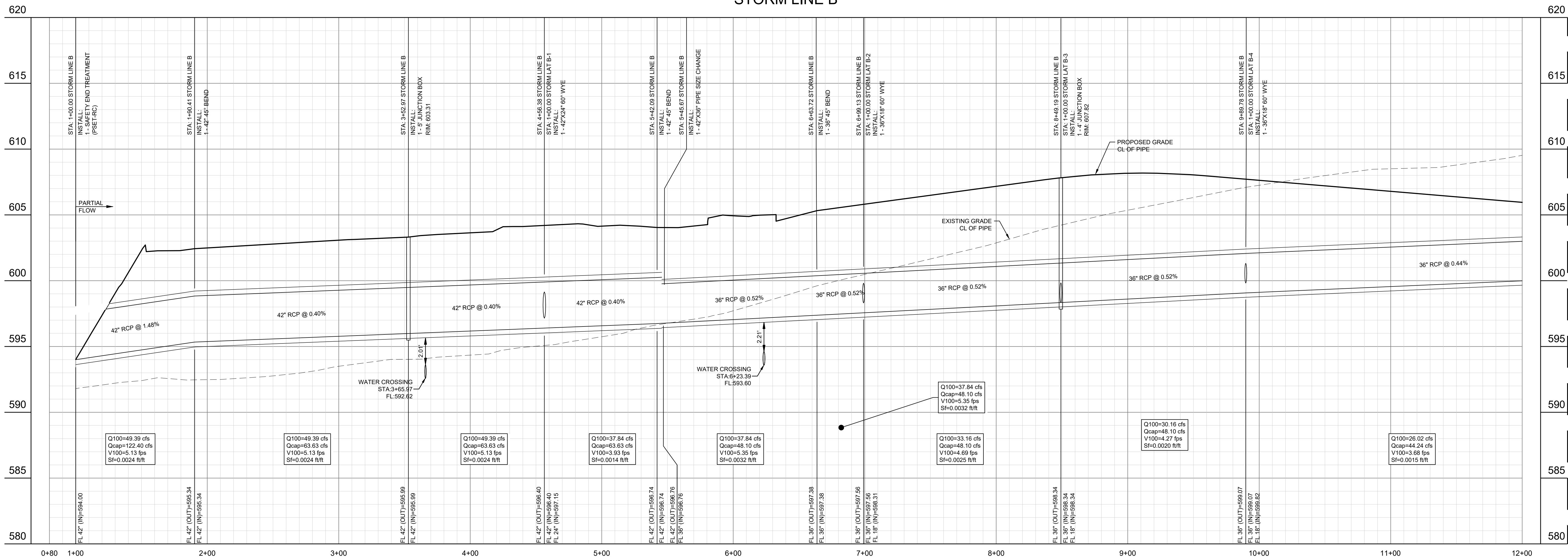
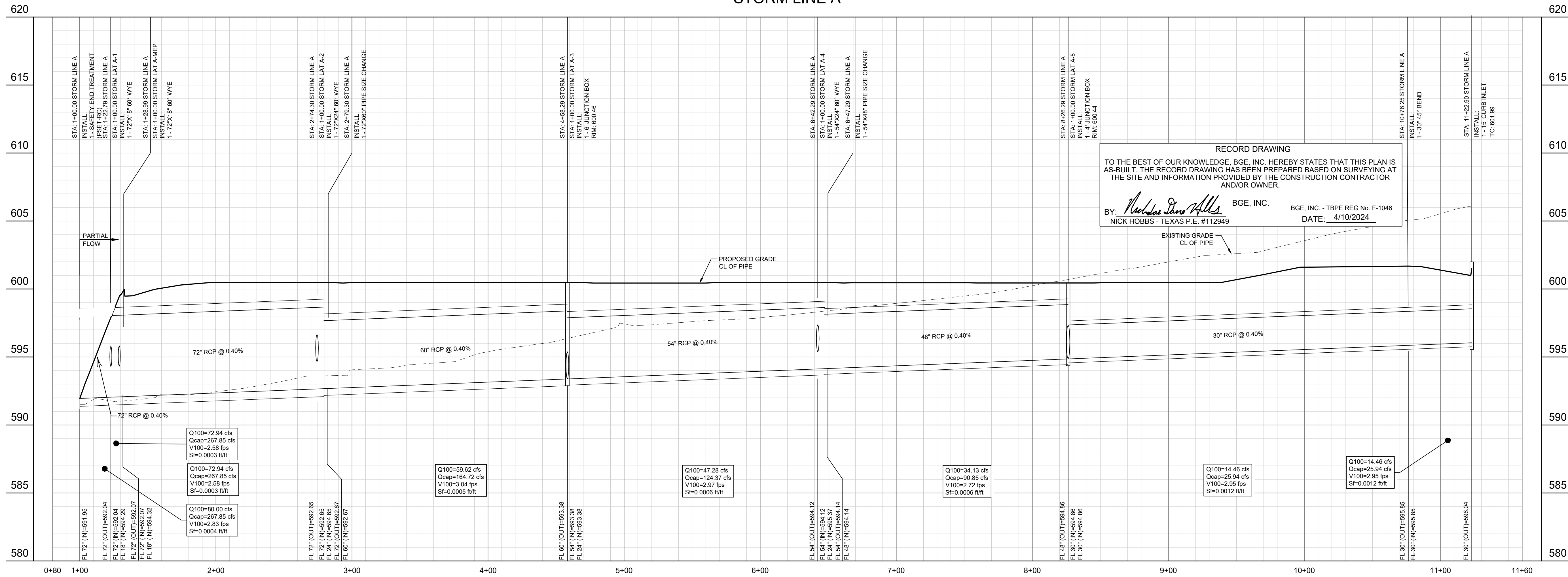
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REV. NO.	DATE	DESCRIPTION

CHECKED BY: NDH
DESIGNED BY: BGE
DATE: APRIL 2024
PROJECT NUMBER: 9028-00

SHEET NO.

C7.4



MATCHLINE SHEET C7.7



DEVELOPER
SEEFRIED INDUSTRIAL
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SEEFRIED ROCKWALL

STORM PROFILES

SEEFRIED ROCKWALL

ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



BGE, Inc
F-1046

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CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV NO.	DATE	DESCRIPTION

CHECKED BY: NDH

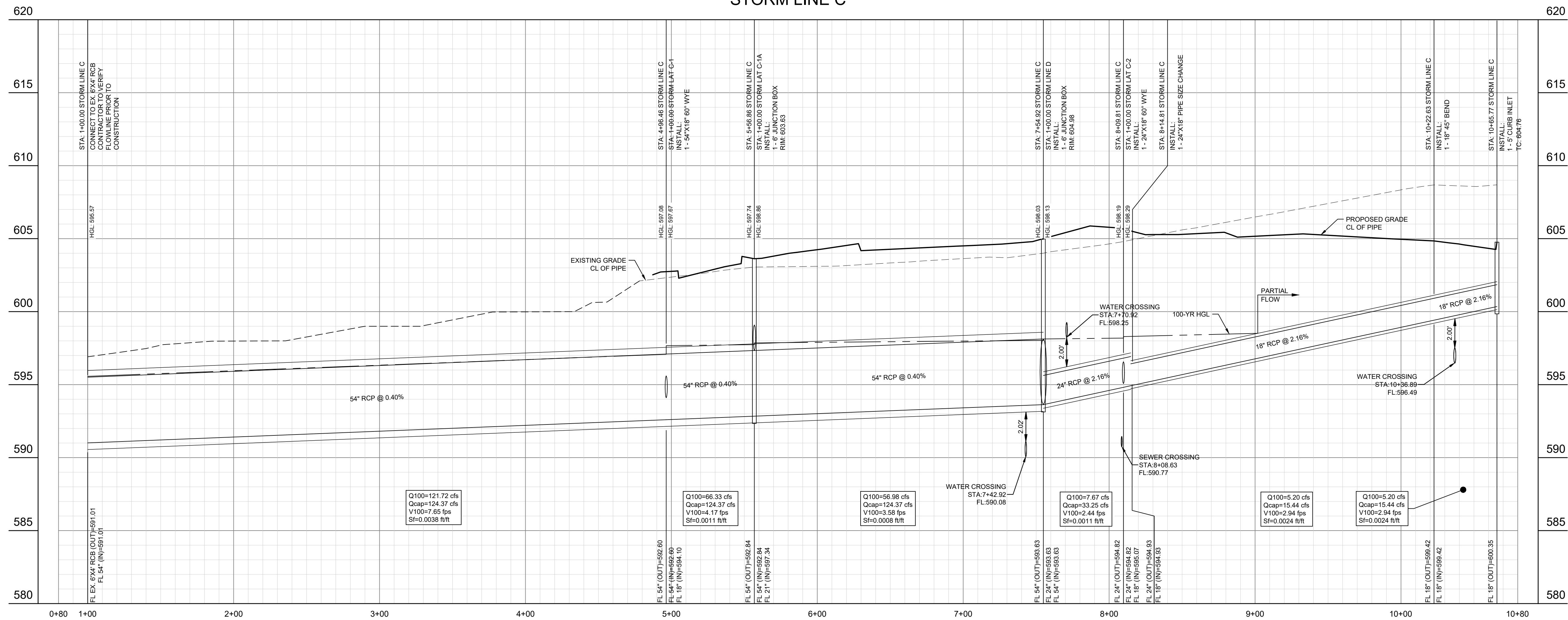
DESIGNED BY: BG

DATE: APRIL 2024

PROJECT NUMBER:	9028-0
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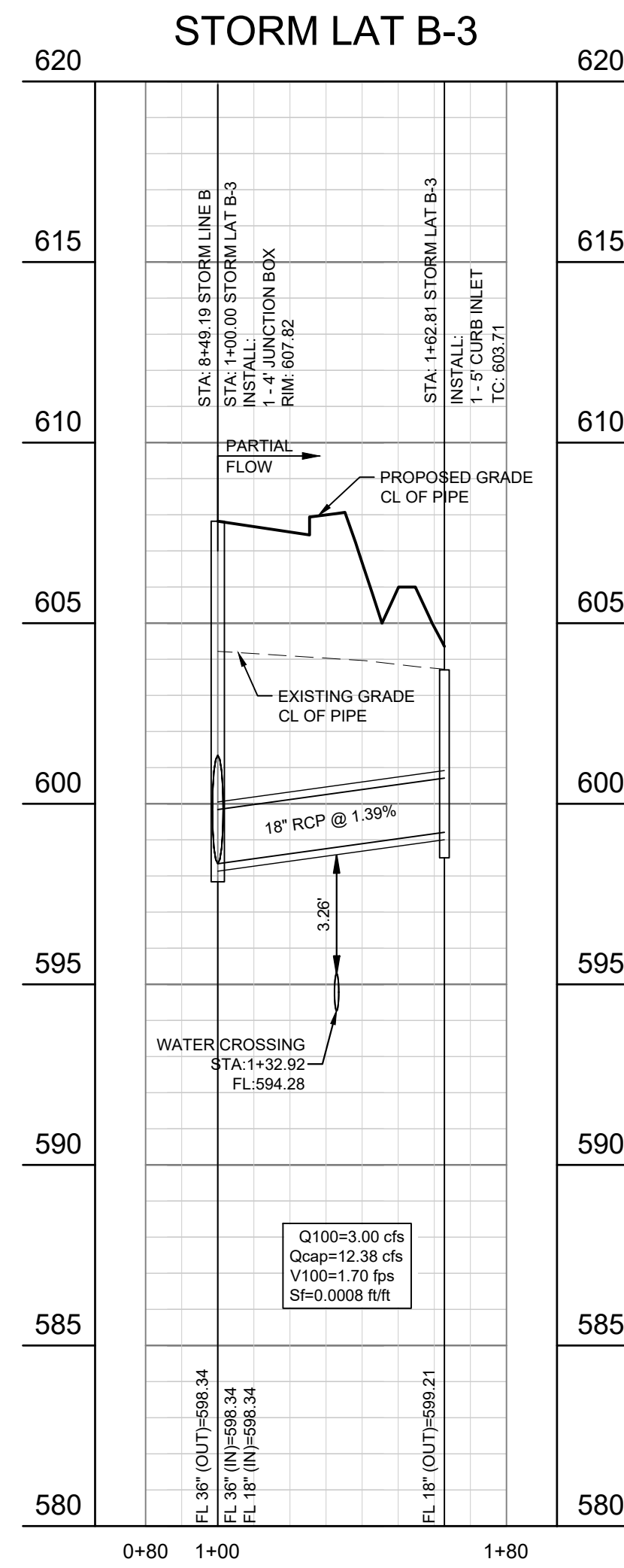
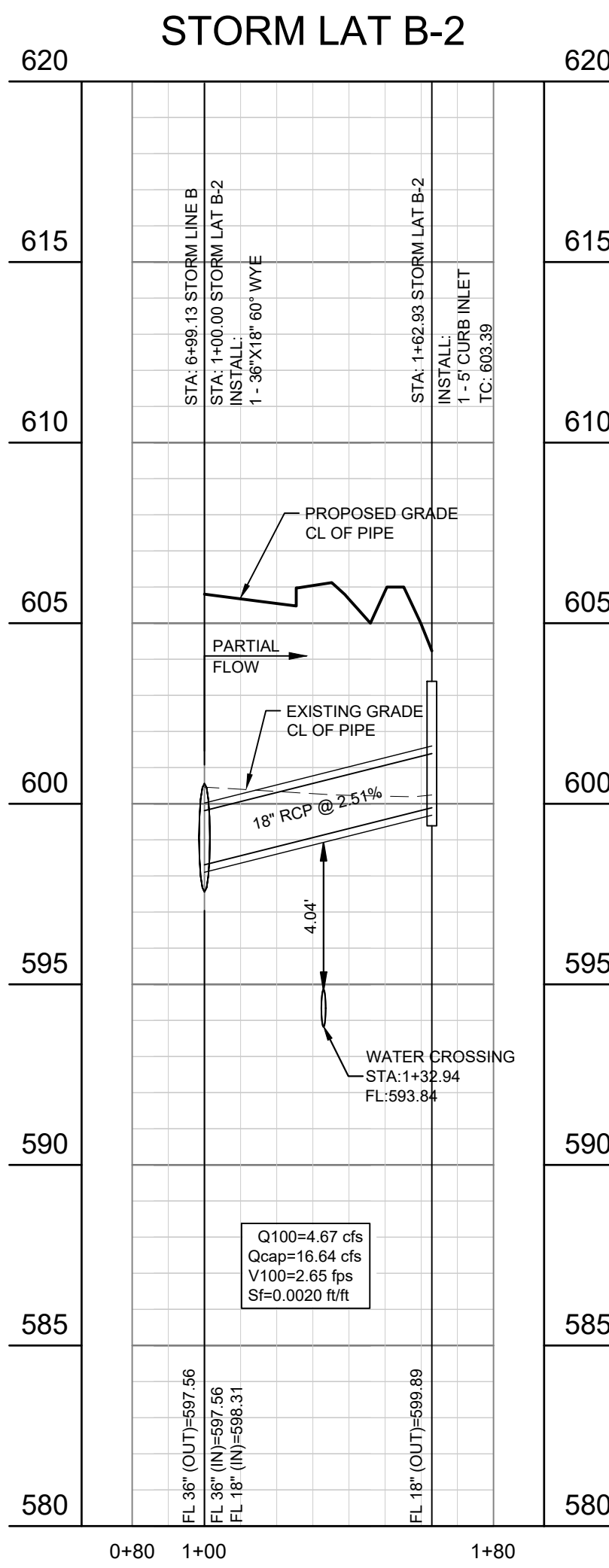
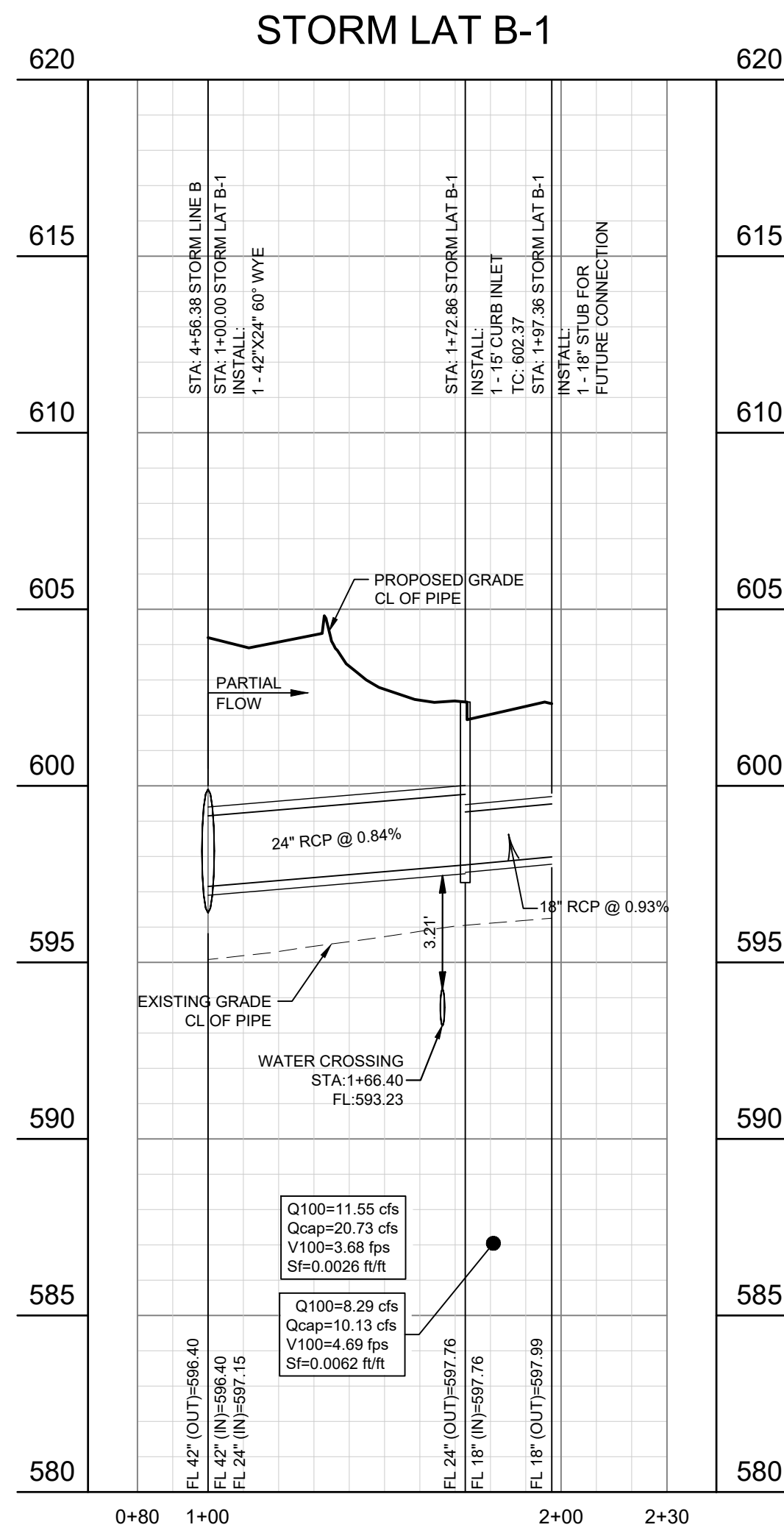
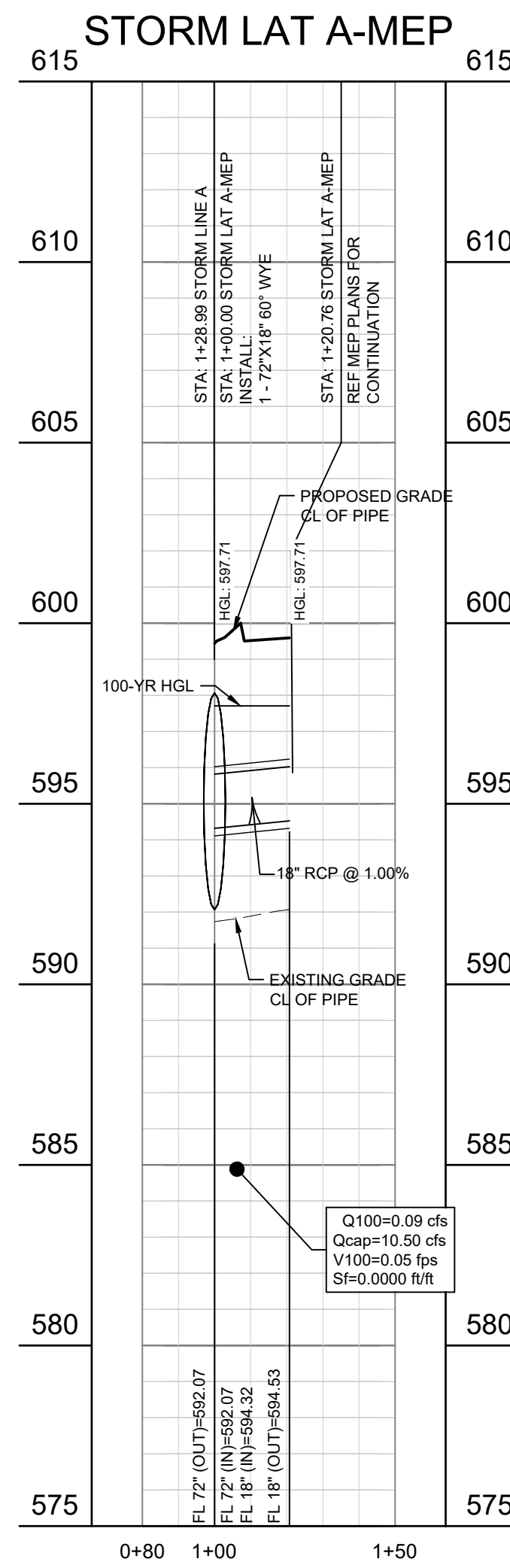
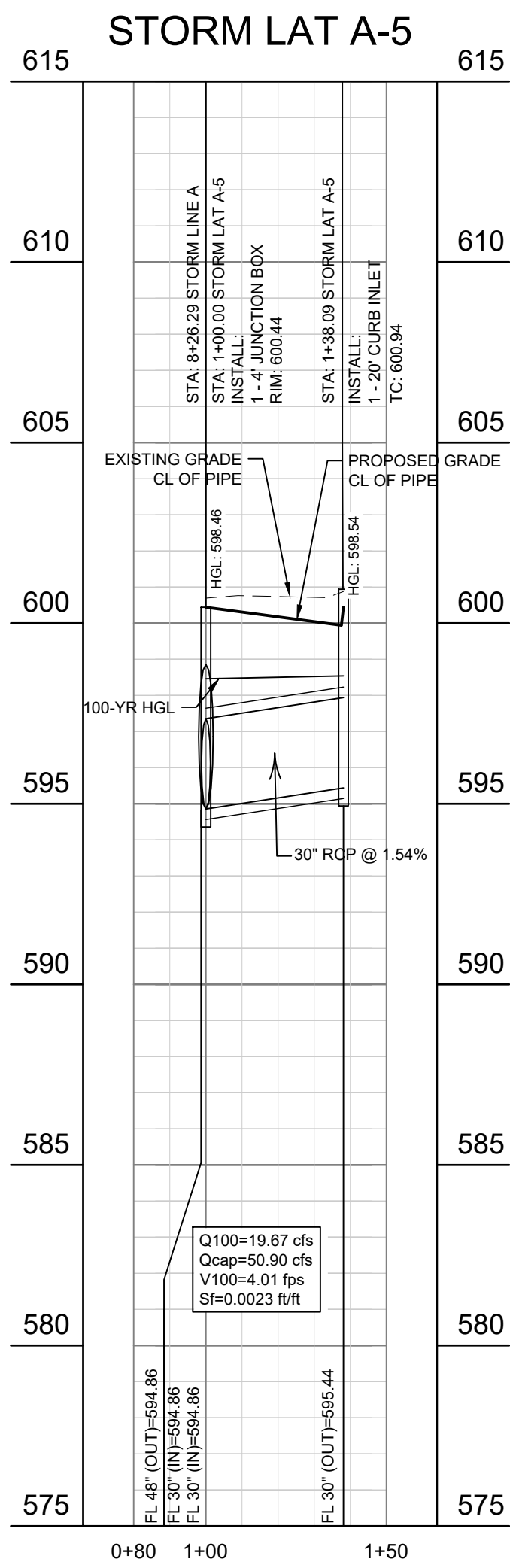
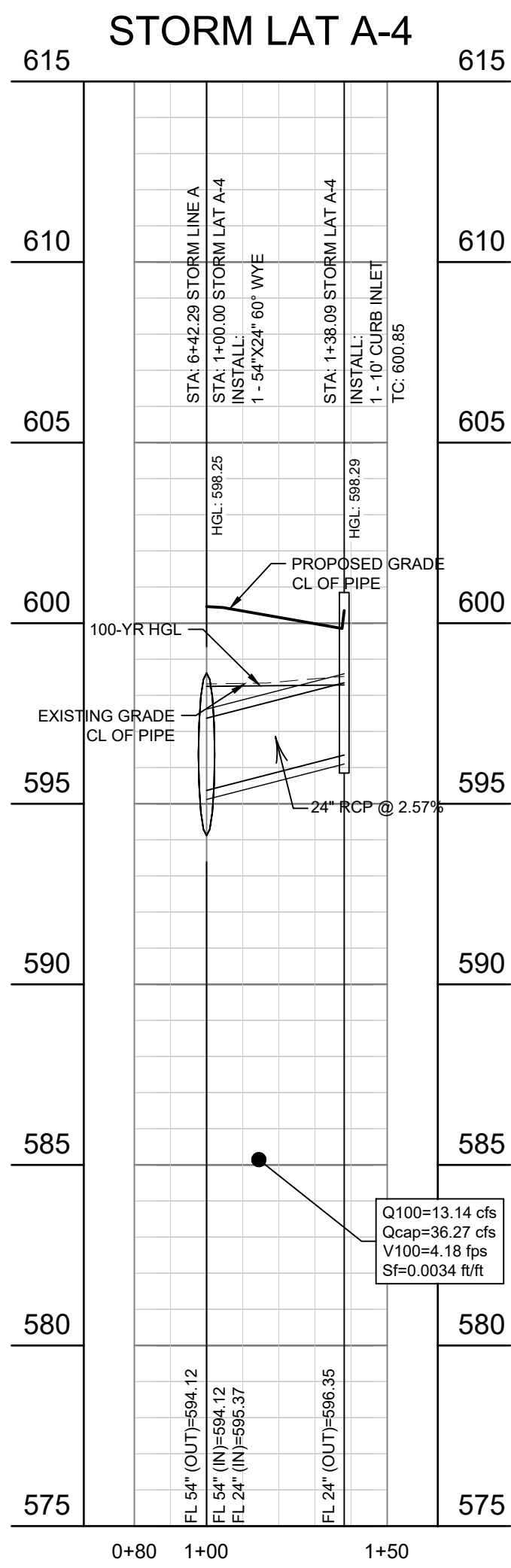
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C7.6

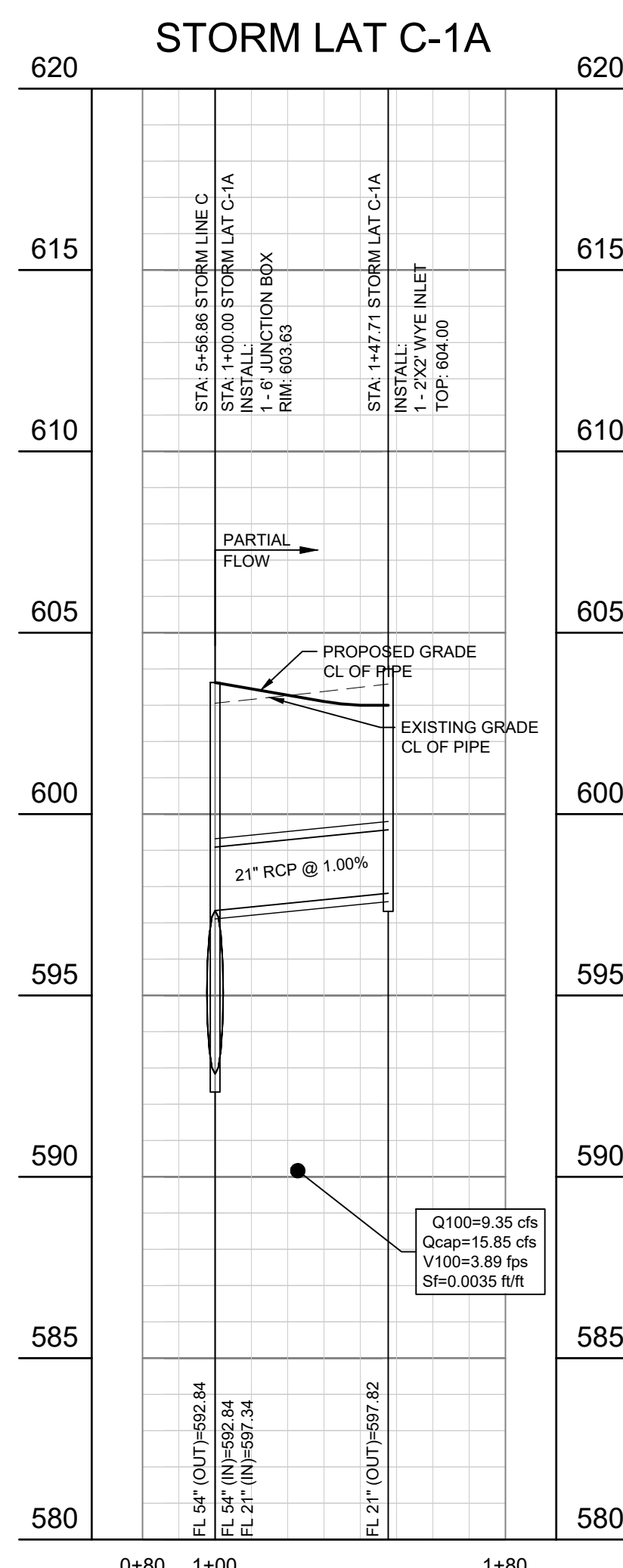
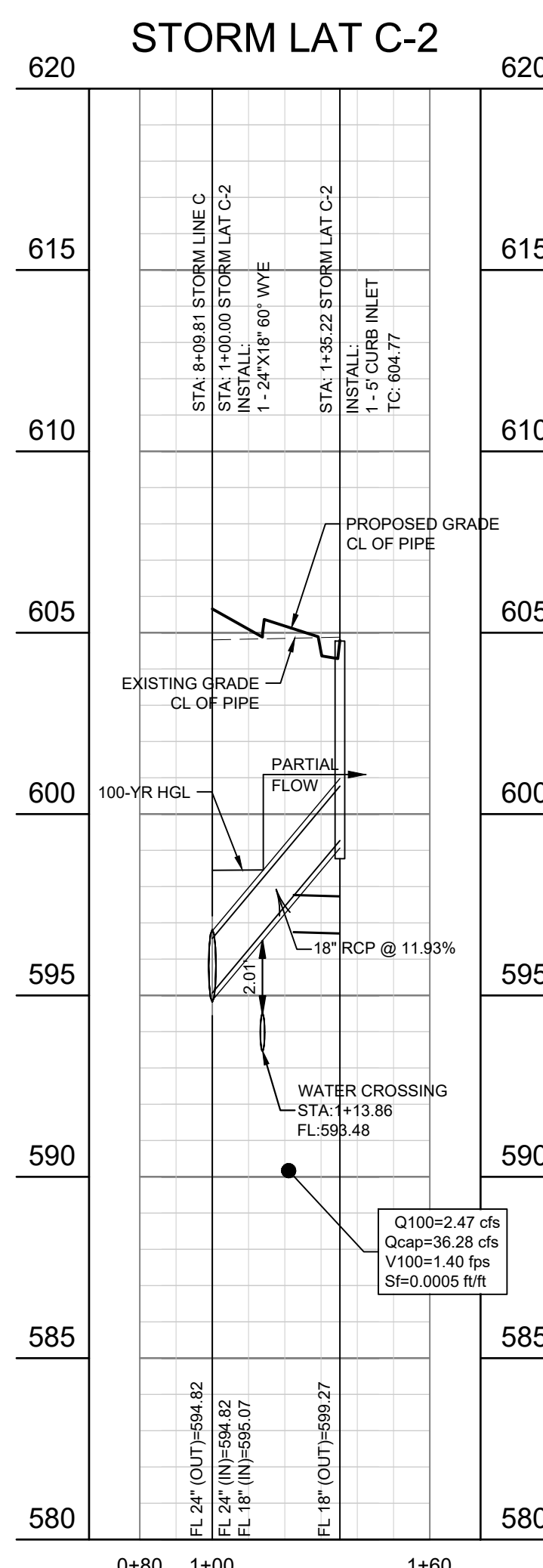
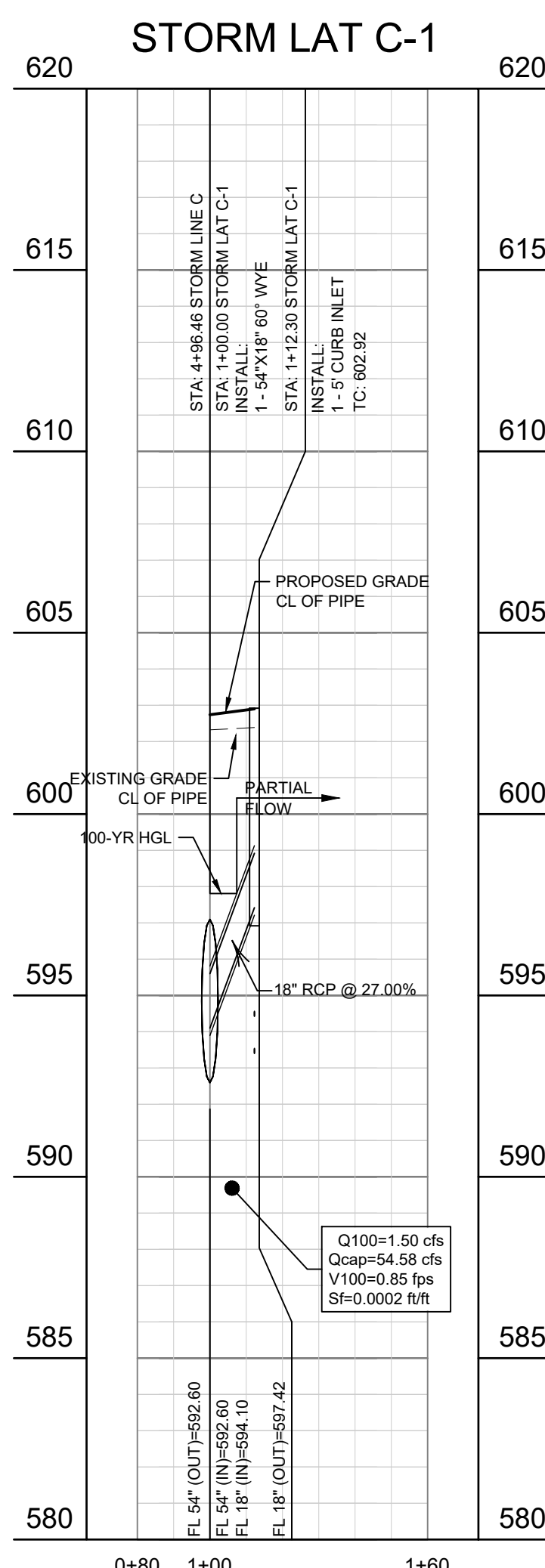
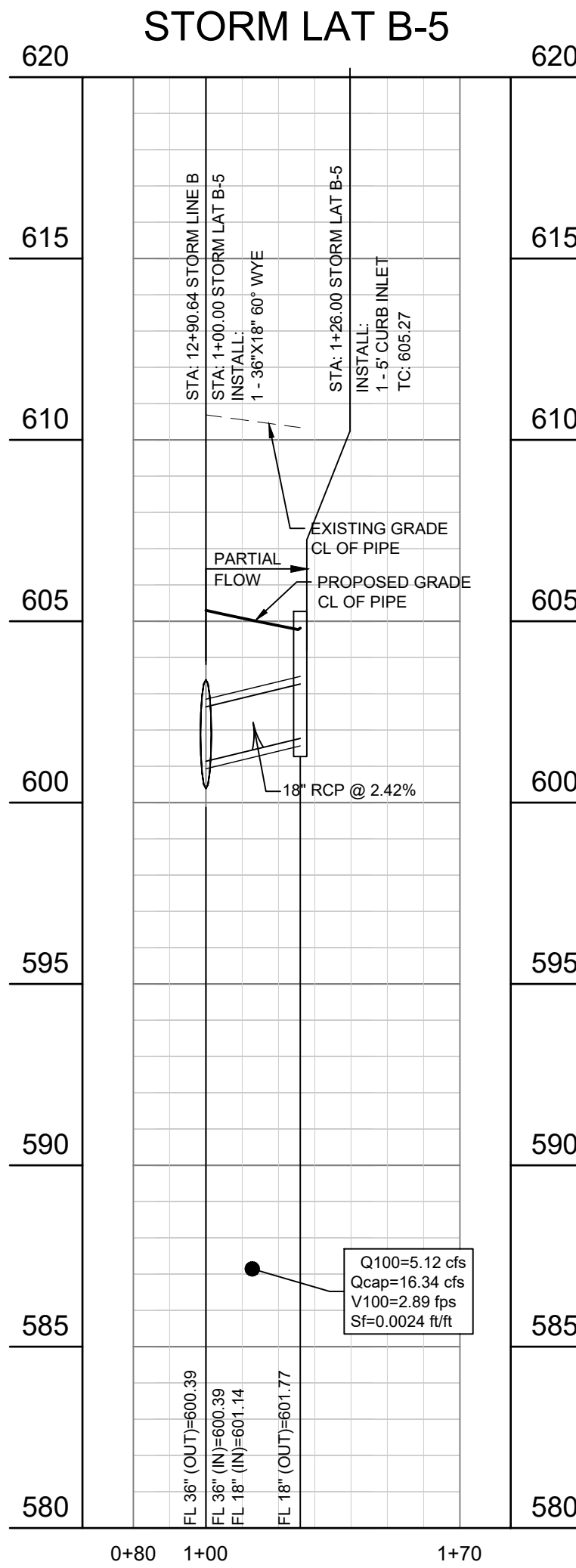
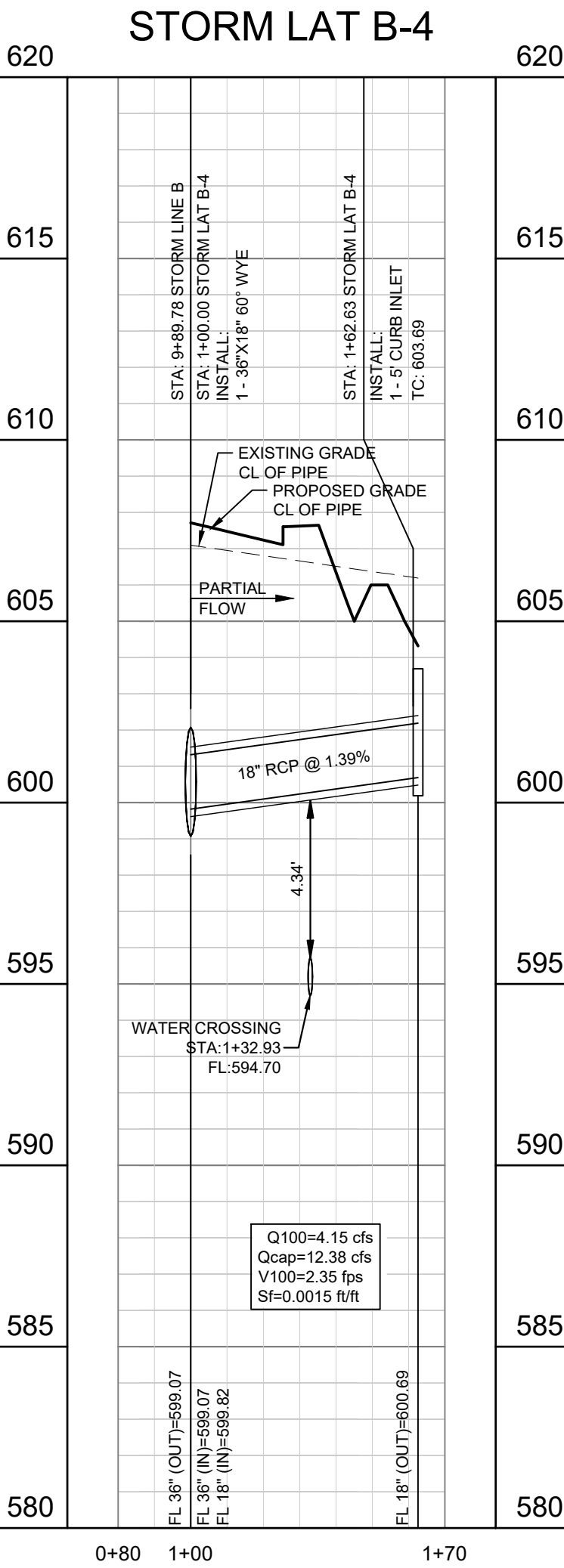


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BGE, INC.



1:4 V
1:40 H



RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE, BGE, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE RECORD DRAWING HAS BEEN PREPARED BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONSTRUCTION CONTRACTOR AND/OR OWNER.

BY: *Nicholas D. Hobbs* BGE, INC. BGE, INC. - TBPE REG No. F-1046
NICK HOBBS - TEXAS P.E. #112949 DATE: 4/10/2024

STATE OF TEXAS
NICHOLAS D. HOBBS
112949
LICENSED PROFESSIONAL ENGINEER
Nicholas D. Hobbs
4/10/2024
BGE, Inc.
F-1046

!!CAUTION !!
Contractor to Verify exact location & Depth of
Exist Facilities Prior to any Construction
Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV. NO.	DATE	DESCRIPTION

CHECKED BY: NDH
DESIGNED BY: BGE
DATE: APRIL 2024
PROJECT NUMBER: 9028-00

SHEET NO.

C7.9



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Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
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PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

SEEFRID ROCKWALL

STORM PROFILES

SEEFRID ROCKWALL
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

STORM CALCULATIONS:

SYSTEM ID	CONDUIT PROPERTIES													INCREMENTAL DRAINAGE AREA								Upstream Tc	Design Storm Freq	Intensity I	Runoff Q	Conduit Capacity Qc	Partial Flow	Velocity V	Time in Conduit	Friction Slope Sf	Friction Headloss	HGL		Headloss Calculations						Design HGL	Top of Curb Elev.	HGL Depth Below T/C	Remarks
	Collection Point Station		Length	# of Barrels	Pipe Size	Box		Type	Area	Wetted Perimeter Pw	Hydraulic Radius	Manning's n	Flowline Elevation		Slope	Inlet ID	Area	Runoff Coeff. C	Incremental C^A	Accumulated C^A	U/S											D/S	V1 ² /2g	V2 ² /2g	Jct. Type	Coeff. Kj	Headloss HI						
	U/S	D/S				Span (ft)	Rise (ft)						Upstream	Downstream																								(ft/ft)	(acres)				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42		
LINE-A	11+22.90	10+76.25	46.65	1	30	-	-	RCP	4.91	7.85	0.625	0.013	596.04	595.86	0.40%	A0	1.64	0.90	1.48	1.48	10.00	100	9.80	14.46	25.94	YES	2.95	0.26	0.001237	0.057705	598.92	598.87	0.13	0.13	Inlet	1.25	0.10	599.02	601.49	2.47	NONE		
LINE-A	10+76.25	8+26.29	249.96	1	30	-	-	RCP	4.91	7.85	0.625	0.013	595.86	594.86	0.40%	NA	0.00	0.90	0.00	1.48	10.26	100	9.80	14.46	25.94	YES	2.95	1.41	0.001237	0.309193	598.77	598.46	0.13	0.13	45 Bend	0.37	0.10	598.87	602.18	3.31	NONE		
LINE-A	8+26.29	6+42.29	184.00	1	48	-	-	RCP	12.57	12.57	1	0.013	594.86	594.12	0.40%	A5	2.23	0.90	2.01	3.48	11.68	100	9.80	34.13	90.85	YES	2.72	1.13	0.000562	0.103341	598.36	598.25	0.11	0.11	MH	0.48	0.10	598.46	600.93	2.47	NONE		
LINE-A	6+42.29	4+58.29	184.00	1	54	-	-	RCP	15.90	14.14	1.125	0.013	594.12	593.38	0.40%	A4	1.49	0.90	1.34	4.82	12.81	100	9.80	47.28	124.37	YES	2.97	1.03	0.000575	0.105771	598.15	598.05	0.14	0.14	60 Wye	0.35	0.10	598.25	600.94	2.69	NONE		
LINE-A	4+58.29	2+74.30	183.99	1	60	-	-	RCP	19.63	15.71	1.25	0.013	593.38	592.65	0.40%	A3	1.40	0.90	1.26	6.08	13.84	100	9.80	59.62	164.72	YES	3.04	1.01	0.000521	0.095991	597.95	597.85	0.14	0.14	MH	0.48	0.10	598.05	600.96	2.91	NONE		
LINE-A	2+74.30	1+28.99	145.31	1	72	-	-	RCP	28.27	18.85	1.5	0.013	592.65	592.07	0.40%	A2	1.51	0.90	1.36	7.44	14.85	100	9.80	72.94	267.85	YES	2.58	0.94	0.000295	0.042873	597.75	597.71	0.10	0.10	60 Wye	0.35	0.10	597.85	600.96	3.11	NONE		
LINE-A	1+28.99	1+22.79	6.20	1	72	-	-	RCP	28.27	18.85	1.5	0.013	592.07	592.04	0.40%	AMEP	0.00	0.90	0.00	7.44	15.79	100	9.80	72.94	267.85	NO	2.58	0.04	0.000295	0.001829	597.61	597.61	0.10	0.10	60 Wye	0.35	0.10	597.71	599.71	2.00	NONE		
LINE-A	1+22.79	1+00.00	22.79	1	72	-	-	RCP	28.27	18.85	1.5	0.013	592.04	591.95	0.40%	A1	0.80	0.90	0.72	8.16	15.83	100	9.80	80.00	267.85	NO	2.83	0.13	0.000355	0.008088	597.51	597.50	0.12	0.12	60 Wye	0.35	0.10	597.61	598.38	0.77	NONE		
LAT A-1	1+16.64	1+00.00	16.64	1	18	-	-	RCP	1.77	4.71	0.375	0.013	594.38	593.79	3.55%	A1	0.80	0.90	0.72	0.72	10.00	100	9.80	7.06	19.79	NO	3.99	0.07	0.004488	0.074679	597.68	597.61	0.25	0.25	Inlet	1.25	0.10	597.78	599.88	2.10	NONE		
LAT A-2	1+38.09	1+00.00	38.09	1	24	-	-	RCP	3.14	6.28	0.5	0.013	595.30	594.15	3.02%	A2	1.51	0.90	1.36	1.36	10.00	100	9.80	13.32	39.31	NO	4.24	0.15	0.003447	0.131308	597.98	597.85	0.28	0.28	Inlet	1.25	0.10	598.08	600.30	2.22	NONE		
LAT A-3	1+38.09	1+00.00	38.09	1	24	-	-	RCP	3.14	6.28	0.5	0.013	595.30	593.38	5.04%	A3	1.40	0.90	1.26	1.26	10.00	100	9.80	12.35	50.79	NO	3.93	0.16	0.002963	0.112873	598.16	598.05	0.24	0.24	Inlet	1.25	0.10	598.26	600.30	2.04	NONE		
LAT A-4	1+38.09	1+00.00	38.09	1	30	-	-	RCP	4.91	7.85	0.625	0.013	596.35	595.37	2.57%	A4	1.49	0.90	1.34	1.34	10.00	100	9.80	13.14	65.76	NO	2.68	0.24	0.001021	0.038892	598.29	598.25	0.11	0.11	Inlet	1.25	0.10	598.29	600.35	2.06	NONE		
LAT A-5	1+38.09	1+00.00	38.09	1	30	-	-	RCP	4.91	7.85	0.625	0.013	595.45	594.86	1.54%	A5	2.23	0.90	2.01	2.01	10.00	100	9.80	19.67	50.90	NO	4.01	0.16	0.002287	0.087115	598.54	598.46	0.25	0.25	Inlet	1.25	0.10	598.46	600.46	2.00	NONE		
LAT A-MEP	1+20.76	1+00.00	20.76	1	18	-	-	RCP	1.77	4.71	0.375	0.013	594.03	593.82	1.00%	MEP	0.01	0.90	0.01	0.01	10.00	100	9.80	0.09	10.50	NO	0.05	6.93	7.01E-07	1.46E-05	597.71	597.71	0.00	0.00	Inlet	1.25	0.10	597.81	600.02	2.21	NONE		

SYSTEM ID	CONDUIT PROPERTIES																INCREMENTAL DRAINAGE AREA								Upstream Tc	Design Storm Freq	Intensity I	Runoff Q	Conduit Capacity Qc	Partial Flow	Velocity V	Time in Conduit	Friction Slope Sf	Friction Headloss	HGL		Headloss Calculations						Design HGL	Top of Curb Elev.	HGL Depth Below T/C	Remarks																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
	Collection Point Station		Length	# of Barrels	Pipe Size	Box		Type	Area	Wetted Perimeter	Hydraulic Radius	Manning's n	Flowline Elevation		Slope	Inlet ID	Area	Runoff Coeff. C	Incremental C*A	Accumulated C*A	U/S	D/S	V1 ² /2g	V2 ² /2g											Jct. Type	Coeff. Kj	Headloss HI																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
	U/S	D/S				Span	Rise						Upstream	Downstream																								ft/s	ft/s																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
	(ft)	(inches)				(ft)	(ft)						(ft ²)	(ft)																								(ft)	(ft ²)	(ft)	(ft)	(ft ²)					(ft)	(acres)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)	(ft/s)

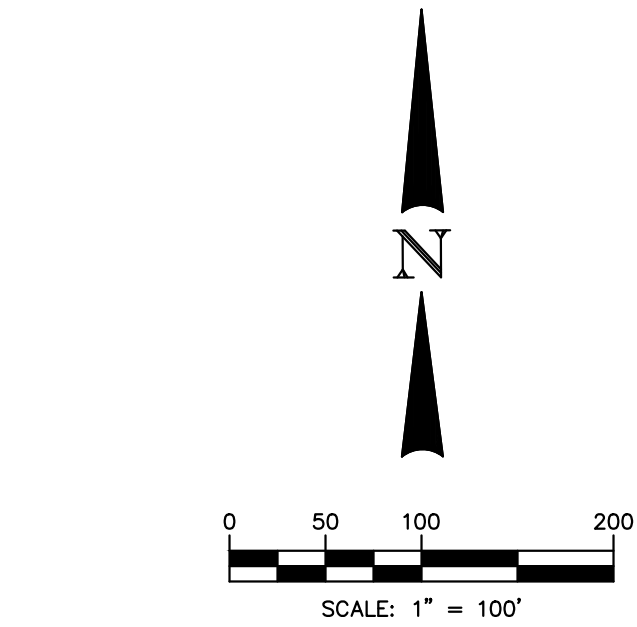
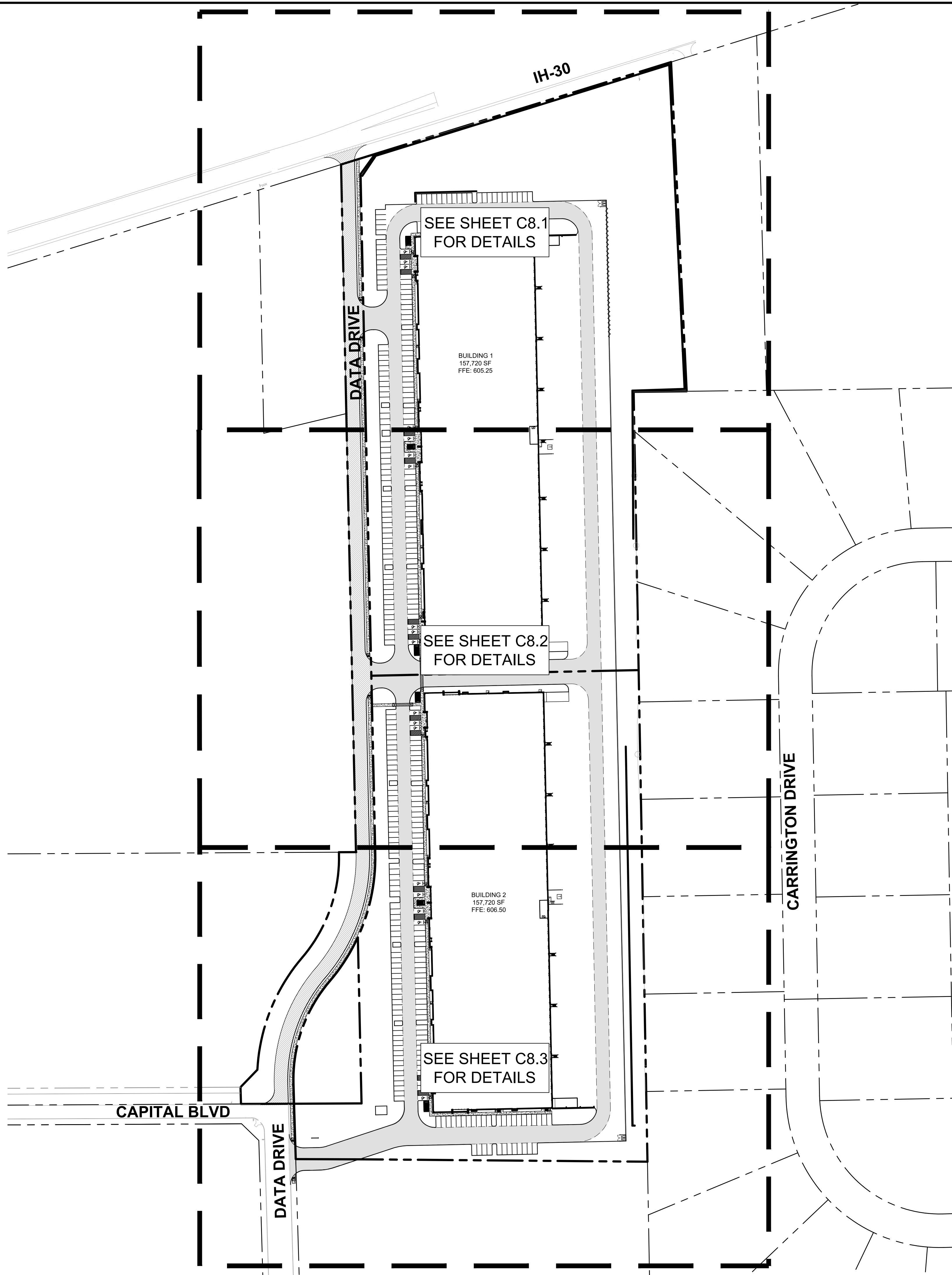
STORM CALCULATIONS:

SYSTEM ID	CONDUIT PROPERTIES																INCREMENTAL DRAINAGE AREA					Upstream Tc	Design Storm Freq.	Intensity I in/hr	Runoff Q cfs	Conduit Capacity Qc cfs	Partial Flow Yes/No	Velocity V ft/s	Time in Conduit min	Friction Slope Sf ft/l	Friction Headloss ft	HGL		Headloss Calculations						Design HGL ft	Top of Curb Elev.	HGL Depth Below T/C	Remarks																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
	Collection Point Station		Length (ft)	# of Barrels	Pipe Size (inches)	Box		Type	Area (ft²)	Wetted Perimeter (ft)	Hydraulic Radius (ft)	Manning's n	Flowline Elevation		Slope (ft/ft)	Inlet ID	Area (acres)	Runoff Coeff. C	Incremental C*A	Accumulated C*A																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
	U/S	D/S				Span (ft)	Rise (ft)						Upstream	Downstream																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										

SYSTEM ID	CONDUIT PROPERTIES													INCREMENTAL DRAINAGE AREA										Upstream Tc	Design Storm Freq.	Intensity I	Runoff Q	Conduit Capacity Qc	Partial Flow	Velocity V	Time in Conduit	HGL		Headloss Calculations					Design HGL	Top of Curb Elev.	HGL Depth Below T/C	Remarks																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
	Collection Point Station		Length (ft)	# of Barrels	Pipe Size (inches)	Box		Type	Area (ft ²)	wet Perimeter Pw (ft)	Hydraulic Radius (ft)	Manning's n	Flowline Elevation		Slope (ft/ft)	Inlet ID	Area (acres)	Runoff Coeff. C	Incremental C*A	Accumulated C*A																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
	U/S	D/S				Span (ft)	Rise (ft)						Upstream	Downstream						Inlet	Area	Runoff Coeff. C	Incremental C*A									Accumulated C*A	U/S	D/S	V1 ² /2g	V2 ² /2g	Jct. Type	Coeff. Kj			Headloss Hf																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								

Location						Area Runoff												Gutter Flow										Inlet Capacity										Inlet By-Pass				Remarks
Inlet ID	Alignment	Station	Offset	Design Freq	C	Area ID	Time of Concentration Tc	Intensity I	Area A	Runoff Q	Upstream Bypass C* A	Total Gutter Flow Qa	Thoroughfare Type	On Grade/Sag	Manning's n	Long Slope S	Crown Type	Cross Slope Sx	Depression		Ponding Width/Spread		Depth of Gutter Flow		Max Allowable Flow based on Max Allowable Ponding Width Qallow gutter	Depressed Gutter Section		Ponding Width/Spread		Ponding Width/Spread		Ratio of Depression flow to Total Flow En	Equivalent Cross-Slope, S0	Inlet Length		Inlet Capacity Qc	Flow Qbypass	C* A	To Inlet ID			
																			Depth a	Width w	(allow) Tallow	(actual) Tactual	(allow) Yallow	(actual) Yactual		ft^2	Wetted Perimeter	Area Aw	Wetted Perimeter	Depression Section Kw	Section Beyond Depression K0			Required Lreq	Actual Lactual							
																																								ft	ft	
1	2	3	4	5	6	7	8	in/hr	acres	cfs	cfs	cfs	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41		
A0	LINE A	1+22.90	0	100	0.9	A0	10	9.8	1.64	14.46	0	14.46	-	Sag	0.0175	0.50%	-	1.90%	1	4	26.32	23.82	0.50	0.45	0.215	1.867	4.142	3.731	19.82	93.20	104.07	0.47	0.14	10.59	15	18.05	-	-	-	a=1 bc 1' curb		
A1	LAT A-1	1+16.64	0	100	0.9	A1	10	9.8	0.80	7.06	0	7.06	-	Sag	0.0175	2.90%	-	3.00%	0.5	2	16.80	9.84	0.50	0.30	0.707	1.030	2.077	0.921	7.84	54.82	18.77	0.74	0.14	9.18	10	13.99	-	-	-	-		
A2	LAT A-2	1+38.09	0	100	0.9	A2	10	9.8	1.51	13.32	0	13.32	-	Sag	0.0175	0.50%	-	1.70%	1	4	29.41	24.75	0.50	0.42	0.199	1.808	4.140	3.661	20.75	88.34	97.78	0.47	0.14	9.18	10	13.99	-	-	-	a=1 bc 1' curb		
A3	LAT A-3	1+38.09	0	100	0.9	A3	10	9.8	1.40	12.35	0	12.35	-	Sag	0.0175	0.50%	-	1.80%	1	4	27.78	23.22	0.50	0.42	0.207	1.800	4.141	3.324	19.22	87.69	87.61	0.50	0.14	7.98	10	13.99	-	-	-	a=1 bc 1' curb		
A4	LAT A-4	1+38.09	0	100	0.9	A4	10	9.8	1.49	13.14	0	13.14	-	Sag	0.0175	0.50%	-	1.50%	1	4	33.33	26.63	0.50	0.40	0.183	1.769	4.138	3.842	22.63	85.25	100.03	0.46	0.13	8.96	10	13.99	-	-	-	a=1 bc 1' curb		
A5	LAT A-5	1+38.09	0	100	0.9	A5	10	9.8	2.23	19.67	0	19.67	-	Sag	0.0175	0.50%	-	1.20%	1	4	41.67	35.62	0.50	0.43	0.158	1.831	4.135	5.999	31.62	90.31	168.17	0.35	0.10	16.99	20	22.12	-	-	-	a=1 bc 1' curb		
B0	LINE B	14+99.04	0	100	0.9	B0	10	9.8	0.73	6.44	0	6.44	-	Sag	0.0175	0.50%	-	0.70%	0.5	2	71.43	32.82	0.50	0.23	0.110	0.945	2.065	3.324	30.82	47.69	63.96	0.43	0.11	4.062	5	6.99	-	-	-	-		
B1	LAT B-1	1+72.86	0	100	0.9	B1/BIFUT/LTXDOT U-90	10	9.8	1.31	11.55	0	11.55	M4U	On Grade	0.0175	2.80%	-	2.10%	0.5	2	23.81	14.89	0.50	0.31	0.543	1.083	2.072	1.744	12.89	59.70	39.04	0.60	0.17	10.61	15	15.13	0.05	0.005102	-	-	-	-
B2	LAT B-2	1+62.93	0	100	0.9	B2	10	9.8	0.53	4.67	0	4.67	-	Sag	0.0175	0.70%	-	1.50%	0.5	2	33.33	16.97	0.50	0.25	0.217	0.979	2.069	1.681	14.97	50.49	33.22	0.60	0.17	2.13	5	6.99	-	-	-	-		
B3	LAT B-3	1+62.81	0	100	0.9	B3	10	9.8	2.03	18.00	0	18.00	-	Sag	0.0175	3.00%	-	2.10%	0.5	2	33.33	3.05	0.50	0.30	0.247	1.511	1.888	1.658	26.68	42.83	26.66	0.60	0.17	5.00	5	6.99	-	-	-	-		
B4	LAT B-4	1+62.63	0	100	0.9	B4	10	9.8	0.47	4.15	0	4.15	-	Sag	0.0175	0.90%	-	0.60%	0.5	2	83.33	27.44	0.50	0.16	0.134	0.817	2.064	1.942	13.43	37.42	26.66	0.56	0.15	1.50	5	6.99	-	-	-	-		
B5	LAT B-5	1+26.00	0	100	0.9	B5	10	9.8	0.58	5.12	0	5.12	M4U	Sag	0.0175	0.50%	-	2.10%	0.5	2	23.81	15.15	0.50	0.32	0.230	1.094	2.072	1.816	13.15	60.72	41.20	0.60	0.17	2.69	5	6.99	-	-	-	-		
B-5 FUT	LAT B-5 FUT	1+10.38	0	100	0.9	B-5 FUT/LTXDOT U-90	10	9.8	1.64	14.46	0	14.46	-	Drop	0.0175	0.50%	-	-	0.5	2	-	-	0.50	0.50	-	1.022	2.069	2.180	17.65	54.25	45.91	0.54	0.15	2.80	5	6.99	-	-	-	-		
C0	LINE C	10+65.77	0	100	0.9	C0	10	9.8	0.59	5.20	0	5.20	-	Sag	0.0175	0.50%	-	1.40%	0.5	2	35.71	19.65	0.50	0.28	0.175	1.022	2.069	2.180	17.65	54.25	45.91	0.54	0.15	2.80	5	6.99	-	-	-	-		
C1	LAT C-1	1+12.30	0	100	0.9	C1	10	9.8	0.17	1.50	0	1.50	-	Sag	0.0175	0.90%	-	2.50%	0.5	2	20.00	7.68	0.50	0.19	0.346	0.834	2.074	0.403	5.68	38.58	5.87	0.87	0.24	4.15	5	6.99	-	-	-	-		
C1A	LAT C-1A	1+47.71	0	100	0.9	C1A	10	9.8	1.06	9.35	0	9.35	-	Drop	0.0175	-	-	-	0.5	2	-	-	0.50	0.50	-	0.834	2.074	0.403	5.68	38.58	5.87	0.87	0.24	4.15	5	6.99	-	-	-	-		
C2	LAT C-2	1+35.22	0	100	0.9	C2	10	9.8	0.28	2.47	0	2.47	-	Sag	0.0175	0.60%	-	1.40%	0.5	2	35.71	14.36	0.50	0.20	0.192	0.843	2.069	1.069	12.36	41.79	17.75	0.70	0.19	1.20	5	6.99	-	-	-	-		
D0	LINE D	9+77.73	0	100	0.9	D0	10	9.8	1.56	13.76	0	13.76	-	Sag	0.0175	0.50%	-	1.80%	1	4	27.78	24.18	0.50	0.44	0.194	1.834	4.141	3.665	20.18	90.52	99.79	0.48	0.14	9.72	10	13.99	-	-	-	-		
D1	LAT D-1	1+12.12	0	100	0.9	D1	10	9.8	0.78	6.88	0	6.88	-	Sag	0.0175	2.20%	-	0.70%	0.5	2	21.43	2.20%	0.50	0.37	0.180	1.030	2.077	0.921	7.84	54.82	18.77	0.74	0.14	9.18	10	13.99	-	-	-	-		
D2	LAT D-2	1+35.78	0	100	0.9	D2	10	9.8	1.69	14.91	0	14.91	-	Sag	0.0175	2.10%	-	1.30%	1	4	38.46	23.33	0.50	0.30	0.342	1.581	4.136	2.429	19.33	70.68	51.74	0.58	0.16	11.13	15	18.05	-	-	-	-		
D3	LAT D-3	1+35.78	0	100	0.9	D3	10	9.8	1.56	13.76	0	13.76	-	Sag	0.0175	0.50%	-	1.20%	1	4	41.67	31.15	0.50	0.37	0.158	1.724	4.135	4.423	27.15	81.67	112.04	0.42	0.12	9.72	10	13.99	-	-	-	a=1 bc 1' curb		
E1	LAT E-1	1+25.94	0	100	0.9	E1	10	9.8	0.13	1.15	0	1.15	M4U	On Grade	0.0175	0.90%	-	2.10%	0.5	2	23.81	7.75	0.50	0.16	0.308	0.783	2.072	0.347	5.75	34.77	4.53	0.88	0.24	4.00	5	6.99	-	-	-	-		
E3	LAT E-3	1+25.92	0	100	0.9	E3	10	9.8	0.20	1.76	0.42	5.88	M4U	On Grade	0.0175	0.90%	-	2.10%	0.5	2	23.81	9.10	0.50	0.19	0.308	0.840	2.072	0.530	7.10	39.09	7.97	0.83	0.23	3.63	5	6.99	-	-	-	E1		

BGE, INC.
G:\TWP\Projects\Seefried Industrial\Drawings\DWG\Overall Dimension Control, Rockwall.DWG, April 10, 2024, 2:00pm, dshobbs



- LEGEND**
- PROPERTY LINE
- NOTES:**
1. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS VARY FROM THOSE SHOWN.
 2. ALL WORK AND MATERIALS SHALL COMPLY WITH CITY AND COUNTY REGULATIONS AS WELL AS O.S.H.A. STANDARDS.
 3. ALL DIMENSIONS ARE TO THE FACE OR CURB UNLESS OTHERWISE NOTED.
 4. ALL FIRE LANE RADII ARE 28-FEET MINIMUM.
 5. ALL FIRE LANES ARE 24-FEET WIDE MINIMUM.
 6. HANDICAP PARKING AND MARKING SHALL BE IN ACCORDANCE WITH ADA STANDARDS.
 7. REFER TO CITY OF ROCKWALL CONSTRUCTION DETAILS AND SPECIFICATIONS.
 8. ALL SCREENING SHALL BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS.
 9. CONTRACTOR TO COORDINATE WITH CITY TRAFFIC ENGINEER PRIOR TO INSTALLING ROAD SIGNS OR PAVEMENT MARKINGS.
 10. REFER TO LANDSCAPE AND ARCHITECTURAL PLANS FOR FINAL SIDEWALK LAYOUT.
 11. CONTRACTOR TO COORDINATE WITH RESPECTIVE COMPANY FOR ANY RELOCATIONS, INCLUDING POWER POLES, LIGHT POLES, AND ELECTRICAL BOXES.
 12. REFERENCE GEOTECHNICAL REPORT FOR BUILDING PAD AND PAVING SUBGRADE PREPARATION.

GEOTECH REPORT BY: REED ENGINEERING

GROUP

PROJECT NO: 24432

DATE: DECEMBER 29, 2021

***INCLUDES ALL REVISIONS AND ADDENDUMS AFTER LISTED DATE**

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE, BGE, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE RECORD DRAWING HAS BEEN PREPARED BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONSTRUCTION CONTRACTOR AND/OR OWNER.

BY: *Nick Hobbs* NICK HOBBS - TEXAS P.E. #112949 BGE, INC. BGE, INC. - TBPE REG No. F-1046 DATE: 4/10/2024

!!WARNING!!

EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND COORDINATE WITH CORRESPONDING COMPANY 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.

BEFORE YOU DIG, CALL DIG TESS
1-800-DIG-TESS

BENCH MARK LIST

BM#1	"X" CUT SET IN BOX ON A CURB INLET IN THE EAST LINE OF DATA DRIVE. ±590' SOUTH OF THE CENTERLINE OF CAPITAL BLVD AND ±1100' NORTH OF THE CENTERLINE OF DISCOVERY BLVD. ELEV=597.54
BM#2	"X" CUT SET IN BOX ON A CURB INLET AT THE SOUTHWEST CORNER OF CAPITAL BLVD AND DATA DRIVE. ±16' SOUTH OF THE CENTERLINE OF CAPITAL BLVD AND ±50' WEST OF THE CENTERLINE OF DATA DRIVE. ELEV=604.03'
BM#3	"X" CUT SET IN BOX ON A HEADWALL IN THE SOUTH RIGHT-OF-WAY OF IH-30 FRONTAGE ROAD. ±2790' EAST OF N. STODGHILL RD. ±2740' WEST OF ROCHELLE RD. AND ±70' SOUTH OF HIGHWAY ONRAMP ENTRANCE. ELEV=694.34'
BM#4	"X" CUT SET IN BOX ON CONCRETE DRIVE IN THE SOUTH RIGHT-OF-WAY OF IH-30 FRONTAGE ROAD. ±3480' EAST OF N. STODGHILL RD AND 1990' WEST OF ROCHELLE RD. ELEV=592.54'

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPE Registration No. F-1046
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DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

SEEFRIED ROCKWALL

OVERALL DIMENSION CONTROL AND PAVING PLAN

SEEFRIED ROCKWALL
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Nicholas D. Hobbs
04/10/2024
BGE, Inc.
F-1046

!!CAUTION!!
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION!!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV. NO.	DATE	DESCRIPTION

CHECKED BY: NDH
DESIGNED BY: BGE
DATE: APRIL 2024
PROJECT NUMBER: 9028-00

SHEET NO.

C8.0



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2595 Dallas Parkway, Suite 101
Frisco, TX 75034
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TBPE Registration No. F-1046
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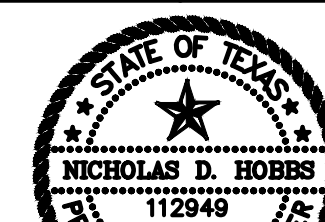
SEEFRIED ROCKWALL

DIMENSION CONTROL AND PAVING PLAN (1 OF 3)

SEEFRIED ROCKWALL

ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



Nicholas D. Hobbs
04/10/2024
BGE, Inc.
F-1046

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Exist Facilities Prior to any Construction
Activities

CAUTION!!!

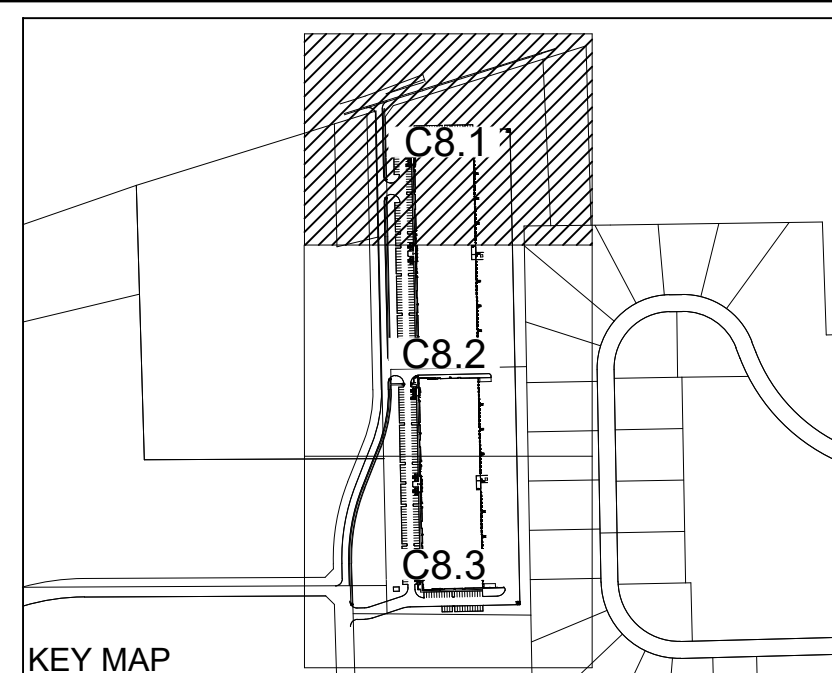
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS	REV. NO.	DATE	DESCRIPTION

CHECKED BY: NDH
DESIGNED BY: BGE
DATE: APRIL 2024
PROJECT NUMBER: 9028-00

SHEET NO.

C8.1



LEGEND

---	PROPERTY LINE
- - -	EASEMENT LINE
●	EXISTING MANHOLE
●	EXISTING FIRE HYDRANT
●	BARRIER FREE RAMP
●	POWER POLE
●	PROPOSED MANHOLE
●	PROPOSED IRRIGATION METER
●	PROPOSED DOMESTIC METER
●	PROPOSED GATE VALVE
●	FIRE DEPARTMENT CONNECTION
●	PROPOSED FIRE HYDRANT ASSEMBLY
●	PROPOSED WYE INLET
●	PROPOSED CURB INLET
●	BIKE RACKS

KEY

TYP	TYPICAL	PP	POWER POLE
BFR	BARRIER FREE RAMP	ESMT	EASEMENT
FH	FIRE HYDRANT	○	NUMBER OF PARKING SPACES
SSMH	SEWER MANHOLE	STMH	STORM MANHOLE
LP	LIGHT POLE	WYE	WYE INLET
CI	CURB INLET	FDC	FIRE DEPARTMENT CONNECTION

NOTES:

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12. REFERENCE GEOTECHNICAL REPORT FOR BUILDING PAD AND PAVING SUBGRADE PREPARATION.
13. ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) MAP NO. 48379C0045L, DATED 09/28/2008, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR ROCKWALL COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.
14. NO CONSTRUCTION ACTIVITIES TO BE PERFORMED ON RUSTY WALLS PROPERTY WEST OF DATA DRIVE.

GEOTECH REPORT BY: REED ENGINEERING

GROUP

PROJECT NO: 24432

DATE: DECEMBER 29, 2021

*INCLUDES ALL REVISIONS AND ADDENDUMS
AFTER LISTED DATE

!!WARNING!!

EXISTING UNDERGROUND UTILITIES. CONTRACTOR
SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES
AND COORDINATE WITH CORRESPONDING COMPANY
PRIOR TO CONSTRUCTION.

BENCH MARK LIST

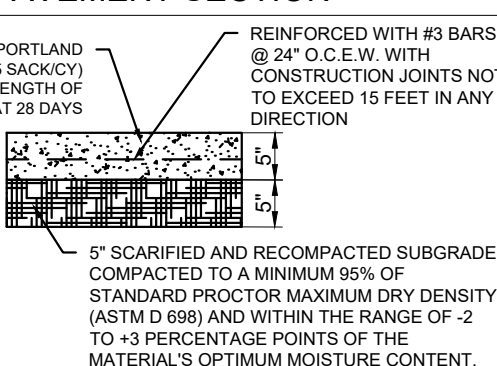
BM#1	"X" CUT SET IN BOX ON A CURB INLET IN THE EAST LINE OF DATA DRIVE. ±590' SOUTH OF THE CENTERLINE OF CAPITAL BLVD. ELEV=597.54
BM#2	"X" CUT SET IN BOX ON A CURB INLET AT THE SOUTHWEST CORNER OF CAPITAL BLVD AND DATA DRIVE. ±16' SOUTH OF THE CENTERLINE OF CAPITAL BLVD AND ±50 WEST OF THE CENTERLINE OF DATA DRIVE. ELEV=604.03'
BM#3	"X" CUT SET IN BOX ON A HEADWALL IN THE SOUTH RIGHT-OF-WAY OF IH-30 FRONTAGE ROAD. ±2790' EAST OF N. STODGHILL RD., ±2740' WEST OF ROCHELLE RD. AND ±70' SOUTH OF HIGHWAY ONRAMP ENTRANCE. ELEV=594.34'
BM#4	"X" CUT SET IN BOX ON CONCRETE DRIVE IN THE SOUTH RIGHT-OF-WAY OF IH-30 FRONTAGE ROAD. ±3480' EAST OF N. STODGHILL RD AND 1900' WEST OF ROCHELLE RD. ELEV=592.54'

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.

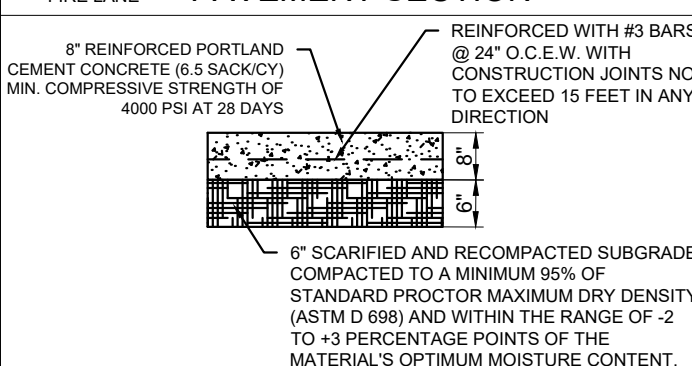
BEFORE YOU DIG, CALL DIG TESS
1-800-DIG-TESS

SEE SHEET C8.2 (MATCHLINE)

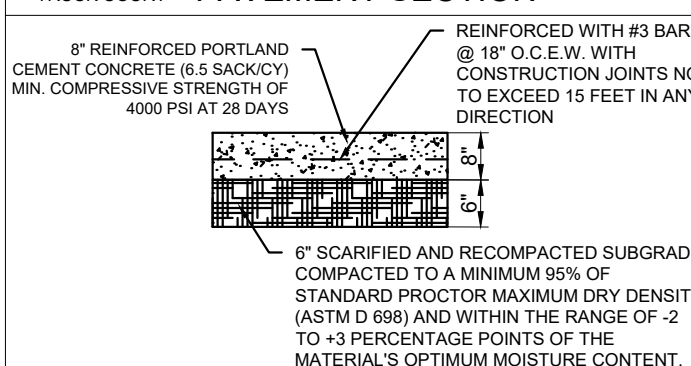
LIGHT DUTY PAVEMENT SECTION



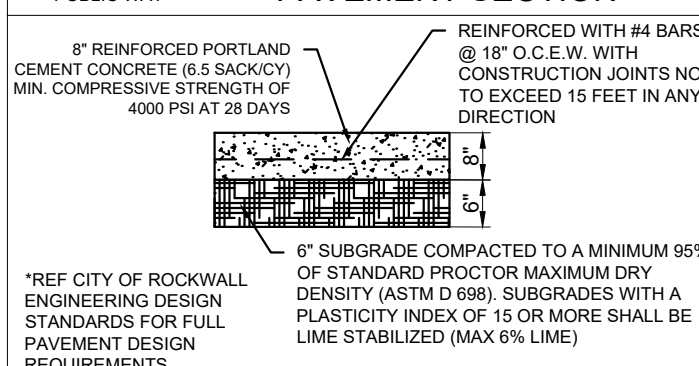
MEDIUM DUTY PAVEMENT SECTION



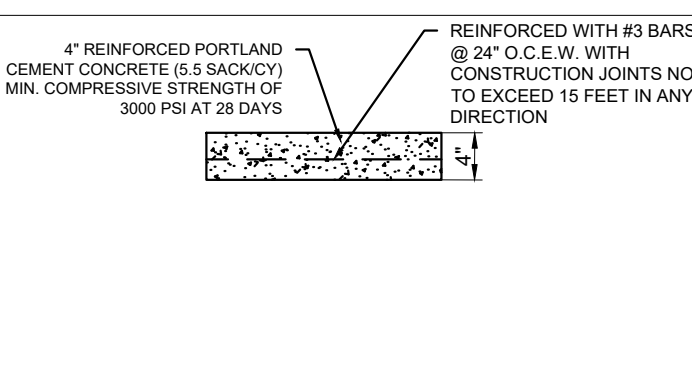
HEAVY DUTY PAVEMENT SECTION



PUBLIC WAY PAVEMENT SECTION

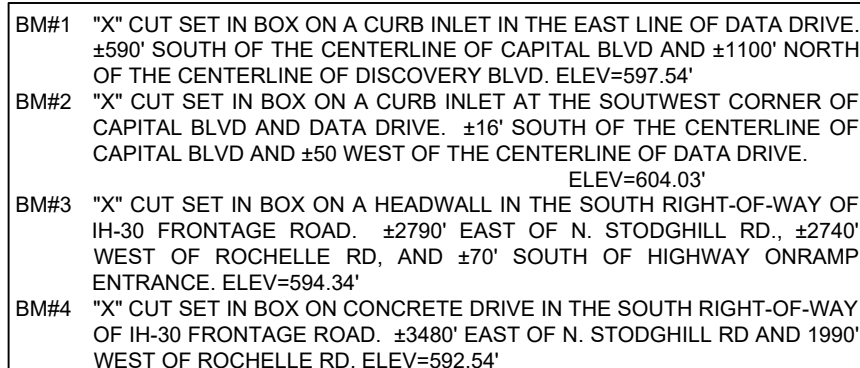


SIDEWALK SECTION



G:\2024\Projects\Rockwall\Bentley\Drawings\Rockwall\DIMENSION CONTROL AND PAVING PLAN (1 OF 3).DWG, 04/10/2024, 2:00pm, element

BGE, INC.



C8.2

BEFORE YOU DIG, CALL DIG TESS
1-800-DIG-TESS

DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

SEEFRIED ROCKWALL DIMENSION CONTROL AND PAVING PLAN (3 OF 3)

SEEFRIED ROCKWALL
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



!!CAUTION !!

Contractor to Verify exact location & Depth of
Exist Facilities Prior to any Construction
Activities

CAUTION !!!

CONTACT: 1-800-DIG-TESS
HOURS PRIOR TO CONSTRUCTION

[illegible]

CHECKED BY: NDH

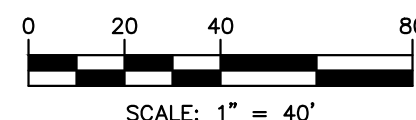
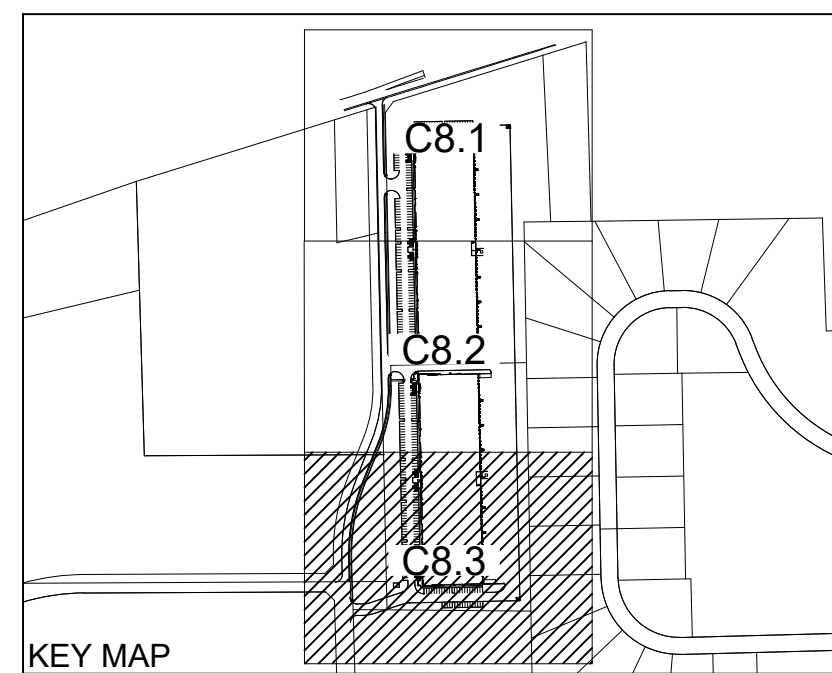
DESIGNED BY: BGE

DATE: APRIL 2024

PROJECT NUMBER: 9028-00

SHEET NO.

C8.3



LEGEND

	PROPERTY LINE
	EASEMENT LINE
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	BARRIER FREE RAMP
	POWER POLE
	PROPOSED MANHOLE
	PROPOSED IRRIGATION METER
	PROPOSED DOMESTIC METER
	PROPOSED GATE VALVE
	FIRE DEPARTMENT CONNECTION
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED WYE INLET
	PROPOSED CURB INLET
	BIKE RACKS

KEY

TYP	TYPICAL	PP	POWER POLE
BFR	BARRIER FREE RAMP	ESMT	EASEMENT
FH	FIRE HYDRANT		NUMBER OF PARKING SPACE
SSMH	SEWER MANHOLE	STMH	STORM MANHOLE
LP	LIGHT POLE	WYE	WYE INLET
CI	CURB INLET	FDC	FIRE DEPARTMENT CONNECT

NOTES:

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12. REFER TO GEOTECHNICAL REPORT FOR BUILDING PAD AND PAVING SUBGRADE PREPARATION.
13. ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) MAP NO. 4670001001 DATED 08/09/2009, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR ROCKWALL COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.
14. NO CONSTRUCTION ACTIVITIES ARE TO BE PERFORMED ON RUSTY WALL PROPERTY WEST OF DATA DRIVE.

GEOTECH REPORT BY: REED ENGINEERING

GROUP

PROJECT NO: 24432

DATE: DECEMBER 29, 2021

*INCLUDES ALL REVISIONS AND ADDENDUMS
AFTER LISTED DATE

!!WARNING!!

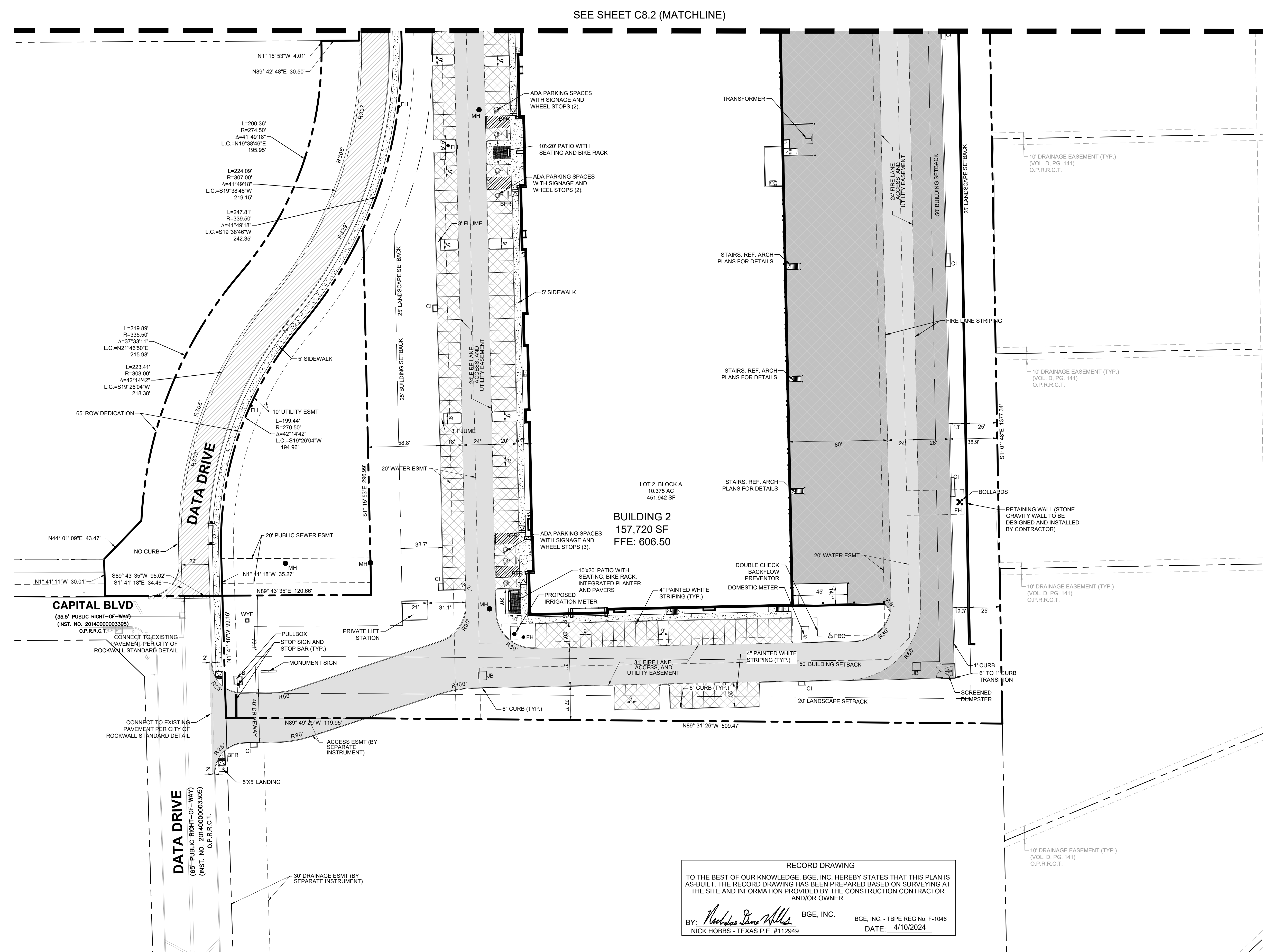
EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND COORDINATE WITH CORRESPONDING COMPANY PRIOR TO CONSTRUCTION.

BENCH MARK LIST

B#M#1	"X" CUT SET IN BOX ON A CURB INLET IN THE EAST LINE OF DATA DRIVE ±500' SOUTH OF THE CENTERLINE OF CAPITAL BLVD AND ±1100' NORTH OF THE CENTERLINE OF DISCOVERY BLVD. ELEV=597.54'
B#M#2	"X" CUT SET IN BOX ON A CURB INLET AT THE SOUTHWEST CORNER OF CAPITAL BLVD AND DATA DRIVE. ±16' SOUTH OF THE CENTERLINE OF CAPITAL BLVD AND ±50' WEST OF THE CENTERLINE OF DATA DRIVE. ELEV=604.03'
B#M#3	"X" CUT SET IN BOX ON A HEADWALL IN THE SOUTH RIGHT-OF-WAY OF I-30 FRONTAGE ROAD. ±2790' EAST OF N. STODGHILL RD. ±2744' WEST OF ROCHELLE RD. AND ±70' SOUTH OF HIGHWAY ONRAMP ENTRANCE. ELEV=594.34'
B#M#4	"X" CUT SET IN BOX ON CONCRETE DRIVE IN THE SOUTH RIGHT-OF-WAY OF I-30 FRONTAGE ROAD. ±3480' EAST OF N. STODGHILL RD AND 195' WEST OF ROCHELLE RD. ELEV=592.54'

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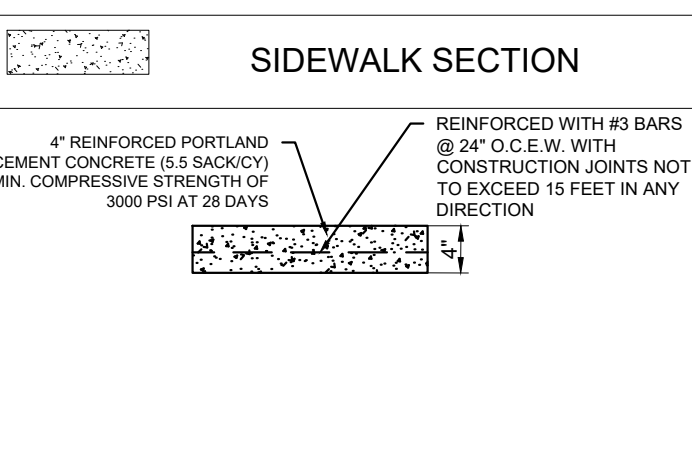
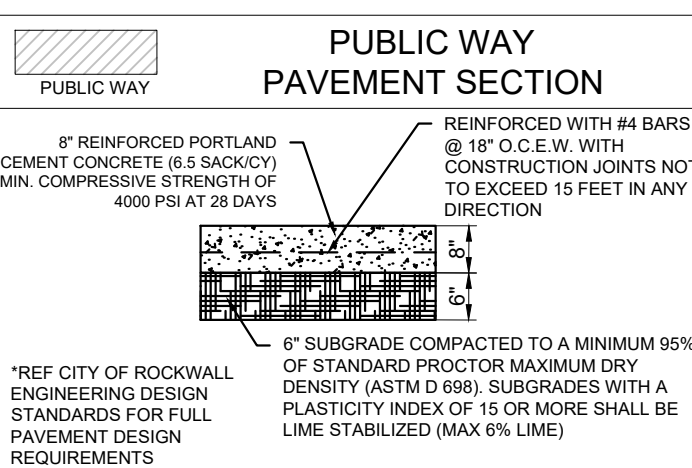
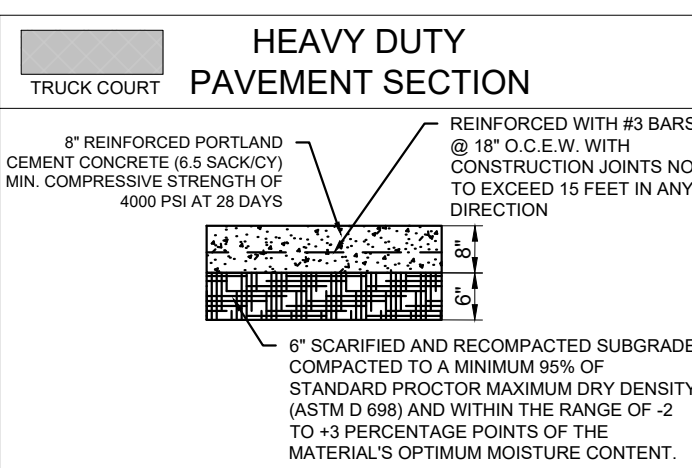
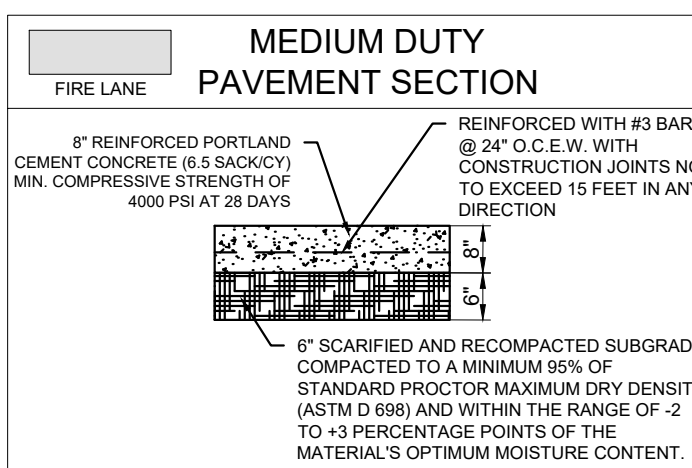
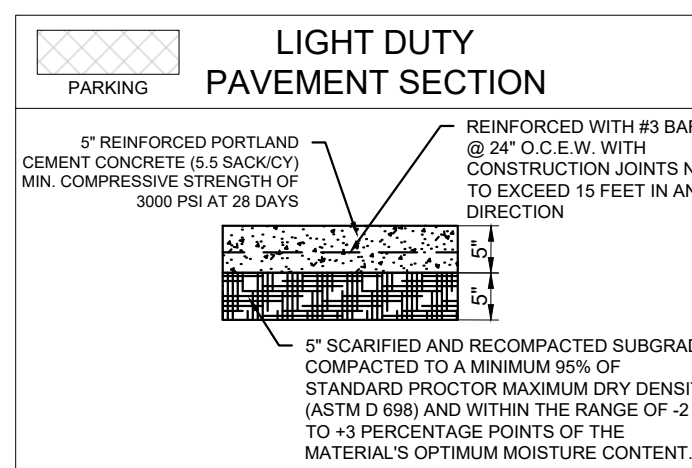
BEFORE YOU DIG, CALL DIG TESS
1-800-DIG-TESS



RECORD DRAWING

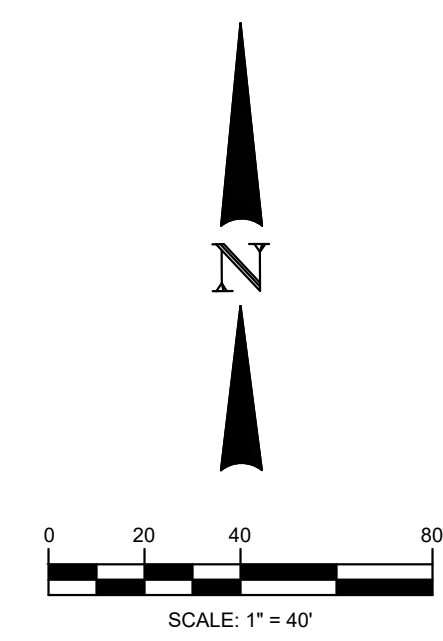
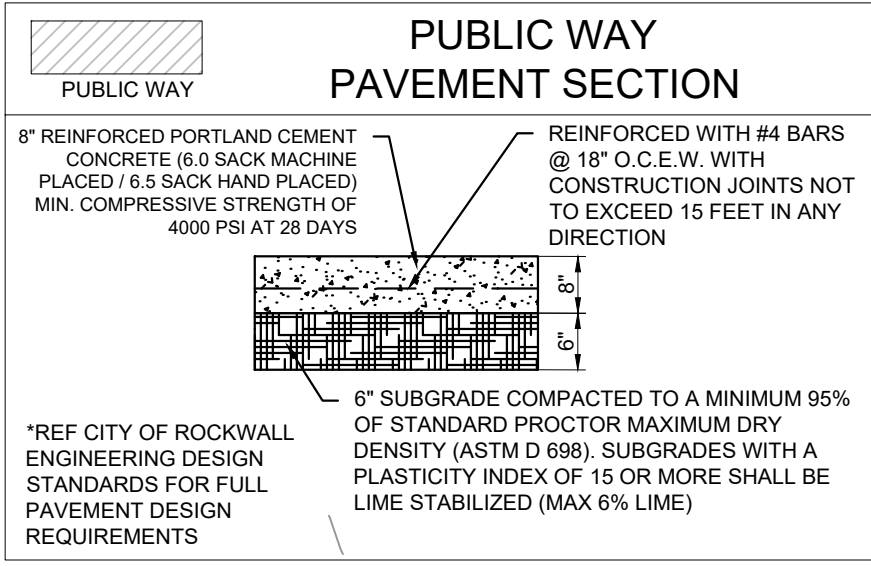
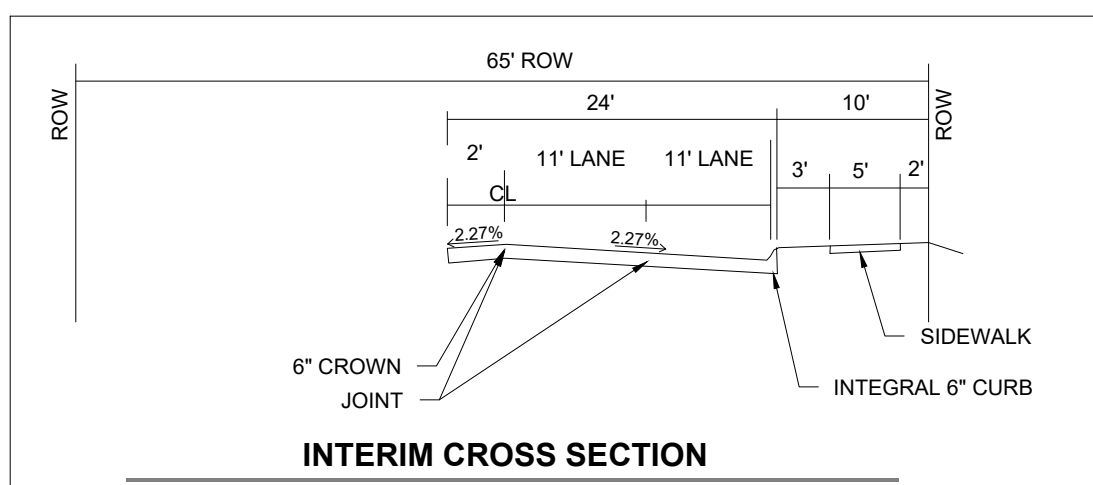
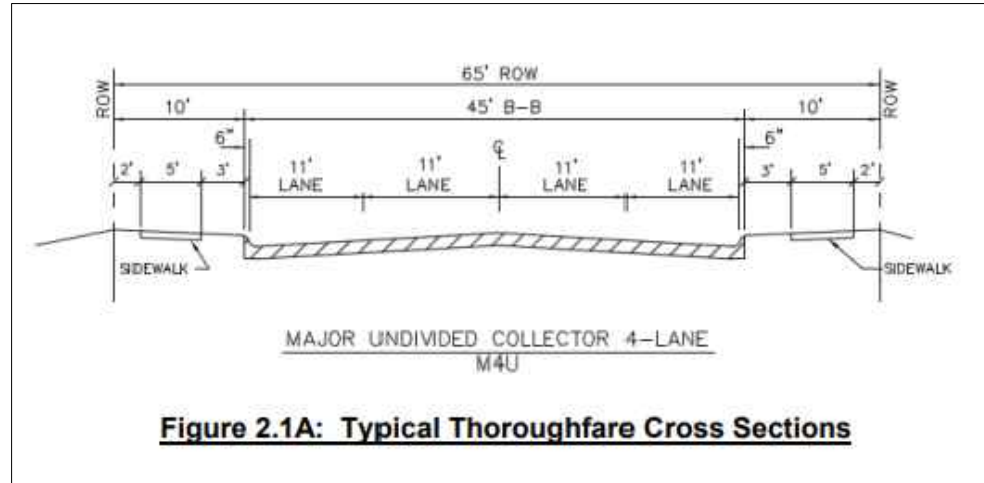
TO THE BEST OF OUR KNOWLEDGE, BGE, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE RECORD DRAWING HAS BEEN PREPARED BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONSTRUCTION CONTRACTOR AND/OR OWNER.

BY: Nick Hobbs BGE, INC. BGE, INC. - TBPE REG No. F-1046
NICK HOBBS - TEXAS P.E. #112949 DATE: 4/10/2024



LINE TABLE		
LINE	LENGTH	BEARING
L1	34.46	N1°41'17.64"W
L2	788.13	N1°15'53.40"W
L3	467.52	N1°12'05.40"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	303.00'	223.41'	N19°26'04"E	218.38'	42°14'42"	117.06'
C2	307.00'	224.09'	N19°38'45"E	219.14'	41°49'17"	117.30'



- LEGEND
- PROPERTY LINE
 - EASEMENT LINE
 - EXISTING MANHOLE
 - EXISTING FIRE HYDRANT
 - BARrier FREE RAMP
 - POWER POLE
 - PROPOSED MANHOLE
 - PROPOSED IRRIGATION METER
 - PROPOSED DOMESTIC METER
 - PROPOSED GATE VALVE
 - FIRE DEPARTMENT CONNECTION
 - PROPOSED FIRE HYDRANT ASSEMBLY
 - PROPOSED WYE INLET
 - PROPOSED CURB INLET
 - BIKE RACKS

- KEY
- TYP TYPICAL
 - BFR BARrier FREE RAMP
 - FH FIRE HYDRANT
 - SSMH SEWER MANHOLE
 - LP LIGHT POLE
 - CI CURB INLET
 - PP POWER POLE
 - ESMT EASEMENT
 - NUMBER OF PARKING SPACES
 - STMH STORM MANHOLE
 - WYE WYE INLET
 - FDC FIRE DEPARTMENT CONNECTION

- NOTES:
- CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS VARY FROM THOSE SHOWN.
 - ALL WORK AND MATERIALS SHALL COMPLY WITH CITY AND COUNTY REGULATIONS AS WELL AS O.S.H.A. STANDARDS.
 - ALL DIMENSIONS ARE TO THE FACE OR CURB UNLESS OTHERWISE NOTED.
 - ALL FIRE LANE RADI ARE 25-FEET MINIMUM.
 - ALL FIRE LINES ARE 24-FEET WIDE MINIMUM.
 - HANDICAP PARKING AND MARKING SHALL BE IN ACCORDANCE WITH ADA STANDARDS.
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 - CONTRACTOR TO COORDINATE WITH CITY TRAFFIC ENGINEER PRIOR TO INSTALLING ROAD SIGNS OR PAVEMENT MARKINGS.
 - REFER TO LANDSCAPE AND ARCHITECTURAL PLANS FOR FINAL SIDEWALK LAYOUT.
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GEOTECH REPORT BY: REED ENGINEERING

GROUP
PROJECT NO: 24432

DATE: DECEMBER 29, 2021

*INCLUDES ALL REVISIONS AND ADDENDUMS
AFTER LISTED DATE

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.

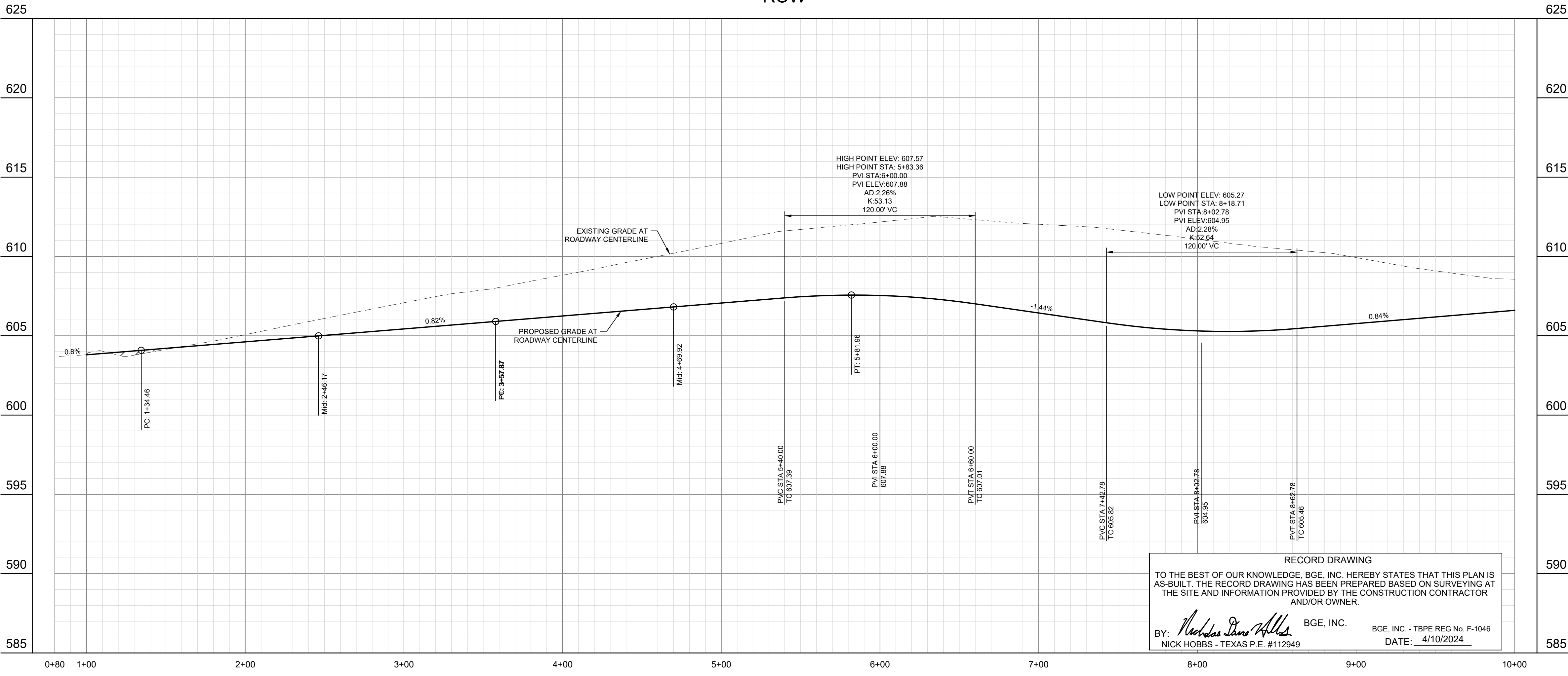
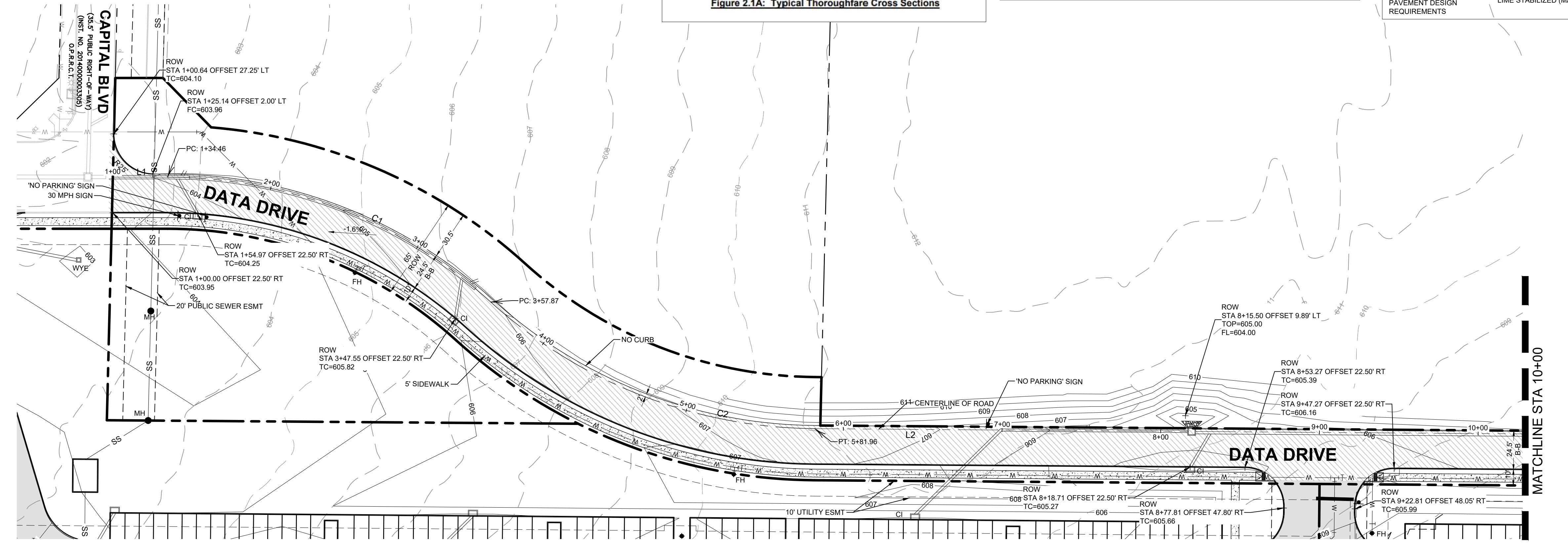
BEFORE YOU DIG, CALL DIG TESS
1-800-DIG-TESS

!!WARNING!!
EXISTING UNDERGROUND UTILITIES. CONTRACTOR
SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES
AND COORDINATE WITH CORRESPONDING COMPANY
PRIOR TO CONSTRUCTION.

BENCH MARK LIST

- BM#1 "X" CUT SET IN BOX ON A CURB INLET IN THE EAST LINE OF DATA DRIVE,
±590' SOUTH OF THE CENTERLINE OF CAPITAL BLVD AND ±1100' NORTH
OF THE CENTERLINE OF DISCOVERY BLVD. ELEV=597.54'
- BM#2 "X" CUT SET IN BOX ON A CURB INLET AT THE SOUTHWEST CORNER OF
CAPITAL BLVD AND DATA DRIVE. ±16' SOUTH OF THE CENTERLINE OF
CAPITAL BLVD AND ±50' WEST OF THE CENTERLINE OF DATA DRIVE.
ELEV=604.03'
- BM#3 "X" CUT SET IN BOX ON A HEADWALL IN THE SOUTH RIGHT-OF-WAY OF
IH-30 FRONTAGE ROAD. ±2790' EAST OF N. STODGHILL RD. ±2740'
WEST OF ROCHELLE RD. AND ±70' SOUTH OF HIGHWAY ONRAMP
ENTRANCE. ELEV=594.34'
- BM#4 "X" CUT SET IN BOX ON CONCRETE DRIVE IN THE SOUTH RIGHT-OF-WAY
OF IH-30 FRONTAGE ROAD. ±3480' EAST OF N. STODGHILL RD AND 1990'
WEST OF ROCHELLE RD. ELEV=592.54'

RECORD DRAWING
TO THE BEST OF OUR KNOWLEDGE, BGE, INC. HEREBY STATES THAT THIS PLAN IS
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AND/OR OWNER.
BY: *Nick Hobbs* BGE, INC. BGE, INC. - TBPE REG NO. F-1046
NICK HOBBS - TEXAS P.E. #112949 DATE: 4/10/2024



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2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPE Registration No. F-1046
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SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

SEEFRID ROCKWALL
DATA DRIVE PAVING PLAN
AND PROFILE
SEEFRID ROCKWALL
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

STATE OF TEXAS
NICHOLAS D. HOBBS
112949
PROFESSIONAL ENGINEER
04/10/2024
BGE, Inc.
F-1046

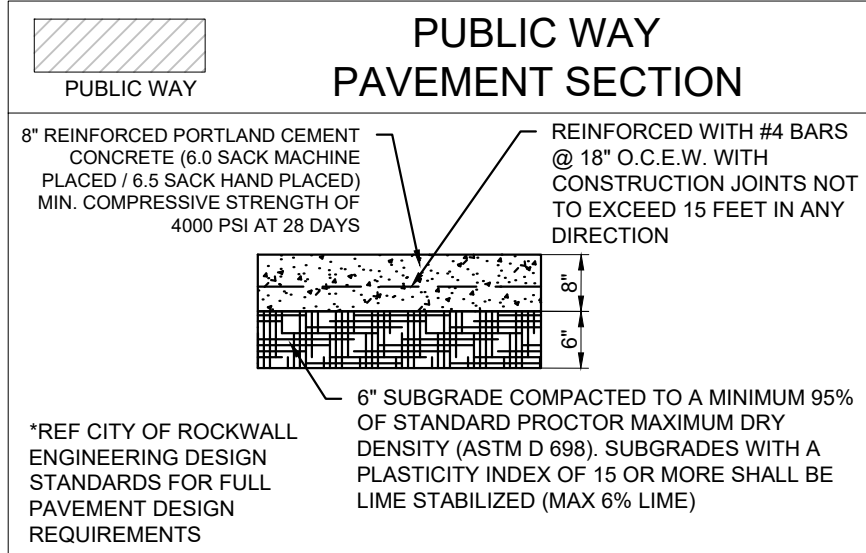
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CAUTION!!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV. NO.	DATE	DESCRIPTION

CHECKED BY: NDH
DESIGNED BY: BGE
DATE: APRIL 2024
PROJECT NUMBER: 9028-00

SHEET NO.
C8.4



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.

BENCH MARK LIST

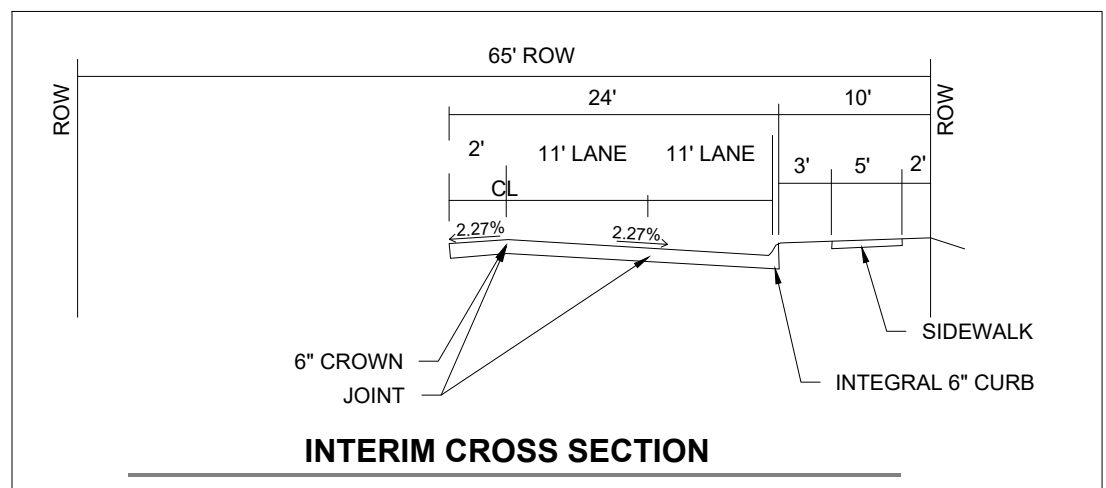
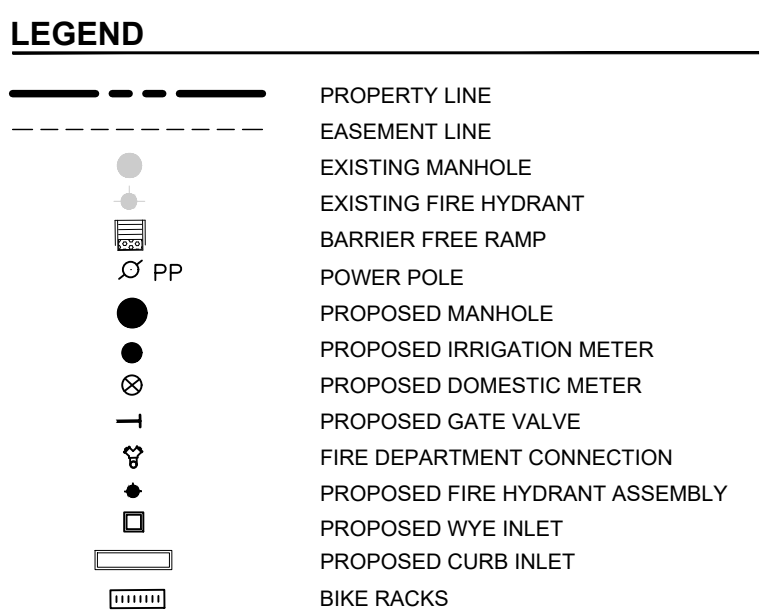
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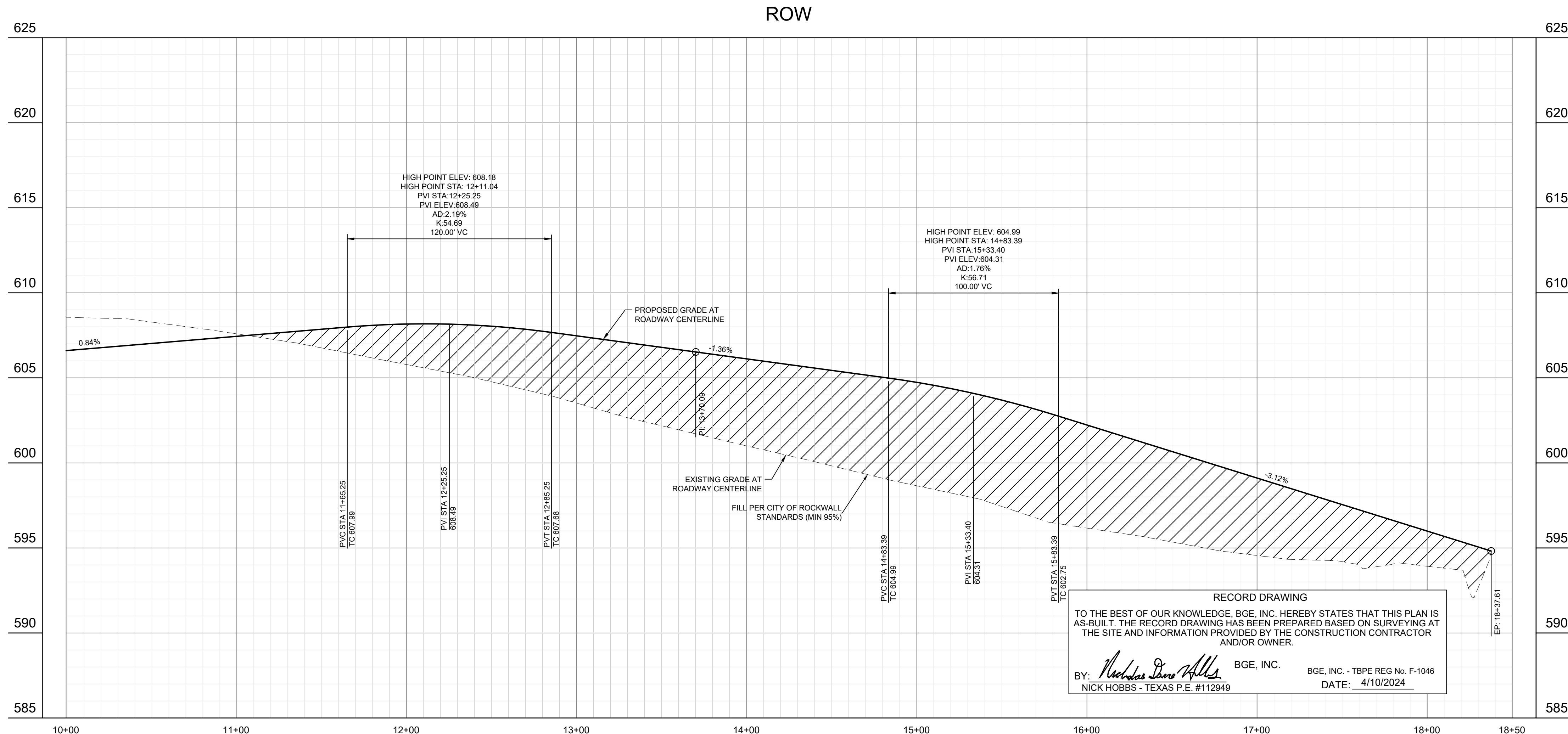
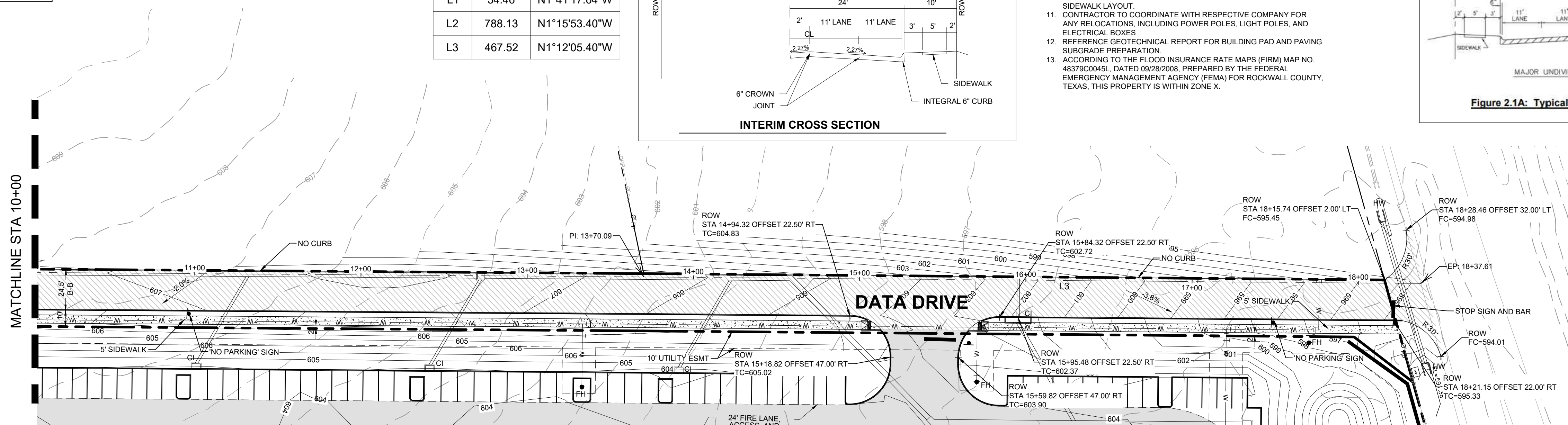
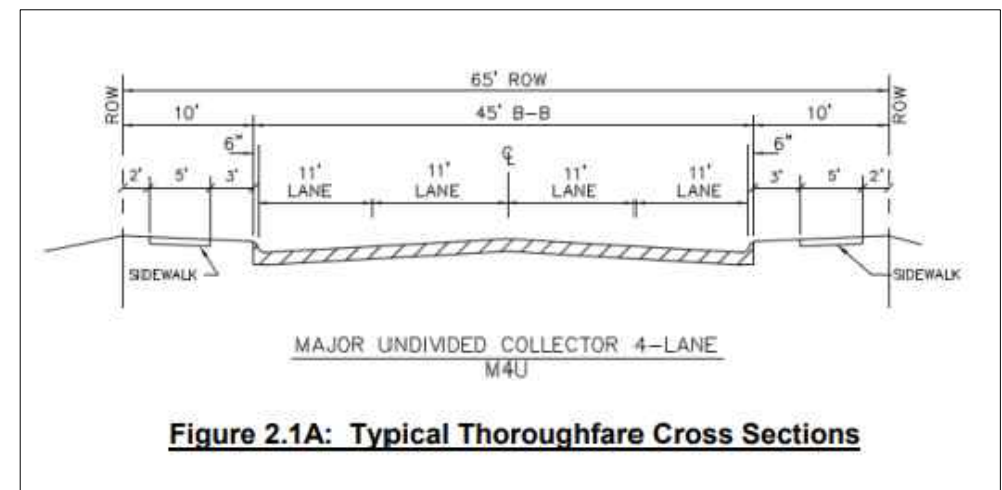
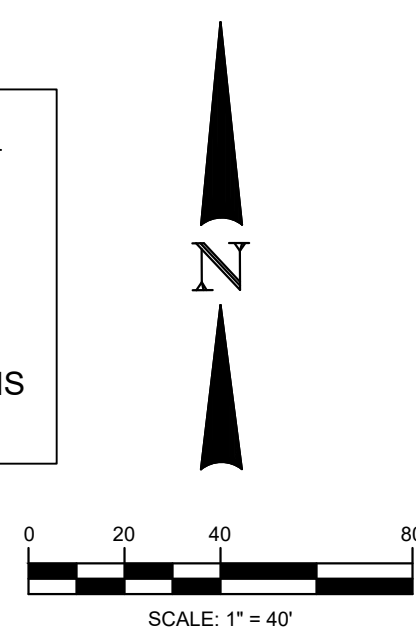
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L3	467.52	N1°12'05.40"W



- KEY**
- | | | | |
|-----|-------------------|------|----------------------------|
| TYP | TYPICAL | PP | POWER POLE |
| BFR | BARRIER FREE RAMP | ESMT | EASEMENT |
| FH | FIRE HYDRANT | ○ | NUMBER OF PARKING SPACES |
| SMH | SEWER MANHOLE | SMH | STORM MANHOLE |
| LP | LIGHT POLE | WYE | WYE INLET |
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GEOTECH REPORT BY: REED ENGINEERING GROUP
PROJECT NO: 24432
DATE: DECEMBER 29, 2021
*INCLUDES ALL REVISIONS AND ADDENDUMS AFTER LISTED DATE



RECORD DRAWING
TO THE BEST OF OUR KNOWLEDGE, BGE, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE RECORD DRAWING HAS BEEN PREPARED BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONSTRUCTION CONTRACTOR AND/OR OWNER.
BY: *Nicholas D. Hobbs* BGE, INC. BGE, INC. - TBPE REG No. F-1046
NICK HOBBS - TEXAS P.E. #112949 DATE: 4/10/2024

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2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPE Registration No. F-1046
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DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

DATA DRIVE PAVING PLAN AND PROFILE
SEEFRID ROCKWALL
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

STATE OF TEXAS
NICHOLAS D. HOBBS
112949
PROFESSIONAL ENGINEER
Nicholas D. Hobbs
04/10/2024
BGE, Inc.
F-1046

!!CAUTION !!
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV. NO.	DATE	DESCRIPTION

CHECKED BY: NDH
DESIGNED BY: BGE
DATE: APRIL 2024
PROJECT NUMBER: 9028-00

SHEET NO.
C8.5

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BGE, INC.

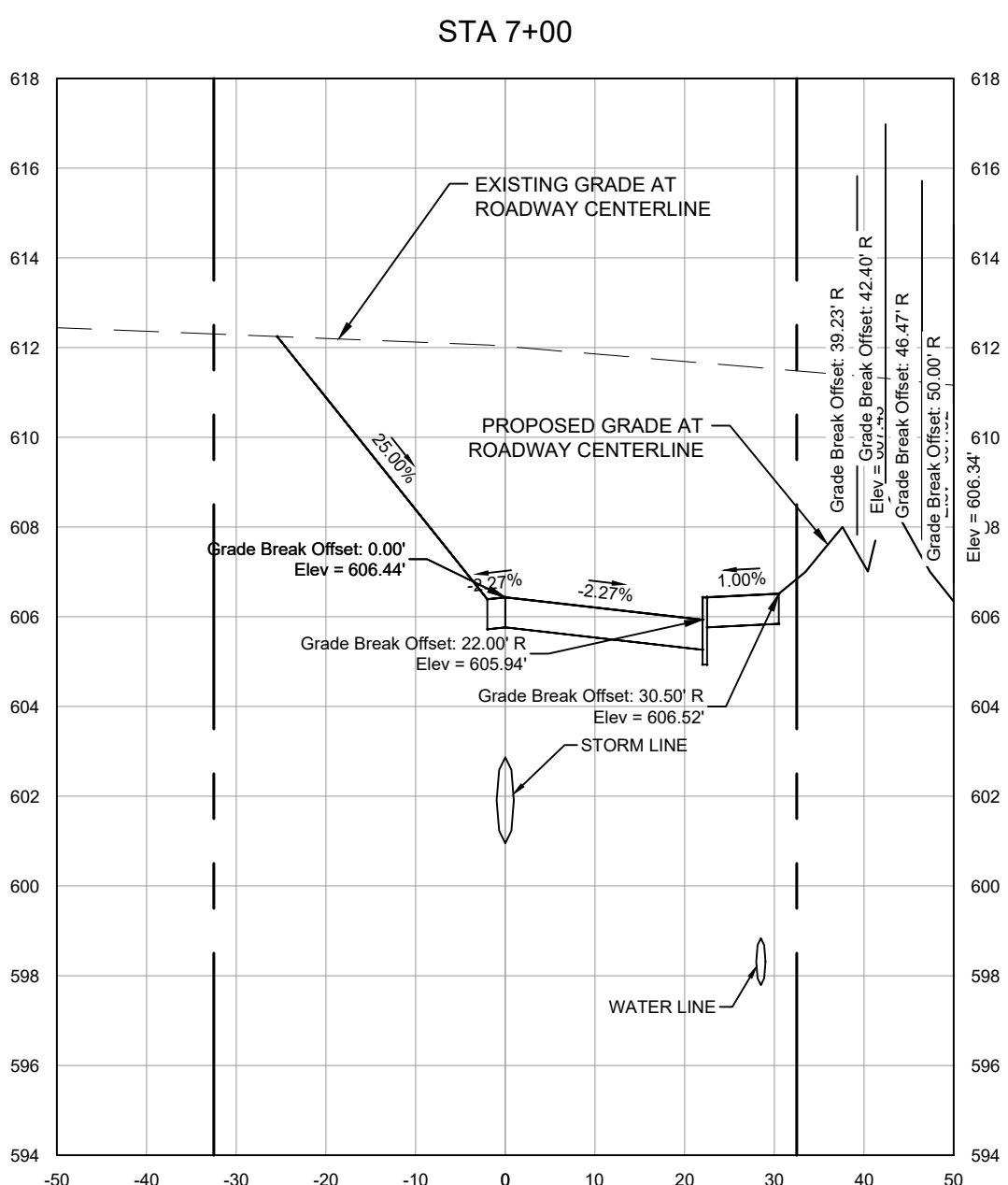
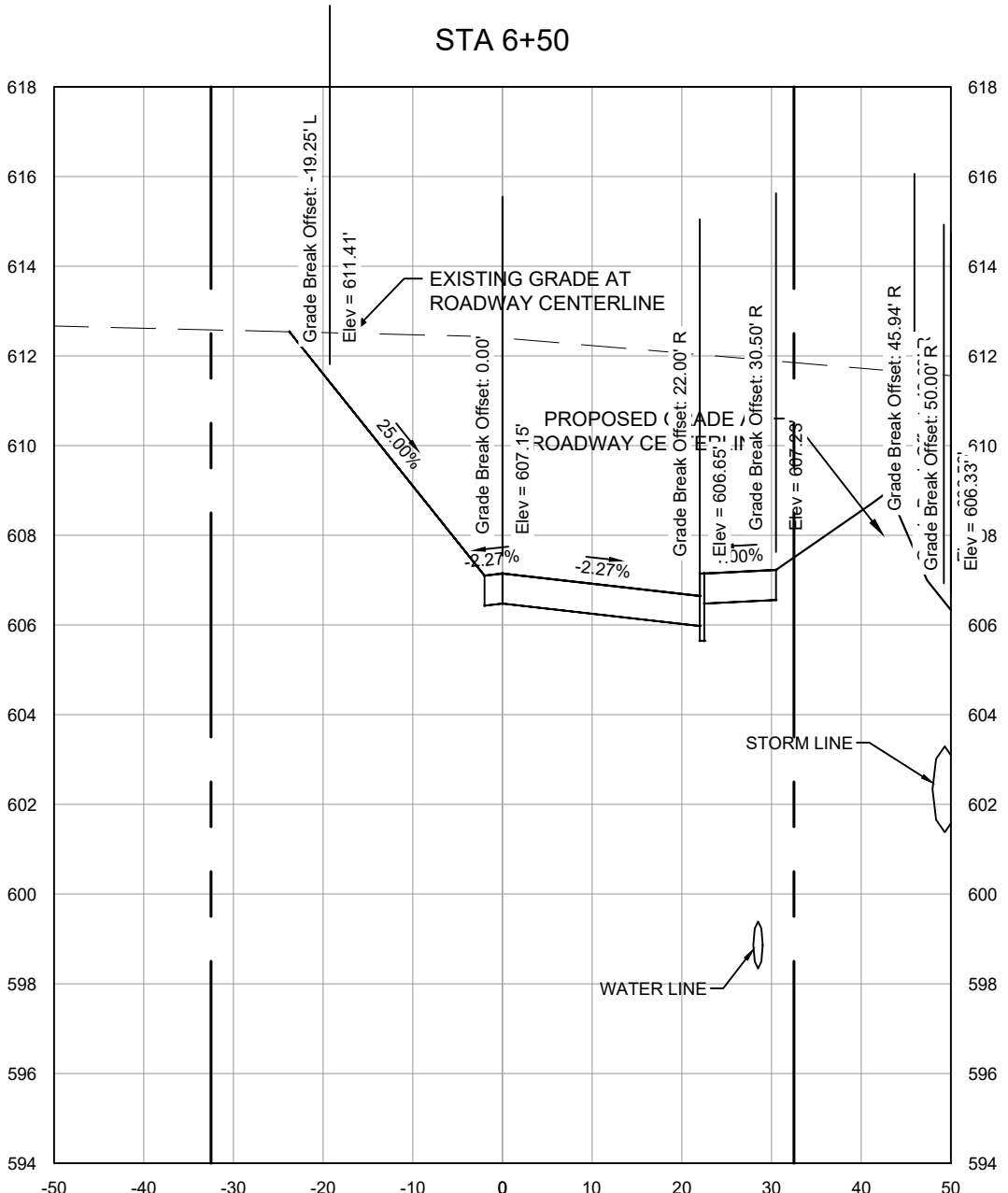
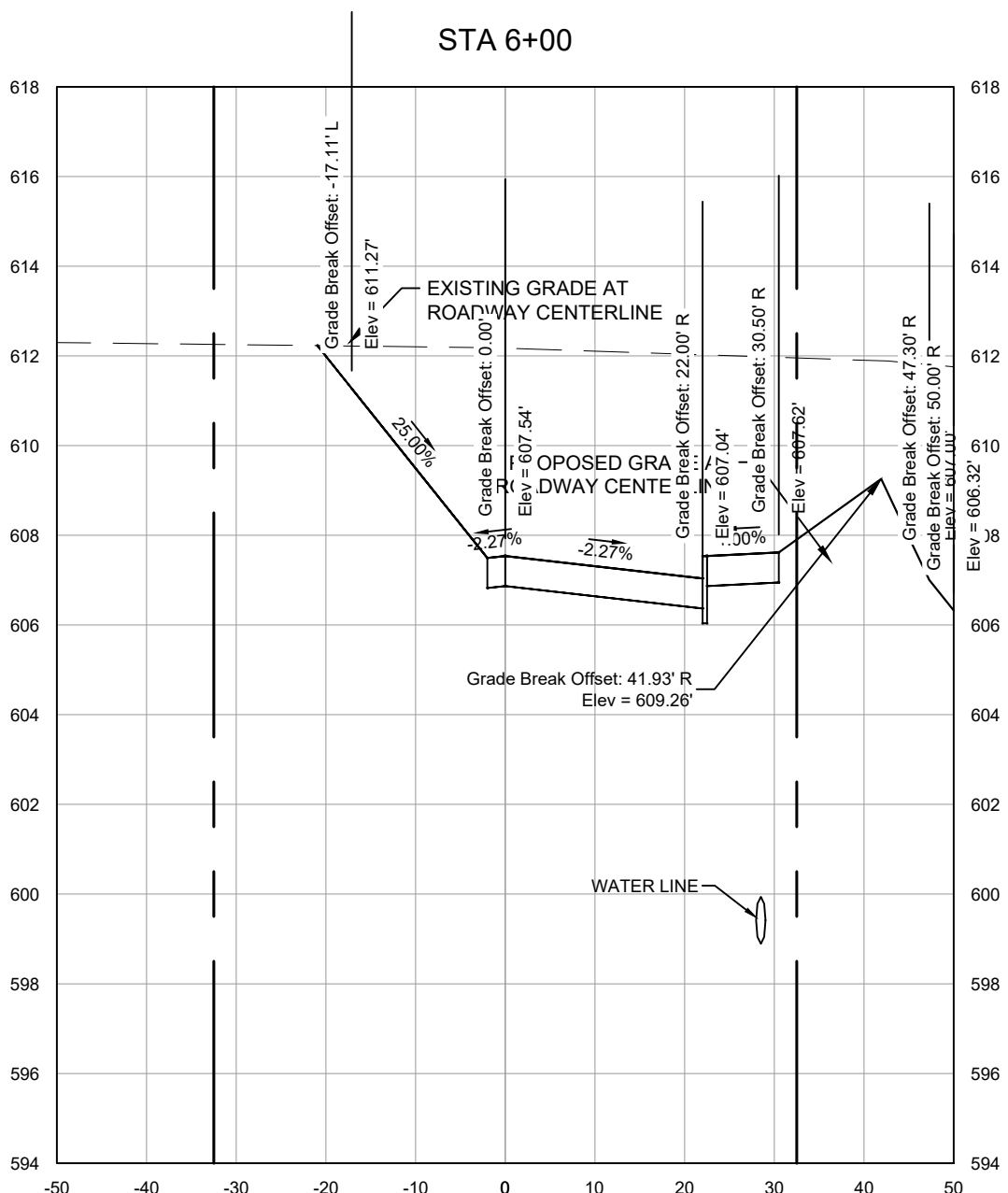
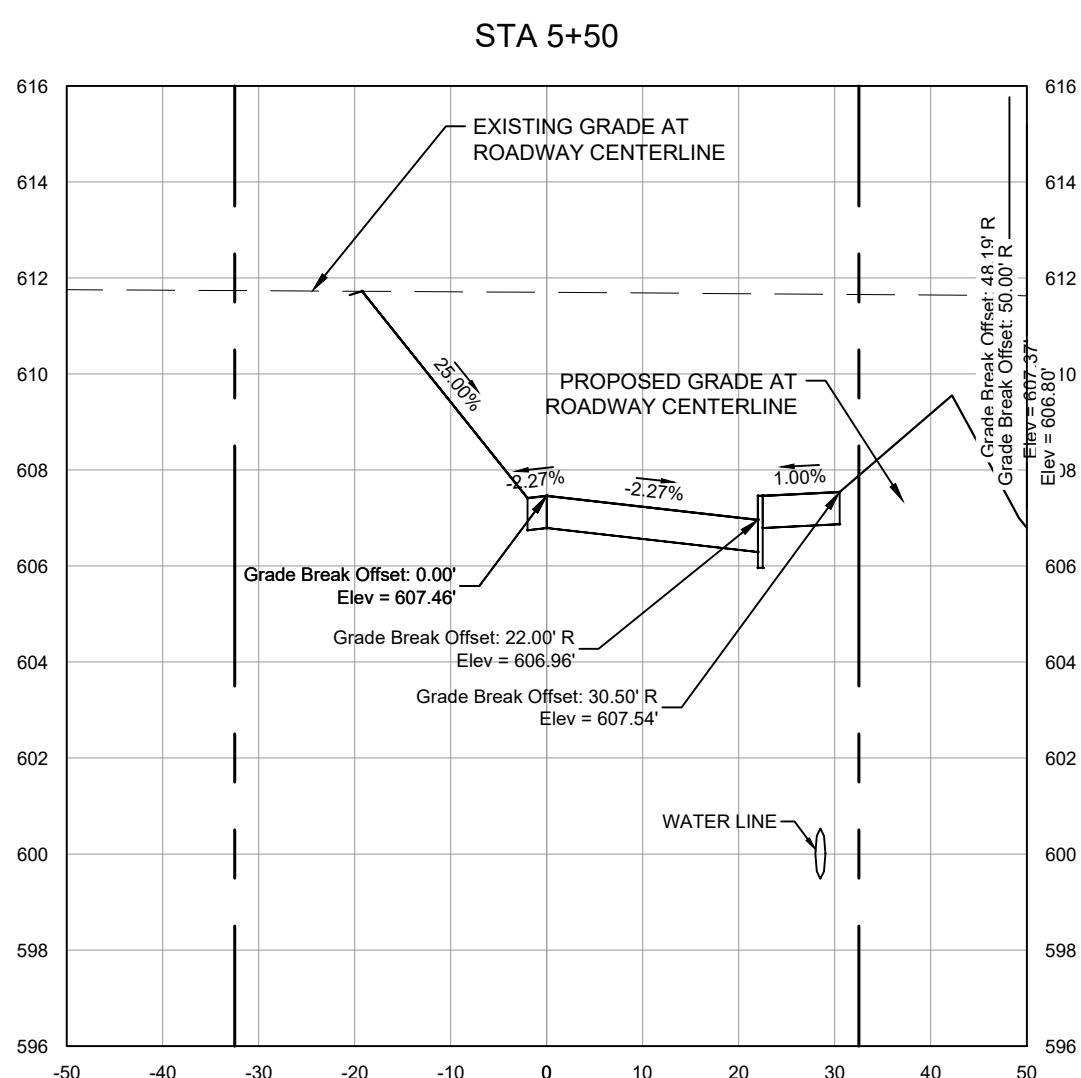
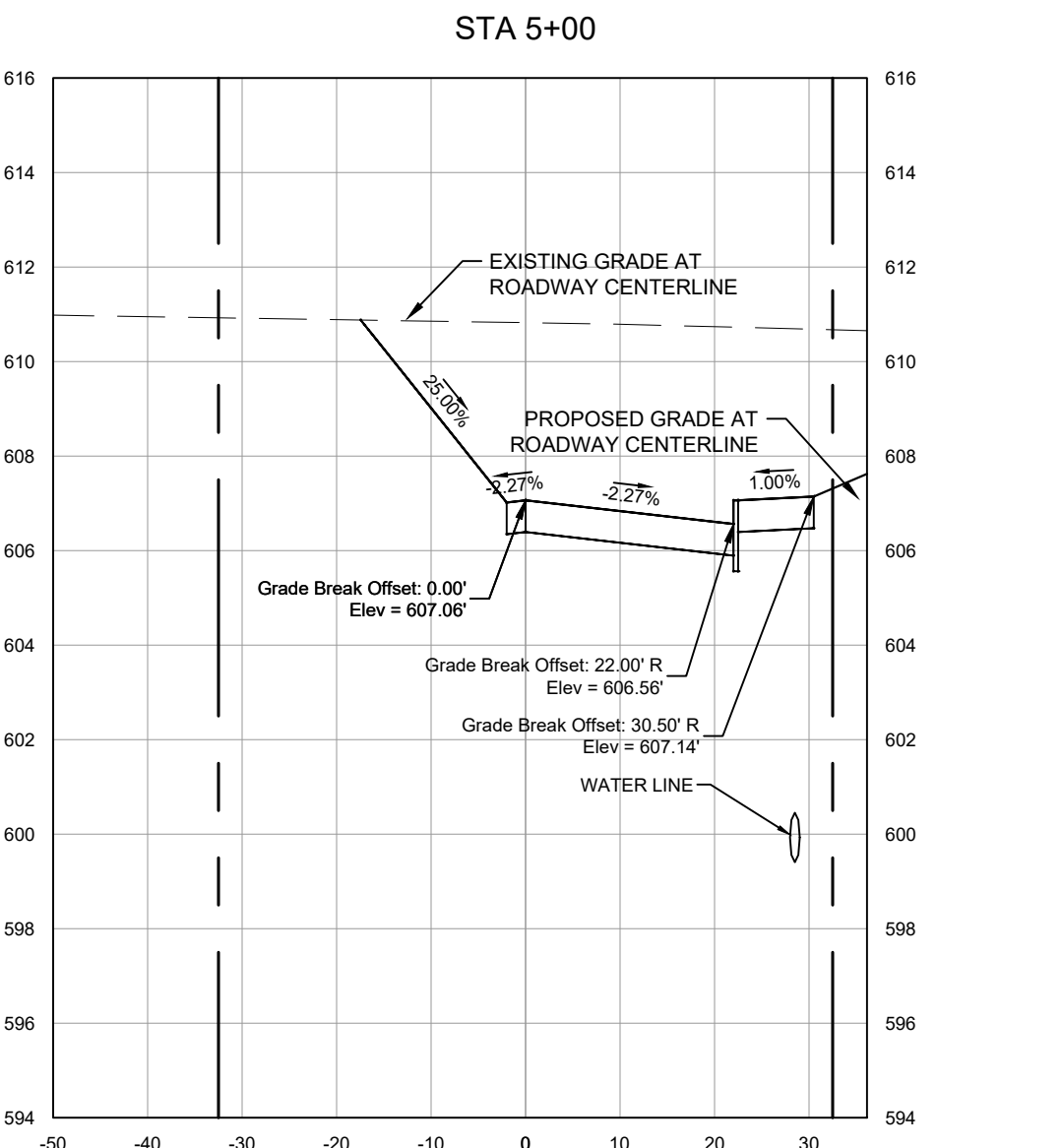
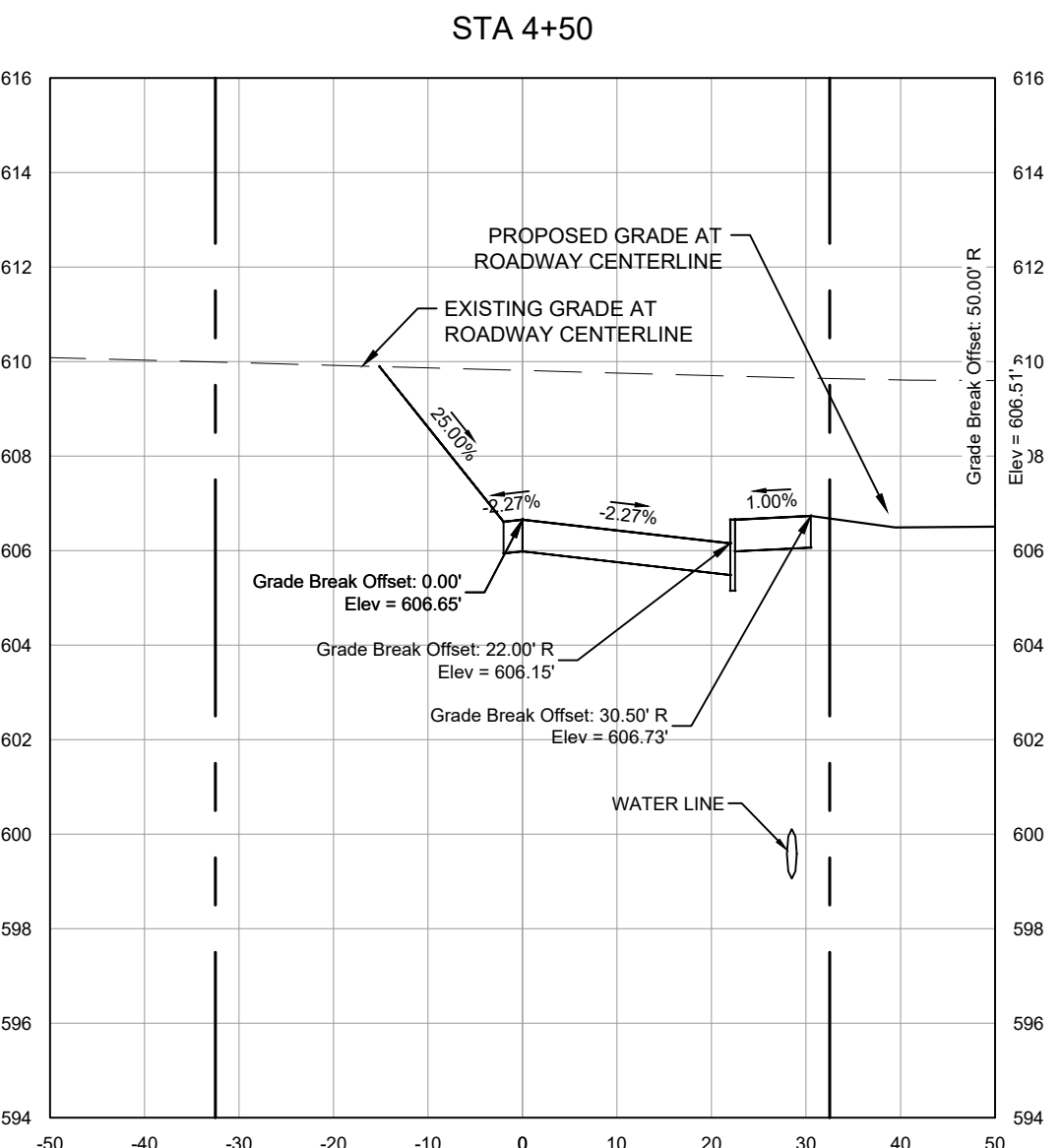
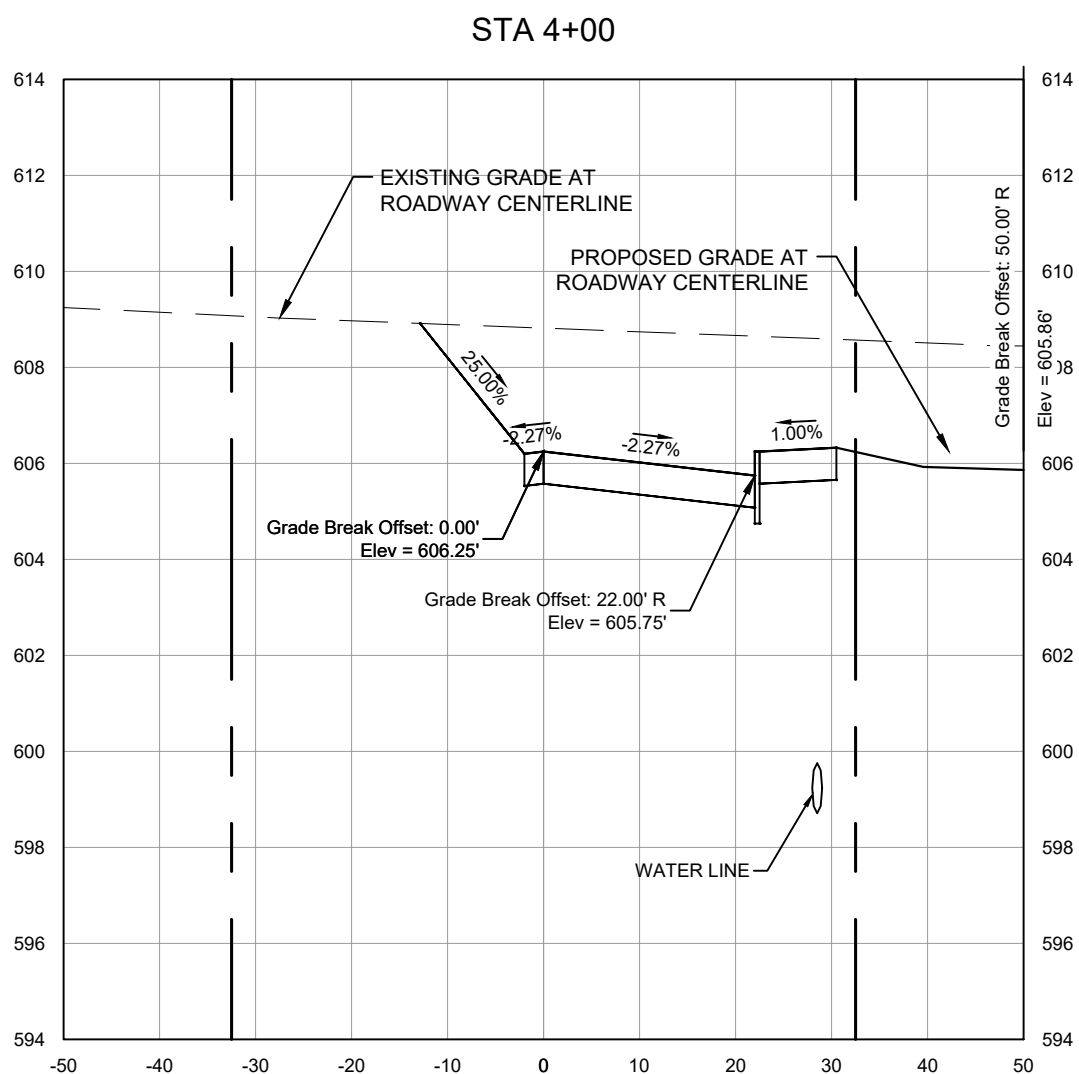
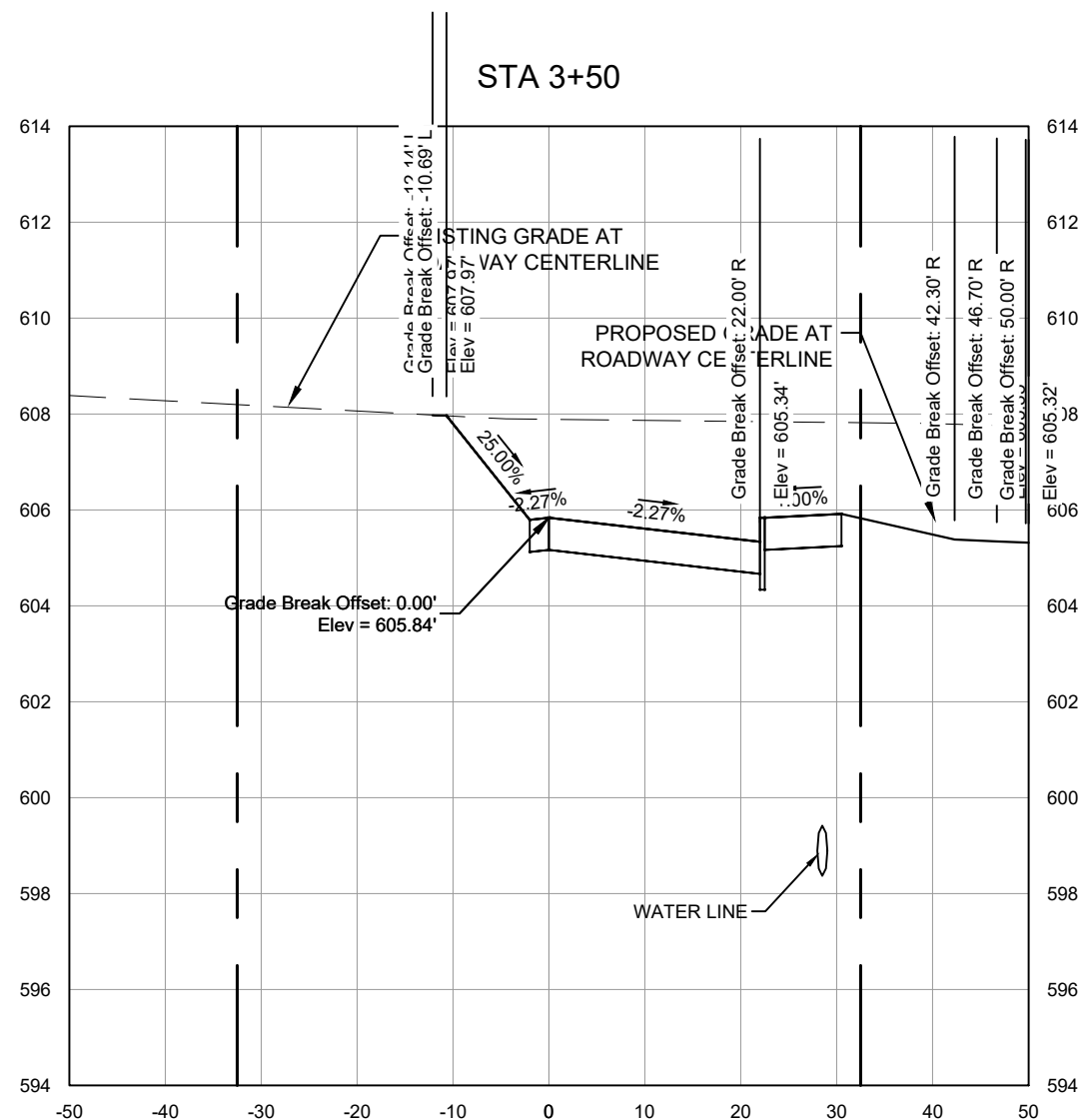
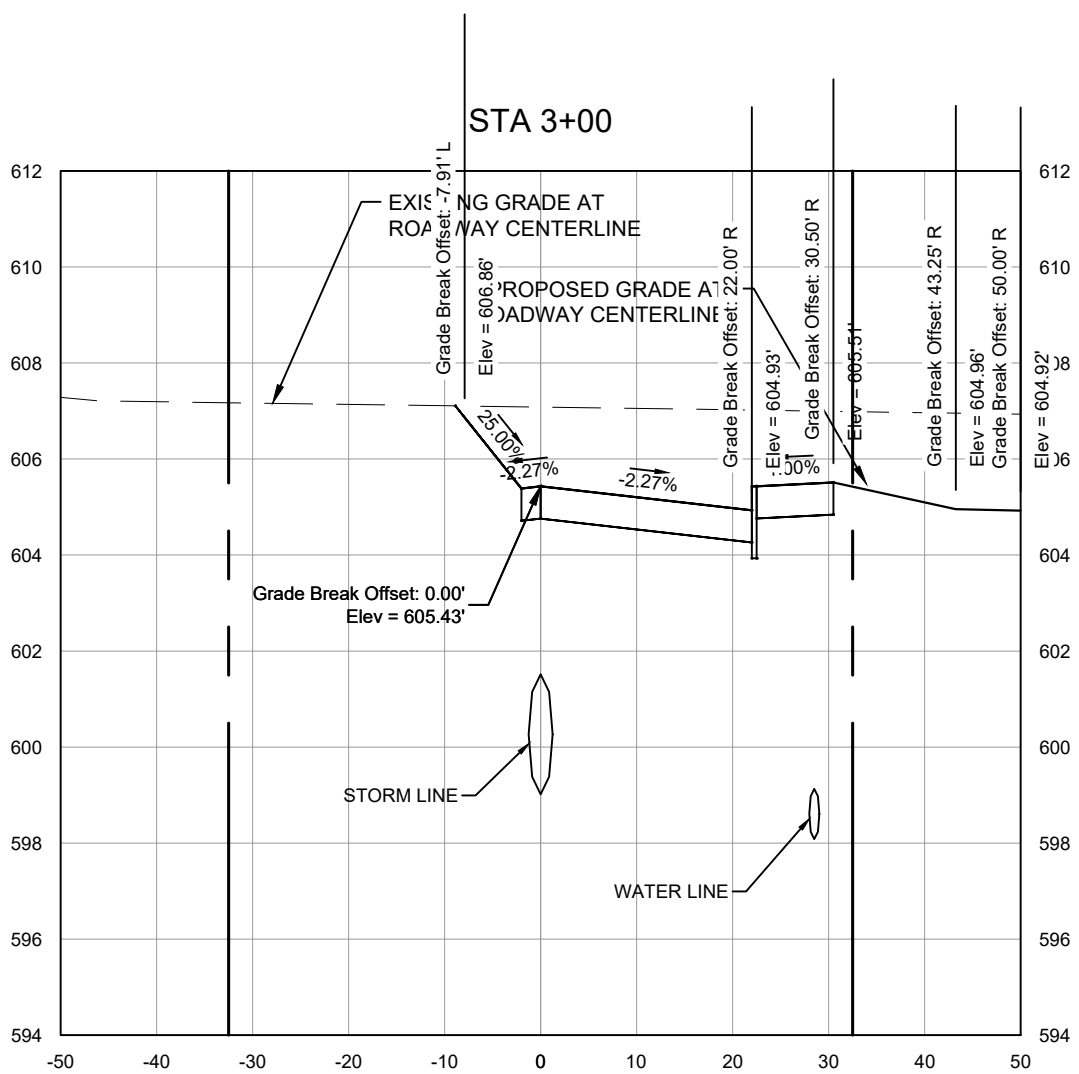
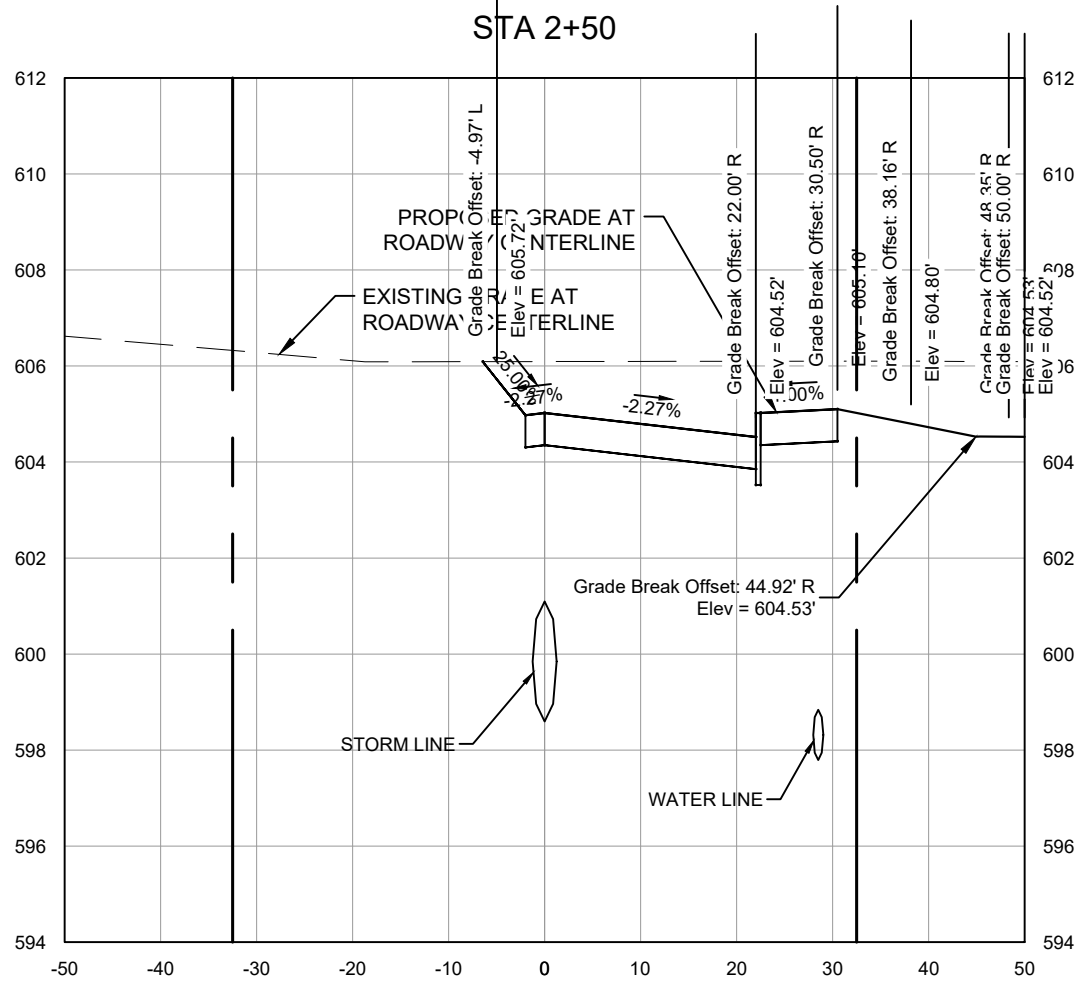
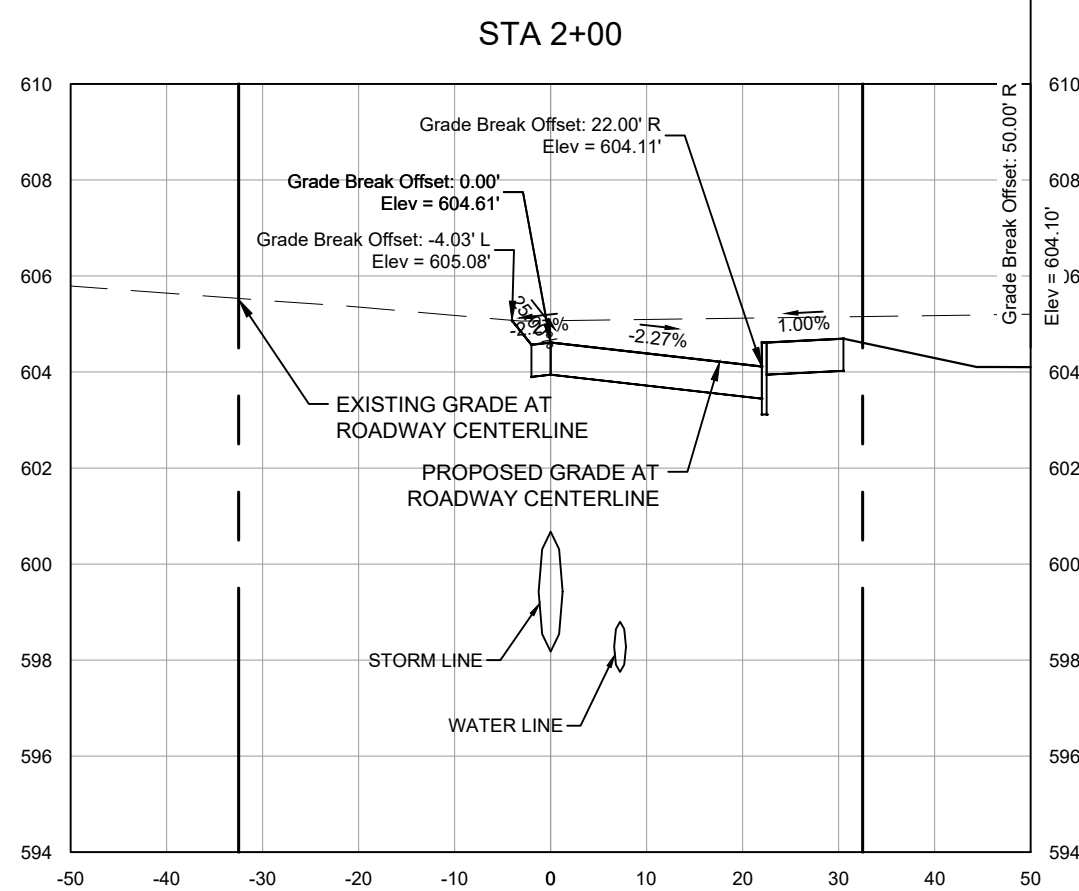
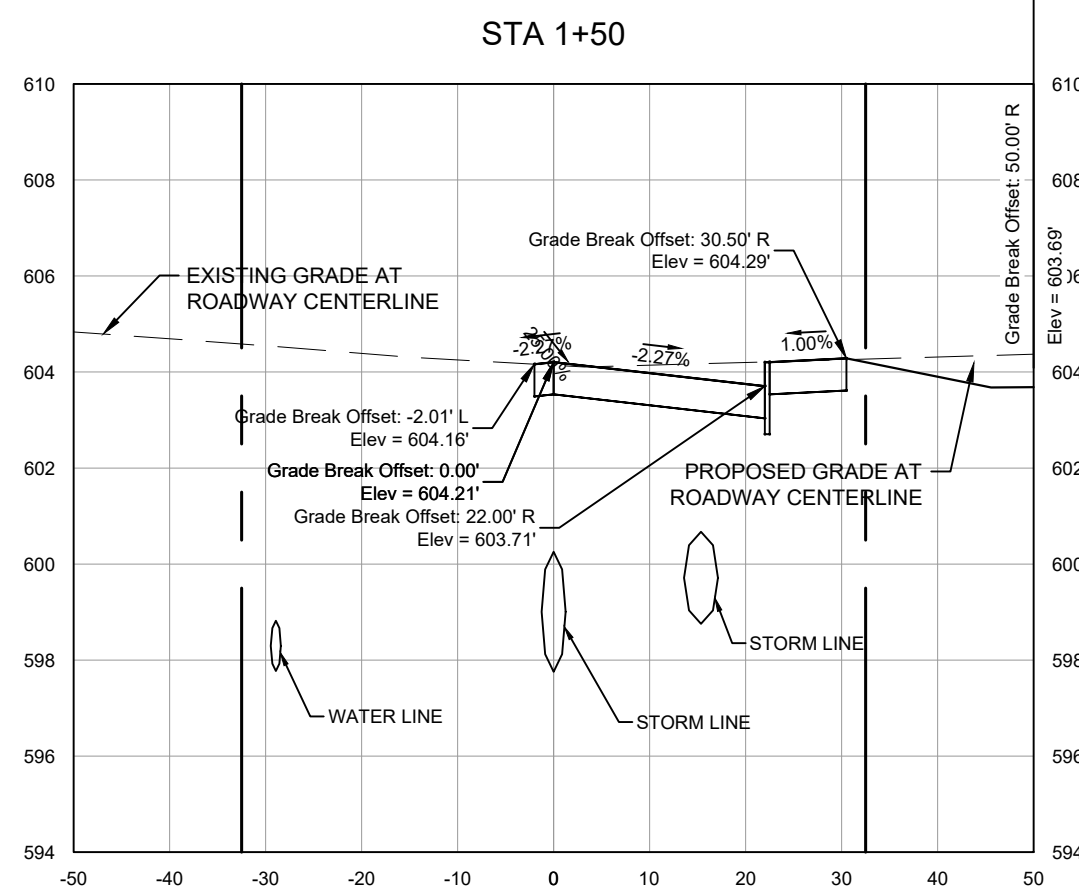
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BY: *Nicholas D. Hobbs*
NICK HOBBS - TEXAS P.E. #112949

BGE, INC.

BGE, INC. - TBPE REG No. F-1046
DATE: 4/10/2024

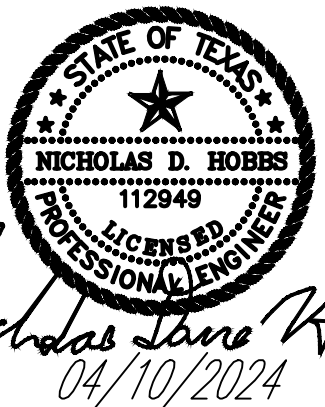


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Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

SEEFRIED ROCKWALL
CROSS SECTIONS (1 OF 3)
SEEFRIED ROCKWALL
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



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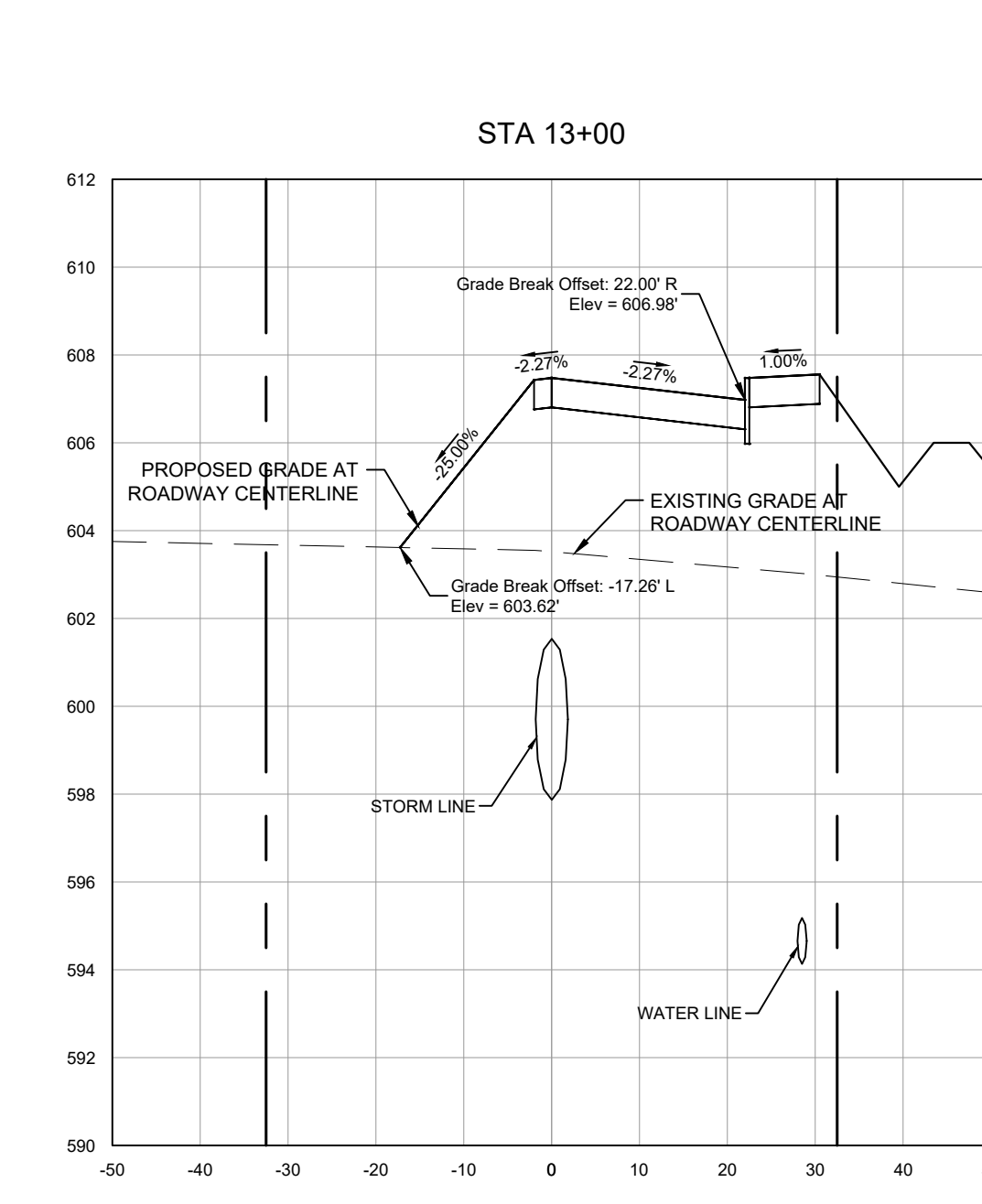
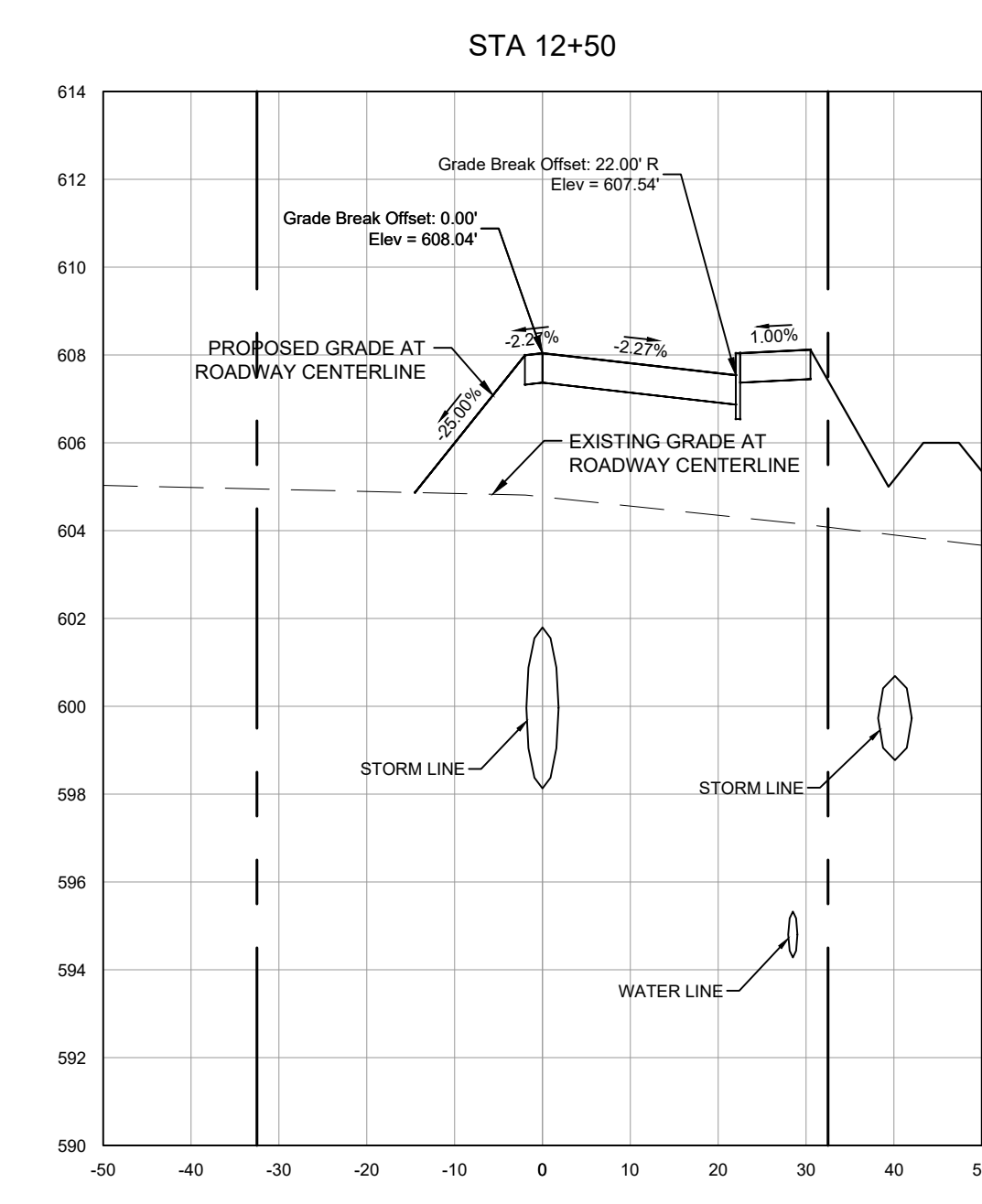
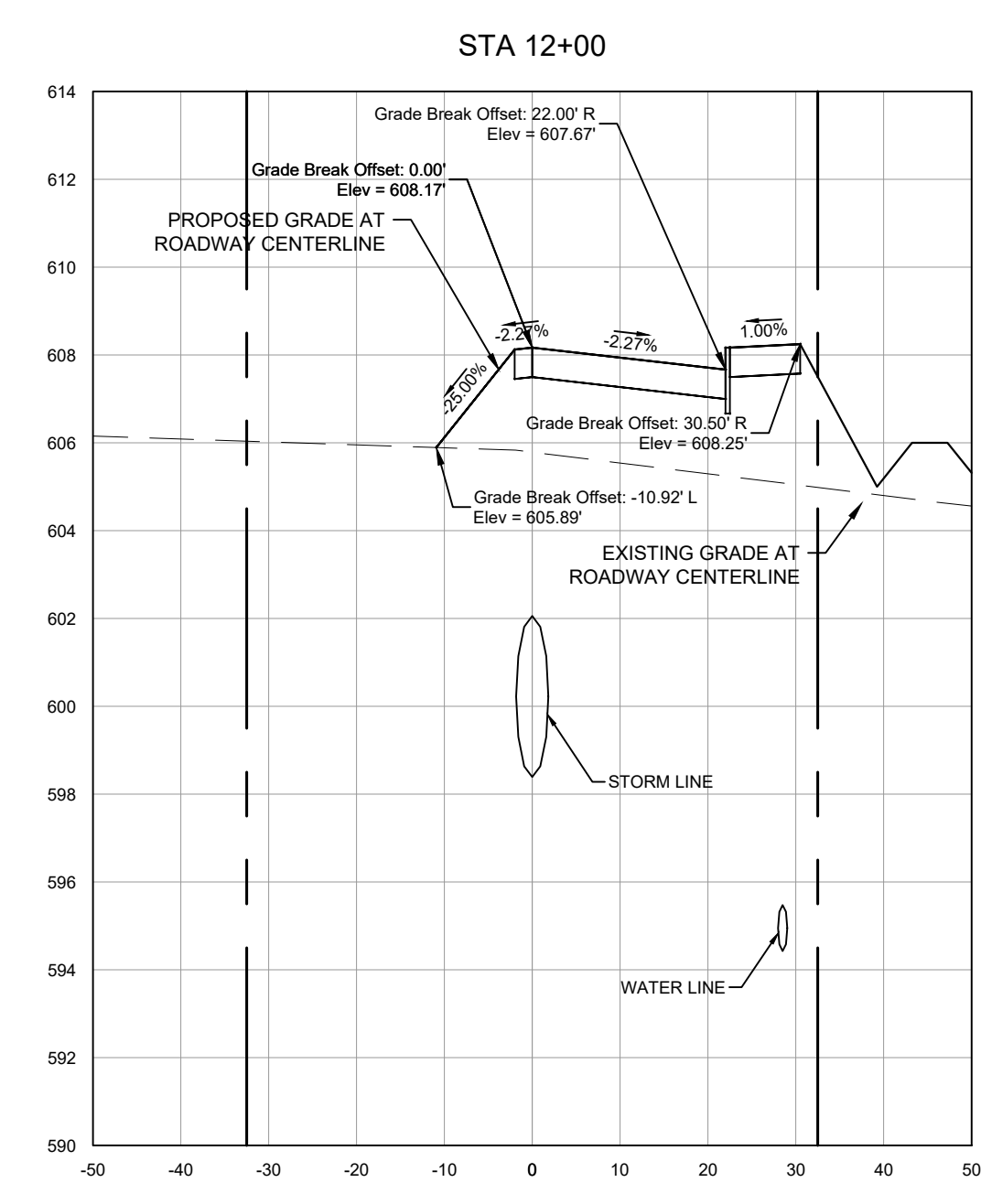
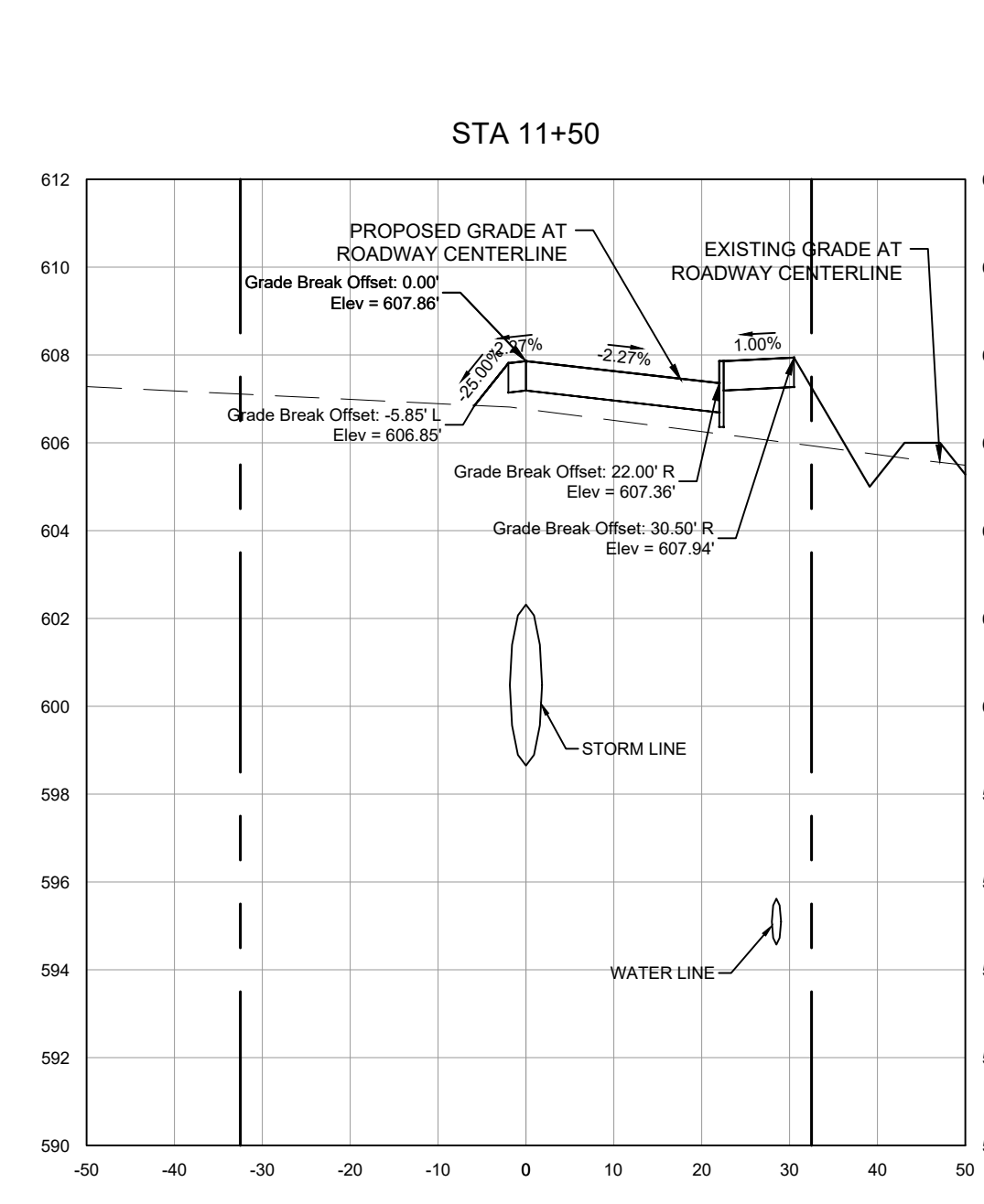
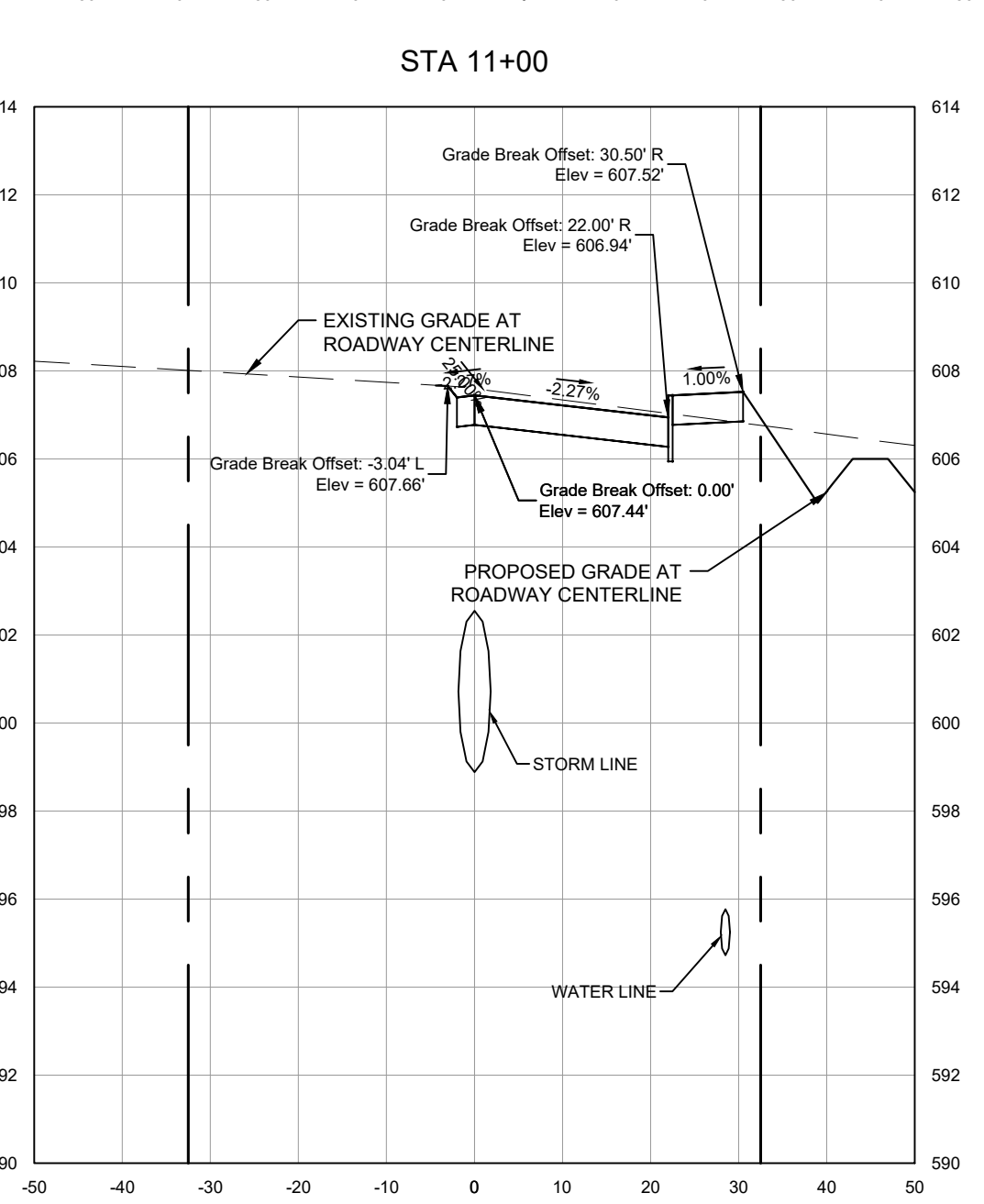
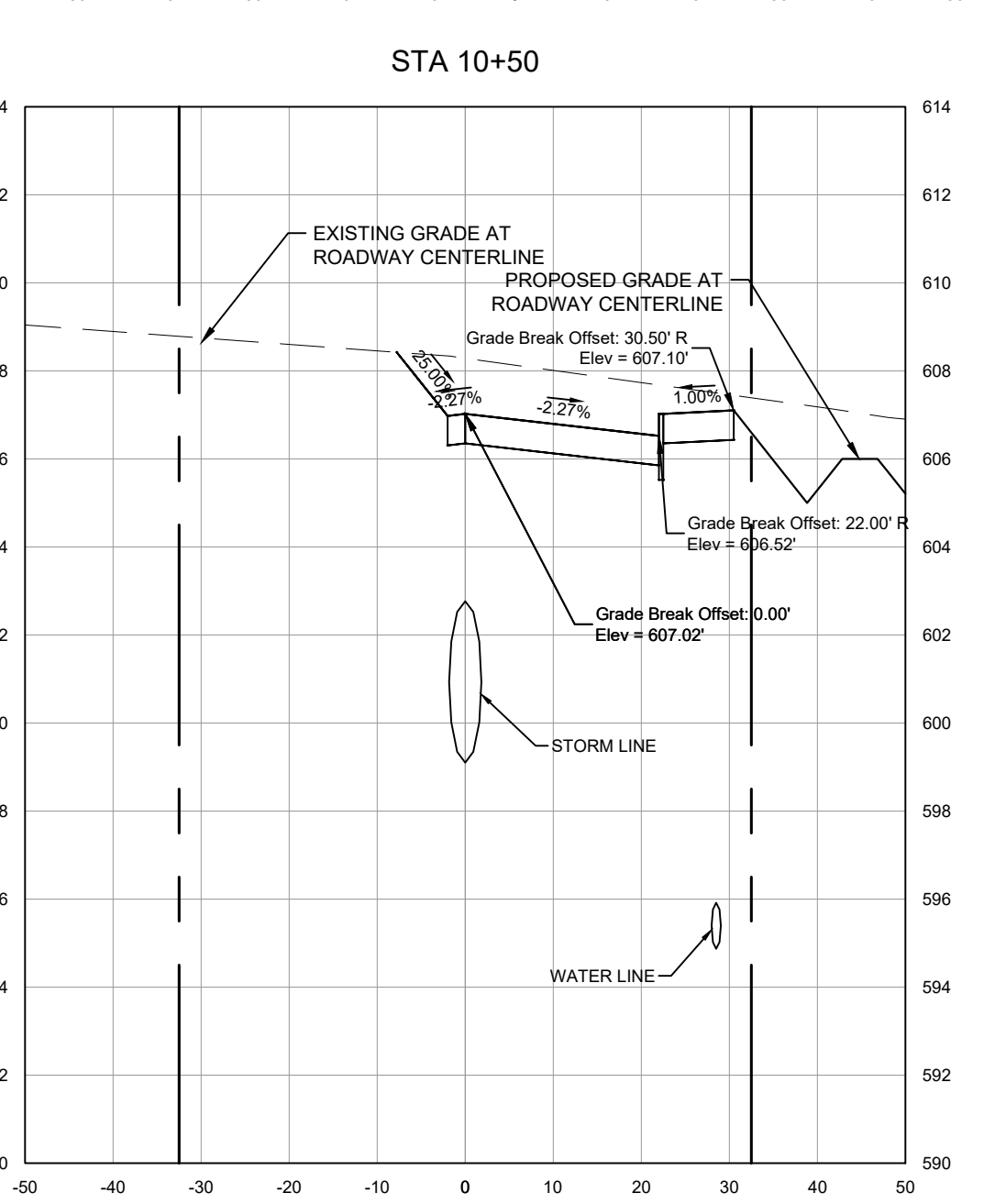
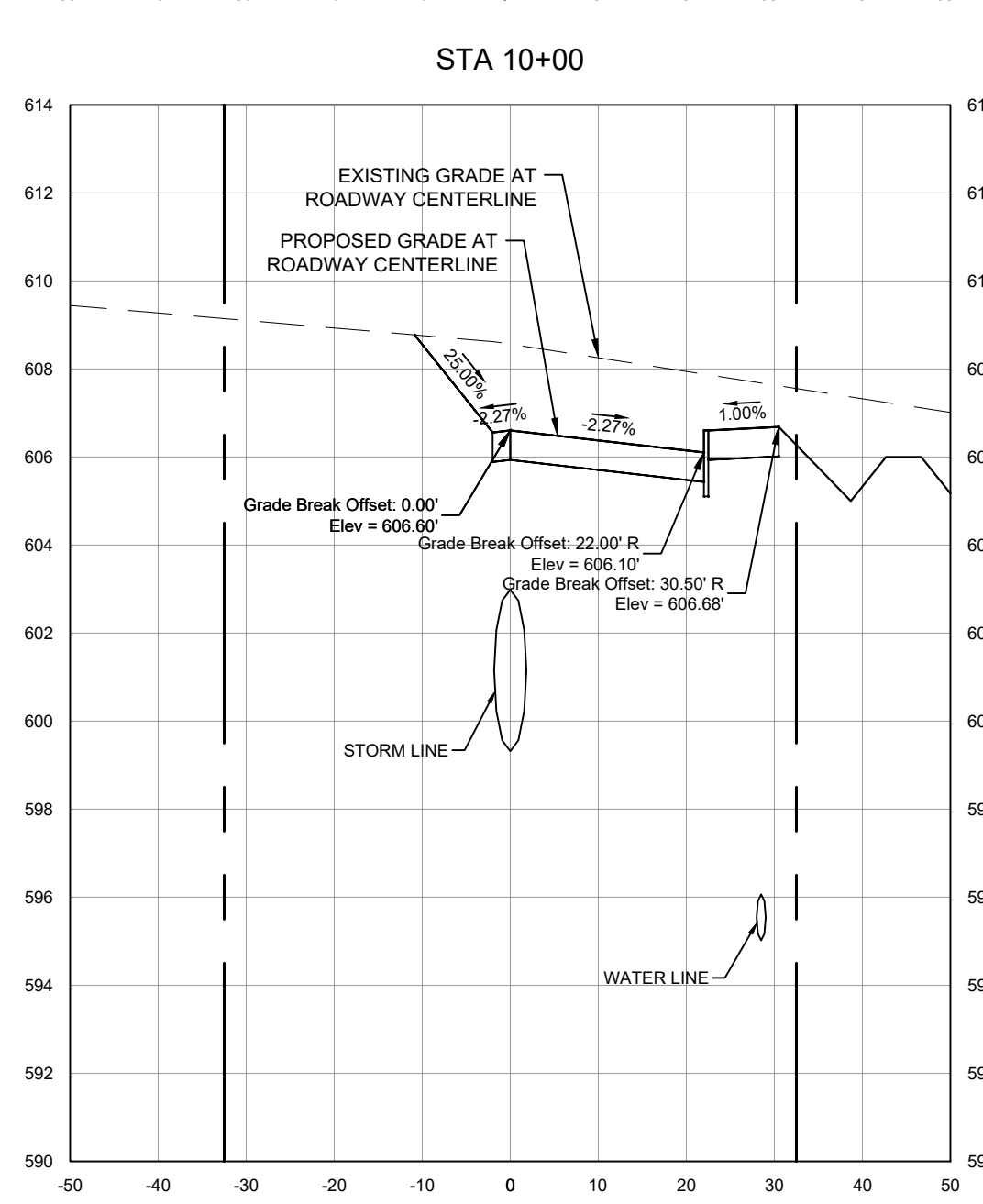
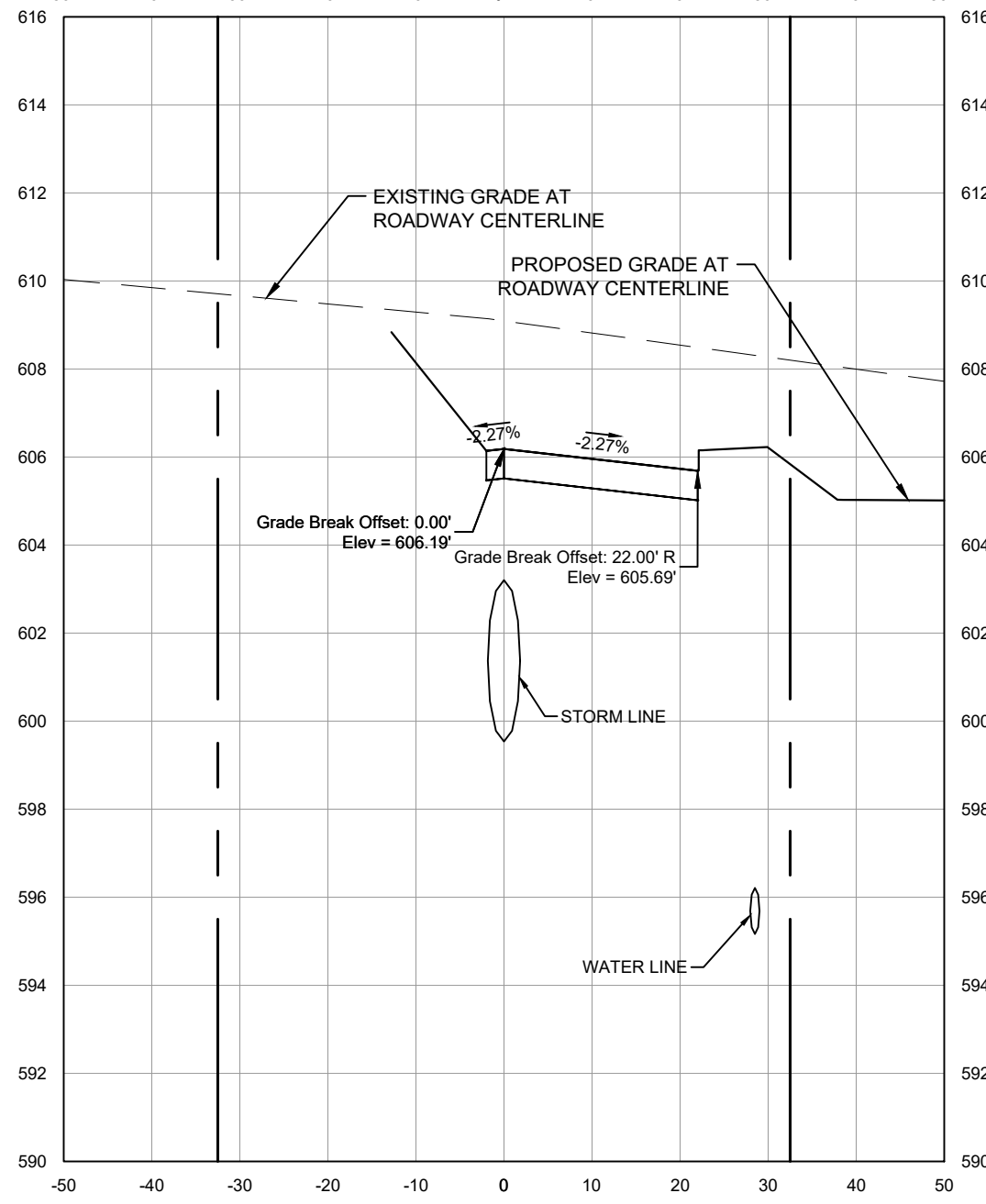
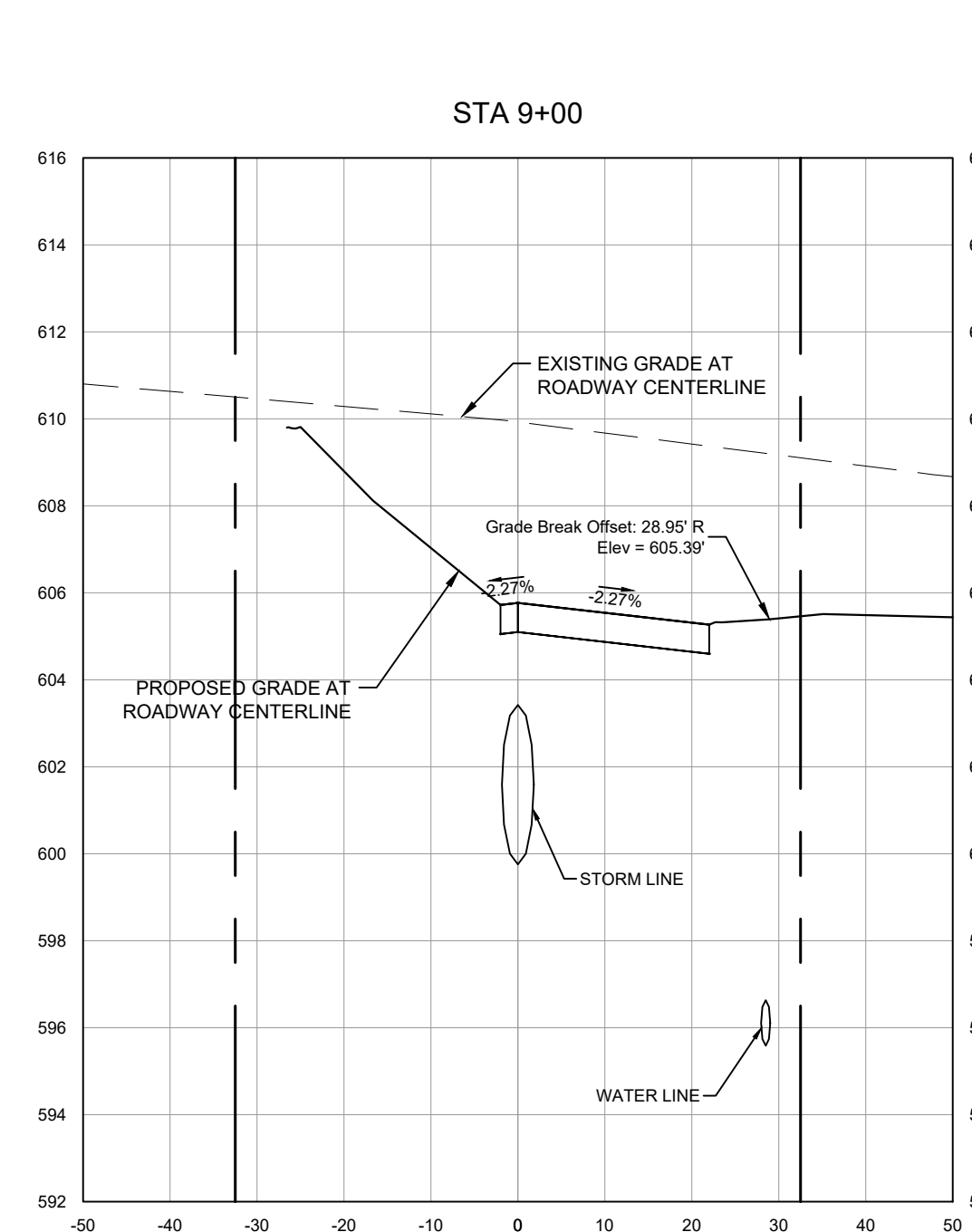
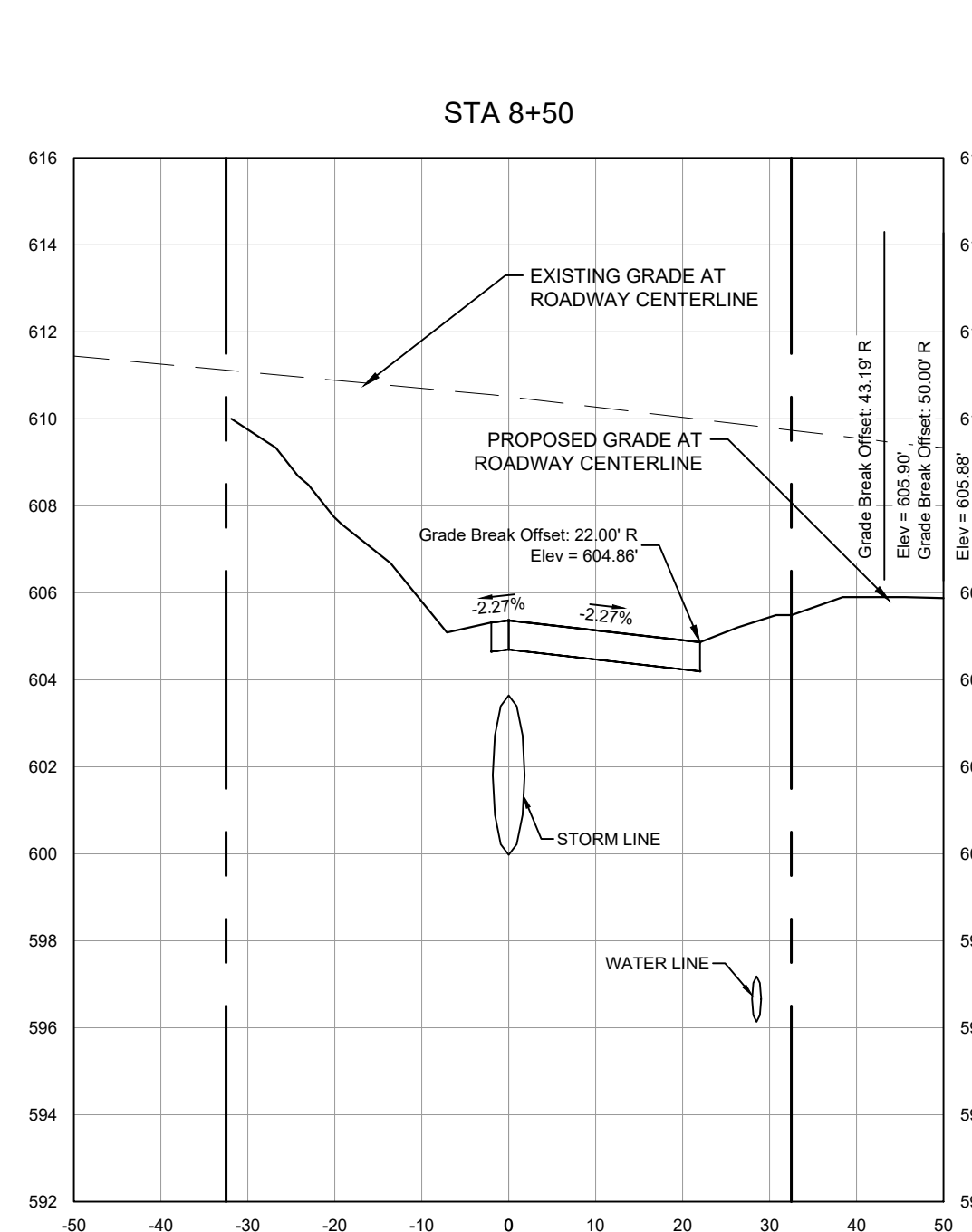
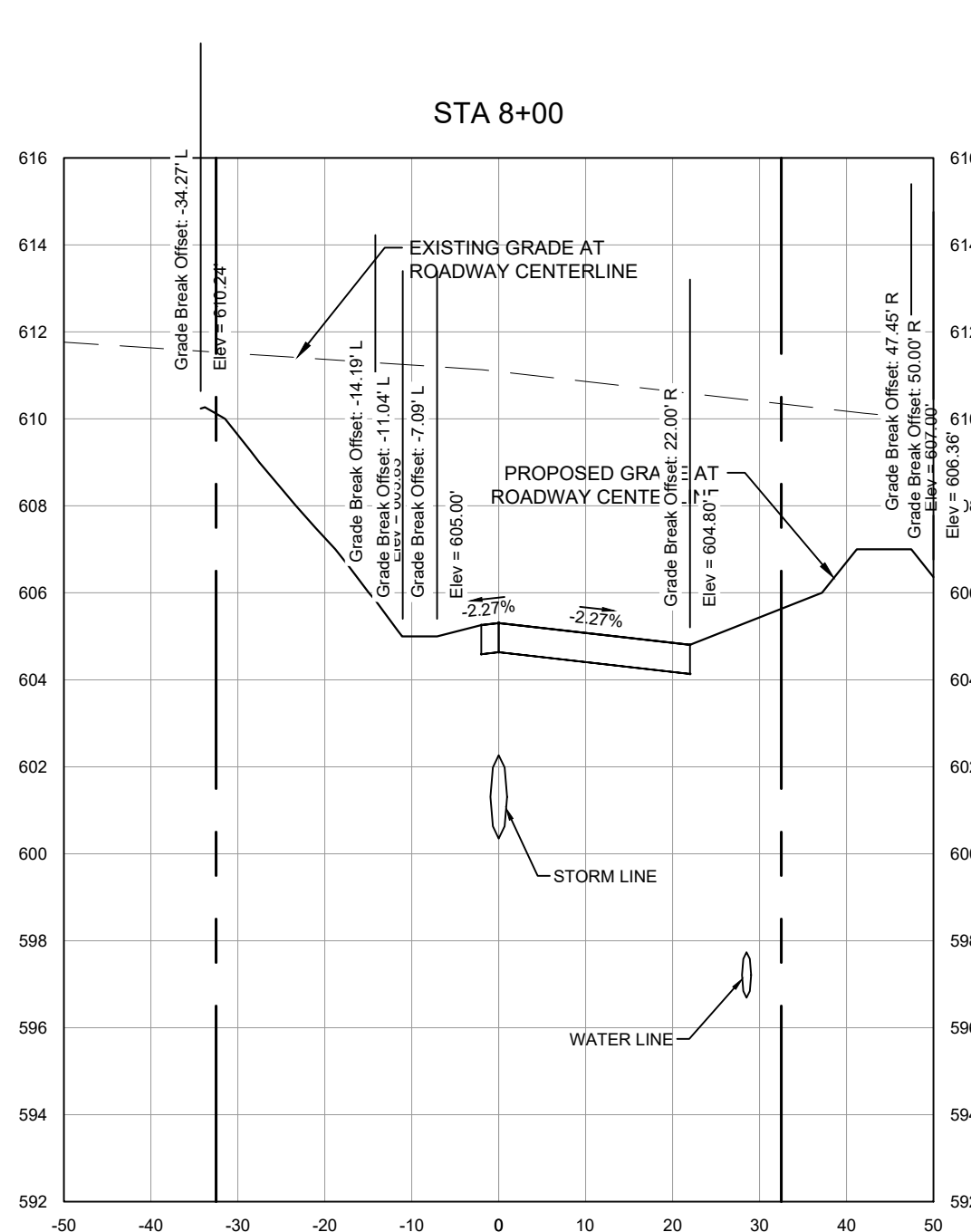
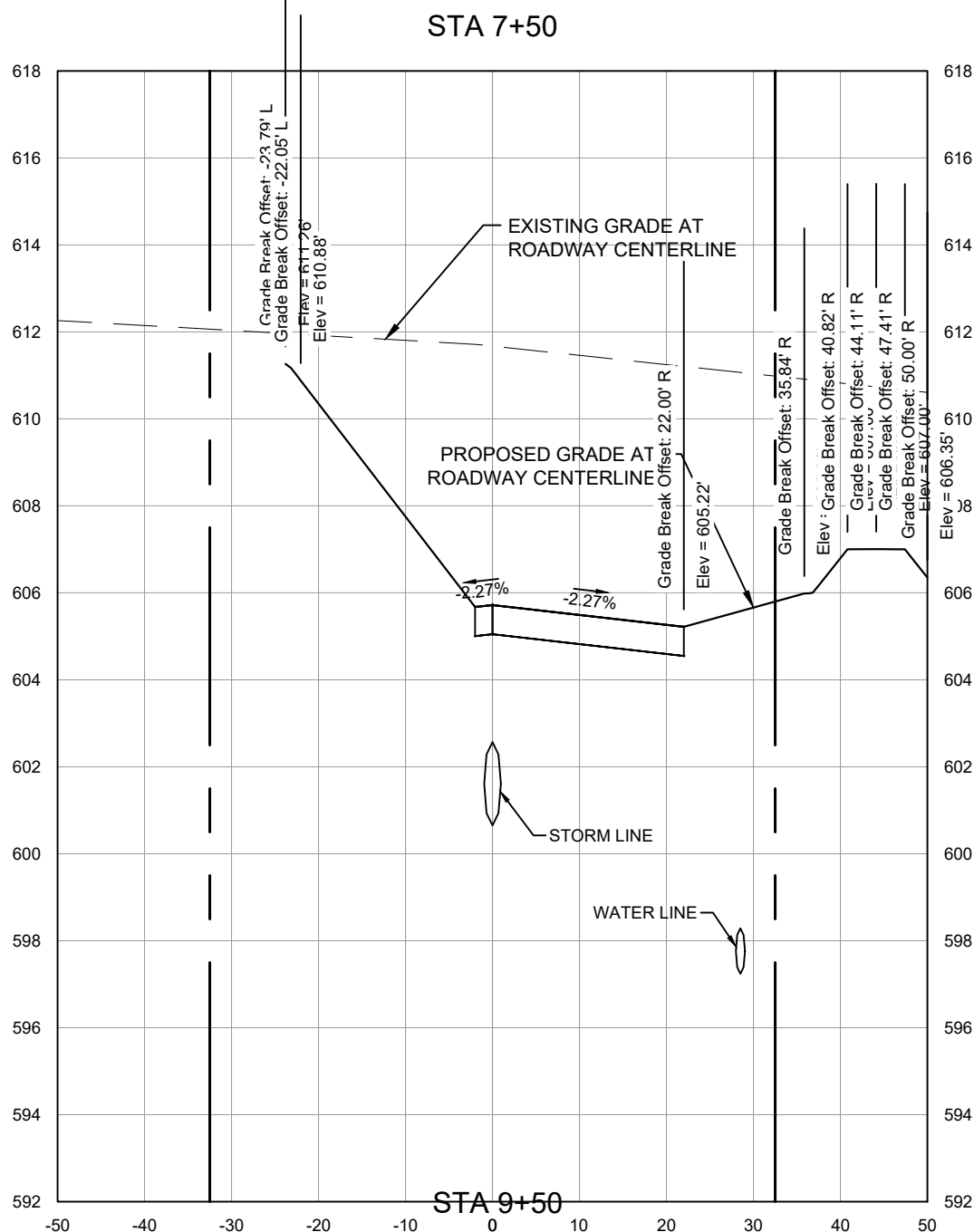
CHECKED BY: NDH
DESIGNED BY: BGE
DATE: APRIL 2024
PROJECT NUMBER: 9028-00

SHEET NO.

C8.6

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BGE, INC.



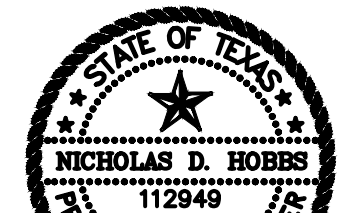
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SEEFRIED ROCKWALL
CROSS SECTIONS (2 OF 3)

SEEFRIED ROCKWALL
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



Nicholas D. Hobbs
04/10/2024
BGE, Inc.
F-1046

!!CAUTION !!
Contractor to Verify exact location & Depth of
Exist Facilities Prior to any Construction
Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV. NO.	DATE	DESCRIPTION

CHECKED BY: NDH
DESIGNED BY: BGE
DATE: APRIL 2024
PROJECT NUMBER: 9028-00

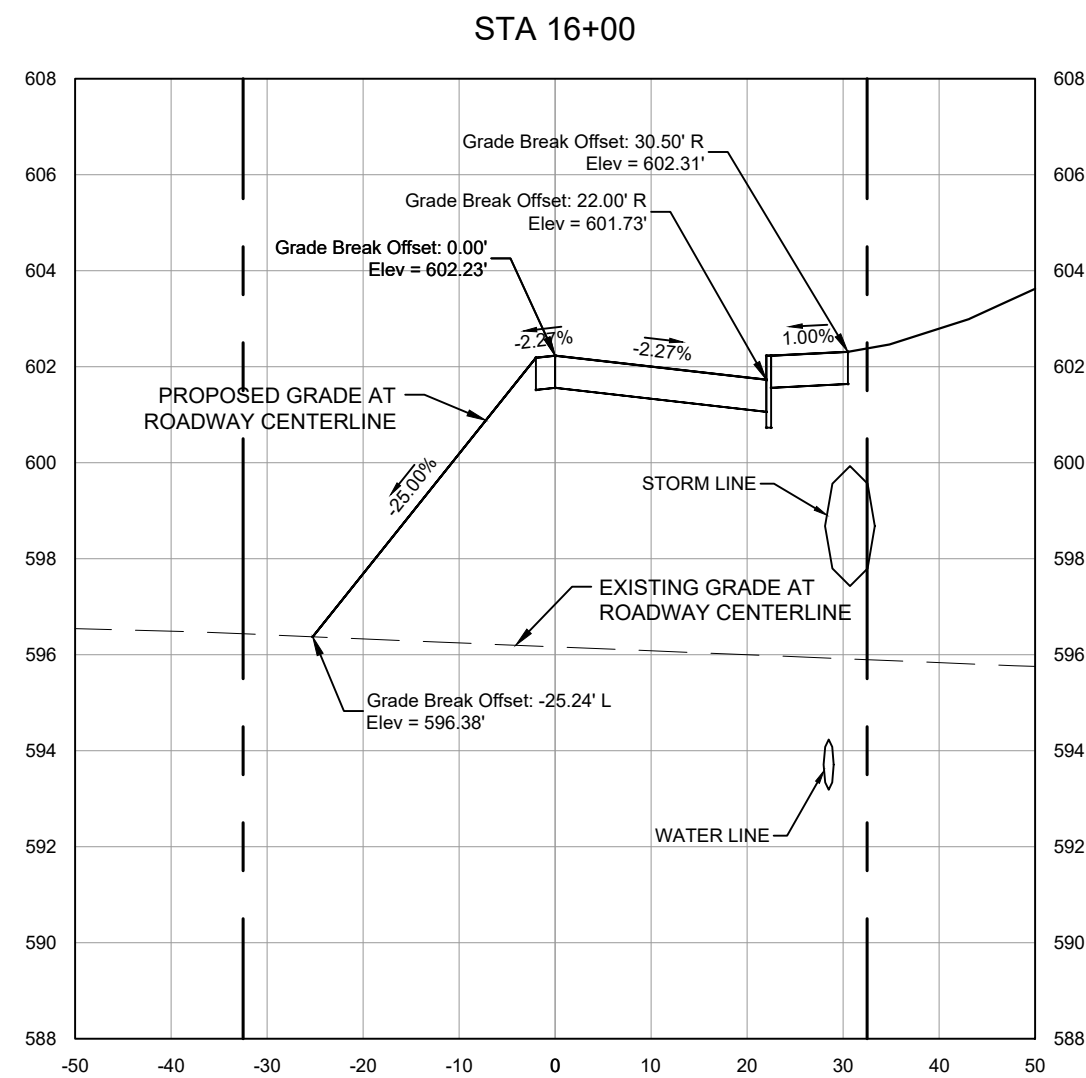
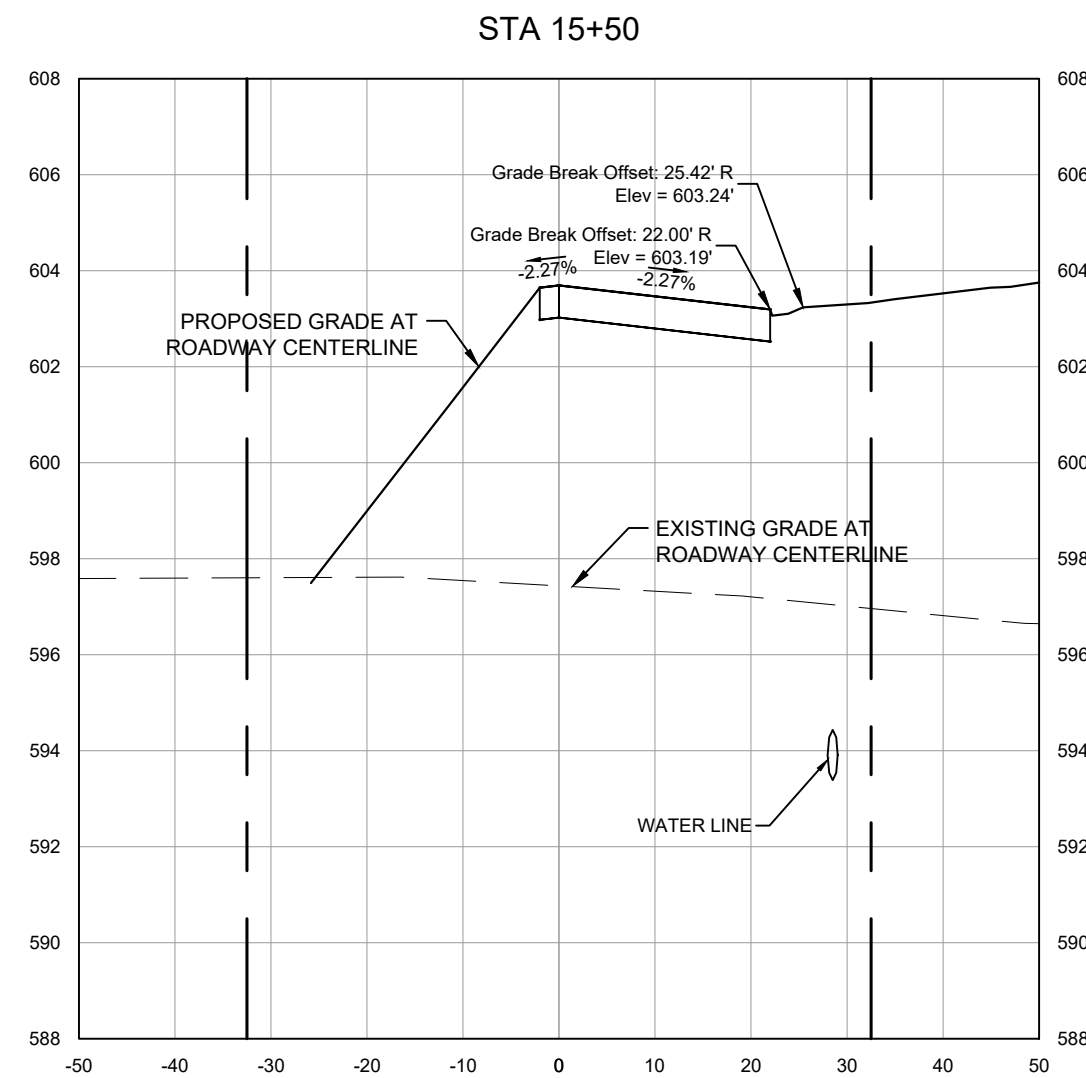
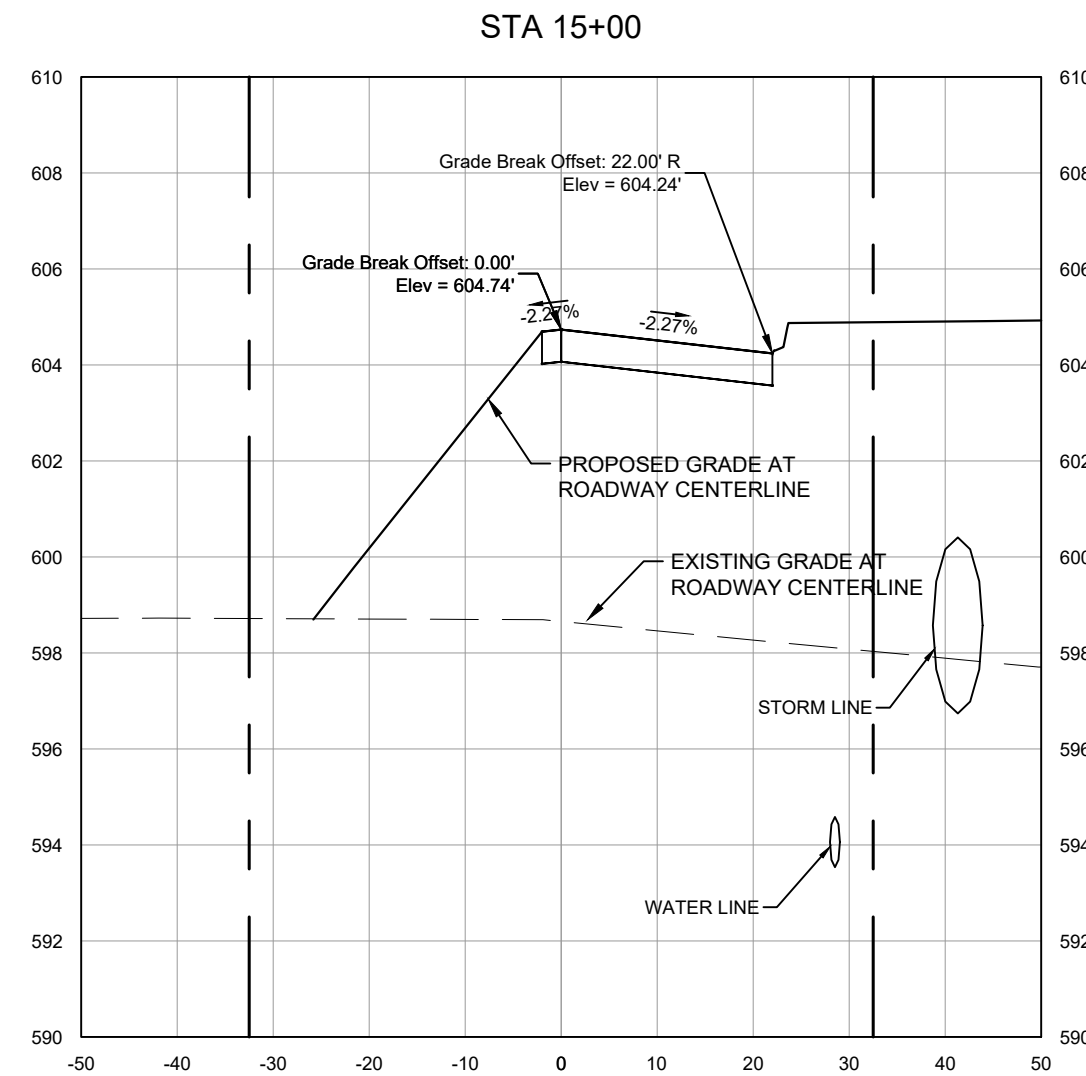
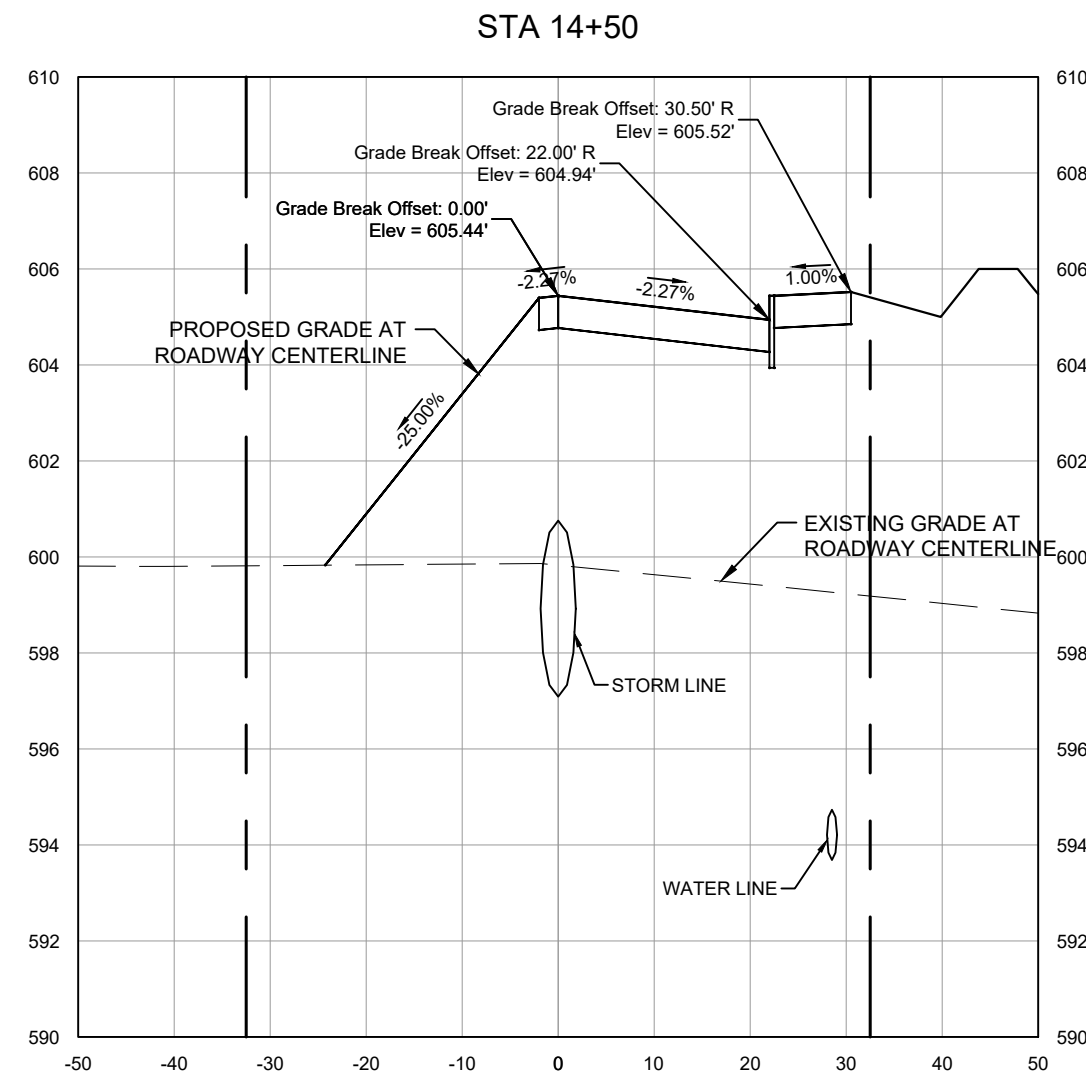
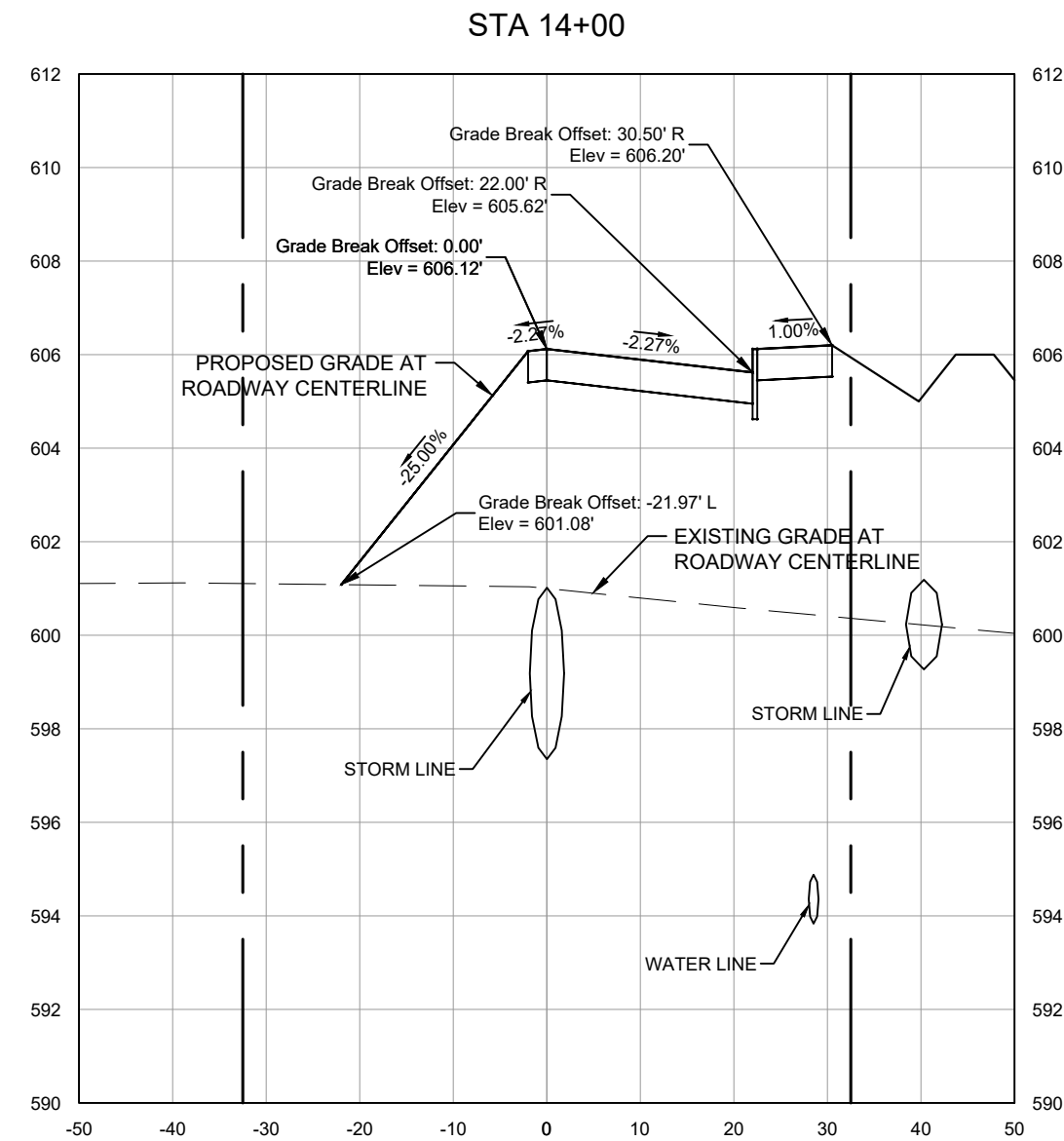
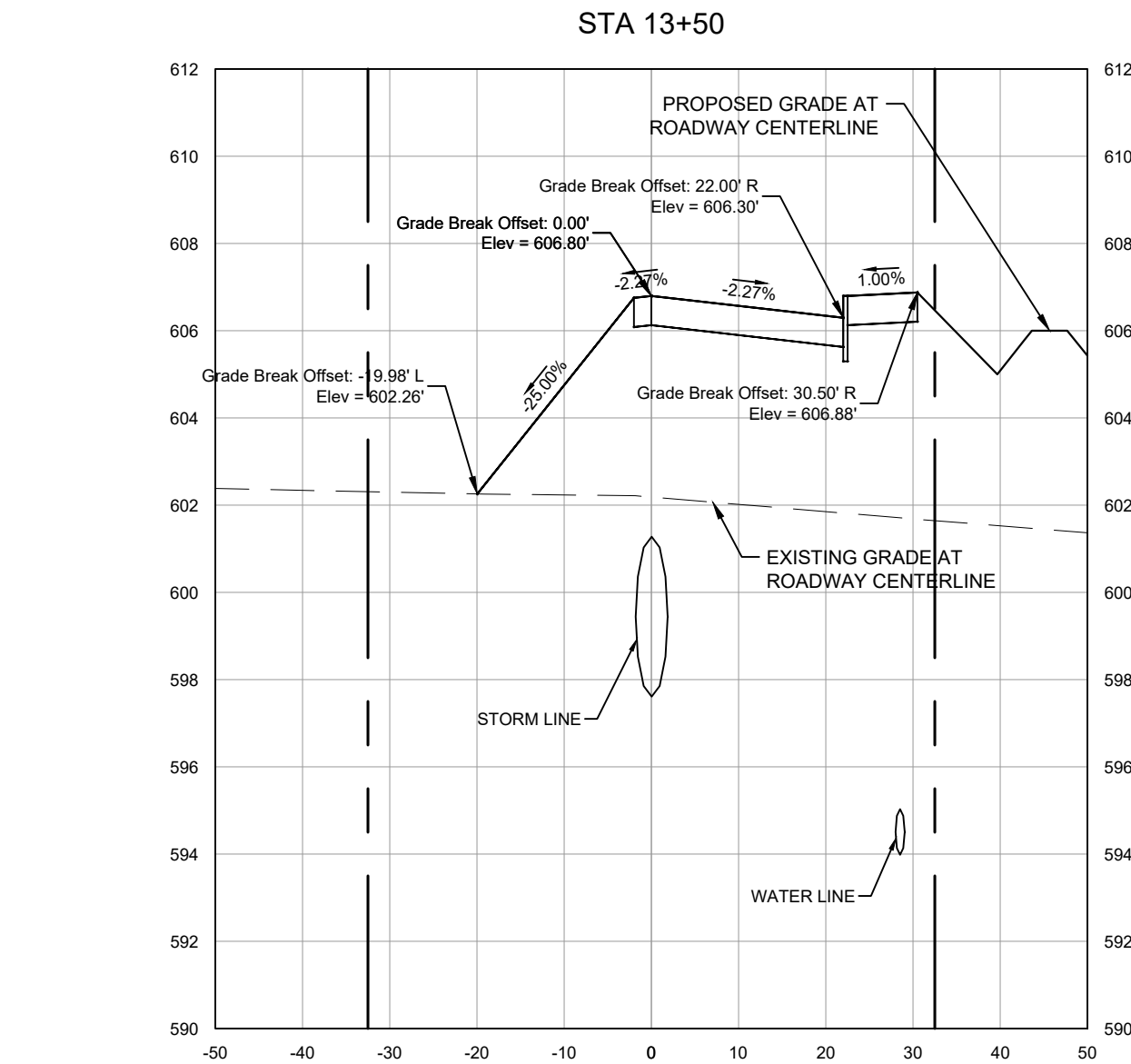
SHEET NO.

C8.7

RECORD DRAWING
TO THE BEST OF OUR KNOWLEDGE, BGE, INC. HEREBY STATES THAT THIS PLAN IS
AS-BUILT. THE RECORD DRAWING HAS BEEN PREPARED BASED ON SURVEYING AT
THE SITE AND INFORMATION PROVIDED BY THE CONSTRUCTION CONTRACTOR
AND/OR OWNER.
BY: *Nicholas D. Hobbs* BGE, INC. BGE, INC. - TBPE REG NO. F-1046
NICK HOBBS - TEXAS P.E. #112949 DATE: 4/10/2024

\\BGE\Projects\SeeFried\SeeFried\Drawings\Rockwall_Paving\PLAN AND PROFILE.dwg, Apr 10, 2024, 2:29pm, chowatz

BGE, INC.



BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPE Registration No. F-1046
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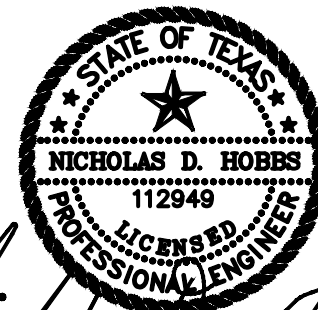
DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

SEEFRIED ROCKWALL

CROSS SECTIONS (3 OF 3)

SEEFRIED ROCKWALL
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



Nicholas D. Hobbs
04/10/2024
BGE, Inc.
F-1046

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REVISIONS		
REV. NO.	DATE	DESCRIPTION

CHECKED BY: NDH
DESIGNED BY: BGE
DATE: APRIL 2024
PROJECT NUMBER: 9028-00

SHEET NO.

C8.8



SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
ROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

SEEFRIED ROCKWALL

UTILITY PLAN (1 OF 3)

SEEFRIED ROCKWALL
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



BGE, Inc.
F-1046

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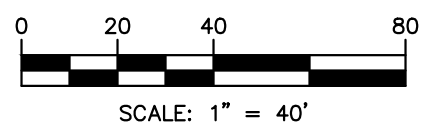
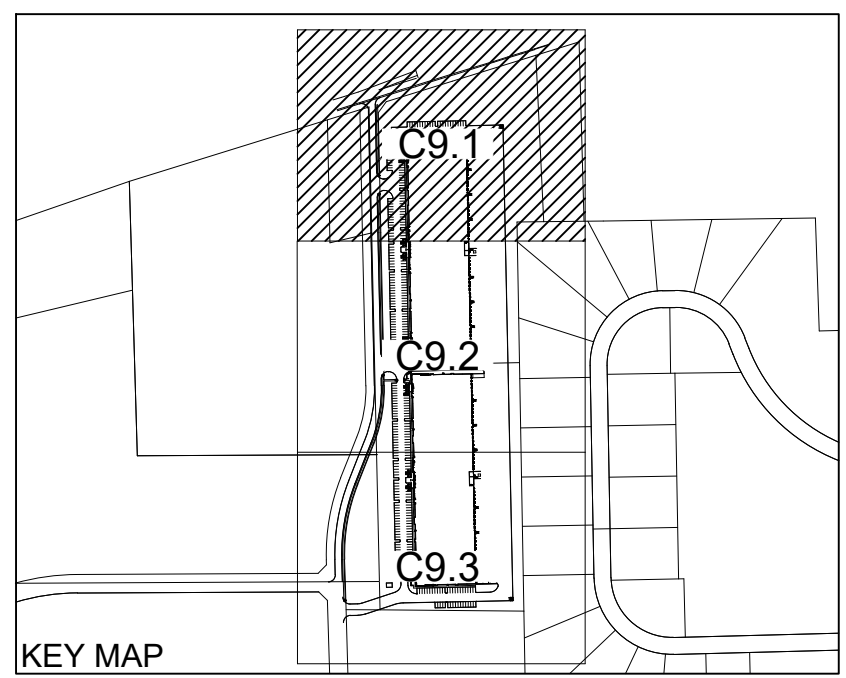
CAUTION !!!
CONTACT: 1-800-DIG-TESS
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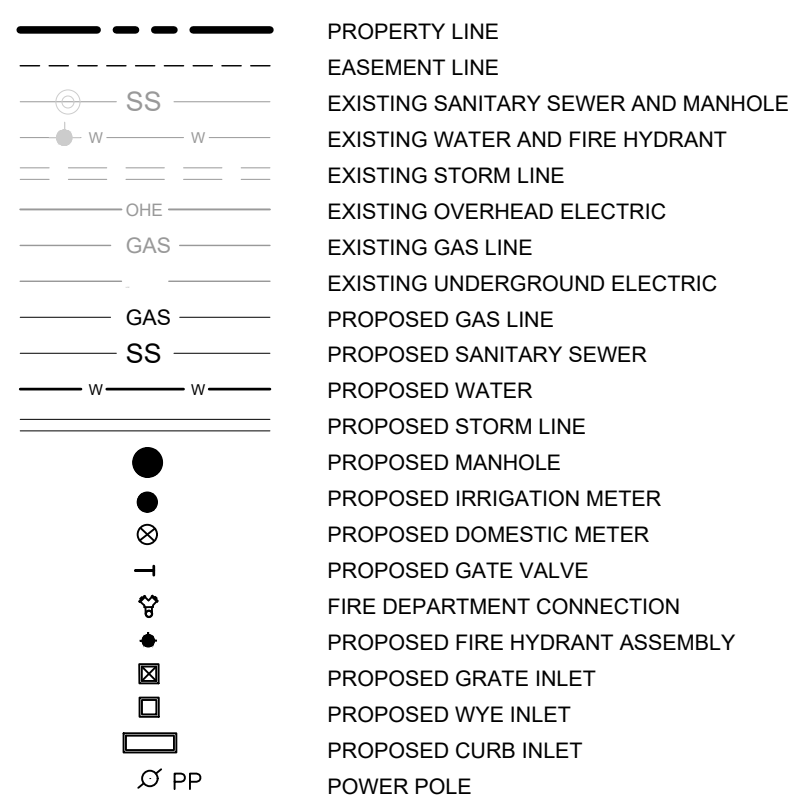
CHECKED BY:	NDH
DESIGNED BY:	BGE
DATE:	APRIL 2024
PROJECT NUMBER:	9028-00

SHEET NO.

C9.1



LEGEND



UTILITY NOTES:

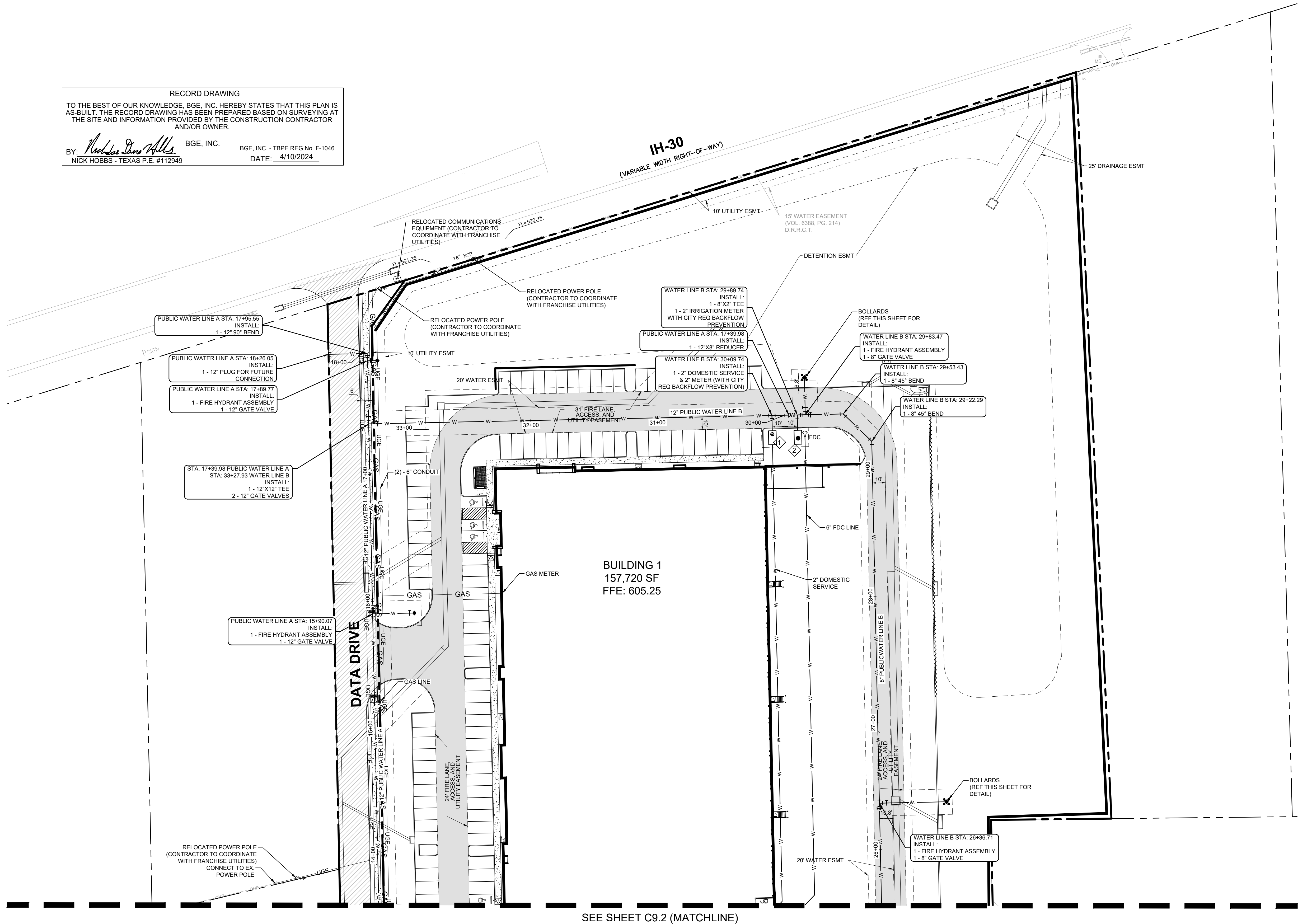
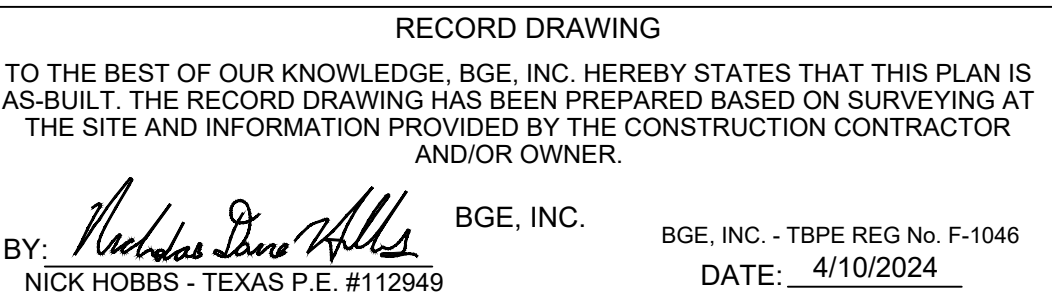
1. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS VARY FROM THOSE SHOWN.
2. REPAIR AND PATCH ALL CRACKS, CRACKS, CRACKS FOR CONNECTION TO DOWNSPUTS AT BUILDINGS AND FLOWLINES.
3. CONTRACTOR SHALL NOTIFY ENGINEER IF EXISTING FLOWLINE ELEVATIONS DO NOT MATCH THE ELEVATIONS SHOWN ON THE PLAN.
4. CONTRACTOR TO ADJUST MANHOLE RIM ELEVATIONS TO MATCH FINISH GRADE.
5. CONTRACTOR TO REMOVE SILT AND DEBRIS FROM END OF EXISTING STORM SEWER PRIOR TO MAKING CONNECTION.
6. REFER TO CITY OF ROCKWALL CONSTRUCTION DETAILS AND SPECIFICATIONS.
7. ALL UTILITY CUTBYS SHOWN SHALL BE PLUGGED 5' PAST PROPOSED PAVEMENT EDGE OR 5' OUTSIDE THE BUILDING.
8. REFER TO TCEQ DESIGN GUIDELINES FOR ALL UTILITY CROSSEINGS.
9. A 5-FOOT CLEARANCE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.
10. FIRE SPRINKLER LINE SHALL BE SIZED AND INSTALLED BY A STATE LICENSED FIRE SPRINKLER CONTRACTOR.
11. ALL WATER METERS SHALL BE LOCATED IN LANDSCAPE AREAS.
12. WATER TO HAVE A MINIMUM 4" OF COVER FOR 6" LINES AND 5" OF COVER FOR 12" LINES.
13. SEWER TO HAVE A MINIMUM 4" OF COVER.
14. SEWER WITH LESS THAN 10" OF COVER TO BE SDR-35. SEWER WITH LESS THAN 10" OF COVER TO BE SDR-26. ALL SEWER TO BE GREEN PVC IN COLOR.
15. ALL WASTEWATER WORK DESIGNATED AS "PRIVATE" IN THIS SET OF PLANS SHALL BE CONSIDERED PRIVATE AND NOT FOR THE INTERNATIONAL PLUMBING CODE. PERMITTED AND INSTALLED BY THE CITY BUILDING INSPECTION DEPARTMENT AND INSPECTED BY A LICENSED PLUMBER.
16. SEWER PERMIT FROM THE CITY FIRE DEPARTMENT IS REQUIRED FOR THE FIRE SPRINKLER LINE.

!!WARNING!!

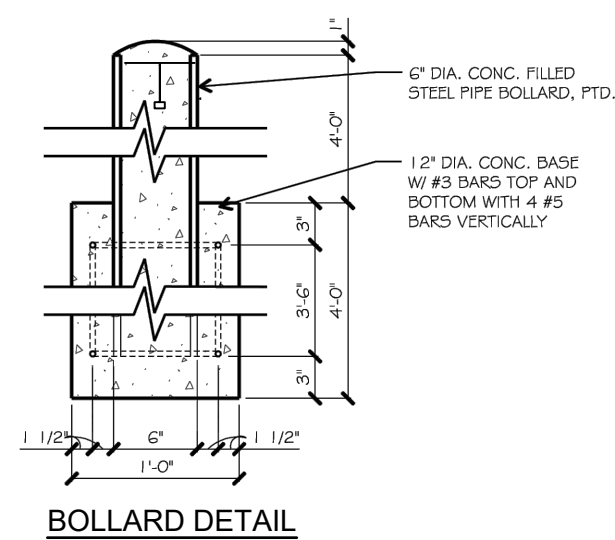
EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND COORDINATE WITH CORRESPONDING COMPANY PRIOR TO CONSTRUCTION.

BENCH MARK LIST

- | | |
|------|--|
| BM#1 | "X" CUT SET IN BOX ON A CURB INLET IN THE EAST LINE OF DATA DRIVE ±50' SOUTH OF THE CENTERLINE OF CAPITAL BLVD AND ±100' NORTH OF THE CENTERLINE OF DISCOVERY BLVD. ELEV=597.54' |
| BM#2 | "X" CUT SET IN BOX ON A CURB INLET AT THE SOUTHWEST CORNER OF CAPITAL BLVD AND DATA DRIVE. ±16' SOUTH OF THE CENTERLINE OF CAPITAL BLVD AND ±50' WEST OF THE CENTERLINE OF DATA DRIVE. ELEV=594.03' |
| BM#3 | "X" CUT SET IN BOX ON A HEADWALL IN THE SOUTH RIGHT-OF-WAY OF I-10 FRONTAGE ROAD, ±2790' EAST OF N. STODGHILL RD., ±2740' WEST OF ROCHELLE RD. AND ±70' SOUTH OF HIGHWAY ONRAMP ENTRANCE. ELEV=594.34' |
| BM#4 | "X" CUT SET IN BOX ON CONCRETE DRIVE IN THE SOUTH RIGHT-OF-WAY OF I-10 ONRAMP ROAD, ±2890' EAST OF N. STODGHILL RD. AND 1950' WEST OF ROCHELLE RD. ELEV=592.54' |

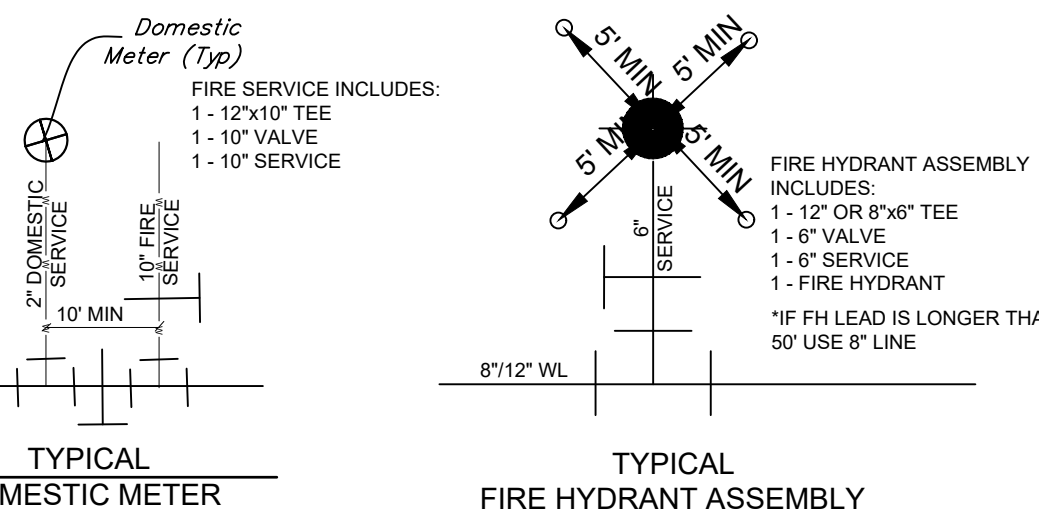


SEE SHEET C9.2 (MATCHLINE)



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
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BEFORE YOU DIG, CALL DIG TESS
1-800-DIG-TESS

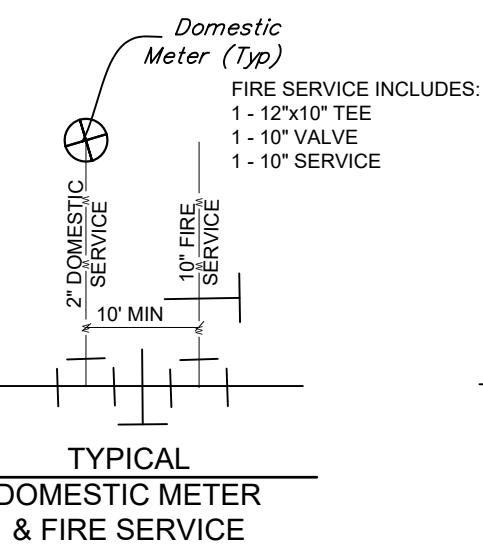


WATER METER SCHEDULE

	ID NO.	TYPE	SIZE	NO.
PROPOSED	1	DOMESTIC (PD METER)	2"	2
PROPOSED	2	IRRIGATION (PD METER)	2"	2



CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	274.50'	105.70'	N29°31'33"E	105.05'	22°03'45"	53.51'
C2	335.50'	244.89'	N19°38'46"E	239.49'	41°49'18"	128.19'



BGE INC.

DEVELOPER

SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT

PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

SEEFRIED ROCKWALL

UTILITY PLAN (3 OF 3)

SEEFRIED ROCKWALL

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



BGE, Inc.
F-1046

CAUTION 11

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Contractor to Verify exact location & Depth of
Exist Facilities Prior to any Construction
Activities

CAUTION !!!
CONTACT: 1-800-DIC
OURS PRIOR TO COM

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CHECKED BY: ND

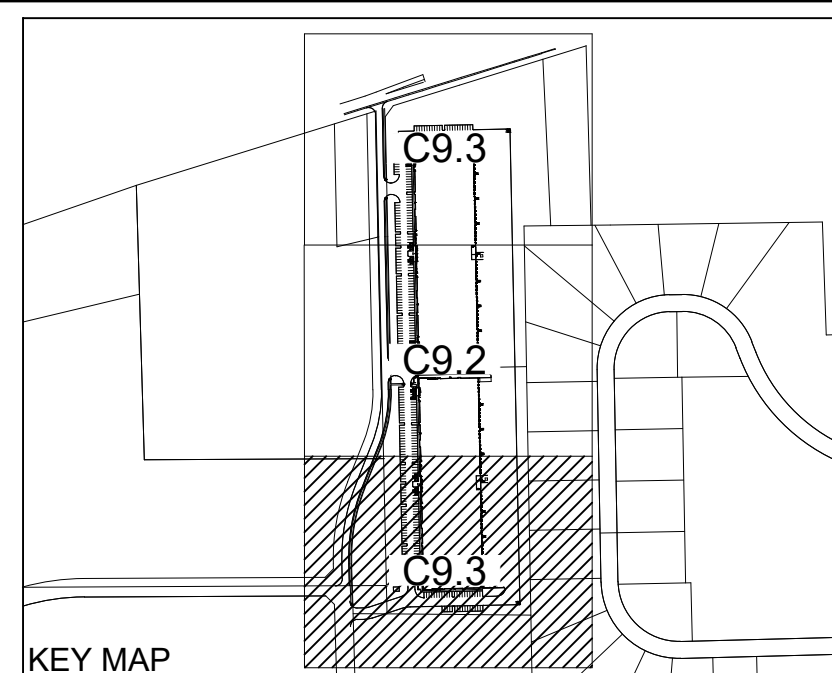
DESIGNED BY: BGE

DATE: APRIL 2024

PROJECT NUMBER: 9028-00

SHEET NO.

C9.3



LEGEND

	PROPERTY LINE
	EASEMENT LINE
	EXISTING SANITARY SEWER AND MANHOLE
	EXISTING WATER AND FIRE HYDRANT
	EXISTING STORM LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC
	PROPOSED GAS LINE
	PROPOSED SANITARY SEWER
	PROPOSED WATER
	PROPOSED STORM LINE
	PROPOSED MANHOLE
	PROPOSED IRRIGATION METER
	PROPOSED DOMESTIC METER
	PROPOSED GATE VALVE
	FIRE DEPARTMENT CONNECTION
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED GRATE INLET
	PROPOSED WYE INLET
	PROPOSED CURB INLET
	POWER POLE

UTILITY NOTES

1. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS VARY FROM THOSE SHOWN.
2. PROVIDE STRUCTURAL PLANS FOR CONNECTION TO DOWNPOSTS AT BUILDINGS AND FLOWLINES.
3. CONTRACTOR SHALL NOTIFY ENGINEER IF EXISTING FLOWLINE ELEVATIONS DO NOT MATCH THOSE SHOWN ON THE PLAN.
4. CONTRACTOR TO ADJUST MANHOLE RISE ELEVATIONS TO MATCH FINISH GRADE.
5. CONTRACTOR TO REMOVE SILT AND DEBRIS FROM END OF EXISTING TIE-INS.
6. PROVIDE DETAILS FOR CONNECTION TO EXISTING TIE-INS. REFER TO CITY OF ROCKWALL CONSTRUCTION DETAILS AND SPECIFICATIONS.
7. IF ANY TIE-INS SHOWN SHALL BE PLUGGED 5' PAST PROPOSED PAVEMENT EDGE OR 5' OUTSIDE THE BUILDING.
8. REFER TO TCEC DESIGN GUIDELINES FOR ALL UTILITY CROSSINGS.
9. A 5' MIN. CLEARANCE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.
10. FIRE SPRINKLER LINE SHALL BE SIZED AND INSTALLED BY A STATE LICENSED FIRE SPRINKLER CONTRACTOR.
11. ALL WATER METERS SHALL BE LOCATED IN LANDSCAPE AREAS.
12. WATER TO HAVE A MINIMUM 4" OF COVER FOR 8" LINES AND 5' OF COVER FOR 12" LINES.
13. SEWER TO HAVE A MINIMUM 4" OF COVER.
14. SEWER WITH LESS THAN 10" OF COVER TO BE SDR-35. SEWER WITH MORE THAN 10" OF COVER TO BE SDR-26. ALL SEWER TO BE 12" IN CORRUGATED POLYETHYLENE.
15. ALL WASTEWATER WORK DESIGNATED AS "PRIVATE" IN THIS SET OF PLANS SHALL BE INSTALLED IN ACCORDANCE WITH THE PRIVATE SANITARY LINES MANUAL AND SHALL BE INSPECTED BY THE CITY BUILDING INSPECTION DEPARTMENT AND INSTALLED BY A LICENSED PLUMBER.
16. A PERMIT FROM THE CITY OF ROCKWALL FIRE DEPARTMENT IS REQUIRED FOR THE FIRE SPRINKLER LINE.

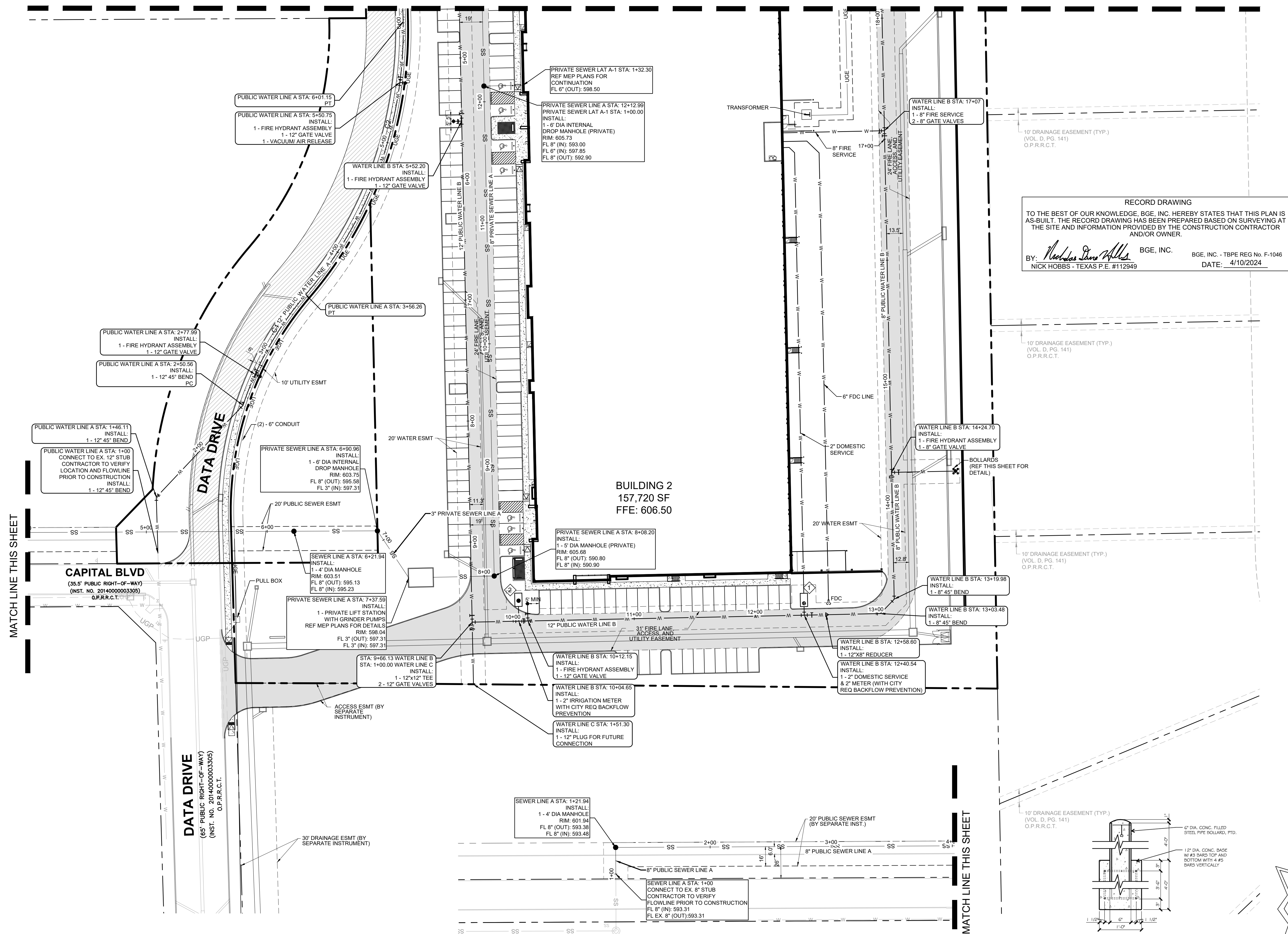
!!WARNING!!

EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND COORDINATE WITH CORRESPONDING COMPANY PRIOR TO CONSTRUCTION.

BENCH MARK LIST

B#M1	"X" CUT SET IN BOX ON A CURB INLET IN THE EAST LINE OF DATA DRIVE ±500' SOUTH OF THE CENTERLINE OF CAPITAL BLVD AND ±1100' NORTH OF THE CENTERLINE OF DISCOVERY BLVD. ELEV=597.54
B#M2	"X" CUT SET IN BOX ON A CURB INLET AT THE SOUTHWEST CORNER OF CAPITAL BLVD AND DATA DRIVE. ±16' SOUTH OF THE CENTERLINE OF CAPITAL BLVD AND 150' WEST OF THE CENTERLINE OF DATA DRIVE. ELEV=604.03
B#M3	"X" CUT SET IN BOX ON A HEADWALL IN THE SOUTH RIGHT-OF-WAY OF I-30 FRONTAGE ROAD. ±2790' EAST OF N. STODGHILL RD. ±2740' WEST OF ROCHELLE RD. AND ±70' SOUTH OF HIGHWAY ONRAMP ENTRANCE. ELEV=584.34
B#M4	"X" CUT SET IN BOX ON A CONCRETE DRIVE IN THE SOUTH RIGHT-OF-WAY OF I-30 FRONTAGE ROAD. ±3480' EAST OF N. STODGHILL RD AND 1690' WEST OF ROCHELLE RD. ELEV=592.54

SEE SHEET C9.2 (MATCHLINE)



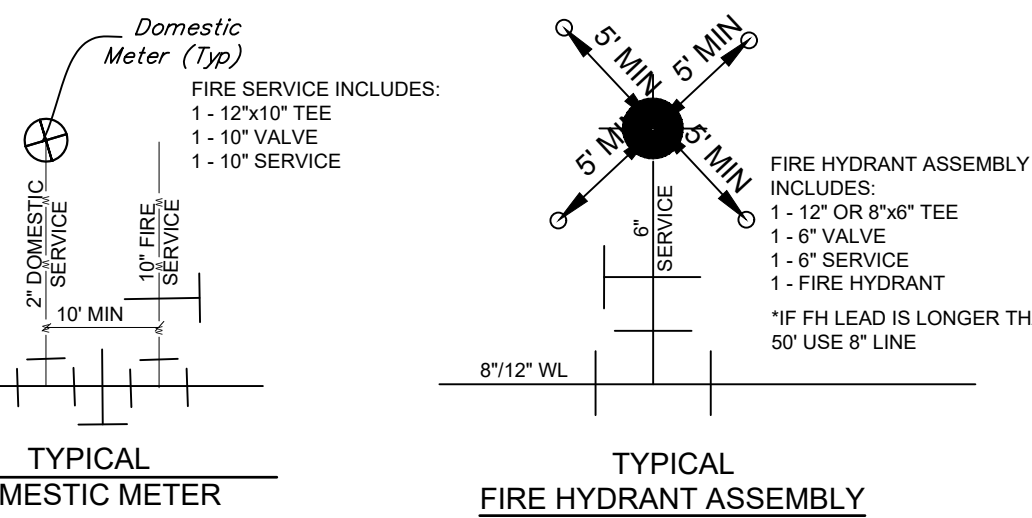
BOLLARD DETAIL

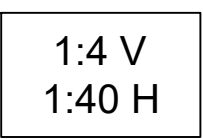
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BEFORE YOU DIG, CALL DIG TESS
1-800-DIG-TESS

	ID NO.	TYPE	SIZE	NO.
PROPOSED	1	DOMESTIC (PD METER)	2"	2
PROPOSED	2	IRRIGATION (PD METER)	2"	2

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
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C2	335.50'	244.89'	N19°38'46"E	239.49'	41°49'18"	128.19'





DEVELOPER
SEEFRIED INDUSTRIAL
 3030 LBJ Freeway, Suite 1650
 Dallas, TX 75234
 Contact: Jonathan Stites
 Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

SEEFRIED ROCKWALL

UTILITY PROFILES

SEEFRIED ROCKWALL
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



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Activities

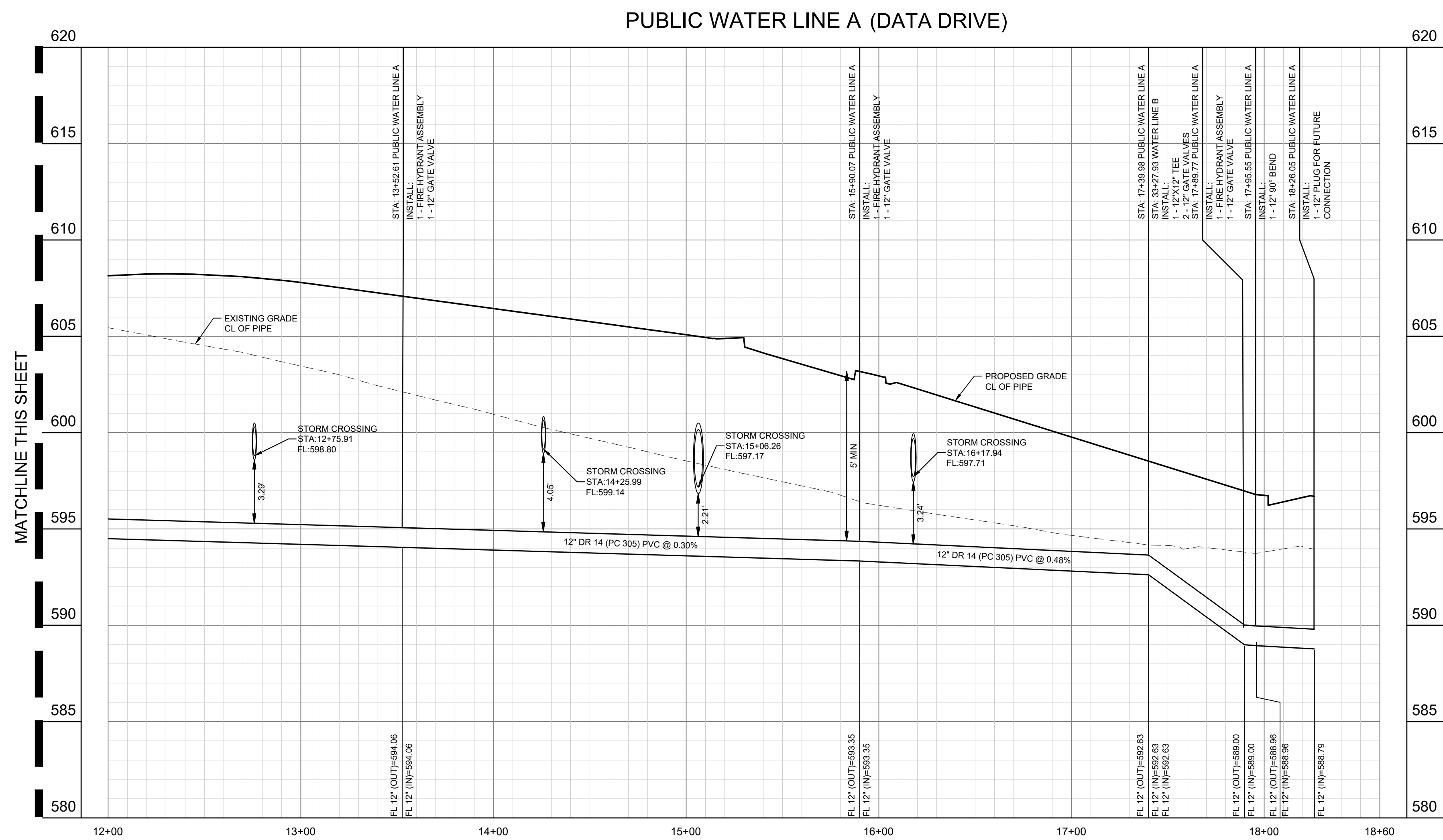
CAUTION !!!
CONTACT: 1-800-DIG-TESS
HOURS PRIOR TO CONSTRUCTION

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CHECKED BY: NDH
DESIGNED BY: BGE
DATE: APRIL 2024
PROJECT NUMBER: 9028-00

SHEET NO.

C9.4



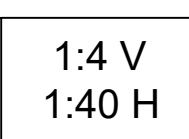
RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE, BGE, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE RECORD DRAWING HAS BEEN PREPARED BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONSTRUCTION CONTRACTOR AND/OR OWNER.

BY: Nick Hobbs BGE, INC.
NICK HOBBS - TEXAS P.E. #112949

BGE, INC

BGE, INC. - TBPE REG No. F-1046
DATE: 4/10/2024



BGE, INC

BGE, INC. - TBPE REG No. F-1046
DATE: 4/10/2024

Nicholas Lane Wells
04/10/2024

BGE, Inc.
F-1046

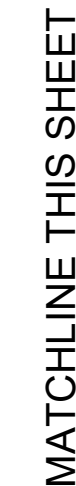
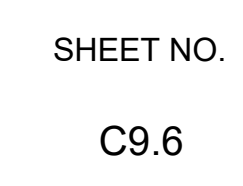
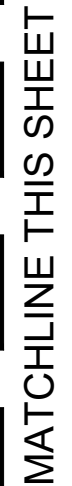
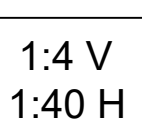
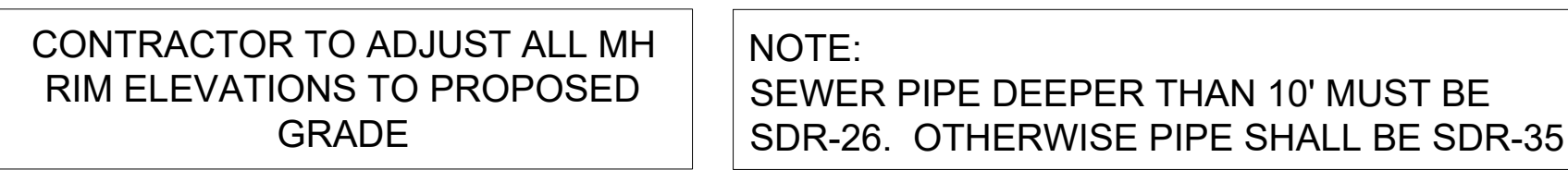
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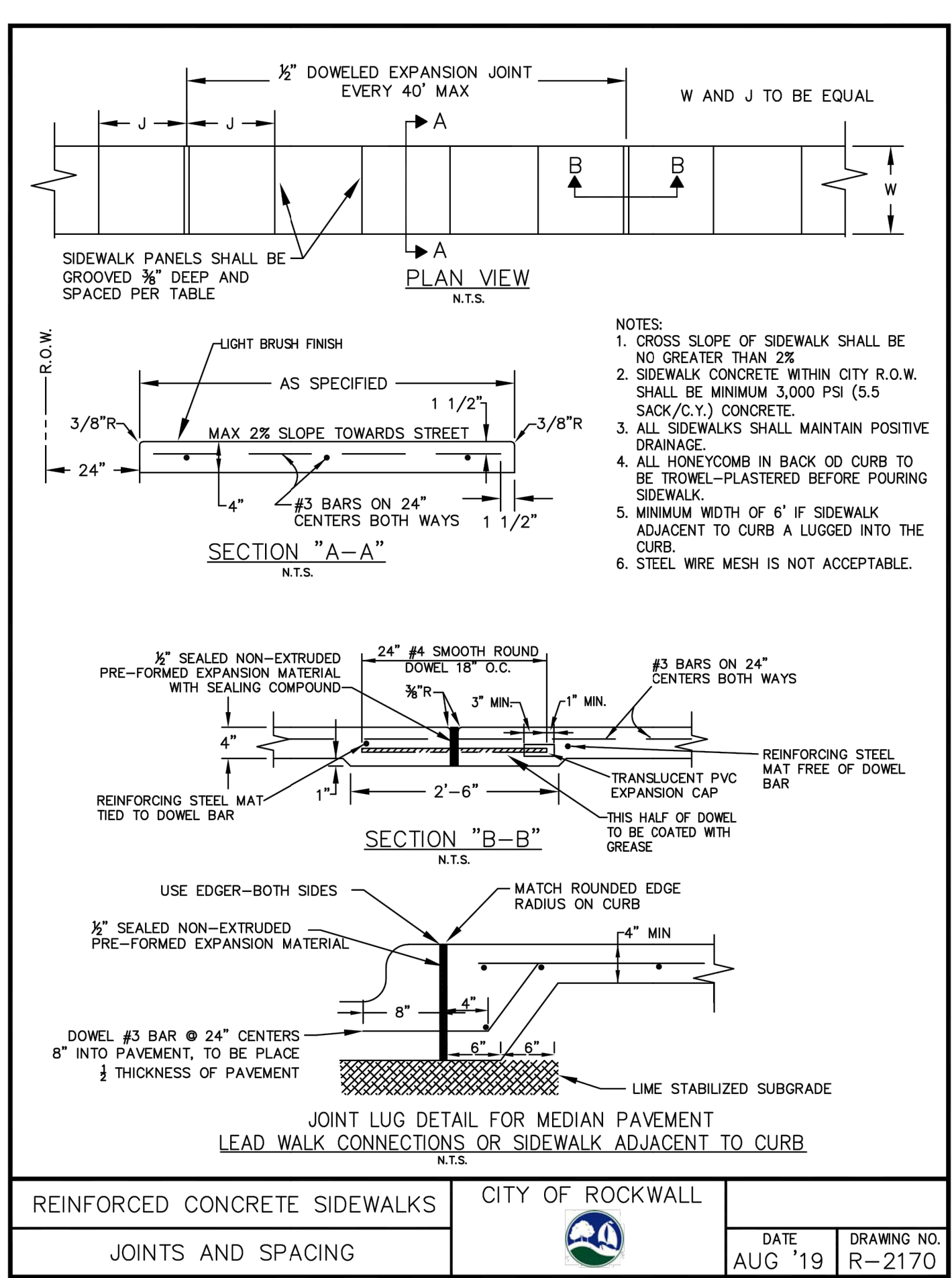
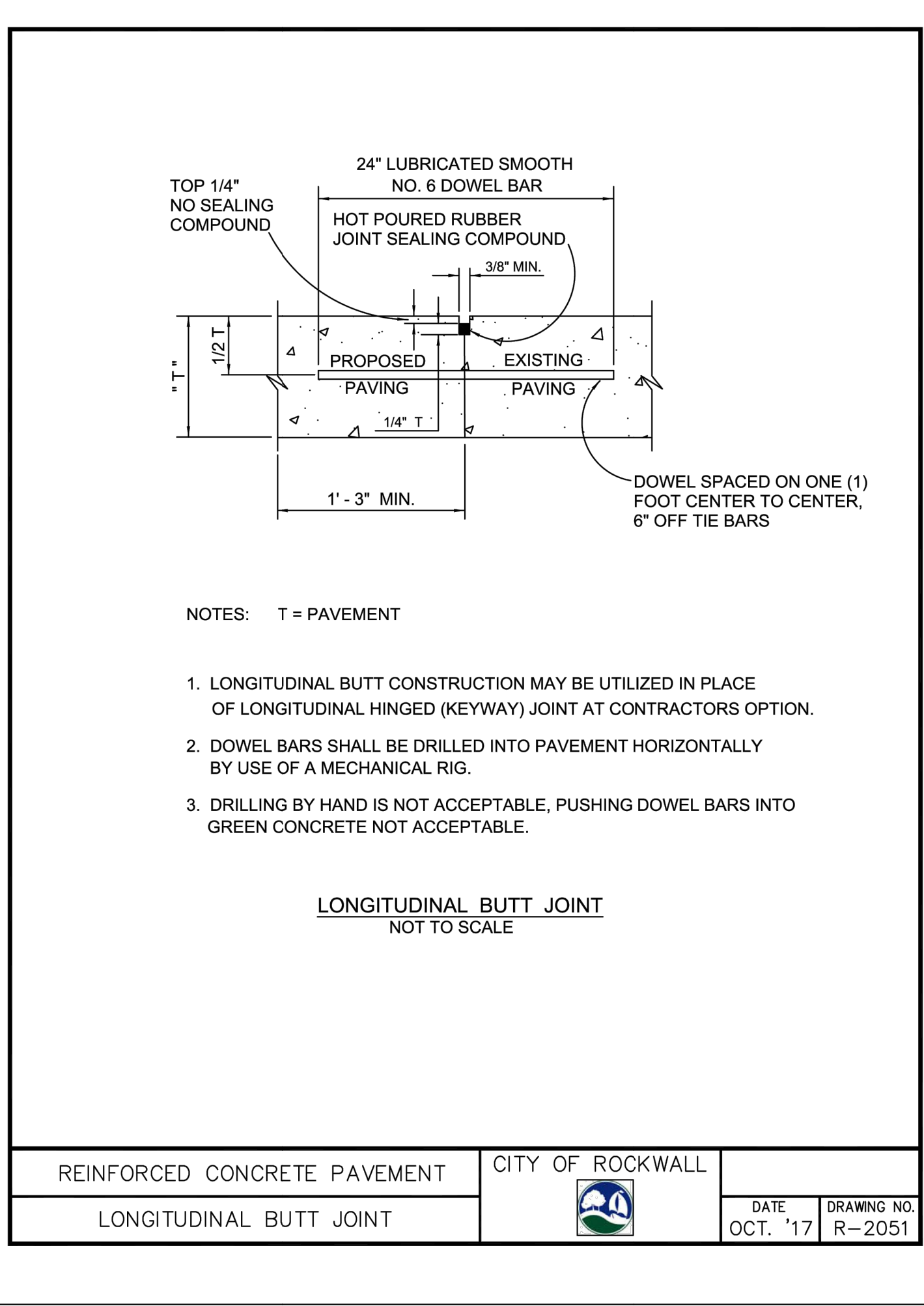
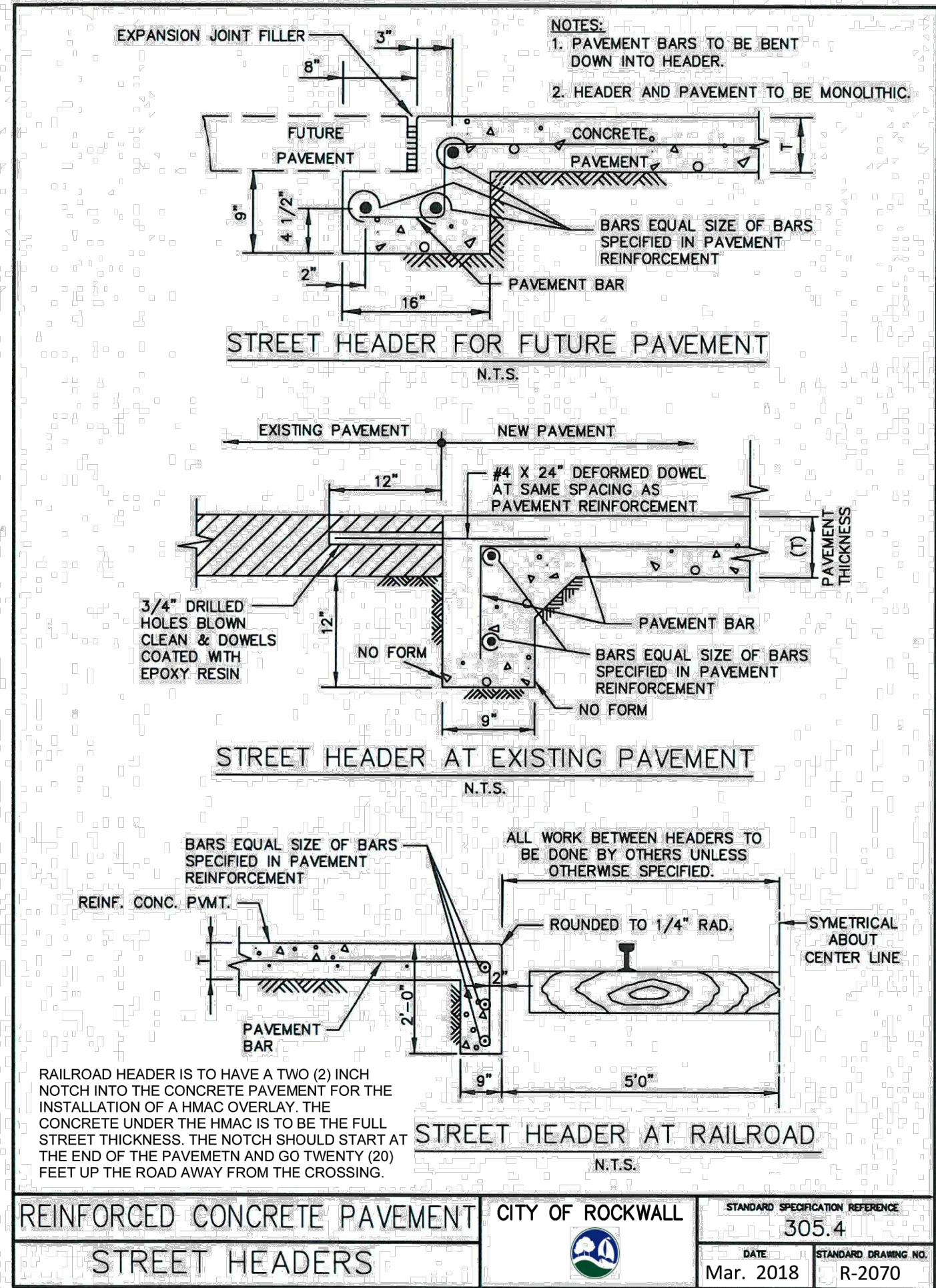
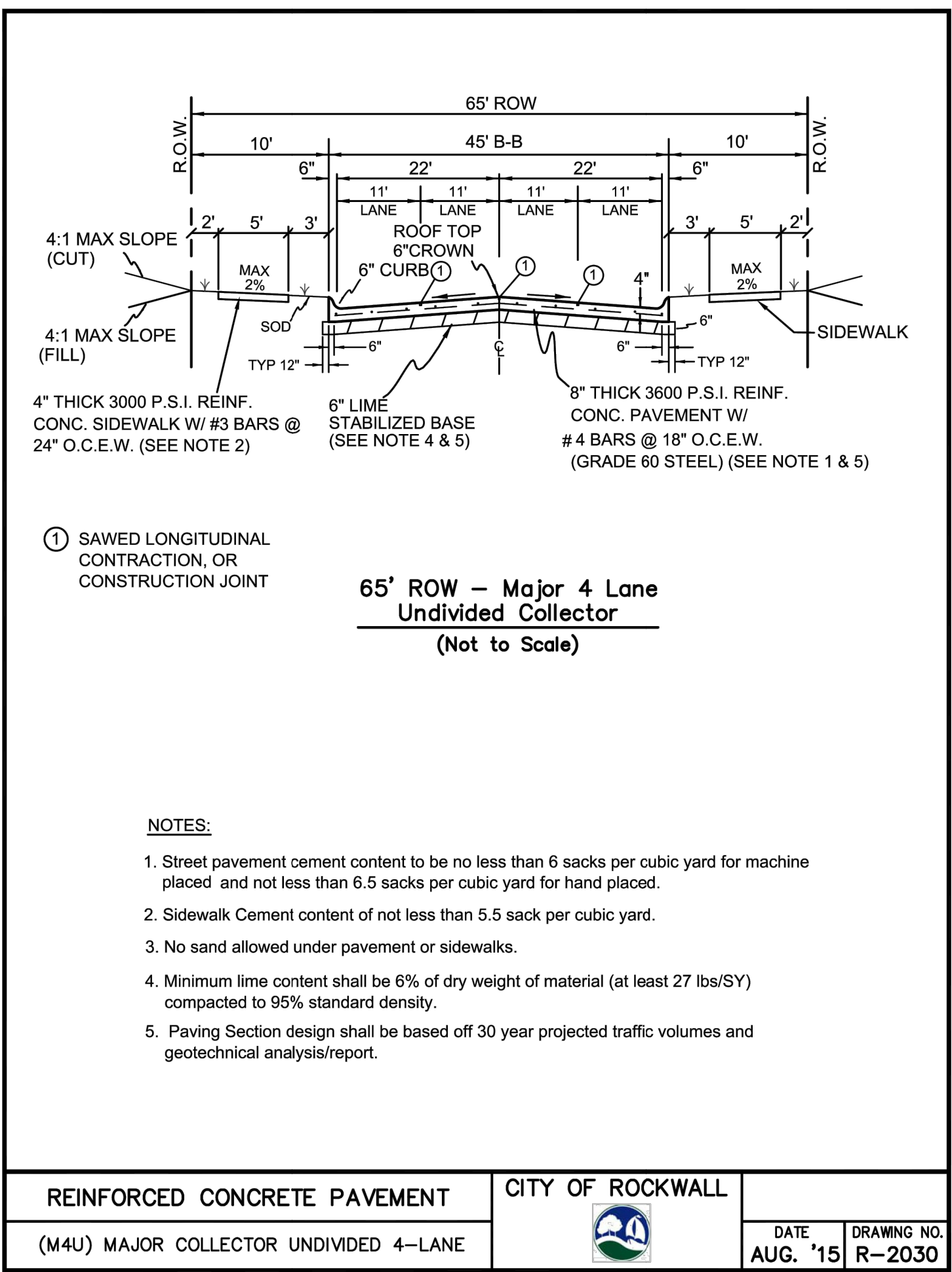
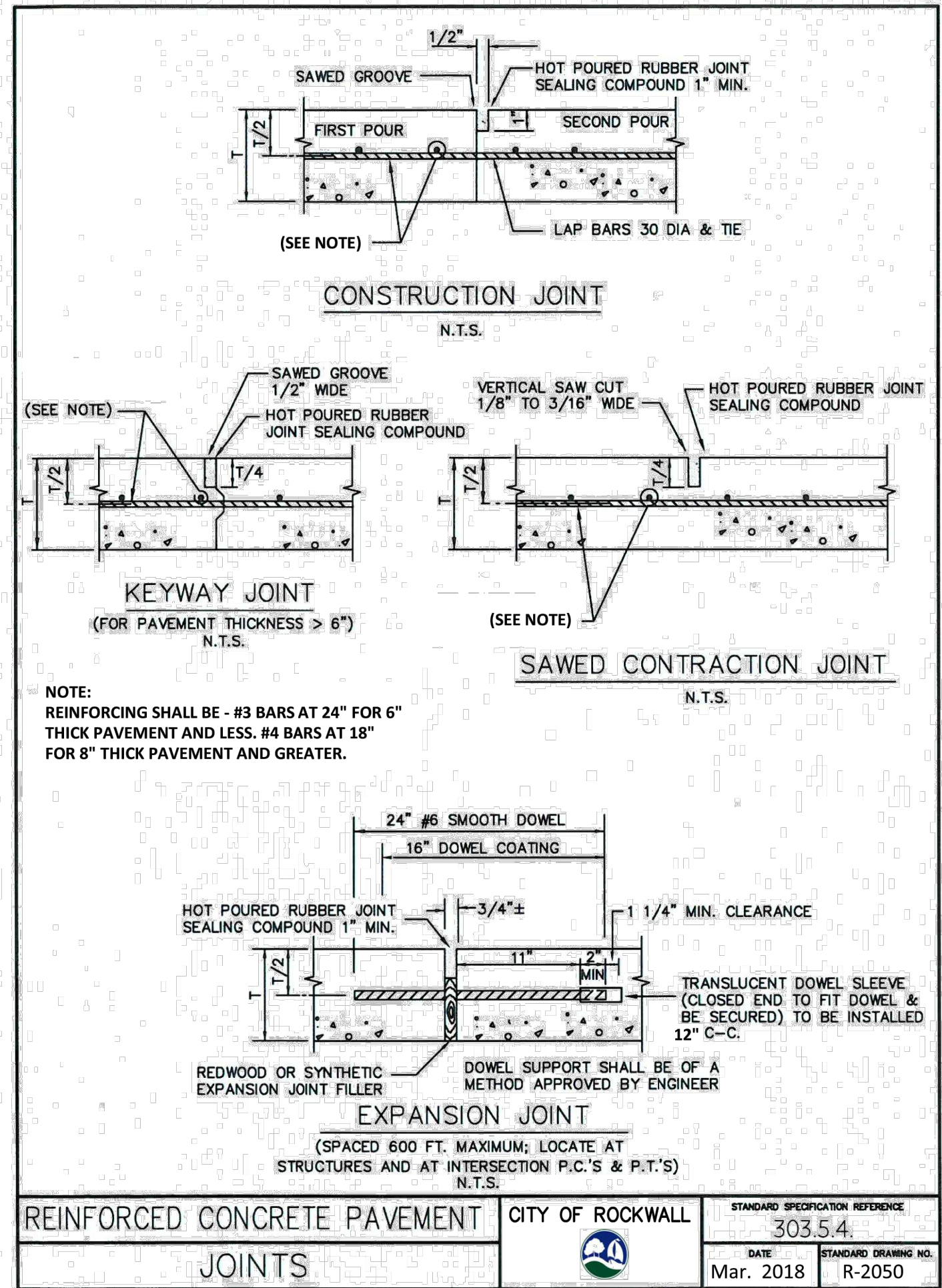
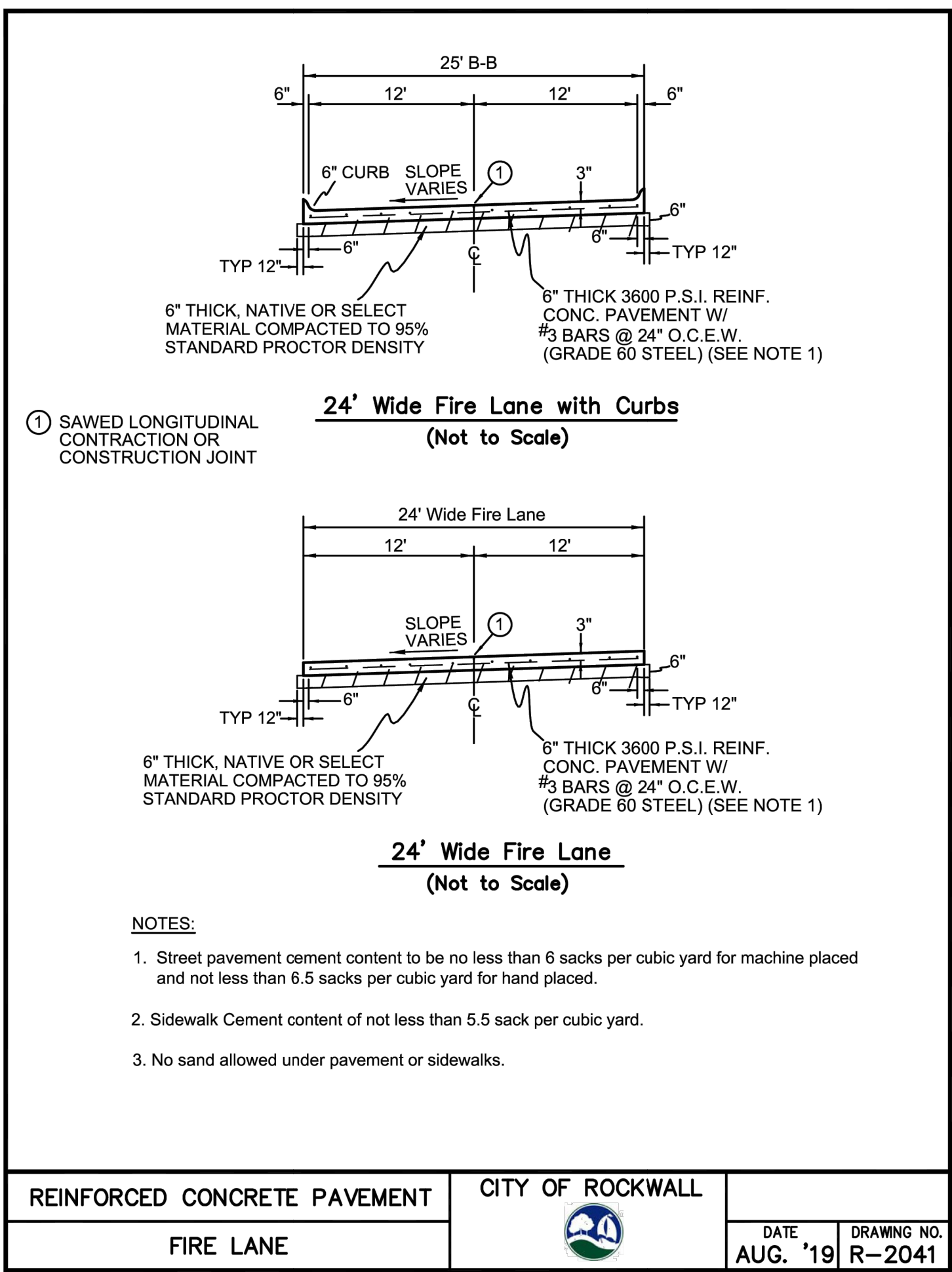
SHEET NO.

C9.5



G:\NTP\Projects\Standard Industrial Drawings\Rockwall_City Standard Details.dwg, Apr 10, 2024-1:10pm elements

BGE, INC.



BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPE Registration No. F-1046
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Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
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Dallas, Texas 75230
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SEEFRID ROCKWALL
CITY OF ROCKWALL STANDARD
DETAILS

SEEFRID ROCKWALL
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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SEEFRIED ROCKWALL

CITY OF ROCKWALL STANDARD DETAILS

SEEFRIED ROCKWALL
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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UTION !!!

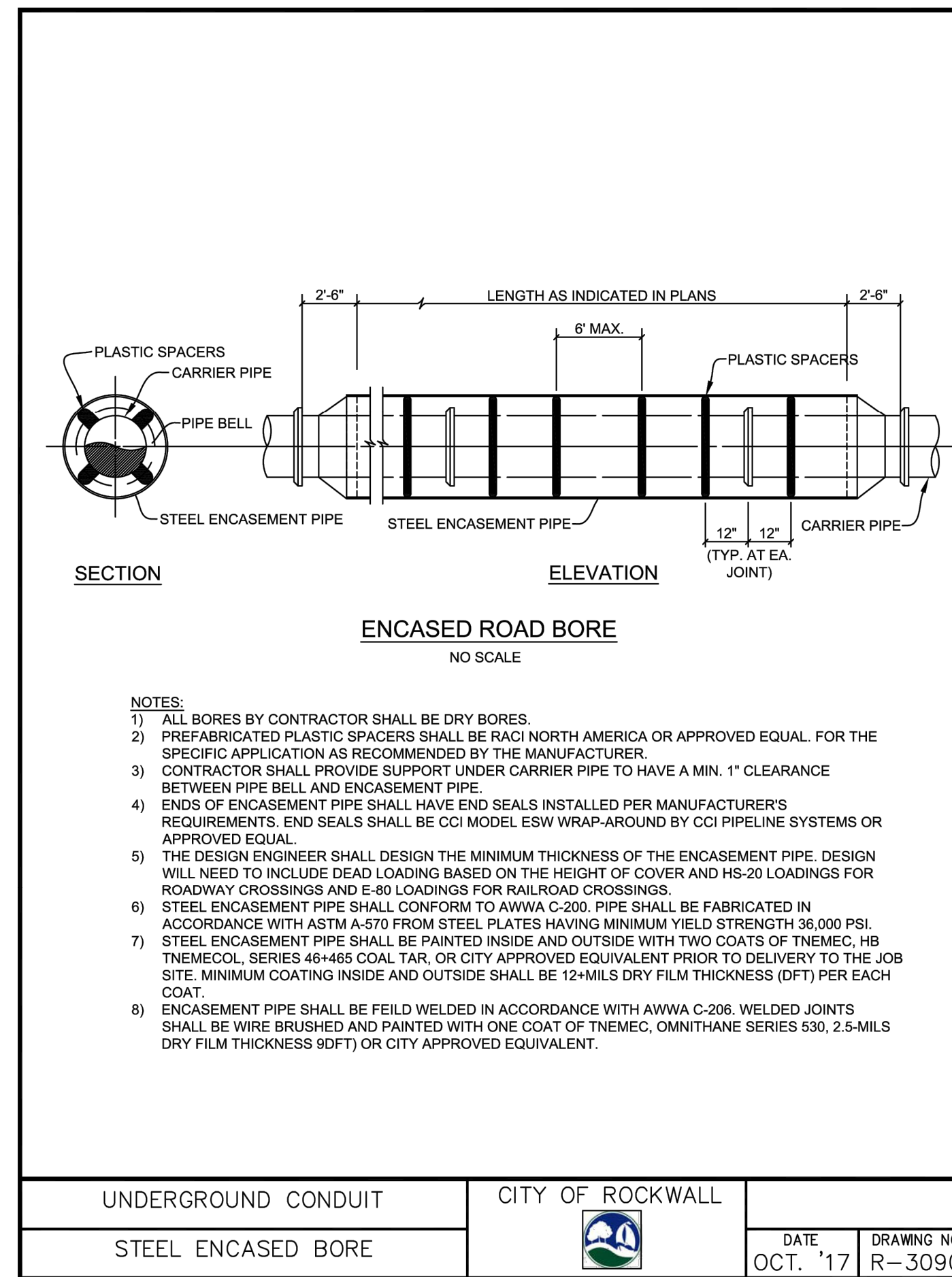
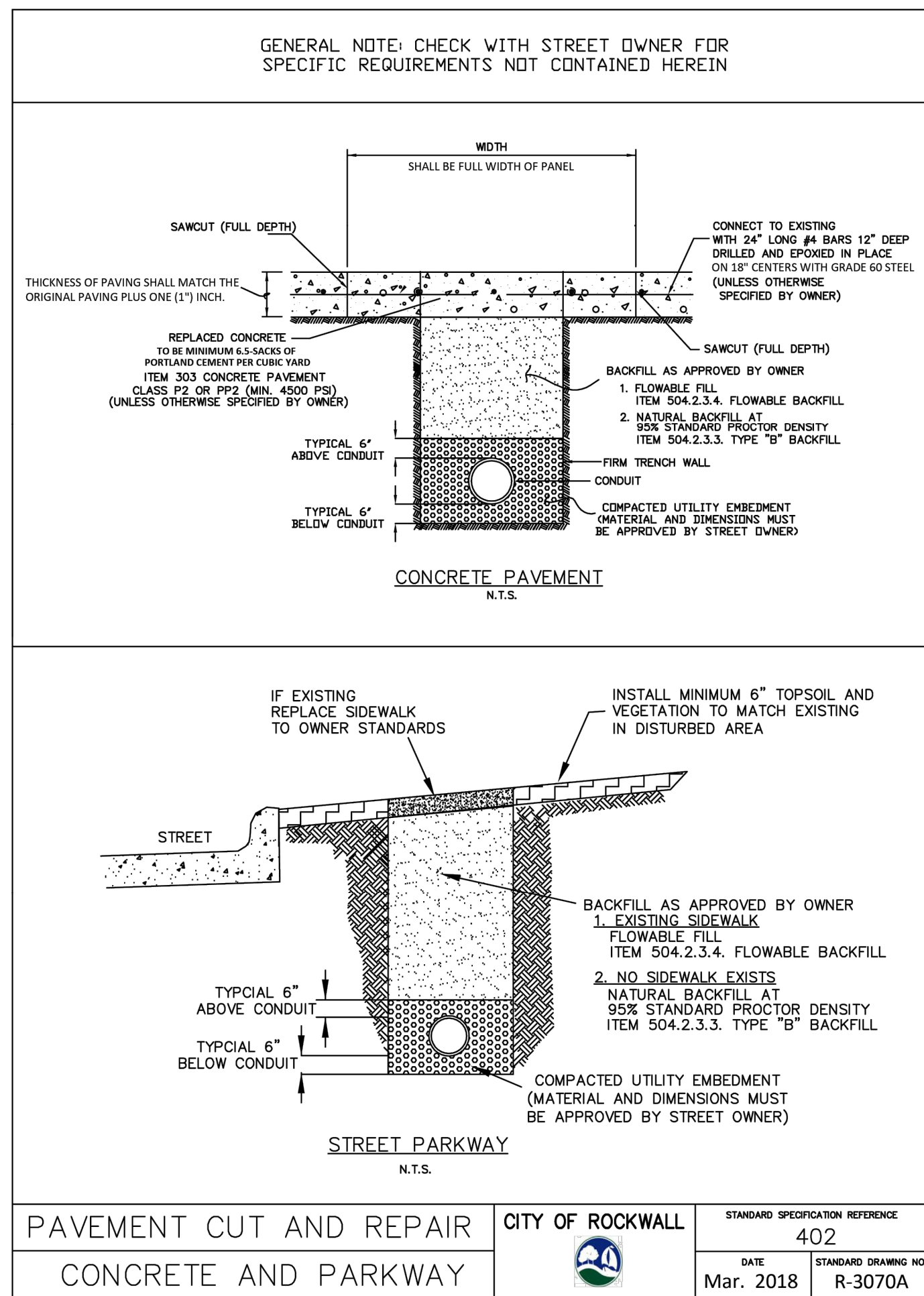
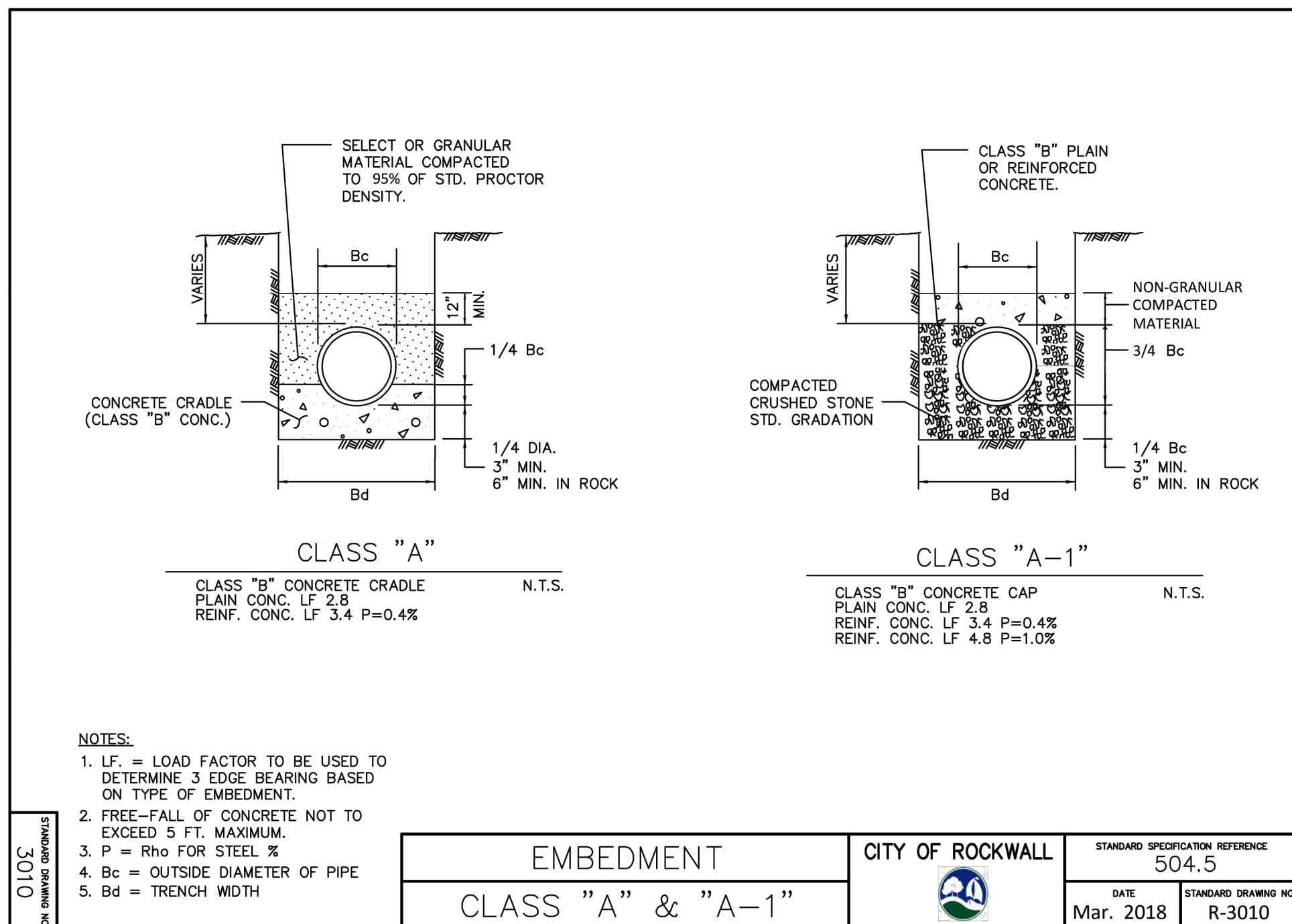
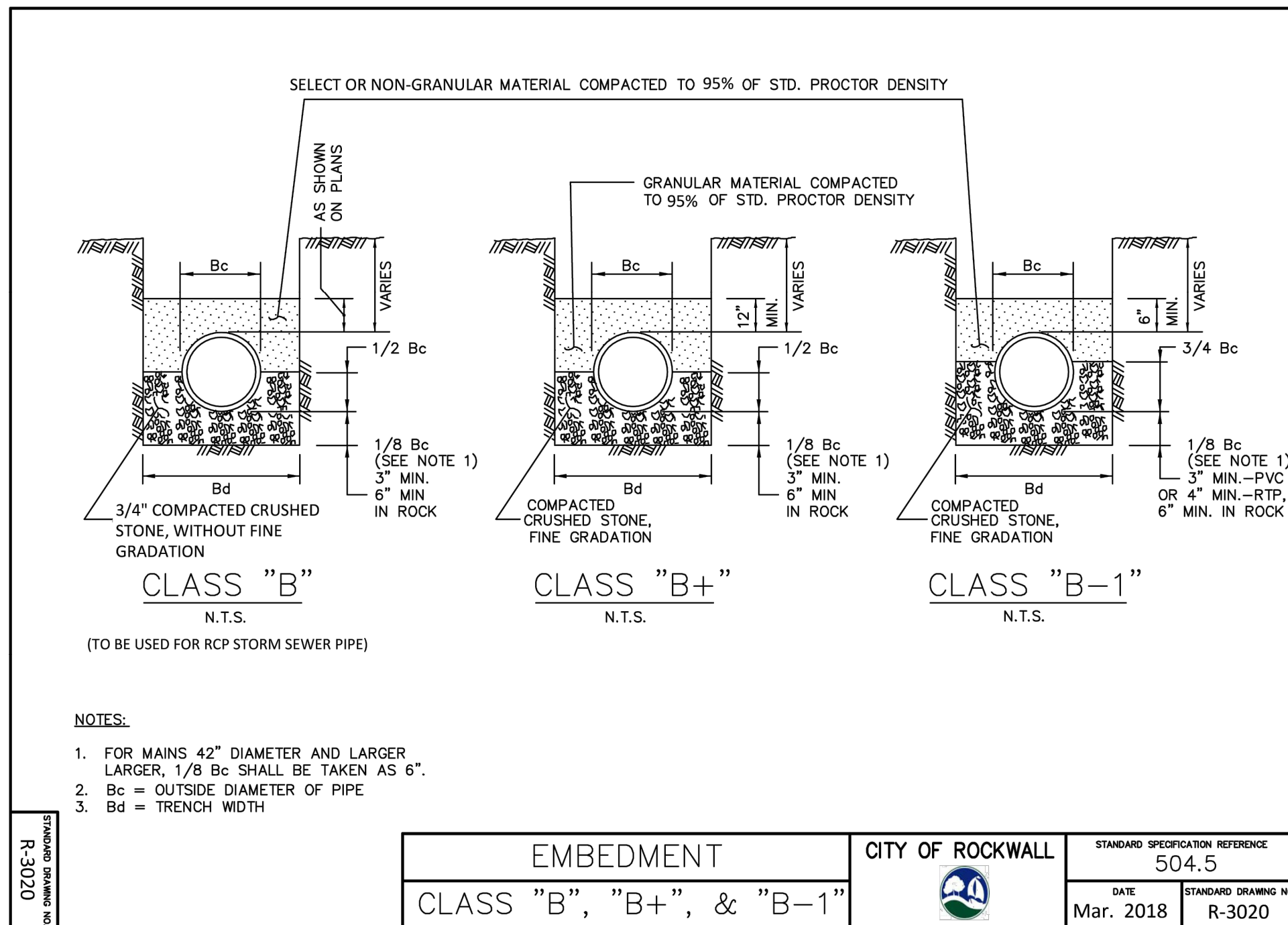
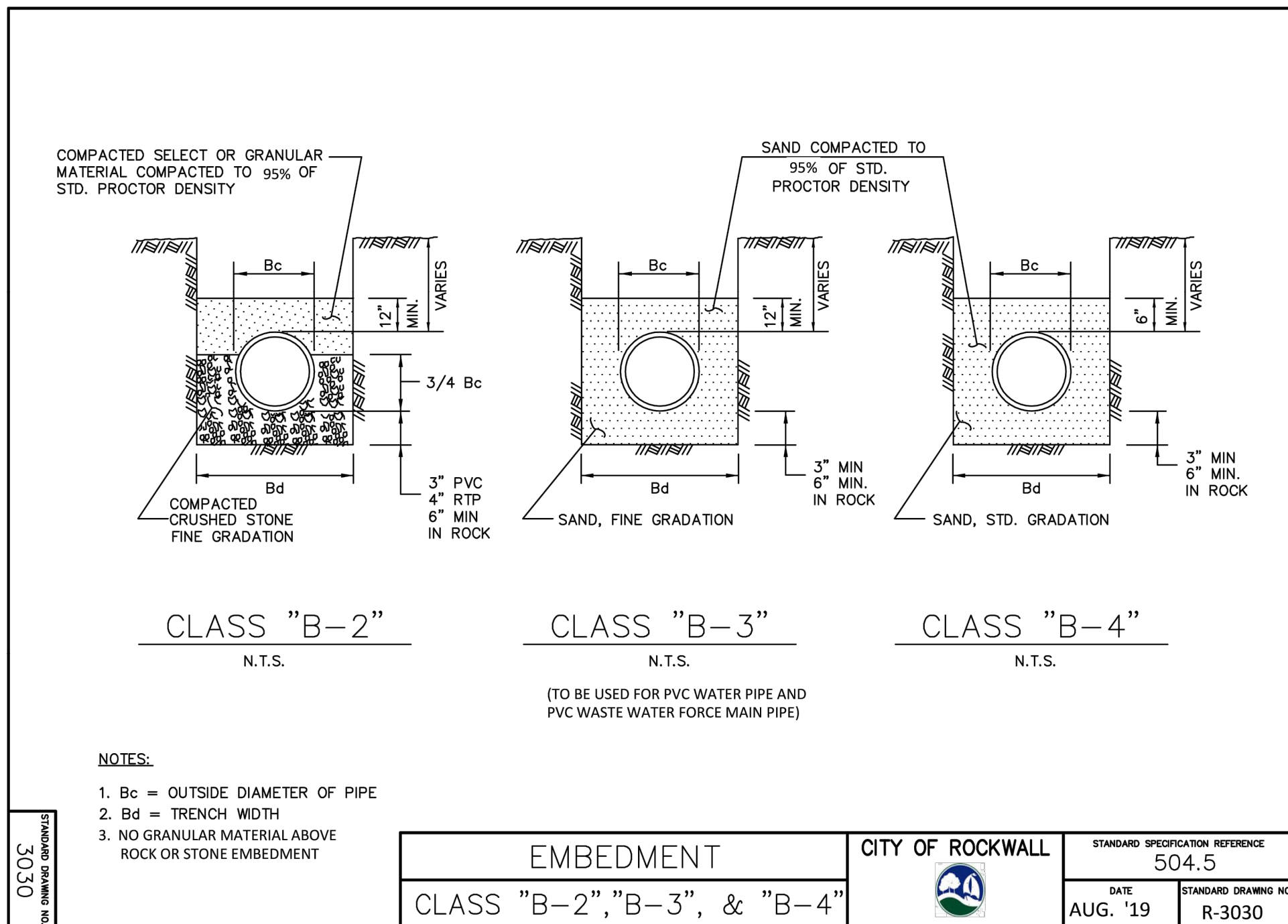
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

[illegible]

CHECKED BY:	NDH
DESIGNED BY:	BGE
DATE:	APRIL 2024
PROJECT NUMBER:	9028-00

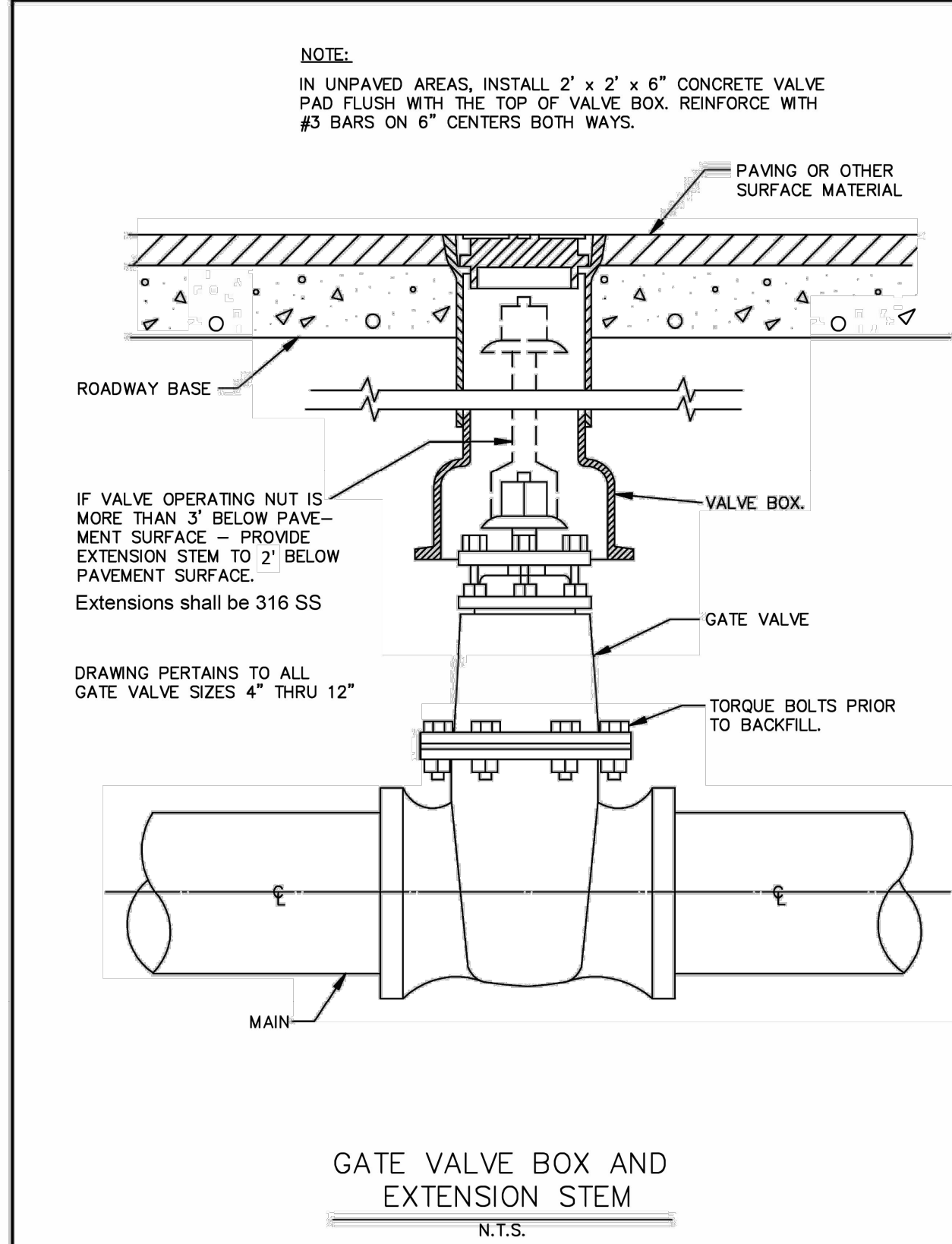
SHEET NO.

C10.1

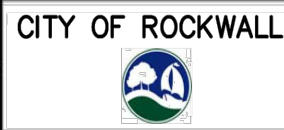


G:\Drawings\Standard Drawings\Rockwall\City Standard Details\Std. 10 2024-12-09.dwg

BGE, INC.

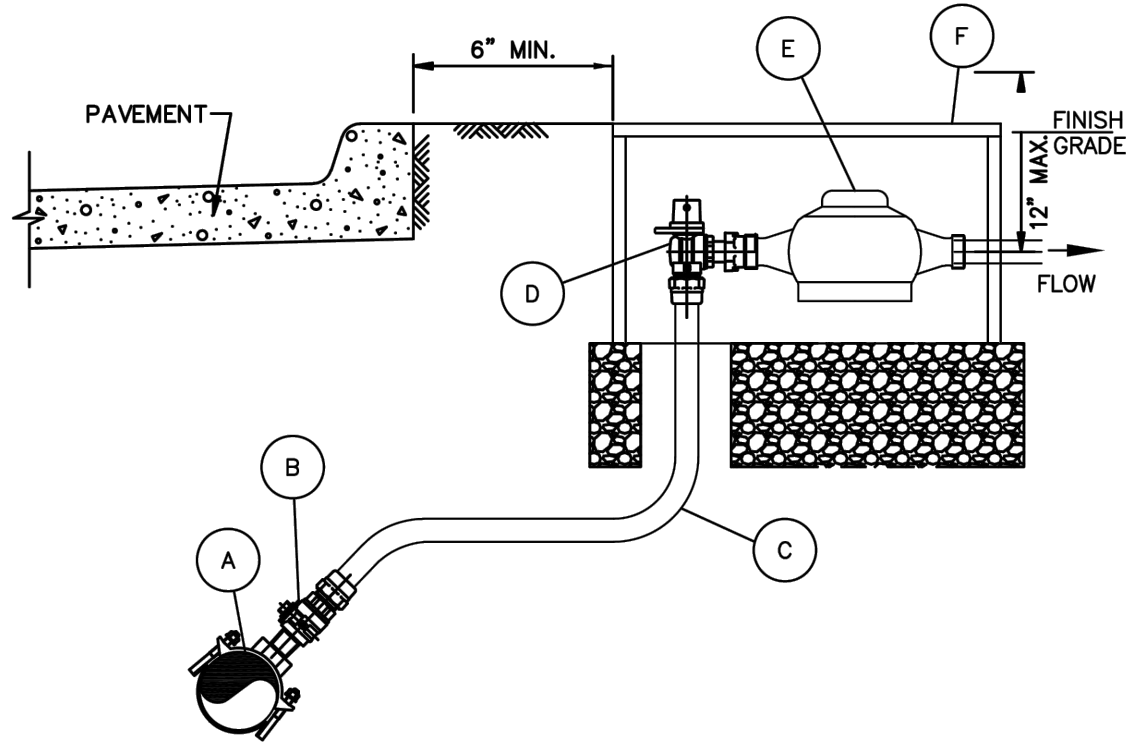


GATE VALVE 4" TO 12"
BOX & EXTENSION STEM



STANDARD SPECIFICATION REFERENCE	502.6.6"
DATE	AUG. '19
STANDARD DRAWING NO.	R-4050

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



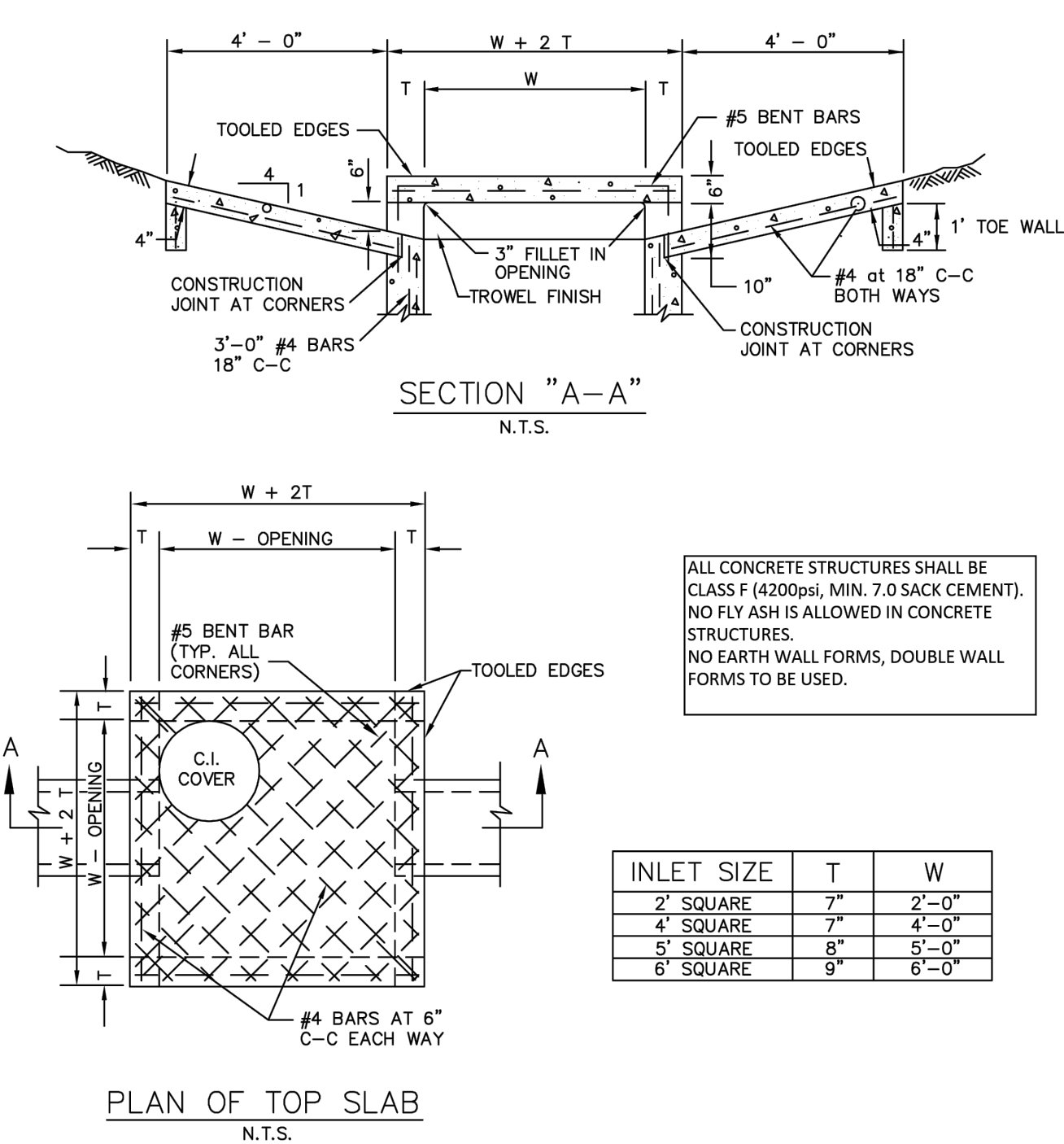
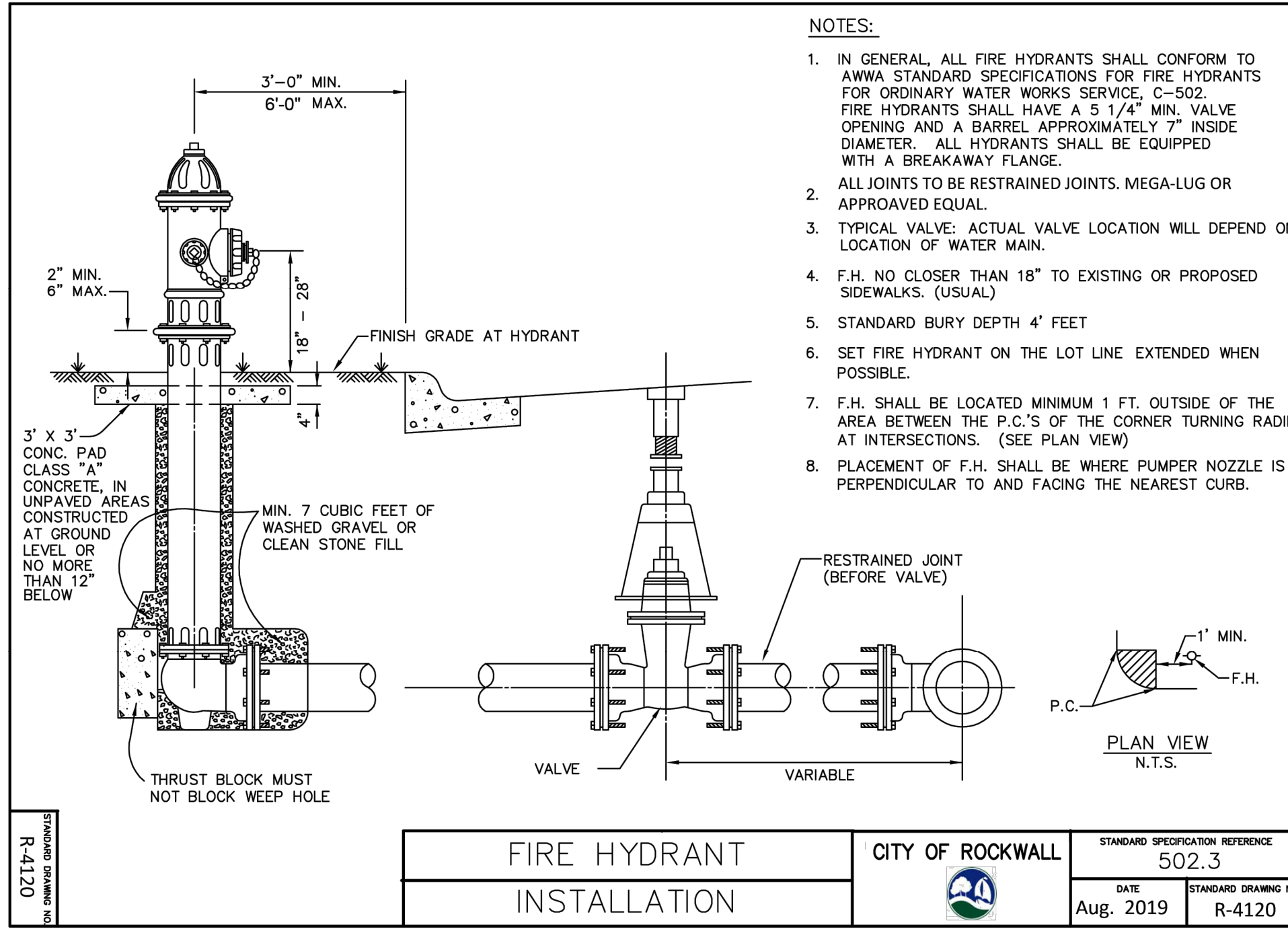
NOTES:

- SERVICE PIPE SHALL BE 1" OR 2" SEAMLESS 250 PSI BLUE COLORED POLYETHYLENE ASTM D2737, SDR 9, CTS WATER SERVICE PIPE, NSF61 APPROVED.
 - TOP OF METER BOXES SHALL BE 1" ABOVE FINISHED GRADE.
 - METER BOX SHALL HAVE A MINIMUM OF 6" OF GRAVEL BENEATH METER BOX AS ILLUSTRATED.
 - LOCATION OF THE METER BOX SHALL BE LOCATED TO ALLOW 6" CLEARANCE FROM CURB.
- MATERIAL LIST:
- A. SERVICE SADDLE SHALL BE BRASS WITH DOUBLE BRONZE FLATTENED STRAPS OR STAINLESS STEEL DOUBLE BOLT WIDE STRAPS. NO BANDED OR HINGED STRAPS SHALL BE ALLOWED. SERVICE SADDLES SHALL MEET AWWA/COC TAPPING OUTLET (TAPERED THREADS) REQUIREMENTS. ALL SERVICE SADDLES SHALL BE PER APPROVED WATER MATERIALS LIST.
- B. 1" OR 2" CORPORATION STOP PER APPROVED WATER MATERIALS LIST.
- C. 1" OR 2" SERVICE PIPE SHALL BE SEAMLESS 250 PSI BLUE COLORED POLYETHYLENE ASTM D2737, SDR9, CTS WATER SERVICE PIPE, NSF61 APPROVED.
- D. 1" OR 2" LOCKING ANGLE METER VALVE (STOP) PER APPROVED WATER MATERIALS LIST.
- E. WATER METERS CENTERED IN BOX AS ILLUSTRATED.
- F. ROUND METER BOX PER APPROVED WATER MATERIALS LIST.

WATER SERVICE INSTALLATION
1" OR 2" LINE



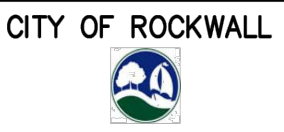
DATE	AUG '19
DRAWING NO.	R-4130



NOTES:

- MATERIAL AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF NCTCOG STANDARD SPECIFICATIONS FOR STANDARD CONCRETE MANHOLES. MINIMUM CLASS "A" CONCRETE.
- LAYERS OF REINFORCING STEEL NEAREST THE INTERIOR AND EXTERIOR SURFACES SHALL HAVE A COVER OF 2" TO THE CENTER OF BARS, UNLESS OTHERWISE NOTED.
- FOR DETAILS OF REINFORCING OF LOWER PORTIONS OF INLET SEE APPROPRIATE SQUARE MANHOLE DETAILS.
- DEPTH OF DROP INLET FROM FINISHED GRADE TO FLOW LINE OF INLET IS VARIABLE. APPROXIMATE DEPTH WILL BE SHOWN ON PLANS AT LOCATION OF INLET.
- ALL STANDARD DROP INLETS SHALL HAVE ONE OPENING ON EACH SIDE UNLESS OTHERWISE SHOWN ON PLANS.
- DECK MAY BE REINFORCED SAME AS 4' SQUARE MANHOLE.

DROP INLET
2', 4', 5' OR 6' SQUARE



STANDARD SPECIFICATION REFERENCE	702
DATE	Mar. 2018
STANDARD DRAWING NO.	R-6040



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Contact: Mark Pross
Tel: 972-759-1400

SEEFRID ROCKWALL
CITY OF ROCKWALL STANDARD
DETAILS
SEEFRID ROCKWALL
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

!!CAUTION !!

Contractor to Verify exact location & Depth of
Exist Facilities Prior to any Construction
Activities

CAUTION !!!

CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV. NO.	DATE	DESCRIPTION

CHECKED BY: NDH

DESIGNED BY: BGE

DATE: APRIL 2024

PROJECT NUMBER: 9028-00

SHEET NO.

C10.4

