Rockwall
INDEPENDENT SCHOOL DISTRICT
1050 Williams St, Rockwall, TX 75087
(ctrl+Enter for 2nd line.)
T: 972-771-0605

ROCKWALL ISD
URSULA RAKOW MS NEW PARKING LOT
ISSUE FOR CONSTRUCTION

CORGAN
401 N. Houston St. Dallas, TX 75202
T: 214.748.2000

SHEET LIST

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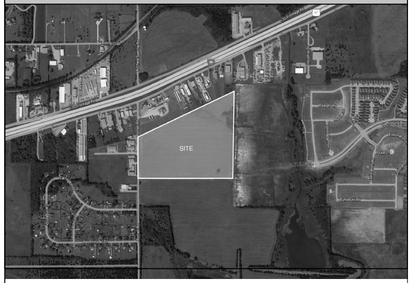
CODE INFORMATION

PROJECT DATA AND CODE INFORMATION

PROJECT DATA			
PROJECT NAME:	URSULA RAKOW MS NEW PARKING LOT		
PROJECT ADDRESS:	GETTYSBURG BLVD. CITY OF FATE, TX		
OWNER:	ROCKWALL ISD		
APPLICABLE CODES	NOTE:INCLUDED IN SPECIFICATION SECTION 014100 REGULATORY REQUIREMENTS		
BUILDING CODE:	2018 IBC WITH AMENDMENTS		
ACCESSIBILITY CODE:	2012 TAS + ADA		
ELECTRICAL CODE:	2020 NEC		
ENERGY CODE:	2018 IECC		
FIRE CODE:	2018 IFC		
MECHANICAL CODE:	2018 IMC		
PLUMBING CODE:	2018 IPC		
REGIONAL OR MUNICIPAL CODE:	CITY OF FATE, TEXAS		
STORM SHELTER CODE:	ICC 500 - 2014		
LIFE SAFETY INFORMATION			**REFERENCE**
			-
USE OR OCCUPANCY CLASSIFICATION			
OCCUPANCY:	GROUP E: EDUCATIONAL		
TYPE OF CONSTRUCTION			
CONSTRUCTION TYPE:	TYPE IIB		
FIRE PROTECTION REQUIREMENTS			
BEARING WALLS: INT./EXT.	0		
NONBEARING WALLS: INT./EXT.	0		
ROOF / CEILING:	0		
FLOOR/ CEILING:	0		
STRUCTURAL FRAME / COLUMNS:	0		
RATED SEPARATIONS:	2 HR		
DESIGN LIMITATIONS	**MAX. ALLOWED**	**MAX. PROVIDED**	
HEIGHT:	75' - 0"	38' - 10"	
AREA:	0 SF	0 SF	
MEANS OF EGRESS	**MAX. ALLOWED**	**MAX. PROVIDED**	
TRAVEL DISTANCE TO EXIT:	250' - 0"	250' - 0"	
TOTAL OCCUPANT LOAD:	0	1350	
EGRESS WIDTH PER OCCUPANT	**MIN. ALLOWED**	**PROVIDED**	
0.2" STAIRS:	3' - 8"	9' - 0"	
0.15" DOORS:	3' - 0"	3' - 0"	

VICINITY MAP



○	ISSUES	
1	10/30/2025	ISSUE FOR CONSTRUCTION
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△	REVISIONS	

REGISTERED ARCHITECT
HANSBERGER SMITH
16316
STATE OF TEXAS

Date of issue:
10/30/2025

URSULA RAKOW MS
NEW PARKING LOT
GETTYSBURG BLVD. CITY OF FATE, TX

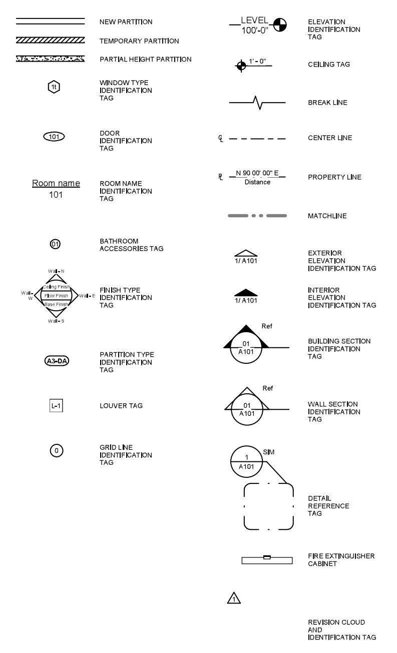
PROJECT TEAM

ARCHITECT	CIVIL	LANDSCAPE	M E P
CORGAN 401 N. Houston St. Dallas, TX 75202 T: 214.748.2000	GLENN ENGINEERING 4500 Fuller Drive, Suite 200, Irving, TX 75062 T: 972.359.1733 CONTACT: Robert Howman email: rahowman@glennengineering.com	RAMSEY LANDSCAPE ARCHITECTS 11914 Wishing Well Ct., Frisco, TX 75035 T: 972.335.0889 CONTACT: Mike Ramsey email: mike.rla@att.net	ESTES. MCCLURE & ASSOCIATES, INC. 328 S. Broadway Ave. Tyler, TX 75702 T: 214.893.6132 CONTACT: Will Hill email: whill@emaengineer.com

COVER SHEET

JOB 22286.0100
DATE 10/30/2025
SHEET
G00-00

SHEET SYMBOLS



NEW PARTITION
TEMPORARY PARTITION
PARTIAL HEIGHT PARTITION
1t
WINDOW TYPE IDENTIFICATION TAG
101
DOOR IDENTIFICATION TAG
Room name
101
ROOM NAME IDENTIFICATION TAG
01
BATHROOM ACCESSORIES TAG
Wall - N
Wall - W
Wall - E
Wall - S
Ceiling Finish
Floor Finish
Base Finish
FINISH TYPE IDENTIFICATION TAG
A3-DA
PARTITION TYPE IDENTIFICATION TAG
L-1
LOUVER TAG
0
GRID LINE IDENTIFICATION TAG
LEVEL
100'-0"
ELEVATION IDENTIFICATION TAG
1' - 0"
CEILING TAG
BREAK LINE
℄
CENTER LINE
℗
N 90 00' 00" E
Distance
PROPERTY LINE
MATCHLINE
1/ A101
EXTERIOR ELEVATION IDENTIFICATION TAG
1/ A101
INTERIOR ELEVATION IDENTIFICATION TAG
Ref
01
A101
BUILDING SECTION IDENTIFICATION TAG
Ref
01
A101
WALL SECTION IDENTIFICATION TAG
SIM
1
A101
DETAIL REFERENCE TAG
FIRE EXTINGUISHER CABINET
1
REVISION CLOUD AND IDENTIFICATION TAG

STANDARD ABBREVIATIONS

A.D.	AREA DRAIN	DWR.	DRAWER	INFO.	INFORMATION	REF.	REFERENCE
A.F.F. OR AFF	ABOVE FINISH FLOOR			INSUL.	INSULATION	REFG.	REFRIGERATOR
A.P.	ACCESS PANEL	E.	EAST	INT.	INTERIOR	REINF.	REINFORCED
A/C.	AIR CONDITIONING	E.J.	EXPANSION JOINT	INV.	INVERT	REQD.	REQUIRED
ABV.	ABOVE	E.S.	EXPOSED STRUCTURE			RESIL.	RESILIENT
ACOUS.	ACOUSTICAL	E.W.	EACH WAY	JAN CLO.	JANITOR CLOSET	REV.	REVISION
ACP	ACOUSTICAL CEILING PANEL	E.W.C.	ELECTRIC WATER COOLER	JAN.	JANITOR	RFL.	REFLECTED
ADD'L.	ADDITIONAL	EA.	EACH	JST.	JOIST	RM.	ROOM
ADJ.	ADJUSTABLE OR ADJACENT	EL. OR ELEV.	ELEVATION	JT.	JOINT		
AL.	ALUMINUM	ELEC. OR ELECT.	ELECTRICAL			S.	SOUTH
ANCH.	ANCHOR	EMERG. OR EMER.	EMERGENCY	L	LEG	S.C.	SOLID CORE
APPROX.	APPROXIMATE	ENCL	ENCLOSURE	LAB.	LABORATORY	S.H.	SPRINKLER HEAD
ARCH.	ARCHITECTURAL	EQ	EQUAL	LAM.	LAMINATE	S.S.	STAINLESS STEEL
ASPH.	ASPHALT	EQUIP.	EQUIPMENT	LAV.	LAVATORY	SAN.	SANITARY
ASS'Y.	ASSEMBLY	EXIST.	EXISTING	LKR.	LOCKER	SCHED. OR SCHD.	SCHEDULE
ATC	ACOUSTICAL CEILING TILE	EXP. OR EXPAN.	EXPANSION	LT.	LIGHT	SEC.	SECURITY
AUTO.	AUTOMATIC	EXT.	EXTERIOR			SECT.	SECTION
AWC	ACOUSTICAL WALL PANELS			M.	METER	SEW.	SEWER
		F.A.	FIRE ALARM	M.H.	MANHOLE	SGL.	SINGLE
B.L.	BUILDING LINE	F.D.	FLOOR DRAIN	M.O.	MASONRY OPENING	SHT.	SHEET
B.O.	BOTTOM OF	F.E.	FIRE EXTINGUISHER	MAS.	MASONRY	SHWR.	SHOWER
BD.	BOARD	F.E.C.	FIRE EXTINGUISHER CABINET	MATL.	MATERIAL	SIM.	SIMILAR
BLDG.	BUILDING	F.H.C.	FIRE HOSE CABINET	MAX	MAXIMUM	SPEC. OR SPECS.	SPECIFICATION(S)
BLK.	BLOCK	F.H.R.	FIRE HOSE REEL	MBL.	MARBLE	SPKR.	SPEAKER
BM.	BEAM	F.HT.	FULL HEIGHT	MECH.	MECHANICAL	SQ.	SQUARE
BOT.	BOTTOM	F.O.C.	FACE OF CONCRETE	MEMB.	MEMBRANE	SQ. FT. OR S.F.	SQUARE FOOT (FEET)
BRK.	BREAK	F.O.F.	FACE OF FINISH	MEP.	MECHANICAL, ELECTRICAL, PLUMBING	SQ. YD. OR S.Y.	SQUARE YARD(S)
BRKT.	BRACKET	F.O.S.	FACE OF STUD	MFG.	MANUFACTURER	STA.	STATION
BSMT.	BASEMENT	F.S.	FULL SIZE	MIN.	MINIMUM	STD.	STANDARD
BTWN.	BETWEEN	F.V.C.	FIRE VALVE CABINET	MIR.	MIRROR	STL.	STEEL
		FDN.	FOUNDATION	MISC.	MISCELLANEOUS	STOR.	STORAGE
C.B.	CATCH BASIN	FIN.	FINISH	MTD.	MOUNTED	STRUCT.	STRUCTURE OR STRUCTURAL
C.G.	CORNER GUARD	FL. OR FLR.	FLOOR	MTL.	METAL	SUSP.	SUSPENDED
C.I.	CAST IRON	FLASH	FLASHING	MUL.	MULLION	SYM.	SYMMETRICAL
C.I.P	CAST IN PLACE	FLUOR.	FLUORESCENT				
C.J.	CONTROL JOINT	FPRF.	FIREPROOF(ING)	N	NORTH	T&G	TONGUE & GROOVE
C.O.	CLEAR OPENING	FR.	FRAME	N.I.C.	NOT IN CONTRACT	T.	TREAD
C.T.	CERAMIC TILE	FRP	FIBERGLASS REINFORCED PLASTIC	N.T.S.	NO TO SCALE	T. OR TEMP.	TEMPERED
CAB.	CABINET	FSTNR.	FASTENER	NO.	NUMBER	T.O.C.	TOP OF CONCRETE
CAT.	CATEGORY	FT.	FOOT OR FEET	NOM.	NOMINAL	T.O.CMU	TOP OF CMU
CER.	CERAMIC	FTG.	FOOTING			T.O.D.	TOP OF DECK
CFMF	COLD FORMED METAL FRAMING	FURR.	FURRING	O.C.	ON CENTER	T.O.O.	TOP OF
CLG.	CEILING	FUT.	FUTURE	O.D.	OUTSIDE DIAMETER/DIMENSION	T.O.P.	TOP OF PARAPET
CLO.	CLOSET			OFF.	OFFICE	T.O.S.	TOP OF STEEL
CLR	CLEAR	G.B.	GRAB BAR	OPNG.	OPENING	T.O.S.S.	TOP OF STRUCTURAL SLAB
CMU	CONCRETE MASONRY UNIT	G.C.	GENERAL CONTRACTOR	OPP.	OPPOSITE	T.V.	TELEVISION
COL.	COLUMN	GA.	GAUGE	OPP.HD.	OPPOSITE HAND	TEL.	TELEPHONE
CONC.	CONCRETE	GALV.	GALVANIZED	OVHD.	OVERHEAD	THK.	THICK
CONN.	CONNECTION	GFRG	GLASS FIBER REINFORCED GYPSUM	OZ.	OUNCE	TLT.	TOILET
CONST.	CONSTRUCTION	GL.	GLASS			TYP.	TYPICAL
CONT.	CONTINUOUS	GND.	GROUND	P.C.	PRECAST CONCRETE		
CONTR.	CONTRACTOR	GR.	GRADE	P.LAM.	PLASTIC LAMINATE	U.N.O	UNLESS NOTED OTHERWISE
CORR.	CORRIDOR	GRN	GRANITE	PAV.	PAVING	UNF.	UNFINISHED
CPT	CARPET	GSW	GYPSUM SHAFT WALL	PC.	PIECE	UR.	URINAL
CPTT	CARPET TILE	GYP. BD.	GYPSUM BOARD	PL.	PLATE		
CTR.	CENTER			PLAS.	PLASTIC	V.I.F.	VERIFY IN FIELD
CTRL.	CONTROL	H.B	HOSE BIB	PLBG.	PLUMBING	VB.	VAPOR BARRIER
		H.C.	HOLLOW CORE	PLYWD.	PLYWOOD	VERT.	VERTICAL
D.F.	DRINKING FOUNTAIN	H.K.	HOUSEKEEPING	PMMP	PREMANUFACTURED METAL PANEL	VEST.	VESTIBULE
D.O.	DOOR OPENING	H.M.	HOLLOW METAL	PNT.	PAINT		
D.P.	DAMP PROOFING	HCP.	HANDICAPPED	POL.	POLISHED	W.	WEST OR WIDTH
D.S.	DOWNSPOUT	HD.	HAND	PR.	PAIR	W.B.	WEATHER BARRIER
DBL.	DOUBLE	HDW. OR HDWR.	HARDWARE	PRCST.	PRECAST	W.C.	WATER CLOSET
DEMO.	DEMOLITION	HDWD.	HARDWOOD	PREMANUF.	PREMANUFACTURED	W.P.	WATERPROOF
DEPT.	DEPARTMENT	HNDRL.	HANDRAIL	PT.	POINT	W/	WITH
DET. OR DTL.	DETAIL	HORZ.	HORIZONTAL	PTD.	PAINTED	W/O	WITHOUT
DIA. OR DIAM.	DIAMETER	HR.	HOUR	PTN.	PARTITION	WD.	WOOD
DIM.	DIMENSION	HT.	HEIGHT			WDW.	WINDOW
DISP.	DISPENSER	HVAC	HEATING, VENTILATION, AIR CONDITIONING	R.	RADIUS	WR/GB	WATER RESISTANT GYP. BOARD
DN.	DOWN			R.D.	ROOF DRAIN	WSCT.	WAINSCOT
DR	DOOR	I.D.	INSIDE DIAMETER/DIMENSION	R.O.	ROUGH OPENING	WT.	WEIGHT
DRN	DRAIN	IN.	INCH	RCP	REFLECTED CEILING PLAN		
DWG.	DRAWING	INCL.	INCLUDE(D)(ING)	REBAR	REINFORCING BAR		
DWGS.	DRAWINGS						

ACCESSIBILITY NOTES

01 EXTERIOR ROUTE CONSTRUCTION

1. AN ACCESSIBLE ROUTE, IN THE DIRECTION OF TRAVEL, SHALL NOT HAVE A SLOPE EXCEEDING 1:20 (5/8" PER FOOT) EXCEPT AT A RAMP.
2. AN ACCESSIBLE ROUTE CROSS SLOPE SHALL NOT EXCEED 1:48 (1/4" PER FOOT).
3. ALL NEW PAVING AND WALKS FOR AN ACCESSIBLE ROUTE, SHALL NOT HAVE AN ABRUPT CHANGE IN SURFACE LEVEL (VERTICALLY) GREATER THAN 1/4" WHEN ABUTTING EITHER EXISTING OR OTHER NEW SURFACES DESIGNATED FOR AN ACCESSIBLE ROUTE.
4. AN ACCESSIBLE ROUTE CROSSING OR PARALLELING A HAZARDOUS AREA, SHALL BE CLEARLY MARKED IN A CONTRASTING COLOR, WITH THE ROUTE LOCATION, MARKING MATERIALS AND COLOR SHOWN ON THE DRAWING.
5. ANY OPENINGS THAT ARE CONSTRUCTED IN THE SURFACE OF AN ACCESSIBLE ROUTE SHALL HAVE THE OPENINGS RUNNING PERPENDICULAR TO THE DIRECTION OF TRAVEL WITH THE OPENINGS DIMENSION NOT TO EXCEED 1/2" IN THE DIRECTION OF TRAVEL.

02 CURB RAMPS

1. THE TOP AND BOTTOM OF THE RAMP, AT THE TRANSITION TO EITHER EXISTING OR NEW SURFACES, SHALL BE FLUSH AND FREE OF ANY ABRUPT VERTICAL CHANGES.
2. THE SURFACE FINISH OF THE RAMP, EITHER RAISED OR RECESSED AS PERMITTED BY ACCESSIBILITY CODES AND GUIDELINES, SHALL BE INSTALLED TO PERMIT WATER DRAINAGE.
3. THE RAMP CROSS SLOPE SHALL NOT EXCEED 1:48 (1/4" PER FOOT).

03 INTERIOR ROUTE CONSTRUCTION

1. AN ACCESSIBLE ROUTE, IN THE DIRECTION OF TRAVEL, SHALL NOT HAVE A SLOPE EXCEEDING 1:20 (5/8" PER FOOT), EXCEPT AT A RAMP.
2. AN ACCESSIBLE ROUTE CROSS SLOPE SHALL NOT EXCEED 1:48 (1/4" PER FOOT).
3. ALL NEW FLOOR CONSTRUCTION AND FLOORING MATERIALS SHALL NOT HAVE AN ABRUPT VERTICAL CHANGE IN FINISH SURFACE LEVEL GREATER THAN 1/4" WHEN ABUTTING EITHER EXISTING OR NEW SURFACES DESIGNATED FOR AN ACCESSIBLE ROUTE.

04 DOORS

1. ANY THRESHOLD SHALL NOT EXCEED 1/2" IN HEIGHT, NOR 1:2 SLOPE.
2. ALL ACCESSIBLE HARDWARE OPERABLE BY THE DISABLED, SHALL NOT EXCEED A HEIGHT OF 4'-0" AFF AND SHALL BE EASILY OPERATED WITH ONE HAND WITHOUT GRASPING, PINCHING OR TWISTING OF THE WRIST.
3. ALL ACCESSIBLE DOORS WITH CLOSERS SHALL HAVE THE CLOSER ADJUSTED SO THAT THE CLOSING TIME, FROM A 70 DEGREE OPEN ANGLE TO WITHIN 3" OF THE JAMB, IS NOT LESS THAN 3 SECONDS.
4. THE OPENING FORCE OF THE ALL ACCESSIBLE DOORS, EXCEPT FIRE EXIT DOORS, SHALL NOT EXCEED 5 POUNDS IN THE DIRECTION OF TRAVEL FOR EXITING.
5. THE OPERABLE HARDWARE ON A DOOR LEADING TO HAZARDOUS AREAS (E.G. BOILER ROOMS, MECHANICAL AND ELECTRICAL ROOMS, OTHER EQUIPMENT ROOMS, AND LOADING DOCK), SHALL HAVE A TEXTURED SURFACE ON THE TOUCHABLE AREA.

05 TOILET ROOMS

1. THE FLUSH CONTROL FOR ALL ACCESSIBLE TOILET/URINALS SHALL NOT EXCEED 3'-8" AFF, AND SHALL BE ON THE WIDE (APPROACH) SIDE OF THE TOILET.
2. ACCESSIBLE LAVATORIES SHALL HAVE ALL EXPOSED HOT WATER PIPING AND DRAIN PIPES EITHER INSULATED OR CONFIGURED TO PROTECT AGAINST SKIN CONTACT. THE UNDERSIDE OF THE LAVATORY SHALL NOT HAVE ANY SHARP OR ABRASIVE SURFACES.
3. ANY GRAB BAR INSTALLATION SHALL BE ABLE TO SUPPORT 250 POUNDS APPLIED IN ANY DIRECTION.

06 SIGNAGE

1. ALL ACCESSIBLE PERMANENT ROOMS AND SPACES, EXIT WAYS AND EXIT STAIRWAYS, SHALL HAVE SIGNAGE THAT MEETS ACCESSIBLE SIGNAGE REQUIREMENTS FOR LETTER SIZE, LETTER AND NUMBER TYPESTYLE, RAISED LETTERS, GRADE 2 BRAILLE, COLOR/CONTRAST, AND LOCATION.
2. ALL ACCESSIBLE TOILET ROOMS SHALL BE DESIGNATED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND ACCESSIBLE TEXT SIGNAGE FOR A PERMANENT ROOM, PLACED DIRECTLY BELOW THE PICTOGRAM SYMBOL. THE SIGNAGE SHALL MEET THE ACCESSIBLE SIGNAGE REQUIREMENTS FOR LETTER SIZE, LETTER AND NUMBER TYPESTYLE, RAISED LETTERS, GRADE 2 BRAILLE, COLOR/CONTRAST, AND LOCATION.
3. ALL ACCESSIBLE PARKING SPACES AND PUBLIC ENTRANCES SHALL BE DESIGNATED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGNAGE IN ADDITION TO ANY OTHER SIGNAGE REQUIRED FOR ACCESSIBILITY. THIS SIGNAGE SHALL MEET ACCESSIBILITY REQUIREMENTS FOR COLOR/CONTRAST AND LOCATION.

ACCESSIBLE MOUNTING HEIGHTS

	ADULT			SECTION
WATER CLOSET				
TOP OF SEAT	17"-19"			604.4
FLUSH CONTROLS	15" MIN-48" MAX			604.6/309.3/308
URINAL				
RIM OF BASIN	17" MAX.			605.2
FLUSH CONTROLS	15" MIN-48" MAX			604.6/309.3/308
LAVATORY/SINKS				
RIM OR COUNTER SURFACE	34" MAX.			606.3
APRON CLEARANCE	27" MIN.			306
KNEE CLEARANCE	27" MIN.			306.3
TOE CLEARANCE	9" MIN.			306.2
DRINKING FOUNTAIN				
SPOUT HEIGHT	36" MAX.			602.4
KNEE CLEARANCE	27" MIN.			306.3
TOE CLEARANCE	9" MIN			306.2
DRINKING FOUNTAIN (BENDING DISABLED)				
SPOUT HEIGHT	38"-43"			602.7
GRAB BARS				
TOP OF BAR	33" MIN-36" MAX			609.4
MIRROR				
BOTTOM OF REFLECTIVE SURFACE (above counters & lavs.)	40" MAX.			603.3
TOP OF REFLECTIVE SURFACE	74" MIN.			603.3
SHOWER STALL				
TOP OF SEAT	17" MIN-19" MAX			610.2
SHOWER SPRAY UNIT HEIGHT (FIXED)	48" MAX			608.6
SHOWER SPRAY UNIT HEIGHT (HAND HELD)	48" MAX			608.6
CONTROLS AND OPERATING MECHANISMS				
TOWEL DISPENSER	48" MAX.			308
SOAP DISPENSER	48" MAX.			308
HAND DRYER	48" MAX.			308
TOILET TISSUE DISPENSER	15"-48" MAX.			604.7
SANITARY NAPKIN DISPENSER/RECEPTACLE	48" MAX.			308
TOILET SEAT COVER DISPENSER	48" MAX.			308
ELECTRICAL DEVICES				
ELECTRICAL, PHONE AND DATA OUTLETS (TO CENTER)	17" MIN-46" MAX			308.2.1
ABOVE COUNTER OUTLETS (TO CENTER)	44" MAX.			308.2.2
LIGHT SWITCHES (HIGHEST OPERABLE PART)	48" MAX.			308
FIRE ALARM PULL (HIGHEST OPERABLE PART)	48" MAX.			308
THERMOSTATS (HIGHEST OPERABLE PART)	48" MAX.			308
FIRE EXT. CAB. & AED (T.O.HANDLE/OPER. DEVICE)	48" MAX.			308.3.1
PUBLIC TELEPHONE (TO HIGHEST OPERABLE PART)	48" MAX.			308
RAMPS AND STAIRS				
TOP OF HANDRAILS	34"-38"			505.4
ELEVATORS				
HALL CALL BUTTON	48" MAX			407.2.1.1/308
HALL LANTERNS	72" MIN			407.2.2.2
DRESSING AND FITTING ROOMS				
TOP OF BENCH	17" MIN-19" MAX			903.5
FOOD SERVICE LINES				
TOP OF TRAY SLIDE	28" MIN-34" MAX			904.5.2

CORGAN

CORGAN
401 N. Houston St. Dallas, TX 75202
T: 214.748.2000

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16316

Date of issue:
10/30/2025

URSULA RAKOW MS
NEW PARKING LOT

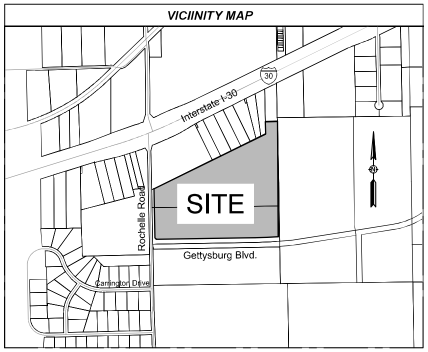
GETTYSBURG BLVD. CITY OF FATE, TX

STANDARDS AND SYMBOLS

JOB 22286.0100
DATE 10/30/2025
SHEET
G00-10

CONSTRUCTION PLANS FOR
RISD - RAKOW MS NEW PARKING LOT
0000 GETTYSBURG PARKWAY
CITY OF FATE, FATE COUNTY, TEXAS 75132

GENERAL NOTE:
CONTRACTOR TO UTILIZE CITY APPROVED CONSTRUCTION PLANS FOR CONSTRUCTION OF ALL CIVIL RELATED FACILITIES. CONTRACTOR TO NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY COST DISCREPANCIES BETWEEN THE CITY APPROVED SET AND BID SET WITH LATEST ADDENDUMS.



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C04.16	DETENTION CALCULATIONS BASIN "D"
C04.17	DETENTION CALCULATIONS BASIN "D"
C04.18	DETENTION CALCULATIONS BASIN "E"
C04.19	NOT USED
C04.20	STAGE STORAGE TABLE AND GRAPH "A" AND "OS1"
C04.21	STAGE STORAGE TABLE AND GRAPH D" AND "E"
C04.22	BASIN "A" SECTION AND SUMMARY
C04.23	BASIN "OSA" SECTION AND SUMMARY
C04.24	BASIN "D" SECTION AND SUMMARY
C04.25	BASIN "E" SECTION AND SUMMARY
C05.00	WATER PLAN
C05.01	SANITARY SEWER PLAN
C05.04	SOUTHWEST STORM PLAN
C06.01	SOUTH PAVING PLAN
C06.50	PRIVATE PAVING DETAILS
C06.51	PRIVATE PAVING DETAILS
C06.52	PRIVATE ADA DETAILS
C06.53	TxDOT TRAFFIC CONTROL DETAILS
C06.54	TxDOT STANDARD PAVEMENT MARKINGS
C06.55	CITY PAVING DETAILS
C06.56	CITY PAVING DETAILS
C06.57	CITY PAVING DETAILS

OWNER/DEVELOPER

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: WILL SALEE

ARCHITECT

CORGAN
401 N. HOUSTON ST.
DALLAS, TEXAS 75202
(214) 757-1696
CONTACT: BEVERLY FORNOF

ENGINEER

GLENN ENGINEERING CORPORATION
4500 FULLER DR., SUITE 220
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO, P.E.
EMAIL: cmarmijo@glennengineering.com

OCTOBER 2025

NOTE: THE CITY OF FATE CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

CORGAN

CORGAN
Dallas, TX 75202
T: 214.748.2000

○ISSUES

1	10/30/25	ISSUE FOR CONSTRUCTION

△REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1752575193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

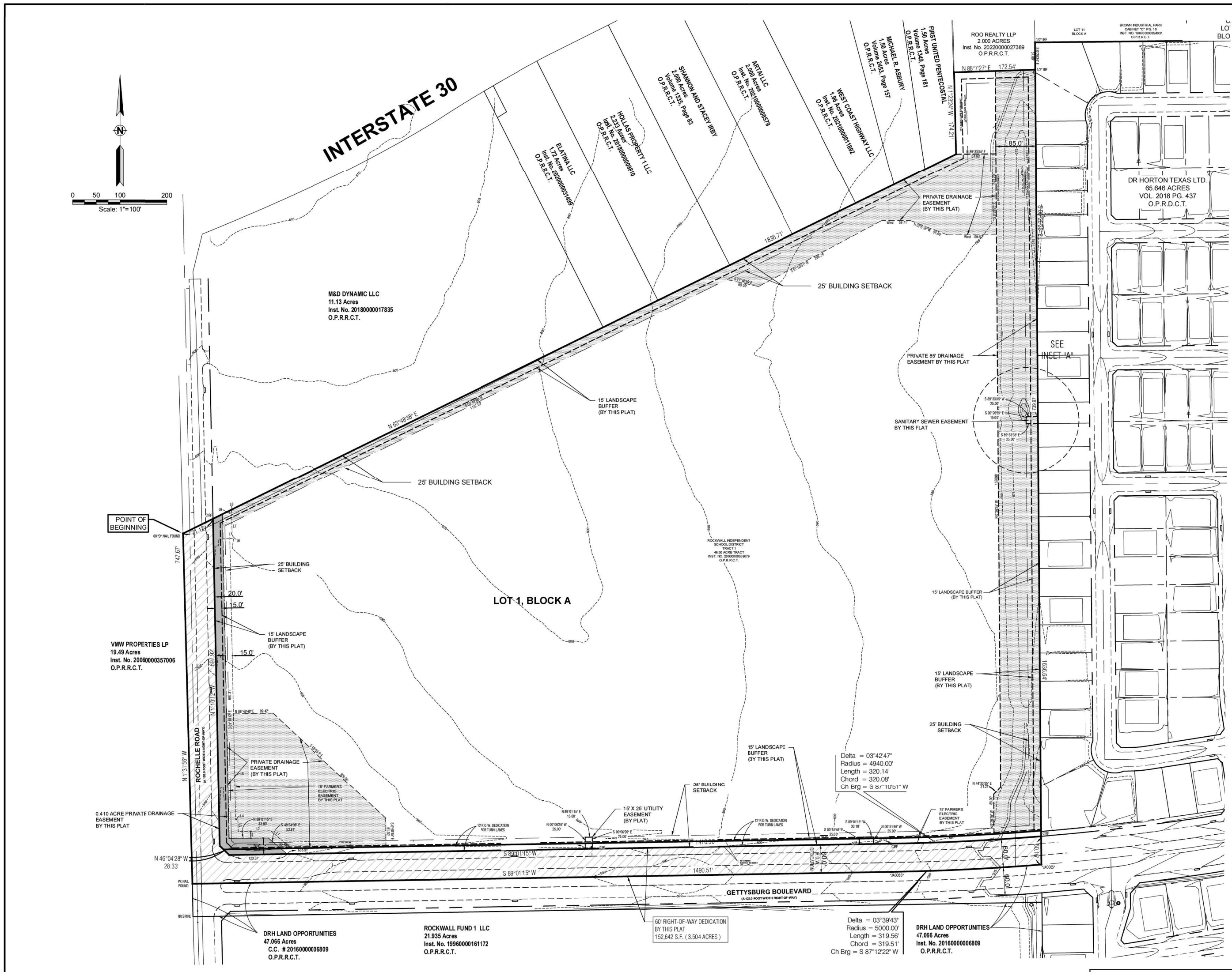
MIKE GLENN
35059

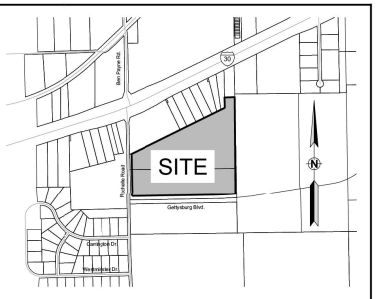
The seal appearing on this document was authorized by Mike Glenn, P.E. 35059, on October 30, 2025

URSULA RAKOW MS NEW PARKING LOT
GETTYSBURG BLVD. CITY OF FATE, TX

COVER SHEET

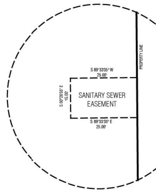
JOB 22286.0100
DATE 10/30/2025
SHEET C01.00





LOCATION MAP

NTS



INSET "A"

SCALE 1" = 50'

notes:

1. The basis of bearing is Grid North, Texas State Plane Coordinate System, North American Datum NAD 1983, North Central Zone, 4202.
2. The Owners of all corner lots shall maintain sight triangles in accordance with the City Subdivison Ordinance.
3. Selling a portion of any lot within this development by metes and bounds is a violation of State Law and City Ordinance and is subject to fines and withholding of utilities and building permits.
4. Construction not completed within two years of the recording date shall be subject to current City or County Standards and Regulations. The City or County may require the subdivision to be replatted.
5. Blocking the flow of water or construction improvements in drainage easements and filling or obstruction of the floodway is prohibited.
6. The existing creeks or drainage channels traversing along or across the subdivided tracts will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the creeks or drainage channels.
7. The City of Fate and Rockwall County will not be responsible for the maintenance and operation of drainage ways for the control of erosion located on private property.
8. The City of Fate and Rockwall County will not be responsible for any property damage, property loss, personal injury or loss of life caused by flooding or flooding conditions.
9. All corners are monumented with a 1/2" iron rod unless otherwise noted.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S 49°34'08" E	52.91'
L2	N 89°02'04" E	69.52'
L3	S 01°10'18"E	25.00'
L4	N 88°49'48"E	5.00'
L5	S 01°10'12" E	612.36'
L6	S 88°49'48" W	5.00'
L7	S 01°10'12" E	40.00'
L8	N 88°49'48" E	5.00'
L9	S 01°10'12" E	7.00'

LEGEND

IRF	IRON ROD FOUND
IRS	IRON ROD SET
CIRF	CAPPED IRON ROD FOUND
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS

CITY PROJECT : MP-23-006

MINOR PLAT

FATE MIDDLE SCHOOL #4 ADDITION
BLOCK A, LOT 1

GEORGE W. RIDLIN SURVEY
ABSTRACT NO. 184

CITY OF FATE, ROCKWALL COUNTY, TEXAS
49.75 ACRES

REV. 07/31/23
REV. 07/16/23
REV. 06/20/23

Sheet 1 of 2

OWNER:
ROCKWALL I.S.D.
1050 WILLIAMS STREET
ROCKWALL, TEXAS 75087
(972) 771-0605

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DRIVE, SUITE 220
IRVING, TEXAS 75038
TBPE FIRM NO. F-303
(972) 717-5151
(469) 472-9192 FAX
CONTACT: MIKE GLENN, P.E.

SURVEYOR:
CENTRO RESOURCES
1475 HERITAGE PARKWAY
SUITE 217
MANSFIELD, TEXAS 76063
10193888
(817) 354-1445
CONTACT: LARRY TURMAN

FOR INFORMATION ONLY

NOTE: THE CITY OF FATE CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

CORGAN

CORGAN
Dallas, TX 75202
T: 214.748.2000

○	ISSUES	
1	10/30/25	ISSUE FOR CONSTRUCTION

△	REVISIONS	

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303
HUB #: 1752575193300
PHONE (972) 717-5151
FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220
IRVING, TEXAS 75038

MIKE GLENN
35059

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URSULA RAKOW MS
NEW PARKING LOT

GETTYSBURG BLVD. CITY OF FATE, TX

SCHOOL PLAT
SHEET 1

JOB 22286.0100
DATE 10/30/2025
SHEET
C01.03

STATE OF TEXAS §

COUNTY OF ROCKWALL §

OWNER'S CERTIFICATE

WHEREAS ROCKWALL INDEPENDENT SCHOOL DISTRICT is the owner of a 49.75 acre tract of land situated in the G.W. RIDLIN SURVEY, ABSTRACT NO. 184, being part of a tract of land as described by deed to Fate I-30, L.P., recorded in Instrument No. 20060000358679, Official Property Records of Rockwall County, Texas (O.P.R.R.C.T.) and being all of a 49.50 acre tract of land as described by deed to Rockwall Independent School District recorded in Instrument No. 2006-00358679, Real Property Records of Rockwall County, Texas (O.P.R.R.C.T.), said tract also being more particularly described as follows:

BEGINNING at a 60 "D" nail found for corner at the most northwesterly corner of said Rockwall ISD tract, same being in the center of Rochelle Road and the easterly line of a tract of land as described by deed to VMW Properties LP, recorded in Inst. No. 20060000357006 (O.P.R.R.C.T.) , said point also being the southwesterly corner of a tract of land as described by deed to M&D Dynamic LLC , recorded in Inst. No. 20180000017835, (O.P.R.R.C.T.);

THENCE North 63 degrees 48 minutes 38 seconds East passing a 1/2 inch iron rod found at 16.20 feet and continuing in all a distance of 1836.71 feet along the south line of the following tracts, Elatina LLC recorded in Inst. No. 20200000031499, (O.P.R.R.C.T.), Hollas Property 1 LLC recorded in Inst. No. 20180000009810 (O.P.R.R.C.T), Shannon and Stacy Irby recorded in Volume 1335, Page 83 (O.P.R.R.C.T.), Artai LLC recorded in 20210000008579 (O.P.R.R.C.T.), West Coast Highway LLC recorded in Inst. No. 20210000011892 (O.P.R.R.C.T.), Michael R. Asbury recorded in Volume 2453, Page 157 (R.P.R.R.C.T.), First United Pentecostal Church recorded in Volume 1349, Page 181 (R.P.R.R.C.T.), to a 1/2 inch iron rod found for corner at the southeast corner of said First United Pentecostal Church Tract;

THENCE North 01 degree 23 minutes 24 seconds West a distance of 174.21 feet along the east line of said First United Pentecostal Church Tract to a 1/2 inch iron rod found for corner at the southwest corner of a tract of land described by deed to Roo Realty LLP recorded in Inst. No. 20220000027389 (O.P.R.R.C.T.);

Thence North 88 degrees 07 minutes 27 seconds East a distance of 172.54 feet along the south line of said Roo Realty LLP tract to a 1/2 inch iron rod found for corner, same being the southeast corner of said Roo Realty tract and in the west line of a tract of land described by deed to DR Horton Texas Ltd. , recorded in Volume 2018, Page 437 (O.P.R.R.C.T.);

THENCE South 00 degrees 26 minutes 25 seconds West along the west line of said DR Horton Texas Ltd. tract , a distance of 1636.64 feet to a 1/2 inch iron rod found for corner at the beginning of a non-tangent curve to the right;

THENCE in a southwesterly direction along said non-tangent curve to the right having a radius of 5000.00 feet, a central angle of 03 degrees 39 minutes 43 seconds, a chord bearing South 87 degrees 12 minutes 22 seconds West, a chord distance of 319.51 feet, and an arc length of 319.56 feet to a 1/2 inch iron found for corner;

THENCE South 89 degrees 01 minutes 15 seconds West, a distance of 1490.51 feet to a 60 "D" nail found for corner in the center of aforesaid Rochelle Road;

THENCE North 01 degrees 31 minutes 56 seconds West, a distance of 747.67 feet along said Rochelle Road to the PLACE OF BEGINNING, and containing 49.75 acres of land.

Owners Dedication:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **ROCKWALL INDEPENDENT SCHOOL DISTRICT**, does hereby adopt this plat, designating the herein above described property as **Fate Middle School No. 4 Addition**, an addition to the City of Fate, Rockwall County, Texas, and does hereby dedicate and convey, in fee simple, to public use forever, the streets and alleys as shown hereon. The easements shown thereon are hereby reserved for the purposes indicated. The easements and fire lanes *shall be open* to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility easements and fire lanes is the responsibility of the owner. No buildings, fences, trees, shrubs, or other improvements, obstructions, or growths shall be constructed, reconstructed or placed upon, over or across the easements and fire lanes as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. The City of Fate shall have the right to remove and keep removed from fire lanes, all or parts of any building, fences, trees, shrubs, or other improvements, obstructions, or growths which in any way may endanger or interfere with access of fire units to fire protection facilities or equipment. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Owner hereby grants and conveys to the City of Fate and the general public use forever an access easement for ingress, egress, park and recreation use in, on and under all Open Space shown hereon. Owner hereby grants and conveys to the City of Fate and the general public a drainage easement in, on and under all Open Space shown hereon. The City of Fate shall have the right but not the obligation to maintain private drainage facilities, public trails, and landscaped areas within all said easements.

The easement, rights, and privileges granted by this conveyance are exclusive, and owner covenants not to convey any other easement or conflicting rights in the area covered by this grant. The easements shown hereon shall be perpetual. Owner's heirs, personal representatives, successors, and assigns are and shall be bound to warrant and forever defend the easement and rights conveyed in this instrument against every person lawfully claiming or to claim all or any part of the interest in the Property. All dedications are free and clear of all liens and encumbrances.

Water main and wastewater easement shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants water services, and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.
This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Fate, Texas.

Witness my hand in ____________________, Texas, this ______ day of ______________ 2023.

ROCKWALL INDEPENDENT SCHOOL DISTRICT

_________________________ _________________________
President, Board of Trustees Superintendent

STATE OF TEXAS)(
COUNTY OF ROCKWALL)(

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared ___________________________ and ______________________________ known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as a duly authorized officer of such corporation, for the purposes and consideration therein expressed, and in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____________ day of ____________________,2023.

____
Notary Public, in and for the State of Texas

SURVEYORS CERTIFICATE

I, Larry Turman, Registered Professional Land Surveyor for centro Resources, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made in February of 2020, under my direction and supervision, and further certify that all corners are as shown thereon, and that said plat has been prepared in accordance with the platting rules and regulations of the City of Fate, Texas. No interior lot corners were staked for the filing of this plat:

DATE: This the ________day of ________________________ , 2023.

CENTRO RESOURCES
PRELIMINARY-This document shall not be
recorded for any purpose and shall not be used or
viewed or relied upon as a final survey document
____
Larry Turman
Registered Professional Land Surveyor No. 1740

THE STATE OF TEXAS)(

COUNTY OF DALLAS)(

BEFORE ME, the undersigned authority, on this day personally appeared Larry Turman, whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said CENTRO RESOURCES, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE this __________ day of _________________ *, 2023.*

____
Notary Public in and for the State of Texas

City Signature Block:

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF FATE, TEXAS, WAS APPROVED BY THE CITY OF FATE, TEXAS, ON THE __________DAY OF _____________ , 2023. THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL COUNTY, TEXAS, WITHIN (30) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS THE _________ DAY OF _____________, 2023.

____
MAYOR - DAVID BILLINGS

____
CITY SECRETARY - VICTORIA RADUECHEL, TRMC

CITY PROJECT : MP-23-006

OWNER:	ENGINEER:	SURVEYOR:
ROCKWALL I.S.D. 1050 WILLIAMS STREET ROCKWALL, TEXAS 75087 (972) 771-0605	**GLENN ENGINEERING CORP.** 4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038 **TBPE FIRM NO. F-303** **(972) 717-5151** (469) 472-9192 FAX **CONTACT: MIKE GLENN, P.E.**	CENTRO RESOURCES 1475 HERITAGE PARKWAY SUITE 217 MANSFIELD, TEXAS 76063 10193888 (817) 354-1445 CONTACT: LARRY TURMAN

MINOR PLAT

FATE MIDDLE SCHOOL #4 ADDITION
BLOCK A, LOT 1

GEORGE W. RIDLIN SURVEY
ABSTRACT NO. 184

CITY OF FATE, ROCKWALL COUNTY, TEXAS
49.75 ACRES

REV. 07/31/23
REV. 07/16/23
REV. 06/20/23

Sheet 2 of 2

FOR INFORMATION ONLY

NOTE: THE CITY OF FATE CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

Oct 29, 2025 - 11:00am User: Robert
R:\ROCKISD\WILLIAMSBURG\2022 MIDDLE SCHOOL SITE\BIDSET\2023 RISD MS #4 REV W ELEM ENG 85 stalls For RSP.dwg

CORGAN

CORGAN
Dallas, TX 75202
T: 214.748.2000

○	ISSUES	
1	10/30/25	ISSUE FOR CONSTRUCTION

△	REVISIONS	

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1752575193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

MIKE GLENN
35059

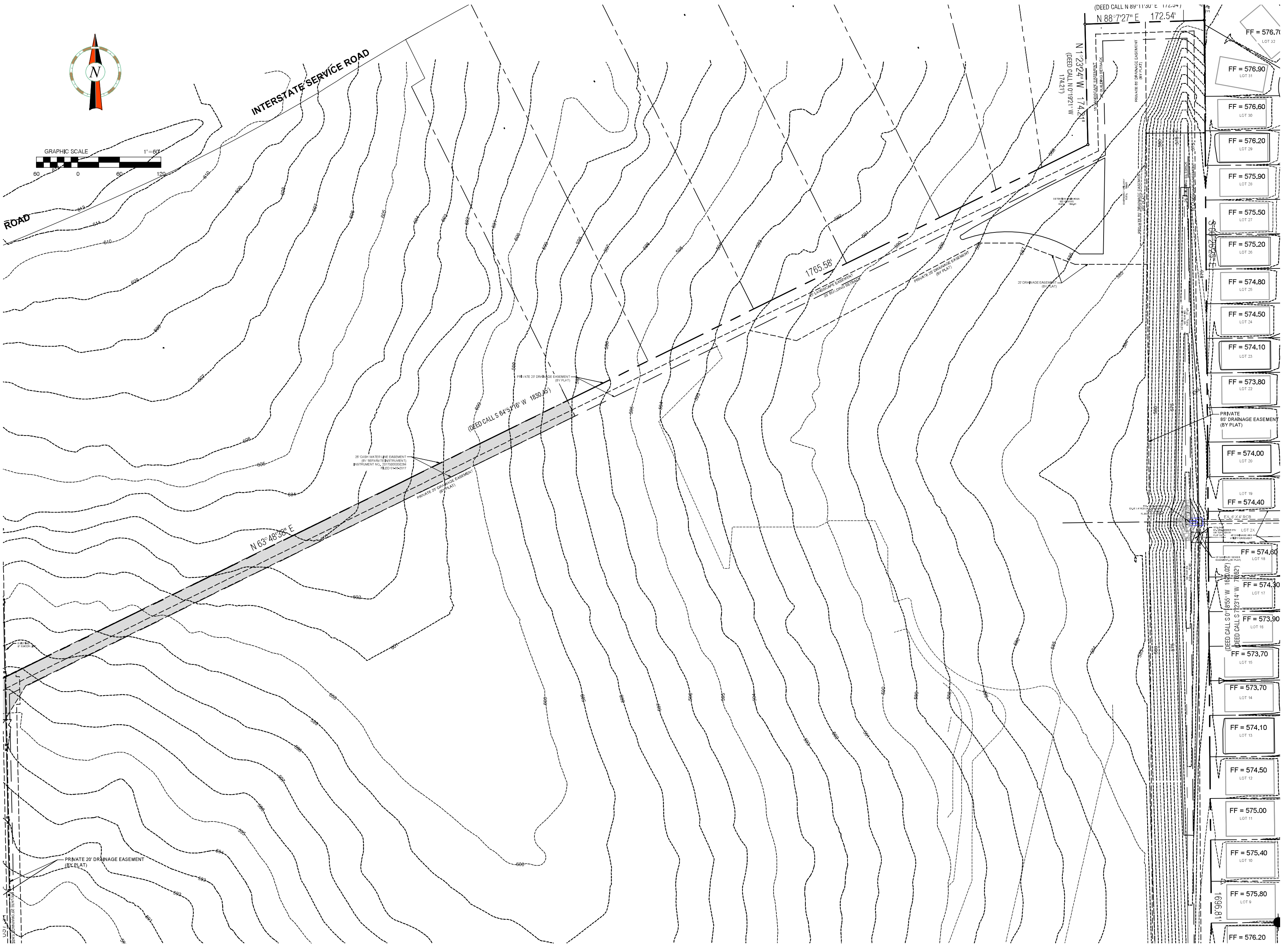
The seal appearing on this
document was authorized by
Mike Glenn, P.E. 35059, on
October 30, 2025

URSULA RAKOW MS
NEW PARKING LOT

GETTYSBURG BLVD. CITY OF FATE, TX

SCHOOL PLAT
SHEET 2

JOB 22286.0100
DATE 10/30/2025
SHEET
C01.04



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35059

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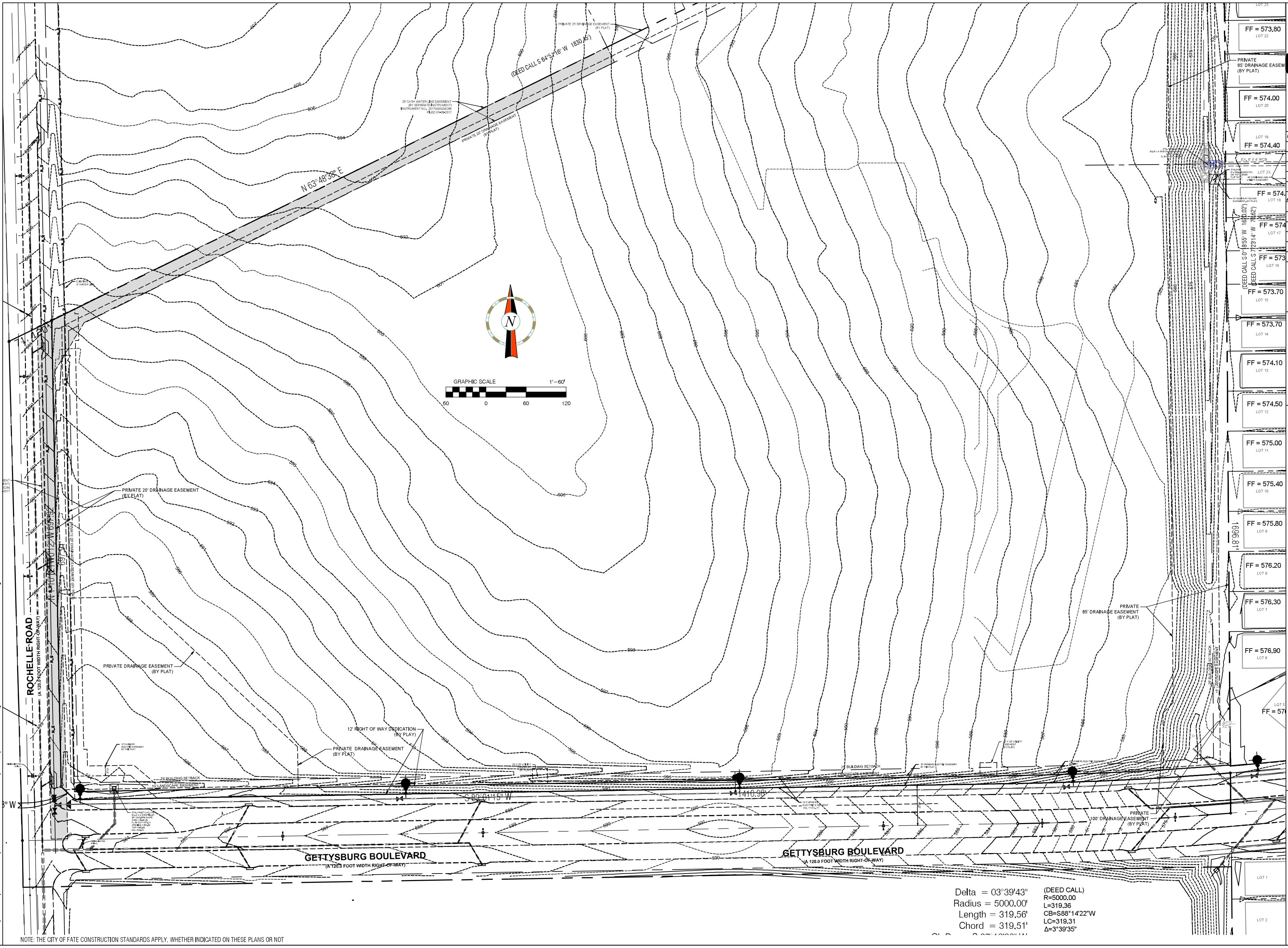
URSULA RAKOW MS NEW PARKING LOT

GETTYSBURG BLVD. CITY OF FATE, TX

NORTH TOPOGRAPHIC SUREY

JOB 22286.0100
DATE 10/30/2025
SHEET C01.05


(DEED CALL S 64°51'16" W 1830.45')
PRIVATE 25' DRAINAGE EASEMENT (BY PLAT)
25' CASH WATER LINE EASEMENT (BY SEPARATE INSTRUMENT) INSTRUMENT NO. 20170000000284 FILED 01-05-2017
N 63°48'38" E
GRAPHIC SCALE 1" = 60'
60 0 60 120
N
PRIVATE 20' DRAINAGE EASEMENT (BY PLAT)
PRIVATE DRAINAGE EASEMENT (BY PLAT)
ROCHELLE ROAD
(A 120.0 FOOT WIDTH RIGHT-OF-WAY)
12' RIGHT OF WAY DEDICATION (BY PLAY)
25' BUILDING SETBACK
15' LANDSCAPE EASEMENT
S 89°01'15" W
410.99'
GETTYSBURG BOULEVARD
(A 120.0 FOOT WIDTH RIGHT-OF-WAY)
PRIVATE 100' DRAINAGE EASEMENT (BY PLAT)
PRIVATE 85' DRAINAGE EASEMENT (BY PLAT)
1696.81'
(DEED CALL S 0°18'55" W 1622.02')
(DEED CALL S 7°23'14" W 76.62')
FF = 573.80
LOT 22
FF = 574.00
LOT 20
FF = 574.40
LOT 19
FF = 573.70
LOT 15
FF = 573.70
LOT 14
FF = 574.10
LOT 13
FF = 574.50
LOT 12
FF = 575.00
LOT 11
FF = 575.40
LOT 10
FF = 575.80
LOT 9
FF = 576.20
LOT 8
FF = 576.30
LOT 7
FF = 576.90
LOT 6
LOT 1
LOT 2

Delta = 03°39'43"
Radius = 5000.00'
Length = 319.56'
Chord = 319.51'

(DEED CALL)
R=5000.00
L=319.36
CB=S88°14'22"W
LC=319.31
Δ=3°39'35"

NOTE: THE CITY OF FATE CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

Oct 29, 2025 – 11:00am User: Robert
R:\ROCKISD\WILLIAMSBURG\2022 MIDDLE SCHOOL SITE\BIDSET\2023 RISD MS #4 REV W ELEM ENG 85 stalls For RSP.dwg

CORGAN

CORGAN
Dallas, TX 75202
T: 214.748.2000

○ ISSUES		
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IRVING, TEXAS 75038

MIKE GLENN
35059

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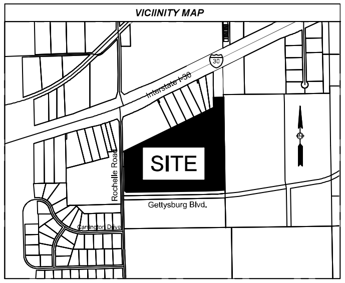
URSULA RAKOW MS
NEW PARKING LOT

GETTYSBURG BLVD. CITY OF FATE, TX

SOUTH TOPOGRAPHIC SURVEY

JOB 22286.0100
DATE 10/30/2025
SHEET C01.06



GENERAL NOTES:

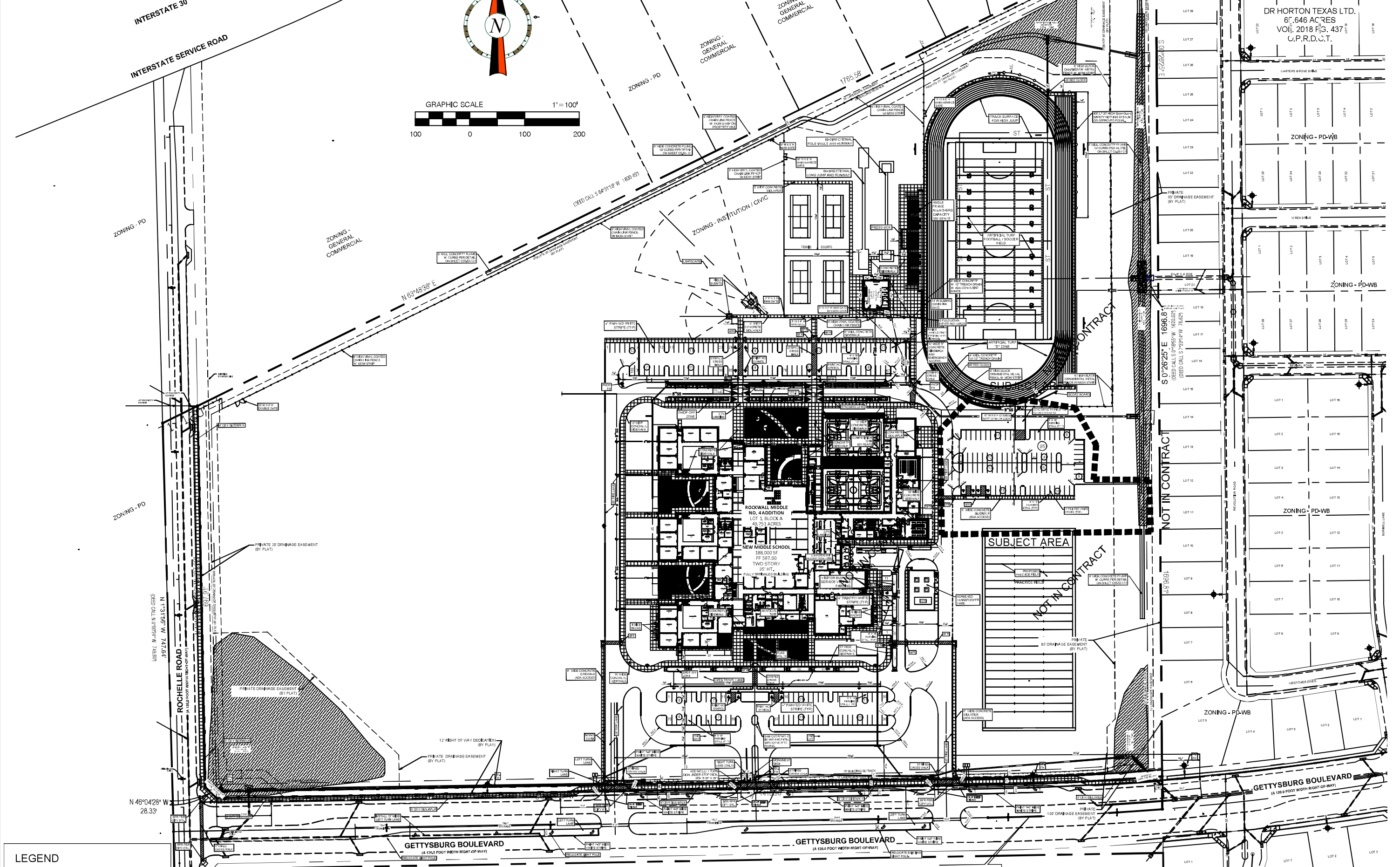
CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.

BARRIER FREE RAMPS (BFR) IN PUBIC R.O.W. SHALL BE PER CITY STANDARDS AND DETAILS.

REFER TO DEVELOPMENT PLANS FOR GRADING DETAILS.

OUTDOOR LIGHTING NOTE:

ALL OUTDOOR LIGHTING MUST MEET THE UDO SECTION 5.9.5 REQUIREMENTS ..



Delta = 03°39'43"
Radius = 5000.00'
Length = 319.56'
Chord = 319.51'
Ch Brg = S 87°12'22" W

(DEED CALL)
R=5000.00
L=319.36
CB=S88°14'22"W
LC=319.31
Δ=3°39'35"

ALL DIMENSIONS ARE FACE OF CURB UNLESS OTHERWISE NOTED.

LEGEND

FF=597.00	= PROPOSED FINISH FLOOR
▭	= PROPOSED CURB INLET
-○-	= EXISTING FIRE HYDRANT
□	= EXISTING INLET
☼	= EXISTING LIGHT POLE
▪	= EXISTING WATER METER
⋈	= EXISTING WATER VALVE
Ⓢ	= EXISTING SANITARY MANHOLE
○	= EXISTING SANITARY CLEANOUT

SITE LEGEND (PROPOSED)

■	BUILDING
═	CONCRETE CURB
—	EDGE OF ASPHALT
—	EDGE OF CONCRETE
-○-○-	FENCE
— - - —	PROPERTY LINE
▭	CURB INLET
○	FLAG POLE
▭	MONUMENT SIGN
⊥	SIGN

SITE LEGEND (EXISTING)

= = =	CONCRETE CURB
— — —	EDGE OF CONCRETE
— - - —	PROPERTY LINE
▭	CURB INLET
⊥	SIGN

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Oct 29, 2025 – 11:01am User: Robert
R:\ROCKISD\WILLIAMSBURG\2022 MIDDLE SCHOOL SITE\BIDSET\2023 RISD MS #4 REV W ELEM ENG 85 stalls For RSP.dwg

GENERAL SITE NOTES

1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB.
2. ALL FIRE LANES, PARKING STRIPING, HDCP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF FATE REQUIREMENTS, TYP.
3. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF FATE SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
5. ALL WORK SHALL CONFORM TO THE CITY OF FATE SPECIFICATIONS, STANDARDS, AND DETAILS.
6. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER, OWNER, AND CITY SHALL BE NOTIFIED IMMEDIATELY.
7. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF FATE ENGINEERING DEPARTMENT FOR REVIEW.
10. MARK FIRE LANES TO THE CITY OF FATE SPECIFICATION. "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
11. NO TREES ARE TO BE PLANTED WITHIN 5' OF ANY UTILITIES.
12. ADHERENCE TO ENGINEERING AND FIRE DEPARTMENT STANDARDS SHALL BE REQUIRED.
13. DUMPSTER ENCLOSURE SHALL HAVE SELF LATCHING MECHANISM AND GATE SHALL BE OPAQUE. ENCLOSURE SHALL BE 6' IN HEIGHT WITH THE EXTERIOR MATERIALS MATCHING PRIMARY STRUCTURE.

LANDSCAPING AND PARKING	REQUIRED	PROVIDED	PERCENTAGE
INTERIOR LANDSCAPE			
INTERIOR LANDSCAPING - 15 SF OF LANDSCAPE PER PARKING SPACE	182 X 15 SF = 2,730 SF	4,317 SF	N/A
MAX. 12 SPACES IN A ROW	YES	YES	N/A
TERMINUS PARKING ISLANDS	YES	YES	N/A
TREES IN ALL PARKING ROW AND TERMINUS ISLANDS	YES	YES 26 TREES	N/A
PARKING ISLANDS 50% OTHER THAN TURF GRASS	YES	HALF 100% NON-TURF AND HALF 100% TURF	N/A
LANDSCAPE ISLANDS 100 SF, 8' WIDE AND 18' LONG	YES	YES	N/A
PERIMETER LANDSCAPE	REQUIRED	PROVIDED	PERCENTAGE
PARKING LOT SCREENED BY 3' TALL SHRUBS AT INSTALL	YES	YES	N/A
20' BUFFER WHERE PARKING ADJ. TO STREET FRONTAGE	20'	20'	N/A
12' BUFFER WHERE PARKING ADJ. TO OTHER PROPERTY	10'	10'	N/A
1-4" TREE PER 40 LF OF STREET FRONTAGE	1,040 LF / 40 LF =26 TREES	26 TREES	N/A
15 (5) GALLON SHRUBS PER 40 LF OF FRONTAGE	1,040 LF/40 LF=26 X 15=390 SHRUBS	390 SHRUBS	N/A
1-4" TREE PER 30 LF OF RESIDENTIAL ADJACENCY	1,636 LF / 30 LF =54.5 OR 55 TREES	55 TREES	N/A
RESIDENTIAL BUFFER/SCREEN	LIVING SCREEN/BERM AND FENCE	BERM/FENCE	N/A
NON-VEHICULAR OPEN SPACE	REQUIRED	PROVIDED	PERCENTAGE
GRASS TO COVER ALL OPEN GROUND WITHIN 20' OF ANY BUILDING OR PAVING	YES	YES	N/A
MIN. 15% OF SITE AREA DEVOTED TO FEATURE LANDSCAPE WITH NO LESS THAN 50% IN FRONT YARD	973,000 SF X 15% =145,950 SF 72,975 SF IN FRONT YARD	171,550 SF, 84,250 SF IN FRONT YARD	17%, 8% IN FRONT YARD
TREES REQ. IN NON-VEH. OPEN SPACE DETERMINED BY % OF SITE THAT IS NON-VEH. OPEN SPACE.	NVOP = 262,300 SF / 973,000 SF = 26.9%, 1 TREE PER 2,500 SF, 262,300 SF / 2,500 SF =105 TREES	105 TREES	N/A

NOTE: SEE LANDSCAPE PLANS SHEET L9 FOR FULL DETAILS

SITE DATA SUMMARY TABLE

EXISTING ZONING	INSTITUTIONAL AND CIVIC
PROPOSED ZONING	INSTITUTIONAL AND CIVIC
USE	PUBLIC MIDDLE SCHOOL
LOT AREA	2,167,145 SQ. FT. OR 49.751 ACRES
ADDRESS	1000 GETTYSBURG PARKWAY
BUILDING AREA (FLOOR AREA)	
TOTAL BUILDING AREA	138,579.2 SF
LOT COVERAGE	648,843 SF / 2,167,145 SF = 0.30
FLOOR AREA RATIO	30 : 1
TOTAL NEW IMPERVIOUS COVERAGE	648,843 SF OR 14.90 ACRES
CLASSROOM BUILDING HEIGHT -	40'-0" (2 STORY) "MEASURED TO PARAPET"

PARKING REQUIREMENTS

PARKING REQUIRED

HOME ROOM - CLASSROOMS	54 CLASSROOMS
2.0 PER HOMEROOM CLASSROOM	108 PARKING SPACES REQUIRED
STUDENTS (6TH-8TH)	1,350 STUDENTS
TOTAL REQUIRED PARKING	108 REQUIRED

PARKING PROVIDED

MIDDLE SCHOOL	NORTH	(9.0' X 18.0')	97	SPACES
		HC SPACES	6	SPACES
	SOUTH	(9.0' X 18.0')	66	SPACES
		HC SPACES	4	SPACES
	KITCHEN	(9.0' X 18.0')	10	SPACES
		HC SPACES	1	SPACES
	NEW PARKING LOT	(9.0' X 18.0')	81	SPACES
		HC SPACES	4	SPACES

TOTAL PARKING PROVIDED	269	SPACES
BICYCLE PARKING 1 PER 10 PARKING SPACES 184 / 10 = 18.4 (19)	19	SPACES REQUIRED
BICYCLE PARKING PROVIDED (16 RINGS 2 PER RING)	32	SPACES PROVIDED

OWNER/DEVELOPER

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: WILL SALEE

ARCHITECT

CORGAN
401 N. HOUSTON ST.
DALLAS, TEXAS 75202
(214) 757-1696
CONTACT: BEVERLY FORNOF

ENGINEER

GLENN ENGINEERING CORPORATION
4500 FULLER DR., SUITE 220
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMIJO, P.E.
EMAIL: cmarmijo@glennengineering.com

Date: May 16, 2023
Case Number: SP2023-008

CORGAN

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Dallas, TX 75202
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○	ISSUES	
1	10/30/25	ISSUE FOR CONSTRUCTION

△	REVISIONS	

GLENN ENGINEERING

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IRVING, TEXAS 75038

MIKE GLENN
35059
Mike Glenn

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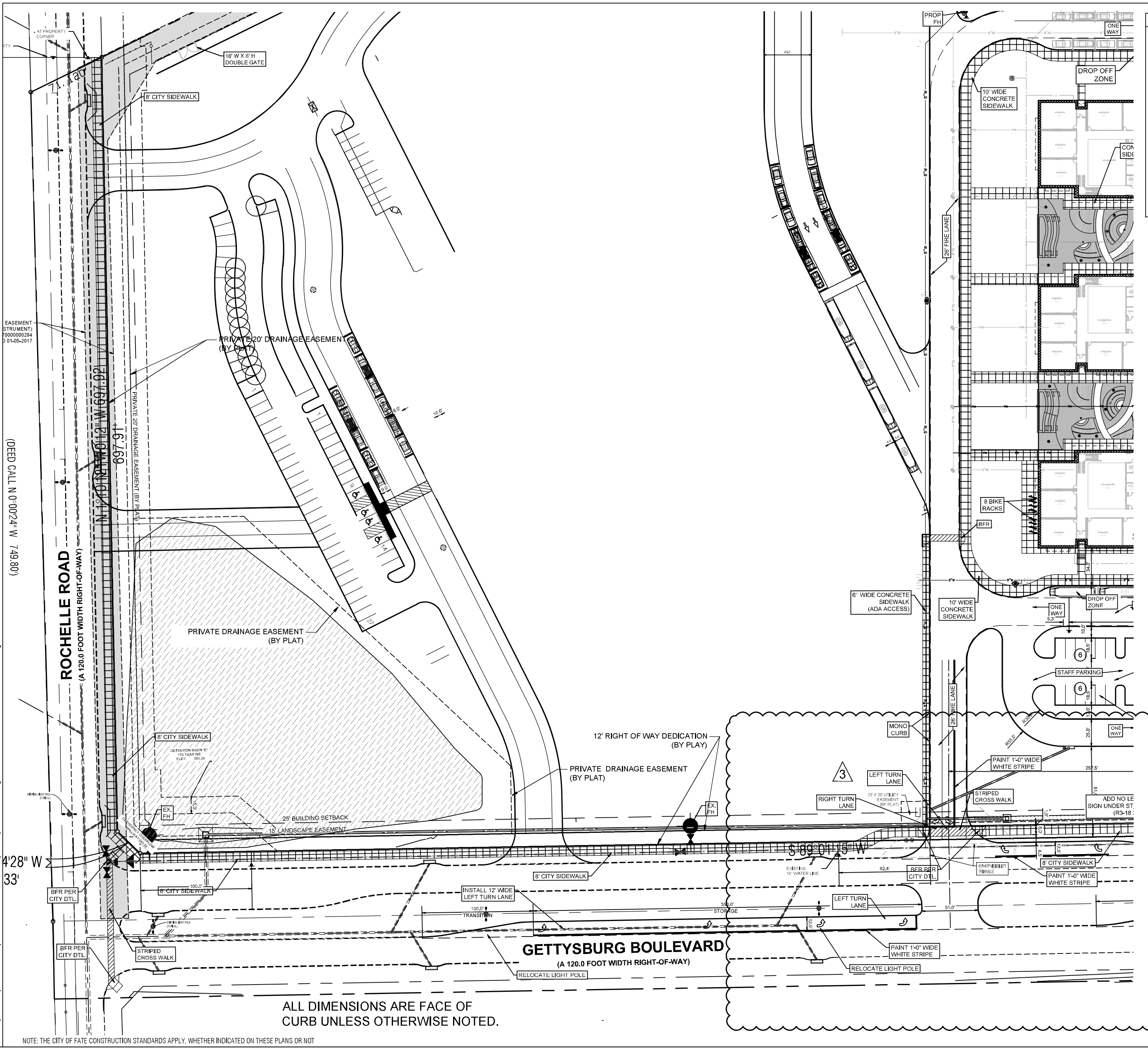
URSULA RAKOW MS NEW PARKING LOT

GETTYSBURG BLVD. CITY OF FATE, TX

OVERALL
SITE PLAN
REVISED

JOB 22286.0100
DATE 10/30/2025
SHEET C03.00



0 20 40 80
Scale: 1"=40'

ALL DIMENSIONS ARE FACE OF
CURB UNLESS OTHERWISE NOTED.

GENERAL SITE NOTES

1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB.
2. ALL FIRE LANES, PARKING STRIPING, HDCP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF FATE REQUIREMENTS, TYP.
3. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF FATE SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
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11. NO TREES ARE TO BE PLANTED WITHIN 5' OF ANY UTILITIES.
12. ADHERENCE TO ENGINEERING AND FIRE DEPARTMENT STANDARDS SHALL BE REQUIRED

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MIKE GLENN
35059

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URSULA RAKOW MS
NEW PARKING LOT

GETTYSBURG BLVD. CITY OF FATE, TX

OWNER/DEVELOPER

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: WILL SALEE

ARCHITECT

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ENGINEER

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(972) 717-5151
CONTACT: CHERALYN M. ARMIJO, P.E.
EMAIL: cmarmijo@glennengineering.com

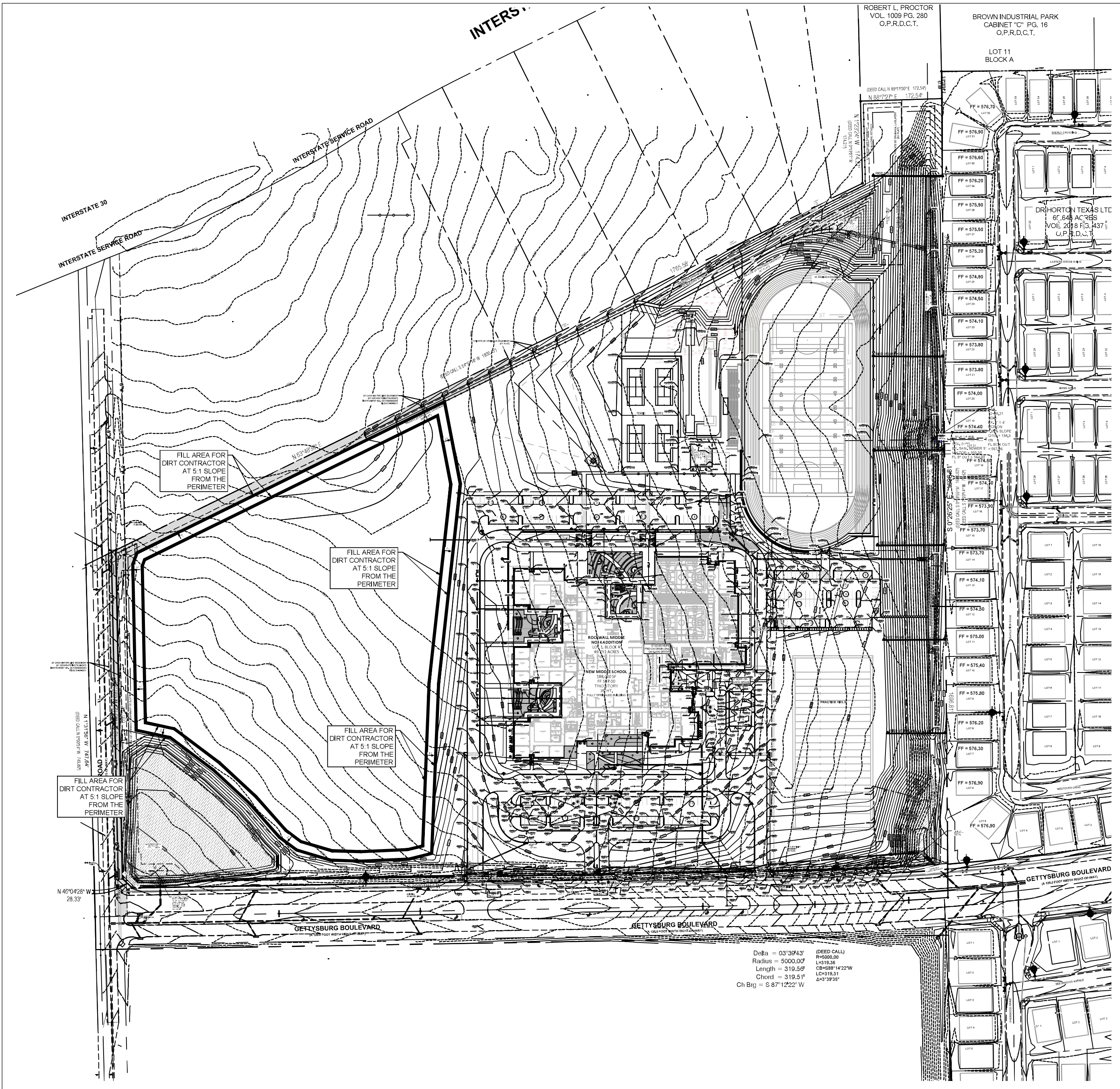
Date: March 03, 2023
Case Number: SP2023-008

SOUTHWEST DETAILED
SITE PLAN

JOB 22286.0100
DATE 10/30/2025
SHEET C03.03

Oct 29, 2025 – 11:02am User: Robert
R:\ROCKISD\WILLIAMSBURG\2022 MIDDLE SCHOOL SITE\BIDSET\2023 RISD MS #4 REV W ELEM ENG 85 stalls For RSP.dwg

NOTE: THE CITY OF FATE CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT



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R:\ROCKISD\WILLIAMSBURG\2022 MIDDLE SCHOOL SITE\BIDSET\2023 RISD MS #4 REV W ELEM ENG 85 stalls For RSP.dwg

GENERAL GRADING NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THESE PLANS AND CITY OF FATE STANDARDS AND SPECIFICATIONS.
2. ALL PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
3. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. IN THE EVENT OF ANY CONFLICT AND PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, IMMEDIATELY NOTIFY ENGINEER. MINOR ADJUSTMENTS OF FINISHED GRADE TO ACCOMPLISH SPOT DRAINAGE ARE ACCEPTABLE.
4. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL FOUNDATIONS AND STRUCTURES.
5. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT OR GUTTER. TO OBTAIN TOP OF CURB ELEVATION, ADD 0.5 FEET.
6. GROUND SHALL BE SCARIFIED PRIOR TO PLACING ANY FILL.
7. FILL SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION AND SOILS REPORT RECOMMENDATIONS.
8. ANY EXCESS EXCAVATION SHALL BE DISTRIBUTED AS DIRECTED BY THE OWNER OR THE ENGINEER.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND/OR ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION AND MAINTAIN THE BENCHMARK DURING CONSTRUCTION.
10. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM AVAILABLE PUBLIC RECORDS. THE EXACT LOCATION AND DEPTH OF ALL UTILITIES INDICATED MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ANY UTILITIES DAMAGED DURING THE CONSTRUCTION OF THIS PROJECT SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
12. NO WEEP HOLES SHALL BE COVERED.
13. THIS SITE IS ASSUMED TO BE A BALANCED SITE BY ADJUSTING THE THE BENCHMARK ELEVATION . THE CONTRACTOR SHALL INFORM THE ENGINEERING OF THE ADJUSTMENT TO THE BENCHMARK TO ACHIEVE THE BALANCED SITE.

N

50 25 0 50 100

GRADING LEGEND

F.F.E.=588.00	FINISH FLOOR (NEW)
550	MAJOR CONTOUR (NEW)
551	MINOR CONTOUR (NEW)
550	MAJOR CONTOUR (EXISTING)
551	MINOR CONTOUR (EXISTING)
TC 539.40 G 581.90	TOP OF CURB/GUTTER
TP 581.95	TOP OF PAVEMENT
GR 542.83	FINISHED GRADE
TW 543.40	TOP OF SIDEWALK
TI 540.42	TOP OF INLET

BENCHMARKS

BENCHMARKS:

BM #14 – 584.64'
"X" CUT IN CONCRETE ON THE BACK OF CURB IN THE MEDIAN OF CAVALRY CROSSING AND JEFFERSON LANE. SAID POINT BEING ABOUT 25 FEET NORTH FROM THE CENTERLINE OF JEFFERSON LANE AND CAVALRY CROSSING.

BM #15 – 574.45'
"X" CUT IN CONCRETE ON THE BACK OF CURB AT THE SOUTHEAST CORNER OF LOT 1, BLOCK E. POINT ALSO BEING AT THE INTERSECTION OF JAMESTOWN LANE AND DILLARD STREET.

CORGAN

CORGAN
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○	ISSUES	
1	10/30/25	ISSUE FOR CONSTRUCTION

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GLENN ENGINEERING
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MIKE GLENN
35059

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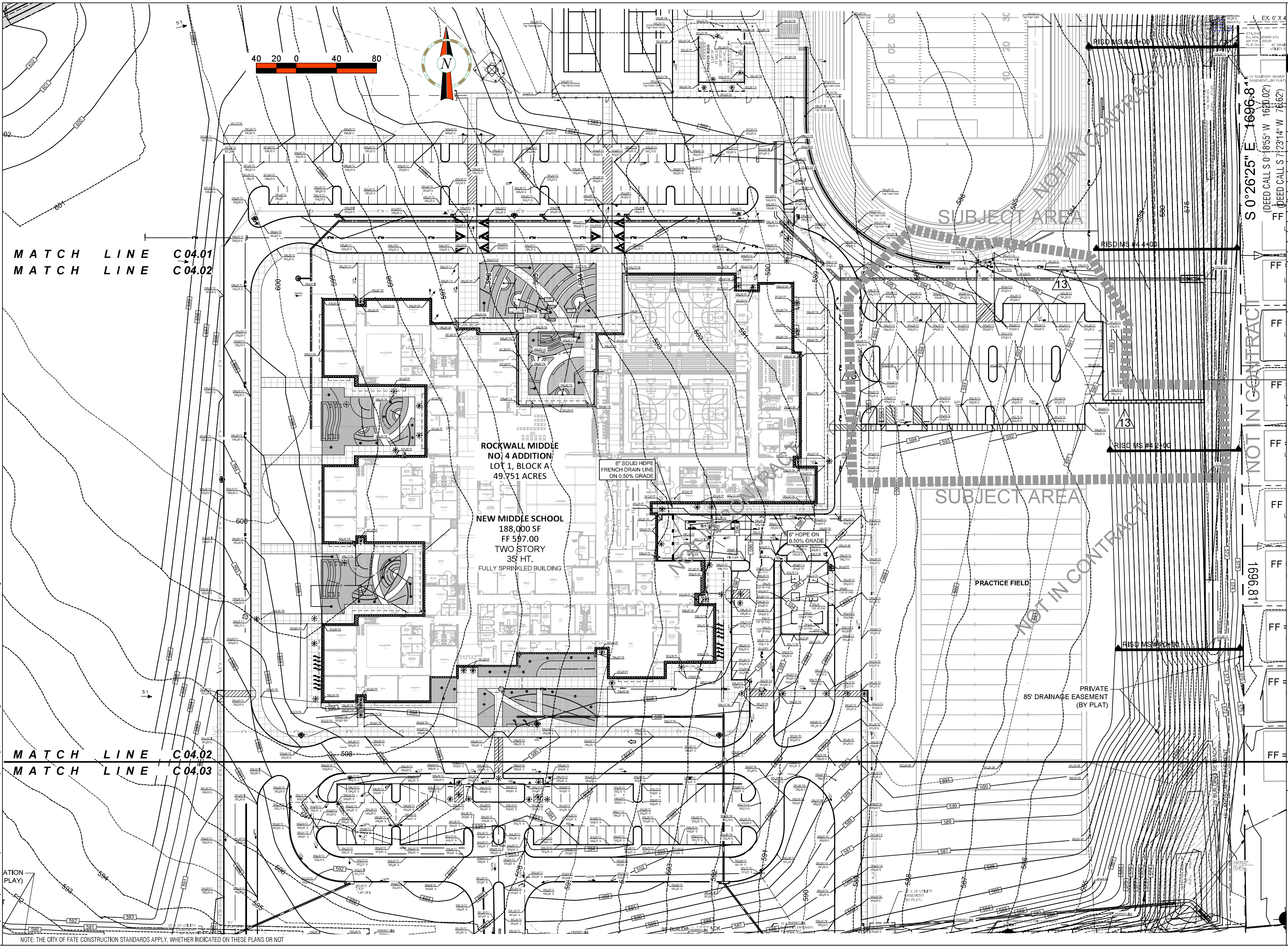
URSULA RAKOW MS
NEW PARKING LOT

GETTYSBURG BLVD. CITY OF FATE, TX

OVERALL GRADING
PLAN REVISED

JOB 22286.0100
DATE 10/30/2025
SHEET C04.00



NOTE: THE CITY OF FATE CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

Oct 29, 2025 – 11:02am User: Robert
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35059

Mike Glenn

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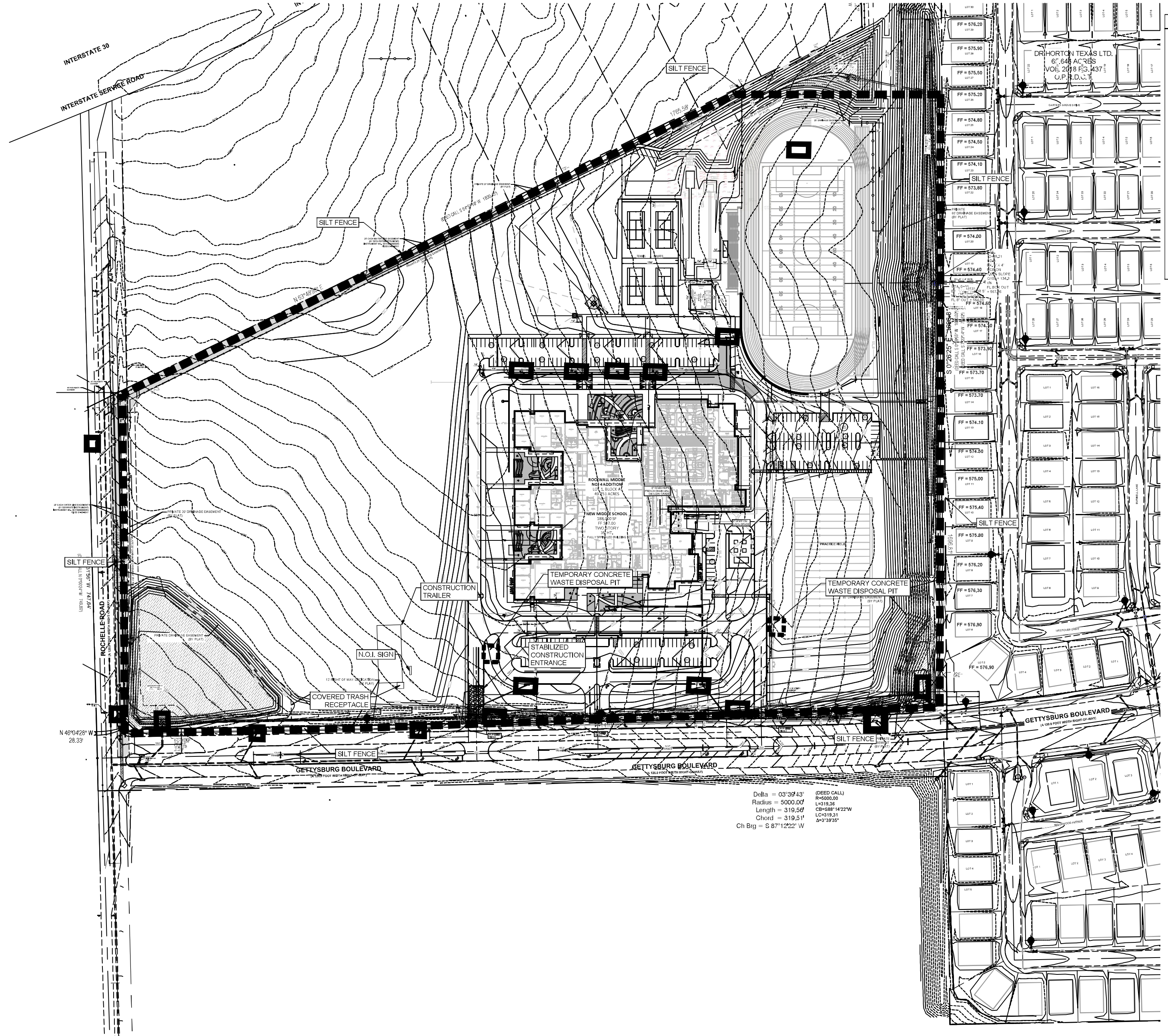
URSULA RAKOW MS
NEW PARKING LOT

GETTYSBURG BLVD. CITY OF FATE, TX

MIDDLE GRADING
PLAN REVISED

JOB 22286.0100
DATE 10/30/2025
SHEET C04.02



Delta = 03°39'43"
Radius = 5000.00'
Length = 319.56'
Chord = 319.51'
Ch Brg = S 87°12'22" W

(DEED CALL)
R=5000.00
L=319.36
CB=S88°14'22"W
LC=319.31
Δ=3°39'35"

SEDIMENT CONTROL NOTES:

1. CONTRACTOR TO CHOOSE LOCATION OF CONSTRUCTION ENTRANCE. THIS ENTRANCE MUST BE USED BY ALL TRAFFIC ENTERING OR EXITING THE SITE. SEE SHEET C4.05 FOR STABILIZED CONSTRUCTION ENTRANCE DETAILS.
2. SEDIMENT CONTROL DEVICES SHALL BE INSTALLED ACCORDING TO THE CONTRACT DOCUMENTS AND AS DIRECTED BY THE ENGINEER. ALL DEVICES SHALL BE MAINTAINED SUCH THAT THEY FUNCTION AS INTENDED THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE STONE FROM ROCK CHECK DAMS SHALL BE USED AS ENERGY DISSIPATORS FOR PROPOSED STORM SEWER AT CONSTRUCTION COMPLETION.
3. CURB INLET PROTECTION SHALL BE INSTALLED AS SOON AS STORM DRAINAGE HAS BEEN CONSTRUCTED.
4. PLYWOOD INLET PROTECTION TO BE PLACED AT UPSTREAM END OF ALL UNFINISHED PIPING AT DAYS END.
5. ALL SEDIMENT CONTROL MEASURES TO REMAIN IN PLACE UNTIL ENTIRE SITE IS STABILIZED.
6. THE EXTENT AND DURATION OF DISTURBANCE TO THE DRAINAGEWAYS SHALL BE MINIMIZED. THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE FOLLOWED:
   - A. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
   - B. INSTALL SILT FENCE PRIOR TO DISTURBING SOIL. PERIMETER SILT FENCE TO BE INSTALLED OUTSIDE OF ANY POINT TO BE DISTURBED.
   - C. DURING CONSTRUCTION, INLET PROTECTION SHALL BE INSTALLED AS NEEDED. ALL SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED PER CONTRACT REQUIREMENTS. ALL DISTURBED AREAS WHICH ARE INACTIVE FOR LONG PERIODS OF TIME SHALL BE VEGETATED.
   - D. ONLY WHEN ENTIRE SITE IS STABILIZED AND CONSTRUCTION IS COMPLETE, SHALL SEDIMENT CONTROL MEASURES BE REMOVED.
7. CONTRACTOR SHALL CONTROL MUD ACCUMULATION ON ALL STREETS SURROUNDING THE PROJECT. NO MUD ACCUMULATION WILL BE ALLOWED IN PUBLIC STREETS.
8. MAINTAIN ALL FILTERS DURING CONSTRUCTION TO PREVENT ANY BLOCKAGES FROM ACCUMULATED SEDIMENT.
9. ALL PROPOSED PARKING AREAS TO BE PAVED AS SOON AS POSSIBLE AFTER SUBGRADE IS PREPARED.
10. 80% OF ALL DISTURBED AREA SHALL BE COVERED (1 INCH IN HEIGHT) BY GRASS PRIOR TO CITY ACCEPTANCE.
11. ALL DETENTION FACILITIES SHALL BE INSTALLED AND FUNCTIONAL PER PLANS PRIOR TO ANY PAVING BEING PLACED ON SITE INCLUDING BUILDING FOUNDATION.
12. ALL SIDES, SLOPES AND TOP OF DETENTION BASIN SHALL BE SODDED OR ANCHORED ON SEEDED CURLEX PRIOR TO ANY PAVING BEING PLACED INCLUDING BUILDING FOUNDATION.
13. DETENTION BASIN SHALL BE UTILIZED AS SEDIMENT CONTROL BASIN DURING CONSTRUCTION OPERATIONS AND SHALL BE SIZED AND DETAILED PER THE REQUIREMENTS OF TCEQ.
14. ALL RIGHT-OF-WAYS TO BE SODDED.

LEGEND

■ ■ ■ = INSTALL SILT FENCE
▬ = INSTALL ROCK CHECK DAM
☰ = INSTALL CURB INLET PROTECTION
▣ = INSTALL AREA DRAIN INLET PROTECTION
▣ = INSTALL SEDIMENT POND AT CURB INLET, WYE INLET OR AREA DRAIN

NOTE:
SEE SWWPP DETAILS
SHEET C04.06

N

GRAPHIC SCALE 1" = 100'
100 0 100 200

NOTE: THE CITY OF FATE CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

Oct 29, 2025 – 11:03am User: Robert
R:\ROCKISD\WILLIAMSBURG\2022 MIDDLE SCHOOL SITE\BIDSET\2023 RISD MS #4 REV W ELEM ENG 85 stalls For RSP.dwg

CORGAN

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Dallas, TX 75202
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○	ISSUES	
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△	REVISIONS	

GLENN ENGINEERING
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4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

MIKE GLENN
35059

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URSULA RAKOW MS
NEW PARKING LOT

GETTYSBURG BLVD. CITY OF FATE, TX

SWPP PLAN

JOB 22286.0100
DATE 10/30/2025
SHEET
C04.07

SITE DESCRIPTION

PROJECT NAME & LOCATION:	WILLIAMSBURG MIDDLE SCHOOL 0000 WILLIAMSBURG PARKWAY FATE, TEXAS 75132
OWNER NAME & ADDRESS:	FATE INDEPENDENT SCHOOL DISTRICT 801 EAST WASHINGTON FATE, TEXAS
PROJECT DESCRIPTION:	NEW MIDDLE SCHOOL
SEQUENCE OF MAJOR ACTIVITIES:	PLACEMENT OF EROSION CONTROL DEVICES DENUDE SITE INSTALLATION OF UTILITY LINES START FOUNDATION OF BUILDINGS PLACEMENT OF CONCRETE PAVEMENT COMPLETE BUILDINGS PLACEMENT OF LANDSCAPE AND GRASS REMOVAL OF EROSION CONTROL DEVICES
MAJOR SOIL DISTURBING ACTIVITIES:	DENUDE SITE INSTALLATION OF UTILITY LINES PLACEMENT OF LANDSCAPE AND GRASS
PRE-DEVELOPMENT RUNOFF COEFFICIENT:	0.40
FINAL RUNOFF COEFFICIENT AFTER CONSTRUCTION:	0.75
TOTAL PROJECT AREA:	49.751 +/- ACRES
TOTAL AREA TO BE DISTURBED:	2.68 +/- ACRES
DESCRIPTION OF EXISTING SOIL:	CLAY SOILS

DESCRIPTION OF STABILIZATION OF EXISTING DRAINAGE WAYS:

SILT FENCE
INLET PROTECTION
DETENTION BASIN / SEDIMENT BASIN

DESCRIPTION OF EXISTING QUALITY OF STORM WATER DISCHARGE FOR SITE (IF AVAILABLE):

CITY STREETS
EXISTING STREAM

NAME OF RECEIVING WATERS:

CITY CURB AND GUTTER
CURB AND GUTTER ALONG ROADWAYS
ENCLOSED STORM SEWERS
COTTONWOOD CREEK/LAKE RAY HUBBARD

ADDITIONAL COMMENTS:

ESTIMATED PROJECT START DATE:	JULY 2025
ESTIMATED PROJECT END DATE:	JULY 2026
LATITUDE:	32°56'50" N
LONGITUDE	96°23'33" W
NAME OF RECEIVING WATER	UPPER BIG BRUSHY CREEK

SEQUENCE AND TIMING OF INDICATED EROSION CONTROL PRACTICES AND/OR FEATURES
(INCLUDE TREATMENT OF STOCKPILED DIRT FOR FUTURE USE)

PRIOR TO STARTING CONSTRUCTION:
PLACEMENT OF SILT FENCES
INSTALLATION OF INLET PROTECTION FOR STREET INLETS

DURING CONSTRUCTION:
INSPECTION AND MAINTENANCE OF SILT FENCES
INSTALLATION OF INLET PROTECTION FOR ON-SITE PAVING

COMPLETION OF SITE:
INSTALLATION OF LANDSCAPE AND GRASS
REMOVAL OF EROSION CONTROL DEVICES

SITE RATING FACTOR UTILIZING INDICATED
EROSION CONTROL & MEASURES = 0.70
(MUST BE 0.70 OR LARGER)

EROSION AND SEDIMENT CONTROLS

STABILIZATION PRACTICES

DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITY HAS CEASED (TEMPORARILY OR PERMANENTLY) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITIES ARE SCHEDULED TO RESUME WITHIN 21 DAYS.

TEMPORARY	PERMANENT	
X	X	SEED OR SOD
	X	VEGETATION OTHER THAN SEED OR SOD
X	X	EROSION CONTROL MATS
		PRESERVATION OF NATURAL VEGETATION
		OTHER (DESCRIBE)

ADDITIONAL COMMENTS:

STRUCTURAL PRACTICES

TEMPORARY	PERMANENT	
X		SILT FENCE
		HAY BALES
X		ROCK BERMS
		DIVERSION,INTERCEPTOR, OR PERIMETER DIKES
		DIVERSION, INTERCEPTOR, OR PERIMETER SWALES
		PIPE SLOPE DRAIN
		TRIANGULAR SEDIMENT FILTER DIKE
X		INLET PROTECTION
		STONE OUTLET SEDIMENT TRAP
		SEDIMENT BASIN (REQUIRED FOR 10 ACRES OR LARGER WHERE ATTAINABLE)
		CHECK DAM
		TEMPORARY SEDIMENT TANK
X		STABILIZED CONSTRUCTION ENTRY
		SANDBAG BERM
		OTHER (DESCRIBE):

ADDITIONAL COMMENTS:

OTHER ADDITIONAL STORM WATER MANAGEMENT FEATURES

PERMANENT	
X	CURB & GUTTER
X	STORM SEWER INLETS
X	STORM SEWER
X	CULVERTS
	STORM WATER DETENTION POND
	VELOCITY DISSIPATION DEVICES
	OTHER (DESCRIBE):

ADDITIONAL COMMENTS:

OTHER BEST MANAGEMENT (HOUSEKEEPING) PRACTICES

THE FOLLOWING INDICATED PRACTICES SHALL BE FOLLOWED:

LIME STABILIZATION
X ATTACHED BMP S-11 FROM NCTCOG CONSTRUCTION BMP MANUAL
— OTHER (DESCRIBE):

SOLID WASTE MANAGEMENT
X ATTACHED BMP W-2 FROM NCTCOG CONSTRUCTION BMP MANUAL
— OTHER (DESCRIBE):

HAZARDOUS WASTE MANAGEMENT
X ATTACHED BMP W-2 FROM NCTCOG CONSTRUCTION BMP MANUAL
— STORAGE AREAS (DESCRIBE):
— OTHER (DESCRIBE):

CONCRETE WASTE MANAGEMENT
X ATTACHED BMP W-3 FROM NCTCOG CONSTRUCTION BMP MANUAL
— OTHER (DESCRIBE):

SANDBLASTING WASTE MANAGEMENT
X ATTACHED BMP W-4 FROM NCTCOG CONSTRUCTION BMP MANUAL
— OTHER (DESCRIBE):

DUST REDUCTION MEASURES
X DISTURBED AREAS DAMPENED PERIODICALLY FOR DUST CONTROL
— EXCESS DIRT ON ADJACENT ROADS REMOVED DAILY
— OTHER (DESCRIBE):

EROSION AND SEDIMENT CONTROLS

MAINTENANCE/INSPECTION PROCEDURES

1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A RAIN GAUGE UTILIZING MIN. 0.1 INCH INCREMENTS AT THE PROJECT SITE.
2. CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF ANY STORM EVENT OF 0.5 INCH OR GREATER. IF A REPAIR IS NECESSARY IT WILL BE DONE AT THE EARLIEST PRACTICABLE DATE.
3. INSPECTION WILL BE PERFORMED BY THE OWNERS REPRESENTATIVE AT LEAST ONCE A WEEK AS WELL AS AFTER EVERY 0.5 INCH OF RAIN OR GREATER. AN INSPECTION AND MAINTENANCE REPORT WILL BE MADE FOR EACH INSPECTION AND KEPT AT THE PROJECT SITE. THE INSPECTION SHOULD USE THE OPERATOR INSPECTION FORM IN THE NCTCOG CONSTRUCTION BMP MANUAL OR OTHER FORM APPROVED BY THE CITY.
4. THE CONTRACTOR SHALL KEEP RECORDS OF THE CONSTRUCTION ACTIVITY ON THE SITE.

OTHER (DESCRIBE)

SIGNATORY REQUIREMENTS

THE CITY HAS ADOPTED THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) CONSTRUCTION BMP MANUAL. THESE OUTLINES WERE DEVELOPED AS AN AID FOR THOSE PREPARING STORM WATER POLLUTION PREVENTION PLANS (SW3P'S) FOR VARIOUS CONSTRUCTION ACTIVITIES IN THE CITY. THEIR USE DOES NOT RELIEVE THE DESIGN ENGINEER OR OPERATOR(S) FROM COMPLYING WITH THE NCTCOG BMP MANUAL OR THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORM WATER DISCHARGE FROM CONSTRUCTION SITES.

THE SW3P SHALL BE SEALED BY A TEXAS REGISTERED PROFESSIONAL ENGINEER AND CERTIFIED BY THE OWNER THAT THE INFORMATION IS TRUE AND THAT THEY ASSUME RESPONSIBILITY FOR THE PLAN. ADDITIONALLY, THEY SHALL CERTIFY THAT THE PLAN MEETS STATE AND LOCAL REQUIREMENTS FOR EROSION AND SEDIMENT CONTROL AND STORM WATER QUALITY. IN ALL CASES, A DULY AUTHORIZED REPRESENTATIVE AS INDICATED IN THE GENERAL PERMIT MAY CERTIFY THIS PLAN.

PRIOR TO THE COMMENCEMENT OF WORK, THE OWNER AND GENERAL CONTRACTOR MUST SUBMIT NOTICES OF INTENT (NOI) AS CO-PERMITTEES TO DISCHARGE STORM WATER FROM A CONSTRUCTION SITE UNDER THE NPDES PERMIT. ADDITIONALLY, ALL CONTRACTORS AND SUBCONTRACTORS (INCLUDING FRANCHISE UTILITIES) WHOSE ACTIVITIES IMPACT THE SW3P MUST SIGN AN APPROVED CERTIFICATION THAT THEY UNDERSTAND THEIR RESPONSIBILITIES UNDER THE PLAN. NO WORK WILL BE ALLOWED UNTIL COPIES OF ALL APPROPRIATE NOI'S AND CERTIFICATIONS ARE RECEIVED BY THE CITY.

ALLOWABLE NON-STORM WATER DISCHARGES

- DISCHARGES FROM FIRE FIGHTING ACTIVITIES.
- FIRE HYDRANT FLUSHINGS. *
- WATER USED TO WASH VEHICLES OR CONTROL DUST.
- POTABLE WATER SOURCES (INCLUDING WATERLINE FLUSHINGS CONTAINING LESS THAN 1000 GALLONS). *
- UNCONTAMINATED GROUND WATER (INCLUDING DEWATERING GROUNDWATER INFILTRATION).
- FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS SUCH AS SOLVENTS.
- SPRINGS, RIPARIAN HABITATS, WETLANDS AND UNCONTAMINATED GROUNDWATER.
- IRRIGATION WATER.
- EXTERIOR BUILDING WASH DOWN WITHOUT DETERGENTS.
- PAVEMENT WASH WATERS WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED (UNLESS ALL SPILL MATERIAL HAS BEEN REMOVED) AND WHERE DETERGENTS ARE NOT USED.
- AIR CONDITIONING CONDENSATE.

---

* HEAVILY CHLORINATED WATER (3.5 MG/L OR GREATER FREE CHLORINE) RESULTING FROM WATER LINE STERILIZATION SHALL BE DIRECTED UNDER PERMIT TO THE SANITARY SEWER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL APPLY TO THE ENGINEERING DEPARTMENT FOR A SANITARY SEWER DISCHARGE PERMIT AFTER THE MANDATORY CHLORINE RETENTION TIME (USUALLY 24 HOURS). THE HEAVILY CHLORINATED WATER MAY BE DISCHARGED TO THE SANITARY SEWER, BEGINNING TWO WORKING DAYS AFTER PERMIT APPLICATION.

NOTE: THE CITY OF FATE CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

CORGAN

CORGAN
Dallas, TX 75202
T: 214.748.2000

○	ISSUES	
1	10/30/25	ISSUE FOR CONSTRUCTION

△	REVISIONS	

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303
PHONE (972) 717-5151
4500 FULLER DRIVE, SUITE 220
HUB #: 1752575193300
FAX (972) 717-2176
IRVING, TEXAS 75038

MIKE GLENN
35059

The seal appearing on this document was authorized by Mike Glenn, P.E. 35059, on October 30, 2025

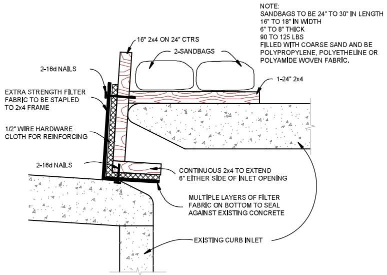
URSULA RAKOW MS
NEW PARKING LOT

GETTYSBURG BLVD. CITY OF FATE, TX

SWPPP DETAILS

JOB 22286.0100
DATE 10/30/2025
SHEET C04.08

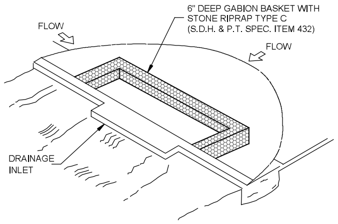
EROSION CONTROL PLAN



NOTE:
SANDBAGS TO BE 24" TO 30" IN LENGTH
16" TO 18" IN WIDTH
6" TO 8" THICK
90 TO 125 LBS
FILLED WITH COARSE SAND AND BE POLYPROPYLENE, POLYETHELINE OR POLYAMIDE WOVEN FABRIC.
16" 2x4 ON 24" CTRS
2-SANDBAGS
2-16d NAILS
1-24" 2x4
EXTRA STRENGTH FILTER FABRIC TO BE STAPLED TO 2x4 FRAME
1/2" WIRE HARDWARE CLOTH FOR REINFORCING
2-16d NAILS
CONTINUOUS 2x4 TO EXTEND 6" EITHER SIDE OF INLET OPENING
MULTIPLE LAYERS OF FILTER FABRIC ON BOTTOM TO SEAL AGAINST EXISTING CONCRETE
EXISTING CURB INLET

CURB INLET PROTECTION ON GRADE

NOT TO SCALE

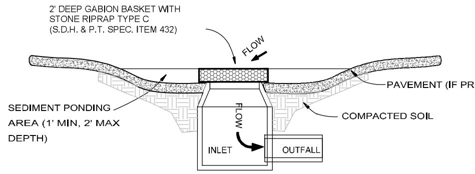


6" DEEP GABION BASKET WITH STONE RIPRAP TYPE C (S.D.H. & P.T. SPEC. ITEM 432)
FLOW
FLOW
DRAINAGE INLET

TO BE INSTALLED AT EACH LOW POINT INLET

LOW POINT CURB INLET SEDIMENT FILTER

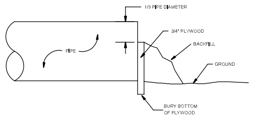
N.T.S.



2' DEEP GABION BASKET WITH STONE RIPRAP TYPE C (S.D.H. & P.T. SPEC. ITEM 432)
FLOW
PAVEMENT (IF PRESENT)
SEDIMENT PONDING AREA (1' MIN, 2' MAX DEPTH)
FLOW
COMPACTED SOIL
INLET
OUTFALL

SEDIMENT POND @ CURB INLETS & AREA DRAINS

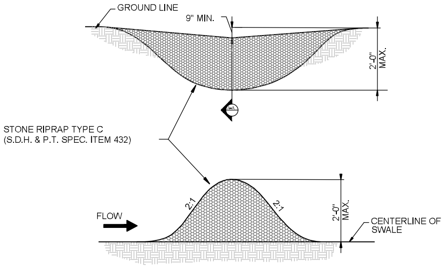
NOT TO SCALE



NOTE:
DUE TO ANY STOPPAGE IN CONSTRUCTION OR AT COMPLETION OF LINE, CONTRACTOR SHALL INSTALL 3/4" PLYWOOD OVER END OF PIPE AND BACKFILL TO SECURELY HOLD IN PLACE TO PREVENT SEDIMENT FROM ENTERING PIPE

PLYWOOD PROTECTION AT PIPE

N.T.S.



ROCK CHECK DAM DETAIL

N.T.S.

Solid Waste Management

DESCRIPTION
Large volumes of solid waste are often generated at construction sites including: packaging, pallets, wood waste, concrete waste, soil, electrical wiring, cuttings, and a variety of other materials. The solid waste management practice lists techniques to minimize the potential of storm water contamination from solid waste through appropriate storage and disposal practices.

PRIMARY USE
These practices should be a part of all construction practices. By limiting the trash and debris on site, storm water quality is improved along with reduced clean up requirements at the completion of the project.

APPLICATIONS
The solid waste management practice for construction sites is based on proper storage and disposal practices by construction workers and supervisors.. Key elements of the program are education and modification of improper disposal habits.. Cooperation and vigilance is required on the part of supervisors and workers to ensure that the recommendations and procedures are followed. Following are lists describing the targeted materials and recommended procedures:

- ☐ Targeted Solid Waste Materials
  - Paper and cardboard containers
  - Plastic packaging
  - Styrofoam packing and forms
  - Insulation materials (non-hazardous)
  - Wood pallets
  - Wood cuttings
  - Pipe and electrical cuttings
  - concrete, brick, and mortar waste
  - Shingle cuttings and waste
  - Roofing tar
  - Steel (cuttings, nails, rust residue)
  - Gypsum board cuttings and waste
  - SFATEing cuttings and waste
  - Miscellaneous cuttings and waste
  - Food waste
  - Demolition waste

Storage Procedures
- ☐ Wherever possible, minimize production of solid waste materials.
- ☐ Designate a foreman or supervisor to oversee and enforce proper solid waste procedures.
- ☐ Instruct construction workers in proper solid waste procedures.
- ☐ Segregate potentially hazardous waste from non-hazardous construction site debris.
- ☐ Keep solid waste materials under cover in either a closed dumpster or other enclosed trash container that limits contact with rain and runoff.
- ☐ Store waste materials away from drainage ditches, swales and catch basins.
- ☐ Do not allow trash containers to overflow.
- ☐ Do not allow waste materials to accumulate on the ground.
- ☐ Prohibit littering by workers and visitors.
- ☐ Police area daily for litter and debris.
- ☐ Enforce solid waste handling and storage procedures.

Disposal Procedures
- ☐ If feasible, segregate recyclable wastes from non-recyclable waste materials and dispose of properly.
- ☐ General construction debris may be hauled to a licensed construction debris landfill (typically less expensive than a sanitary landfill).
- ☐ Use waste facilities approved by local jurisdiction.
- ☐ Runoff which comes into contact with unprotected waste shall be directed into structural be dirt treatment such as silt fence to remove debris.

Education
- ☐ Educate all workers on solid waste storage and disposal procedures.
- ☐ Instruct workers in identification of solid waste and hazardous waste.
- ☐ Have regular meetings to discuss and reinforce disposal procedures (incorporate in regular safety seminars).
- ☐ Clearly mark on all solid waste containers which materials are acceptable.

Quality Control
- ☐ Foreman and/or construction supervisor shall monitor on-site solid waste storage and disposal procedures.
- ☐ Discipline workers who repeatedly violate procedures.

Requirements
- ☐ Job-site waste handling and disposal education and awareness program.
- ☐ Commitment by management to implement and enforce Solid Waste Management Program.
- ☐ Compliance by workers.
- ☐ Sufficient and appropriate waste storage containers.
- ☐ Timely removal of stored solid waste materials.
- ☐ Possible modest cost impact for additional waste storage containers.
- ☐ Minimal overall cost impact.

LIMITATIONS
Only addresses non-hazardous solid waste.
One part of a comprehensive construction site management program.

Applications
Perimeter Control
Slope Protection
Sediment Trapping
Channel Protection
Temporary Stabilization
Permanent Stabilization
Waste Management
Housekeeping Practices

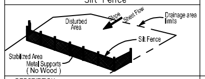
Targeted Constituents
○ Sediment
● Nutrients Toxic Materials
○ Oil & Grease
● Floatable Materials
● Other Construction Wastes

Implementation Requirements
◐ Capital Costs
◐ Maintenance
◐ Training
○ Suitability for Slopes > 5%

Legend
● Significant Impact
◐ Medium Impact
○ Low Impact
? Unknown or Questionable Impact

W–2

Silt Fence



DESCRIPTION
A silt fence consists of geotextile fabric supported by poultry netting or other backing stretched between metal posts with the lower edge of the fabric securely embedded in the soil. The fence is typically located downstream of disturbed areas to intercept runoff in the form of sheet flow. Silt fence provides both filtration and time for sedimentation to reduce sediment and it reduces the velocity of the runoff. Properly designed silt fence is economical since it can be re-located during construction and re-used on other projects.

PRIMARY USE
Silt fence is normally used as perimeter control located downstream of disturbed areas. It is only feasible for non-concentrated, sheet flow conditions.

APPLICATIONS
Silt fence is an economical means to treat overland, non-concentrated flows for all types of projects. Silt fences are used as perimeter control devices for both site developments and linear (roadway) type projects. They are most effective with coarse to silty soil types. Due to the potential of clogging, silt fence should not be used with clay soil types.

In order to reduce the length of silt fence, it should be placed adjacent to the down slope side of the construction activities.

elevation (along a contour line) where possible.
- ☐ Maximum slope adjacent to the fence is 1:1
- ☐ Maximum distance of flow to silt fence should be 200 feet or less.
- ☐ Maximum concentrated flow to silt fence shall be 1 CFS per 20 feet of fence.
- ☐ If 50% or less of soil, by weight, passes the U.S. Standard sieve No. 200, select the equivalent opening size (E.O.S.) to retain 85% of the soil.
- ☐ Maximum equivalent opening size shall be 70 (#70 sieve).
- ☐ Minimum equivalent opening size shall be 100 (#100 sieve).
- ☐ If 85% or more of soil, by weight, passes the U.S. Standard sieve No. 200, silt fences shall not be used due to potential clogging.
- ☐ Sufficient room for the operation of sediment removal equipment shall be provided between the silt fence and other obstructions in order to properly maintain the fence.
- ☐ The ends of the fence shall be turned upstream to prevent bypass of stormwater. bypass of stormwater.

LIMITATIONS
Minor ponding will likely occur at the upstream side of the silt fence resulting in minor localized flooding.

Fences which are constructed in swales or low areas subject to concentrated flow may be concentrated overtopped resulting in failure of the filter fence. Silt fences subject to areas of concentrated flow (waterways with flows > 1 cfs) are not acceptable.

Silt fence can interfere with construction operations, therefore planning of access routes onto the site is critical.

Silt fence can fail structurally under heavy storm flows, creating maintenance problems and reducing the effectiveness of the system.

MAINTENANCE REQUIREMENTS
Inspections should be made on a weekly basis, especially after large storm events. If the fabric becomes clogged, it should be cleaned or if necessary, replaced.

Sediment should be removed when it reaches approximately one-half the height of the fence.

Applications
Perimeter Control
Slope Protection
Sediment Trapping
Channel Protection
Temporary Stabilization
Permanent Stabilization
Waste Management
Housekeeping Practices

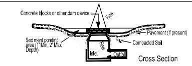
Targeted Constituents
● Sediment
○ Nutrients Toxic Materials
○ Oil & Grease
◐ Floatable Materials
○ Other Construction Wastes

Implementation Requirements
◐ Capital Costs
● Maintenance
○ Training
◐ Suitability for Slopes > 5%

Legend
● Significant Impact
◐ Medium Impact
○ Low Impact
? Unknown or Questionable Impact

Fe=0.75
S–1

Inlet Protection



Concrete blocks or other dam device
Flow
Pavement (if present)
Sediment ponding area (1' Min, 2' Max Depth)
Compacted Soil
Flow
Inlet
Outfall
Cross Section

DESCRIPTION
Inlet protection consists of a variety of methods of intercepting sediment at low point inlets through the use of stone, filter fabric and other materials. This is normally located at the inlet, providing either detention or filtration to reduce sediment and floatable materials in storm water.

PRIMARY USE
Inlet protection is normally used as a secondary defense in site erosion control due to the limited effectiveness and applicability of the technique. It is normally used in new developments that include new inlets or roads with new curb inlets or during major repairs to existing roadways. Inlet protection has limited use in developed areas due to the potential for flooding, traffic safety and pedestrian safety and maintenance problems. Inlet protection can reduce sediment in storm sewer system by serving as a back up system to on-site controls or by reducing sediment loads from controls with limited effectiveness such as straw bale dikes.

APPLICATIONS
Different variations are used for different conditions as follows:

- ☐ Filter barrier protection (similar to a silt fence barrier around the inlet) is appropriate when the drainage area is less than five (5) percent. This type of protection is not applicable in paved areas. (See details, Section 9)
- ☐ Block and gravel (crushed stone, recycled concrete is also appropriate) protection is used when flows exceed 0.5 cfs and it is necessary to allow for overtopping to prevent flooding (See sketch at top of fact sheet).
- ☐ Wire mesh and gravel protection (crushed stone, recycled concrete is also appropriate) is used when flows exceed 0.5 cfs and construction traffic may occur over the inlet. This form of protection may be used with both curb and drop inlets (See details Section 9).
- ☐ Excavated impoundment protection around a drop inlet may be used for protection against sediment entering a storm crain system. With this method, it is necessary to install weep holes to allow the impoundment to drain completely. The impoundment shall be sized such that the volume of excavation shall be equal to 1800 to 3600 cubic feet per acre of contributing drainage area entering the inlet for full effectiveness. Smaller volumes can be used for reduced effectiveness (SEE details Section 9).

Filter fabric protection shall be designed and maintained in a manner similar to silt fence.
- ☐ Maximum depth of flow shall be (8) eight inches or less depending on vehicular and pedestrian traffic.
- ☐ Positive drainage is critical in the design of inlet protection. If overflow is not prodded for at the inlet, flows which exceed the capacity of the inlet protection system shall be routed through established swales, streets or other watercourses to minimize damage due to ponding and to provide for public safety.

LIMITATIONS
Ponding will occur at the inlet with possible flooding as a result.

Inlet protection is only viable at low point inlets. Inlets which are on a slope cannot be effectively protected because storm water will bypass the inlet and continue downstream, causing an overload condition at inlets beyond.

MAINTENANCE REQUIREMENTS
Inspections should be made on a weekly basis, especially after large (>0.5 inches) storm events. When silt fence is used and the fabric becomes clogged, it should be cleaned or if necessary, replaced. Also, sediment should be removed when it reaches approximately one-half the height of the fence. If a sump is used, sediment should be removed when the volume of the basin is reduced by 50%.

For systems using stone filters, when the stone filter becomes clogged with sediment, the stones must be pulled away from the inlet and cleaned or replaced. Since cleaning of gravel at a construction site may be difficult, an alternative approach would be to use the clogged stone as fill material and put new stone around the inlet.

Applications
Perimeter Control
Slope Protection
Sediment Trapping
Channel Protection
Temporary Stabilization
Permanent Stabilization
Waste Management
Housekeeping Practices

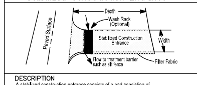
Targeted Constituents
◐ Sediment
○ Nutrients Toxic Materials
○ Oil & Grease
◐ Floatable Materials
○ Other Construction Wastes

Implementation Requirements
● Capital Costs
● Maintenance
○ Training
○ Suitability for Slopes > 5%

Legend
● Significant Impact
◐ Medium Impact
○ Low Impact
? Unknown or Questionable Impact

Fe=0.67–0.75
S–4

Stabilized Construction Entrance



Depth
Wash Rack (Optional)
Paved Surface
Stabilized Construction Entrance
Width
Flow to treatment barrier such as silt fence
Filter Fabric

DESCRIPTION
A stabilized construction entrance consists of a pad consisting of gravel, crushed stone, or other rock like material on top of geotextile filter cloth to facilitate the wash down and removal of sediment and other debris from construction equipment prior to exiting the construction site. For added effectiveness, a wash rack area can be incorporated into the design to further reduce sediment tracking. For long term projects, cattle guards or other type of permanent rack system can be used in conjunction with a wash rack. This directly addresses the problem of silt and mud deposition in roadways used for construction site access.

PRIMARY USE
Stabilized construction entrances are used primarily for sites in which significant truck traffic occurs on a daily basis. It reduces the need to remove sediment from streets. If used properly, it also directs the majority of traffic to to a single location, reducing the number and quantity of disturbed areas on the site and providing protection for other structural controls through traffic control.

APPLICATIONS
Stabilized construction entrances are a required part of the erosion control plan for all site developments larger than 5 acres and a recommended practice for all construction sites. It is not suitable for long, linear projects. If possible, small entrances should be incorporated into small lot construction due to the large percentage of disturbed area on the site and the high potential for offsite tracking of silt and mud.

DESIGN CRITERIA
- ☐ Stabilized construction entrances are to be constructed such that drainage across the entrance is directed to a controlled, stabilized outlet on site with provisions for storage, proper filtration and removal of wash water.
- ☐ The entrance must be properly graded so that storm water is not allowed to leave the site and enter roadways.
- ☐ Minimum width of entrance shall be 15 feet, but in no case shall the width be less than that of the entry way to be used.
- ☐ Minimum depth of entrance shall be 12 inches for the entire length of the control.
- ☐ Minimum dimensions for entrances of tract areas less than 1 acre shall be an average lot depth of 100 feet with a minimum entrance width of 50 feet and a minimum entrance depth of 20 feet.
- ☐ Minimum 4" to 6" rock, No crushed concrete allowed.

LIMITATIONS
Selection of the construction entrance location is critical in that to be effective, it must be used exclusively.

Stabilized entrances are rather expensive considering that it must be installed in combination with one or more other sediment control techniques, but it may be cost effective compared to labor intensive street cleaning.

MAINTENANCE REQUIREMENTS
Inspections should be made on a regular basis and after large storm events in order to ascertain whether or not sediment and pollution are being effectively detained on site.

When sediment has substantially clogged the void area between the rocks, the aggregate mat must be washed down or replaced.

Periodic re-grading and top dressing with additional stone must be done to keep the efficiency of the entrance from diminishing.

Applications
Perimeter Control
Slope Protection
Sediment Trapping
Channel Protection
Temporary Stabilization
Permanent Stabilization
Waste Management
Housekeeping Practices

Targeted Constituents
◐ Sediment
○ Nutrients Toxic Materials
○ Oil & Grease
○ Floatable Materials
○ Other Construction Wastes

Implementation Requirements
● Capital Costs
◐ Maintenance
○ Training
○ Suitability for Slopes > 5%

Legend
● Significant Impact
◐ Medium Impact
○ Low Impact
? Unknown or Questionable Impact

Fe=N/A
S–9

Concrete Waste Management

DESCRIPTION
Concrete waste at construction sites comes in two forms; 1)excess fresh concrete mix including truck and equipment washing, and 2) concrete dust and concrete debris resulting from demolition. Both forms have the potential to impact water quality through storm water runoff contact with the waste.

PRIMARY USE
Concrete waste is present at most construction sites. This BMP should be utilized at sites in which concrete waste is present.

APPLICATIONS
A number of water quality parameters can be affected by introduction of concrete - especially fresh concrete. Concrete affects the pH of runoff, causing significant chemical changes in water bodies and harming aquatic life. Suspended solids in the form of both cement and aggregate dust are also generated from both fresh and demolished concrete waste.

Current Unacceptable Waste Concrete Disposal Practices
- ☐ Dumping in vacant areas on the job-site.
- ☐ Illicit dumping off-site.
- ☐ Dumping into ditches or drainage facilities.

Recommended Disposal Practices
- ☐ Avoid unacceptable disposal practices listed above.
- ☐ Develop pre-determined, safe concrete disposal areas.
- ☐ Provide a washout area with a minimum of 6 cubic feet of containment area volume for every 10 cubic yards of concrete poured.
- ☐ Never dump waste concrete illicitly or without property owners knowledge and consent.
- ☐ Treat runoff from storage areas through the use of structural controls as required.

Education
- ☐ Drivers and equipment operators should be instructed on proper disposal and equipment washing practices (see above).
- ☐ Supervisors must be made aware of the potential environmental consequences of improperly handled concrete waste.

Enforcement
- ☐ The construction site manager or foreman must ensure that employees and pre-mix companies follow proper procedures for concrete disposal and equipment washing.
- ☐ Employees violating disposal or equipment cleaning directives must be re-educated or disciplined if necessary.

Demolition Practices
- ☐ Monitor weather and wind direction to ensure concrete dust is not entering drainage structures and surface waters. Where appropriate, construct sediment traps or other types of sediment detention devices downstream of demolition activities.

Requirements
- ☐ Use pre-determined disposal sites for waste concrete.
- ☐ Prohibit dumping waste concrete anywhere but pre-determined areas.
- ☐ Assign pre-determined truck and equipment washing areas
- ☐ Educate drivers and operators on proper disposal and equipment cleaning procedures.

Education
- ☐ Minimal cost impact for training and monitoring.
- ☐ Concrete disposal cost depends on availability and distance to suitable disposal areas.
- ☐ Additional costs involved in equipment washing could be significant.

LIMITATIONS
This concrete waste management program is one part of a comprehensive construction site waste management program.

Applications
Perimeter Control
Slope Protection
Sediment Trapping
Channel Protection
Temporary Stabilization
Permanent Stabilization
Waste Management
Housekeeping Practices

Targeted Constituents
○ Sediment
● Nutrients Toxic Materials
○ Oil & Grease
● Floatable Materials
● Other Construction Wastes

Implementation Requirements
◐ Capital Costs
◐ Maintenance
◐ Training
○ Suitability for Slopes > 5%

Legend
● Significant Impact
◐ Medium Impact
○ Low Impact
? Unknown or Questionable Impact

W–3

ALLOWABLE NON–STORM WATER DISCHARGES

- ■ DISCHARGES FROM FIRE FIGHTING ACTIVITIES.
- ■ FIRE HYDRANT FLUSHINGS. *
- ■ WATER USED TO WASH VEHICLES OR CONTROL DUST.
- ■ POTABLE WATER SOURCES (INCLUDING WATERLINE FLUSHINGS CONTAINING LESS THAN 1000 GALLONS). *
- ■ UNCONTAMINATED GROUND WATER (INCLUDING DEWATERING GROUNDWATER INFILTRATION).
- ■ FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS SUCH AS SOLVENTS.
- ■ SPRINGS, RIPARIAN HABITATS, WETLANDS AND UNCONTAMINATED GROUNDWATER.
- ■ IRRIGATION WATER.
- ■ EXTERIOR BUILDING WASH DOWN WITHOUT DETERGENTS.
- ■ PAVEMENT WASH WATERS WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED (UNLESS ALL SPILL MATERIAL HAS BEEN REMOVED) AND WHERE DETERGENTS ARE NOT USED.
- ■ AIR CONDITIONING CONDENSATE.

* HEAVILY CHLORINATED WATER (3.5 MG/L OR GREATER FREE CHLORINE) RESULTING FROM WATER LINE STERILIZATION SHALL BE DIRECTED UNDER PERMIT TO THE SANITARY SEWER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL APPLY TO THE ENGINEERING DEPARTMENT FOR A SANITARY SEWER DISCHARGE PERMIT AFTER THE MANDATORY CHLORINE RETENTION TIME (USUALLY 24 HOURS). THE HEAVILY CHLORINATED WATER MAY BE DISCHARGED TO THE SANITARY SEWER, BEGINNING TWO WORKING DAYS AFTER PERMIT APPLICATION.

Legend

—SF—	Silt Fence	S	Covered Storage
— — —	Limits of Construction	▩	Vegetated/Preserved Buffer Strip
———	Property Boundary	©	Concrete Wash Area
—600—	Elevation Contours	∴	Inlet Protection
Building	Building Foot Print		North Arrow
T	Covered Trash	▨	Stabilized Construction Entrance
⟶	Direction of Storm Water Runoff Flow		☐ Rock ☐ Swale ☐ Erosion Mat ☐ Daily Mulch ☐ Other (Specify) ______

MAINTENANCE AND INSPECTION PROCEDURES: CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF ANY STORM EVENT OR 0.5 INCHES OR GREATER. IF A REPAIR IS NECESSARY IT WILL BE DONE AT THE EARLIEST PRACTICABLE DATE BUT WITHIN 48 HOURS.

NOTE: THE CITY OF FATE CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

Oct 29, 2025 – 11:08am User: Robert
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Dallas, TX 75202
T: 214.748.2000

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1	10/30/25	ISSUE FOR CONSTRUCTION

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GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1752575193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

MIKE GLENN
35059

Mike Glenn

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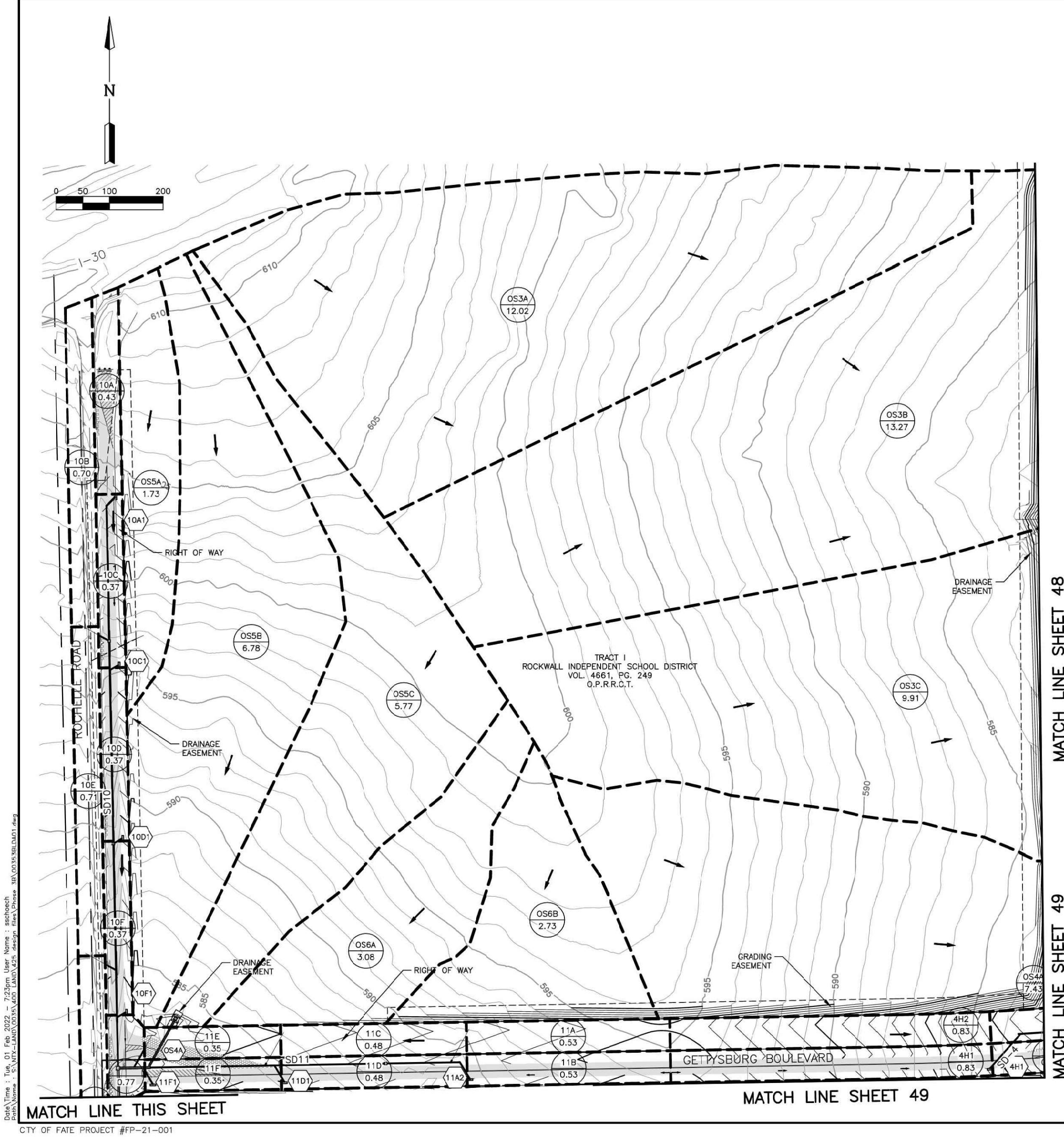
URSULA RAKOW MS NEW PARKING LOT

GETTYSBURG BLVD. CITY OF FATE, TX

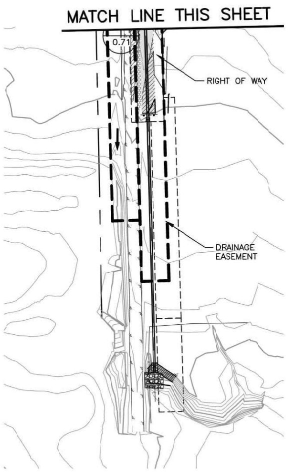
SWPPP DETAILS

JOB 22286.0100
DATE 10/30/2025
SHEET C04.09



CITY OF FATE PROJECT #FP-21-001

DRAINAGE AREA SUMMARY										
DRAINAGE AREA	AREA (ac)	RUNOFF COEFF	CA	T_c (min)	I25 (in/hr)	25-YEAR ANTECEDENT	Q25 (cfs)	I100 (in/hr)	100-YEAR ANTECEDENT	Q100 (cfs)
STORM SYSTEM - SD10										
10A	0.43	0.90	0.39	10.0	7.29	1.00	2.8	8.74	1.00	3.4
10B	0.70	0.90	0.63	10.0	7.29	1.00	4.6	8.74	1.00	5.5
10C	0.37	0.90	0.33	10.0	7.29	1.00	2.4	8.74	1.00	2.9
10D	0.37	0.90	0.33	10.0	7.29	1.00	2.4	8.74	1.00	2.9
10E	0.71	0.90	0.64	10.0	7.29	1.00	4.7	8.74	1.00	5.6
10F	0.37	0.90	0.33	10.0	7.29	1.00	2.4	8.74	1.00	2.9
STORM SYSTEM - SD11										
11A	0.53	0.90	0.48	10.0	7.29	1.00	3.5	8.74	1.00	4.2
11B	0.53	0.90	0.48	10.0	7.29	1.00	3.5	8.74	1.00	4.2
11C	0.48	0.90	0.43	10.0	7.29	1.00	3.1	8.74	1.00	3.8
11D	0.48	0.90	0.43	10.0	7.29	1.00	3.1	8.74	1.00	3.8
11E	0.35	0.90	0.32	10.0	7.29	1.00	2.3	8.74	1.00	2.8
11F	0.35	0.90	0.32	10.0	7.29	1.00	2.3	8.74	1.00	2.8
OS5A	1.73	0.40	0.69	23.5	5.40	1.00	3.7	6.52	1.00	4.5
OS5B	6.78	0.40	2.71	23.5	5.40	1.00	14.6	6.52	1.00	17.7
OS5C	5.77	0.40	2.31	23.5	5.40	1.00	12.5	6.52	1.00	15.0
OS6A	3.08	0.40	1.23	26.6	5.08	1.00	6.3	6.15	1.00	7.6
OS6B	2.73	0.40	1.09	26.6	5.08	1.00	5.6	6.15	1.00	6.7



DRAINAGE DESIGN CRITERIA
RATIONAL METHOD
100 YEAR DESIGN

Q = C I A
Q – FLOW IN CUBIC FEET PER SECOND (CFS)
C – RUNOFF COEFFICIENT = 0.60 (RESIDENTIAL)
C – RUNOFF COEFFICIENT = 0.90 (GETTYSBURG)
I – INTENSITY AT 15 MINUTES = 7.52
A – DRAINAGE AREA IN ACRES

LEGEND

PROPOSED STORM DRAIN WITH INLET
EXISTING STORM DRAIN WITH INLET
DRAINAGE DIVIDE
FLOW DIRECTION
AREA DESIGNATION / AREA ACREAGE (A / 1.25) DRAINAGE AREA
(1A1) INLET NUMBER

BENCHMARKS:

BM #14 – 584.64'
"X" CUT IN CONCRETE ON THE BACK OF CURB IN THE MEDIAN OF CAVALRY CROSSING AND JEFFERSON LANE. SAID POINT BEING ABOUT 25 FEET NORTH FROM THE CENTERLINE OF JEFFERSON LANE AND CAVALRY CROSSING.

BM #15 – 574.45'
"X" CUT IN CONCRETE ON THE BACK OF CURB AT THE SOUTHEAST CORNER OF LOT 1, BLOCK E. POINT ALSO BEING AT THE INTERSECTION OF JAMESTOWN LANE AND DILLARD STREET.

DATE	REVSION	BY

PROPOSED DRAINAGE AREA MAP

WILLIAMSBURG
PHASE 3B

CITY OF FATE
ROCKWALL COUNTY, TEXAS

LJA Engineering, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
FRN - F-1386

DESIGN: MCBAIN
DRAWN: MCBAIN
LJA PROJECT NO.: N-200-0035

PRELIMINARY

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DATE: JAN 2022
SCALE
HORZ: 1" = 100'
VERT: N/A
SHEET NO.
47
OF 171 SHEETS

WILLIAMSBURG PHASE 3B

Date\Time : Tue, 01 Feb 2022 – 7:23pm User Name : sschoech
Path\Name : S:\NTX-LAND\0035\400 LAND\425 design files\Phase 3B\00353BLDA01.dwg

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GLENN ENGINEERING
TEXAS REGISTRATION #: F-303
PHONE (972) 717-5151
4500 FULLER DRIVE, SUITE 220
HUB #: 1752575193300
FAX (972) 717-2176
IRVING, TEXAS 75038

MIKE GLENN
35059
Mike Glenn

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URSULA RAKOW MS NEW PARKING LOT

GETTYSBURG BLVD. CITY OF FATE, TX

EXISTING DRAINAGE AREA MAP 1

JOB 22286.0100
DATE 10/30/2025
SHEET C04.10

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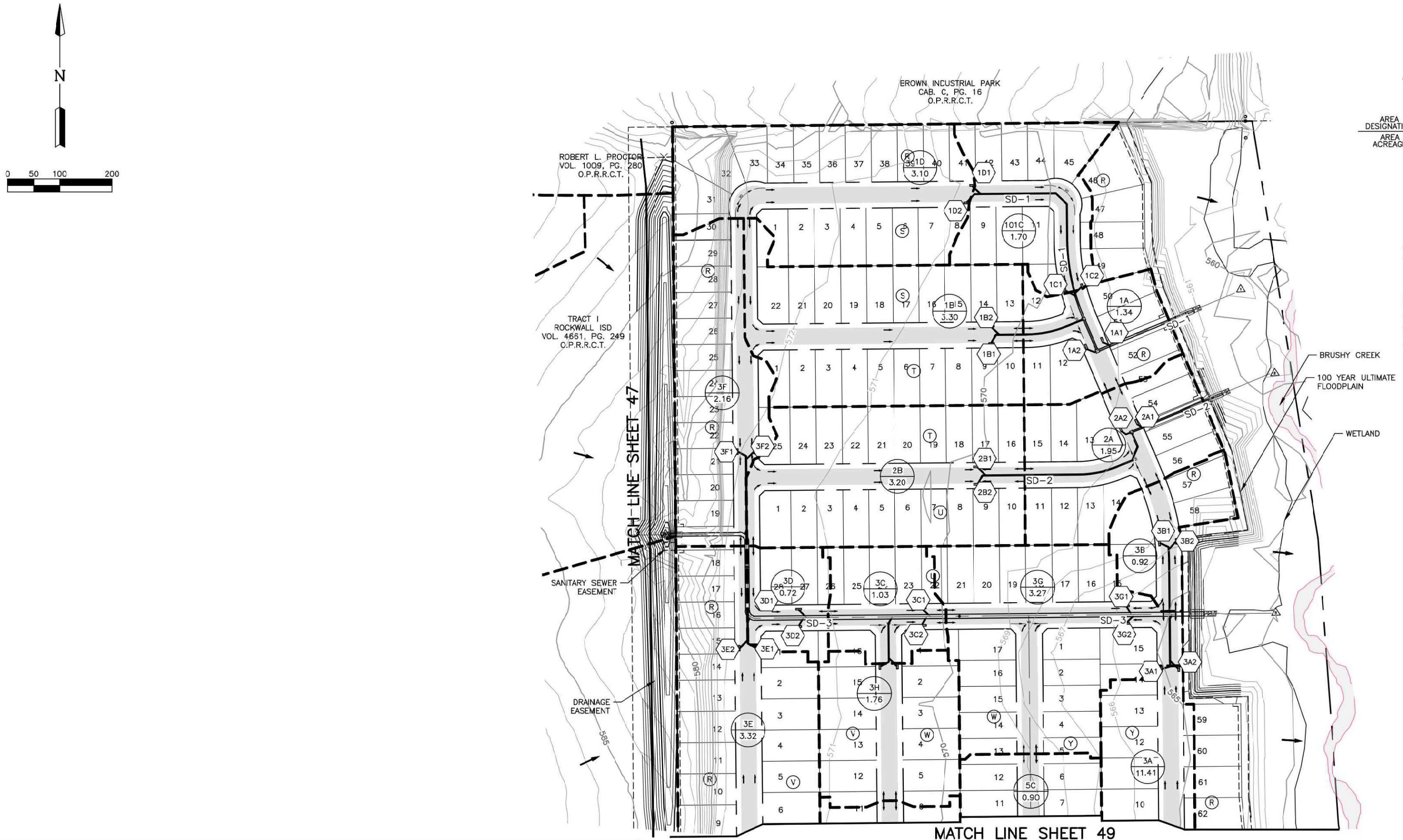

WILLIAMSBURG PHASE 3B

LEGEND

- PROPOSED STORM DRAIN WITH INLET
- EXISTING STORM DRAIN WITH INLET
- DRAINAGE DIVIDE
- FLOW DIRECTION
- AREA DESIGNATION / AREA ACREAGE (A / 1.25) DRAINAGE AREA
- (1A1) INLET NUMBER

DRAINAGE DESIGN CRITERIA
RATIONAL METHOD
100 YEAR DESIGN

Q = C I A
Q – FLOW IN CUBIC FEET PER SECOND (CFS)
C – RUNOFF COEFFICIENT = 0.60 (RESIDENTIAL)
C – RUNOFF COEFFICIENT = 0.90 (GETTYSBURG)
I – INTENSITY AT 15 MINUTES = 7.52
A – DRAINAGE AREA IN ACRES

BENCHMARKS:

BM #14 – 584.64'
"X" CUT IN CONCRETE ON THE BACK OF CURB IN THE MEDIAN OF CAVALRY CROSSING AND JEFFERSON LANE. SAID POINT BEING ABOUT 25 FEET NORTH FROM THE CENTERLINE OF JEFFERSON LANE AND CAVALRY CROSSING.

BM #15 – 574.45'
"X" CUT IN CONCRETE ON THE BACK OF CURB AT THE SOUTHEAST CORNER OF LOT 1, BLOCK E. POINT ALSO BEING AT THE INTERSECTION OF JAMESTOWN LANE AND DILLARD STREET.

DATE	REVISION	BY

DRAINAGE AREA SUMMARY

DRAINAGE AREA	AREA (ac)	RUNOFF COEFF	CA	T_c (min)	I25 (in/hr)	25-YEAR ANTECEDENT	Q25 (cfs)	I100 (in/hr)	100-YEAR ANTECEDENT	Q100 (cfs)
1A	1.34	0.50	0.67	15.0	6.26	1.00	4.2	7.52	1.00	5.0
1B	3.30	0.50	1.65	15.0	6.26	1.00	10.3	7.52	1.00	12.4
1C	1.70	0.50	0.85	15.0	6.26	1.00	5.3	7.52	1.00	6.4
1D	3.10	0.50	1.55	15.0	6.26	1.00	9.7	7.52	1.00	11.7
2A	1.95	0.50	0.98	15.0	6.26	1.00	6.1	7.52	1.00	7.3
2B	3.20	0.50	1.60	15.0	6.26	1.00	10.0	7.52	1.00	12.0
3A	1.41	0.50	0.71	15.0	6.26	1.00	4.4	7.52	1.00	5.3
3B	0.92	0.50	0.46	15.0	6.26	1.00	2.9	7.52	1.00	3.5
3C	1.03	0.50	0.52	15.0	6.26	1.00	3.2	7.52	1.00	3.9
3D	0.72	0.50	0.36	15.0	6.26	1.00	2.3	7.52	1.00	2.7
3E	3.32	0.50	1.66	15.0	6.26	1.00	10.4	7.52	1.00	12.5
3F	2.16	0.50	1.08	15.0	6.26	1.00	6.8	7.52	1.00	8.1
3G	3.27	0.50	1.64	15.0	6.26	1.00	10.2	7.52	1.00	12.3
3H	1.76	0.50	0.88	15.0	6.26	1.00	5.5	7.52	1.00	6.6
OS3A	12.02	0.85	10.22	15.0	6.26	1.00	64.0	7.52	1.00	76.8
OS3B	13.27	0.40	5.31	15.0	6.26	1.00	33.2	7.52	1.00	39.9
OS3C	9.91	0.50	4.96	15.0	6.26	1.00	31.0	7.52	1.00	37.3

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CITY OF FATE PROJECT #FP-21-001

PROPOSED DRAINAGE AREA MAP

WILLIAMSBURG PHASE 3B

CITY OF FATE
ROCKWALL COUNTY, TEXAS

LJA Engineering, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
FRN - F-1386

DESIGN:	MCBAIN	LJA PROJECT NO.: NT200–0035	
DRAWN:	MCBAIN		
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		HORZ:	1" = 100'
		VERT:	N/A
		SHEET NO. 48 OF 171 SHEETS	

FOR INFORMATION ONLY

NOTE: THE CITY OF FATE CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

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HUB #: 1752575193300
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FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220
IRVING, TEXAS 75038

MIKE GLENN
35059

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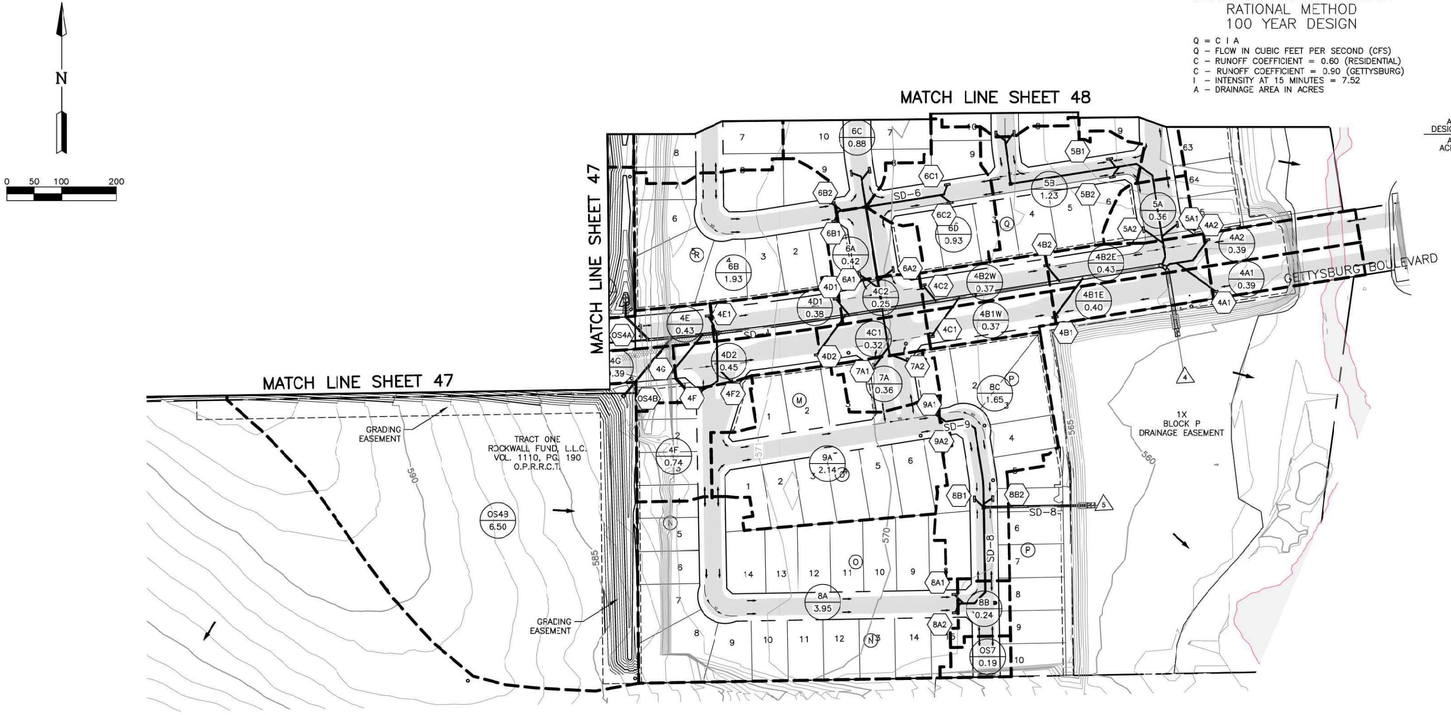
URSULA RAKOW MS NEW PARKING LOT

GETTYSBURG BLVD. CITY OF FATE, TX

EXISTING DRAINAGE AREA MAP 2

JOB 22286.0100
DATE 10/30/2025
SHEET C04.11



DRAINAGE DESIGN CRITERIA
RATIONAL METHOD
100 YEAR DESIGN

Q = C I A
Q – FLOW IN CUBIC FEET PER SECOND (CFS)
C – RUNOFF COEFFICIENT = 0.60 (RESIDENTIAL)
C – RUNOFF COEFFICIENT = 0.90 (GETTYSBURG)
I – INTENSITY AT 15 MINUTES = 7.52
A – DRAINAGE AREA IN ACRES

LEGEND

PROPOSED STORM DRAIN WITH INLET
EXISTING STORM DRAIN WITH INLET
DRAINAGE DIVIDE
FLOW DIRECTION
AREA DESIGNATION / AREA ACREAGE — A 1.25 — DRAINAGE AREA
1A1 — INLET NUMBER

BENCHMARKS:

BM #14 – 584.64'
"X" CUT IN CONCRETE ON THE BACK OF CURB IN THE MEDIAN OF CAVALRY CROSSING AND JEFFERSON LANE. SAID POINT BEING ABOUT 25 FEET NORTH FROM THE CENTERLINE OF JEFFERSON LANE AND CAVALRY CROSSING.
BM #15 – 574.45'
"X" CUT IN CONCRETE ON THE BACK OF CURB AT THE SOUTHEAST CORNER OF LOT 1, BLOCK E. POINT ALSO BEING AT THE INTERSECTION OF JAMESTOWN LANE AND DILLARD STREET.

DRAINAGE AREA SUMMARY										
DRAINAGE AREA	AREA (ac)	RUNOFF COEFF	CA	T_c (min)	I25 (in/hr)	25-YEAR ANTECEDENT	Q25 (cfs)	I100 (in/hr)	100-YEAR ANTECEDENT	Q100 (cfs)
4A1	0.39	0.90	0.35	10.0	7.29	1.00	2.6	8.74	1.00	3.1
4A2	0.39	0.90	0.35	10.0	7.29	1.00	2.6	8.74	1.00	3.1
4B1E	0.40	0.90	0.36	10.0	7.29	1.00	2.6	8.74	1.00	3.1
4B1W	0.37	0.90	0.33	10.0	7.29	1.00	2.4	8.74	1.00	2.9
4B2E	0.43	0.90	0.39	10.0	7.29	1.00	2.8	8.74	1.00	3.4
4B2W	0.37	0.90	0.33	10.0	7.29	1.00	2.4	8.74	1.00	2.9
4C1	0.32	0.90	0.29	10.0	7.29	1.00	2.1	8.74	1.00	2.5
4C2	0.25	0.90	0.23	10.0	7.29	1.00	1.6	8.74	1.00	2.0
4D1	0.38	0.90	0.34	10.0	7.29	1.00	2.5	8.74	1.00	3.0
4D2	0.45	0.90	0.41	10.0	7.29	1.00	3.0	8.74	1.00	3.5
4E	0.43	0.90	0.39	10.0	7.29	1.00	2.8	8.74	1.00	3.4
4F	0.74	0.90	0.67	10.0	7.29	1.00	4.9	8.74	1.00	5.8
4G	0.39	0.90	0.35	10.0	7.29	1.00	2.6	8.74	1.00	3.1
4H1	0.83	0.90	0.75	10.0	7.29	1.00	5.4	8.74	1.00	6.5
4H2	0.83	0.90	0.75	10.0	7.29	1.00	5.4	8.74	1.00	6.5
OS4A	7.43	0.40	2.97	15.0	6.26	1.00	18.6	7.52	1.00	22.3
OS4B	6.50	0.50	3.25	15.0	6.26	1.00	20.3	7.52	1.00	24.4
5A	0.36	0.50	0.18	15.0	6.26	1.00	1.1	7.52	1.00	1.4
5B	1.23	0.50	0.62	15.0	6.26	1.00	3.8	7.52	1.00	4.6
5C	0.90	0.50	0.45	15.0	6.26	1.00	2.8	7.52	1.00	3.4
6A	0.42	0.90	0.38	10.0	7.29	1.00	2.8	8.74	1.00	3.3
6B	1.93	0.50	0.97	15.0	6.26	1.00	6.0	7.52	1.00	7.3
6C	0.88	0.50	0.44	15.0	6.26	1.00	2.8	7.52	1.00	3.3
6D	0.93	0.50	0.47	15.0	6.26	1.00	2.9	7.52	1.00	3.5
7A	0.36	0.50	0.18	15.0	6.26	1.00	1.1	7.52	1.00	1.4
8A	3.95	0.50	1.98	15.0	6.26	1.00	12.4	7.52	1.00	14.9
8B	0.24	0.50	0.12	15.0	6.26	1.00	0.8	7.52	1.00	0.9
8C	1.65	0.50	0.83	15.0	6.26	1.00	5.2	7.52	1.00	6.2
9A	2.14	0.50	1.07	15.0	6.26	1.00	6.7	7.52	1.00	8.0
OS7	0.19	0.50	0.10	15.0	6.26	1.00	0.6	7.52	1.00	0.7

CITY OF FATE PROJECT #FP-21-001

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DATE	REVISION	BY

PROPOSED DRAINAGE AREA MAP

WILLIAMSBURG PHASE 3B

CITY OF FATE
ROCKWALL COUNTY, TEXAS

LJA Engineering, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
FRN - F-1386

DESIGN: MCBAIN	LJA PROJECT NO.: NT200–0035
DRAWN: MCBAIN	
PRELIMINARY	DATE: JAN 2022
	SCALE
	HORZ: 1" = 100'
	VERT: N/A
	SHEET NO. 49 OF 171 SHEETS

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T: 214.748.2000

○	ISSUES	
1	10/30/25	ISSUE FOR CONSTRUCTION

△	REVISIONS	

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303
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4500 FULLER DRIVE, SUITE 220
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FAX (972) 717-2176
IRVING, TEXAS 75038

MIKE GLENN
35059
Mike Glenn

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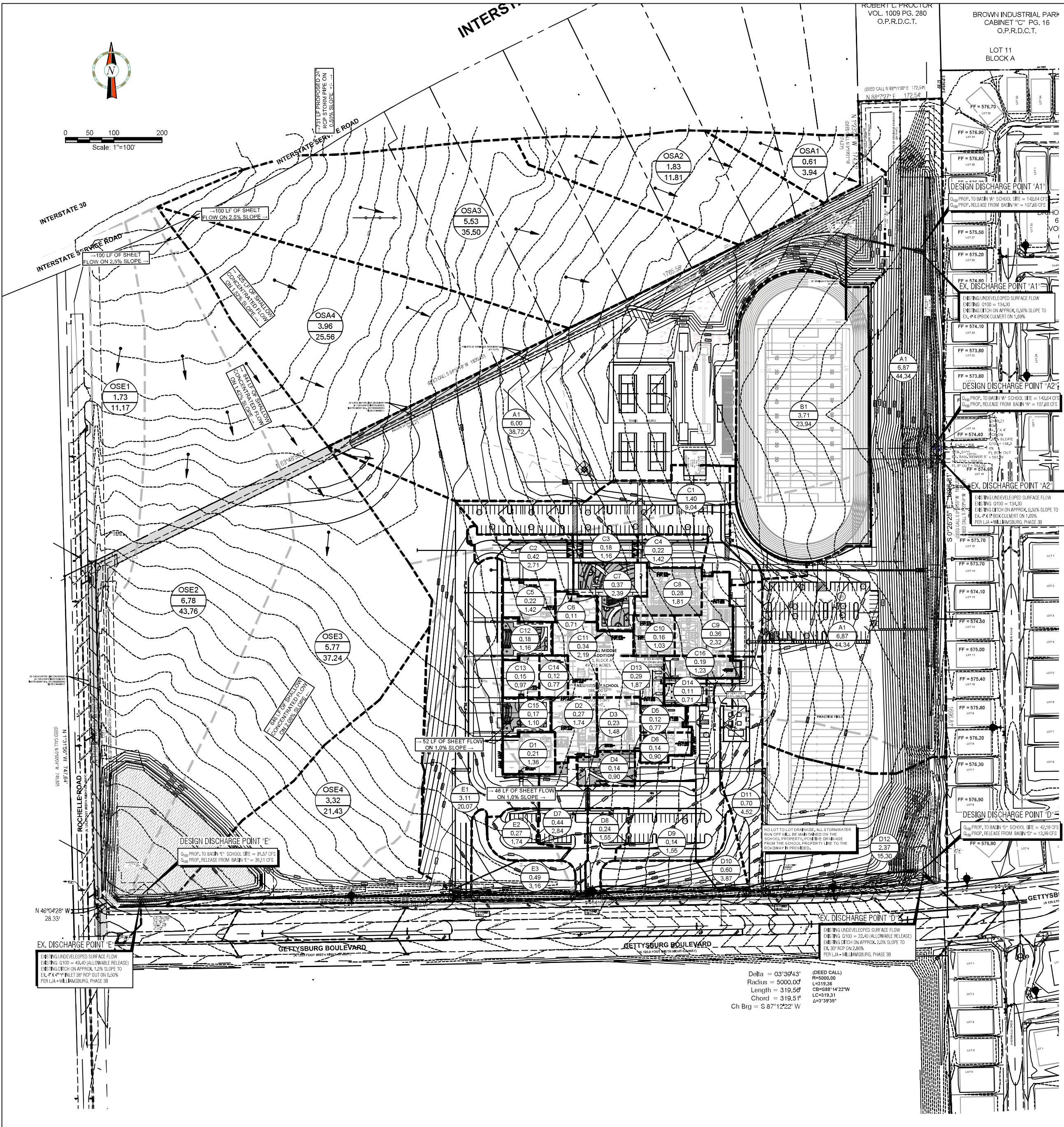
URSULA RAKOW MS NEW PARKING LOT

GETTYSBURG BLVD. CITY OF FATE, TX

EXISTING DRAINAGE AREA MAP 3

JOB 22286.0100
DATE 10/30/2025
SHEET C04.12


INTERSTATE 30
INTERSTATE SERVICE ROAD
ROBERT L. PROCTOR VOL. 1009 PG. 280 O.P.R.D.C.T.
BROWN INDUSTRIAL PARK CABINET "C" PG. 16 O.P.R.D.C.T.
LOT 11 BLOCK A
Scale: 1"=100'
0 50 100 200
~731 LF PROPOSED 24" RCP STORM PIPE ON 0.50% SLOPE
~100 LF OF SHEET FLOW ON 2.5% SLOPE
OSA1 0.61 3.94
OSA2 1.83 11.81
OSA3 5.53 35.50
OSA4 3.96 25.56
OSE1 1.73 11.17
OSE2 6.78 43.76
OSE3 5.77 37.24
OSE4 3.32 21.43
A1 6.87 44.34
A1 6.00 38.72
B1 3.71 23.94
C1 1.40 9.04
C2 0.42 2.71
C3 0.18 1.16
C4 0.22 1.42
C5 0.22 1.42
C6 0.11 0.71
C7 0.37 2.39
C8 0.28 1.81
C9 0.36 2.32
C10 0.16 1.03
C11 0.34 2.19
C12 0.18 1.16
C13 0.15 0.97
C14 0.12 0.77
C15 0.17 1.10
C16 0.19 1.23
D1 0.21 1.36
D2 0.27 1.74
D3 0.23 1.48
D4 0.14 0.90
D5 0.12 0.77
D6 0.14 0.90
D7 0.44 2.84
D8 0.24 1.55
D9 0.14 1.55
D10 0.60 3.87
D11 0.70 4.52
D12 2.37 15.30
D13 0.29 1.87
D14 0.11 0.71
E1 3.11 20.07
E2 0.27 1.74
E3 0.49 3.16
~52 LF OF SHEET FLOW ON 1.0% SLOPE
~46 LF OF SHEET FLOW ON 1.0% SLOPE
N 1°23'24" W 174.21'
N 88°7'27" E 172.54'
S 0°26'25" E 1696.81'
N 1°31'56" W 747.64'
N 46°04'28" W 28.33'
DESIGN DISCHARGE POINT "A1"
Q_{100} PROP. TO BASIN "A" SCHOOL SITE = 142.64 CFS
Q_{100} PROP. RELEASE FROM BASIN "A" = 107.60 CFS
EX. DISCHARGE POINT "A1"
EXISTING UNDEVELEOPED SURFACE FLOW
EXISTING Q100 = 134.30
EXISTING DITCH ON APPROX. 0.50% SLOPE TO
EX. 4' X 6' BOX CULVERT ON 1.69%
DESIGN DISCHARGE POINT "A2"
Q_{100} PROP. TO BASIN "A" SCHOOL SITE = 142.64 CFS
Q_{100} PROP. RELEASE FROM BASIN "A" = 107.60 CFS
EX. DISCHARGE POINT "A2"
EXISTING UNDEVELEOPED SURFACE FLOW
EXISTING Q100 = 134.30
EXISTING DITCH ON APPROX. 0.50% SLOPE TO
EX. 4' X 6' BOX CULVERT ON 1.69%
PER LJA - WILLIAMSBURG, PHASE 3B
DESIGN DISCHARGE POINT "D"
Q_{100} PROP. TO BASIN "D" SCHOOL SITE = 42.18 CFS
Q_{100} PROP. RELEASE FROM BASIN "D" = 13.99 CFS
EX. DISCHARGE POINT "D"
EXISTING UNDEVELEOPED SURFACE FLOW
EXISTING Q100 = 22.40 (ALLOWABLE RELEASE)
EXISTING DITCH ON APPROX. 2.0% SLOPE TO
EX. 30" RCP ON 2.86%
PER LJA - WILLIAMSBURG, PHASE 3B
NO LOT TO LOT DRAINAGE. ALL STORMWATER RUN OFF WILL BE MAINTAINED ON THE SCHOOL PROPERTY. POSITIVE DRAINAGE FROM THE SCHOOL PROPERTY LINE TO THE ROADWAY IS PROVIDED.
DESIGN DISCHARGE POINT "E"
Q_{100} PROP. TO BASIN "E" SCHOOL SITE = 91.57 CFS
Q_{100} PROP. RELEASE FROM BASIN "E" = 39.11 CFS
EX. DISCHARGE POINT "E"
EXISTING UNDEVELEOPED SURFACE FLOW
EXISTING Q100 = 49.40 (ALLOWABLE RELEASE)
EXISTING DITCH ON APPROX. 1.0% SLOPE TO
EX. 4' X 4' "Y" INLET 36" RCP OUT ON 0.50%
PER LJA - WILLIAMSBURG, PHASE 3B
ROCHELLE ROAD
GETTYSBURG BOULEVARD
(A 120.0 FOOT WIDTH RIGHT-OF-WAY)
Delta = 03°39'43"
Radius = 5000.00'
Length = 319.56'
Chord = 319.51'
Ch Brg = S 87°12'22" W
(DEED CALL)
R=5000.00
L=319.36
CB=S88°14'22"W
LC=319.31
Δ=3°39'35"
FF = 576.70
FF = 576.90
FF = 576.60
FF = 575.50
FF = 575.20
FF = 574.80
FF = 574.10
FF = 573.80
FF = 574.40
FF = 574.60
FF = 573.70
FF = 575.00
FF = 575.40
FF = 575.80
FF = 576.20
FF = 576.30
SHERWOOD DRIVE

NOTE: THE CITY OF FATE CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

Oct 29, 2025 – 11:10am User: Robert
R:\ROCKISD\WILLIAMSBURG\2022 MIDDLE SCHOOL SITE\BIDSET\2023 RISD MS #4 REV W ELEM ENG 85 stalls For RSP.dwg

DRAINAGE CALCULATIONS

AREA NO.	DRAINAGE AREA (Acres)	TIME OF CONCENTRATION (min.)	RUNOFF COEFFICIENT	INTENSITY (in./hr.) (I100)	DESIGN FLOW (Q100)	COMMENTS
A1	6.87	10	0.70	9.22	44.34	Detention Basin and
A2	6.00	10	0.70	9.22	38.72	Track and Artifical Turf Field
						Track and Artifical Turf Field
						Track and Artifical Turf Field
	SUM OF ALL "A" AREAS 12.87				SUM OF ALL "A" AREAS 83.06	
B1	3.71	10	0.70	9.22	23.94	Track and Artifical Turf Field To Easin "A1" - "Y INLET
	SUM OF ALL "B" AREAS 3.71				SUM OF ALL "B"AREAS 23.94	
C1	1.40	10	0.70	9.22	9.04	TO "Y" INLET DETENTION POND "A2"
C2	0.42	10	0.70	9.22	2.71	CANOPY DRAINS - DETENTION POND "A2"
C3	0.18	10	0.70	9.22	1.16	BUILDING WEST ROOF DRAIN LINES - DETENTION POND "A2"
C4	0.22	10	0.70	9.22	1.42	BUILDING EAST ROOF DRAINS TO DETENTION POND "A2"
C5	0.22	10	0.70	9.22	1.42	15' INLET - PARKING LOT - DETENTION POND "A2'
C6	0.11	10	0.70	9.22	0.71	CANOPY DRAINS - DETENTION POND "A2"
C7	0.37	10	0.70	9.22	2.39	15' INLET - PARKING LOT - DETENTION POND "A2'
C8	0.28	10	0.70	9.22	1.81	CI TO EX GREENWAY CULVERT
C9	0.36	10	0.70	9.22	2.32	CI TO DETENTION POND "A2"
C10	0.16	10	0.70	9.22	1.03	CI TO DETENTION POND "A2"
C11	0.34	10	0.70	9.22	2.19	CI TO DETENTION POND "A2"
C12	0.18	10	0.70	9.22	1.16	CI TO DETENTION POND "A2"
C13	0.15	10	0.70	9.22	0.97	CI TO DETENTION POND "A2"
C14	0.12	10	0.70	9.22	0.77	CI TO DETENTION POND "A2"
C15	0.17	10	0.70	9.22	1.10	CI TO DETENTION POND
C16	0.19	10	0.70	9.22	1.23	Area Drain to Storm Line "C" to Detention Basin "A"
	SUM OF ALL "C" AREAS 4.87				SUM OF ALL "C" AREAS 31.43	
D1	0.21	10	0.70	9.22	1.36	CI TO DETENTION POND "D"
D2	0.27	10	0.70	9.22	1.74	CI TO DETENTION POND "D"
D3	0.23	10	0.70	9.22	1.48	CI TO DETENTION POND "D"
D4	0.14	10	0.70	9.22	0.90	CI TO DETENTION POND "D"
D5	0.12	10	0.70	9.22	0.77	CI TO DETENTION POND"D"
D6	0.14	10	0.70	9.22	0.90	CI TO DETENTION POND "D"
D7	0.44	10	0.70	9.22	2.84	CI TO DETENTION POND "D"
D8	0.24	10	0.70	9.22	1.55	CI TO DETENTION POND "D"
D9	0.24	10	0.70	9.22	1.55	CI TO DETENTION POND "D"
D10	0.60	10	0.70	9.22	3.87	CI TO DETENTION POND "D"
D11	0.70	10	0.70	9.22	4.52	CI TO DETENTION POND "D"
D12	2.37	10	0.70	9.22	15.30	CI TO DETENTION POND "D"
D13	0.29	10	0.70	9.22	1.87	CI TO DETENTION POND "D"
D14	0.11	10	0.70	9.22	0.71	Area Daain To Storm Line "D'
	SUM OF ALL "D" AREAS 6.10				SUM OF ALL "D" AREAS 39.37	
E1	3.11	10	0.70	9.22	20.07	CI TO DETENTION POND "E"
E2	0.27	10	0.70	9.22	1.74	CI TO DETENTION POND "E"
E3	0.49	10	0.70	9.22	3.16	CI TO DETENTION POND "E"
	SUM OF ALL"E" AREAS 3.87				SUM OF ALL "E" AREAS 24.98	
OSA1	0.61	10	0.70	9.22	3.94	4' X 4' WYE INLET - DETENTION POND "A1"
OSA2	1.83	10	0.70	9.22	11.81	4' X 4' WYE INLET - DETENTION POND "A1"
OSA3	5.50	10	0.70	9.22	35.50	4' X 4' WYE INLET - DETENTION POND "A1"
OSA4	3.96	10	0.70	9.22	25.56	SURFACE FLOW TO DETENTION POND "A1"
	SUM OF ALL"OSA" AREAS 11.90				SUM OF ALL "OSA" AREAS 72.87	
OSE1	1.73	10	0.70	9.22	11.17	4' X 4' WYE INLET - DETENTION POND "E" (OS6A)
OSE2	6.78	10	0.70	9.22	43.76	4' X 4' WYE INLET - DETENTION POND "E" (OS5C)
OSE3	5.77	10	0.70	9.22	37.24	4' X 4' WYE INLET - DETENTION POND "E" (OS5B)
OSE4	3.32	10	0.70	9.22	21.43	SURFACE FLOW TO DETENTION POND "E" (OS5A)
	SUM OF ALL"E" AREAS 17.60				SUM OF ALL "E" AREAS 102.42	
	SUM OF ALL AREAS 60.92				SUM OF ALL AREAS 378.08	

Notes:

TOTAL DISTURBED ACRES

DISTURBED ACRES: 31.42

DRAINAGE STUDY LEGEND

▬	DRAINAGE DIVIDE (NEW)
A1	DRAINAGE AREA (NEW)
0.25	NUMBER OF ACRES (NEW)
2.00	DESIGN FLOW (NEW)
435	MAJOR CONTOUR (NEW)
436	MINOR CONTOUR (NEW)
435	MAJOR CONTOUR (EXISTING)
436	MINOR CONTOUR (EXISTING)
▬	STORM SEWER (NEW)
□	AREA DRAIN (NEW)
▬	STORM SEWER (EXISTING)
▭	CURB INLET (EXISTING)
▬	RETAINING WALL (NEW)
●→	= DIRECTION OF FLOW

CORGAN

CORGAN
Dallas, TX 75202
T: 214.748.2000

○	ISSUES	
1	10/30/25	ISSUE FOR CONSTRUCTION

△	REVISIONS	

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303
HUB #: 1752575193300
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FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220
IRVING, TEXAS 75038

MIKE GLENN
35059

The seal appearing on this document was authorized by Mike Glenn, P.E. 35059, on October 30, 2025

URSULA RAKOW MS NEW PARKING LOT

GETTYSBURG BLVD, CITY OF FATE, TX

PROPOSED DRAINAGE AREA MAP REVISED

JOB 22286.0100
DATE 10/30/2025
SHEET C04.13

Composite Outlet Structure Detailed Report: Composite Outlet A

Element Details			
Label	Composite Outlet A	Notes	
Headwater Range			
Headwater Type	Use Pond for Headwater Range	Increment (Headwater)	0.80 ft
Pond	Basin A	Maximum (Headwater)	574.60 ft
Minimum (Headwater)	567.49 ft		
Spot Elevation (ft)			
Tailwater Setup			
Tailwater Type	Interconnected Ponds	Increment (Tailwater)	1.10 ft
Minimum (Tailwater)	570.49 ft	Maximum (Tailwater)	570.49 ft
Spot Elevation (ft)			
Tailwater Tolerances			
Maximum Iterations	30	Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft	Flow Tolerance (Minimum)	0.001 ft³/s
Headwater Tolerance (Maximum)	0.50 ft	Flow Tolerance (Maximum)	10.000 ft³/s
Tailwater Tolerance (Minimum)	0.01 ft		
Outlet Structure			
Outlet Structure Type	Orifice	Elevation	567.96 ft

TAILWATER TAKEN FROM:
LJA - WILLIAMSBURG - PHASE 3
STA. 12+08.21 SD-3
EX. 6' X 4' RCB ON 1.69% SLOPE
Q100 = 134.3 CFS
FL BOX OUT = 567.96
HG = 570.49

Pond Unit Hydrograph.stsw
6/19/2023
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SewerGEMS
[10.03.04.53]
Page 1 of 6

Composite Outlet Structure Detailed Report: Composite Outlet A

Outlet Structure			
Flow Direction	Forward Fow Cnly	Orifice Orientation	Perpendicular Orifice
Number of Openings	1	Datum Elevation	567.96 ft
Orifice Coefficient	0.600	Top Elevation	571.96 ft
Outlet Structure (IDs and Direction)			
Outlet ID	Orifice - 1	Notes	
Downstream ID	Tailwater		
Outlet Structure (Advanced)			
Elevation (On)	0.00 ft	Elevation (Off)	0.00 ft
Outlet Structure (Orifice)			
Orifice Type	Area Orifice	Orifice Area	24.0 ft²

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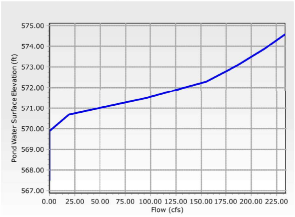
Composite Outlet Structure Detailed Report: Composite Outlet A



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[10.03.04.53]
Page 3 of 6

BASIN DATA

Basin A

<General>			
ID	146	Notes	
Label	Basin A	Hyperlinks	<Collection: 0 items>

GIS-IDs

GIS-ID

<Geometry>	
Scaled Area	0.006 acres

Geometry

X (ft)	Y (ft)
-62.44	-32.05
-58.83	-20.70
-68.50	-13.77
-78.09	-20.82
-74.34	-32.12

Active Topology	
Is Active?	True
Infiltration/Inflow & Seepage	
Pond Seepage Method	None
Inflow (Wet) Collection	
Physical	
Volume Type	Elevation-Area

Elevation-Area

Elevation (ft)	Area (acres)	Percent Void Space (%)
567.49	0.000	100.0
568.00	0.000	100.0
569.00	0.024	100.0
570.00	0.186	100.0
571.00	0.420	100.0
572.00	0.689	100.0
573.00	0.972	100.0
574.00	1.252	100.0
574.60	1.320	100.0

Simulation Initial Condition

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[10.03.04.53]
Page 1 of 2

BASIN DATA (cont.)

Basin A

Simulation Initial Condition			
Initial Elevation Type	Invert		
Results (Engine Parsing)			
Branch	4		
Results (Extended Node)			
Volume	0.0 gal	Freeboard Height	7.1 ft
Depth (Flooding)	-7.11 ft		
Results (Flow)			
Flow (Total In)	0.00 cfs	Local Inflow?	False
Flow (Total Out)	0.00 cfs	Flow (Local from Inflow Collection)	0.00 cfs
Results			
Is Overflowing?	False	Time to Maximum Outflow	12.100 hours
Is Ever Overflowing?	False	Time to Maximum Inflow	12.025 hours
Depth (Node)	0.00 ft	Flow (Out to Links Maximum)	104.71 cfs
Hydraulic Grade	567.49 ft	Flow (Total In Maximum)	108.78 cfs
Time to Maximum Hydraulic Grade	12.075 hours	Flow (Overflow)	0.00 cfs
Hydraulic Grade (Maximum)	571.62 ft	Time to Maximum Storage	12.075 hours
Time to Maximum Overflow	0.000 hours	Storage (Maximum)	237,890.5 gal
Flow (Overflow Maximum)	0.00 cfs	Flow (Seepage loss)	0.00 cfs

Calculation Messages

Time (hours)	Message

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[10.03.04.53]
Page 2 of 2

DRAINAGE AREA DATA

A

<General>			
ID	76	Notes	
Label	A	Hyperlinks	<Collection: 0 items>

GIS-IDs

GIS-ID

<Geometry>			
Scaled Area	0.045 acres	Area (User Defined)	5.300 acres
Use Scaled Area?	False		

Geometry

X (ft)	Y (ft)
-95.37	-44.76
-85.48	-12.66
-112.95	6.66
-139.82	-13.49
-128.95	-45.27

Active Topology			
Is Active?	True		
Catchment			
Outflow Element	Basin A		
Inflow (Wet) Collection			
Rainfall			
Use Local Rainfall?	False		
Runoff			
Runoff Method	Unit Hydrograph	Unit Hydrograph Method	SCS Unit Hydrograph
Percent Impervious	0.0 %	Tc Input Type	Composite Tc
Area Defined By	Multiple Subareas	Time of Concentration (Composite)	0.160 hours
Loss Method	SCS CN	SCS Unit Hydrograph Method	Triangular
SCS CN (Composite)	90.183	Shape Factor	484.000
Drying Time	7.0 days	Volume under Rising Limb	37.5 %
Tc Data Collection			
TR-55 Channel Flow			
Flow Area	0.8 ft²	Slope	0.005 ft/ft
Hydraulic Length	262.0 ft	Wetted Perimeter	3.1 ft
Manning's n	0.013		

Pond Unit Hydrograph.stsw
6/19/2023
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[10.03.04.53]
Page 1 of 3

DRAINAGE AREA DATA (cont.)

A

TR-55 Channel Flow			
TR-55 Channel Flow			
Flow Area	3.1 ft²	Slope	0.023 ft/ft
Hydraulic Length	222.0 ft	Wetted Perimeter	3.1 ft
Manning's n	0.013		
TR-55 Channel Flow			
Flow Area	3.1 ft²	Slope	0.023 ft/ft
Hydraulic Length	171.0 ft	Wetted Perimeter	3.1 ft
Manning's n	0.013		
TR-55 Channel Flow			
Flow Area	3.1 ft²	Slope	0.023 ft/ft
Hydraulic Length	78.0 ft	Wetted Perimeter	3.1 ft
Manning's n	0.013		
TR-55 Channel Flow			
Flow Area	3.1 ft²	Slope	0.014 ft/ft
Hydraulic Length	71.0 ft	Wetted Perimeter	3.1 ft
Manning's n	0.013		
TR-55 Channel Flow			
Flow Area	4.0 ft²	Slope	0.012 ft/ft
Hydraulic Length	81.0 ft	Wetted Perimeter	7.1 ft
Manning's n	0.013		
TR-55 Channel Flow			
Flow Area	4.0 ft²	Slope	0.014 ft/ft
Hydraulic Length	447.0 ft	Wetted Perimeter	7.1 ft
Manning's n	0.013		
TR-55 Sheet Flow			
Hydraulic Length	52.0 ft	Slope	0.010 ft/ft
Manning's n	0.150	2 Year 24 Hour Depth	4.2 in
Results (Extended Catchment)			
Precipitation (Cumulative)	0.0 in	Precipitation (Incremental)	0.0 in
Results (Flow)			
Flow (Total Out)	0.00 cfs	Local Inflow?	False
Flow (Total Surface Runoff)	0.00 cfs	Flow (Local from Inflow Collection)	0.00 cfs
Results (Maximum Values)			
Flow (Maximum)	57.29 cfs	Time (Maximum Flow)	11.975 hours

Pond Unit Hydrograph.stsw
6/19/2023
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DRAINAGE CRITERIA AND ASSUMPTIONS (SUMMARY)

BASINS	AREA IN ACRES (AC)	CN	TIME OF CONCENTRATION (HOURS)	LAG TIME MIN.
BASIN "A"	5.3 AC	90.18	0.16	5.76 MIN.
BASIN "D"	2.0 AC	93.00	0.10	3.6 MIN.
BASIN "E"	17.6 AC	93.00	0.389	14.0 MIN.
BASIN "OS1"	11.9 AC	93.0	0.348	12.52 MIN.

NOTE: THE CITY OF FATE CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

Oct 29, 2025 – 11:10am User: Robert
R:\ROCKISD\WILLIAMSBURG\2022 MIDDLE SCHOOL SITE\BIDSET\2023 RISD MS #4 REV W ELEM ENG 85 stalls For RSP.dwg

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○	ISSUES	
1	10/30/25	ISSUE FOR CONSTRUCTION

△	REVISIONS	

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1752575193300
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MIKE GLENN
35059

The seal appearing on this document was authorized by Mike Glenn, P.E. 35059, on October 30, 2025

URSULA RAKOW MS NEW PARKING LOT

GETTYSBURG BLVD. CITY OF FATE, TX

COMPOSITE OUTLET STRUCTURE DATA
BASIN "A"

JOB 22286.0100
DATE 10/30/2025
SHEET
C04.14

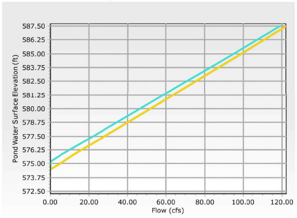
Composite Outlet Structure Detailed Report: Composite Outlet OSA

Element Details			
Label	Composite Outlet OSA	Notes	
Headwater Range			
Headwater Type	Use Pond for Headwater Range	Increment (Headwater)	1.30 ft
Pond	Basin OSA	Maximum (Headwater)	587.50 ft
Minimum (Headwater)	574.50 ft		
Spot Elevation (ft)			
Tailwater Setup			
Tailwater Type	Interconnected Ponds	Increment (Tailwater)	0.80 ft
Minimum (Tailwater)	567.20 ft	Maximum (Tailwater)	575.20 ft
Spot Elevation (ft)			
Tailwater Tolerances			
Maximum Iterations	30	Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft	Flow Tolerance (Minimum)	0.001 ft³/s
Headwater Tolerance (Maximum)	0.50 ft	Flow Tolerance (Maximum)	10.000 ft³/s
Tailwater Tolerance (Minimum)	0.01 ft		
Outlet Structure			
Outlet Structure Type	Orifice	Elevation	574.50 ft

Composite Outlet Structure Detailed Report: Composite Outlet OSA

Outlet Structure			
Flow Direction	Forward Flow Only	Orifice Orientation	Perpendicular Orifice
Number of Openings	1	Datum Elevation	574.50 ft
Orifice Coefficient	0.600	Top Elevation	587.50 ft
Outlet Structure (IDs and Direction)			
Outlet ID	Orifice - 1	Notes	
Downstream ID	Tailwater		
Outlet Structure (Advanced)			
Elevation (On)	0.00 ft	Elevation (Off)	0.00 ft
Outlet Structure (Orifice)			
Orifice Type	Area Orifice	Orifice Area	7.1 ft²

Composite Outlet Structure Detailed Report: Composite Outlet OSA



RATING TABLE FOR ONE OUTLET TYPE
Structure ID = ORIFICE - 1 (Orifice-Area)

Upstream ID = (Pond Water Surface),
Downstream ID = Tailwater (Pond Outfall),

BASIN DATA

Basin OSA

<General>			
ID	161	Notes	
Label	Basin OSA	Hyperlinks	<Collection: 0 items>

GIS-IDs

GIS-ID

<Geometry>	
Scaled Area	0.007 acres

Geometry

X (ft)	Y (ft)
-119.92	33.47
-116.57	46.06
-127.50	53.13
-137.61	44.92
-132.92	32.77

Active Topology	
Is Active?	True
Infiltration/Inflow & Seepage	
Pond Seepage Method	None
Inflow (Wet) Collection	
Physical	
Volume Type	Elevation-Area

Elevation-Area

Elevation (ft)	Area (acres)	Percent Void Space (%)
574.50	0.000	100.0
575.00	0.002	100.0
576.00	0.033	100.0
577.00	0.056	100.0
578.00	0.087	100.0
579.00	0.124	100.0
580.00	0.169	100.0
581.00	0.222	100.0
582.00	0.285	100.0
583.00	0.389	100.0
584.00	0.542	100.0

BASIN DATA (cont.)

Basin OSA

Elevation-Area

Elevation (ft)	Area (acres)	Percent Void Space (%)
585.00	0.794	100.0
586.00	0.944	100.0
587.00	1.099	100.0
587.50	1.226	100.0

Simulation Initial Condition			
Initial Elevation Type	Invert		
Results (Engine Parsing)			
Branch	1		
Results (Extended Node)			
Volume	0.0 gal	Freeboard Height	13.0 ft
Depth (Flooding)	-13.00 ft		
Results (Flow)			
Flow (Total In)	0.00 cfs	Local Inflow?	False
Flow (Total Out)	0.00 cfs	Flow (Local from Inflow Collection)	0.00 cfs
Results			
Is Overflowing?	False	Time to Maximum Outflow	12.250 hours
Is Ever Overflowing?	False	Time to Maximum Inflow	12.075 hours
Depth (Node)	0.00 ft	Flow (Out to Links Maximum)	73.64 cfs
Hydraulic Grade	574.50 ft	Flow (Total In Maximum)	99.78 cfs
Time to Maximum Hydraulic Grade	12.225 hours	Flow (Overflow)	0.00 cfs
Hydraulic Grade (Maximum)	582.31 ft	Time to Maximum Storage	12.225 hours
Time to Maximum Overflow	0.000 hours	Storage (Maximum)	302,845.7 gal
Flow (Overflow Maximum)	0.00 cfs	Flow (Seepage loss)	0.00 cfs

Calculation Messages

Time (hours)	Message

DRAINAGE AREA DATA

OSA

<General>			
ID	160	Notes	
Label	OSA	Hyperlinks	<Collection: 0 items>

GIS-IDs

GIS-ID

<Geometry>			
Scaled Area	0.045 acres	Area (User Defined)	11.900 acres
Use Scaled Area?	False		

Geometry

X (ft)	Y (ft)
-141.95	43.95
-133.18	76.48
-161.40	94.87
-187.62	73.71
-175.59	42.24

Active Topology			
Is Active?	True		
Catchment			
Outflow Element	Basin OSA		
Inflow (Wet) Collection			
Rainfall			
Use Local Rainfall?	False		
Runoff			
Runoff Method	Unit Hydrograph	Drying Time	7.0 days
Percent Impervious	0.0 %	Unit Hydrograph Method	SCS Unit Hydrograph
Area Defined By	Single Area	Tc Input Type	Composite Tc
Loss Method	SCS CN	Time of Concentration (Composite)	0.348 hours
SCS CN	93.000	SCS Unit Hydrograph Method	Default Curvilinear
SCS CN (Composite)	93.000		
Tc Data Collection			
TR-55 Sheet Flow			
Hydraulic Length	100.0 ft	Slope	0.025 ft/ft

DRAINAGE AREA DATA (cont.)

OSA

TR-55 Sheet Flow			
Manning's n	0.240	2 Year 24 Hour Depth	4.2 in
TR-55 Shallow Concentrated Flow			
Hydraulic Length	525.0 ft	Slope	0.015 ft/ft
Land Cover	Grassed Waterway		
TR-55 Shallow Concentrated Flow			
Hydraulic Length	645.0 ft	Slope	0.017 ft/ft
Land Cover	Grassed Waterway		
Results (Extended Catchment)			
Precipitation (Cumulative)	0.0 in	Precipitation (Incremental)	0.0 in
Results (Flow)			
Flow (Total Out)	0.00 cfs	Local Inflow?	False
Flow (Total Surface Runoff)	0.00 cfs	Flow (Local from Inflow Collection)	0.00 cfs
Results (Maximum Values)			
Flow (Maximum)	99.78 cfs	Time (Maximum Flow)	12.075 hours
Results			
Area (Unified)	11.900 acres	Volume (Total Runoff)	2,841,385.5 gal

Calculation Messages

Time (hours)	Message

DRAINAGE CRITERIA AND ASSUMPTIONS (SUMMARY)

BASINS	AREA IN ACRES (AC)	CN	TIME OF CONCENTRATION (HOURS)	LAG TIME MIN.
BASIN "A"	5.3 AC	90.18	0.16	5.76 MIN.
BASIN "D"	2.0 AC	93.00	0.10	3.6 MIN.
BASIN "E"	17.6 AC	93.00	0.389	14.0 MIN.
BASIN "OS1"	11.9 AC	93.0	0.348	12.52 MIN.

NOTE: THE CITY OF FATE CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

Oct 29, 2025 – 11:10am User: Robert
R:\ROCKISD\WILLIAMSBURG\2022 MIDDLE SCHOOL SITE\BIDSET\2023 RISD MS #4 REV W ELEM ENG 85 stalls For RSP.dwg

CORGAN

CORGAN
Dallas, TX 75202
T: 214.748.2000

○	ISSUES	
1	10/30/25	ISSUE FOR CONSTRUCTION
△	REVISIONS	

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303
PHONE (972) 717-5151
4500 FULLER DRIVE, SUITE 220
HUB #: 1752575193300
FAX (972) 717-2176
IRVING, TEXAS 75038

MIKE GLENN
35059

The seal appearing on this document was authorized by Mike Glenn, P.E. 35059, on October 30, 2025

URSULA RAKOW MS
NEW PARKING LOT

GETTYSBURG BLVD. CITY OF FATE, TX

COMPOSITE OUTLET
STRUCTURE DATA
BASIN "OSA"

JOB 22286.0100
DATE 10/30/2025
SHEET
C04.15

Composite Outlet Structure Detailed Report: Composite Outlet D

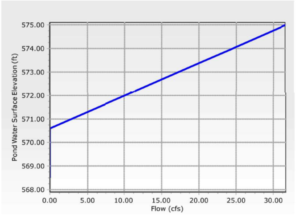
Element Details			
Label	Composite Outlet D	Notes	
Headwater Range			
Headwater Type	Use Pond for Headwater Range	Increment (Headwater)	0.70 ft
Pond	Basin D	Maximum (Headwater)	575.00 ft
Minimum (Headwater)	568.50 ft		
Spot Elevation (ft)			
Tailwater Setup			
Tailwater Type	Interconnected Ponds	Increment (Tailwater)	1.10 ft
Minimum (Tailwater)	570.60 ft	Maximum (Tailwater)	570.60 ft
Spot Elevation (ft)			
Tailwater Tolerances			
Maximum Iterations	30	Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft	Flow Tolerance (Minimum)	0.001 ft³/s
Headwater Tolerance (Maximum)	0.50 ft	Flow Tolerance (Maximum)	10.000 ft³/s
Tailwater Tolerance (Minimum)	0.01 ft		
Outlet Structure			
Outlet Structure Type	Orifice	Elevation	568.50 ft

TAILWATER TAKEN FROM:
LJA - WILLIAMSBURG - PHASE 3B
STA. 0+85.26 LAT OS4A
SLOPING HEADWALL
EX. 30" RCP ON 2.86% SLOPE
Q100 = 22.40 CFS
FL 30" OUT = 569.08
100 YR HGL = 570.60

Composite Outlet Structure Detailed Report: Composite Outlet D

Outlet Structure			
Flow Direction	Forward Flow Only	Orifice Orientation	Perpendicular Orifice
Number of Openings	1	Datum Elevation	568.50 ft
Orifice Coefficient	0.600	Top Elevation	575.00 ft
Outlet Structure (IDs and Direction)			
Outlet ID	Orifice - 1	Notes	
Downstream ID	Tailwater		
Outlet Structure (Advanced)			
Elevation (On)	0.00 ft	Elevation (Off)	0.00 ft
Outlet Structure (Orifice)			
Orifice Type	Area Orifice	Orifice Area	3.1 ft²

Composite Outlet Structure Detailed Report: Composite Outlet D



NOTE: THE CITY OF FATE CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

BASIN DATA
Basin D

<General>			
ID	150	Notes	
Label	Basin D	Hyperlinks	<Collection: 0 items>

GIS-IDs

GIS-ID

<Geometry>			
Scaled Area	0.005 acres		

Geometry

X (ft)	Y (ft)
-21.69	2.26
-17.71	12.69
-26.39	19.70
-35.74	13.60
-32.83	2.83

Active Topology	
Is Active?	True
Infiltration/Inflow & Seepage	
Pond Seepage Method	None
Inflow (Wet) Collection	
Physical	
Volume Type	Elevation-Area

Elevation-Area

Elevation (ft)	Area (acres)	Percent Void Space (%)
568.50	0.001	100.0
569.00	0.035	100.0
570.00	0.088	100.0
571.00	0.132	100.0
572.00	0.180	100.0
573.00	0.231	100.0
574.00	0.287	100.0
575.00	0.316	100.0

Simulation Initial Condition	
Initial Elevation Type	Invert

BASIN DATA (cont.)
Basin D

Simulation Initial Condition			
Results (Engine Parsing)			
Branch	3		
Results (Extended Node)			
Volume	0.0 gal	Freeboard Height	6.5 ft
Depth (Flooding)	-6.50 ft		
Results (Flow)			
Flow (Total In)	0.00 cfs	Local Inflow?	False
Flow (Total Out)	0.00 cfs	Flow (Local from Inflow Collection)	0.00 cfs
Results			
Is Overflowing?	False	Time to Maximum Outflow	12.075 hours
Is Ever Overflowing?	False	Time to Maximum Inflow	11.925 hours
Depth (Node)	0.00 ft	Flow (Out to Links Maximum)	13.99 cfs
Hydraulic Grade	568.50 ft	Flow (Total In Maximum)	24.04 cfs
Time to Maximum Hydraulic Grade	12.050 hours	Flow (Overflow)	0.00 cfs
Hydraulic Grade (Maximum)	572.54 ft	Time to Maximum Storage	12.050 hours
Time to Maximum Overflow	0.000 hours	Storage (Maximum)	143,961.5 gal
Flow (Overflow Maximum)	0.00 cfs	Flow (Seepage loss)	0.00 cfs

Calculation Messages

Time (hours)	Message

DRAINAGE AREA DATA
D

<General>			
ID	149	Notes	
Label	D	Hyperlinks	<Collection: 0 items>

GIS-IDs

GIS-ID

<Geometry>			
Scaled Area	0.037 acres	Area (User Defined)	2.000 acres
Use Scaled Area?	False		

Geometry

X (ft)	Y (ft)
-53.15	21.28
-46.68	51.09
-73.04	66.46
-95.79	46.14
-83.50	18.22

Active Topology			
Is Active?	True		
Catchment			
Outflow Element	Basin D		
Inflow (Wet) Collection			
Rainfall			
Use Local Rainfall?	False		
Runoff			
Runoff Method	Unit Hydrograph	Drying Time	7.0 days
Percent Impervious	0.0 %	Unit Hydrograph Method	SCS Unit Hydrograph
Area Defined By	Single Area	Tc Input Type	Composite Tc
Loss Method	SCS CN	Time of Concentration (Composite)	0.100 hours
SCS CN	93.000	SCS Unit Hydrograph Method	Default Curvilinear
SCS CN (Composite)	93.000		
Tc Data Collection			
TR-55 Channel Flow			
Flow Area	1.8 ft²	Slope	0.014 ft/ft

DRAINAGE AREA DATA (cont.)
D

TR-55 Channel Flow			
Hydraulic Length	370.0 ft	Wetted Perimeter	4.7 ft
Manning's n	0.013		
TR-55 Channel Flow			
Flow Area	1.8 ft²	Slope	0.079 ft/ft
Hydraulic Length	72.0 ft	Wetted Perimeter	4.7 ft
Manning's n	0.013		
TR-55 Channel Flow			
Flow Area	3.1 ft²	Slope	0.024 ft/ft
Hydraulic Length	329.0 ft	Wetted Perimeter	3.1 ft
Manning's n	0.013		
TR-55 Sheet Flow			
Hydraulic Length	46.0 ft	Slope	0.010 ft/ft
Manning's n	0.110	2 Year 24 Hour Depth	4.2 in
Results (Extended Catchment)			
Precipitation (Cumulative)	0.0 in	Precipitation (Incremental)	0.0 in
Results (Flow)			
Flow (Total Out)	0.00 cfs	Local Inflow?	False
Flow (Total Surface Runoff)	0.00 cfs	Flow (Local from Inflow Collection)	0.00 cfs
Results (Maximum Values)			
Flow (Maximum)	24.04 cfs	Time (Maximum Flow)	11.925 hours
Results			
Area (Unified)	2.000 acres	Volume (Total Runoff)	478,641.0 gal

Calculation Messages

Time (hours)	Message

DRAINAGE CRITERIA AND ASSUMPTIONS (SUMMARY)

BASINS	AREA IN ACRES (AC)	CN	TIME OF CONCENTRATION (HOURS)	LAG TIME MIN.
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BASIN "OS1"	11.9 AC	93.0	0.348	12.52 MIN.

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T: 214.748.2000

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△	REVISIONS	

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IRVING, TEXAS 75038

MIKE GLENN
35059

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URSULA RAKOW MS
NEW PARKING LOT

GETTYSBURG BLVD. CITY OF FATE, TX

COMPOSITE OUTLET STRUCTURE DATA BASIN "D"

JOB 22286.0100
DATE 10/30/2025
SHEET
C04.16

Oct 29, 2025 – 11:11am User: Robert
R:\ROCKISD\WILLIAMSBURG\2022 MIDDLE SCHOOL SITE\BIDSET\2023 RISD MS #4 REV W ELEM ENG 85 stalls For RSP.dwg