

SITE WORK PLANS FOR **ROOMS TO GO**

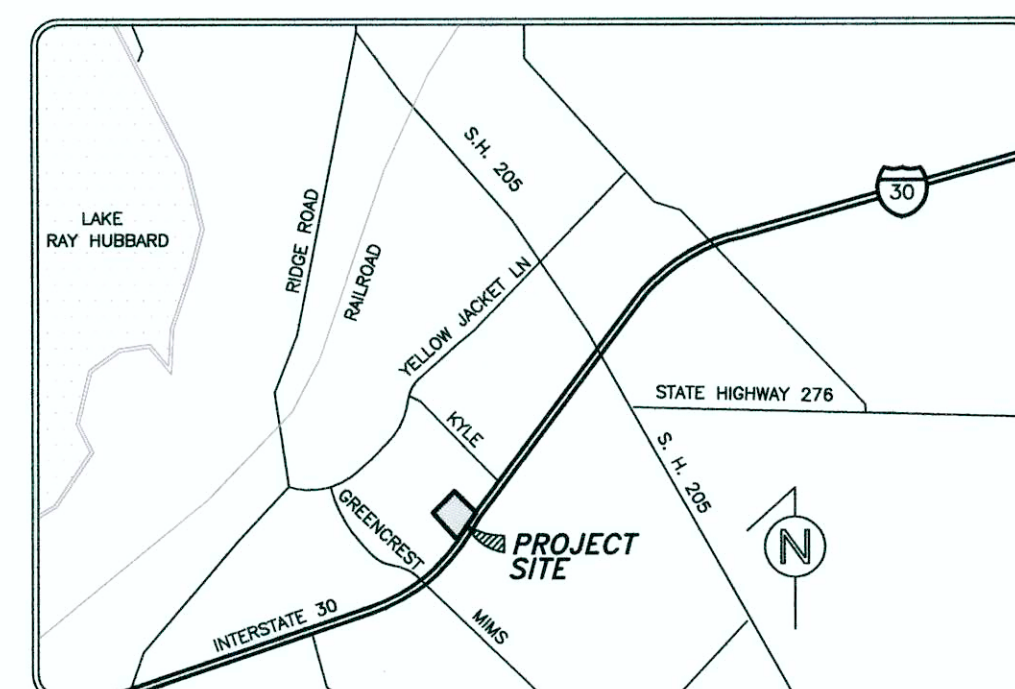
920 EAST INTERSTATE 30
N.E.Q. INTERSTATE HIGHWAY 30 & GREENCREST BOULEVARD
THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

DEVELOPER:
SEAMAN DEVELOPMENT CORPORATION
400 PERIMETER CENTER TERRACE
ATLANTA, GEORGIA 30346
PHONE: (678) 338-4566
CONTACT: JEFF FINKEL

CIVIL ENGINEER:
CATES-CLARK & ASSOCIATES, LLP
14800 QUORUM DRIVE, SUITE 200
DALLAS, TEXAS 75254
PHONE: (972) 385-2272
FAX: (972) 980-1627
TEXAS REGISTERED ENGINEERING FIRM F-3751
CONTACT: DANIEL STEWART, PE
EMAIL: DSTEWART@CATES-CLARK.COM

PROJECT ARCHITECT:
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10877 WATSON ROAD
ST. LOUIS, MISSOURI 63127
PHONE: (314) 821-1100
FAX: (314) 821-4162
CONTACT: CHUCK CAESAR

LANDSCAPE ARCHITECT:
SMR LANDSCAPE ARCHITECTS, INC.
1708 N. GRIFFIN STREET
DALLAS, TEXAS 75202
PHONE: (214) 871-0083
FAX: (214) 871-0545
CONTACT: BRIAN ADAMS, ASLA



VICINITY MAP
N.T.S.

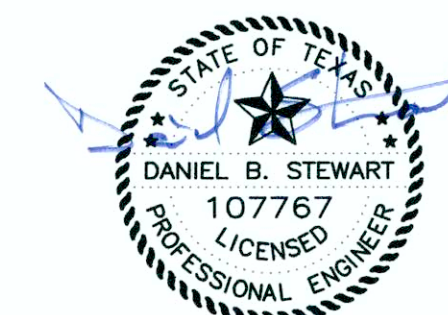
SHEET INDEX

C0.1	TOPOGRAPHIC SURVEY
C0.2 - C0.3	FINAL PLAT
C1.1	GENERAL NOTES, LEGEND & ABBREVIATIONS
C2.1	SITE PLAN
C3.1	PAVING PLAN
C3.2 - C3.3	PAVING DETAILS
C3.4	SITE ACCESSIBILITY DETAILS
C4.1	GRADING PLAN
C5.1	DRAINAGE AREA MAP
C5.2	DETENTION DETAILS & CALCULATIONS
C6.1	STORM DRAIN PLAN
C6.2	DETENTION SYSTEM DETAILS
C6.3	STORM DRAIN DETAILS
C7.1	STORM DRAIN PROFILES
C8.1	WATER & SANITARY SEWER PLAN
C9.1	SANITARY SEWER PROFILE
C10.1	EROSION CONTROL PLAN
C10.2 - C10.3	EROSION CONTROL DETAILS
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE SPECIFICATIONS
ES1	EXTERIOR LIGHTING DETAILS
ES2	SITE LIGHTING PHOTOMETRICS



Cates-Clark & Associates, LLP
Consulting Engineers
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
Office: 972-385-2272 Fax: 972-980-1627
TBPE F-3751

THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY
DANIEL B. STEWART, P.E. 107767
ON 06-26-17



RECORD DRAWING
DATE 06-26-17

3	06/26/17	C8.1	
2	07/09/18	C2.1, C5.1, C8.1, C7.1, C8.1	
1	07/09/18	C2.1, C3.1, C6.1, C7.1, C10.1, L1.1, L1.2	
A	05/25/18	C2.1, C3.1, C4.1, C5.1, C6.1, C6.3, C7.1, C8.1, C10.1	
REV.	DATE	SHEET	

TBM #1
ELEV. = 515.74 FEET

SANITARY SEWER MANHOLE
RIM ELEV. = 520.65'
36" (WEST) INV. ELEV. = 511.96'
36" (SOUTH) INV. ELEV. = 515.32'

SANITARY SEWER MANHOLE
RIM ELEV. = 521.25'
10" (NORTHWEST) INV. ELEV. = 516.09'
8" (SOUTHEAST) INV. ELEV. = 516.15'

SANITARY SEWER MANHOLE
RIM ELEV. = 528.41'
10" (NORTHWEST) INV. ELEV. = 523.41'
8" (SOUTHEAST) INV. ELEV. = 523.52'
6" (SOUTH) INV. ELEV. = 523.52'

SANITARY SEWER MANHOLE
RIM ELEV. = 556.36'
8" (NORTHWEST) INV. ELEV. = 552.01'
8" (SOUTHEAST) INV. ELEV. = 552.21'

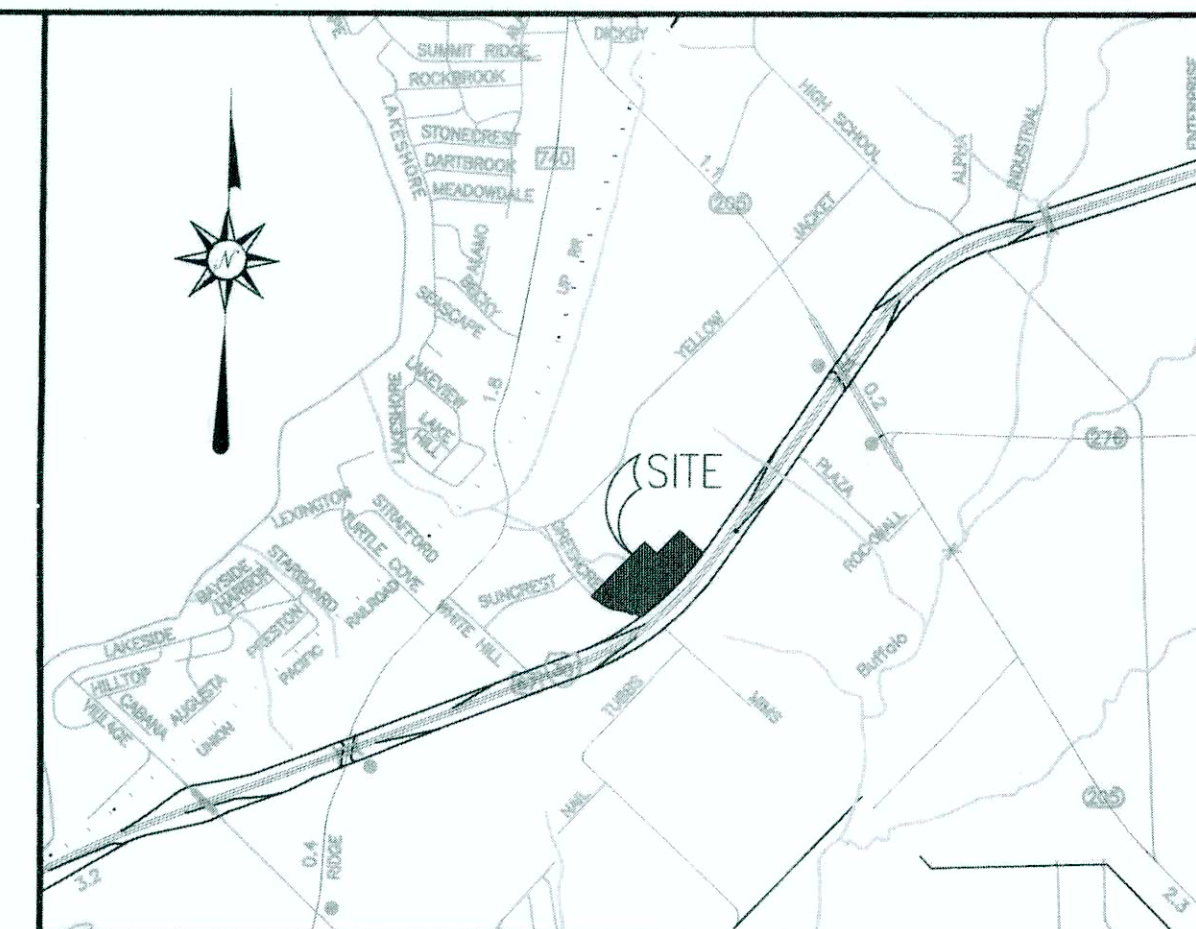
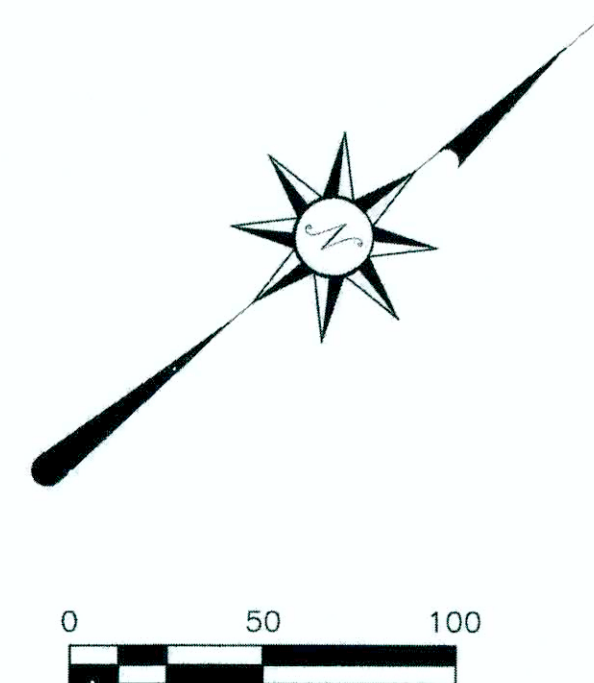
BENCHMARKS

Elevations based on City of Rockwall Control Monument (3 inch brass cap set in concrete) in the median in Summit Ridge Drive at the intersection of Summit Ridge Drive & F.M 740 (Ridge Road). Published Elev. = 578.63 feet

TBM #1: "X" cut on sidewalk along the west side of Greencrest Blvd at +/- 940 feet north of the intersection of Interstate 30 west-bound service road and Greencrest Blvd. Elev. = 515.74 feet
TBM #2: "X" cut on sidewalk along the west side of Greencrest Blvd at +/- 468 feet north of the intersection of Interstate 30 west-bound service road and Greencrest Blvd. Elev. = 551.50 feet.
TBM #3: "X" cut on sidewalk at the northwest corner of Greencrest Blvd. & Interstate 30 west-bound service road. Elev. = 569.21 feet.
TBM #4: "X" cut set on the headwall of an 18" RCP located between the west-bound service road and main lanes of Interstate 30 at Greencrest Blvd. Elev. = 568.84 feet.
TBM #5: Cotton Spindle set in the existing asphalt driveway at the southeast corner of proposed subject tract. Elev. = 569.25 feet.
TBM #6 Iron rod set with a yellow plastic stamped "Adams Surveying 5610" near the northeast corner of the proposed subject tract. Elev. = 569.60 feet.
TBM #7 Iron rod set with a yellow plastic stamped "Adams Surveying 5610" near the southeast corner of the proposed subject tract. Elev. = 564.60 feet.

NOTES:

THIS DOES NOT REPRESENT A BOUNDARY SURVEY!!



VICINITY MAP
NOT TO SCALE

P.O. Box 260392
Plano, Texas 75026
Phone: (469) 317-0250
Fax: (214) 295-9844

Adams
surveying company, LLC

TBPLS Firm Registration No. 10177500

TOPOGRAPHIC SURVEY

J.D. McFarland Survey, Abstract No. 145
City of Rockwall, Rockwall County, Texas

REVISIONS

1	REVISED PER CLIENT
2	
3	
4	
5	
6	
7	
8	
9	

ISSUE DATES

January 20, 2016
December 22, 2015

DRAWN BY	DAM
CHECKED BY	PEA
DATE	01/20/2016



SYMBOL	DESCRIPTIONS
•	IRON ROD SET
•	60D NAIL SET
•	100D NAIL SET
•	"X" SET
•	CAPPED IRON ROD SET
•	PK NAIL SET
•	RR SPIKE SET
•	BENCHMARK
•	MISC. RISER
•	SIGN
•	WOOD MONUMENT
•	WATER METER
•	MANHOLE
•	LIGHT STANDARD
•	POWER POLE
•	GUY WIRE
•	MANHOLE
•	SANITARY SEWER MANHOLE
•	ELECTRIC METER
•	STORMWATER MANHOLE
•	BUSH
•	TREE
•	SHRUB
•	TELEPHONE MANHOLE

OVERHEAD ELECTRIC LINE
UNDERGROUND FIBER OPTICS LINE
SANITARY SEWER LINE
WATERLINE

FOC
SS
W

14.45 ACRES
ROCKWALL RENTAL PROPERTIES LP
VOL. 4076, PG 48
D.R.R.C.T.

CALLED 33.295 ACRES
LOT 2, BLOCK 1
ROCKWALL HIGH SCHOOL ADDITION
SLIDE H, PAGE 5
P.R.R.C.T.

SANITARY SEWER MANHOLE
RIM ELEV. = 570.32
8" (NORTHEAST) INV. ELEV. = 563.46"
8" (SOUTHWEST) INV. ELEV. = 563.52'

24' FIRELANE & U.E.
CAB. G. SLIDE 205
P.R.R.C.T.

HERITAGE BUICK PONTIAC
GMC ADDITION
LOT 2, BLOCK 1
CAB G, SLIDE 205
P.R.R.C.T.

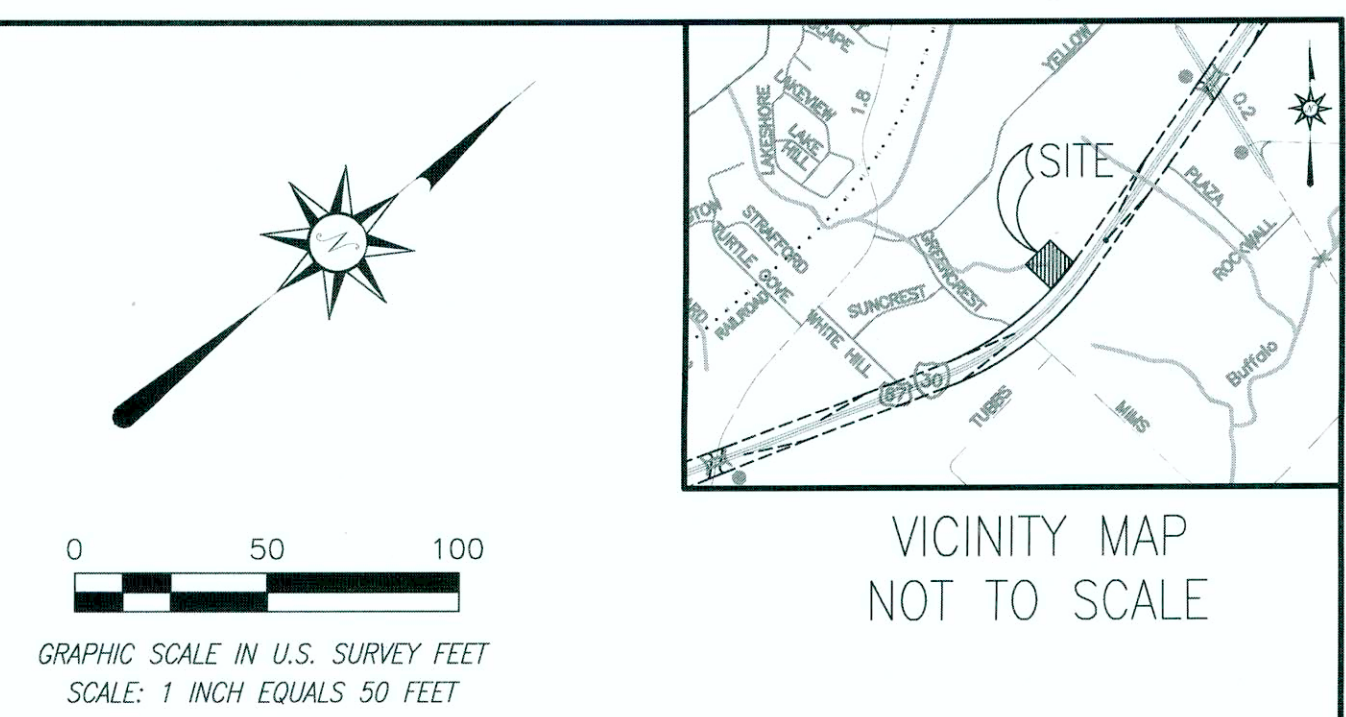
PROPOSED ROOMS TO GO SITE
3.642 Acres
158645.519-Sq. Feet

RECORD DRAWING
DATE 06-26-17

Δ=6°21'52"
A=407.65'
R=3669.86'
CB=S38°39'31"W
CH=407.44'

CONCRETE HEADWALL
F.L. ELEV. = 563.59'
F.L. ELEV. = 563.65'

CONCRETE HEADWALL
F.L. ELEV. = 563.75'
F.L. ELEV. = 563.85'



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3669.90'	36.13'	36.13'	S 41°32'17" W	0°33'51"
C2	45.00'	21.31'	21.11'	S 31°33'42" E	2°30'33"
C3	20.00'	16.29'	15.84'	S 68°45'05" E	46°39'16"
C4	20.00'	16.29'	15.84'	S 22°05'49" E	46°39'16"
C5	20.00'	16.29'	15.84'	S 68°45'05" E	46°39'16"
C6	44.00'	69.12'	62.23'	N 00°25'24" W	90°00'05"
C7	20.00'	31.42'	28.28'	N 00°25'27" W	90°00'00"
C8	45.00'	25.68'	28.28'	N 01°48'04" E	32°05'05"
C9	20.00'	31.42'	28.28'	S 89°34'33" W	90°00'00"
C10	20.00'	31.42'	28.28'	S 00°25'27" W	90°00'00"
C11	20.00'	31.42'	28.28'	S 89°34'33" W	90°00'01"
C12	20.00'	31.42'	28.28'	N 00°25'27" W	90°00'00"
C13	3654.86'	369.38'	369.20'	N 38°46'59" E	6°06'12"
C14	44.00'	36.85'	35.78'	S 21°25'50" E	47°59'13"
C15	3654.86'	3.28'	3.28'	S 35°27'52" W	0°03'05"
C16	3669.86'	407.65'	407.44'	N 38°39'31" E	6°21'52"
C17	3669.86'	20.74'	20.74'	S 35°38'18" W	0°10'26"
C18	74.58'	31.32'	61.33'	S 69°09'20" W	48°33'14"
C19	89.58'	60.78'	59.62'	S 75°23'17" W	38°52'28"
C20	20.00'	1.72'	1.72'	N 42°57'35" W	4°55'45"

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	S 45°25'27" E	32.71'	136	N 81°57'48" E	14.17'
1.2	S 45°25'27" E	34.91'	137	S 45°25'27" E	6.84'
1.3	S 45°25'27" E	154.20'	138	S 44°34'33" W	15.75'
1.4	N 45°25'27" W	23.46'	139	S 81°58'38" W	20.14'
1.5	S 44°34'33" W	398.27'	140	N 44°34'33" E	6.27'
1.6	S 45°25'27" W	189.20'	141	N 44°34'33" W	6.00'
1.7	N 44°34'33" E	304.00'	142	N 45°25'27" W	15.00'
1.8	N 45°25'27" W	27.00'	143	N 45°25'27" W	15.00'
1.9	N 45°25'27" W	154.20'	144	N 44°34'33" E	13.00'
1.10	S 44°34'33" W	304.00'	145	N 00°25'27" W	25.87'
1.11	N 45°25'27" W	154.20'	146	N 00°25'27" W	22.63'
1.12	N 44°34'33" E	304.00'	147	N 45°25'27" W	40.08'
1.13	N 45°25'27" W	40.50'	148	N 45°25'27" W	50.29'
1.14	S 44°34'33" W	324.00'	149	S 45°25'27" W	4.11'
1.15	N 45°25'27" W	261.23'	150	S 45°25'27" W	2.31'
1.16	S 44°34'33" W	323.25'	151	S 44°34'33" W	15.00'
1.17	N 45°25'27" W	6.00'	152	N 44°34'33" E	187.17'
1.18	S 44°34'33" W	26.91'	153	S 44°34'33" W	186.33'
1.19	S 22°33'29" W	196.41'	154	N 38°28'40" E	116.72'
1.20	S 45°25'27" W	14.45'	155	S 38°29'20" E	117.62'
1.21	N 44°17'11" E	15.00'	156	S 51°13'20" E	15.00'
1.22	S 45°25'27" E	24.68'	157	S 45°25'27" W	21.21'
1.23	N 22°33'29" E	185.44'	158	S 45°25'27" E	59.42'
1.24	S 44°34'33" W	52.09'	159	S 45°25'27" W	48.60'
1.25	N 45°25'27" W	15.01'	160	N 45°25'27" W	8.97'
1.26	S 51°59'46" E	30.46'	161	S 44°34'33" W	19.26'
1.27	S 45°25'27" E	27.93'	162	N 15°25'27" W	16.78'
1.28	N 51°59'46" W	32.90'	163	N 44°34'33" E	10.87'
1.29	N 45°25'27" W	15.19'	164	N 45°25'27" W	14.53'
1.30	N 45°25'27" W	48.38'	165	N 45°25'27" W	6.27'
1.31	N 45°25'27" W	10.40'	166	N 45°25'27" W	18.28'
1.32	S 44°34'33" W	6.27'	167	N 44°34'33" E	14.20'
1.33	N 45°25'27" W	5.00'	168	N 45°25'27" W	22.17'
1.34	N 44°34'33" E	6.27'	169	N 44°34'33" E	14.18'
1.35	S 45°29'22" E	5.00'	170	N 45°29'22" W	212.17'

LEGEND

IRFC = Iron Rod Found with cap
IRSC = Iron Rod Set with cap stamped "ADAMS SURVEYING 5610"
XS = Cut "X" Set
XF = Cut "X" Found
L.E. = Landscape Element
P.R.D.C.T. = Plat Records of Rockwall County, Texas
R.P.R.D.C.T. = Real Property Records of Rockwall County, Texas
R.O.W. = Right-Of-Way
[] = Proposed Fire Lane, Public Access, Utility, & Detention Element

ENGINEER	OWNER	SURVEYOR
CATES-CLARK & ASSOCIATES, LLC 14800 QUORUM DRIVE, SUITE 200 DALLAS, TEXAS 75254 PH: (972) 385-2272	ROCKWALL RENTAL PROPERTIES, LP P.O. BOX 818 TERRELL, TEXAS 75160 PHONE: 214-869-5862	ADAMS SURVEYING COMPANY, LLC P.O. BOX 260392 PLANO, TEXAS 75026 PH: (469) 317-0250
CONTACT: Daniel Stewart, P.E., LEED, G.A. Email: ddstewart@cates-clark.com	CONTACT: Randall Noe	CONTACT: Philip Adams, R.P.S.L.S. Email: padams@tssc.com

FINAL PLAT
LOT 1, BLOCK 1
ROCKWALL-PINE ADDITION

BEING 3.642 ACRES
IN THE
D. McFARLAND SURVEY, ABSTRACT NO. 145
OF ROCKWALL, ROCKWALL COUNTY, TEXAS

MARCH 30, 2016

RECORD DRAWING
DATE 06-26-17

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATION

WHEREAS ROCKWALL RENTAL PROPERTIES LP, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract or parcel of land situated in the J.D. McFARLAND SURVEY, ABSTRACT NO. 145, City of Rockwall, Rockwall County, Texas and being a portion of a called 14.45 acre tract of land described in a deed to Rockwall Rental Properties LP as recorded in Volume 4076, Page 48 of the Deed Records of Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the most easterly northeast corner of said Rockwall Rental tract, same being a southeast corner of Lot 2, Block 1 of Rockwall High School Addition, an addition to the City of Rockwall, as recorded in Slide H, Page 5 of the Plat Records of Rockwall County, Texas (P.R.R.C.T.) and also being in the southwest line of Lot 2, Block 1 of Heritage Buick-Pontiac-GMC Addition, an addition to the City of Rockwall, as described in a plat recorded in Cabinet G, Page 205 (P.R.R.C.T.);

THENCE S 45°25'27" E, coincident with the most easterly northeast line of said Rockwall Rental tract and the southwest line of said Heritage tract, a distance of 367.68 feet to a 1/2 inch iron rod found with a red plastic cap stamped "Peiser & Mankin" for the common southeast corner of said Rockwall Rental tract and the southwest corner of said Heritage tract, in a non-tangent curve to the right in the north Right-of-Way (ROW) line of Interstate 30 (300 foot ROW) as described in a deed to the State of Texas recorded in Volume 59, Page 226 D.R.R.C.T. with a radius of 3669.86 feet, a delta angle of 06°21'52", and a chord that bears S 38°39'31" W, a distance of 407.44 feet;

THENCE along the southeast line of said Rockwall Rental tract, same being the north ROW line of said Interstate 30 an arc length of 407.65 feet to a 5/8 inch iron rod set for corner with a pink plastic cap stamped "Adams Surveying Company LLC" therein;

THENCE N 45°25'27" W, leaving said ROW line, a distance of 407.64 feet to a 5/8 inch iron rod set for corner with a pink plastic cap stamped "Adams Surveying Company LLC";

THENCE N 44°17'11" E, passing a 1/8 inch iron rod found with a yellow plastic cap stamped "DAI" at a southwest corner of said Rockwall High School tract at a distance of 14.98 feet and continuing on coincident with a northwest line of said Rockwall Rental tract and a southeast line of said Rockwall High School tract for a total distance of 405.28 feet to the POINT OF BEGINNING and containing 3.642 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We Rockwall Rental Properties LP, a Texas limited Liability Partnership, the undersigned owner(s) of the land shown on this plat, and designated herein as the ROCKWALL-PINE ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ROCKWALL-PINE ADDITION subdivision have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said asement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time,procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with therequired base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same madeby a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progresspayments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
- Property owner is responsible for all maintenance, repair, and/orreplacement of all detention/drainage systems.

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman

Date

APPROVED

I hereby certify that the above and foregoing plot of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____th day of _____, 2016. This approval shall be invalid unless the approved plot for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____th day of _____, 2016.

Mayor, City of Rockwall

City Secretary

City Engineer

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

Property Owner Signature

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Randall Noe], known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____th day of _____, 2016.

Notary Public in and for the State of Texas
[IF APPLICABLE]

My Commission Expires

Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Randall Noe, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires

GENERAL NOTES

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, David A. Minton, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon wereproperly placed under my personal supervision.

Surveyor Signature

RPLS No.

Before me, the undersigned authority, on this day personally appeared David A. Minton, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires

FINAL PLAT

LOT1, BLOCK1
ROCKWALL-PINE ADDITION

BEING 3.642 ACRES
IN THE
J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

MARCH 30, 2016

ENGINEER CATES-CLARK & ASSOCIATES, LLC 14800 QUORUM DRIVE, SUITE 200 DALLAS, TEXAS 75254 PH: (972) 385-2272 CONTACT: Daniel Stewart, P.E., LEED, G.A. Email: dstewart@cates-clark.com	OWNER ROCKWALL RENTAL PROPERTIES, LP P.O. BOX 818 TERRELL, TEXAS 75160 PHONE: 214-869-5862 CONTACT: Randall Noe	SURVEYOR ADAMS SURVEYING COMPANY, LLC P.O. BOX 260392 PLANO, TEXAS 75026 PH: (469) 317-0250 CONTACT: Philip Adams, R.P.L.S. Email: padams@tvasc.com
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PAGE 2 OF 2 © COPYRIGHT 2016

Z:\ASC Jobs\Jobs 20153\15091 Rockwall Tract\Carison\Plat\Rooms-To-Go - Final Plat - Rev 2 JOB No 15091

RECORD DRAWING
DATE 06-26-17

GENERAL NOTES

1. **STANDARDS AND SPECIFICATIONS:** ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT, SERVICES AND TESTING FOR ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' ORDINANCES, REGULATIONS, REQUIREMENTS, STATUTES, SPECIFICATIONS AND DETAILS, LATEST EDITIONS AND AMENDMENTS THERETO. THE GOVERNING AUTHORITIES' PUBLIC WORKS AND WATER DEPARTMENT REQUIREMENTS, PLUMBING CODES, AND FIRE DEPARTMENT REGULATIONS SHALL TAKE PRECEDENT FOR ALL PRIVATE IMPROVEMENTS WHERE APPLICABLE. ALL OTHER PRIVATE CONSTRUCTION, NOT REGULATED BY THE GOVERNING AUTHORITY, SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, 3RD EDITION PRINTING AND AMENDMENTS THERETO, EXCEPT AS MODIFIED BY THE PROJECT CONTRACT DOCUMENTS.
2. **EXAMINATION OF PLANS:** PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS AND SPECIFICATIONS PERTAINING TO THE WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
3. **EXAMINATION OF SITE:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR INVESTIGATING AND SATISFYING HIMSELF AS TO THE CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT RESTRICTED TO THOSE BEARING UPON TRANSPORTATION, DISPOSAL, HANDLING AND STORAGE OF MATERIALS, AVAILABILITY OF LABOR, WATER, ELECTRIC POWER, ROADS AND UNCERTAINTIES OF WEATHER, OR SIMILAR PHYSICAL CONDITIONS AT THE SITE, CONDITIONS OF THE GROUND, THE CHARACTER OF EQUIPMENT AND FACILITIES NEEDED PRELIMINARY TO AND DURING THE PERFORMANCE OF THE WORK. FAILURE BY THE CONTRACTOR TO ACQUAINT HIMSELF WITH THE AVAILABLE INFORMATION WILL NOT RELIEVE HIM FROM RESPONSIBILITY FOR ESTIMATING THE DIFFICULTY OR COST OF SUCCESSFULLY PERFORMING THE WORK.
4. **SUBSURFACE INVESTIGATION:** SUBSURFACE EXPLORATION TO ASCERTAIN THE NATURE OF SOILS HAS BEEN PERFORMED BY THE GEOTECHNICAL ENGINEER OF RECORD ON THE PROJECT. THE SUBSURFACE INFORMATION WILL BE MADE AVAILABLE FOR THE CONTRACTOR'S USE. THE ENGINEER DISCLAIMS ANY RESPONSIBILITY FOR THE ACCURACY, TRUE LOCATION AND EXTENT OF THE SOILS INFORMATION PREPARED BY OTHERS.
5. **TOPOGRAPHIC SURVEY:** TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THE PLANS IS PROVIDED FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE INFORMATION SHOWN IS CORRECT, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE SURVEY INFORMATION PROVIDED.
6. **COMPLIANCE WITH LAWS:** THE CONTRACTOR SHALL FULLY COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, INCLUDING ALL CODES, ORDINANCES AND REGULATIONS APPLICABLE TO THIS CONTRACT AND THE WORK TO BE DONE THEREUNDER, WHICH EXIST OR MAY BE ENACTED LATER BY GOVERNMENTAL BODIES HAVING JURISDICTION OR AUTHORITY FOR SUCH ENACTMENT. ALL WORK REQUIRED UNDER THIS CONTRACT SHALL COMPLY WITH ALL REQUIREMENTS OF LAW, REGULATION, PERMIT OR LICENSE. IF THE CONTRACTOR FINDS THAT THERE IS A VARIANCE, HE SHALL IMMEDIATELY REPORT THIS TO THE OWNER FOR RESOLUTION.
7. **PUBLIC CONVENIENCE AND SAFETY:** IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. MATERIALS STORED ON THE WORK SITE SHALL BE PLACED, AND THE WORK SHALL AT ALL TIMES BE SO CONDUCTED, AS TO CAUSE NO GREATER OBSTRUCTION TO THE TRAVELING PUBLIC THAN IS CONSIDERED ACCEPTABLE BY THE GOVERNING AUTHORITIES AND THE OWNER AND NOT TO PREVENT FREE UNINTERRUPTED ACCESS TO ALL FIRE HYDRANTS, WATER VALVES, GAS VALVES, MANHOLES AND FIRE ALARM OR POLICE CALL BOXES IN THE VICINITY.
8. **STORM WATER POLLUTION PREVENTION PLAN (SWPPP):** THE CONTRACTOR SHALL COMPLY WITH THE CONDITIONS OF THE SWPPP WHILE CONDUCTING HIS ACTIVITIES ON THE PROJECT.
9. **PERMITS AND LICENSES:** THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK AND SHALL FULLY COMPLY WITH ALL THEIR TERMS AND CONDITIONS. WHENEVER THE WORK UNDER THIS CONTRACT REQUIRES THE OBTAINING OF PERMITS FROM THE GOVERNING AUTHORITIES, THE CONTRACTOR SHALL FURNISH DUPLICATE COPIES OF SUCH PERMITS TO THE OWNER BEFORE THE WORK COVERED THEREBY IS STARTED. NO WORK WILL BE ALLOWED TO PROCEED BEFORE SUCH PERMITS HAVE BEEN OBTAINED.
10. **APPROVED PLANS:** THE CONTRACTOR SHALL HAVE AT LEAST ONE ORIGINAL SET OF APPROVED PLANS ON-SITE AT ALL TIMES. NO COPIES OF CITY APPROVED (STAMPED) SETS ARE ALLOWED ON-SITE.
11. **BONDS:** PERFORMANCE, PAYMENT AND MAINTENANCE BONDS MAY BE REQUIRED FROM THE CONTRACTOR FOR "PUBLIC" IMPROVEMENTS. IF REQUIRED, THE CONTRACTOR SHALL PROVIDE THE BONDS IN THE FORM AND IN THE AMOUNTS AS REQUIRED BY THE GOVERNING AUTHORITIES. COSTS ASSOCIATED WITH PROVIDING THE BONDS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
12. **TESTING:** THE TESTING AND CONTROL OF ALL MATERIALS USED IN THE WORK SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE OWNER. IN THE EVENT THE RESULTS OF INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND SPECIFICATIONS, SUBSEQUENT TESTS NECESSARY TO DETERMINE THE ACCEPTABILITY OF MATERIALS OR CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
13. **INSPECTION:** THE GOVERNING AUTHORITIES AND/OR THE OWNER WILL PROVIDE INSPECTION OF THE PROPOSED CONSTRUCTION. THE OWNER WILL PAY THE COSTS FOR INSPECTION SERVICES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT NOTICE WELL IN ADVANCE OF PENDING CONSTRUCTION ACTIVITIES TO THE GOVERNING AUTHORITIES AND/OR OWNER FOR SCHEDULING OF INSPECTION SERVICES.
14. **SHOP DRAWINGS:** THE CONTRACTOR SHALL HAVE PREPARED, REVIEW, AND SUBMIT ALL SHOP DRAWINGS, PRODUCT DATA AND SAMPLES REQUIRED BY THE GOVERNING AUTHORITIES AND THE PROJECT CONTRACT DOCUMENTS IN ACCORDANCE WITH ITEM 1.28 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NORTH CENTRAL TEXAS - NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS.
15. **SURVEYING:** ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE OWNER SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT. THE COSTS ASSOCIATED WITH THE CONSTRUCTION STAKING SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
16. **PROTECTION OF PROPERTY CORNERS AND BENCHMARKS:** THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS. WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED SHALL BE RESET BY A REGISTERED PUBLIC SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
17. **EXISTING STRUCTURES:** THE PLANS SHOW THE LOCATION OF ALL KNOWN SURFACE AND SUBSURFACE STRUCTURES, HOWEVER, THE DEVELOPER, ENGINEER AND CITY OF ROCKWALL ASSUME NO RESPONSIBILITY FOR FAILURE TO SHOW ANY OR ALL OF THESE STRUCTURES ON THE PLANS, OR TO SHOW THEM IN THEIR EXACT LOCATION. SUCH FAILURE SHALL NOT BE CONSIDERED SUFFICIENT BASIS FOR CLAIMS FOR ADDITIONAL COMPENSATION FOR EXTRA WORK OR FOR INCREASING THE PAY QUANTITIES IN ANY MANNER WHATSOEVER, UNLESS THE OBSTRUCTION ENCOUNTERED IS SUCH AS TO REQUIRE CHANGES IN THE LINES OR GRADES, OR REQUIRE THE CONSTRUCTION OF SPECIAL WORK, FOR WHICH PROVISIONS ARE NOT MADE IN THE PLANS.
18. **PROTECTION OF EXISTING UTILITIES:** AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT", TEXAS ONE CALL SYSTEM MUST BE CONTACTED (800-245-4545) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE BASED ON THE BEST RECORDS AND/OR FIELD INFORMATION AVAILABLE AND ARE NOT GUARANTEED BY THE OWNER OR ENGINEER TO BE ACCURATE AS TO THE LOCATION AND DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF HIS ACTIVITIES IN ORDER THAT HE MAY NEGOTIATE SUCH LOCAL ADJUSTMENTS AS NECESSARY IN THE CONSTRUCTION PROCESS TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL EXISTING UTILITIES, SERVICES AND STRUCTURES ENCOUNTERED, WHETHER OR NOT THEY ARE ON THE PLANS. ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT HIS EXPENSE. TO AVOID UNNECESSARY INTERFERENCES OR DELAYS, THE CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVALS, REPLACEMENTS AND CONSTRUCTION WITH THE APPROPRIATE GOVERNING AUTHORITIES. THE OWNER WILL NOT BE LIABLE FOR DAMAGES DUE TO DELAY BECAUSE OF THE ABOVE.
19. **DAMAGE TO EXISTING FACILITIES:** ALL EXISTING UTILITIES, PAVEMENT, SIDEWALKS, WALLS, FENCES, ETC. DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE TO A CONDITION AS GOOD AS OR BETTER THAN THE CONDITIONS PRIOR TO STARTING THE WORK.
20. **FIRE AND LIFE SAFETY SYSTEMS:** THE CONTRACTOR SHALL NOT REMOVE, DISABLE OR DISRUPT EXISTING FIRE OR LIFE SAFETY SYSTEMS WITHOUT RECEIVING PRIOR WRITTEN PERMISSION FROM THE GOVERNING AUTHORITY.
21. **TRENCH SAFETY:** THE CONTRACTOR IS RESPONSIBLE FOR HAVING A TRENCH SAFETY PLAN PREPARED IN ACCORDANCE WITH OSHA REQUIREMENTS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS FOR THE IMPLEMENTATION OF TRENCH SAFETY CONTROL MEASURES THAT WILL BE IN EFFECT DURING THE CONSTRUCTION OF THE PROJECT. THE COSTS FOR PREPARATION OF THE TRENCH SAFETY PLAN SHALL BE INCLUDED IN THE CONTRACT AMOUNT.

22. **TRAFFIC CONTROL:** IF REQUIRED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DEVELOP AND SUBMIT FOR APPROVAL BY THE GOVERNING AUTHORITIES, A TRAFFIC CONTROL PLAN, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, OUTLINING TRAFFIC MANAGEMENT PROCEDURES TO BE PROVIDED DURING CONSTRUCTION. THE COSTS ASSOCIATED WITH THE PREPARATION AND IMPLEMENTATION OF THE TRAFFIC CONTROL PLAN SHALL BE INCLUDED IN THE CONTRACT AMOUNT. TRAFFIC CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING ADDITIONAL REQUIREMENTS:
- a. CONSTRUCTION OF SIGNING AND BARRICADES SHALL CONFORM WITH THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
- b. THE CONTRACTOR SHALL BE REQUIRED TO FURNISH BARRICADES, FLARES, FLAGMEN, ETC., FOR THE PROTECTION OF THE PUBLIC, EMPLOYEES AND THE WORK.
- c. THE CONTRACTOR SHALL PERFORM HIS WORK IN SUCH A MANNER AS TO CREATE A MINIMUM OF INTERRUPTION TO TRAFFIC ALONG ADJACENT ROADWAYS. THE CONTRACTOR SHALL MAINTAIN TWO WAY TRAFFIC ON ALL ROADWAYS AT ALL TIMES THROUGHOUT CONSTRUCTION UNLESS THE GOVERNING AUTHORITIES GRANT WRITTEN PERMISSION.
- d. ALL SIGNAGE, MARKINGS, LIGHTING, BARRICADES, FLAGMEN AND OTHER DEVICES AND PERSONNEL REQUIRED FOR TRAFFIC CONTROL DURING CONSTRUCTION OF THE PROJECT WILL BE INCLUDED IN THE CONTRACT AMOUNT.
- e. ALL TRAFFIC CONTROL DEVICES USED DURING NIGHTTIME SHALL BE REFLECTORIZED, ILLUMINATED FROM WITHIN OR EXTERNALLY ILLUMINATED.
- f. THE CONTRACTOR SHALL NOT REMOVE ANY REGULATORY SIGN, INSTRUCTIONAL SIGN, WARNING SIGN, STREET NAME SIGN OR ANY SIGNAL, WHICH CURRENTLY EXISTS, WITHOUT THE CONSENT OF THE GOVERNING AUTHORITIES.
- g. THE CONTRACTOR SHALL MAINTAIN AND REPLACE WHERE NECESSARY AT THE END OF CONSTRUCTION AND RESTORE UNIMPROVED PAVEMENT AND OTHER DISTURBED AREAS TO THEIR ORIGINAL PLACE.
- h. THE CONTRACTOR SHALL REMOVE ALL TRAFFIC CONTROL MEASURES AT THE END OF CONSTRUCTION AND RESTORE UNIMPROVED PAVEMENT AND OTHER DISTURBED AREAS TO THEIR ORIGINAL CONDITION.
23. **ACCESS TO ADJACENT PROPERTIES:** ACCESS TO ADJACENT PROPERTIES SHALL BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE DIRECTED BY THE GOVERNING AUTHORITIES AND/OR OWNER.
24. **ACCESS ROUTES, STAGING AREAS AND STORAGE AREAS:** ALL PRIVATE HAUL ROADS AND ACCESS ROUTES AND THE LOCATION OF ALL STAGING AREAS AND STORAGE AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL ROADS AND OTHER FACILITIES USED DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, ALL HAUL ROADS, ACCESS ROADS, STAGING AREAS AND STORAGE AREAS SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT AT THE TIME THE CONTRACTOR COMMENCES WORK ON THE PROJECT.
25. **PARKING OF CONSTRUCTION EQUIPMENT:** AT NIGHT AND DURING ALL OTHER PERIODS OF TIME WHEN EQUIPMENT IS NOT BEING ACTIVELY USED FOR THE CONSTRUCTION WORK, THE CONTRACTOR SHALL PARK THE EQUIPMENT AT LOCATIONS, WHICH ARE APPROVED BY THE OWNER. DURING THE CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL COMPLY WITH THE PRESENT ZONING REQUIREMENTS OF THE GOVERNING AUTHORITIES IN THE USE OF VACANT PROPERTY FOR STORAGE PURPOSES. THE CONTRACTOR SHALL ALSO PROVIDE ADEQUATE BARRICADES, MARKERS AND LIGHTS TO PROTECT THE OWNER, THE GOVERNING AUTHORITIES, THE PUBLIC AND THE OTHER WORK. ALL BARRICADES, LIGHTS, AND MARKERS MUST MEET THE REQUIREMENTS OF THE GOVERNING AUTHORITIES' REGULATIONS.
26. **WATER FOR CONSTRUCTION:** THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR PURCHASING WATER FROM THE GOVERNING AUTHORITY FOR HIS USE ON THE PROJECT SITE. COSTS ASSOCIATED WITH THIS SERVICE SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
27. **TEMPORARY ELECTRIC AND COMMUNICATIONS FOR CONSTRUCTION:** THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR INSTALLATION AND PURCHASING OF TEMPORARY ELECTRIC AND COMMUNICATIONS SERVICES FROM THE GOVERNING AUTHORITIES FOR HIS USE ON THE PROJECT SITE. COSTS ASSOCIATED WITH PURCHASING THESE SERVICES SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
28. **FENCES:** ALL FENCES ENCOUNTERED AND REMOVED DURING CONSTRUCTION, EXCEPT THOSE DESIGNATED TO BE REMOVED OR RELOCATED, SHALL BE RESTORED TO THE ORIGINAL OR BETTER THAN CONDITION UPON COMPLETION OF THE PROJECT. WHERE WIRE FENCING, EITHER WIRE MESH OR BARBED WIRE, IS NOT TO BE CROSSED, THE CONTRACTOR SHALL SET CROSS-BRACED POSTS ON EITHER SIDE OF THE CROSSING. TEMPORARY FENCING SHALL BE ERECTED IN PLACE OF THE FENCING REMOVED WHENEVER THE WORK IS NOT IN PROGRESS AND WHEN THE SITE IS VACATED OVERNIGHT AND/OR AT ALL TIMES TO PREVENT PERSONS AND/OR LIVESTOCK FROM ENTERING THE CONSTRUCTION AREA. THE COST OF FENCE REMOVAL, TEMPORARY CLOSURES AND REPLACEMENT SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
29. **COORDINATION WITH OTHERS:** IN THE EVENT THAT OTHER CONTRACTORS ARE DOING WORK IN THE SAME AREA SIMULTANEOUSLY WITH THE PROJECT, THE CONTRACTOR SHALL COORDINATE HIS PROPOSED CONSTRUCTION WITH THAT OF THE OTHER CONTRACTORS.
30. **CONDITION OF SITE DURING CONSTRUCTION:** THE CONTRACTOR SHALL KEEP THE SITE OF THE WORK AND ADJACENT PREMISES AS FREE FROM MATERIAL, DEBRIS AND RUBBISH AS IS PRACTICABLE. THE CONTRACTOR SHALL REMOVE MATERIAL, DEBRIS AND RUBBISH FROM ANY PORTION OF THE SITE IF, IN THE OPINION OF THE OWNER, SUCH MATERIAL, DEBRIS OR RUBBISH CONSTITUTES A NUISANCE OR IS OBJECTIONABLE.
31. **EXISTING ROADWAYS:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF EXISTING PAVED ROADS. COSTS ASSOCIATED WITH MAINTAINING THE CLEANLINESS OF EXISTING ROADS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
32. **DUST CONTROL:** THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO CONTROL DUST ON THE PROJECT SITE BY SPRINKLING OF WATER, OR ANY OTHER METHODS APPROVED BY THE GOVERNING AUTHORITIES. COSTS ASSOCIATED WITH DUST CONTROL SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
33. **CLEAN UP FOR FINAL ACCEPTANCE:** THE CONTRACTOR SHALL MAKE A FINAL CLEAN UP OF ALL PARTS OF THE WORK PRIOR TO ACCEPTANCE BY THE OWNER. THIS CLEAN UP SHALL INCLUDE REMOVAL OF ALL OBJECTIONABLE MATERIALS AND, IN GENERAL, PREPARING THE SITE OF THE WORK IN AN ORDERLY MANNER OF APPEARANCE.
34. **REMOVAL OF DEFECTIVE AND UNAUTHORIZED WORK:** ALL WORK, WHICH HAS BEEN REJECTED OR CONDEMNED, SHALL BE REPAIRED, OR IF IT CANNOT BE REPAIRED SATISFACTORILY, IT SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. DEFECTIVE MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE WORK SITE. WORK DONE BEYOND THE LINE OR NOT IN CONFORMITY WITH THE GRADES SHOWN ON THE DRAWINGS OR AS PROVIDED, WORK DONE WITHOUT REQUIRED INSPECTION, OR ANY EXTRA OR UNCLASSIFIED WORK DONE WITHOUT WRITTEN AUTHORITY AND PRIOR AGREEMENT IN WRITING AS TO PRICES, SHALL BE AT THE CONTRACTOR'S RISK, AND WILL BE CONSIDERED UNAUTHORIZED, AND AT THE OPTION OF THE OWNER MAY NOT BE MEASURED AND PAID FOR AND MAY BE ORDERED REMOVED AT THE CONTRACTOR'S EXPENSE. UPON FAILURE OF THE CONTRACTOR TO REPAIR SATISFACTORY OR TO REMOVE AND REPLACE, IF SO DIRECTED, REJECTED, UNAUTHORIZED OR CONDEMNED WORK OR MATERIALS IMMEDIATELY AFTER RECEIVING NOTICE FROM THE OWNER, THE OWNER WILL, AFTER GIVING WRITTEN NOTICE TO THE CONTRACTOR, HAVE THE AUTHORITY TO CAUSE DEFECTIVE WORK TO BE REMEDIED OR REMOVED AND REPLACED, OR TO CAUSE UNAUTHORIZED WORK TO BE REMOVED AND TO DEDUCT THE COST THEREOF ANY MONIES DUE OR TO BECOME DUE THE CONTRACTOR.
35. **DISPOSITION AND DISPOSAL OF EXCESS AND UNSUITABLE MATERIALS:** ALL MATERIALS TO BE REMOVED FROM THE SITE INCLUDING BUT NOT LIMITED TO EXCESS MATERIAL AND UNSUITABLE MATERIALS SUCH AS CONCRETE, ASPHALT, LARGE ROCKS, REFUSE, AND OTHER DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OUTSIDE THE LIMITS OF THE PROJECT AND CITY OF ROCKWALL. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE. COSTS ASSOCIATED WITH THE DISPOSAL OF EXCESS AND UNSUITABLE MATERIALS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
36. **RECORD DRAWINGS:** THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF THE INSTALLATION OF ALL MATERIALS AND SYSTEMS COVERED BY THE PROJECT CONTRACT DOCUMENTS. THE COMPLETED SET OF "RECORD" DRAWINGS MUST BE DELIVERED TO THE OWNER AND/OR ENGINEER BEFORE REQUESTING FINAL PAYMENT.

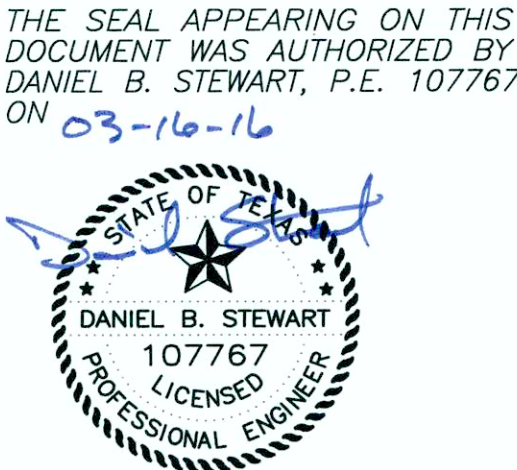
LEGEND			
	EXISTING	PROPOSED	FUTURE
PROPERTY LINE			N/A
BUILDING			N/A
FINISH FLOOR ELEVATION	FF=650.00	FF= 650.00	N/A
SPOT ELEVATION	×650.50		N/A
CURB			N/A
EDGE OF ASPHALT PAVEMENT		N/A	N/A
RIDGE LINE	N/A	—RL—	N/A
SWALE OR VALLEY GUTTER	N/A		N/A
CONTOUR LINE			
STORM DRAIN			
STORM DRAIN MANHOLE (JUNCTION BOX)			
CURB INLET			
RECESSED CURB INLET			
GRATE INLET			
WATER LINE	EX 8" WTR	8" WTR	FUT 8" WTR
FIRE HYDRANT			
WATER VALVE			N/A
WATER METER BOX			N/A
CONTROL VALVE		N/A	N/A
BACKFLOW PREVENTOR			N/A
DETECTOR CHECK			N/A
SANITARY SEWER LINE	EX 8" SS	8" SS	FUT 8" SS
SANITARY SEWER MANHOLE			
CLEANOUT			
DOUBLE CLEANOUT			
LIGHT POLE			N/A
POWER POLE			N/A
DOWN GUY		N/A	N/A
SIGN			N/A
ACCESSIBLE PARKING			N/A
VAN ACCESSIBLE PARKING			N/A
ACCESSIBLE ROUTE	N/A		N/A
RETAINING WALL			N/A
WOOD FENCE			N/A
SCREEN WALL FENCE			N/A
CHAIN LINK FENCE			N/A
WIRE FENCE			N/A
TREE			N/A
TREE TO BE REMOVED	N/A		N/A
OVERHEAD LINE	—OHL—	N/A	N/A
OVERHEAD ELECTRIC LINE	—OHE—	N/A	N/A
OVERHEAD TELEPHONE LINE	—OHT—	N/A	N/A
UNDERGROUND ELECTRIC LINE	—UGE—	N/A	N/A
UNDERGROUND TELEPHONE LINE	—UGT—	N/A	N/A
UNDERGROUND CABLE LINE	—CATV—	N/A	N/A
ELECTRIC METER			N/A
ELECTRIC TRANSFORMER			N/A
ELECTRIC SWITCHGEAR			N/A
GAS METER			N/A
GAS LINE	—GAS—	N/A	N/A
BOLLARD	•	•	N/A

ABBREVIATIONS	
AD APPROX	AREA DRAIN APPROXIMATELY
ASPH	ASPHALT
BC	BACK OF CURB
B-B	BACK TO BACK OF CURB
BFR	BARRIER FREE RAMP
BW	BENCHMARK
BW	BOTTOM OF WALL
CATV	CABLE TV
OFS	CUBIC FEET PER SECOND
CMP	CURB INLET
CO	CORRUGATED METAL PIPE
CONC	CONCRETE
CONST	CONSTRUCT
CL	CENTER LINE
OM	GRAPE MYRTLE TREE
CP	COMMUNICATIONS PEDESTAL
CV	COMMUNICATIONS VAULT
DDC	DOUBLE CHECK DETECTOR CHECK
DDC	DOUBLE CLEANOUT
DD	DECK DRAIN
DE	DRAINAGE EASEMENT
DI	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DW	DOMESTIC WATER
EB	ELECTRIC BOX
EJ	EXPANSION JOINT
ELEV	ELEVATION
EMH	ELECTRIC MANHOLE
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FC	FACE OF CURB
F-F	FACE TO FACE OF CURB
FF	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FM	FORCE MAIN
FO	FIBER OPTICS
FP	FINISHED PAD
FPS	FEET PER SECOND
FL	FLOW LINE
G	GUTTER
GI	GRATE INLET
GM	GAS MARKER
HB	HACKBERRY TREE
HOPE	HIGH DENSITY POLYETHYLENE PIPE
HDWL	HEADWALL
HMAC	HOT MIX ASPHALTIC CONCRETE
HORIZ	HORIZONTAL
HP	HIGH POINT
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
IRR	IRRIGATION
JB	JUNCTION BOX
JT	JOINT
SF	SQUARE FEET
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SQ	SQUARE
SS	SANITARY SEWER
N/A	NOT APPLICABLE
NG	NATURAL GROUND (EXISTING)
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PCV	POST INDICATOR VALVE
PL	PROPERTY LINE
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PROP	PROPOSED
PBO	PROPOSED BY OTHERS
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
PVMT	PAVEMENT
OCBW	ON CENTER EACH WAY
OHE	OVERHEAD ELECTRIC
R	RADIUS
RCB	REINFORCED CONCRETE BOX
RCI	RECESSED CURB INLET
RCPP	REINFORCED CONCRETE PIPE
REINF	REINFORCED CONCRETE CYLINDRICAL PIPE
RL	RIDGE LINE
RO	RED OAK TREE
ROW	RIGHT OF WAY
RIGHT	RIGHT
SEP INST	SEPARATE INSTRUMENT
ST	STATION
SY	SQUARE YARD
TC	TOP OF CURB
TD	TRENCH DRAIN
TEL	TELEPHONE MANHOLE
TB	TOP OF BANK
TOS	TOE OF SLOPE
TP	TOP OF PAVEMENT
TSC	TRAFFIC SIGNAL CABINET
TSP	TRAFFIC SIGNAL POLE
TSV	TRAFFIC SIGNAL VAULT
TW	TOP OF WALL
TY	TYPICAL
UE	UTILITY EASEMENT
UGE	UNDERGROUND ELECTRIC
VCP	VITRIFIED CLAY PIPE
WE	WATER EASEMENT
WM	WATER METER
WMH	WATER MANHOLE
WTR	WATER
WV	WATER VALVE
WW	WASTEWATER

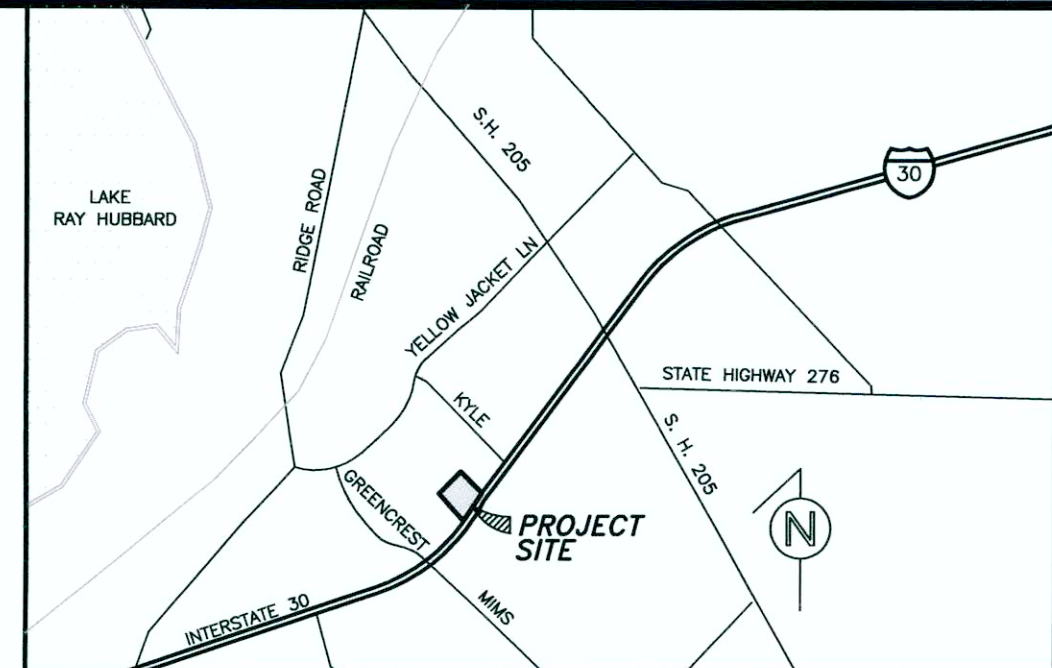
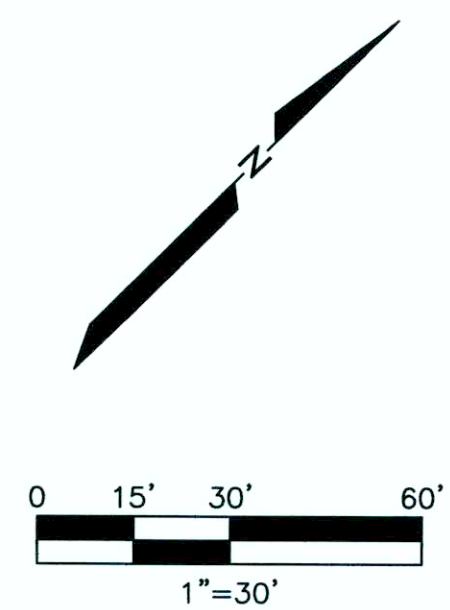
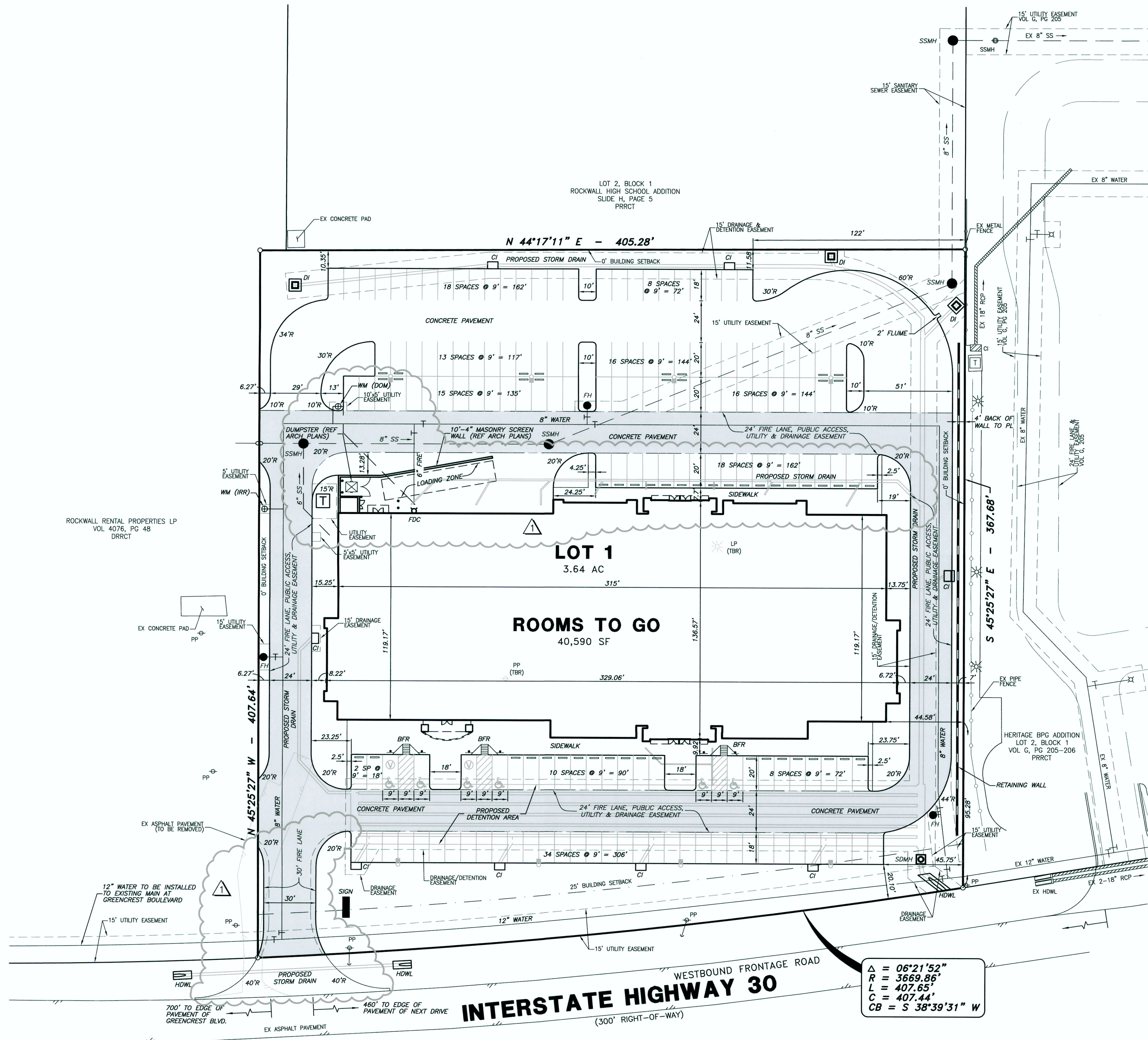
RECORD DRAWING

DATE 06-26-17

REV	DATE	REMARKS				
GENERAL NOTES, LEGEND & ABBREVIATIONS						
ROOMS TO GO						
N.E.Q. I.H. 30 & GREENCREST BOULEVARD						
THE CITY OF ROCKWALL, TEXAS						
14800 Quorum Drive, Suite 200 Dallas, Texas 75254 972-381-2772 TBPE 12-2751						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CCA	CCA	02/22/16	N/A	ASC	112-009 GEN NOTES	C1.1



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VICINITY MAP
NOT-TO-SCALE

SITE DATA	
LOT AREA:	3.64 ACRES (158,645 SF)
LEGAL DESCRIPTION:	UNPLATTED
ZONING:	C-COMMERCIAL W/I.H. 30 OVERLAY
CURRENT USE:	UNDEVELOPED
PROPOSED USE:	GENERAL RETAIL
BUILDING AREA:	40,590 SQ. FT.
PARKING REQUIRED:	183 SPACES (6 HC)
PARKING PROVIDED:	164 SPACES (6 HC)
PARKING RATIO:	(1/248) (4.0/1,000)

LAYOUT & DIMENSION CONTROL GENERAL NOTES

- BOUNDARY SURVEY:** BOUNDARY SURVEY INFORMATION IS BASED ON THE BOUNDARY SURVEY PREPARED BY ADAMS SURVEYING COMPANY, DATED DECEMBER 22, 2015.
- PROPERTY LINES AND EASEMENTS:** REFER TO THE BOUNDARY SURVEY AND PLAT TO VERIFY PROPERTY LINES AND EASEMENT LOCATIONS.
- DIMENSION CONTROL:** ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
- CURB RADII:** ALL CURB RADII SHALL BE 2' AT FACE OF CURB, UNLESS NOTED OTHERWISE.
- BUILDING DIMENSIONS:** THE CONTRACTOR SHALL REFER TO THE ARCHITECT PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.
- BUILDING ORIENTATION:** THE BUILDING IS PARALLEL AND PERPENDICULAR TO THE EAST PROPERTY LINE - S 45°25'27" E.

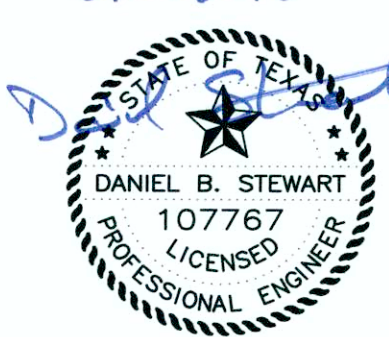
RECORD DRAWING
DATE 06-26-17

CITY CASE NO. SP2016-003

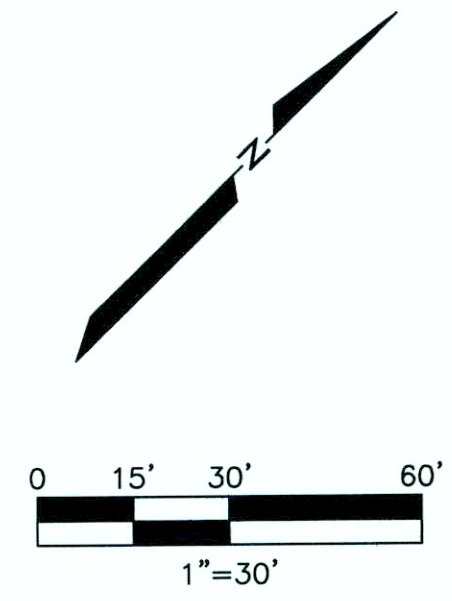
REV.		DATE	REMARKS
2	07/08/16	UPDATE BACKGROUND PER OTHER PLAN CHANGES	
1	07/06/16	REVISE DRIVEWAY WIDTH; UPDATE UTILITY LAYOUTS	
A	05/25/16	UPDATE BACKGROUND PER OTHER PLAN CHANGES	
SITE PLAN			
ROOMS TO GO			
N.E.Q. I.H. 30 & GREENCREST BOULEVARD			
THE CITY OF ROCKWALL, TEXAS			
DESIGN		14800 Quorum Drive, Suite 200 Dallas, Texas 75254 972-365-2772 TDFE E-3751	NO.
CCA	CCA	02/22/16	C2.1
DRAWN	SCALE	NOTES	FILE
112-009	1"=30'	ASC	SITE

DEVELOPER
SEAMAN DEVELOPMENT CORPORATION
400 PERIMETER CENTER TERRACE, SUITE 800
ATLANTA, GEORGIA 30346
(678) 338-4566
CONTACT: JEFF FINKEL

THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY
DANIEL B. STEWART, P.E. 107767
ON 07-08-16



$\Delta = 06^{\circ}21'52''$
 $R = 3669.86'$
 $L = 407.65'$
 $C = 407.44'$
 $CB = S 38^{\circ}39'31'' W$



PAVING LEGEND	
	REMOVE EXISTING PAVEMENT
	4"-3,000 PSI (MIN 5.5 SACK) REINFORCED CONCRETE SIDEWALK PER DETAIL C3.2/0.1.
	5"-3,000 PSI (MIN 5.5 SACK) REINFORCED CONCRETE ON 6" STABILIZED SUBGRADE PER DETAIL C3.2/0.1. 5" LIGHT DUTY PAVEMENT (5" LDP)
	6"-3,600 PSI (MIN 6.5 SACK) REINFORCED CONCRETE ON 6" STABILIZED SUBGRADE PER DETAIL C3.2/0.1. 6" HEAVY DUTY PAVEMENT (6" HDP)
	7"-3,600 PSI (MIN 6.5 SACK) REINFORCED CONCRETE ON 6" STABILIZED SUBGRADE PER DETAIL C3.2/0.1. 7" HEAVY DUTY PAVEMENT (7" HDP)

CONSTRUCTION NOTES	
1	CONSTRUCT EXPANSION JOINT AT PROPERTY LINE PER DETAIL C3.2/0.6.
2	CONSTRUCT ISOLATION JOINT PER DETAIL C3.2/0.8 (PAVEMENT) OR C3.3/0.15 (SIDEWALK).
3	CONSTRUCT INTEGRAL CURB PER DETAIL C3.2/0.2.
4	CONSTRUCT PAINTED INTEGRAL CURB W/ ADJACENT SIDEWALK PER DETAIL C3.2/0.3.
5	CONSTRUCT CONCRETE FLUME PER DETAIL C3.3/0.13.
6	CONSTRUCT BARRIER FREE RAMP PER DETAIL C3.4/0.18.
7	CONSTRUCT CONCRETE SIDEWALK PER DETAIL C3.3/0.14.
8	ACCESSIBLE PARKING STALLS PER DETAIL C3.4/0.20.
9	PAINT PARKING STALLS PER DETAIL C3.3/0.16.
10	PAINT FIRE LANE PER DETAIL C3.3/0.17.
11	FULL DEPTH SAWCUT & CONSTRUCT CONCRETE HEADER PER DETAIL C3.3/0.18.
12	CONSTRUCT VARIABLE HEIGHT CURB (REFER TO GRADING PLAN).
13	INSTALL WHEEL STOP PER DETAIL C3.3/0.19.

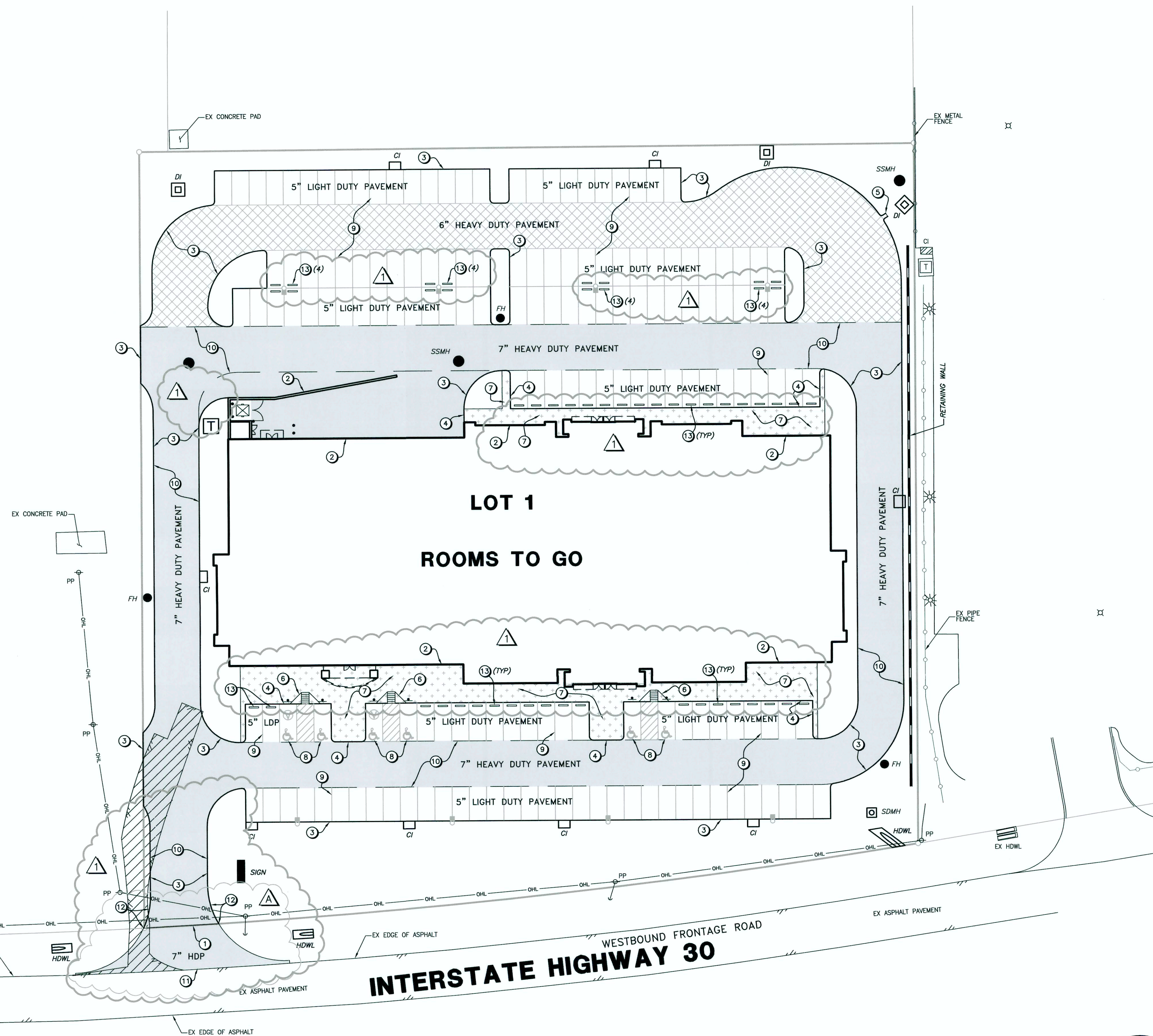
ALL CONSTRUCTION IN I.H. 30 RIGHT-OF-WAY SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES" DATED JUNE, 2004, THE MOST CURRENT EDITION, AND ALL OTHER TEXAS HIGHWAY DEPARTMENT STANDARDS, SPECIFICATIONS AND REQUIREMENTS.

RECORD DRAWING
DATE 06-26-17

REFER TO SHEETS C3.2 - C3.4 FOR PAVING GENERAL NOTES AND DETAILS.

1	07/08/16	REVISE PAVING LIMITS; ADD WHEEL STOPS; ADD PAINT TO SIDEWALK CURB
A	05/25/16	REVISE LIMITS OF VARIABLE HEIGHT CURB
REV.	DATE	REMARKS
PAVING PLAN		
ROOMS TO GO		
N.E.Q. I.H. 30 & GREENCREST BOULEVARD		
THE CITY OF ROCKWALL, TEXAS		
DESIGN	DRAWN	DATE
CCA	CCA	02/22/16
SCALE	NOTES	FILE
1"=30'	ASC	112-009 PAVING
NO.	C3.1	

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DANIEL B. STEWART, P.E. 107767 ON 07-06-16



PAVING GENERAL NOTES

1. **STANDARDS AND SPECIFICATIONS:** ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT, SERVICES AND TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
2. **GEOTECHNICAL REPORT:** SUBGRADE PREPARATION AND PAVEMENT STRENGTH AND THICKNESS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT BY ALPHA TESTING, INC., PROJECT NO. G152918 DATED FEBRUARY 5, 2016 AND SUPPLEMENTS AND/OR AMENDMENTS THERETO.
3. **PAVEMENT WARRANTY:** THE CONTRACTOR SHALL PROVIDE A TWO (2) YEAR UNCONDITIONAL MAINTENANCE FREE WARRANTY ON ALL PAVEMENT SURFACES.
4. **PROOF-ROLL SUBGRADE:** PRIOR TO PREPARATION OF THE SUBGRADE, THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
5. **PAVEMENT SUBGRADE PREPARATION:** PAVEMENT SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. THE SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF SIX INCHES (6") MIXED WITH A MINIMUM OF EIGHT PERCENT (8%) HYDRATED LIME, AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) WITHIN THE RANGE OF 0% TO 4% ABOVE THE MIXTURE'S OPTIMUM MOISTURE CONTENT. DENSITY TEST MUST BE TAKEN NO MORE THAN 72 HOURS PRIOR TO PLACEMENT OF CONCRETE. THE SUBGRADE SHALL BE PROTECTED AND MAINTAINED IN A MOIST CONDITION UNTIL THE PAVEMENT IS PLACED. PAVEMENT SUBGRADES SHALL BE GRADED TO PREVENT PONDING AND INFILTRATION OF EXCESSIVE MOISTURE ON OR ADJACENT TO THE PAVEMENT SUBGRADE.
6. **SAND CUSHION PROHIBITED:** THE USE OF "LEVEL UP" SAND UNDER CONCRETE PAVEMENT FOR DRIVES AND PARKING AREAS WILL NOT BE ACCEPTED. (THIS IS NOT APPLICABLE TO SIDEWALKS).
7. **CONCRETE PAVEMENT DESIGN:** ALL ON SITE CONCRETE PAVEMENTS SHALL BE THE THICKNESS, COMPRESSIVE STRENGTH (28 DAYS) AND REINFORCED AS SHOWN ON THE PAVING PLAN AND DETAILS. THE CONCRETE SHALL HAVE A WATER-CEMENT RATIO TO PRODUCE A MINIMUM OF 3 TO MAXIMUM OF 5 INCH SLUMP AND CONTAIN PERCENT-ENTRAINED AIR RANGING FROM 4 TO 6. FLY ASH IN CONCRETE IS PROHIBITED.
8. **REINFORCING BARS:** ALL REINFORCING BARS SHALL BE GRADE 60 KSI DEFORMED BILLET STEEL BARS, UNCOATED FINISH. SIZE AND SPACING SHALL BE IN ACCORDANCE WITH THE PAVING PLAN AND DETAILS.
9. **BAR CHAIRS:** ALL REINFORCING STEEL AND DOWEL BARS IN PAVEMENT SHALL BE SUPPORTED AND MAINTAINED AT THE CORRECT CLEARANCES BY THE USE OF BAR CHAIRS.
10. **WEATHER CONDITIONS FOR CONCRETE PLACEMENT:** CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AND FALLING, BUT MAY BE PLACED WHEN THE TEMPERATURE IS ABOVE 35 DEGREES FAHRENHEIT AND RISING. THE TEMPERATURE READING SHALL BE TAKEN IN THE SHADE AWAY FROM ARTIFICIAL HEAT. DO NOT PLACE CONCRETE WHILE IT IS RAINING OR RAIN IS IMMINENT.
11. **CONCRETE PLACEMENT:** CONCRETE SHALL BE PLACED IN STRIPS NOT TO EXCEED 30' IN WIDTH, UNLESS PUMPED.
12. **CONCRETE PAVEMENT CURING:** CONCRETE SHALL BE BROOM FINISHED AND CURED FOR A MINIMUM OF 72 HOURS.
13. **PAVEMENT JOINTING:**

- a. **JOINT LAYOUT:** CONTRACTOR SHALL PREPARE A JOINT LAYOUT AND PROVIDE IT TO THE ENGINEER FOR REVIEW. THE JOINT LAYOUT SHALL BE PROVIDED A MINIMUM OF ONE (1) WEEK PRIOR TO PLACING PAVEMENT. JOINTS SHALL BE SPACED AS FOLLOWS:
- | | |
|-------------------|----------|
| CONTROL JOINTS: | 15' MAX. |
| EXPANSION JOINTS: | 90' MAX. |

THE JOINT PATTERN SHALL BE CAREFULLY LAID OUT BY THE CONTRACTOR TO AVOID IRREGULAR SHAPES. EXPANSION JOINTS SHALL NOT BE LOCATED ALONG "VALLEYS" IN THE PAVEMENT SUSCEPTIBLE TO STORM WATER DRAINAGE FLOW.

- b. **SAW CUTTING:** SAW CUTTING SHALL BE DONE WITHIN 8 HOURS OF POUR OR AS SOON AS CONCRETE CAN SUPPORT WEIGHT. ALL SAWED JOINTS ARE TO BE TRUE IN ALIGNMENT AND SHALL CONTINUE THROUGH THE CURB. RADIAL JOINTS SHALL BE NO SHORTER THAN 18 INCHES.

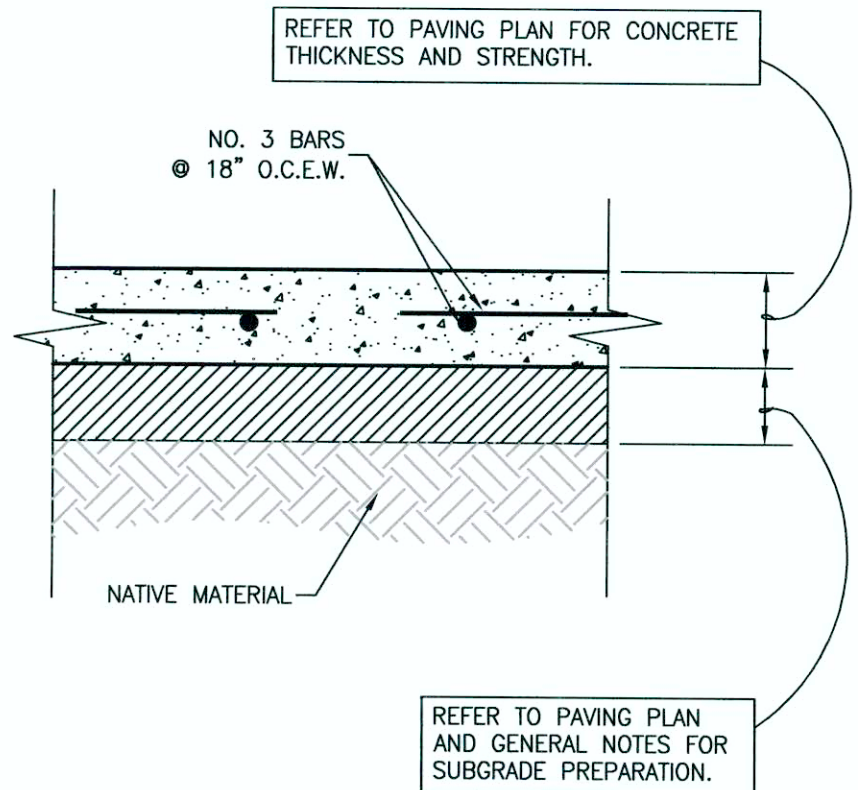
- c. **JOINT SEALING:** JOINTS SHALL BE SAWN, CLEANED OF DEBRIS, DIRT, DUST, SCALE, CURING COMPOUND AND CONCRETE, BLOWN DRY AND IMMEDIATELY SEALED. UNLESS NOTED OTHERWISE, SEALANT MATERIAL SHALL BE HOT POURED RUBBER JOINT SEALING COMPOUND.

14. **PAVEMENT REMOVAL:** BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY FULL DEPTH SAW CUT WHEN ADJACENT TO PROPOSED PAVEMENT AND/OR CURBS.

15. **CONNECTION TO EXISTING PAVEMENT:** PROPOSED PAVEMENT AND/OR CURBS SHALL MATCH THE ELEVATION OF EXISTING PAVEMENT AND/OR CURBS.

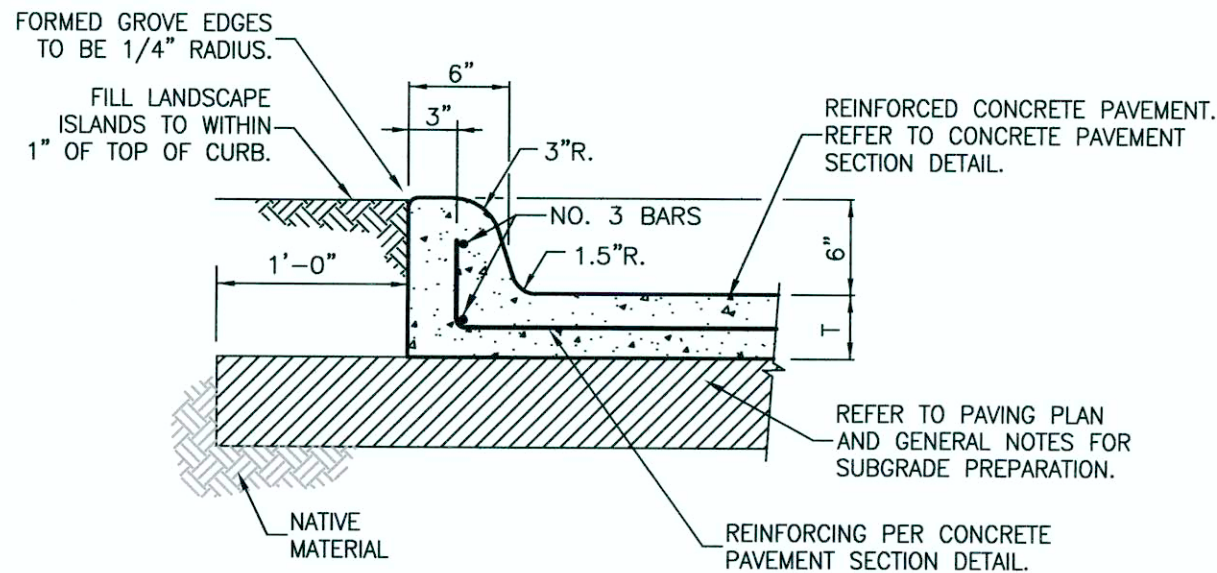
16. **PAVEMENT MARKINGS:**

- a. PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE TEXAS "UNIFORM TRAFFIC MANUAL FOR PAVEMENT MARKINGS".
- b. FIRE LANES SHALL BE STRIPED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' REQUIREMENTS.
- c. ALL ACCESSIBLE PAVEMENT MARKINGS SHALL COMPLY WITH ADAAG STANDARDS AND STATE AND LOCAL CODES.
- d. PARKING SPACE STRIPES, ACCESSIBLE SPACES, PEDESTRIAN STRIPING, DIRECTIONAL ARROWS AND LETTERING SHALL BE SOLID WHITE, UNLESS A SPECIFIC COLOR IS REQUIRED BY LOCAL CODE. TWO (2) COATS OF VOC COMPLIANT, LOCAL DOT APPROVED, UNDILUTED, SOLVENT BASED OR LATEX TRAFFIC PAINT SHALL BE APPLIED. USE MANUFACTURER'S RECOMMENDED APPLICATION RATE, WITHOUT ADDITION OF A THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON OR AS REQUIRED PROVIDING MINIMUM 15 MILS WET FILM THICKNESS AND 7 1/2 MILS DRY FILM THICKNESS PER COAT WITH A MINIMUM OF 30 DAYS BETWEEN APPLICATIONS. THE SECOND COAT OF PAINT SHALL NOT BE APPLIED EARLIER THAN 7 DAYS PRIOR TO THE STORE OPENING. PAINT SHALL BE CRISP, STRAIGHT AND APPLIED UNIFORMLY ACROSS THE WIDTH OF THE LINE FOR A MINIMUM TOTAL DRY FILM THICKNESS OF 15 MILS.
17. **CONDUIT:** CONTRACTOR SHALL REFER TO THE SITE MEP PLAN AND LANDSCAPE IRRIGATION PLAN FOR CONDUIT TO BE INSTALLED UNDER PAVEMENT PRIOR TO COMMENCING PAVEMENT SUBGRADE PREPARATION.
18. **TESTING:** TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE OWNER. TESTING SHALL BE PERFORMED, AT A MINIMUM, IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND CITY OF ROCKWALL REQUIREMENTS (1-7 DAY, 1-14 DAY, 2-28 DAY, NO AVERAGING). IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND THE SPECIFICATIONS, SUBSEQUENT TESTS NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE. PAVEMENT FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.
19. **CLEAN UP FOR FINAL ACCEPTANCE:** THE CONTRACTOR SHALL MAKE A FINAL CLEAN UP OF ALL PAVED AREAS PRIOR TO ACCEPTANCE BY THE OWNER. THIS CLEAN UP SHALL INCLUDE POWER WASHING THE PAVEMENT IF REQUIRED.



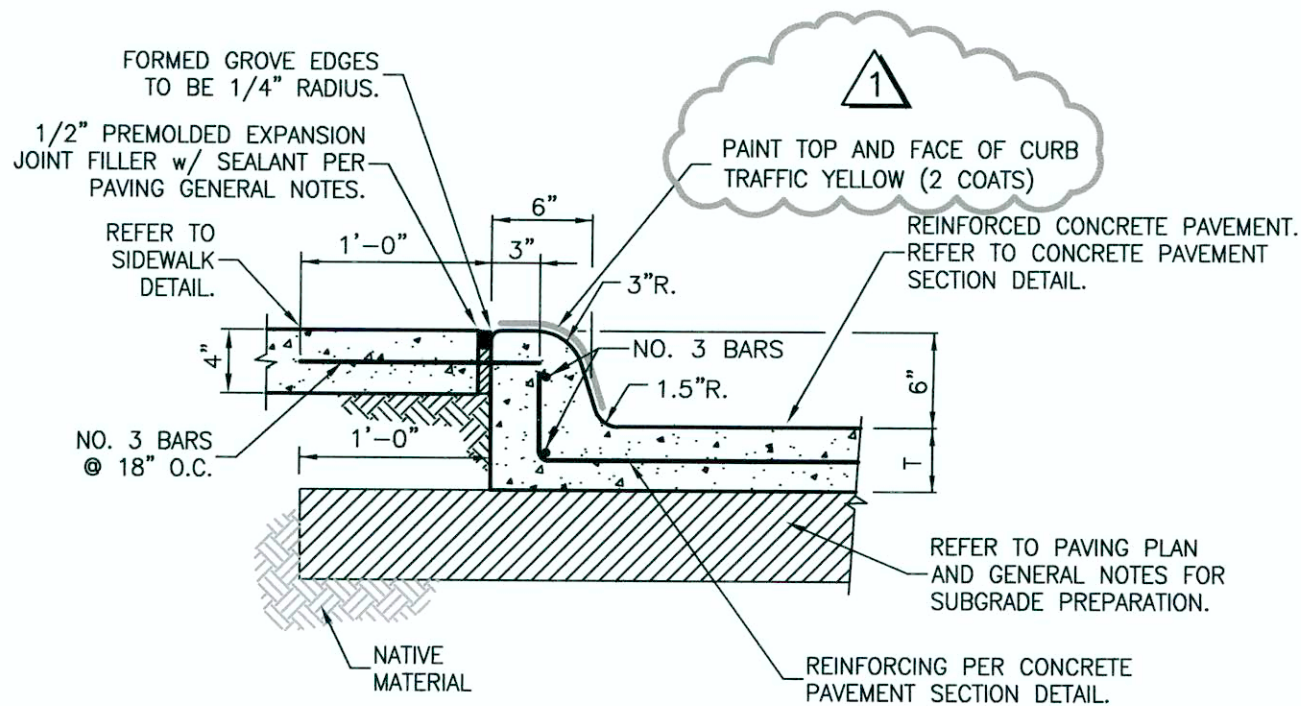
0.1 CONCRETE PAVEMENT SECTION

N.T.S.



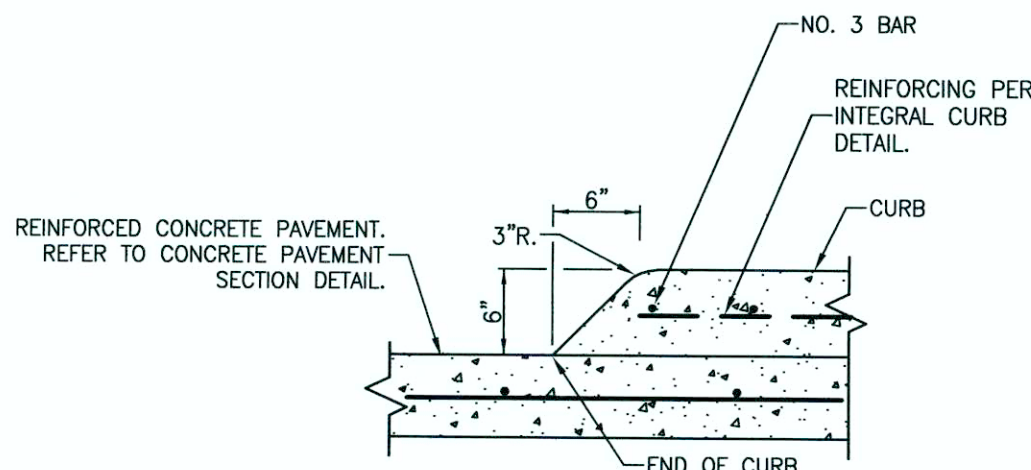
0.2 INTEGRAL CURB

N.T.S.



0.3 INTEGRAL CURB w/ SIDEWALK

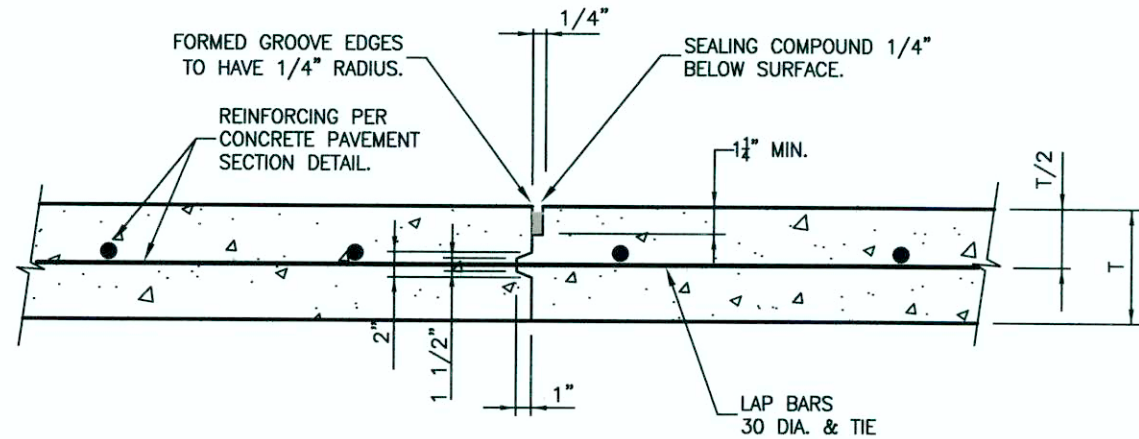
N.T.S.



0.4 END CURB

N.T.S.

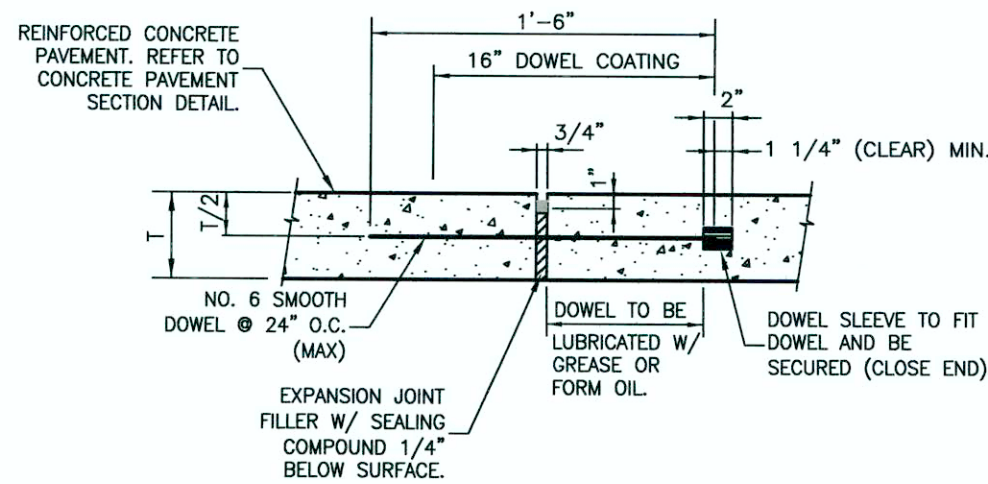
NOTE: REFER TO PAVING GENERAL NOTES FOR JOINT SEALING COMPOUND REQUIREMENTS.



0.5 CONSTRUCTION JOINT

N.T.S.

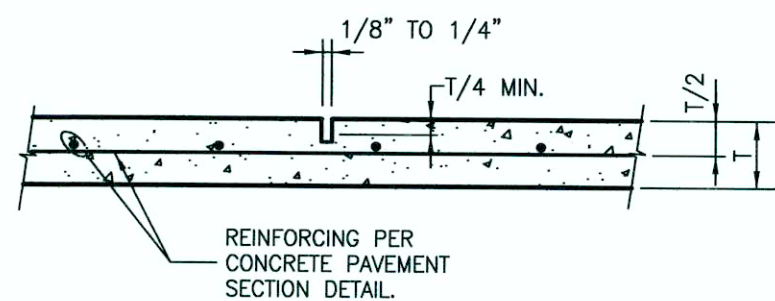
NOTES:
1. EXPANSION JOINT FILLER W/SEALANT TO BE INSTALLED IN EXPANSION JOINTS AT CURBS.
2. REFER TO PAVING GENERAL NOTES FOR JOINT SEALING COMPOUND REQUIREMENTS.



0.6 EXPANSION JOINT

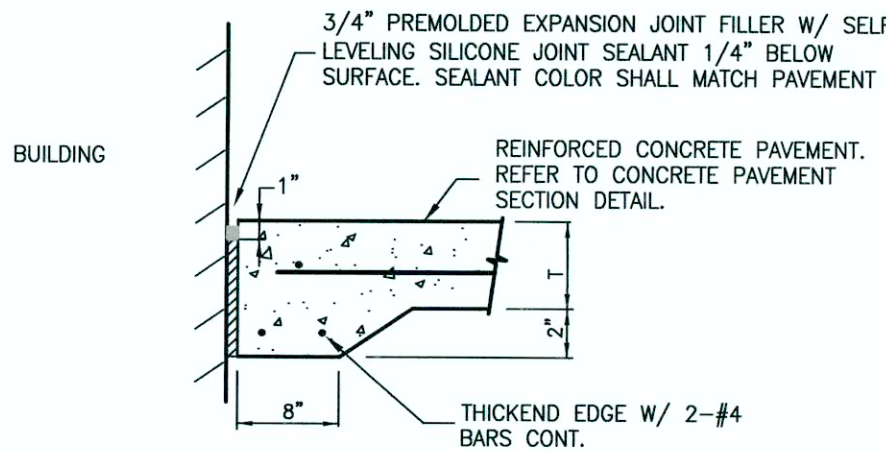
N.T.S.

NOTE: REFER TO PAVING GENERAL NOTES FOR JOINT SEALING COMPOUND REQUIREMENTS.



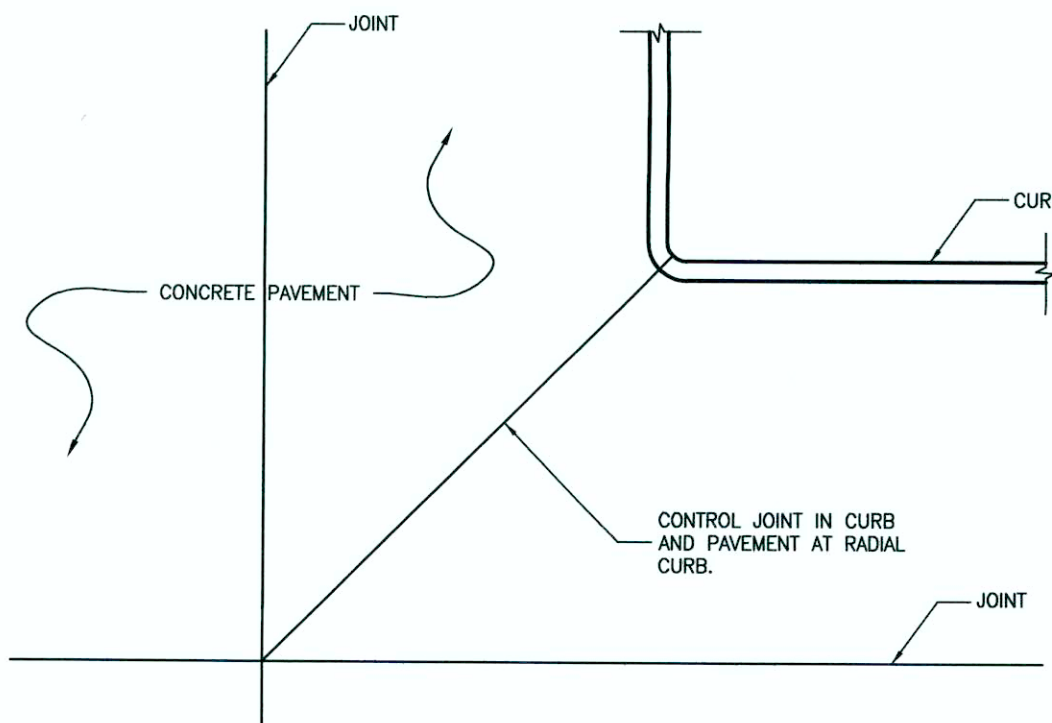
0.7 CONTROL JOINT

N.T.S.



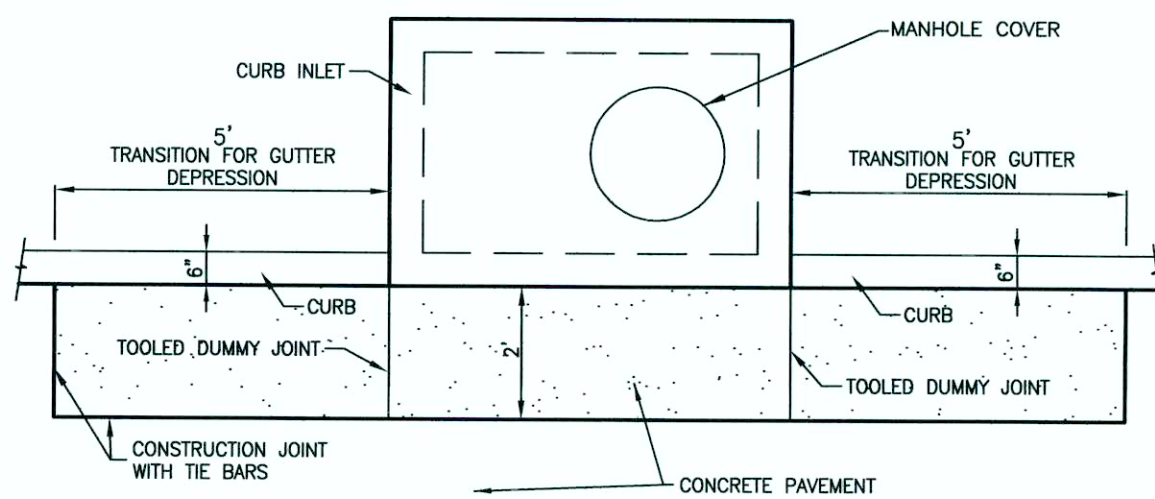
0.8 PAVEMENT ISOLATION JOINT AT BUILDING

N.T.S.



0.9 CONTROL JOINT AT RADIAL CURB

N.T.S.



0.11 CURB INLET BLOCKOUT

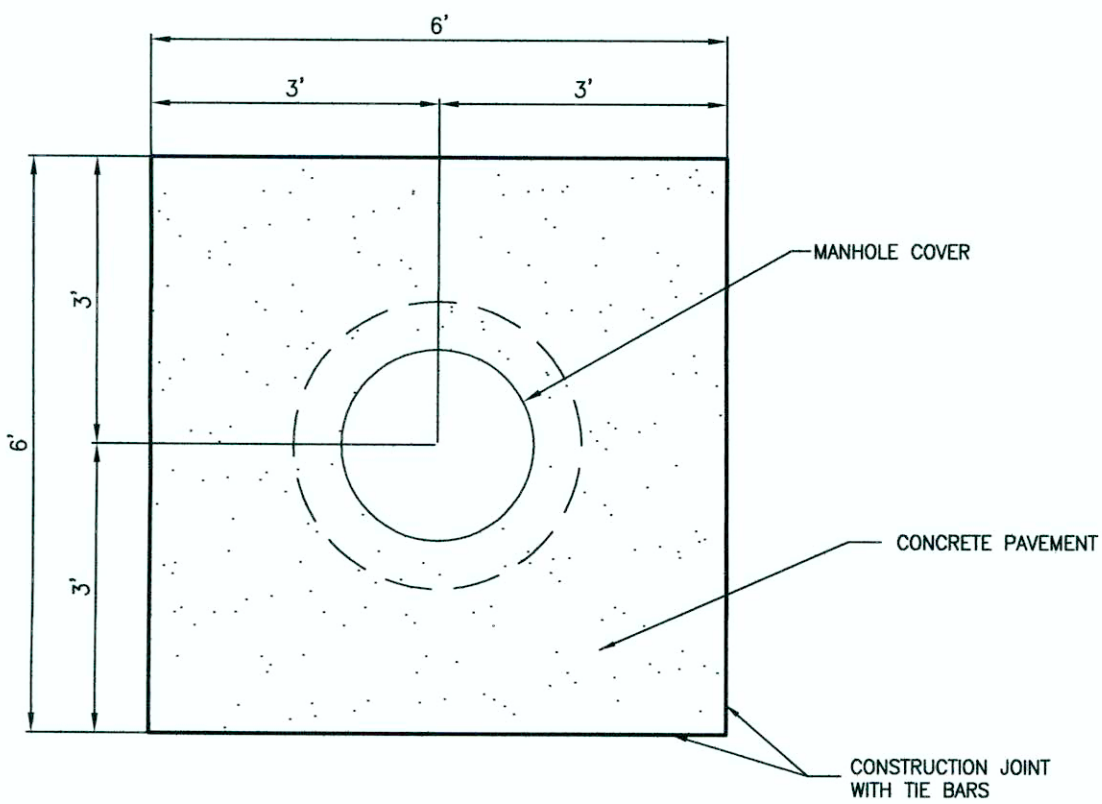
N.T.S.

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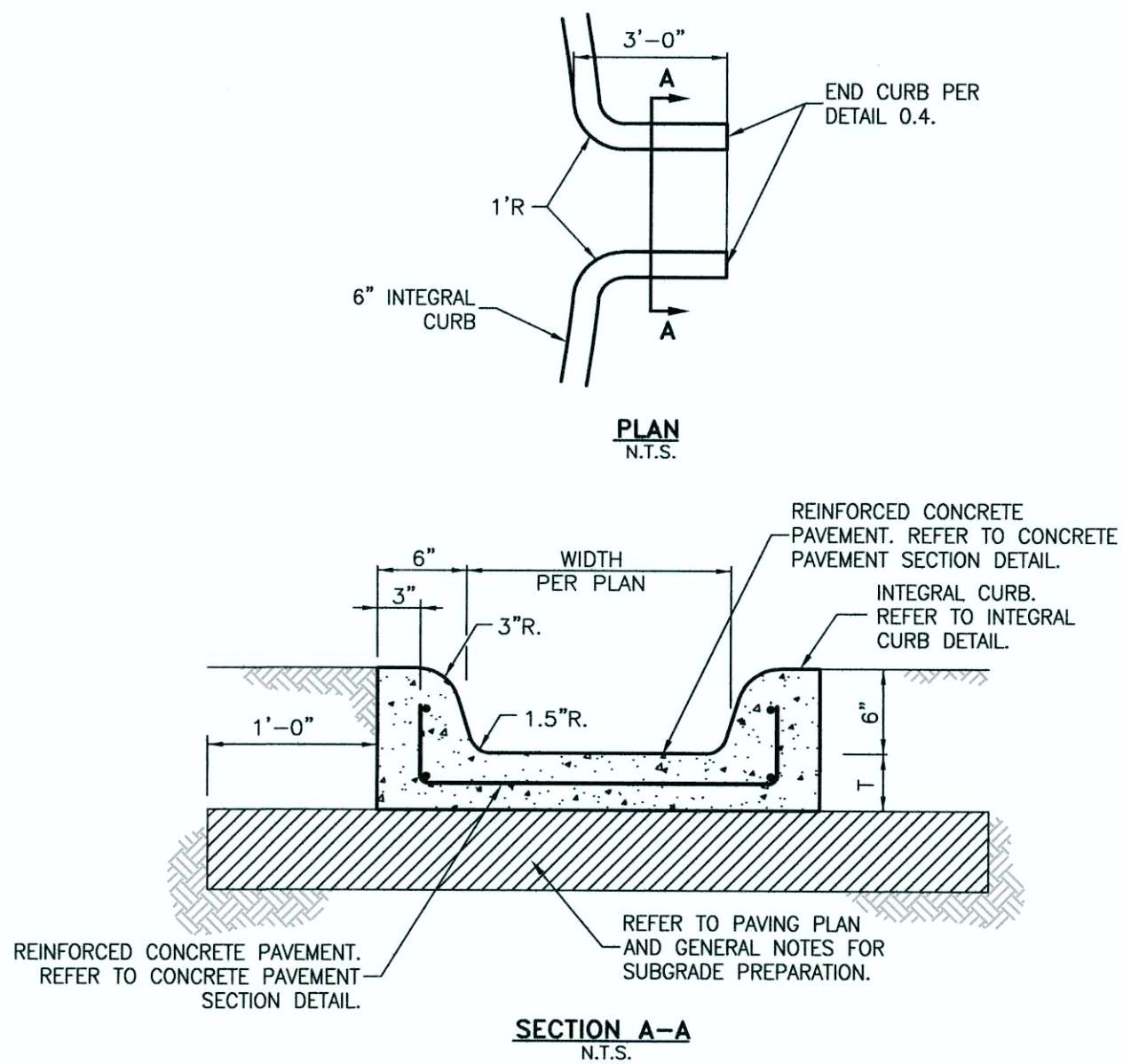


RECORD DRAWING
DATE 06-26-17

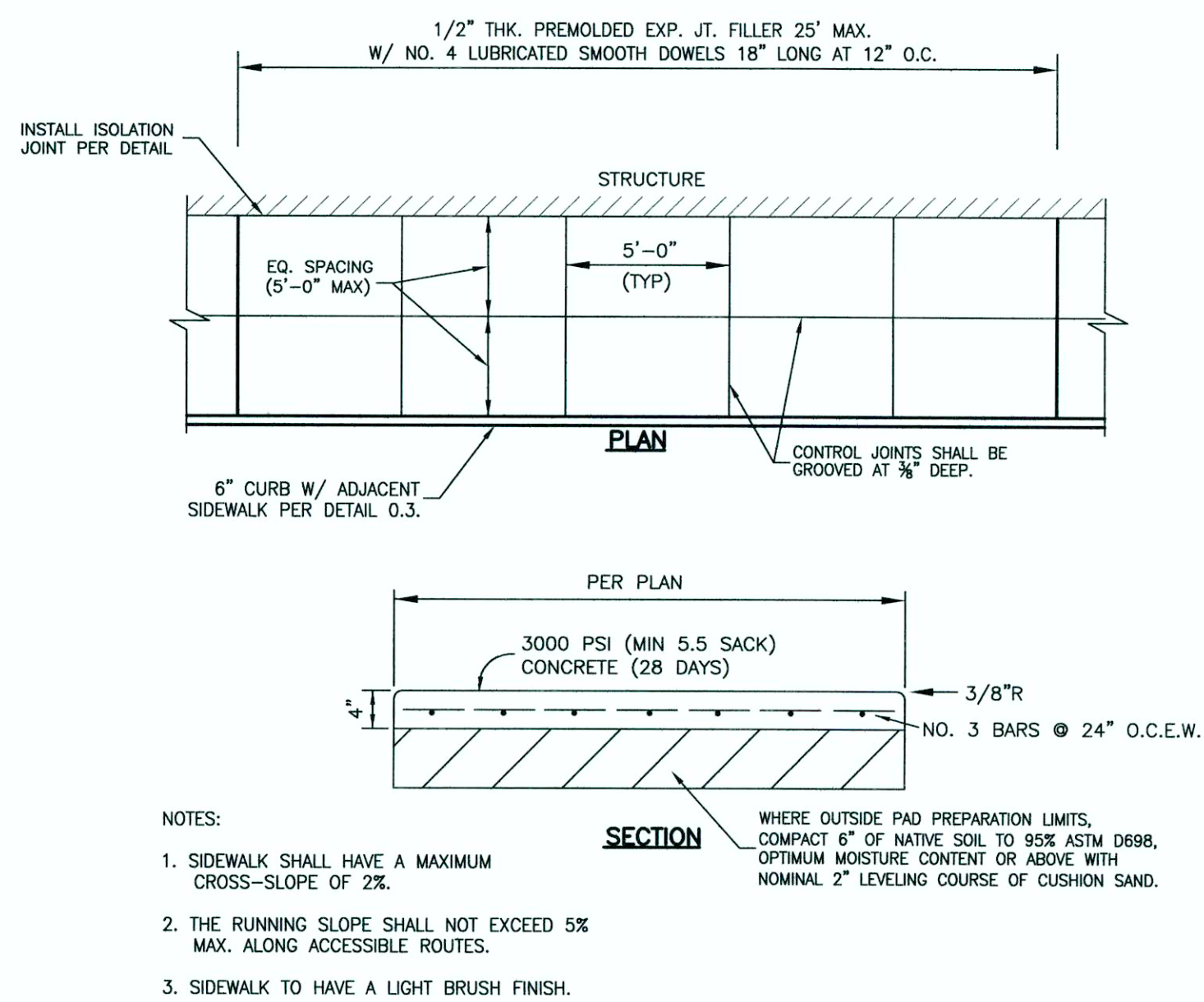
1	07/06/16	ADD PAINT TO CURB (DETAIL 0.3)
REV.	DATE	REMARKS
PAVING DETAILS		
ROOMS TO GO		
N.E.Q. I.H. 30 & GREENCREST BOULEVARD		
THE CITY OF ROCKWALL, TEXAS		
14800 Quorum Drive, Suite 200 Dallas, Texas 75244 972-385-2272 TYPE F-3751		
DESIGN	DRAWN	DATE
CCA	CCA	02/22/16
SCALE	NOTES	FILE
N.T.S.	ASC	112-009 PAVING DET
NO.	C3.2	



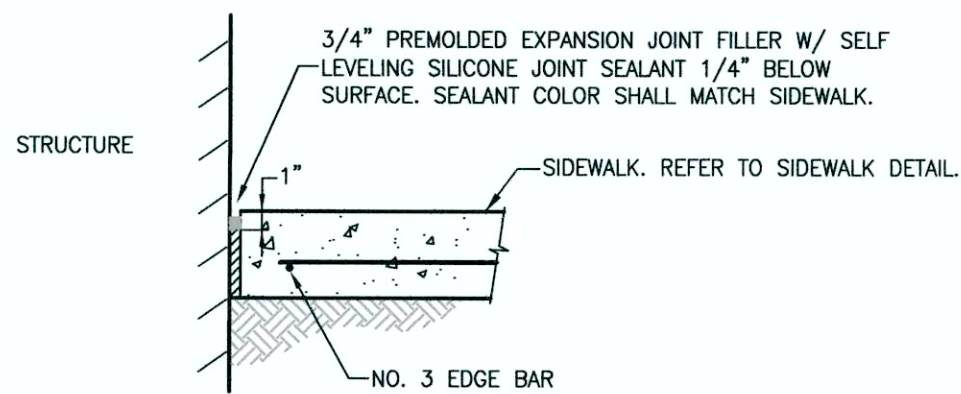
0.12 MANHOLE BLOCKOUT
N.T.S.



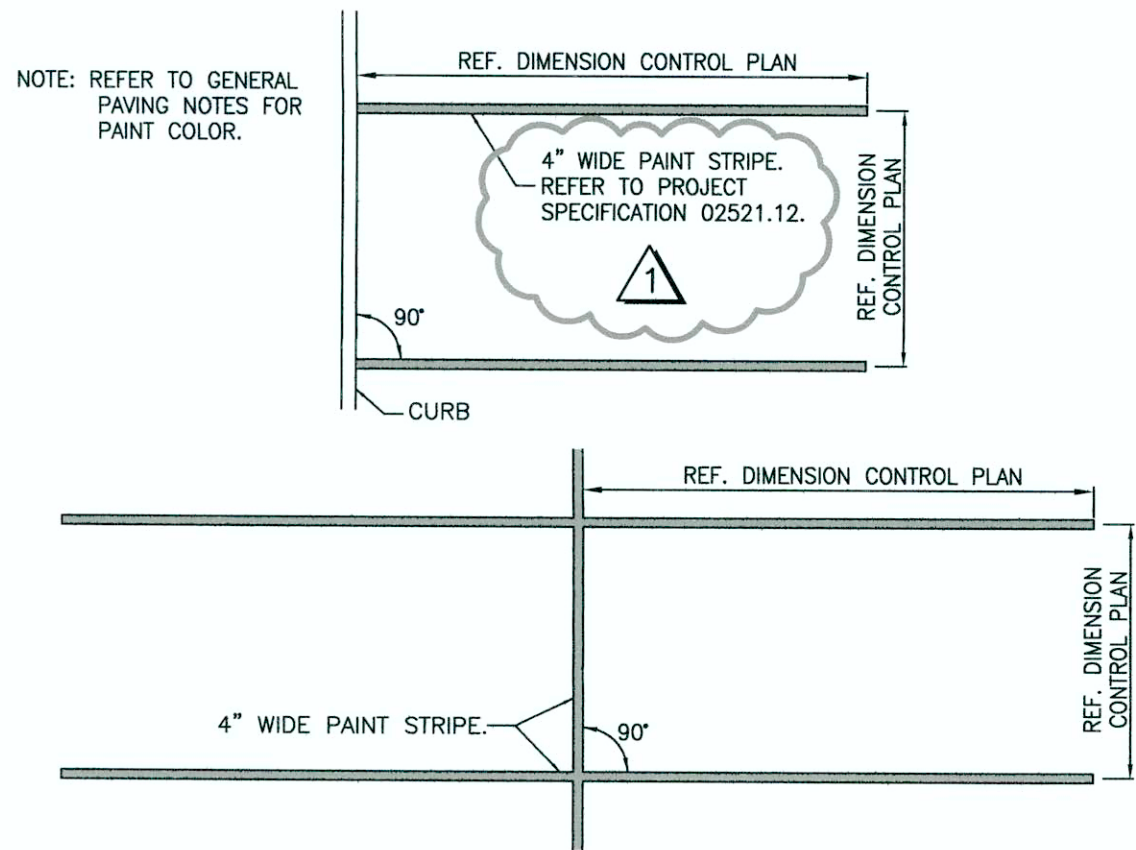
0.13 FLUME
N.T.S.



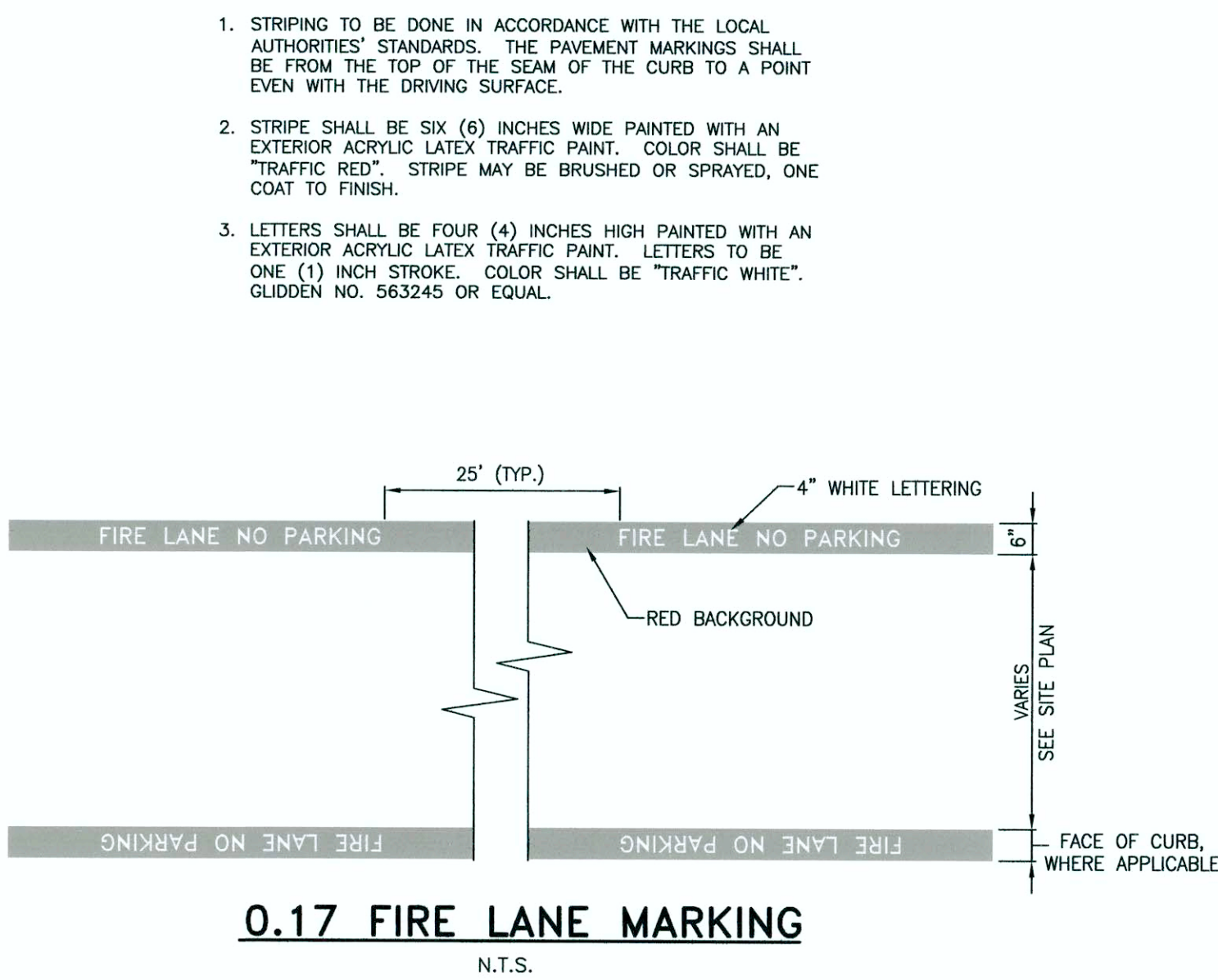
0.14 SIDEWALK
N.T.S.



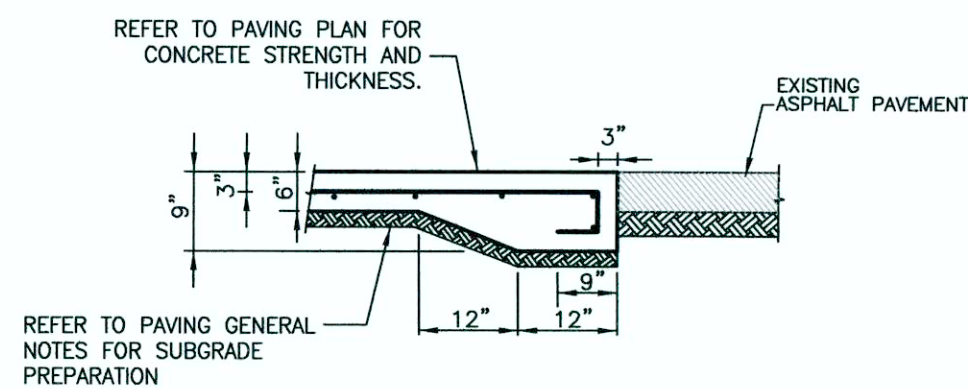
0.15 SIDEWALK ISOLATION JOINT AT BUILDING
N.T.S.



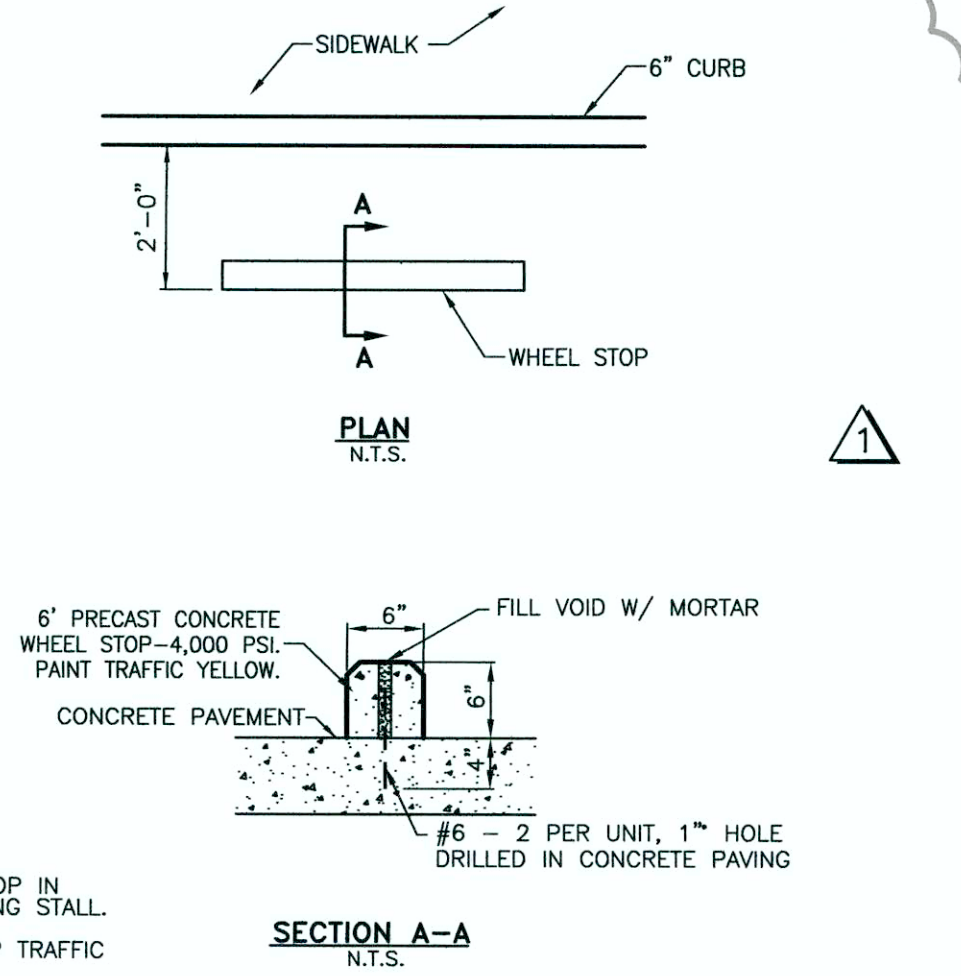
0.16 90° PARKING STALL STRIPING
N.T.S.



0.17 FIRE LANE MARKING
N.T.S.



0.18 ASPHALT/CONCRETE HEADER
N.T.S.




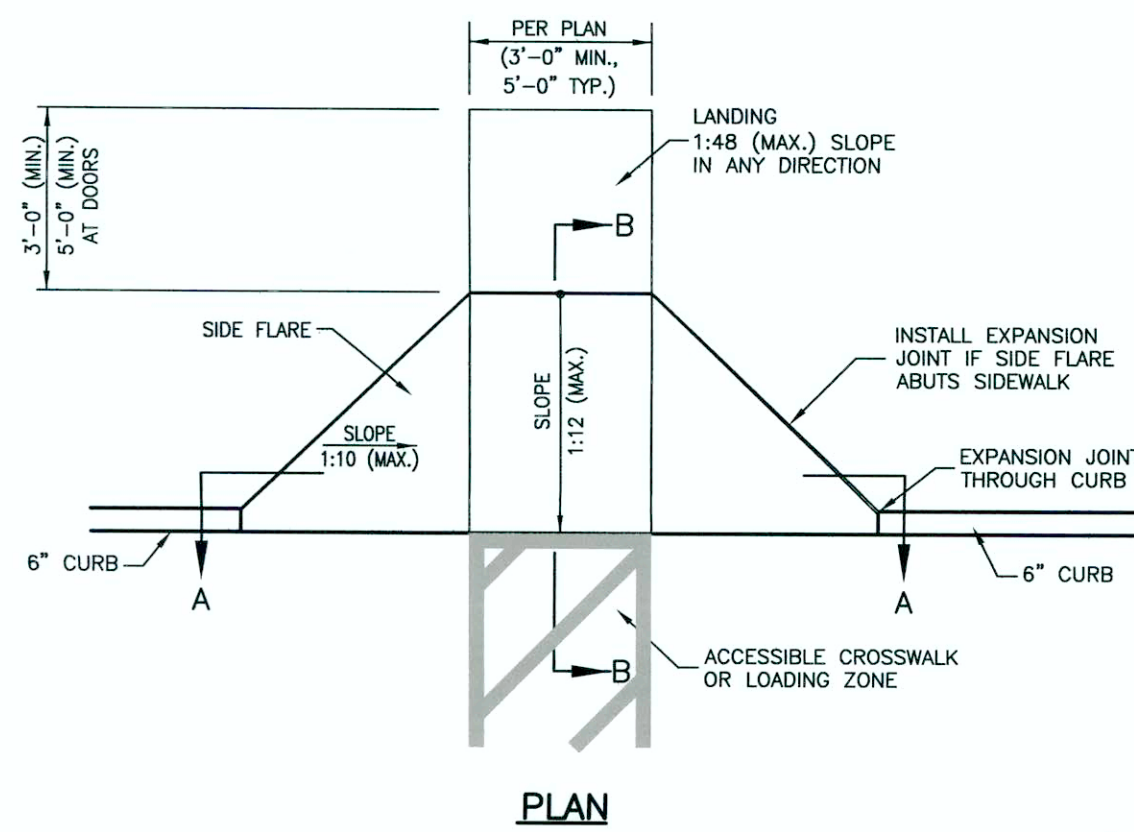
0.19 WHEEL STOP
N.T.S.

RECORD DRAWING
DATE 06-26-17

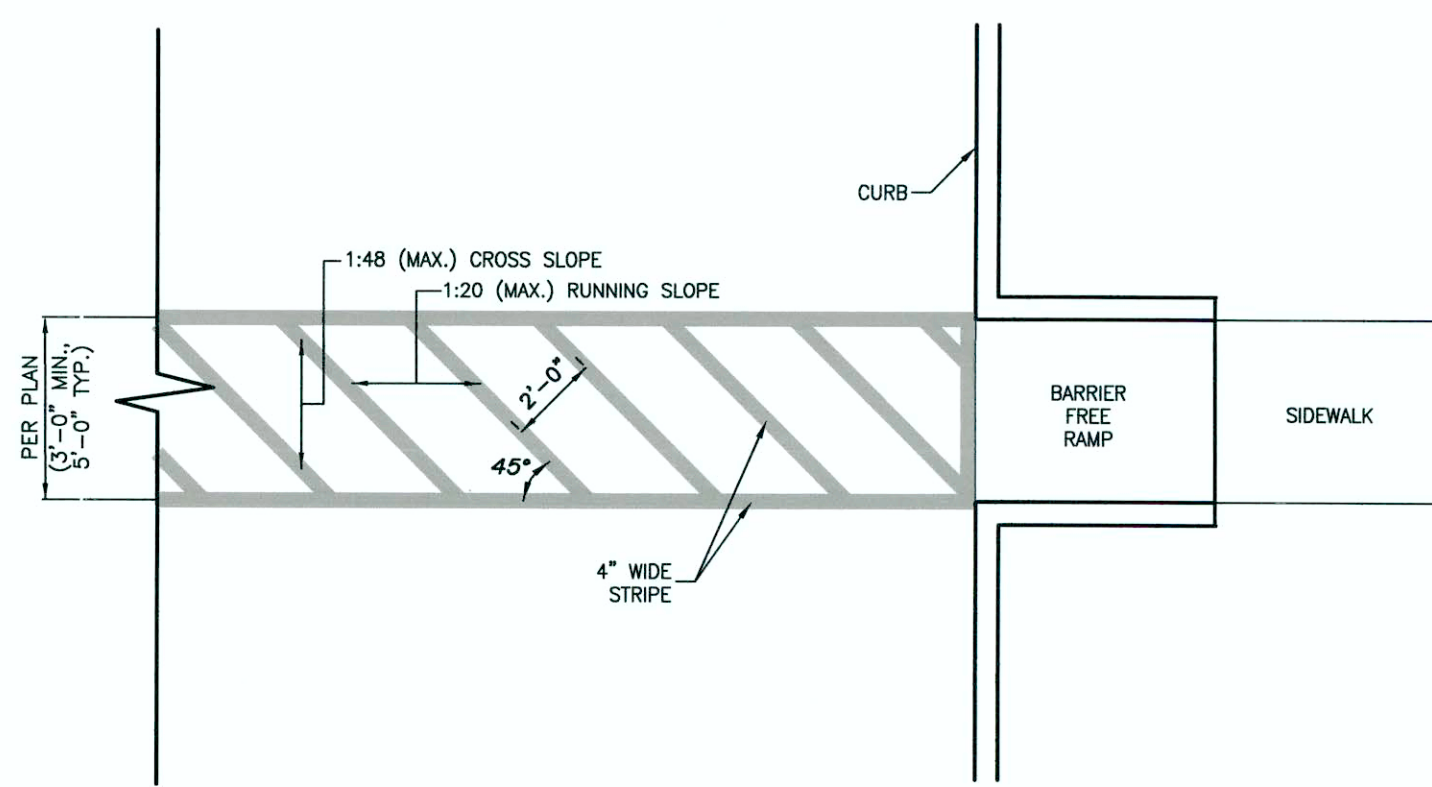
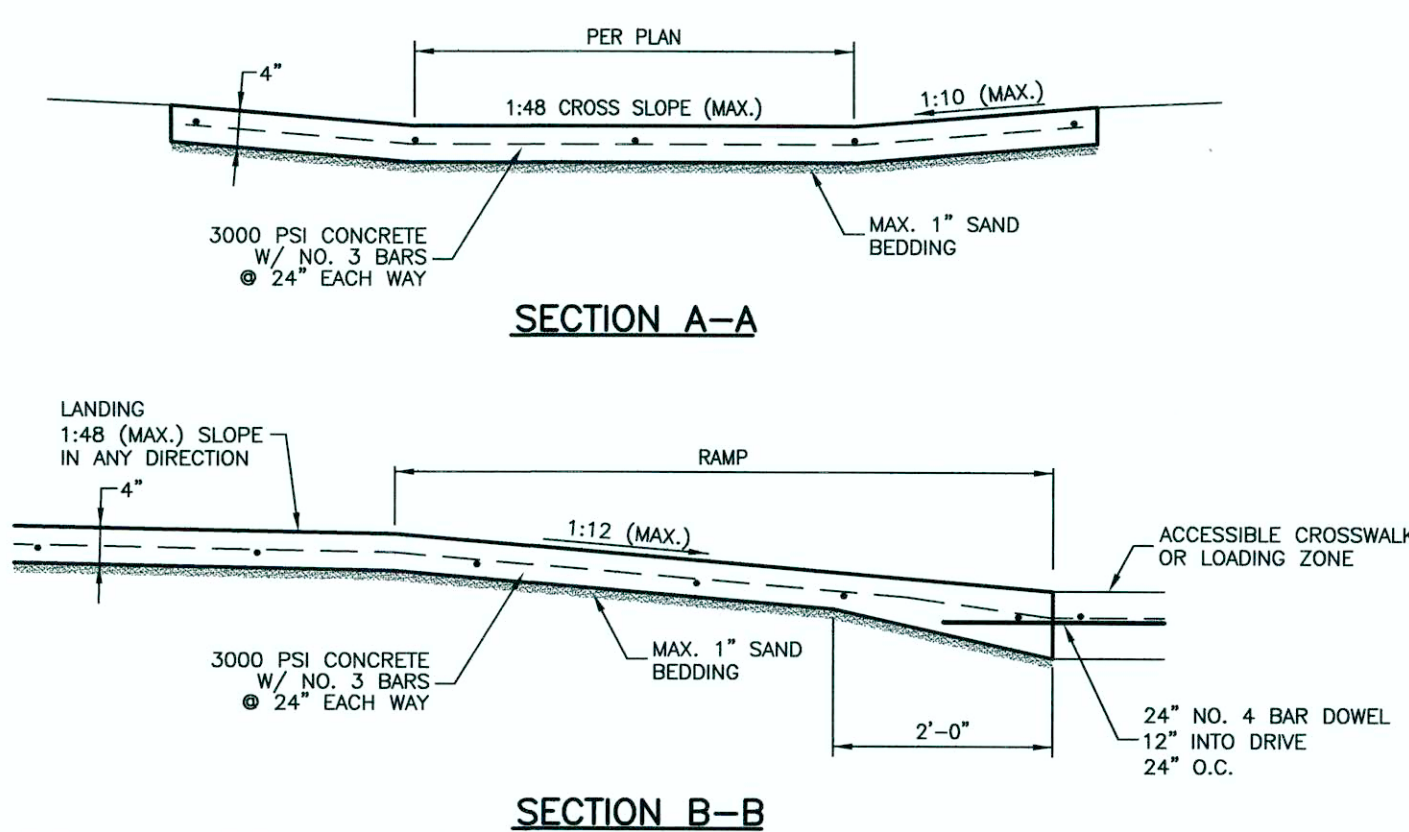
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DANIEL B. STEWART, P.E. 107767 ON 07-06-16



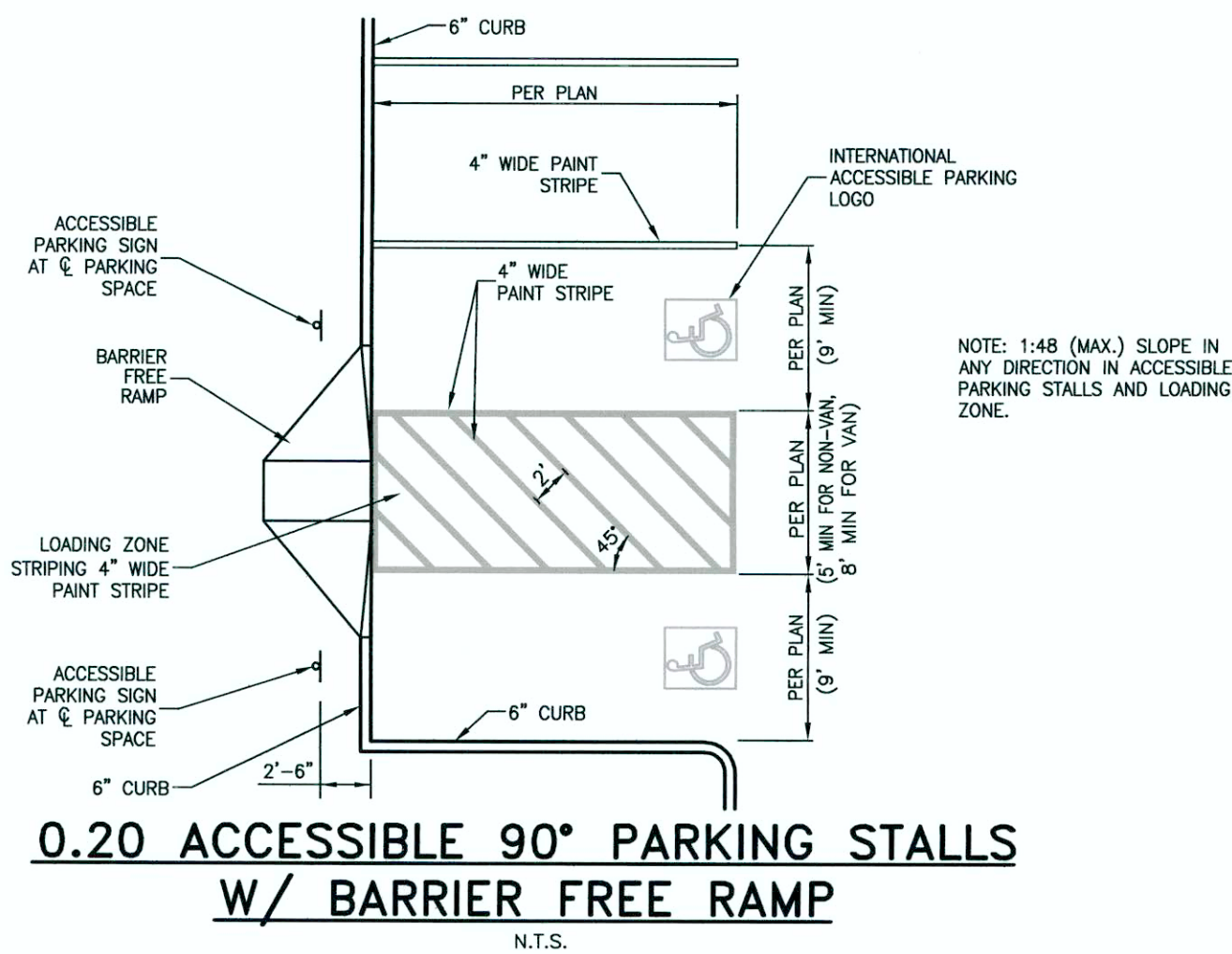
1	07/06/16	ADD DETAIL 0.19; ADD SPECIFICATION REFERENCE TO DETAIL 0.16				
REV.	DATE	REMARKS				
PAVING DETAILS						
ROOMS TO GO						
N.E.Q. I.H. 30 & GREENCREST BOULEVARD						
THE CITY OF ROCKWALL, TEXAS						
		CATES-CLARK		14800 Quorum Drive, Suite 200 Dallas, Texas 75254 872-385-2277 TBPE F-3751		
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CCA	CCA	02/22/16	N.T.S.	ASC	112-009 PAVING DET	C3.3



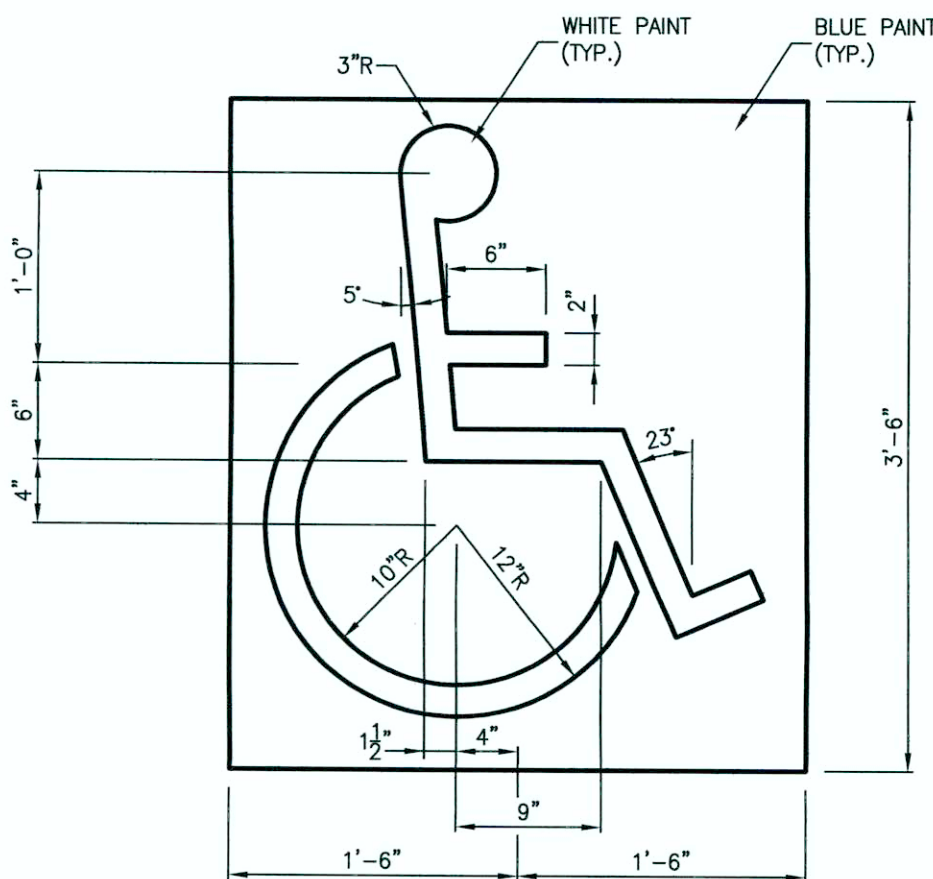
0.18 BARRIER FREE RAMP
N.T.S.



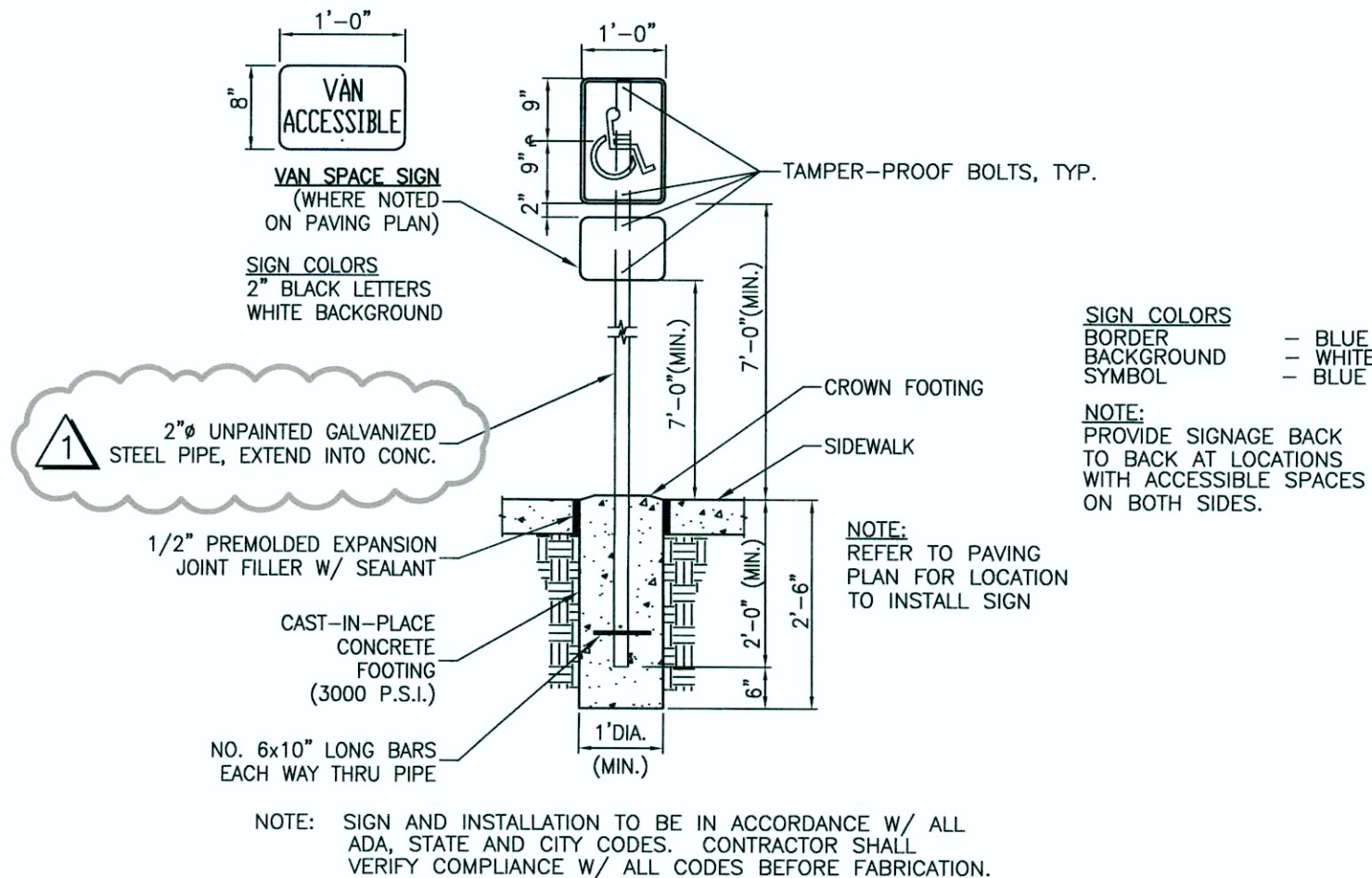
0.19 ACCESSIBLE CROSSWALK
N.T.S.



0.20 ACCESSIBLE 90° PARKING STALLS
W/ BARRIER FREE RAMP
N.T.S.



0.21 ACCESSIBLE PARKING LOGO



0.22 ACCESSIBLE PARKING SIGN
N.T.S.

ACCESSIBILITY GENERAL NOTES

- ACCESSIBLE ROUTES:** SIDEWALKS, BARRIER FREE RAMPS AND CROSSWALKS ALONG ACCESSIBLE ROUTES AND ACCESSIBLE PARKING SPACES SHALL BE IN ACCORDANCE WITH CURRENT ADA AND TAS REGULATIONS.
- MAXIMUM SLOPES:** THE MAXIMUM SLOPE ALONG ACCESSIBLE ROUTES SHALL BE AS FOLLOWS:
 - ACCESSIBLE SIDEWALK: RUNNING SLOPE: 1:20 (5.00%)
CROSS-SLOPE: 1:48 (2.08%)
 - BARRIER FREE RAMP: RUNNING SLOPE: 1:12 (8.33%)
CROSS-SLOPE: 1:48 (2.08%)
 - ACCESSIBLE CROSSWALK: RUNNING SLOPE: 1:20 (5.00%)
CROSS-SLOPE: 1:48 (2.08%)
 - ACCESSIBLE PARKING SPACE: 1:48 (2.08%) ANY DIRECTION.
 - ACCESSIBLE LANDING: 1:48 (2.08%) ANY DIRECTION.
 - COUNTER SLOPE AT RAMP: COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20 (5.00%).
 - ADJACENT SURFACE AT RAMP: THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS AND STREETS SHALL BE AT THE SAME LEVEL.IF THE MAXIMUM SLOPE IS EXCEEDED, THE CONTRACTOR SHALL REMOVE AND REPLACE THE IMPROVEMENTS AT HIS EXPENSE.
- PAVEMENT MARKINGS:**
 - PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE TEXAS "UNIFORM TRAFFIC MANUAL FOR PAVEMENT MARKINGS".
 - ALL ACCESSIBLE PAVEMENT MARKINGS SHALL COMPLY WITH ADAAG STANDARDS AND STATE AND LOCAL CODES.
 - PARKING SPACE STRIPES, ACCESSIBLE SPACES, PEDESTRIAN STRIPING AND LETTERING SHALL BE SOLID WHITE, UNLESS A SPECIFIC COLOR IS REQUIRED BY LOCAL CODE. TWO (2) COATS OF VOC COMPLIANT, LOCAL DOT APPROVED, UNDILUTED, SOLVENT BASED OR LATEX TRAFFIC PAINT SHALL BE APPLIED. USE MANUFACTURER'S RECOMMENDED APPLICATION RATE, WITHOUT ADDITION OF A THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON OR AS REQUIRED PROVIDING MINIMUM 15 MILS DRY FILM THICKNESS. PAINT SHALL BE CRISP, STRAIGHT AND APPLIED UNIFORMLY ACROSS THE WIDTH OF THE LINE.

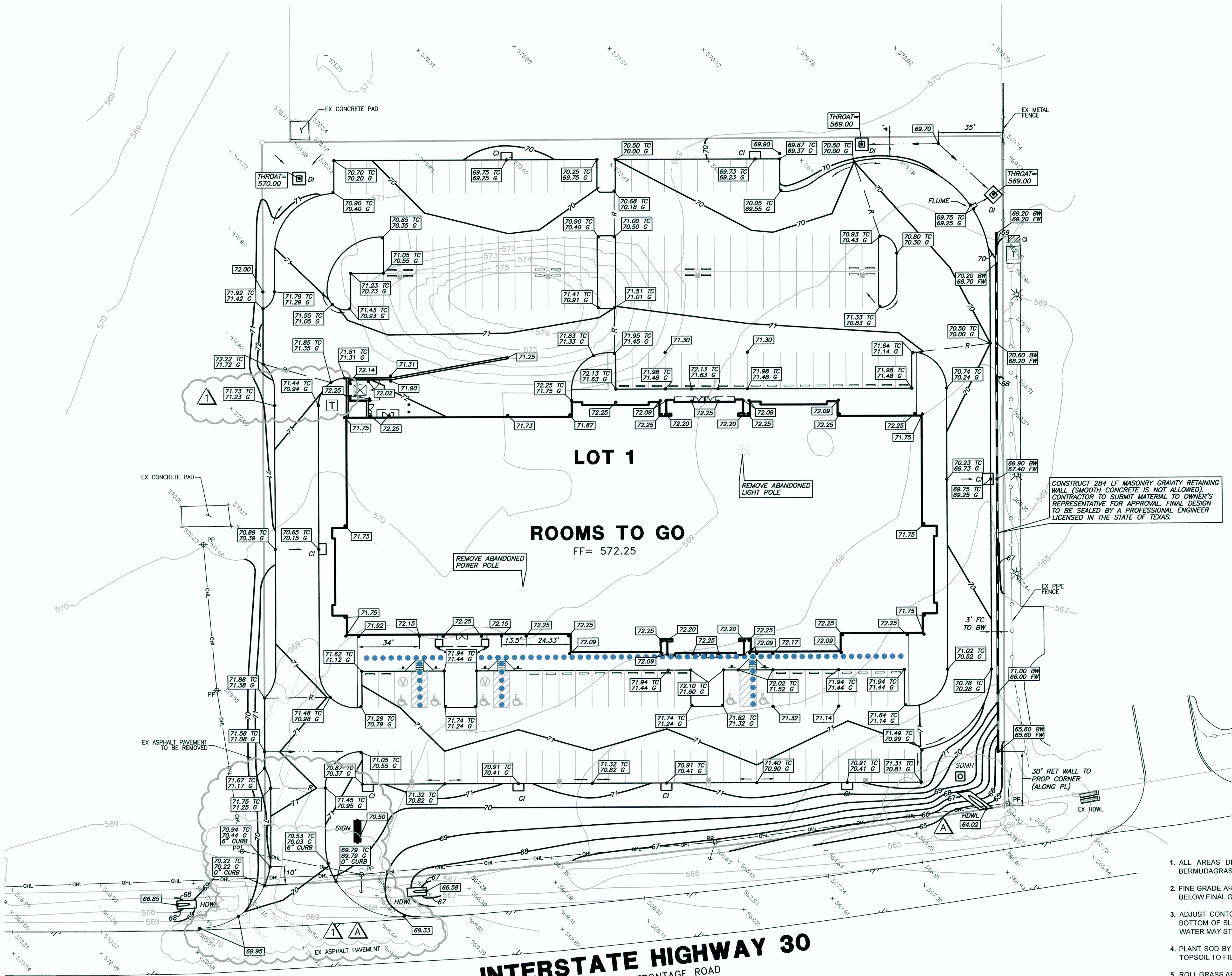
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RECORD DRAWING
DATE 06-26-17

DETAILS AND NOTES ARE FOR ACCESSIBLE ROUTES ON PRIVATE PROPERTY. ALL IMPROVEMENTS (RAMPS, SIDEWALKS, ETC.) FOR ACCESSIBLE ROUTES IN PUBLIC RIGHT-OF-WAY AND EASEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S STANDARDS AND REGULATIONS.

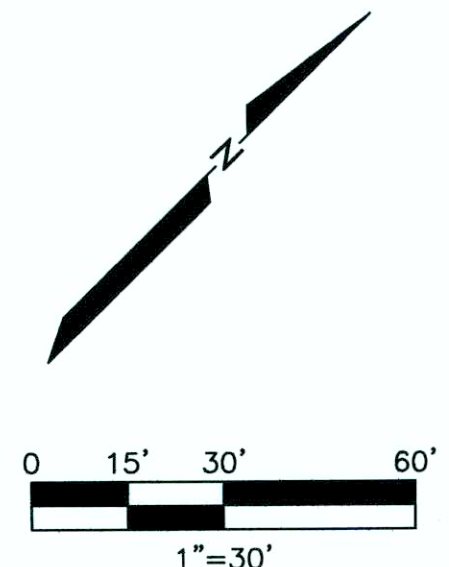
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CCA	CCA	02/22/16	N.T.S.	ASC	112-009 ACCESS DET	C3.4



INTERSTATE HIGHWAY 30
WESTBOUND FRONTAGE ROAD

ALL CONSTRUCTION IN I.H. 30 RIGHT-OF-WAY SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES" DATED JUNE, 2004, THE MOST CURRENT EDITION, AND ALL OTHER TEXAS HIGHWAY DEPARTMENT STANDARDS, SPECIFICATIONS AND REQUIREMENTS.

LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	PROPOSED TOP OF CURB (TC) & GUTTER (G) ELEVATION
	PROPOSED FINISHED GRADE AT BACK OF WALL (BW) & FACE OF WALL (FW) ELEVATION
	RIDGE (GRADE BREAK)
	ACCESSIBLE ROUTE



GRADING GENERAL NOTES

- GEOTECHNICAL REPORT:** SITE PREPARATION, GRADING, FILL COMPACTION, AND BUILDING PAD PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT BY ALPHA TESTING, INC. PROJECT NO. G152918, DATED FEBRUARY 5, 2016. IN THE EVENT OF A CONFLICT BETWEEN THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND THE NOTES ON THE GRADING PLAN, THE GEOTECHNICAL REPORT SHALL GOVERN.
- TOPOGRAPHIC SURVEY:** TOPOGRAPHIC SURVEY INFORMATION IS BASED ON THE TOPOGRAPHIC SURVEY PREPARED BY ADAMS SURVEYING COMPANY, LLC, DATED 01/20/2016.
- EXISTING CONDITIONS:** PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS, INCLUDING GRADES AND DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES.
- UNDISTURBED AREAS:** PRIOR TO COMMENCING CLEARING, GRADING OR SITE CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH THE DEVELOPER AND/OR ENGINEER AT THE SITE TO ASCERTAIN THE AREA(S) OF THE PROJECT SITE THAT ARE TO BE PROTECTED AND PRESERVED.
- EROSION CONTROL:** EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMMENCING CLEARING, STRIPPING AND GRADING OPERATIONS. REFER TO THE EROSION CONTROL PLAN FOR THE SEQUENCE OF EROSION CONTROL DEVICES TO BE INSTALLED.
- PROPOSED GRADES:** THE PROPOSED ELEVATIONS AND CONTOURS SHOWN ARE TO FINISHED GRADE. THE PROPOSED CONTOURS ARE APPROXIMATE. THE PROPOSED SPOT ELEVATIONS AND GRADIENTS ARE TO BE USED IN THE EVENT OF ANY DISCREPANCY WITH THE PROPOSED CONTOURS. MINOR ADJUSTMENT TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE IS ACCEPTABLE.
- ACCESSIBLE ROUTES/PARKING:** SIDEWALKS AND CROSSWALKS ALONG ACCESSIBLE ROUTES SHALL BE IN ACCORDANCE WITH TAS AND ADA STANDARDS WITH A MAXIMUM RUNNING SLOPE OF 5% AND A MAXIMUM CROSS SLOPE OF 2%. ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.
- STRIPPING AND DEBRIS REMOVAL:** THE BUILDING PAD(S), AREAS TO BE PAVED, AND ALL AREAS THAT ARE TO RECEIVE FILL MATERIAL SHALL BE STRIPPED OF VEGETATION, TREES, ROOTS, STUMPS, DEBRIS AND OTHER ORGANIC MATERIAL. THE DEPTH OF THE STRIPPING SHALL BE BASED ON THE DEPTH OF SURFACE SOIL CONTAINING ORGANIC MATERIAL. ALL TREES, INCLUDING STUMPS AND ROOT SYSTEMS, VEGETATION, DEBRIS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OFF SITE. STRIPPED TOPSOIL SHALL BE STOCKPILED IN A LOCATION ON THE SITE APPROVED BY THE DEVELOPER.
- BURNING:** BURNING SHALL NOT BE ALLOWED ON THE PROJECT SITE UNLESS APPROVED IN WRITING BY THE GOVERNING AUTHORITIES AND THE DEVELOPER.
- PROOF-ROLLING:** AFTER COMPLETION OF THE NECESSARY STRIPPING, CLEARING AND EXCAVATION AND PRIOR TO PLACING ANY REQUIRED FILL, THE EXPOSED SUBGRADE SHALL BE EVALUATED BY PROOF ROLLING WITH A HEAVY PNEUMATIC TIRED ROLLER, LOADED DUMP TRUCK OR SIMILAR EQUIPMENT WEIGHING APPROXIMATELY 10 TONS TO CHECK FOR POCKETS OF SOFT OR LOOSE MATERIAL. THE PROOF-ROLLING PROCEDURES SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER OR DESIGNATED REPRESENTATIVE. ANY UNDESIRABLE MATERIAL EXPOSED FROM PROOF-ROLLING SHALL BE REMOVED. PRIOR TO THE PLACEMENT OF ANY FILL, THE EXPOSED SUBGRADE SHOULD BE SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES AND RECOMPACTED.
- CONTROLLED FILL:** ALL SOILS USED FOR CONTROLLED FILL SHALL BE FREE OF ROOTS, VEGETATION, AND OTHER DELETERIOUS OR UNDESIRABLE MATTER. THE FILL MATERIAL SHALL BE PLACED IN LEVEL, UNIFORM LIFTS, WITH EACH LIFT COMPACTED TO THE MINIMUM DRY DENSITY WITHIN THE COMPACTION SOIL MOISTURE RANGES RECOMMENDED. THE LOOSE LIFT DEPTH SHALL NOT EXCEED 8". EACH LAYER SHALL BE PROPERLY PLACED, MIXED, SPREAD AND COMPACTED IN ACCORDANCE WITH THE FILL COMPACTION SECTION.
- FILL COMPACTION:** FILL COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. ALL COMPACTED AREAS OUTSIDE THE BUILDING FOOTPRINT SHALL BE COMPACTED TO 95% STANDARD PROCTOR USING A SHEEPSFOOT ROLLER.
- BUILDING PADS:** THE BUILDING PADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- LANDSCAPE AREAS:** REFER TO THE LANDSCAPE PLAN FOR SOIL REQUIREMENTS IN LANDSCAPE AREAS.
- TESTING:** TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE OWNER. TESTING SHALL BE PERFORMED, AT A MINIMUM, IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND SPECIFICATIONS, SUBSEQUENT TESTS NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
- DETENTION SYSTEM:** THE DETENTION SYSTEM (REFER TO SHEETS C5.2 & C6.2) IS REQUIRED TO BE FULLY INSTALLED AND PREPARED FOR USE PRIOR TO PLACEMENT OF ANY CONCRETE PAVEMENT (INCLUDING BUILDING SLAB).

SOLID SOD NOTES (TxDOT R.O.W.)

- ALL AREAS DISTURBED WITHIN TxDOT RIGHT OF WAY SHALL BE SOLID SOD WITH COMMON BERMUDAGRASS.
- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE SOD 1-INCH BELOW FINAL GRADE.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- PLANT SOD BY HAND. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

BENCHMARKS:	
CITY BENCHMARK: CITY OF ROCKWALL CONTROL MONUMENT (3 INCH BRASS CAP SET IN CONCRETE) IN THE MEDIAN OF SUMMIT RIDGE DRIVE AT THE INTERSECTION OF SUMMIT RIDGE DRIVE & F.M. 740 (RIDGE ROAD). PUBLISHED ELEV= 578.63'	
SITE BENCHMARK	
1. "X" CUT ON SIDEWALK AT THE NORTHWEST CORNER OF GREENCREST BOULEVARD & INTERSTATE 30 WESTBOUND FRONTAGE ROAD. ELEVATION= 569.21'	
2. "X" CUT ON THE HEADWALL OF AN 18" RCP LOCATED BETWEEN THE WESTBOUND FRONTAGE ROAD AND MAIN LANES OF INTERSTATE 30 AT GREENCREST BOULEVARD. ELEVATION= 568.84'	
3. IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "ADAMS SURVEYING 5610" NEAR THE NORTHEAST CORNER OF THE PROPOSED SUBJECT TRACT. ELEVATION= 569.60'	
4. IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "ADAMS SURVEYING 5610" NEAR THE SOUTHEAST CORNER OF THE PROPOSED SUBJECT TRACT. ELEVATION= 564.60'	

REV.	DATE	REMARKS
1	07/05/16	REVISE GRADING PER DRIVE REVISIONS
2	05/25/16	REVISE LIMITS OF VARIABLE HEIGHT CURB; REVISE GRADING AROUND HEADWALL
3	07-06-16	
GRADING PLAN		
ROOMS TO GO		
N.E.Q. I.H. 30 & GREENCREST BOULEVARD		
THE CITY OF ROCKWALL, TEXAS		
DESIGN	DRAWN	DATE
CCA	CCA	02/22/16
SCALE	NOTES	FILE
1"=30'	ASC	112-009 GRADING
NO.		
C4.1		



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RECORD DRAWING
DATE 06-26-17

LEGEND

569

EXISTING CONTOUR

45

PROPOSED CONTOUR

EXISTING DRAINAGE DIVIDE PER PLANS FOR IS-30 DATED 04/26/91

EXISTING DRAINAGE DIVIDE PER PLANS FOR ROCKWALL HIGH SCHOOL BY HAROLD L. EVANS, DATED 05/10/91

PROPOSED DRAINAGE DIVIDE

DA

AC

CFS

DRAINAGE BASIN NO.

AREA (ACRES)

Q₁₀₀ (CFS)

EXISTING STORM

PROPOSED STORM

→

DIRECTION OF FLOW

DRAINAGE AREA CALCULATIONS
Q= C x I x A

Basin No.	Area (ac)	C	T _c (min)	I ₁₀₀ (%)	Q ₁₀₀ (cfs)	Inlet Size	Inlet Capacity (cfs)	Remarks
A1A	0.01	0.90	10	9.80	0.09	-	-	SHEET FLOW TO BASIN A1B
A1B	0.14	0.90	10	9.80	1.23	5" CI	10.0	
A2	0.15	0.90	10	9.80	1.32	5" CI	10.0	
A3	0.15	0.90	10	9.80	1.32	5" CI	10.0	
A4	0.15	0.90	10	9.80	1.32	5" CI	10.0	
B1A	0.03	0.35	20	8.30	0.09	-	-	SHEET FLOW TO BASIN B1C
B1B	0.03	0.90	10	9.80	0.26	-	-	SHEET FLOW TO BASIN B1C
B1C	0.04	0.90	10	9.80	0.35	3"x3" DI	16.7	CAPACITY BASED ON PONDING DEPTH OF 7"
B2A	0.18	0.35	20	8.30	0.52	-	-	SHEET FLOW TO BASIN B2B
B2B	0.60	0.90	10	9.80	5.29	5" CI	10.0	
B3A	0.27	0.35	20	8.30	0.78	-	-	SHEET FLOW TO BASIN B3B
B3B	0.45	0.90	10	9.80	3.97	5" CI	10.0	
B4A	0.34	0.35	20	8.30	0.99	-	-	SHEET FLOW TO BASIN B4B
B4B	0.03	0.90	10	9.80	0.26	3"x3" DI	16.7	CAPACITY BASED ON PONDING DEPTH OF 7"
B5A	0.68	0.35	20	8.30	1.98	-	-	SHEET FLOW TO BASIN B5B
B5B	0.19	0.90	10	9.80	1.68	3"x3" DI	16.7	CAPACITY BASED ON PONDING DEPTH OF 7"
B6	0.14	0.90	10	9.80	1.23	-	-	ROOF DRAIN
B7	0.13	0.90	10	9.80	1.15	-	-	ROOF DRAIN
B8	0.12	0.90	10	9.80	1.06	-	-	ROOF DRAIN
B9	0.19	0.90	10	9.80	1.67	-	-	ROOF DRAIN
B10	0.18	0.90	10	9.80	1.59	-	-	ROOF DRAIN
B11	0.17	0.90	10	9.80	1.50	-	-	ROOF DRAIN
B12	0.20	0.90	10	9.80	1.76	5" CI	10.0	
C1A	0.04	0.90	10	9.80	0.35	-	-	SHEET FLOW TO BASIN C2B
C1B	0.18	0.90	10	9.80	1.59	5" CI	10.0	
D	1.85	0.35	20	8.30	5.37	-	-	OFF-SITE FLOW TO CULVERT
E1A	0.01	0.90	10	9.80	0.09	-	-	SHEET FLOW TO BASIN E1B
E1B	0.04	0.90	10	9.80	0.35	-	-	SHEET FLOW TO IH-30 ROW
E2	0.37	0.90	10	9.80	3.26	-	-	SHEET FLOW TO IH-30 ROW

*NOTE: TOTAL ACREAGE OF ALL PROPOSED AREAS IS EQUAL TO THE EXISTING DRAINAGE BASIN AREA SHOWN ON THE PLAN

RECORD DRAWING
DATE 06-26-17

BENCHMARKS:

CITY BENCHMARK: CITY OF ROCKWALL CONTROL MONUMENT (3 INCH BRASS CAP SET IN CONCRETE) IN THE MEDIAN OF SUMMIT RIDGE DRIVE AT THE INTERSECTION OF SUMMIT RIDGE DRIVE & F.M. 740 (RIDGE ROAD). PUBLISHED ELEV= 578.63'

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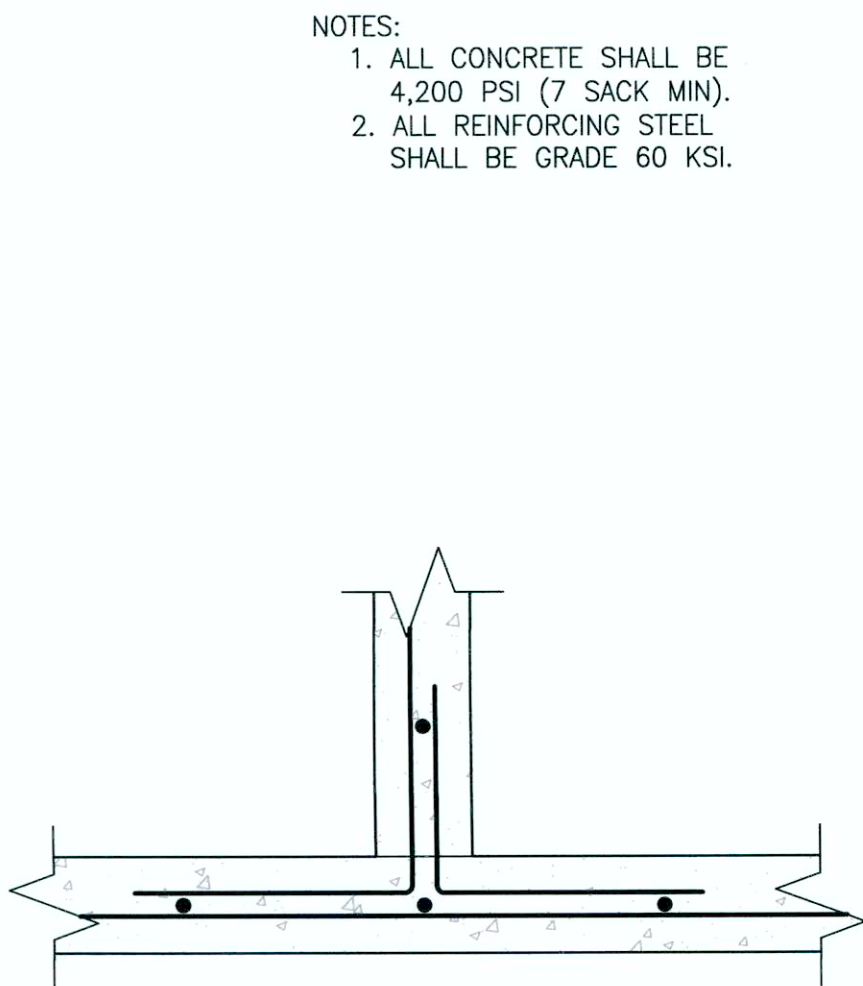
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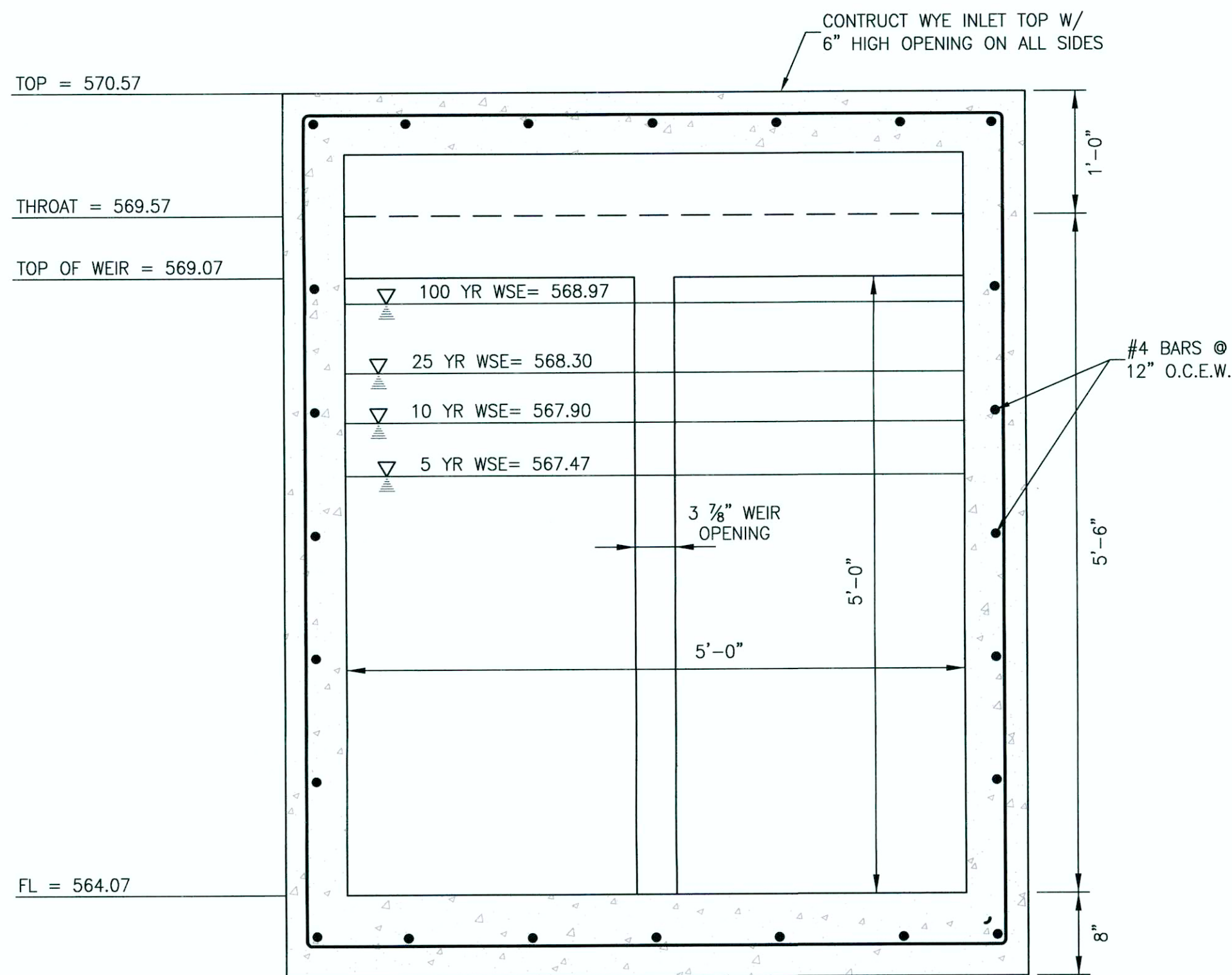
2	07/08/16	REVISE BASINS E1B & E2
1	07/06/16	REVISE ROOF DRAIN AREAS (BASINS C1 & B6-B12)
1	05/25/16	UPDATE BACKGROUND PER OTHER PLAN CHANGES
REV.	DATE	REMARKS
DRAINAGE AREA MAP		
ROOMS TO GO		
N.E.Q. I.H. 30 & GREENCREST BOULEVARD		
THE CITY OF ROCKWALL, TEXAS		
CATES-CLARK		
14800 Quorum Drive, Suite 200 Dallas, Texas 75254 972.365.2272 TBP# F-3751		
DESIGN	DRAWN	DATE
SCALE	NOTES	FILE
NO.		
CCA	CCA	02/22/16
1"	40'	ASC
112-009	DA MAP	C5.1

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SECTION A-A
N.T.S.



OUTLET CONTROL DETAIL
N.T.S.

100 YEAR DETENTION CALCULATIONS

1. BASED ON THE CITY OF ROCKWALL "STANDARD OF DESIGN AND CONSTRUCTION (AUGUST 2003)" AND AMENDMENTS THERETO.

2. TOTAL DRAINAGE AREA BEING DETAINED FOR IS 3.71 ACRES.
(BASINS A1A - A4, B1B, B1C, B2B, B3B, B4B, B5B, B6 - B12, C1A - C1B, E1A - E2)

3. ALLOWABLE RELEASE RATE
TIME OF CONCENTRATION = 20 min
UNDEVELOPED FLOW FROM SITE AREAS BEING DETAINED FOR:
= $C \cdot I \cdot A = 0.35 \cdot 8.3 \cdot 3.71 = 10.78$ cfs
FULLY RELEASED (UNDETAINED) DEVELOPED FLOW:
= BASINS E1A - E2
= $C \cdot I \cdot A = 0.90 \cdot 9.8 \cdot 0.42 = 3.70$ cfs
UNDEVELOPED FLOW FROM OFFSITE THROUGH DETENTION SYSTEM (NOT BEING DETAINED FOR):
= BASINS B1A, B2A, B3A, B4A, B5A
= $C \cdot I \cdot A = 0.35 \cdot 8.3 \cdot 1.53 = 4.44$ cfs
TOTAL ALLOWABLE RELEASE RATE:
= UNDEVELOPED ONSITE - UNDETAINED ONSITE + UNDETAINED OFFSITE
= $10.78 - 3.70 + 4.44 = 11.52$ cfs

4. STORAGE REQUIRED
CONTRIBUTING AREA = 4.79 ac
ALLOWABLE STORMWATER FLOW FROM DETENTION = 11.52 cfs
PROPOSED COEFFICIENT OF RUNOFF (C) = 0.73
BASINS B1A, B2A, B3A, B4A, B5A: A = 1.50 ac, C = 0.35
BASINS A1A - A4, B1B, B1C, B2B, B3B, B4B, B5B, B6 - C1B: A = 3.29 ac, C = 0.90
 $C = (1.50 \cdot 0.35 + 3.29 \cdot 0.90) / 4.79 = 0.73$
TIME OF CONCENTRATION (min) = 10

STORM DURATION DATA:						
DURATION (MIN)	1 - 100 YR (I^{10}_{HR})	C	AREA (ACRES)	FLOW (CFS)	INFLOW (FT ³)	OUTFLOW (FT ³)
10	9.8	0.73	4.79	34.27	20,561	6,912
20	8.3	0.73	4.79	29.02	34,827	10,368
30	6.9	0.73	4.79	24.13	43,429	13,824
40	5.8	0.73	4.79	20.28	48,674	17,280
50	5.0	0.73	4.79	17.48	52,451	20,736
60	4.5	0.73	4.79	15.74	56,647	24,192
70	4.0	0.73	4.79	13.99	58,745	27,648
80	3.7	0.73	4.79	12.94	62,101	31,104
90	3.5	0.73	4.79	12.24	66,088	34,560
100	3.4	0.73	4.79	11.89	71,333	38,016
110	3.2	0.73	4.79	11.19	73,850	41,472

5. DETENTION VOLUME:
PROVIDED DETENTION VOLUME =
54" PIPE (PER SHEET C6.2) = 31,762 ft³
259 LF 30" PIPE (LN B) = 1,271 ft³
124 LF 24" PIPE (LN B) = 389 ft³
TOTAL STORAGE = 33,422 ft³
MINIMUM WATER SURFACE ELEVATION
= HIGHEST INVERT (TOP OF PIPE) OF REQUIRED DETENTION PIPE
= 568.95

6. OUTFALL DESIGN - RECTANGULAR WEIR
 Q_{100} ALLOWABLE RELEASE = 11.52 cfs
MIN. WATER SURFACE (WSE) = 568.95
POND FLOWLINE @ OUTLET (OE) = 564.07
 $Q = CLH^{1.5}$ WHERE $C = 3.32$
 $Q_{100} = CLH^{1.5} = 11.52$ cfs
HEAD, $H = WSE - OE = 4.88$ ft
WIDTH, $L = Q/CH^{1.5} = 0.32$ ft
CONSTRUCTED WEIR WIDTH, $L = 0.32$ ft (3 $\frac{7}{8}$ ")
 $Q = CLH^{1.5} \rightarrow H = (Q/CL)^{1.5}$
 $H = 4.90$ ft
 $v = Q/A = 7.35$ ft/sec
100 YR WSE = 568.97 ft

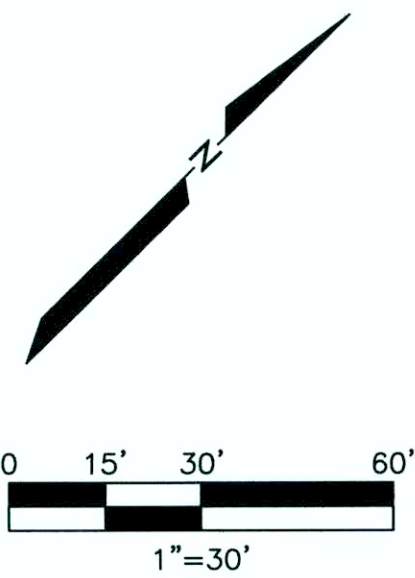
DETENTION RELEASE ANALYSIS					
STORM EVENT (years)	ALLOWABLE RELEASE (cfs)	CALCULATED RELEASE (cfs)	DETENTION DEPTH (ft)	REQUIRED VOLUME (ft ³)	CALCULATED VOLUME (ft ³)
100	11.52	11.52	4.90	33,317	33,422
25	9.23	9.23	4.23	25,346	31,579
10	7.96	7.96	3.83	21,628	28,999
5	6.67	6.67	3.40	18,722	25,389

RECORD DRAWING
DATE 06-26-17

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DANIEL B. STEWART, P.E. 107767 ON 07-06-16



DETENTION DETAILS & CALCULATIONS						
ROOMS TO GO						
N.E.Q. I.H. 30 & GREENCREST BOULEVARD						
THE CITY OF ROCKWALL, TEXAS						
14800 Quorum Drive, Suite 200 Dallas, Texas 75254 972.385.2272 18PE F-3751						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CCA	CCA	02/22/16	AS SHOWN	ASC	112-009 DETENTION DET	C5.2



STORM DRAIN GENERAL NOTES

- STANDARDS AND SPECIFICATIONS:** ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT, SERVICES AND TESTING FOR ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' ORDINANCES, REGULATIONS, REQUIREMENTS, STATUTES, SPECIFICATIONS AND DETAILS, LATEST PRINTING AND AMENDMENTS THERETO. ALL PRIVATE CONSTRUCTION, NOT REGULATED BY THE GOVERNING AUTHORITY, SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, LATEST PRINTING AND AMENDMENTS THERETO, EXCEPT AS MODIFIED BY THE PROJECT CONTRACT DOCUMENTS.
- TRENCH SAFETY:** THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A TRENCH SAFETY SYSTEM PLAN PREPARED IN ACCORDANCE WITH OSHA REQUIREMENTS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS FOR THE IMPLEMENTATION OF TRENCH SAFETY CONTROL MEASURES THAT WILL BE IN EFFECT DURING THE CONSTRUCTION OF THE PROJECT FOR ALL TRENCHES DEEPER THAN FIVE (5) FEET.
- LOCATION OF EXISTING UTILITIES:** THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN THE AREA OF CONSTRUCTION.
- PROTECTION OF EXISTING UTILITIES:** THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS FOR THE SUPPORT AND PROTECTION OF ALL EXISTING UTILITIES (POLES, LINES, CABLES, STRUCTURES, ETC.) LOCATED BOTH ABOVE AND BELOW THE GROUND.
- LOCATION OF PROPOSED DRAINAGE IMPROVEMENTS:** THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
- PUBLIC STORM DRAIN PIPE:** UNLESS OTHERWISE NOTED ON THE PLANS, ALL PIPE FOR STORM DRAIN IMPROVEMENTS IS PUBLIC, AND SHALL BE REINFORCED CONCRETE PIPE (RCP), CLASS III.
- PRIVATE STORM DRAIN PIPE:** UNLESS OTHERWISE NOTED ON THE PLANS, ALL PIPES FOR PRIVATE STORM DRAIN IMPROVEMENTS SHALL BE AS FOLLOWS:
 - 18" AND GREATER: REINFORCED CONCRETE PIPE (RCP), CLASS III.
 - 3" THROUGH 15": PVC SCHEDULE 40, SDR-35, OR HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12.
- EMBEDMENT:** EMBEDMENT FOR STORM DRAINAGE PIPE, PUBLIC AND PRIVATE, SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' STANDARD DETAILS.
- BENDS & WYES:** PREFABRICATED BENDS AND WYES SHALL BE USED ON ALL PIPE CONNECTIONS AND JUNCTIONS.
- GROUTING:** ALL PIPE ENTERING PUBLIC STORM DRAIN STRUCTURES SHALL BE GROUTED TO ASSURE WATER TIGHT CONNECTIONS.
- CONCRETE COLLARS:** CONCRETE COLLARS SHALL BE INSTALLED AT ALL CHANGES IN CONDUIT SIZE AND AT ALL JOINTS THAT ARE PULLED IN EXCESS OF THAT RECOMMENDED BY THE CONDUIT MANUFACTURER.
- ROOF DRAINS:** THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ROOF DRAIN LATERALS WITH THE BUILDING PLANS FOR DOWNSPOUT CONNECTIONS.
- STORM DRAINAGE STRUCTURES:** STORM DRAINAGE STRUCTURES (INLETS, JUNCTION BOXES, ETC.) ON PUBLIC LINES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AUTHORITIES' STANDARD DETAILS. UNLESS OTHERWISE NOTED, STRUCTURES ON PRIVATE LINES ARE TO BE PRECAST STRUCTURES MANUFACTURED BY HANSON, OR APPROVED EQUIVALENT.
- ADJUSTMENT OF STRUCTURES:** ALL STORM DRAIN STRUCTURES INCLUDING MANHOLES, INLETS AND CLEANOUTS MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR TO MATCH THE FINISHED GRADE.
- PRIVATE CURB INLETS:** PRIVATE CURB INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' STANDARD DETAILS, HANSON PRECAST PRODUCTS OR APPROVED EQUIVALENT.

BENCHMARKS:

CITY BENCHMARK: CITY OF ROCKWALL CONTROL MONUMENT (3 INCH BRASS CAP SET IN CONCRETE) IN THE MEDIAN OF SUMMIT RIDGE DRIVE AT THE INTERSECTION OF SUMMIT RIDGE DRIVE & F.M. 740 (RIDGE ROAD). PUBLISHED ELEV= 578.63'

SITE BENCHMARK

- "X" CUT ON SIDEWALK AT THE NORTHWEST CORNER OF GREENCREST BOULEVARD & INTERSTATE 30 WESTBOUND FRONTAGE ROAD. ELEVATION= 569.21'
- "X" CUT ON THE HEADWALL OF AN 18" RCP LOCATED BETWEEN THE WESTBOUND FRONTAGE ROAD AND MAIN LANES OF INTERSTATE 30 AT GREENCREST BOULEVARD. ELEVATION= 568.84'
- IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "ADAMS SURVEYING 5610" NEAR THE NORTHEAST CORNER OF THE PROPOSED SUBJECT TRACT. ELEVATION= 569.60'
- IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "ADAMS SURVEYING 5610" NEAR THE SOUTHEAST CORNER OF THE PROPOSED SUBJECT TRACT. ELEVATION= 564.60'

REFER TO SHEET C7.1 FOR STORM DRAIN PIPE DESIGN CALCULATIONS.

REV.	DATE	REMARKS
2	07/08/16	ADDED "PRIVATE" LABELS TO LN B2
1	07/08/16	REVISED LINE B1 & B2 REMOVE ROOF DRAIN ON LINE C
A	05/25/16	RELOCATE SAFETY END TREATMENT ON LINE A & REMOVE RIP RAP

STORM DRAIN PLAN

ROOMS TO GO

N.E.Q. I.H. 30 & GREENCREST BOULEVARD

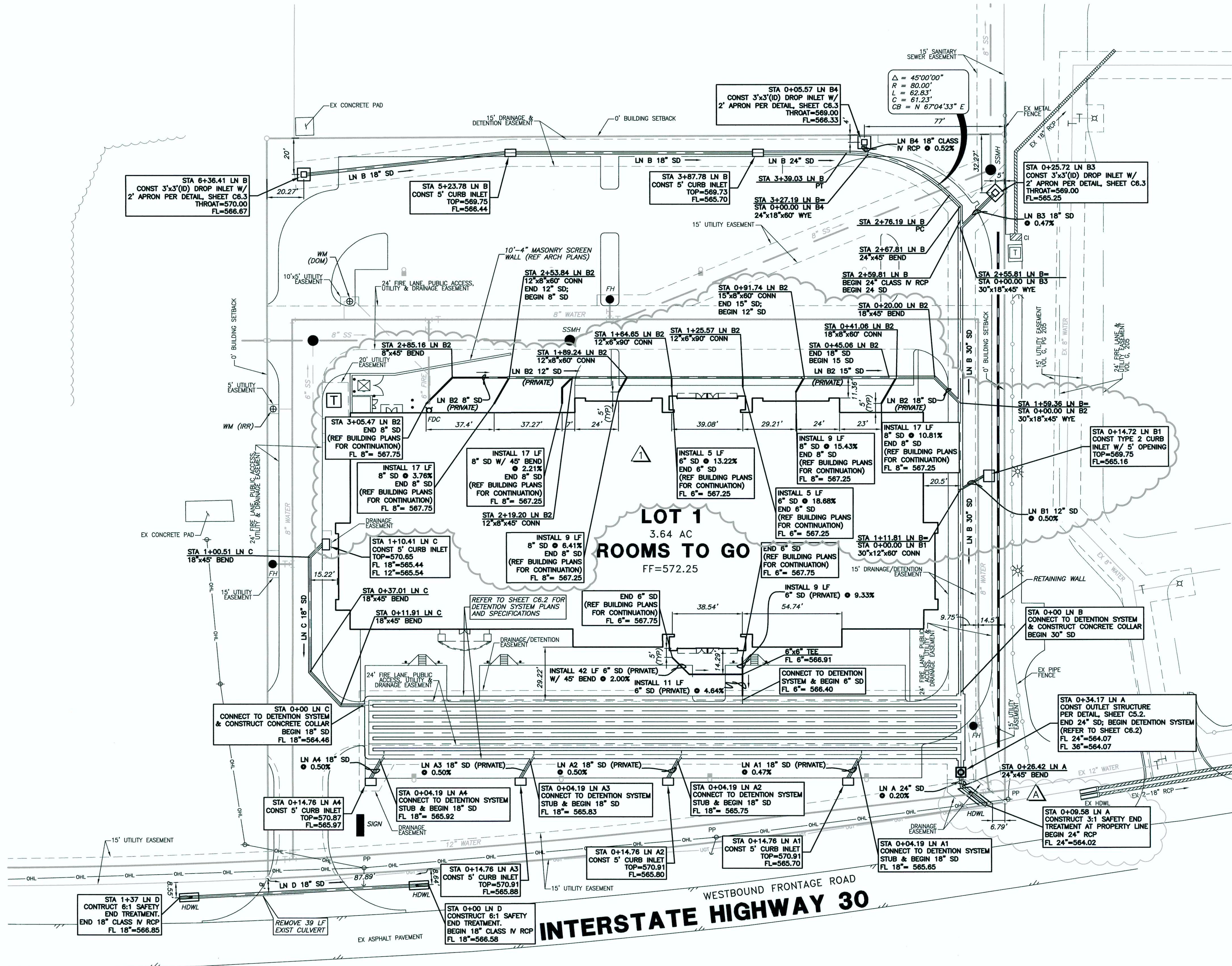
THE CITY OF ROCKWALL, TEXAS

CATES-CLARK 14800 Quorum Drive, Suite 200
Dallas, Texas 75254
772.365.2772
TBPE T-3751

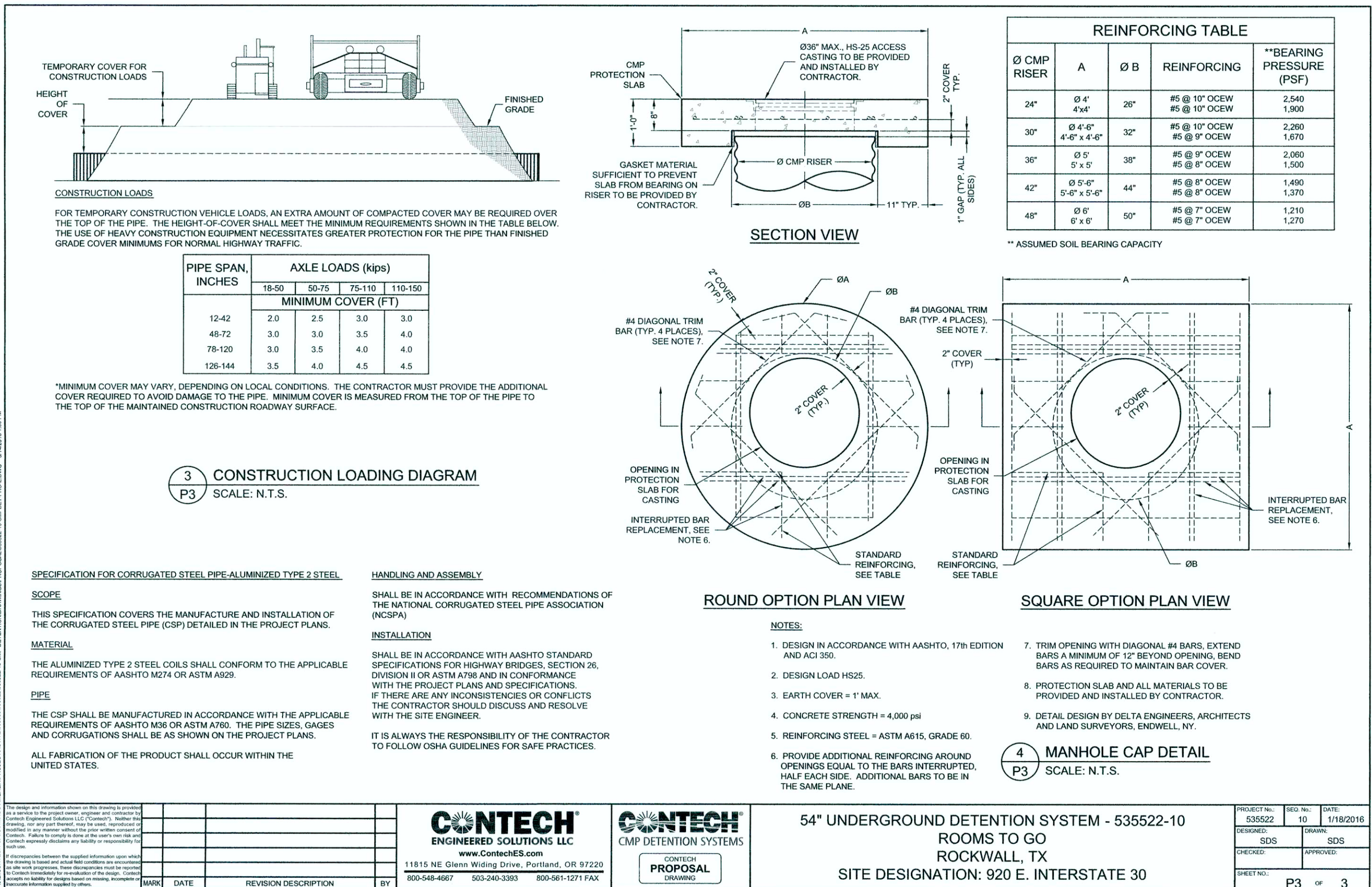
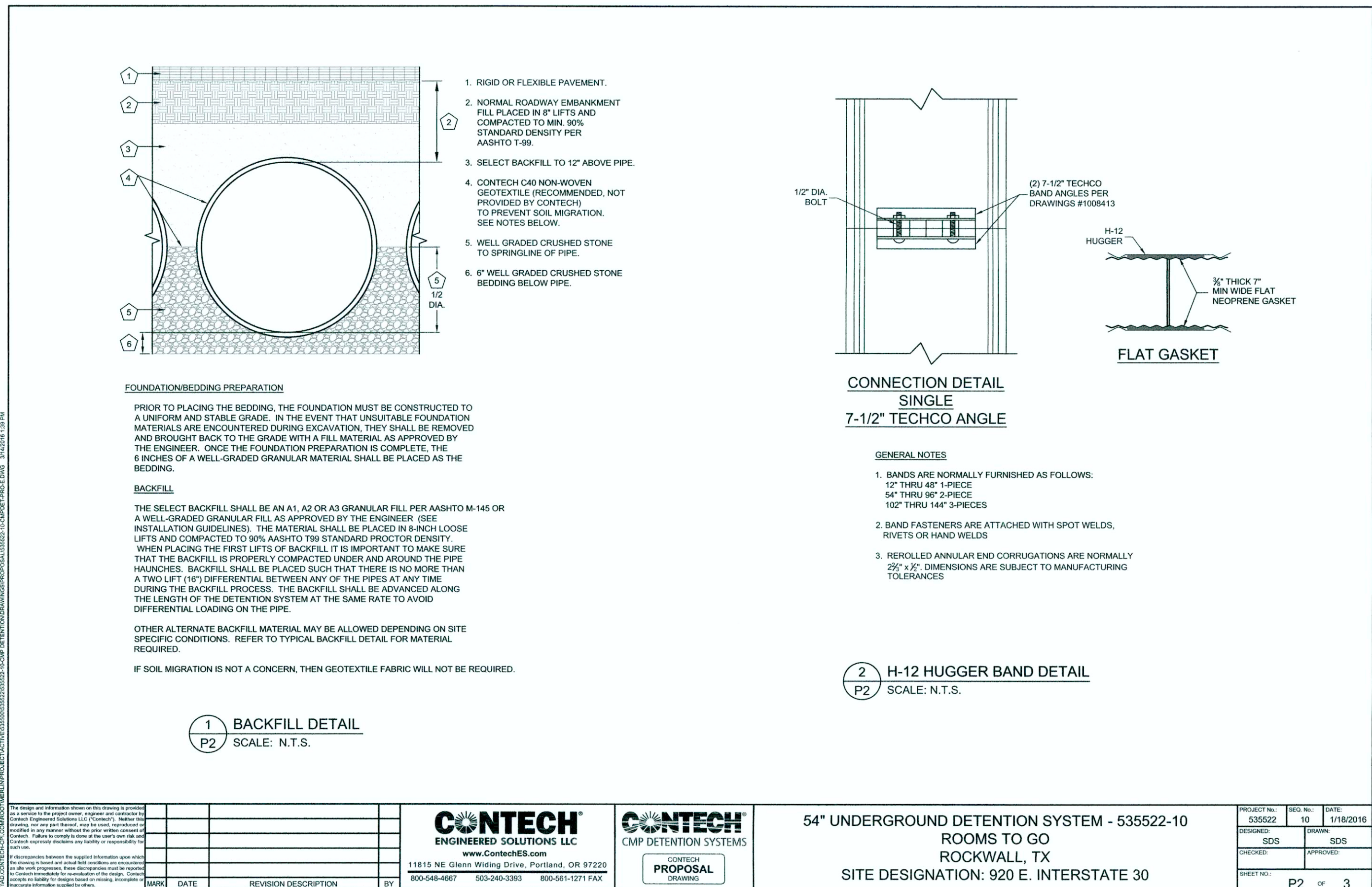
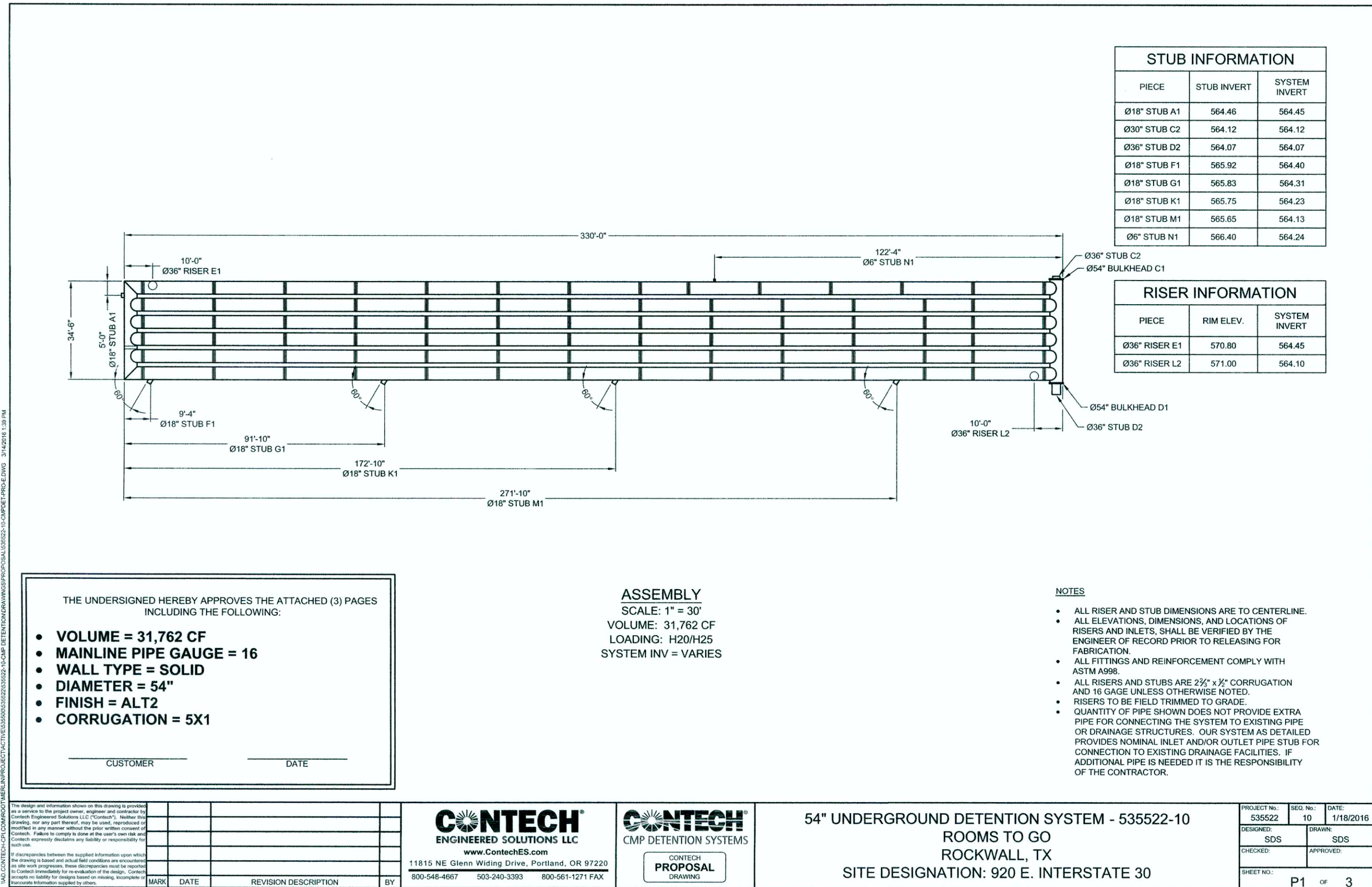
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CCA	CCA	02/22/16	1"=30'	ASC	112-009 STORM DRAIN	C6.1

RECORD DRAWING
DATE 06-26-17

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DANIEL B. STEWART, P.E. 107767 ON 07-08-16



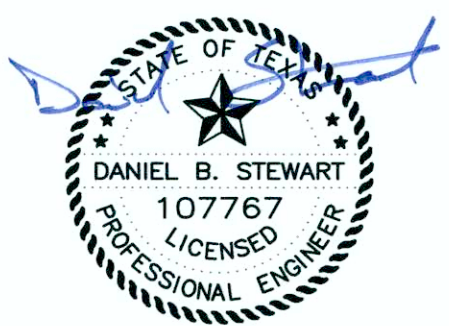
INLET DESIGN CALCULATION TABLE																			
INLET NO.	INLET		DESIGN STORM	DRAINAGE AREA			INTENSITY	FLOW RATE	CARRYOVER FROM UPSTREAM	GUTTER LONG. SLOPE	P.V.M.T. CROSS SLOPE	TOTAL GUTTER FLOW	GUTTER CAPACITY	CROWN TYPE	SELECTED INLET		CARRYOVER DOWNSTREAM	COMMENTS	
	SD LINE	STATION		BASIN	AREA	RUNOFF COEF.									TIME OF CONC.	LENGTH PROVIDED			INLET TYPE
-	-	-	(years)	-	(acres)	"C"	(min)	(^{ft} / _{hr})	(cfs)	(cfs)	(^{ft} / _{ft})	(^{ft} / _{ft})	(cfs)	(cfs)	-	(feet)	-	(cfs)	
1	A4	0+14.76	100	A1A-A1B	0.15	0.9	10	9.8	1.32	0.00	0.0100	0.0100	1.32	51.00	TRIANG	GUTT	5	CI	0.00
2	B	6+36.40	100	B1A-B1C	0.10	0.74	20	8.3	0.61	0.00	-	-	0.61	-	-	12	DI	-	0.00
3	B	5+22.78	100	B2A-B2B	0.78	0.77	20	8.3	4.98	0.00	0.0100	0.0185	4.98	29.00	TRIANG	GUTT	5	CI	0.00
4	B	3+87.78	100	B3A-B3B	0.72	0.69	20	8.3	4.12	0.00	0.0100	0.0195	4.12	30.00	TRIANG	GUTT	5	CI	0.00
5	B4	0+05.57	100	B4A-B4B	0.37	0.39	20	8.3	1.20	0.00	-	-	1.20	-	-	12	DI	-	0.00
6	B3	0+25.72	100	B5A-B5B	0.87	0.47	20	8.3	3.39	0.00	-	-	3.39	-	-	12	DI	-	0.00
7	B1	0+14.72	100	B12	0.20	0.9	10	9.8	1.76	0.00	0.0100	0.0200	1.76	24.00	TRIANG	GUTT	5	CI	0.00
8	C	1+10.41	100	C2A-C2B	0.22	0.9	10	9.8	1.94	0.00	0.0100	0.0100	1.94	51.00	TRIANG	GUTT	5	CI	0.00



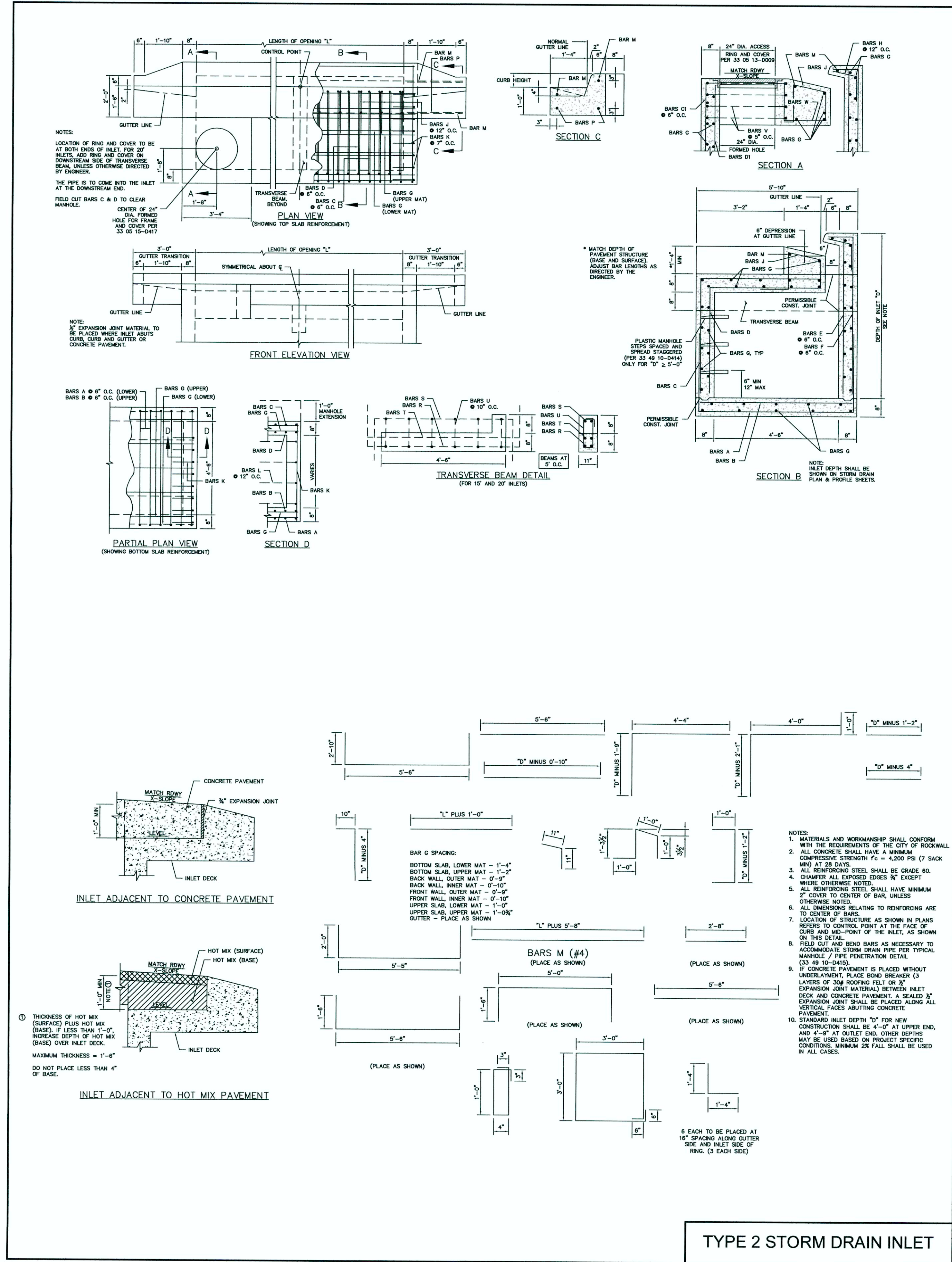
RECORD DRAWING
DATE 06-20-17

NOTE:
THE DETAILS ON THIS SHEET HAVE BEEN PROVIDED BY THE SHOWN MANUFACTURER SPECIFICALLY FOR THIS PROJECT.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DANIEL B. STEWART, P.E. 107767 ON 03-31-16

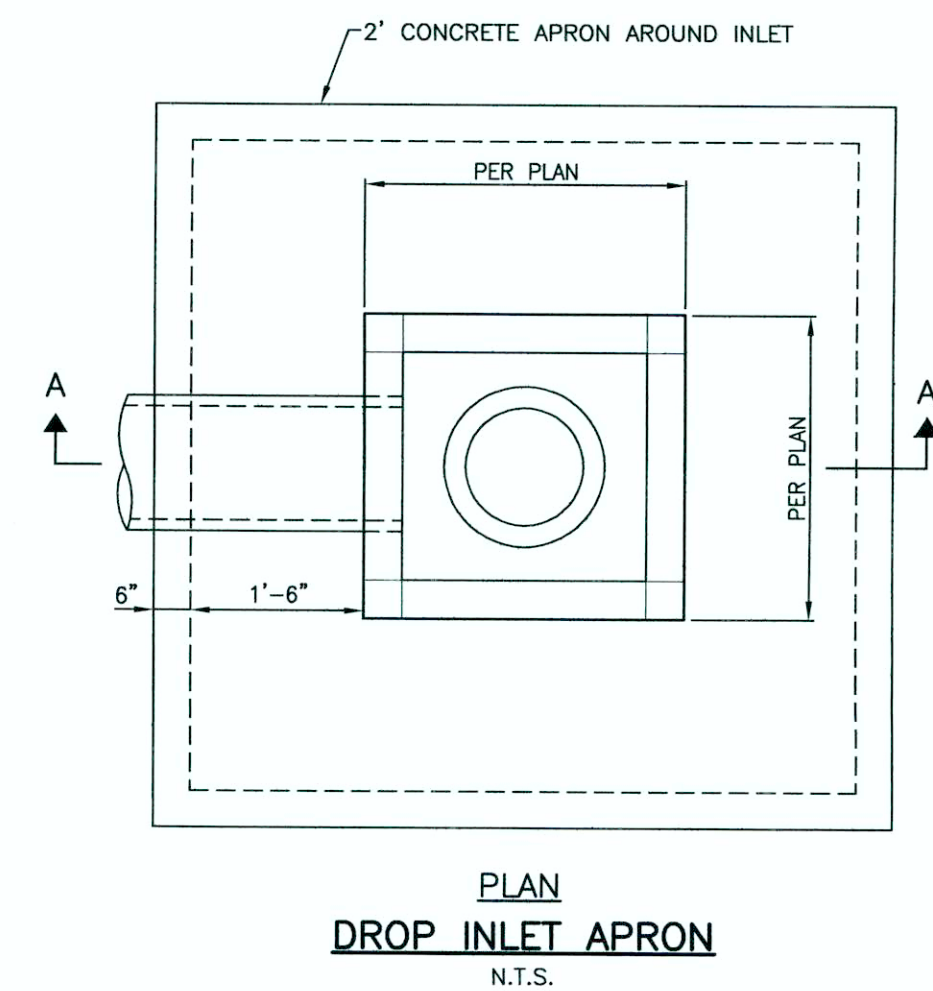
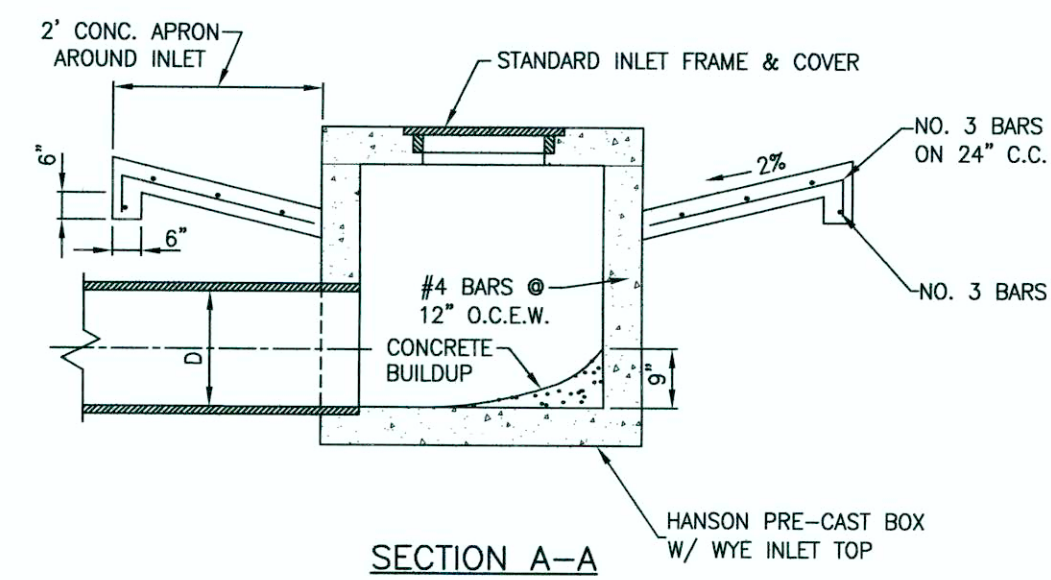


REV.	DATE	REMARKS
DETENTION SYSTEM DETAILS		
ROOMS TO GO		
N.E.Q. I.H. 30 & GREENCREST BOULEVARD		
THE CITY OF ROCKWALL, TEXAS		
CATES-CLARK		
14800 Quorum Drive, Suite 200 Dallas, Texas 75254 772-385-2727 TBP# F-3751		
DESIGN	DRAWN	DATE
CCA	CCA	02/22/16
SCALE	NOTES	FILE
N.T.S.	ASC	112-009 DETENTION DET
NO.	C6.2	



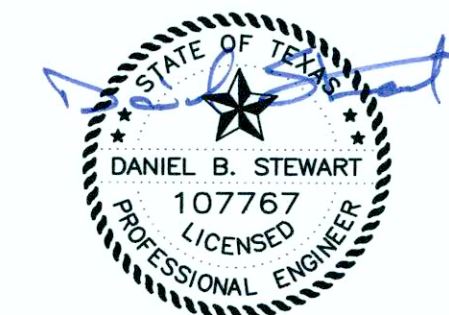
NOTES:

- PIPE MAY BE PLACED IN ANY WALL BUT SHALL NOT ENTER ANY CORNER OR BOTTOM.
- CONCRETE TO BE MINIMUM OF 4200 PSI (7 SACK MIN).

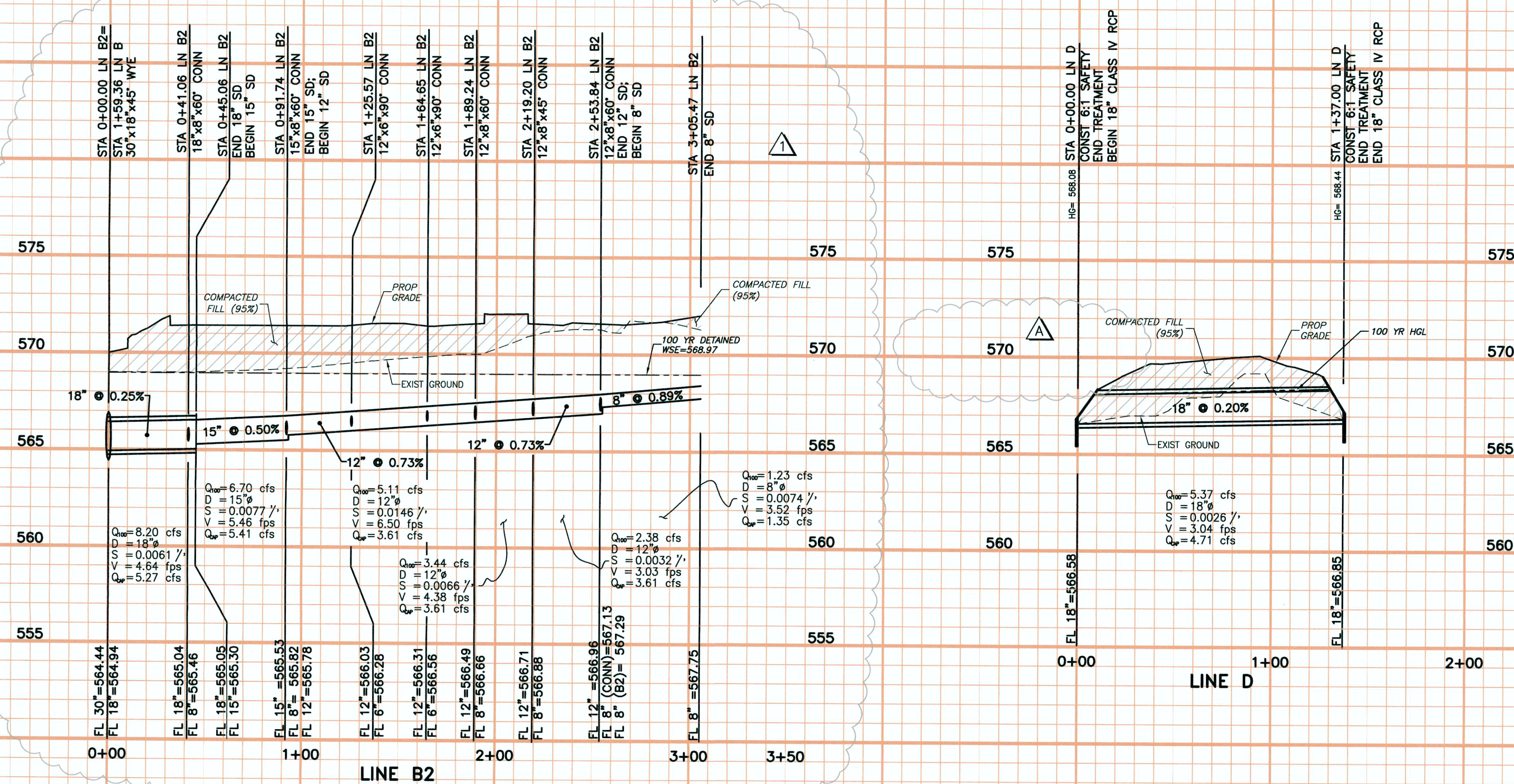
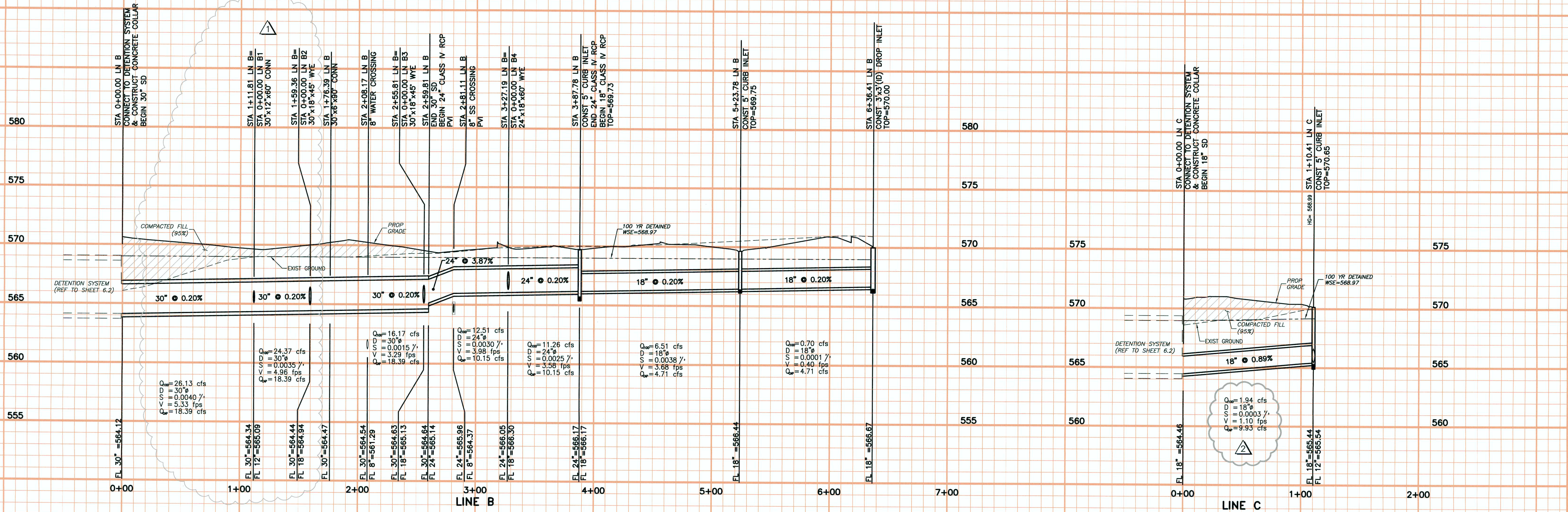


RECORD DRAWING
DATE 06-26-17

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DANIEL B. STEWART, P.E. 107767 ON 05-25-16



REV.	DATE	REMARKS
A	05/25/16	REMOVE RIPRAP DETAIL
STORM DRAIN DETAILS		
ROOMS TO GO		
N.E.Q. I.H. 30 & GREENCREST BOULEVARD		
THE CITY OF ROCKWALL, TEXAS		
CATES-CLARK		
14800 Quorum Drive, Suite 200 Dallas, Texas 75244 972.385.2272 TDFE F-3751		
DESIGN	DRAWN	DATE
CCA	CCA	02/22/16
SCALE	NOTES	FILE
NTS	ASC	112-009 STORMDET
NO.	C6.3	



RECORD DRAWING
DATE 06-26-17

REFER TO SHEET C6.1 FOR STORM DRAIN GENERAL NOTES.

- BENCHMARKS:**
- CITY BENCHMARK: CITY OF ROCKWALL CONTROL MONUMENT (3 INCH BRASS CAP SET IN CONCRETE) IN THE MEDIAN OF SUMMIT RIDGE DRIVE AT THE INTERSECTION OF SUMMIT RIDGE DRIVE & F.M. 740 (RIDGE ROAD). PUBLISHED ELEV= 578.63'
- SITE BENCHMARK**
1. "X" CUT ON SIDEWALK AT THE NORTHWEST CORNER OF GREENCREST BOULEVARD & INTERSTATE 30 WESTBOUND FRONTAGE ROAD. ELEVATION= 569.21'
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3. IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "ADAMS SURVEYING 5610" NEAR THE NORTHEAST CORNER OF THE PROPOSED SUBJECT TRACT. ELEVATION= 569.60'
4. IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "ADAMS SURVEYING 5610" NEAR THE SOUTHEAST CORNER OF THE PROPOSED SUBJECT TRACT. ELEVATION= 564.60'

REV	DATE	REMARKS
2	07/08/16	REVISE LN C HYDRAULICS
1	07/06/16	ADD PROFILE B2, REVISE LINE B
0	05/23/16	UPDATE PROPOSED GROUND LINE PER PLAN CHANGES

STORM DRAIN PROFILES

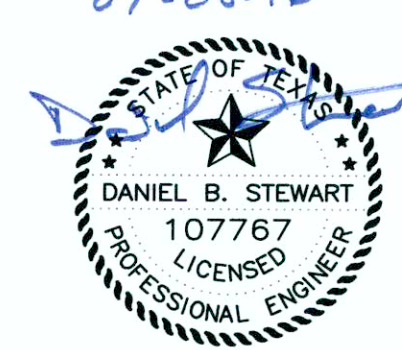
ROOMS TO GO
N.E.Q. I.H. 30 & GREENCREST BOULEVARD
THE CITY OF ROCKWALL, TEXAS

CATES-CLARK
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
972.365.2272
TBE F-3751

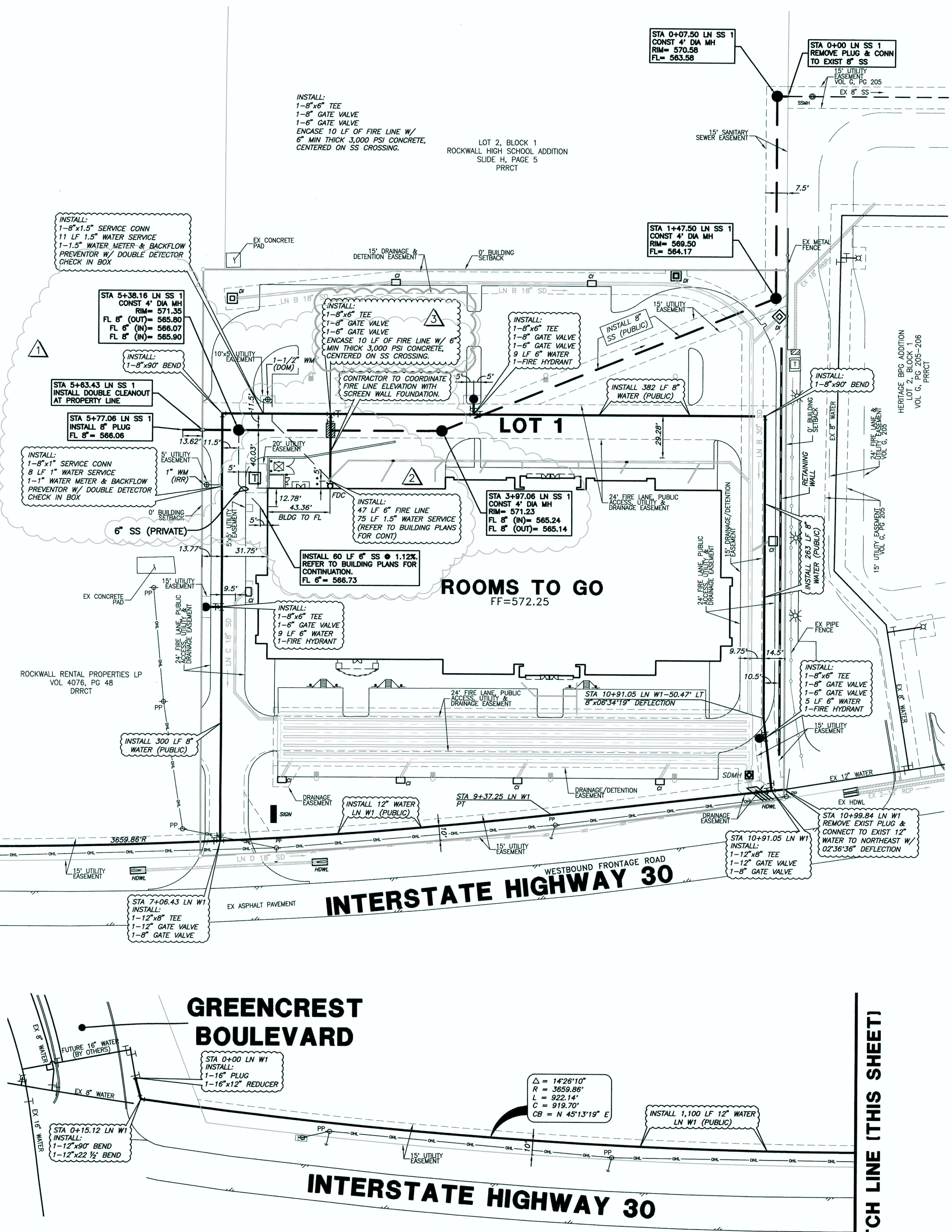
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CCA	CCA	02/22/16	1"=40' H 1"=4' V	ASC	112-009 PROFILE	C7.1



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DANIEL B. STEWART, P.E. 107767 ON 07-08-16



MATCH LINE (THIS SHEET)



WATER GENERAL NOTES

- STANDARDS AND SPECIFICATIONS:** ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT, SERVICES AND TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' ORDINANCES, REGULATIONS, REQUIREMENTS, STATUTES, SPECIFICATIONS AND DETAILS, LATEST PRINTING AND AMENDMENTS THERETO, UNLESS OTHERWISE NOTED.
- TRENCH SAFETY:** THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A TRENCH SAFETY SYSTEM PLAN PREPARED IN ACCORDANCE WITH OSHA REQUIREMENTS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS FOR THE IMPLEMENTATION OF TRENCH SAFETY CONTROL MEASURES THAT WILL BE IN EFFECT DURING THE CONSTRUCTION OF THE PROJECT FOR ALL TRENCHES DEEPER THAN FIVE (5) FEET.
- LOCATION OF EXISTING UTILITIES:** THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN THE AREA OF CONSTRUCTION. ALL EXISTING UTILITY APPURTENANCES SHALL BE ADJUSTED TO FINAL GRADE AND/OR PAVEMENT ELEVATION.
- PROTECTION OF EXISTING UTILITIES:** THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS FOR THE SUPPORT AND PROTECTION OF ALL EXISTING UTILITIES (POLES, LINES, CABLES, STRUCTURES, ETC.) LOCATED BOTH ABOVE AND BELOW THE GROUND.
- MAINTENANCE BOND:** UPON ACCEPTANCE OF THE PUBLIC IMPROVEMENTS BY THE GOVERNING AUTHORITY, THE CONTRACTOR SHALL FURNISH A MAINTENANCE BOND TO THE GOVERNING AUTHORITY IN ACCORDANCE WITH THEIR STANDARD FORM.
- RECORD PLANS:** THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF THE INSTALLATION OF ALL WATER LINES, FIRE HYDRANTS, VALVES, SERVICES, ETC. THE CONTRACTOR SHALL PROVIDE A COPY OF THE RECORDS TO THE ENGINEER FOR PREPARATION OF THE "RECORD DRAWING" PLANS FOR SUBMITTAL TO THE GOVERNING AUTHORITY PRIOR TO ACCEPTANCE OF THE PUBLIC IMPROVEMENTS.
- WATER MAINS:** ALL WATER MAINS SHALL BE PVC AWWA C900 DR 14, CLASS 200, UNLESS NOTED OTHERWISE.
- COVER OVER PIPE:** THERE SHALL BE A MINIMUM COVER OF 42" FROM THE TOP OF THE PIPE TO THE EXISTING GROUND OR THE PROPOSED FINISHED GRADE, WHICHEVER IS GREATER.
- THRUST BLOCK:** ALL BENDS SHALL BE RESTRAINED WITH THRUST BLOCK IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' STANDARD SPECIFICATIONS AND DETAILS.
- TRENCHES:** TRENCHES SHALL BE BACKFILLED WITH MATERIAL IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' STANDARD SPECIFICATIONS AND DETAILS.
- SEPARATION FROM SANITARY SEWER:** WATER LINES SHALL BE PLACED NO CLOSER THAN 9 FEET TO SANITARY SEWER LINES IN COMPLIANCE WITH T.C.E.Q. REQUIREMENTS.
- VALVES:** VALVES SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' STANDARDS AND SPECIFICATIONS.
- FIRE HYDRANTS:** FIRE HYDRANTS SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH GOVERNING AUTHORITIES' STANDARDS AND SPECIFICATIONS.
- METERS:** METERS AND METER BOXES SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' STANDARDS AND SPECIFICATIONS. THE METER BOX SHALL BE INSTALLED IN NON-TRAFFIC AREAS AND PROTECTED BY 6" CURB OR BOLLARDS. THE METER BOX SHALL BE INSTALLED AFTER THE PAVING CONTRACTOR HAS COMPLETED THE FINE GRADING BEHIND THE BACK OF THE CURB. EACH SERVICE LOCATION SHALL BE MARKED ON THE PAVEMENT OR CURB WITH A BLUE DOT AND TIED TO THE PROPERTY CORNERS ON THE "RECORD DRAWINGS".
- WATER SERVICES:** THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF WATER SERVICES WITH THE BUILDING PLANS.
- TESTING AND STERILIZATION:** ALL WATER LINES AND APPURTENANCES SHALL BE STERILIZED AND TESTED IN ACCORDANCE WITH GOVERNING AUTHORITIES' SPECIFICATIONS FOR ACCEPTANCE.
- MARKERS:** CONTRACTOR TO INSTALL BLUE EMS DISKS ON THE WATER LINES AT EVERY CHANGE IN DIRECTION, VALVE, FIRE HYDRANT AND SERVICE CONNECTION.

FIRE LINE GENERAL NOTE

UNDERGROUND WATER SUPPLY SERVING AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE PERMITTED AND INSTALLED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' REQUIREMENTS. THE FIRE LINE SYSTEM SHALL BE INSTALLED BY A TEXAS LICENSED FIRE SPRINKLER CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING THE PERMIT APPLICATION AND PLANS TO THE GOVERNING AUTHORITY FOR APPROVAL AND PERMIT PRIOR TO INSTALLATION OF THE FIRE LINE(S).

SANITARY SEWER GENERAL NOTES

- STANDARDS AND SPECIFICATIONS:** ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT, SERVICES AND TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' ORDINANCES, REGULATIONS, REQUIREMENTS, STATUTES, SPECIFICATIONS AND DETAILS, LATEST PRINTING AND AMENDMENTS THERETO, UNLESS OTHERWISE NOTED.
- TRENCH SAFETY:** IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A TRENCH SAFETY SYSTEM PLAN PREPARED IN ACCORDANCE WITH OSHA REQUIREMENTS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS FOR THE IMPLEMENTATION OF TRENCH SAFETY CONTROL MEASURES THAT WILL BE IN EFFECT DURING THE CONSTRUCTION OF THE PROJECT.
- PROTECTION OF EXISTING UTILITIES:** THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS FOR THE SUPPORT AND PROTECTION OF ALL EXISTING UTILITIES (POLES, LINES, CABLES, STRUCTURES, ETC.) LOCATED BOTH ABOVE AND BELOW THE GROUND.
- MAINTENANCE BOND:** UPON ACCEPTANCE OF THE PUBLIC IMPROVEMENTS BY THE GOVERNING AUTHORITY, THE CONTRACTOR SHALL FURNISH A MAINTENANCE BOND TO THE GOVERNING AUTHORITY IN ACCORDANCE WITH THEIR STANDARD FORM.
- RECORD PLANS:** THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF THE INSTALLATION OF ALL SANITARY SEWER LINES, MANHOLES, SERVICES, ETC. THE CONTRACTOR SHALL PROVIDE A COPY OF THE RECORDS TO THE ENGINEER FOR PREPARATION OF THE "RECORD DRAWING" PLANS FOR SUBMITTAL TO THE GOVERNING AUTHORITY PRIOR TO ACCEPTANCE OF THE PUBLIC IMPROVEMENTS.
- SANITARY SEWER MAINS:** ALL SANITARY SEWER MAINS SHALL BE PVC SDR 35, ASTM D 3034, UNLESS NOTED OTHERWISE.
- TRENCHES:** TRENCHES SHALL BE BACKFILLED WITH MATERIAL IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' STANDARD SPECIFICATIONS AND DETAILS.
- WATER CROSSINGS:** ALL SANITARY SEWER MAINS SHALL HAVE ONE (1) 20-FOOT JOINT CENTERED ON EITHER SIDE OF WATER MAINS WHERE A CROSSING OCCURS.
- DEBRIS:** SANITARY SEWER LINES SHALL BE KEPT CLEAR OF BROKEN CONCRETE, DIRT OR ANY OTHER DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS.
- SANITARY SEWER SERVICES:** THE CONTRACTOR SHALL VERIFY THE SIZE AND THE EXACT LOCATION OF SANITARY SEWER SERVICES WITH THE BUILDING PLANS. THE CONTRACTOR SHALL TIE A 1" WIDE PIECE OF RED PLASTIC FLAGGING TO THE END OF EACH SEWER SERVICE AND SHALL LEAVE A MINIMUM OF 36" FLAGGING EXPOSED AFTER BACKFILL. AFTER CURB AND PAVING IS COMPLETED, THE CONTRACTOR SHALL MARK THE LOCATION OF THE SEWER SERVICE ON THE CURB IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' SPECIFICATIONS.
- TESTING:** ALL SANITARY SEWER LINES AND APPURTENANCES SHALL BE TESTED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' SPECIFICATIONS FOR ACCEPTANCE.
- SANITARY SEWER MANHOLES:** ALL MANHOLES TO BE SEALED AND RAVEN LINED OR APPROVED EQUAL.
- MARKERS:** CONTRACTOR TO INSTALL GREEN EMS DISKS ON THE SEWER LINE AT EVERY CHANGE IN DIRECTION, MANHOLE, CLEANOUT AND SERVICE CONNECTION.

BENCHMARKS:	
CITY BENCHMARK: CITY OF ROCKWALL CONTROL MONUMENT (3 INCH BRASS CAP SET IN CONCRETE) IN THE MEDIUM OF SUMMIT RIDGE DRIVE AT THE INTERSECTION OF SUMMIT RIDGE DRIVE & F.M. 740 (RIDGE ROAD). PUBLISHED ELEV= 578.63'	
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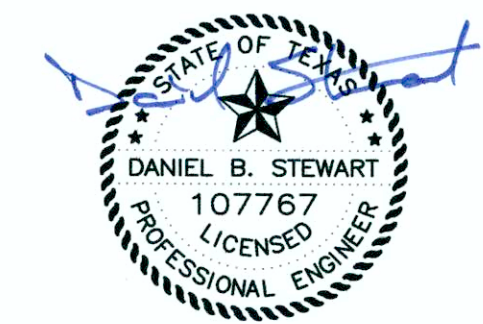
3	06/28/17	ADD NOTES PER AS-BUILT CONDITIONS
3	07/07/18	ADD NOTES FOR SS SERVICE AND CONCRETE ENCASUREMENT, REVISE WATER SERVICE LAYOUT
1	07/08/18	REVISE BUILDING CONNECTION LOCATIONS
1	05/25/18	UPDATE BACKGROUND PER OTHER PLAN CHANGES
REV.	DATE	REMARKS

WATER & SANITARY SEWER PLAN						
ROOMS TO GO						
N.E.Q. I.H. 30 & GREENCREST BOULEVARD						
THE CITY OF ROCKWALL, TEXAS						
			14800 Quorum Drive, Suite 200 Dallas, Texas 75254 Phone: 972-375-3751			
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CCA	CCA	02/22/16	1"=40'	ASC	112-009 WATER-SEWER	C8.1

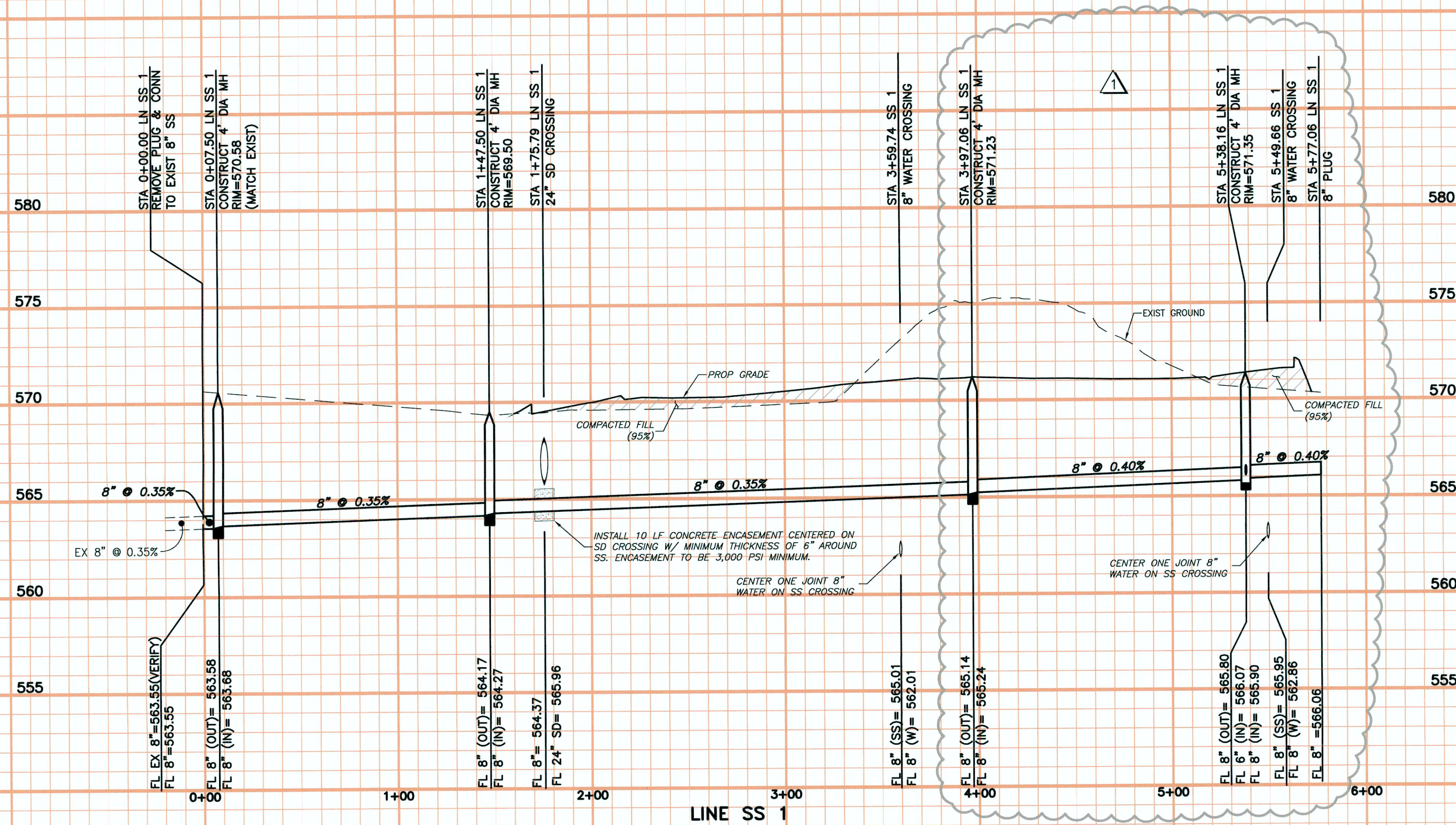
RECORD DRAWING
DATE 06-26-17



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DANIEL B. STEWART, P.E. 107767 ON 06-26-17



MATCH LINE (THIS SHEET)



RECORD DRAWING
DATE 06-26-17

REFER TO SHEET C8.1 FOR WATER & SANITARY SEWER GENERAL NOTES.

BENCHMARKS:

CITY BENCHMARK: CITY OF ROCKWALL CONTROL MONUMENT (3 INCH BRASS CAP SET IN CONCRETE) IN THE MEDIAN OF SUMMIT RIDGE DRIVE AT THE INTERSECTION OF SUMMIT RIDGE DRIVE & F.M. 740 (RIDGE ROAD). PUBLISHED ELEV= 578.63'

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REV.	DATE	REMARKS
1	07/06/16	REVISE SANITARY SEWER PER BUILDING CONNECTION CHANGES

SANITARY SEWER PROFILE

ROOMS TO GO

N.E.Q. I.H. 30 & GREENCREST BOULEVARD

THE CITY OF ROCKWALL, TEXAS

CATES-CLARK 14800 Quorum Drive, Suite 200
Dallas, Texas 75244
972.365.2272
18PF F-3751

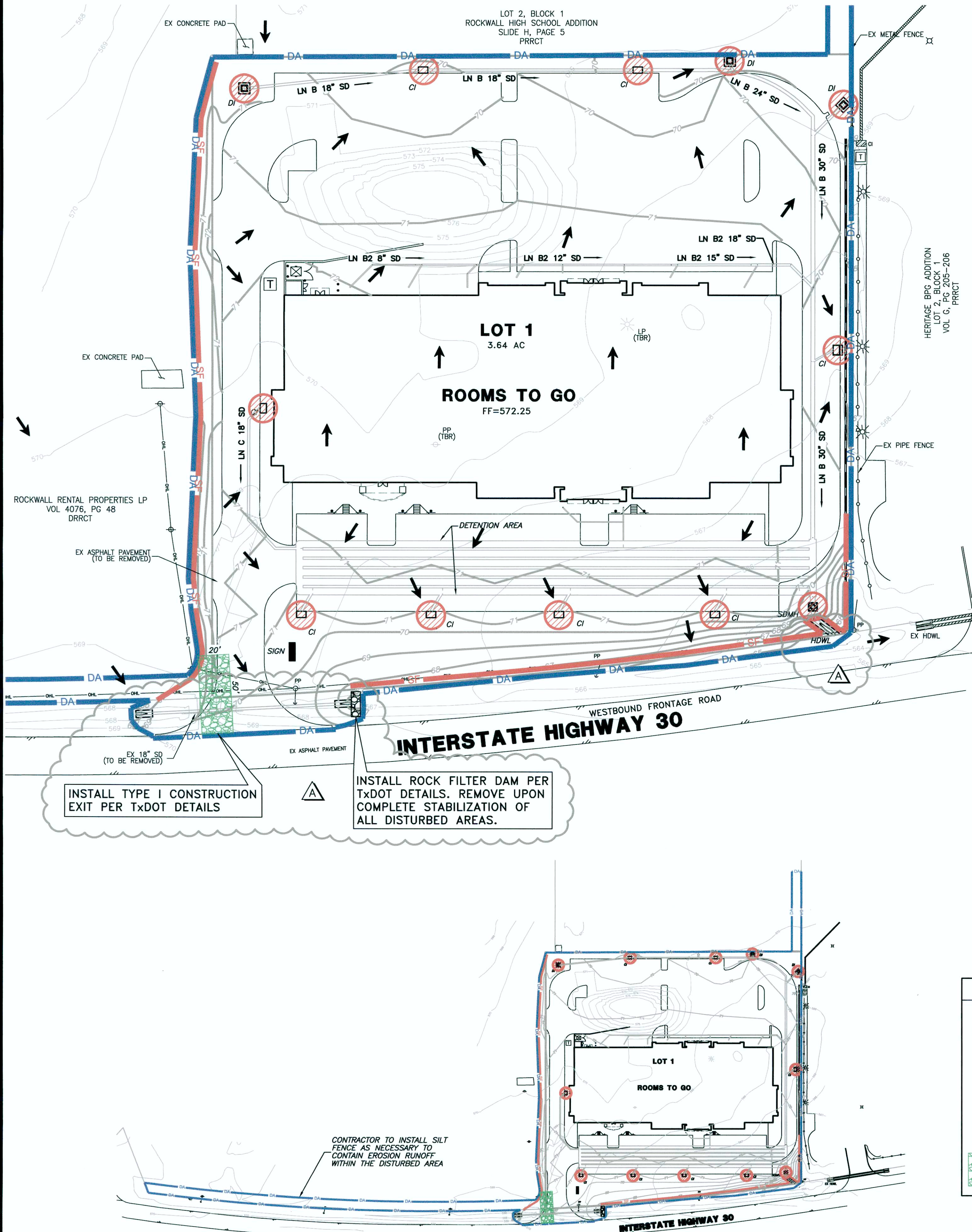
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CCA	CCA	02/22/16	1"=40' H 1"=4' V	ASC	112-009 PROFILE	C9.1



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DANIEL B. STEWART, P.E. 107767 ON 07-06-16

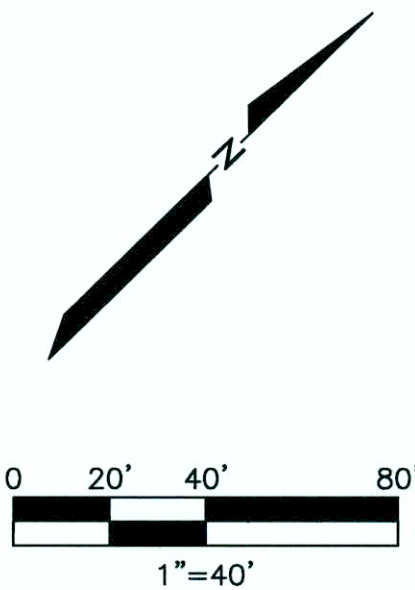


R:\DWG\112-009\DWG\112-009 EROSION CONTROL.dwg, 7/6/2016 4:09:45 PM, joseph. 11



LEGEND	
DA	LIMITS OF DISTURBANCE
SF	SILT FENCE
640	EXISTING CONTOUR
60	PROPOSED CONTOUR
→	DIRECTION OF OVERLAND FLOW
⊗	INLET PROTECTION
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
⊞	STABILIZED CONSTRUCTION ENTRANCE/EXIT

SITE MAP
SCALE: 1"=100'



EROSION CONTROL GENERAL NOTES

PHASE 1

1. INSTALL SILT FENCES AROUND PERIMETER OF DISTURBED AREAS AS SHOWN.
2. INSTALL SILT FENCE AT THE ENDS OF ALL EXPOSED STORM SEWER PIPES.
3. CONSTRUCT THE TEMPORARY CONSTRUCTION ENTRANCE/EXIT(S).
4. COMMENCE CLEARING, GRUBBING AND REMOVAL OF VEGETATION IN AREA TO RECEIVE CUT OR FILL.
5. COMMENCE GRADING OPERATION.

PHASE 2

6. INSTALL ALL UNDERGROUND UTILITIES.
7. INSTALL PROTECTIVE SILT FENCES FOR ALL NEWLY CONSTRUCTED DRAINAGE INLET BOTTOMS AND AT THE ENDS OF EXPOSED STORM SEWER PIPES.
8. FINALIZE PAVEMENT SUBGRADE PREPARATION.
9. CONSTRUCT INLET TOPS, DRAINAGE STRUCTURES, HEADWALLS, AND SLOPED END TREATMENTS. (PROTECTIVE SILT FENCES MAY BE REMOVED TEMPORARILY FOR THIS CONSTRUCTION.)
10. REMOVE INLET PROTECTION AROUND INLETS NO MORE THAN 48 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
11. INSTALL PAVEMENT.
12. REMOVE TEMPORARY CONSTRUCTION ENTRANCE/EXIT(S) ONLY PRIOR TO PAVEMENT CONSTRUCTION IN THESE AREAS. (THESE AREAS ARE TO BE PAVED LAST.)
13. COMPLETE SEEDING/PLANTING OF VEGETATED AREAS IN ACCORDANCE WITH THE LANDSCAPING PLAN TO ACCOMPLISH FINAL STABILIZATION.
14. 75% - 80% OF ALL DISTURBED AREAS TO HAVE A MIN OF 1" TALL STAND OF GRASS (WINTER RYE IS NOT ALLOWED) PRIOR TO ENGINEERING ACCEPTANCE AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

NOTE TO CONTRACTOR

THE CONTRACTOR SHALL NOTE ON SITE PLAN THE LOCATION OF ALL MATERIAL STORAGE AREAS, EQUIPMENT STORAGE AREAS, PETROLEUM TANKS, SOLID WASTE RECEPTILES, SANITARY FACILITIES, ANY ON-SITE OR OFF-SITE BORROW OR STOCKPILE AREA, ANY ON-SITE OR OFF-SITE SUPPORT ACTIVITIES (SUCH AS ASPHALT OR CONCRETE PLANTS). CONTRACTOR SHALL ALSO PREPARE, KEEP ON SITE, AND MAINTAIN CURRENT A LIST OF MATERIALS WITH APPROXIMATE QUANTITIES, WHICH ARE STORED ON SITE.

NOTE

THERE ARE NO SENSITIVE AREAS, INCLUDING WETLANDS OR WATERS OF THE U.S. ON OR NEAR THE SITE. THERE ARE NO VEGETATED AREAS TO BE LEFT UNDISTURBED ON THE SITE.

FEMA FLOOD NOTE

THIS PROPERTY LIES ENTIRELY WITHIN OTHER AREAS -ZONE X- AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP (FIRM) FOR ROCKWALL COUNTY, TEXAS, AND INCORPORATED AREAS, PANEL 40 (MAP NUMBER 48397C0040 L) OF 145, MAPS REVISED SEPTEMBER 26, 2008 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ACREAGE SUMMARY

TOTAL SITE	3.64 AC
TOTAL DISTURBED	4.11 AC
PRE-CONSTRUCTION RUNOFF COEFFICIENT	0.35
POST CONSTRUCTION RUNOFF COEFFICIENT	0.90

- EROSION CONTROL GENERAL NOTES
1. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAVE BEEN RECEIVED BY THE GOVERNING AUTHORITIES.
 2. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
 3. THE GENERAL CONTRACTOR (AND ALL SUBCONTRACTORS INVOLVED WITH ANY CONSTRUCTION ACTIVITY RELATED TO EARTHWORK, EROSION CONTROL, ETC. OR WHICH UTILIZE POSSIBLE POLLUTANTS AS DEFINED IN THE TPDES GENERAL PERMIT) SHALL REVIEW AND ADHERE TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE PROJECT, AS WELL AS ALL THE TCEQ REQUIREMENTS SET FORTH IN THE TPDES GENERAL PERMIT.
 4. THIS EROSION CONTROL PLAN IS A SUPPLEMENT TO THE SWPPP PREPARED BY OTHERS. REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS.
 5. THE CONTRACTOR SHALL ADHERE TO THE SEQUENCE OF OPERATIONS FOR EROSION CONTROL IMPLEMENTATION SHOWN HEREON. ANY DEVIATION FROM THIS SEQUENCE DEEMED NECESSARY BY THE CONTRACTOR MAY REQUIRE THAT THE SWPPP BE MODIFIED IN ACCORDANCE WITH THE TCEQ'S TPDES GENERAL PERMIT GUIDELINES.
 6. ALL WASH WATER SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN WASH WATER POLLUTANTS AND STORM RUNOFF DISCHARGED FROM THIS SITE.
 7. OIL AND GREASE ABSORBING MATERIALS SHALL BE READILY AVAILABLE ON-SITE AND SHALL BE PROMPTLY USED TO CONTAIN AND/OR CLEAN UP ALL FUEL OR CHEMICAL SPILLS OR LEAKS.
 8. DUST CONTROL SHALL BE ACCOMPLISHED BY WATERING DRY, EXPOSED AREAS ON A REGULAR BASIS. SPRAYING OF PETROLEUM BASED OR TOXIC LIQUIDS FOR THIS IS PROHIBITED.
 9. DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR AT LEAST 14 DAYS SHALL BE TEMPORARILY PLANTED AND/OR SEEDED AND WATERED.
 10. DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED SHALL BE PERMANENTLY PLANTED AND/OR SEEDED WITHIN 14 DAYS.
 11. PLANTING AND/OR SEEDING OF VEGETATED AREAS TO ACCOMPLISH STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH THE LANDSCAPING PLAN. AREAS BEYOND THE LIMITS OF THE LANDSCAPING PLAN SHALL BE HYDROMULCHED WITH HIGHWAY MIX AND WATERED WITH TEMPORARY ABOVE GROUND IRRIGATION UNTIL THE VEGETATION IS ESTABLISHED.
 12. ALL VEHICLES SHALL BE CLEANED AT THE CONSTRUCTION EXIT POINT(S) BEFORE LEAVING THE SITE.
 13. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED ONTO ADJACENT ROADWAYS BY ANY VEHICLES EXITING THE SITE SHALL BE CLEANED OR REMOVED IMMEDIATELY.
 14. THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SILT IN ANY TEMPORARY OR PERMANENT DETENTION PONDS, STORM SEWER INLETS AND PIPES, AND ALONG SILT FENCES, WITHIN 48 HOURS AFTER INSPECTION OF DEVICES REVEALS THE PRESENCE OF EXCESS SILTATION.
 15. SILT FENCES SHALL BE PLACED AROUND ANY STOCKPILES USED ON THE SITE.
 16. ADDITIONAL EROSION CONTROL MEASURES MAY BE IMPLEMENTED BY THE CONTRACTOR AT HIS DISCRETION AT NO ADDITIONAL EXPENSE TO THE OWNER. THE ADDITION OR DELETION OF ANY EROSION CONTROL MEASURE MAY REQUIRE THAT THE SWPPP BE MODIFIED IN ACCORDANCE WITH THE TCEQ'S TPDES GENERAL PERMIT GUIDELINES.
 17. ALL TEMPORARY EROSION CONTROL DEVICES (SILT FENCE, ETC.) SHALL BE REMOVED AND PROPERLY DISPOSED OF OFF SITE WITHIN THIRTY DAYS AFTER STABILIZATION OF ALL DISTURBED SURFACES IS COMPLETE.
 18. THE CONTRACTOR SHALL ASSUME LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT OF WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL PROCEDURES SHOWN AND NOTED IN THESE PLANS.
 19. THE CONTRACTOR SHALL MODIFY THIS PLAN TO SHOW LOCATIONS OF TEMPORARY WASHDOWN AREA, PORTABLE TOILETS, EQUIPMENT MAINTENANCE/REPAIR AREAS, STOCKPILE AREAS, FUEL STORAGE AREAS, ETC. AND POLLUTANT CONTROLS FOR EACH.
 20. THE GENERAL CONTRACTOR, AS THE TCEQ DEFINED "OPERATOR", SHALL PERFORM ALL REQUIRED INSPECTIONS OF STORM WATER CONTROLS AND PRACTICES AT FREQUENCES OUTLINED IN THE TPDES GENERAL PERMIT, AND SHALL FILL OUT APPROPRIATE INSPECTION FORMS (AS PROVIDED IN THE SWPPP).
 21. IF DIRT OR ROCK IS EXPORTED FROM THIS SITE, OR IF DIRT OR ROCK IS IMPORTED FROM AN OFF SITE BORROW LOCATION, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR COMPLIANCE WITH ALL TCEQ STORM WATER REQUIREMENTS FOR THE REMOTE SITE. THE CONTRACTOR SHALL FURNISH THE OWNER WITH A COPY OF THE WRITTEN AGREEMENT WITH THE LANDOWNER OF THE REMOTE SITE INDICATING PERMITTING AND EROSION CONTROL MEASURES WILL BE IMPLEMENTED THEREON.

BENCHMARKS:

CITY BENCHMARK: CITY OF ROCKWALL CONTROL MONUMENT (3 INCH BRASS CAP SET IN CONCRETE) IN THE MEDIAN OF SUMMIT RIDGE DRIVE AT THE INTERSECTION OF SUMMIT RIDGE DRIVE & F.M. 740 (RIDGE ROAD). PUBLISHED ELEV= 578.63'

SITE BENCHMARK

1. "X" CUT ON SIDEWALK AT THE NORTHWEST CORNER OF GREENCREST BOULEVARD & INTERSTATE 30 WESTBOUND FRONTAGE ROAD. ELEVATION= 569.21'
2. "X" CUT ON THE HEADWALL OF AN 18" RCP LOCATED BETWEEN THE WESTBOUND FRONTAGE ROAD AND MAIN LANES OF INTERSTATE 30 AT GREENCREST BOULEVARD. ELEVATION= 568.84'
3. IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "ADAMS SURVEYING 5610" NEAR THE NORTHEAST CORNER OF THE PROPOSED SUBJECT TRACT. ELEVATION= 569.60'
4. IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "ADAMS SURVEYING 5610" NEAR THE SOUTHEAST CORNER OF THE PROPOSED SUBJECT TRACT. ELEVATION= 564.60'

1	07/06/16	UPDATE BACKGROUND & FLOW ARROWS ON ROOF
A	05/25/16	REVISE DISTURBED AREA & SILT FENCE LIMITS. ADD ROCK FILTER DAM. SPECIFY CONSTRUCTION EXIT
REV.	DATE	REMARKS

EROSION CONTROL PLAN

ROOMS TO GO

N.E.Q. I.H. 30 & GREENCREST BOULEVARD

THE CITY OF ROCKWALL, TEXAS

CATES-CLARK

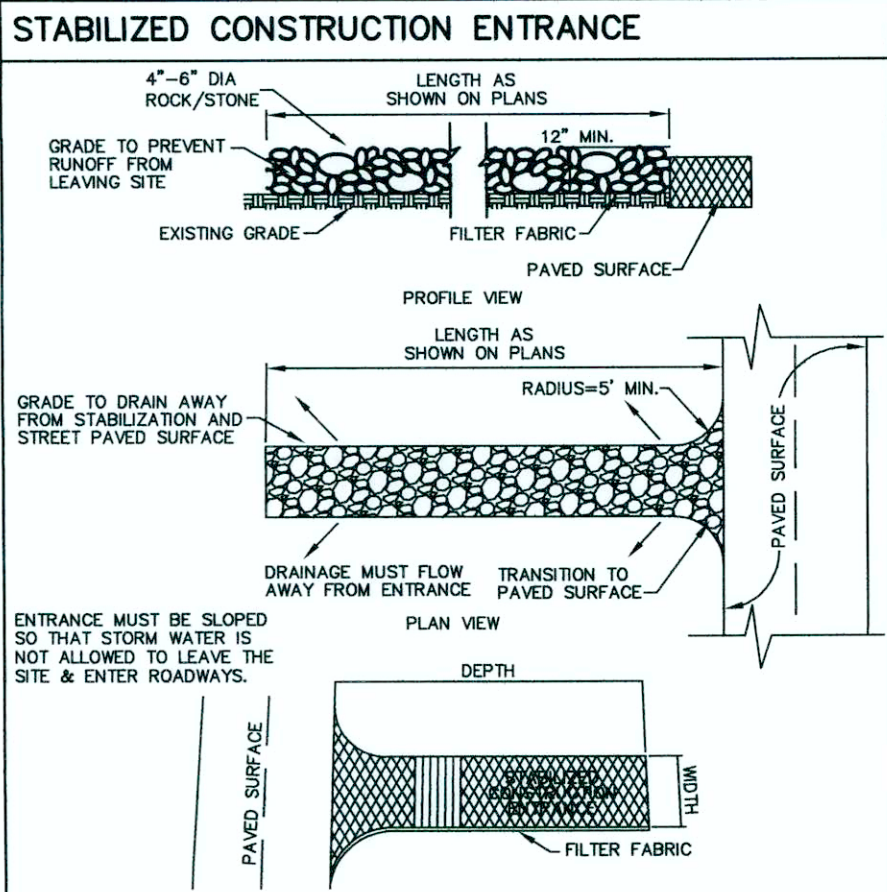
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
972.365.1272
TBP# F-3751

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CCA	CCA	02/22/16	1"=40'	ASC	112-009 EROSION	C10.1



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DANIEL B. STEWART, P.E. 107767 ON 07-06-16

RECORD DRAWING
DATE 06-26-17

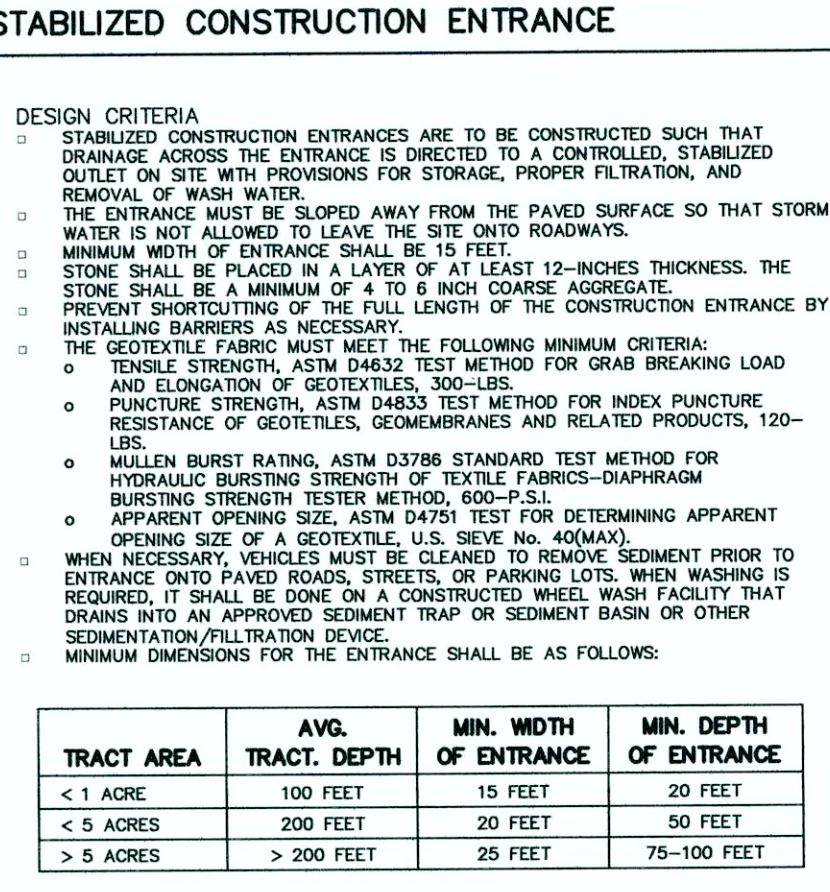


DESCRIPTION
A STABILIZED CONSTRUCTION ENTRANCE CONSISTS OF A PAD CONSISTING OF CRUSHED STONE OR OTHER ROCK USE MATERIAL ON TOP OF GEOTEXTILE FILTER CLOTH TO FACILITATE THE REMOVAL OF SEDIMENT AND OTHER DEBRIS FROM CONSTRUCTION EQUIPMENT PRIOR TO EXITING THE CONSTRUCTION SITE. THIS DIRECTLY ADDRESSES THE PROBLEM OF SILT AND MUD DEPOSITION IN ROADWAYS USED FOR CONSTRUCTION SITE ACCESS. FOR ADDED EFFECTIVENESS, A WASH PAID AREA CAN BE INCORPORATED INTO THE DESIGN TO FURTHER REDUCE SEDIMENT TRACKING (SEE WHEEL WASH, FACT SHEET S-10).

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. IT ALSO THE MAJORITY OF TRAFFIC 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 ONE ACRE AND A RECOMMENDED PRACTICE FOR ALL CONSTRUCTION SITES. IF POSSIBLE, CONTROLLED ENTRANCES SHOULD BE INCORPORATED INTO SMALL LOT CONSTRUCTION DUE TO THE LARGE PERCENTAGE OF DISTURBED AREA ON THE SITE AND HIGH POTENTIAL FOR OFFSITE TRACKING OF SILT AND MUD.

APPLICATIONS PERMETER 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 COST ● MAINTENANCE ● TRAINING ○ SUITABILITY FOR SLOPES > 5%
LEGEND ● SIGNIFICANT IMPACT ● MEDIUM IMPACT ○ LOW IMPACT ? UNKNOWN OR QUESTIONABLE IMPACT
Fe = N/A S - 9



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 SLOPED AWAY FROM THE PAVED SURFACE SO THAT STORM WATER IS NOT ALLOWED TO LEAVE THE SITE ONTO ROADWAYS.
● MINIMUM WIDTH OF ENTRANCE SHALL BE 15 FEET.
● STONE SHALL BE PLACED IN A LAYER OF AT LEAST 12-INCHES THICKNESS. THE STONE SHALL BE A MINIMUM OF 4 TO 16-INCH COARSE AGGREGATE.
● PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.
● THE GEOTEXTILE FABRIC MUST MEET THE FOLLOWING MINIMUM CRITERIA:
○ TENSILE STRENGTH, ASTM D4832 TEST METHOD FOR GRAB BREAKING LOAD AND ELONGATION OF GEOTEXTILES, 300-LBS.
○ PUNCTURE STRENGTH, ASTM D4832 TEST METHOD FOR ROCK PUNCTURE RESISTANCE OF GEOTEXTILES, GEOMEMBRANES AND RELATED PRODUCTS, 120-LBS.
○ MULLEN BURST RATING, ASTM D3786 STANDARD TEST METHOD FOR HYDRAULIC BURSTING STRENGTH OF TEXTILE FABRICS-DIAPHRAGM BURSTING STRENGTH TESTER METHOD, 600-PSI.
○ APPARENT OPENING SIZE, ASTM D4751 TEST FOR DETERMINING APPARENT OPENING SIZE OF A GEOTEXTILE, U.S. SIEVE NO. 40(MAX).
● WHEN NECESSARY, VEHICLES MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PAVED ROADS, STREETS, OR PARKING LOTS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A CONSTRUCTED WHEEL WASH FACILITY THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN OR OTHER SEDIMENTATION/FILTRATION DEVICE.
● MINIMUM DIMENSIONS FOR THE ENTRANCE SHALL BE AS FOLLOWS:

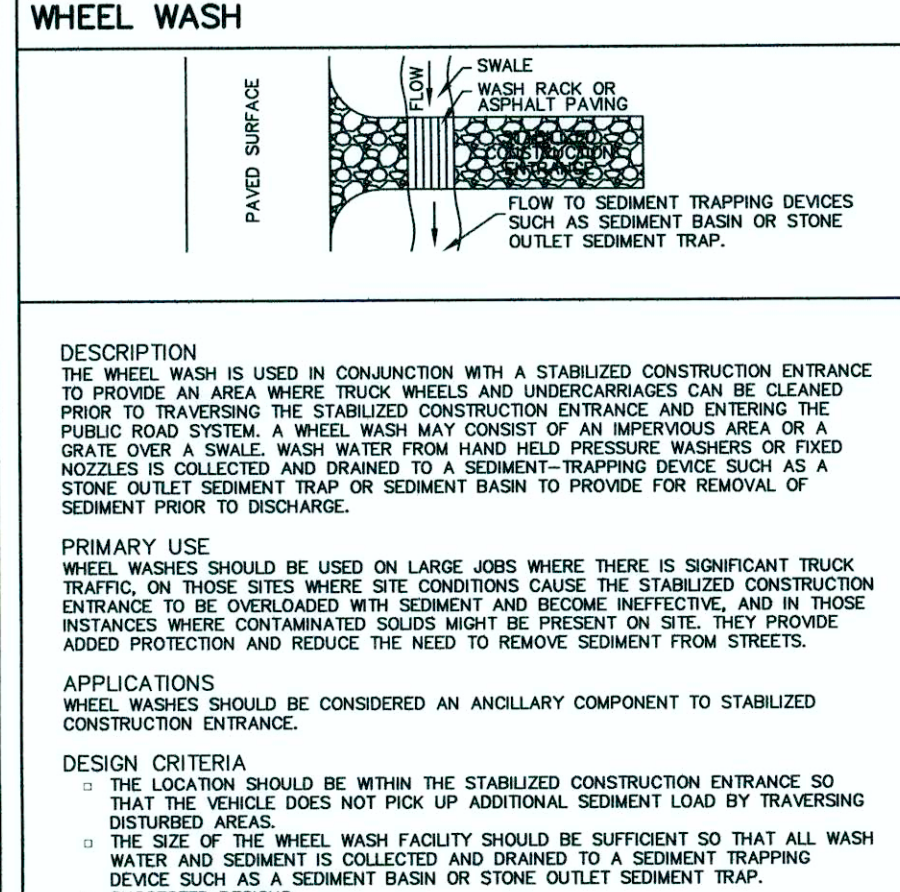
TRACT AREA	AVG. TRACT, DEPTH	MIN. WIDTH OF ENTRANCE	MIN. DEPTH OF ENTRANCE
< 1 ACRE	100 FEET	15 FEET	20 FEET
< 5 ACRES	200 FEET	20 FEET	50 FEET
> 5 ACRES	> 200 FEET	25 FEET	75-100 FEET

LIMITATIONS
SELECTION OF THE CONSTRUCTION ENTRANCE LOCATION IS CRITICAL TO BE EFFECTIVE, IT MUST BE INSTALLED IN COMBINATION WITH ONE OR MORE OTHER SEDIMENT CONTROL TECHNIQUES, BUT IT MAY BE USED EFFECTIVELY COMPARED TO LABOR-INTENSIVE STREET CLEANING WHEN DIMINISHING.

MAINTENANCE REQUIREMENTS
CONSTRUCTION ENTRANCES SHOULD BE INSPECTED REGULARLY (AT LEAST AS OFTEN AS REQUIRED BY THE TPDS CONSTRUCTION GENERAL PERMIT, APPENDIX A). WHEN SEDIMENT HAS SUBSTANTIALLY CLOGGED THE VOID AREA BETWEEN THE BLOCKS, THE AGGREGATE MUST BE WASHED DOWN OR REPLACED, PERIODIC RE-GRADING AND TOP DRESSING WITH FRESH AGGREGATE MUST BE DONE TO KEEP THE EFFICIENCY OF THE ENTRANCE FROM DIMINISHING.

IF THE STABILIZED CONSTRUCTION ENTRANCE IS NOT EFFECTIVELY REMOVING SEDIMENT FROM WHEELS THEN A WHEEL WASH SHOULD BE CONSIDERED.

SPECIFICATION
SPEIFICATION FOR CONSTRUCTION OF THIS ITEM MAY BE FOUND IN THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, SECTION 201.10 STABILIZED CONSTRUCTION ENTRANCE.



DESCRIPTION
THE WHEEL WASH IS USED IN CONJUNCTION WITH A STABILIZED CONSTRUCTION ENTRANCE TO PROVIDE AN AREA WHERE TRUCK WHEELS AND UNDERCARRIAGES CAN BE CLEANED PRIOR TO TRAVERSING THE STABILIZED CONSTRUCTION ENTRANCE AND ENTERING THE PUBLIC ROAD SYSTEM. A WHEEL WASH MAY CONSIST OF AN IMPERVIOUS AREA OR A GRATE OVER A SWALE. WASH WATER FROM HAND HELD PRESSURE WASHERS OR FIXED NOZZLES IS COLLECTED AND DRAINED TO A SEDIMENT-TRAPPING DEVICE SUCH AS A STONE OUTLET SEDIMENT TRAP OR SEDIMENT BASIN TO PROVIDE FOR REMOVAL OF SEDIMENT PRIOR TO DISCHARGE.

PRIMARY USE
WHEEL WASHES SHOULD BE USED ON LARGE JOBS WHERE THERE IS SIGNIFICANT TRUCK TRAFFIC, ON THOSE SITES WHERE SITE CONDITIONS CHANGE THE STABILIZED CONSTRUCTION ENTRANCE TO BE OVERLOADED WITH SEDIMENT AND BECOME INEFFECTIVE, AND IN THOSE INSTANCES WHERE CONTAMINATED SOLIDS MUST BE PRESENT ON SITE. THEY PROVIDE ADDED PROTECTION AND REDUCE THE NEED TO REMOVE SEDIMENT FROM STREETS.

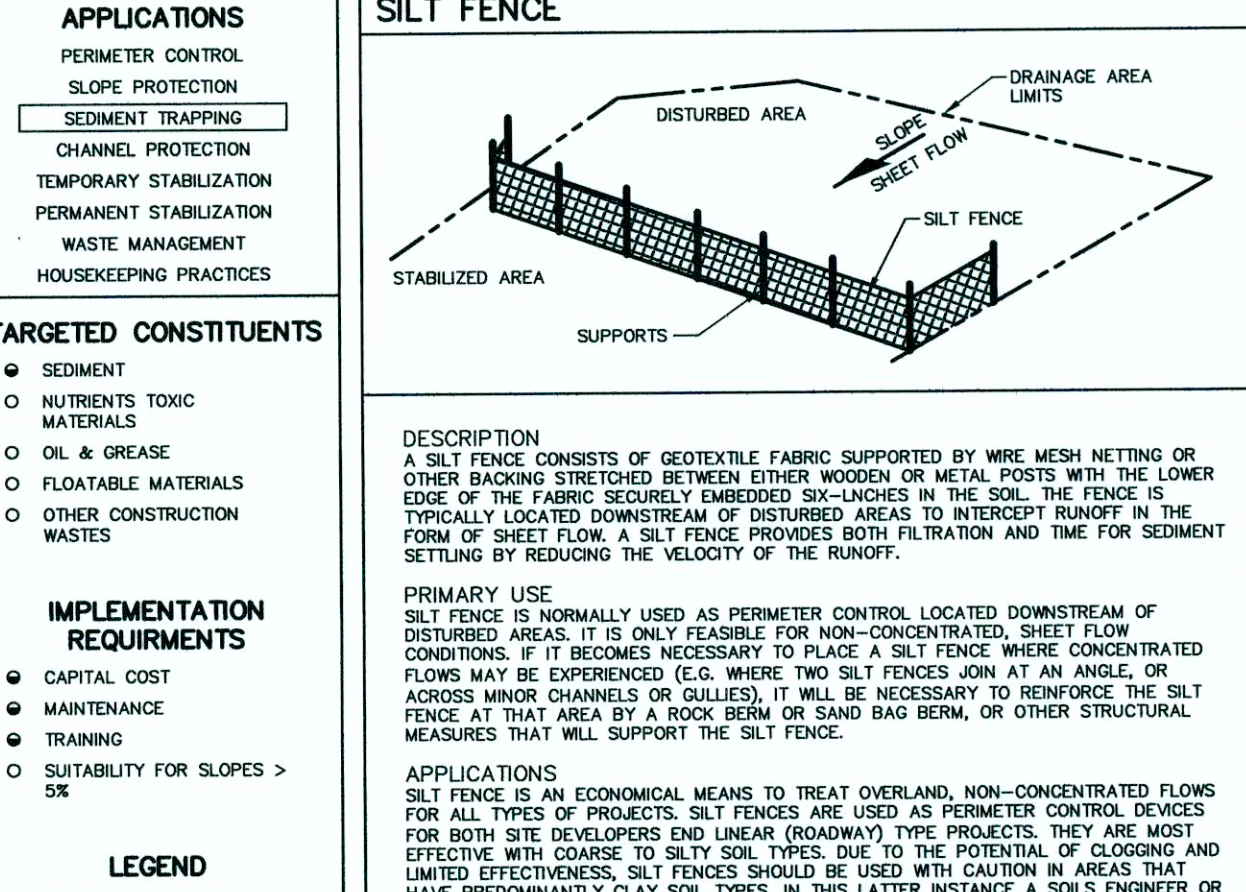
APPLICATIONS
WHEEL WASHES SHOULD BE CONSIDERED AN ANCILLARY COMPONENT TO STABILIZED CONSTRUCTION ENTRANCE.

DESIGN CRITERIA
● THE LOCATION SHOULD BE WITHIN THE STABILIZED CONSTRUCTION ENTRANCE SO THAT THE VEHICLE DOES NOT PICK UP ADDITIONAL SEDIMENT LOAD BY TRAVERSING DISTURBED AREAS.
● THE SIZE OF THE WHEEL WASH FACILITY SHOULD BE SUFFICIENT SO THAT ALL WASH WATER AND SEDIMENT IS COLLECTED AND DRAINED TO A SEDIMENT TRAPPING DEVICE SUCH AS A SEDIMENT BASIN OR STONE OUTLET SEDIMENT TRAP.
● SUGGESTED DESIGNS:
○ 4-INCH THICK ASPHALT PAVEMENT ON AN 8-INCH BASE OF CRUSHED ROCK GRADED SO THAT WASH WATER DRAINS TO A SWALE; OR
○ GRATE SUITABLY DESIGNED TO SUPPORT CONSTRUCTION VEHICLES
○ THE FACILITY SHOULD BE DESIGNED SO THAT IT CAN BE CLEANED BETWEEN USES.

LIMITATIONS
SEDIMENT TRAPPING BMPs USED IN CONJUNCTION WITH WHEEL WASH FACILITIES MUST BE CAREFULLY DESIGNED FOR THE ANTICIPATED AMOUNT OF WASH WATER TO BE TREATED.

MAINTENANCE REQUIREMENTS
WHEEL WASH FACILITIES SHOULD BE INSPECTED REGULARLY (AT LEAST AS OFTEN AS REQUIRED BY THE TPDS CONSTRUCTION GENERAL PERMIT, APPENDIX A). THE SURFACE OF THE WHEEL WASH SHOULD BE CLEANED BETWEEN VEHICLES AS NECESSARY. SEDIMENT THAT HAS ACCUMULATED IN THE WASH WATER SEDIMENTATION BMP (SEDIMENT TRAP, SEDIMENT BASIN, ETC.) MUST BE REMOVED WHEN IT REACHES A DEPTH OF APPROXIMATELY 1/3 THE DESIGN DEPTH OF THE DEVICE OR 12", WHICHEVER IS LESS. THE REMOVED SEDIMENT SHALL BE STOCKPILED OR REDISTRIBUTED IN AREAS THAT ARE PROTECTED FROM EROSION.

SPECIFICATION
NO SPECIFICATION FOR CONSTRUCTION OF THIS ITEM IS CURRENTLY AVAILABLE IN THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION-NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS.



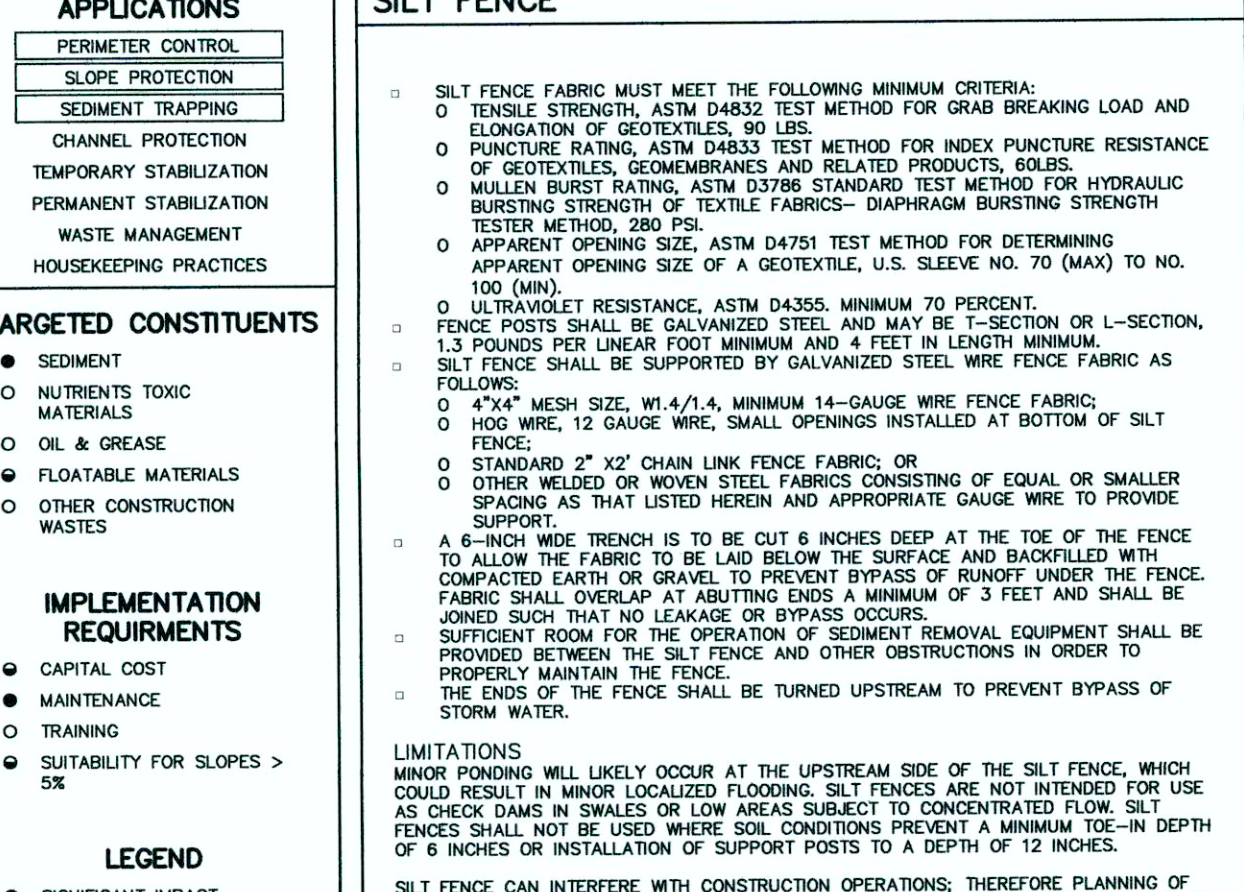
APPLICATIONS
PERMETER CONTROL
SLOPE PROTECTION
SEDIMENT TRAPPING
CHANNEL PROTECTION
TEMPORARY STABILIZATION
PERMANENT STABILIZATION
WASTE MANAGEMENT
HOUSEKEEPING PRACTICES

TARGETED CONSTITUENTS
● SEDIMENT
● NUTRIENTS TOXIC MATERIALS
● OIL & GREASE
● FLOATABLE MATERIALS
● OTHER CONSTRUCTION WASTES

IMPLEMENTATION REQUIREMENTS
● CAPITAL COST
● MAINTENANCE
● TRAINING
○ SUITABILITY FOR SLOPES > 5%

LEGEND
● SIGNIFICANT IMPACT
● MEDIUM IMPACT
○ LOW IMPACT
? UNKNOWN OR QUESTIONABLE IMPACT

Fe = N/A
S - 10



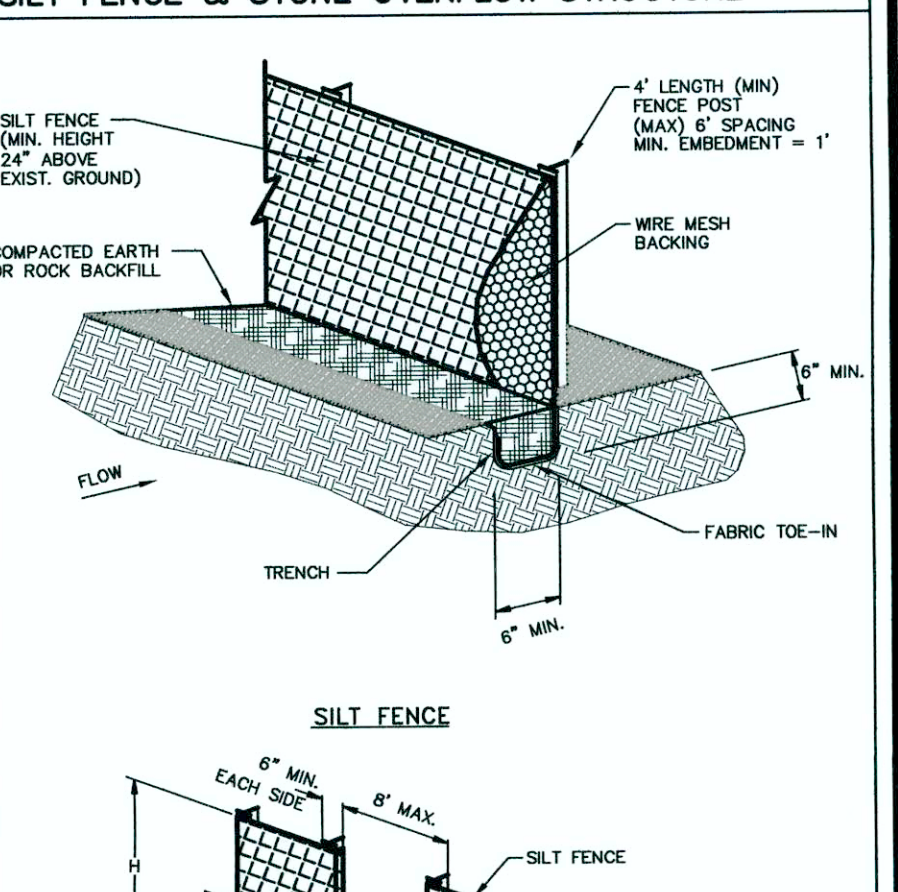
APPLICATIONS
PERMETER CONTROL
SLOPE PROTECTION
SEDIMENT TRAPPING
CHANNEL PROTECTION
TEMPORARY STABILIZATION
PERMANENT STABILIZATION
WASTE MANAGEMENT
HOUSEKEEPING PRACTICES

TARGETED CONSTITUENTS
● SEDIMENT
● NUTRIENTS TOXIC MATERIALS
● OIL & GREASE
● FLOATABLE MATERIALS
● OTHER CONSTRUCTION WASTES

IMPLEMENTATION REQUIREMENTS
● CAPITAL COST
● MAINTENANCE
● TRAINING
○ SUITABILITY FOR SLOPES > 5%

LEGEND
● SIGNIFICANT IMPACT
● MEDIUM IMPACT
○ LOW IMPACT
? UNKNOWN OR QUESTIONABLE IMPACT

Fe = 0.75
S-1



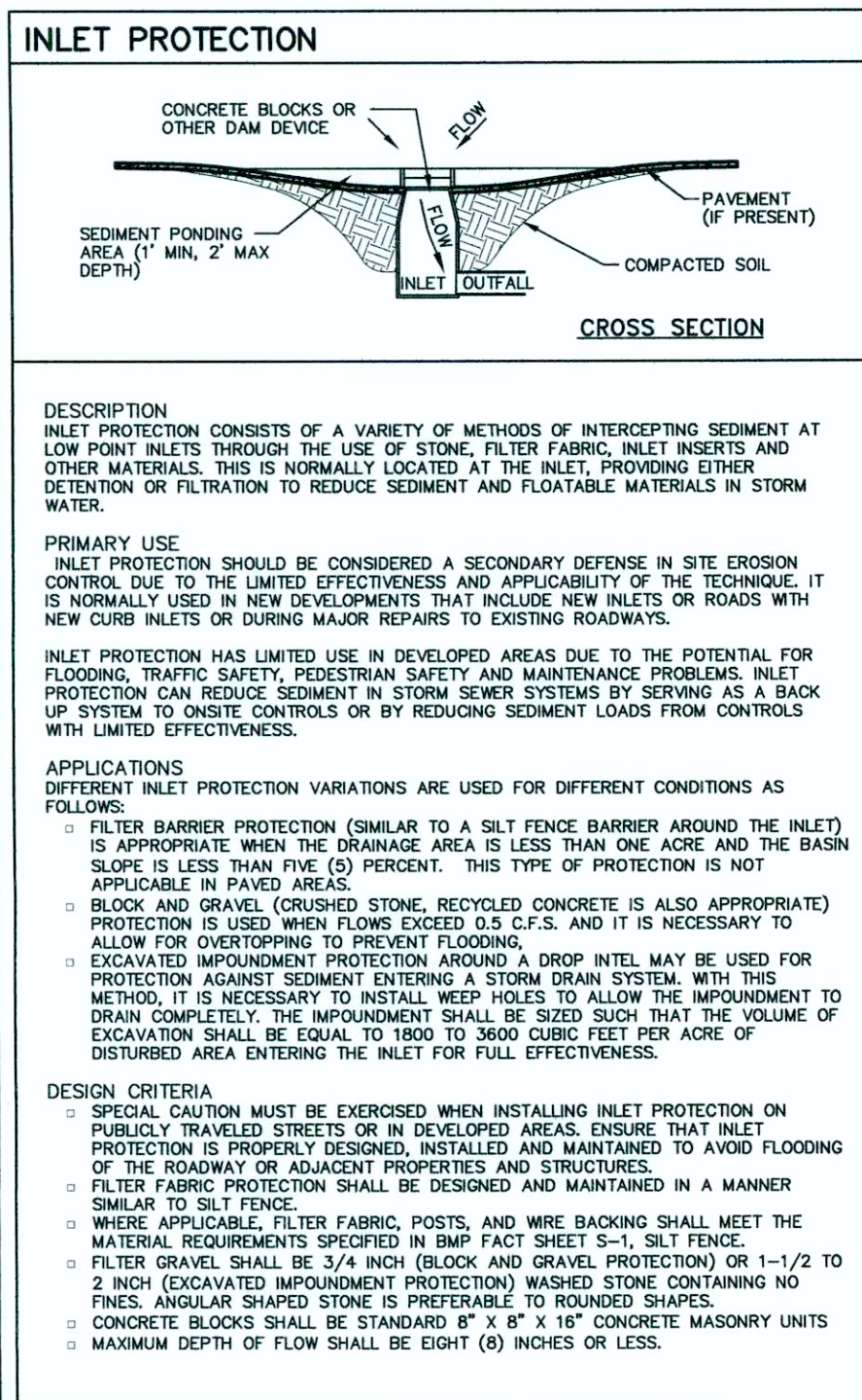
APPLICATIONS
PERMETER CONTROL
SLOPE PROTECTION
SEDIMENT TRAPPING
CHANNEL PROTECTION
TEMPORARY STABILIZATION
PERMANENT STABILIZATION
WASTE MANAGEMENT
HOUSEKEEPING PRACTICES

TARGETED CONSTITUENTS
● SEDIMENT
● NUTRIENTS/TOXIC MATERIALS
● OIL & GREASE
● FLOATABLE MATERIALS
● OTHER CONSTRUCTION WASTES

IMPLEMENTATION REQUIREMENTS
● CAPITAL COST
● MAINTENANCE
● TRAINING
○ SUITABILITY FOR SLOPES > 5%

LEGEND
● SIGNIFICANT IMPACT
● MEDIUM IMPACT
○ LOW IMPACT
? UNKNOWN OR QUESTIONABLE IMPACT

E-8



DESCRIPTION
INLET PROTECTION CONSISTS OF A VARIETY OF METHODS OF INTERCEPTING SEDIMENT AT LOW POINT INLETS THROUGH THE USE OF STONE, FILTER FABRIC, INLET INSERTS AND OTHER MATERIALS. THIS IS NORMALLY LOCATED AT THE INLET, PROVIDING EITHER DETENTION OR FILTRATION TO REDUCE SEDIMENT AND FLOATABLE MATERIALS IN STORM WATER.

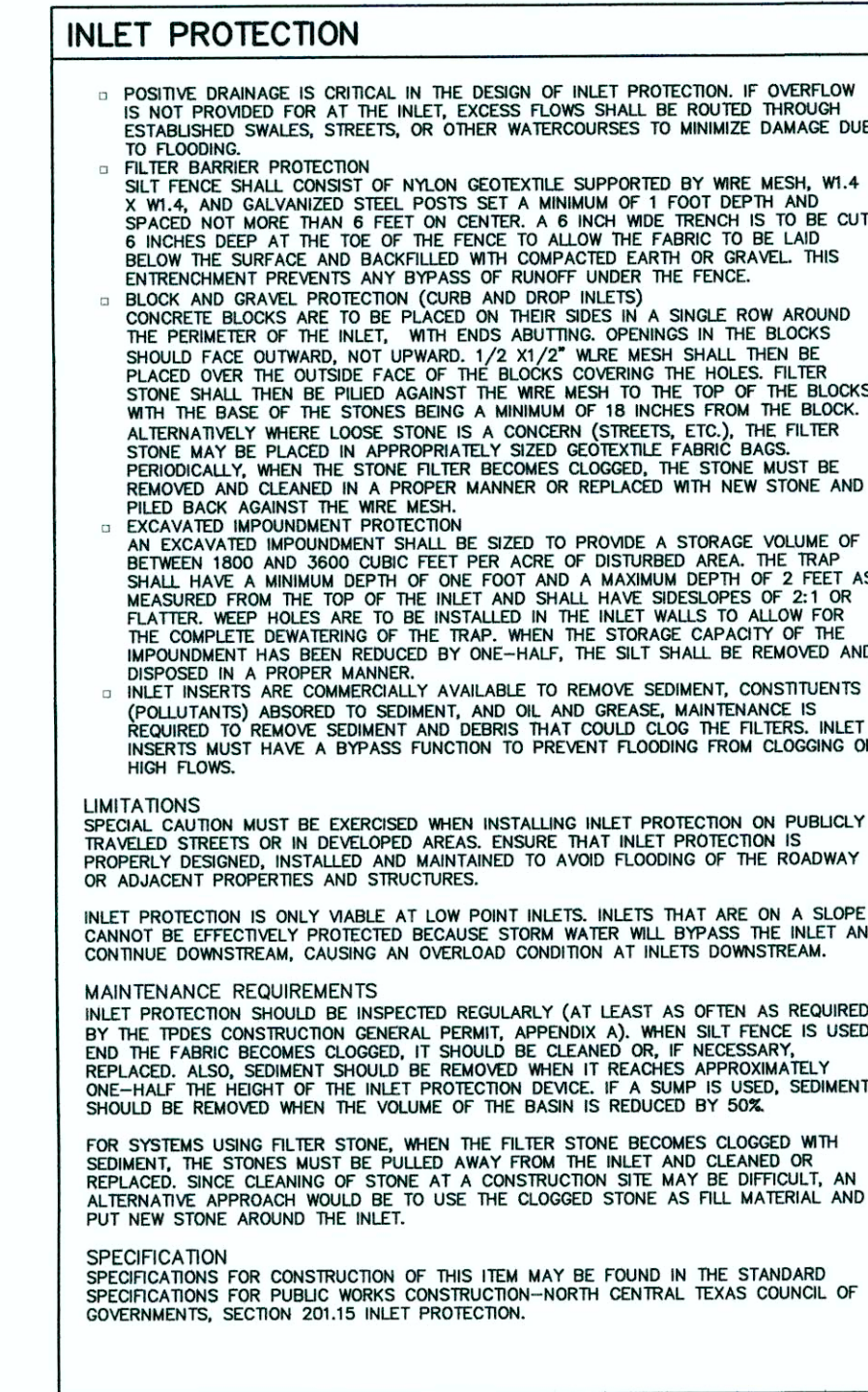
PRIMARY USE
INLET PROTECTION SHOULD BE CONSIDERED A SECONDARY DEFENSE IN SITE EROSION CONTROL, DUE TO THE LIMITED EFFECTIVENESS AND APPLICATION OF THE TECHNIQUE. IT IS NORMALLY USED IN NEW DEVELOPMENTS THAT INCLUDE NEW INLETS OR ROADS WITH NEW CURB INLETS OR DURING MAJOR REPAIRS TO EXISTING ROADWAYS.

INLET PROTECTION HAS LIMITED USE IN DEVELOPED AREAS DUE TO THE POTENTIAL FOR FLOODING, TRAFFIC SAFETY, PEDESTRIAN SAFETY AND MAINTENANCE PROBLEMS. INLET PROTECTION CAN REDUCE SEDIMENT IN STORM SEWER SYSTEMS BY SERVING AS A BACK UP SYSTEM TO ONSITE CONTROLS OR BY REDUCING SEDIMENT LOADS FROM CONTROLS WITH LIMITED EFFECTIVENESS.

APPLICATIONS
DIFFERENT INLET PROTECTION VARIATIONS ARE USED FOR DIFFERENT CONDITIONS AS FOLLOWS:
● FILTER BARRIER PROTECTION (SIMILAR TO A SILT FENCE BARRIER ABOVE THE INLET) IS APPROPRIATE WHEN THE DRAINAGE AREA IS LESS THAN ONE ACRE AND THE BASIN SLOPE IS LESS THAN FIVE (5) PERCENT. THIS TYPE OF PROTECTION IS NOT APPLICABLE IN PAVED AREAS.
● BLOCK AND GRAVEL (CRUSHED STONE, RECYCLED CONCRETE IS ALSO APPROPRIATE) PROTECTION IS USED WHEN FLOWS EXCEED 0.5 C.F.S. AND IT IS NECESSARY TO ALLOW FOR OVERTOPPING TO PREVENT FLOODING.
● EXCAVATED IMPOUNDMENT PROTECTION AROUND A DROP INLET MAY BE USED FOR PROTECTION AGAINST SEDIMENT ENTERING A STORM DRAIN SYSTEM. WITH THIS METHOD, IT IS NECESSARY TO INSTALL WEIR 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 DISTURBED AREA ENTERING THE INLET FOR FULL EFFECTIVENESS.

DESIGN CRITERIA
● SPECIAL CAUTION MUST BE EXERCISED WHEN INSTALLING INLET PROTECTION ON PUBLICLY TRAVELED STREETS OR IN DEVELOPED AREAS. ENSURE THAT INLET PROTECTION IS PROPERLY DESIGNED, INSTALLED AND MAINTAINED TO AVOID FLOODING OF THE ROADWAY OR ADJACENT PROPERTIES AND STRUCTURES.
● FILTER FABRIC PROTECTION SHALL BE DESIGNED AND MAINTAINED IN A MANNER SIMILAR TO SILT FENCE.
● WHERE APPLICABLE, FILTER FABRIC, POSTS, AND WIRE BACKING SHALL MEET THE MATERIAL REQUIREMENTS SPECIFIED IN BMP FACT SHEET S-11, SILT FENCE.
● FILTER GRAVEL SHALL BE 3/4 INCH (BLOCK AND GRAVEL PROTECTION) OR 1-1/2 TO 2 INCH (EXCAVATED IMPOUNDMENT PROTECTION) WASHED STONE CONTAINING NO FINES. ANGULAR SHAPED STONE IS PREFERRED TO ROUNDED SHAPES.
● CONCRETE BLOCKS SHALL BE STANDARD 8" X 8" X 16" CONCRETE MASONRY UNITS
● MAXIMUM DEPTH OF FLOW SHALL BE EIGHT (8) INCHES OR LESS.

APPLICATIONS PERMETER 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 COST ● MAINTENANCE ● TRAINING ○ SUITABILITY FOR SLOPES > 5%
LEGEND ● SIGNIFICANT IMPACT ● MEDIUM IMPACT ○ LOW IMPACT ? UNKNOWN OR QUESTIONABLE IMPACT
VARIES S-4



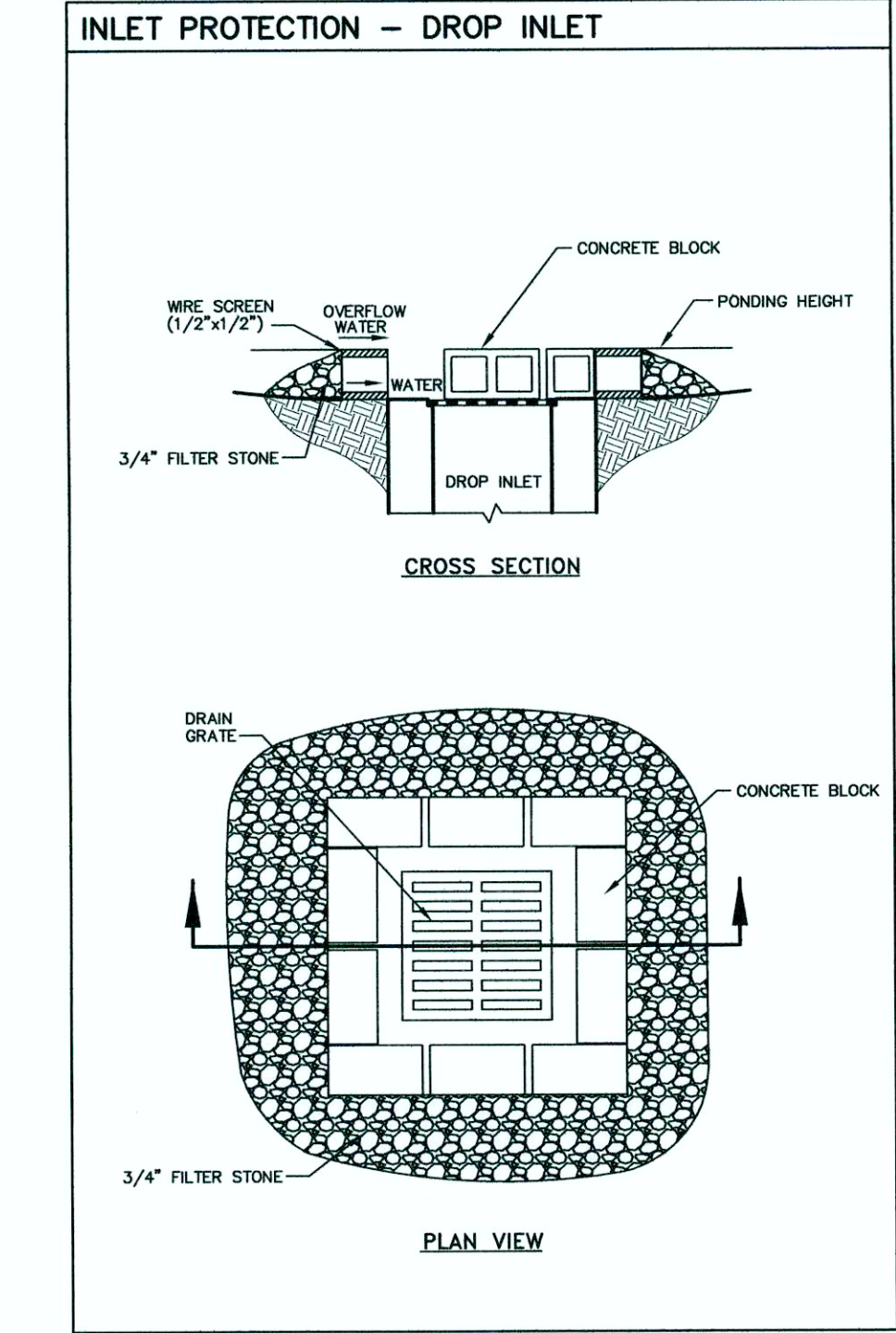
DESIGN CRITERIA
● POSITIVE DRAINAGE IS CRITICAL IN THE DESIGN OF INLET PROTECTION. IF OVERFLOW IS NOT PROVIDED FOR AT THE INLET, EXCESS FLOW SHALL BE ROUTED THROUGH ESTABLISHED SWALES, STREETS, OR OTHER WATERCOURSES TO MINIMIZE DAMAGE DUE TO FLOODING.
● FILTER BARRIER PROTECTION
SILT FENCE SHALL CONSIST OF NYLON GEOTEXTILE SUPPORTED BY WIRE MESH, W/4 X W/4 IN. GALVANIZED STEEL POSTS SET A MINIMUM OF 1 FOOT DEPTH AND SPACED NOT MORE THAN 4 FEET ON CENTER. A 6 INCH WIDE TRENCH IS TO BE CUT 6 INCHES DEEP AT THE TOP OF THE FENCE TO ALLOW THE FABRIC TO BE LAID BELOW THE SURFACE AND BACKFILLED WITH COMPACTED EARTH OR GRAVEL. THIS ENTRAINMENT PREVENTS ANY BYPASS OF RUNOFF UNDER THE FENCE.
● BLOCK AND GRAVEL PROTECTION (CURB AND DROP INLETS)
CONCRETE BLOCKS ARE TO BE PLACED ON THEIR SIDES IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET, WITH ENDS ABUTTING. OPENINGS IN THE BLOCKS SHOULD FACE OUTWARD, NOT UPWARD. 1/2 X 1/2" WIRE MESH SHALL THEN BE PLACED OVER THE OUTSIDE FACE OF THE BLOCKS COVERING THE HOLES. FILTER STONE SHALL THEN BE PILED AGAINST THE WIRE MESH TO THE TOP OF THE BLOCKS WITH THE BASE OF THE STONES BEING A MINIMUM OF 18 INCHES FROM THE BLOCK. ALTERNATIVELY WHERE LOOSE STONE IS A CONCERN (STREETS, ETC.), THE FILTER STONE MAY BE PLACED IN APPROPRIATELY SIZED GEOTEXTILE FABRIC BAGS. PERIODICALLY, WHEN THE STONE FILTER BECOMES CLOGGED, THE STONE MUST BE REMOVED AND CLEANED IN A PROPER MANNER OR REPLACED WITH NEW STONE AND PILED BACK AGAINST THE WIRE MESH.
● EXCAVATED IMPOUNDMENT PROTECTION
AN EXCAVATED IMPOUNDMENT SHALL BE SIZED TO PROVIDE A STORAGE VOLUME OF BETWEEN 1800 AND 3600 CUBIC FEET PER ACRE OF DISTURBED AREA. THE TRAP SHALL HAVE A MINIMUM DEPTH OF ONE FOOT AND A MAXIMUM DEPTH OF 2 FEET AS MEASURED FROM THE TOP OF THE INLET AND SHALL HAVE SIDEWELLS OF 2:1 OR FLATTER. WEIR HOLES ARE TO BE INSTALLED IN THE INLET WALLS TO ALLOW FOR THE COMPLETE DRAINAGE OF THE TRAP. WHEN THE STORAGE CAPACITY OF THE IMPOUNDMENT HAS BEEN REDUCED BY ONE-HALF, THE SILT SHALL BE REMOVED AND DISPOSED IN A PROPER MANNER.
● INLET INSERTS ARE COMMERCIALY AVAILABLE TO REMOVE SEDIMENT, CONSTITUENTS (POLLUTANTS) ADSORBED TO SEDIMENT, AND OIL AND GREASE. MAINTENANCE IS REQUIRED TO REMOVE SEDIMENT AND DEBRIS THAT COULD CLOG THE FILTERS. INLET INSERTS MUST HAVE A BYPASS FUNCTION TO PREVENT FLOODING FROM CLOGGING OR HIGH FLOWS.

LIMITATIONS
SPECIAL CAUTION MUST BE EXERCISED WHEN INSTALLING INLET PROTECTION ON PUBLICLY TRAVELED STREETS OR IN DEVELOPED AREAS. ENSURE THAT INLET PROTECTION IS PROPERLY DESIGNED, INSTALLED AND MAINTAINED TO AVOID FLOODING OF THE ROADWAY OR ADJACENT PROPERTIES AND STRUCTURES.

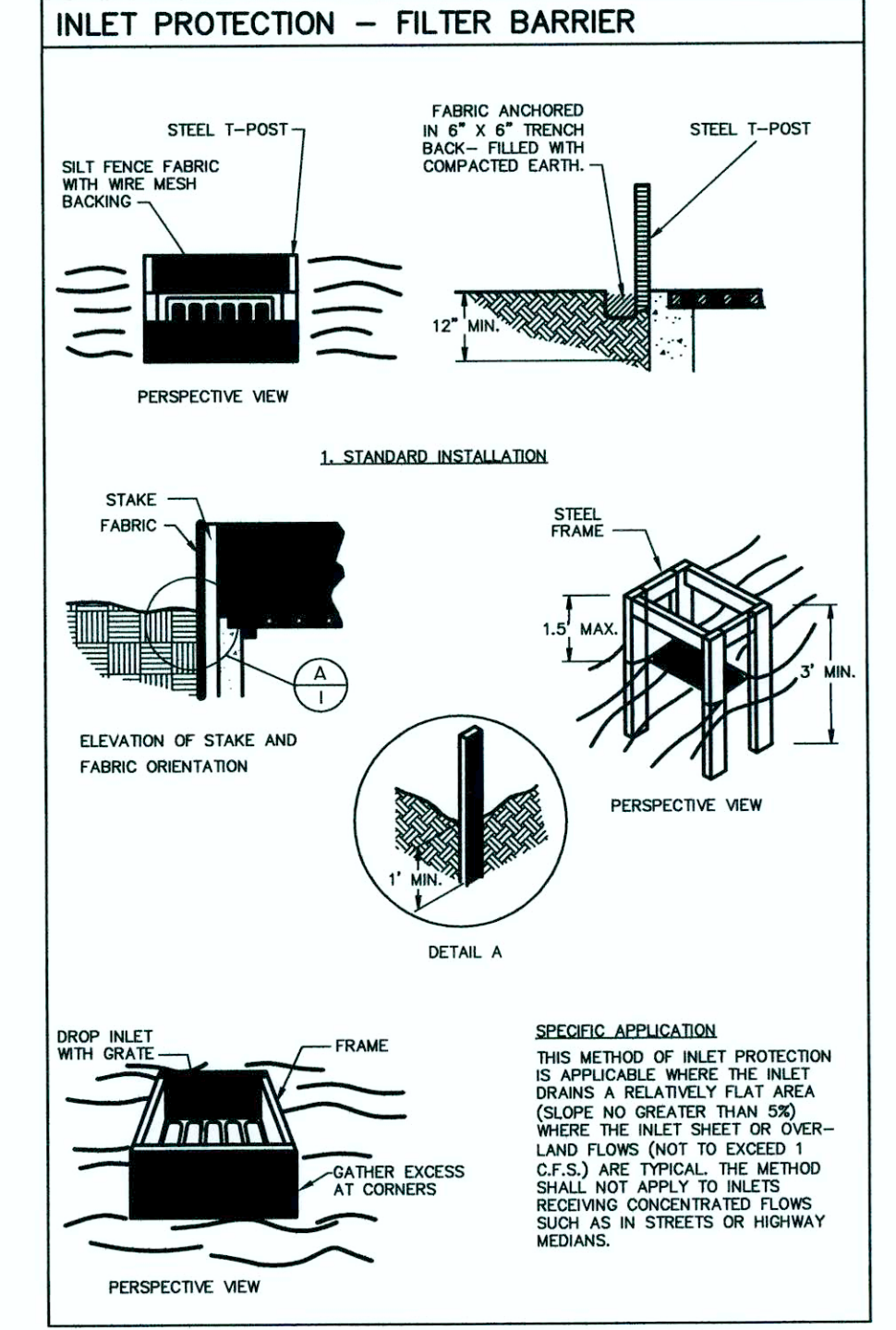
INLET PROTECTION IS ONLY VALUABLE AT LOW POINT INLETS. INLETS THAT ARE ON A SLOPE CANNOT BE EFFECTIVELY PROTECTED BECAUSE STORM WATER WILL BYPASS THE INLET AND CONTINUE DOWNSTREAM, CAUSING AN OVERLOAD CONDITION AT INLETS DOWNSTREAM.

MAINTENANCE REQUIREMENTS
INLET PROTECTION SHOULD BE INSPECTED REGULARLY (AT LEAST AS OFTEN AS REQUIRED BY THE TPDS CONSTRUCTION GENERAL PERMIT, APPENDIX A). 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 INLET PROTECTION DEVICE. IF A PUMP IS USED, SEDIMENT SHOULD BE REMOVED WHEN THE VOLUME OF THE BASIN IS REDUCED BY 50%.

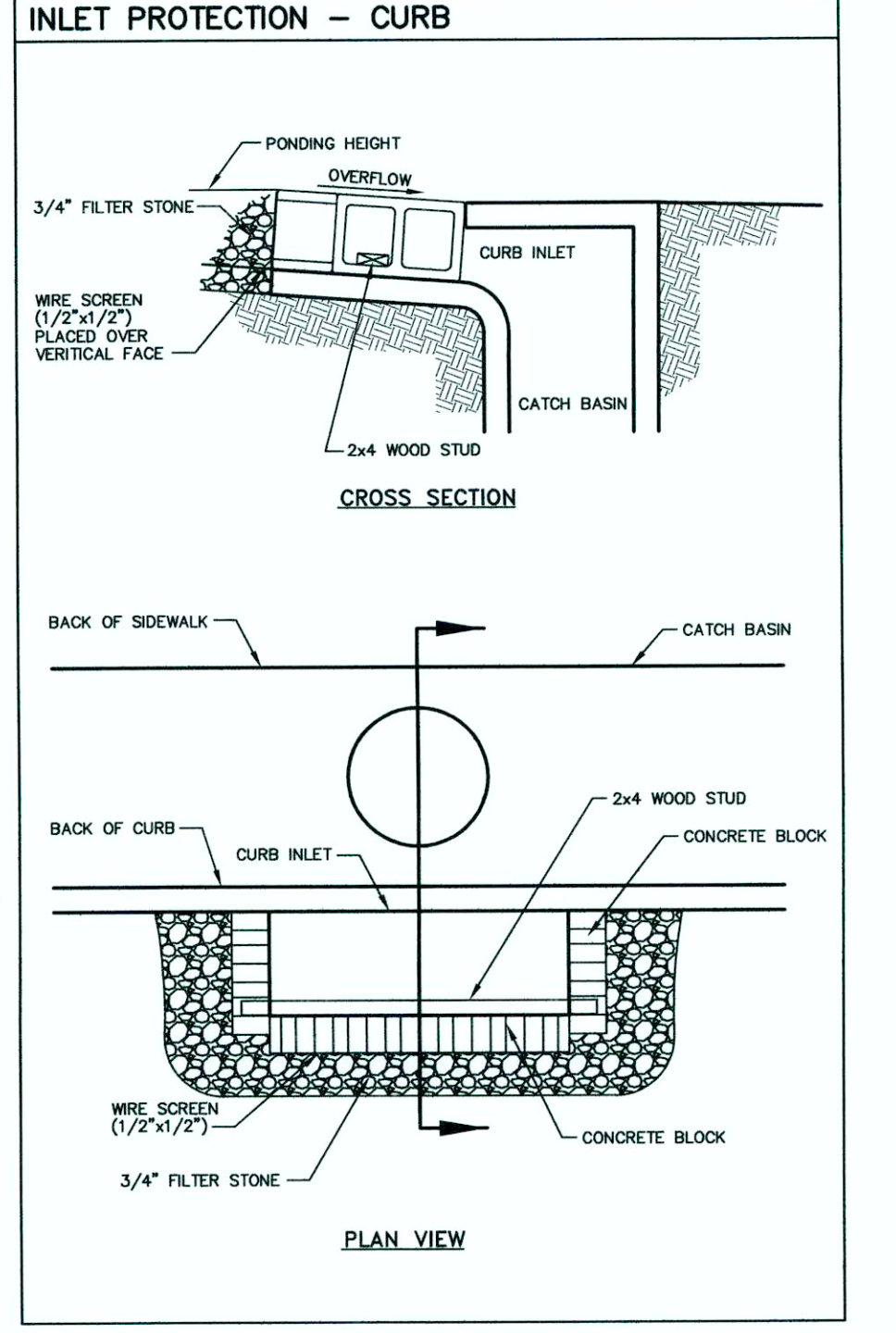
SPECIFICATION
SPEIFICATIONS FOR CONSTRUCTION OF THIS ITEM MAY BE FOUND IN THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION-NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, SECTION 201.15 INLET PROTECTION.



DESIGN CRITERIA
● SPECIAL CAUTION MUST BE EXERCISED WHEN INSTALLING INLET PROTECTION ON PUBLICLY TRAVELED STREETS OR IN DEVELOPED AREAS. ENSURE THAT INLET PROTECTION IS PROPERLY DESIGNED, INSTALLED AND MAINTAINED TO AVOID FLOODING OF THE ROADWAY OR ADJACENT PROPERTIES AND STRUCTURES.
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● MAXIMUM DEPTH OF FLOW SHALL BE EIGHT (8) INCHES OR LESS.



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● CONCRETE BLOCKS SHALL BE STANDARD 8" X 8" X 16" CONCRETE MASONRY UNITS
● MAXIMUM DEPTH OF FLOW SHALL BE EIGHT (8) INCHES OR LESS.

DESCRIPTION DUST CONTROL INCLUDES THOSE MEASURES NECESSARY TO PREVENT WIND TRANSPORT OF DUST FROM DISTURBED SOIL SURFACES ONTO ROADWAYS, DRAINAGE WAYS, AND SURFACE WATERS.
PRIMARY USE DUST CONTROL IS APPLIED IN AREAS (INCLUDING ROADWAYS) SUBJECT TO SURFACE AND AIR MOVEMENT TO DUST WHERE ON-SITE AND OFF-SITE IMPACTS TO ROADWAYS, DRAINAGE WAYS, OR SURFACE WATERS ARE LIKELY.
DESIGN CRITERIA ● VEGETATE OR MULCH AREAS THAT WILL NOT RECEIVE VEHICLE TRAFFIC. IN AREAS WHERE PLANTING, MULCHING, OR PAVING IS IMPRACTICAL, APPLY GRAVEL OR LANDSCAPING ROCK. ● LIMIT DUST GENERATION BY CLEARING ONLY THOSE AREAS WHERE IMMEDIATE ACTIVITY WILL TAKE PLACE, LEAVING THE REMAINING AREAS IN THE ORIGINAL CONDITION, IF STABLE. MAINTAIN THE ORIGINAL COVER AS LONG AS PRACTICABLE. ● CONSTRUCT NATURAL OR ARTIFICIAL WINDBREAKS OR WINDSCREENS. THESE MAY BE DESIGNED AS ENCLOSURES FOR SMALL DUST SOURCES. ● SPRINKLE THE SITE WITH WATER UNTIL DAMPENED SUFFICIENTLY TO PREVENT DUST. AND REPEAT AS NEEDED. DO NOT APPLY WATER IN QUANTITIES TO CAUSE RUNOFF. ● IRRIGATION WATER CAN BE USED FOR DUST CONTROL. IRRIGATION SYSTEMS SHOULD BE INSTALLED AS A FIRST STEP ON SITES WHERE DUST CONTROL IS A CONCERN.
SPECIFICATIONS NO SPECIFICATION FOR CONSTRUCTION OF THIS ITEM IS CURRENTLY AVAILABLE IN THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS.
APPLICATIONS PERMETER 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 COST ● MAINTENANCE ● TRAINING ○ SUITABILITY FOR SLOPES > 5%
LEGEND ● SIGNIFICANT IMPACT ● MEDIUM IMPACT ○ LOW IMPACT ? UNKNOWN OR QUESTIONABLE IMPACT
E-8

DESIGN	CCA	CCA	02/22/16	N.T.S.	ASC	112-009 DETAILS	C10.2
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THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DANIEL B. STEWART, P.E. 107767 ON 04-06-16

RECORD DRAWING DATE 06-26-17

DANIEL B. STEWART 107767 LICENSED PROFESSIONAL ENGINEER

LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

GENERAL LAWN NOTES

- Fine grade areas to achieve final contours indicated on civil plans.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
- All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
- All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation.
- Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

SOLID SOD NOTES

- Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
- Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top stress joints by hand with topsoil to fill voids.
- Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
- Water sod thoroughly as sod operation progresses.
- Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
- If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

PLANT LIST

TREES					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
10	BC	Bald Cypress	<i>Taxodium distichum</i>	4" cal.	container grown, 15' ht. 5' spread min.
6	CE	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	container grown, 15' ht. 5' spread min.
13	LO	Live Oak	<i>Quercus virginiana</i>	4" cal.	container grown, 15' ht. 5' spread min.
4	TY	Tree Yaupon Holly	<i>Ilex vomitoria</i>	6' ht.	B&B, 3 cane, tree form, no cross carring
9	CM1	Crape Myrtle 'Catawba'	<i>Lagerstroemia indica 'Catawba'</i>	6' ht.	container grown, 3-5 cane, no cross carring
12	CM2	Crape Myrtle 'Hop'	<i>Lagerstroemia indica 'Hop'</i>	5' ht.	container grown, 3-5 cane, no cross carring

SHRUBS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
113	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burfordii nana'</i>	5 gal.	container, full plant, 36" o.c.
56	IH	Indian Hawthorne 'Clara'	<i>Raphiolepis i. indica 'Clara'</i>	5 gal.	container, full plant, 24" o.c.
24	KNR	Double Knockout Rose	<i>Rosa sp. 'Double Knockout'</i>	5 gal.	container, full plant, 36" o.c.
56	DYH	Dwarf Yaupon Holly 'Sticks'	<i>Ilex vomitoria nana 'Sticks'</i>	5 gal.	container, full plant, 24" o.c.
8	SKY	Skyrocket Juniper	<i>Juniperus sp. 'skyrocket'</i>	5' ht.	container, full to base
16	NRS	Nellie R. Stevens Holly	<i>Ilex sp. 'Nellie R. Stevens'</i>	10 gal.	container, full to base

GROUNDCOVERS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
1995	WC	Wintercreeper	<i>Euonymus fortunei coloratus</i>	4" pots	container, (3) 12" runners min. 12" o.c.
182	LG	Giant Liriope	<i>Liriope gigantea</i>	4" pots	container, full top of container, 12" o.c.
200	SC	Common Bermudagrass	<i>Cynodon dactylon</i>	roll sod	solid sod, refer to notes
		Seasonal Color			container, full plant, 12" o.c.

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE TABULATIONS

SITE REQUIREMENTS (site area 158,645 s.f.)
Requirements: 15% site area to be landscaped

Required	Provided
23,796.75 s.f. (15%)	24,236 s.f. (15.2%)

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be located in front yard

Required	Provided
11,898.37 s.f. (50%)	12,274 s.f.

STREET REQUIREMENTS: IH 30 OVERLAY
Requirements: (3) canopy tree 4" cal. and (4) accent trees, 4" ht. per 100 l.f. of frontage

IH 30 FRONTAGE (407.65 l.f.)

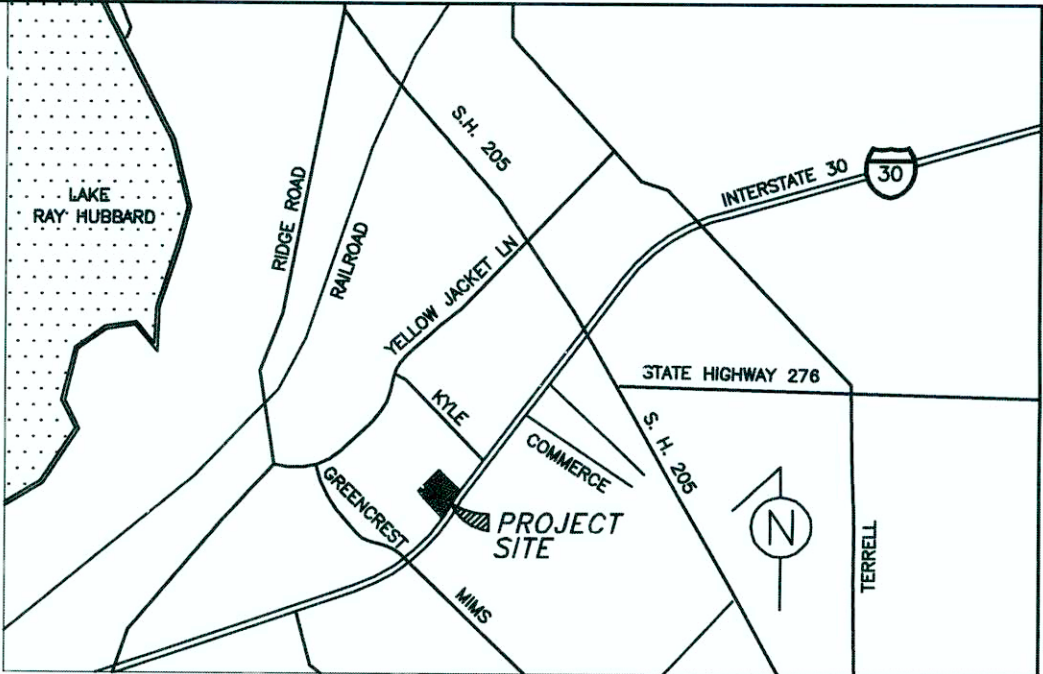
Required	Provided
(12) trees, 4" cal.	(12) trees, 4" cal.
(16) trees, 4" ht.	(16) trees, 6' ht.

PARKING LOT (182 spaces: 61,000 s.f.)
Requirements: 5% of total parking lot area and (1) tree, 4" cal. per 100 REQUIRED parking spaces (162 REQUIRED)

Required	Provided
(16) trees, 3" cal.	(16) trees, 4" cal.
3,050 s.f. (5%)	6,748 s.f. 11.0%

ALL TREES TO BE LOCATED 5' FROM WATER, SEWER AND STORM SEWER LINES

ALL TREES AND SHRUBS TO BE SETBACK 4' FROM ALL HEAD-IN PARKING



VICINITY MAP
NOT-TO-SCALE

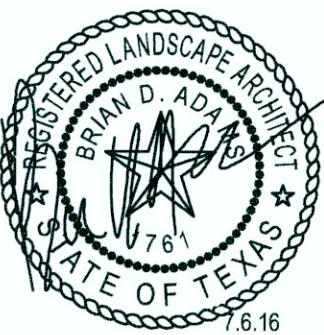
SITE DATA

LOT AREA:	3.64 ACRES (158,645 SF)
ZONING:	C-COMMERCIAL W/ I.H. 30 OVERLAY
CURRENT USE:	UNDEVELOPED
PROPOSED USE:	GENERAL RETAIL
BUILDING AREA:	40,590 SQ. FT.
PARKING REQUIRED:	163 SPACES (6 HC)
PARKING PROVIDED:	182 SPACES (6 HC)
PARKING RATIO:	(1/224) (4.4/1,000)

RECORD DRAWING
DATE 06-26-17

01 LANDSCAPE PLAN


SCALE: 1" = 30'-0"



OWNER/DEVELOPER
SEAMAN DEVELOPMENT CORPORATION
400 PERIMETER CENTER TERRACE, SUITE 200
ATLANTA, GEORGIA 30334
(678) 338-4566
CONTACT: JEFF FINKEL

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0583
Fax 214.871.0546
Email smr@smr-la.com

SP2016-0

3.	7.6.16	OWNER COMMENTS				
2.	3.14.16	CITY COMMENTS				
1.	2.1.16	CITY COMMENTS				
REV.	DATE	REMARKS				
LANDSCAPE PLAN						
ROOMS TO GO						
N.E.Q. I.H. 30 & GREENCREST BOULEVARD						
THE CITY OF ROCKWALL, TEXAS						
		CATES-CLARK		14800 Quorum Drive, Suite 200 Dallas, Texas 75254 872-585-2272 18PE F-3751		
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BDA	BDA	01/15/16	1"=30'	ASC	112-009 SITE	L1.1

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planning (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition: by American National Standards Institute, Inc. (Z60.1) - plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen. Grades and Standards
- D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- C. Product Data: Submit complete product data and specifications on all other specified materials.
- D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 2. All planting areas shall receive a two (2") inch layer of specified mulch.
 3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
 1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
 2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4 x 8 batter board against the bed areas.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
 1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 2. Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
 1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including roots in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
 1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
 1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallisgrass or Nutgrass shall be rejected.
 2. Physical properties as follows:
 - Clay - between 7-27 percent
 - Silt - between 15-25 percent
 - Sand - less than 52 percent
 3. Organic matter shall be 3%-10% of total dry weight.
 4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladeview, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

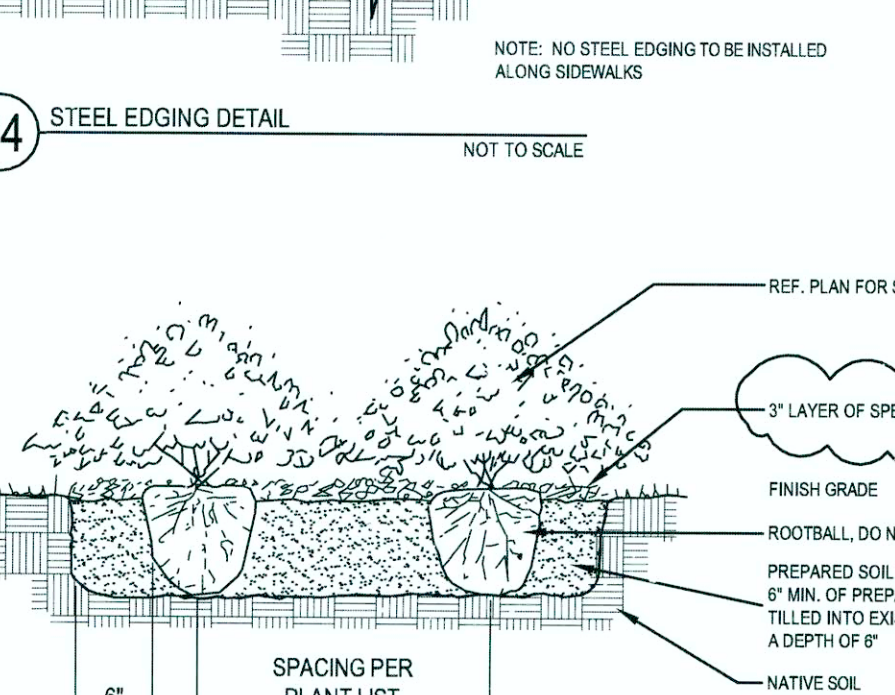
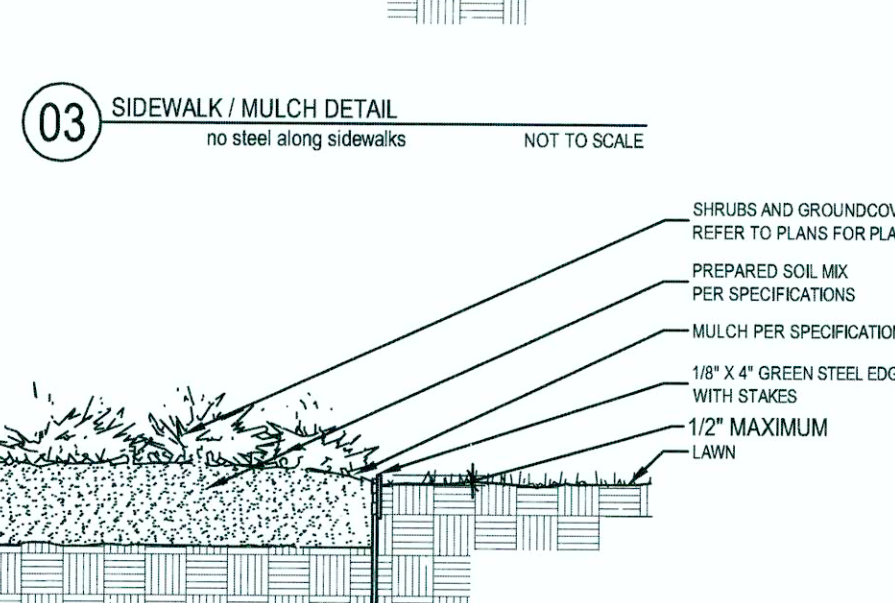
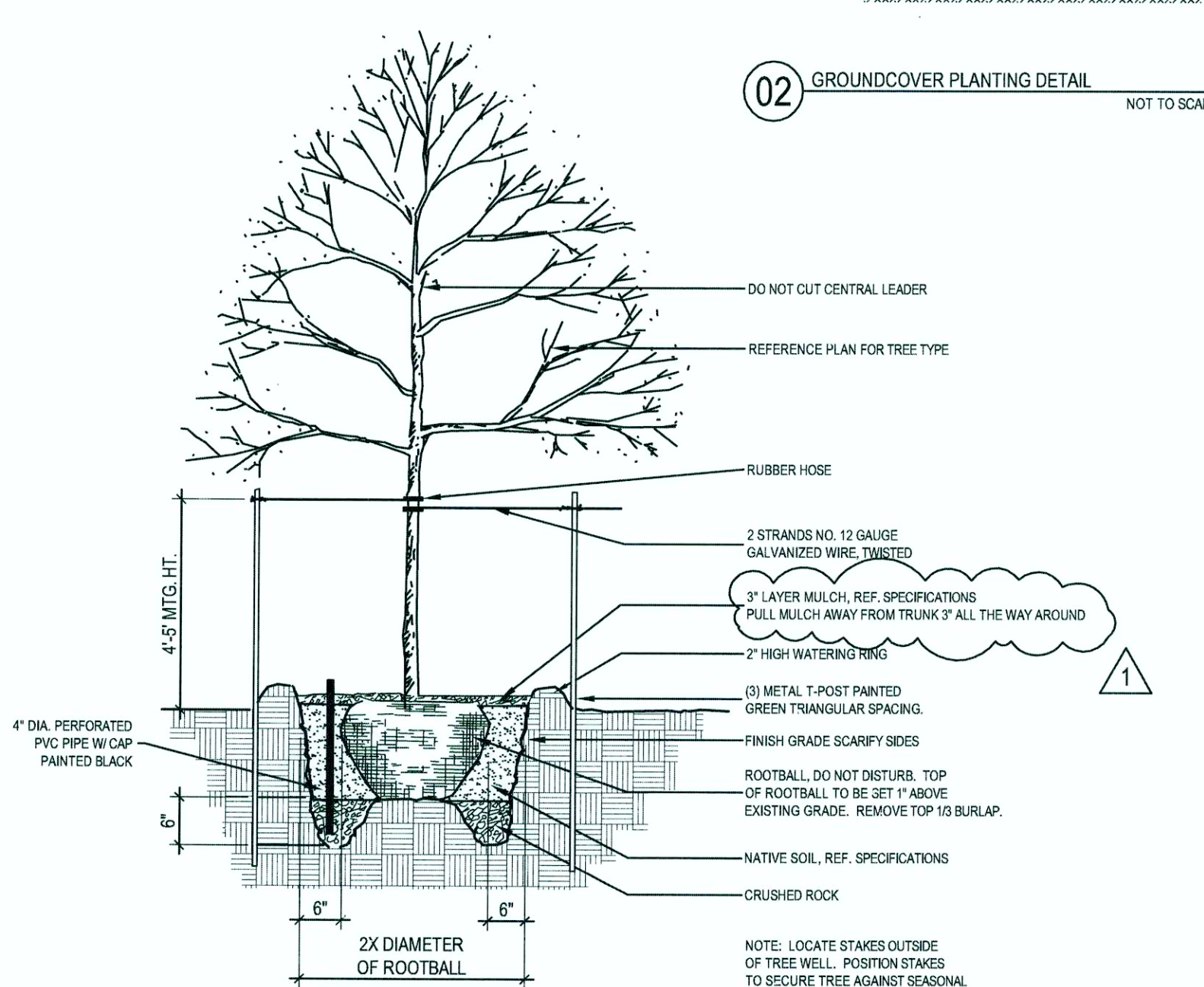
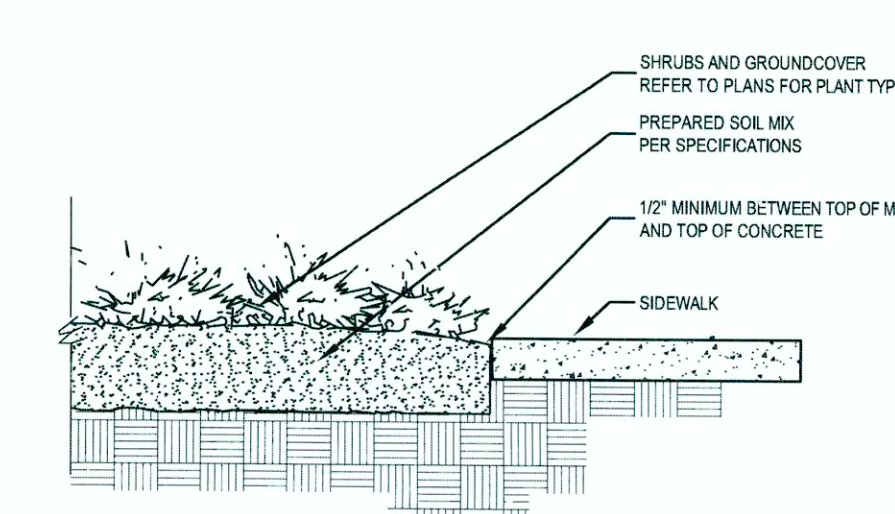
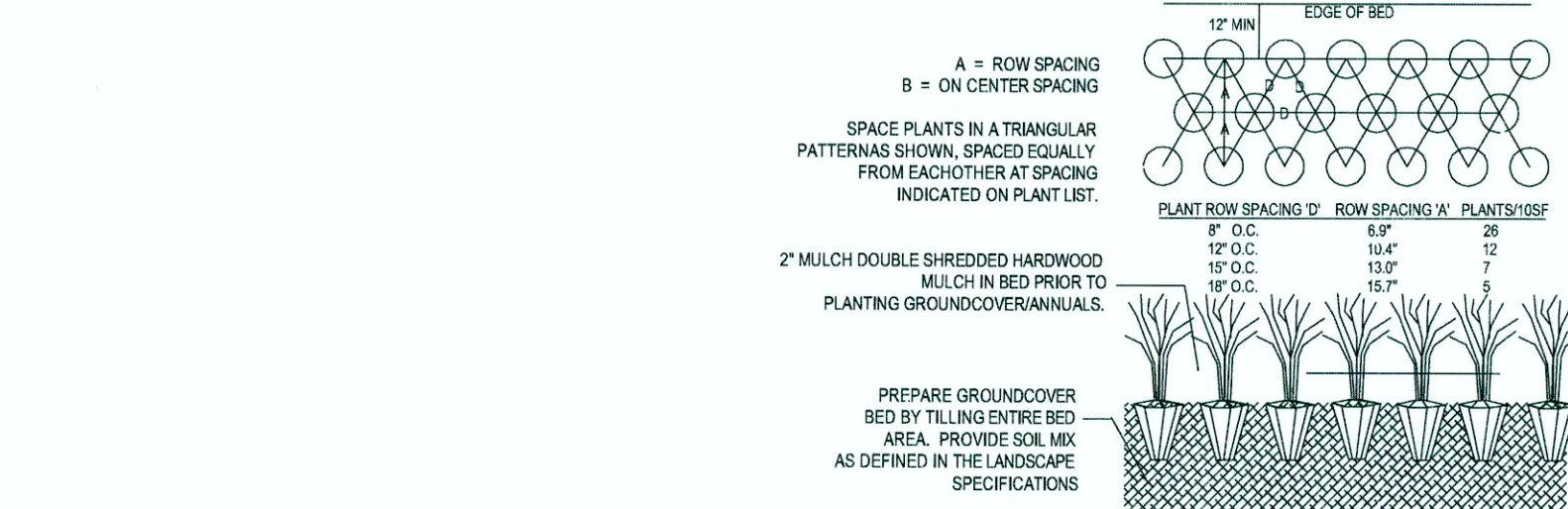
PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
- D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Measured six (6") inches above ball. Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- B. Staking Material for Shade Trees:
 1. Post: Studded T-Post, #1 Armo with anchor plate, 6'-0" length; paint green.
 2. Wire: 12 gauge, single strand, galvanized wire.
 3. Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.



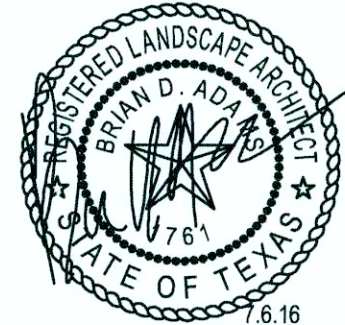
3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

END OF SECTION


RECORD DRAWING
DATE 06-26-17

OWNER/DEVELOPER
SEAMAN DEVELOPMENT CORPORATION
400 PERIMETER CENTER TERRACE, SUITE 800
ATLANTA, GEORGIA 30346
(678) 338-4566
CONTACT: JEFF FINKEL



smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0363
Fax 214.871.0545
Email smr@smr-la.com

SP2016-0






1.	7.6.16	OWNER COMMENTS				
REV.	DATE	REMARKS				
LANDSCAPE SPECIFICATIONS						
ROOMS TO GO						
N.E.Q. I.H. 30 & GREENCREST BOULEVARD						
THE CITY OF ROCKWALL, TEXAS						
 14800 Quorum Drive, Suite 200 Dallas, Texas 75254 877.585.2272 TBPE F-3751						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BDA	BDA	01/15/16	NONE	ASC	112-009 SITE	L1.2

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ELECTRICAL CONTRACTOR SHALL DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

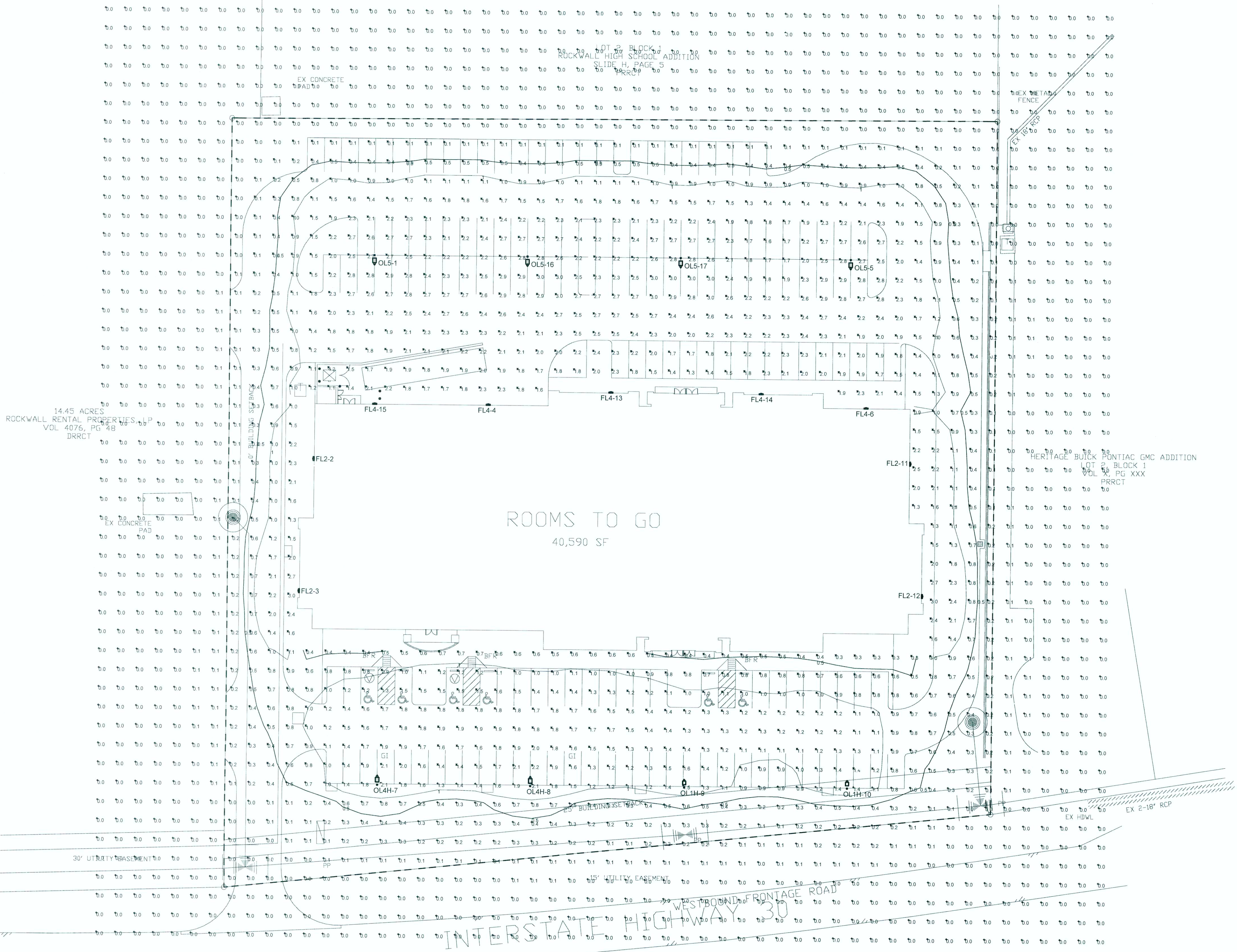
NOTES

1. SITE PHOTOMETRICS PERFORMED WITHOUT CONTRIBUTION OF EXISTING ADJACENT PARKING LOT LIGHTS.
2. REFER TO LUMINAIRE LOCATIONS FOR MOUNTING HEIGHT (MH).
3. ILLUMINATION CALCULATIONS PERFORMED ON A MAINTAINED BASIS WITH LLF=0.91 FOR LED LUMINAIRES AT FINISHED GRADE.
4. ALL LUMINAIRES USED FOR SITE LIGHTING SHALL BE FULL CUTOFF.
5. ALL LUMINAIRES SHOWN IN SCHEDULE ARE "LITHONIA". EQUAL FULL CUT OFF LUMINAIRES WITH SAME TYPE OF DISTRIBUTION, EFFICACY AND LIGHT SOURCE WILL BE CONSIDERED FOR APPROVAL.
6. ANY DEVIATION FROM THE LUMINAIRES SHOWN WILL REQUIRE A PHOTOMETRICS PLAN TO ENSURE THE LUMINAIRES MEET EXTERIOR LIGHTING REQUIREMENTS.
7. SITE LIGHTING POLES SHALL PRE-CAST CONCRETE POLES AS SHOWN.
8. ALL LUMINAIRES SHALL BE CONTROLLED BY PHOTOCELL ON, ASTRONOMICAL TIME CLOCK OFF, EXCEPT SECURITY LIGHTS CONTROLLED PHOTOCELL ON, PHOTOCELL OFF.
9. ALL POLE MOUNT LUMINAIRES SHALL BE DARK BRONZE IN COLOR. WALL MOUNT LUMINAIRES SHALL BE WHITE IN COLOR.

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	OL1H	2	DSX1 LED 30C 1000 40K TFFM MVOLT HS	DSX1 LED with 30 LEDs @ 1000 mA, 4000K, TYPE FORWARD THROW MEDIUM OPTICS WITH HOUSE-SIDE SHIELD	LED	DSX1_LED_30 C_1000_40K_T FTM_MVOLT_ HS_ie.j	9047	0.91	105
	OL4H	2	DSX1 LED 60C 700 40K TFFM MVOLT HS	DSX1 LED with 60 LEDs @ 700 mA, 4000K, TYPE FORWARD THROW MEDIUM OPTICS WITH HOUSE-SIDE SHIELD	LED	DSX1_LED_60 C_700_40K_TF TM_MVOLT_H S_ie.j	12867	0.91	131
	OL5	4	DSX1 LED 60C 700 700 40K T2S MVOLT	DSX1 LED with 60 LEDs @ 700 mA, 4000K, TYPE S SHORT OPTICS	LED	DSX1_LED_60 C_700_40K_TS S_MVOLT_ie.j	17021	0.91	131
	FL2	4	DSXW1 LED 20C 1000 40K T4M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES TYPE T2S OPTIC, 4000K, @ 700mA	LED	DSXW1_LED_ 20C_1000_40K_ T2S_MVOLT_ie s	4776	0.91	45.7
	FL4	5	DSXW1 LED 20C 1000 40K T4M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES. TYPE T4M OPTIC, 4000K, @ 1000mA	LED	DSXW1_LED_ 20C_1000_40K_ _T4M_MVOLT_ ie.j	7420	0.91	73.2

LUMINAIRE LOCATIONS				
No.	Label	MH	Orientation	Tilt
1	OL5	30.0	180.0	0.0
2	FL2	18.0	-90.0	0.0
3	FL2	16.0	-90.0	0.0
4	FL4	18.0	0.0	0.0
5	OL5	30.0	180.0	0.0
6	FL4	18.0	0.0	0.0
7	OL4H	30.0	0.0	0.0
8	OL4H	30.0	0.0	0.0
9	OL1H	30.0	0.0	0.0
10	OL1H	30.0	0.0	0.0
11	FL2	18.0	90.0	0.0
12	FL2	16.0	90.0	0.0
13	FL4	18.0	0.0	0.0
14	FL4	18.0	0.0	0.0
15	FL4	18.0	0.0	0.0
16	OL5	30.0	180.0	0.0
17	OL5	30.0	180.0	0.0

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Area	+	0.6 fc	3.0 fc	0.0 fc	N / A	N / A
RTG Parking	X	1.4 fc	3.0 fc	0.1 fc	30.0:1	14.0:1



NOTE: REFER TO SHEET ES1 FOR MORE INFORMATION

RECORD DRAWING
DATE 06-26-17



REVISIONS:	
NO. #	DATE
ISSUED:	02/01/16
OWNER:	
PERMIT:	
BID:	
CASCO	02/25/16
CODE COMMENTS:	

ROOMS TO GO
INTERSTATE HIGHWAY 30
ROCKWALL, TX

PROFESSIONAL OF RECORD
PHONE: 314-821-1100

SITE LIGHTING
PHOTOMETRIC

DRAWN BY
zt
CHECKED BY
zt
PROJECT NUMBER
915536

SHEET NUMBER
ES2