PAVING, GRADING, DRAINAGE & UTILITIES

FOR

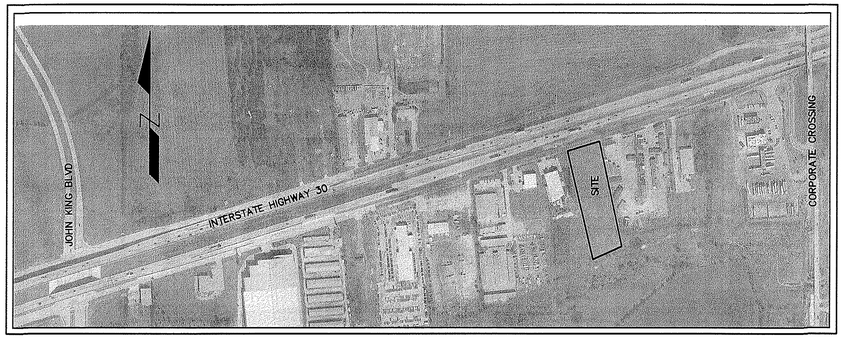
CAVENDER'S

LOT 1, BLOCK 1 CAVENDER'S ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

560-11 CAVENDER'S ROCKWALL, TEXAS

TAG

THOMPSON ARCHITECTURAL GROUP
P.O. Box 8113 / Tyler, Texas 75711
(903) 871-0200 / (903)539-4067



LOCATION MAP
N.T.S.

TEXAS ONE CALL SYSTEM
1-800-245-4545
STOP - CALL BEFORE YOU DIG!

SHEET INDEX

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE THE IMPROVEMENTS SHOWN ON THIS PLAN WERE COMPLETED IN GENERAL CONFORMANCE WITH THE DESIGN PLANS. THIS DETERMINATION WAS MADE BASED ON POST-CONSTRUCTION SURVEY DATA AND INFORMATION PROVIDED BY THE CONTRACTOR

SIGNED DATE 11/20/15

VASQUEZ ENGINEERING, LLC
TEXAS REG. F-12266

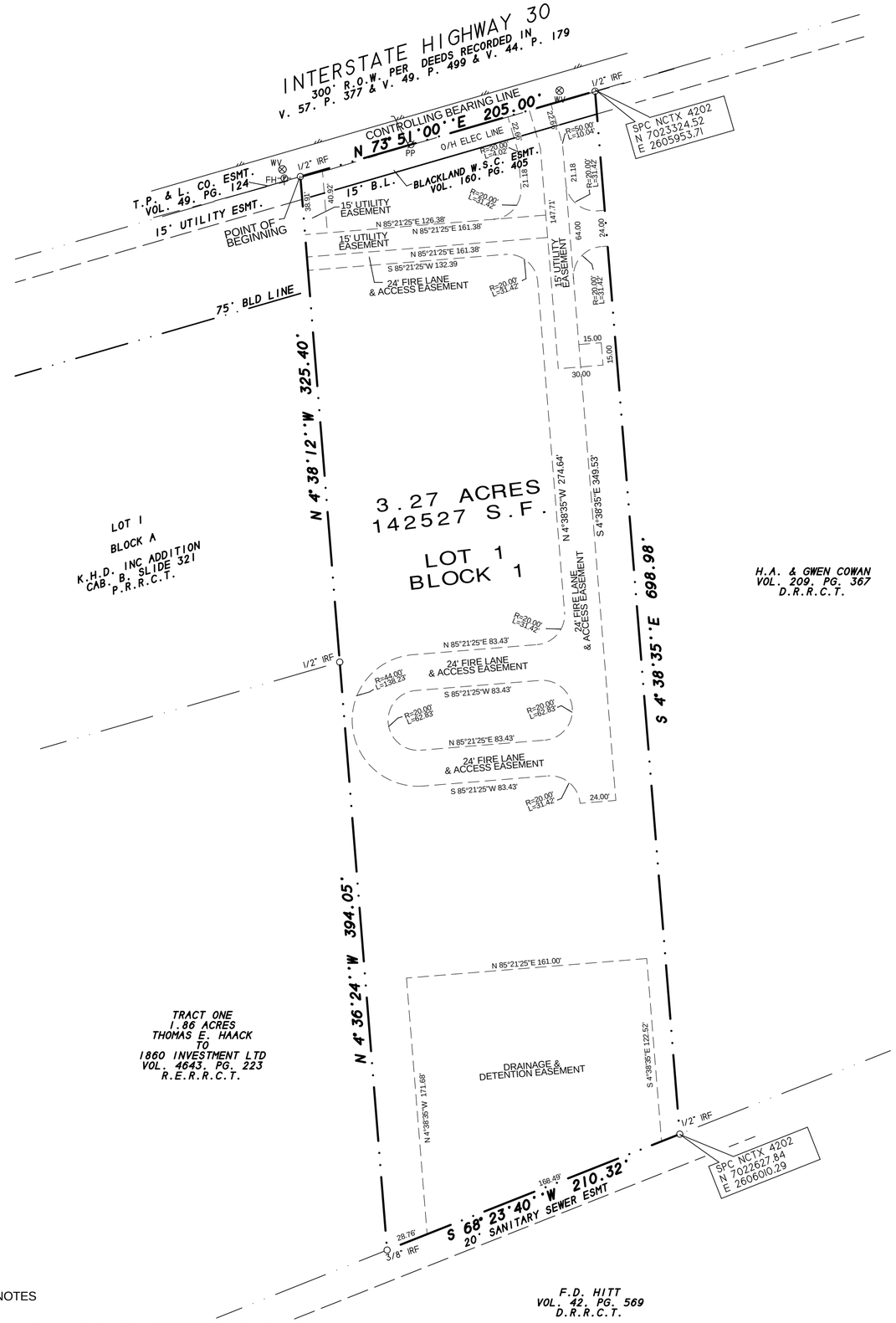
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 85852, ON 09/29/2014

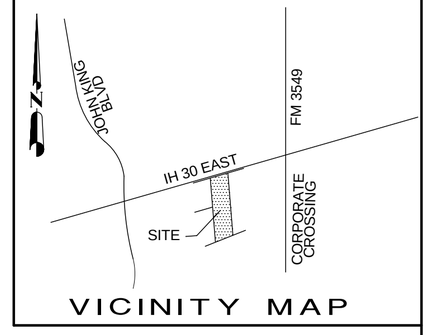
STATE OF TEXAS
JUAN J. VASQUEZ
85852
LICENSED
PROFESSIONAL ENGINEER

SUBMITTALS

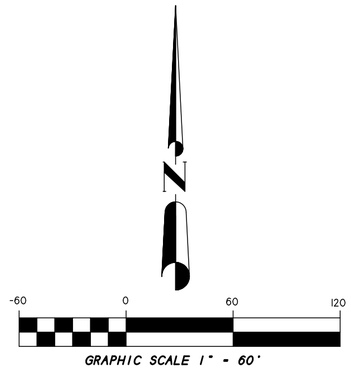
NO	DATE	COMMENTS
1	10/06/2014	FIRST CITY SUBMITTAL
2	10/27/2014	SECOND CITY SUBMITTAL
3	10/30/2014	THIRD CITY SUBMITTAL

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration #F-12266





VICINITY MAP



GRAPHIC SCALE 1" = 60'

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0045 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

FINAL PLAT

CAVENDER'S ADDITION
LOT 1, BLOCK 1

3.27 ACRES OR 142,527 S.F.
(1 LOT)
JOHN LOCKHART SURVEY, A-134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
CAVENDER INVESTMENT PROPERTIES E LTD
7820 SOUTH BROADWAY
TYLER, TX 75703

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES	A/C AIR COND. UNIT	PROPANE TANK	

SURVEY DATE JUNE 26, 2014.
SCALE 1" = 60' FILE # 992500-PP
CLIENT CIPE,LTD GF # 14-178632-RW

H.D. Fetty Land Surveyor, LLC
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE P2014-039

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE
(Public Dedication)

WHEREAS, CAVENDER INVESTMENT PROPERTIES E LTD, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the JOHN LOCKHART SURVEY, ABSTRACT NO. 134, City of Rockwall, Rockwall County, Texas, and being all of a 3.268 acres tract of land as described as Tract II in a Warranty deed from Thomas E. Haack to 1860 Investments, LTD., dated May 31, 2006 and being recorded in Volume 4643, Page 223 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the Southeast right-of-way line of Interstate Highway 30, at the Northwest corner of said 3.268 acres tract, said point also being at the Northeast corner of Lot 1, Block A, of K.H.D, INC., an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 321, of the Plat Records of Rockwall County, Texas;

THENCE N. 73 deg. 51 min. 00 sec. E. along said right-of-way line, a distance of 205.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at Northwest corner of a tract of land as described in a Deed to H.A. & Gwen Cowan, as recorded in Volume 209, Page 367 of the Real Property Records of Rockwall County, Texas;

THENCE S. 04 deg. 38 min. 35 sec. E. along the West line of said Cowan tract, a distance of 698.98 feet to a 1/2" iron rod found for corner at the Southeast corner of said 3.268 acres tract and being in the Northwest line of a tract of land as described in a Deed to F.D. Hitt, as recorded in Volume 42, Page 569 of the Deed Records of Rockwall County, Texas;

THENCE S. 68 deg. 23 min. 40 sec. W. along the Northwest line of said Hitt tract, a distance of 210.32 feet to a 3/8" iron rod found for corner at the Southwest corner of said 3.268 acres tract;

THENCE N. 04 deg. 36 min. 24 sec. W. a distance of 394.05 feet to a 1/2" iron rod found for corner at the Southeast corner of said Lot 1;

THENCE N. 04 deg. 38 min. 12 sec. W. along the East line of said Lot 1, a distance of 325.40 feet to the POINT OF BEGINNING and containing 142,527 square feet or 3.27 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as CAVENDER'S ADDITION LOT 1, BLOCK 1, an Addition 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, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/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 p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

I 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, my successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exaction's made herein.

_____
for
CAVENDER INVESTMENT PROPERTIES E LTD

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of CAVENDER'S ADDITION LOT 1, BLOCK 1 an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

CAVENDER'S ADDITION
LOT 1, BLOCK 1

3.27 ACRES OR 142,527 S.F.
(1 LOT)
JOHN LOCKHART SURVEY, A-134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
CAVENDER INVESTMENT PROPERTIES E LTD
7820 SOUTH BROADWAY
TYLER, TX 75703

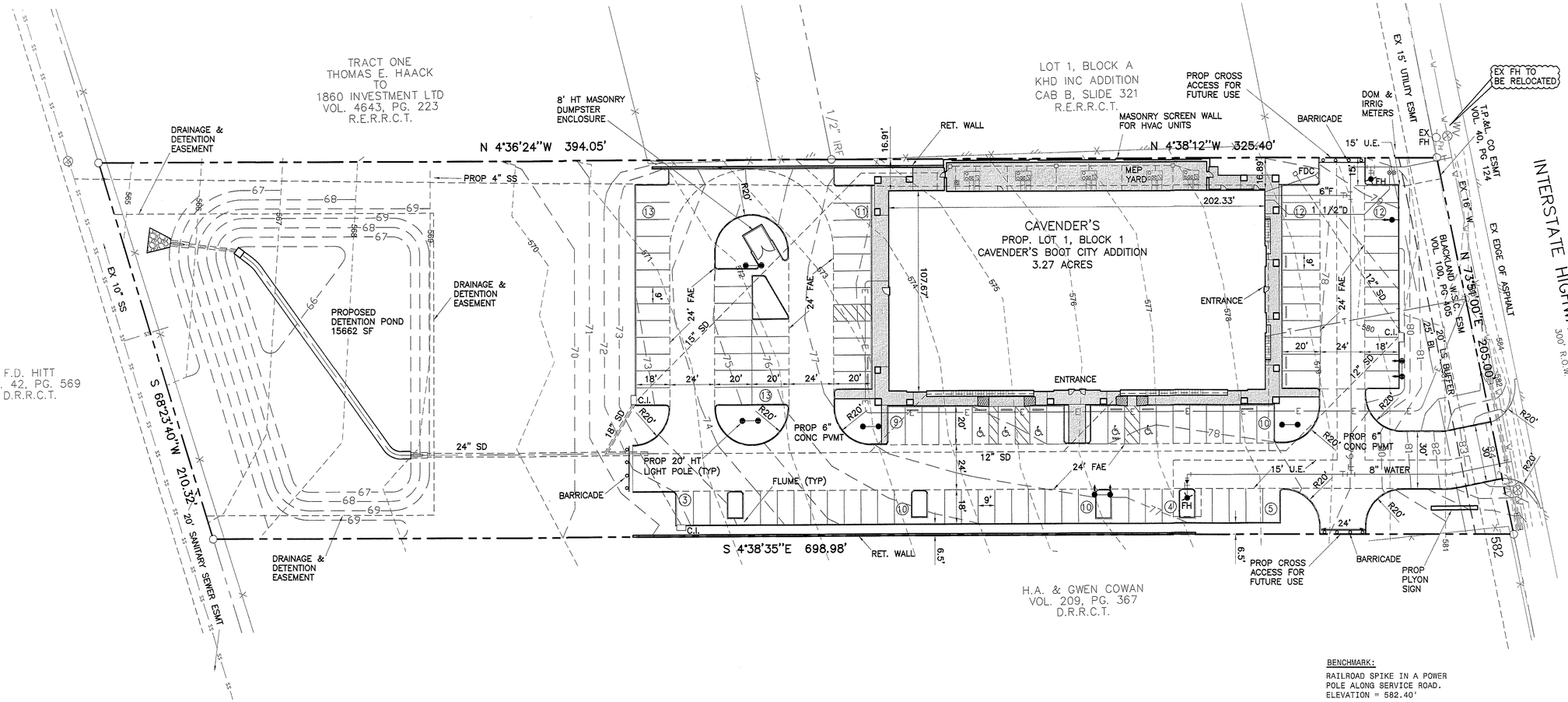
SYMBOL LEGEND

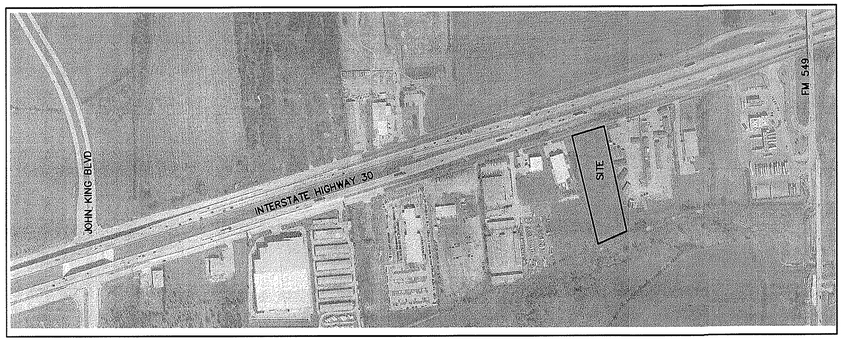
TV TELEVISION CABLE RISER	GAS GAS METER	PH TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND 1 CORNER
FENCE	EASEMENT LINE PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE JUNE 26, 2014.
SCALE 1" = 60' FILE # 992500-PP
CLIENT CIPE,LTD GF # 14-178632-RW

H.D. Fetty Land Surveyor, LLC
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE P2014-039





LOCATION MAP
N.T.S.

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND	EXISTING	PROPOSED
PROPERTY LINE		
PAVEMENT		
CONTOUR	579	68
WATER LINE	W	6"F
SAN. SEW. LINE	SS	6"SS
OVERHEAD ELECTRIC	OHE	6"SS
UNDERGROUND ELEC		E
TELEPHONE		T
WALK		
LIGHT POLE		
BARRIER FREE RAMP		

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE THE IMPROVEMENTS SHOWN ON THIS PLAN WERE COMPLETED IN GENERAL CONFORMANCE WITH THE DESIGN PLANS. THIS DETERMINATION WAS MADE BASED ON POST-CONSTRUCTION SURVEY DATA AND INFORMATION PROVIDED BY THE CONTRACTOR

SIGNED _____ DATE 11/20/15

VASQUEZ ENGINEERING, LLC
TEXAS REG. F-12266

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER/DEVELOPER:
CAVENDER INVESTMENT PROPERTIES E, LTD
2025 WSW LOOP 323
TYLER, TEXAS 75701
PHONE: 903-509-9509
CONTACT: JAMES R. THOMPSON, CFO

BENCHMARK:

RAILROAD SPIKE IN A POWER POLE ALONG SERVICE ROAD.
ELEVATION = 582.40'

NOTES:

1. EXISTING BOUNDARY BASED ON SURVEY PREPARED BY H.D. FETTY LAND SURVEYOR, LLC., DATED 8/11/2014.
2. REF LANDSCAPE PLAN FOR SITE LANDSCAPING.
3. REF LIGHTING PLAN FOR SITE LIGHTING.

SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	CAVENDER'S - BOOT CITY	
Zoning District	LI "LIGHT INDUSTRIAL" W/I-30 OVERLAY	
Proposed use	RETAIL STORE	
Site Area:	3.27 Acres 142,530 S.F.	
Building Area	21,341 S.F. (TOTAL)	
Building Height:	28' - 1 STORY	
Lot Coverage:	21,341/142,530 = 15.0%	
Floor Area Ratio:	21,341/142,530 = 1:15.0	
Parking Required:	1 SPC / 250 SF	= 86 SPACES
Parking Provided:	Regular	= 107 SPACES
	Handicap	= 5 SPACES
	Total	= 112 SPACES
Impervious Area:	75,787 / 142,530 SF = 53.2%	
Pervious Area:	66,743 / 142,530 SF = 46.8%	

SITE PLAN
CAVENDER'S BOOT CITY
LOT 1, BLOCK 1
CAVENDER'S BOOT CITY ADDITION
3.27 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 21, 2014
CASE #SP2014-21

TAG
THOMPSON ARCHITECTURAL GROUP
P.O. Box 8113 / Tyler, Texas 75711
(903) 871-0200 / (903)539-4067

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 85852, ON 09/29/2014.

VASQUEZ ENGINEERING L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

A New Facility for
Cavender's Boot City
I.H. 30
Rockwall, Texas

CAVENDER'S

SITE PLAN

Revision/Revision Date

Project Number	560-11
Date	10/21/14
Drawn By	J.J.V.
Checked By	J.J.V

SP1

NOTES

1. EXISTING TOPOGRAPHY BASED ON SURVEY PREPARED BY H.D. FETTY LAND SURVEYOR, LLC., DATE 8/11/2014
2. BUILDING IS PARALLEL AND PERPENDICULAR TO THE SOUTH PROPERTY LINE.
3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF BUILDING OR FACE OF CURB, UNLESS OTHERWISE NOTED.
4. ALL CURB RADII NOT CALLED OUT ARE 2' MEASURED AT FACE OF CURB.
5. SEE SHEET C2 FOR PAVING PLAN.
6. SEE SHEET C8 FOR GENERAL NOTES & PAVEMENT DETAILS.

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND
PROPERTY LINE
PAVEMENT
PKG COUNT (8)
SIDEWALK

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 83952, ON 09/29/2014.

TRACT ONE
THOMAS E. HAACK
TO
1860 INVESTMENT LTD
VOL. 4643, PG. 223
R.E.R.R.C.T.

LOT 1, BLOCK A
KHD INC ADDITION
CAB B, SLIDE 321
R.E.R.R.C.T.

N 4°36'24"W 394.05'

1/2" IRF

RET. WALL REF SHT C3

MAINT. YARD REF ARCH PLANS

SCREEN WALL REF ARCH PLANS

N 4°38'12"W 325.40'

92.41'

WM

INTERSTATE HIGHWAY 30 SERVICE ROAD (EAST BOUND)
300' R.O.W.

N 73°51'00"E 205.00'

OUTLET STRUCTURE REF SHT C6

5.95'

R18'

117.19'

117.19'

R8'

DETENTION POND FLUME REF SHT C3

4.87'

42.5'

S 68°23'40"W 210.32'

106.21'

F.D. HITT
VOL. 42, PG. 569
D.R.R.C.T.

5.03'

8.43'

9.43'

68.91'

15'

15'

23.48'

202.33'

107.67'

1 STORY
21,785 SF BLDG

20'

44'

R20'

3'FLUME

9'

24'

63'

108'

18'

72'

45'

36'

30'

29.39'

22'

20'

40'

29.48'

45'

25.06'

23.53'

27'

90'

63'

41.18'

45.03'

23.39'

19.87'

R50'

24.5'

18" typ

S 4°38'35"E 698.98'

RET. WALL REF SHT C3

3'FLUME

2'FLUME

6.5'

4.5'

H.A. & GWEN COWAN
VOL. 209, PG. 367
D.R.R.C.T.

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE THE IMPROVEMENTS SHOWN ON THIS PLAN WERE COMPLETED IN GENERAL CONFORMANCE WITH THE DESIGN PLANS. THIS DETERMINATION WAS MADE BASED ON POST-CONSTRUCTION SURVEY DATA AND INFORMATION PROVIDED BY THE CONTRACTOR

SIGNED 11/20/15 DATE

VASQUEZ ENGINEERING, LLC
TEXAS REG. F-12266

TEXAS ONE CALL SYSTEM 1-800-245-4545 STOP - CALL BEFORE YOU DIG!

TAG
THOMPSON ARCHITECTURAL GROUP
P.O. Box 815 / Trinity, Texas 75871
(903) 871-9200 / (903)539-4067

VASQUEZ ENGINEERING L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

A New Facility for
Cavender's Boot City
I.H. 30
Rockwall, Texas

CAVENDER'S

DIMENSIONAL CONTROL PLAN

Revision/Revision Date

Project Number	560-11
Date	10/21/14
Drawn By	J.J.V.
Checked By	J.J.V.

C1

PAVING NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING WATER AND SANITARY SEWER APPURTENANCES PER CITY STANDARDS.
2. CONTRACTOR SHALL REMOVE EXCESS SOILS AND DEBRIS FROM SITE AND DISPOSE OF IN A LEGAL MANNER OFF SITE.
3. SOIL SHALL BE IN A MOIST AND COMPACTED CONDITIONS PRIOR TO PLACEMENT OF THE CONCRETE. ALL FILL TO BE COMPACTED TO 95% STD PROCTOR USING A SHEEP'S FOOT ROLLER.
4. CONCRETE SHALL BE AS SHOWN ON THE PLANS. CONCRETE TO THE DEPTHS SHOWN ON THE PLANS. FLY ASH WILL NOT BE ALLOWED.
5. REINFORCING STEEL SHALL BE SUPPORTED BY PLASTIC CHAIRS IN A MANNER TO PROVIDE A UNIFORM MESH CLEARANCE PER THE PROJECT DETAILS IN THE PLANS OR REQUIRED BY THE CITY. CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS REQUIRED.
6. SURFACE FINISHING SHALL BE SKID RESISTANT AND A LIQUID CURING COMPOUND SHALL BE UNIFORMLY APPLIED ON THE CONCRETE IMMEDIATELY AFTER THE FINISHING OPERATION.
7. EXPANSION JOINTS OR ISOLATION JOINTS SHALL BE USED TO ISOLATE FIXED OBJECTS ABUTTING OR WITHIN THE PAVED AREAS. THEY SHOULD CONTAIN PREMOLDED JOINT FILLER FOR THE FULL DEPTH OF THE PAVEMENT AND BE SEALED PRIOR TO ALLOWING TRAFFIC.
8. EXPANSION JOINTS SHALL BE PLACED AS SHOWN ON PLAN, SAWED JOINTS SHALL BE PLACED AT 15 FT MAX INTERVALS, AND CONSTRUCTION JOINTS SHALL BE LOCATED AT SAWED JOINTS OR EXPANSION JOINTS.
9. CONSTRUCT LONGITUDINAL BUTT JOINT WHERE EXISTING PAVEMENT MEETS PROPOSED PAVEMENT REFERENCE DETAIL IN PLANS.

NOTES:

1. EXISTING TOPOGRAPHY BASED ON SURVEY PREPARED BY H.D. FETTY LAND SURVEYOR, LLC., DATE 08/11/2014.
2. REF ARCH PLANS FOR EXACT BLDG. DIMENSIONS.
3. SEE SHEET C1 FOR DIMENSION CONTROL.
4. SEE SHEET C3 FOR SITE GRADING.
5. SEE SHEET C8 FOR PAVING DETAILS & GENERAL NOTES.
6. FOLLOW ALL CITY OF ROCKWALL STANDARDS AND NCTCOG 3RD EDITION STANDARDS.

TEXAS ONE CALL SYSTEM 1-800-245-4545 STOP - CALL BEFORE YOU DIG!

1. 24' FIRE LANE
2. END CURB
3. WHEEL STOP (REF DTL SHT C8)
4. DUMPSTER ENCLOSURE (REF ARCH PLANS)
5. PROP PYLON SIGN (REF ARCH PLANS)
6. RETAINING WALL (REF SHT C3)
7. BARRIER FREE RAMP (ON-SITE)
8. HANDICAP SIGN (REF DTL SHT C8)
9. GRATE INLET (SEE SHT C3)
10. 4" WIDE STRIPE (REF DTL SHT C8)
11. TRAFFIC BARRICADE
12. EXPANSION JOINT
13. 2' CONC FLUME (REF DTL SHT C8)
14. 3' CONC FLUME (REF DTL SHT C8)
15. PLANTER BED
16. DETENTION POND FLUME (REF DTL SHT C3)
17. OUTLET STRUCTURE (REF DTL SHT C6)
18. GROUTED ROCK RIP-RAP (REF SHT C3)
19. DRIVEWAY CULVERT (REF SHT C6)
20. CURB INLET (REF SHT C6)

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 Inch = 30 ft.

LEGEND
- PROP. 6" INTEGRAL CURB
- EXISTING CURB/PAVEMENT
- PROP 4" CONC SIDEWALK
- PROP 5" CONC PVMT (REF DTL SHT C8)
- PROP 6" CONC PVMT (REF DTL SHT C8)
- PROP 7" CONC PVMT (REF DTL SHT C8)
- LIGHT POLE

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 85852, ON 09/29/2014

TRACT ONE
THOMAS E. HAACK
TO
1860 INVESTMENT LTD
VOL. 4643, PG. 223
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LOT 1, BLOCK A
KHD INC ADDITION
CAB B, SLIDE 321
R.E.R.R.C.T.

1/2" IRF

F.D. HITT
VOL. 42, PG. 569
D.R.R.C.T.

SCREENWALL REF ARCH PLANS

REF SHT C8 FOR H.C. DTLS (TYP)

H.A. & GWEN COWAN
VOL. 209, PG. 367
D.R.R.C.T.

INTERSTATE HIGHWAY 30 SERVICE ROAD (EAST BOUND)
300' R.O.W.

SAWCUT CLEAN EDGE & MATCH EXISTING PAVEMENT PER TXDOT STDS. TXDOT PERMIT REQUIRED.

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE THE IMPROVEMENTS SHOWN ON THIS PLAN WERE COMPLETED IN GENERAL CONFORMANCE WITH THE DESIGN PLANS. THIS DETERMINATION WAS MADE BASED ON POST-CONSTRUCTION SURVEY DATA AND INFORMATION PROVIDED BY THE CONTRACTOR

SIGNED _____ DATE 11/21/16

VASQUEZ ENGINEERING, LLC
TEXAS REG. F-12266

TAG
THOMPSON ARCHITECTURAL GROUP
P.O. Box 8113 / Tyler, Texas 75711
(903) 871-0200 / (903)539-4067

VASQUEZ ENGINEERING L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

A New Facility for
Cavender's Boot City
I.H. 30
Rockwall, Texas

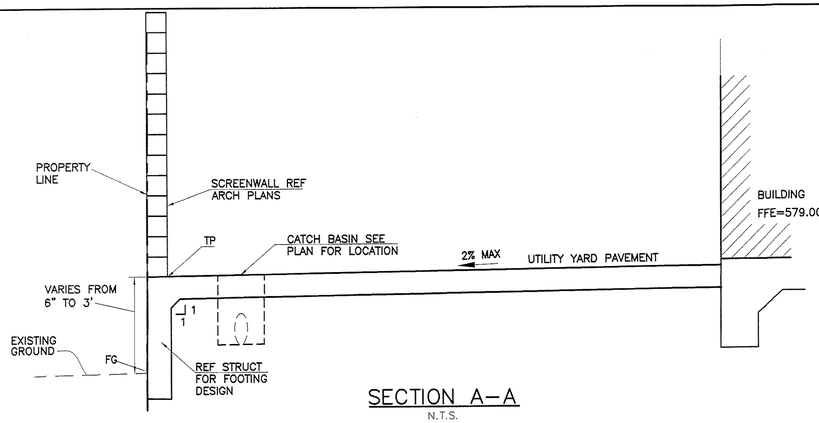
CAVENDER'S

PAVING PLAN

Revision/Revision Date

Project Number	560-11
Date	10/21/14
Drawn By	J.J.V.
Checked By	J.J.V

C2



SECTION A–A
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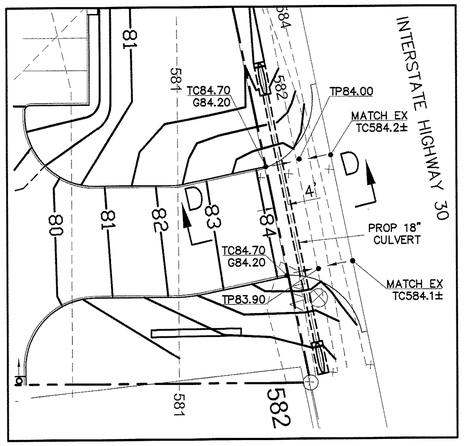


DRIVEWAY DETAIL
SCALE: 1"=20'

GRADING NOTES:

1. REFERENCE GENERAL NOTES ON THE PAVING PLAN FOR ADDITIONAL SPECIFICATIONS.
2. ALL CONSTRUCTION SHALL BE PER CITY STANDARDS FOR CONSTRUCTION AND NCTCOG 3RD EDITION STANDARDS.
3. AREAS TO RECEIVE PAVING SHALL BE STRIPPED TO A MINIMUM DEPTH AS RECOMMENDED IN THE GEOTECHNICAL REPORT REMOVE ALL VEGETATION, TOP SOIL, AND DEBRIS IF PRESENT. EXCESS MATERIALS AND DEBRIS SHALL BE DISPOSED OF OFF SITE IN A LEGAL MANNER. TOP SOIL SHALL BE STOCKPILED FOR USE IN FINAL GRADING.
4. CONTRACTOR SHALL ESTABLISH INTERIOR SWALES TO ROUTE RAINFALL THROUGH THE SITE. WATER MUST NOT BE ALLOWED TO POND IN TREE GRUB HOLES. THE SITE SHOULD BE GRADED SUCH THAT POSITIVE SURFACE DRAINAGE AWAY FROM THE WORK AREAS IS ESTABLISHED AND MAINTAINED AT ALL TIMES. WATER MUST NOT BE ALLOWED TO POND ON THE SURFACE DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL PROVIDE FOR SEDIMENT AND EROSION CONTROL AS REQUIRED BY THE CITY THROUGHOUT THE CONSTRUCTION OF THE PROJECT. THE FILTER FABRIC NETS WILL BE PLACED AT THE TOE OF SLOPE OR IN THE FLOW LINE OF DITCHES AND ALONG PERIMETER OF THE PROJECT. EROSION CONTROL SHALL BE USED UNTIL LANDSCAPING IS COMPLETE AND GROUND OVER IS ESTABLISHED.
6. ALL AREAS THAT WILL RECEIVE FILL SHALL BE PROOF-ROLLED TO IDENTIFY WEAK ZONES. ALL WEAK ZONES MUST BE REMOVED AND REPLACED PRIOR TO FILL PLACEMENT.
7. FILL MATERIALS SHOULD BE PLACED IN LOOSE LIFTS, NO GREATER THAN 8 INCHES THICK, AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. EACH LIFT SHOULD BE INSPECTED AND APPROVED BY A QUALIFIED ENGINEERING TECHNICIAN, SUPERVISED BY A GEOTECHNICAL ENGINEER BEFORE ANOTHER LIFT IS ADDED USING A SHEEP'S FOOT ROLLER.
8. TESTING IS REQUIRED, AND SHALL BE PERFORMED BY A LABORATORY APPROVED BY THE OWNER AND PAID FOR BY THE OWNER.
9. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC., MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF FINAL GRADING OR PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING THE CONSTRUCTION OF PAVING FOR THIS PROJECT.
10. DETENTION SYSTEM TO BE COMPLETE IN PLACE, FUNCTIONING AND HAVE SIDES AND BOTTOM EITHER SODDED OR HAVE ANCHORED CURLEX INSTALLED PRIOR TO ANY PAVING INCLUDING SLAB.

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

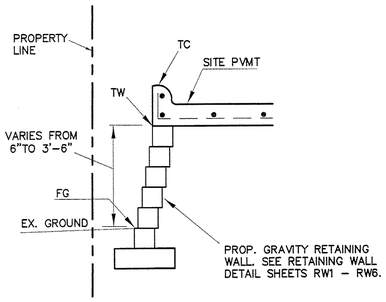
LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	PAVEMENT	
571	CONTOUR	76
	TOP OF PVMT ELEV	TP78.90
	TOP OF CURB ELEV GUTTER ELEV	TC77.50 G77.00
	FINISHED GRADE	FG77.00
	TOP OF GRATE	TG77.50
	RIDGE	
	SWALE	

BENCHMARK:
RAILROAD SPIKE IN A POWER POLE ALONG THE SERVICE ROAD.
ELEVATION = 582.40'

NOTES:
1. EXISTING TOPOGRAPHY BASED ON SURVEY PREPARED BY H.D. FETTY LAND SURVEYOR, DATED 08/11/2014.
2. SEE SHEET C4 FOR DRAINAGE AREA MAP.
4. SEE SHEET C5 FOR EROSION CONTROL PLAN.
5. SEE SHEET C6 FOR STORM SEWER DESIGN.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 83852, ON 09/29/2014



SECTION B–B
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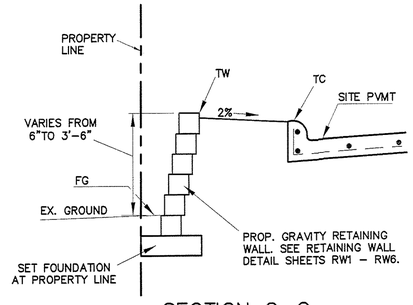

SECTION C–C
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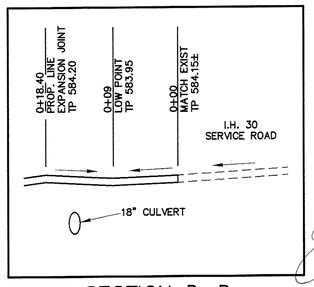


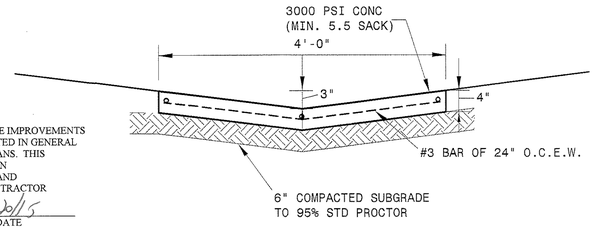
SECTION D–D
SCALE: H: 1"=10'; V: 1"=2'

RECORD DRAWING

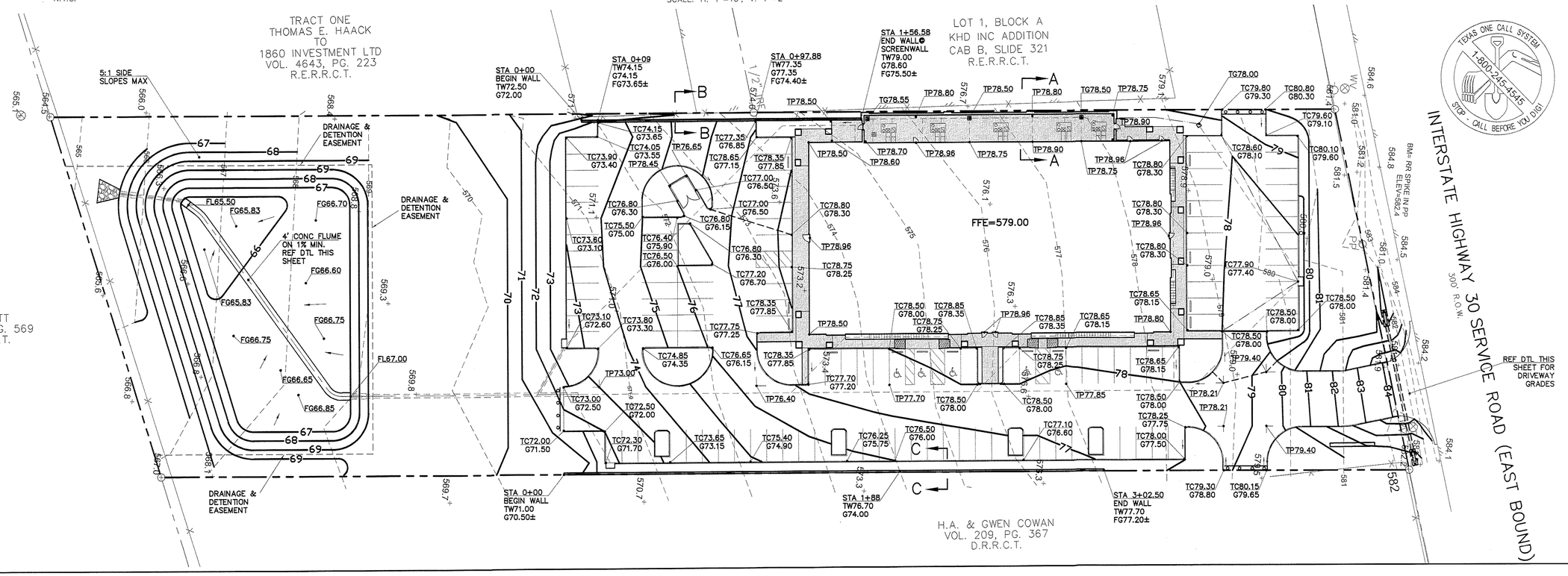
TO THE BEST OF OUR KNOWLEDGE THE IMPROVEMENTS SHOWN ON THIS PLAN WERE COMPLETED IN GENERAL CONFORMANCE WITH THE DESIGN PLANS. THIS DETERMINATION WAS MADE BASED ON POST-CONSTRUCTION SURVEY DATA AND INFORMATION PROVIDED BY THE CONTRACTOR

SIGNED 11/20/15 DATE

VASQUEZ ENGINEERING, LLC
TEXAS REG. F-12266



DETENTION POND CONCRETE FLUME DETAIL
N.T.S.



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GRADING PLAN

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Project Number	560-11
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C3

RATIONAL METHOD: (Q=CIA)

DRAINAGE CALCULATIONS - PROPOSED

AREA NAME	AREA (acres)	C	INLET TIME (min)	I100 (in/hr)	Q100 (cfs)	COMMENTS
1	0.02	0.90	10.00	9.8	0.18	TO GRATE INLET
2	0.34	0.90	10.00	9.8	3.00	TO CURB INLET
3	0.69	0.90	10.00	9.8	6.09	TO CURB INLET
4	0.50	0.90	10.00	9.8	4.41	TO DOWNSPOUTS
5	0.07	0.90	10.00	9.8	0.62	TO GRATE INLETS
6	0.39	0.90	10.00	9.8	3.44	TO CURB INLET
7	0.95	0.90	10.00	9.8	8.38	TO DETENTION POND
8	0.31	0.90	10.00	9.8	2.73	TO SOUTH PROPERTY LINE
T1	0.46	0.65	10.00	9.8	2.93	TO 18" CULVERT

NOTES:

1. EXISTING TOPOGRAPHY BASED ON SURVEY PREPARED BY H.D. FETTY LAND SURVEYOR, LLC., DATED 8/11/2014
2. SEE SHEET C3 FOR GRADING AND DRAINAGE PLAN.
3. SEE SHEET C5 FOR EROSION CONTROL PLAN.
4. SEE SHEET C6 FOR STORM SEWER DESIGN.

BENCHMARK:

RAILROAD SPIKE IN A POWER POLE ALONG SERVICE ROAD.
ELEVATION = 582.40'

GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND

- 578 — EXIST. CONTOUR
- 78 — PROP. CONTOUR
- FLOW ARROW
- DRAINAGE DIVIDE
- 1 / 0.02 — DRAINAGE AREA / ACREAGE

5-YEAR STORM
A. TOTAL AREA DRAINING TO POND = 2.96 ACRES (DA 1-7)
B. TOTAL BYPASS AROUND POND = 0.31 ACRES (DA 8)
C. ALLOWABLE DISCHARGE FROM POND = CIA = 0.35(5.0)(2.96)=5.18 CFS
D. PROPOSED BYPASS AROUND POND = CIA = 0.90(6.10)(0.31) = 1.70 CFS
E. EXISTING BYPASS AROUND POND = CIA = 0.35(5.0)(0.31) = 0.54 CFS
F. DESIGN DISCHARGE FROM POND = C-(D-E)=5.18-(1.70-0.54) = 4.02 CFS

	Area, acres	2.96				
	Present Conditions			Proposed Conditions		
	C	0.35		C	0.90	
	Tc	20.00		Tc	10.00	
	i(5)	5.00		i(5)	6.10	
	Q(5)	5.18		Q(5)	16.25	
	Q(release)	4.02				
			Proposed Intensities			
Time	Inflow	Outflow	Storage (cf)		Tc	Intensity
10	9750	2412	7338		10	6.10
20	15984	3618	12366		20	5.00
30	19181	4824	14357		30	4.00
40	22378	6030	16348		40	3.50
50	23177	7236	15941		50	2.90
60	24935	8442	16493		60	2.60
70	27413	9648	17765		70	2.45
80	28132	10854	17278		80	2.20
90	28771	12060	16711		90	2.00

DETENTION POND VOLUME (CF)

CONTOUR	AREA (SF)	VOLUME (CF)	CUMM. VOLUME (CF)	5-YR VOLUME	5-YR WSEL
569.0	15662				
		14485	33430		
568.0	13307				
		12208	18945		
567.0	11108			17765	567.90
		6569	6738		
566.0	2029				
		169	169		
565.5	0				

10-YEAR STORM
A. TOTAL AREA DRAINING TO POND = 2.96 ACRES (DA 1-7)
B. TOTAL BYPASS AROUND POND = 0.31 ACRES (DA 8)
C. ALLOWABLE DISCHARGE FROM POND = CIA = 0.35(5.9)(2.96)=6.11 CFS
D. PROPOSED BYPASS AROUND POND = CIA = 0.90(7.2)(0.31) = 2.01 CFS
E. EXISTING BYPASS AROUND POND = CIA = 0.35(5.9)(0.31) = 0.64 CFS
F. DESIGN DISCHARGE FROM POND = C-(D-E)=6.11-(2.01-.64) = 4.74 CFS

	Area, acres	2.96				
	Present Conditions			Proposed Conditions		
	C	0.35		C	0.90	
	Tc	20.00		Tc	10.00	
	i(10)	5.90		i(10)	7.20	
	Q(10)	6.11		Q(10)	19.18	
	Q(release)	4.74				
			Proposed Intensities			
Time	Inflow	Outflow	Storage (cf)		Tc	Intensity
10	11508	2844	8664		10	7.20
20	18861	4266	14595		20	5.90
30	23496	5688	17808		30	4.90
40	25574	7110	18464		40	4.00
50	27972	8532	19440		50	3.50
60	28771	9954	18817		60	3.00
70	30210	11376	18834		70	2.70
80	31329	12798	18531		80	2.45
90	32368	14220	18148		90	2.25

DETENTION POND VOLUME (CF)

CONTOUR	AREA (SF)	VOLUME (CF)	CUMM. VOLUME (CF)	10-YR VOLUME	10-YR WSEL
569.0	15662				
		14485	33430		
568.0	13307				
		12208	18945		
567.0	11108			18834	567.99
		6569	6738		
566.0	2029				
		169	169		
565.5	0				

25-YEAR STORM
A. TOTAL AREA DRAINING TO POND = 2.96 ACRES (DA 1-7)
B. TOTAL BYPASS AROUND POND = 0.31 ACRES (DA 8)
C. ALLOWABLE DISCHARGE FROM POND = CIA = 0.35(6.7)(2.96)=6.94 CFS
D. PROPOSED BYPASS AROUND POND = CIA = 0.90(8.3)(0.31) = 2.32 CFS
E. EXISTING BYPASS AROUND POND = CIA = 0.35(6.7)(0.31) = 0.73 CFS
F. DESIGN DISCHARGE FROM POND = C-(D-E)=6.94-(2.32-.73) = 5.35 CFS

	Area, acres	2.96				
	Present Conditions			Proposed Conditions		
	C	0.35		C	0.90	
	Tc	20.00		Tc	10.00	
	i(25)	6.70		i(25)	8.30	
	Q(25)	6.94		Q(25)	22.11	
	Q(release)	5.35				
			Proposed Intensities			
Time	Inflow	Outflow	Storage (cf)		Tc	Intensity
10	13267	3210	10057		10	8.30
20	21419	4815	16604		20	6.70
30	26374	6420	19954		30	5.50
40	29730	8025	21705		40	4.65
50	31968	9630	22338		50	4.00
60	34046	11235	22811		60	3.55
70	35804	12840	22964		70	3.20
80	36444	14445	21999		80	2.85
90	37403	16050	21353		90	2.60

DETENTION POND VOLUME (CF)

CONTOUR	AREA (SF)	VOLUME (CF)	CUMM. VOLUME (CF)	25-YR VOLUME	25-YR WSEL
569.0	15662				
		14485	33430		
568.0	13307			22964	568.28
		12208	18945		
567.0	11108				
		6569	6738		
566.0	2029				
		169	169		
565.5	0				

100-YEAR STORM
A. TOTAL AREA DRAINING TO POND = 2.96 ACRES (DA 1-7)
B. TOTAL BYPASS AROUND POND = 0.31 ACRES (DA 8)
C. ALLOWABLE DISCHARGE FROM POND = CIA = 0.35(8.3)(2.96)=8.60 CFS
D. PROPOSED BYPASS AROUND POND = CIA = 0.90(9.8)(0.31) = 2.73 CFS
E. EXISTING BYPASS AROUND POND = CIA = 0.35(8.3)(0.31) = 0.90 CFS
F. DESIGN DISCHARGE FROM POND = C-(D-E)=8.60-(2.73-.90) = 6.77 CFS

	Area, acres	2.96				
	Present Conditions			Proposed Conditions		
	C	0.35		C	0.90	
	Tc	20.00		Tc	10.00	
	i(100)	8.30		i(100)	9.80	
	Q(100)	8.60		Q(100)	26.11	
	Q(release)	6.77				
			Proposed Intensities			
Time	Inflow	Outflow	Storage (cf)		Tc	Intensity
10	15664	4062	11602		10	9.80
20	26533	6093	20440		20	8.30
30	33087	8124	24963		30	6.90
40	37083	10155	26928		40	5.80
50	39960	12186	27774		50	5.00
60	43157	14217	28940		60	4.50
70	44755	16248	28507		70	4.00
80	47313	18279	29034		80	3.70
90	50350	20310	30040		90	3.50
100	52763	22341	30422		100	3.30
120	52747	26403	26344		120	2.75

DETENTION POND VOLUME (CF)

CONTOUR	AREA (SF)	VOLUME (CF)	CUMM. VOLUME (CF)	100-YR VOLUME	100-YR WSEL
569.0	15662				
		14485	33430		
568.0	13307			30422	568.79
		12208	18945		
567.0	11108				
		6569	6738		
566.0	2029				
		169	169		
565.5	0				

V-NOTCHED WEIR CALCULATION

	WSEL	FLOW LINE	C	ANGLE	Q CFS
5YEAR	567.90	565.50	0.60	0.262	3.02
10YEAR	567.99	565.50	0.60	0.262	3.31
25YEAR	568.28	565.50	0.60	0.262	4.36
100YEAR	568.79	565.50	0.60	0.262	6.64

Q = 8/15*C*(2g)^0.5*TAN(ANGLE/2)*H^2.5
ANLGE = 15 DEGREES = 0.262 RADIANS
H = WSEL - FLOW LINE

DISCHARGE FROM POND

EVENT	DESIGN DISCHARGE FROM POND (CFS)	ACTUAL DISCHARGE FROM POND (CFS)
5YEAR	4.02	3.02
10YEAR	4.74	3.31
25YEAR	5.35	4.36
100YEAR	6.77	6.64

RECORD DRAWING

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SIGNED 11/21/15 DATE

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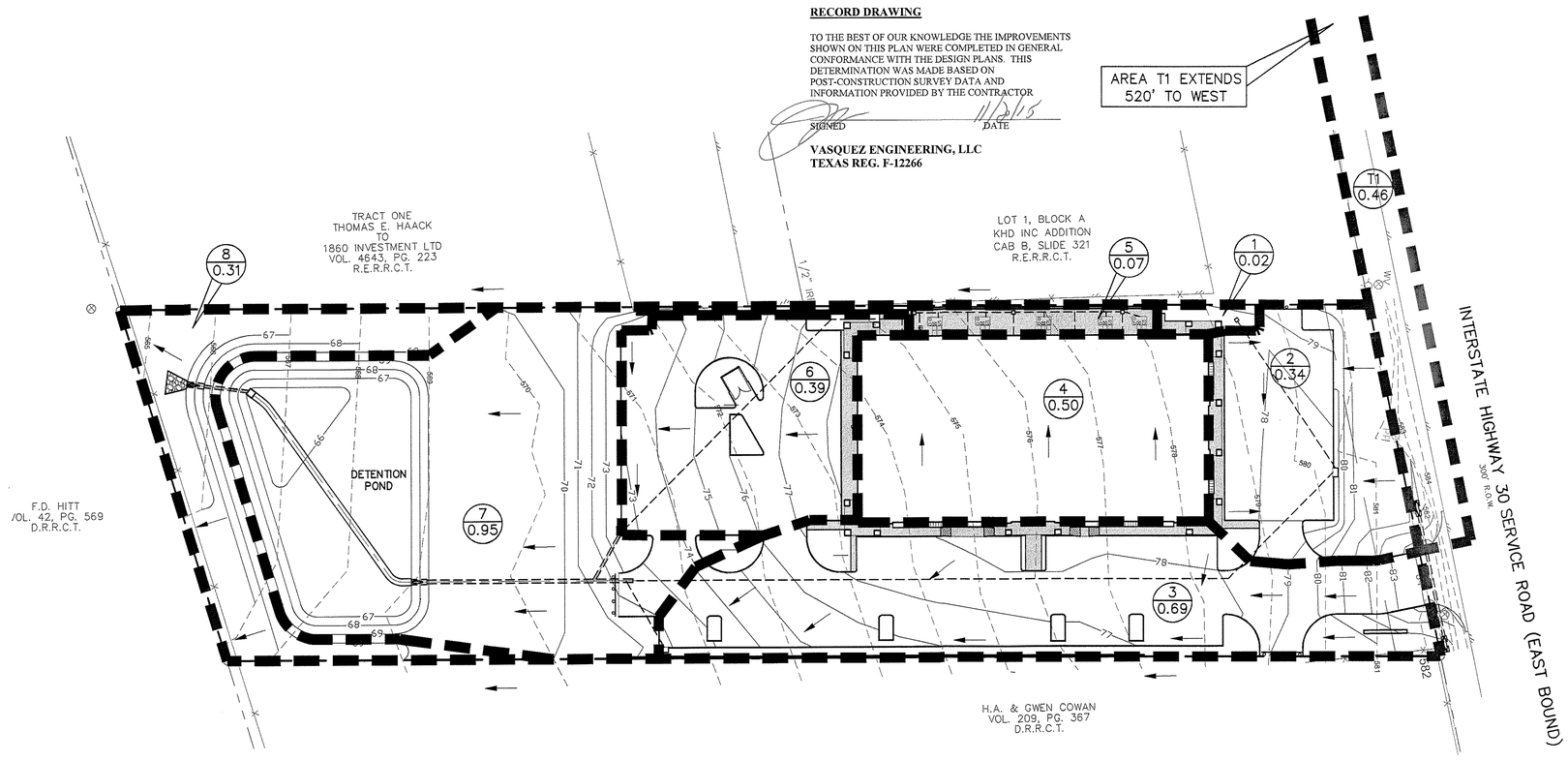
TEXAS REG. F-12266



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 85852, ON 09/22/2014

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I.H. 30
Rockwall, Texas

DRAINAGE AREA MAP

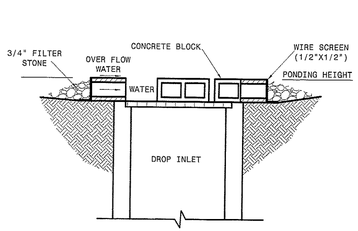
Revision/Revision Date

Project Number	560-11
Date	10/21/2014
Drawn By	J.J.V.
Checked By	J.J.V

C4

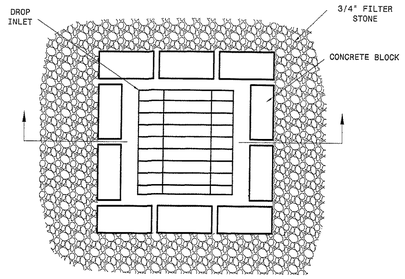
EROSION PROTECTION DURING CONSTRUCTION

1. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING EROSION CONTROL TECHNIQUES AND METHODS TO STOP EROSION OF ONSITE SOILS AND PROTECT ADJACENT PROPERTIES FROM POTENTIAL SILT MIGRATION. SILT FENCING SHALL BE INSTALLED AT THE LOCATIONS SHOWN PRIOR TO THE START OF CONSTRUCTION AND SITE GRADING.
2. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PER CITY AND TCEQ REQUIREMENTS. ALL APPLICABLE FEES AND SUBMITTALS SHALL BE MADE PRIOR TO THE START OF CONSTRUCTION.
3. SINCE DISTURBED AREA IS GREATER THAN 1.0 ACRE A SWPPP WILL BE REQUIRED.
4. REFER TO PROJECT SWPPP FOR ADDITIONAL REQUIREMENTS.



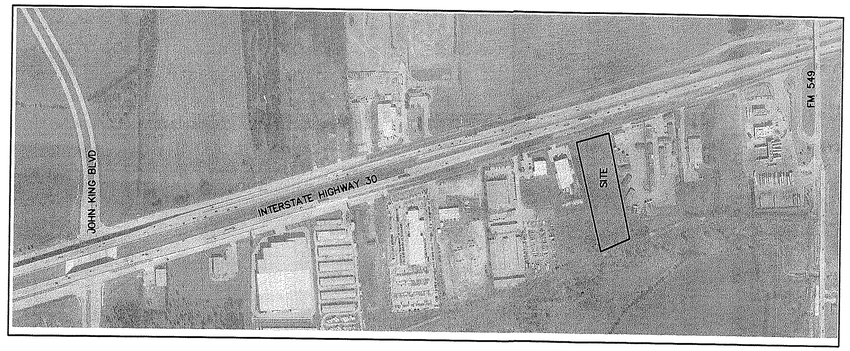
CROSS SECTION

N.T.S.



PLAN VIEW

N.T.S.

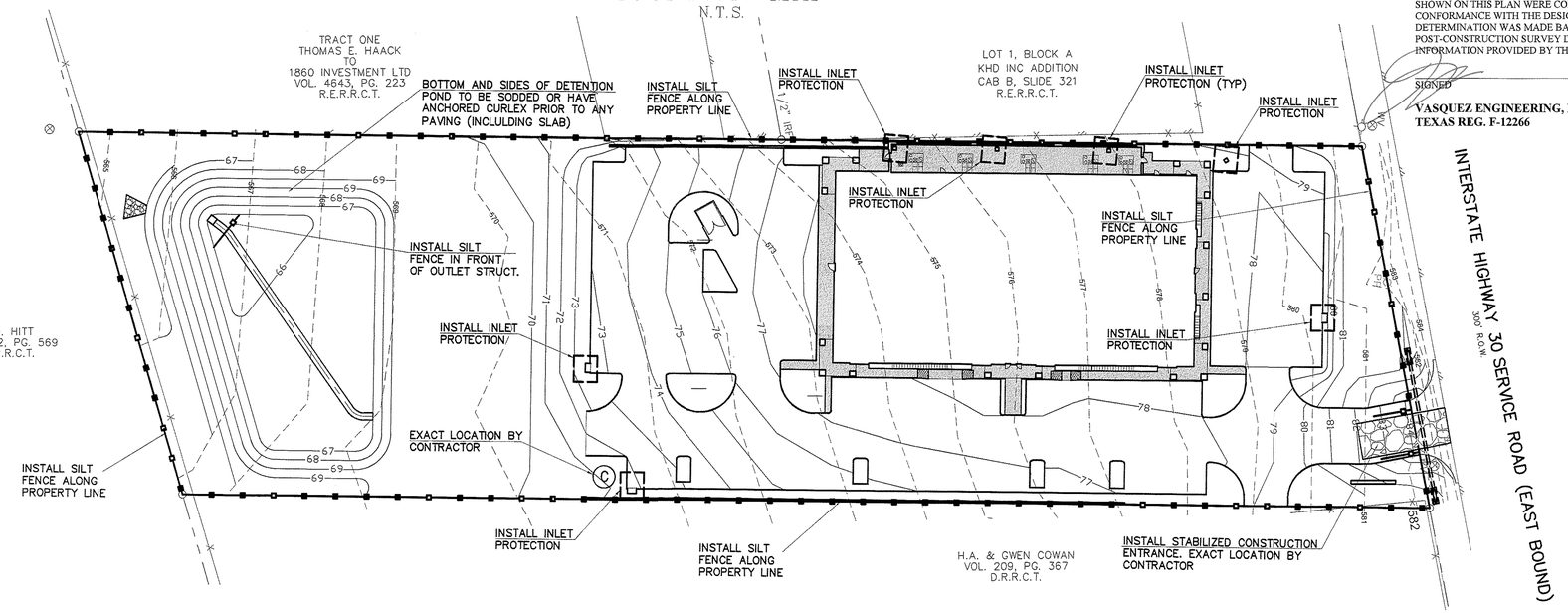


LOCATION MAP

N.T.S.

LOCATION MAP

N.T.S.



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SIGNED _____ DATE 11/20/16

VASQUEZ ENGINEERING, LLC
TEXAS REG. F-12266

TEXAS ONE CALL SYSTEM 1-800-245-4545 STOP - CALL BEFORE YOU DIG!

GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND

72 PROP. CONTOUR
SILT FENCE
INLET PROTECTION
CONST ENTRANCE
FLOW
C CONCRETE WASHOUT

TOTAL SITE AREA = 3.27 ACRES
DISTURBED AREA = 3.27 ACRES

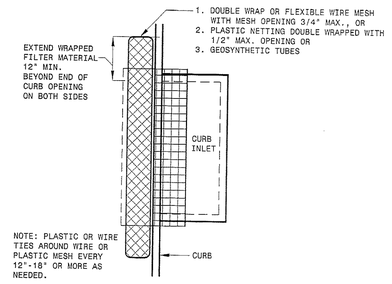
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 85852, ON 09/25/2014

BENCHMARK:

RAILROAD SPIKE FOUND IN POWER POLE ALONG SERVICE ROAD.
ELEVATION = 587.40'

NOTES

1. EXISTING TOPOGRAPHY BASED ON SURVEY PREPARED BY H.D. FETTY LAND SURVEYOR LLC., DATED 08/11/2014.
2. SEE SHEET C3 FOR SITE GRADING.
3. SEE SHEET C6 FOR SITE DRAINAGE.
4. SEE SWPPP FOR ADDITIONAL INFORMATION.



PLAN VIEW

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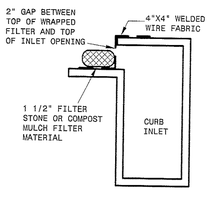


CROSS SECTION

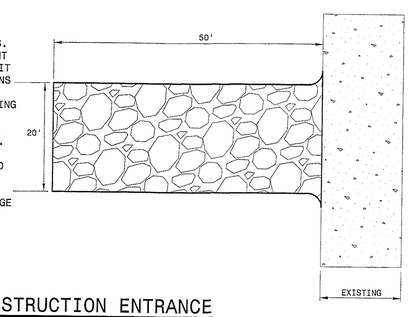
N.T.S.

INLET PROTECTION

N.T.S.

STABILIZED CONSTRUCTION ENTRANCE

1. STONE SIZE - 4 TO 6 INCHES OPEN GRADED ROCK.
2. LENGTH-AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS-NOT LESS THAN 12 INCHES.
4. WIDTH-NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING-WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURCE USING APPROVED METHODS.
6. MAINTENANCE-THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE-ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
8. PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.
9. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.

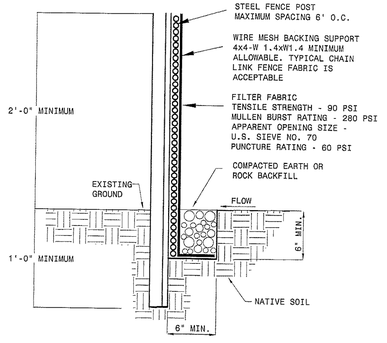


STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

SILT FENCE

1. STEEL POST WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.



SILT FENCE DETAIL

N.T.S.

TAG
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TX Registration # F-12266

A New Facility for
Cavender's Boot City
I.H. 30
Rockwall, Texas

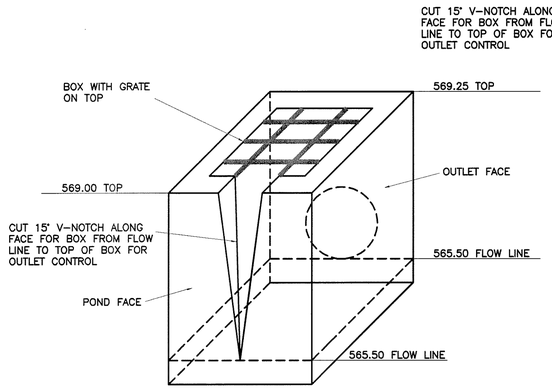
CAVENDER'S

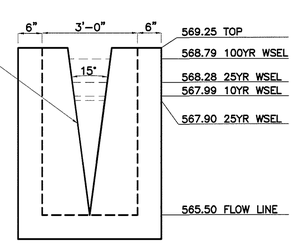
EROSION CONTROL PLAN

Revision/Revision Date

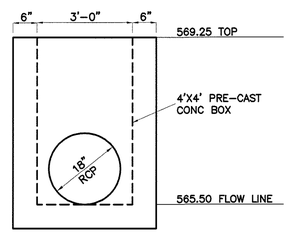
Project Number	560-11
Date	10/21/14
Drawn By	J.J.V.
Checked By	J.J.V

C5



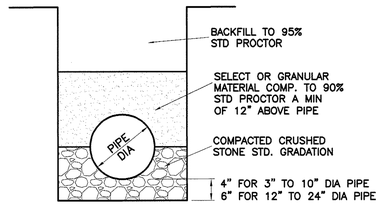


POND FACE
N.TS.



OUTLET FACE
N.TS.

OUTLET STRUCTURE DETIAL
N.TS.



PRIVATE
EMBEDMENT DETAIL
PVC/HDPE STORM SEWER

NOTES:

1. EXISTING TOPOGRAPHY BASED ON SURVEY PREPARED BY H.D. FETTY LAND SURVEYOR, LLC., DATED 8/11/2014.
2. SEE SHEET C3 FOR GRADING AND DRAINAGE DESIGN.

BENCHMARK:

RAILROAD SPIKE IN A POWER POLE ALONG SERVICE ROAD.
ELEVATION = 582.40'

STORM SEWER NOTES:

1. ALL CONSTRUCTION SHALL BE PER THE CITY'S AND NCTCOG (3RD EDITION) REQUIREMENTS.
2. ALL STORM SEWER SHALL BE PVC/HDPE UNLESS OTHERWISE NOTED ON THE PLANS.
4. ALL TRENCHING SHALL BE IN ACCORDANCE WITH THE LATEST OSHA STANDARDS AND SPECIFICATIONS.
5. ALL CONCRETE PIPE JOINTS SHALL BE SEALED WITH RAMNECK OR EQUIVALENT.
6. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS PRIOR TO CONNECTING TO EXISTING STRUCTURES.
7. GROUT ALL PIPE CONNECTIONS AT STRUCTURES TO PROVIDE A WATERTIGHT SEAL.
8. ADJUST ALL UTILITY APPURTENANCES TO FINAL GRADE.
9. ALL PRIVATE STORM SEWER TO BE MAINTAINED AND REPAIRED BY THE OWNER.

TEXAS ONE CALL SYSTEM
1-800-245-4545
STOP - CALL BEFORE YOU DIG!

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE THE IMPROVEMENTS SHOWN ON THIS PLAN WERE COMPLETED IN GENERAL CONFORMANCE WITH THE DESIGN PLANS. THIS DETERMINATION WAS MADE BASED ON POST-CONSTRUCTION SURVEY DATA AND INFORMATION PROVIDED BY THE CONTRACTOR

SIGNED _____ DATE 11/21/15

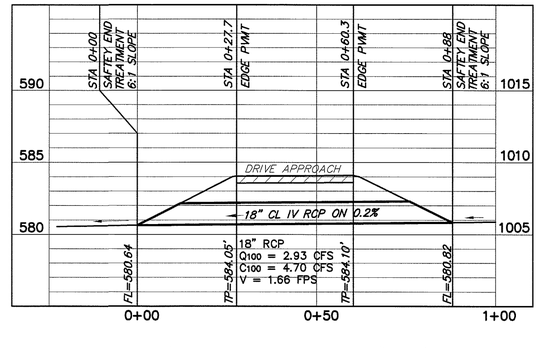
VASQUEZ ENGINEERING, LLC
TEXAS REG. F-12266

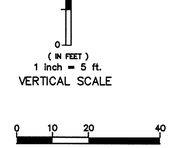
GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

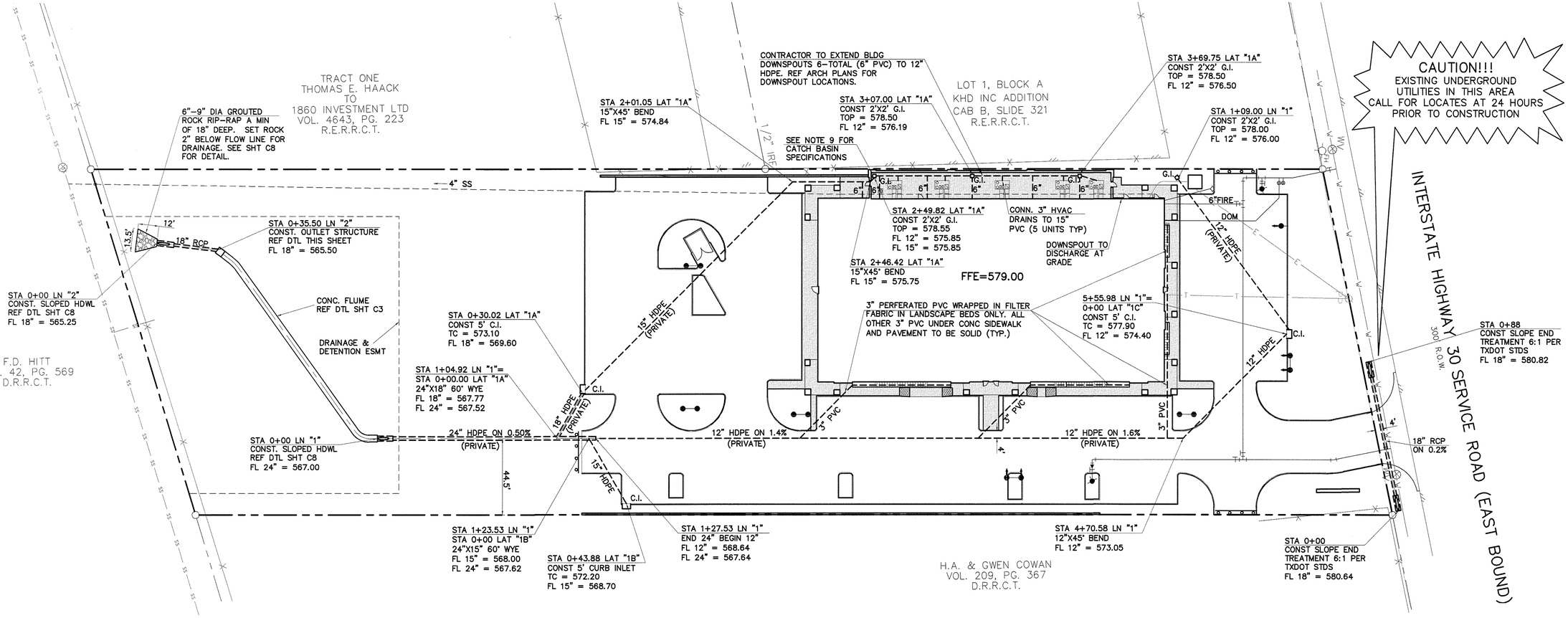
LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	PAVEMENT	
W	WATER LINE	6" FIRE
SS	SAN. SEW. LINE	4"SS
OHE	OVERHEAD ELECTRIC	
	UNDERGROUND ELEC	E
	TELE LINE	T
	STORM SEWER	SD
	LIGHT POLE	

18" DRIVEWAY CULVERT







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TAG
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THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 85852, ON 09/21/2015

A New Facility for
Cavender's Boot City
I.H. 30
Rockwall, Texas

STORM SEWER PLAN

Revision/Revision Date

Project Number	560-11
Date	12/08/14
Drawn By	J.J.V.
Checked By	J.J.V

C6

NOTES:

1. EXISTING TOPOGRAPHY BASED ON SURVEY PREPARED BY H.D. FETTY LAND SURVEYOR, LLC, DATED 8/11/2014.
2. SEE SHEET C6 FOR DRAINAGE DESIGN.

BENCHMARK:

RAILROAD SPIKE FOUND IN A POWER POLE ALONG SERVICE ROAD.
ELEVATION = 582.40'

UTILITY NOTES:

1. 6" AND 8" WATER PIPE WILL BE C900 PVC WATER PIPE CLASS 200 DR 14.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND SPECIFICATIONS AND NCTCOG 3RD EDITION.
3. CONTRACTOR SHALL COORDINATE ALL CONNECTIONS TO PUBLIC MAINS WITH THE CITY.
4. ALL TRENCHING SHALL BE IN ACCORDANCE WITH LATEST OSHA STANDARDS AND SPECIFICATIONS.
5. BUILDING FIRE MAIN, FIRE RISER AND FIRE DEPARTMENT CONNECTION SHALL BE INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR IN THE STATE OF TEXAS.
6. CONTRACTOR SHALL CALL FOR UTILITY LOCATES AT LEAST 48 HRS PRIOR TO BEGINNING CONSTRUCTION.
7. CONTRACTOR SHALL ADJUST ALL UTILITY APPURTENANCES TO FINAL GRADE.
8. WATER AND SEWER CROSSINGS SHALL BE PER THE LATEST TCEQ REQUIREMENTS.
9. REFERENCE MEP PLANS FOR EXACT BUILDING ENTRY POINTS FOR UTILITY SERVICES.
10. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UTILITY CONFLICTS AS SOON AS POSSIBLE.
11. CONTRACTOR SHALL COORDINATE ALL INSPECTIONS AND TESTING WITH THE CITY.
12. INSTALL BLUE EMS DISKS ON THE WATER LINE AT EVERY CONNECTION, CHANGE IN DIRECTION, VALVE AND FIRE HYDRANT.

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	PAVEMENT	
W	WATER LINE	6" FIRE
SS	SAN. SEW. LINE	4"SS
OHE	OVERHEAD ELECTRIC	
	UNDERGROUND ELEC	E
TELE	TELE LINE	T
	STORM SEWER	SD
	LIGHT POLE	

TEXAS ONE CALL SYSTEM
1-800-245-4545
STOP - CALL BEFORE YOU DIG!

NO OVERHEAD POWER TO BE RAN

CAUTION!!!
EXISTING UNDERGROUND UTILITIES IN THIS AREA
CALL FOR LOCATES AT 24 HOURS PRIOR TO CONSTRUCTION

CONN TO EXISTING 10" SS
FL 4" SS = 554.29±
FL EX. 10" SS=554.04±

INSTALL
DBL CLEAN OUT
AT PROPERTY LINE

TRACT ONE
THOMAS E. HAACK
TO
1860 INVESTMENT LTD
VOL. 4643, PG. 223
R.E.R.R.C.T.

LOT 1, BLOCK A
KHD INC ADDITION
CAB B, SLIDE 321
R.E.R.R.C.T.

1/2" IRF

4"SS ON 2% MIN. PRIVATE

4"SS ON 2% MIN

REMOTE FDC BY LICENSE FIRE SPRINKLER CONTRACTOR

INSTALL
1-8"X6" TEE
1-6" VALVE
1-FH (SET 3' BEHIND BACK OF CURB)

REMOVE EXISTING FIRE HYDRANT & PLUG EXISTING LEAD

LOCATE EXISTING 16" WATER LINE
INSTALL
1-16"X8" TAPPING SLEEVE
1-8" VALVE
1-8"X11-1/4" BEND

INSTALL
2-8"X1" TAPS
1-1" METER (IRRIG)W/DBL CHCK BACK FLOW DEVICE
1-1" METER (DOM)W/DBL CHCK BACK FLOW DEVICE

INSTALL CLEANOUTS ON 4" SS PER PLUMBING CODE

END 4" SS 5' FROM BLDG FL 4"=576.00

END 4" SS 5' FROM BLDG FL 4"=577.00

DOUBLE CHECK INSIDE BLDG

6"FIRE

1 1/2" DOM

FFE=579.00

INSTALL 2-4" SCH 40 PVC CONDUITS W/PULL STRING FROM BLDG TO P.L. PER TELE. CO. SPECS.

INSTALL 2-4" SCH 40 PVC CONDUITS W/PULL STRING PER ELECTRIC CO. SPECS.

① PROP. POLE MOUNTED TRANSFORMER COORD WITH ONCOR ELEC.

24' FIRE LANE

15' UTILITY EASEMENT

BLACKLAND W.S.C. ESM VOL. 100, PG. 405

EX 16" WATER

INTERSTATE HIGHWAY 30
SERVICE ROAD
300' R.O.W.

20' SANITARY SEWER EASEMENT

EX. 10" SS

F.D. HITT
VOL. 42, PG. 569
D.R.R.C.T.

8"WATER

FH

4.5'

7.5'

INSTALL
1-16"X8" TAPPING SLEEVE
1-8" VALVE

INSTALL
1-8"X90° BEND
1-8"X6" REDUCER
1-6" VALVE
1-FIRE HYDRANT (SET 3' BEHIND BACK OF CURB)

INSTALL
1-8"X8" TEE
2-8" VALVE

INSTALL
1-8"X11-1/4" BEND
PULL JOINT AS REQUIRED

H.A. & GWEN COWAN
VOL. 209, PG. 367
D.R.R.C.T.

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE THE IMPROVEMENTS SHOWN ON THIS PLAN WERE COMPLETED IN GENERAL CONFORMANCE WITH THE DESIGN PLANS. THIS DETERMINATION WAS MADE BASED ON POST-CONSTRUCTION SURVEY DATA AND INFORMATION PROVIDED BY THE CONTRACTOR

SIGNED 11/20/16 DATE

VASQUEZ ENGINEERING, LLC
TEXAS REG. F-12266

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 85852, ON 09/22/2014

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Ph: 972-278-2948
TX Registration # F-12266

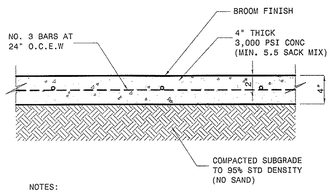
A New Facility for
Cavender's
Boot City
I.H. 30
Rockwall, Texas

UTILITY PLAN

Revision/Revision Date

Project Number	560-11
Date	12/01/14
Drawn By	J.J.V.
Checked By	J.J.V

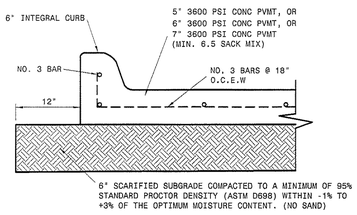
C7



NOTES:

1. TOOLED JOINTS AT 5' MAXIMUM SPACING.
2. EXPANSION JOINTS AT 30' MAXIMUM SPACING.
3. 2% MAXIMUM CROSS SLOPE.

ON-SITE SIDEWALK DETAIL
NTS

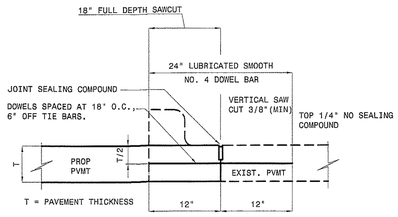


NOTES:

1. PAVEMENT AND SUBGRADE RECOMMENDATIONS PER GEOTECHNICAL REPORT PREPARED BY TERRACON PROJECT NO. 94145145, DATED 08/26/2014.
2. AREAS TO BE PAVED SHALL EXCAVATED BELOW THE PROPOSED FINISHED SUBGRADE REFER TO GEOTECHNICAL REPORT FOR RECOMMENDATIONS.
3. SUBGRADE MAYBE LIME STABILIZED TO ASSIST IN COMPACTION REFER TO GEOTECHNICAL REPORT FOR RECOMMENDATIONS.
4. CONCRETE TO BE AIR ENTRAINED BETWEEN 3 AND 6%.
5. SAW JOINTS TO BE AT 15' O.C. MAX.
6. EXPANSION JOINTS SHALL BE AS NOTED ON PLAN.

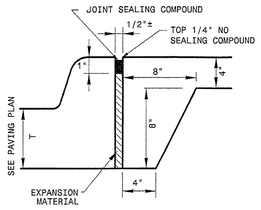
ON-SITE CONCRETE PVMT SECTION
NTS

INTEGRAL CURB
NTS

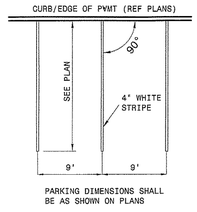


NOTE:
Dowel bars shall be drilled into pavement horizontally by use of a mechanical rig. Drilling by hand is not acceptable and pushing dowel bars into green concrete is not acceptable.

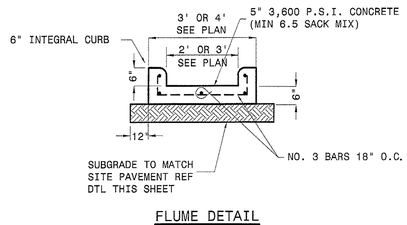
LONGITUDINAL BUTT JOINT
NTS



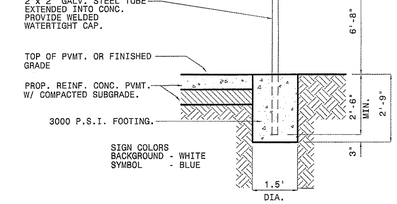
SIDEWALK/CURB DETAIL
NTS



STANDARD PARKING STALL DETAIL
NTS



FLUME DETAIL
NTS



ACCESSIBLE SIGN DETAIL
NTS

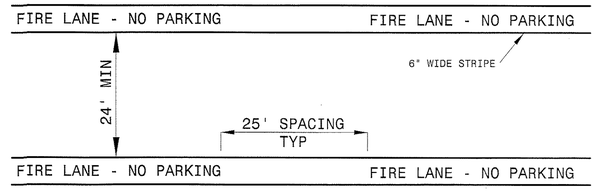
Symbols, striping, signage and barrier free ramps shall meet current TDLR/ADA standards.

Symbols, striping, signage and barrier free ramps shall meet current ADA standards.

ACCESSIBLE PARKING DETAIL (TYPICAL)
NTS

SECTION A-A

SLOPED HEADWALL DETAIL
NTS



FIRE LANE NOTES:

1. STRIPE SHALL BE SIX(6) INCHES WIDE PAINTED "TRAFFIC RED". PAINT TO BE PER CITY SPECIFICATIONS.
2. LETTERS SHALL BE FOUR(4) INCHES HIGH PAINTED "TRAFFIC WHITE". PAINT TO BE PER CITY SPECIFICATIONS.
3. STRIPE MAY BE BRUSHED OR SPRAYED, ONE COAT TO FINISH.
4. LETTERS SHALL BE STENCIL FORMED, BRUSH APPLIED AND SPACED AS DETAILED ON THIS SHEET.
5. WHERE IS AVAILABLE, THE STRIPPING SHALL BE ON BOTH THE VERTICAL AND HORIZONTAL FACES OF THE CURB.
6. COORDINATE WITH CITY FIRE DEPARTMENT PRIOR TO STRIPING.

FIRE LANE STRIPING DETAIL
NTS

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH THE PLANS AND SPECIFICATIONS FOR THIS PROJECT, THE PROJECT AREA, AND ALL CODES, REGULATIONS OR LAWS APPLICABLE TO THE PROJECT.
2. ALL CONSTRUCTION SHALL BE PER CITY STANDARDS, TXDOT STANDARDS AND NCTCOG 3RD EDITION.
3. OWNER SHALL DESIGNATE A STAGING AREA FOR THE CONTRACTOR. NO STORAGE OF EQUIPMENT OR MATERIALS SHALL BE PERMITTED WITHOUT PERMISSION OF THE OWNER.
4. CONTRACTOR SHALL MAINTAIN THE SITE IN A NEAT AND ORDERLY FASHION AND DISPOSE OF EXCESS MATERIALS AND DEBRIS BY LEGAL MEANS OFF SITE. NO DEBRIS SHALL BE BURIED ON SITE.
5. UTILITIES SHOWN ARE AT APPROXIMATE LOCATIONS BASED ON AVAILABLE PLANS AND NOT ALL UTILITIES MAY BE SHOWN. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE CITY AND ENGINEER OF POTENTIAL CONFLICTS WITH THE PLANS PRIOR TO CONSTRUCTION.
6. ALL DIMENSION SHOWN ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, OR CENTERLINE OF PIPE/CHANNEL UNLESS OTHERWISE NOTED.
7. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF EXISTING UTILITIES AND SITE FEATURES DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR ANY DAMAGED UTILITIES OR SITE FEATURES TO A LIKE NEW CONDITION AT CONTRACTORS EXPENSE PRIOR TO FINAL APPROVAL OF THE CONSTRUCTION BY OWNER.

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE THE IMPROVEMENTS SHOWN ON THIS PLAN WERE COMPLETED IN GENERAL CONFORMANCE WITH THE DESIGN PLANS. THIS DETERMINATION WAS MADE BASED ON POST-CONSTRUCTION SURVEY DATA AND INFORMATION PROVIDED BY THE CONTRACTOR

SIGNED DATE

VASQUEZ ENGINEERING, LLC
TEXAS REG. F-12266

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 85852, ON 09/22/2014

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TX Registration # F-12266

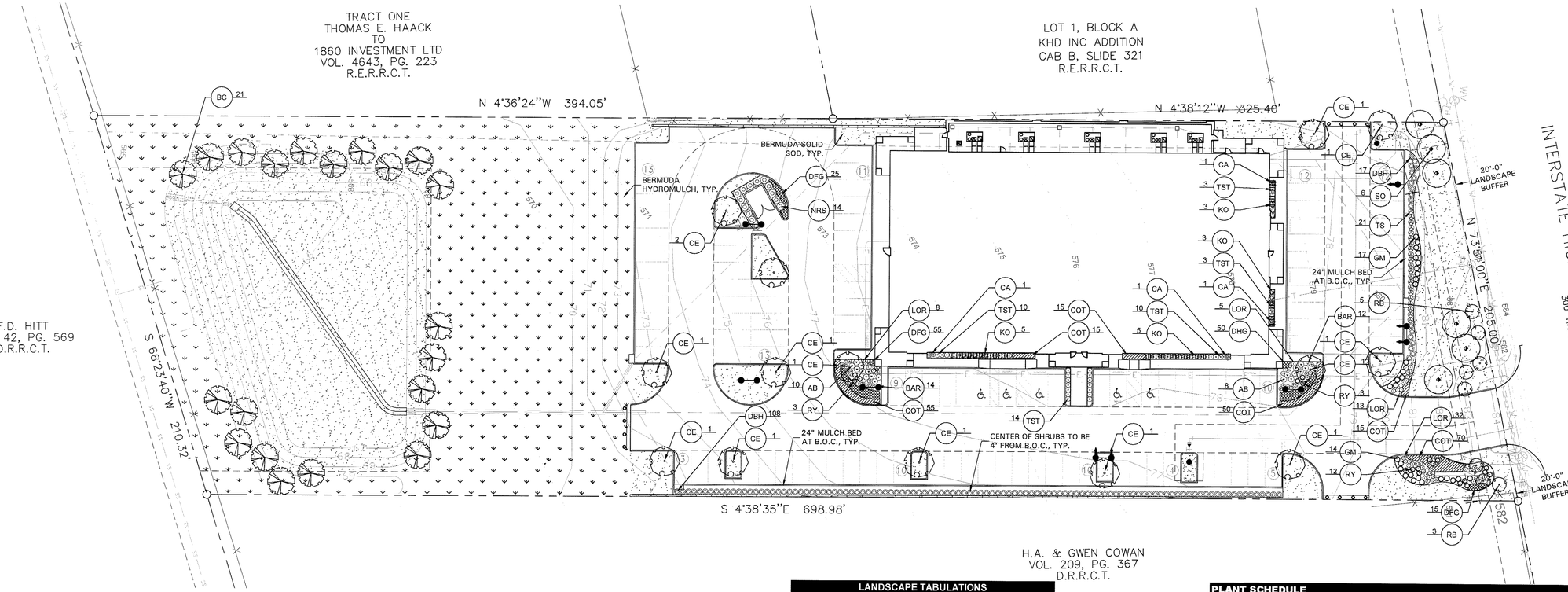
A New Facility for
Cavender's Boot City
I.H. 30
Rockwall, Texas

DETAILS & GENERAL NOTES

Revision/Revision Date

Project Number	560-11
Date	10/30/14
Drawn By	J.J.V.
Checked By	J.J.V

C8



GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE, EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL 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. SOD SHALL BE REPLACED IF NECESSARY.

SOLID SOD:
SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.D OF TITLE 7, PART XXIX, HORTICULTURE COMMISSION CHAPTER 1.

HYDROMULCH:

SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEEDED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMAS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE AY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4.1 OZ WOVEN, WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT 'WEED BARRIER' OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH, PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:
IRRIGATION SYSTEM WILL COMPLY WITH ROCKWALL UDC REQUIREMENTS.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:
VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

I-30 OVERLAY REQUIREMENTS

1. Buffer strips shall be a minimum of 20' wide and include a berm or shrubbery or a combination of both along the entire length of the property's frontage along the IH-30 r.o.w. The minimum required height is 30" and shall not exceed a maximum height of 48".
2. Three canopy trees along with four accent trees are required per 100 feet of the IH-30 r.o.w.

Frontage = 205 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
berm and/or shrubs	shrubs 36" ht.
6 canopy trees, 4" cal.	6 canopy trees, 4" cal.
8 accent trees, 4' ht.	8 accent trees, 4' ht.

SITE LANDSCAPE

1. PER CHECKLIST:
One tree shall be provided for every 750 s.f. of detention area

REQUIRED	PROVIDED
14,253 s.f. of landscape (10%)	66,743 s.f of landscape (46.8%)
4 canopy street trees, 4" cal.	6 canopy street trees, 4" cal (per I-30 overlay)
21 trees	21 trees, 3" cal.

PARKING LOT LANDSCAPE

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.

2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars.

Parking Spaces: 113

Parking Area: 46,815 s.f.

REQUIRED	PROVIDED
	5,350 s.f. of landscape in parking area
36" screen	36" screen
11 canopy trees, 4" cal.	14 canopy trees, 4" cal.

SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	CAVENDER'S - BOOT CITY	
Zoning District	LI 'LIGHT INDUSTRIAL' W/I-30 OVERLAY	
Proposed use	RETAIL STORE	
Site Area:	3.27 Acres 142,530 S.F.	
Building Area	21,341 S.F. (TOTAL)	
Building Height:	28' - 1 STORY	
Lot Coverage:	21,341/142,530 = 15.0%	
Floor Area Ratio:	21,341/142,530 = 1:15.0	
Parking Required:	1 SPC / 250 SF	= 86 SPACES
Parking Provided:	Regular	= 108 SPACES
	Handicap	= 5 SPACES
	Total	= 113 SPACES
Impervious Area:		75,787 / 142,530 SF = 53.2%
Pervious Area:		66,743 / 142,530 SF = 46.8%

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		TREES			
21	BC	Bald Cypress	*Taxodium distichum*	3" cal.	12' ht., 4' spread, matching
13	CE	Cedar Elm	*Ulmus crassifolia*	4" cal.	12' ht., 5' spread, matching
8	RB	Oklahoma Redbud	*Cercis reniformis 'Oklahoma'*	30 gal.	8' ht., 4' spread, 3 trunk min.
6	SO	Shumard Oak	*Quercus shumardii*	4" cal.	12' ht., 5' spread
		SHRUBS/GROUNDCOVER			
18	AB	Edward Goucher Abelia	*Abelia x grandiflora 'Edward Goucher'*	5 gal.	full, 20" spread, 24" ht, 30" o.c.
26	BAR	Crimson Pygmy Barberry	*Berberis thunbergii 'Autopurpurea'*	5 gal.	full, 20" spread, 24" ht, 24" o.c.
4	CA	Yuletide Camellia	*Camellia sasanqua 'Yuletide'*	7 gal.	full to base, 30" spread, 36" ht
220	COT	Cotoneaster	*Cotoneaster horizontalis*	1 gal.	full, 12" spread, 12" ht, 18" o.c.
126	DBH	Dwarf Burford Holly	*Ilex comuta ' Burford Nana'*	36" ht.	full, 20" spread, 36" ht, 36" o.c.
145	DFG	Dwarf Fountain Grass	*Pennisetum alopecuroides 'Little Bunny'*	1 gal.	full, 8" spread, 12" ht, 18" o.c.
31	GM	Gulf Muhly	Muhlenbergia capillaris	5 gal.	full, 20" spread, 24" ht, 30" o.c.
16	KO	Knock Out Rose	*Rosa x 'Radsunny'*	5 gal.	full, 20" spread, 36" o.c.
58	LOR	Loropetalum 'Shang-lo'	*Loropetalum chinense 'Shang-lo'*	5 gal.	full, 18" spread, 20" ht, 24" o.c.
14	NRS	Nellie R Stevens Holly	*Illex x 'Nellie R. Stevens'*	7 gal.	full to base, 30" spread, 36" ht, 40" o.c.
21	TS	Texas Sage 'Green Cloud'	*Leucophyllum frutescens 'Green Cloud'*	36" ht.	full, 24" spread, 36" ht, 36" o.c.
40	TST	Texas Sage 'Thundercloud'	*Leucophyllum frutescens 'Thundercloud'*	5 gal.	full, 24" sprd, 30" o.c.
18	RY	Red Yucca	*Hesperaloe parvifolia*	5 gal.	full, 24" spread, 30" ht, 30" o.c.
		Bermuda Solid Sod	*Cynodon dactylon*		
		Bermuda Hydromulch	*Cynodon dactylon*		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

GRAPHIC SCALE
0 30 60 FEET
Scale 1"=30' - 0"

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
705 W. AVE B, SUITE 216
GARLAND, TEXAS 75040
PHONE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER/DEVELOPER:
CAVENDER'S
2025 WSW LOOP 323
TYLER, TEXAS 75701
PHONE: 903-509-9509
CONTACT: JAMES R. THOMPSON, CFO

LANDSCAPE PLAN
CAVENDER'S BOOT CITY
LOT 1, BLOCK 1
CAVENDER'S BOOT CITY ADDITION
3.27 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
AUGUST 15, 2014
CASE # SP2014-022

TAG
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REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
8-14-14

VASQUEZ ENGINEERING L.L.C.
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A New Facility for
Cavender's Boot City
I.H. 30
Rockwall, Texas

CAVENDER'S

LANDSCAPE PLAN

Revision/Revision Date

Project Number	560-11
Date	08/15/14
Drawn By	AWR
Checked By	AWR

LP1

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCE DOCUMENTS

A. REFER TO LANDSCAPE PLANS, NOTES, AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.2 DESCRIPTION OF WORK

A. FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK, COMPLETE IN PLACE AS SHOWN AND SPECIFIED. WORK SHOULD INCLUDE:

A. PLANTING OF TREES, SHRUBS AND GRASSES
   a. SEEDING
   b. BED PREPARATION AND FERTILIZATION
   c. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE
   d. WORK GUARANTEE

1.3 REFERENCES

A. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) Z60.1 - NURSERY STOCK
B. TEXAS STATE DEPARTMENT OF AGRICULTURE
C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.4 SUBMITTALS

A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNER'S REPRESENTATIVE BEFORE USE.
B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.
C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.5 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.
B. ALL PACKAGED MATERIALS SHALL BE SEALED IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. ALL MATERIALS SHALL BE PROTECTED FROM DETERIORATION IN TRANSIT AND WHILE STORED ON SITE.
C. DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO INSTALLATION. PLANT MATERIALS SHOULD BE INSTALLED ON THE SAME DAY AS DELIVERED. IF PLANTING CANNOT BE INSTALLED ON THE SAME DAY, PROVIDE ADDITIONAL PROTECTION TO MAINTAIN PLANTS IN A HEALTHY, VIGOROUS CONDITION.
D. STORE PLANT MATERIALS IN SHADE, PROTECT FROM FREEZING AND DRYING.
E. KEEP PLANT MATERIALS MOIST AND PROTECT FROM DAMAGE TO ROOT BALLS, TRUNKS AND BRANCHES.
F. PROTECT ROOT BALLS BY HEELING WITH SAWDUST OR OTHER MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
G. NOTIFY OWNER'S REPRESENTATIVE OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE.
H. FOR BALLED AND BURLAPPED PLANTS - DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE, AND FUTURE DEVELOPMENT.
I. CONTAINER GROWN PLANTS - DELIVER PLANTS IN CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.
J. STORAGE OF ALL MATERIALS AND EQUIPMENT WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. OWNER WILL NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.6 SEQUENCING

A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.

1.7 WARRANTIES/GUARANTEE

A. FURNISH WRITTEN WARRANTY THAT PLANT MATERIALS WILL BE IN A HEALTHY, VIGOROUS GROWING CONDITION FOR ONE YEAR (TWELVE MONTHS) AFTER FINAL ACCEPTANCE. DAMAGE DUE TO ACTS OF GOD, VANDALISM, OR NEGLIGENCE BY OWNER IS EXCLUDED.
B. REPLACE DEAD, UNHEALTHY, AND UNSIGHTLY PLANT MATERIAL WITHIN WARRANTY PERIOD UPON NOTIFICATION BY OWNER OR OWNER'S REPRESENTATIVE. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED.
C. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.
D. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.
   a. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS
   b. REMOVE GUYING AND STAKING MATERIALS.

1.8 MAINTENANCE

A. MAINTAIN PLANT LIFE AND PLANTING BEDS IMMEDIATELY AFTER PLACEMENT AND FOR MINIMUM 30 DAYS AFTER FINAL ACCEPTANCE.
B. REPLACE DEAD OR DYING PLANTS WITH PLANTS OF SAME SIZE AND SPECIES AS SPECIFIED.
C. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.
D. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.
E. COORDINATE WITH OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERS. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.
F. RESET SETTLED PLANTS
G. REAPPLY MULCH TO BARE AND THIN AREAS.

1.9 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.
C. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.
D. ALL TREES SHALL BE MEASURED BY DIAMETER BREAST HEIGHT (DBH). DO NOT TRIM OR PRUNE TREES AND SHRUBS TO MEET THE REQUIREMENTS.
E. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNER'S REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. ALL PLANTS SHALL BE CERTIFIED IN ACCORDANCE THE AMERICAN STANDARD FOR NURSERY STOCK.
B. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.
C. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.
D. PLANTS SHALL BE GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE AT THE INSTALLATION LOCATION.
E. SHALL BE FREE OF DISEASE, INSECT INFESTATION, DEFECTS INCLUDING WEAK OR BROKEN LIMBS, CROTCHES, AND DAMAGED TRUNKS, ROOTS OR LEAVES, SUN SCALD, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS, OBJECTIONABLE DISFIGUREMENT, INSECT EGGS AND LARVAE.
F. ALL PLANTS SHALL EXHIBIT NORMAL GROWTH HABITS, VIGOROUS, HEALTHY, FULL, WELL BRANCHES, WELL ROOTED, PROPORTIONATE AND SYMMETRICAL.
G. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.
H. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, ORINSECT DAMAGE WILL BE REJECTED.
I. PLANT SCHEDULE ON DRAWING IS FOR CONTRACTOR'S INFORMATION ONLY AND NO GUARANTEE IS EXPRESSED OR IMPLIED THAT QUANTITIES THEREIN ARE CORRECT. THE CONTRACTOR SHALL ENSURE THAT ALL PLANT MATERIALS SHOWN ON THE DRAWINGS ARE INCLUDED IN HIS OR HER BID.

2.2 ACCESSORIES/MISCELLANEOUS MATERIALS

A. MULCH - DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED BY LIVING EARTH TECHNOLOGIES OR APPROVED SUBSTITUTE. MULCH SHOULD BE FREE OF STICKS, STONES, CLAY, GROWTH AND GERMINATION INHIBITING INGREDIENTS.
B. FERTILIZER - COMMERCIAL FERTILIZER CONTAINING 10-20-10 OR SIMILAR ANALYSIS.
C. SOIL PREPARATION - SHALL BE FERTILE, LOAMY SOIL ORGANIC MATTER SHALL ENCOMPASS BETWEEN 3% AND 10% OF THE TOTAL DRY WEIGHT. SOIL SHALL BE FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 1", NOXIOUS WEEDS, STICKS , BRUSH, LITTER AND OTHER SUBSTANCES. IT SHOULD BE SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHOULD BE BETWEEN 4 AND 7.

APPROXIMATE PARTICLE DISTRIBUTION FOR TOPSOIL

CLAY	BETWEEN 15% AND 25%
SILT	BETWEEN 15% AND 25%
SAND	LESS THAN 50%
GRAVEL	LESS THAN 10%

D. EXISTING TOPSOIL - MAY BE USED IF IT MEETS THE REQUIREMENTS FOR THE IMPORTED TOPSOIL OR IF APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. TOPSOIL SHALL NOT BE STRIPPED, TRANSPORTED OR GRADED IF MOISTURE CONTENT EXCEEDS FIELD CAPACITY. TOPSOIL STOCKPILES SHALL BE PROTECTED FROM EROSION OR CONTAMINATION.
E. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING.
F. TREE STAKING - REFER TO DETAILS.
G. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE.
H. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.
I. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER.
J. RIVER ROCK - LOCALLY AVAILABLE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.

PART 3 - EXECUTION

3.1 PREPARATION

A. IF WEEDS ARE GROWING IN PLANTING AREAS, APPLY HERBICIDE RECOMMENDED BY MANUFACTURER AND APPLIED BY AN APPROVED LICENSED APPLICATOR. ALLOW WEEDS TO DIE, AND THEN GRUB OUT ROOTS TO A MINIMUM OF 1/2 INCH DEPTH.
B. PREPARE NEW PLANTING BEDS BY TILLING EXISTING SOIL TO A DEPTH OF SIX INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. ADD SIX INCHES OF COMPOSE AND TILL INTO A DEPTH OF SIX INCHES OF THE TOPSOIL.
C. POSITION TREES AND SHRUBS AS DESIGNED ON PLAN. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO PROCEEDING.
D. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 2 INCH LAYER OF MULCH.

3.2 EXCAVATING

A. EXCAVATE PITS FOR PLANTING. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT THE HANDLING OF THE ROOT BALL WITHOUT DAMAGE TO THE ROOTS. TREES SHALL BE PLANTED AT A DEPTH THAT WHEN SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO THE SOIL SURFACE IN ORIGINAL PLACE OF GROWTH.
B. TREE PITS PERCOLATION TEST: FILL PIT WITH WATER AND ALLOW TO STAND FOR 24 HOURS. IF PIT DOES NOT DRAIN, THE TREE NEEDS TO BE MOVED TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED.
C. SHRUB AND TREE PITS SHALL BE NO LESS THAN 24" WIDER THAN THE ROOT BALL AND 6" DEEPER THAN ITS VERTICAL DIMENSION. HOLES SHOULD BE ROUGH, NOT SMOOTH OR GLAZED.

3.3 PLANTING

A. REMOVE CONTAINERS WITHOUT DAMAGE TO ROOTS.
B. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.
C. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.
D. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.
E. SET PLANTS WITH TOP OF ROOT BALLS FLUSH WITH ADJACENT GRADE AFTER COMPACTION. ADJUST PLANT HEIGHT IF SETTLEMENT OCCURS AFTER BACKFILLING.
F. BACKFILL HOLES IMMEDIATELY AFTER PLANT IS PLACED USING BACKFILL MIX. BACKFILL TO ONE HALF DEPTH, FILL HOLE WITH WATER AND LIGHTLY TAMP SOIL TO REMOVE VOIDS AND AIR POCKETS.
G. TRIM PLANTS TO REMOVE DEAD AND INJURED BRANCHES ONLY. BRACE PLANTS OVER 65 GALLONS IN SIZE.
H. MULCH TO THE TOP OF THE ROOT BALL. DO NOT PLANT GRASS ALL THE WAY TO TRUNK OF THE TREE. MULCH WITH AT LEAST 2" OF SPECIFIED MULCH.
I. DO NOT WRAP TREES.
J. DO NOT OVER PRUNE.
E. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT AFTER FERTILIZING THE GROUND FIRST, ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN BLOCKS SHOULD BE FILLED WITH TOPSOIL AND THEN WATERED THOROUGHLY.

3.4 STEEL EDGING

A. STEEL EDGING SHALL BE INSTALLED AND ALIGNED AS INDICATED ON PLANS. OWNERS REPRESENTATIVE TO APPROVE THE STAKED OR PAINTED LOCATION OF STEEL EDGE PRIOR TO INSTALLATION
B. ALL STEEL EDGING SHALL BE FREE OF BENDS OR KINKS.
C. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.
D. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE EDGING, NOT THE GRASS SIDE.
E. STEEL EDGING SHALL NOT BE INSTALLED ALONG SIDEWALKS OR CURBS.
F. EDGING SHOULD BE CUT AT A 45 DEGREE ANGLE WHERE IT MEETS SIDEWALKS OR CURBS.

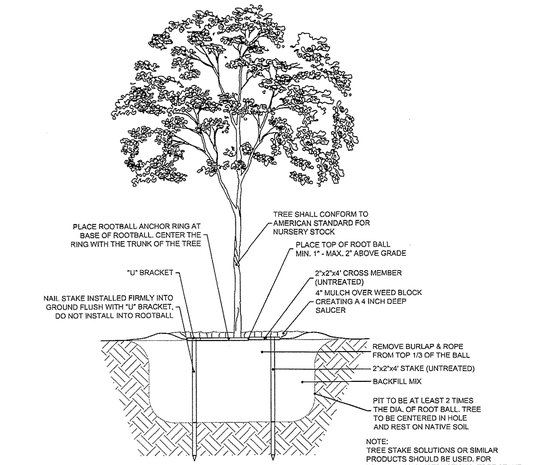
3.5 CLEANUP

A. REMOVE CONTAINERS, TRASH, RUBBISH AND EXCESS SOILS FROM SITE AS WORK PROGRESSES.
B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.
C. PREMISES SHALL BE KEPT NEAT AT ALL TIMES AND ORGANIZED.
D. ALL PAVED AREAS SHOULD BE CLEANED AT THE END OF EACH WORK DAY.

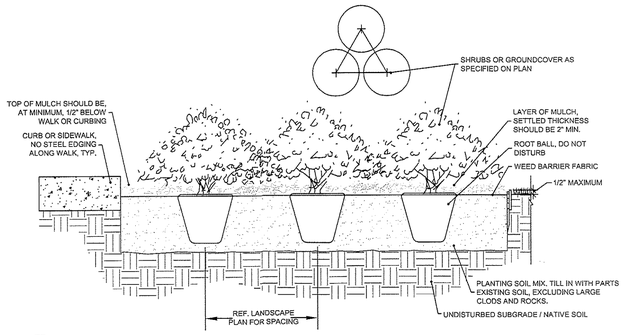
3.6 ACCEPTANCE

A. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

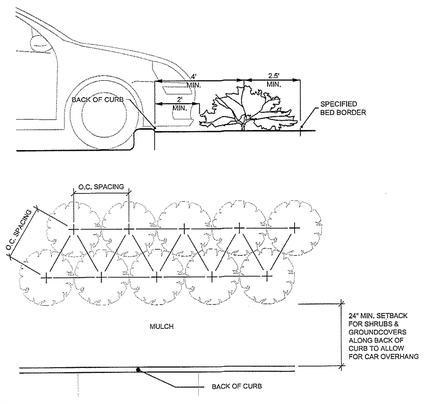
END OF SECTION



1 TREE PLANTING
N.T.S.



2 SHRUB PLANTING
N.T.S.



3 SHRUB SPACING AND PLANTING AT B.O.C.
N.T.S.

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
705 W. AVE B, SUITE 216
GARLAND, TEXAS 75040
PHONE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER/DEVELOPER:
CAVENDER'S
2025 WSW LOOP 323
TYLER, TEXAS 75701
PHONE: 903-509-9509
CONTACT: JAMES R. THOMPSON, CFO

LANDSCAPE SPECS & DETAILS
CAVENDER'S BOOT CITY
LOT 1, BLOCK 1
CAVENDER'S BOOT CITY ADDITION
3.27 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
AUGUST 15, 2014
CASE # SP2014-022

TAG
THOMPSON ARCHITECTURAL GROUP
P.O. Box 8113 / Tyler, Texas 75711
(903) 917-1200 / (903)539-4667

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
8-14-14

VASQUEZ ENGINEERING L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
PH: 972-278-2948
TX Registration # F-12266

A New Facility for
Cavender's Boot City
I.H. 30
Rockwall, Texas

LANDSCAPE SPECIFICATIONS AND DETAILS

Revision/Revision Date

Project Number	560-11
Date	08/15/14
Drawn By	AWR
Checked By	AWR

LP2

SEGMENTAL RETAINING WALL CONSTRUCTION DRAWINGS

CAVENDER'S BOOT CITY

ROCKWALL, TEXAS

SHEET INDEX	
RW1	COVER SHEET
RW2	GENERAL NOTES
RW3	CROSS SECTION
RW4	DETAIL SHEET
RW5	DETAIL SHEET
RW6	DETAIL SHEET

RECORD DRAWINGS
TO THE BEST OF OUR KNOWLEDGE, CROSSPOINT ENGINEERING, LLC, HEREBY STATES THAT THIS PLAN IS RECORD DRAWINGS. THIS INFORMATION PROVIDED IS BASED ON SURVEYING OF THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

CAVENDER'S BOOT CITY RETAINING WALL
CP PROJECT NO. 14-1518-01

STATE OF TEXAS
DARREL KOTZUR
83947
LICENSED PROFESSIONAL ENGINEER
11/23/15

crosspoint engineering
5620 Old Bullard Road, Suite 130 | Tyler, Texas 75703
903 705 4416 | TPBE Firm Reg. No. F-35385
cp-eng.com

RETAINING WALL PLANS
CAVENDER'S BOOT CITY
ROCKWALL, TEXAS

COVER SHEET

PROJECT:	ISSUED:
14-1518-01	10/22/14
DRAWN: TG	CHECKED: DK
SCALE:	
SHEET: RW1	

1.0 GENERAL REQUIREMENTS

1.1 CONSTRUCTION AND INSPECTION OF THE SEGMENTAL RETAINING WALL SHALL BE PERFORMED IN ACCORDANCE WITH THESE REQUIREMENTS.

1.2 RETAINING WALL CONTRACTOR SHALL BE CERTIFIED BY THE NATIONAL CONCRETE MASONRY ASSOCIATION AS A SEGMENTAL RETAINING WALL INSTALLER AT LEAST ONE CERTIFIED WORKER SHALL BE ONSITE DURING ANY RETAINING WALL CONSTRUCTION.

1.3 RETAINING WALL CONTRACTOR SHALL DEMONSTRATE SUCCESSFUL CONSTRUCTION OF AT LEAST FIVE SEGMENTAL RETAINING WALLS THAT ARE AT LEAST 12 FEET OR TALLER.

1.4 OWNER'S REPRESENTATIVE SHALL INSPECT CONSTRUCTION OF THE WALL FOR CONFORMANCE TO PLANS, SPECIFICATIONS AND THESE CONSTRUCTION REQUIREMENTS.

1.5 THE CONTRACTOR SHALL CLEAR AND GRUB THE REINFORCED BACKFILL ZONE AREA, REMOVING TOPSOIL, OR OTHER ORGANIC OR DELETERIOUS MATERIAL. ANY UNSUITABLE MATERIAL SHALL BE OVER EXCAVATED, REPLACED AND COMPACTED WITH BACKFILL MATERIAL TO PROJECT SPECIFICATIONS, OR AS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.

1.6 OWNER'S REPRESENTATIVE SHALL VERIFY THAT REINFORCED BACKFILL MATERIAL MEETS THE GRADATION AND OTHER REQUIREMENTS PRIOR TO PROCEEDING WITH CONSTRUCTION.

1.7 OWNER'S REPRESENTATIVE SHALL VERIFY THAT FOUNDATION SOIL MEETS THESE CONSTRUCTION REQUIREMENTS.

1.8 CONTRACTOR SHALL PLACE FILL, NOT EXCEEDING 8 INCHES FOR HEAVY COMPACTION EQUIPMENT AND NOT EXCEEDING 6 INCHES FOR LIGHTWEIGHT EQUIPMENT. WITHIN FOUR FEET OF THE BACK FACE OF THE WALL, ONLY HAND OPERATED COMPACTION EQUIPMENT MAY BE USED.

1.9 THE COMPACTED DENSITY AND MOISTURE CONTENT OF THE SOIL IN THE REINFORCED ZONE AREA SHALL BE TESTED AT LEAST ONCE PER EVERY 1000 SF PER 8" VERTICAL LIFT OR AT LEAST ONCE PER EVERY 2 FEET OF VERTICAL WALL ERECTION.

1.10 ALL VOIDS IN THE BLOCK UNITS SHALL BE FILLED WITH GRAVEL FILL, AND COMPACTED. CORE FILL AGGREGATE SHALL SATISFY ASTM D2487 FOR CLASSIFICATION AS GW OR GP.

1.11 DRAINAGE AGREGATE SHALL EXTEND A MINIMUM OF 12" BEHIND THE ENDS OF THE BLOCK UNITS. ANY OVER EXCAVATED AREAS SHALL BE FILLED WITH GRAVEL AND COMPACTED. DRAINAGE AGGREGATE SHALL SATISFY ASTM C33 FOR CLASSIFICATION FOR SIZE NO. 57 OR 67.

1.12 BLOCK CAP UNITS SHALL BE PERMANENTLY SECURED TO THE FULL BLOCK UNITS USING AN APPROVED CONSTRUCTION ADHESIVE, AS PER THE BLOCK MANUFACTURER'S RECOMMENDATIONS.

1.13 THE CONTRACTOR SHALL FOLLOW ALL OF THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS.

2.0 MATERIAL

2.1 BACKFILL SOIL- BACKFILL MATERIAL SPECIFIED BELOW SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND SHALL MEET THE STRENGTH PARAMETERS AS PER SPECIFICATIONS AND CONSTRUCTION REQUIREMENTS.

2.2 REINFORCED BACKFILL AND RETAINED SOIL/FILL MATERIALS SHALL BE FREE OF EXCESS MOISTURE, ROOTS, MUCK, ORGANIC MATERIAL, OR OTHER DELETERIOUS MATERIALS. ALL ROCK PARTICLES AND HARD EARTH SHALL BE LESS THAN THREE INCHES IN THE LONGEST DIMENSION. REINFORCED BACKFILL MATERIALS THAT DO NOT MEET THESE CRITERIA SHALL BE CONSIDERED UNSUITABLE AND SHALL BE REMOVED.

2.3 REINFORCED FILL MATERIAL SHALL BE CLEAN FILL WITH MAXIMUM AGGREGATE SIZE LIMITED TO 1", WITH USCS CLASSIFICATION GW, GP, GC, SW, SP, SM, SC, WITH A PLASTICITY INDEX LESS THAN OR EQUAL TO 15 AND A LIQUID LIMIT LESS THAN OR EQUAL TO 40 PER ASTM D-4318.

2.4 FILL IN THE REINFORCED FILL ZONE SHALL BE COMPACTED AS SPECIFIED BY PROJECT SPECIFICATIONS OR TO A MINIMUM OF 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY (AASHTO T-99). AT A MOISTURE CONTENT NO GREATER THAN 2 PERCENTAGE POINTS AND NO LESS THAN 1 PERCENTAGE POINT OF DRY OPTIMUM.

2.5 REINFORCED FILL MATERIAL SHALL HAVE THE FOLLOWING GRADATION TESTED IN ACCORDANCE WITH ASTM D-422:

SIEVE SIZE	PERCENT PASSING
1"	100-75
No. 4	100-20
NO. 40	0-60
NO. 200	0-35

2.6 DRAINAGE AGGREGATE SHALL BE A CLEAN CRUSHED STONE OR GRANULAR FILL (NO PEA GRAVEL) MEETING THE FOLLOWING GRADATION:

SIEVE SIZE	PERCENT PASSING
1"	100
3/4"	75-100
NO. 4	0-60
NO. 40	0-50
NO. 200	0-5

2.7 REINFORCED FILL AND DRAINAGE FILL SHALL HAVE PH BETWEEN 3 AND 9 PER ASTM G-51.

2.8 SEGMENTAL BLOCK UNITS SHALL BE:
KEYSTONE 'COMPAC II'

2.9 SEGMENTAL BLOCK UNITS SHALL MEET THE PUBLISHED MANUFACTURER'S SPECIFICATIONS AND THE MATERIAL SPECIFICATIONS AS SHOWN IN THE ASTM C1372 'STANDARD SPECIFICATION FOR DRY-CAST SEGMENTAL RETAINING WALL UNITS.

2.10 GEOGRID REINFORCEMENT SHALL BE:

MIRAFI 3XT - SYNTEEN SF35 - STRATA 200

2.11 CONNECTORS AND ACCESSORIES SHALL BE AS RECOMMENDED AND SUPPLIED BY THE WALL MANUFACTURER.

3.0 DRAINAGE

3.1 AT THE END OF EACH WORKDAY, THE CONTRACTOR SHALL GRADE THE SURFACE OF THE LAST LIFT OF REINFORCED SOIL AWAY FROM THE WALL FACE AND COMPACT.

3.2 DURING SITE CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF THE WALL AGAINST SURFACE WATER AT ALL TIMES BY THE USE OF BERMS, DIVERSION DITCHES, TEMPORARY DRAINS AND ALL OTHER MEANS THAT ARE REQUIRED.

3.3 WATER SHALL NOT BE PERMITTED TO POND IN THE REINFORCED SOIL ZONE.

3.4 ALL SLOPES ABOVE OR BELOW THE WALL SHALL BE VEGETATED AND PROTECTED FROM EROSION AS SOON AS POSSIBLE FOLLOWING CONSTRUCTION OF THE WALL.

3.5 THE SEGMENTAL RETAINING WALL HAS BEEN DESIGNED ON THE ASSUMPTION THAT THE REINFORCED BACKFILL MATERIAL SHALL BE FREE OF SUBSURFACE DRAINAGE OF WATER (SEEPAGE). PERMANENT SUBSURFACE WATER COLLECTION AND DIVERSION SHALL BE THE RESPONSIBILITY OF THE OWNER'S REPRESENTATIVE.

4.0 LEVELING PAD

4.1 LEVELING PAD SHALL COMPRISE OF COMPACTED CRUSHED STONE BASE OR UNREINFORCED CONCRETE.

4.2 THE LEVELING PAD SHALL BE AT LEAST 24 INCHES AND 6 INCHES THICK.

4.3 THE LEVELING PAD SHALL BE CONSTRUCTED AST TO PROVIDE A LEVEL, HARD SURFACE UPON WHICH TO PLACE THE FIRST COURSE OF SEGMENTAL RETAINING WALL UNITS.

4.4 IF GRAVEL IS USED TO CONSTRUCT THE LEVELING PAD, IT SHALL BE COMPACTED WITH A MINIMUM OF THREE PASSES OF A VIBRATORY SLED AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.

4.5 THE LEVELING PAD SHALL BE PREPARED AS TO ENSURE COMPLETE CONTACT BETWEEN THE PAD AND THE FIRST COURSE OF THE SEGMENTAL RETAINING WALL UNITS.

4.0 DESIGN PARAMETERS

4.1 DESIGN OF THE SEGMENTAL RETAINING WALL IS BASED UPON THE FOLLOWING PARAMETERS:

	EFFECTIVE FRICTION ANGLE (DEG)	EFFECTIVE COHESION	MOIST UNIT WEIGHT
REINFORCED	28	0 PSF	120 PCF
RETAINED SOIL	28	0 PSF	120 PCF
FOUNDATION SOIL	28	0 PSF	120 PCF

4.2 FACTORS OF SAFETY (F.S.)

F.S. FOR SLIDING AT BASE = 1.5
F.S. FOR OVERTURNING = 2.0
F.S. FOR BEARING = 2.0
F.S. FOR PULLOUT = 1.5
F.S. FOR CONNECTION = 1.5

4.3 ANALYSIS OF GLOBAL STABILITY IS BEYOND THE SCOPE OF THIS DESIGN. IF GLOBAL STABILITY ANALYSIS IS DEEMED NECESSARY, OWNER SHOULD CONSULT GEOTECHNICAL ENGINEER.

4.3 ADDITIONAL LOADINGS:

BUILDING LOADS N/A
SURCHARGE PER PROFILE
SEISMIC LOADING N/A

4.4 HYDROSTATIC DESIGN IS NOT CONSIDERED IN WALL DESIGN. WATER SURFACE ASSUMED TO BE SUFFICIENTLY BELOW THE BOTTOM OF WALL AS NOT TO INFLUENCE INTERNAL AND EXTERNAL STABILITY.

5.0 GENERAL ASSUMPTIONS

5.1 ALL SEGMENTAL WALL LAYOUTS ARE BASED UPON INFORMATION PROVIDED BY THE OWNER'S REPRESENTATIVE. THE OWNER SHOULD VERIFY THAT THE LAYOUT AND GEOMETRIC INFORMATION SHOWN HEREIN IS ACCURATE. CROSSPOINT ENGINEERING ASSUMES NO LIABILITY FOR THE ACCURACY OF THE GEOMETRIC AND OR LAYOUT INFORMATION.

5.2 SEGMENTAL RETAINING WALLS ARE DESIGNED TO SUPPORT STATIC SOIL LOADING AS SHOWN IN PLANS. OWNER'S REPRESENTATIVE SHALL VERIFY THAT THE WALL STRUCTURE IS ISOLATED FROM ALL OTHER STRUCTURAL, VEHICLE AND OTHER LIVE AND DEAD LOADS AND SURCHARGES.

5.3 WALL ELEVATIONS AND LOCATIONS, AND GEOMETRY OF EXISTING STRUCTURES MUST BE VERIFIED BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.

5.4 CROSSPOINT ENGINEERING ASSUMES NO LIABILITY FOR INTERPRETATION OR VERIFICATION OF SUBSURFACE CONDITIONS, FOR THE SUITABILITY OF SOIL DESIGN PARAMETER, OR FOR INTERPRETATION OF SUBSURFACE GROUNDWATER CONDITIONS.

5.4 OWNER'S REPRESENTATIVE IS RESPONSIBLE FOR REVIEWING AND VERIFYING THAT THE ACTUAL SITE CONDITIONS AND PARAMETERS ARE AS DESCRIBED HEREIN, PRIOR TO AND DURING CONSTRUCTION. OWNER'S REPRESENTATIVE SHALL BE ONSITE TO ASSURE CONSTRUCTION IS IN ACCORDANCE WITH THESE NOTES AND DRAWINGS AND THE CONTRACT PLANS AND SPECIFICATIONS.

5.5 PROCEEDING WITH CONSTRUCTION WITHOUT FIRST VERIFYING THE CONDITIONS AND PARAMETERSSHALL ABSOLVE CROSSPOINT ENGINEERING FROM ALL LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THIS STRUCTURE AND THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS CROSSPOINT ENGINEERING FROM ALL RESULTING CLAIMS, DAMAGES, LOSSES, AND EXPENSES.

5.6 IF ANY GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION , IMMEDIATELY CONTACT CROSSPOINT ENGINEERING AT 903-705-4416 AND THE OWNER'S REPRESENTATIVE.

5.7 THIS DESIGN IS ONLY VALID FOR THE PROPOSED SEGMENTAL RETAINING WALL DETAILED AT THIS LOCATION AS PER THESE PLANS. THESE PLANS ARE NOT TRANSFERABLE TO ANY OTHER PROJECT.

5.8 DIFFERENTIAL SETTLEMENT, TOTAL SETTLEMENT AND CONSOLIDATION OF SUBGRADE MATERIALS SHALL BE THE RESPONSIBILITY OF THE OWNER'S GEOTECHNICAL ENGINEER OR OWNER'S REPRESENTATIVE. CROSSPOINT ENGINEERING ACCEPTS NO LIABILITY FOR THE EVALUATION OF SETTLEMENTS.

5.9 EVALUATION AND MITIGATION OF POTENTIAL EROSION, SCOUR AND HYDRAULIC EFFECTS OF WATER FLOWING IN ANY PROJECT AREAS IS THE RESPONSIBILITY OF THE OWNER'S REPRESENTATIVE.

5.10 STRUCTURAL DESIGN HEREIN REPRESENTS A FINISHED STRUCTURE. THE CONTRACTOR SHALL PROVIDE ALL INTERIM BRACING, SHORING, INTERIM DRAINAGE PROVISIONS AND EROSION PROTECTION REQUIRED UNTIL FINAL CAPPING, PAVING, CURBING AND COMPLETION OF FINAL STORM DRAIN SYSTEM IS COMPLETE.

RECORD DRAWINGS
TO THE BEST OF OUR KNOWLEDGE, CROSSPOINT ENGINEERING, LLC, HEREBY STATES THAT THIS PLAN IS RECORD DRAWINGS. THIS INFORMATION PROVIDED IS BASED ON SURVEYING OF THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

STATE OF TEXAS
DARREL KOTZUR
83947
LICENSED PROFESSIONAL ENGINEER
1/23/15

crosspoint engineering
5620 Old Bullard Road, Suite 130 | Tyler, Texas 75703
903 705 4416 | TPBE Firm Reg. No. F-35385
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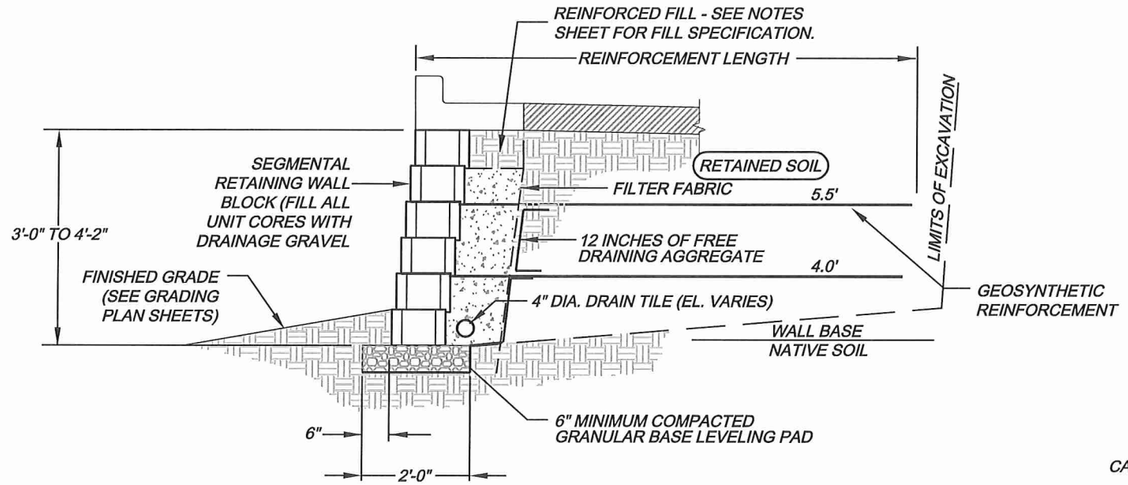
RETAINING WALL PLANS
CAVENDER'S BOOT CITY
ROCKWALL, TEXAS

GENERAL NOTES

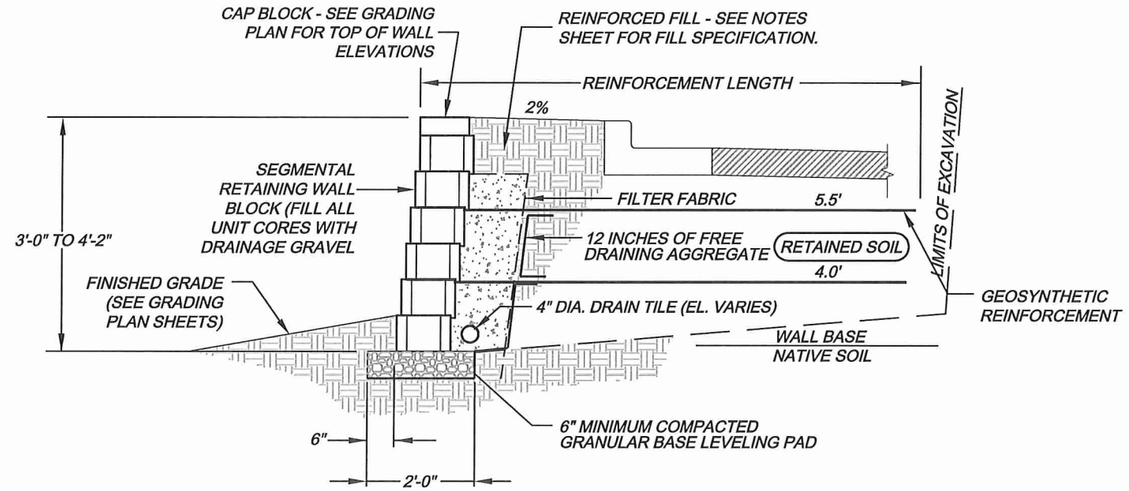
PROJECT:	ISSUED:	
14-1518-01	10/22/14	
DRAWN:	CHECKED:	SCALE:
TG	DK	

SHEET: RW2



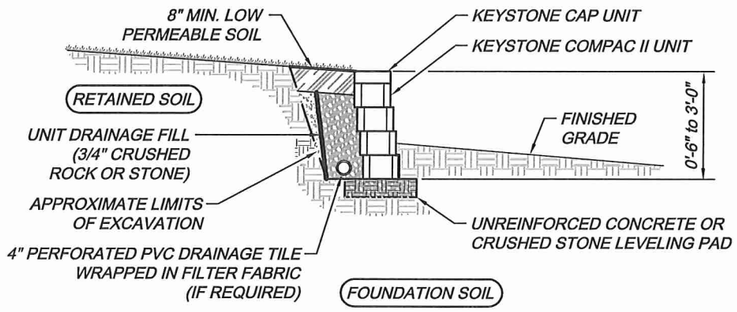
SECTION B-B

N.T.S.



SECTION C-C

N.T.S.



TYPICAL GRAVITY WALL SECTION

COMPAC II UNIT - 1" SETBACK

RECORD DRAWINGS
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STATE OF TEXAS
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11/23/15

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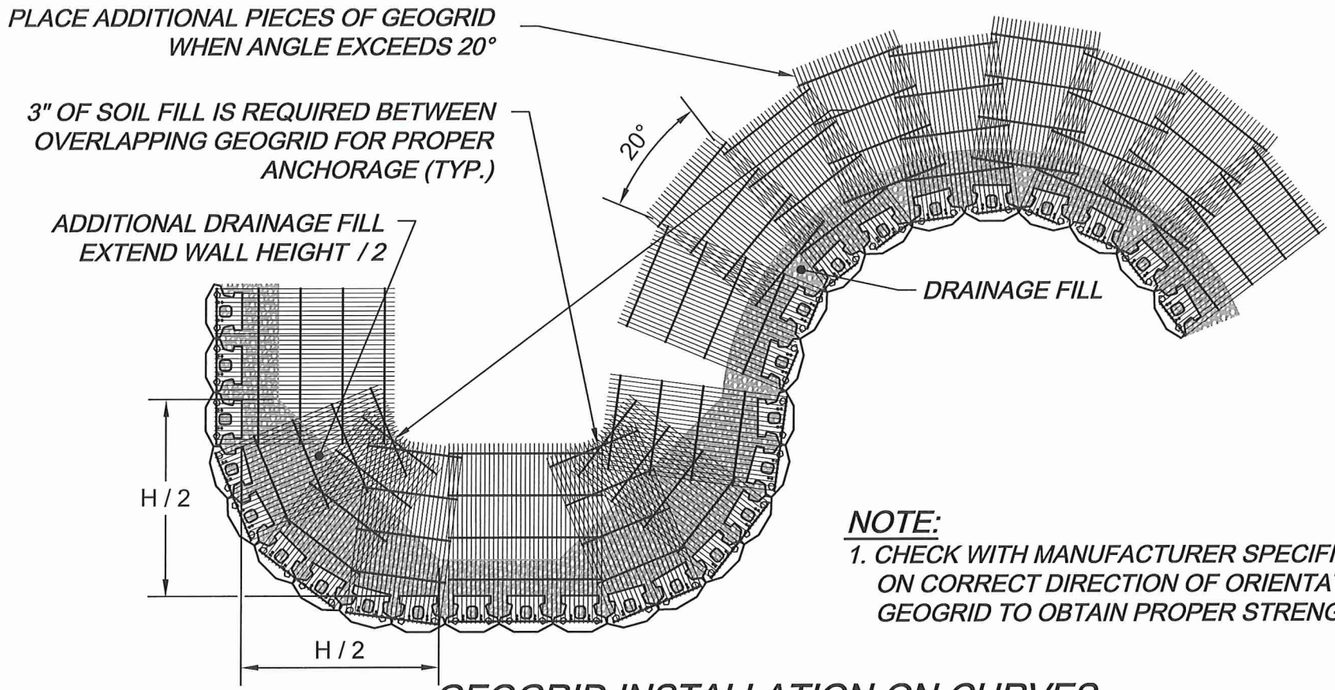
RETAINING WALL PLANS
CAVENDER'S BOOT CITY
ROCKWALL, TEXAS

CROSS SECTIONS

PROJECT:	ISSUED:
14-1518-01	10/22/14

DRAWN:	CHECKED:	SCALE:
TG	DK	

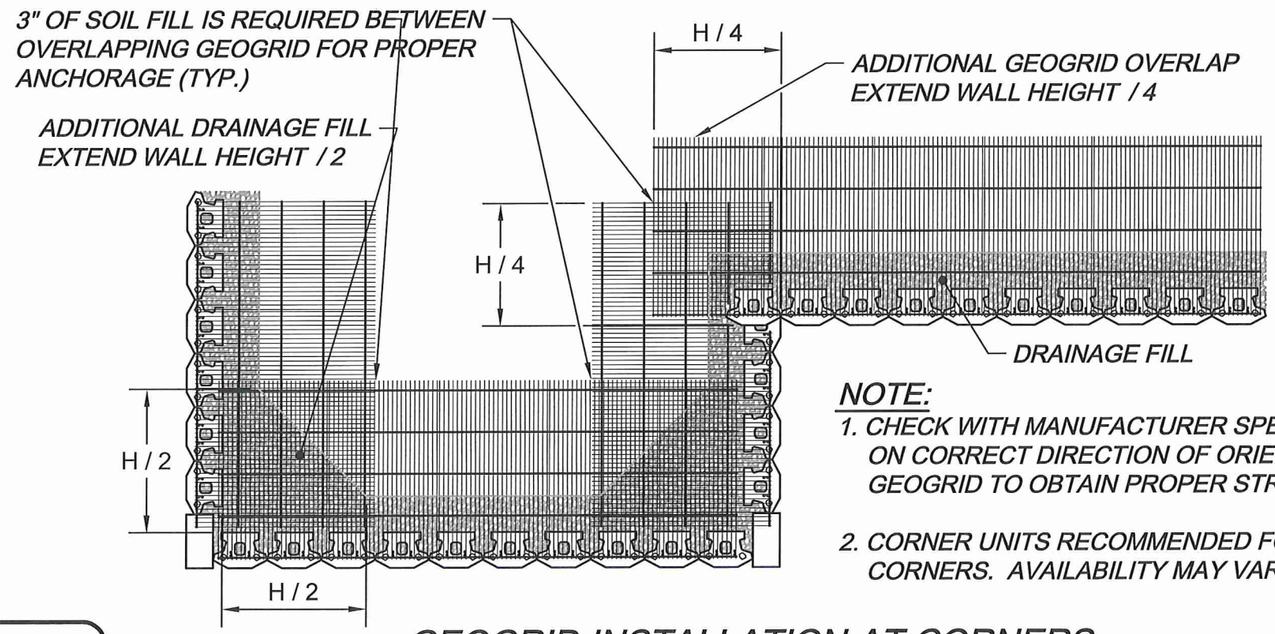
SHEET: RW3



NOTE:

1. CHECK WITH MANUFACTURER SPECIFICATIONS ON CORRECT DIRECTION OF ORIENTATION FOR GEOGRID TO OBTAIN PROPER STRENGTH.

GEOGRID INSTALLATION ON CURVES



NOTE:

1. CHECK WITH MANUFACTURER SPECIFICATIONS ON CORRECT DIRECTION OF ORIENTATION FOR GEOGRID TO OBTAIN PROPER STRENGTH.
2. CORNER UNITS RECOMMENDED FOR OUTSIDE CORNERS. AVAILABILITY MAY VARY.

GEOGRID INSTALLATION AT CORNERS

RECORD DRAWINGS
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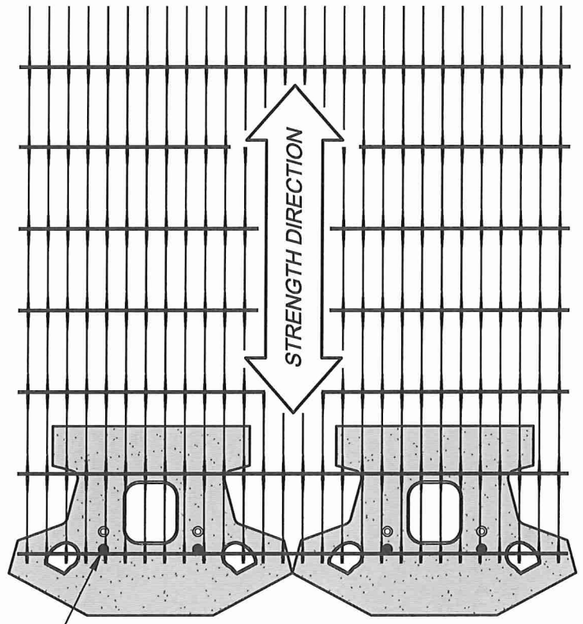
RETAINING WALL PLANS
CAVENDER'S BOOT CITY
ROCKWALL, TEXAS

DETAIL SHEET

STATE OF TEXAS
DARREL KOTZUR
83947
LICENSED
PROFESSIONAL ENGINEER
11/23/14

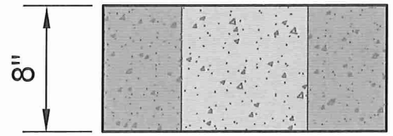
PROJECT:	ISSUED:
14-1518-01	10/22/14
DRAWN: TG	CHECKED: DK	SCALE:

SHEET: RW4

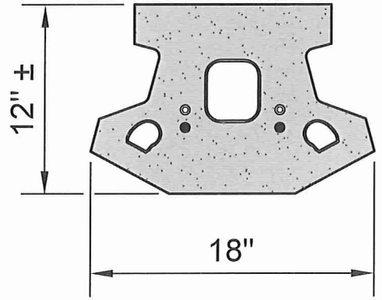


GEOGRID IS TO BE PLACED ON LEVEL BACKFILL AND EXTENDED OVER THE FIBERGLASS PINS. PLACE NEXT UNIT. PULL GRID TAUGHT AND BACKFILL. STAKE AS REQUIRED.

GRID & PIN CONNECTION



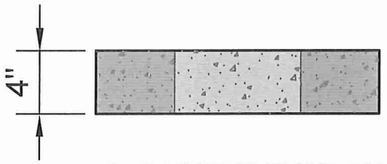
COMPAC ELEVATION



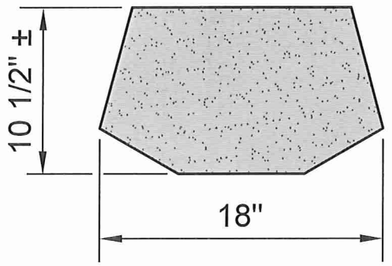
COMPAC PLAN

COMPAC UNIT

✳ DIMENSIONS MAY VARY BY REGION



CAP UNIT ELEVATION



CAP UNIT PLAN

3-PLANE SPLIT CAP UNIT OPTION

✳ DIMENSIONS & AVAILABILITY WILL VARY BY REGION

RECORD DRAWINGS
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RETAINING WALL PLANS
CAVENDER'S BOOT CITY
ROCKWALL, TEXAS

DETAIL SHEET

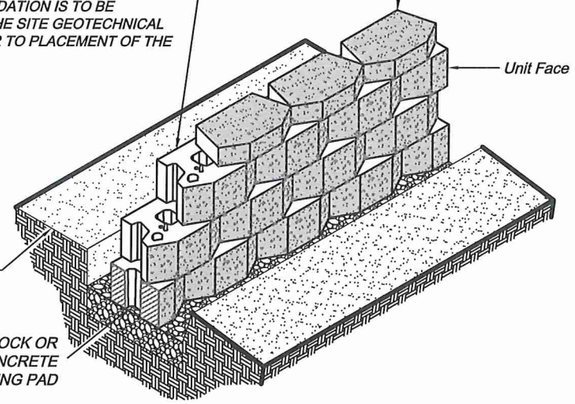
PROJECT:	ISSUED:
14-1518-01	10/22/14
DRAWN:	CHECKED:	SCALE:
TG	DK	

SHEET: RW5

BASE LEVELING PAD NOTES:

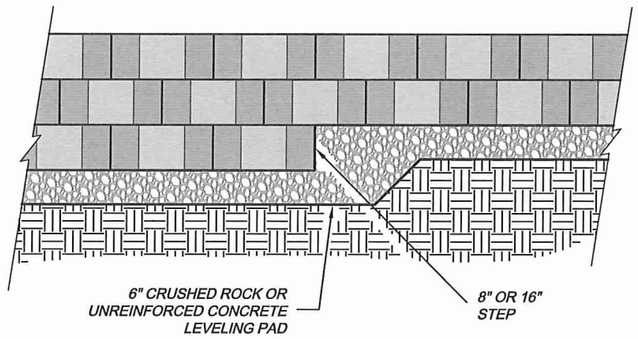
1. THE LEVELING PAD IS TO BE CONSTRUCTED OF CRUSHED STONE OR 2,000 PSI± UNREINFORCED CONCRETE
2. THE BASE FOUNDATION IS TO BE APPROVED BY THE SITE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF THE LEVELING PAD.

COMPAC UNIT		CAP UNIT	
WIDTH:	18"	WIDTH:	18"
*DEPTH:	12"	*DEPTH:	10 1/2"
HEIGHT:	8"	HEIGHT:	4"
*WEIGHT:	85 LBS	*WEIGHT:	45 LBS



COMPAC UNIT/BASE PAD ISOMETRIC SECTION VIEW

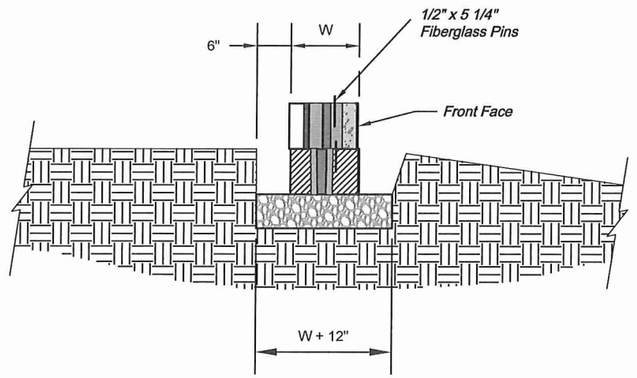
* DIMENSIONS & WEIGHT MAY VARY BY REGION



ELEVATION

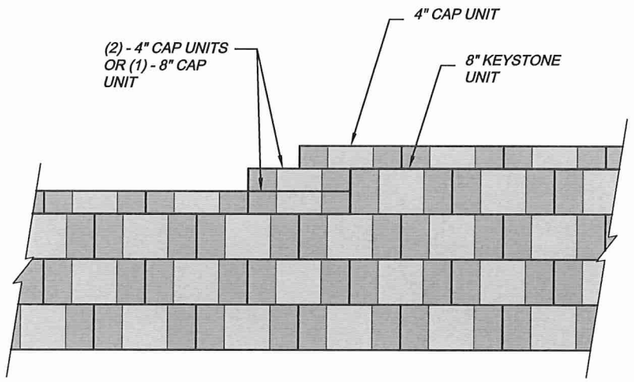
NOTE:

1. THE LEVELING PAD IS TO BE CONSTRUCTED OF CRUSHED STONE OR 2000 PSI ± UNREINFORCED CONCRETE.



SECTION

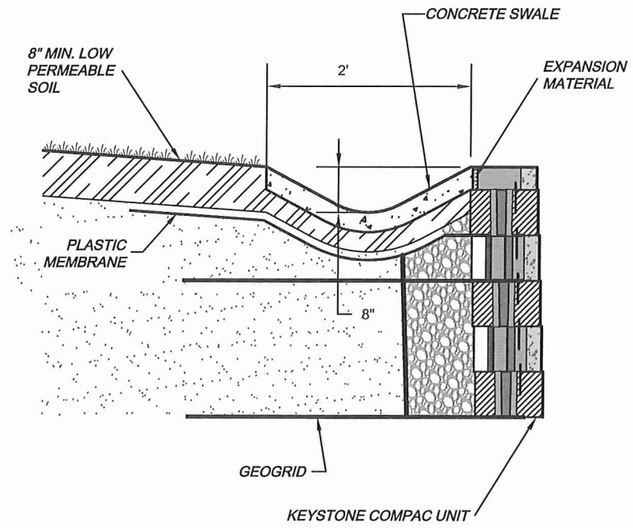
LEVELING PAD DETAIL



NOTE:

1. SECURE ALL CAP UNITS WITH KEYSTONE KAPSEAL OR EQUAL.

TOP OF WALL STEPS



DRAINAGE SWALE DETAIL

RECORD DRAWINGS
TO THE BEST OF OUR KNOWLEDGE, CROSSPOINT ENGINEERING, LLC, HEREBY STATES THAT THIS PLAN IS RECORD DRAWINGS. THIS INFORMATION PROVIDED IS BASED ON SURVEYING OF THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

STATE OF TEXAS
DARREL KOTZUR
83947
LICENSED PROFESSIONAL ENGINEER
11/23/15

crosspoint engineering
5620 Old Bullard Road, Suite 130 | Tyler, Texas 75703
903 705 4416 | TPBE Firm Reg. No. F-35385
cp-eng.com

RETAINING WALL PLANS
CAVENDER'S BOOT CITY
ROCKWALL, TEXAS

DETAIL SHEET

PROJECT:	ISSUED:
14-1518-01	10/22/14
DRAWN: TG	CHECKED: DK
SCALE:	
SHEET: RW6	