

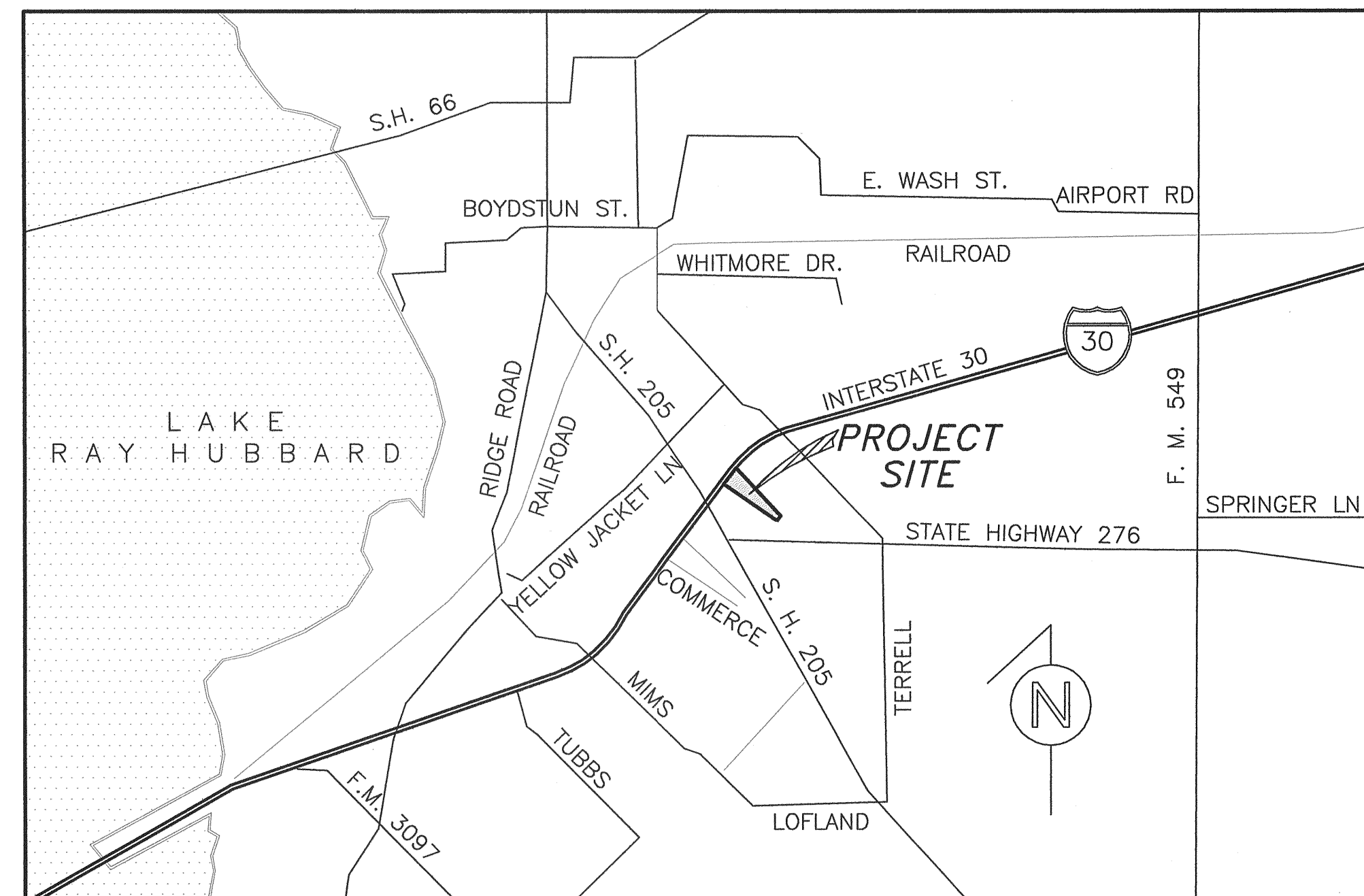
SITE WORK PLANS FOR LA-Z-BOY

1154 E. IH 30
LOT 2, BLOCK 1, ROCKWALL CENTRE CORNER ADDITION
THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER / DEVELOPER:
LEBCO INDUSTRIES, L.P.
10676 KING WILLIAMS
DALLAS, TEXAS 75220
PHONE: (214) 631-1813
CONTACT: LEW BROWN

CIVIL ENGINEER:
CATES-CLARK & ASSOCIATES, LLP
14800 QUORUM DRIVE, SUITE 200
DALLAS, TEXAS 75254
PHONE: (972) 385-2272
FAX: (972) 980-1627
TEXAS REGISTERED ENGINEERING FIRM F-3751
CONTACT: LAWRENCE A. CATES, P.E., R.P.L.S.
EMAIL: LCATES@CATES-CLARK.COM

ARCHITECT:
HODGES ARCHITECTURE
13642 OMEGA
DALLAS, TEXAS 75244
PHONE: (972) 387-1000
CONTACT: STEVE SCHWARTZ



VICINITY MAP
N.T.S.
MAPSCO: 20D-W

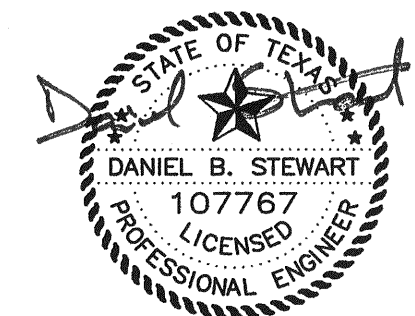
SHEET INDEX

C1.1	FINAL PLAT
C1.2	SITE PLAN
C2.1	GENERAL NOTES, LEGEND & ABBREVIATIONS
C3.1	DIMENSIONAL CONTROL
C4.1	PAVING PLAN
C4.2	PAVING DETAILS
C5.1	GRADING PLAN
C6.1	PRE/POST - DRAINAGE AREA MAP
C6.2	DRAINAGE PLAN
C7.1	WATER & SANITARY SEWER PLAN
C8.1	EROSION CONTROL PLAN
C8.2 - 8.3	EROSION CONTROL DETAILS



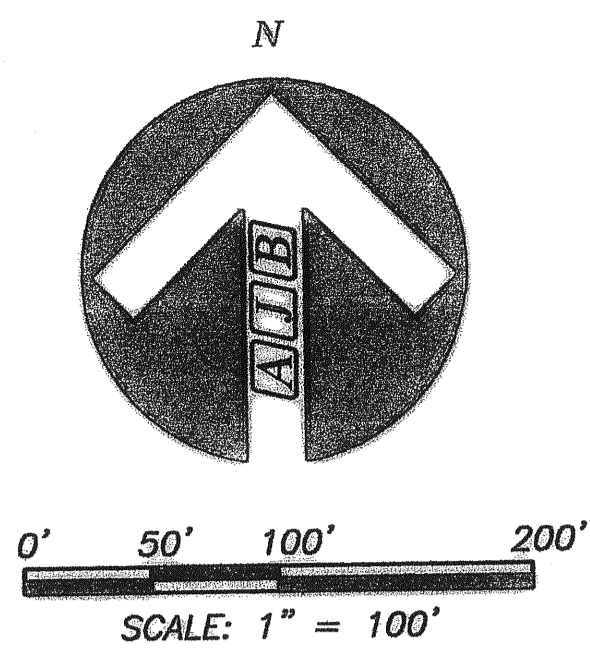
Cates-Clark & Associates, LLP
Consulting Engineers
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
Office: 972-385-2272 Fax: 972-980-1627
TBPE F-3751

THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY
DANIEL B. STEWART, P.E. 107767
ON 02-19-14



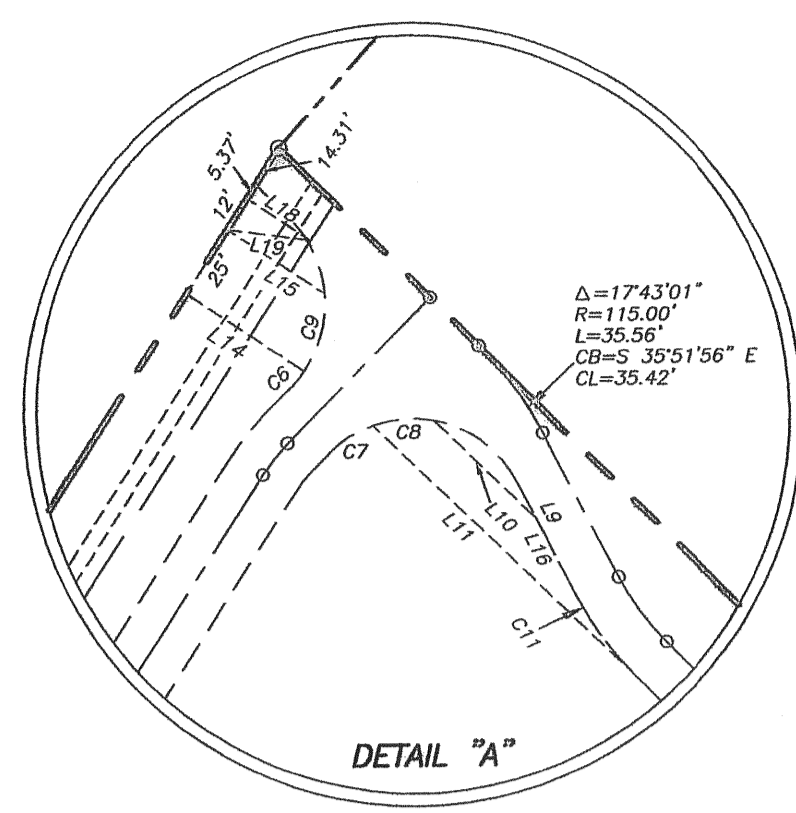
AS-BUILT
02/10/14

2	08/20/13	C6.2, C7.1
1	08/13/13	C7.1
REV.	DATE	SHEET

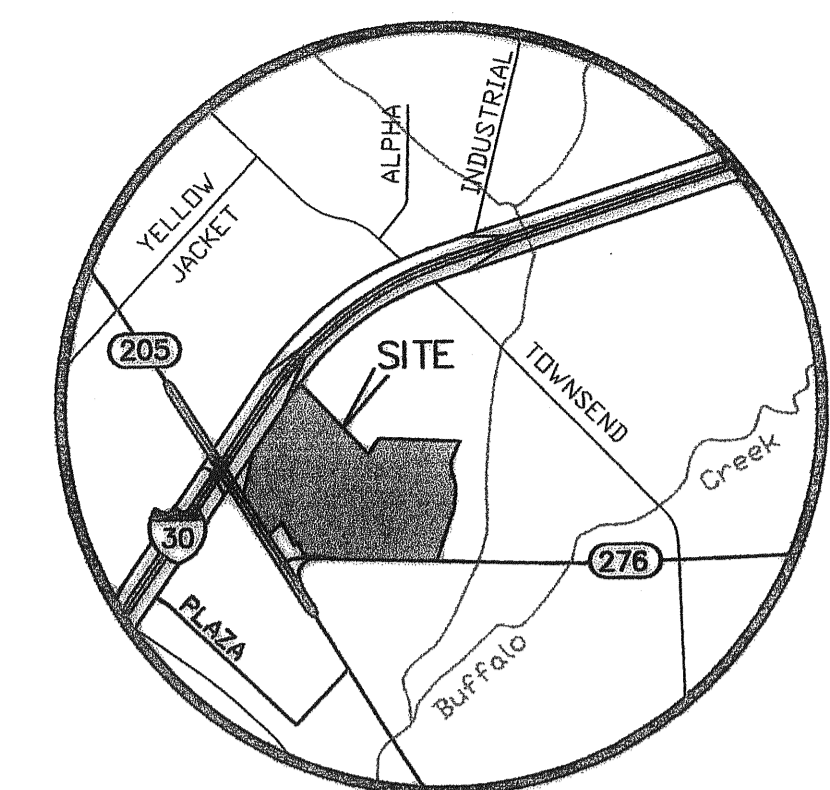


FILED FOR RECORD
ROCKWALL COUNTY CLERK
08 MAY 27 2007
LISA CONSTANT
COUNTY CLERK

POINT OF BEGINNING
N:7020464.41
E:2598199.74



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	31.62'	30.17'	N 75°02'53" E	60°22'56"
C2	30.00'	31.69'	30.23'	N 14°35'54" E	60°31'02"
C3	51.00'	13.51'	13.47'	N 37°33'12" W	15°10'46"
C4	51.00'	38.10'	37.22'	N 08°33'46" W	42°48'07"
C5	62.00'	13.12'	13.09'	N 39°09'39" E	12°07'25"
C6	39.00'	6.64'	6.64'	S 40°20'31" W	09°45'42"
C7	39.00'	17.50'	17.35'	N 58°04'27" E	25°42'10"
C8	39.00'	20.36'	20.13'	N 85°52'57" E	29°54'51"
C9	39.00'	26.84'	26.31'	S 15°44'54" W	39°25'34"
C10	39.00'	73.36'	63.01'	S 80°53'32" E	107°46'12"
C11	100.00'	31.01'	30.88'	S 35°53'24" E	17°45'57"
C12	39.00'	61.22'	55.13'	S 00°14'58" W	89°56'48"
C13	50.00'	17.68'	17.59'	N 22°58'07" E	20°15'39"
C14	54.00'	42.41'	41.33'	N 21°33'17" W	45°00'00"
C15	54.00'	44.57'	43.32'	S 20°24'34" E	47°17'27"
C16	85.00'	26.36'	26.25'	N 35°53'24" W	17°45'57"
C17	54.00'	76.60'	70.34'	S 04°08'11" E	81°16'23"
C18	54.00'	33.51'	32.97'	N 18°43'21" E	35°33'18"

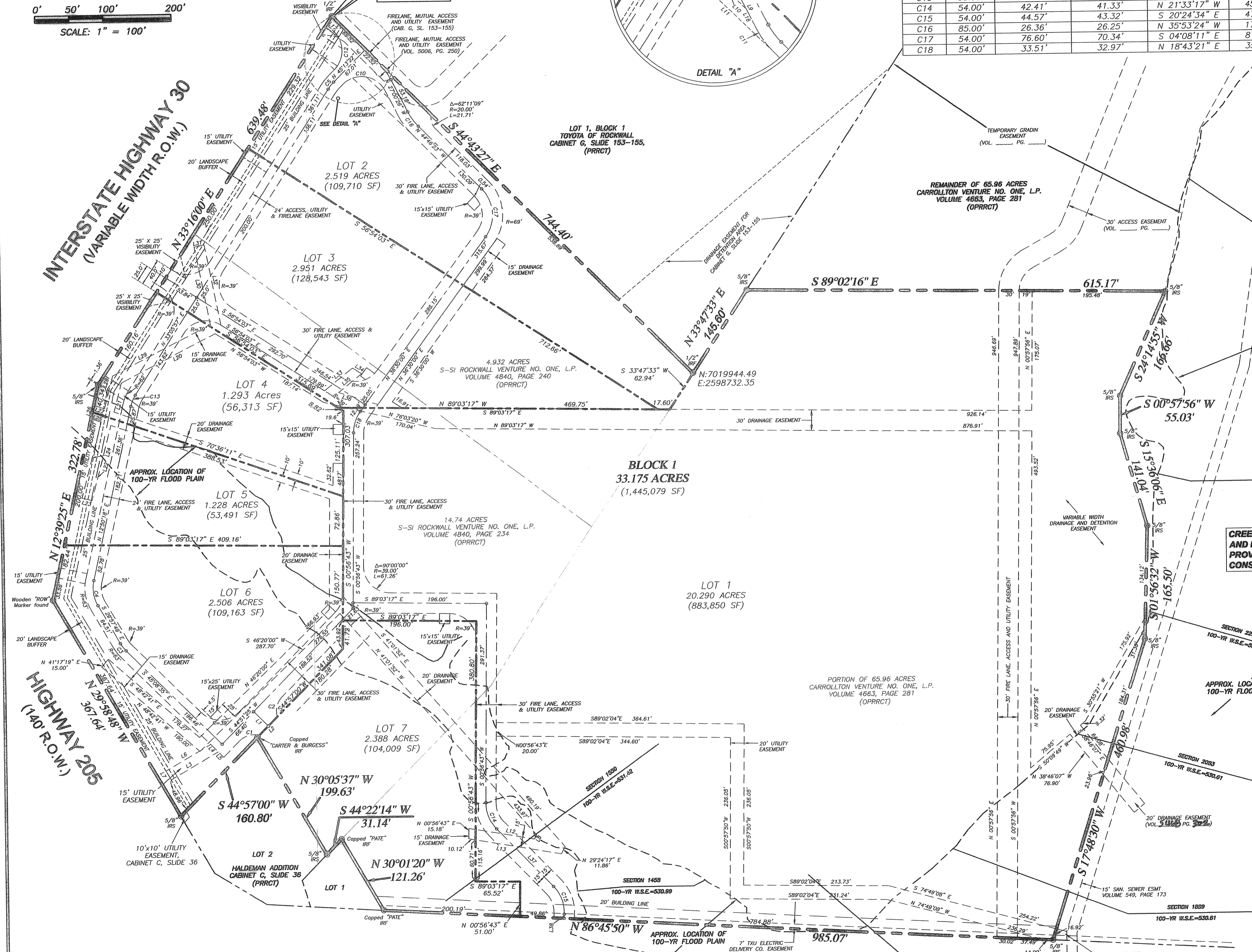


LINE	BEARING	DISTANCE
L1	N 45°08'35" W	30.20'
L2	S 44°57'00" W	37.80'
L3	N 60°02'14" E	80.26'
L4	S 45°08'35" E	15.54'
L5	S 45°08'35" W	11.30'
L6	N 60°02'14" E	76.20'
L7	S 29°58'48" E	15.00'
L8	S 29°24'17" W	6.70'
L9	N 27°00'26" W	42.71'
L10	S 45°56'57" E	46.43'
L11	N 45°56'57" W	118.25'
L12	S 80°09'33" E	97.78'
L13	N 80°09'33" W	137.86'
L14	N 56°05'41" W	46.11'
L15	N 56°05'40" W	38.19'
L16	N 27°00'26" W	29.59'
L17	N 44°43'27" W	34.57'
L18	N 56°05'40" W	25.00'
L19	N 81°51'20" W	27.61'
L20	N 63°11'53" E	155.69'
L21	S 14°50'03" W	43.57'
L22	N 14°50'03" E	113.90'
L23	N 75°09'57" W	15.00'
L24	S 14°50'03" W	115.10'
L25	S 70°36'11" E	15.65'
L26	N 12°39'25" E	20.14'
L27	N 70°36'11" W	16.42'
L28	S 14°50'03" W	49.11'
L29	S 63°11'53" W	162.24'
L30	S 11°06'45" E	116.28'
L31	S 78°53'15" W	15.00'
L32	S 11°06'45" W	120.22'
L33	S 51°44'18" W	52.77'
L34	N 56°54'03" W	15.83'
L35	S 51°44'18" W	43.29'
L36	N 72°36'24" W	60.30'
L37	N 44°03'17" W	118.78'
L38	S 03°14'10" W	6.24'

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH R.O.W.)

HIGHWAY 205
(140' R.O.W.)

HIGHWAY 276
(120' R.O.W.)



CREEK CROSS SECTIONS 100-YR W.S.E. AND FLOOD PLAIN BOUNDARY WERE PROVIDED BY CITY OF ROCKWALL'S CONSULTING ENGINEER.

FINAL PLAT
ROCKWALL CENTRE CORNERS ADDITION
LOTS 1-7, BLOCK 1
33.175 ACRES
JOSEPH CADLE SURVEY, ABSTRACT NO. 65
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

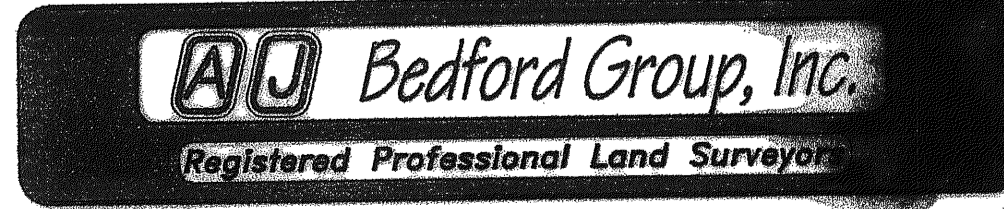
Owners: S-SI ROCKWALL VENTURE NO. ONE, L.P. AND CARROLLTON VENTURE NO. ONE, L.P. ~ (972) 235-7888
16910 DALLAS PARKWAY, SUITE 100 DALLAS, TX 75248

Scale: 1" = 100'
Date: November 8, 2007
Technician: T. Myers
Drawn By: T. Myers

Checked By:
P.C.: L. Spradling
File: rockwall centre corners
Job No. 473-004-07

4222 Rosehill Road, Suite 2 • Garland, Texas 75043
(972) 240-5999, Fax (972) 240-4466

Sheet:
1
of: 2



CIVIL ENGINEER:
CPH ENGINEERS, INC.
5728 LBJ FREEWAY, SUITE 330
DALLAS, TX 75240 - 972.490.1515

G299

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
OPRRCT	Official Public Records of Rockwall County, Texas
PRRCT	Plat Records of Rockwall County, Texas
DRRCT	Deed Records of Rockwall County, Texas

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS, We, S-SI ROCKWALL VENTURE NO. ONE, L.P. and CARROLLTON VENTURE NO. ONE, L.P., being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all that certain lot, tract or parcel of land situated in the JOSEPH CADLE SURVEY, ABSTRACT NO. 65, in the City of Rockwall, Rockwall County, Texas, and being a portion of a 65.96 acre tract of land as described in a deed to Carrollton Venture No. One, L.P. recorded in Volume 4663, Page 291, Official Public Records of Rockwall County, Texas (OPRRCT), and also being all of a 14.74 acre tract of land as described in deed to S-SI Rockwall Venture No. One L.P. recorded in Volume 4840, Page 234 (OPRRCT), and also being all of a 4.932 acre tract of land described in a deed to S-SI Rockwall Venture No. One, L.P. recorded in Volume 4840, Page 240, (OPRRCT), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the southeasterly right-of-way line of Interstate Highway No. 30 (a variable width right-of-way) at the most northerly corner of said 4.932 acre tract and the most westerly corner of Lot 1, Block 1, Toyota of Rockwall, an addition to City of Rockwall, according to the plat recorded in Cabinet C, Slide 1553, Plat Records of Rockwall County, Texas (PRRCT);

THENCE SOUTH 44°43'27" EAST, departing the southeasterly right-of-way line of said Interstate Highway No. 30 and along the southwesterly line of said Lot 1, a distance of 744.40 feet to a 1/2 inch iron rod found for the most southerly corner of said Lot 1;

THENCE NORTH 33°47'33" EAST, along the southeasterly line of said Lot 1, a distance of 145.60 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 89°02'16" EAST, departing the southeasterly line of said Lot 1, over and across said Carrollton Venture tract, for a distance of 615.16 feet to a 5/8 inch iron rod set for corner;

THENCE continuing over and across said Carrollton Venture tract as follows:

SOUTH 24°14'55" WEST, a distance of 166.66 feet to a 5/8 inch iron rod set for corner at an angle point;

SOUTH 00°57'56" WEST, a distance of 55.03 feet to a 5/8 inch iron rod set for corner at an angle point;

SOUTH 15°36'06" EAST, a distance of 141.04 feet to a 5/8 inch iron rod set for corner at an angle point;

SOUTH 01°56'32" WEST, a distance of 165.50 feet to a 5/8 inch iron rod set for corner at an angle point;

SOUTH 17°48'30" WEST, a distance of 460.98 feet to a 5/8 inch iron rod set for corner in the northerly right-of-way line of State Highway No. 276 (a 120' wide right-of-way);

THENCE NORTH 86°45'50" WEST, along the northerly right-of-way line of said State Highway No. 276, a distance of 985.07 feet to an iron rod capped "PATE" found for the most easterly corner of Lot 1 of the Haldeman Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet C, Slide 36 (PRRCT);

THENCE NORTH 30°01'20" WEST, along the northeasterly line of said Lot 1 of Haldeman Addition, a distance of 121.26 feet to an iron rod capped "PATE" found for the most northerly corner of said Lot 1 of Haldeman Addition;

THENCE SOUTH 44°22'14" WEST, along the northerly line of said Lot 1 of Haldeman Addition, a distance of 31.14 feet to a 5/8 inch iron rod set for the most easterly southeast corner of Lot 2 of said Haldeman Addition;

THENCE NORTH 30°05'37" WEST, along the northeasterly line of said Lot 2 of Haldeman Addition, a distance of 199.63 feet to an iron rod capped "CARTER & BURGESS" found for the most Northerly corner of said Lot 2 of Haldeman Addition;

THENCE SOUTH 44°57'00" WEST, along the northwesterly line of said Lot 2 of Haldeman Addition, a distance of 160.80 feet to a 5/8 inch iron rod set for corner on the northeasterly right-of-way line of State Highway No. 205 (a 140 foot wide right-of-way);

THENCE NORTH 29°58'48" WEST, along the northeasterly right-of-way line of said State Highway No. 205, a distance of 367.64 feet to a wooden right-of-way marker found at the intersection of the northeasterly right-of-way line of said State Highway No. 205 and the southeasterly right-of-way line of said Interstate Highway No. 30;

THENCE along the southeasterly right-of-way line of said Interstate Highway No. 30 as follows:

NORTH 12°39'25" EAST, a distance of 322.78 feet to a 5/8 inch iron rod set for corner at an angle point;

NORTH 33°16'00" EAST, a distance of 639.48 feet to the POINT OF BEGINNING and CONTAINING 33.175 acres or 1,445,079 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

WE the undersigned owners of the land shown on this plat, and designated herein as the ROCKWALL CENTRE CORNERS 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, drains, easements and public places thereon shown on the purpose and consideration therein expressed. WE further certify that all other parties who have a mortgage or lien interest in the ROCKWALL CENTRE CORNERS ADDITION 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. I (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

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

S-SI ROCKWALL VENTURE NO. ONE, L.P.
By: St. Ives Holdings, LLC, its General Partner
By: St. Ives Realty, Inc., its Manager
By: Troy Bathman, its President

CARROLLTON VENTURE NO. ONE, L.P.
By: St. Ives Holdings, LLC, its General Partner
By: St. Ives Realty, Inc., its Manager
By: Troy Bathman, its President

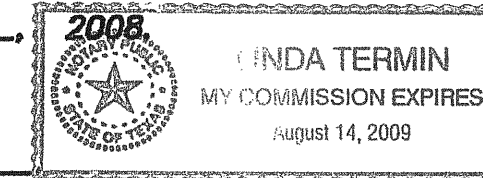
STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Troy Bathman, 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 15th day of MAY

Linda Termin
Notary Public in and for the State of Texas

8.14.09
My Commission Expires:



Signature of Party with Mortgage or Lien Interest

Lacey R Hozer
EXECUTIVE V.P., SOVEREIGN BANK

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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.

Austin J. Bedford
Registered Professional Land Surveyor No. 4132

May 15, 2008
Date



STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Austin J. Bedford, 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 15th day of May, 2008.

Notary Public in and for the State of Texas

TERESA ANNAISE MYERS
NOTARY PUBLIC
State of Texas
Comm. Exp. 07-05-2010
My Commission Expires

RECOMMENDED FOR FINAL APPROVAL

W. Bricker
Planning and Zoning Commission

5/23/08
Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 4th day of February 2008.

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

WITNESS OUR HANDS, this 20th day of May, 2008.

William R. Craig
Mayor, City of Rockwall



Christy Ashberry
City Secretary

Chuck Todd
City Engineer

NOTES

Bearings shown hereon are based on the southeast line of IH-30 (N 33°16'00" E) as shown on TXDOT Right-of-way map, sheet No. 2.

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

All interior Lot corners are monumented with a 5/8" iron rod set unless otherwise noted.

Coordinates shown hereon are grid coordinates and were obtained using City Monuments R016 and N1495 with a combined scale factor of 0.9998738368405. All other distances shown hereon are surface.

CIVIL ENGINEER:
CPH ENGINEERS, INC.
5728 LBJ FREEWAY, SUITE 330
DALLAS, TX 75240 - 972.490.1515

FINAL PLAT
ROCKWALL CENTRE CORNERS ADDITION
LOTS 1-7, BLOCK 1
33.174 ACRES
JOSEPH CADLE SURVEY, ABSTRACT NO. 65
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

Owners: S-SI ROCKWALL VENTURE NO. ONE, L.P. AND
CARROLLTON VENTURE NO. ONE, L.P. ~ (972) 235-7888
16910 DALLAS PARKWAY, SUITE 100 DALLAS, TX 75248

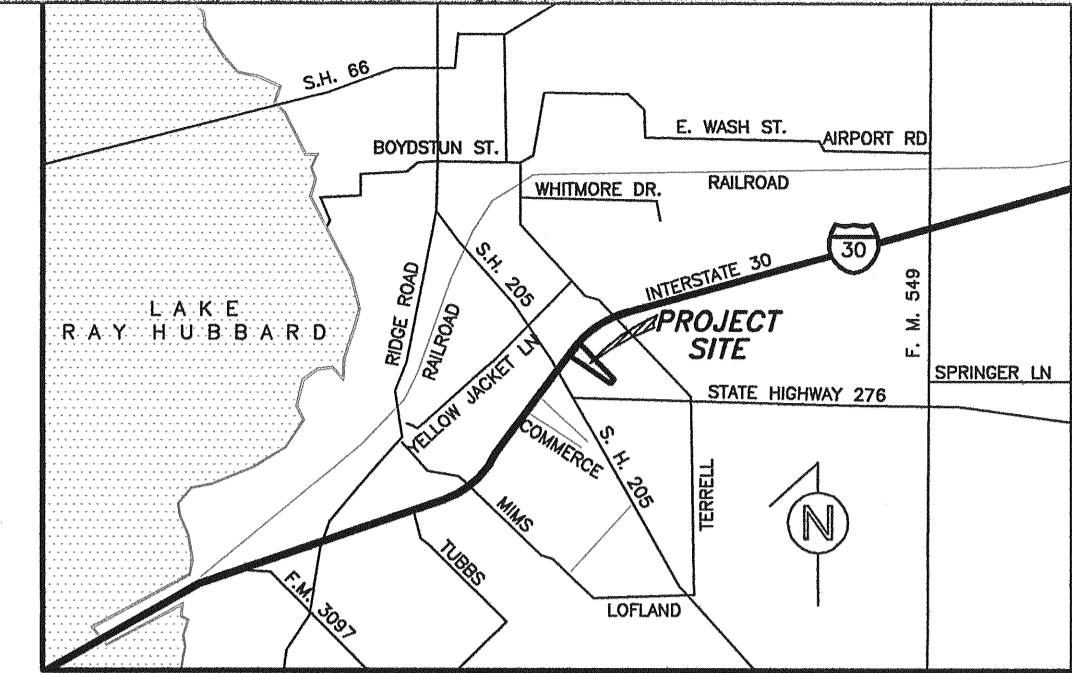
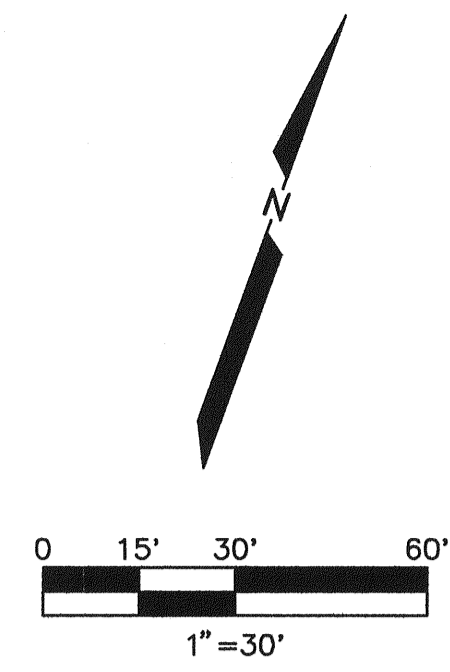
Scale: 1" = 100'
Date: November 8, 2007
Checked By: A.J. Bedford
P.C.: L. Spradling
Technician: T. Myers
File: rockwall centre corners
Drawn By: T. Myers
Job. No. 473-004-07

4222 Rosehill Road, Suite 2 * Garland, Texas 75043
(972) 240-5999, Fax (972) 240-4466

Sheet:
2
Of: 2

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

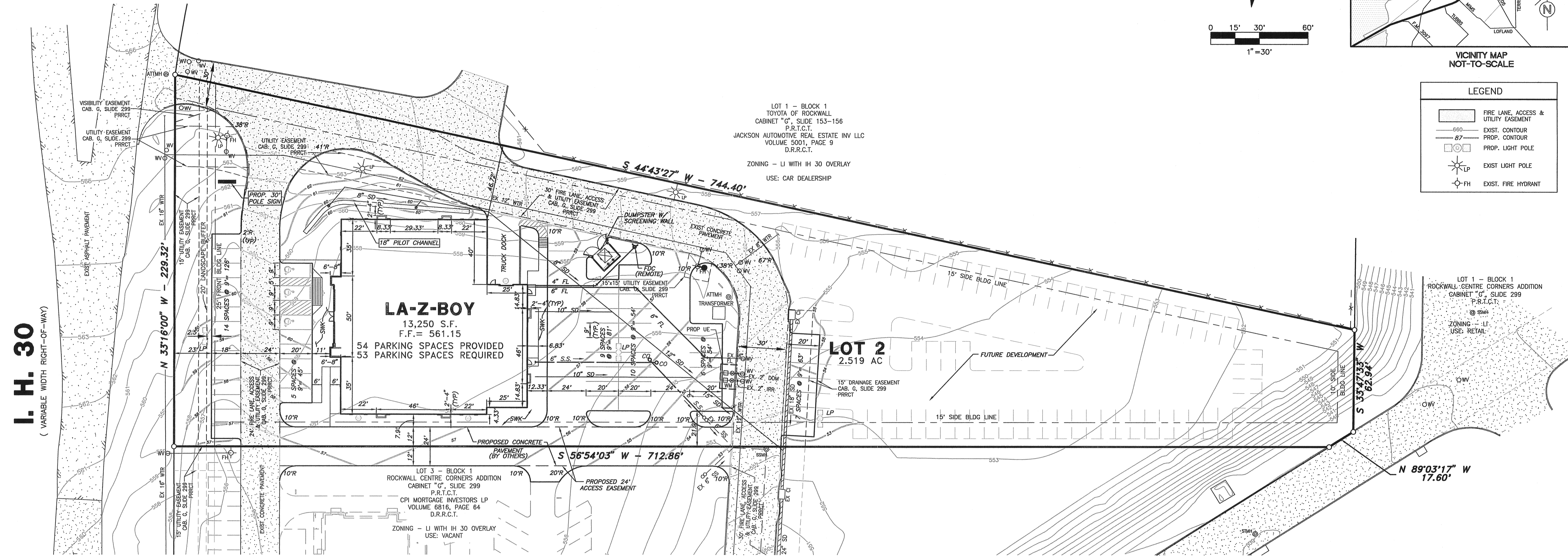
G 300



VICINITY MAP
NOT-TO-SCALE

LEGEND

	FIRE LANE ACCESS & UTILITY EASEMENT
	660 EXIST. CONTOUR
	87 PROP. CONTOUR
	PROP. LIGHT POLE
	EXIST. LIGHT POLE
	EXIST. FIRE HYDRANT



I. H. 30
(VARIABLE WIDTH RIGHT-OF-WAY)

LOT 1 - BLOCK 1
TOYOTA OF ROCKWALL
CABINET "G", SLIDE 153-156
P.R.T.C.T.
JACKSON AUTOMOTIVE REAL ESTATE INV LLC
VOLUME 5001, PAGE 9
D.R.R.C.T.

ZONING - LI WITH IH 30 OVERLAY
USE: CAR DEALERSHIP

LA-Z-BOY
13,250 S.F.
F.F. = 561.15
54 PARKING SPACES PROVIDED
53 PARKING SPACES REQUIRED

LOT 2
2.519 AC

LOT 3 - BLOCK 1
ROCKWALL CENTRE CORNERS ADDITION
CABINET "G", SLIDE 299
P.R.T.C.T.
CPI MORTGAGE INVESTORS LP
VOLUME 6818, PAGE 64
D.R.R.C.T.

ZONING - LI WITH IH 30 OVERLAY
USE: VACANT

SITE DATA	LOT 2, BLOCK 1
ZONING:	LI/C WITH IH-30 OVERLAY
PROPOSED USE:	RETAIL
LOT AREA:	2.519 AC. (109,712 SF)
BUILDING AREA:	13,250 SF
BUILDING TYPE:	IB
BUILDING HEIGHT:	33'-6"
# STORIES:	1
LOT COVERAGE:	12.08%
FLOOR AREA RATIO:	0.1211
FRONT BUILDING SETBACK:	25'
PARKING REQUIRED:	53 SPACES
HANDICAP PARKING REQUIRED:	3 SPACES
PARKING PROVIDED:	54 SPACES
LANDSCAPE REQUIRED:	16,456 SF
LANDSCAPE PROVIDED:	20,414 SF*
IMPERVIOUS AREA:	55,162 S.F. (0.503:1)

*DOES NOT INCLUDE FUTURE DEV. AREA

- GENERAL NOTES:**
- ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
 - BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 - ALL SIGNAGE IS SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
 - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

- BENCHMARKS:**
- AT&T MANHOLE LOCATED AT 5.5 FEET FROM THE NORTH CORNER OF LOT 2 IN THE RIGHT OF WAY OF INTERSTATE HIGHWAY NO. 30.
ELEVATION = 565.20'
 - WATER VALVE LOCATED 5.7 FEET FROM THE WEST CORNER OF LOT 2 IN THE RIGHT OF WAY OF INTERSTATE HIGHWAY NO. 30.
ELEVATION = 559.42'

AS-BUILT
02/10/14

OWNER:
LEBCO INDUSTRIES, L.P.
10676 KING WILLIAMS
DALLAS, TEXAS 75220
PHONE: (214) 631-1813
CONTACT: LEW BROWN

ENGINEER/SURVEYOR
CATES - CLARK & ASSOC., LLP
14800 QUORUM DRIVE, SUITE 200
DALLAS, TEXAS 75254
PHONE: (972) 385-2272
CONTACT: LAWRENCE A. CATES, P.E., R.P.L.S.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DANIEL B. STEWART, P.E. 107767 ON 02-19-14

REV	DATE	REMARKS

SITE PLAN - SP2013-014

LA-Z-BOY

LOT 2, BLOCK 1, ROCKWALL CENTRE CORNERS ADDN.

THE CITY OF ROCKWALL, TEXAS

Cates - Clark & Associates, LLP
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
Office: 972-385-2272 Fax: 972-960-1627
TXRPL 13-3751

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CCA	CCA	07.09.13	1"=30'	D.P.	128-001 SITE	C1.2

GENERAL NOTES

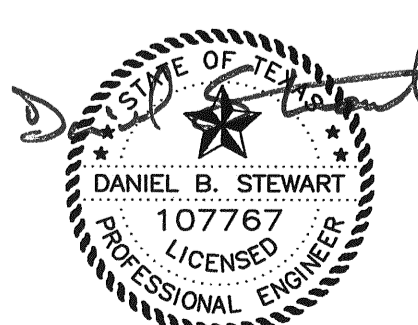
- STANDARDS AND SPECIFICATIONS:** ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT, SERVICES AND TESTING FOR ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' ORDINANCES, REGULATIONS, REQUIREMENTS, STATUTES, SPECIFICATIONS AND DETAILS, LATEST PRINTING AND AMENDMENTS THERETO. THE GOVERNING AUTHORITIES' PUBLIC WORKS AND WATER DEPARTMENT REQUIREMENTS, PLUMBING CODES, AND FIRE DEPARTMENT REGULATIONS SHALL TAKE PRECEDENT FOR ALL PRIVATE IMPROVEMENTS WHERE APPLICABLE. ALL OTHER PRIVATE CONSTRUCTION, NOT REGULATED BY THE GOVERNING AUTHORITY, SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, 3rd EDITION PRINTING AND CITY AMENDMENTS THERETO, EXCEPT AS MODIFIED BY THE PROJECT CONTRACT DOCUMENTS.
- EXAMINATION OF PLANS:** PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS AND SPECIFICATIONS PERTAINING TO THE WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
- EXAMINATION OF SITE:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR INVESTIGATING AND SATISFYING HIMSELF AS TO THE CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT RESTRICTED TO THOSE BEARING UPON TRANSPORTATION, DISPOSAL, HANDLING AND STORAGE OF MATERIALS, AVAILABILITY OF LABOR, WATER, ELECTRIC POWER, ROADS AND UNCERTAINTIES OF WEATHER, OR SIMILAR PHYSICAL CONDITIONS AT THE SITE, CONDITIONS OF THE GROUND, THE CHARACTER OF EQUIPMENT AND FACILITIES NEEDED PRELIMINARY TO AND DURING THE PERFORMANCE OF THE WORK. FAILURE BY THE CONTRACTOR TO ACQUAINT HIMSELF WITH THE AVAILABLE INFORMATION WILL NOT RELIEVE HIM FROM RESPONSIBILITY FOR ESTIMATING THE DIFFICULTY OR COST OF SUCCESSFULLY PERFORMING THE WORK.
- CONSTRUCTION MATERIALS TESTING:** TESTING SHALL BE PERFORMED BY REED ENGINEERING GROUP, 2424 STUTZ DRIVE, SUITE 400, DALLAS, TEXAS 75226. ATTENTION: KUNDAN K. PANDAY, PH.D., P.E., (214) 350-9600, WHO WILL BE EMPLOYED AND PAID DIRECTLY BY THE OWNER. TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND THE SPECIFICATIONS. IN THE EVENT INITIAL TEST RESULTS DO NOT MEET THE SPECIFICATIONS, SUBSEQUENT TESTS NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE. PAVEMENT FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.
- TOPOGRAPHIC SURVEY:** TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THE PLANS IS PROVIDED FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE INFORMATION SHOWN IS CORRECT, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE SURVEY INFORMATION PROVIDED.
- COMPLIANCE WITH LAWS:** THE CONTRACTOR SHALL FULLY COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, INCLUDING ALL CODES, ORDINANCES AND REGULATIONS APPLICABLE TO THIS CONTRACT AND THE WORK TO BE DONE THEREUNDER, WHICH EXIST OR MAY BE ENACTED BY GOVERNMENTAL BODIES HAVING JURISDICTION OVER THE CONTRACTOR OR AUTHORITY FOR SUCH ENACTMENT. ALL WORK REQUIRED UNDER THIS CONTRACT SHALL COMPLY WITH ALL REQUIREMENTS OF LAW, REGULATION, PERMIT OR LICENSE. IF THE CONTRACTOR FINDS THAT THERE IS A VARIANCE, HE SHALL IMMEDIATELY REPORT THIS TO THE OWNER FOR RESOLUTION.
- PUBLIC CONVENIENCE AND SAFETY:** IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS ANY PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. MATERIALS STORED ON THE WORK SITE SHALL BE PLACED, AND THE WORK SHALL AT ALL TIMES BE SO CONDUCTED, AS TO CAUSE NO GREATER OBSTRUCTION TO THE TRAVELING PUBLIC THAN IS CONSIDERED ACCEPTABLE BY THE GOVERNING AUTHORITIES AND THE OWNER AND NOT TO PREVENT FREE UNINTERRUPTED ACCESS TO ALL FIRE HYDRANTS, WATER VALVES, GAS VALVES, MANHOLES AND FIRE ALARM OR POLICE CALL BOXES IN THE VICINITY.
- STORM WATER POLLUTION PREVENTION PLAN (SWPPP):** THE CONTRACTOR SHALL COMPLY WITH THE CONDITIONS OF THE SWPPP WHILE CONDUCTING HIS ACTIVITIES ON THE PROJECT.
- PERMITS AND LICENSES:** THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK AND SHALL FULLY COMPLY WITH ALL THEIR TERMS AND CONDITIONS. WHENEVER THE WORK UNDER THIS CONTRACT REQUIRES THE OBTAINING OF PERMITS FROM THE GOVERNING AUTHORITIES, THE CONTRACTOR SHALL FURNISH DUPLICATE COPIES OF SUCH PERMITS TO THE OWNER BEFORE THE WORK COVERED THEREBY IS STARTED. NO WORK WILL BE ALLOWED TO PROCEED BEFORE SUCH PERMITS HAVE BEEN OBTAINED.
- APPROVED PLANS:** EACH CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED PLANS ON-SITE AT ALL TIMES. NO COPIED PLANS ARE ALLOWED ON THE CONSTRUCTION SITE.
- BONDS:** PERFORMANCE, PAYMENT AND MAINTENANCE BONDS MAY BE REQUIRED FROM THE CONTRACTOR FOR "PUBLIC" IMPROVEMENTS. IF REQUIRED, THE CONTRACTOR SHALL PROVIDE THE BONDS IN THE FORM AND IN THE AMOUNTS AS REQUIRED BY THE GOVERNING AUTHORITIES. COSTS ASSOCIATED WITH PROVIDING THE BONDS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- TESTING:** THE TESTING AND CONTROL OF ALL MATERIALS USED IN THE WORK SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY, EMPLOYED DIRECTLY BY THE OWNER. IN THE EVENT THE RESULTS OF ANY OF INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND SPECIFICATIONS, SUBSEQUENT TESTS NECESSARY TO DETERMINE THE ACCEPTABILITY OF MATERIALS OR CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
- INSPECTION:** THE GOVERNING AUTHORITIES AND/OR THE OWNER WILL PROVIDE INSPECTION OF THE PROPOSED CONSTRUCTION. THE OWNER WILL PAY THE COSTS FOR INSPECTION SERVICES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT NOTICE WELL IN ADVANCE OF PENDING CONSTRUCTION ACTIVITIES TO THE GOVERNING AUTHORITIES AND/OR OWNER FOR SCHEDULING OF INSPECTION SERVICES.
- SHOP DRAWINGS:** THE CONTRACTOR SHALL HAVE PREPARED, REVIEW, AND SUBMIT ALL SHOP DRAWINGS, PRODUCT DATA AND SAMPLES REQUIRED BY THE GOVERNING AUTHORITIES AND THE PROJECT CONTRACT DOCUMENTS IN ACCORDANCE WITH ITEM 1.28 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NORTH CENTRAL TEXAS - NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS.
- SURVEYING:** ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE OWNER SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT. THE COSTS ASSOCIATED WITH THE CONSTRUCTION STAKING SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- PROTECTION OF PROPERTY CORNERS AND BENCHMARKS:** THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS. WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED SHALL BE RESET BY A REGISTERED PUBLIC SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- EXISTING STRUCTURES:** THE PLANS SHOW THE LOCATION OF ALL KNOWN SURFACE AND SUBSURFACE STRUCTURES, HOWEVER, THE DEVELOPER, ENGINEER AND CITY ASSUME NO RESPONSIBILITY FOR FAILURE TO SHOW ANY OR ALL OF THESE STRUCTURES ON THE PLANS, OR TO SHOW THEM IN THEIR EXACT LOCATION. SUCH FAILURE SHALL NOT BE CONSIDERED SUFFICIENT BASIS FOR CLAIMS FOR ADDITIONAL COMPENSATION FOR EXTRA WORK OR FOR INCREASING THE PAY QUANTITIES IN ANY MANNER WHATSOEVER, UNLESS THE OBSTRUCTION ENCOUNTERED IS SUCH AS TO REQUIRE CHANGES IN THE LINES OR GRADES, OR REQUIRE THE CONSTRUCTION OF SPECIAL WORK, FOR WHICH PROVISIONS ARE NOT MADE IN THE PLANS.
- PROTECTION OF EXISTING UTILITIES:** AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT", TEXAS ONE CALL SYSTEM MUST BE CONTACTED AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM (800-245-4545) AND CITY OF ROCKWALL PUBLIC WORKS DEPARTMENT (972-771-7730). THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE BASED ON THE BEST RECORDS AND/OR FIELD INFORMATION AVAILABLE AND ARE NOT GUARANTEED BY THE OWNER OR ENGINEER TO BE ACCURATE AS TO THE LOCATION AND DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF HIS ACTIVITIES IN ORDER THAT HE MAY NEGOTIATE SUCH LOCAL ADJUSTMENTS AS NECESSARY IN THE CONSTRUCTION PROCESS TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL EXISTING UTILITIES, SERVICES AND STRUCTURES ENCOUNTERED, WHETHER OR NOT THEY ARE ON THE PLANS. ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT HIS EXPENSE. TO AVOID UNNECESSARY INTERFERENCES OR DELAYS, THE CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVALS, REPLACEMENTS AND CONSTRUCTION WITH THE APPROPRIATE GOVERNING AUTHORITIES. THE OWNER WILL NOT BE LIABLE FOR DAMAGES DUE TO DELAY BECAUSE OF THE ABOVE.
- DAMAGE TO EXISTING FACILITIES:** ALL EXISTING UTILITIES, PAVEMENT, SIDEWALKS, WALLS, FENCES, ETC. DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE TO A CONDITION AS GOOD AS OR BETTER THAN THE CONDITIONS PRIOR TO STARTING THE WORK. ANY EXISTING STRUCTURES OR APPURTENANCES DISTURBED MAY NEED TO BE ADJUSTED TO MATCH FINAL GRADE.
- FIRE AND LIFE SAFETY SYSTEMS:** THE CONTRACTOR SHALL NOT REMOVE, DISABLE OR DISRUPT EXISTING FIRE OR LIFE SAFETY SYSTEMS WITHOUT RECEIVING PRIOR WRITTEN PERMISSION FROM THE GOVERNING AUTHORITY.
- TRENCH SAFETY:** THE CONTRACTOR IS RESPONSIBLE FOR HAVING A TRENCH SAFETY PLAN PREPARED IN ACCORDANCE WITH OSHA REQUIREMENTS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS FOR THE IMPLEMENTATION OF TRENCH SAFETY CONTROL MEASURES THAT WILL BE IN EFFECT DURING THE CONSTRUCTION OF THE PROJECT. THE COSTS FOR PREPARATION OF THE TRENCH SAFETY PLAN SHALL BE INCLUDED IN THE CONTRACT AMOUNT. THE PLAN SHALL BE SUBMITTED TO THE CITY PRIOR TO THE START OF CONSTRUCTION.

- TRAFFIC CONTROL:** IF REQUIRED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DEVELOP AND SUBMIT FOR APPROVAL BY THE GOVERNING AUTHORITIES, A TRAFFIC CONTROL PLAN, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, OUTLINING TRAFFIC MANAGEMENT PROCEDURES TO BE PROVIDED DURING CONSTRUCTION. THE COSTS ASSOCIATED WITH THE PREPARATION AND IMPLEMENTATION OF THE TRAFFIC CONTROL PLAN SHALL BE INCLUDED IN THE CONTRACT AMOUNT. TRAFFIC CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING ADDITIONAL REQUIREMENTS:
 - CONSTRUCTION OF SIGNING AND BARRICADES SHALL CONFORM WITH THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
 - THE CONTRACTOR SHALL BE REQUIRED TO FURNISH BARRICADES, FLARES, FLAGMEN, ETC., FOR THE PROTECTION OF THE PUBLIC, EMPLOYEES AND THE WORK.
 - THE CONTRACTOR SHALL PERFORM HIS WORK IN SUCH A MANNER AS TO CREATE A MINIMUM OF INTERRUPTION TO TRAFFIC ALONG ADJACENT ROADWAYS. THE CONTRACTOR SHALL MAINTAIN TWO WAY TRAFFIC ON ALL ROADWAYS AT ALL TIMES THROUGHOUT CONSTRUCTION UNLESS THE GOVERNING AUTHORITIES GRANT WRITTEN PERMISSION.
 - ALL SIGNAGE, MARKINGS, LIGHTING, BARRICADES, FLAGMEN AND OTHER DEVICES AND PERSONNEL REQUIRED FOR TRAFFIC CONTROL DURING CONSTRUCTION OF THE PROJECT WILL BE INCLUDED IN THE CONTRACT AMOUNT.
 - ALL TRAFFIC CONTROL DEVICES USED DURING NIGHTTIME SHALL BE REFLECTORIZED, ILLUMINATED FROM WITHIN OR EXTERNALLY ILLUMINATED.
 - THE CONTRACTOR SHALL NOT REMOVE ANY REGULATORY SIGN, INSTRUCTIONAL SIGN, WARNING SIGN, STREET NAME SIGN OR ANY SIGNAL, WHICH CURRENTLY EXISTS, WITHOUT THE CONSENT OF THE GOVERNING AUTHORITIES.
 - THE CONTRACTOR SHALL MAINTAIN AND REPLACE WHERE NECESSARY AT THE END OF CONSTRUCTION AND RESTORE UNIMPROVED PAVEMENT AND OTHER DISTURBED AREAS TO THEIR ORIGINAL PLACE.
 - THE CONTRACTOR SHALL REMOVE ALL TRAFFIC CONTROL MEASURES AT THE END OF CONSTRUCTION AND RESTORE UNIMPROVED PAVEMENT AND OTHER DISTURBED AREAS TO THEIR ORIGINAL CONDITION.
- ACCESS TO ADJACENT PROPERTIES:** ACCESS TO ADJACENT PROPERTIES SHALL BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE DIRECTED BY THE GOVERNING AUTHORITIES AND/OR OWNER.
- ACCESS ROUTES, STAGING AREAS AND STORAGE AREAS:** ALL PRIVATE HAUL ROADS AND ACCESS ROUTES AND THE LOCATION OF ALL STAGING AREAS AND STORAGE AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL ROADS AND OTHER FACILITIES USED DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, ALL HAUL ROADS, ACCESS ROADS, STAGING AREAS AND STORAGE AREAS SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT AT THE TIME THE CONTRACTOR COMMENCES WORK ON THE PROJECT.
- PARKING OF CONSTRUCTION EQUIPMENT:** AT NIGHT AND DURING ALL OTHER PERIODS OF TIME WHEN EQUIPMENT IS NOT BEING ACTIVELY USED FOR THE CONSTRUCTION WORK, THE CONTRACTOR SHALL PARK THE EQUIPMENT AT LOCATIONS WHICH ARE APPROVED BY THE OWNER. DURING THE CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL COMPLY WITH THE PRESENT ZONING REQUIREMENTS OF THE GOVERNING AUTHORITIES IN THE USE OF VACANT PROPERTY FOR STORAGE PURPOSES. THE CONTRACTOR SHALL ALSO PROVIDE ADEQUATE BARRICADES, MARKERS AND LIGHTS TO PROTECT THE OWNER, THE GOVERNING AUTHORITIES, THE PUBLIC AND THE OTHER WORK. ALL BARRICADES, LIGHTS, AND MARKERS MUST MEET THE REQUIREMENTS OF THE GOVERNING AUTHORITIES' REGULATIONS. IN NO CASE SHALL CONSTRUCTION EQUIPMENT BE PARKED IN A FIRE LANE.
- WATER FOR CONSTRUCTION:** THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR PURCHASING WATER FROM THE GOVERNING AUTHORITY FOR HIS USE ON THE PROJECT SITE. COSTS ASSOCIATED WITH THIS SERVICE SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- TEMPORARY ELECTRIC AND COMMUNICATIONS FOR CONSTRUCTION:** THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR INSTALLATION AND PURCHASING OF TEMPORARY ELECTRIC AND COMMUNICATIONS SERVICES FROM THE GOVERNING AUTHORITIES FOR HIS USE ON THE PROJECT SITE. COSTS ASSOCIATED WITH PURCHASING THESE SERVICES SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- FENCES:** ALL FENCES ENCOUNTERED AND REMOVED DURING CONSTRUCTION, EXCEPT THOSE DESIGNATED TO BE REMOVED OR RELOCATED, SHALL BE RESTORED TO THE ORIGINAL OR BETTER THAN CONDITION UPON COMPLETION OF THE PROJECT. WHERE WIRE FENCING, EITHER WIRE MESH OR BARBED WIRE, IS NOT TO BE CROSSED, THE CONTRACTOR SHALL SET CROSS-BRACED POSTS ON EITHER SIDE OF THE CROSSING. TEMPORARY FENCING SHALL BE ERRECTED IN PLACE OF THE FENCING REMOVED WHENEVER THE WORK IS NOT IN PROGRESS AND WHEN THE SITE IS VACATED OVERNIGHT AND/OR AT ALL TIMES TO PREVENT PERSONS AND/OR LIVESTOCK FROM ENTERING THE CONSTRUCTION AREA. THE COST OF FENCE REMOVAL, TEMPORARY CLOSURES AND REPLACEMENT SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- COORDINATION WITH OTHERS:** IN THE EVENT THAT OTHER CONTRACTORS ARE DOING WORK IN THE SAME AREA SIMULTANEOUSLY WITH THE PROJECT, THE CONTRACTOR SHALL COORDINATE HIS PROPOSED CONSTRUCTION WITH THAT OF THE OTHER CONTRACTORS.
- CONDITION OF SITE DURING CONSTRUCTION:** THE CONTRACTOR SHALL KEEP THE SITE OF THE WORK AND ADJACENT PREMISES AS FREE FROM MATERIAL, DEBRIS AND RUBBISH AS IS PRACTICABLE. THE CONTRACTOR SHALL REMOVE MATERIAL, DEBRIS AND RUBBISH FROM ANY PORTION OF THE SITE IF, IN THE OPINION OF THE OWNER, SUCH MATERIAL, DEBRIS OR RUBBISH CONSTITUTES A NUISANCE OR IS OBJECTIONABLE.
- EXISTING ROADWAYS:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF EXISTING PAVED ROADS. COSTS ASSOCIATED WITH MAINTAINING THE CLEANLINESS OF EXISTING ROADS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- DUST CONTROL:** THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO CONTROL DUST ON THE PROJECT SITE BY SPRINKLING OF WATER, OR ANY OTHER METHODS APPROVED BY THE GOVERNING AUTHORITIES. COSTS ASSOCIATED WITH DUST CONTROL SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- CLEAN UP FOR FINAL ACCEPTANCE:** THE CONTRACTOR SHALL MAKE A FINAL CLEAN UP OF ALL PARTS OF THE WORK PRIOR TO ACCEPTANCE BY THE OWNER. THIS CLEAN UP SHALL INCLUDE REMOVAL OF ALL OBJECTIONABLE MATERIALS AND, IN GENERAL, PREPARING THE SITE OF THE WORK IN AN ORDERLY MANNER OF APPEARANCE.
- REMOVAL OF DEFECTIVE AND UNAUTHORIZED WORK:** ALL WORK, WHICH HAS BEEN REJECTED OR CONDEMNED, SHALL BE REPAIRED, OR IF IT CANNOT BE REPAIRED SATISFACTORILY, IT SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. DEFECTIVE MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE WORK SITE. WORK DONE BEYOND THE LINE OR NOT IN CONFORMITY WITH THE GRADES SHOWN ON THE DRAWINGS OR AS PROVIDED, WORK DONE WITHOUT REQUIRED INSPECTION, OR ANY EXTRA OR UNCLASSIFIED WORK DONE WITHOUT WRITTEN AUTHORITY AND PRIOR AGREEMENT IN WRITING AS TO PRICES, SHALL BE AT THE CONTRACTOR'S RISK AND WILL BE CONSIDERED UNAUTHORIZED, AND AT THE OPTION OF THE OWNER MAY NOT BE MEASURED AND PAID FOR AND MAY BE ORDERED REMOVED AT THE CONTRACTOR'S EXPENSE. UPON FAILURE OF THE CONTRACTOR TO REPAIR SATISFACTORY OR TO REMOVE AND REPLACE, IF SO DIRECTED, REJECTED, UNAUTHORIZED OR CONDEMNED WORK OR MATERIALS IMMEDIATELY AFTER RECEIVING NOTICE FROM THE OWNER, THE OWNER WILL, AFTER GIVING WRITTEN NOTICE TO THE CONTRACTOR, HAVE THE AUTHORITY TO CAUSE DEFECTIVE WORK TO BE REMEDIED OR REMOVED AND REPLACED, OR TO CAUSE UNAUTHORIZED WORK TO BE REMOVED AND TO DEDUCT THE COST THEREOF ANY MONIES DUE OR TO BECOME DUE TO THE CONTRACTOR.
- DISPOSITION AND DISPOSAL OF EXCESS AND UNSUITABLE MATERIALS:** ALL MATERIALS TO BE REMOVED FROM THE SITE INCLUDING BUT NOT LIMITED TO EXCESS MATERIAL AND UNSUITABLE MATERIALS SUCH AS CONCRETE, ASPHALT, LARGE ROCKS, REFUSE, AND OTHER DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT AND CITY LIMITS OF ROCKWALL. CONTRACTOR SHALL ALSO COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE. COSTS ASSOCIATED WITH THE DISPOSAL OF EXCESS AND UNSUITABLE MATERIALS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- RECORD DRAWINGS:** THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF THE INSTALLATION OF ALL MATERIALS AND SYSTEMS COVERED BY THE PROJECT CONTRACT DOCUMENTS. THE COMPLETED SET OF "RECORD" DRAWINGS MUST BE DELIVERED TO THE OWNER AND/OR ENGINEER BEFORE REQUESTING FINAL PAYMENT.
- GEOTECHNICAL REPORT:** SITE PREPARATION, GRADING, FILL COMPACTION, AND BUILDING PAD PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT BY REED ENGINEERING GROUP, REPORT NO. 18798, DATED APRIL, 2013. IN THE EVENT OF A CONFLICT BETWEEN THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND THE NOTED ON THE GRADING PLAN, THE GEOTECHNICAL REPORT SHALL GOVERN.

	EXISTING	PROPOSED	FUTURE
PROPERTY LINE	---	---	N/A
BUILDING			
FIRST FLOOR ELEVATION	F.F.=650.00	F.F.= 650.00	N/A
SPOT ELEVATION	*650.50		N/A
CURB	====	====	----
EDGE OF ASPHALT PAVEMENT	////	N/A	N/A
RIDGE LINE	N/A	---RL---	N/A
SWALE OR VALLEY GUTTER	N/A	----	N/A
CONTOUR LINE			
STORM DRAIN	EX. 21" SD	21" SD	FUT. 21" SD
STORM DRAIN MANHOLE (JUNCTION BOX)	EX. SDMH	SDMH	FUT. SDMH
CURB INLET	EX. CI	CI	FUT. CI
RECESSED CURB INLET	EX. RCI	RCI	FUT. RCI
GRATE INLET	EX. GI	GI	FUT. GI
WATER LINE	EX. 8" WTR.	8" WTR.	FUT. 8" WTR.
FIRE HYDRANT	F.H.	FH	FUT. FH
WATER VALVE	T	T	N/A
WATER METER BOX	WM	⊙	N/A
CONTROL VALVE	⊙	N/A	N/A
BACKFLOW PREVENTOR	⊠	⊠	N/A
DETECTOR CHECK	⊠	⊠	N/A
SANITARY SEWER LINE	EX. 8" S.S.	8" S.S.	FUT. 8" S.S.
SANITARY SEWER MANHOLE	EX. SSMH	SSMH	FUT. SSMH
CLEANOUT	CO	CO	FUT. CO
DOUBLE CLEANOUT	DCO	DCO	FUT. DCO
LIGHT POLE	LP	LP	N/A
POWER POLE	PP	PP	N/A
DOWN GLY	←	N/A	N/A
SIGN	▲	▲	N/A
ACCESSIBLE PARKING	♿	♿	N/A
VAN ACCESSIBLE PARKING	♿	♿	N/A
ACCESSIBLE ROUTE	N/A	○ ○ ○ ○ ○	N/A
RETAINING WALL	—▲—	—▲—	N/A
WOOD FENCE	—▲—	—▲—	N/A
SCREEN WALL FENCE	—○—	—○—	N/A
CHAIN LINK FENCE	—○—	—○—	N/A
WIRE FENCE	—×—	—×—	N/A
TREE		N/A	N/A
TREE TO BE REMOVED	N/A		N/A
OVERHEAD LINE	—OHL—	—OHL—	N/A
OVERHEAD ELECTRIC LINE	—OHE—	—OHE—	N/A
OVERHEAD TELEPHONE LINE	—OHT—	—OHT—	N/A
UNDERGROUND ELECTRIC LINE	—UGL—	—UGL—	N/A
UNDERGROUND TELEPHONE LINE	—UGT—	—UGT—	N/A
UNDERGROUND CABLE LINE	—UCV—	—UCV—	N/A
ELECTRIC METER			N/A
ELECTRIC TRANSFORMER		T	N/A
ELECTRIC SWITCHGEAR		S	N/A
GAS METER			N/A
GAS LINE	—GAS—	—GAS—	N/A
BOLLARD	•	•	N/A

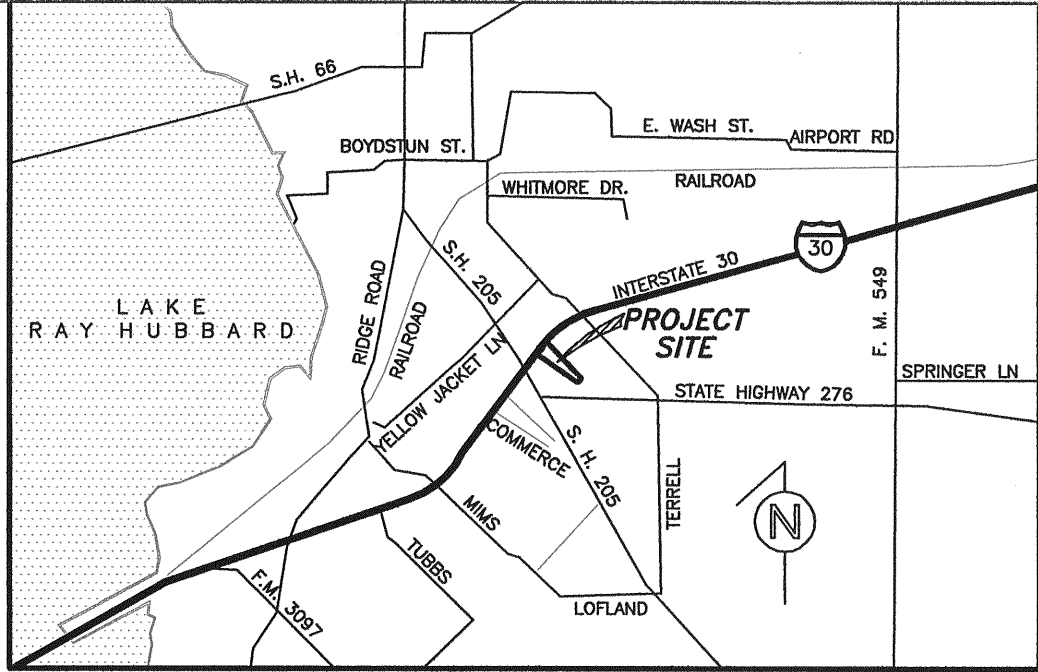
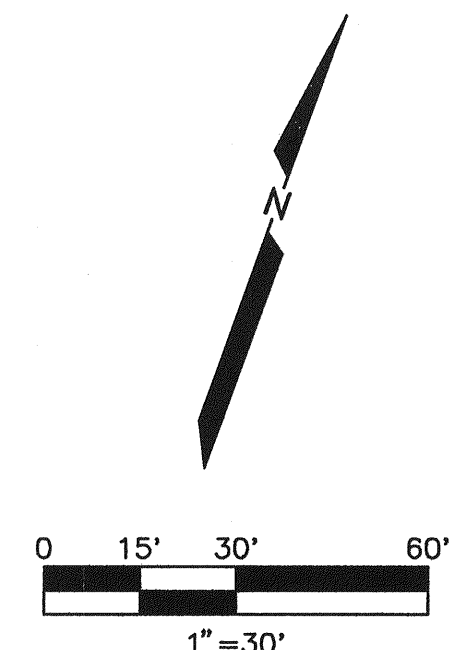
ABBREVIATIONS	
AD	AREA DRAIN
APPROX.	APPROXIMATELY
ASPH.	ASPHALT
BC	BACK OF CURB
B-B	BACK TO BACK OF CURB
BFR	BARRIER FREE RAMP
BW	BENCH MARK
BM	BOTTOM OF WALL
CATV	CABLE TV
CFS	CURB FEET PER SECOND
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC.	CONCRETE
CONST.	CONSTRUCT
CL	CENTER LINE
C.M.	CRAFT MYRTLE TREE
DDCC	DOUBLE CHECK DETECTOR CHECK
DD	DOUBLE CLEANOUT
DD	DECK DRAIN
D.E.	DRAINAGE EASEMENT
DI	DROP INLET
DIAM.	DIAMETER
DIP	DUCTILE IRON PIPE
DW	DOMESTIC WATER
EB	ELECTRIC BOX
EJ	EXPANSION JOINT
ELEV.	ELEVATION
EMH	ELECTRIC MANHOLE
EP	EDGE OF PAVEMENT
ESMT.	EASEMENT
EXISTING	EXISTING
FC	FACE OF CURB
F-F	FACE TO FACE OF CURB
F.F.	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FM	FORCE MAIN
FO	FIBER OPTICS
F.P.	FINISHED PAD
FL	FEET PER SECOND
FLOW LINE	FLOW LINE
G	GUTTER
GI	GRATE INLET
GM	GAS MARKER
H	HACKBERRY TREE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HWL	HEADWALL
HMAC	HOT MIX ASPHALTIC CONCRETE
HORIZ.	HORIZONTAL
HP	HIGH POINT
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
IRR.	IRRIGATION
JB	JUNCTION BOX
JOINT	JOINT
LF	LINEAL FEET
L.O.	LIVE OAK TREE
LP	LOW POINT
LT	LEFT
MANHOLE	MANHOLE
N/A	NOT APPLICABLE
NATURAL GROUND (EXISTING)	NATURAL GROUND (EXISTING)
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PV	POST INDICATOR VALVE
PROPERTY LINE	PROPERTY LINE
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PROP.	PROPOSED
PROPOSED BY OTHERS	PROPOSED BY OTHERS
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
PAVEM.	PAVEMENT
ON CENTER EACH WAY	ON CENTER EACH WAY
OHE	OVERHEAD ELECTRIC
R	RADIUS
RCB	REINFORCED CONCRETE BOX
RCI	RECESSED CURB INLET
RCPI	REINFORCED CONCRETE PIPE
RCOP	REINFORCED CONCRETE CIRCULAR PIPE
REINF.	REINFORCED
RL	RIDGE LINE
R.O.	RED OAK TREE
R.O.W.	RIGHT OF WAY
RT	RIGHT
SCALE FEET	SCALE FEET
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SQ.	SQUARE
SS	SANITARY SEWER
S.S.E.	SANITARY SEWER EASEMENT
STA.	STATION
SY	SQUARE YARD
TC	TOP OF CURB
TD	TRENCH DRAIN
TEL. MH	TELEPHONE MANHOLE
TOB	TOP OF BANK
TOS	TOP OF SLOPE
TOP OF PAVEMENT	TOP OF PAVEMENT
TW	TOP OF WALL
TYP.	TYPICAL
UTILITY EASEMENT	UTILITY EASEMENT
UGL	UNDERGROUND ELECTRIC
UGT	UNDERGROUND TELEPHONE
VCP	VITRIFIED CLAY PIPE
W.E.	WATER EASEMENT
WM	WATER METER
WMH	WATER MANHOLE
WTR	WATER
WV	WATER VALVE
WW	WASTEWATER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DANIEL B. STEWART, P.E. 107767 ON 02-19-16



AS-BUILT
02/10/14

REV.	DATE	REMARKS				
GENERAL NOTES, LEGEND & ABBREVIATIONS						
LA-Z-BOY						
LOT 2, BLOCK 1, ROCKWALL CENTRE CORNERS ADDN.						
THE CITY OF ROCKWALL, TEXAS						
Cates - Clark & Associates, LLP Consulting Engineers						
14800 Glenview Drive, Suite 200 Dallas, Texas 75244 Office: 972-385-2272 Fax: 972-980-1627 TBPPE 1-3751						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CCA	CCA	07.09.13	N/A	D.P.	126-001 GEN NOTES	C2.1

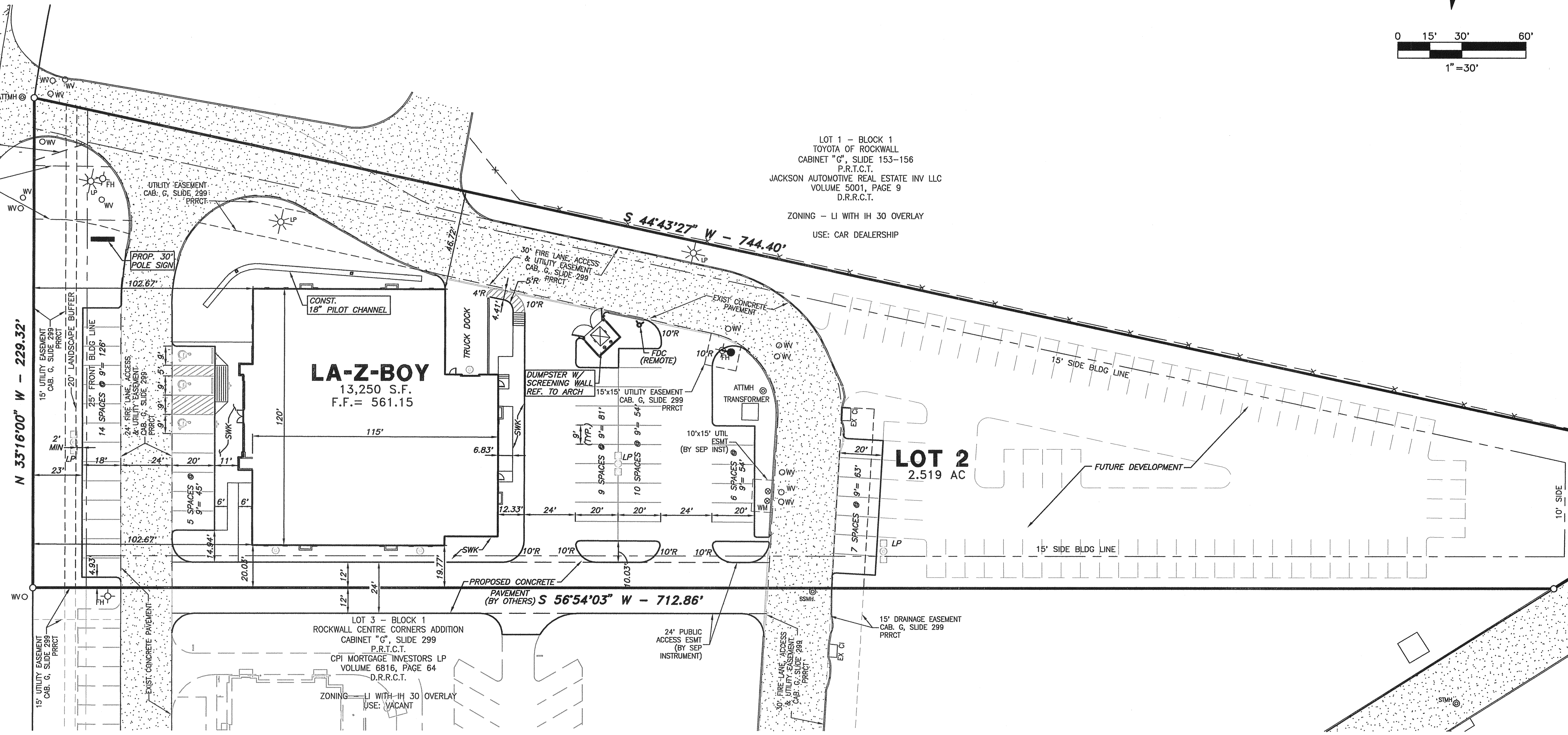


VICINITY MAP
NOT-TO-SCALE

LEGEND

	FIRE LANE, ACCESS & UTILITY EASEMENT
	660
	87
	EXIST. CONTOUR
	PROP. LIGHT POLE
	EXIST. LIGHT POLE
	EXIST. FIRE HYDRANT
	PROP. FIRE HYDRANT
	EXIST. WATER VALVE
	EXIST. WATER METER

I. H. 30
(VARIABLE WIDTH RIGHT-OF-WAY)



LOT 1 - BLOCK 1
TOYOTA OF ROCKWALL
CABINET "G", SLIDE 153-156
P.R.T.C.T.
JACKSON AUTOMOTIVE REAL ESTATE INV LLC
VOLUME 5001, PAGE 9
D.R.R.C.T.

ZONING - LI WITH IH 30 OVERLAY
USE: CAR DEALERSHIP

LA-Z-BOY
13,250 S.F.
F.F. = 561.15

LOT 2
2.519 AC

LOT 1 - BLOCK 1
ROCKWALL CENTRE CORNERS ADDITION
CABINET "G", SLIDE 299
P.R.T.C.T.

ZONING - LI
USE: RETAIL

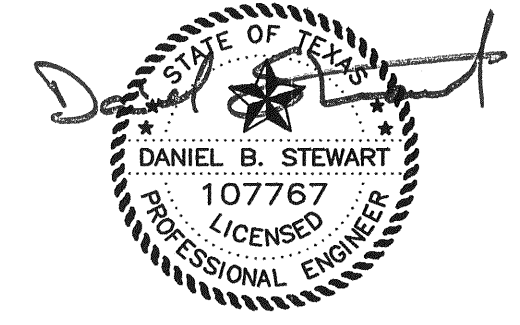
LAYOUT & DIMENSION CONTROL GENERAL NOTES

- BOUNDARY SURVEY:** BOUNDARY SURVEY INFORMATION IS BASED ON THE BOUNDARY SURVEY PREPARED BY DAVID PETREE, DATED MAY 24, 2013
- PROPERTY LINES AND EASEMENTS:** REFER TO THE BOUNDARY SURVEY AND PLAT TO VERIFY PROPERTY LINES AND EASEMENT LOCATIONS.
- DIMENSION CONTROL:** ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
- CURB RADII:** ALL CURB RADII SHALL BE 2' AT FACE OF CURB, UNLESS NOTED OTHERWISE.
- BUILDING DIMENSIONS, RAMPS & SIDEWALKS:** THE CONTRACTOR SHALL REFER TO THE ARCHITECT PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS, LOCATION AND DETAILS OF RAMPS, AS WELL AS SIDEWALK DETAILS FOR SIDEWALKS ADJACENT TO BUILDINGS.

- BENCHMARKS:**
- AT&T MANHOLE LOCATED AT 5.5 FEET FROM THE NORTH CORNER OF LOT 2 IN THE RIGHT OF WAY OF INTERSTATE HIGHWAY NO. 30. ELEVATION = 565.20'
 - WATER VALVE LOCATED 5.7 FEET FROM THE WEST CORNER OF LOT 2 IN THE RIGHT OF WAY OF INTERSTATE HIGHWAY NO. 30. ELEVATION = 559.42'

AS-BUILT
02/10/14

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REV	DATE	REMARKS

DIMENSIONAL CONTROL

LA-Z-BOY

LOT 2, BLOCK 1, ROCKWALL CENTRE CORNERS ADDN.

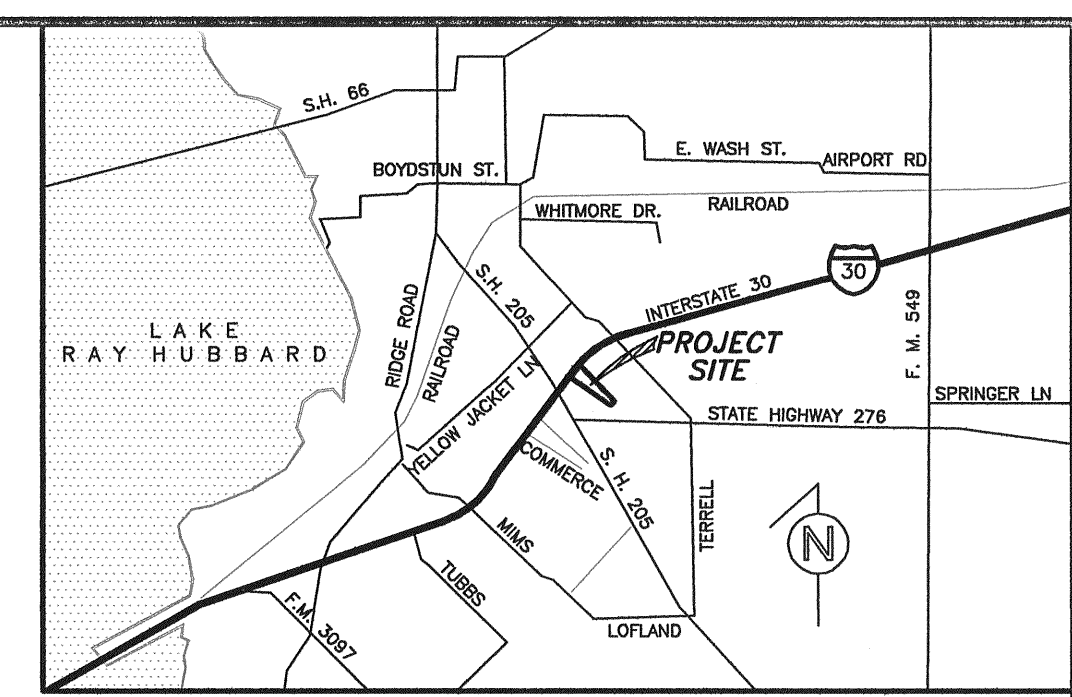
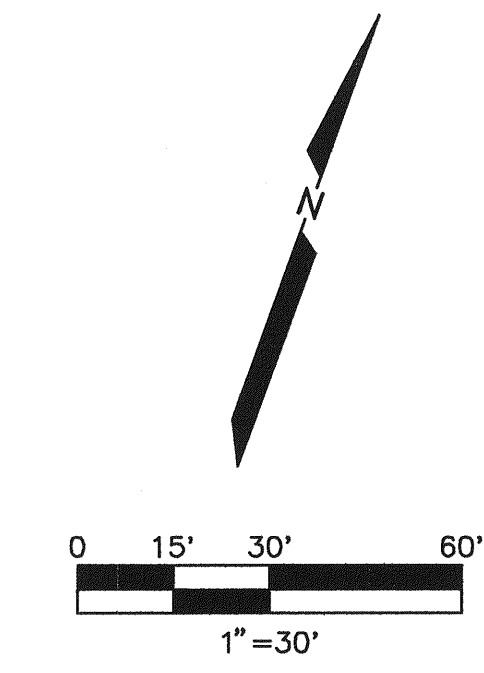
THE CITY OF ROCKWALL, TEXAS

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Consulting Engineers

14800 Quorum Drive, Suite 200
Dallas, Texas 75244
Office: 972-385-2272 Fax: 972-989-1627
TXPE 1-3751

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CCA	CCA	07.09.13	1"=30'	D.P.	128-001	C3.1

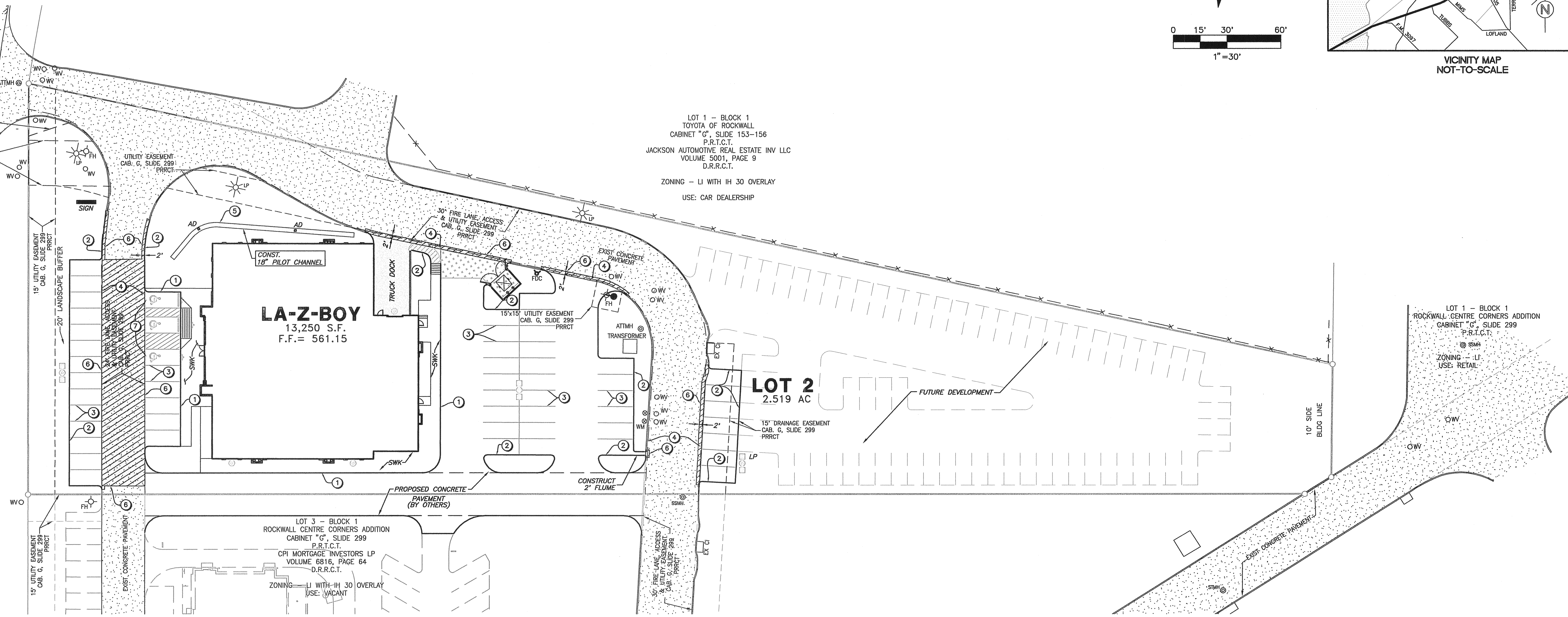
I. H. 30
(VARIABLE WIDTH RIGHT-OF-WAY)



VICINITY MAP
NOT-TO-SCALE

LOT 1 - BLOCK 1
TOYOTA OF ROCKWALL
CABINET "G", SLIDE 153-156
P.R.T.C.T.
JACKSON AUTOMOTIVE REAL ESTATE INV LLC
VOLUME 5001, PAGE 9
D.R.R.C.T.

ZONING - LI WITH IH 30 OVERLAY
USE: CAR DEALERSHIP



LA-Z-BOY
13,250 S.F.
F.F. = 561.15

LOT 2
2.519 AC

LOT 3 - BLOCK 1
ROCKWALL CENTRE CORNERS ADDITION
CABINET "G", SLIDE 299
P.R.T.C.T.
CPI MORTGAGE INVESTORS LP
VOLUME 6816, PAGE 64
D.R.R.C.T.

ZONING - LI WITH IH 30 OVERLAY
USE: VACANT

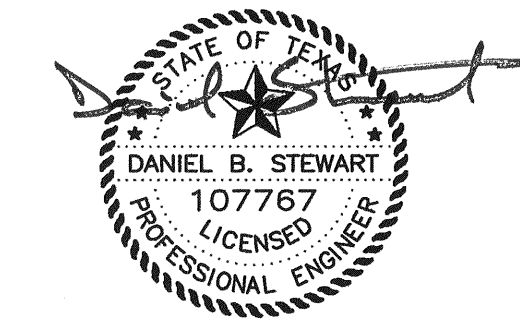
- CONSTRUCTION NOTES**
- ① CONSTRUCT INTEGRAL CURB WITH ADJACENT SIDEWALK PER DETAIL C4.2/0.12
 - ② CONSTRUCT INTEGRAL CURB PER DETAIL C4.2/0.1.
 - ③ 4" WIDE PAINT WHITE PARKING STRIPE PER DETAIL C4.2/0.11
 - ④ PAINT FIRE LANE STRIPING PER DETAIL C4.2/0.6
 - ⑤ CONSTRUCT 18" PILOT CHANNEL PER DETAIL C4.2/0.9.
 - ⑥ SAWCUT FULL DEPTH & REMOVE EXISTING CONCRETE CURB. INSTALL LONGITUDINAL BUTT JOINT PER DETAIL C4.2/0.7. MATCH EXISTING PAVEMENT
 - ⑦ PAINT ACCESSIBLE PARKING STALLS & INSTALL WHEEL STOPS PER DETAIL C4.2/0.10.

- PAVING LEGEND**
- EXISTING ASPHALT PAVEMENT
 - EXISTING CONCRETE PAVEMENT
 - 5" - 3,600 PSI (6.5 SACK MIN) REINFORCED CONCRETE PAVEMENT W/#3 BARS @ 18" O.C.E.W. ON 6" COMPACTED SUBGRADE-95% STD. PROCTOR.
 - 6" - 3,600 PSI (6.5 SACK MIN) REINFORCED CONCRETE PAVEMENT W/#3 BARS @ 18" O.C.E.W. ON 6" (FIRE LANE)
 - 7" - 3,600 PSI (6.5 SACK MIN) REINFORCED CONCRETE PAVEMENT W/#3 BARS @ 18" O.C.E.W. ON 6" (DUMPSTER)
 - FULL DEPTH SAWCUT & REMOVE EXISTING CONCRETE PAVEMENT.

- BENCHMARKS:**
1. AT&T MANHOLE LOCATED AT 5.5 FEET FROM THE NORTH CORNER OF LOT 2 IN THE RIGHT OF WAY OF INTERSTATE HIGHWAY NO. 30. ELEVATION = 565.20'
 2. WATER VALVE LOCATED 5.7 FEET FROM THE WEST CORNER OF LOT 2 IN THE RIGHT OF WAY OF INTERSTATE HIGHWAY NO. 30. ELEVATION = 559.42'

AS-BUILT
02/10/14

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DANIEL B. STEWART, P.E. 107767 ON 02-19-14



REV	DATE	REMARKS

PAVING PLAN

LA-Z-BOY

LOT 2, BLOCK 1, ROCKWALL CENTRE CORNERS ADDN.

THE CITY OF ROCKWALL, TEXAS

Cates - Clark & Associates, LLP
Consulting Engineers

14800 Quorum Drive, Suite 200
Dallas, Texas 75254
Office: 972-385-2272 Fax: 972-980-1627
TDD: 972-3751

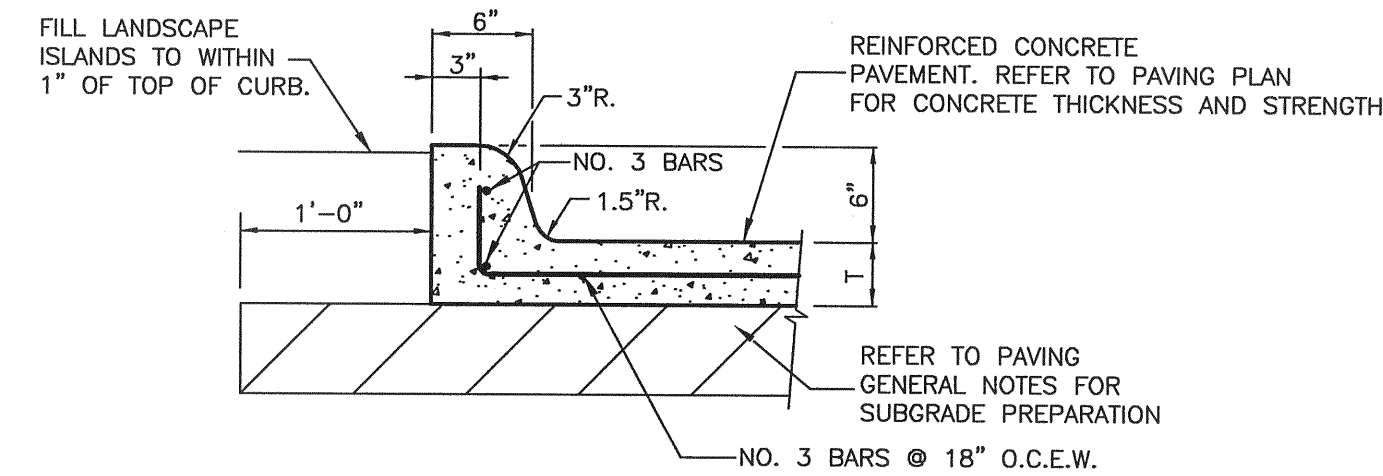
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CCA	CCA	07.09.13	1"=30'	D.P.	128-001 PAVING	C4.1

PAVING GENERAL NOTES

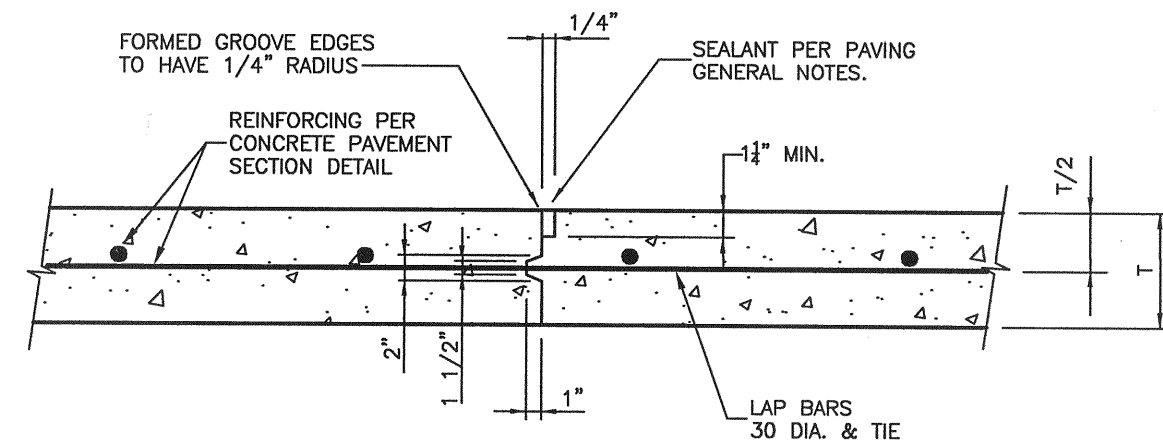
- STANDARDS AND SPECIFICATIONS:** ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT, SERVICES AND TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
- GEOTECHNICAL REPORT:** SUBGRADE PREPARATION AND PAVEMENT STRENGTH AND THICKNESS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT BY REED ENGINEERING GROUP, REPORT NO. 18798, DATED APRIL, 2013 AND SUPPLEMENTS AND/OR AMENDMENTS THERETO.
- PAVEMENT WARRANTY:** THE CONTRACTOR SHALL PROVIDE A TWO (2) YEAR UNCONDITIONAL MAINTENANCE FREE WARRANTY ON ALL PAVEMENT SURFACES.
- PROOF-ROLL SUBGRADE:** PRIOR TO PREPARATION OF THE SUBGRADE, THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- PAVEMENT SUBGRADE PREPARATION:** PAVEMENT SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. THE SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF SIX INCHES (6") AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 690) AND AT OR ABOVE THE MATERIAL'S OPTIMUM MOISTURE CONTENT. DENSITY TEST MUST BE TAKEN NO MORE THAN 72 HOURS PRIOR TO PLACEMENT OF CONCRETE. THE SUBGRADE SHALL BE PROTECTED AND MAINTAINED IN A MOIST CONDITION UNTIL THE PAVEMENT IS PLACED. PAVEMENT SUBGRADES SHALL BE GRADED TO PREVENT PONDING AND INFILTRATION OF EXCESSIVE MOISTURE ON OR ADJACENT TO THE PAVEMENT SUBGRADE. ALL FILL SHALL BE COMPACTED WITH A SHEEPSFOOT ROLLER.
- SAND CUSHION PROHIBITED:** THE USE OF "LEVEL UP" SAND UNDER PAVEMENT WILL NOT BE ACCEPTED.
- CONCRETE PAVEMENT DESIGN:** ALL ON SITE CONCRETE PAVEMENTS SHALL BE THE THICKNESS, COMPRESSIVE STRENGTH (28 DAYS) AND REINFORCED AS SHOWN ON THE PAVING PLAN AND DETAILS. THE CONCRETE SHALL HAVE A WATER-CEMENT RATIO TO PRODUCE A MINIMUM OF 3 TO MAXIMUM OF 5 INCH SLUMP AND CONTAIN PERCENT-ENTRAINED AIR RANGING FROM 4 TO 6. FLY ASH IN CONCRETE IS PROHIBITED.
- REINFORCING BARS:** ALL REINFORCING BARS SHALL BE GRADE 60 KSI DEFORMED BILLET STEEL BARS, UNCOATED FINISH. SIZE AND SPACING SHALL BE IN ACCORDANCE WITH THE PAVING PLAN AND DETAILS.
- BAR CHAIRS:** ALL REINFORCING STEEL AND DOWEL BARS IN PAVEMENT SHALL BE SUPPORTED AND MAINTAINED AT THE CORRECT CLEARANCES BY THE USE OF BAR CHAIRS.
- WEATHER CONDITIONS FOR CONCRETE PLACEMENT:** CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AND FALLING, BUT MAY BE PLACED WHEN THE TEMPERATURE IS ABOVE 35 DEGREES FAHRENHEIT AND RISING. NO CONCRETE SHALL BE PLACED WHEN CONCRETE TEMPERATURE IS GREATER THAN 95 DEGREES FAHRENHEIT. THE TEMPERATURE READING SHALL BE TAKEN IN THE SHADE AWAY FROM ARTIFICIAL HEAT. DO NOT PLACE CONCRETE WHILE IT IS RAINING OR RAIN IS IMMINENT.
- CONCRETE PLACEMENT:** CONCRETE SHALL BE PLACED IN STRIPS NOT TO EXCEED 30' IN WIDTH, UNLESS PUMPED.
- CONCRETE PAVEMENT CURING:** CONCRETE SHALL BE BROOM FINISHED AND CURED FOR A MINIMUM OF 72 HOURS.
- PAVEMENT JOINTING:**
 - JOINT LAYOUT:** CONTRACTOR SHALL PREPARE A JOINT LAYOUT AND PROVIDE IT TO THE ENGINEER FOR REVIEW. THE JOINT LAYOUT SHALL BE PROVIDED A MINIMUM OF ONE (1) WEEK PRIOR TO PLACING PAVEMENT. JOINTS SHALL BE SPACED AS FOLLOWS:

CONTROL JOINTS:	5" PAVEMENT:	12.5' MAX.
	6" PAVEMENT:	15' MAX.
	7" PAVEMENT:	15' MAX.
 - EXPANSION JOINTS:** 90' MAX.

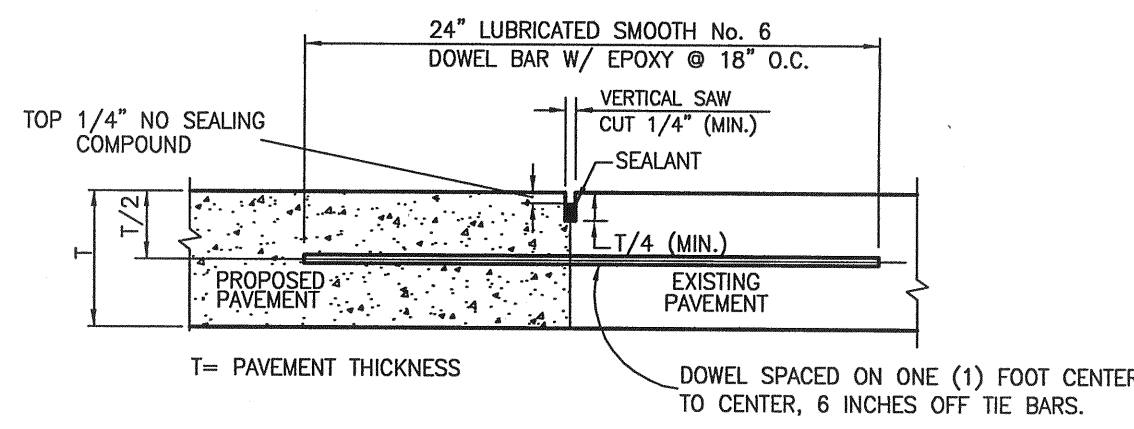
THE JOINT PATTERN SHALL BE CAREFULLY LAID OUT BY THE CONTRACTOR TO AVOID IRREGULAR SHAPES. EXPANSION JOINTS SHALL NOT BE LOCATED ALONG "VALLEYS" IN THE PAVEMENT SUSCEPTIBLE TO STORM WATER DRAINAGE FLOW.
- SAW CUTTING:** SAW CUTTING SHALL BE DONE WITHIN 8 HOURS OF POUR OR AS SOON AS CONCRETE CAN SUPPORT WEIGHT. ALL SAWED JOINTS ARE TO BE TRUE IN ALIGNMENT AND SHALL CONTINUE THROUGH THE CURB. RADIAL JOINTS SHALL BE NO SHORTER THAN 18 INCHES.
- JOINT SEALING:** ALL CONSTRUCTION JOINTS SHALL BE SAWN, CLEANED OF DEBRIS, DIRT, DUST, SCALE, CURING COMPOUND AND CONCRETE, BLOW DRY AND IMMEDIATELY SEALED. SEALANT MATERIAL SHALL BE SONNEBORN SONOLASTIC SL2 MULTI-COMPONENT, SELF-LEVELING, ELASTOMERIC POLYURETHANE OR EQUIVALENT. SEALANT COLOR SHALL MATCH PAVEMENT. THE CONTRACTOR SHALL SUBMIT SEALANT SPECIFICATIONS/COLOR TO THE ENGINEER FOR REVIEW PRIOR TO PLACEMENT.
- PAVEMENT REMOVAL:** BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY FULL DEPTH SAW CUT WHEN ADJACENT TO PROPOSED PAVEMENT AND/OR CURBS.
- CONNECTION TO EXISTING PAVEMENT:** PROPOSED PAVEMENT AND/OR CURBS SHALL MATCH THE ELEVATION OF EXISTING PAVEMENT AND/OR CURBS.
- PAVEMENT MARKINGS:**
 - PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE TEXAS "UNIFORM TRAFFIC MANUAL FOR PAVEMENT MARKINGS".
 - FIRE LANES SHALL BE STRIPED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' REQUIREMENTS.
 - ALL ACCESSIBLE PAVEMENT MARKINGS SHALL COMPLY WITH ADAAG STANDARDS AND STATE AND LOCAL CODES.
 - PARKING SPACE STRIPES, ACCESSIBLE SPACES, PEDESTRIAN STRIPING, DIRECTIONAL ARROWS AND LETTERING SHALL BE SOLID WHITE, UNLESS A SPECIFIC COLOR IS REQUIRED BY LOCAL CODE. TWO (2) COATS OF VOC COMPLIANT, LOCAL DOT APPROVED, UNDILUTED, SOLVENT BASED OR LATEX TRAFFIC PAINT SHALL BE APPLIED. USE MANUFACTURERS' RECOMMENDED APPLICATION RATE, WITHOUT ADDITION OF A THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON OR AS REQUIRED PROVIDING MINIMUM 15 MILS WET FILM THICKNESS AND 7 1/2 MILS DRY FILM THICKNESS PER COAT WITH A MINIMUM OF 30 DAYS BETWEEN APPLICATIONS. THE SECOND COAT OF PAINT SHALL NOT BE APPLIED EARLIER THAN 7 DAYS PRIOR TO THE STORE OPENING. PAINT SHALL BE CRISP, STRAIGHT AND APPLIED UNIFORMLY ACROSS THE WIDTH OF THE LINE FOR A MINIMUM TOTAL DRY FILM THICKNESS OF 15 MILS.
- CONDUIT:** CONTRACTOR SHALL REFER TO THE SITE MEP PLAN AND LANDSCAPE IRRIGATION PLAN FOR CONDUIT TO BE INSTALLED UNDER PAVEMENT PRIOR TO COMMENCING PAVEMENT SUBGRADE PREPARATION.
- ACCESSIBLE ROUTES:** SIDEWALKS, CROSSWALKS AND RAMPS ALONG ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH T&S AND ADA STANDARDS. PAVEMENT AND CROSSWALKS ALONG ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% AND A MAXIMUM CROSS SLOPE OF 2%. ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.
- CLEAN UP FOR FINAL ACCEPTANCE:** THE CONTRACTOR SHALL MAKE A FINAL CLEAN UP OF ALL PAVED AREAS PRIOR TO ACCEPTANCE BY THE OWNER. THIS CLEAN UP SHALL INCLUDE POWER WASHING THE PAVEMENT IF REQUIRED.



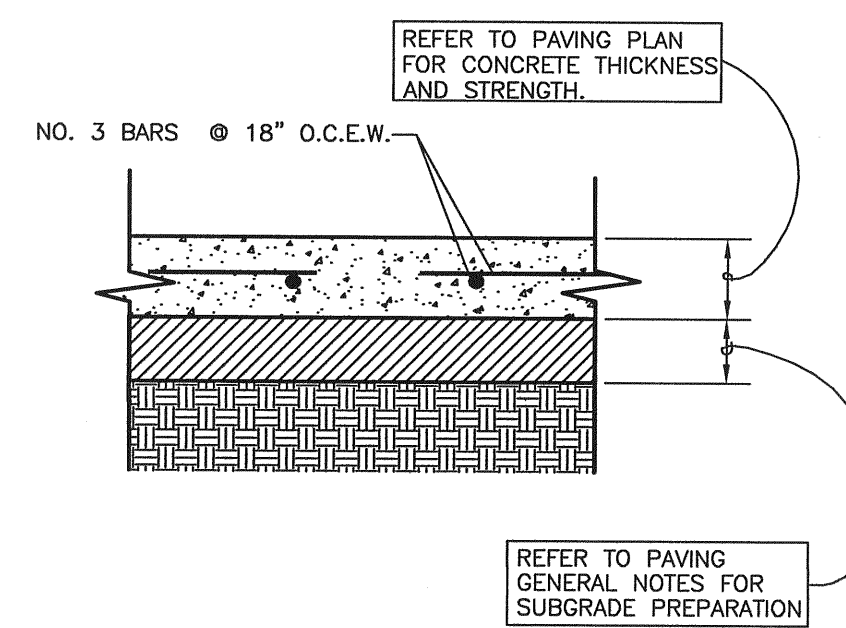
0.1 INTEGRAL CURB DETAIL
N.T.S.



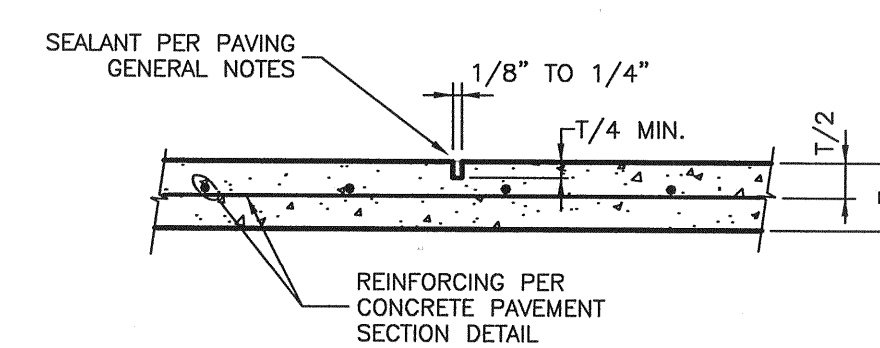
0.4 CONSTRUCTION JOINT
N.T.S.



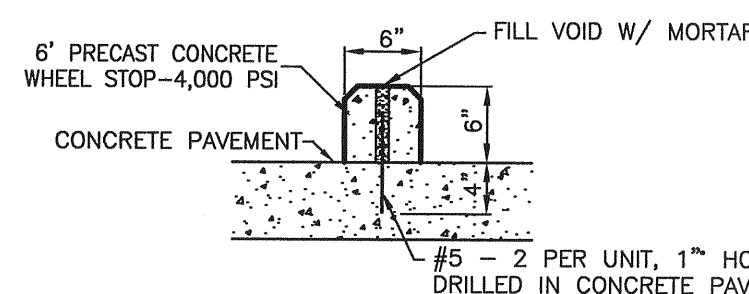
0.7 LONGITUDINAL BUTT JOINT AT EXISTING PAVEMENT
N.T.S.



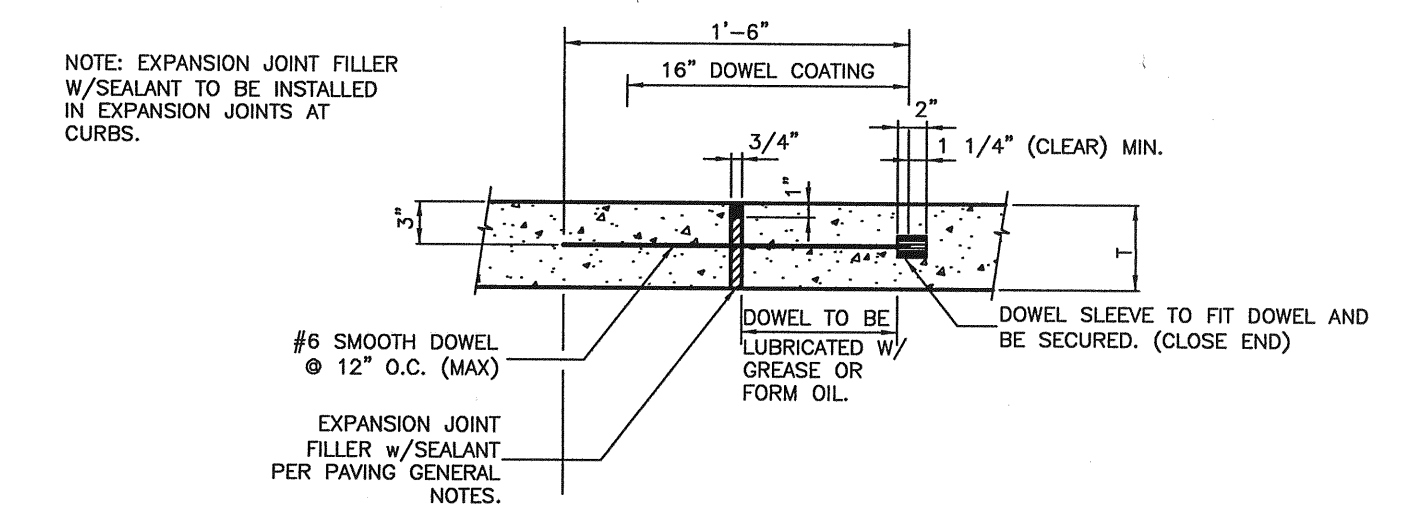
0.2 CONCRETE PAVEMENT SECTION
N.T.S.



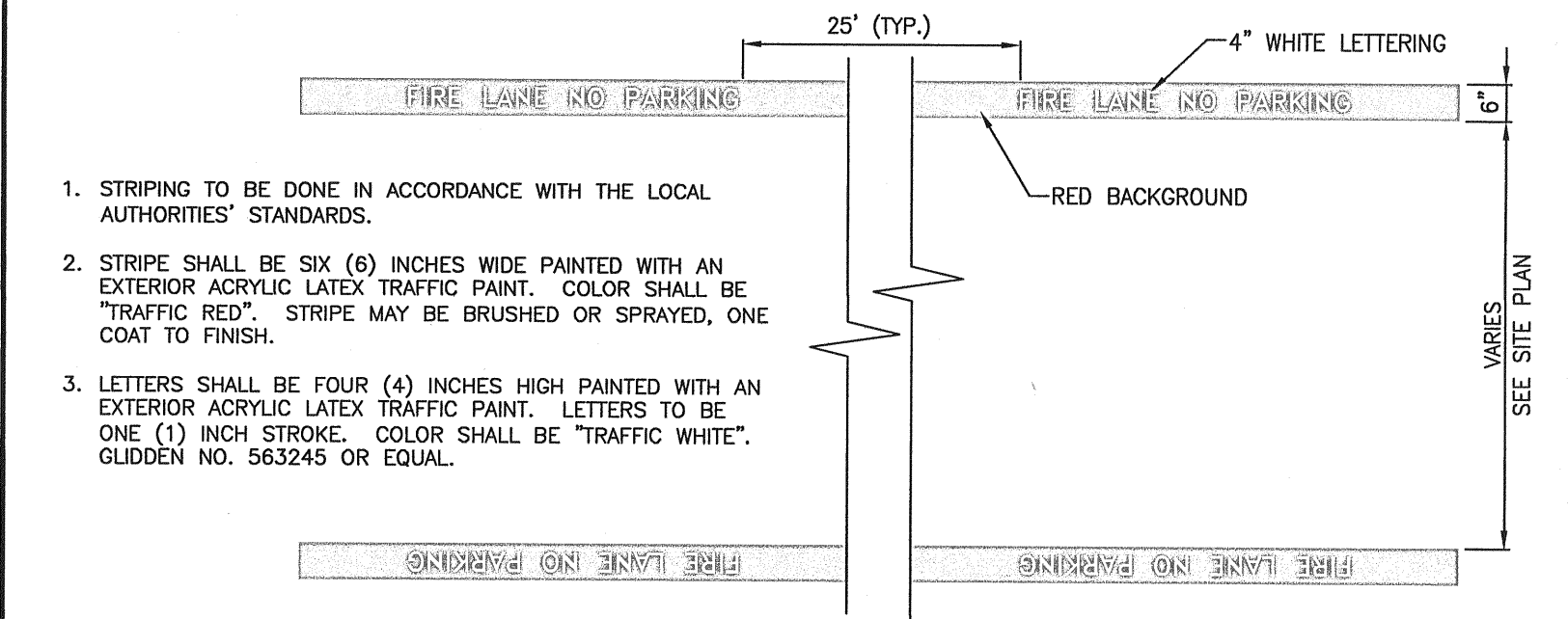
0.5 CONTROL JOINT
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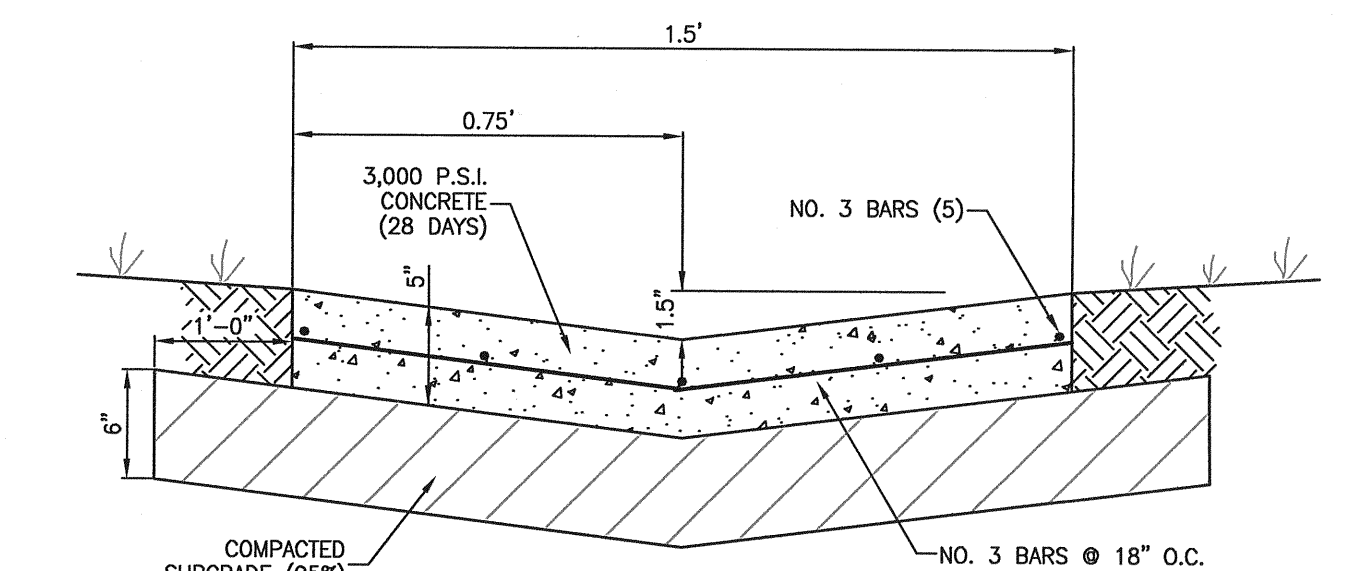
0.8 WHEEL STOP
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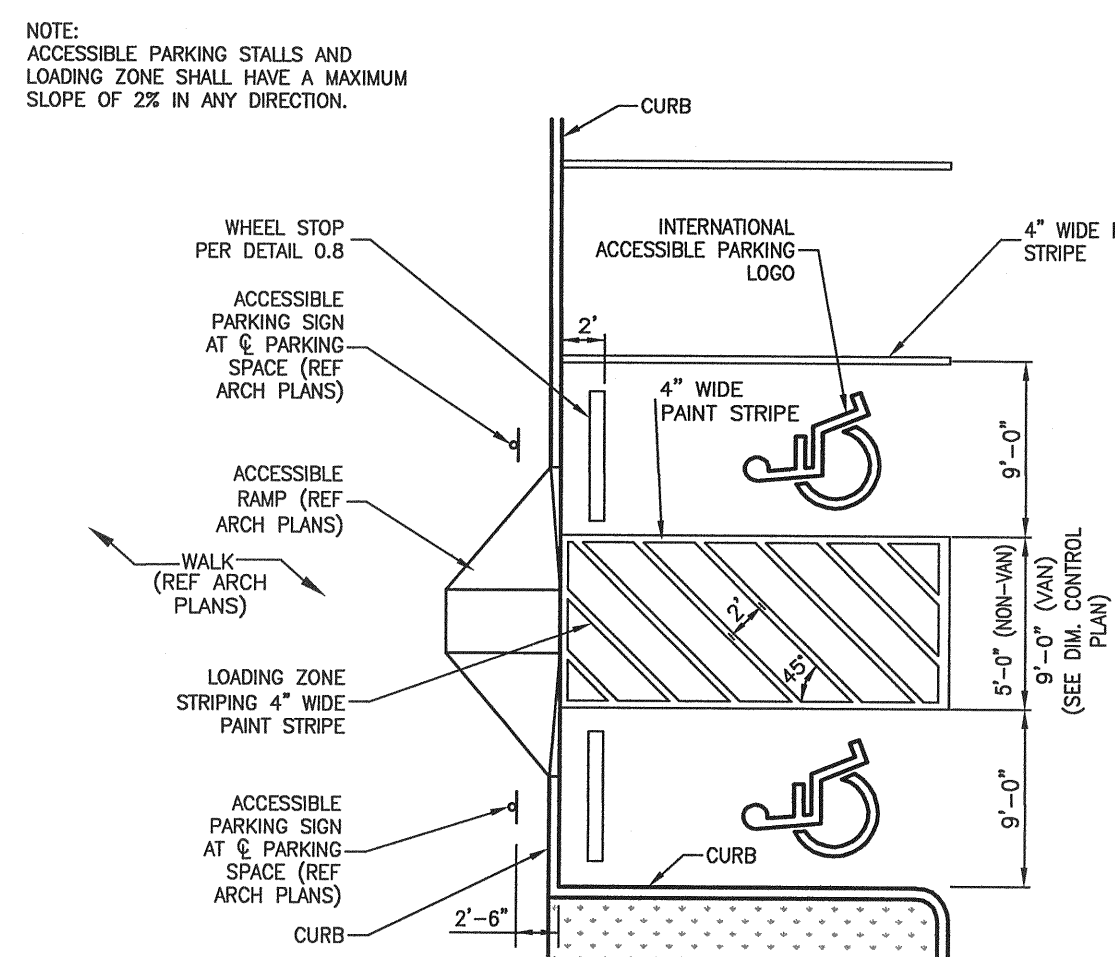
0.3 EXPANSION JOINT
N.T.S.



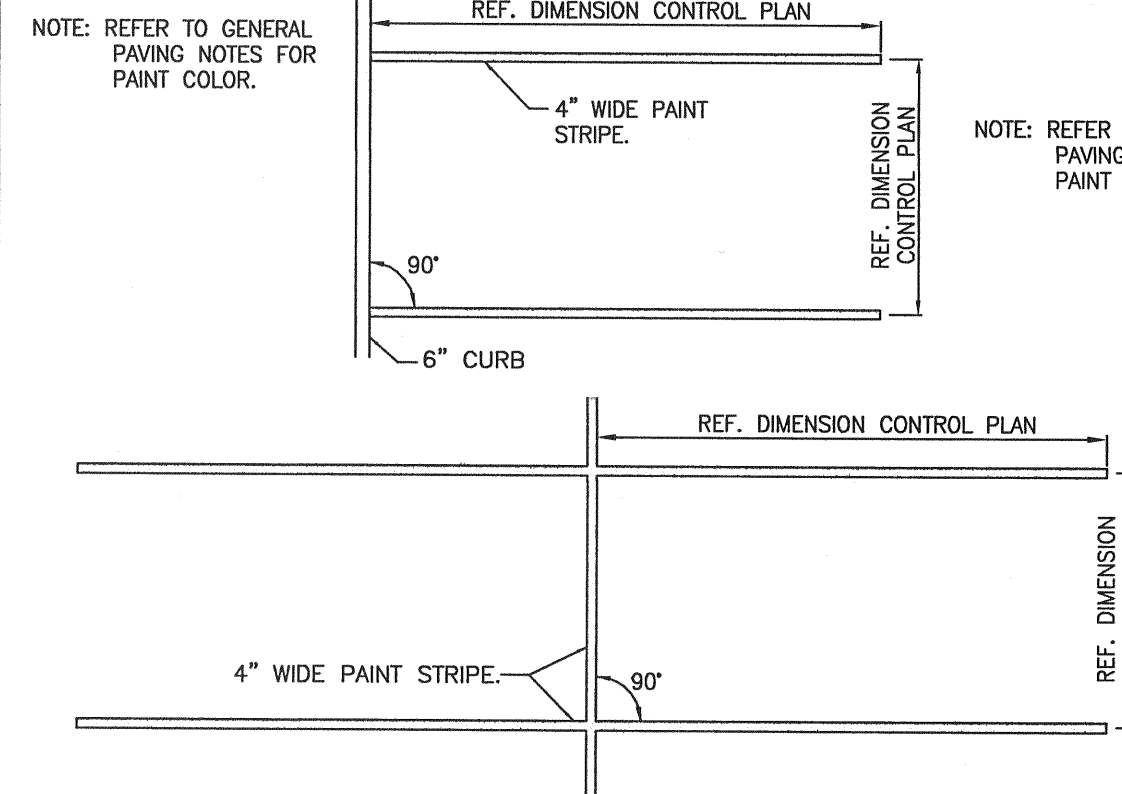
0.6 FIRE LANE MARKING
N.T.S.



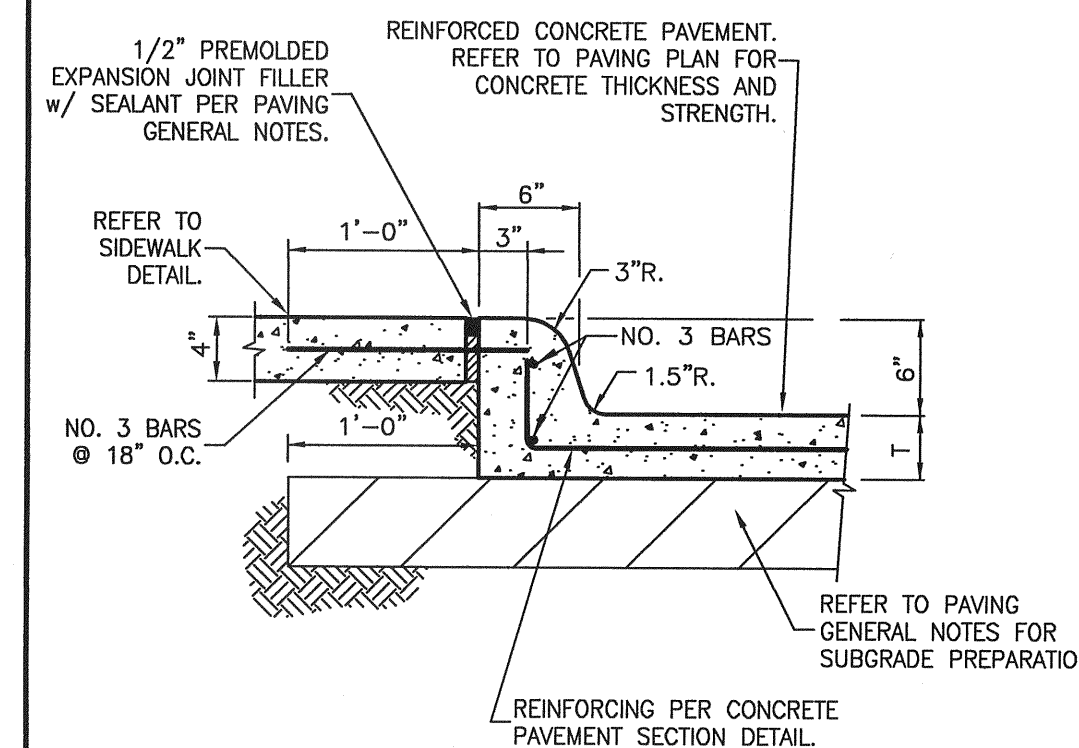
0.9 PILOT CHANNEL
N.T.S.



0.10 ACCESSIBLE PARKING STALLS
N.T.S.

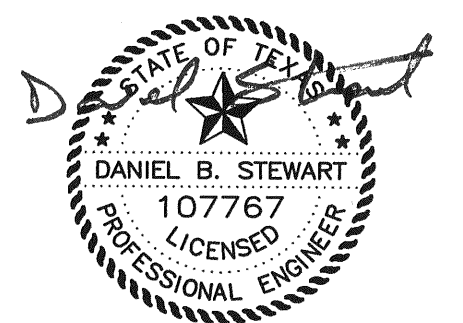


0.11 90° PARKING STALL STRIPING
N.T.S.



0.12 INTEGRAL CURB w/ SIDEWALK
N.T.S.

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02/10/14

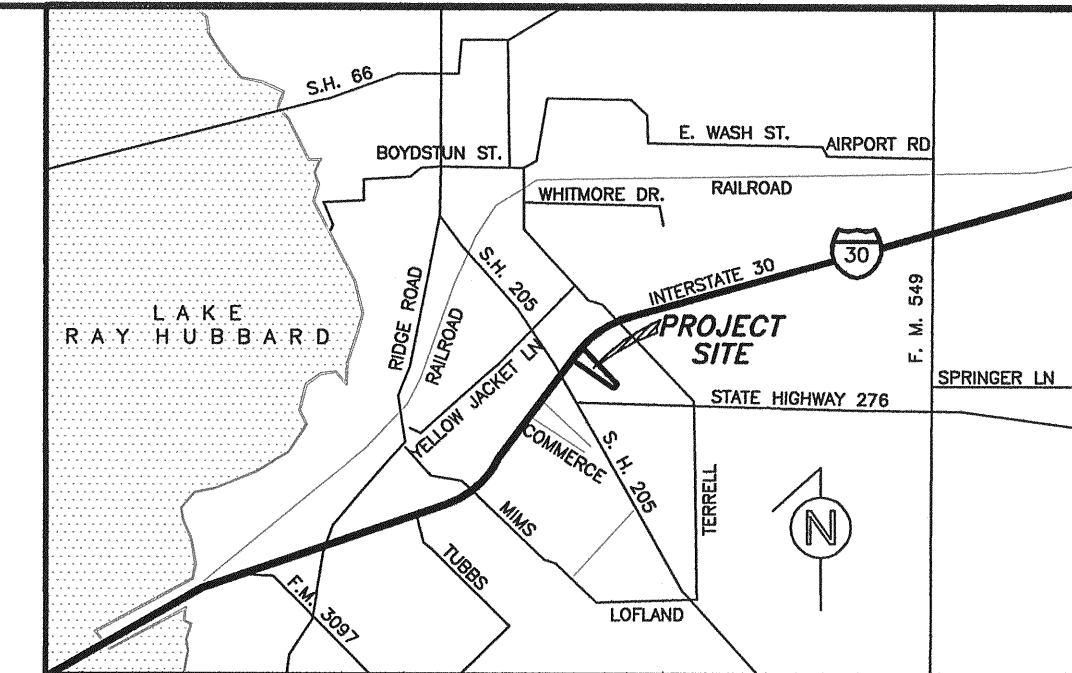
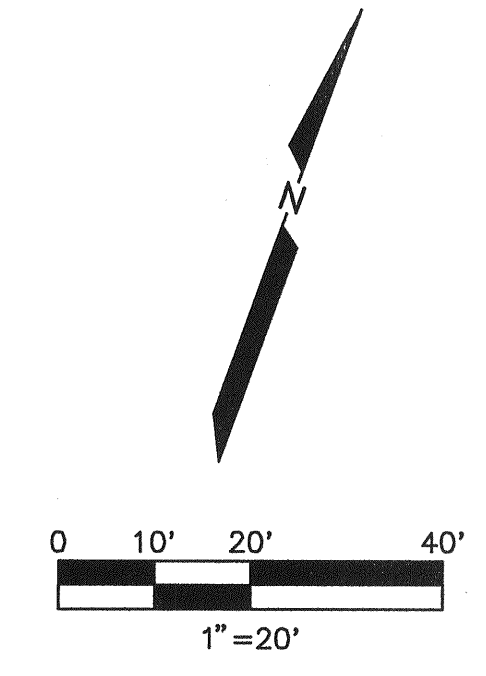
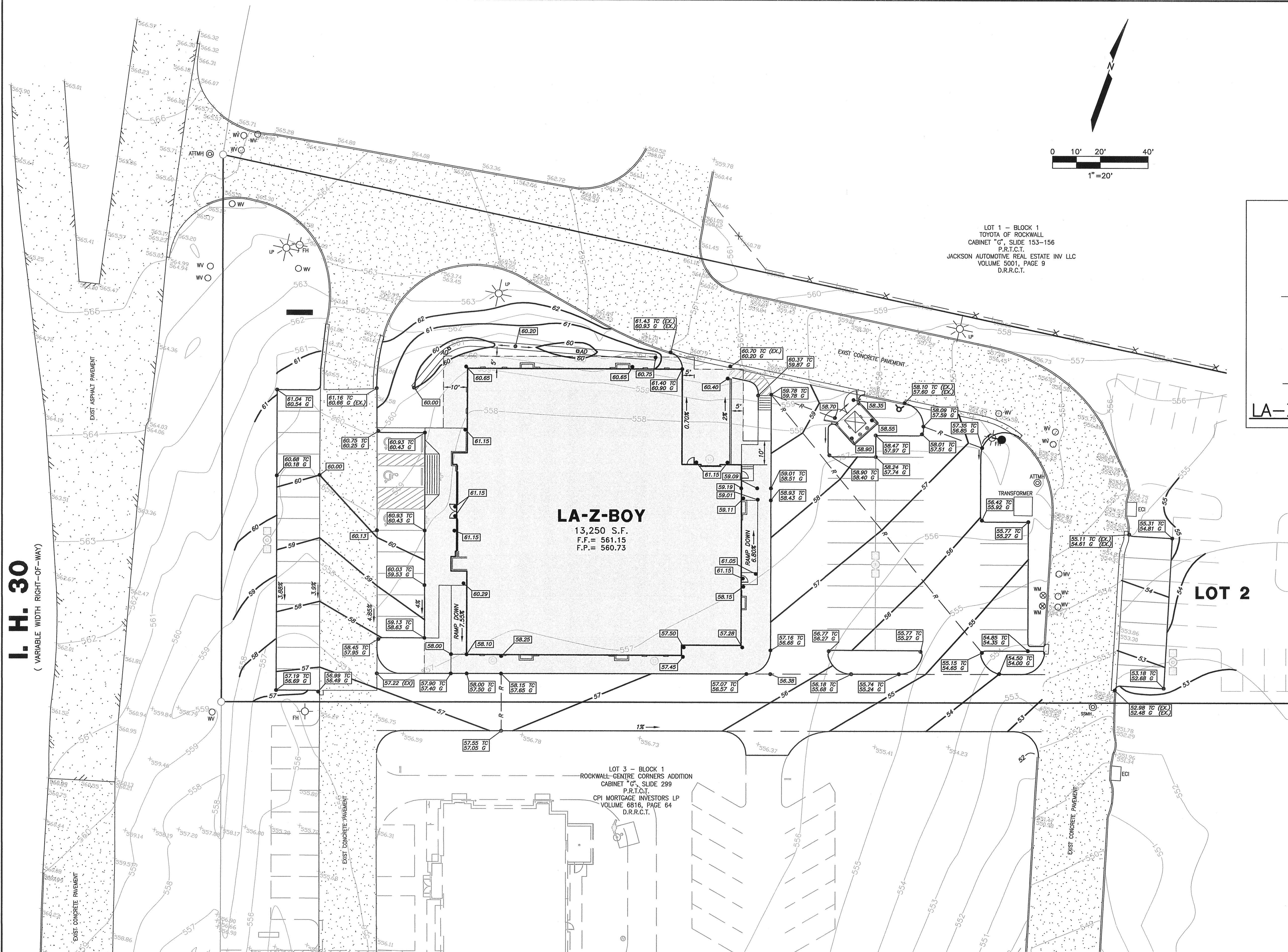
REV	DATE	REMARKS

PAVING DETAILS
LA-Z-BOY
LOT 2, BLOCK 1, ROCKWALL CENTRE CORNERS ADDN.
THE CITY OF ROCKWALL, TEXAS
Cates - Clark & Associates, LLP
Consulting Engineers

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CCA	CCA	07.09.13	N.T.S.	D.P.	128-001 PAVING DET	C4.2

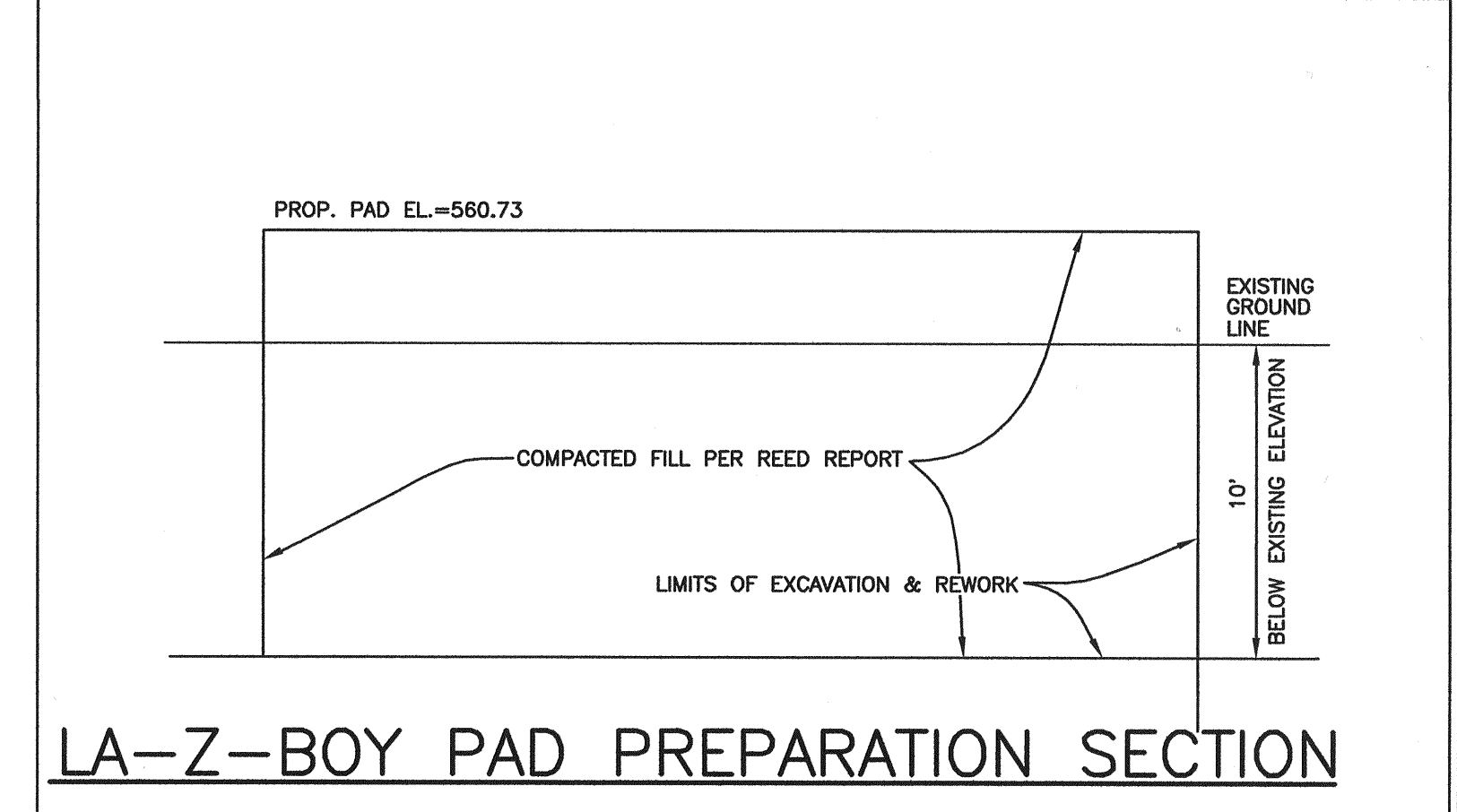
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
Office: 972-355-2272 Fax: 972-850-1627
TBP/E F-3751

I. H. 30
(VARIABLE WIDTH RIGHT-OF-WAY)



VICINITY MAP
NOT-TO-SCALE

LOT 1 - BLOCK 1
TOYOTA OF ROCKWALL
CABINET "G", SLIDE 153-156
P.R.T.C.T.
JACKSON AUTOMOTIVE REAL ESTATE INV LLC
VOLUME 5001, PAGE 9
D.R.R.C.T.



LA-Z-BOY PAD PREPARATION SECTION

- GRADING NOTES**
- CONTRACTOR SHALL REMOVE & STOCK PILE TOPSOIL (4" TO 6" TYP.) PRIOR TO SITE EXCAVATION OR FILL PLACEMENT.
 - ALL AREA TO RECEIVE FILL SHALL FIRST BE SCARIFIED TO A DEPTH OF 6 INCHES AND RECOMPACTED TO A MINIMUM OF 95% AND A MAXIMUM OF 98% STANDARD PROCTOR AT +2% TO +5% FROM OPTIMUM MOISTURE CONTENT.
 - FILL SHALL BE PLACED IN MAXIMUM 8" LOOSE LIFTS.
 - FILL SHALL BE COMPACTED WITH A SHEEPSFOOT ROLLER TO A MINIMUM OF 95% AND A MAXIMUM OF 98% STANDARD PROCTOR AT +2% TO +5% FROM OPTIMUM MOISTURE CONTENT.
 - ALL COMPACTON TO BE MONITORED BY OWNER SUPPLIED GEOTECHNICAL CONSULTANT.
 - REF. GEOTECHNICAL REPORT PREPARED BY REED ENGINEERING GROUP DATED APRIL, 2013 FOR ADDITIONAL EARTHWORK REQUIREMENTS.

- LEGEND**
- F.H. FIRE HYDRANT
 - CHISELED "X" SET
 - CHISELED "X" FOUND
 - IRON ROD FOUND (SIZE AS NOTED)
 - IRON ROD SET (SIZE AS NOTED)
 - OVERHEAD UTILITY POLE W/ GUY
 - UNDERGROUND ELECTRIC OR TELEPHONE
 - LIGHT POLE
 - SANITARY SEWER MANHOLE
 - SAN. SW. CLEAN OUT
 - GAS VALVE
 - WATER VALVE
 - TREE
 - 542 EXIST. CONTOUR
 - 44 PROP. CONTOUR
 - 36 PROP. CONTOUR (BY OTHERS)
 - 55.22 PROP. SPOT ELEV.
 - 57.28 TC PROP. TOP OF CURB & GUTTER ELEVATION
 - 57.29 TC PROP. TOP OF CURB & GUTTER ELEVATION (BY OTHERS)
 - R RIDGE
 - GB GRADE BREAK
 - ECI EXISTING CURB INLET
 - LIMITS OF PAD PREPARATION

LA-Z-BOY
13,250 S.F.
F.F. = 561.15
F.P. = 560.73

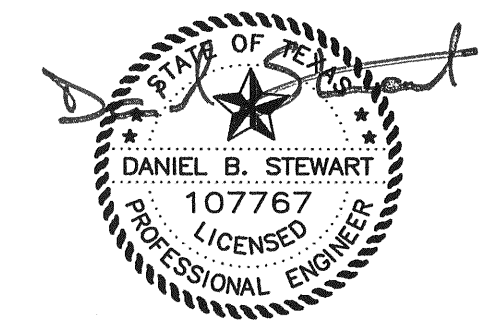
LOT 2

LOT 3 - BLOCK 1
ROCKWALL-CENTRE CORNERS ADDITION
CABINET "G", SLIDE 299
P.R.T.C.T.
CPI MORTGAGE INVESTORS LP
VOLUME 6816, PAGE 64
D.R.R.C.T.

- BENCHMARKS:**
- AT&T MANHOLE LOCATED AT 5.5 FEET FROM THE NORTH CORNER OF LOT 2 IN THE RIGHT OF WAY OF INTERSTATE HIGHWAY NO. 30. ELEVATION = 565.20'
 - WATER VALVE LOCATED 5.7 FEET FROM THE WEST CORNER OF LOT 2 IN THE RIGHT OF WAY OF INTERSTATE HIGHWAY NO. 30. ELEVATION = 559.42'



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DANIEL B. STEWART, P.E. 107767 ON 02-19-14



AS-BUILT
02/10/14

REV.	DATE	REMARKS

GRADING PLAN

LA-Z-BOY

LOT 2, BLOCK 1, ROCKWALL CENTRE CORNERS ADDN.

THE CITY OF ROCKWALL, TEXAS

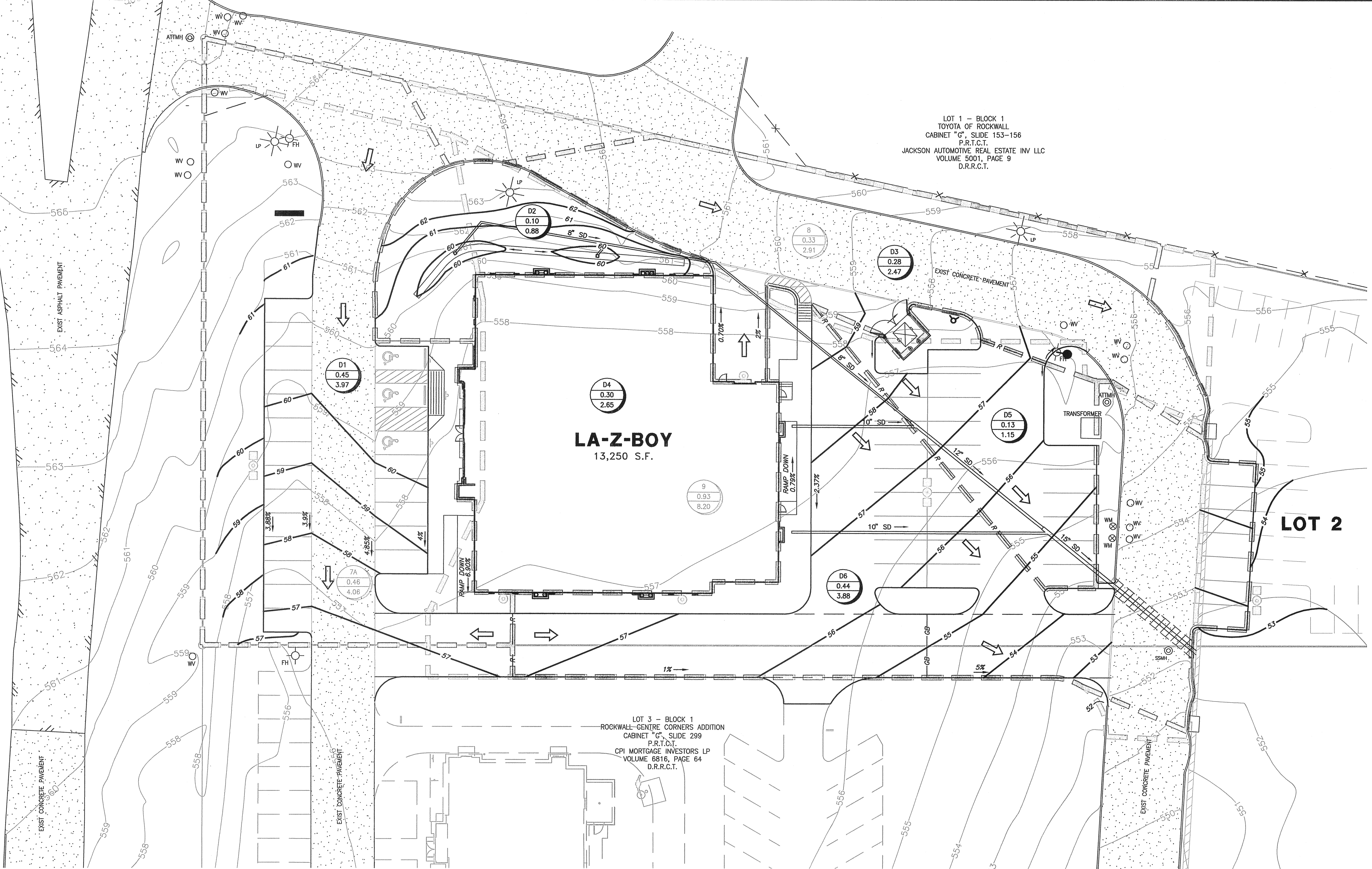
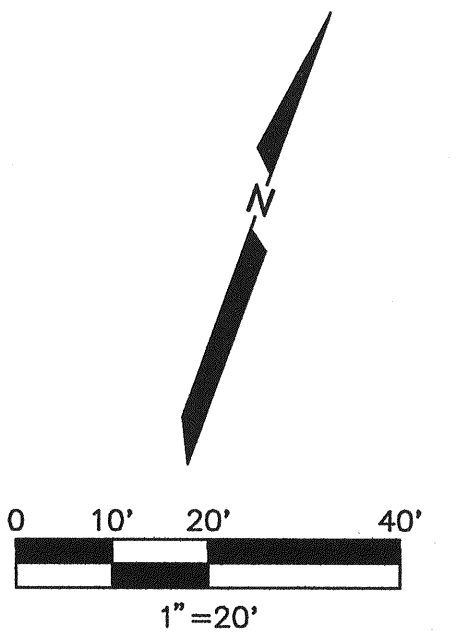
Cates - Clark & Associates, LLP
Consulting Engineers

14800 Quorum Drive, Suite 200
Dallas, Texas 75244
Office: 972-385-2272 Fax: 972-989-1627
TXPE 1-3751

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CCA	CCA	07.09.13	1"=20'	D.P.	128-001 GRADING	C5.1

I. H. 30
(VARIABLE WIDTH RIGHT-OF-WAY)

LOT 1 - BLOCK 1
TOYOTA OF ROCKWALL
CABINET "G", SLIDE 153-156
P.R.T.C.T.
JACKSON AUTOMOTIVE REAL ESTATE INV LLC
VOLUME 5001, PAGE 9
D.R.R.C.T.



LA-Z-BOY
13,250 S.F.

LOT 2

LOT 3 - BLOCK 1
ROCKWALL - GENTRE CORNERS ADDITION
CABINET "G", SLIDE 299
P.R.T.C.T.
CPI MORTGAGE INVESTORS LP
VOLUME 6816, PAGE 64
D.R.R.C.T.

- LEGEND**
- 569 --- EXIST. CONTOUR
 - 45 --- PROP. CONTOUR
 - PROPOSED DRAINAGE DIVIDE
 - EXISTING DRAINAGE DIVIDE
 - D1**
0.45
3.97
PROP- DRAINAGE AREA NO.
AREA (ACRES)
Q₁₀₀ (CFS)
 - 7**
0.86
7.59
EXIST- DRAINAGE AREA NO.
AREA (ACRES)
Q₁₀₀ (CFS)
 - EXIST. STORM
 - PROP. STORM
 - DIRECTION OF FLOW
 - R --- GB --- GRADE BREAK

POST-DEVELOPMENT
DRAINAGE CALCULATIONS
 $Q = C \times I \times A$

Area No.	T _c (min)	I ₁₀₀ (in/hr)	C (runoff)	Area (ac)	Q ₁₀₀ (cfs)	DRAINS TO
D1	10	9.8	0.9	0.45	3.97	OFF-SITE TO INLET ON LOT 3
D2	10	9.8	0.9	0.10	0.88	TO 12" AREA DRAIN
D3	10	9.8	0.9	0.28	2.47	TO CURB INLET
D4	10	9.8	0.9	0.30	2.65	ROOF DRAIN
D5	10	9.8	0.9	0.13	1.15	TO EXIST CURB INLET
D6	10	9.8	0.9	0.44	3.88	TO EXIST CURB INLET

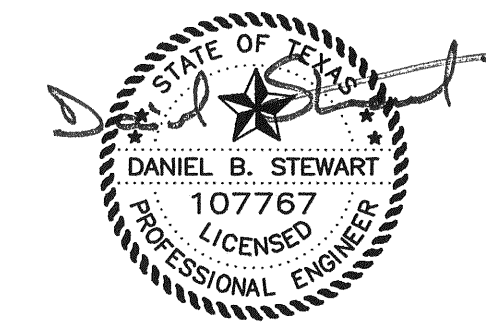
PRE-DEVELOPMENT
DRAINAGE CALCULATIONS
 $Q = C \times I \times A$

Area No.	T _c (min)	I ₁₀₀ (in/hr)	C (runoff)	Area (ac)	Q ₁₀₀ (cfs)	DRAINS TO
7A	10	9.8	0.9	0.46	4.06	DRAIN TO INLET ON LOT 3
8	10	9.8	0.9	0.33	2.91	WYE INLET
9	10	9.8	0.9	0.93	8.20	WYE INLET

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AS-BUILT
02/10/14

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REV	DATE	REMARKS

PRE/POST-DRAINAGE AREA MAP

LA-Z-BOY

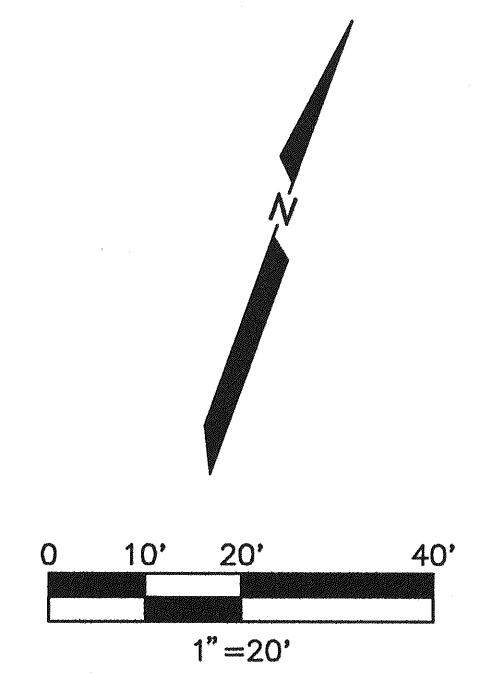
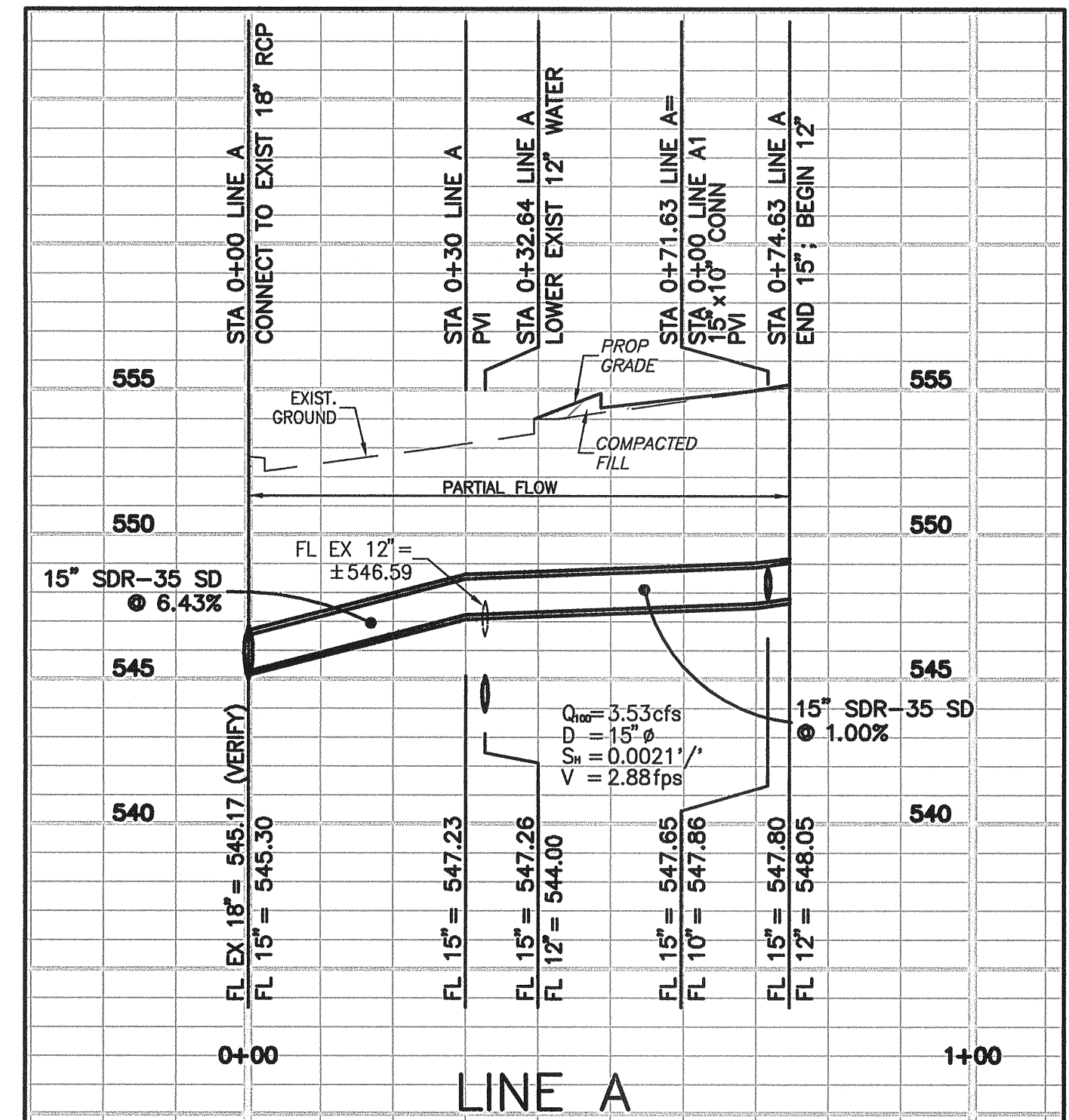
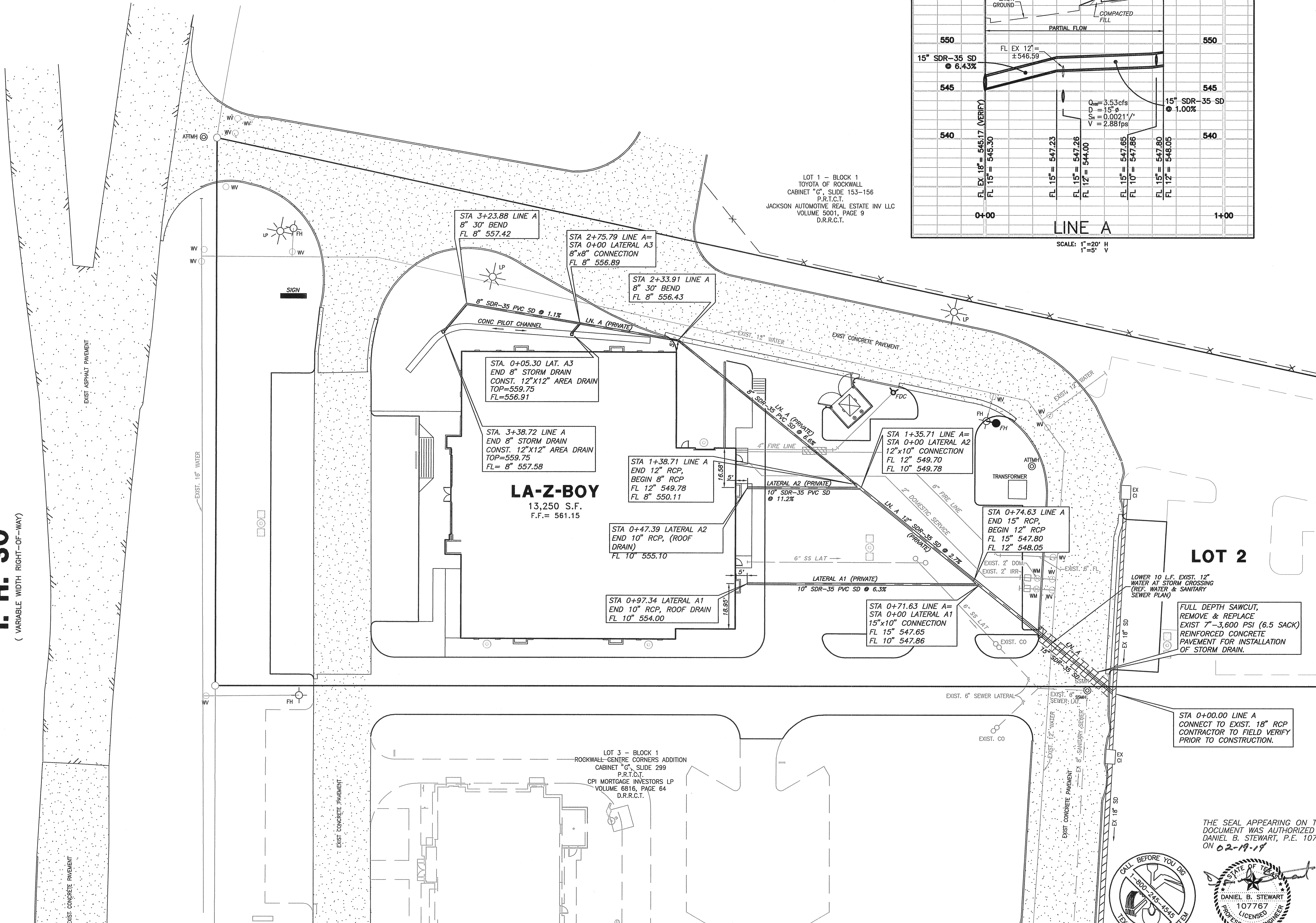
LOT 2, BLOCK 1, ROCKWALL CENTRE CORNERS ADDN.
THE CITY OF ROCKWALL, TEXAS

Cates - Clark & Associates, LLP
Consulting Engineers

14800 Quorum Drive, Suite 200
Dallas, Texas 75244
Office: 972-385-2272 Fax: 972-989-1627
TXPE 15-3751

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CCA	CCA	07.09.13	1"=20'	D.P.	128-001 PRE-POST DAM	C6.1

I. H. 30
(VARIABLE WIDTH RIGHT-OF-WAY)



- LEGEND**
- EXIST. LIGHT POLE
 - PROP. LIGHT POLE
 - EXIST. SANITARY SEWER (S.S.)
 - PROP. SANITARY SEWER (S.S.)
 - SSMH @ EXIST. S.S. MH.
 - PROP. S.S. MH.
 - EXIST. WATER METER
 - PROP. WATER METER
 - EXIST. WATER (WTR.)
 - PROP. WATER (WTR.)
 - EXIST. GATE VALVE
 - EXIST. FIRE HYDRANT
 - PROP. FIRE HYDRANT
 - EXIST. STORM SEWER
 - PROP. STORM SEWER

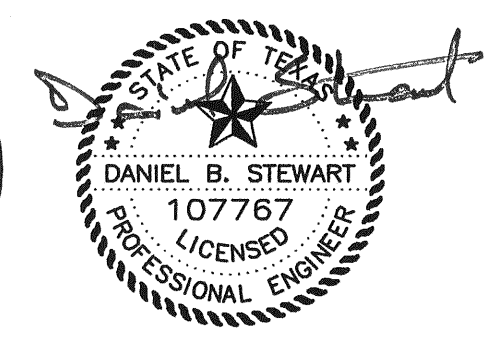
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FULL DEPTH SAWCUT, REMOVE & REPLACE EXIST 7"-3,600 PSI (6.5 SACK) REINFORCED CONCRETE PAVEMENT FOR INSTALLATION OF STORM DRAIN.

STA 0+00.00 LINE A CONNECT TO EXIST. 18" RCP CONTRACTOR TO FIELD VERIFY PRIOR TO CONSTRUCTION.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DANIEL B. STEWART, P.E. 107767 ON 02-19-17



AS-BUILT
02/10/14

REV	DATE	REMARKS

DRAINAGE PLAN

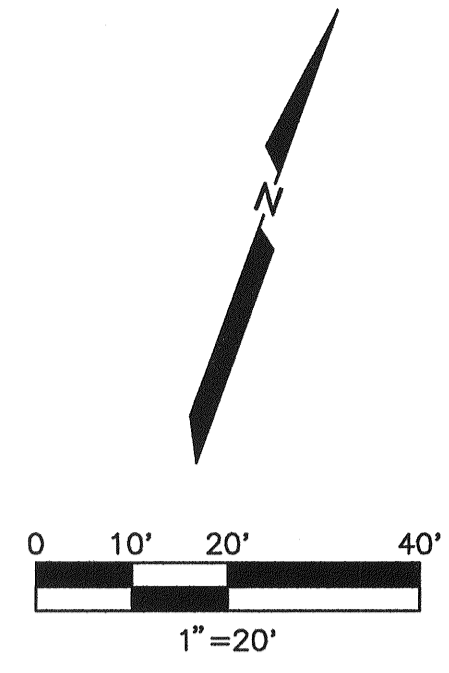
LA-Z-BOY

LOT 2, BLOCK 1, ROCKWALL CENTRE CORNERS ADDN.
THE CITY OF ROCKWALL, TEXAS

Cates - Clark & Associates, LLP
Consulting Engineers

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CCA	CCA	07.09.13	1"=20"	D.P.	128-001 DRAINAGE	C6.2

I. H. 30
(VARIABLE WIDTH RIGHT-OF-WAY)



LOT 1 - BLOCK 1
TOYOTA OF ROCKWALL
CABINET "G", SLIDE 153-156
P.R.T.C.T.
JACKSON AUTOMOTIVE REAL ESTATE INV LLC
VOLUME 5001, PAGE 9
D.R.R.C.T.

LA-Z-BOY
13,250 S.F.
F.F.= 561.15

LOT 3 - BLOCK 1
ROCKWALL CENTRE CORNERS ADDITION
CABINET "G", SLIDE 299
P.R.T.C.T.
CPI MORTGAGE INVESTORS LP
VOLUME 6816, PAGE 64
D.R.R.C.T.

EXIST. WATER LOWERING

SCALE: 1" = 20' H
1" = 5' V

LEGEND

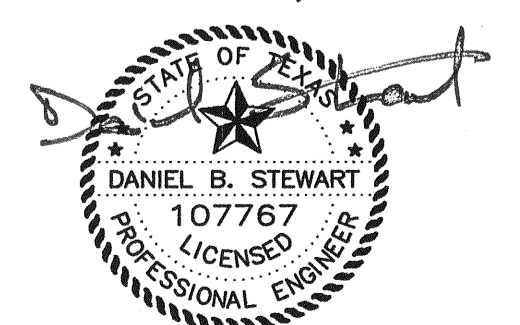
- EXIST. LIGHT POLE
- PROP. LIGHT POLE
- EXIST. SANITARY SEWER (S.S.)
- PROP. SANITARY SEWER (S.S.)
- EXIST. S.S. MH.
- PROP. S.S. MH.
- PROP. WATER METER
- EXIST. WATER (WTR.)
- PROP. WATER (WTR.)
- EXIST. GATE VALVE
- EXIST. FIRE HYDRANT
- PROP. FIRE HYDRANT
- EXIST. STORM SEWER
- PROP. STORM SEWER

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

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AS-BUILT
02/10/14

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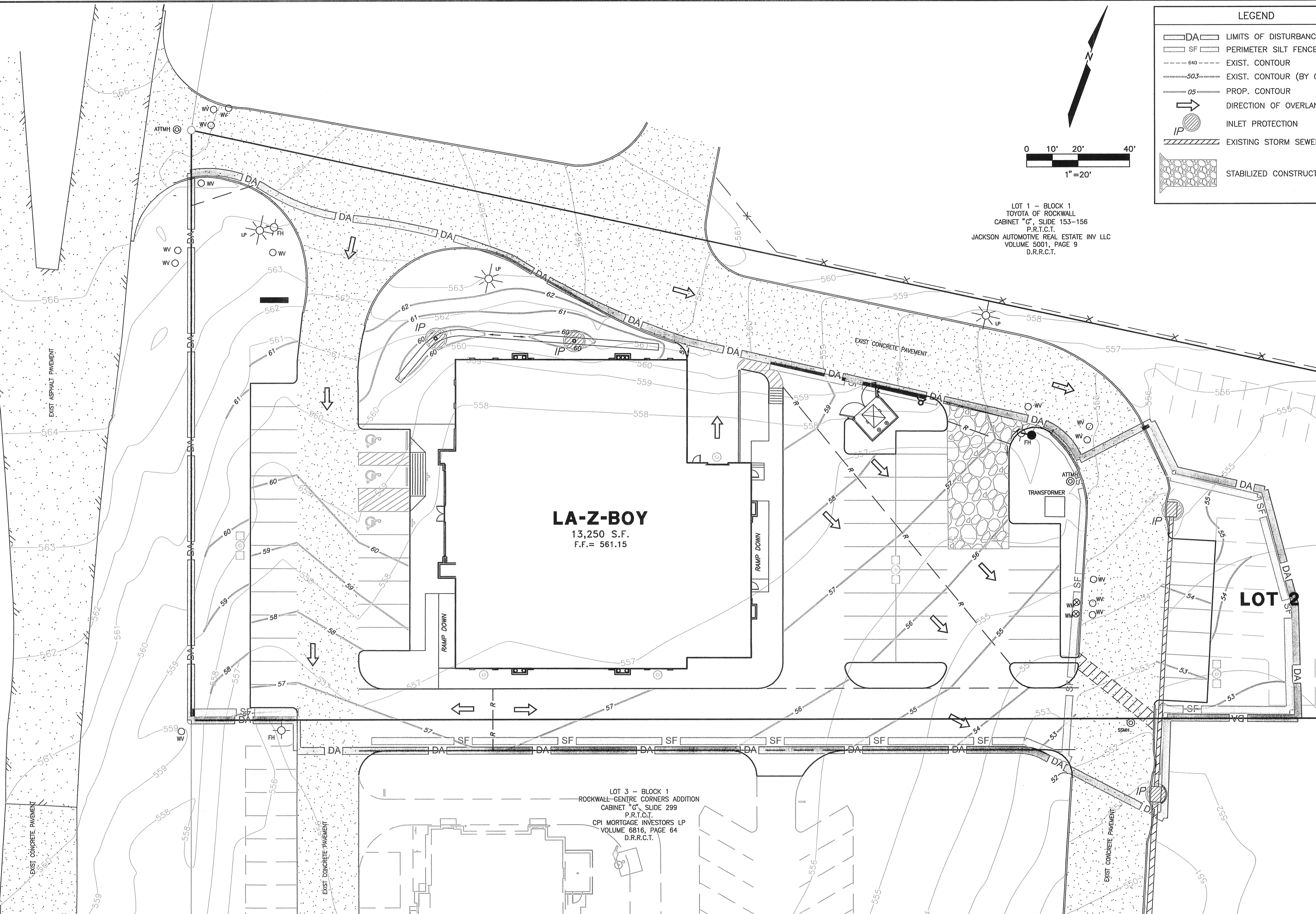
WATER & SANITARY SEWER PLAN
LA-Z-BOY
LOT 2, BLOCK 1, ROCKWALL CENTRE CORNERS ADDN.
THE CITY OF ROCKWALL, TEXAS

Cates - Clark & Associates, LLP
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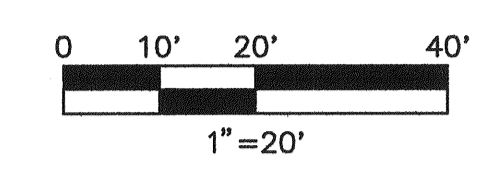
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CCA	CCA	07.09.13	1"=20'	D.P.	128-001 WATSEW	C7.1

I. H. 30
(VARIABLE WIDTH RIGHT-OF-WAY)

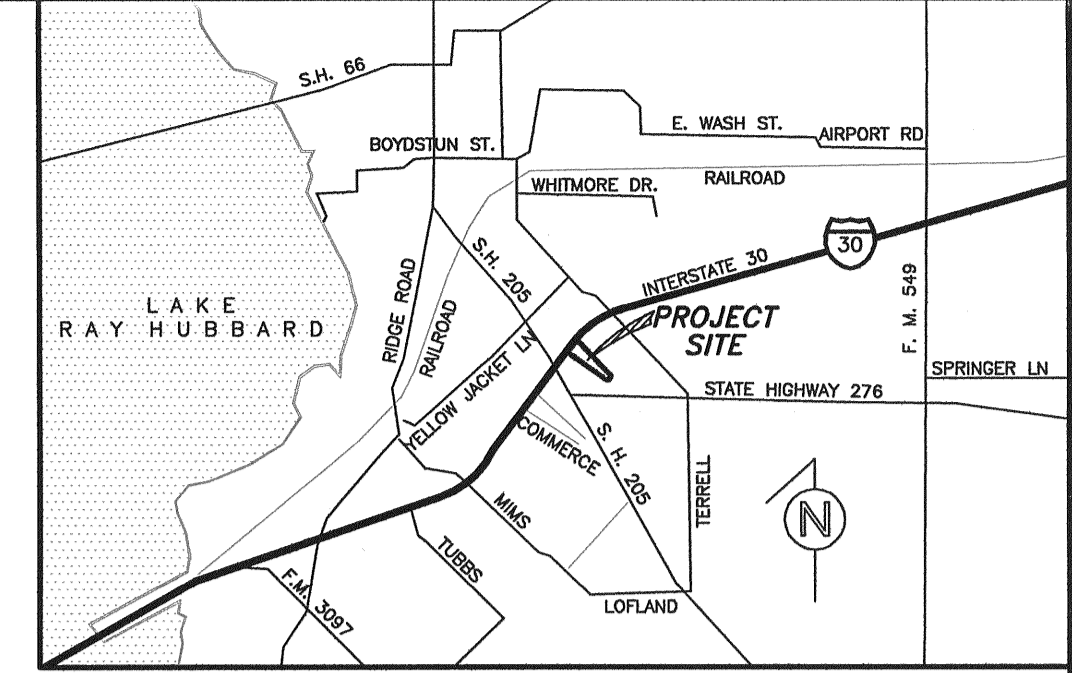


LEGEND

- DA LIMITS OF DISTURBANCE
- SF PERIMETER SILT FENCE
- 640- EXIST. CONTOUR
- 503- EXIST. CONTOUR (BY OTHERS)
- 05 PROP. CONTOUR
- DIRECTION OF OVERLAND FLOW
- IP INLET PROTECTION
- EXISTING STORM SEWER
- STABILIZED CONSTRUCTION ENTRANCE



LOT 1 - BLOCK 1
TOYOTA OF ROCKWALL
CABINET "G", SLIDE 153-156
P.R.T.C.T.
JACKSON AUTOMOTIVE REAL ESTATE INV LLC
VOLUME 5001, PAGE 9
D.R.R.C.T.



VICINITY MAP
NOT-TO-SCALE

EROSION CONTROL GENERAL NOTES

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

EROSION CONTROL SEQUENCE NOTES

- PHASE 1**
1. INSTALL SILT FENCES AROUND PERIMETER OF DISTURBED AREAS AS SHOWN.
 2. INSTALL INLET PROTECTION FOR EXISTING DRAINAGE INLETS AND SILT FENCE AT THE ENDS OF ALL EXPOSED STORM SEWER PIPES.
 3. CONSTRUCT THE TEMPORARY CONSTRUCTION ENTRANCE/EXIT(S).
 4. CONSTRUCT TEMPORARY SEDIMENT BASIN DEWATERING DEVICE AND EMERGENCY SPILLWAY. CLEAR GRUB AND REMOVE VEGETATION REQUIRED FOR CONSTRUCTION OF BASIN.
 5. COMMENCE CLEARING, GRUBBING AND REMOVAL OF VEGETATION IN AREA TO RECEIVE CUT OR FILL.
 6. COMMENCE GRADING OPERATION.

PHASE 2

1. INSTALL ALL UNDERGROUND UTILITIES.
2. INSTALL PROTECTIVE SILT FENCES FOR ALL NEWLY CONSTRUCTED DRAINAGE INLET BOTTOMS AND AT THE ENDS OF EXPOSED STORM SEWER PIPES.
3. FINALIZE PAVEMENT SUBGRADE PREPARATION.
4. CONSTRUCT INLET TOPS, DRAINAGE STRUCTURES, HEADWALLS, AND SLOPED END TREATMENTS. (PROTECTIVE SILT FENCES MAY BE REMOVED TEMPORARILY FOR THIS CONSTRUCTION.)
5. TEMPORARY SEDIMENT BASIN MAY BE REMOVED AFTER ALL STORM SEWER SYSTEMS ARE FUNCTIONAL WITH INLET PROTECTION IN PLACE.
6. REMOVE INLET PROTECTION AROUND INLETS NO MORE THAN 48 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
7. INSTALL PAVEMENT.
8. REMOVE TEMPORARY CONSTRUCTION ENTRANCE/EXIT(S) ONLY PRIOR TO PAVEMENT CONSTRUCTION IN THESE AREAS. (THESE AREAS ARE TO BE PAVED LAST.)
9. COMPLETE SEEDING/PLANTING OF VEGETATED AREAS IN ACCORDANCE WITH THE LANDSCAPING PLAN TO ACCOMPLISH FINAL STABILIZATION.
10. 75% - 80% OF ENTIRE DISTURBED AREA TO HAVE ESTABLISHED GRASS A MINIMUM OF ONE INCH (1") TALL, UNLESS OTHERWISE SPECIFIED ON APPROVED LANDSCAPE PLAN, PRIOR TO CITY ENGINEERING APPROVAL.

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

****NOTE****
ALL AREAS DISTURBED BY UTILITY & PAVING CONSTRUCTION SHALL BE RESTORED TO GRADE & HYDROMULCHED PER NOTE #11.

****NOTE****
THERE ARE NO SENSITIVE AREAS, INCLUDING WETLANDS OR WATERS OF THE US, ON OR NEAR THE SITE.

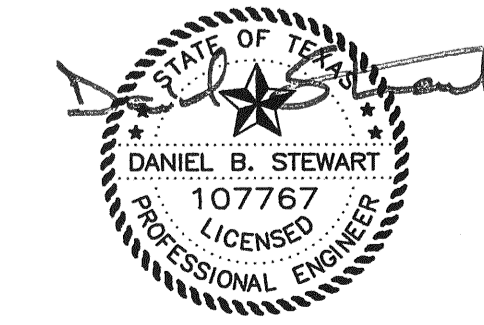
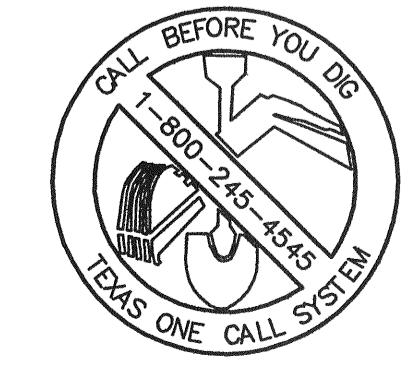
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ACREAGE SUMMARY

TOTAL SITE	2,519 AC
TOTAL DISTURBED THIS PHASE	1.70 AC
PRE-CONSTRUCTION RUNOFF COEFFICIENT	0.9
POST CONSTRUCTION RUNOFF COEFFICIENT	0.9

- BENCHMARKS:**
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AS-BUILT
02/10/14

REV.	DATE	REMARKS
EROSION CONTROL PLAN		
LA-Z-BOY		
LOT 2, BLOCK 1, ROCKWALL CENTRE CORNERS ADDN.		
THE CITY OF ROCKWALL, TEXAS		
Cates - Clark & Associates, LLP Consulting Engineers		
DESIGN	DRAWN	DATE
CCA	CCA	07.09.13
SCALE	NOTES	FILE
1"=20'	D.P.	128-001
		NO.
		EROSION
		C8.1

DUST CONTROL

DESCRIPTION
DUST CONTROL INCLUDES THOSE MEASURES NECESSARY TO PREVENT WIND TRANSPORT OF DUST FROM DISTURBED SOIL SURFACES ONTO ROADWAYS, DRAINAGEWAYS, AND SURFACE WATERS.

PRIMARY USE
DUST CONTROL IS APPLIED IN AREAS (INCLUDING ROADWAYS) SUBJECT TO SURFACE AND AIR MOVEMENT TO DUST WIND-DRIVEN ON-SITE AND OFF-SITE IMPACTS TO ROADWAYS, DRAINAGEWAYS, OR SURFACE WATERS ARE LIKELY.

DESIGN CRITERIA

- VEGETATE OR MULCH AREAS THAT WILL NOT RECEIVE VEHICLE TRAFFIC IN AREAS WHERE PLANTING, MULCHING, OR PAVING IS IMPRACTICAL, APPLY GRAVEL OR LANDSCAPE ROCK.
- LIMIT DUST GENERATION BY CLEARING ONLY THOSE AREAS WHERE IMMEDIATE ACTIVITY WILL TAKE PLACE, LEAVING THE REMAINING AREAS IN THE ORIGINAL CONDITION. STABLE, MAINTAIN THE ORIGINAL COVER AS LONG AS PRACTICABLE.
- CONSTRUCT NATURAL OR ARTIFICIAL WINDBREAKERS OR WINDSCREENS. THESE MAY BE SPRINKLED WITH WATER UNTIL DAMPENED SUFFICIENTLY TO PREVENT DUST AND REPEAT AS NEEDED. DO NOT APPLY WATER IN QUANTITIES TO CAUSE RUNOFF.
- IRRIGATION WATER CAN BE USED FOR DUST CONTROL. IRRIGATION SYSTEMS SHOULD BE INSTALLED AS A FIRST STEP ON SITES WHERE DUST CONTROL IS A CONCERN.

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

APPLICATIONS

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

TARGETED CONSTITUENTS

- SEDIMENT
- NUTRIENTS/TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER CONSTRUCTION WASTES

IMPLEMENTATION REQUIREMENTS

- CAPITAL COST
- MAINTENANCE
- TRAINING
- SUITABILITY FOR SLOPES > 5%

LEGEND

- SIGNIFICANT IMPACT
- MEDIUM IMPACT
- LOW IMPACT
- UNKNOWN OR QUESTIONABLE IMPACT

E-8

SILT FENCE

DESCRIPTION
A SILT FENCE CONSISTS OF GEOTEXTILE FABRIC SUPPORTED BY WIRE MESH NETTING OR OTHER BACKING STRETCHED BETWEEN METAL POSTS WITH THE LOWER EDGE OF THE FABRIC SECURELY ANCHORED 24-INCHES IN THE SOIL. THE FENCE IS TYPICALLY LOCATED DOWNSTREAM OF DISTURBED AREAS TO INTERCEPT RUNOFF IN THE FORM OF SHEET FLOW. A SILT FENCE PROVIDES BOTH FILTRATION AND TIME FOR SEDIMENT SETTLING BY REDUCING THE VELOCITY OF THE RUNOFF.

PRIMARY USE
SILT FENCE IS NORMALLY USED AS PERMETER CONTROL LOCATED DOWNSTREAM OF DISTURBED AREAS. IT IS ONLY FEASIBLE FOR NON-CONCENTRATED, SHEET FLOW CONDITIONS. IF IT BECOMES NECESSARY TO PLACE A SILT FENCE WHERE CONCENTRATED FLOWS MAY BE EXPERIENCED (E.G. WHERE TWO SILT FENCES JOIN AT AN ANGLE, OR ACROSS MINOR CHANNELS OR GULLIES), IT WILL BE NECESSARY TO REINFORCE THE SILT FENCE AT THAT AREA BY A ROCK BERM OR SAND BAG BERM, OR OTHER STRUCTURAL MEASURES THAT WILL SUPPORT THE SILT FENCE.

APPLICATIONS
SILT FENCE IS AN ECONOMICAL MEANS TO TREAT OVERLAND, NON-CONCENTRATED FLOWS FOR ALL TYPES OF PROJECTS. SILT FENCES ARE USED AS PERMETER CONTROL DEVICES FOR BOTH SITE DEVELOPMENTS AND LAND (ROADWAY) TYPE PROJECTS. THEY ARE MOST EFFECTIVE WITH COARSE TO SILTY SOIL TYPES. DUE TO THE POTENTIAL OF CLOGGING AND LIMITED EFFECTIVENESS, SILT FENCES SHOULD BE USED WITH CAUTION IN AREAS THAT HAVE HEAVY CLAY SOIL TYPES. IN THIS LATTER INSTANCE, A SOIL ENGINEER OR SOIL SCIENTIST SHOULD CONFIRM THE SUITABILITY OF SILT FENCE FOR THAT APPLICATION.

DESIGN CRITERIA

- FENCES ARE TO BE CONSTRUCTED ALONG A LINE OF CONSTANT ELEVATION (ALONG A CONTOUR LINE) WHERE POSSIBLE.
- MAXIMUM DRAINAGE AREA SHALL BE 0.25 ACRE PER 100 LINEAR FEET OF SILT FENCE.
- MAXIMUM FLOW TO ANY 20 FOOT SECTION OF SILT FENCE SHALL BE 1 CFS.
- MAXIMUM DISTANCE OF FLOW TO SILT FENCE SHALL BE 200 FEET OR LESS. IF THE SLOPE EXCEEDS TO PERCENT THE FLOW DISTANCE SHALL BE LESS THAN 50 FEET.
- MAXIMUM SLOPE ADJACENT TO THE FENCE SHALL BE 2:1.
- IF SOIL OR LESS SOIL, BY WEIGHT, PASSES THE U.S. STANDARD SIEVE NO. 200, SELECT THE APPROPRIATE OPENING SIZE (A.O.S.) TO RETAIN BOX OF THE SOIL. IF 85% OR MORE OF SOIL BY WEIGHT, PASSES THE U.S. STANDARD SIEVE NO. 200, SILT FENCE SHALL NOT BE USED UNLESS THE SOIL MASS IS SUBSTANTIALLY AND DETERMINED BY A SOIL SCIENTIST OR GEOLOGICAL ENGINEER CONCERNING THE STABILITY OF THE SOIL MASS. DISPERSE CHARACTERISTICS AND THE POTENTIAL GRAN-Size CHARACTERISTICS OF THE MATERIAL THAT IS LIKELY TO BE STORED OVERFLOW STRUCTURES OR OTHER OUTLET CONTROL DEVICES SHALL BE INSTALLED AT ALL LOW POINTS ALONG THE FENCE OR CONTROLLED AT APPROXIMATELY 300 FEET IF THERE IS NO APPARENT LOW POINT.
- STONE OVERFLOW STRUCTURES SHOULD BE 1-1/2" WASHED STONE CONTAINING NO FINES. ANGULAR SHAPED STONE IS PREFERABLE TO ROUNDED SHAPES.

APPLICATIONS

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

TARGETED CONSTITUENTS

- SEDIMENT
- NUTRIENTS TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER CONSTRUCTION WASTES

IMPLEMENTATION REQUIREMENTS

- CAPITAL COST
- MAINTENANCE
- TRAINING
- SUITABILITY FOR SLOPES > 5%

LEGEND

- SIGNIFICANT IMPACT
- MEDIUM IMPACT
- LOW IMPACT
- UNKNOWN OR QUESTIONABLE IMPACT

Fe = 0.75

S-1

SILT FENCE

- SILT FENCE FABRIC MUST MEET THE FOLLOWING MINIMUM CRITERIA:
 - TENSILE STRENGTH, ASTM D4632 TEST METHOD FOR GRAB BREAKING LOAD AND ELONGATION OF GEOTEXTILES, 300 LBS.
 - PUNCTURE RATING, ASTM D4633 TEST METHOD FOR INDEX PUNCTURE RESISTANCE OF GEOTEXTILES, GEOTEXTILES AND RELATED PRODUCTS, 120 LBS.
 - MULLEN BURST RATING, ASTM D3789 STANDARD TEST METHOD FOR HYDRAULIC BURSTING STRENGTH OF TEXTILE FABRICS-DIAPHRAGM BURSTING STRENGTH TESTER METHOD, 200 P.S.I.
 - APPARENT OPENING SIZE, ASTM D4753 TEST METHOD FOR DETERMINING APPARENT OPENING SIZE OF A GEOTEXTILE, U.S. SIEVE NO. 75 (MAX) TO NO. 100 (MIN).
 - ULTRAVIOLET RESISTANCE, ASTM D4355, MINIMUM 70 PERCENT.
 - FENCE POSTS SHALL BE GALVANIZED STEEL, AND MAY BE 1-SECTION OR L-SECTION, 1.3 POUNDS PER LINEAR FOOT MINIMUM, 1/2" DIA. WIRE MESH SHALL BE 12 INCHES.
 - SILT FENCE SHALL BE SUPPORTED BY GALVANIZED STEEL WIRE FABRIC AS FOLLOWS:
 - 4"x4" MESH SIZE, 10#/A, MINIMUM 14-GAUGE WIRE FABRIC.
 - 10" HOLE, 12 GAUGE WIRE, SMALL OPENINGS INSTALLED AT BOTTOM OF SILT FENCE.
 - STANDARD 2" CHAIN LINK FENCE FABRIC, OR OTHER WELDED OR WIRE FABRIC OF EQUAL OR SMALLER SPACING AS THAT LISTED HEREIN AND APPROXIMATE GRADE WIRE TO PROVIDE 2" SUPPORT.
 - A 6-INCH WIDE TRENCH IS TO BE CUT 6 INCHES DEEP AT THE TOE OF THE FENCE TO ALLOW THE FABRIC TO BE LAID BELOW THE SURFACE AND BACKFILLED WITH COMPACTED EARTH OR GRAVEL TO PREVENT BYPASS OF RUNOFF UNDER THE FENCE. FABRIC SHALL OVERLAP AT ABUTTING DUES TO A MINIMUM OF 3 FEET AND SHALL BE JOINED SUCH THAT NO LEAKAGE OR BYPASS OCCURS.
 - SUFFICIENT ROOM FOR THE OPERATION OF SEDIMENT REMOVAL EQUIPMENT SHALL BE PROVIDED BETWEEN THE SILT FENCE AND OTHER OBSTRUCTIONS IN ORDER TO MAINTAIN THE FENCE.
 - THE ENDS OF THE FENCE SHALL BE TURNED UPSTREAM TO PREVENT BYPASS OF STORM WATER.

LIMITATIONS
MINOR PONDING WILL LIKELY OCCUR AT THE UPSTREAM SIDE OF THE SILT FENCE, WHICH COULD RESULT IN MINOR LOCALIZED FLOODING. SILT FENCES ARE NOT INTENDED FOR EXCESS FLOWS IN SWALES OR LOW AREAS SUBJECT TO CONCENTRATED FLOW. SILT FENCES SHALL NOT BE USED WHERE SOIL CONDITIONS PRESENT A MINIMUM TOE-IN DEPTH OF 8 INCHES OR INSTALLATION OF SUPPORT POSTS TO A DEPTH OF 12 INCHES.

SILT FENCE CAN INTERFERE WITH CONSTRUCTION OPERATIONS; THEREFORE PLANNING OF ACCESS ROUTES ONTO THE SITE IS CRITICAL. SILT FENCE CAN FAIL STRUCTURALLY UNDER HEAVY STORM FLOWS, CAUSING MAINTENANCE PROBLEMS AND REDUCING THE EFFECTIVENESS OF THE SYSTEM.

MAINTENANCE REQUIREMENTS
SILT FENCE SHOULD BE INSPECTED REGULARLY (AT LEAST AS OFTEN AS REQUIRED BY THE TPOES CONSTRUCTION GENERAL PERMIT, APPENDIX A) FOR BUILDUP OF EXCESS SEDIMENT, UNDERCUTTING, SAGS, AND OTHER FAILURES. SEDIMENT SHOULD BE REMOVED WHEN IT REACHES APPROXIMATELY ONE THIRD OF THE FENCE'S HEIGHT. IN ADDITION, DETERMINE THE SOURCE OF EXCESS SEDIMENT AND IMPLEMENT APPROPRIATE BMPs TO CONTROL THE EROSION. IF THE FENCE BECOMES DAMAGED OR CLOGGED, IT SHOULD BE REPAIR OR REPLACED AS NECESSARY.

SPECIFICATION
NO SPECIFICATION FOR CONSTRUCTION OF THIS ITEM MAY BE FOUND IN THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION-NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, SECTION 201.5 SILT FENCE.

SILT FENCE & STONE OVERFLOW STRUCTURE

DESCRIPTION
SILT FENCE AND STONE OVERFLOW STRUCTURE IS USED TO PREVENT BYPASS OF RUNOFF UNDER THE FENCE. FABRIC SHALL OVERLAP AT ABUTTING DUES TO A MINIMUM OF 3 FEET AND SHALL BE JOINED SUCH THAT NO LEAKAGE OR BYPASS OCCURS.

DESIGN CRITERIA

- MINIMUM TRENCH IS TO BE CUT 6 INCHES DEEP AT THE TOE OF THE FENCE TO ALLOW THE FABRIC TO BE LAID BELOW THE SURFACE AND BACKFILLED WITH COMPACTED EARTH OR GRAVEL TO PREVENT BYPASS OF RUNOFF UNDER THE FENCE.
- FABRIC SHALL OVERLAP AT ABUTTING DUES TO A MINIMUM OF 3 FEET AND SHALL BE JOINED SUCH THAT NO LEAKAGE OR BYPASS OCCURS.
- SUFFICIENT ROOM FOR THE OPERATION OF SEDIMENT REMOVAL EQUIPMENT SHALL BE PROVIDED BETWEEN THE SILT FENCE AND OTHER OBSTRUCTIONS IN ORDER TO MAINTAIN THE FENCE.
- THE ENDS OF THE FENCE SHALL BE TURNED UPSTREAM TO PREVENT BYPASS OF STORM WATER.

INLET PROTECTION

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

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

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

APPLICATIONS
DIFFERENT INLET PROTECTION VARIATIONS ARE USED FOR DIFFERENT CONDITIONS AS FOLLOWS:

- FILTER BARRIER PROTECTION (SIMILAR TO A SILT FENCE BARRIER AROUND THE INLET) IS APPROPRIATE WHEN THE DRAINAGE AREA IS LESS THAN ONE ACRE AND THE BASIN IS LESS THAN FIVE (5) PERCENT. THIS TYPE OF PROTECTION IS NOT APPLICABLE IN PAVED AREAS.
- BLOCK AND GRAVEL PROTECTION (REINFORCED CONCRETE IS ALSO APPROPRIATE) IS USED WHEN FLOWS EXCEED ONE (1) ACRE AND IT IS NECESSARY TO ALLOW FOR OVERTOPPING TO PREVENT FLOODING.
- EXCAVATED IMPROVEMENT PROTECTION AROUND A DROP INLET MAY BE USED FOR PROTECTION AGAINST SEDIMENT ENTERING A STORM DRAIN SYSTEM. WITH THIS METHOD, IT IS NECESSARY TO INSTALL WEEP HOLES TO ALLOW THE IMPROVEMENT TO DRAIN COMPLETELY. THE IMPROVEMENT SHALL BE SIZED SUCH THAT THE VOLUME OF EXCAVATION SHALL BE EQUAL TO 1500 TO 2000 CUBIC FEET PER ACRE OF DISTURBED AREA ENTERING THE INLET FOR FULL EFFECTIVENESS.

DESIGN CRITERIA

- SPECIAL CAUTION MUST BE EXERCISED WHEN INSTALLING INLET PROTECTION ON PUBLICLY TRAVELED STREETS OR IN DEVELOPED AREAS. ENSURE THAT INLET PROTECTION DOES NOT OBSTRUCT OR INTERFERE WITH THE NORMAL FLOW OF TRAFFIC OR ADJACENT PROPERTIES AND STRUCTURES.
- FILTER BARRIER PROTECTION SHALL BE DESIGNED AND MAINTAINED IN A MANNER SIMILAR TO SILT FENCE.
- WHERE APPLICABLE, FILTER FABRIC POSTS AND WIRE BACONS SHALL MEET THE MATERIAL REQUIREMENTS SPECIFIED IN BMP FACT SHEET 5-1. SILT FENCES.
- FILTER GRAVEL SHALL BE 3/4" (BLOCK AND GRAVEL PROTECTION) OR 1-1/2" TO 2" (EXCAVATED IMPROVEMENT PROTECTION) WASHED STONE CONTAINING NO FINES. ANGULAR SHAPED STONE IS PREFERABLE TO ROUNDED SHAPES.
- CONCRETE BLOCKS SHOULD BE USED IN PLACE OF MASONRY UNITS.
- MAXIMUM DEPTH OF FLOW SHALL BE EIGHT (8) INCHES OR LESS.

APPLICATIONS

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

TARGETED CONSTITUENTS

- SEDIMENT
- NUTRIENTS TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER CONSTRUCTION WASTES

IMPLEMENTATION REQUIREMENTS

- CAPITAL COST
- MAINTENANCE
- TRAINING
- SUITABILITY FOR SLOPES > 5%

LEGEND

- SIGNIFICANT IMPACT
- MEDIUM IMPACT
- LOW IMPACT
- UNKNOWN OR QUESTIONABLE IMPACT

VARIES

S-4

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

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

MAINTENANCE REQUIREMENTS
INLET PROTECTION SHOULD BE INSPECTED REGULARLY (AT LEAST AS OFTEN AS REQUIRED BY THE TPOES CONSTRUCTION GENERAL PERMIT, APPENDIX A). WHEN SILT FENCE IS USED AND THE FABRIC BECOMES CLOGGED, IT SHOULD BE CLEANED OR, IF NECESSARY, REPLACED. ALSO, SEDIMENT SHOULD BE REMOVED WHEN IT REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE INLET PROTECTION DEVICE. IF A SAND IS USED, SEDIMENT SHOULD BE REMOVED WHEN THE VOLUME OF THE BASIN IS REDUCED BY 50%.

FOR SYSTEMS USING FILTER STONE, WHEN THE FILTER STONE BECOMES CLOGGED WITH SEDIMENT, THE STONES MUST BE PULLED AWAY FROM THE INLET AND CLEANED OR REPLACED. SINCE CLEANING OF STONE AT A CONSTRUCTION SITE MAY BE DIFFICULT, AN ALTERNATIVE APPROACH WOULD BE TO USE THE CLOGGED STONE AS FILL MATERIAL AND PUT NEW STONE AROUND THE INLET.

SPECIFICATION
NO SPECIFICATION FOR CONSTRUCTION OF THIS ITEM MAY BE FOUND IN THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION-NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, SECTION 201.15 INLET PROTECTION.

INLET PROTECTION - DROP INLET

CROSS SECTION

PLAN VIEW

INLET PROTECTION - FILTER BARRIER

PERSPECTIVE VIEW

ELEVATION OF STANCHION AND FABRIC ORIENTATION

PERSPECTIVE VIEW

DETAIL A

INLET PROTECTION - CURB

CROSS SECTION

PLAN VIEW

VEGETATION

RECOMMENDED GRASS MIXTURE FOR TEMPORARY EROSION CONTROL:

SEASON	COMMON NAME	RATE (LBS/ACRE)
AUG 15-NOV 30	TALL FESCUE	4.0
	WESTERN WHEAT GRASS	4.0
	WHEAT (RED, WINTER)	30.0
MAY 1-AUG 31	FORTAL RYE	30.0
FEB 15-MAY 31	ANNUAL RYE	20.0
SEP 1-OCT 31		

PERMANENT VEGETATION
GRASS SEED FOR PERMANENT VEGETATION CAN BE SOWN AT THE SAME TIME AS SEEDING FOR TEMPORARY (ANNUAL) VEGETATION. TOLERANT NATIVE VEGETATION SHOULD BE RECOMMENDED RATHER THAN EXOTICS AS A LONG-TERM WATER CONSERVATION MEASURE. NATIVE GRASSES SHOULD BE PLANTED AS SEED OR PLUGS AS SOOD. BUFFALO GRASS, FOR EXAMPLE, IS A HYBRID GRASS THAT IS PLACED AS SOOD. FERTILIZERS ARE NOT NORMALLY USED TO ESTABLISH NATIVE GRASSES, BUT MULCHING IS EFFECTIVE IN RETAINING SOIL MOISTURE FOR THE NATIVE PLANTS.

RECOMMENDED NATIVE GRASSES FOR PERMANENT EROSION CONTROL:

GRASS	FULL TURF APPLICATION	RATE
BUFFALO GRASS	FULL TURF APPLICATION	3-4 lbs./1000 sqft.
BLUE GRAMA	FULL TURF APPLICATION	2 lbs./1000 sqft.
SIDE OATS GRAMA	APPLIED WITH OTHER NATIVE SEED	1/4 lb./1000 sqft.

ADDITIONAL GUIDANCE

- ESTABLISHING A GOOD VEGETATIVE COVER IS DEPENDENT OF THE SEASON OF THE YEAR. PROJECTS THAT COMMENCE IN THE FALL SHOULD BE PLANTED EARLY IN THE FALL TO TAKE ADVANTAGE OF THE ESTABLISHMENT OF THE VEGETATION. ESTABLISHED VEGETATION HAS BOTH BENEFICIAL AND ADVERSE EFFECTS. FERTILIZERS PROVIDE NUTRIENTS TO THE VEGETATION, BUT ALSO FERTILIZERS ARE A SOURCE OF POLLUTANTS TO STREAMS AND LAKES. IN THIS LATTER REGARD THEY ARE A CHEMICAL FERTILIZERS FROM THE STANDPOINT OF ENVIRONMENTAL CONSIDERATIONS.
- STEEP SLOPES REPRESENT A PROBLEM FOR ESTABLISHING VEGETATION. BONDED FIBER MATS OR MECHANICALLY BONDED FIBER MATS APPLIED WITH A TAFFICATOR ARE USEFUL FOR ESTABLISHING VEGETATION ON SLOPES.

TEMPORARY VEGETATION
THE TABLE ON THE FOLLOWING PAGE LISTS RECOMMENDED PLANT SPECIES FOR THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION-NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, SECTION 201.17 MULCHING.

VEGETATION

RECOMMENDED GRASS MIXTURE FOR TEMPORARY EROSION CONTROL:

SEASON	COMMON NAME	RATE (LBS/ACRE)
AUG 15-NOV 30	TALL FESCUE	4.0
	WESTERN WHEAT GRASS	4.0
	WHEAT (RED, WINTER)	30.0
MAY 1-AUG 31	FORTAL RYE	30.0
FEB 15-MAY 31	ANNUAL RYE	20.0
SEP 1-OCT 31		

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GRASS SEED FOR PERMANENT VEGETATION CAN BE SOWN AT THE SAME TIME AS SEEDING FOR TEMPORARY (ANNUAL) VEGETATION. TOLERANT NATIVE VEGETATION SHOULD BE RECOMMENDED RATHER THAN EXOTICS AS A LONG-TERM WATER CONSERVATION MEASURE. NATIVE GRASSES SHOULD BE PLANTED AS SEED OR PLUGS AS SOOD. BUFFALO GRASS, FOR EXAMPLE, IS A HYBRID GRASS THAT IS PLACED AS SOOD. FERTILIZERS ARE NOT NORMALLY USED TO ESTABLISH NATIVE GRASSES, BUT MULCHING IS EFFECTIVE IN RETAINING SOIL MOISTURE FOR THE NATIVE PLANTS.

RECOMMENDED NATIVE GRASSES FOR PERMANENT EROSION CONTROL:

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BUFFALO GRASS	FULL TURF APPLICATION	3-4 lbs./1000 sqft.
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SIDE OATS GRAMA	APPLIED WITH OTHER NATIVE SEED	1/4 lb./1000 sqft.

ADDITIONAL GUIDANCE

- ESTABLISHING A GOOD VEGETATIVE COVER IS DEPENDENT OF THE SEASON OF THE YEAR. PROJECTS THAT COMMENCE IN THE FALL SHOULD BE PLANTED EARLY IN THE FALL TO TAKE ADVANTAGE OF THE ESTABLISHMENT OF THE VEGETATION. ESTABLISHED VEGETATION HAS BOTH BENEFICIAL AND ADVERSE EFFECTS. FERTILIZERS PROVIDE NUTRIENTS TO THE VEGETATION, BUT ALSO FERTILIZERS ARE A SOURCE OF POLLUTANTS TO STREAMS AND LAKES. IN THIS LATTER REGARD THEY ARE A CHEMICAL FERTILIZERS FROM THE STANDPOINT OF ENVIRONMENTAL CONSIDERATIONS.
- STEEL SLOPES REPRESENT A PROBLEM FOR ESTABLISHING VEGETATION. BONDED FIBER MATS OR MECHANICALLY BONDED FIBER MATS APPLIED WITH A TAFFICATOR ARE USEFUL FOR ESTABLISHING VEGETATION ON SLOPES.

TEMPORARY VEGETATION
THE TABLE ON THE FOLLOWING PAGE LISTS RECOMMENDED PLANT SPECIES FOR THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION-NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, SECTION 201.17 MULCHING.

MULCHING

DESCRIPTION
MULCHING IS THE APPLICATION OF A LAYER OF CHIPPED STRAW, HAY, CHIPPED SITE VEGETATION, OR OTHER MATERIAL, WHICH IS SPREAD UNIFORMLY OVER BARRER AREAS TO REDUCE THE EFFECTS OF EROSION FROM RAINFALL. TYPES OF MULCH INCLUDE ORGANIC MATERIALS (E.G. COMPOST MIXTURES), STRAW, WOOD CHIPS, BARK, OR OTHER FIBERS. ANOTHER FORM OF MULCH, WHICH HAS BEEN COMMERCIALIZED, IS STRAW OR OTHER MATERIALS WITH ORGANIC AND INORGANIC BINDING SYSTEMS WHICH ARE TYPICALLY SPRAYED OVER THE CONTROL AREA. SOME OF THESE PRODUCTS MAY USE STRAW OR OTHER MATERIALS WITH ORGANIC AND INORGANIC BINDING SYSTEMS WHICH ARE TYPICALLY SPRAYED OVER THE CONTROL AREA. SOME OF THESE PRODUCTS MAY USE STRAW OR OTHER MATERIALS WITH ORGANIC AND INORGANIC BINDING SYSTEMS WHICH ARE TYPICALLY SPRAYED OVER THE CONTROL AREA. SOME OF THESE PRODUCTS MAY USE STRAW OR OTHER MATERIALS WITH ORGANIC AND INORGANIC BINDING SYSTEMS WHICH ARE TYPICALLY SPRAYED OVER THE CONTROL AREA.

PRIMARY USE
MULCH IS USED TO TEMPORARILY AND/OR PERMANENTLY STABILIZE BARE OR FRESHLY SEEDED AREAS FROM EROSION AND MOISTURE LOSS BY LESSENING THE VELOCITY OF SHEET FLOW, THEREBY REDUCING THE VOLUME OF SEDIMENT-LADEN WATER FLOW LEAVING THE MULCHED AREA.

APPLICATIONS
MULCH MAY BE USED ON MOST CONSTRUCTION-RELATED DISTURBED AREAS FOR SURFACE PROTECTION INCLUDING:

- FRESHLY SEEDED OR PLANTED AREAS.
- AREAS AT RISK DUE TO THE TIME PERIOD BEING UNSUITABLE FOR GROWING VEGETATION.
- AREAS THAT ARE NOT CONDUVIVE TO SEEDING OR PLANTING.
- STEEP SLOPES (E.G. 3:1 V:1 H), PROVIDED THE MULCH IS ANCHORED TO THE SOIL BY USE OF A COMBINATION OF TAFFICATORS AND NETTING, OR GRAPING.

DESIGN CRITERIA
MULCH SHOULD BE USED IN COMBINATION WITH NETTING OR OTHER ANCHORS TO PREVENT SOIL STABILIZATION.

- CHOICE OF MULCH DEPENDS LARGELY ON SLOPE, CLIMATE, AND SOIL TYPE IN ADDITION TO AVAILABILITY OF MATERIALS.
- MULCH SHOULD BE APPLIED IN AN EVEN AND UNIFORM MANNER WHERE CONCENTRATED AREAS OF MULCH ARE NECESSARY.
- THE APPLICATION OF STRAW MULCH SHOULD BE APPROXIMATELY 2 TONS DRY STRAW PER ACRE SPREAD UNIFORMLY OVER THE AREA. OTHER FORMS OF MULCH, SUCH AS WOOD CHIPS OR CHIPPED SITE VEGETATION SHOULD BE PLACED IN THICKNESSES OF TWO-INCHES OR GREATER OVER THE AREA.
- STRAW MULCH SHOULD BE ANCHORED BY APPLICATION OF A FIBER MESH BINDER, BY THE APPLICATION OF A SYNTHETIC LIQUID MULCH BINDER, BY USING A TRACTOR DRAWN STRIPPER TO PUNCH INTO THE SOIL, OR BY PLACING A NETTING ABOVE THE MULCH. STRAW MULCH SHOULD BE ANCHORED BY APPLICATION OF A FIBER MESH BINDER, BY THE APPLICATION OF A SYNTHETIC LIQUID MULCH BINDER, BY USING A TRACTOR DRAWN STRIPPER TO PUNCH INTO THE SOIL, OR BY PLACING A NETTING ABOVE THE MULCH.
- STRAP MULCH SHOULD BE ANCHORED BY APPLICATION OF A FIBER MESH BINDER, BY THE APPLICATION OF A SYNTHETIC LIQUID MULCH BINDER, BY USING A TRACTOR DRAWN STRIPPER TO PUNCH INTO THE SOIL, OR BY PLACING A NETTING ABOVE THE MULCH.
- STRAP MULCH SHOULD BE ANCHORED BY APPLICATION OF A FIBER MESH BINDER, BY THE APPLICATION OF A SYNTHETIC LIQUID MULCH BINDER, BY USING A TRACTOR DRAWN STRIPPER TO PUNCH INTO THE SOIL, OR BY PLACING A NETTING ABOVE THE MULCH.

APPLICATIONS

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

TARGETED CONSTITUENTS

- SEDIMENT
- NUTRIENTS TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER CONSTRUCTION WASTES

IMPLEMENTATION REQUIREMENTS

- CAPITAL COST
- MAINTENANCE
- TRAINING
- SUITABILITY FOR SLOPES > 5%

LEGEND

- SIGNIFICANT IMPACT
- MEDIUM IMPACT
- LOW IMPACT
- UNKNOWN OR QUESTIONABLE IMPACT

Fe = 0.9

E-5

MULCHING

COMPOST AND WOOD MULCH MIXTURES SHOULD BE A BLEND OF 50% UNTREATED WOOD MULCH WITH 50% COMPOST MEASURED BY VOLUME. WOOD MULCH SHOULD BE LESS THAN OR EQUAL TO 5 IN. IN LENGTH WITH 85% PASSING A 2 IN. SCREEN AND LESS THAN 50% PASSING A 1 IN. SCREEN. THE PHYSICAL REQUIREMENTS SPECIFIED IN TABLE 1 OF TPOES SPECIAL SPECIFICATION 1056, COMPOST, WHICH CAN BE FOUND IN APPENDIX F.

PROVIDE TO THE PLACEMENT OF ANY MULCH IN ACCORDANCE WITH PLANS.

FERTILIZATION AND SOIL TREATMENT SHOULD BE DONE PRIOR TO PLACEMENT OF MULCH WITH THE EXCEPTIONS OF WHEN SEED IS TO BE APPLIED BY MEANS OF HYDRO-SEED OR WHEN SEED IS DISTRIBUTED BY MECHANICAL MEANS, BUT TO BE EFFECTIVE A COMPLETE COVERING IS REQUIRED.

ORGANIC MULCHES MAY BE DISTRIBUTED BY HAND OR BY MECHANICAL MEANS, BUT TO BE EFFECTIVE A COMPLETE COVERING IS REQUIRED.

REFER TO THE TABLE ON THE FOLLOWING PAGE FOR ADDITIONAL GUIDANCE.

LIMITATIONS
MULCHES ARE SUBJECT TO REMOVAL BY WIND OR WATER UNDER SEVERE CLIMATIC CONDITIONS.

MULCHES LOWER THE SOIL TEMPERATURE, WHICH MAY RESULT IN LONGER SEED GERMINATION PERIODS.

MULCH SHOULD NOT BE APPLIED WITHIN THE ORDINARY HIGH-WATER MARK OF SURFACE WATERS, AS IT CAN BE A POTENTIAL FLOODING MATERIAL.

MAINTENANCE REQUIREMENTS
MULCHED AREAS SHOULD BE INSPECTED REGULARLY (AT LEAST AS OFTEN AS REQUIRED BY THE TPOES CONSTRUCTION GENERAL PERMIT, APPENDIX A) FOR THIN OR BARE SPOTS CAUSED BY NATURAL DECOMPOSITION OR WEATHER RELATED EVENTS. MULCH IN HIGH TRAFFIC AREAS SHOULD BE REPLACED ON A REGULAR BASIS TO MAINTAIN UNIFORM PROTECTION. EXCESS MULCH SHOULD BE BROUGHT TO THE SITE AND STOCKPILED FOR USE DURING THE MAINTENANCE PERIOD TO DRESS PROBLEM SPOTS.

SPECIFICATION
NO SPECIFICATION FOR CONSTRUCTION OF THIS ITEM MAY BE FOUND IN THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION-NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, SECTION 201.17 MULCHING.

MULCH STANDARDS AND GUIDELINES

MULCH MATERIAL	QUALITY STANDARDS	APPLICATION RATES	REMARKS
STRAW	AIR-DRIED, FREE FROM UNDESIRABLE SEED AND FROM COARSE MATERIAL.	2"-3" THICK, APPROX. 2 TONS PER ACRE.	COST-EFFECTIVE WHEN APPLIED WITH ADEQUATE THICKNESS. MAY CAN BE USED IF WEED AND SEED FREE. TO PREVENT RUNOFF FROM LEAVING SITE, STRAW MUST BE HELD IN PLACE BY CRAMMING, USING A TAFFICATOR, OR COVERING WITH NETTING.
CHIPPED SITE VEGETATION	SHOULD INCLUDE CRACKS FROM FINE TO COARSE TO PROMOTE INTERLOCKING PROPERTIES. MAXIMUM SIZE 6 INCHES IN LENGTH.	2" MINIMUM THICKNESS OVER AREA, APPROX. 10 TONS PER ACRE.	COST-EFFECTIVE MANNER OF DISPOSING OF VEGETATIVE DEBRIS FROM SITES. DO NOT PLACE IN AREAS SUBJECT TO FLOODING. DECOMPOSITION OF CHIPPED VEGETATION COMPLIES WITH NUTRIENTS IMPORTANT TO SUBSEQUENT GRASS ESTABLISHMENT. MULCH MUST BE FREE OF WASTE MATERIALS SUCH AS SPECIAL CIGAR, METAL DEBRIS, ETC.
WOOD MULCH AND COMPOST MIXTURE	NO GROWTH INHIBITING FACTORS.	2" MINIMUM THICKNESS OVER AREA, APPROX. 10 TONS PER ACRE.	SPECIAL CAUTION IS ADVISED REGARDING THE SOURCE AND COMPOSITION OF WOOD MULCHES. DETERMINE WHETHER THE PREPARATION INCLUDES WEED AND SEED CONTAMINANTS. WOOD MULCHES ARE AN EXCELLENT SOIL AMENDMENT. ULTIMATELY APPROVED THE ORGANIC CONTENT OF THE SOIL.
HYDROMULCH	NO GROWTH INHIBITING FACTORS.	APPROX. 25-30 LBS PER 1000 SQ FT OF AREA. APPROX. 1500-2000 LBS PER ACRE.	APPLY WITH A HYDROMULCHER. FIBERS SHOULD BE KEPT TO LESS THAN 3/4 INCH TO PREVENT CLOGGING EQUIPMENT. BEST USED IN CONJUNCTION WITH SEED APPLICATION.
BONDED FIBER MATRIX	HYDRAULICALLY APPLIED MULCH WITH TAFFICATORS AND BONDING AGENTS.	APPROX. 25-30 LBS PER 1000 SQ FT OF AREA. APPROX. 1500-2000 LBS PER ACRE (OR GREATER).	BONDED FIBER MATRIX MAY BE PARTICULARLY EFFECTIVE ON SLOPES STEEPER THAN 2.5:1.

STABILIZED CONSTRUCTION ENTRANCE

CROSS SECTION

PLAN VIEW

APPLICATIONS

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

TARGETED CONSTITUENTS

- SEDIMENT
- NUTRIENTS TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER CONSTRUCTION WASTES

IMPLEMENTATION REQUIREMENTS

- CAPITAL COST
- MAINTENANCE
- TRAINING
- SUITABILITY FOR SLOPES > 5%

LEGEND

- SIGNIFICANT IMPACT
- MEDIUM IMPACT
- LOW IMPACT
- UNKNOWN OR QUESTIONABLE IMPACT

Fe = N/A

S-9

STABILIZED CONSTRUCTION ENTRANCE

DESIGN CRITERIA
STABILIZED CONSTRUCTION ENTRANCES ARE TO BE CONSTRUCTED SUCH THAT DRAINAGE ACROSS THE ENTRANCE IS DIRECTED TO A CONTROLLED, STABILIZED OUTLET ON SITE WITH PROVISIONS FOR STORAGE, PROPER FILTRATION, AND SEDIMENT TRAPPING DEVICES SUCH AS SEDIMENT BASIN OR STONE OVERFLOW STRUCTURE.

DESIGN CRITERIA

- THE ENTRANCE MUST BE SLOPED AWAY FROM THE PAVED SURFACE SO THAT STORM WATER IS NOT ALLOWED TO LEAVE THE SITE ONTO ROADWAYS.
- STONE SHALL BE PLACED IN A LAYER OF AT LEAST 12-INCHES THICKNESS. THE MINIMUM WIDTH OF ENTRANCE SHALL BE 3 FEET.
- CONCRETE IS PROHIBITED.
- PRESENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.
- THE GEOTEXTILE FABRIC MUST MEET THE FOLLOWING MINIMUM CRITERIA:
 - TENSILE STRENGTH, ASTM D4632 TEST METHOD FOR GRAB BREAKING LOAD AND ELONGATION OF GEOTEXTILES, 300 LBS.
 - PUNCTURE RATING, ASTM D4633 TEST METHOD FOR INDEX PUNCTURE RESISTANCE OF GEOTEXTILES, GEOTEXTILES AND RELATED PRODUCTS, 120 LBS.
 - MULLEN BURST RATING, ASTM D3789 STANDARD TEST METHOD FOR HYDRAULIC BURSTING STRENGTH OF TEXTILE FABRICS-DIAPHRAGM BURSTING STRENGTH TESTER METHOD, 400-P.S.I.
 - APPARENT OPENING SIZE, ASTM D4753 TEST FOR DETERMINING APPARENT OPENING SIZE OF A GEOTEXTILE, U.S. SIEVE NO. 40 (MAX) TO NO. 60 (MIN).
 - ULTRAVIOLET RESISTANCE, ASTM D4355, MINIMUM 70 PERCENT.
 - FENCE POSTS SHALL BE GALVANIZED STEEL, AND MAY BE 1-SECTION OR L-SECTION, 1.3 POUNDS PER LINEAR FOOT MINIMUM, 1/2" DIA. WIRE MESH SHALL BE 12 INCHES.
 - SILT FENCE SHALL BE SUPPORTED BY GALVANIZED STEEL WIRE FABRIC AS FOLLOWS:
 - 4"x4" MESH SIZE, 10#/A, MINIMUM 14-GAUGE WIRE FABRIC.
 - 10" HOLE, 12 GAUGE WIRE, SMALL OPENINGS INSTALLED AT BOTTOM OF SILT FENCE.
 - STANDARD 2" CHAIN LINK FENCE FABRIC, OR OTHER WELDED OR WIRE FABRIC OF EQUAL OR SMALLER SPACING AS THAT LISTED HEREIN AND APPROXIMATE GRADE WIRE TO PROVIDE 2" SUPPORT.
 - A 6-INCH WIDE TRENCH IS TO BE CUT 6 INCHES DEEP AT THE TOE OF THE FENCE TO ALLOW THE FABRIC TO BE LAID BELOW THE SURFACE AND BACKFILLED WITH COMPACTED EARTH OR GRAVEL TO PREVENT BYPASS OF RUNOFF UNDER THE FENCE. FABRIC SHALL OVERLAP AT ABUTTING DUES TO A MINIMUM OF 3 FEET AND SHALL BE JOINED SUCH THAT NO LEAKAGE OR BYPASS OCCURS.
 - SUFFICIENT ROOM FOR THE OPERATION OF SEDIMENT REMOVAL EQUIPMENT SHALL BE PROVIDED BETWEEN THE SILT FENCE AND OTHER OBSTRUCTIONS IN ORDER TO MAINTAIN THE FENCE.
 - THE ENDS OF THE FENCE SHALL BE TURNED UPSTREAM TO PREVENT

DEBRIS AND TRASH MANAGEMENT

DESCRIPTION
LARGE VOLUMES OF DEBRIS AND TRASH ARE OFTEN GENERATED AT CONSTRUCTION SITES INCLUDING: PACKAGING, PALETS, WOOD WASTE, CONCRETE WASTE, SOIL, ELECTRICAL WIRING, CUTTINGS, AND A VARIETY OF OTHER MATERIALS.

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

QUALITY ASSURANCE
SOLID WASTE MANAGEMENT FOR CONSTRUCTION SITES IS BASED ON PROPER STORAGE AND DISPOSAL PRACTICES BY CONSTRUCTION WORKERS AND SUPERVISORS. KEY ELEMENTS OF THE PROGRAM ARE EDUCATION AND MODIFICATION OF IMPROPER DISPOSAL HABITS.

STORAGE PROCEDURES
WHEREVER POSSIBLE, MINIMIZE PRODUCTION OF DEBRIS AND TRASH.
DESIGNATE A FOREMAN OR SUPERVISOR TO OVERSEE AND ENFORCE PROPER DEBRIS AND TRASH PROCEDURES.

DISPOSAL PROCEDURES
IF FEASIBLE, RECYCLE CONSTRUCTION AND DEMOLITION DEBRIS SUCH AS WOOD, METAL, AND CONCRETE.

APPLICATIONS

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

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

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

LEGEND
SIGNIFICANT IMPACT
MEDIUM IMPACT
LOW IMPACT
UNKNOWN OR QUESTIONABLE IMPACT

M-1

DEBRIS AND TRASH MANAGEMENT

DESCRIPTION
EDUCATE ALL WORKERS ON SOLID WASTE STORAGE AND DISPOSAL PROCEDURES.
INSTRUCT WORKERS IN IDENTIFICATION OF SOLID WASTE AND HAZARDOUS WASTE.

QUALITY CONTROL
FOREMAN AND/OR CONSTRUCTION SUPERVISOR SHALL MONITOR ON-SITE SOLID WASTE STORAGE AND DISPOSAL PROCEDURES.

REQUIREMENTS
JOB-SITE WASTE HANDLING AND DISPOSAL EDUCATION AND AWARENESS PROGRAM.
COMPLIANCE BY WORKERS.

LIMITATIONS
ONLY ADDRESSES NON-HAZARDOUS SOLID WASTE.
ONE PART OF A COMPREHENSIVE CONSTRUCTION SITE MANAGEMENT PROGRAM.

APPLICATIONS

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

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

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

LEGEND
SIGNIFICANT IMPACT
MEDIUM IMPACT
LOW IMPACT
UNKNOWN OR QUESTIONABLE IMPACT

M-1

CHEMICAL MANAGEMENT

DESCRIPTION
CHEMICAL MANAGEMENT ADDRESSES THE PROBLEM OF STORM WATER POLLUTED WITH CHEMICAL POLLUTANTS THROUGH SPILLS OR OTHER FORMS OF CONTACT.

IT IS NOT THE INTENT OF CHEMICAL MANAGEMENT TO SUSPENSE OR REPLACE NORMAL SITE ASSESSMENT AND REMEDIATION PROCEDURES.

PRIMARY USE
THESE MANAGEMENT PRACTICES ALONG WITH APPLICABLE OSHA AND EPA GUIDELINES SHOULD BE INCORPORATED AT ALL CONSTRUCTION SITES THAT USE OR GENERATE HAZARDOUS WASTES.

INSTALLATION, APPLICATION AND DISPOSAL CRITERIA
THE CHEMICAL MANAGEMENT TECHNIQUES PRESENTED HERE ARE BASED ON PROPER RECOGNITION, HANDLING, AND DISPOSAL PRACTICES BY CONSTRUCTION WORKERS AND SUPERVISORS.

DISPOSAL PROCEDURES
ENSURE THAT ADEQUATE CLEANUP AND CONTAINMENT MATERIALS ARE AVAILABLE ON-SITE.

APPLICATIONS

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

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

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

LEGEND
SIGNIFICANT IMPACT
MEDIUM IMPACT
LOW IMPACT
UNKNOWN OR QUESTIONABLE IMPACT

M-2

CHEMICAL MANAGEMENT

EDUCATION
INSTRUCT WORKERS ON SAFETY PROCEDURES FOR CONSTRUCTION SITE CHEMICAL STORAGE.
INSTRUCT WORKERS IN IDENTIFICATION OF CHEMICAL POLLUTANTS.

QUALITY ASSURANCE
FOREMAN AND/OR CONSTRUCTION SUPERVISOR SHALL MONITOR ON-SITE CHEMICAL STORAGE AND DISPOSAL PROCEDURES.

REQUIREMENTS
JOB-SITE CHEMICAL AND HAZARDOUS WASTE HANDLING AND DISPOSAL EDUCATION AND AWARENESS PROGRAM.

LIMITATIONS
THIS PRACTICE IS NOT INTENDED TO ADDRESS SITE-ASSESSMENTS AND PRE-EXISTING CONTAMINATION.

CONTAMINATED SOILS ARE NOT ADDRESSED.

APPLICATIONS

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

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

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

LEGEND
SIGNIFICANT IMPACT
MEDIUM IMPACT
LOW IMPACT
UNKNOWN OR QUESTIONABLE IMPACT

M-2

CONCRETE WASTE MANAGEMENT

DESCRIPTION
CONCRETE WASTE AT CONSTRUCTION SITES COMES IN TWO FORMS: 1) EXCESS FRESH CONCRETE MIX INCLUDING TRUCK AND EQUIPMENT WASHING, AND 2) CONCRETE DUST AND CONCRETE DEBRIS RESULTING FROM DEMOLITION.

APPLICATIONS
A NUMBER OF WATER QUALITY PARAMETERS CAN BE AFFECTED BY INTRODUCTION OF CONCRETE - ESPECIALLY FRESH CONCRETE.

UNACCEPTABLE CONCRETE WASTE DISPOSAL PRACTICES
DUMPING IN VACANT AREAS ON THE JOB-SITE.
ILLEGAL DUMPING OFF-SITE.

EDUCATION
DRIVERS AND EQUIPMENT OPERATORS SHOULD BE INSTRUCTED ON PROPER DISPOSAL AND EQUIPMENT WASHING PROCEDURES.

ENFORCEMENT
THE CONSTRUCTION SITE MANAGER OR FOREMAN MUST ENSURE THAT EMPLOYEES AND PRE-MIX COMPANIES FOLLOW PROPER PROCEDURES FOR CONCRETE DISPOSAL.

REQUIREMENTS
USE PREDETERMINED DISPOSAL SITES FOR WASTE CONCRETE.

COSTS
MINIMAL COST IMPACT FOR TRAINING AND MONITORING.

LIMITATIONS
CONCRETE WASTE MANAGEMENT IS ONE PART OF A COMPREHENSIVE CONSTRUCTION SITE WASTE MANAGEMENT PROGRAM.

APPLICATIONS

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

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

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

LEGEND
SIGNIFICANT IMPACT
MEDIUM IMPACT
LOW IMPACT
UNKNOWN OR QUESTIONABLE IMPACT

M-3

CONCRETE SAWCUTTING WASTE MANAGEMENT

DESCRIPTION
SAW CUTTINGS OF CONCRETE PAVEMENT IS A ROUTINE PRACTICE, NECESSARY TO CONTROL SHRINKAGE CRACKING IMMEDIATELY FOLLOWING PLACEMENT OF PLASTIC CONCRETE.

A NUMBER OF WATER QUALITY PARAMETERS CAN BE AFFECTED BY INTRODUCTION OF CONCRETE FINES.

DESIGN CRITERIA
SLURRY COLLECTOR
DURING SAW CUTTING OPERATIONS, THE SLURRY AND CUTTINGS SHALL BE CONTINUOUSLY VACUUMED TO CONTROL THE FLOW OF WATER FROM THE OPERATIONS SITE.

SLURRY DISPOSAL
DEVELOP PREDETERMINED, SAFE SLURRY DISPOSAL AREAS.

MAINTENANCE
PROJECT PERSONNEL SHOULD INSPECT THE OPERATIONS TO ASSURE THAT OPERATORS ARE DILIGENT IN CONTROLLING THE WATER PRODUCED BY THE SAW CUTTING ACTIVITIES.

APPLICATIONS

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

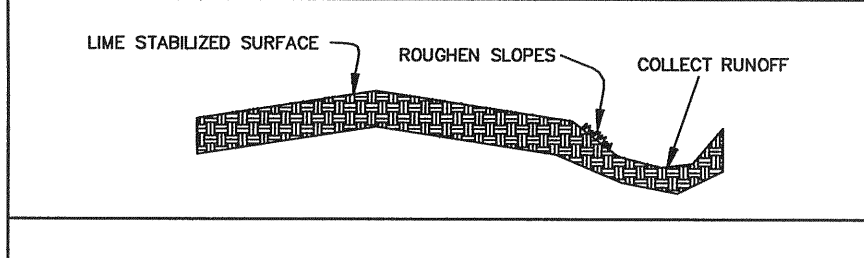
TARGETED CONSTITUENTS
SEDIMENT
NUTRIENTS/TOXIC MATERIALS
OIL & GREASE
FLOATABLE MATERIALS
OTHER CONSTRUCTION WASTES

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

LEGEND
SIGNIFICANT IMPACT
MEDIUM IMPACT
LOW IMPACT
UNKNOWN OR QUESTIONABLE IMPACT

M-4

LIME STABILIZATION MANAGEMENT



DESCRIPTION
LIME STABILIZATION IS USED EXTENSIVELY IN THE NORTH CENTRAL TEXAS REGION TO STABILIZE PAVEMENT SUBGRADES FOR ROADWAYS, PARKING LOTS, AND OTHER PAVED SURFACES.

APPLICATIONS
LIME STABILIZATION CAN BE USED UNDER A VARIETY OF CONDITIONS. THE ENGINEER SHOULD DETERMINE THE APPLICABILITY OF LIME STABILIZATION BASED ON SITE CONDITIONS.

DESIGN CRITERIA
THE CONTRACTOR SHALL LIMIT LIME OPERATIONS TO THAT WHICH CAN BE THOROUGHLY MIXED AND COMPACTED BY THE END OF EACH WORKDAY.

LIMITATIONS
LIME STABILIZATION CAN BE PART OF AN OVERALL PLAN TO REDUCE POLLUTANTS FROM AN ACTIVE CONSTRUCTION SITE.

APPLICATIONS

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

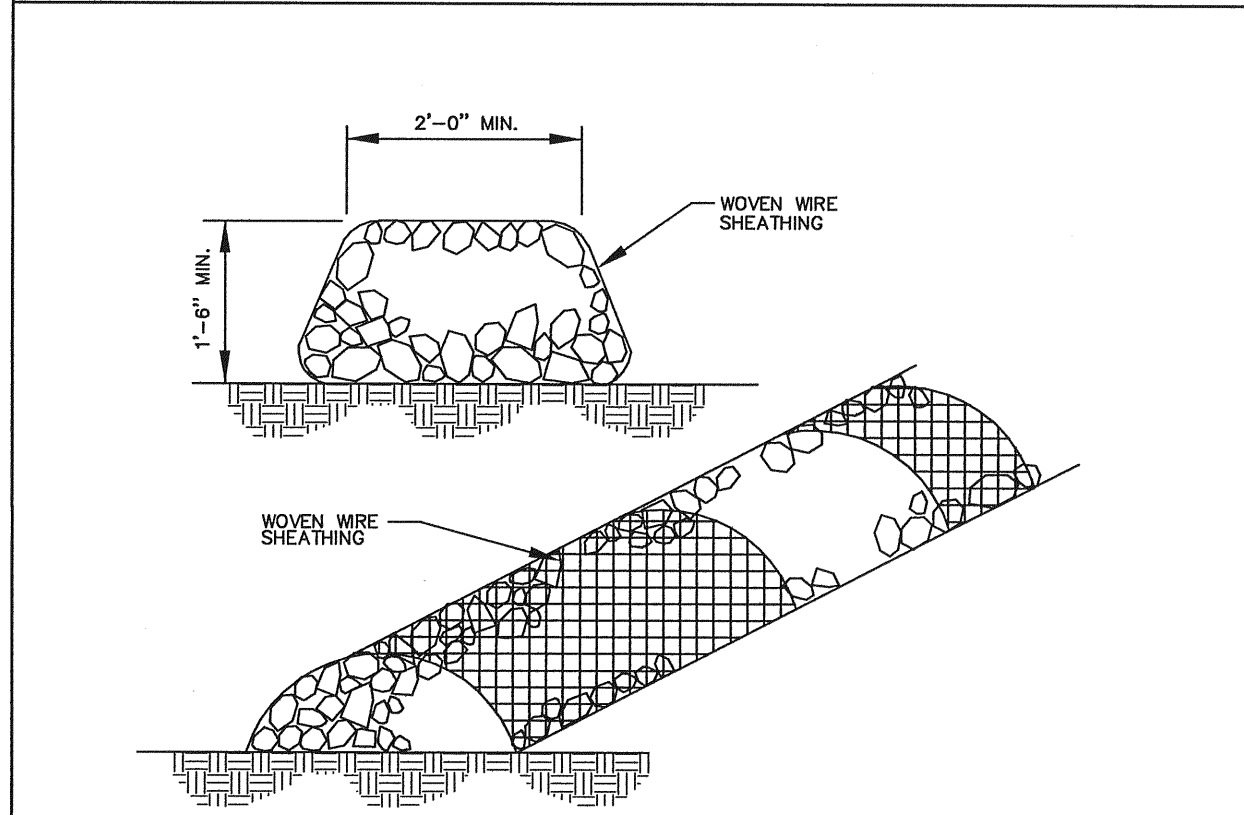
TARGETED CONSTITUENTS
SEDIMENT
NUTRIENTS/TOXIC MATERIALS
OIL & GREASE
FLOATABLE MATERIALS
OTHER CONSTRUCTION WASTES

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

LEGEND
SIGNIFICANT IMPACT
MEDIUM IMPACT
LOW IMPACT
UNKNOWN OR QUESTIONABLE IMPACT

M-6

ROCK BERM



- NOTES:
1. USE ONLY OPEN GRADED ROCK 4-8 INCH DIAMETER FOR STREAMFLOW CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 1 INCH OPENINGS AND MINIMUM WIRE DIAMETER OF 20 GAUGE.

SANITARY FACILITIES

DESCRIPTION
FACILITIES FOR COLLECTION AND DISPOSAL OF SANITARY WASTE MUST BE PROVIDED AND PROPERLY MANAGED TO MINIMIZE THE POTENTIAL CONTAMINATION OF SURFACE WATER.

PROCEDURES
SANITARY FACILITIES MUST BE PROVIDED ON THE SITE IN CLOSE PROXIMITY TO AREAS WHERE PEOPLE ARE WORKING.

APPLICATIONS

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

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

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

LEGEND
SIGNIFICANT IMPACT
MEDIUM IMPACT
LOW IMPACT
UNKNOWN OR QUESTIONABLE IMPACT

M-7

AS-BUILT 02/10/14

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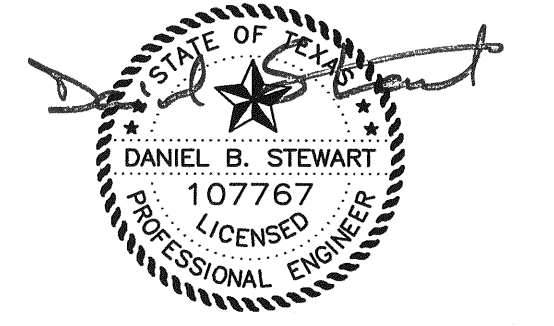


Table with columns: REV, DATE, REMARKS. Title: EROSION CONTROL DETAILS. Location: LA-Z-BOY. Address: LOT 2, BLOCK 1, ROCKWALL CENTRE CORNERS ADDN. City: THE CITY OF ROCKWALL, TEXAS. Designer: Cates - Clark & Associates, LLP. Date: 07.09.13. Scale: N.T.S. Notes: D.P. File: 128-001 DETAILS. No: C8.3.