

CIVIL CONSTRUCTION PLANS FOR

TOM THUMB FUEL CENTER #2964 BLOCK A, LOT 3, STONE CREEK RETAIL ADDITION 3074 N. GOLIAD STREET W.T. DEWEESE SURVEY, ABSTRACT NO. 71

ROCKWALL COUNTY CITY OF ROCKWALL, TEXAS

PLANS PREPARED BY:



1512 BRAY CENTRAL DRIVE, SUITE 100
MCKINNEY, TEXAS 75069
PH (214) 544-8880
FAX (214) 544-8882
BRANDON E. COX, P.E.

PLANS PREPARED FOR:

MR. ROBERT PICARD
STANTEC ARCHITECTURE, INC.
1137 N. McDOWELL BOULEVARD
Petaluma, California 94954
(707) 765-1660 PHONE
(707) 765-9908 FAX

ED PROJECT GENERAL NOTES:

1. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES HAVE BEEN REPRODUCED FROM PLANS ON FILE WITH THE CITY. CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.
2. THE BEARING SYSTEM FOR THIS TRACT WAS BASED ON A BEARING OF NORTH 89 DEGREES, 09 MINUTES, 25 SECONDS EAST FOR THE SOUTH RIGHT-OF-WAY LINE OF F.M. 552 ACCORDING TO SPECIAL WARRANTY DEED TO BETSY COMMERCIAL, LTD. RECORDED IN INSTRUMENT NO. 2007-00375397 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS.
3. BASE BOUNDARY AND TOPOGRAPHY INFORMATION SHOWN IS BASED ON THE GROUND SURVEY AS PREPARED BY POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. DATED 07-16-2008.
4. THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 48397C0030L, DATED SEPTEMBER 28, 2008. ALL OF THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE 'X' ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:
ZONE 'X' - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
THIS FLOOD STATEMENT REGARDING FLOODING DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR AND/OR ENGINEER.
5. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PLANS AND SPECIFICATIONS INCLUDING ALL NOTES, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 3rd ADDITION, AS ISSUED BY THE NORTH TEXAS CENTRAL TEXAS COUNCIL OF GOVERNMENTS, THE CITY STANDARDS FOR PUBLIC WORKS CONSTRUCTION AND ANY OTHER APPLICABLE STANDARDS AND SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK HEREIN SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO BECOME FAMILIAR WITH SAID STANDARDS AND SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY OF PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
6. REFER TO THE GEOTECHNICAL REPORT FOR SUBSURFACE SOIL CONDITIONS AND RECOMMENDATIONS PERTAINING TO THE SUBJECT SITE.
7. ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB, UNLESS OTHERWISE NOTED.
8. REFER TO THE STANDARD DETAILS AND GENERAL NOTES PLAN(S) FOR PAVING, DRAINAGE, AND UTILITY STANDARD DETAILS AND GENERAL NOTES.
9. REFER TO THE ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
10. REFER TO THE ARCHITECTURAL PLANS FOR DETAILED BUILDING ENTRANCE LAYOUTS, RAMPS, DUMPSTER AREA, BUILDING OVERHANGS, BOLLARDS, LANDSCAPING AND SIDEWALKS.
11. REFER TO THE ARCHITECTURAL AND MECHANICAL PLANS FOR THE EXACT LOCATIONS FOR ROOF DRAIN COLLECTION SYSTEM TIE IN LOCATIONS.
12. REFER TO THE ARCHITECTURAL AND ELECTRICAL PLANS FOR THE SITE LIGHTING LOCATIONS, REQUIREMENTS AND SPECIFICATIONS.
13. DUMPSTER SCREENING TO COMPLY WITH CITY REQUIREMENTS.

INDEX OF DRAWINGS

	COVER SHEET
	FINAL PLAT (4 SHEETS)
SA-1.3	ENLARGED SITE PLAN (BY OTHERS)
SA-2.2	SITE DETAILS/FUEL PAD PLANS (BY OTHERS)
C2.01	DRAINAGE AREA MAP
C3.01	GRADING PLAN
C4.01	EROSION CONTROL SITE PLAN (SWPPP)
C4.02	EROSION CONTROL DETAILS (SWPPP)
C5.01	STORM SEWER PLAN
C6.01	WATER & SANITARY SEWER PLAN
C7.01	GENERAL NOTES SHEET

04-30-10 RECORD DRAWINGS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BRANDON E. COX, P.E. 101037 ON 08-05-09. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.



Brandon E. Cox 08-05-09

LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FD	FIRE HYDRANT
FD	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
SIG	TRAFFIC SIGN
TELE	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
L.A.	LANDSCAPE AREA
---	PROPERTY LINE
OHL	O.H. POWER LINES
TEL	U/G TELEPHONE LINES
WATER	U/G WATER LINE
GAS	U/G GAS LINE
---	FENCE
---	EXISTING CONTOURS
XXX.XX	EXISTING SPOT GRADES
(C.M.)	CONTROLLING MONUMENT
SIR	5/8-INCH IRON ROD WITH POGUE ENG & DEV' CAP SET
XXX.XX	PROPOSED CONTOURS
XXX.XX	PROPOSED SPOT GRADES
G XXX.XX	PROPOSED EROSION CONTROL
	PROPOSED DRAINAGE DIVIDES

FRANCHISE UTILITY NOTES:

1. TXU ENERGY CONSTRUCTION SERVICES - (800) 711-9112
2. ATMOS ENERGY (GAS) - 903-457-2092 - DINAH WOOD
3. AT&T (PHONE) - 903-457-2092 - DWAYNE WELLS

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-689-8344 EXT. 5

BEFORE YOU DIG...

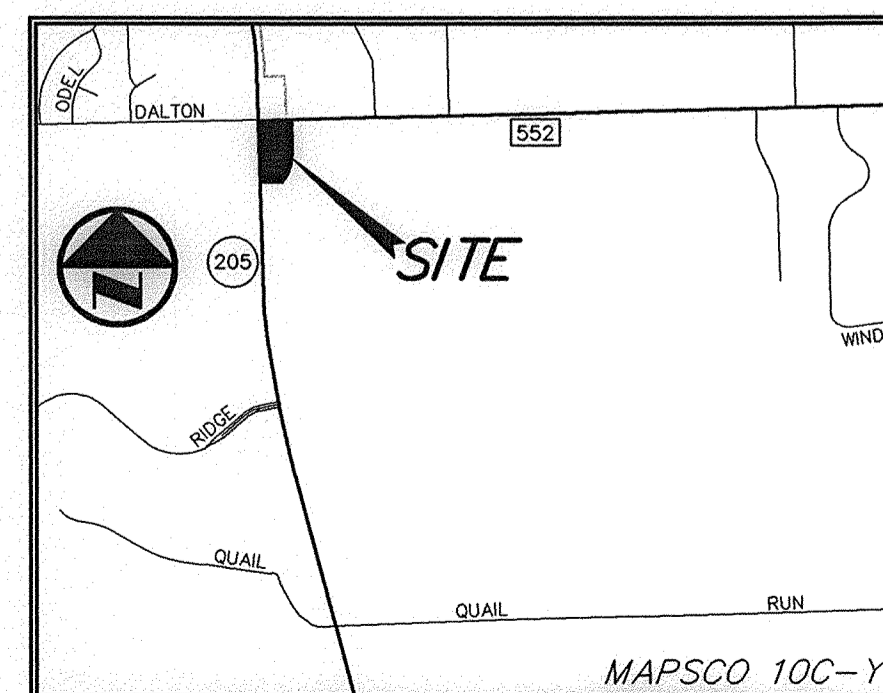
BENCH MARK LIST:

BENCHMARK #1
SQUARE CUT SET AT SOUTHWEST CORNER OF WATER VAULT LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SH 205 AND THE SOUTH RIGHT-OF-WAY LINE OF FM 552.
ELEVATION = 543.09

BENCHMARK #2
CITY OF ROCKWALL MONUMENT (R010) FOUND.
ELEVATION = 524.788

OWNER:

MR. GREY STOGNER
METROPLEX ACQUISITION FUND, L.P.
8214 WESTCHESTER, SUITE 850
DALLAS, TEXAS 75225
(214) 343-4477 PHONE
(214) 340-2029 FAX



VICINITY MAP
NOT TO SCALE

RECORD DRAWINGS:

IT WAS THE INTENT THAT THE IMPROVEMENTS SHOWN BE CONSTRUCTED ACCORDING TO THESE PLANS AS APPROVED BY THE CITY. THE LINES AND GRADES WERE SET ON THE GROUND FOR CONSTRUCTION ACCORDING TO SAID PLANS. THE CITY INSPECTED THE CONSTRUCTION. THE ENGINEER DID NOT VERIFY LINES OR GRADES AFTER CONSTRUCTION. WE ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION OTHER THAN THOSE SHOWN.

RANDALL P. POGUE, P.E.
TX LIC. NO. 84780

DATE: APRIL 30, 2010



WILLIAMS 04/30/2010 - 10:06AM N:\JOBS\1300-1393\1393-09-024.DWG\1393-09-024-07A.DWG © POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. 2009. ALL RIGHTS RESERVED. THE ENGINEERING DESIGN, RETAIL, AND ENGINEERING DRAWINGS FOR THIS PROJECT AND FOR OTHER PROJECTS ARE THE LEGAL PROPERTY OF POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY POGUE ENGINEERING & DEVELOPMENT COMPANY, INC.

TEXAS BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF REGISTRATION #00461 TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, CERTIFICATE OF REGISTRATION 100421-00

REVISION: 05/17/2009 - 1.000V
 N:\0851\1300-08-087\DWG\1303-08-087.DWG
 POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. 2008. ALL RIGHTS RESERVED.

LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 45°50'35" E	36.50'	L57	N 00°50'35" W	15.00'
L2	N 45°50'35" W	28.90'	L58	N 89°09'25" E	8.81'
L3	N 89°09'25" E	24.11'	L59	S 44°08'25" W	14.50'
L4	N 00°50'35" W	39.89'	L60	S 45°50'35" E	15.00'
L5	N 21°28'33" W	32.06'	L61	N 44°08'25" E	21.01'
L6	S 21°28'33" E	32.06'	L62	S 89°09'25" W	24.00'
L7	N 89°09'25" E	20.00'	L63	S 00°50'35" E	10.49'
L8	N 00°50'35" W	17.88'	L64	S 89°09'25" W	15.00'
L9	N 45°50'35" W	17.14'	L65	N 00°50'35" W	2.27'
L10	N 00°50'35" W	12.00'	L66	S 89°09'25" W	51.29'
L11	S 89°09'25" W	35.00'	L67	N 89°09'25" E	51.32'
L12	N 00°50'35" W	17.00'	L68	N 00°50'35" E	2.25'
L13	S 89°09'25" W	23.60'	L69	S 89°09'25" W	10.60'
L14	N 89°09'25" E	11.00'	L70	S 89°09'25" W	42.93'
L15	S 89°09'25" W	24.23'	L71	N 89°09'25" E	42.27'
L16	N 89°09'25" E	33.14'	L72	N 45°50'35" W	47.57'
L17	S 00°50'35" E	11.93'	L73	S 89°09'25" W	23.86'
L18	N 89°09'25" E	33.00'	L74	N 00°50'35" W	7.85'
L19	S 89°09'25" W	33.00'	L75	S 00°50'35" E	26.00'
L20	N 89°09'25" E	15.00'	L76	N 89°09'25" E	52.85'
L21	S 00°50'35" E	15.00'	L77	S 00°50'35" E	15.00'
L22	N 89°09'25" E	18.00'	L78	S 89°09'25" W	52.85'
L23	S 00°50'35" E	15.00'	L79	S 00°50'35" E	7.85'
L24	S 89°09'25" W	33.00'	L80	S 89°09'25" W	15.00'
L25	N 89°09'25" E	33.00'	L81	S 00°50'35" E	15.00'
L26	S 89°09'25" W	33.00'	L82	N 89°09'25" E	15.00'
L27	S 44°08'25" W	21.91'	L83	S 89°09'25" W	15.00'
L28	S 00°50'35" E	14.39'	L84	S 00°50'35" E	15.00'
L29	S 89°09'25" W	18.00'	L85	N 89°09'25" E	15.00'
L30	N 00°50'35" W	17.61'	L86	N 45°50'35" W	24.44'
L31	N 44°08'25" E	28.13'	L87	N 00°50'35" W	15.00'
L32	S 89°09'25" W	19.89'	L88	N 00°50'35" W	0.85'
L33	S 89°09'25" E	15.00'	L89	N 00°50'35" W	0.85'
L34	S 00°50'35" E	17.50'	L90	N 89°09'25" E	8.00'
L35	N 89°09'25" E	42.04'	L91	S 00°50'35" E	24.00'
L36	S 00°50'35" E	15.37'	L92	N 89°09'25" E	85.50'
L37	S 89°09'25" W	24.00'	L93	S 45°50'35" E	42.80'
L38	N 00°50'35" W	18.20'	L94	N 89°09'25" E	8.75'
L39	N 89°09'25" E	12.50'	L95	S 00°50'35" E	42.89'
L40	S 00°50'35" E	15.00'	L96	S 45°50'35" E	5.10'
L41	S 89°09'25" W	12.50'	L97	N 89°09'25" E	63.46'
L42	N 89°09'25" E	12.50'	L98	S 89°09'25" W	15.00'
L43	S 00°50'35" E	15.00'	L99	N 00°50'35" W	10.00'
L44	S 89°09'25" W	12.50'	L100	S 89°09'25" W	14.70'
L45	S 89°09'25" W	12.48'	L101	N 00°50'35" W	15.00'
L46	N 00°50'35" W	15.00'	L102	N 89°09'25" E	14.89'
L47	N 89°09'25" E	15.00'	L103	S 00°50'35" E	15.00'
L48	N 00°50'35" W	15.00'	L104	S 89°09'25" W	12.65'
L49	N 89°09'25" E	12.50'	L105	S 00°50'35" E	10.00'
L50	S 89°09'25" W	12.50'	L106	S 89°09'25" W	15.00'
L51	N 00°50'35" W	15.00'	L107	N 89°09'25" E	22.00'
L52	N 89°09'25" E	12.50'	L108	S 00°50'35" E	15.00'
L53	N 89°09'25" E	15.00'	L109	S 89°09'25" W	22.00'
L54	N 00°50'35" W	49.29'	L110	S 89°09'25" W	1.02'
L55	N 45°50'35" W	21.00'	L111	N 00°50'35" W	10.00'
L56	S 89°09'25" W	9.70'	L112	N 89°09'25" E	33.26'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	75°20'00"	20.00'	2.75'	1.38'	N 85°13'25" E	2.74'
C2	75°20'00"	44.00'	6.04'	3.02'	S 85°13'25" W	6.04'
C3	111°22'57"	15.00'	29.16'	21.88'	N 33°27'58" E	24.78'
C4	180°00'12"	39.00'	10.85'	5.55'	N 30°17'38" W	10.95'
C5	32°14'35"	39.00'	21.89'	11.27'	S 20°31'31" W	21.88'
C6	89°01'33"	20.00'	33.17'	21.83'	S 43°28'22" E	29.50'
C7	90°00'00"	20.00'	31.42'	20.00'	S 45°50'35" E	28.28'
C8	7°39'44"	30.00'	4.01'	2.01'	N 85°19'33" E	4.01'
C9	2°35'28"	20.00'	0.90'	0.45'	S 83°14'07" W	0.90'
C10	82°46'58"	30.00'	56.35'	34.37'	S 40°32'54" W	51.57'
C11	112°1'54"	30.00'	7.74'	3.88'	S 06°31'32" E	7.72'
C12	112°1'54"	63.00'	12.50'	6.27'	N 06°31'32" W	12.48'
C13	90°00'00"	30.00'	61.26'	39.00'	N 45°50'35" W	55.15'
C14	30°22'26"	63.00'	33.40'	17.10'	S 75°38'23" E	33.01'
C15	120°22'26"	30.00'	81.84'	68.08'	S 59°20'37" W	67.66'
C16	90°00'00"	30.00'	61.26'	39.00'	N 45°50'35" W	55.15'
C17	90°00'00"	20.00'	31.42'	20.00'	S 44°09'25" W	28.28'
C18	181°2'25"	20.00'	8.36'	3.20'	S 09°58'48" E	8.33'
C19	181°2'25"	44.00'	13.98'	7.05'	N 09°58'48" W	13.92'
C20	45°40'00"	30.00'	31.09'	16.42'	S 23°40'36" W	30.27'
C21	38°42'34"	30.00'	20.27'	10.54'	N 18°30'42" E	19.89'
C22	181°2'25"	20.00'	6.36'	3.20'	N 09°58'48" W	6.33'
C23	181°2'25"	44.00'	13.98'	7.05'	S 09°58'48" E	13.92'
C24	37°48'00"	10.00'	6.60'	3.43'	N 19°45'05" E	6.48'
C25	22°53'47"	88.84'	35.50'	17.99'	N 50°08'29" W	35.27'
C26	291°17'13"	20.00'	20.45'	10.45'	N 78°11'55" W	20.22'
C27	22°50'37"	30.00'	15.55'	7.88'	S 77°44'06" W	15.45'
C28	22°50'37"	63.00'	25.12'	12.73'	N 77°44'06" E	24.95'
C29	90°05'57"	20.00'	31.45'	20.03'	S 44°06'26" W	28.31'
C30	89°54'03"	20.00'	31.38'	19.97'	N 45°53'34" W	28.26'
C31	192°1'56"	30.00'	13.18'	6.65'	S 79°28'27" W	13.12'
C32	21°59'50"	30.00'	14.87'	7.88'	S 79°50'41" E	14.88'
C33	90°00'00"	20.00'	31.42'	20.00'	N 45°50'35" W	28.28'
C34	90°00'00"	20.00'	31.42'	20.00'	N 44°09'25" E	28.28'
C35	90°00'00"	20.00'	31.42'	20.00'	N 44°09'25" E	28.28'
C36	82°08'00"	20.00'	28.67'	17.43'	S 40°13'25" W	26.28'
C37	75°20'00"	20.00'	2.75'	1.38'	S 85°13'25" W	2.74'
C38	89°47'17"	30.00'	47.01'	29.89'	N 45°44'14" W	42.35'
C39	32°27'42"	44.00'	24.93'	12.81'	S 17°04'27" E	24.60'
C40	32°27'42"	20.00'	11.33'	5.82'	N 17°04'27" W	11.18'
C41	90°00'00"	30.00'	61.26'	39.00'	N 44°09'25" E	55.15'
C42	23°53'44"	20.00'	8.34'	4.23'	S 78°53'43" E	8.28'
C43	23°53'44"	50.00'	20.85'	10.58'	N 78°53'43" W	20.70'
C44	90°00'00"	20.00'	31.42'	20.00'	S 45°50'35" E	28.28'
C45	90°00'00"	20.00'	31.42'	20.00'	S 45°50'35" E	28.28'
C46	90°00'00"	20.00'	31.42'	20.00'	S 44°09'25" W	28.28'
C47	13°30'55"	192.50'	45.41'	22.81'	N 11°32'33" E	45.30'
C48	191°18'36"	207.50'	69.93'	35.30'	S 08°48'43" W	69.80'
C49	191°18'36"	192.50'	64.68'	32.75'	S 08°48'43" W	64.57'
C50	13°36'07"	207.50'	50.47'	25.36'	N 11°28'57" E	50.34'
C51	28°04'21"	30.00'	19.11'	9.75'	S 76°48'25" E	18.92'
C52	28°04'21"	63.00'	30.67'	16.78'	N 76°48'25" W	30.56'
C53	43°10'25"	30.00'	29.39'	15.43'	S 68°15'23" E	28.70'
C54	46°49'35"	20.00'	16.35'	8.66'	S 24°15'23" E	15.89'
C55	25°00'28"	44.00'	19.20'	9.76'	N 13°20'50" W	19.05'
C56	25°00'28"	20.00'	8.73'	4.44'	S 13°20'50" E	8.66'
C57	90°00'00"	20.00'	31.42'	20.00'	S 44°09'25" W	28.28'
C58	90°00'00"	20.00'	31.42'	20.00'	N 45°50'35" W	28.28'
C59	90°00'00"	20.00'	31.42'	20.00'	N 44°09'25" E	28.28'
C60	90°00'00"	20.00'	31.42'	20.00'	N 45°50'35" W	28.28'
C61	90°00'00"	30.00'	61.26'	39.00'	N 44°09'25" E	55.15'
C62	90°00'00"	20.00'	31.42'	20.00'	N 44°09'25" E	28.28'
C63	90°00'00"	20.00'	31.42'	20.00'	S 45°50'35" E	28.28'

FINAL PLAT
STONE CREEK RETAIL ADDITION
LOTS 1-6, BLOCK A
 LOCATED IN THE CITY OF ROCKWALL, TEXAS
 AND BEING OUT OF THE
 W.T. DEWESE SURVEY, ABSTRACT NO. 71
 ROCKWALL COUNTY, TEXAS



PREPARED FOR: METROPLEX ACQUISITION FUND, LP 8214 WESTCHESTER, SUITE 850 DALLAS, TEXAS 75225 (214) 343-4477	PREPARED FOR: BETSY COMMERCIAL, LTD. 3838 OAK LAWN AVENUE, SUITE 1212 DALLAS, TEXAS 75219 (214) 522-4945	PREPARED FOR: STONE CREEK BALANCE, LTD. 3838 OAK LAWN AVENUE, SUITE 1212 DALLAS, TEXAS 75219 (214) 522-4945	PREPARED FOR: STONE CREEK SF, LTD. 3838 OAK LAWN AVENUE, SUITE 1212 DALLAS, TEXAS 75219 (214) 522-4945
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POGUE
 ENGINEERING & DEVELOPMENT COMPANY, INC.
 1512 GRAY CENTRAL DRIVE SUITE 100
 MCKINNEY, TEXAS 75069
 (214) 544-8880 PHONE
 (214) 544-8882 FAX
 www.PogueEngineering.com

P.I. NO.:	1393-08-087
DATE:	03-20-2009
SCALE:	1" = 60'
DRAWN BY:	RLC
CHECKED BY:	BEC

PI NO: 1393-08-087

H-17

DWG NO: 1393-08-087-04A.DWG

TEXAS BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF REGISTRATION # 000461; TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, CERTIFICATE OF REGISTRATION 100421-00

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Metroplex Acquisition Fund, LP, Betsy Commercial, Ltd., Stone Creek Balance, Ltd. and Stone Creek SF, Ltd. are the owners of a 24.6420 acre tract of land situated in the W.T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas; said tract being all of that certain tract of land described as Tract 1 in Special Warranty Deed to Metroplex Acquisition Fund, LP recorded in Instrument No. 2008-00409649 of the Deed Records of Rockwall County, Texas, part of those certain tracts of land described as Tract 1 and Tract 2 in Special Warranty Deeds to Betsy Commercial, Ltd. recorded in Instrument No. 2007-00375397 of the said Deed Records, part of that certain tract of land described in Special Warranty Deeds to Stone Creek Balance, Ltd. recorded in Instrument No. 2007-00375394 of the said Deed Records and part of that certain tract of land described as Phase 2B in Special Warranty Deed to Stone Creek SF, Ltd. recorded in Instrument No. 2007-00375398 of the said Deed Records; said 24.6420 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "Carter Burgess" cap found for corner at the north end of a right-of-way corner clip at the intersection of the east right-of-way line of State Highway 205 (a 100-foot wide right-of-way) and the south right-of-way line of F.M. 552 (a variable width right-of-way);

THENCE, North 89 degrees, 09 minutes, 25 seconds East, along the said south line of F.M. 552, at a distance of 789.91 feet passing a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the northeast corner of said Tract 1, continuing along said south line of F.M. 552, in all a total distance of 889.91 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner; said point also being the northwest corner of that certain tract of land described as Tract 2 in same deed to Metroplex Acquisition Fund, LP;

THENCE, South 00 degrees, 50 minutes, 35 seconds East, departing the said south line of F.M. 552 and along the west line of second referenced Tract 2, at a distance of 232.83 feet passing a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the southwest corner of second referenced Tract 2, continuing in all a total distance of 715.14 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set at the beginning of a tangent curve to the right;

THENCE, in a southwesterly direction, along said curve to the right, having a central angle of 21 degrees, 03 minutes, 28 seconds, a radius of 550.00 feet, a chord bearing and distance of South 09 degrees, 41 minutes, 00 seconds West, 237.49 feet, an arc distance of 238.84 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set at the end of said curve;

THENCE, South 20 degrees, 12 minutes, 35 seconds West, a distance of 331.81 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point being the beginning of a non-tangent curve to the left;

THENCE, in a northwesterly direction, along said curve to the left, having a central angle of 26 degrees, 22 minutes, 28 seconds, a radius of 550.00 feet, a chord bearing and distance of North 77 degrees, 45 minutes, 43 seconds West, 250.95 feet, an arc distance of 253.18 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set at the end of said curve;

THENCE, South 89 degrees, 03 minutes, 03 seconds West, a distance of 82.76 feet to a 1/2-inch iron rod with "Corwin Eng Inc." cap found for corner; said point being at the south end of the east terminus of Bordeaux Drive (a 100-foot wide right-of-way); said point also being the northeast corner of Lot 17, Block N, Stone Creek Phase I, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet G, Page 327 of the Plat Records of Rockwall County, Texas;

THENCE, North 00 degrees, 56 minutes, 57 seconds West, along the said east terminus of Bordeaux Drive, a distance of 100.00 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point also being at the north end of said east terminus of Bordeaux Drive;

THENCE, South 89 degrees, 03 minutes, 03 seconds West, departing the said east terminus of Bordeaux Drive and along the north right-of-way line of said Bordeaux Drive, a distance of 459.98 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner at the intersection of the said east line of State Highway 205 and the said north line of Bordeaux Drive; said point also being the southwest corner of said Tract 1;

THENCE, North 00 degrees, 56 minutes, 57 seconds West, departing the said north line of Bordeaux Drive and along the said east line of State Highway 205 and the west line of Tract 1, a distance of 1042.29 feet to a 5/8-inch iron rod with "Carter Burgess" cap found for corner; said point also being the south end of said right-of-way corner clip;

THENCE, North 44 degrees, 58 minutes, 31 seconds East, departing the said east line of State Highway 205 and said west line of Tract 1 and along the said corner clip, a distance of 86.41 feet to the POINT OF BEGINNING;

CONTAINING, 1,073,405 square feet or 24.6420 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Roman L. Groysman, 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.

R. Groysman 5/28/09
Roman L. Groysman
Registered Profession Land Surveyor
No. 5864



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the STONE CREEK RETAIL ADDITION, LOTS 1-6, BLOCK A, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements 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 STONE CREEK RETAIL ADDITION, LOTS 1-6, BLOCK A, have been notified and signed this plat.

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

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of 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.
- 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- 4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

I 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; Our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

METROPLEX ACQUISITION FUND, LP
a Texas limited partnership
By: SWAINES REALTY, L.C.
a Texas limited liability company,
its general partner

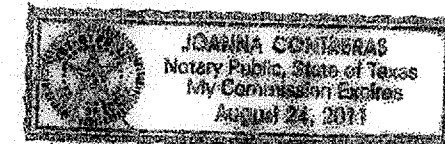
By: Ronald G. Gentzler, President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Ronald G. Gentzler, 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 29th day of May 2009.

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



BETSY COMMERCIAL, LTD., a Texas limited partnership
By: BETSY COMMERCIAL GP Corporation, a Texas corporation, its general partner

By: Richard M. Skorbjurg, President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBURG, 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 June 2009.

Rainelle McDonald
Notary Public in and for the State of Texas
My Commission Expires: 01-29-2011



STONE CREEK BALANCE, LTD., a Texas limited partnership
By: STONE CREEK BALANCE GP Corporation, a Texas corporation, its general partner

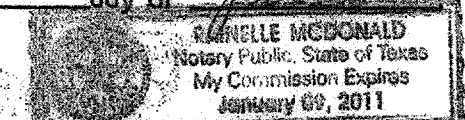
By: Richard M. Skorbjurg, President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBURG, 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 June 2009.

Rainelle McDonald
Notary Public in and for the State of Texas
My Commission Expires: 01-29-2011



STONE CREEK SF, LTD., a Texas limited partnership
By: STONE CREEK SF GP Corporation, a Texas corporation, its general partner

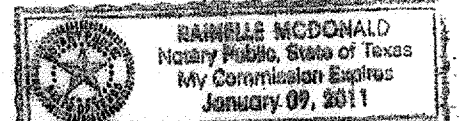
By: Richard M. Skorbjurg, President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBURG, 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 June 2009.

Rainelle McDonald
Notary Public in and for the State of Texas
My Commission Expires: 01-29-2011



RECOMMENDED FOR FINAL APPROVAL

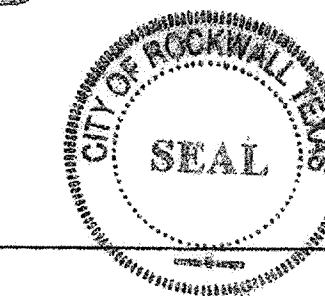
Planning and Zoning Commission 04-14-09 Date

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 29th day of April 2009.

WITNESS OUR HANDS, this 2nd day of July 2009.

William K. Cook
Mayor, City of Rockwall
City Secretary City of Rockwall
7-10-09
City of Rockwall Engineer



FINAL PLAT
STONE CREEK RETAIL ADDITION
LOTS 1-6, BLOCK A
LOCATED IN THE CITY OF ROCKWALL, TEXAS
AND BEING OUT OF THE
W.T. DEWEESE SURVEY, ABSTRACT NO. 71
ROCKWALL COUNTY, TEXAS

SHEET 4 OF 4

PREPARED FOR:	PREPARED FOR:	PREPARED FOR:	PREPARED FOR:
METROPLEX ACQUISITION FUND, LP 8214 WESTCHESTER, SUITE 850 DALLAS, TEXAS 75225 (214) 343-4477	BETSY COMMERCIAL, LTD. 3838 OAK LAWN AVENUE, SUITE 1212 DALLAS, TEXAS 75219 (214) 522-4945	STONE CREEK BALANCE, LTD. 3838 OAK LAWN AVENUE, SUITE 1212 DALLAS, TEXAS 75219 (214) 522-4945	STONE CREEK SF, LTD. 3838 OAK LAWN AVENUE, SUITE 1212 DALLAS, TEXAS 75219 (214) 522-4945

POGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069
(214) 544-8880 PHONE (214) 544-8882 FAX
www.PogueEngineering.com

P.I. NO:	1393-08-087
DATE:	03-20-2009
SCALE:	1" = 60'
DRAWN BY:	RLG
CHECKED BY:	BEC

PI NO: 1393-08-087

H-18

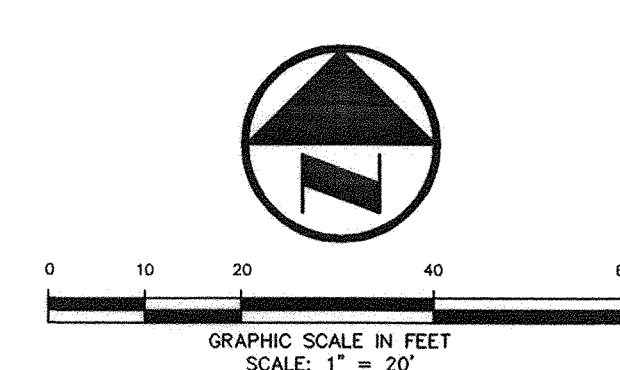
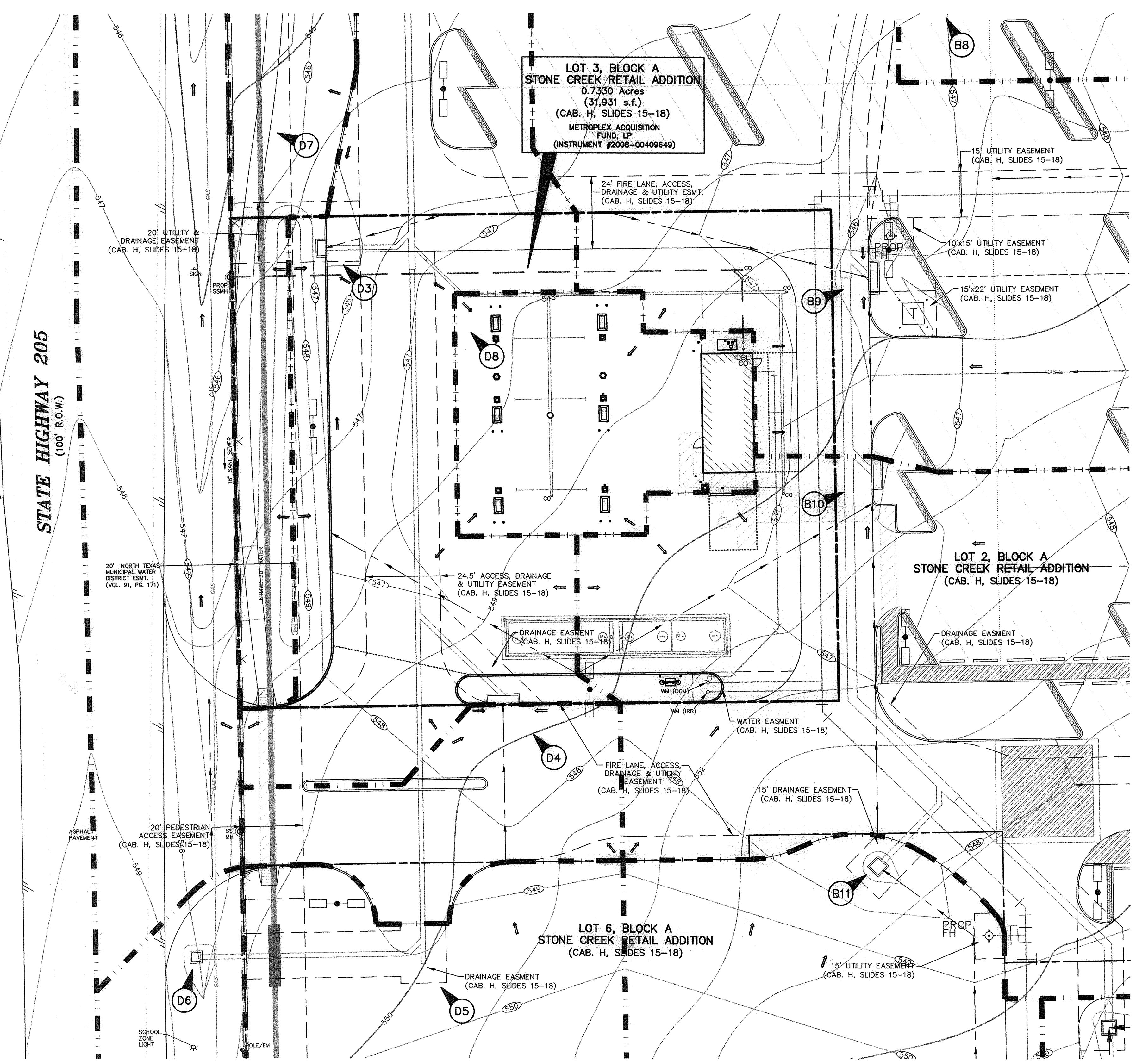
DWG NO: 1393-08-087-04A.DWG

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POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. 2008. ALL RIGHTS RESERVED.

TEXAS BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF REGISTRATION # 000461; TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, CERTIFICATE OF REGISTRATION 100421-00

TWILLIAMS 04/30/2010 - 10:08AM
 N:\JOBS\1393-09-024\DWG\1393-09-024-07A.DWG
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STATE HIGHWAY 205
 (100' R.O.W.)



LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
SGN	TRAFFIC SIGN
TEL	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
L.A.	LANDSCAPE AREA
---	PROPERTY LINE
OHL	O.H. POWER LINES
TEL	U/G TELEPHONE LINES
WATER	U/G WATER LINE
GAS	U/G GAS LINE
---	FENCE
-500	EXISTING CONTOURS
XXX.XX	EXISTING SPOT GRADES
XXX.XX	PROPOSED CONTOURS (BY OTHERS)
TC XXX.XX	PROPOSED SPOT GRADES (BY OTHERS)
C XXX.XX	CONTROLLING MONUMENT
(C.M.)	5/8-INCH IRON ROD WITH "POGUE ENG & DEV" CAP SET
SIR	PROPOSED CONTOURS
TC XXX.XX	PROPOSED SPOT GRADES
G XXX.XX	PROPOSED EROSION CONTROL
---	PROPOSED DRAINAGE DIVIDES

DRAINAGE AREA TABLE/CALCULATIONS

DA #	AREA	C	I100DEV.	Q100	I05PRE-DEV	Q05PRE-DEV	REMARKS
B8	0.44	0.90	9.80	3.88	8.30	1.28	TO 10' CURB INLET/LINE 'ST-2H'
B9	1.34	0.90	9.80	11.82	8.30	3.89	TO 10' CURB INLET/LINE 'ST-2I'
B10	1.69	0.90	9.80	14.91	8.30	4.91	TO 10' CURB INLET/LINE 'ST-2J'
B11	0.97	0.90	9.80	8.56	8.30	2.82	TO DROP INLET/LINE 'ST-2K'
D3	0.46	0.90	9.80	4.06	8.30	1.34	TO 5' CURB INLET/LINE 'ST-4A'
D4	0.13	0.90	9.80	1.15	8.30	0.38	TO 10' CURB INLET/LINE 'ST-4B'
D5	0.78	0.90	9.80	6.88	8.30	2.27	TO LINE 'ST-4'
D6	0.27	0.90	9.80	2.38	8.30	0.78	TO 3' X 3' TXDOT INLET/LINE 'ST-4C'
D7	0.29	0.90	9.80	2.56	8.30	0.84	TXDOT R.O.W./EX. 30" CULVERT
D8	0.16	0.90	9.80	1.41	8.30	0.46	PROPOSED ROOF DRAINS/LINE 'ST-4'

DRAINAGE AREA # XX

DRAINAGE CRITERIA:
 Q100 = CIA
 Tc = 10 MIN. (DEVELOPED)
 C = 0.90 COMMERCIAL
 C = 0.50 RESIDENTIAL
 C = 0.90 TXDOT RIGHT-OF-WAY
 Tc = 20 MIN. (PRE-DEVELOPED)
 C = 0.35 PRE-DEVELOPED
 I100 = 8.30 (IN/HR) PRE-DEVELOPED
 I100 = 9.80 (IN/HR) DEVELOPED
 A = AREA (ACRES)

*REFER TO OVERALL DEVELOPMENT PLANS FOR LOTS 1-6 OF THE STONE CREEK RETAIL ADDITION, BY POGUE ENGINEERING & DEVELOPMENT COMPANY, INC., DATED 05-21-09 FOR FURTHER DETAILS.

CAUTION!!
 UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.
 TEXAS EXCAVATION SAFETY SYSTEM (TESS)
 1-800-344-8377
 TEXAS ONE CALL SYSTEMS
 1-800-245-4545
 LONE STAR NOTIFICATION CENTER
 1-800-668-8344 EXT. 5

BEFORE YOU DIG...

BENCH MARK LIST:

BENCHMARK #1
 SQUARE CUT SET AT SOUTHWEST CORNER OF WATER VAULT LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SH 205 AND THE SOUTH RIGHT-OF-WAY LINE OF FM 552.
 ELEVATION = 543.09

BENCHMARK #2
 CITY OF ROCKWALL MONUMENT (R010) FOUND.
 ELEVATION = 524.788

FRANCHISE UTILITY NOTES:
 1. TXU ENERGY CONSTRUCTION SERVICES - (800) 711-9112
 2. ATMOS ENERGY (GAS) - 903-457-2092 - DWYAH WOOD
 3. AT&T (PHONE) - 903-457-2092 - DWYAH WOODS

RECORD DRAWINGS:
 IT WAS THE INTENT THAT THE IMPROVEMENTS SHOWN BE CONSTRUCTED ACCORDING TO THESE PLANS AS APPROVED BY THE CITY. THE LINES AND GRADES WERE SET ON THE GROUND FOR CONSTRUCTION ACCORDING TO SAID PLANS. THE CITY INSPECTED THE CONSTRUCTION. THE ENGINEER DID NOT VERIFY LINES OR GRADES AFTER CONSTRUCTION. WE ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION OTHER THAN THOSE SHOWN.

RANDALL P. POGUE, P.E.
 TX LIC. NO. 84780

DATE: APRIL 30, 2010

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BRANDON E. COX, P.E. 101037 ON 08-05-09. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Brandon E. Cox 08-05-09

BRANDON E. COX
 101037
 PROFESSIONAL ENGINEER

POGUE
 ENGINEERING & DEVELOPMENT COMPANY, INC.
 3663 BRIARPARK DRIVE, HOUSTON, TX 77042
 (713) 415-5444
 STATE BOX 1393-09-024-07A
 ROCKWALL, TEXAS 75087
 www.PogueEngineering.com

Randalls Tom Thumb
 3663 BRIARPARK DRIVE, HOUSTON, TX 77042

TOM THUMB # 2964 FUEL CENTER
 3074 NORTH GOLIAD STREET
 ROCKWALL, TEXAS
 TOM THUMB SHOPPING CENTER

MARK	DATE	RECORD DRAWINGS	DESCRIPTION
A	04-30-10		

ISSUE: 08-05-09
 PROJECT No.: 1393-09-024
 DWG. FILE: 1393-09-024-07A
 DRAWN BY: WTW
 CHECKED BY: BEC

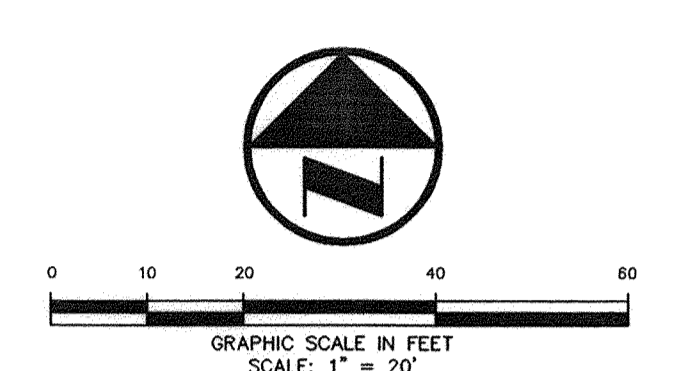
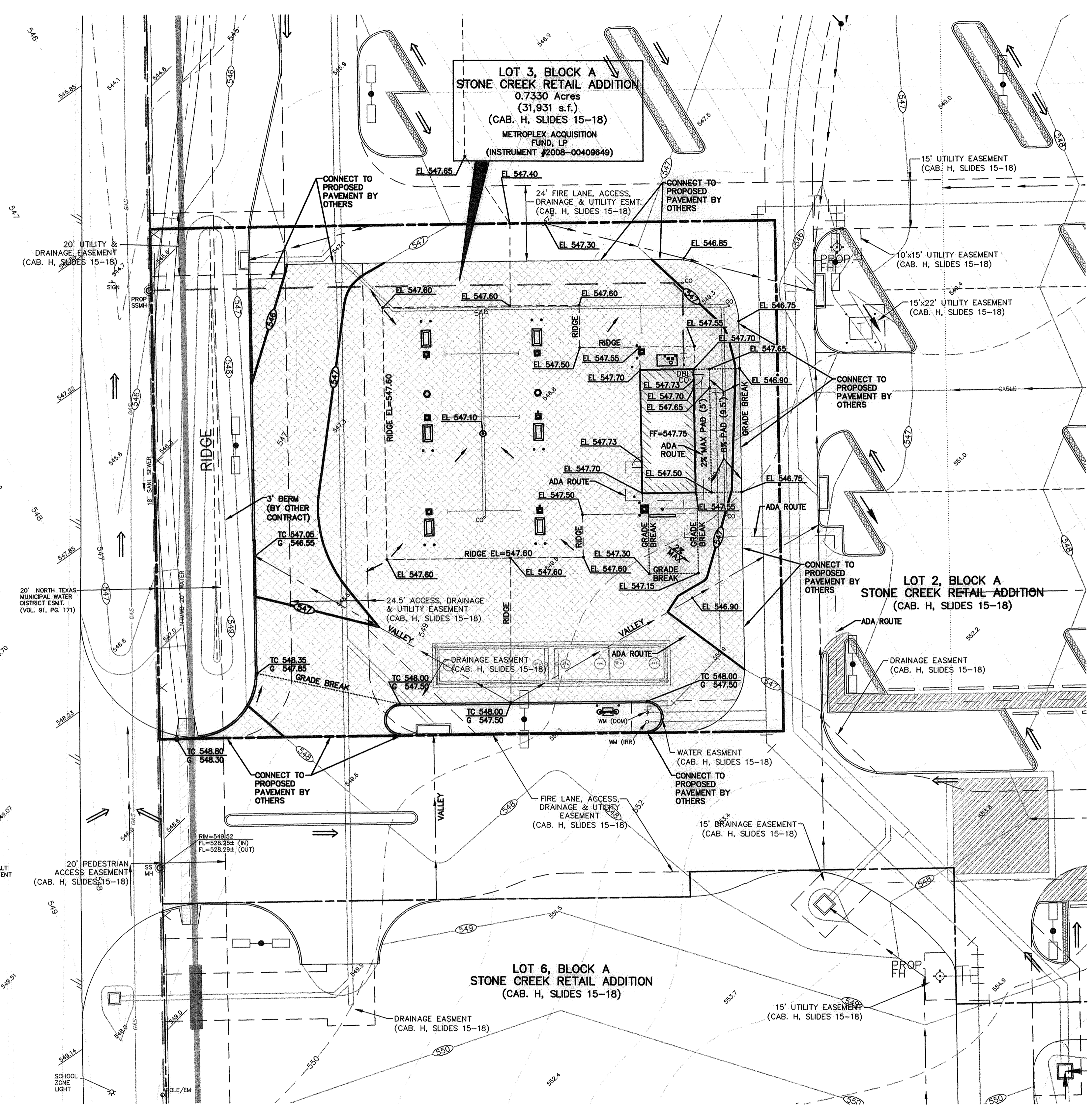
SHEET TITLE
DRAINAGE AREA MAP

SHEET No.
C2.01

TEXAS BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF REGISTRATION # 100421-00

T:\LJAMS 04/30/2010 - 10:08AM
 N:\JOBS\1300-1393\1393-09-024\DWG\1393-09-024-07A.DWG
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STATE HIGHWAY 205
 (100' R.O.W.)



- LEGEND**
- BOLLARD
 - ELECTRIC METER
 - POWER POLE
 - LIGHT STANDARD
 - WATER METER
 - WATER VALVE
 - IRRIGATION CONTROL VALVE
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - CLEAN OUT
 - MANHOLE
 - GAS METER
 - TRAFFIC SIGNAL CONTROL
 - TRAFFIC SIGNAL POLE
 - TRAFFIC SIGN
 - TELEPHONE BOX
 - TV BOX
 - FLAG POLE
 - LANDSCAPE AREA
 - PROPERTY LINE
 - O.H. POWER LINES
 - U/G TELEPHONE LINES
 - U/G WATER LINE
 - U/G GAS LINE
 - FENCE
 - EXISTING CONTOURS
 - PROPOSED CONTOURS (BY OTHERS)
 - PROPOSED SPOT GRADES (BY OTHERS)
 - CONTROLLING MONUMENT
 - 5/8-INCH IRON ROD WITH "POGUE ENG & DEV" CAP SET
 - PROPOSED CONTOURS
 - PROPOSED SPOT GRADES
 - PROPOSED EROSION CONTROL
 - PROPOSED DRAINAGE DIVIDES

PAVEMENT LEGEND

NEW PAVEMENT UNDER THIS CONTRACT
 (REFER TO SHEET SA-1.3 & SA-2.2 FOR DETAILS)

ADA ROUTE
 NOTE:
 MAXIMUM SLOPE FOR ALL ADA PATHS 5% MAX. CROSS FALL IS 2% FOR THE FIRST FIVE FOOT FROM THE DOOR A 2% SLOPE (MAX.) MUST BE MAINTAINED

NOTE:
 ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 95% USING A SHEEPSFOOT ROLLER.

CAUTION!!!
 UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.
 TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377
 TEXAS ONE CALL SYSTEMS 1-800-245-4545
 LONE STAR NOTIFICATION CENTER 1-800-668-8344 EXT. 5

BEFORE YOU DIG!!!

BENCH MARK LIST.

BENCHMARK #1
 SQUARE CUT SET AT SOUTHWEST CORNER OF WATER VAULT LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SH 205 AND THE SOUTH RIGHT-OF-WAY LINE OF FM 652.
 ELEVATION = 543.09

BENCHMARK #2
 CITY OF ROCKWALL MONUMENT (R010) FOUND.
 ELEVATION = 524.788

FRANCHISE UTILITY NOTES:

1. TXU ENERGY CONSTRUCTION SERVICES - (800) 711-9112
2. ATMOS ENERGY (GAS) - 903-457-2092 - DINAH WOOD
3. AT&T (PHONE) - 903-457-2092 - DWAYNE WELLS

RECORD DRAWINGS:
 IT WAS THE INTENT THAT THE IMPROVEMENTS SHOWN BE CONSTRUCTED ACCORDING TO THESE PLANS AS APPROVED BY THE CITY. THE LINES AND GRADES WERE SET ON THE GROUND FOR CONSTRUCTION ACCORDING TO SAID PLANS. THE CITY INSPECTED THE CONSTRUCTION. THE ENGINEER DID NOT VERIFY LINES OR GRADES AFTER CONSTRUCTION. WE ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION OTHER THAN THOSE SHOWN.

RANDALL P. POGUE, P.E. DATE: APRIL 30, 2010
 TX LIC. NO. 84780

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BRANDON E. COX, P.E. 10/28/01 ON 08-05-09. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Brandon E. Cox 08-05-09

TOM THUMB # 2964 FUEL CENTER
 3074 NORTH GOLIAD STREET
 ROCKWALL, TEXAS
 TOM THUMB SHOPPING CENTER

MARK	DATE	RECORD DRAWINGS	DESCRIPTION
Δ	04-30-10		

ISSUE: 08-05-09
 PROJECT No.: 1393-09-024
 DWG. FILE: 1393-09-024-07A
 DRAWN BY: WTW
 CHECKED BY: BEC

SHEET TITLE
GRADING PLAN

SHEET No.
C3.01

POGUE
 ENGINEERING & DEVELOPMENT COMPANY, INC.
 1512 BRAY CENTRAL DRIVE (210) 414-4888
 MARSHALL, TEXAS 75069 www.PogueEngineering.com

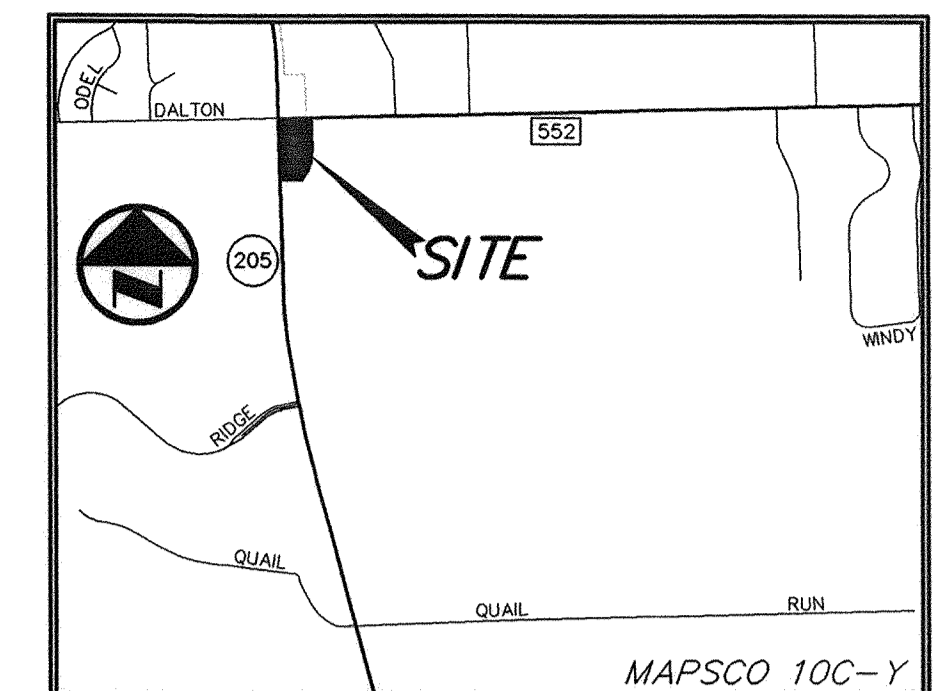
Randalls Tom Thumb
 3663 BRIARPARK DRIVE, HOUSTON, TX, 77042

TEXAS BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF REGISTRATION #00461-00

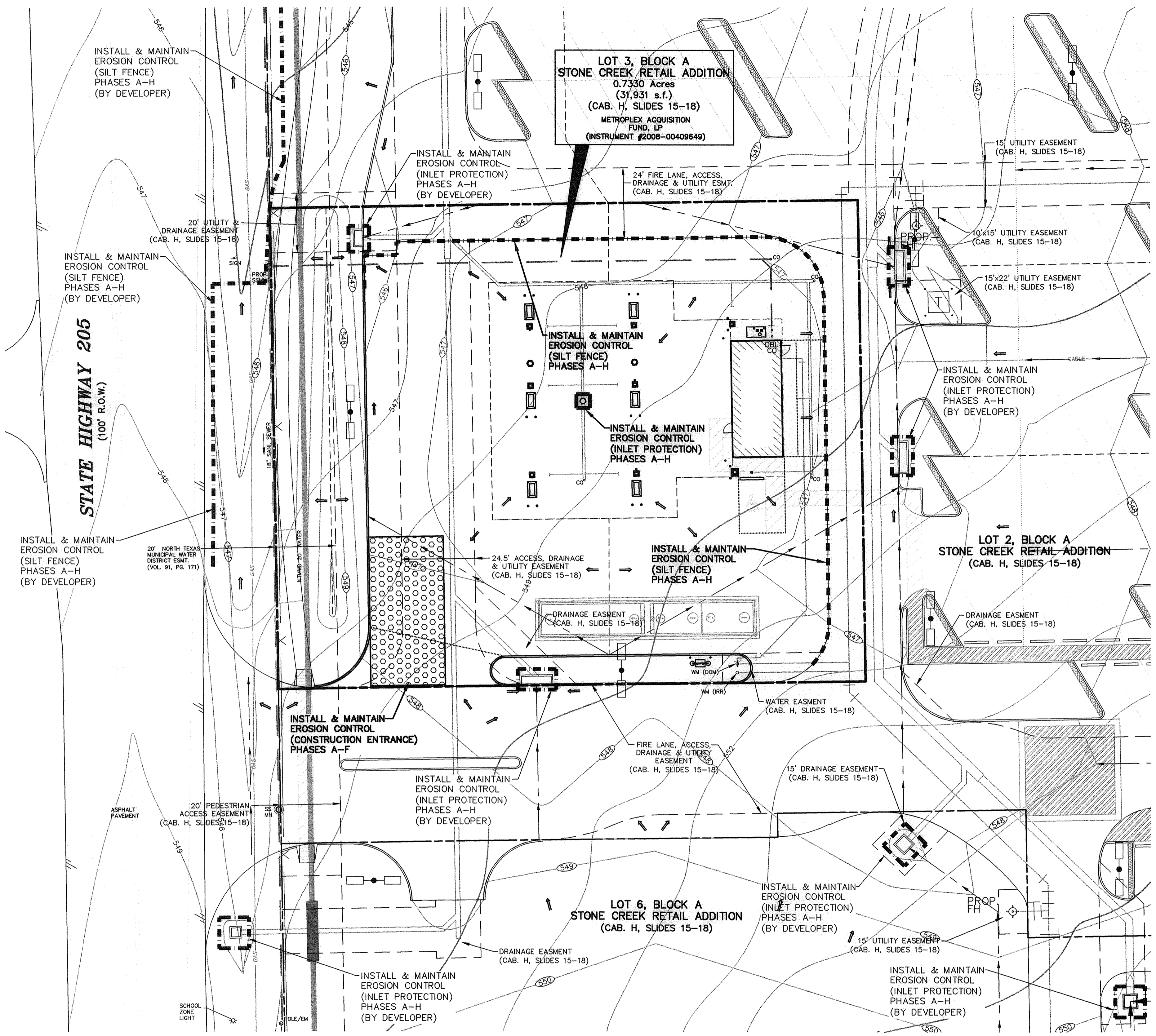
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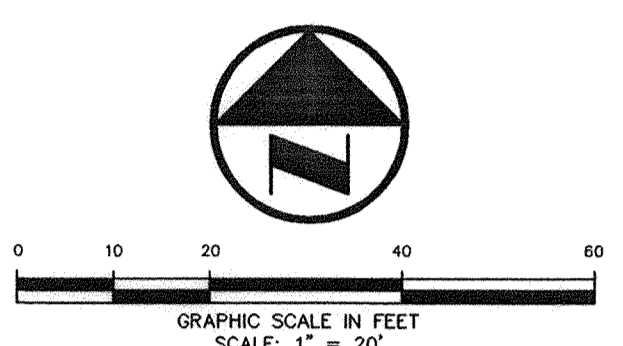
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VICINITY MAP
 NOT TO SCALE



LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FD	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
SIGN	TRAFFIC SIGN
TEL	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
L.A.	LANDSCAPE AREA
---	PROPERTY LINE
O.H.	O.H. POWER LINES
TEL	U/G TELEPHONE LINES
WATER	U/G WATER LINE
GAS	U/G GAS LINE
---	FENCE
---	EXISTING CONTOURS
XXX XX	EXISTING SPOT GRADES
---	PROPOSED CONTOURS (BY OTHERS)
IC XXX XX	PROPOSED SPOT GRADES (BY OTHERS)
G XXX XX	CONTROLLING MONUMENT
(C.M.)	
SIR	5/8-INCH IRON ROD WITH 'POQUE ENG & DEV' CAP SET
---	PROPOSED CONTOURS
IC XXX XX	PROPOSED SPOT GRADES
G XXX XX	PROPOSED SPOT GRADES
---	PROPOSED EROSION CONTROL
---	PROPOSED DRAINAGE DIVIDES

EROSIONS CONTROL GENERAL NOTES:
 1. REFER TO SHEET C4.02 FOR THE EROSION CONTROL DETAILS AND POLLUTION PREVENTION PLAN NOTES/SPECIFICATIONS/REQUIREMENTS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL MEASURES OF THIS EROSION CONTROL PLAN (SWPPP) AND COMPLYING WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS REGARDING THE SWPPP.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING THESE MEASURES INCLUDING WATERING, MOWING AND GENERAL MAINTENANCE UNLESS OTHERWISE RELIEVED OF THESE DUTIES BY THE OWNER.

CONSTRUCTION ACTIVITIES:
 THE CONSTRUCTION ACTIVITY INCLUDED IN THIS PLAN WILL INCLUDE THE FOLLOWING CONSTRUCTION PHASES:
 A. CLEARING AND GRUBBING
 B. STOCK PILING
 C. ROUGH GRADING
 D. UTILITY INSTALLATION/EXCAVATION OF TRENCHES
 E. FINAL OR FINISH GRADING
 F. PAVEMENT INSTALLATION
 G. BUILDING CONSTRUCTION
 H. PREPARATION OF SEEDING AND PLANTING

CAUTION!!!
 UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.
 TEXAS EXCAVATION SAFETY SYSTEM (TESS)
 1-800-344-8377
 TEXAS ONE CALL SYSTEMS
 1-800-245-4545
 LONE STAR NOTIFICATION CENTER
 1-800-669-8344 EXT. 5



BENCH MARK LIST:
 BENCHMARK #1
 SQUARE CUT SET AT SOUTHWEST CORNER OF WATER VAULT LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SH 205 AND THE SOUTH RIGHT-OF-WAY LINE OF FM 552.
 ELEVATION = 543.09
 BENCHMARK #2
 CITY OF ROCKWALL MONUMENT (R010) FOUND.
 ELEVATION = 524.788

FRANCHISE UTILITY NOTES:
 1. TXU ENERGY CONSTRUCTION SERVICES - (800) 711-9112
 2. AT&T ENERGY (GAS) - 903-457-2092 - DINAH WOOD
 3. AT&T (PHONE) - 903-457-2092 - DWAYNE WELLS

RECORD DRAWINGS:
 IT WAS THE INTENT THAT THE IMPROVEMENTS SHOWN BE CONSTRUCTED ACCORDING TO THESE PLANS AS APPROVED BY THE CITY. THE LINES AND GRADES WERE SET ON THE GROUND FOR CONSTRUCTION ACCORDING TO SAID PLANS. THE CITY INSPECTED THE CONSTRUCTION. THE ENGINEER DID NOT VERIFY LINES OR GRADES AFTER CONSTRUCTION. WE ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION OTHER THAN THOSE SHOWN.
 RANDALL P. POQUE, P.E.
 TX LIC. NO. 84780
 DATE: APRIL 30, 2010

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BRANDON E. COX P.E. 101037 ON 08-05-09. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.



TOM THUMB # 2964 FUEL CENTER
 3074 NORTH GOLIAD STREET
 ROCKWALL, TEXAS
 TOM THUMB SHOPPING CENTER

MARK	DATE	DESCRIPTION
04-30-10	RECORD DRAWINGS	

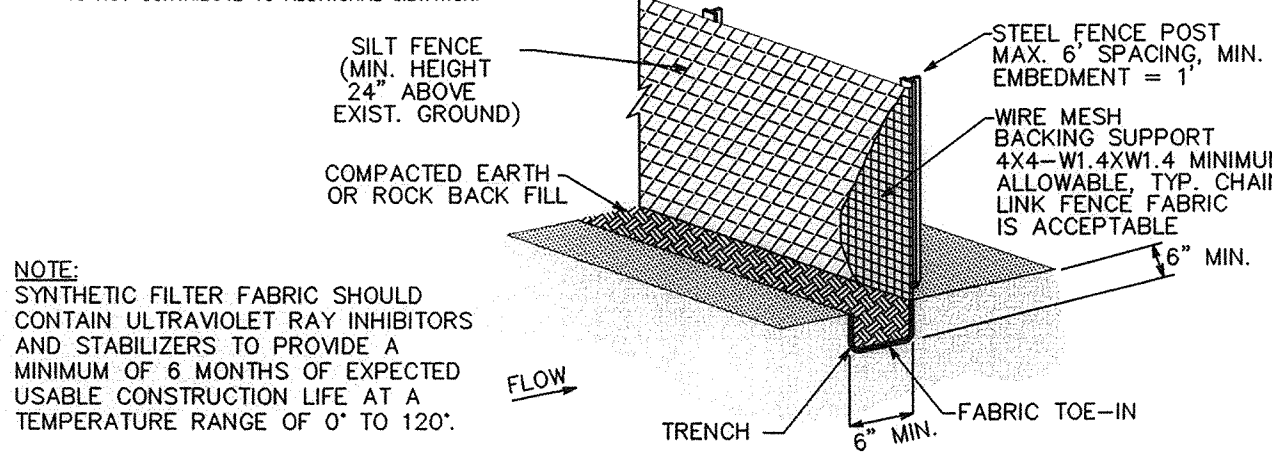
ISSUE:	08-05-09
PROJECT No.:	1393-09-024
DWG. FILE:	1393-09-024-07A
DRAWN BY:	WTF
CHECKED BY:	BEC

SHEET TITLE
EROSION CONTROL SITE PLAN (SWPPP)

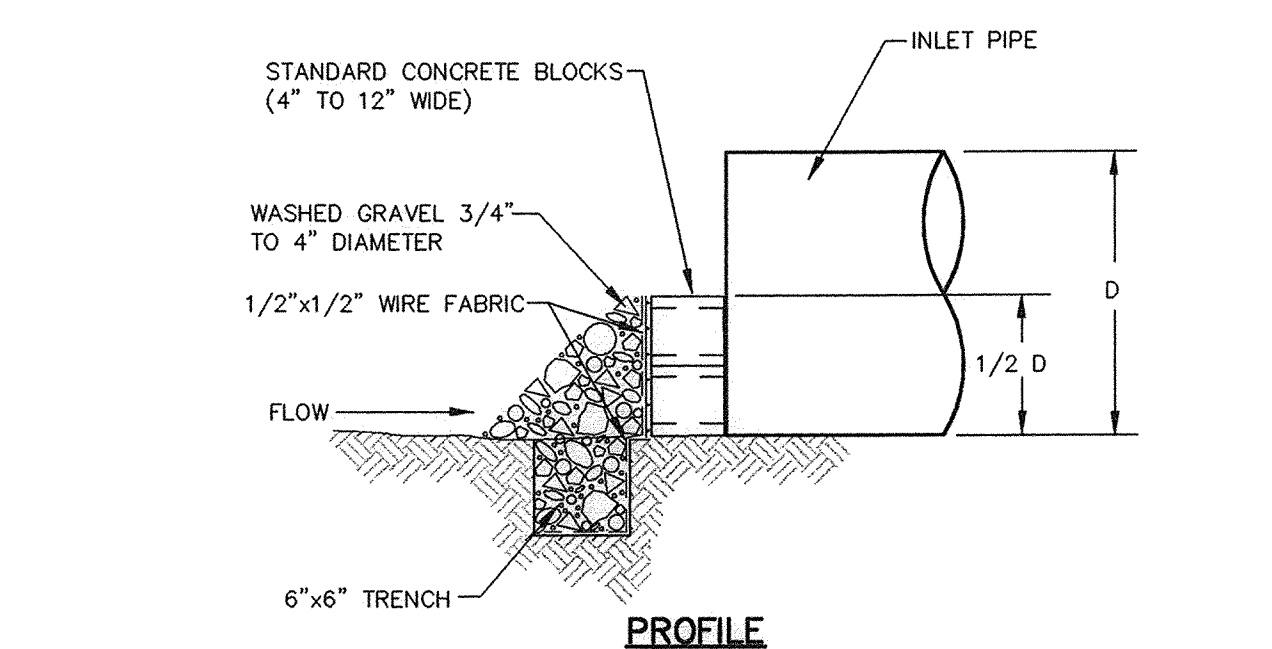
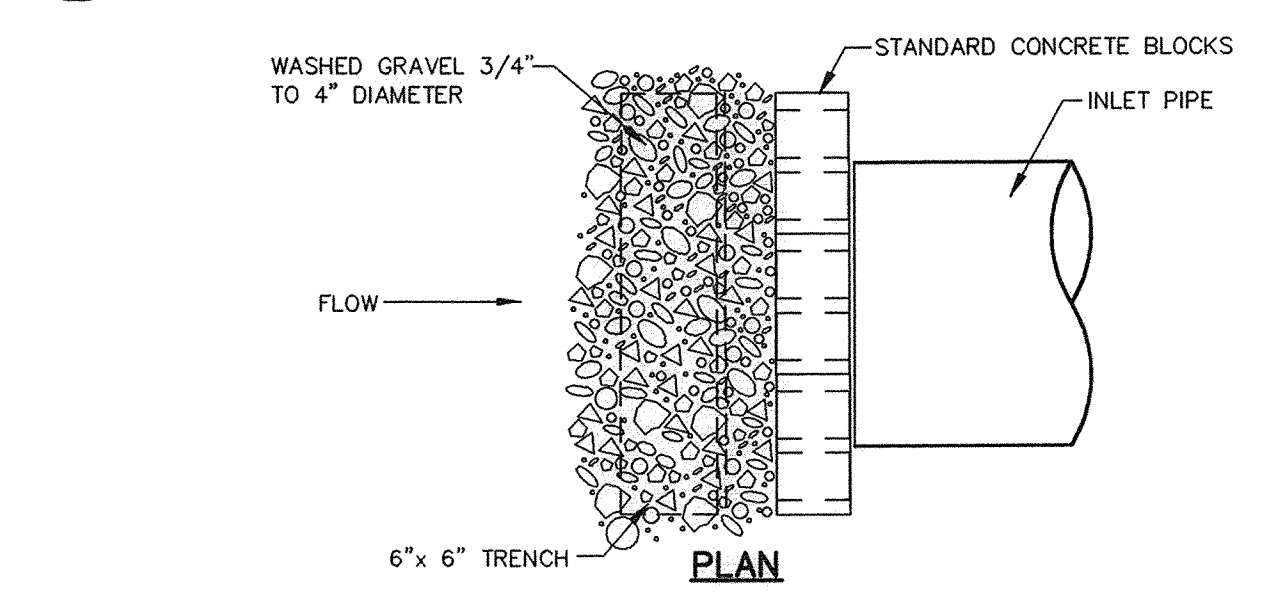
SHEET No.
C4.01

SILT FENCE GENERAL NOTES:

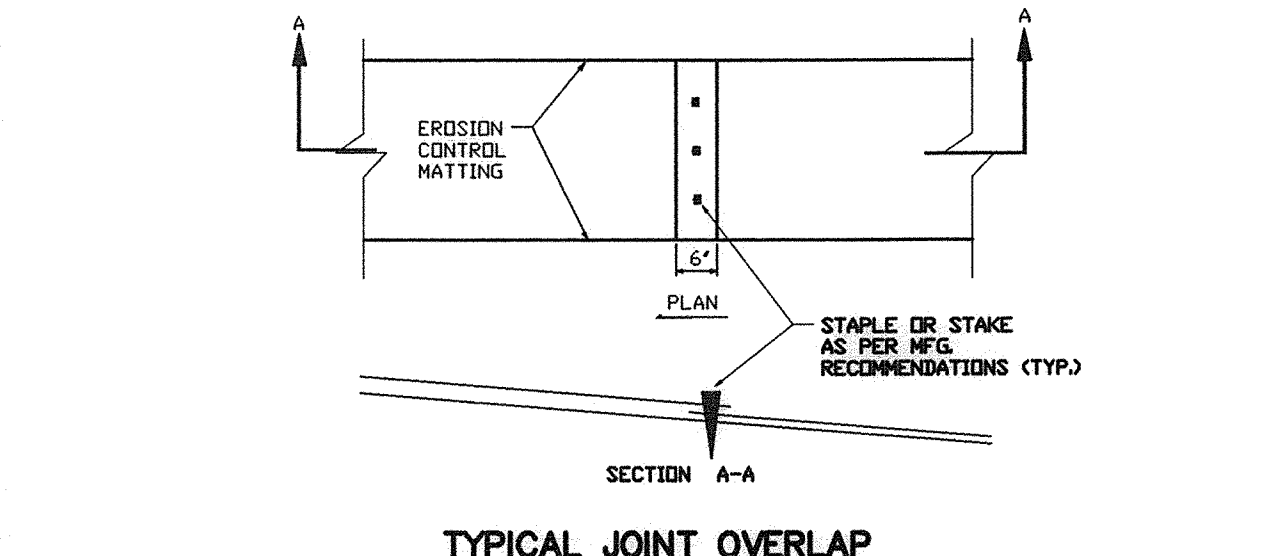
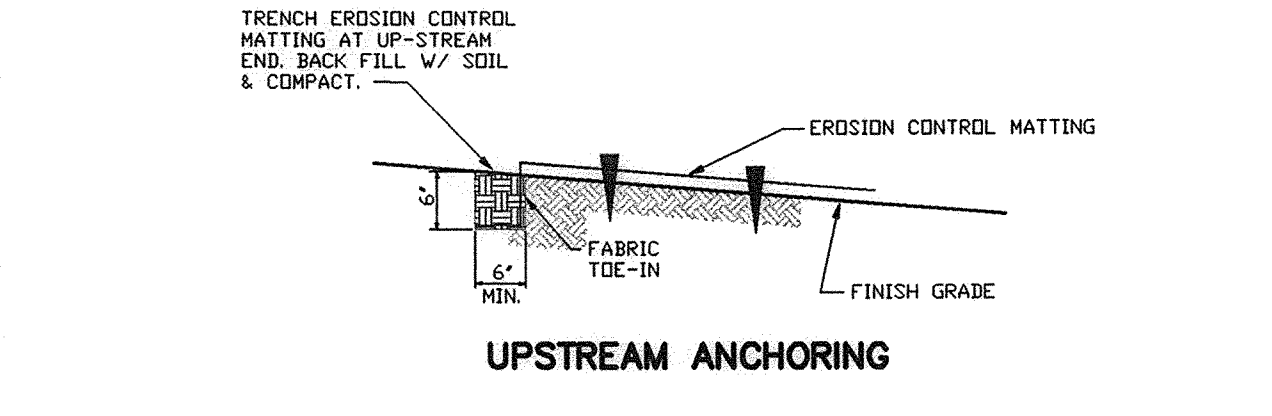
- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
- THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN SLOPE FACE OF THE TRENCH IS FLAT AND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



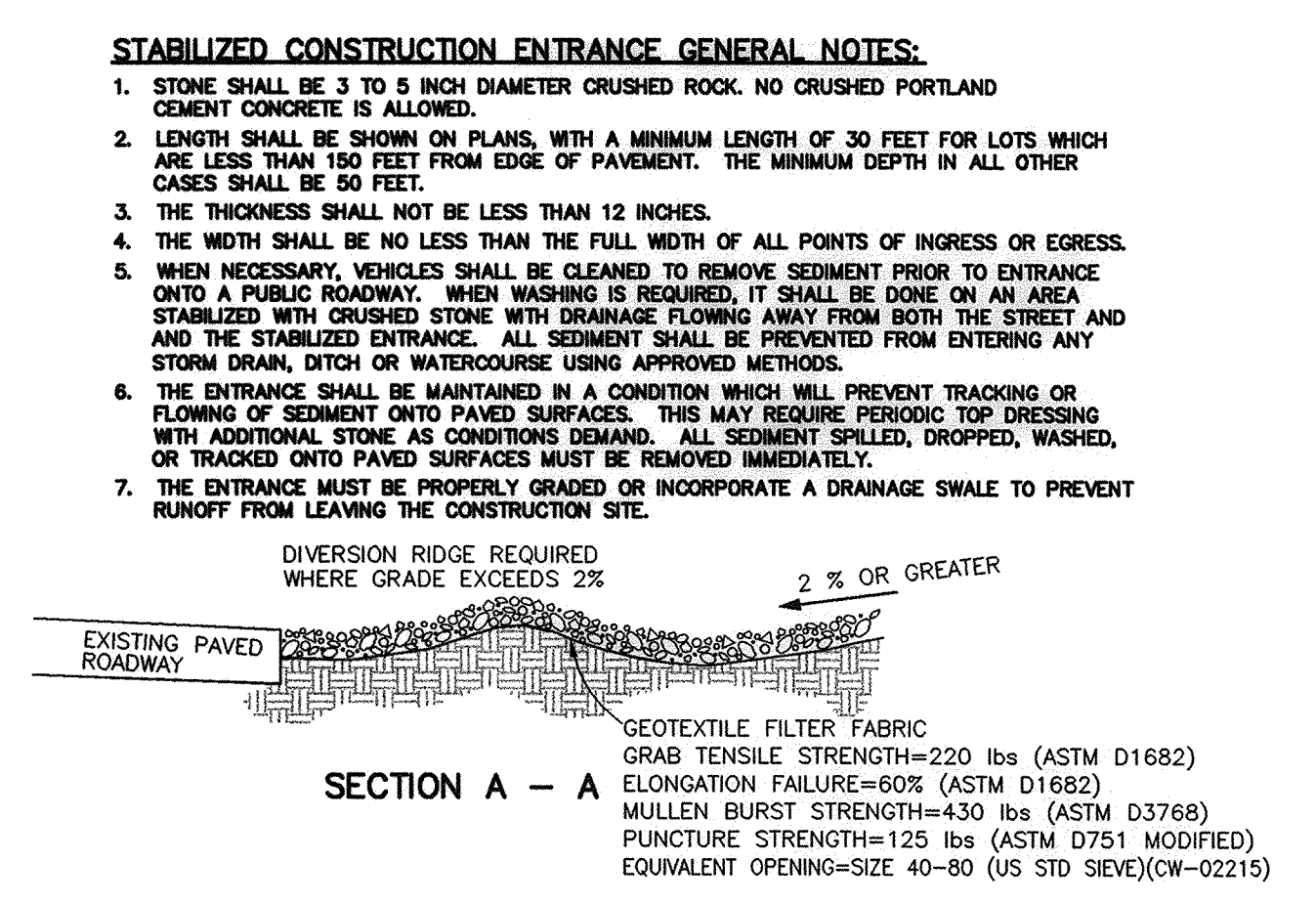
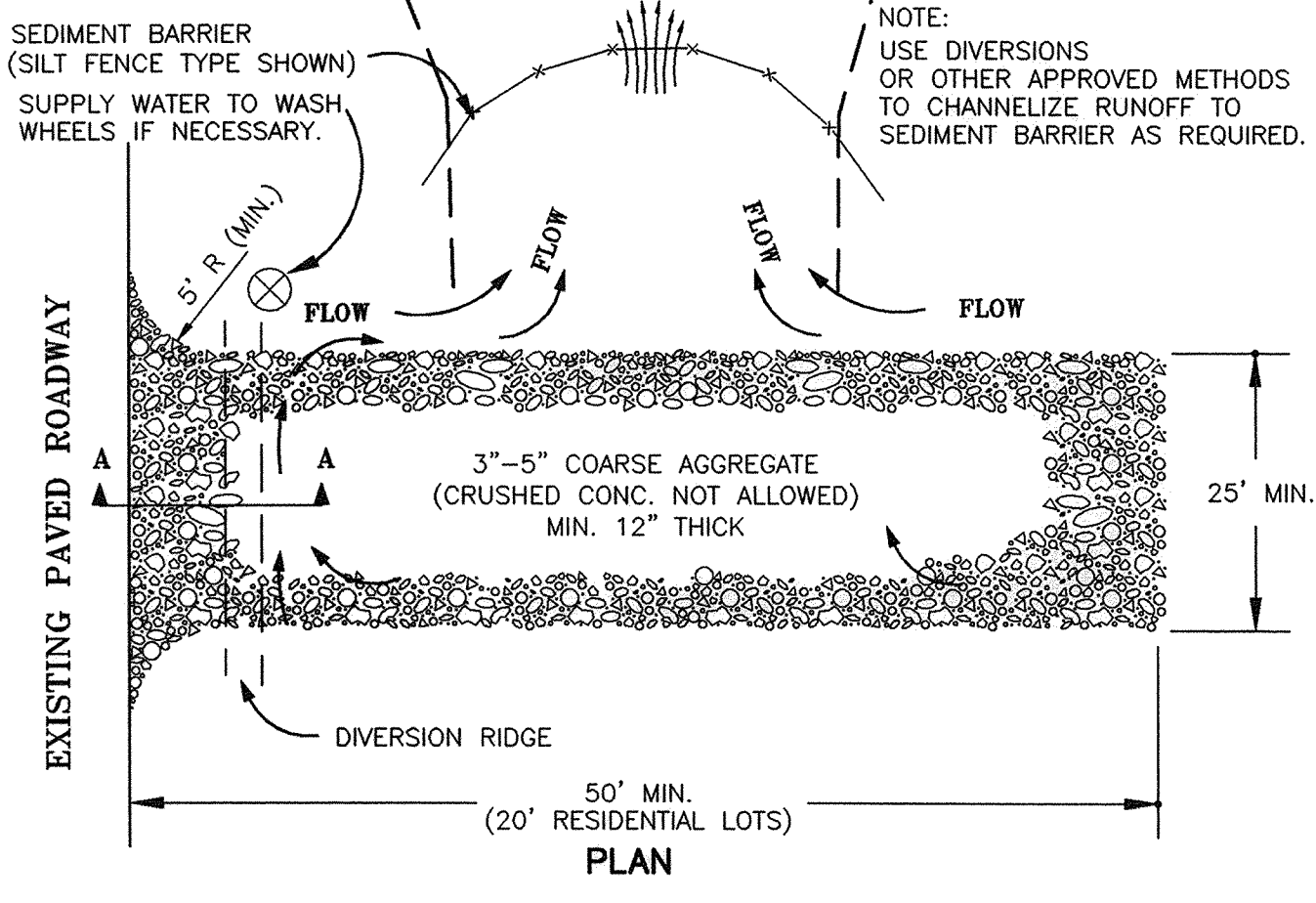
01 C4.02 SILT FENCE
NOT TO SCALE



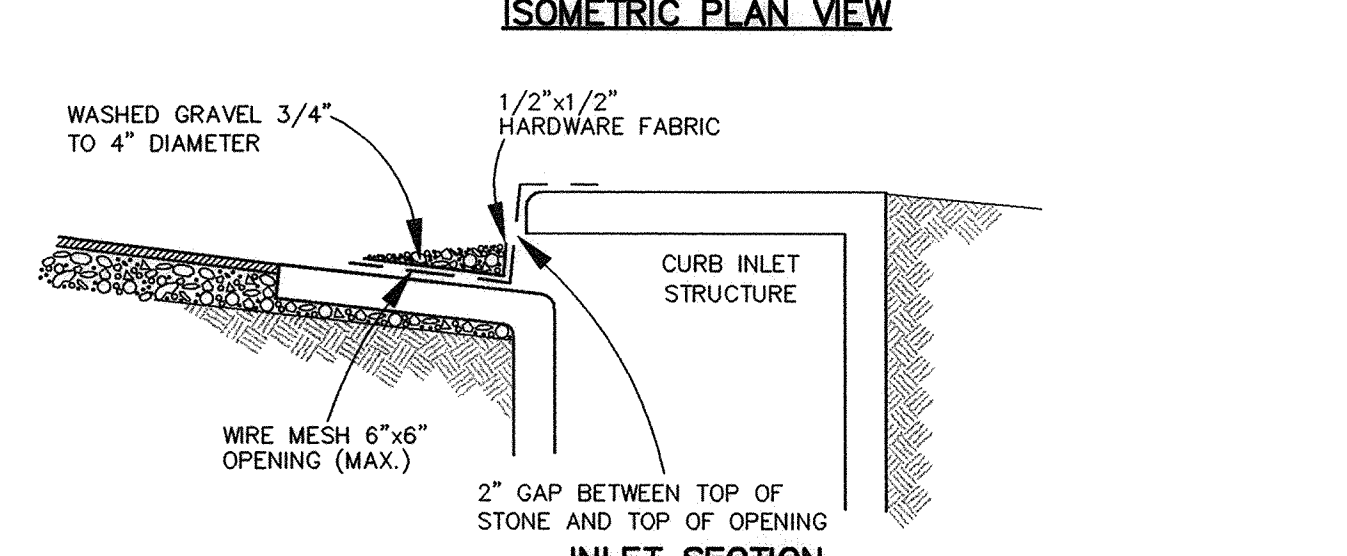
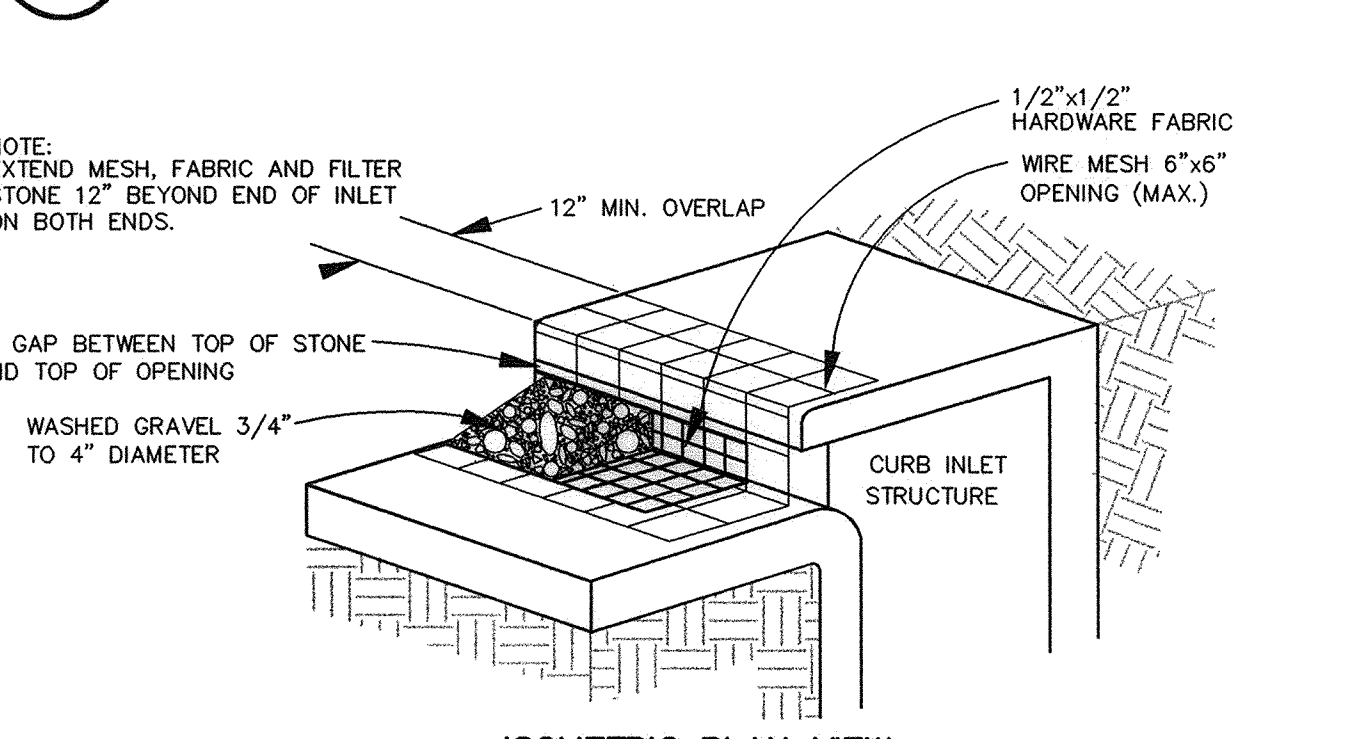
04 C4.02 PIPE INLET PROTECTION
NOT TO SCALE



08 C4.02 EROSION CONTROL MATTING
NOT TO SCALE



02 C4.02 CONSTRUCTION ENTRANCE
NOT TO SCALE



05 C4.02 CURB INLET PROTECTION
NOT TO SCALE

SOLID WASTE MANAGEMENT

DESCRIPTION: LARGE VOLUMES OF SOLID WASTE ARE OFTEN GENERATED AT CONSTRUCTION SITES INCLUDING PACKAGING MATERIALS, WOOD WASTE, CONCRETE WASTE, SOIL, ELECTRICAL WIRING, CUTTINGS, AND A VARIETY OF OTHER MATERIALS. THE SOLID WASTE MANAGEMENT PRACTICE LISTS TECHNIQUES TO MINIMIZE THE POTENTIAL OF STORM WATER CONTAMINATION FROM SOLID WASTE THROUGH APPROPRIATE STORAGE AND DISPOSAL PRACTICES.

PRIMARY USE: THESE PRACTICES SHOULD BE A PART OF ALL CONSTRUCTION PRACTICES. BY LIMITING THE TRASH AND DEBRIS ON SITE, STORM WATER QUALITY IS IMPROVED ALONG WITH REDUCED CLEAN UP REQUIREMENTS AT THE COMPLETION OF THE PROJECT.

APPLICATIONS: THE SOLID WASTE MANAGEMENT PRACTICE FOR CONSTRUCTION SITES IS BASED ON PROPER STORAGE AND DISPOSAL PRACTICES BY CONSTRUCTION WORKERS AND SUPERVISORS. KEY ELEMENTS OF THE PROGRAM ARE EDUCATION AND MODIFICATION OF IMPROPER DISPOSAL HABITS. COOPERATION AND VOLUNTARINESS IS REQUIRED OF SUPERVISORS AND WORKERS TO ENSURE THAT THE RECOMMENDATIONS AND PROCEDURES ARE FOLLOWED. FOLLOWING ARE LISTS DESCRIBING THE TARGETED MATERIALS AND RECOMMENDED PROCEDURES:

- TARGETED SOLID WASTE MATERIALS: PAPER AND CARDBOARD CONTAINERS, PLASTIC PACKAGING, STYROFOAM PACKING AND FORMS, INSULATION MATERIALS (NON-HAZARDOUS), WOOD PALLETS, WOOD CUTTINGS, PIPE AND ELECTRICAL CUTTINGS, CONCRETE, BRICK, AND MORTAR WASTE, SHINGLE CUTTINGS AND WASTE, ROOFING TAR, STEEL (CUTTINGS, NAILS, RUST RESIDUE), GYPSUM BOARD CUTTINGS AND WASTE, SHEATING CUTTINGS AND WASTE, MISCELLANEOUS CUTTINGS AND WASTE, FOOD WASTE, DEMOLITION WASTE.
- STORAGE PROCEDURES:
 - IF FEASIBLE, SEGREGATE RECYCLABLE WASTES FROM NON-RECYCLABLE WASTE MATERIALS.
 - DESIGNATE A FOREMAN OR SUPERVISOR TO OVERSEE AND ENFORCE PROPER SOLID WASTE PROCEDURES.
 - INSTRUCT CONSTRUCTION WORKERS IN PROPER SOLID WASTE PROCEDURES.
 - SEGREGATE POTENTIALLY HAZARDOUS WASTE FROM NON-HAZARDOUS CONSTRUCTION SITE DEBRIS.
 - KEEP SOLID WASTE MATERIALS UNDER COVER IN EITHER A CLOSED DUMPSTER OR OTHER ENCLOSED TRASH CONTAINER THAT LIMITS CONTACT WITH RAIN AND RUNOFF.
 - STORE WASTE MATERIALS AWAY FROM DRAINAGE DITCHES, SWALES AND CATCH BASINS.
 - DO NOT ALLOW TRASH CONTAINERS TO OVERFLOW.
 - DO NOT ALLOW WASTE MATERIALS TO ACCUMULATE ON THE GROUND.
 - PROHIBIT LITTERING BY WORKERS AND VISITORS.
 - POLICE AREA DAILY FOR LITTER AND DEBRIS.
 - ENFORCE SOLID WASTE HANDLING AND STORAGE PROCEDURES.
- DISPOSAL PROCEDURES:
 - IF FEASIBLE, SEGREGATE RECYCLABLE WASTES FROM NON-RECYCLABLE WASTE MATERIALS AND DISPOSE OF SEPARATELY.
 - GENERAL CONSTRUCTION DEBRIS MAY BE HAULED TO A LICENSED CONSTRUCTION DEBRIS LANDFILL (TYPICALLY LESS EXPENSIVE THAN A SANITARY LANDFILL).
 - USE WASTE FACILITIES APPROVED BY LOCAL JURISDICTION.
 - RUNOFF WHICH COMES INTO CONTACT WITH UNPROTECTED WASTE SHALL BE DIRECTED INTO STRUCTURAL TREATMENT SUCH AS SILT FENCE TO REMOVE DEBRIS.
- EDUCATION:
 - EDUCATE ALL WORKERS ON SOLID WASTE STORAGE AND DISPOSAL PROCEDURES.
 - INSTRUCT WORKERS IN IDENTIFICATION OF SOLID WASTE AND HAZARDOUS WASTE.
 - HAVE REGULAR MEETINGS TO DISCUSS AND REINFORCE DISPOSAL PROCEDURES (INCORPORATE IN REGULAR SAFETY SEMINARS).
 - CLEARLY MARK ON ALL SOLID WASTE CONTAINERS WHICH MATERIALS ARE ACCEPTABLE.
- QUALITY CONTROL:
 - FOREMAN AND/OR CONSTRUCTION SUPERVISOR SHALL MONITOR ON-SITE SOLID WASTE STORAGE AND DISPOSAL PROCEDURES.
 - DISCIPLINE WORKERS WHO REPEATEDLY VIOLATE PROCEDURES.
- REQUIREMENTS:
 - JOB-SITE WASTE HANDLING AND DISPOSAL EDUCATION AND AWARENESS PROGRAM.
 - COMMITMENT BY MANAGEMENT TO IMPLEMENT AND ENFORCE SOLID WASTE MANAGEMENT PROGRAM.
 - COMPLIANCE BY WORKERS.
 - SUFFICIENT AND APPROPRIATE WASTE STORAGE CONTAINERS.
 - TIMELY REMOVAL OF STORED SOLID WASTE MATERIALS.
 - POSSIBLE MODICUM COST IMPACT FOR ADDITIONAL WASTE STORAGE CONTAINERS.
 - MINIMAL OVERALL COST IMPACT.
- LIMITATIONS: ONLY ADDRESSES NON-HAZARDOUS SOLID WASTE. ONE PART OF A COMPREHENSIVE CONSTRUCTION SITE WASTE MANAGEMENT PROGRAM.

TARGETED CONSTITUENTS: SEDIMENT, NUTRIENTS, TOXIC MATERIALS, OIL & GREASE, FLOATABLE MATERIALS, OTHER CONSTRUCTION WASTES.

IMPLEMENTATION REQUIREMENTS: CAPITAL COSTS, MAINTENANCE, TRAINING, SUITABILITY FOR SLOPES > 5%.

LEGEND: SIGNIFICANT IMPACT, MEDIUM IMPACT, LOW IMPACT, UNKNOWN OR QUESTIONABLE IMPACT.

W-1

CONCRETE WASTE MANAGEMENT

DESCRIPTION: CONCRETE WASTE AT CONSTRUCTION SITES COMES IN TWO FORMS: 1) EXCESS FRESH CONCRETE MIX INCLUDING TRUCK AND EQUIPMENT WASHING, AND 2) CONCRETE DUST AND CONCRETE DEBRIS RESULTING FROM DEMOLITION. BOTH FORMS HAVE THE POTENTIAL TO IMPACT WATER QUALITY THROUGH STORM WATER RUNOFF CONTACT WITH THE WASTE.

PRIMARY USE: CONCRETE WASTE IS PRESENT AT MOST CONSTRUCTION SITES. THIS BMP SHOULD BE UTILIZED AT SITES IN WHICH CONCRETE WASTE IS PRESENT.

APPLICATIONS: A NUMBER OF WATER QUALITY PARAMETERS CAN BE AFFECTED BY INTRODUCTION OF CONCRETE - ESPECIALLY FRESH CONCRETE. CONCRETE AFFECTS THE PH OF RUNOFF, CAUSING SIGNIFICANT CHEMICAL CHANGES IN WATER BODIES AND HARMING AQUATIC LIFE. SUSPENDED SOLIDS IN THE FORM OF BOTH CEMENT AND AGGREGATE DUST ARE ALSO GENERATED FROM BOTH FRESH AND DEMOLISHED CONCRETE WASTE.

CURRENT UNACCEPTABLE WASTE CONCRETE DISPOSAL PRACTICES:

- DUMPING IN VACANT AREAS ON THE JOB-SITE.
- ILLEGAL DUMPING OFF-SITE.
- DUMPING INTO DITCHES OR DRAINAGE FACILITIES.

RECOMMENDED DISPOSAL PRACTICES:

- AND UNACCEPTABLE DISPOSAL PRACTICES LISTED ABOVE.
- DEVELOP PREDETERMINED, SAFE CONCRETE DISPOSAL AREAS.
- PROVIDE A WASHOUT AREA WITH A MINIMUM OF 6 CUBIC FEET OF CONTAINMENT AREA VOLUME FOR EVERY 10 CUBIC YARDS OF CONCRETE POURED.
- NEVER DUMP WASTE CONCRETE ILLEGITIMATELY OR WITHOUT PROPERTY OWNERS KNOWLEDGE AND CONSENT.
- TREAT RUNOFF FROM STORAGE AREAS THROUGH THE USE OF STRUCTURAL CONTROLS AS REQUIRED.

EDUCATION:

- DRIVERS AND EQUIPMENT OPERATORS SHOULD BE INSTRUCTED ON PROPER DISPOSAL AND EQUIPMENT WASHING PRACTICES (SEE ABOVE).
- SUPERVISORS MUST BE MADE AWARE OF THE POTENTIAL ENVIRONMENTAL CONSEQUENCES OF IMPROPERLY HANDLED CONCRETE WASTE.

ENFORCEMENT:

- THE CONSTRUCTION SITE MANAGER OR FOREMAN MUST ENSURE THAT EMPLOYEES AND PREMIX COMPANIES FOLLOW PROPER PROCEDURES FOR CONCRETE DISPOSAL AND EQUIPMENT WASHING.
- EMPLOYEES VIOLATING DISPOSAL OR EQUIPMENT CLEANING DIRECTIVES MUST BE REEDUCATED OR DISCIPLINED IF NECESSARY.

DEMONSTRATION PRACTICES:

- MONITOR WEATHER AND WIND DIRECTION TO ENSURE CONCRETE DUST IS NOT ENTERING DRAINAGE STRUCTURES AND SURFACE WATERS.
- WHERE APPROPRIATE, CONSTRUCT SEDIMENT TRAPS AND OTHER TYPES OF SEDIMENT DETENTION DEVICES DOWNSTREAM OF DEMOLITION ACTIVITIES.

REQUIREMENTS:

- USE PREDETERMINED DISPOSAL SITES FOR WASTE CONCRETE.
- PROHIBIT DUMPING WASTE CONCRETE ANYWHERE BUT PREDETERMINED AREAS.
- ASSIGN PREDETERMINED TRUCK AND EQUIPMENT WASHING AREAS.
- EDUCATE DRIVERS AND OPERATORS ON PROPER DISPOSAL AND EQUIPMENT CLEANING PROCEDURES.
- MINIMAL COST IMPACT FOR TRAINING AND MONITORING.
- CONCRETE DISPOSAL COST DEPENDS ON AREA AND DISTANCE TO SUITABLE DISPOSAL AREAS.
- ADDITIONAL COSTS INVOLVED IN EQUIPMENT WASHING COULD BE SIGNIFICANT.

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

TARGETED CONSTITUENTS: SEDIMENT, NUTRIENTS, TOXIC MATERIALS, OIL & GREASE, FLOATABLE MATERIALS, OTHER CONSTRUCTION WASTES.

IMPLEMENTATION REQUIREMENTS: CAPITAL COSTS, MAINTENANCE, TRAINING, SUITABILITY FOR SLOPES > 5%.

LEGEND: SIGNIFICANT IMPACT, MEDIUM IMPACT, LOW IMPACT, UNKNOWN OR QUESTIONABLE IMPACT.

W-3

POLLUTION CONTROL GENERAL NOTES:

- THIS PLAN HAS BEEN PREPARED TO PROVIDE MEANS TO PREVENT OR MINIMIZE POLLUTION OF STORM WATER.
- THIS PROJECT CONSISTS OF THE DEVELOPMENT OF 1 LOT ON A 0.73 ACRE TRACT FOR A COMMERCIAL USE.
- THE CONSTRUCTION ACTIVITY INCLUDED IN THIS PLAN WILL INCLUDE:
 - CLEANING AND GRUBBING
 - STOCK PILING
 - ROUGH GRADING
 - UTILITY INSTALLATION/EXCAVATION OF TRENCHES
 - FINAL OR FINISH GRADING
 - PAVEMENT INSTALLATION
 - BUILDING CONSTRUCTION
 - PREPARATION OF SEEDING OR PLANTING
- BEST MANAGEMENT PRACTICES (STRUCTURAL PRACTICES) USED ON THIS PROJECT COULD INCLUDE: SILT FENCING, CONSTRUCTION ENTRANCE, INLET PROTECTION, OUTLET PROTECTION, SUBSURFACE DRAINAGE, CHECK DAMS, DRAINAGE SWALES, SEDIMENT TRAPS, EARTH DIKE, PIPE, SLOPE DRAINS, EROSION CONTROL MATTING, DETENTION/RETENTION PONDS AND SEDIMENT BASINS.
- THE TOTAL ESTIMATED SITE AREA IS 0.73 ACRES. THE TOTAL ESTIMATED SITE AREA TO BE DISTURBED IS 0.73 ACRES. THE TOTAL ESTIMATED SITE AREA NOT TO BE DISTURBED IS 0.00 ACRES.
- THE ESTIMATED RUNOFF COEFFICIENT PRIOR TO DEVELOPMENT OF THE PROJECT IS 0.35.
- THE ESTIMATED RUNOFF COEFFICIENT UPON COMPLETION OF THE PROJECT IS 0.90.
- THE SLOPES EXPECTED ON THE SITE UPON COMPLETION OF FINAL GRADING WILL RANGE BETWEEN 1X TO 30X.
- THE STORM WATER EXITING THE SITE IS COLLECTED IN AN EXISTING DRAINAGE SYSTEM MAINTAINED BY THE CITY OF ROCKWALL, TEXAS.
- THE NAME OF THE RECEIVING WATER BODY IS LAKE RAY HUBBARD, LOCATED APPROXIMATELY 4,800 FEET FROM THE SUBJECT PROPERTY.
- THE SOILS PRESENT AT THE SITE ARE GENERALLY EXPANSIVE CLAYS.
- THE CONTRACTOR SHALL PROVIDE EROSION PROTECTION AROUND THE WORK AREA PERIMETER AND AT ALL INLET MOUTHS DURING CONSTRUCTION.
- THE CONTRACTOR WILL REMOVE ALL EXCESS SOIL FROM CONSTRUCTION VEHICLES PRIOR TO EXITING THE SITE.
- ALL DISTURBED AREAS WHICH WILL NOT BE RE-DISTURBED FOR A MINIMUM OF 14 DAYS MUST BE STABILIZED BY THE CONTRACTOR TO CONTROL EROSION.
- THE CONTRACTOR SHALL UNDERTAKE PROPER METHODS TO REDUCE DUST GENERATION FROM THE SITE.
- THE CONTRACTOR MUST COMPLY WITH FEDERAL, STATE AND LOCAL REGULATIONS REGARDING SEDIMENT AND EROSION CONTROL.
- A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN ALONG WITH THE EPA (NPDES) PERMIT MUST BE POSTED AT THE CONSTRUCTION SITE THROUGHOUT THE CONSTRUCTION OF THE PROJECT. IF THE PERMIT HAS NOT BEEN ISSUED, A COPY OF NOTICE OF INTENT (NOI) SHALL BE POSTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF THE EPA'S REQUIREMENT OF A NOTICE OF INTENT (NOI) AND THE NOTICE OF TERMINATION (NOT) AND ANY ADDITIONAL REQUIREMENT PER THE EPA GUIDELINES FOR STORM WATER POLLUTION PREVENTION.
- ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY.
- IF OFF-SITE SOIL BORROW OR SPOIL SITES ARE USED IN CONJUNCTION WITH THIS PROJECT, THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR AND BE RESPONSIBLE FOR EROSION CONTROL REQUIREMENTS AS PER FEDERAL, STATE AND LOCAL REQUIREMENTS.
- INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF-SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BEST MANAGEMENT PRACTICE (BMP) TO CONTROL OFF-SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN EFFICIENCY OF THE INSTALLATION.
- MAINTENANCE AND INSPECTIONS PROCEDURES: CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF ANY STORM EVENT OF 0.5 INCHES OR GREATER. IF REPAIR IS NECESSARY IT SHALL BE DONE AT THE EARLIEST PRACTICAL DATE BUT IN NO CASE GREATER THAN 48 HOURS.
- FINAL STABILIZATION IS DEFINED AS A UNIFORM PERENNIAL VEGETATIVE COVER AT A MINIMUM OF 70% RESTORATION OF THE NATIVE OR NATURAL PREEXISTING BACKGROUND COVER FOR THE AREA.
- SEDIMENTATION PONDS/TRAPS MUST BE CLEANED OUT WHEN SEDIMENTATION ACCUMULATES TO A POINT OF 50% FULL (BY VOLUME).
- CONTRACTOR SHALL SEED ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF FINAL GRADING.
- NO PUBLIC ACCEPTANCE UNTIL (FINAL STABILIZATION) VEGETATION IS ESTABLISHED ON ALL DISTURBED AREAS.

- SEQUENCE OF EROSION CONTROL BEST MANAGEMENT PRACTICES:**
- INSTALL DOWN SLOPE AND SIDE SLOPE PERIMETER CONTROLS PRIOR TO THE LAND DISTURBING ACTIVITIES.
 - DO NOT DISTURB AN AREA UNTIL IT IS NECESSARY FOR CONSTRUCTION TO PROCEED.
 - COVER AND STABILIZE DISTURBED AREAS AS SOON AS POSSIBLE (WITHIN A MAXIMUM OF 14 DAYS).
 - TIME ACTIVITIES TO LIMIT IMPACT FROM SEASONAL CLIMATE CHANGES OR WEATHER EVENTS.
 - DELAY CONSTRUCTION OF INFILTRATION MEASURES UNTIL THE END OF THE CONSTRUCTION PROJECT, WHEN UPSTREAM DRAINAGE AREAS HAVE BEEN STABILIZED.
 - DO NOT REMOVE TEMPORARY PERIMETER CONTROLS UNTIL AFTER ALL UPSTREAM AREAS ARE FINAL STABILIZED.

- ALLOWABLE NON-STORM WATER DISCHARGES:**
- DISCHARGES FROM FIRE FIGHTING ACTIVITIES.
 - FIRE HYDRANT FLUSHINGS.
 - WATER USED TO WASH VEHICLES OR CONTROL DUST.
 - POTABLE WATER SOURCES (INCLUDING WATERLINE FLUSHINGS CONTAINING LESS THAN 1000 GALLONS).
 - UNCONTAMINATED GROUND WATER (INCLUDING DOWNGRADE GROUNDWATER INFILTRATION).
 - FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS SUCH AS SOLVENTS.
 - SPRINGS, RIPARIAN HABITATS, WETLANDS AND UNCONTAMINATED GROUNDWATER.
 - IRRIGATION WATER.
 - EXTERIOR BUILDING WASH DOWN WITHOUT DETERGENTS.
 - PAVEMENT WASH WATERS WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED (UNLESS ALL SPILL MATERIAL HAS BEEN REMOVED) AND WHERE DETERGENTS ARE NOT USED.
 - AIR CONDITIONING CONDENSATE.
 - HEAVILY CHLORINATED WATER (3.5 MG/L OR GREATER FREE CHLORINE) RESULTING FROM WATER LINE STERILIZATION SHALL BE DILUTED UNDER PERMIT TO THE SANITARY SEWER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL APPLY TO THE ENGINEERING DEPARTMENT FOR A SANITARY SEWER DISCHARGE PERMIT AFTER THE MANDATORY CHLORINE RETENTION TIME (USUALLY 24 HOURS). THE HEAVILY CHLORINATED WATER MAY BE DISCHARGED TO THE SANITARY SEWER, BEGINNING TWO WORKING DAYS AFTER PERMIT APPLICATION.

- SPILLS AND RELEASES: (OF REPORTABLE QUANTITIES)**
- THE FOLLOWING STEPS SHALL BE TAKEN:**
- NOTIFY THE NATIONAL RESPONSE CENTER (800) 424-8802 OR (202) 426-2675 AS SOON AS YOU HAVE KNOWLEDGE OF THE SPILL.
 - THE SWPPP MUST BE MODIFIED WITHIN 14 DAYS TO PROVIDE A DESCRIPTION OF THE RELEASE, THE CIRCUMSTANCES LEADING TO THE RELEASE AND THE DATE OF THE RELEASE.

RECORD DRAWINGS:

IT WAS THE INTENT THAT THE IMPROVEMENTS SHOWN BE CONSTRUCTED ACCORDING TO THESE PLANS AS APPROVED BY THE CITY. THE LINES AND GRADES WERE SET ON THE GROUND FOR CONSTRUCTION ACCORDING TO SAID PLANS. THE CITY INSPECTED THE CONSTRUCTION. THE ENGINEER DID NOT VERIFY LINES OR GRADES AFTER CONSTRUCTION. WE ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION OTHER THAN THOSE SHOWN.

RANDALL P. POGUE, P.E.
TX LIC. NO. 84790

DATE: APRIL 30, 2010

101037

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BRANDON E. COX
101037
PROFESSIONAL ENGINEER

PI NO: 1393-09-024

PIPOGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
1710 W. 44th STREET, SUITE 100, ROCKWALL, TEXAS 75087
www.PiPogueEngineers.com

Tom Thumb
3663 BRIARPARK DRIVE, HOUSTON, TX, 77042

Randalls
TOM THUMB # 2964 FUEL CENTER
3074 NORTH GOLIAD STREET
ROCKWALL, TEXAS
TOM THUMB SHOPPING CENTER

ISSUE: 08-05-09
PROJECT No.: 1393-09-024
DWG. FILE: 1393-09-024-07A.DWG
DRAWN BY: WTW
CHECKED BY: BEC

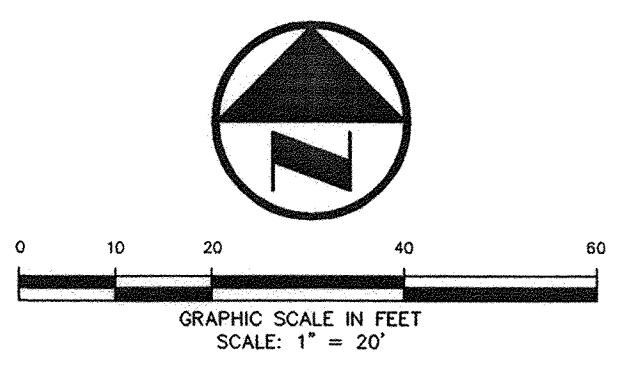
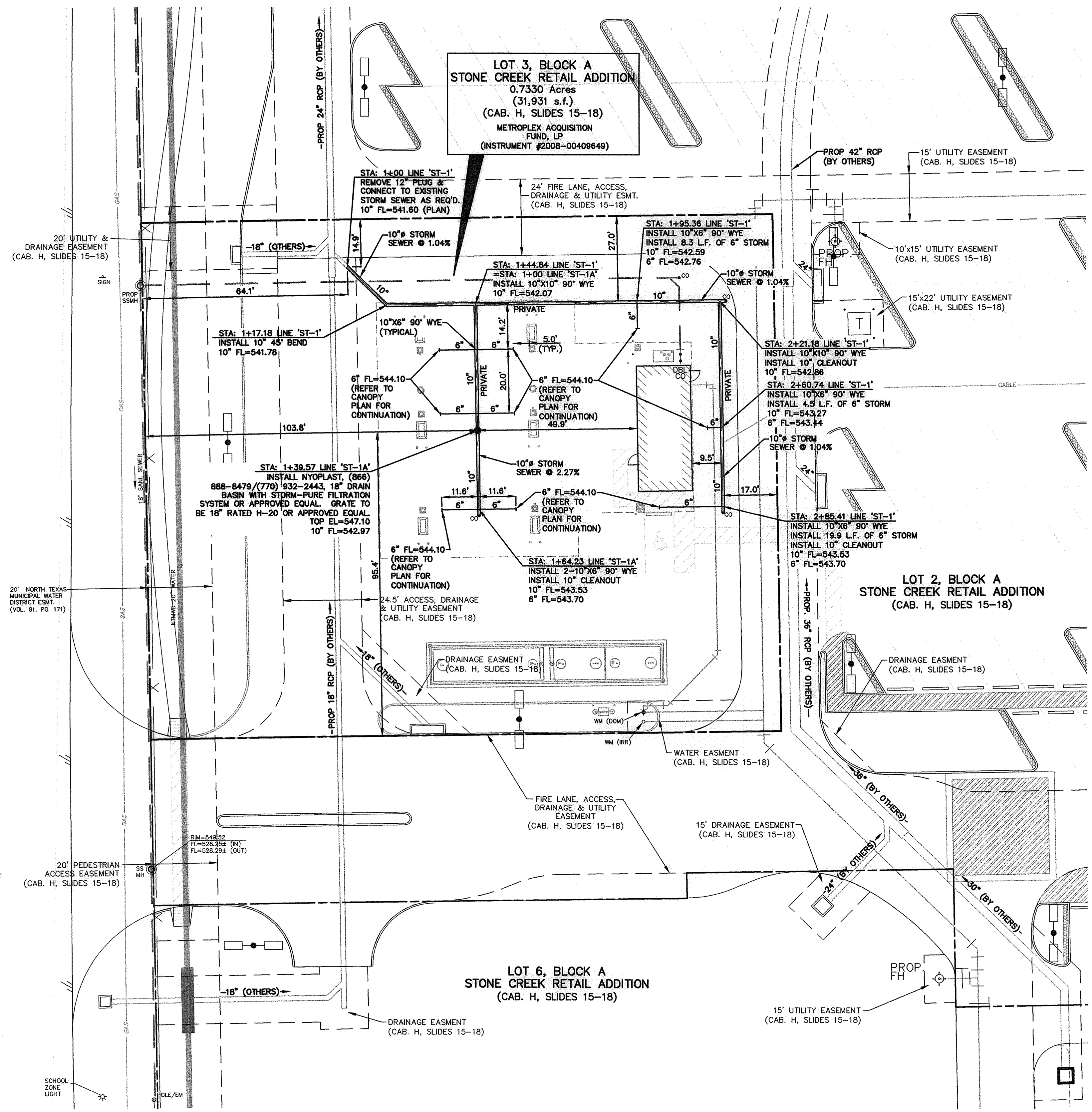
SHEET TITLE: EROSION CONTROL DETAILS (SWPPP)
SHEET No.: C4.02

TEXAS BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF REGISTRATION #00481, TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, CERTIFICATE OF REGISTRATION 100421-00

TWILLIAMS 04/30/2010 - 10:09AM
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STATE HIGHWAY 205
 (100' R.O.W.)



LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FD	FIRE HYDRANT
FD ²	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
SIG	TRAFFIC SIGN
TEL	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
L.A.	LANDSCAPE AREA
---	PROPERTY LINE
OHL	O.H. POWER LINES
TEL	U/G TELEPHONE LINES
WATER	U/G WATER LINE
GAS	U/G GAS LINE
---	FENCE
---	EXISTING CONTOURS
XXX.XX	EXISTING SPOT GRADES
XXX.XX	PROPOSED CONTOURS (BY OTHERS)
TC XXX.XX	PROPOSED SPOT GRADES (BY OTHERS)
G XXX.XX	(C.M.) CONTROLLING MONUMENT
SIR	5/8-INCH IRON ROD WITH "POGUE ENG & DEV" CAP SET
---	PROPOSED CONTOURS
---	PROPOSED SPOT GRADES
---	PROPOSED EROSION CONTROL
---	PROPOSED DRAINAGE DIVIDES

CAUTION!!!
 UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.
 TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377
 TEXAS ONE CALL SYSTEMS 1-800-245-4545
 LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5

BEFORE YOU DIG!!!

BENCHMARK LIST:
 BENCHMARK #1
 SQUARE CUT SET AT SOUTHWEST CORNER OF WATER VAULT LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SH 205 AND THE SOUTH RIGHT-OF-WAY LINE OF FM 552.
 ELEVATION = 543.09
 BENCHMARK #2
 CITY OF ROCKWALL MONUMENT (R010) FOUND.
 ELEVATION = 524.788

FRANCHISE UTILITY NOTES:
 1. TXU ENERGY CONSTRUCTION SERVICES - (800) 711-9112
 2. ATMOS ENERGY (GAS) - 903-457-2092 - DINAH WOOD
 3. AT&T (PHONE) - 903-457-2092 - DWAYNE WELLS

RECORD DRAWINGS:
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RANDALL P. POGUE, P.E.
 TX LIC. NO. 84780

DATE: APRIL 30, 2010

NOTE:
 FOR ALL STORM SEWER DETAILS, SEE CITY OF ROCKWALL/STANDARDS & NCTCOG 3rd ADDITION.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BRANDON E. COX, P.E. 10/27/07 ON 08-05-09. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Brandon E. Cox 08-05-09

BRANDON E. COX
 101037
 LICENSED PROFESSIONAL ENGINEER

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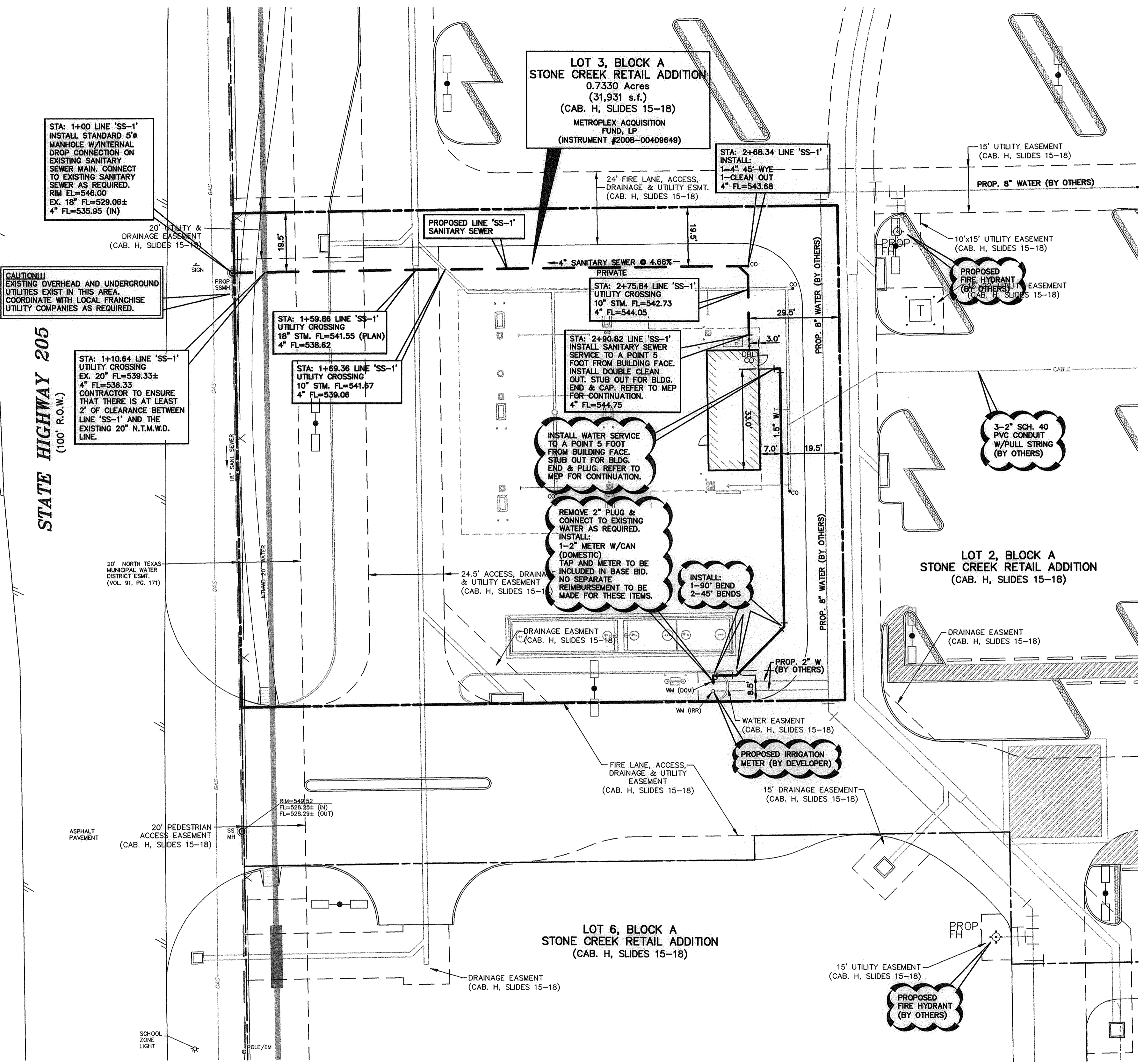
MARK	DATE	RECORD DRAWINGS	DESCRIPTION
Δ	04-30-10		

ISSUE: 08-05-09
 PROJECT No: 1393-09-024
 DWG. FILE: 1393-09-024-07A
 DRAWN BY: WTW
 CHECKED BY: BEC

SHEET TITLE
STORM SEWER PLAN

SHEET No.
C5.01

TWILLIAMS 04/30/2010 - 10:10AM
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STATE HIGHWAY 205
 (100' R.O.W.)

STA: 1+00 LINE 'SS-1'
 INSTALL STANDARD 5' MANHOLE W/INTERNAL DROP CONNECTION ON EXISTING SANITARY SEWER MAIN. CONNECT TO EXISTING SANITARY SEWER AS REQUIRED.
 RIM EL=546.00
 EX. 18" FL=529.06±
 4" FL=535.95 (N)

CAUTION!!!
 EXISTING OVERHEAD AND UNDERGROUND UTILITIES EXIST IN THIS AREA. COORDINATE WITH LOCAL FRANCHISE UTILITY COMPANIES AS REQUIRED.

STA: 1+10.64 LINE 'SS-1'
 UTILITY CROSSING
 EX. 20" FL=539.33±
 4" FL=538.33
 CONTRACTOR TO ENSURE THAT THERE IS AT LEAST 2' OF CLEARANCE BETWEEN LINE 'SS-1' AND THE EXISTING 20" N.T.M.W.D. LINE.

STA: 1+59.86 LINE 'SS-1'
 UTILITY CROSSING
 18" STM. FL=541.55 (PLAN)
 4" FL=538.62

STA: 1+69.36 LINE 'SS-1'
 UTILITY CROSSING
 10" STM. FL=541.67
 4" FL=539.06

STA: 2+90.82 LINE 'SS-1'
 INSTALL SANITARY SEWER SERVICE TO A POINT 5 FOOT FROM BUILDING FACE. INSTALL DOUBLE CLEAN OUT. STUB OUT FOR BLDG. END & CAP. REFER TO MEP FOR CONTINUATION.
 4" FL=544.75

INSTALL WATER SERVICE TO A POINT 5 FOOT FROM BUILDING FACE. STUB OUT FOR BLDG. END & PLUG. REFER TO MEP FOR CONTINUATION.

REMOVE 2" PLUG & CONNECT TO EXISTING WATER AS REQUIRED.
 INSTALL:
 1-2" METER W/CAN (DOMESTIC)
 TAP AND METER TO BE INCLUDED IN BASE BID. NO SEPARATE REIMBURSEMENT TO BE MADE FOR THESE ITEMS.

INSTALL:
 1-90° BEND
 2-45° BENDS

LOT 6, BLOCK A
 STONE CREEK RETAIL ADDITION
 (CAB. H. SLIDES 15-18)

DRAINAGE EASEMENT
 (CAB. H. SLIDES 15-18)

DRAINAGE EASEMENT
 (CAB. H. SLIDES 15-18)

DRAINAGE EASEMENT
 (CAB. H. SLIDES 15-18)

DRAINAGE EASEMENT
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DRAINAGE EASEMENT
 (CAB. H. SLIDES 15-18)

DRAINAGE EASEMENT
 (CAB. H. SLIDES 15-18)

STA: 2+68.34 LINE 'SS-1'
 INSTALL:
 1-4" 45° WYE
 1-CLEAN OUT
 4" FL=543.68

STA: 2+75.84 LINE 'SS-1'
 UTILITY CROSSING
 10" STM. FL=542.73
 4" FL=544.05

STA: 2+75.84 LINE 'SS-1'
 UTILITY CROSSING
 10" STM. FL=542.73
 4" FL=544.05

STA: 2+75.84 LINE 'SS-1'
 UTILITY CROSSING
 10" STM. FL=542.73
 4" FL=544.05

STA: 2+75.84 LINE 'SS-1'
 UTILITY CROSSING
 10" STM. FL=542.73
 4" FL=544.05

STA: 2+75.84 LINE 'SS-1'
 UTILITY CROSSING
 10" STM. FL=542.73
 4" FL=544.05

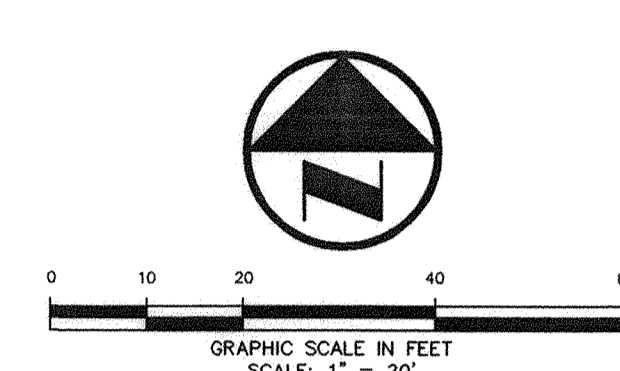
STA: 2+75.84 LINE 'SS-1'
 UTILITY CROSSING
 10" STM. FL=542.73
 4" FL=544.05

STA: 2+75.84 LINE 'SS-1'
 UTILITY CROSSING
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 10" STM. FL=542.73
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STA: 2+75.84 LINE 'SS-1'
 UTILITY CROSSING
 10" STM. FL=542.73
 4" FL=544.05



LEGEND

BOLLARD	EX. ○
ELECTRIC METER	PP. ○
POWER POLE	LS. ○
LIGHT STANDARD	WM. ○
WATER VALVE	WV. ○
IRRIGATION CONTROL VALVE	ICV. ○
FIRE HYDRANT	FD. ○
FIRE DEPARTMENT CONNECTION	FD. ○
CLEAN OUT	CO. ○
MANHOLE	MH. ○
GAS METER	GM. ○
TRAFFIC SIGNAL CONTROL	TSC. ○
TRAFFIC SIGNAL POLE	TSP. ○
TRAFFIC SIGNAL	TR. ○
TELEPHONE BOX	TEL. ○
TV BOX	TV. ○
FLAG POLE	FP. ○
LANDSCAPE AREA	L.A.
PROPERTY LINE	---
O.H. POWER LINES	---
U/G TELEPHONE LINES	---
U/G WATER LINE	---
U/G GAS LINE	---
FENCE	---
EXISTING CONTOURS	---
EXISTING SPOT GRADES	XXX.XX
PROPOSED CONTOURS (BY OTHERS)	XXX.XX
PROPOSED SPOT GRADES (BY OTHERS)	XXX.XX
CONTROLLING MONUMENT	(C.M.)
5/8-INCH IRON ROD WITH "POGUE ENG & DEV" CAP SET	SIR
PROPOSED CONTOURS	XXX.XX
PROPOSED SPOT GRADES	XXX.XX
PROPOSED EROSION CONTROL	---
PROPOSED DRAINAGE DIVIDES	---

PROVIDE CONDUIT AND POWER TO SITE LIGHTING AS REQUIRED. COORDINATE WITH MEP/ARCH AND LOCAL FRANCHISE UTILITY COMPANY AS REQUIRED.

PROVIDE CONDUIT AND POWER TO SIGN AS REQUIRED. COORDINATE WITH MEP/ARCH AND LOCAL FRANCHISE UTILITY COMPANY AS REQUIRED.

PROPOSED TELEPHONE SERVICE LINE. COORDINATE WITH LOCAL FRANCHISE UTILITY COMPANY FOR SERVICE AS REQUIRED.

PROPOSED GAS SERVICE LINE. COORDINATE WITH LOCAL FRANCHISE UTILITY COMPANY FOR SERVICE AS REQUIRED.

PROPOSED ELECTRIC SERVICE LINE. COORDINATE WITH LOCAL FRANCHISE UTILITY COMPANY FOR SERVICE AS REQUIRED.

INSTALL BACK FLOW PREVENTION DEVICE WITH DOUBLE CHECK BEYOND DOMESTIC & IRRIGATION METERS IN ACCORDANCE WITH CITY REQUIREMENTS.

PROVIDE CONDUIT AS REQUIRED FOR PHONE, ELECTRICAL, GAS, IRRIGATION & LIGHTING. COORDINATE WITH LANDSCAPE, MEP & FRANCHISE UTILITY COMPANIES FOR LOCATIONS NUMBER & SIZES OF CONDUITS AND SERVICES.

THE SERVICE WOULD REQUIRE THAT THE DEVELOPER PROVIDE THE STANDARD 2-4" PVC CONDUITS WITH PULL STRINGS FROM THE TELEPHONE EQUIPMENT TO THE RIGHT-OF-WAY OR UTILITY EASEMENT UNDER AREAS OF THE PAVEMENT. PVC CONDUITS NEED TO BE EXPOSED OR TURNED UP AT THE RIGHT-OF-WAY OR UTILITY EASEMENT. ALL 90° BENDS IN THE CONDUITS SHOULD BE LONG RADIUS. A BACKBOARD IN THE BUILDING SHALL CONSIST OF STANDARD 4"x8"x3/4" SHEET OF PLYWOOD MOUNTED AT THE TERMINATION POINT. ALSO, AN ELECTRICAL OUTLET AND #6 SOLID INSULATED GROUND WIRE FROM THE GROUND BAR OF THE POWER PANEL TO PLYWOOD BACKBOARD WITH A 6' COIL OF WIRE LEFT AT THE BACKBOARD WILL BE REQUIRED AT THE BUILDING.

NOTE:
 FOR ALL WATER & SANITARY SEWER DETAILS, SEE CITY OF ROCKWALL/STANDARDS & NCTCOG 3rd ADDITION.

RECORD DRAWINGS:
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RANDALL P. POGUE, P.E.
 TX LIC. NO. 84780

DATE: APRIL 30, 2010

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 TEXAS ONE CALL SYSTEMS
 1-800-245-4545
 LONE STAR NOTIFICATION CENTER
 1-800-669-8344 EXT. 5

BEFORE YOU DIG...

BENCH MARK LIST:

BENCHMARK #1
 SQUARE CUT SET AT SOUTHWEST CORNER OF WATER VAULT LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SH 205 AND THE SOUTH RIGHT-OF-WAY LINE OF FM 552.
 ELEVATION = 543.09

BENCHMARK #2
 CITY OF ROCKWALL MONUMENT (R010) FOUND.
 ELEVATION = 524.788

FRANCHISE UTILITY NOTES:

1. TXU ENERGY CONSTRUCTION SERVICES - (800) 711-9112
2. ATMOS ENERGY (GAS) - 903-457-2092 - DINAH WOOD
3. AT&T (PHONE) - 903-457-2092 - DWAYNE WELLS

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BRANDON E. COX
 08-05-09

STATE OF TEXAS
 LICENSED PROFESSIONAL ENGINEER
 101037

POGUE
 ENGINEERING & DEVELOPMENT COMPANY, INC.
 152 BRAY CENTRAL DRIVE
 MCINNEY, TEXAS 75069
 (214) 544-8880 PHONE
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 www.PogueEngineering.com

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 ROCKWALL, TEXAS
 TOM THUMB SHOPPING CENTER

MARK	DATE	DESCRIPTION
01-30-10	RECORD DRAWINGS	

ISSUE: 08-05-09
 PROJECT No.: 1393-09-024
 DWG. FILE: 1393-09-024-07A
 DRAWN BY: BTW
 CHECKED BY: BEC

SHEET TITLE
WATER & SANITARY SEWER PLAN

SHEET No.
C6.01

TEXAS BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF REGISTRATION #000481; TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, CERTIFICATE OF REGISTRATION 100421-00

PAVING AND DRAINAGE GENERAL NOTES:

- 1. ALL WORK UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AS ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, AND THE CITY OF ROCKWALL STANDARD CONSTRUCTION SPECIFICATIONS. COPIES OF NCTCOG SPECIFICATIONS 3rd VERSION CAN BE OBTAINED BY CONTACTING NCTCOG @ (817) 640-3300
2. UNLESS OTHERWISE NOTED, ALL CONCRETE SHALL BE TYPE IA, CLASS 'A', 3000 PSI STRENGTH AT 28 DAYS. CONCRETE FOR INLET AND DRAINAGE STRUCTURES SHALL BE TYPE I, CLASS 'F', 4200 PSI STRENGTH AT 28 DAYS. FIRE LANES AND APPROACHES SHALL BE TYPE IA, CLASS 'C', 3600 PSI STRENGTH AT 28 DAYS. 6 SACK MINIMUM FOR MACHINE PLACED AND 6-1/2 SACK MINIMUM FOR HAND PLACED. NO SAND UNDER PAVEMENT.
3. THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS. THE CONTRACTOR SHALL VERIFY THAT ALL NECESSARY CROSSING CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES EXIST PRIOR TO CONSTRUCTION OF ANY SUCH CROSSING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.
4. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL MANHOLES, CLEAN OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. THEY MUST BE ADJUSTED TO THE PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING AND GRADING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE THROUGHOUT THE CONSTRUCTION OF THIS PROJECT.
5. CONTRACTOR SHALL MAINTAIN ONE SET OF "RECORD DRAWINGS" ON SITE WHICH WILL BE SUBMITTED TO THE OWNER OR ENGINEER UPON COMPLETION OF THE PROJECT. RECORD DRAWINGS SHALL INDICATE THE LOCATION OF ALL SUBTERRANEAN UTILITY IMPROVEMENTS AND/OR RELOCATIONS. THEY SHALL ALSO INCLUDE DIMENSIONAL TIES TO ALL MANHOLES, CULVERTS, INLETS, JUNCTION BOXES, FIRE HYDRANTS, ETC.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND BEING IN COMPLIANCE WITH ALL FEDERAL (O.S.H.A. STANDARDS AND REGULATIONS), STATE AND LOCAL REGULATIONS REGARDING TRENCH SAFETY.
7. BARRICADING AND PROJECT SIGNS SHALL CONFORM TO "STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION BARRICADING AND CONSTRUCTION STANDARDS" ON TxDOT ROADWAYS AND "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, PART VI" FOR PRIVATE WORK. BARRICADES AND PROJECT SIGNS SHALL ALSO MEET CITY CODE.
8. UNLESS OTHERWISE NOTED, THE STORM DRAIN LINES MAY BE OF THE FOLLOWING MATERIALS:
A. CLASS III, RCP C-76 (CIRCULAR) INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
9. STORM SEWER JOINT MATERIALS MAY BE OF THE FOLLOWING:
A. RAM-NECK
B. CON-SEAL
C. CEMENT GROUT
INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
10. STORM SEWER CONNECTIONS FOR NEW INTERCEPTING MAINS SHALL BE FACTORY WYES FOR 48" AND SMALLER PIPE.
11. ALL HEADWALLS SHALL BE POURED IN PLACE.
12. GRADING OF ALL HANDICAPPED SPACES AND ROUTES SHALL CONFORM TO STATE, LOCAL AND FEDERAL REGULATIONS. THE MAXIMUM CROSS FALL SHALL BE 2% (1' IN 50') AND THE MAXIMUM SLOPE FOR INGRESS/EGRESS ALONG THE ROUTE SHALL BE 5% (1' IN 20'), AND A 2% MAXIMUM SLOPE IN ANY DIRECTION MUST BE MAINTAINED WITHIN THE FIRST 5' FROM ANY ENTRY OR EXIT OF A BUILDING OR LANDING AREA.
13. FINAL PAVING, CURB AND SIDEWALK ELEVATIONS SHALL BE PLACED AT THE PROPOSED GRADE ELEVATIONS WITHIN PLUS OR MINUS 0.05 FEET.
14. ANY CONCRETE, ROCK, DEBRIS OR MATERIAL DEEMED UNSUITABLE FOR SUB-GRADE BY THE ENGINEER SHALL BE DISPOSED OF OFF SITE AND OUT OF THE CITY LIMITS AT THE CONTRACTOR'S EXPENSE.
15. TRENCH BACK FILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 6.2.10 AND SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH NCTCOG ITEM 6.2.9 TO A MINIMUM OF 95 PERCENT STANDARD PROCTOR DENSITY UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE CITY STANDARD SPECIFICATIONS OR IN THE GEOTECHNICAL REPORT. SEE CITY OF ROCKWALL STANDARDS OF DESIGN & CONSTRUCTION DATED AUGUST 2003, FOR ADDENDUMS.
16. EMBEDMENT FOR PIPES SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 6.2.9 UNLESS OTHERWISE SHOWN ON THESE PLANS OR NOTED IN THE STANDARD CITY SPECIFICATIONS. CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES. THERE SHALL BE NO ADDITIONAL PAY ITEM OF THE CRUSHED STONE BEDDING. IF ROCK IS ENCOUNTERED, ROCK SPOIL SHALL NOT BE USED IN THE UPPER 1.5 FEET OF THE TRENCH. THE UPPER 1.5 FEET OF TRENCH SHALL BE BACK FILLED WITH QUALITY TOPSOIL. SEE CITY OF ROCKWALL STANDARDS OF DESIGN & CONSTRUCTION DATED AUGUST 2003, FOR ADDENDUMS.
17. IF REQUIRED BY CONSTRUCTION, POWER POLES TO BE BRACED AND/OR RELOCATED AT THE CONTRACTOR'S EXPENSE.
18. REFER TO THE GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND RELATED MOISTURE CONTENT.
19. DRAINAGE SHALL BE MAINTAINED AWAY FROM ALL FOUNDATIONS, BOTH DURING AND AFTER CONSTRUCTION.
20. TREES SHALL REMAIN AND BE PROTECTED UNLESS SPECIFIED OTHERWISE ON THE LANDSCAPE PLAN OR APPROVED BY THE OWNER AND THE CITY.
21. REFER TO THE ARCHITECTURAL AND M.E.P. PLANS FOR COORDINATION OF ALL UTILITY CONNECTIONS (ROOF DRAIN COLLECTION, WATER, SEWER, ETC.).
22. REFER TO THE PAVING AND DRAINAGE PLANS FOR ADDITIONAL INFORMATION RELATED TO SAID CONSTRUCTION.
23. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL SUBMIT BOND AND THREE WAY CONTRACTS TO THE CITY AND OWNER AS REQUIRED.
24. ALL FILL SHALL BE COMPACTED WITH A SHEEPS FOOT ROLLER.

WATER AND SANITARY SEWER GENERAL NOTES:

- 1. ALL WORK UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AS ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, AND THE CITY OF ROCKWALL STANDARD CONSTRUCTION SPECIFICATIONS. COPIES OF NCTCOG SPECIFICATIONS 3rd VERSION CAN BE OBTAINED BY CONTACTING NCTCOG @ (817) 640-3300
2. UNLESS OTHERWISE NOTED, ALL CONCRETE SHALL BE TYPE IA, CLASS 'A', 3000 PSI STRENGTH AT 28 DAYS. CONCRETE FOR INLET AND DRAINAGE STRUCTURES SHALL BE TYPE I, CLASS 'F', 4200 PSI STRENGTH AT 28 DAYS.
3. THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS. THE CONTRACTOR SHALL VERIFY THAT ALL NECESSARY CROSSING CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES EXIST PRIOR TO CONSTRUCTION OF ANY SUCH CROSSING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.
4. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL MANHOLES, CLEAN OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. THEY MUST BE ADJUSTED TO THE PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING AND GRADING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE THROUGHOUT THE CONSTRUCTION OF THIS PROJECT.
5. CONTRACTOR SHALL MAINTAIN ONE SET OF "RECORD DRAWINGS" ON SITE WHICH WILL BE SUBMITTED TO THE OWNER OR ENGINEER UPON COMPLETION OF THE PROJECT. RECORD DRAWINGS SHALL INDICATE THE LOCATION OF ALL SUBTERRANEAN UTILITY IMPROVEMENTS AND/OR RELOCATIONS. THEY SHALL ALSO INCLUDE DIMENSIONAL TIES TO ALL MANHOLES, CULVERTS, INLETS, JUNCTION BOXES, FIRE HYDRANTS, ETC.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND BEING IN COMPLIANCE WITH ALL FEDERAL (O.S.H.A. STANDARDS AND REGULATIONS), STATE AND LOCAL REGULATIONS REGARDING TRENCH SAFETY.
7. BARRICADING AND PROJECT SIGNS SHALL CONFORM TO "STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION BARRICADING AND CONSTRUCTION STANDARDS" ON TxDOT ROADWAYS AND "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, PART VI" FOR PRIVATE WORK. BARRICADES AND PROJECT SIGNS SHALL ALSO MEET CITY CODE.
8. ALL WATER MAINS 12" IN DIAMETER OR LESS SHALL BE PVC C-900, DR 14, CLASS 200.
9. ALL WATER MAINS UNLESS OTHERWISE NOTED SHALL HAVE A MINIMUM COVER OF 48 INCHES (4" THRU 8"); 60 INCHES (10" THRU 12"); 72 INCHES (14 INCHES AND LARGER) TO THE TOP OF PIPE BELOW FINISHED GRADES.
10. ALL WATER SERVICES TO BE INSTALLED IN ACCORDANCE TO CITY REQUIREMENTS.
11. ALL SANITARY SEWER PIPE TO BE PVC SDR-35, UNLESS OTHERWISE NOTED.
12. CONTRACTOR TO TEST WATER AND SANITARY SEWER LINES IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
13. ALL METER BOXES TO BE LOCATED IN NON-TRAFFIC AREAS.
14. FIRE SPRINKLER LINE TO BE SIZED AND INSTALLED BY A STATE LICENSED FIRE SPRINKLER CONTRACTOR.
15. FIRE HYDRANTS SHALL BE PLACED 3 FEET FROM THE BACK OF CURB LOCATED AS SHOWN ON THE PLANS. THE FIRE HYDRANT SHALL BE CITY APPROVED AND PAINTED TO BE COLOR CODED PER CITY REQUIREMENTS. FIRE HYDRANTS TO HAVE 5 FOOT CLEARANCE AROUND. (INCLUDES PARKING SPACES)
16. ALL UTILITIES INSTALLED OUTSIDE OF AN EASEMENT SHALL BE INSTALLED BY A LICENSED PLUMBER AND INSPECTED BY THE CITY CODE ENFORCEMENT.
17. ALL DUCTILE IRON FITTINGS SHALL BE OF THE MECHANICAL JOINT TYPE OR SLIP JOINT AND SHALL BE CLASS D, OR CLASS 250 ON SIZES 12 INCHES AND SMALLER IN ACCORDANCE WITH A.W.W.A. SPECIFICATIONS C-110-64 AND C-111-64.
18. CONCRETE BLOCKING SHALL BE PROVIDED ON WATER MAINS AT ALL TEES, BENDS AND FIRE HYDRANTS PER STANDARD CITY SPECIFICATIONS. PAYMENT FOR CONCRETE BLOCKING SHALL BE SUBSIDIARY TO PIPE INSTALLATION AND SHALL BE INCLUDED IN THE BID PRICE THEREOF.
19. ANY CONCRETE, ROCK, DEBRIS OR MATERIAL DEEMED UNSUITABLE FOR SUB-GRADE BY THE ENGINEER SHALL BE DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.
20. TRENCH BACK FILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 6.2.10 AND SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH NCTCOG ITEM 6.2.9 TO A MINIMUM OF 95 PERCENT STANDARD PROCTOR DENSITY UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE CITY STANDARD SPECIFICATIONS OR IN THE GEOTECHNICAL REPORT.
21. EMBEDMENT FOR PIPES SHALL CONFORM TO THE REQUIREMENTS OF VERSION 3 NCTCOG ITEM 6.2.9 UNLESS OTHERWISE SHOWN ON THESE PLANS OR NOTED IN THE STANDARD CITY SPECIFICATIONS. CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES. THERE SHALL BE NO ADDITIONAL PAY ITEM OF THE CRUSHED STONE BEDDING. IF ROCK IS ENCOUNTERED, ROCK SPOIL SHALL NOT BE USED IN THE UPPER 1.5 FEET OF THE TRENCH. THE UPPER 1.5 FEET OF TRENCH SHALL BE BACK FILLED WITH QUALITY TOPSOIL.
22. CLASS "B" EMBEDMENT SHALL BE USED FOR RCP PIPE.
23. CLASS "B-3" EMBEDMENT SHALL BE USED FOR PVC PIPE FOR WATER.
24. ROCK EMBEDMENT SHALL BE USED FOR PVC SEWER PIPE.
25. NOT USED
26. NOT USED
27. IF REQUIRED BY CONSTRUCTION, POWER POLES TO BE BRACED AND/OR RELOCATED AT THE CONTRACTOR'S EXPENSE.

WATER AND SANITARY SEWER GENERAL NOTES CONT.:

- 28. REFER TO THE GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND RELATED MOISTURE CONTENT.
29. TREES SHALL REMAIN AND BE PROTECTED UNLESS SPECIFIED OTHERWISE ON THE LANDSCAPE PLAN OR APPROVED BY THE OWNER AND THE CITY.
30. REFER TO THE ARCHITECTURAL AND M.E.P. PLANS FOR COORDINATION OF ALL UTILITY CONNECTIONS (ROOF DRAIN COLLECTION, WATER, SEWER, ETC.).
31. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES FLOW LINES PRIOR TO BEGINNING CONSTRUCTION.
32. CONTRACTOR SHALL TIE A 1" WIDE PIECE OF RED PLASTIC FLAGGING TO THE END OF SEWER SERVICE AND SHALL LEAVE A MINIMUM OF 36" OF FLAGGING EXPOSED AFTER BACK FILL. AFTER CURB AND PAVING IS COMPLETE, CONTRACTOR SHALL MARK THE LOCATION OF THE SEWER SERVICE ON THE CURB OR PAVING WITH A RED LETTER 'S' IN ACCORDANCE WITH STANDARD CITY SPECIFICATIONS.
33. THE CONTRACTOR TO INSTALL THE WATER SERVICES TO A POINT 2 FEET FROM BACK OF THE CURB LINE AT A DEPTH OF 12 INCHES. THE METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AFTER THE PAVING HAS BEEN COMPLETED AND THE FINE GRADING BEHIND THE CURB AND PAVING AREAS. EACH SERVICE LOCATION SHALL BE MARKED ON THE CURB OR PAVING WITH A BLUE LETTER "W" IN ACCORDANCE WITH STANDARD CITY SPECIFICATIONS AND TIED TO PROPERTY CORNERS ON THE "RECORD DRAWINGS"
34. VALVE BOXES SHALL BE FURNISHED AND SET ON EACH GATE VALVE. AFTER FINAL GRADING AND ALIGNMENT HAS BEEN COMPLETED, THE CONTRACTOR SHALL POUR A CONCRETE PAD BLOCK (24"x24"x6") AROUND ALL VALVES AS TO PROVIDE THE FINISHED GRADE OF THE PAD TO BE EQUAL TO THE FINISHED GRADES ADJACENT TO THE VALVES.
35. WHEN WATER AND SANITARY SEWER MAINS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER THAN NINE (9) FEET TO EACH OTHER IN ALL DIRECTIONS AS MEASURED FROM THE OUTSIDE OF THE PIPES. PARALLEL LINES SHALL BE INSTALLED IN SEPARATE TRENCHES. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED OR MAINTAINED, THE FOLLOWING GUIDELINES SHALL APPLY:
A. WHERE A SANITARY SEWER PARALLELS A WATER LINE, THE SEWER SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC PIPE MEETING ASTM SPECIFICATIONS WITH A PRESSURE RATING FOR BOTH THE PIPE AND JOINTS OF 150 PSI. THE VERTICAL SEPARATION SHALL BE A MINIMUM OF 2 FEET BETWEEN OUTSIDE DIAMETERS AND THE HORIZONTAL SEPARATION SHALL BE A MINIMUM OF FOUR FEET BETWEEN OUTSIDE DIAMETERS. THE SEWER SHALL BE LOCATED BELOW THE WATER.
B. WHERE A SANITARY SEWER CROSSES A WATERLINE AND THE SEWER IS CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI, AN ABSOLUTE MINIMUM DISTANCE OF SIX INCHES BETWEEN OUTSIDE DIAMETERS SHALL BE MAINTAINED. IN ADDITION, THE SEWER SHALL BE LOCATED BELOW THE WATERLINE WHERE POSSIBLE AND ONE LENGTH OF SEWER PIPE MUST BE CENTERED ON THE WATERLINE.
C. WHERE A SANITARY SEWER CROSSES UNDER A WATERLINE AND THE SEWER IS CONSTRUCTED OF ABS TRUSS PIPE, SIMILAR SEMI-RIGID PLASTIC COMPOSITE PIPE, CLAY PIPE OR CONCRETE PIPE WITH GASKETED JOINTS, A MINIMUM OF TWO FOOT SEPARATION DISTANCE SHALL BE MAINTAINED. IN ADDITION, THE SEWER SHALL BE LOCATED BELOW THE WATERLINE WHERE POSSIBLE AND ONE LENGTH OF THE SEWER PIPE MUST BE CENTERED ON THE WATERLINE.
D. WHERE A SEWER CROSSES OVER A WATERLINE ALL PORTIONS OF THE SEWER WITHIN NINE FEET OF THE WATERLINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC PIPE WITH A PRESSURE RATING OF AT LEAST 150 PSI USING APPROPRIATE ADAPTERS. IN LIEU OF THIS PROCEDURE, THE NEW CONVEYANCE MAY BE ENCASED IN A JOINT OF 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE FEET INTERVALS WITH SPACERS OR BE FILLED TO THE SPRING LINE WITH WASHED SAND. THE ENCASEMENT PIPE SHOULD BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEAL.
E. THE SEWER NEED NOT BE DISTURBED WHERE A NEW WATERLINE IS TO BE INSTALLED PARALLEL TO AN EXISTING SEWER THAT SHOWS NO EVIDENCE OF LEAKAGE AND THE WATERLINE IS INSTALLED ABOVE THE SEWER A MINIMUM OF TWO FEET VERTICALLY AND FOUR FEET HORIZONTALLY. SHOULD EXCAVATION FOR THE WATERLINE PRODUCE EVIDENCE THAT THE SEWER IS LEAKING, THE SEWER MUST BE REPAIRED OR REPLACED AS DESCRIBED IN SUBPARAGRAPHS (A) OR (D) OF THIS PARAGRAPH.
F. THE SEWER NEED NOT BE DISTURBED WHERE A NEW WATERLINE IS TO CROSS OVER (BY TWO FEET OR MORE) EXISTING SEWER SHOWING NO EVIDENCE OF LEAKAGE. SHOULD EXCAVATION FOR THE WATERLINE PRODUCE EVIDENCE THAT THE SEWER IS LEAKING, THEN THE SEWER MUST BE REPAIRED OR REPLACED AS DESCRIBED IN SUBSECTIONS (C) OF (D) OF THIS PARAGRAPH.
36. REFER TO THE WATER AND SEWER PLANS FOR ADDITIONAL INFORMATION RELATED TO SAID CONSTRUCTION.
37. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL SUBMIT BOND AND THREE WAY CONTRACTS TO THE CITY AND OWNER AS REQUIRED.
38. CONTRACTOR SHALL INSTALL BLUE EMS DISKS (WATER LINE) AT EVERY CHANGE IN DIRECTION, VALVES, & SERVICES. CONTRACTOR SHALL INSTALL GREEN EMS DISKS (SEWER) AT EVERY CHANGE IN DIRECTION, MANHOLE, CLEANOUT, AND SERVICES.
39. INSTALL BLUE EMS DISK ON THE WATER LINES AT EVERY CHANGE IN DIRECTION, VALVE, & SERVICE.
40. INSTALL GREEN EMS DISK ON THE SANITARY SERVICE LINES AT EVERY MANHOLE, CLEANOUT, & SERVICE.

NO SAND OR GRANULAR MATERIAL ALLOWED FOR USE IN BACKFILL ABOVE ROCK EMBEDMENT.

ALL FILL SHALL BE COMPACTED WITH SHEEPS FOOT ROLLER.

RECORD DRAWINGS: IT WAS THE INTENT THAT THE IMPROVEMENTS SHOWN BE CONSTRUCTED ACCORDING TO THESE PLANS AS APPROVED BY THE CITY. THE LINES AND GRADES WERE SET ON THE GROUND FOR CONSTRUCTION ACCORDING TO SAID PLANS. THE CITY INSPECTED THE CONSTRUCTION. THE ENGINEER DID NOT VERIFY LINES OR GRADES AFTER CONSTRUCTION. WE ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION OTHER THAN THOSE SHOWN. RANDALL P. POGUE, P.E. TX LIC. NO. 84780 DATE: APRIL 30, 2010

LANDSCAPING GENERAL NOTES:

- 1. ALL MATERIALS FOR TURF GRASS PROVIDED SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, AS ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, AND THE CITY SPECIFICATIONS AND AS NOTED IN THE PLANS AND CONTRACT DOCUMENTS.
2. BERMUDA GRASS SEED. TURF GRASS SEED SHALL BE "CYNODON DACTYLON" (COMMON BERMUDA GRASS). THE SEED SHALL BE HARVESTED WITHIN ONE YEAR PRIOR TO PLANTING, FREE OF JOHNSON GRASS, FIELD BIND WEED, DODDER SEED, AND FREE OF OTHER WEED SEED TO THE LIMITS ALLOWABLE UNDER THE FEDERAL SEED ACT AND APPLICABLE SEED LAWS. THE SEED SHALL NOT BE A MIXTURE. THE SEED SHALL BE HULLED, EXTRA FANCY GRADE, TREATED WITH FUNGICIDE AND HAVE A GERMINATION AND PURITY THAT SHALL PRODUCE, AFTER ALLOWANCE FOR FEDERAL SEED ACT TOLERANCES, A PURE LIVE SEED CONTENT OF NOT LESS THAN 85%, USING THE FORMULA: PURITY PERCENT TIME (GERMINATION PERCENT TIMES PLUS HARD OR SOUND SEED FIVE PERCENT). SEED SHALL BE LABELED IN ACCORDANCE WITH U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS.
A. CERTIFICATE SUBMITTAL. PRIOR TO PLANTING, PROVIDE THE OWNER AND ENGINEER WITH THE STATE OF TEXAS CERTIFICATE STATING ANALYSIS OF PURITY AND GERMINATION OF SEED.
3. RYE GRASS SEED. TURF GRASS SEED SHALL BE "LOLIUM MULTIFLORUM" (ITALIAN OR ANNUAL RYE GRASS). THE SEED SHALL BE HARVESTED WITHIN ONE YEAR PRIOR TO PLANTING AND SHALL BE FREE OF PERENNIAL RYE GRASS SEED, OTHER GRASS SEED AND WEED SEED TO THE LIMITS ALLOWABLE UNDER THE FEDERAL SEED ACT AND APPLICABLE SEED LAWS. SEED SHALL BE AT LEAST 95% PURE AND SHALL HAVE A 90% MINIMUM GERMINATION RATE.
A. CERTIFICATE SUBMITTAL. PRIOR TO PLANTING, PROVIDE THE OWNER AND ENGINEER WITH THE STATE OF TEXAS CERTIFICATE STATING ANALYSIS OF PURITY AND GERMINATION OF SEED.
4. TIMES OF HYDROMULCHING SHALL BE AS FOLLOWS:
A. SEPTEMBER 1 TO APRIL 1 - RYE GRASS SEED SHALL BE APPLIED.
B. APRIL 2 TO AUGUST 31 - BERMUDA GRASS SEED SHALL BE APPLIED.
5. 75% - 80% OF ALL DISTURBED AREAS SHALL HAVE MINIMUM 1" (HEIGHT) OF GRASS ESTABLISHED PRIOR TO CITY ACCEPTANCE.
6. WHERE SOIL IS DISTURBED, SIDES AND BOTTOM OF DISTURBED AREAS TO BE EITHER SODDED OR STABILIZED WITH ANCHORED SEEDED CURLEX PRIOR TO PAVEMENT.

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Table with 2 columns: MARK, DATE, DESCRIPTION. Row 1: A, 04-30-10, RECORD DRAWINGS

Table with 2 columns: ISSUE, PROJECT No., DWG. FILE, DRAWN BY, CHECKED BY. Row 1: 08-05-09, 1393-09-024, 1393-09-024-07A, BTW, BEC

SHEET TITLE GENERAL NOTES SHEET SHEET No. C7.01



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