

CONSTRUCTION PLANS FOR RANCH TRAIL RETAIL CENTER LOT 8, BLOCK A, MAVERICK RANCH ADDITION

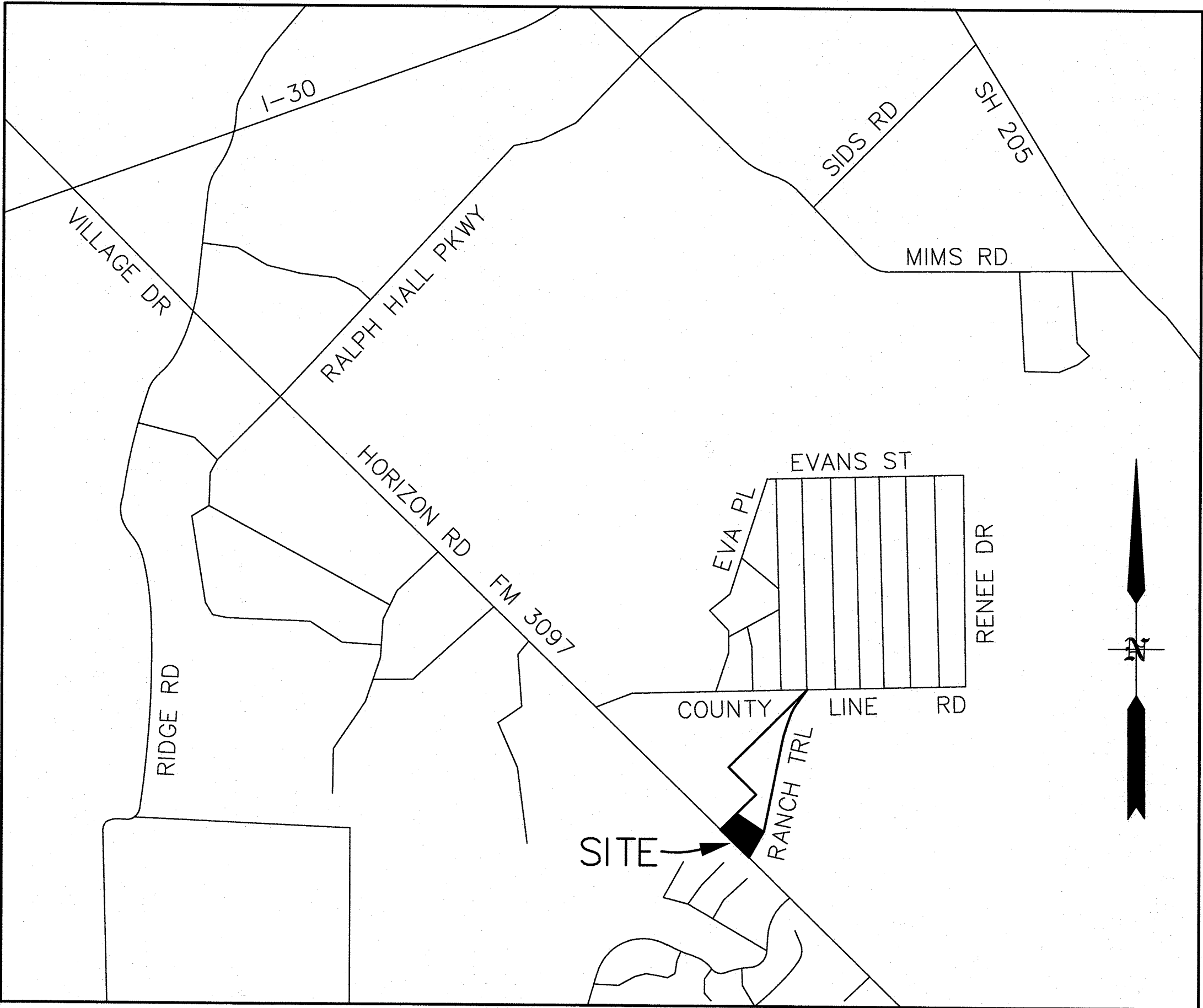
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CONTACT INFORMATION:

Mayor: Jim Pruitt
City of Rockwall Engineer:
Amy Williams, P.E., (972) 771-7746
City Manager:
Rick Crowley (972) 771-7746
Public Services Coordinator:
Elizabeth Morgan-(972) 771-7746
Building Inspections:
Rusty McDowell (972) 772-6748

TXDOT CONTACT INFORMATION :

KAUFMAN AREA OFFICE - JEFFREY BUSH, P.E.
AREA ENGINEER
NUMBER - (972) 962-3617

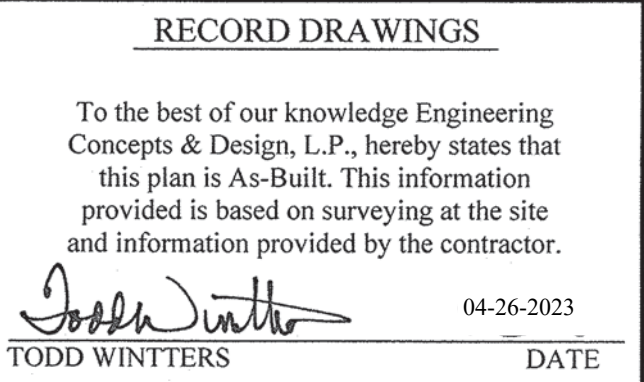


VICINITY MAP
N.T.S.

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
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04	SITE PLAN
05	PAVING & DIMENSION CONTROL PLAN
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16	WATER DETAILS
17	EROSION CONTROL DETAILS

BENCHMARKS: CITY OF ROCKWALL, TEXAS - CONTROL MONUMENTATION

ROCKWALL MONUMENT "RESET #1 3" BRASS DISK FOUND AT FM 740 (RIDGE ROAD) AND SUMMER LEE DRIVE NEAR NORTHWEST CORNER OF THE PARKING LOT FOR THE COMMUNITY BANK.
N: 7011544.252; E: 2590135.160; ELEVATION: 567.704
BASED ON NAD-83 TX, STATE PLANE, NORTH CENTRAL ZONE.



CASE No. SP 2017-038

CAUTION! EXISTING UTILITIES

CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

DEVELOPER
RIDGE POINT HORIZON, LP
2255 RIDGE ROAD SUITE 208
ROCKWALL, TX 75087



ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:	
DATE:	APRIL 9, 2019
PROJECT NO:	05210
DWG FILE NAME:	0310-03-COVER SHEET.DWG

THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF CONSTRUCTION.



RANCH TRAIL RETAIL CENTER
THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

FOR CONSTRUCTION

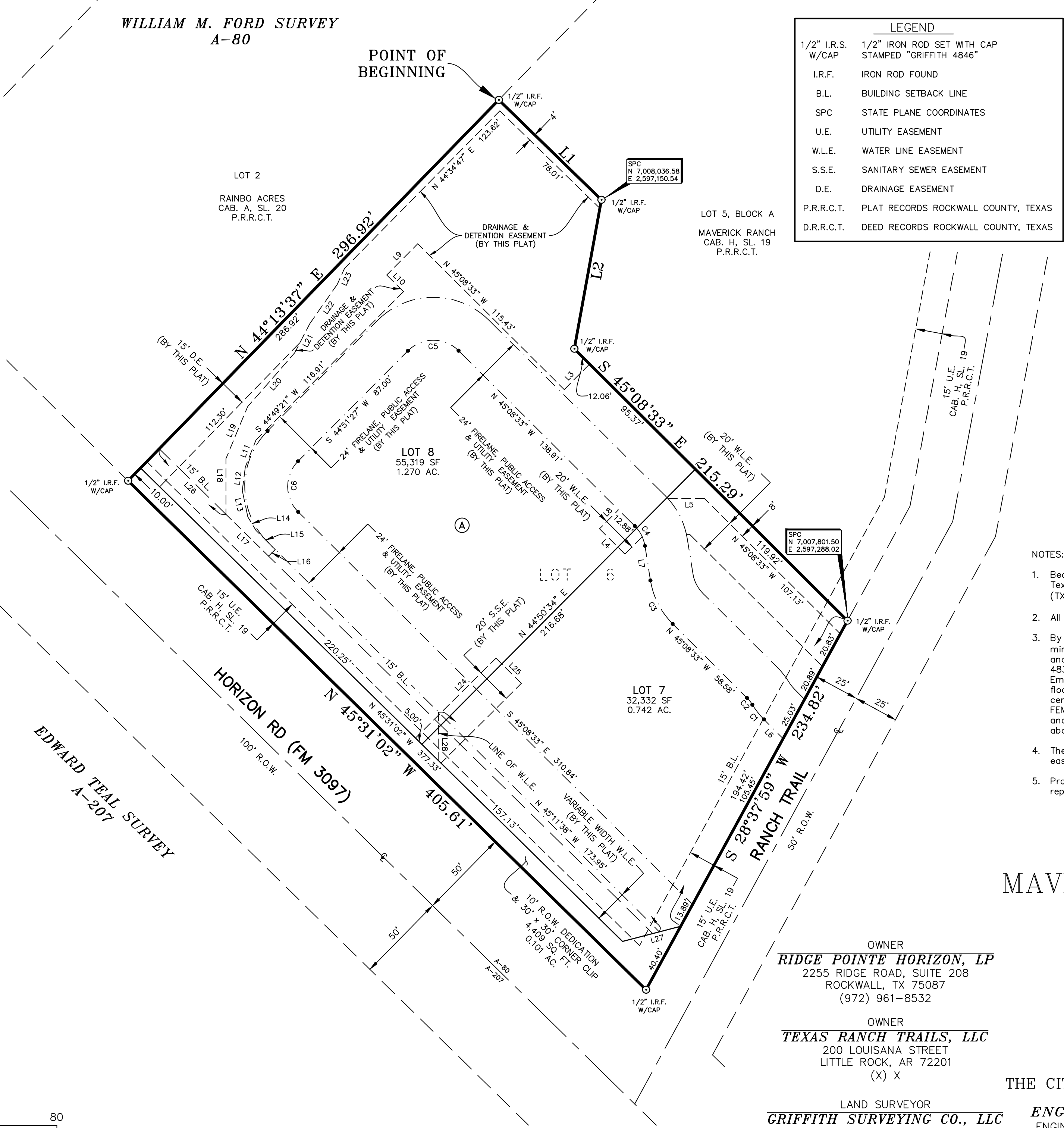
APRIL 9, 2019

SHEET
01
OF
17

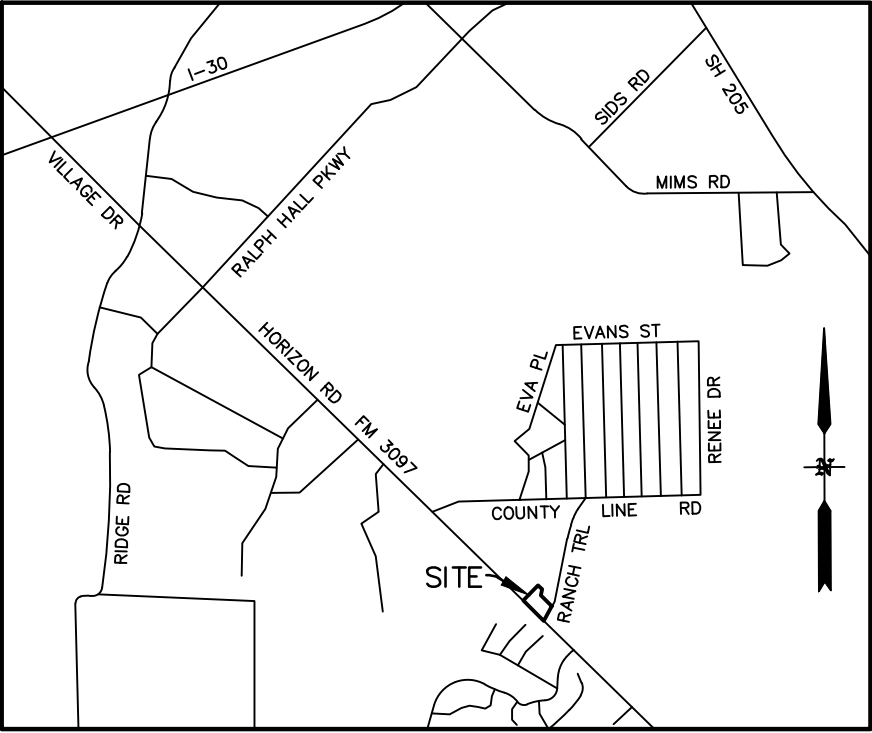
LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 45°46'23" E	80.00'
L2	S 10°18'02" W	84.59'
L3	S 44°51'27" W	20.12'
L4	S 45°08'33" E	20.00'
L5	S 89°51'27" W	20.36'
L6	N 44°52'38" W	15.19'
L7	N 9°05'26" W	19.62'
L8	N 45°00'38" E	15.00'
L9	S 44°51'27" W	24.57'
L10	S 45°08'33" E	13.19'
L11	S 21°29'03" W	16.24'
L12	S 7°10'38" W	13.19'
L13	S 11°49'14" E	14.95'
L14	S 30°57'12" E	8.86'
L15	S 45°08'33" E	15.14'
L16	S 44°51'27" W	5.22'
L17	N 45°31'02" W	33.37'
L18	N 0°00'18" W	31.14'
L19	N 22°36'43" E	31.31'
L20	N 41°10'13" E	39.91'
L21	N 27°26'10" E	18.54'
L22	N 34°58'34" E	26.77'
L23	N 24°19'34" E	9.66'
L24	N 45°13'21" E	63.37'
L25	S 45°08'33" E	20.00'
L26	N 45°31'02" W	52.25'
L27	N 75°21'11" E	33.62'
L28	S 0°08'33" E	27.23'

WILLIAM M. FORD SURVEY
A-80

POINT OF
BEGINNING



LEGEND	
1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH CAP STAMPED "GRIFFITH 4846"
I.R.F.	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
SPC	STATE PLANE COORDINATES
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS



VICINITY MAP
N.T.S.

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING
C1	013°37'54"	44.00'	5.26'	10.47'	N 38°03'40" W
C2	013°53'50"	20.00'	2.44'	4.85'	N 38°11'38" W
C3	036°03'07"	44.00'	14.32'	27.69'	N 27°06'59" W
C4	036°03'07"	20.00'	6.51'	12.58'	N 27°06'59" W
C5	090°00'00"	20.00'	20.00'	31.42'	S 89°51'27" W
C6	090°00'00"	20.00'	20.00'	31.42'	S 0°08'33" E

NOTES:

- Bearings are based on Texas State Plane Coordinates: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet. (TX83-NCF)
- All monuments are 1/2" I.R.S. W/CAP unless otherwise noted.
- By graphical plotting, the parcel described hereon lies within a an area of minimal flood hazard (Zone X) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Panel Number 48397C0040L, dated September 26, 2008, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
- The purpose of this replat is to divide Lot 6 into Lots 7 and 8 and create easements required for development of Lot 8.
- Property owner shall be responsible for all maintenance, repair and replacement of all storm drainage and detention easements.

FINAL PLAT
LOTS 7 & 8, BLOCK A
MAVERICK RANCH ADDITION

BEING A REPLAT OF
LOT 6, BLOCK A, MAVERICK RANCH ADDITION
CAB. H, SL. 19, P.R.R.C.T.

BEING
2 LOTS (PROPOSED)
CONTAINING A TOTAL OF
2.113 ACRES
AND SITUATED IN THE

WILLIAM M. FORD SURVEY, A-80
AN ADDITION TO
THE CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

OWNER
RIDGE POINTE HORIZON, LP
2255 RIDGE ROAD, SUITE 208
ROCKWALL, TX 75087
(972) 961-8532

OWNER
TEXAS RANCH TRAILS, LLC
200 LOUISIANA STREET
LITTLE ROCK, AR 72201
(X) X

LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
605 AVENUE B, SUITE 115
LONGVIEW, TX 75604
(903) 295-1560
FAX (903) 295-1570
FIRM NO. 10083600 JOB NO.

DATE: JULY 20, 2020 CASE: P2020-024

SHEET 1 OF 2

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER’S CERTIFICATE & DEDICATION

WHEREAS RIDGE POINT HORIZON, LP AND TEXAS RANCH TRAILS, LLC , BEING THE OWNERS OF a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 2.113 acre tract of land situated in the William M. Ford Survey, Abstract 80, Rockwall County, Texas, and being all of Lot 6, Block A, Maverick Ranch, an addition to the City of Rockwall, as recorded in Cabinet H, Slide 19, Plat Records Rockwall County, Texas, said 2.113 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2–inch iron rod with cap stamped GRIFFITH 4846 found for the northerly west corner of Lot 5 of said Block A, said corner being on the southeast boundary line of Lot 2, Rainbo Acres, an addition to Rockwall County, as recorded in Cabinet A, Slide 20 of said Plat Records;

THENCE Southeasterly, with the southwest boundary lines of said Lot 5, the following courses:

- South 45 degrees 46 minutes 23 seconds East, a distance of 80.00 feet to a 1/2–inch iron rod with cap stamped GRIFFITH 4846 found for corner;
- South 10 degrees 18 minutes 02 seconds West, a distance of 84.59 feet to a 1/2–inch iron rod with cap stamped GRIFFITH 4846 found for corner;
- South 45 degrees 08 minutes 33 seconds East, a distance of 215.29 feet to a 1/2–inch iron rod with cap stamped GRIFFITH 4846 found for the south corner of said Lot 5, said corner being in the northwest right–of–way line of Ranch Trail, a 50 ft. right–of–way;

THENCE South 28 degrees 37 minutes 59 seconds West, with the northwest right–of–way line of said Ranch Trail, a distance of 234.82 feet to a 1/2–inch iron rod with cap stamped GRIFFITH 4846 found for the south corner of the above mentioned 2.113 acre tract, said corner being at the intersection of the northwest right–of–way line of said Ranch Road and northeast right–of–way line of Horizon Road, a 100 ft. right–of–way;

THENCE North 45 degrees 31 minutes 02 seconds West, with the northeast right–of–way line said Horizon Road, a distance of 405.61 feet to a 1/2–inch iron rod with cap stamped GRIFFITH 4846 found for the south corner of said Lot 2, Rainbo Acres;

THENCE North 44 degrees 13 minutes 37 seconds East, with the southeast boundary line of said Lot 2, a distance of 296.92 feet to the POINT OF BEGINNING AND CONTAINING 92,060 square feet or 2.113 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

RIDGE POINT HORIZON, LP AND TEXAS RANCH TRAILS, LLC, the undersigned owners of the land shown on this plat, and designated herein as MAVERICK RANCH, LOT 7 AND 8, BLOCK A, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in MAVERICK RANCH, LOT 7 AND 8, 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. I 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 wa 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.

- Property owners are responsible for the maintenance of all retaining walls and drainage and detention systems in easements.

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

FOR: RIDGE POINTE HORIZON, LP (OWNER)

BY: _____
PRINTED NAME:
TITLE:

FOR: TEXAS RANCH TRAILS, LLC (OWNER)

BY: _____
PRINTED NAME:
TITLE:

FOR: _____ (LEIN–HOLDER)

BY: _____
PRINTED NAME:
TITLE:

STATE OF TEXAS
COUNTY OF _____

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

Given under my hand and seal of office this ____ day of _____, 2020.

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

STATE OF TEXAS
COUNTY OF _____

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

Given under my hand and seal of office this ____ day of _____, 2020.

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

STATE OF TEXAS
COUNTY OF _____

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

Given under my hand and seal of office this ____ day of _____, 2020.

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

OWNER
RIDGE POINTE HORIZON, LP
2255 RIDGE ROAD, SUITE 208
ROCKWALL, TX 75087
(972) 961–8532

OWNER
TEXAS RANCH TRAILS, LLC
200 LOUISANA STREET
LITTLE ROCK, AR 72201
(X) X

LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
605 AVENUE B, SUITE 115
LONGVIEW, TX 75604
(903) 295–1560
FAX (903) 295–1570
FIRM NO. 10083600 JOB NO.

SURVEYOR’S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Chris E. Griffith, do hereby certify that this plat was prepared under my supervision, from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

CHRIS E. GRIFFITH
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4846



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of MAVERICK RANCH, LOT 7 AND 8, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2020.

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 ____ day of _____, 2020.

Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
LOTS 7 & 8, BLOCK A
MAVERICK RANCH ADDITION

BEING A REPLAT OF
LOT 6, BLOCK A, MAVERICK RANCH ADDITION
CAB. H, SL. 19, P.R.R.C.T.

BEING

2 LOTS (PROPOSED)

CONTAINING A TOTAL OF

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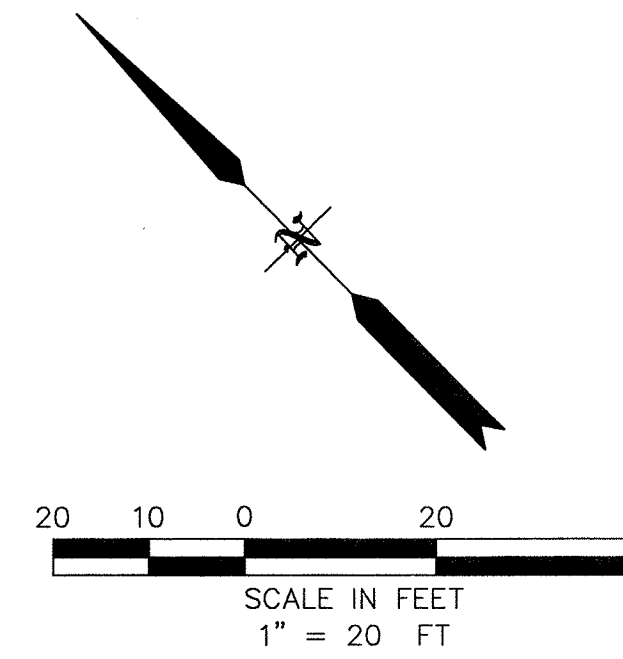
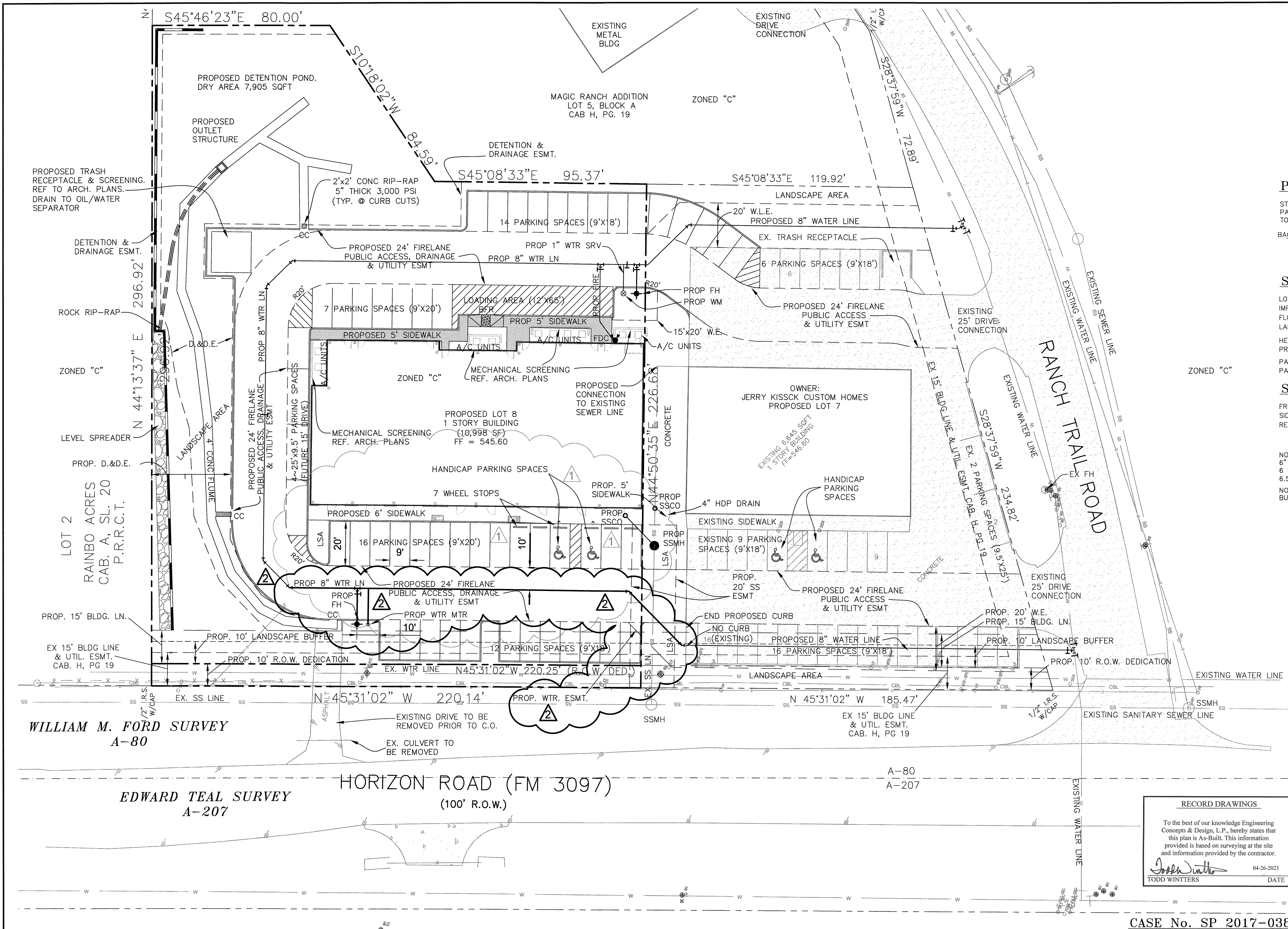
AND SITUATED IN THE

WILLIAM M. FORD SURVEY, A–80

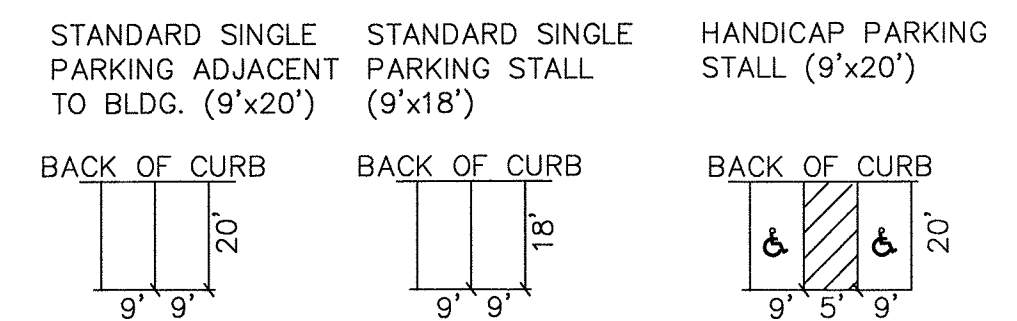
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ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941–8400 FAX (972) 941–8401



PARKING LEGEND



SITE INFORMATION

LOT COVERAGE (MAX 60%) = (10,988+6,645)/92060 = 19.2%
IMPERVIOUS AREA (MAX 90%) = 65,688/92,060 = 71.4%
FLOOR TO AIR RATIO (4:1 MAX) = 19.1%
LANDSCAPE AREA = 26,372/92,060 = 28.6%
HEIGHT OF PROP STRUCTURES: 27'
PROP USE OF STRUCTURES: SHELL SPACE FOR GENERAL COMMERCIAL
PARKING REQ: 1/250SF = 71 SPACES
PARKING PROP = 86 SPACES

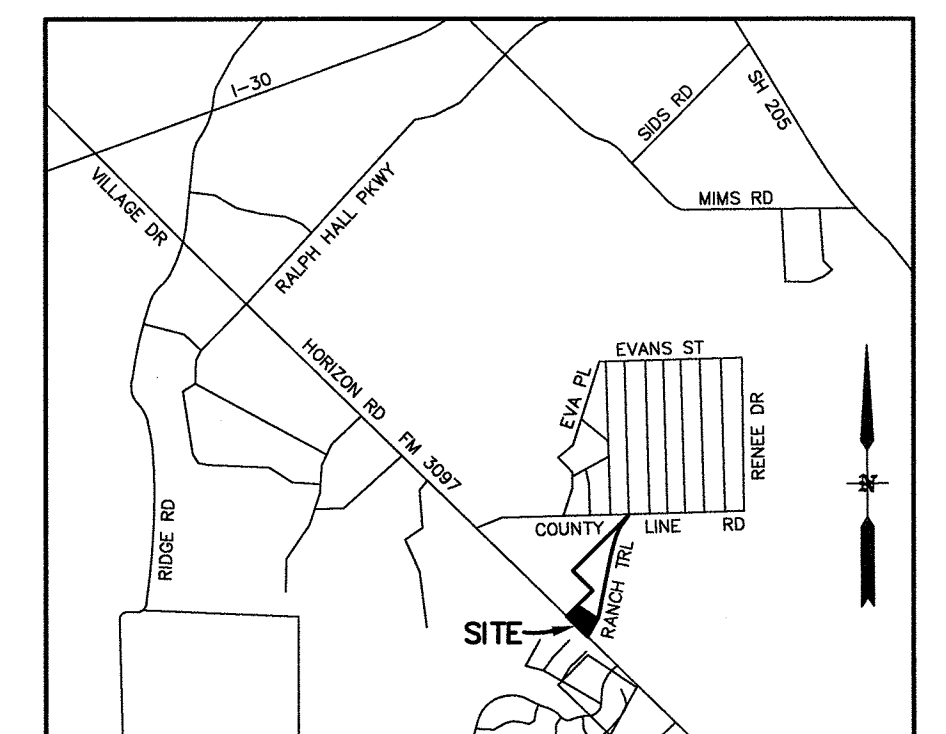
SITE SETBACK PER 'C' ZONING

FRONT: 15'
SIDE: 0' IF BUILDINGS ARE CONST WITH FIREWALLS
REAR: 0' IF ABUTTING NON-RESIDENTIAL WITH FIREWALL

NOTE: FIRE LANE PAVEMENT IS TO BE A MINIMUM OF
6" 3600 PSI CONCRETE
6 SACK MIX FOR MACHINE PLACED
6.5 SACK MIX FOR HAND PLACED
NOTE: VARIANCE TO ALLOW PARKING IN LANDSCAPE
BUFFER APPROVED PER ORDINANCE.

LSA - LANDSCAPE AREA

ARCHITECT
VIOSCA ARCHITECTS
DAVID VIOSCA
8000 WARREN DR.
BLDG. 1 STE. 100
FRISCO, TX 75034
(214) 618-3376



RECORD DRAWINGS
To the best of our knowledge Engineering Concepts & Design, L.P., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.
Todd Winters
TODD WINTERS
04-26-2023
DATE

CASE No. SP 2017-038

BENCHMARKS: CITY OF ROCKWALL, TEXAS - CONTROL MONUMENTATION

ROCKWALL MONUMENT "RESET #1 3" BRASS DISK FOUND AT FM 740 (RIDGE ROAD) AND SUMMER LEE DRIVE NEAR NORTHWEST CORNER OF THE PARKING LOT FOR THE COMMUNITY BANK.
N: 7011544.252; E: 2590135.160; ELEVATION: 567.704
BASED ON NAD-83 TX, STATE PLANE, NORTH CENTRAL ZONE.

ENGINEERINGCONCEPTS & DESIGN, L.P.
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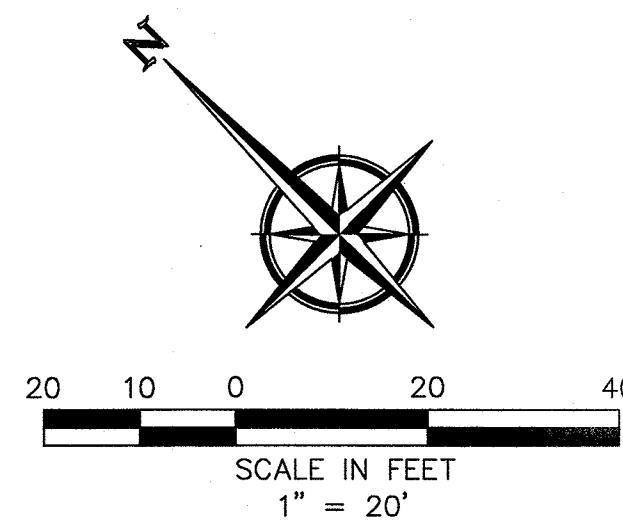
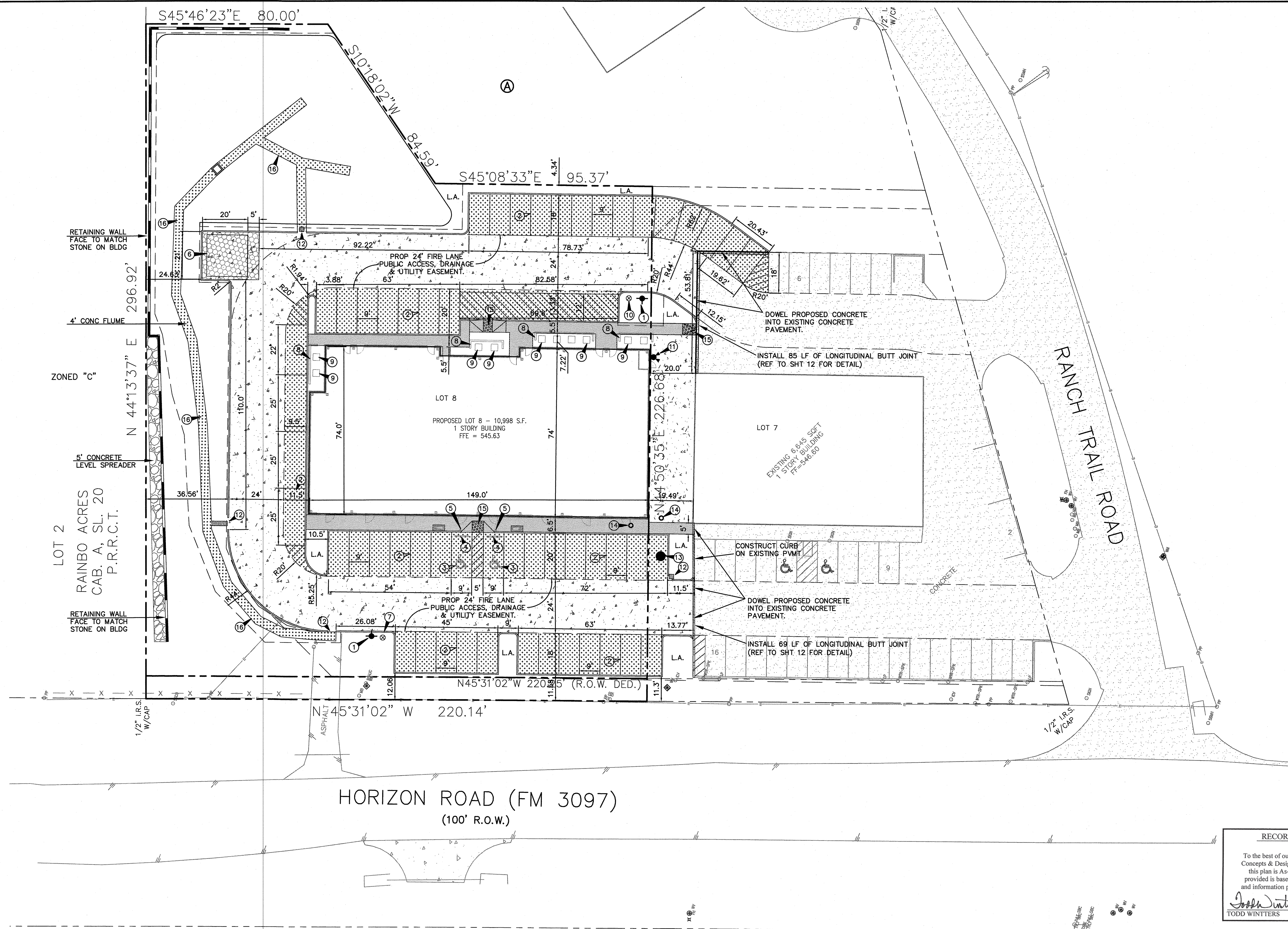
REVISIONS: 05/06/2020 - REVISED 8" WATER LINE AND WATER EASEMENT	
08/06/2019 - REVISED HANDICAP PARKING IN FRONT OF BUILDING. ADDED 7 WHEEL STOPS.	
DRAWN: TONY	DATE: APRIL 30, 2020
CHECKED: TW	DATE:
PROJECT NO.: 5210	
DWG FILE NAME:	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CONSTRUCTION.



SITE PLAN
PROPOSED LOT 8, BLK A,
MAVERICK RANCH ADDITION
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET
04
OF
17



CONSTRUCTION NOTES

- ① PROPOSED FIRE HYDRANT
- ② PARKING STALLS
REFER TO DETAIL SHEET 13
- ③ HANDICAP SYMBOLS
REFER TO DETAIL SHEET 13
- ④ WHEEL STOPS
REFER TO DETAIL SHEET 13
- ⑤ HANDICAP SIGNAGE
REFER TO DETAIL SHEET 13
- ⑥ PROPOSED DUMPSTER
(SEE ARCH PLANS)
- ⑦ 1" IRRIGATION METER
- ⑧ SCREENING WALLS FOR HVAC
REFER TO ARCH PLANS
- ⑨ HVAC UNITS
- ⑩ 2" WATER METER
DOMESTIC
- ⑪ FIRE DEPARTMENT CONNECTION (FDC)
- ⑫ OPEN CURB CUT FOR DRAINAGE
(W/2'x2' CONC RIP-RAP 5" THICK, 3,000 PSI)
- ⑬ SANITARY SEWER MANHOLE
- ⑭ SANITARY SEWER DOUBLE CLEAN OUT
- ⑮ BARRIER FREE RAMP
- ⑯ CONCRETE FLUME
(REF SHT 9 FOR SECTION)
- L.A. LANDSCAPE AREA

LEGEND:

- SIDEWALK PAVEMENT
4" - 3,000 psi (REF TO GEOTECH REPORT)
5.5 SACK MIN. #3 BARS, 18" O.C.E.W.
- LIGHT DUTY PAVEMENT
5" - 3,000 psi (REF TO GEOTECH REPORT)
5.5 SACK MIN. #3 BARS, 18" O.C.E.W.
- HEAVY DUTY PAVEMENT
6" - 3,600 psi (REF TO GEOTECH REPORT)
6.0 SACK MIN. (MACHINE PLACED)
6.5 SACK MIN. (HAND PLACED)
#4 BARS, 18" O.C.E.W.
- DUMPSTER PAVEMENT
7" - 3,600 psi (REF TO GEOTECH REPORT)
6.0 SACK MIN. (MACHINE PLACED)
6.5 SACK MIN. (HAND PLACED)
#4 BARS, 18" O.C.E.W.
- EXISTING CONCRETE PAVEMENT

CITY MINIMUMS LISTED ABOVE REFER TO
GEOTECHNICAL REPORT BY RONE
ENGINEERS (#17-22244) FOR PAVING
AND LIME TREATED SUBGRADE
RECOMMENDATIONS. (NO SAND UNDER
PAVING)

PARKING LEGEND

- STANDARD SINGLE
PARKING
STALL (9'x20')
- HANDICAP PARKING
STALL (9'x20')
- BACK OF CURB
9' 9' 9'
- BACK OF CURB
9' 9' 9'

RECORD DRAWINGS

To the best of our knowledge Engineering
Concepts & Design, L.P., hereby states that
this plan is As-Built. This information
provided is based on surveying at the site
and information provided by the contractor.

Todd Winters
TODD WINTERS

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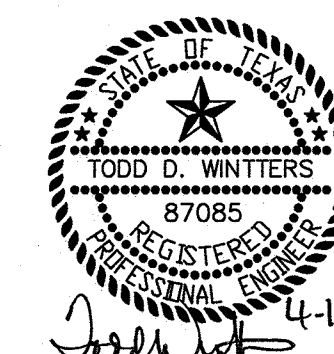


ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

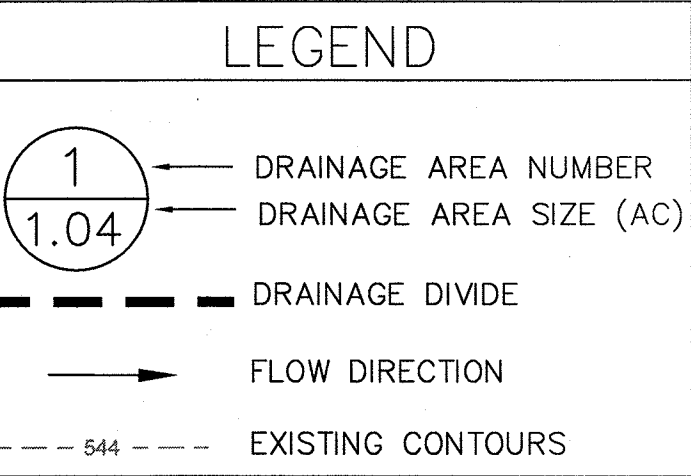
DRAWN: TONY DATE: APRIL 9, 2019
CHECKED: TW DATE:
PROJECT NO.: 5210
DWG FILE NAME:

THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF CONSTRUCTION.



PAVING & DIMENSION CONTROL PLAN
RANCH TRAIL RETAIL CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

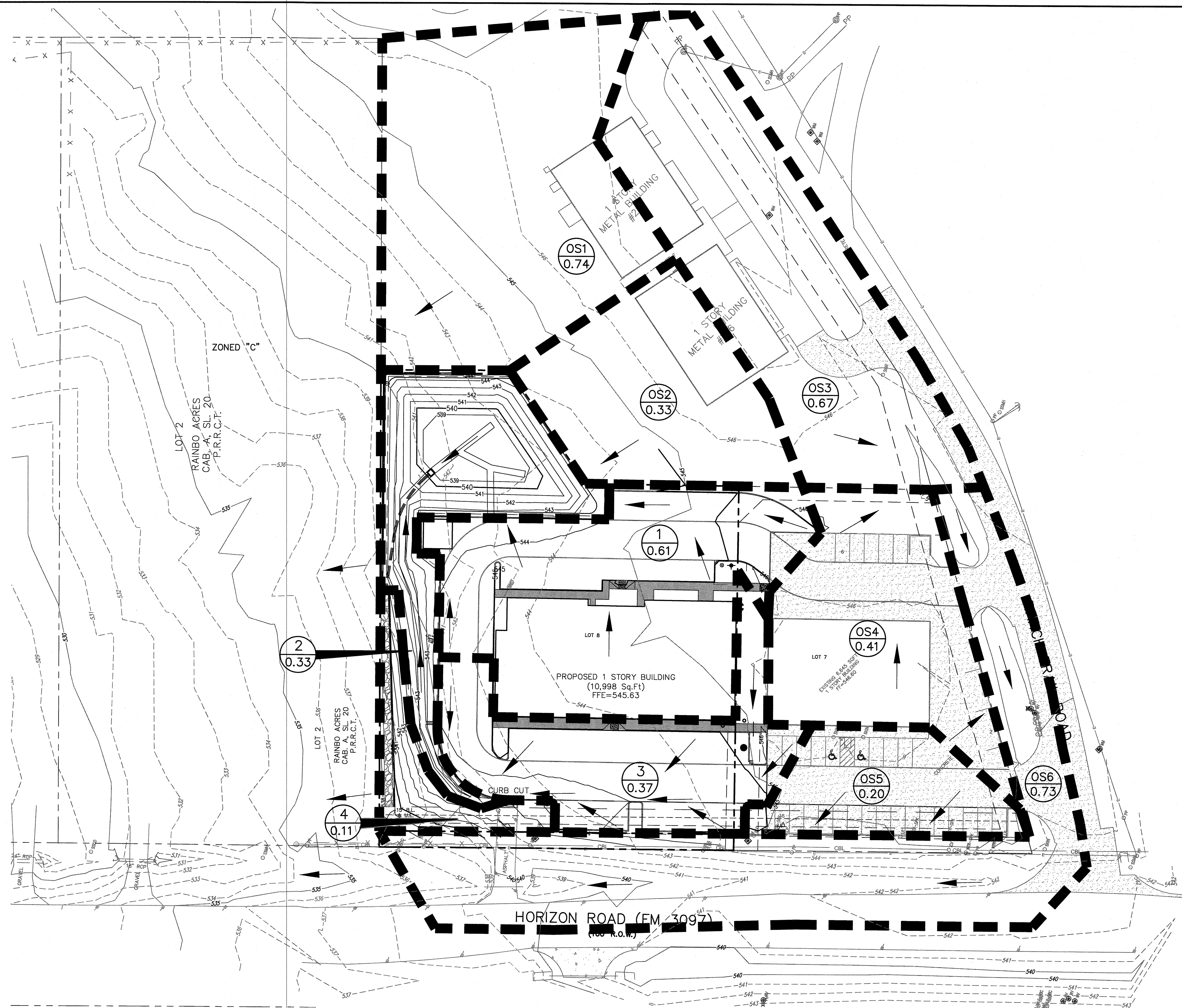
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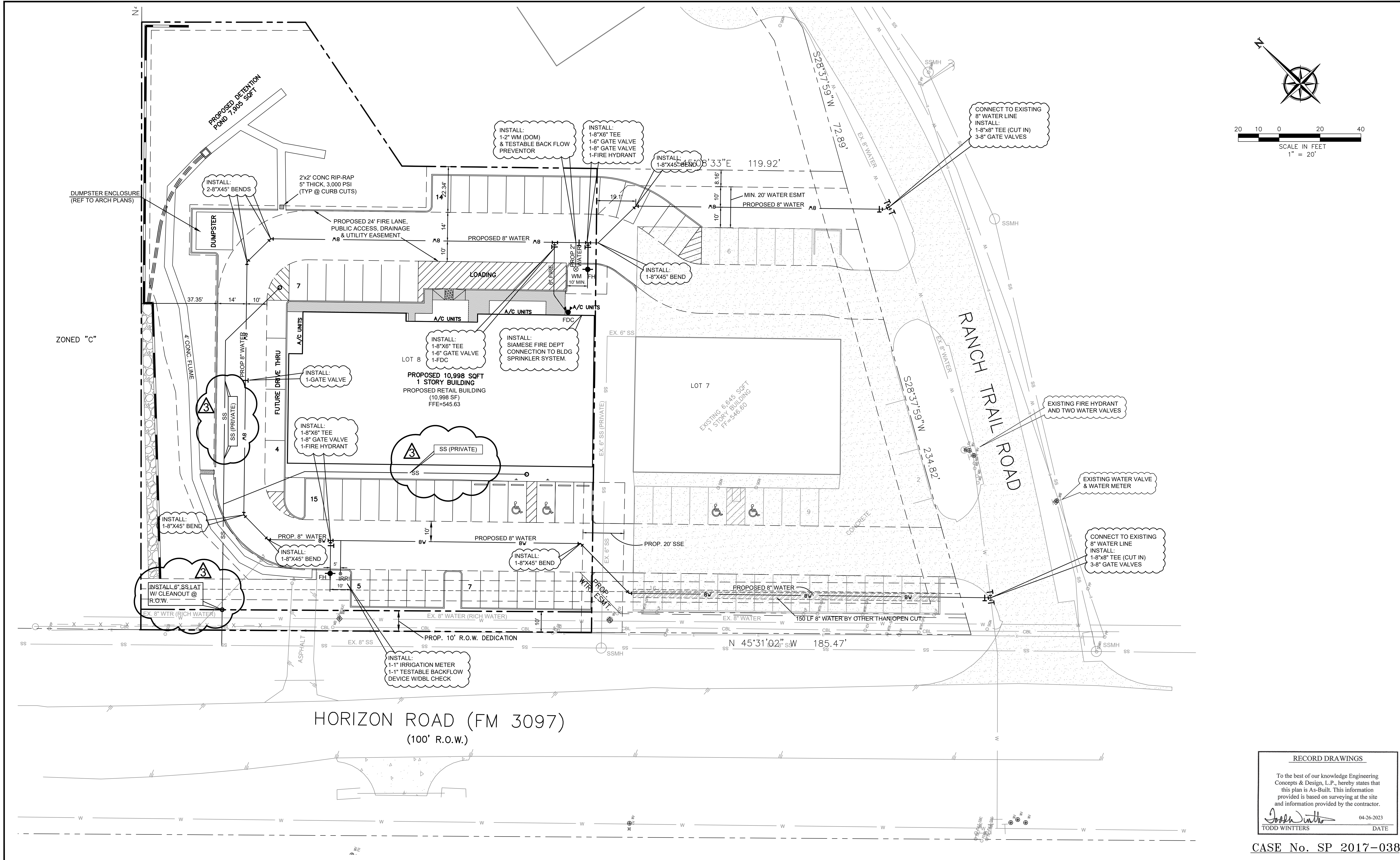


DRAINAGE CALCULATIONS						
AREA NO.	AREA (ACRES)	C	T _C (MIN)	I ₁₀₀ (IN/HR)	Q ₁₀₀ (CFS)	COMMENTS
1	1.07	0.50	10	9.8	5.2	TO WEST ADJOINER
2	0.67	0.90	10	9.8	5.9	TO RANCH TRAIL DITCH
3	0.41	0.90	10	9.8	3.6	TO RANCH TRAIL DITCH
4	0.64	0.90	10	9.8	5.6	TO RANCH TRAIL DITCH
5	0.32	0.90	10	9.8	2.8	TO FM 3097
6	0.42	0.35	20	8.3	1.2	TO WEST ADJOINER
7	0.84	0.35	20	8.3	2.4	TO FM 3097

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TODD WINTERS D

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RECORD DRAWINGS

To the best of our knowledge Engineering Concepts & Design, L.P., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

Todd D. Winters 04-26-2023
TODD WINTERS DATE

CASE No. SP 2017-038

BENCHMARKS: CITY OF ROCKWALL, TEXAS - CONTROL MONUMENTATION

ROCKWALL MONUMENT "RESET #1 3" BRASS DISK FOUND AT FM 740 (RIDGE ROAD) AND SUMMER LEE DRIVE NEAR NORTHWEST CORNER OF THE PARKING LOT FOR THE COMMUNITY BANK.
N: 7011544.252; E: 2590135.160; ELEVATION: 567.704
BASED ON NAD-83 TX, STATE PLANE, NORTH CENTRAL ZONE.

ENGINEERINGCONCEPTS
& DESIGN, L.P.

ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

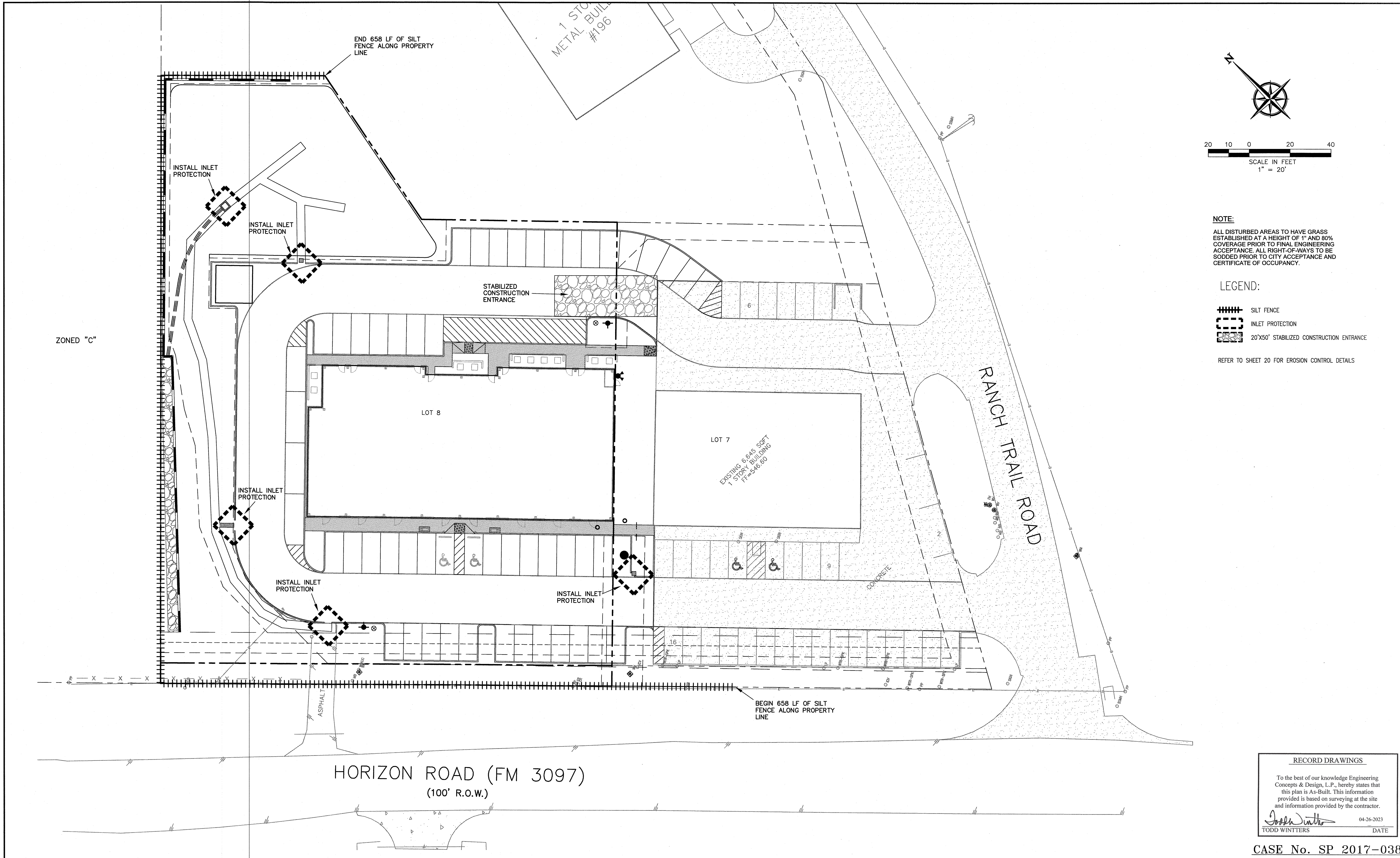
REVISIONS:	
09/09/2021 - REVISED 6" SS & CLEANOUTS 3	
DRAWN: TONY	DATE: APRIL 30, 2020
CHECKED: TW	DATE:
PROJECT NO.: 5210	
DWG FILE NAME:	

THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF CONSTRUCTION.



WATER & SANITARY SEWER PLAN
RANCH TRAIL RETAIL CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET
11
OF
17



RECORD DRAWINGS

To the best of our knowledge Engineering Concepts & Design, L.P., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

Todd Winters 04-26-2023
TODD WINTERS DATE

CASE No. SP 2017-038

BENCHMARKS: CITY OF ROCKWALL, TEXAS - CONTROL MONUMENTATION

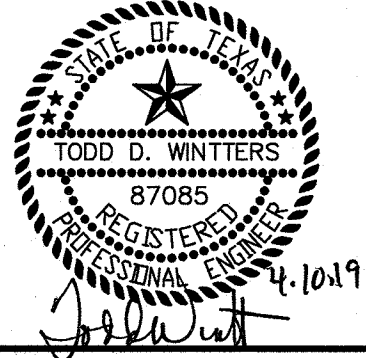
ROCKWALL MONUMENT "RESET #1 3" BRASS DISK FOUND AT FM 740 (RIDGE ROAD) AND SUMMER LEE DRIVE NEAR NORTHWEST CORNER OF THE PARKING LOT FOR THE COMMUNITY BANK.
N: 7011544.252; E: 2590135.160; ELEVATION: 567.704
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**ENGINEERINGCONCEPTS**
& DESIGN, L.P.

ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:	
DRAWN: TONY	DATE: APRIL 9, 2019
CHECKED: TW	DATE:
PROJECT NO.: 5210	
DWG FILE NAME:	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CONSTRUCTION.



EROSION CONTROL PLAN
RANCH TRAIL RETAIL CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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GENERAL NOTES:

1. All work, methods, materials, and equipment shall conform to City of Rockwall Subdivision Regulations, the North Central Texas Council of Government construction standards 4th edition, any special provisions to the NCTCOG approved by the city of Rockwall. Standard details can be obtained from NCTCOG and the City of Rockwall.
2. Prior to construction, the contractor shall familiarize himself with the contract documents and specifications, the plans including all notes and any other applicable standards or specifications relevant to the proper completion of the work specified. Failure on the part of the contractor to familiarize himself with all standards or specifications pertaining to this work shall in no way relieve the contractor of responsibility for performing the work in accordance with all such applicable standards and specifications.
3. Contractor shall have in his possession, prior to construction, all--necessary permits, licenses, etc. Contractor shall have at least one set of approved engineering plans and specifications on site at all times.
4. Any item of work called for by the plans and/or specification and not included, as a bid item shall be subsidiary to the construction of the various bid items.
5. Construction inspection will be performed by representatives of the owner, engineer, City, geotechnical engineer, and reviewing authorities and agencies. Unrestricted access shall be provided to them at all times. Contractor is responsible for scheduling required inspections as required by contract documents.
6. The contractor and all subcontractors must confine their activities to the work area. Any damage resulting from work outside the work area, shall be the contractor's responsibility.
7. It will be the responsibility of each contractor to protect all existing public and private utilities throughout the construction of this project. Contractor shall contact the appropriate utility companies for line locations prior to commencement of construction and shall assume full liability to those companies for any damages caused to their facilities. Location of utilities are taken from the City and Utility Company records. Contractor shall field verify to determine exact location of utilities. Contractor to adjust all existing and proposed utilities to final grade.
8. Trench safety design will be the responsibility of the contractor. The contractor shall abide by all applicable federal, state, and local laws governing excavation. Trench side slopes shall meet OSHA standards. Shutting, shoring, and bracing shall be required when side slope standards are not meet. A pull box, meeting OSHA standards will be acceptable. The contractor shall submit detailed plans to the City Engineer for review showing how OSHA Standards for excavation shall be met prior to the start of any utility construction. The plans shall be sealed by an Engineer registered by the State of Texas.
9. Contractor shall stockpile salvage materials for inspection. All items not salvaged by the owner shall be removed from the site at the contractor's expense. The owner will transport salvaged materials away from the site at the owner's expense. Salvage, stockpile, and removal of materials shall be considered subsidiary to the various bid items and shall not be paid for directly unless such items are specifically included in the bid items.
10. The contractor shall be responsible for providing and maintaining all necessary warning and safety work, material, and operations needed to provide for the health and safety of the public until all work has been completed, including maintenance band periods, and to be accepted by City of Rockwall in writing.
11. All fill to be compacted to 95% with sheeps foot roller in 8" lifts.

WATER NOTES:

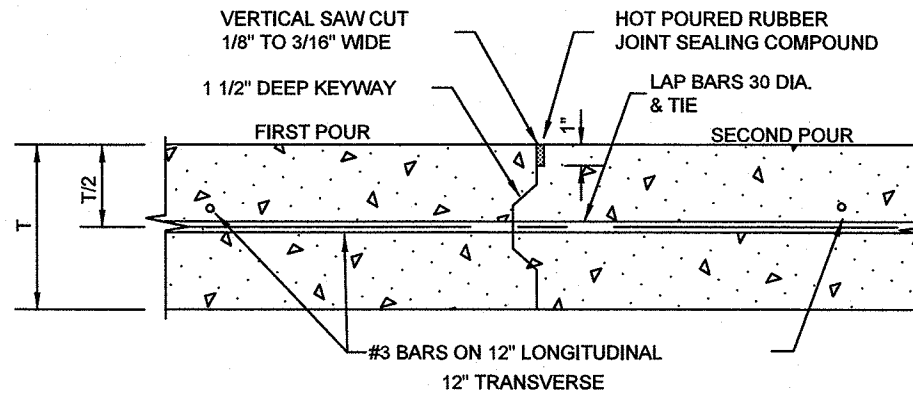
1. All new water line shall be fully purged. Do not test against existing valves when connecting to existing lines.
2. Where water mains either cross or otherwise come within 9 feet of a sanitary sewer main, the contractor will conform to Texas Administrative Code Title 30, Part 1, Chapter 290, Subchapter D, Rule §290.44, and City requirements.
3. Utility contractor shall use MEGALUG when installing the water line and double strap services when installing the services.
4. Water services shall be installed w/double strap saddle and tap installed with a corporation stop at the distribution pipeline and an angle stop.
5. All water lines shall be pressure tested and disinfected in accordance with AWWA C 601. A passing Bacteriological test (negative for coliform) shall be achieved prior to acceptance.
6. Water pipelines shall be PVC pipe conforming to the Standard Specifications for Construction. In general, the water pipelines shall be Class 200 PVC C900 DR14 pipe, and installed with a minimum of four feet (4') of cover, unless approved by the City. All pipes shall be installed in embedment material as shown on the Standard Drawings and in conformance with the Standard Specifications of Construction. Blue EMS locator pads to be installed on waterline every 250' and at every bend, service, and valve.
7. All gate valves shall be manufactured by Mueller or an approved equal with resilient seat only and shall conform to and shall be installed according to the Standard Specifications of Construction.
8. Fire hydrants shall be either Mueller or an approved equal conforming to the requirements set forth in the Standard Specifications for Construction. All fire hydrants shall be installed with a six-inch (6") gate valve on the hydrant lead. The installation shall be as set forth in the Standard Specifications for Construction. Fire hydrants shall be painted to meet the City's requirements for color code as set forth in the Standard Specifications. In general, the fire hydrant will be reflective silver with differing cap color, which corresponds to the size of hydrant feeder line, as detailed in Table 5.2 Fire hydrants shall be installed at the end of each dead end line. Minimum main size for a fire hydrant shall be eight inches (8") if main is over fifty feet (50') long.

In non-residential developments an eight inch (8") lead will be required on all fire hydrants that are located more than fifty feet (50') from a looped water line.
9. Service pipelines shall be in accordance with the designs shown on the Standard Drawings. The materials shall be Mueller or approved equal and shall be installed in accordance with the Standard Specifications for Construction.
10. Mega-lugs or approved equal shall be installed at all horizontal change in directions at all vertical changes in directions that require a bend. The restraints shall be placed at the bend and at the next pipe joint in each direction from the bend.
11. Commercial irrigation meters and domestic shall have a testable double check backflow preventer.
12. Install blue EMS disks on the water line at every change in direction, valve, fire hydrant, and every 250'.

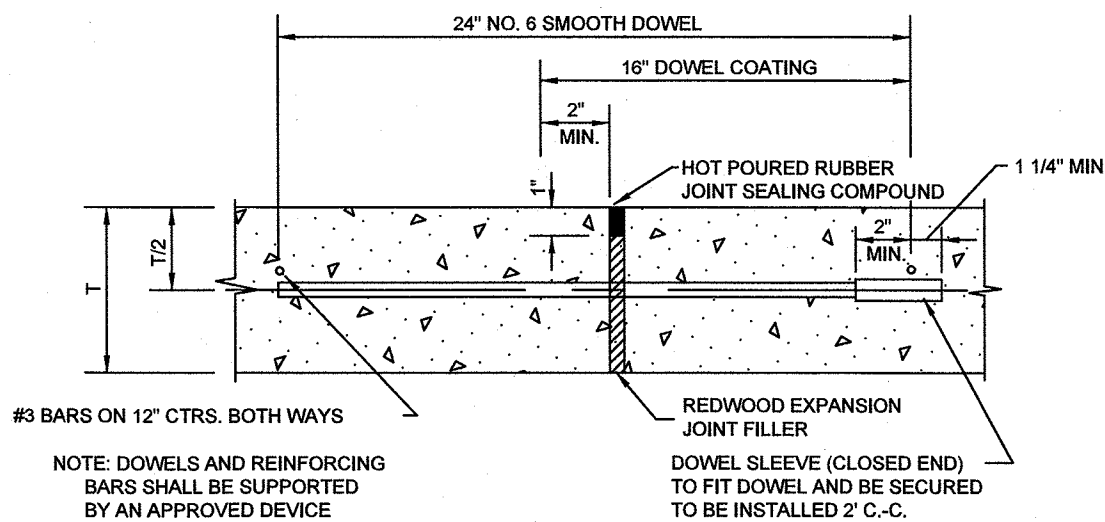
WASTEWATER NOTES:

1. All wastewater lines shall be tested for infiltration in accordance with the procedures set forth in the Standard Specifications for Construction. In general, all wastewater pipe shall be installed so that the completed wastewater will have a maximum exfiltration of one hundred fifty (150) gallons per inch of internal diameter, per mile of pipe, per 24 hours, where the maximum hydrostatic head at the centerline of the pipe does not exceed twenty-five (25) feet. A television survey will be performed as part of the final testing in the tenth (10th) month of the maintenance period. The City's representative shall be present at all testing. All expenses for this work shall be the developer's responsibility.
2. Install green EMS disks on sanitary sewer line at every change in direction, manhole, service, & clean out.
3. All manholes to be Raven lined or approved equal.

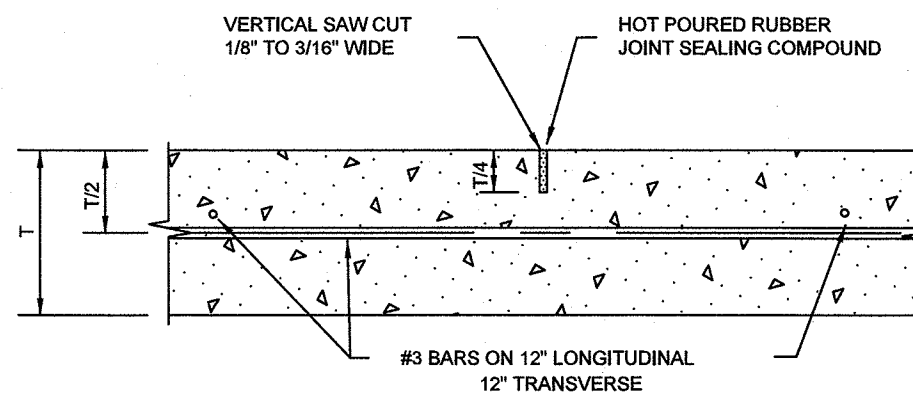
NOTE:
75%-80% OF ALL DISTURBED AREA TO HAVE A MINIMUM OF 1" STAND OF GRASS (NOT WEEDS OR WINTER RYE) PRIOR TO CITY ACCEPTANCE.



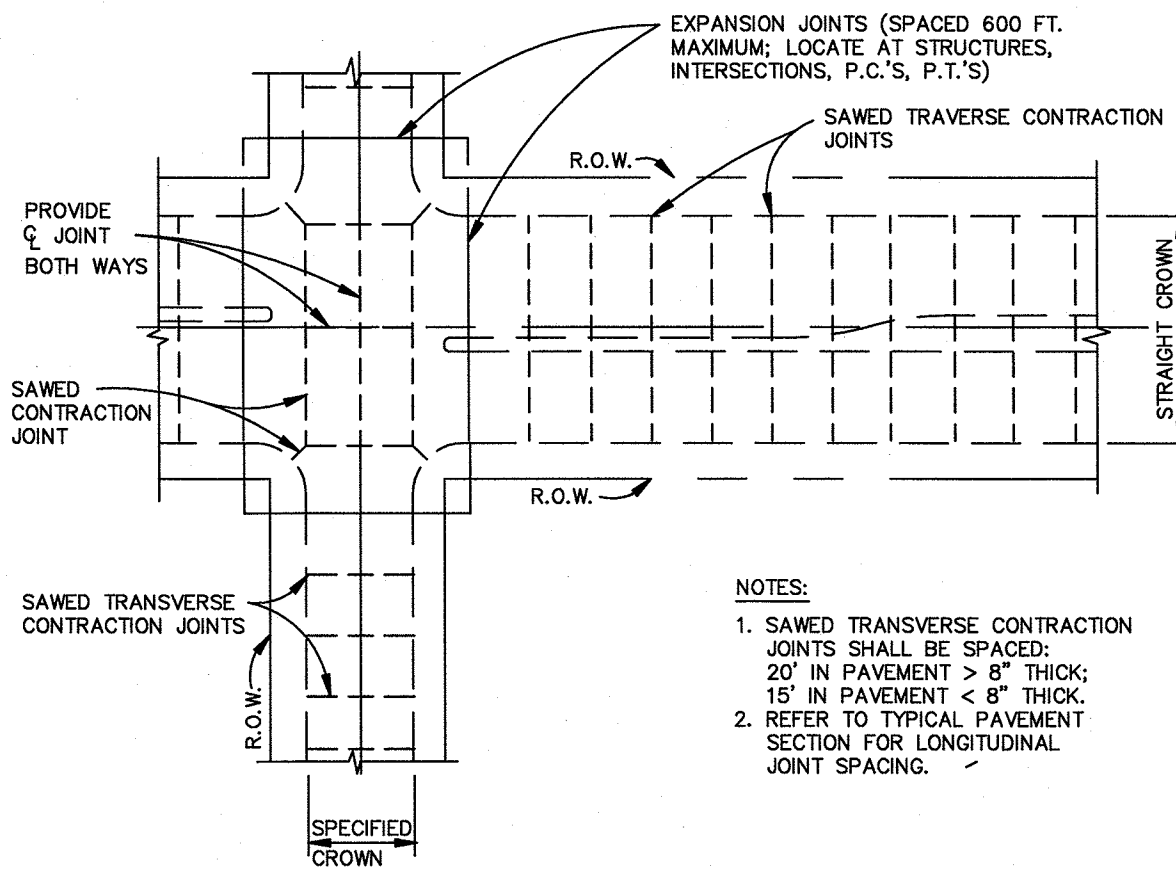
CONSTRUCTION JOINT DETAIL



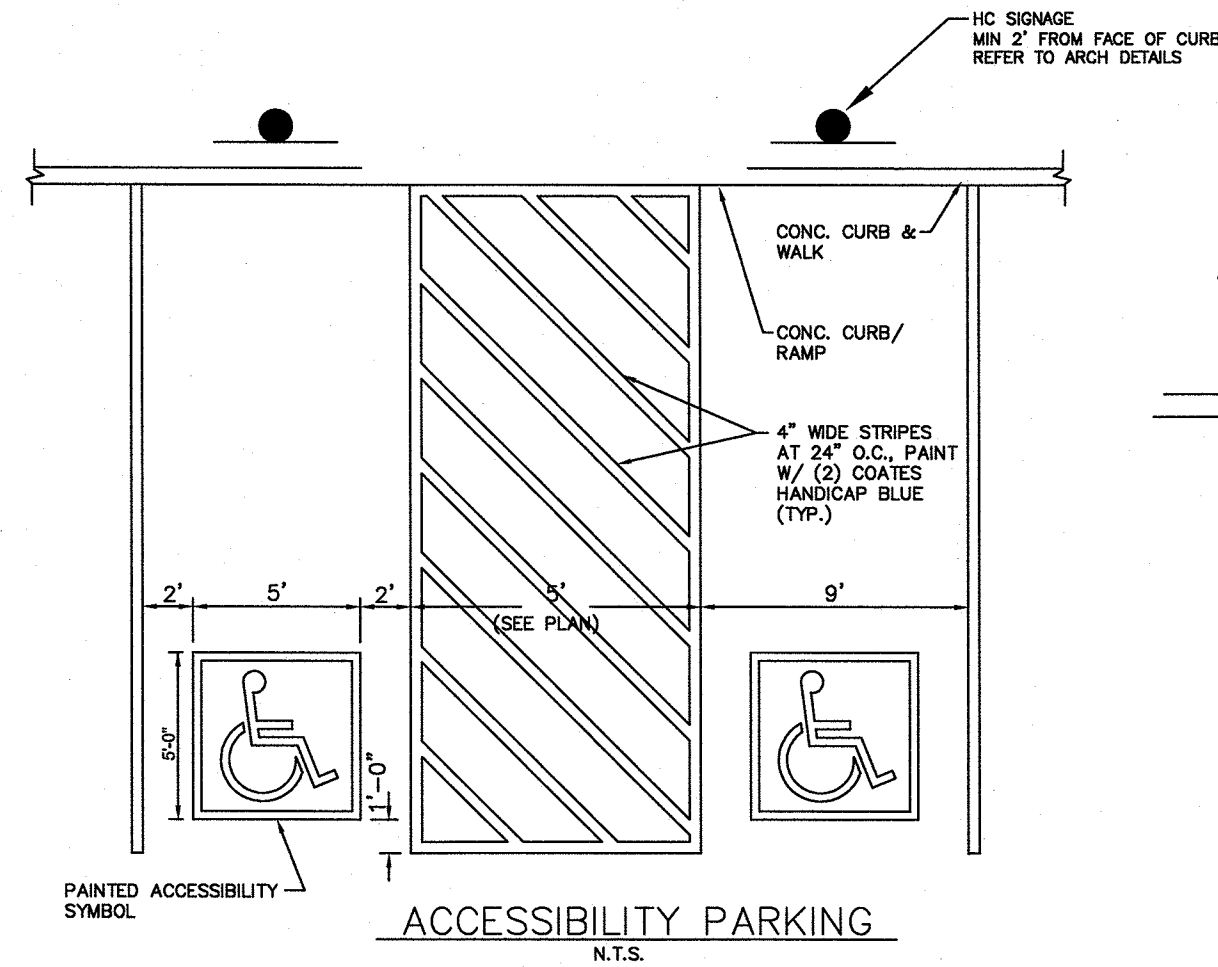
TRANSVERSE EXPANSION JOINT DETAIL



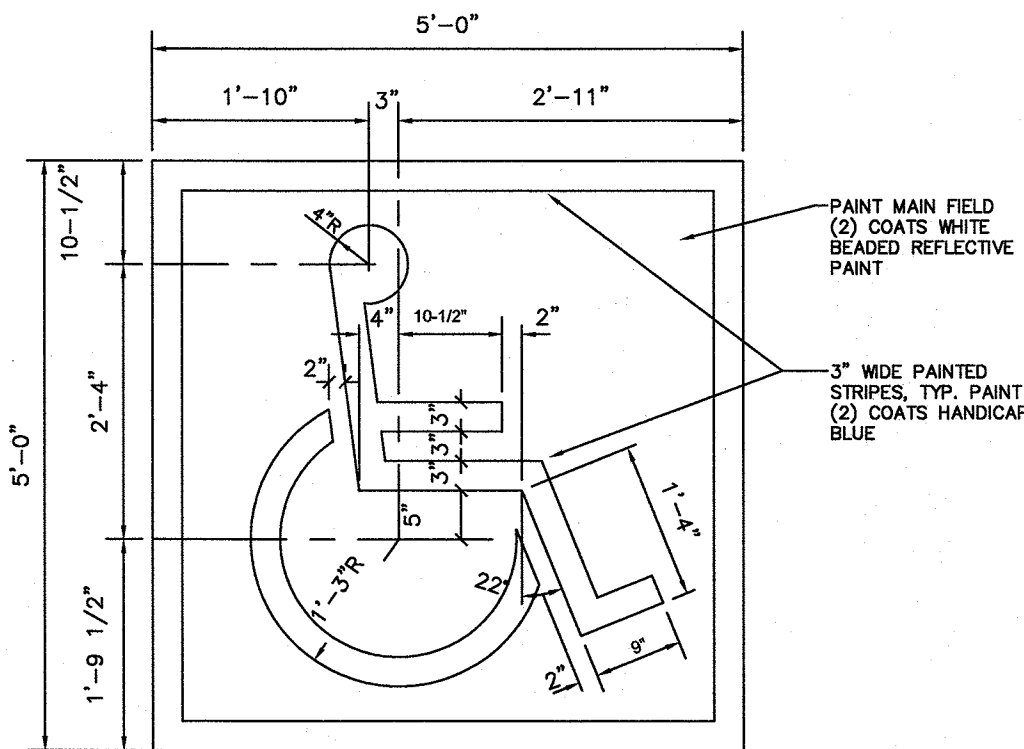
SAWED DUMMY JOINT DETAIL



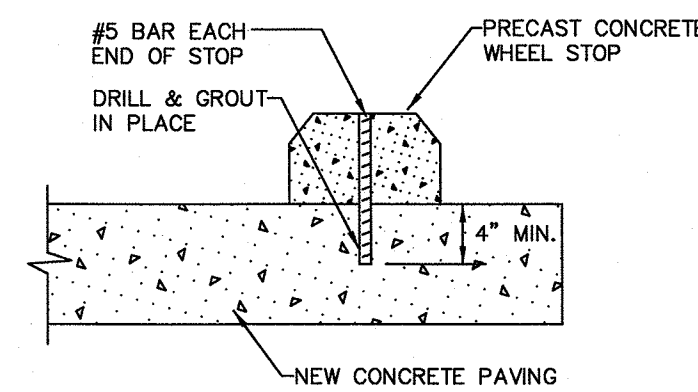
SPACING DIAGRAM FOR TRANSVERSE JOINTS



ACCESSIBILITY PARKING



PAINTED ACCESSIBILITY SYMBOL



WHEEL STOP DETAIL

NOTE:

-DETENTION / DRAINAGE TO BE MAINTAINED, AND REPAIRED BY PROPERTY OWNER.

-DETENTION / DRAINAGE TO BE FULLY INSTALLED PER PLAN AND MAINTAINED INCLUDING SOD OR SEEDED ANCHORED CURLEX ON SIDES AND BOTTOM BEFORE PAVING IS INSTALLED.

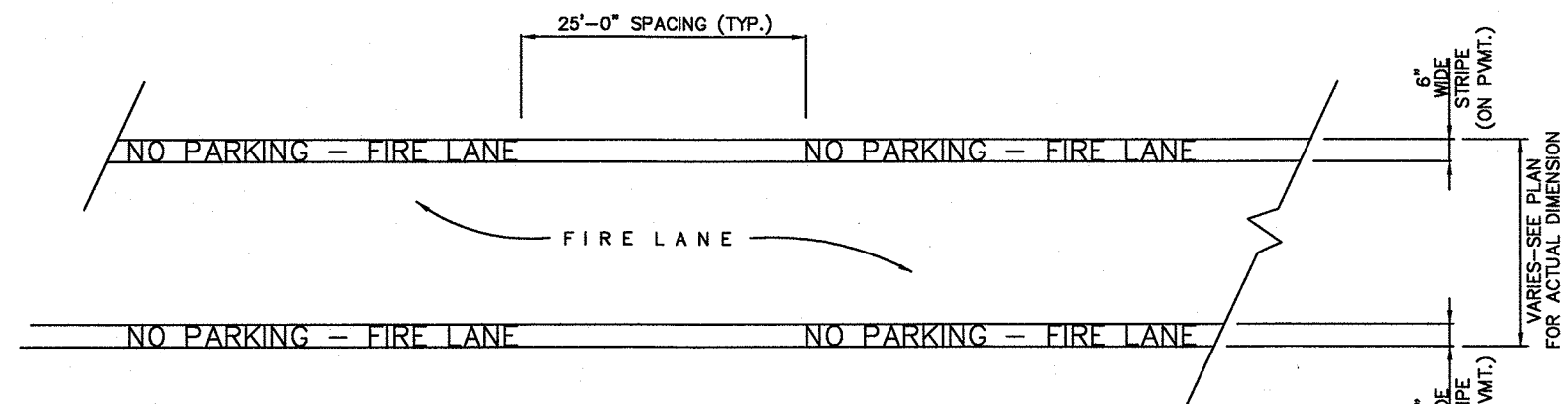
RECORD DRAWINGS

To the best of our knowledge Engineering Concepts & Design, L.P., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

Todd Winters
TODD WINTERS
DATE



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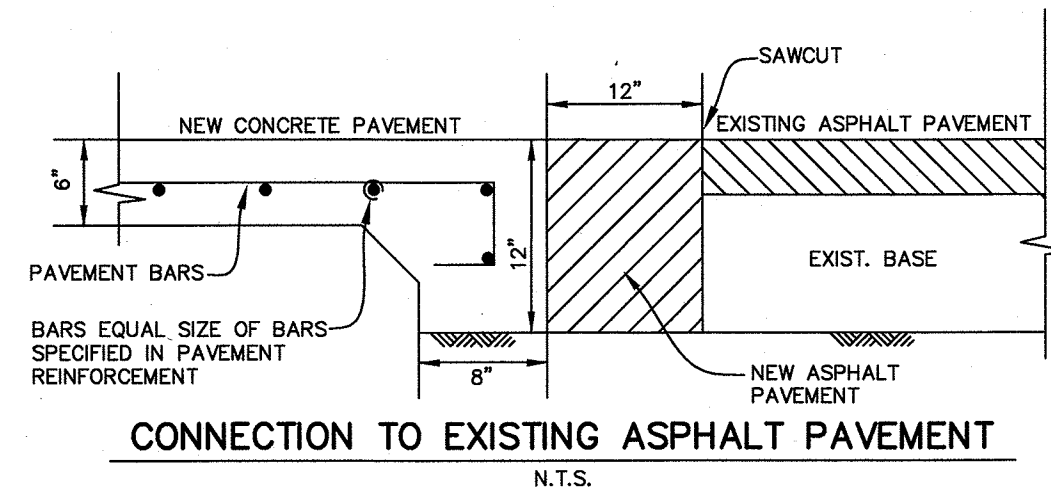
FIRELANE STRIPING DETAIL

NOTE:

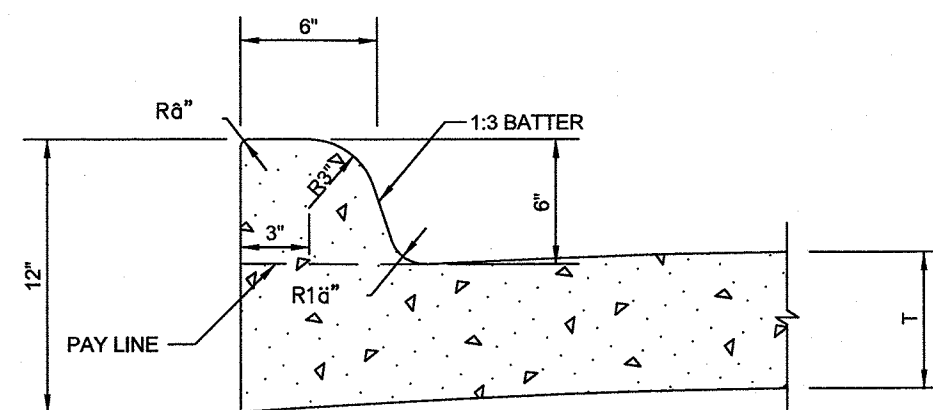
Firelane markings shall be placed on curb when firelane is adjacent to curb and on pavement in all other applications.

STRIPING DETAILS AND SPECIFICATIONS

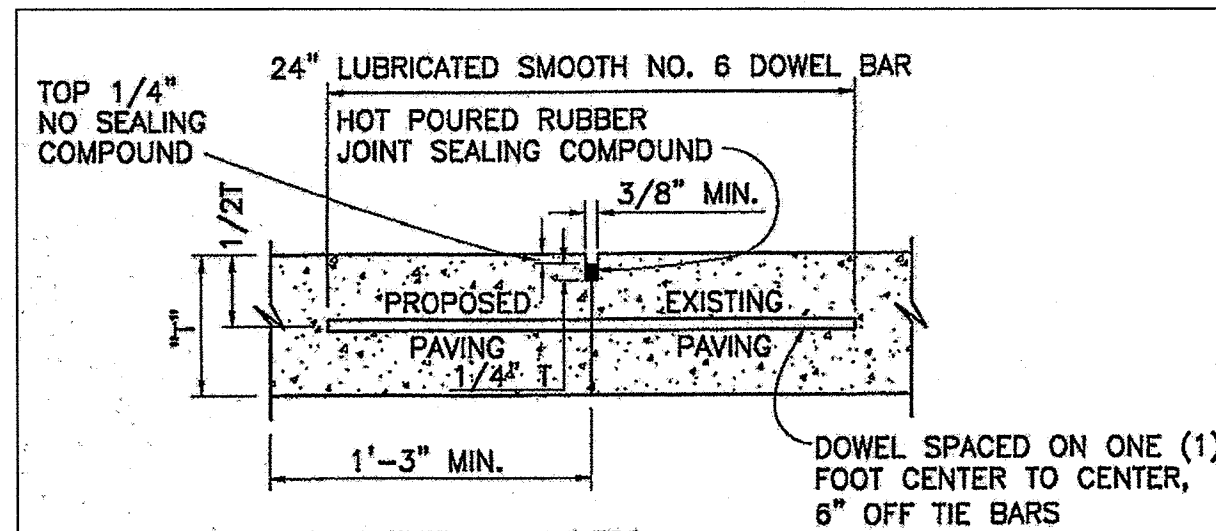
1. Stripe shall be six (6) inches wide when on pavement and from the top of the seam of the curb to a point even with the driving surface when on curb, painted with an exterior acrylic latex paint.
a. Color shall be "Traffic Red" Glidden No. 63251 or equal.
 2. Letters shall be four (4) inches high painted with an exterior acrylic latex paint.
a. Color shall be "Traffic White" Glidden No. 563245 or equal.
- Application:
1. Stripe may be brushed or sprayed, one coat to finish.
 2. Letters shall be stencil formed, brush applied and spaced as detailed on this sheet.



CONNECTION TO EXISTING ASPHALT PAVEMENT



INTEGRAL CURB DETAIL



NOTES: T=PAVEMENT THICKNESS

1. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
2. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.

DRILLING BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE NOT ACCEPTABLE

LONGITUDINAL BUTT JOINT

CASE No. SP 2018

BENCHMARKS: CITY OF ROCKWALL, TEXAS -- CONTROL MONUMENTATION

ROCKWALL MONUMENT "RESET #1 3" BRASS DISK FOUND AT FM 740 (RIDGE ROAD) AND SUMMER LEE DRIVE NEAR NORTHWEST CORNER OF THE PARKING LOT FOR THE COMMUNITY BANK.
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BASED ON NAD-83 TX, STATE PLANE, NORTH CENTRAL ZONE.

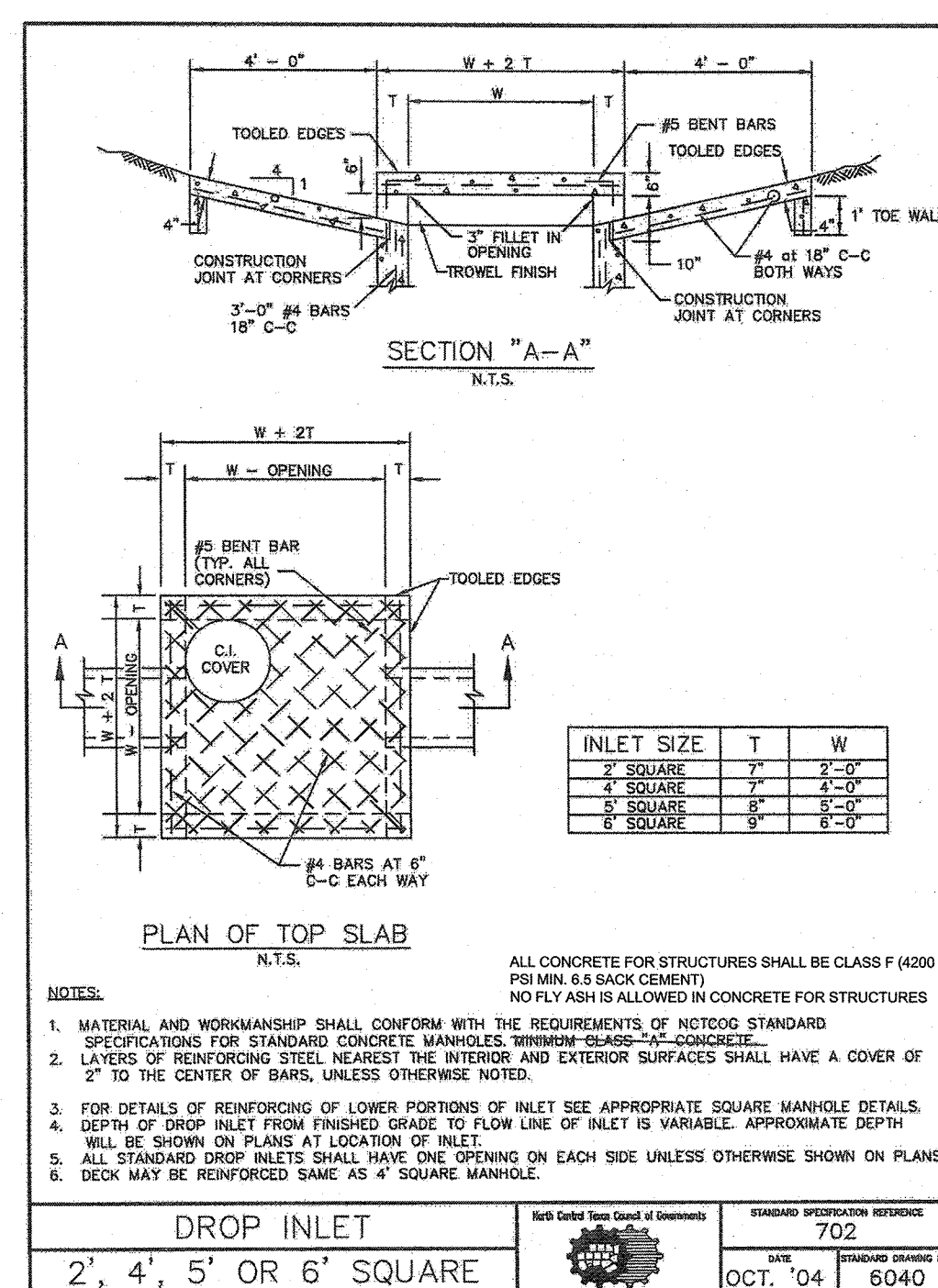
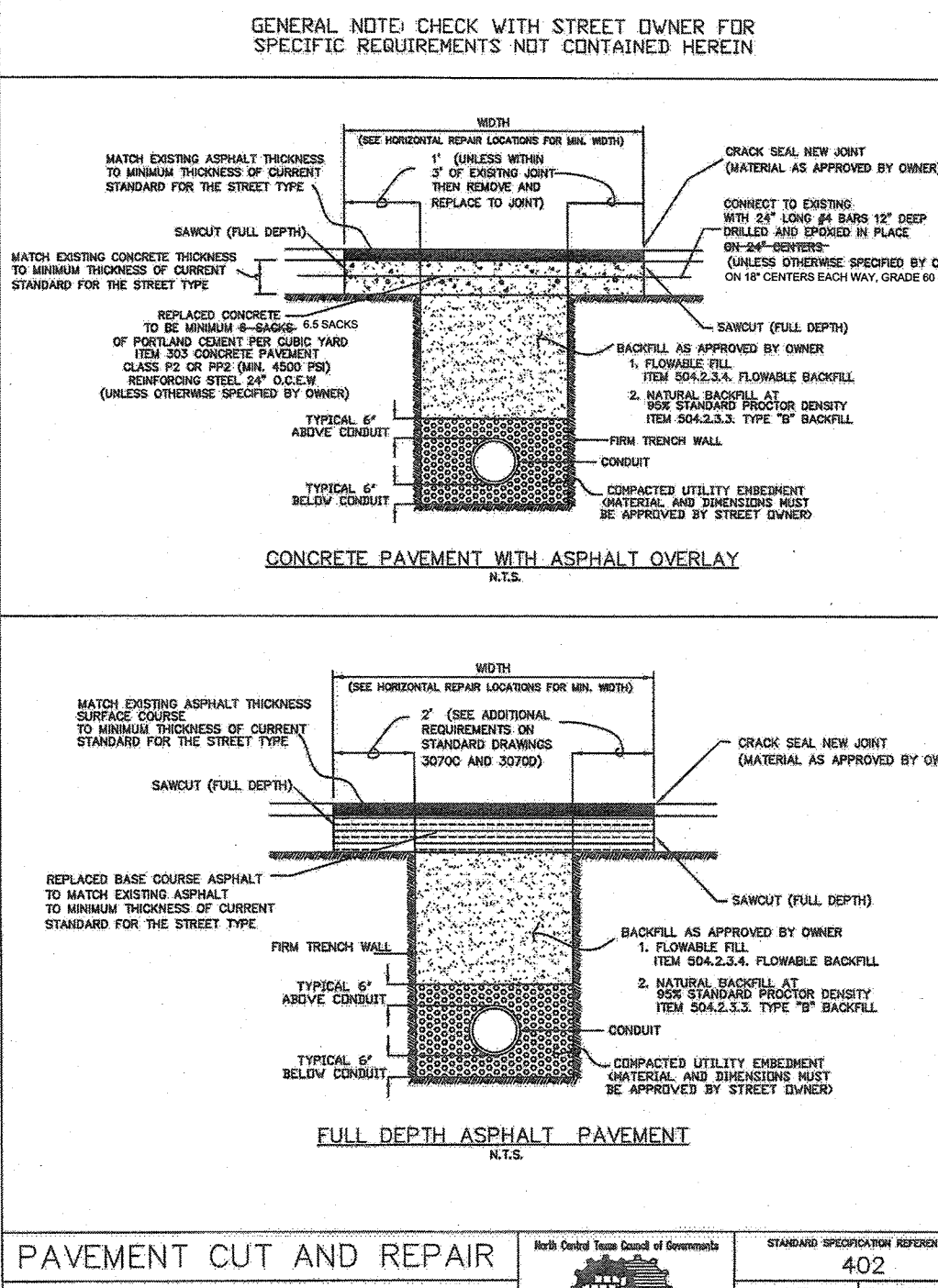
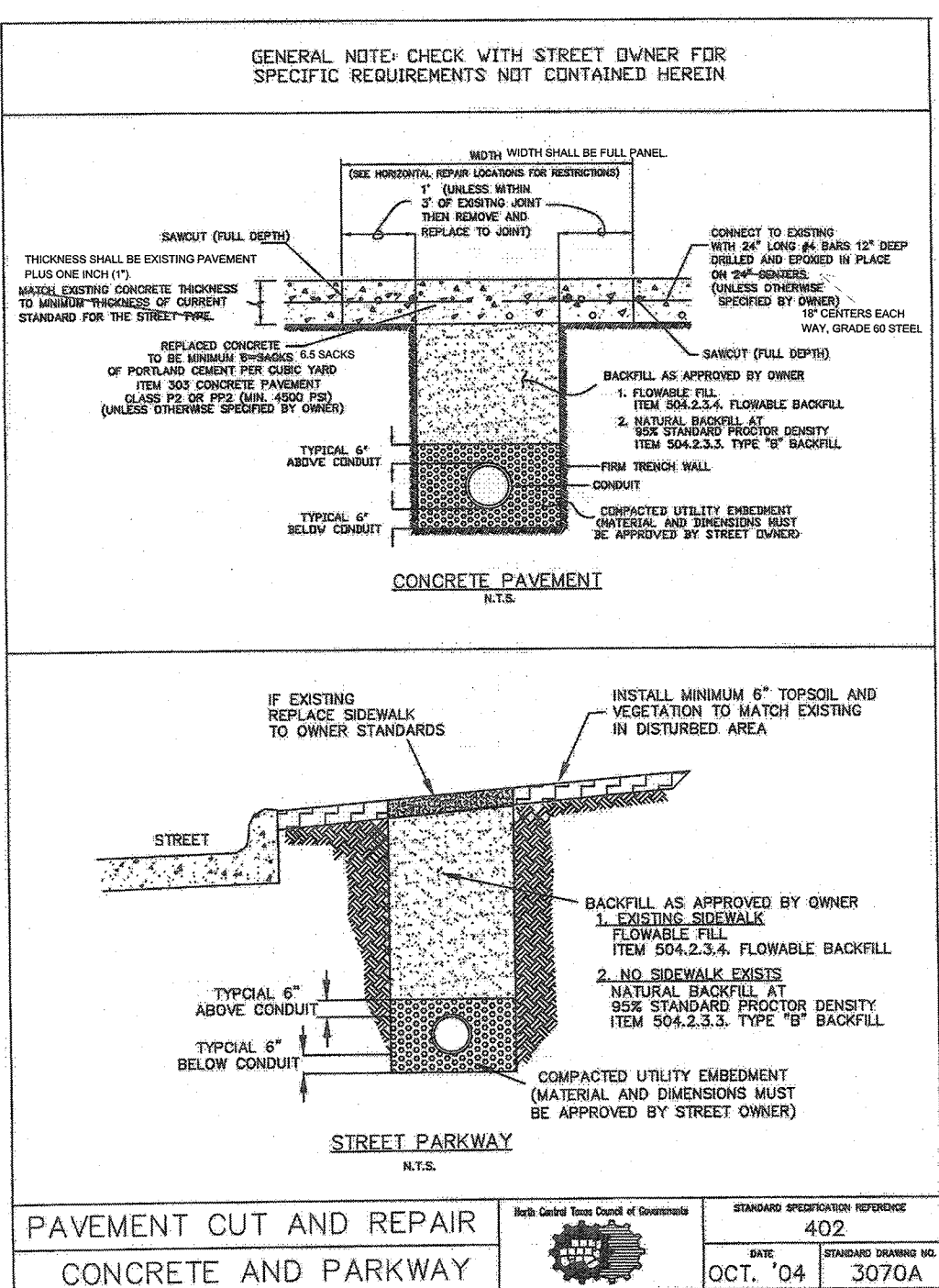
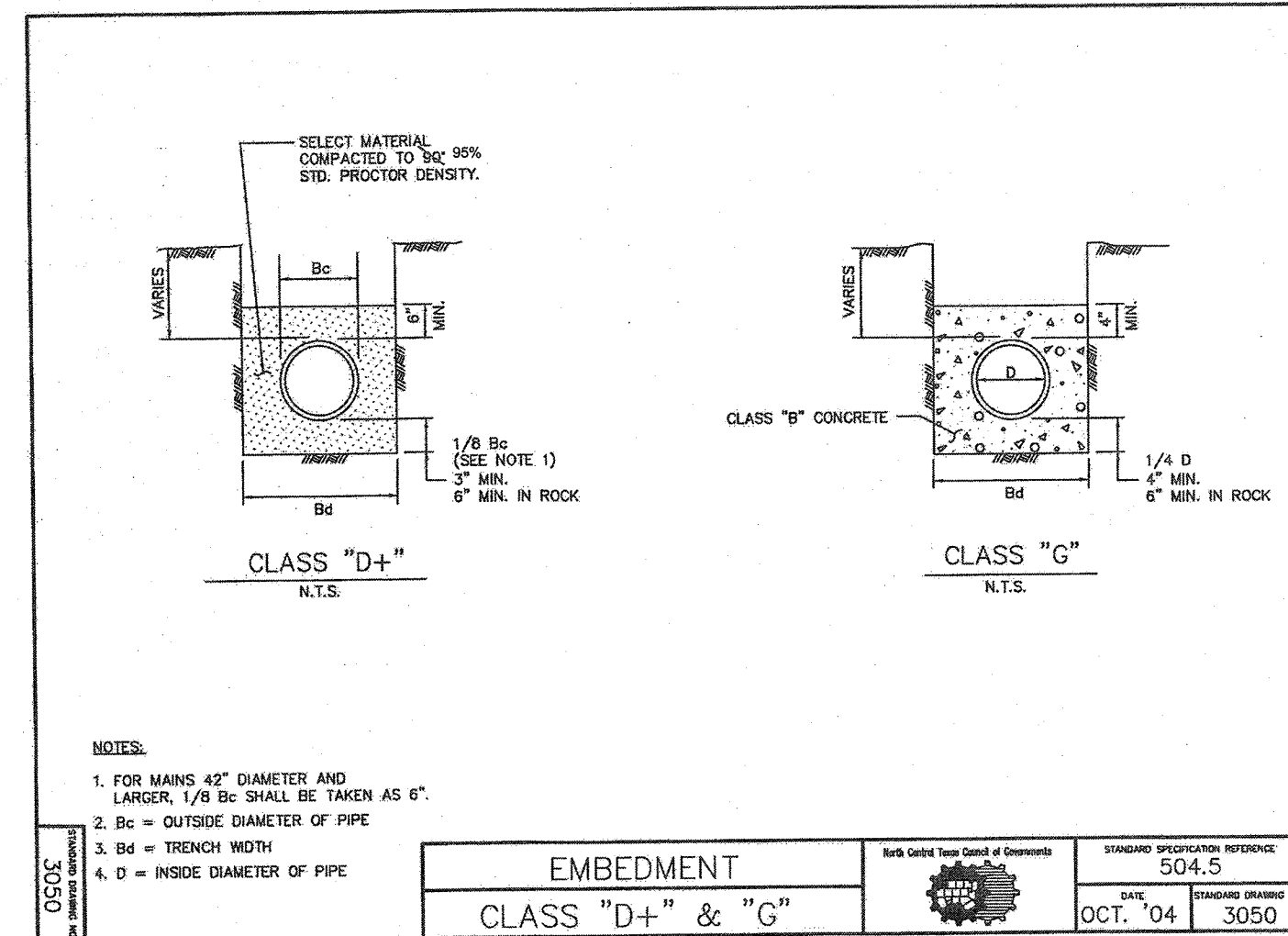
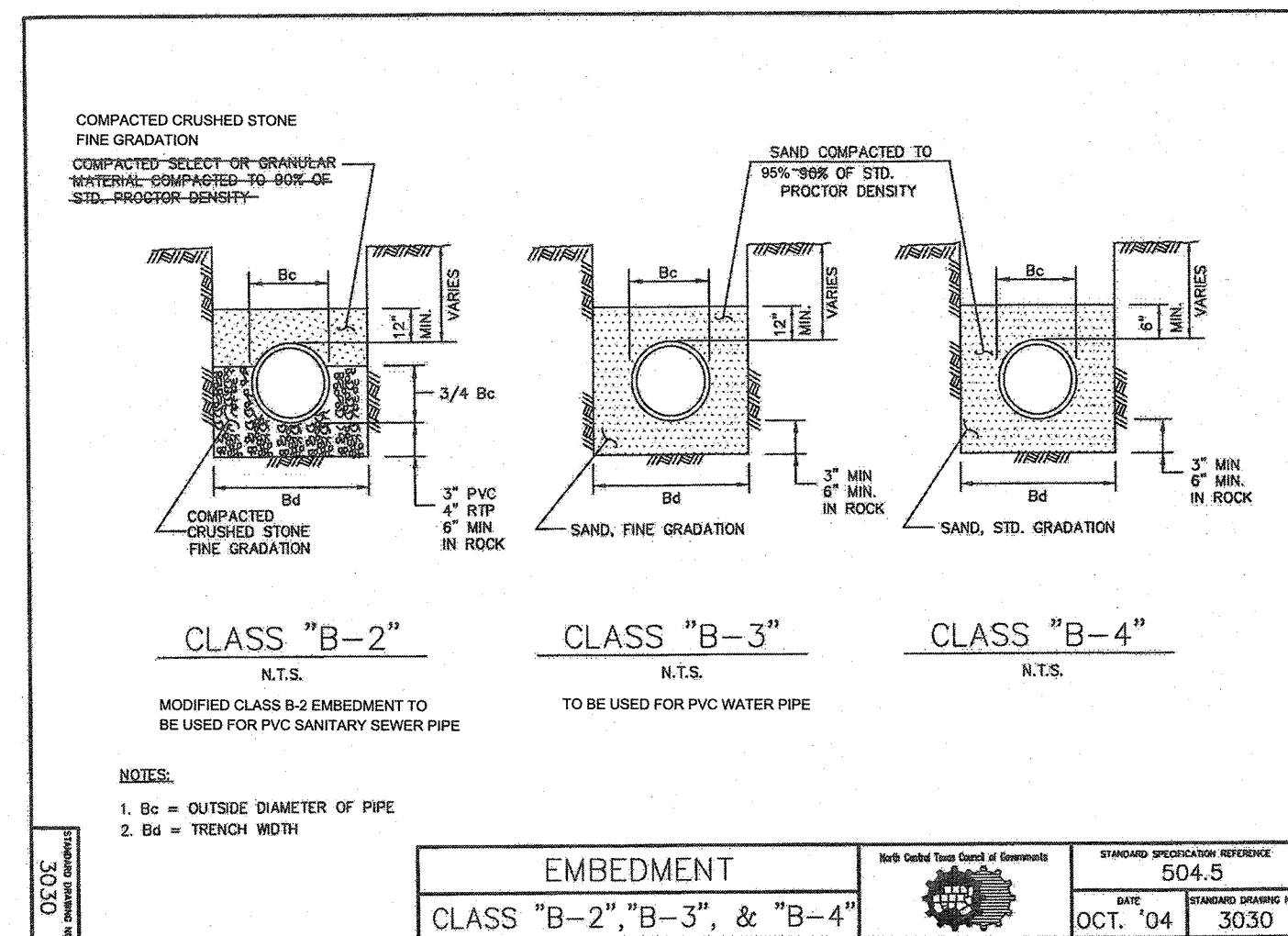
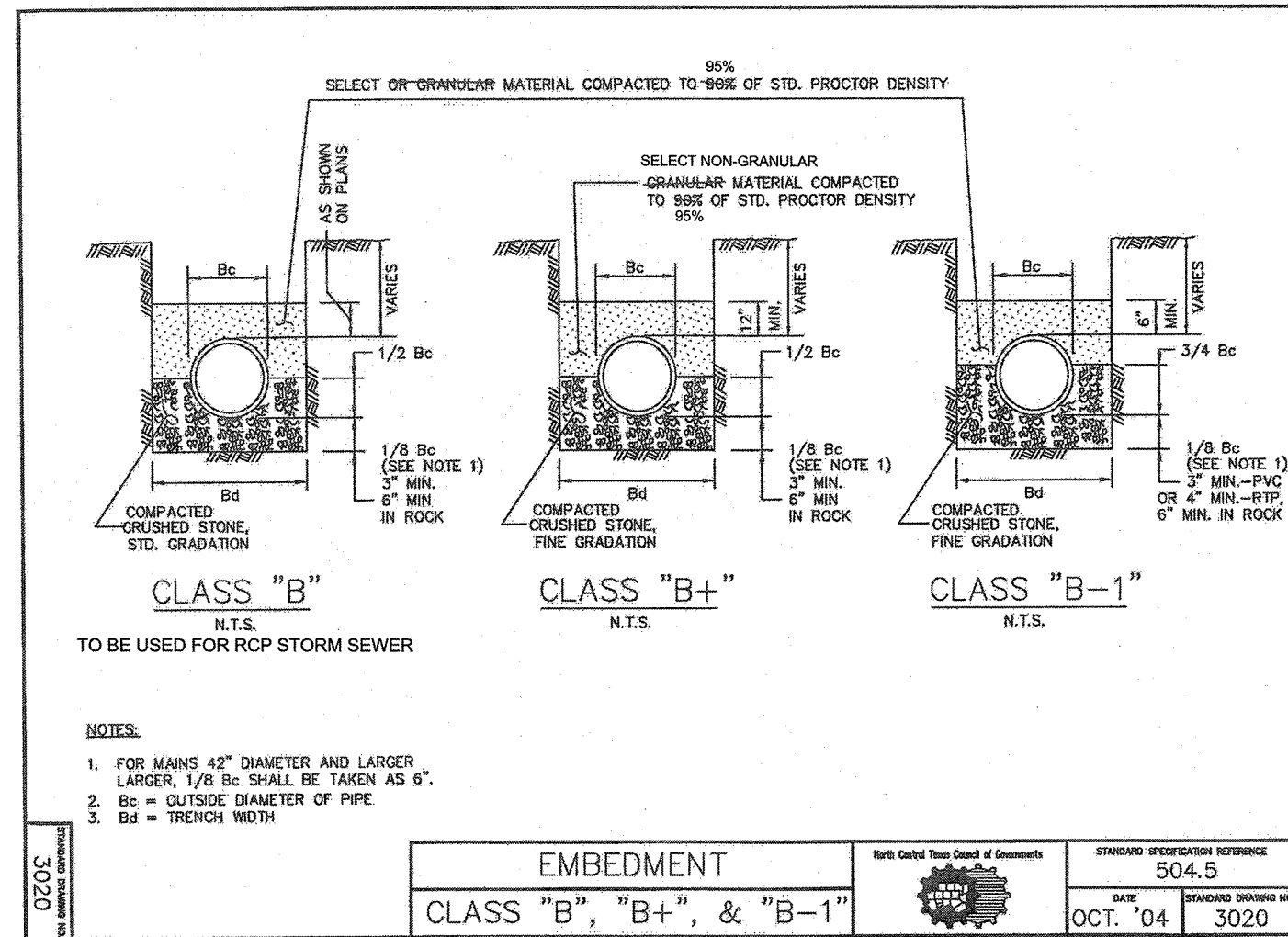
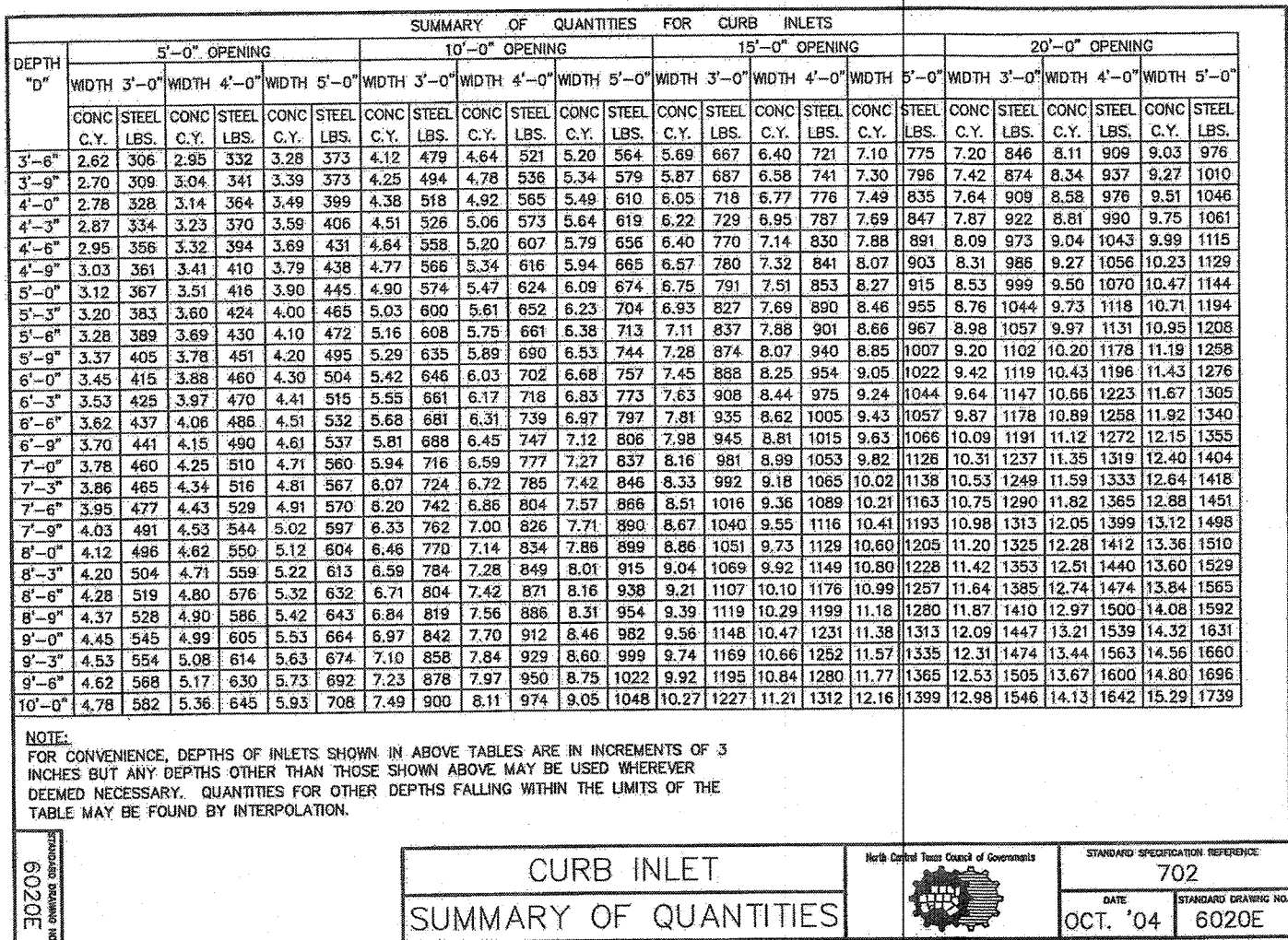
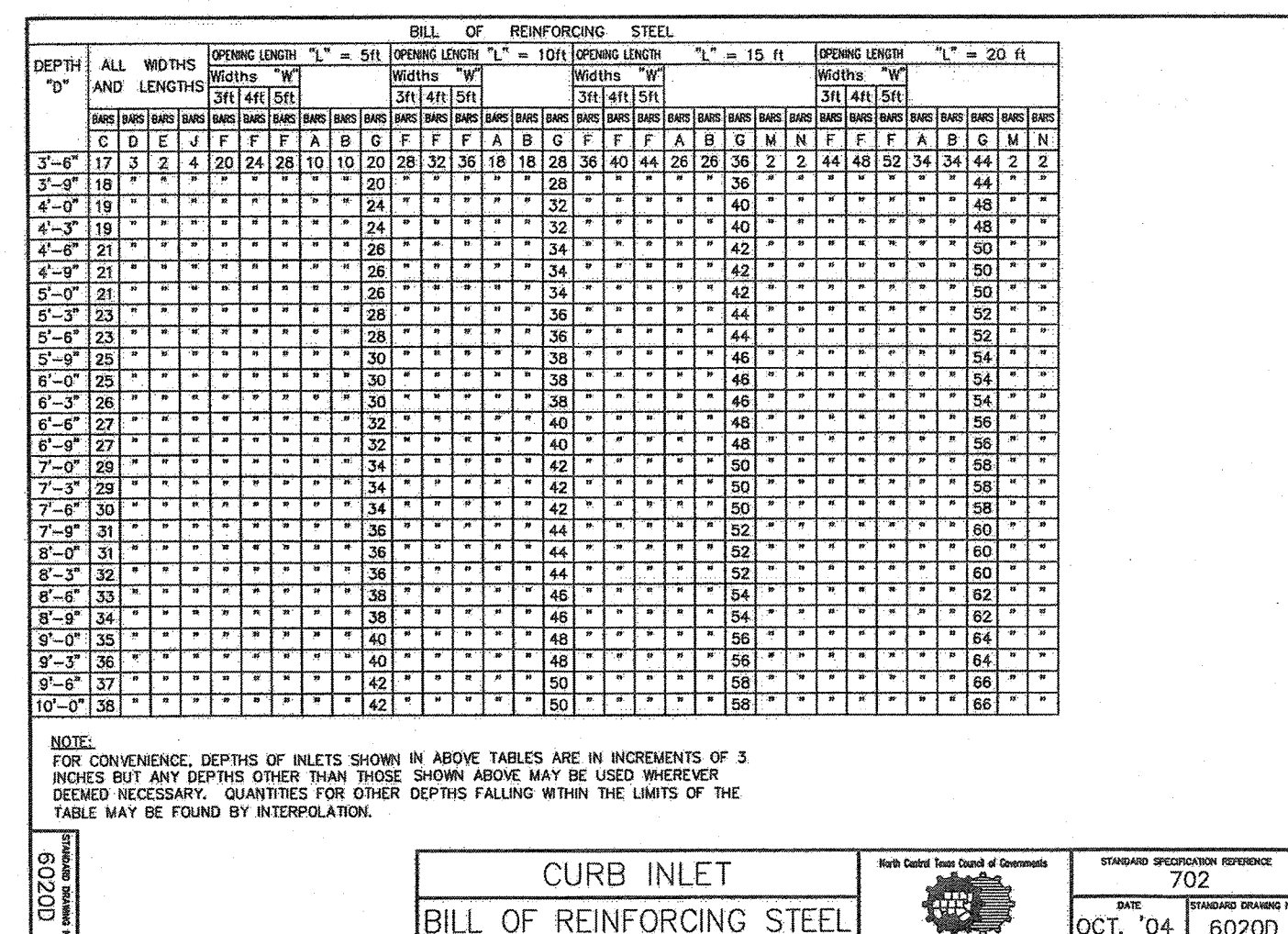
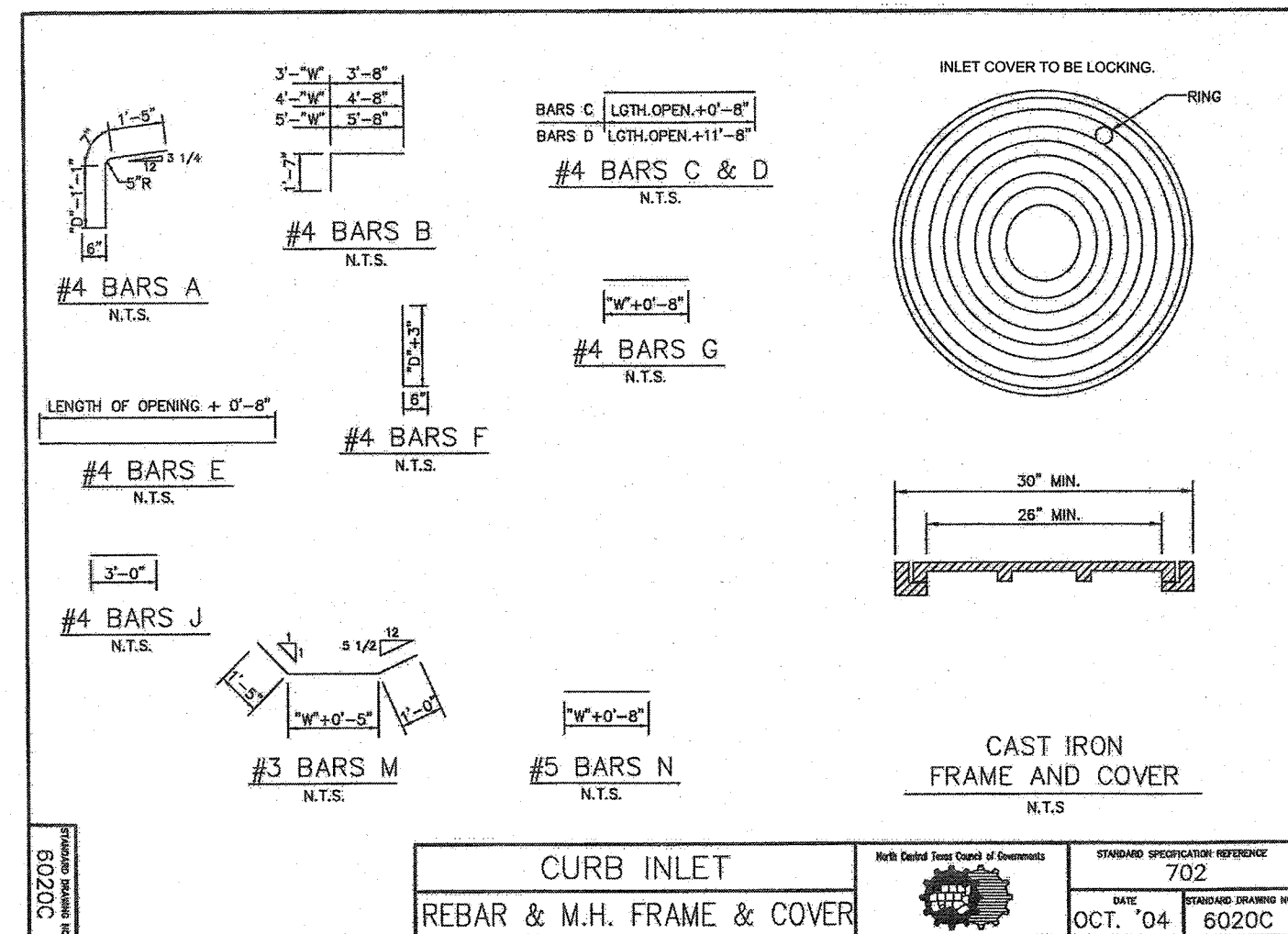
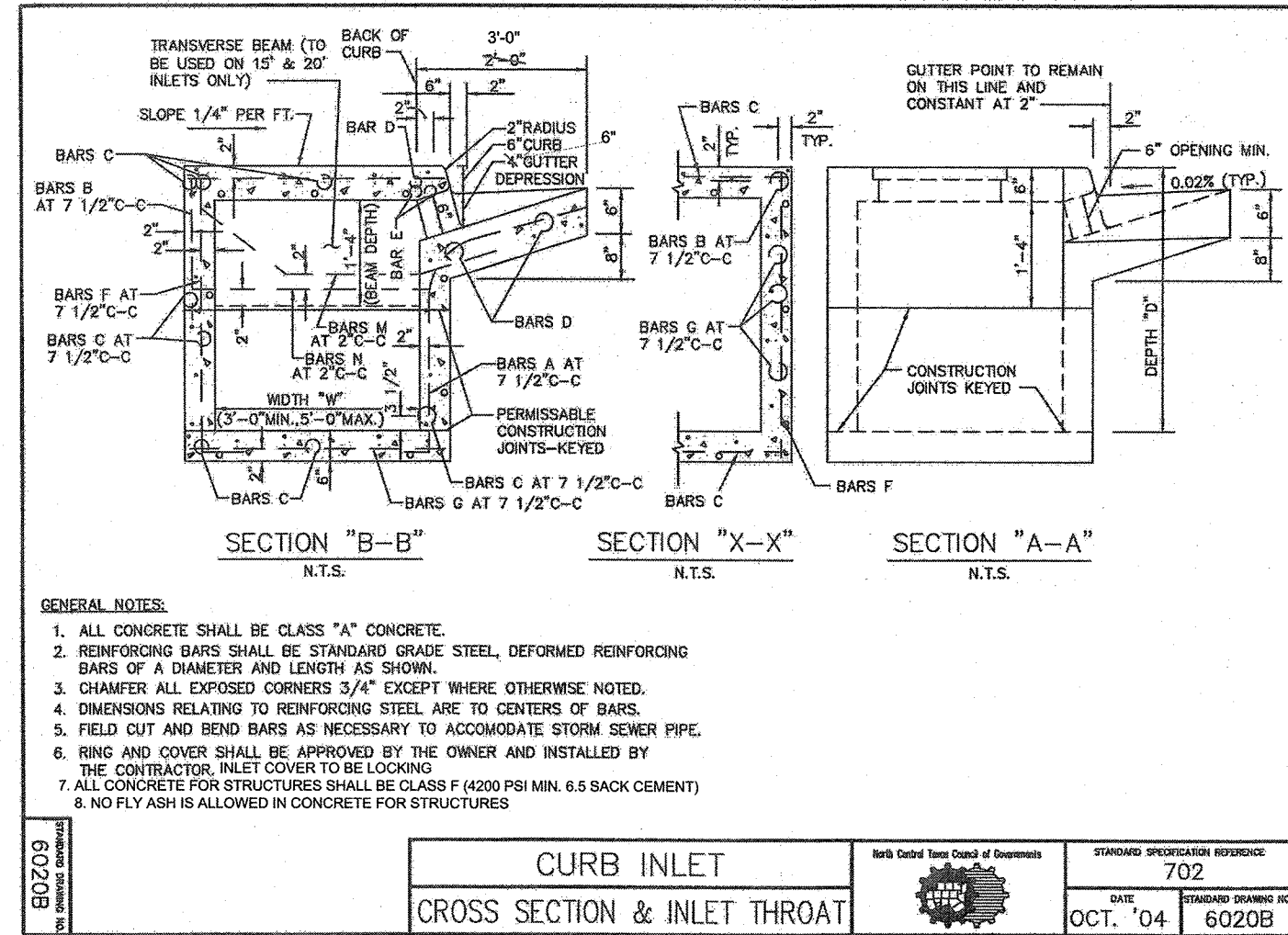
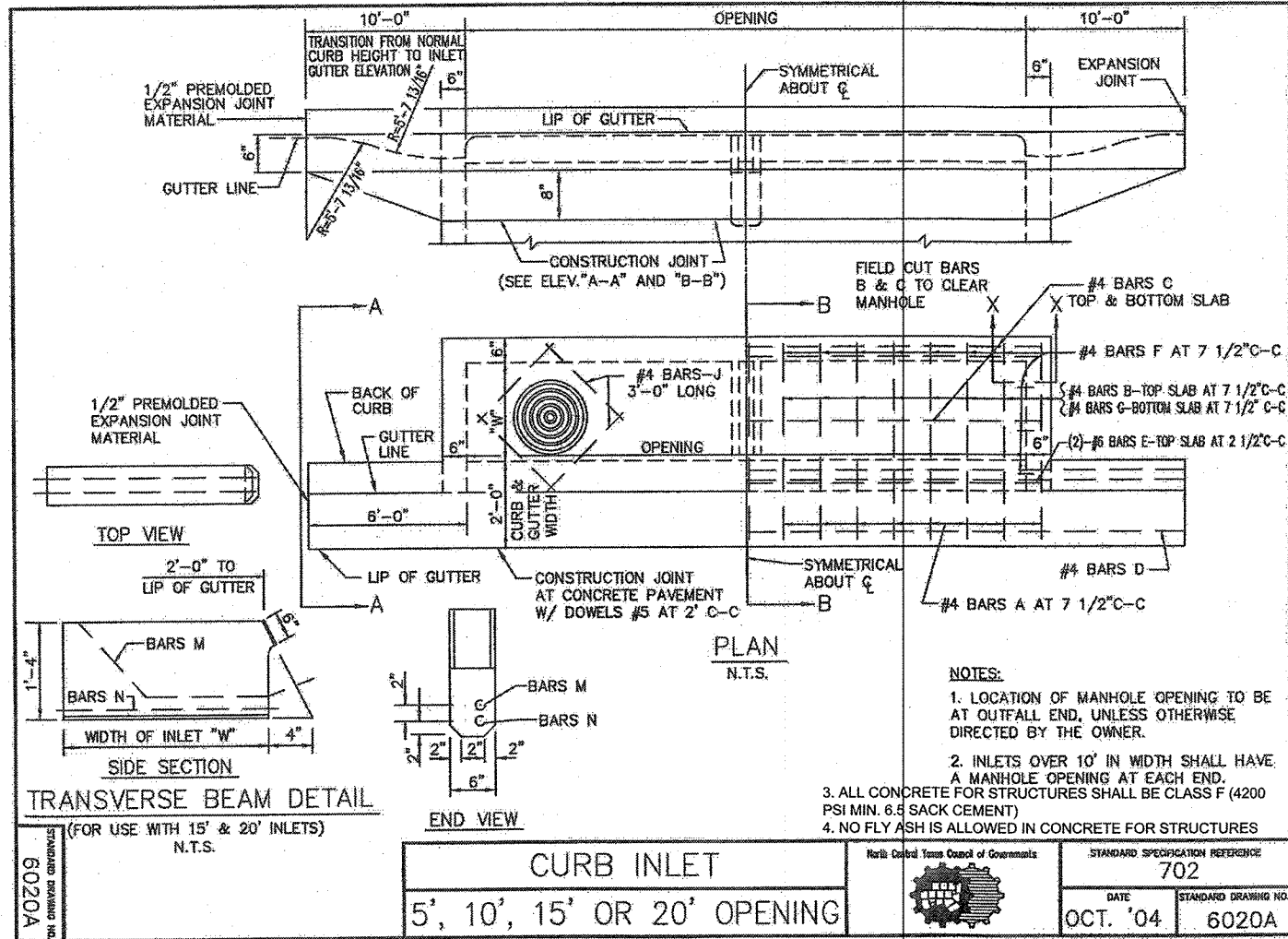


REVISIONS:

DRAWN: TONY DATE: APRIL 9, 2019
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GENERAL NOTES & SITE DETAILS
RANCH TRAIL RETAIL CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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RECORD DRAWINGS

To the best of our knowledge Engineering Concepts & Design, L.P., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

Todd Winters 04-26-2023
TODD WINTERS DATE

NOTE: MTDOT DETAILS SHOWN HEREON HAVE BEEN MODIFIED TO INCLUDE THE CITY OF ROCKWALL UPDATES AS PUBLISHED IN THE CITY OF ROCKWALL'S UNIFIED DEVELOPMENT CODE. REFER TO THE CITY DOCUMENT FOR EXACT DESCRIPTIONS OF THE UPDATES.

CASE No. SP 2017-038

BENCHMARKS: CITY OF ROCKWALL, TEXAS - CONTROL MONUMENTATION

ROCKWALL MONUMENT "RESET #1 3" BRASS DISK FOUND AT FM 740 (RIDGE ROAD) AND SUMMER LEE DRIVE NEAR NORTHWEST CORNER OF THE PARKING LOT FOR THE COMMUNITY BANK.
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ENGINEERINGCONCEPTS & DESIGN, L.P.

ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001/45
201 WINDCO CIR, STE 200, WYLLIE, TX 75098
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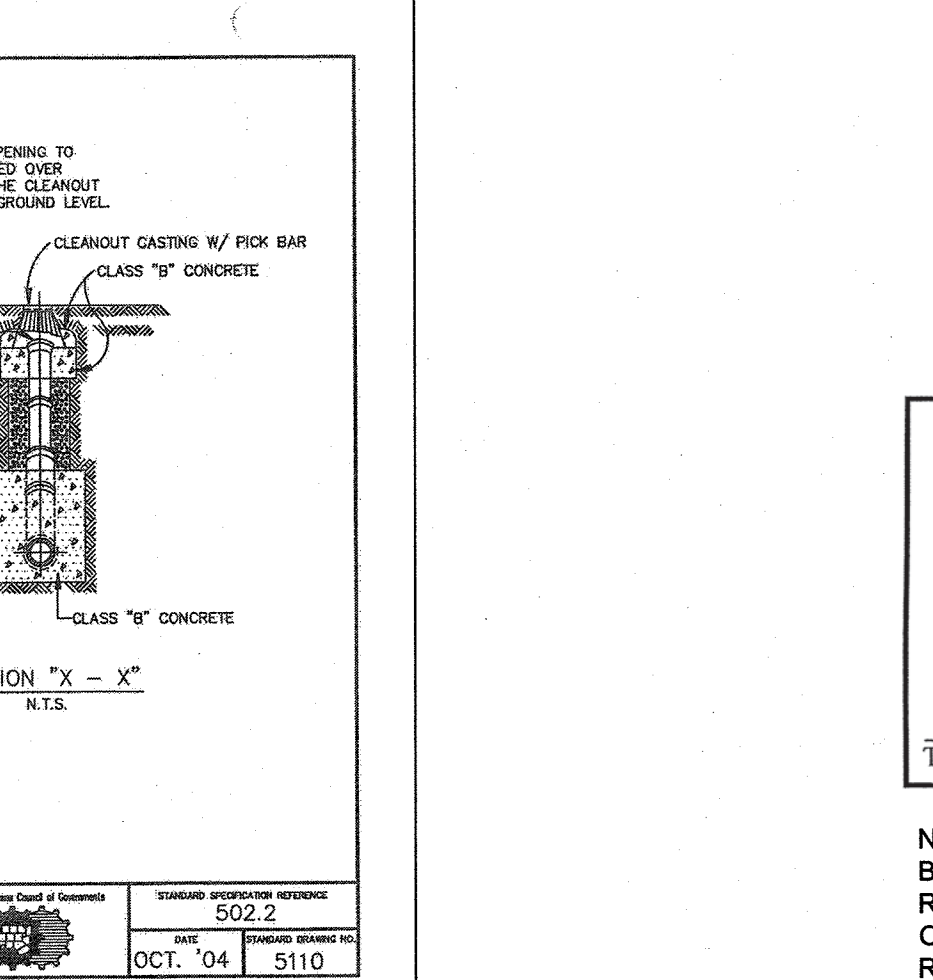
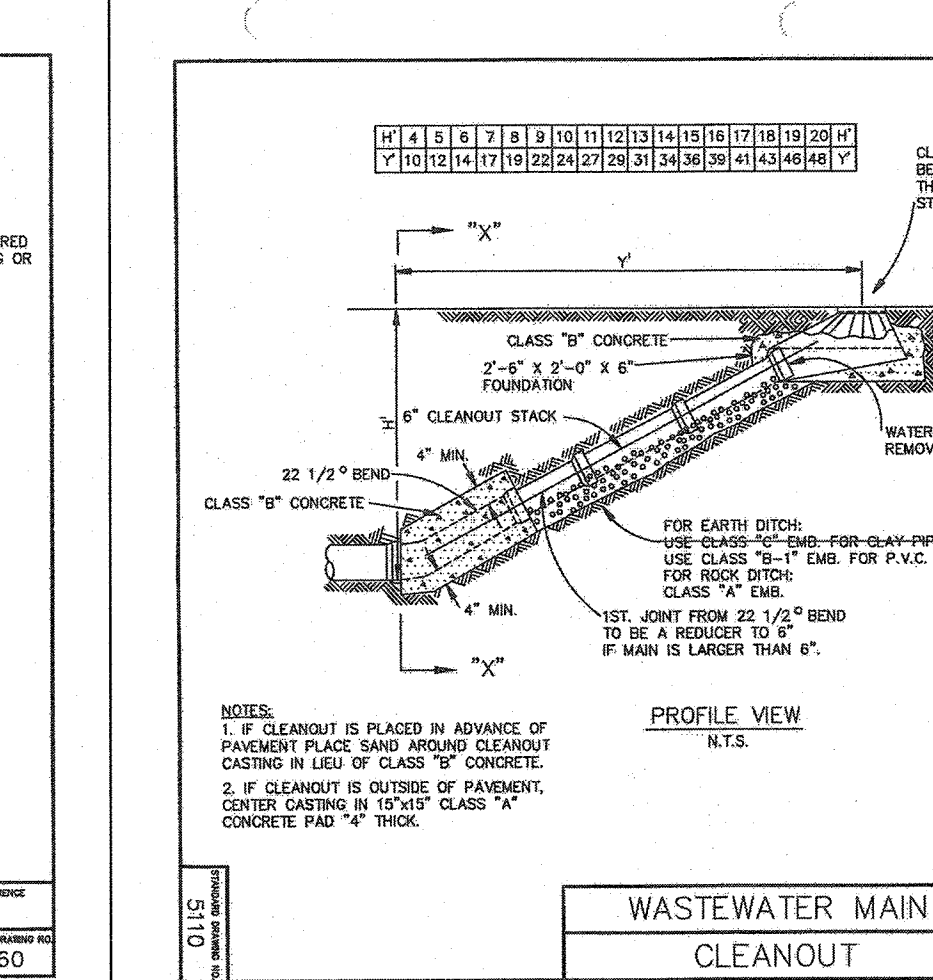
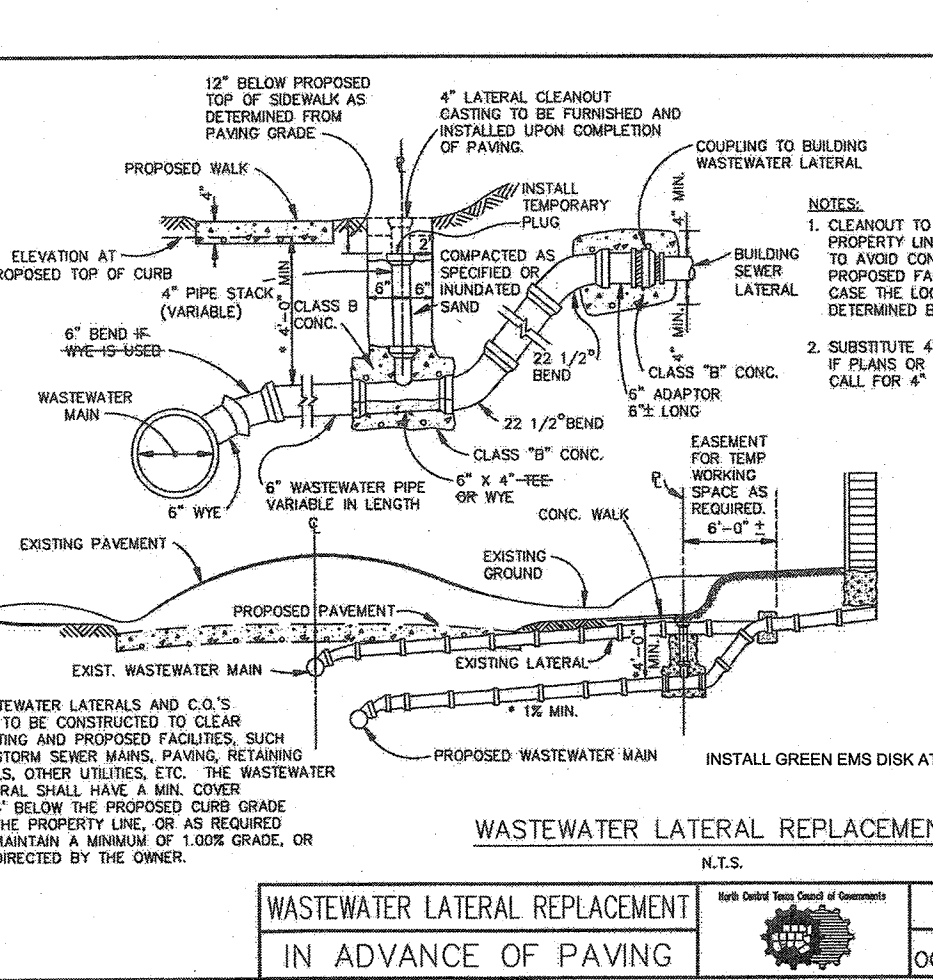
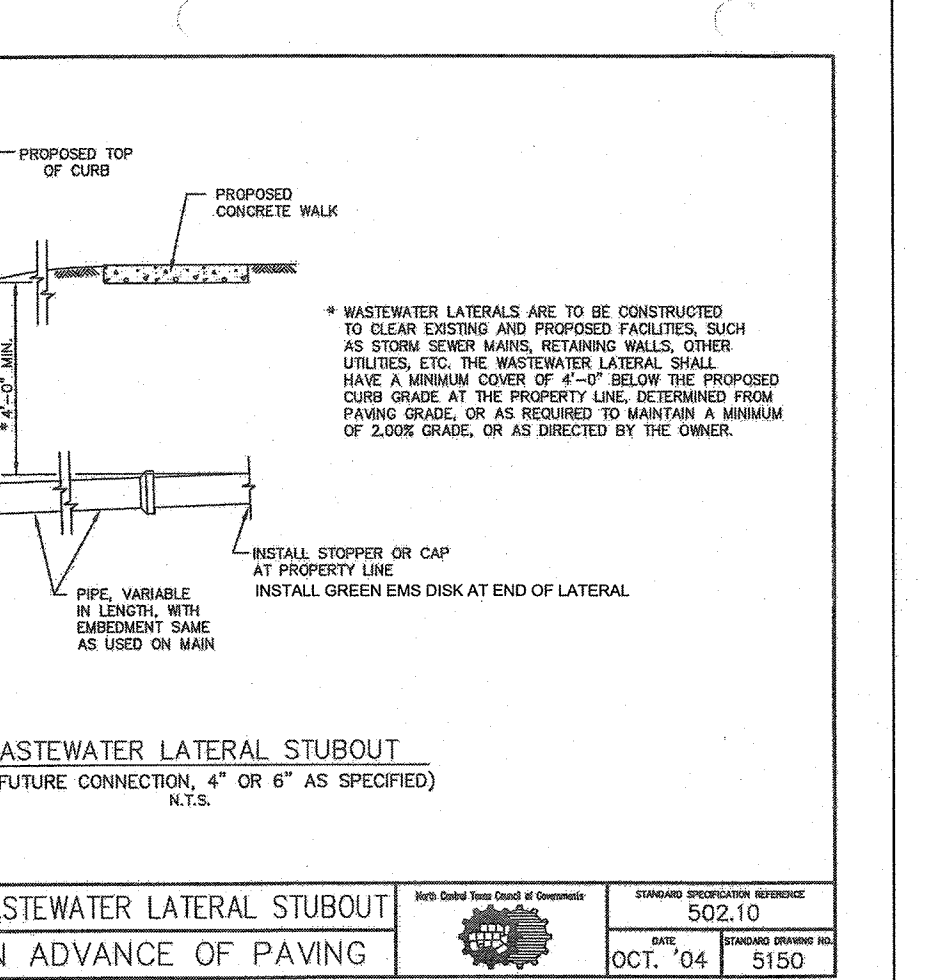
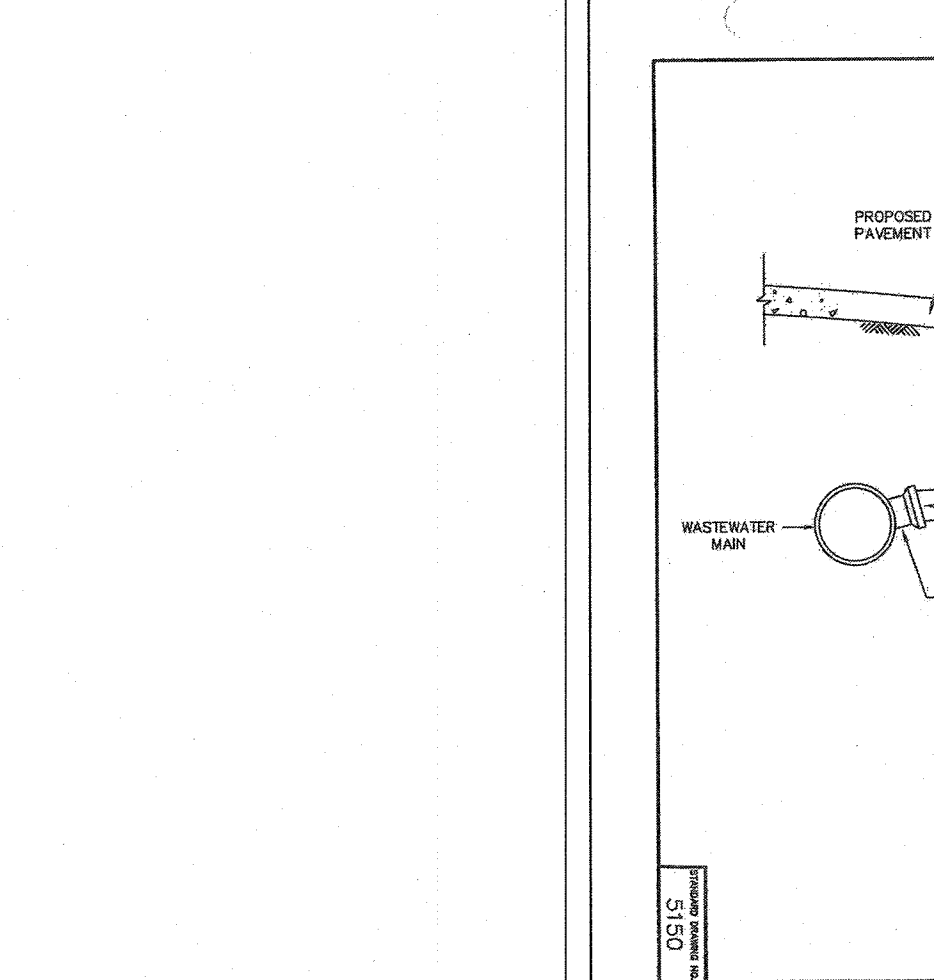
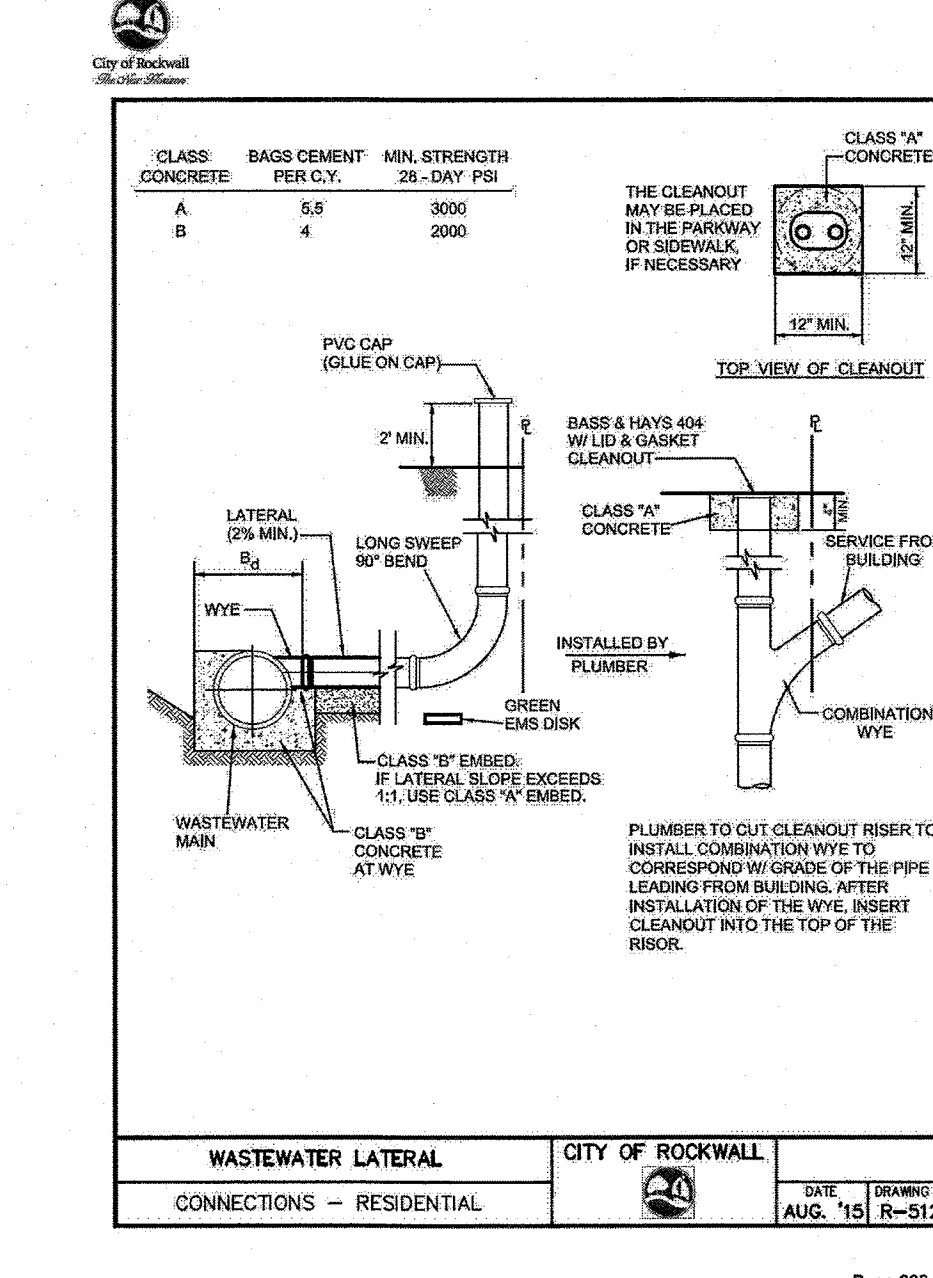
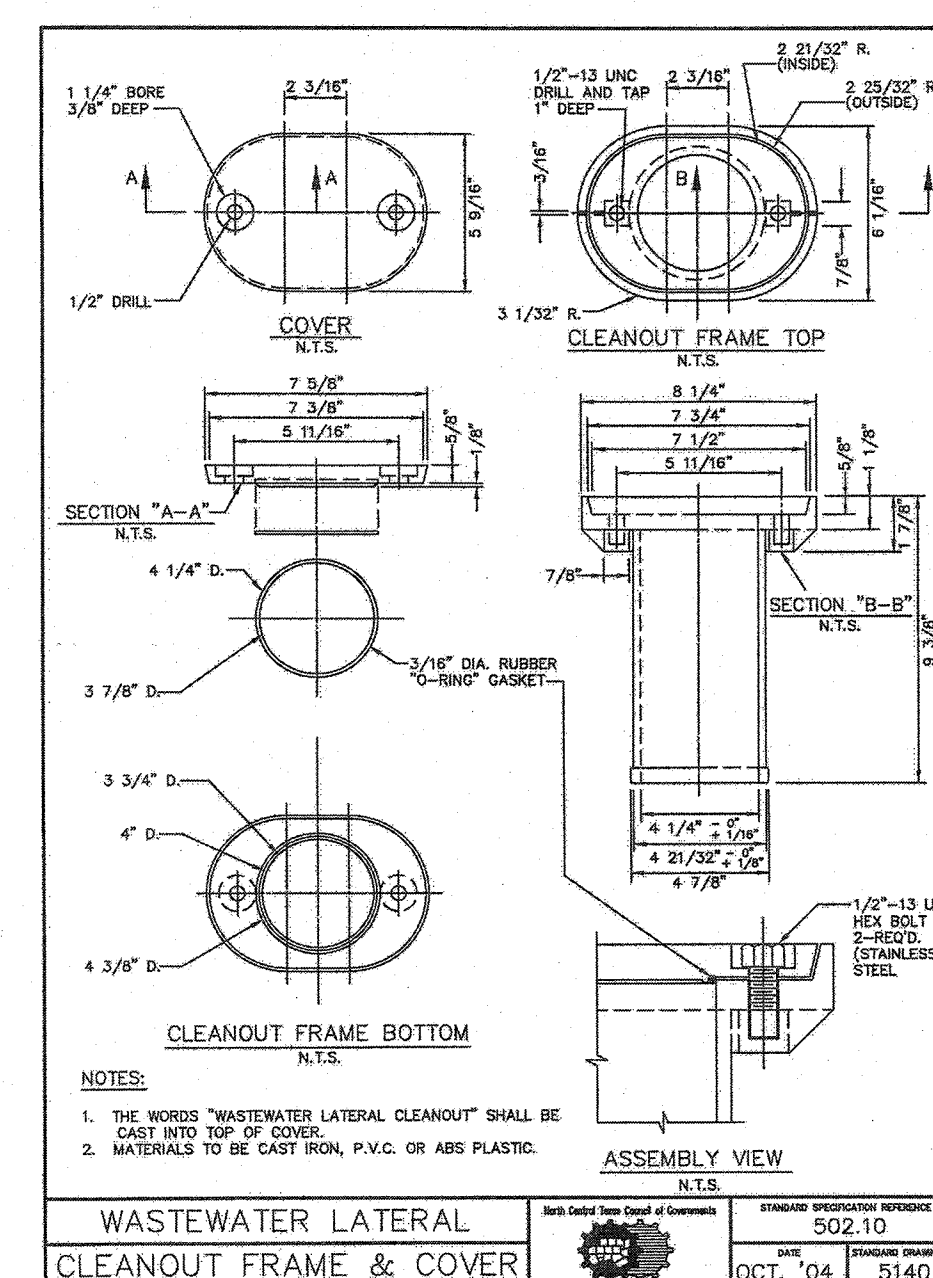
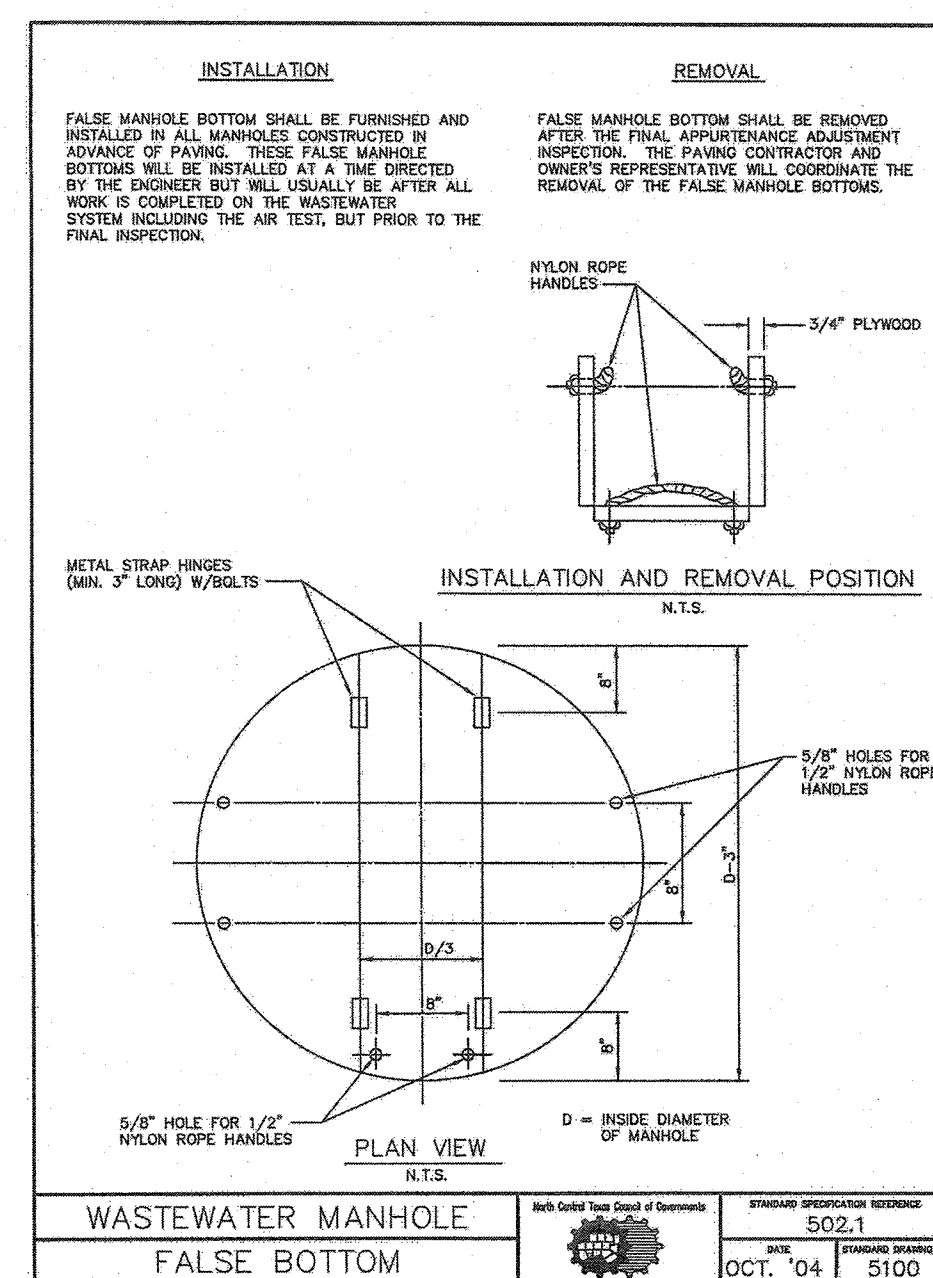
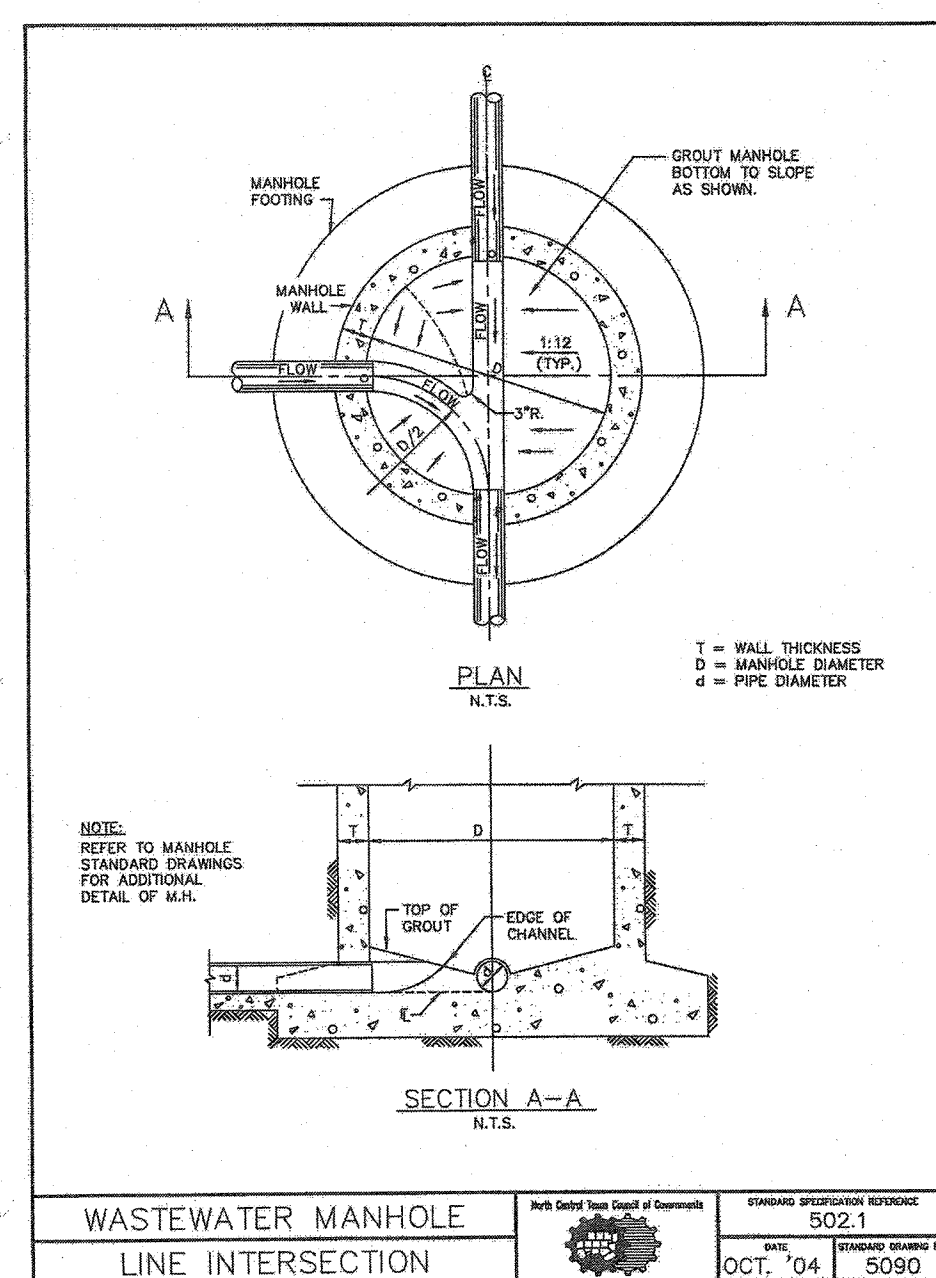
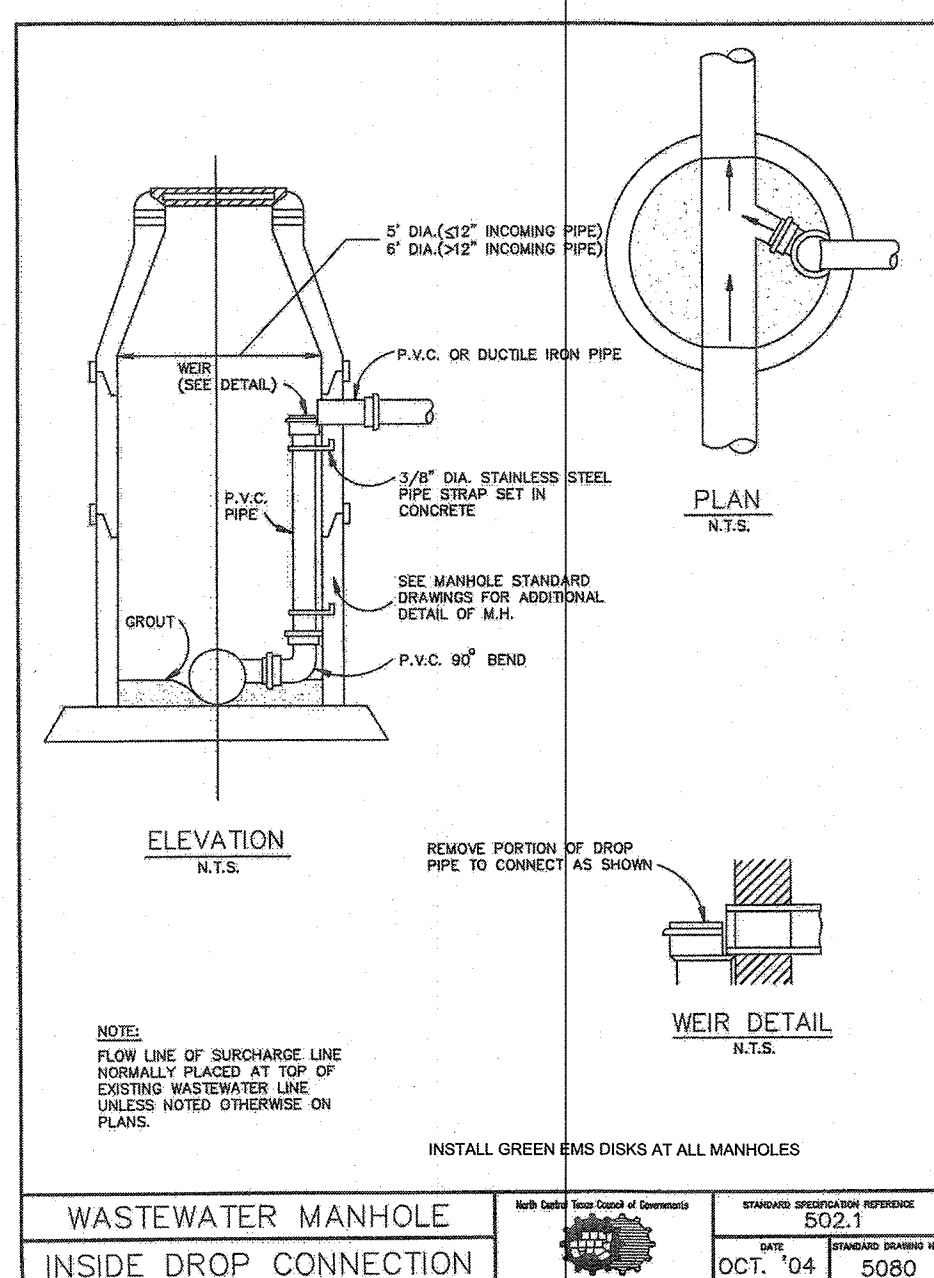
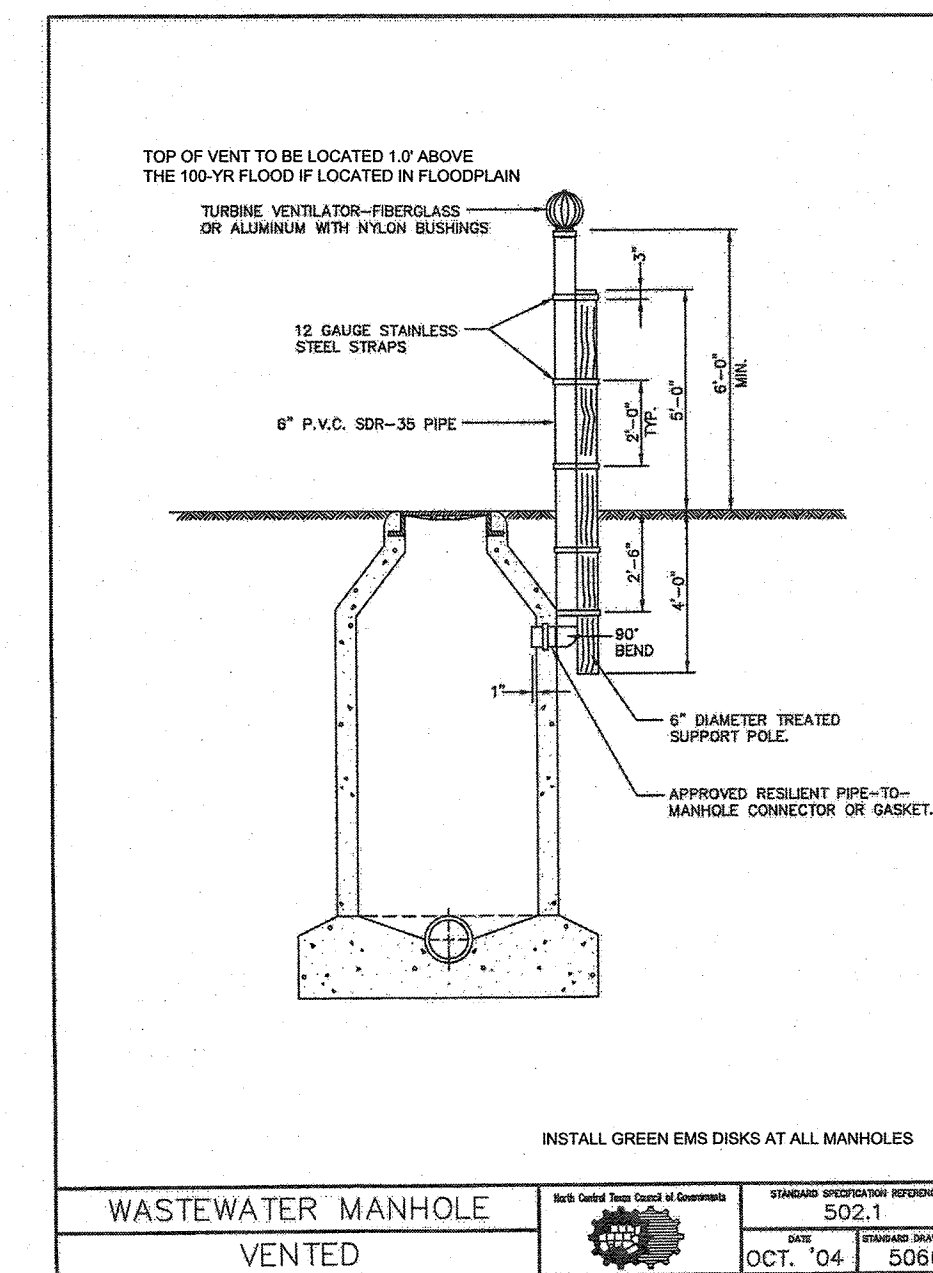
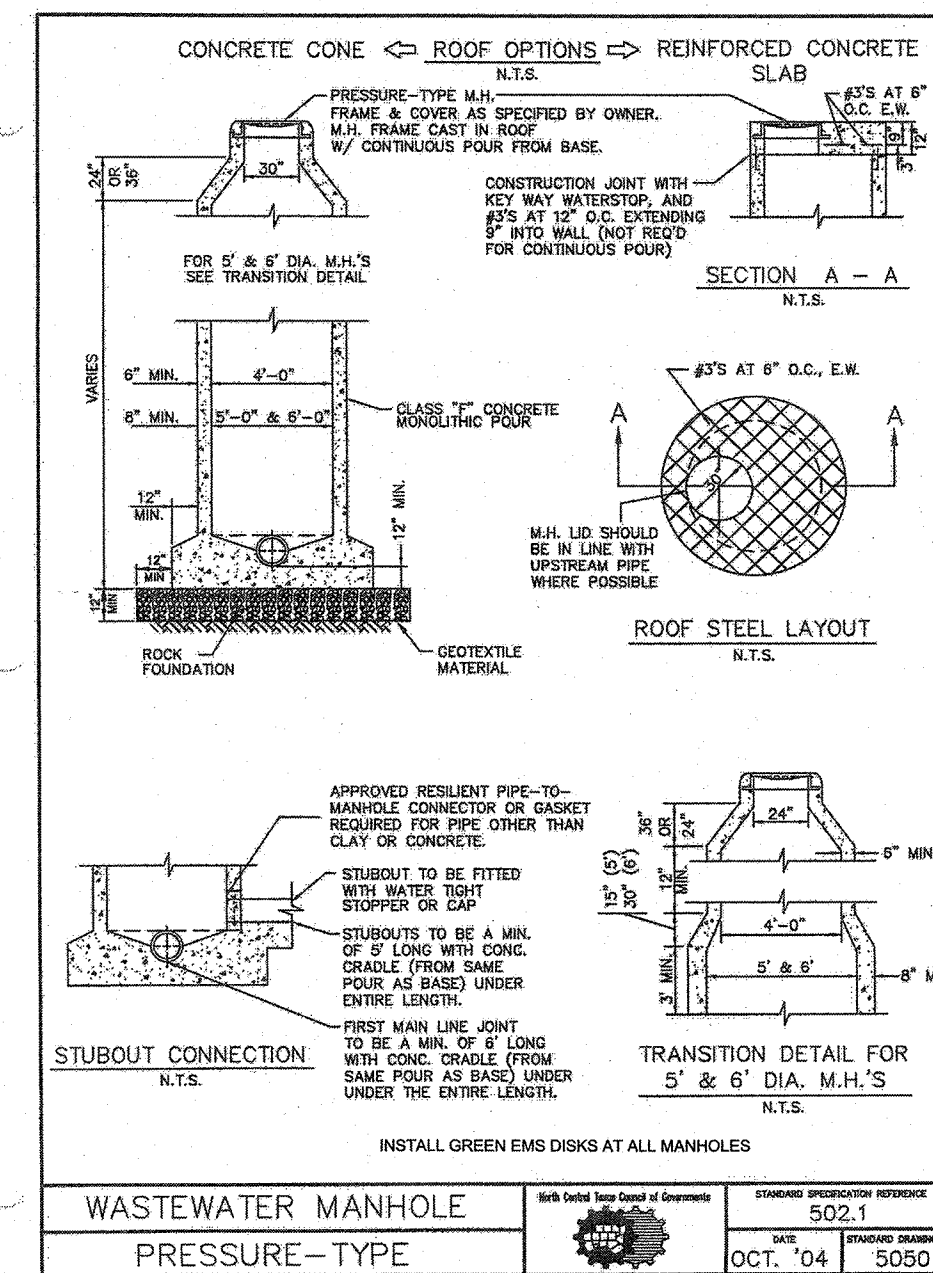
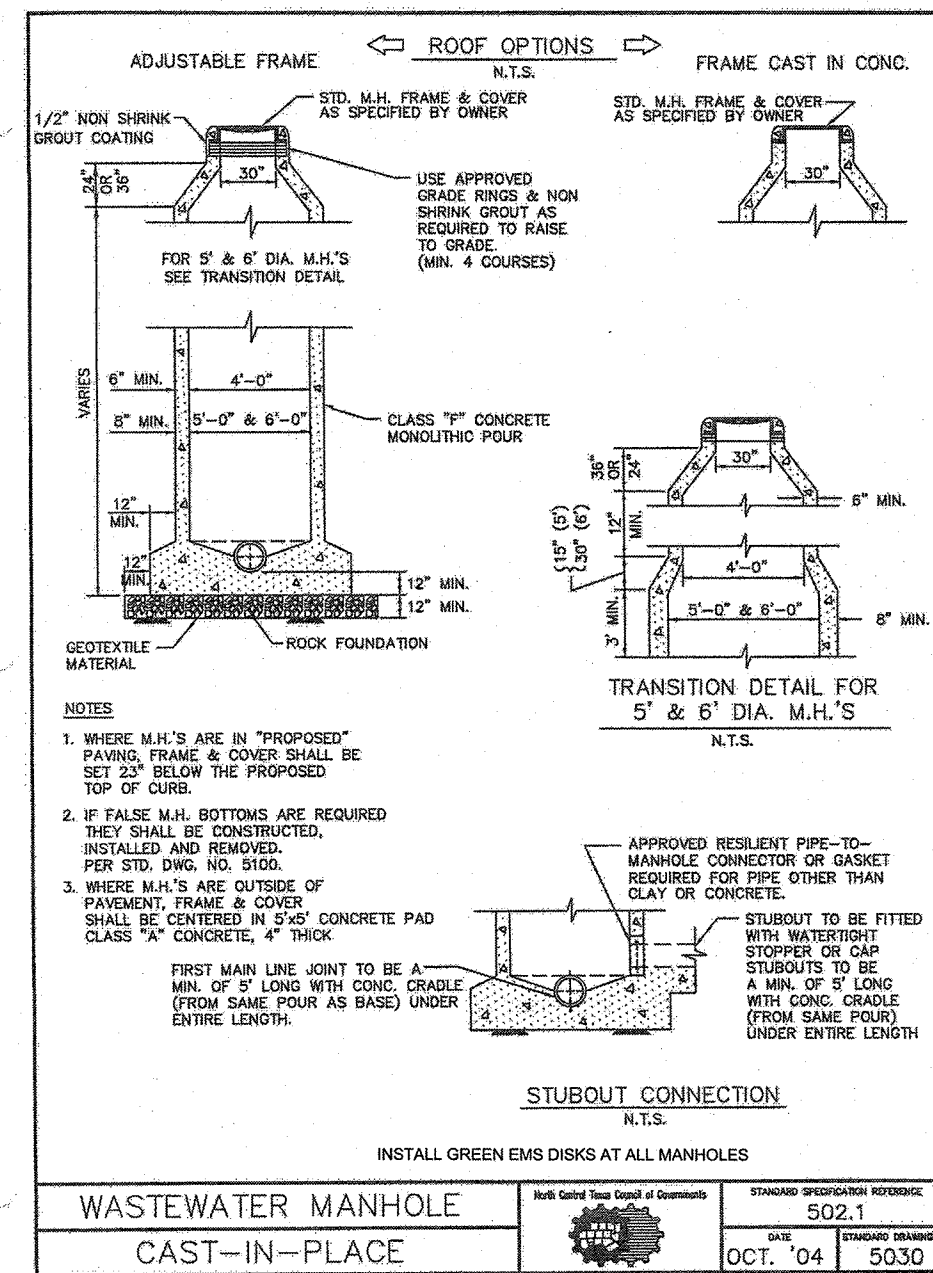
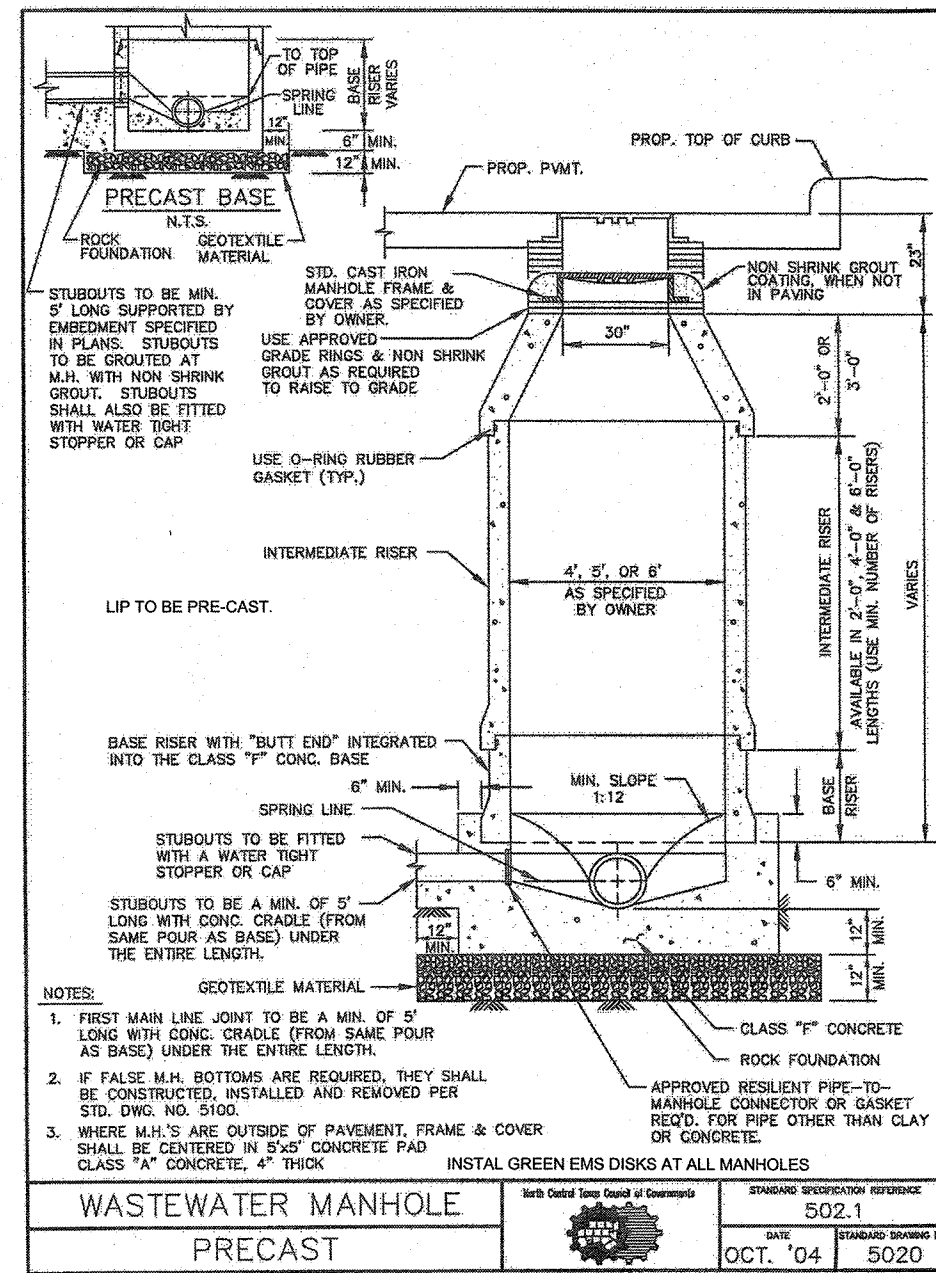
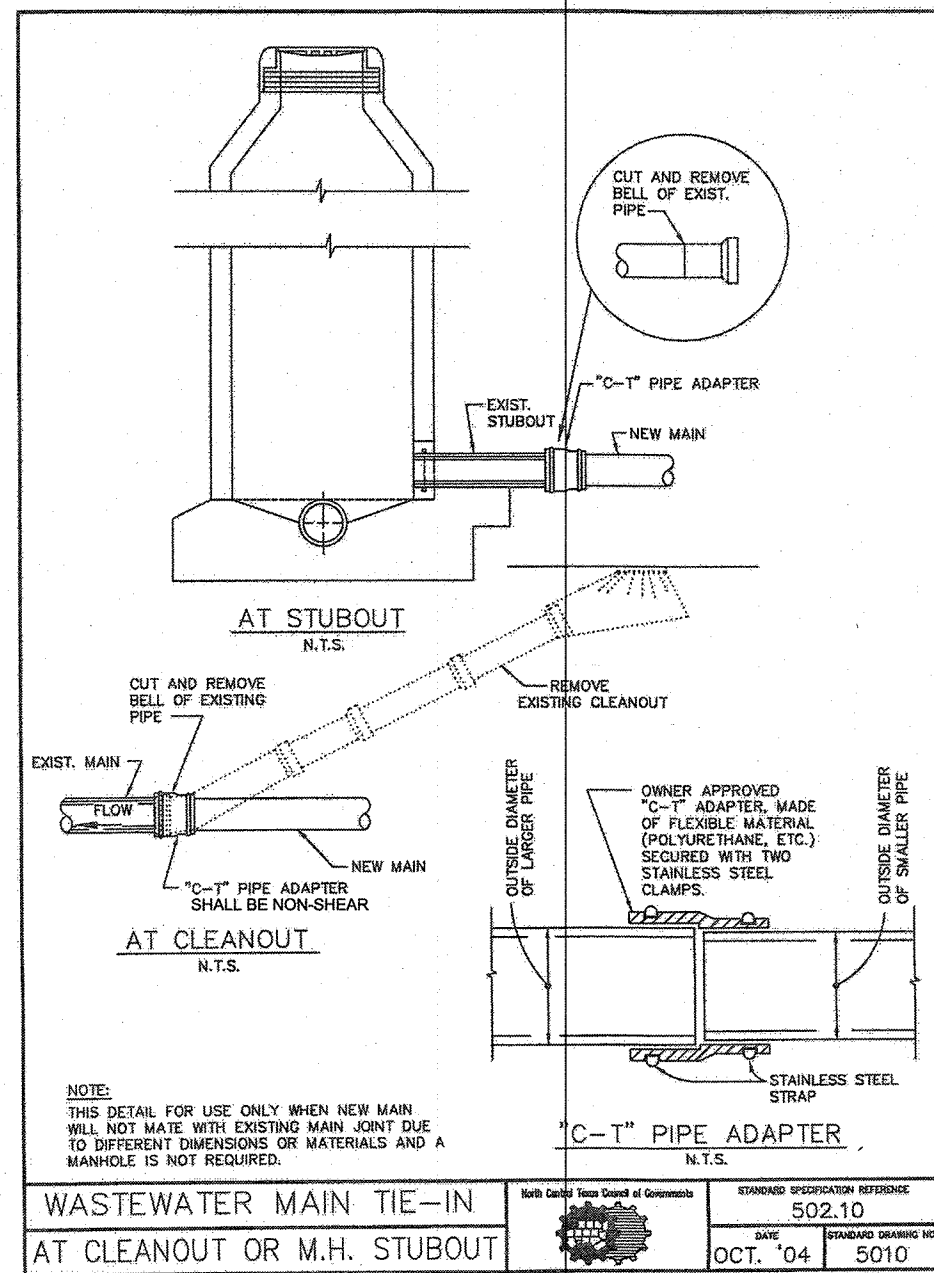
DRAWN: TONY DATE: APRIL 9, 2019
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DWG FILE NAME:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CONSTRUCTION.

TODD D. WINTERS
REGISTERED PROFESSIONAL ENGINEER
NO. 87085
STATE OF TEXAS

STORM SEWER DETAILS
RANCH TRAIL RETAIL CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET
14
OF
17



RECORD DRAWINGS

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Todd Winters 04-26-2023
TODD WINTERS DATE

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CASE No. SP 2017-038

BENCHMARKS: CITY OF ROCKWALL, TEXAS - CONTROL MONUMENTATION

ROCKWALL MONUMENT "RESET #1 3" BRASS DISK FOUND AT FM 740 (RIDGE ROAD) AND SUMMER LEE DRIVE NEAR NORTHWEST CORNER OF THE PARKING LOT FOR THE COMMUNITY BANK.
N: 7011544.252; E: 2590135.160; ELEVATION: 567.704
BASED ON NAD-83 TX, STATE PLANE, NORTH CENTRAL ZONE.

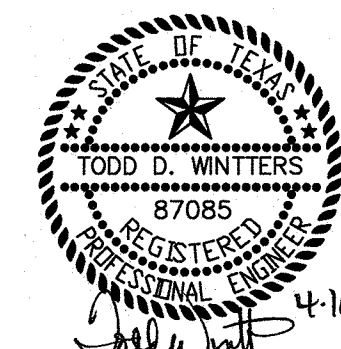
ENGINEERINGCONCEPTS & DESIGN, L.P.

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CONSTRUCTION SERVICES - FIRM REG. #F-00145
201 WINDCO CIR, STE 200, WYLLIE, TX 75098
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REVISIONS:

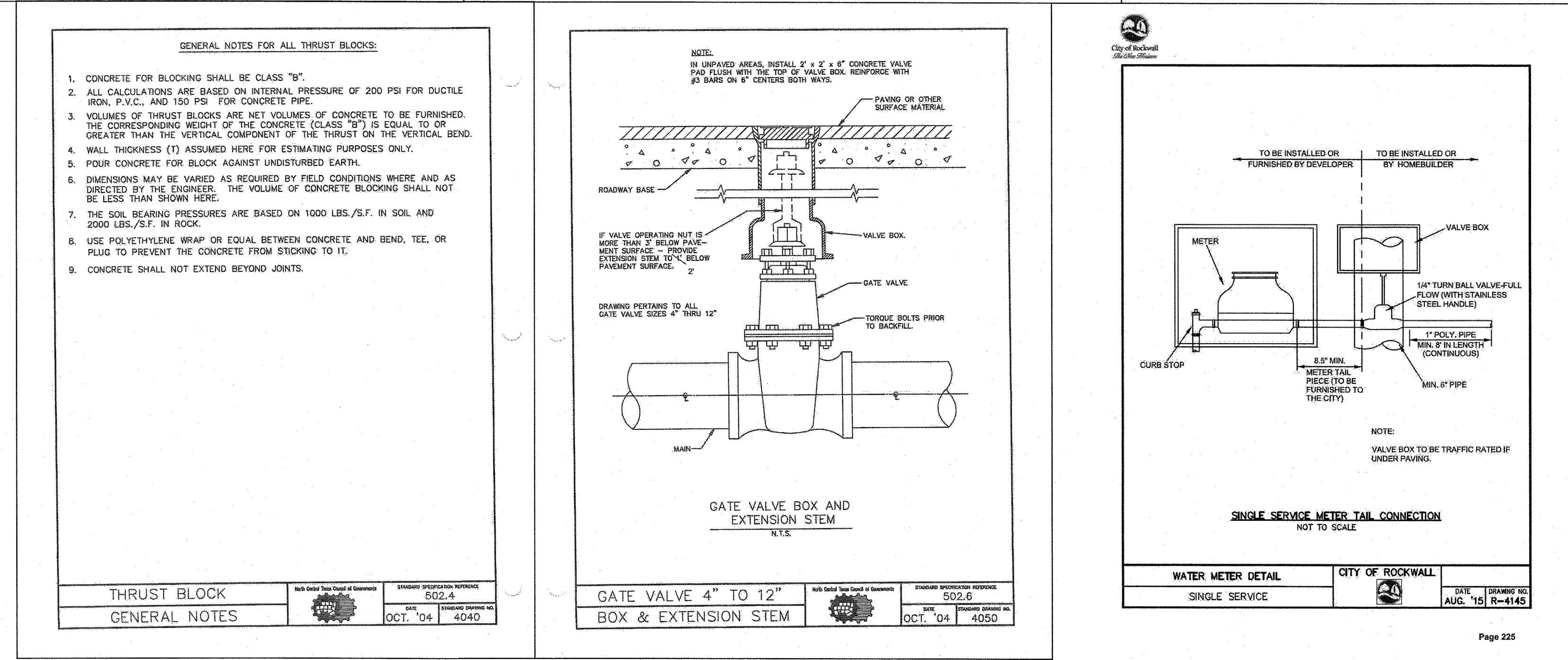
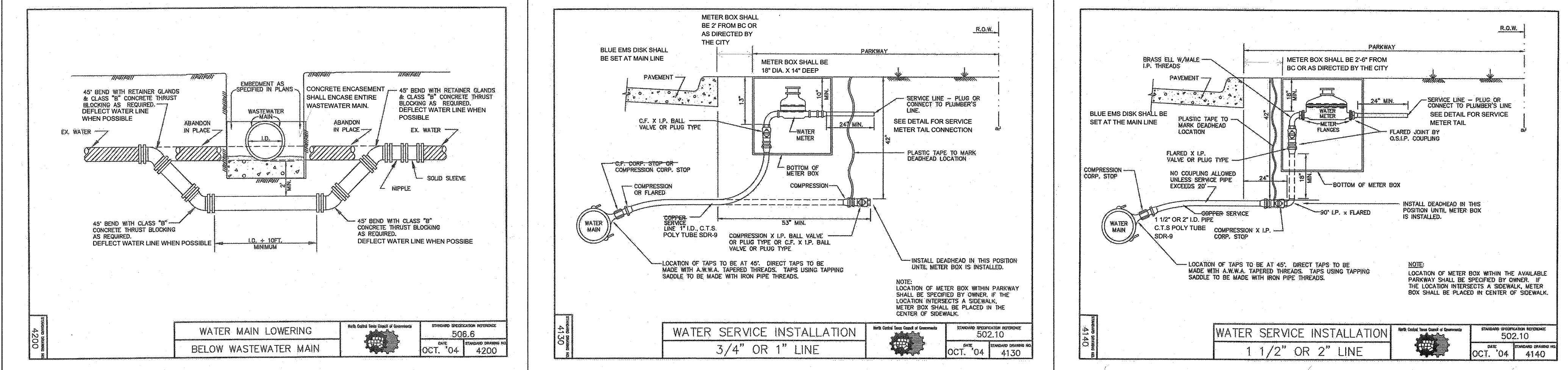
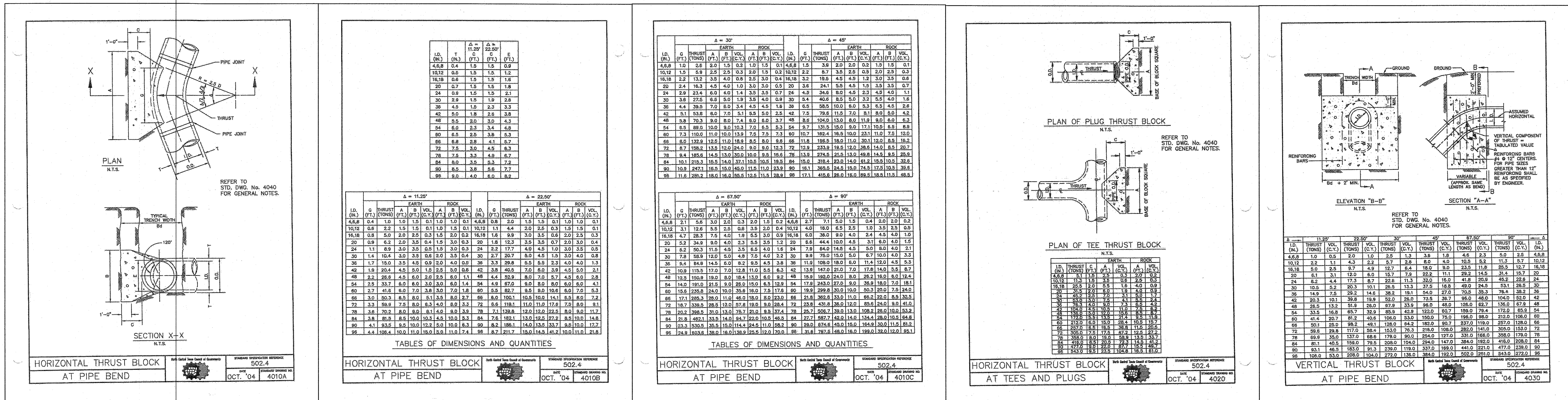
DRAWN: TONY DATE: APRIL 9, 2019
CHECKED: TW DATE:
PROJECT NO.: 5210
DWG FILE NAME:

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RANCH TRAIL RETAIL CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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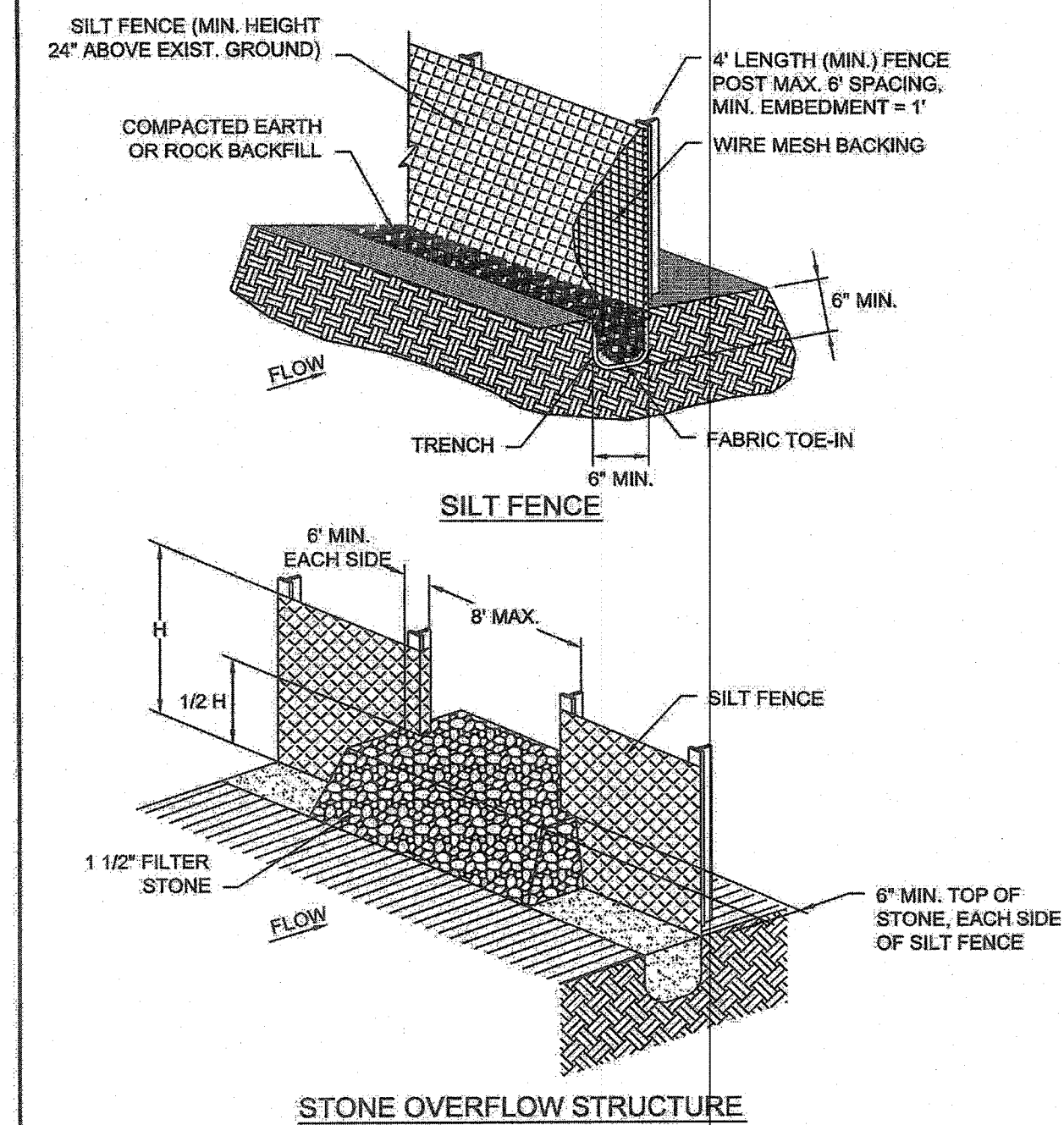
RECORD DRAWINGS

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SILT FENCE

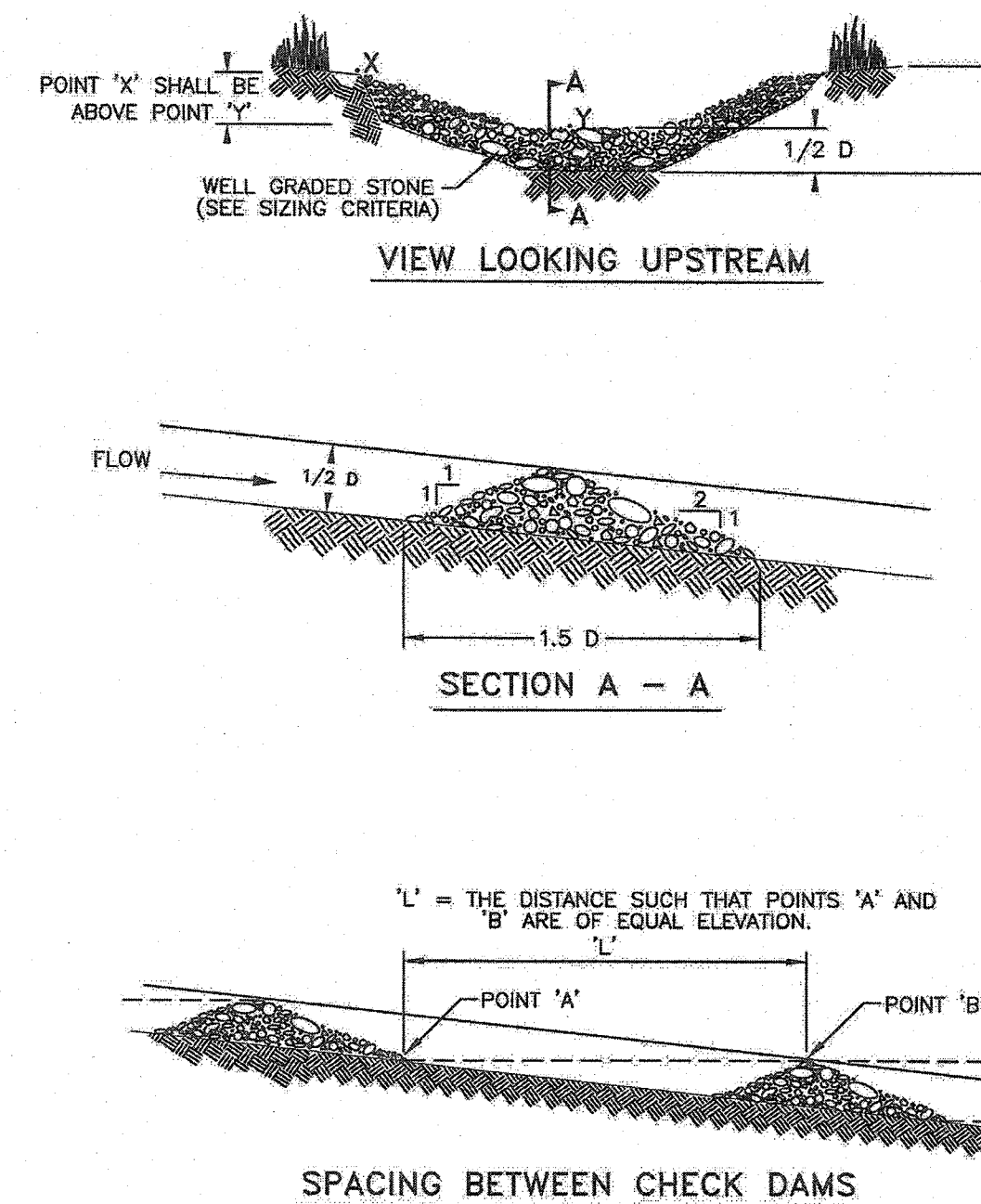
North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE
	201.5
DATE	STANDARD DRAWING NO.
OCT. '04	1020A

SILT FENCE GENERAL NOTES:

1. 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. POSTS SHALL BE METAL. NO WOODEN POSTS ALLOWED.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. FILTER STONE SHALL BE WRAPPED IN FILTER FABRIC AND BURIED MINIMUM SIX (6) INCHES.

SILT FENCE

North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE
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OCT. '04	1020B



ROCK CHECK DAM

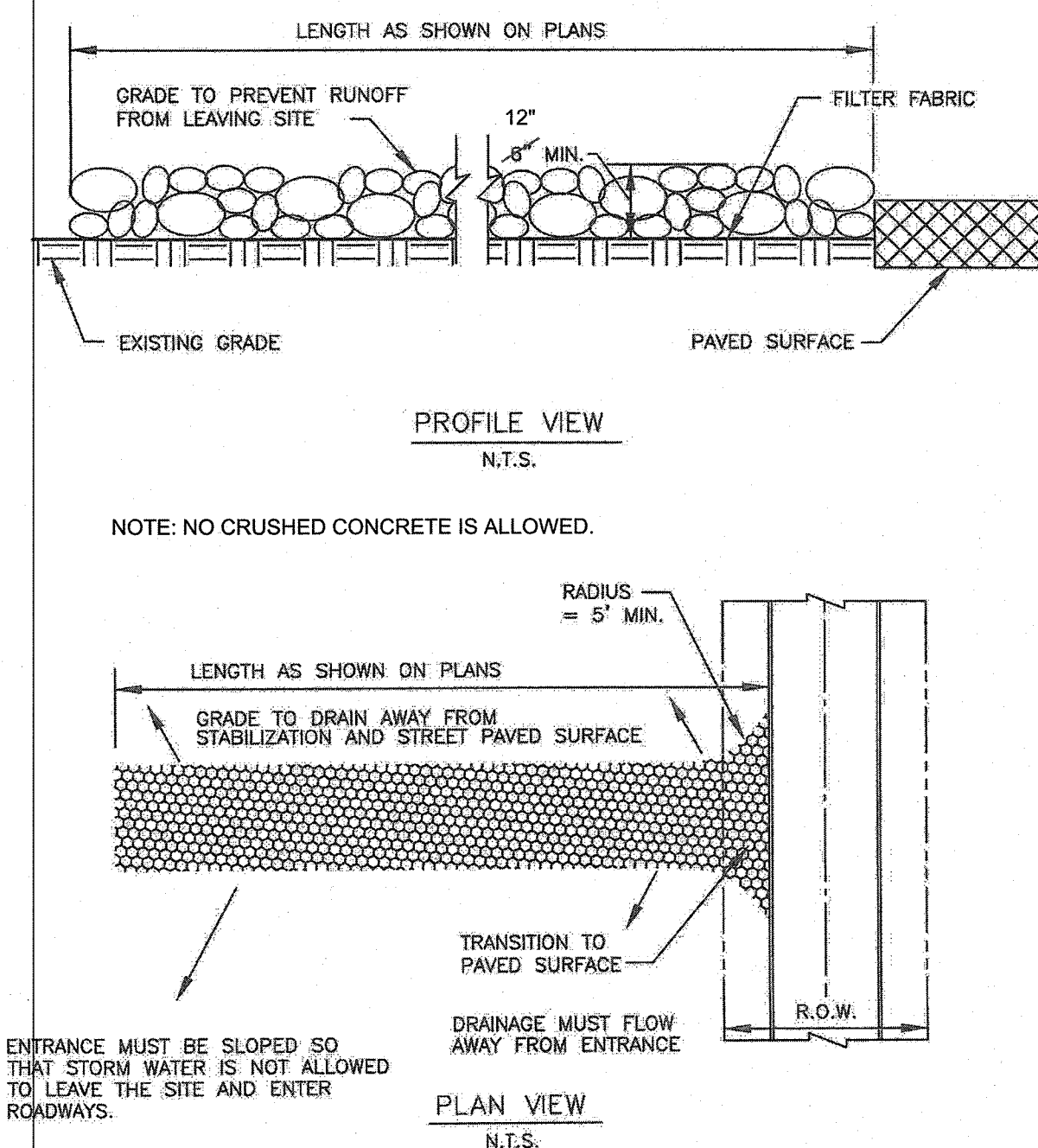
North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE
	201.9
DATE	STANDARD DRAWING NO.
OCT. '04	1060A

ROCK CHECK DAM GENERAL NOTES:

1. STONE SHALL BE WELL GRADED WITH SIZE RANGE FROM 1½ TO 3½ INCHES IN DIAMETER DEPENDING ON EXPECTED FLOWS.
2. THE CHECK DAM SHALL BE INSPECTED AS SPECIFIED IN THE SWPPP AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
3. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE CHECK DAM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.
4. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED, THE CHECK DAM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.
5. FILTER STONE SHALL BE WRAPPED IN APPROPRIATE SIZED WIRE MESH TO CONTAIN STONE AND BURIED A MINIMUM OF SIX (6) INCHES.

ROCK CHECK DAM

North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE
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DATE	STANDARD DRAWING NO.
OCT. '04	1060B



STABILIZED CONSTRUCTION ENTRANCE

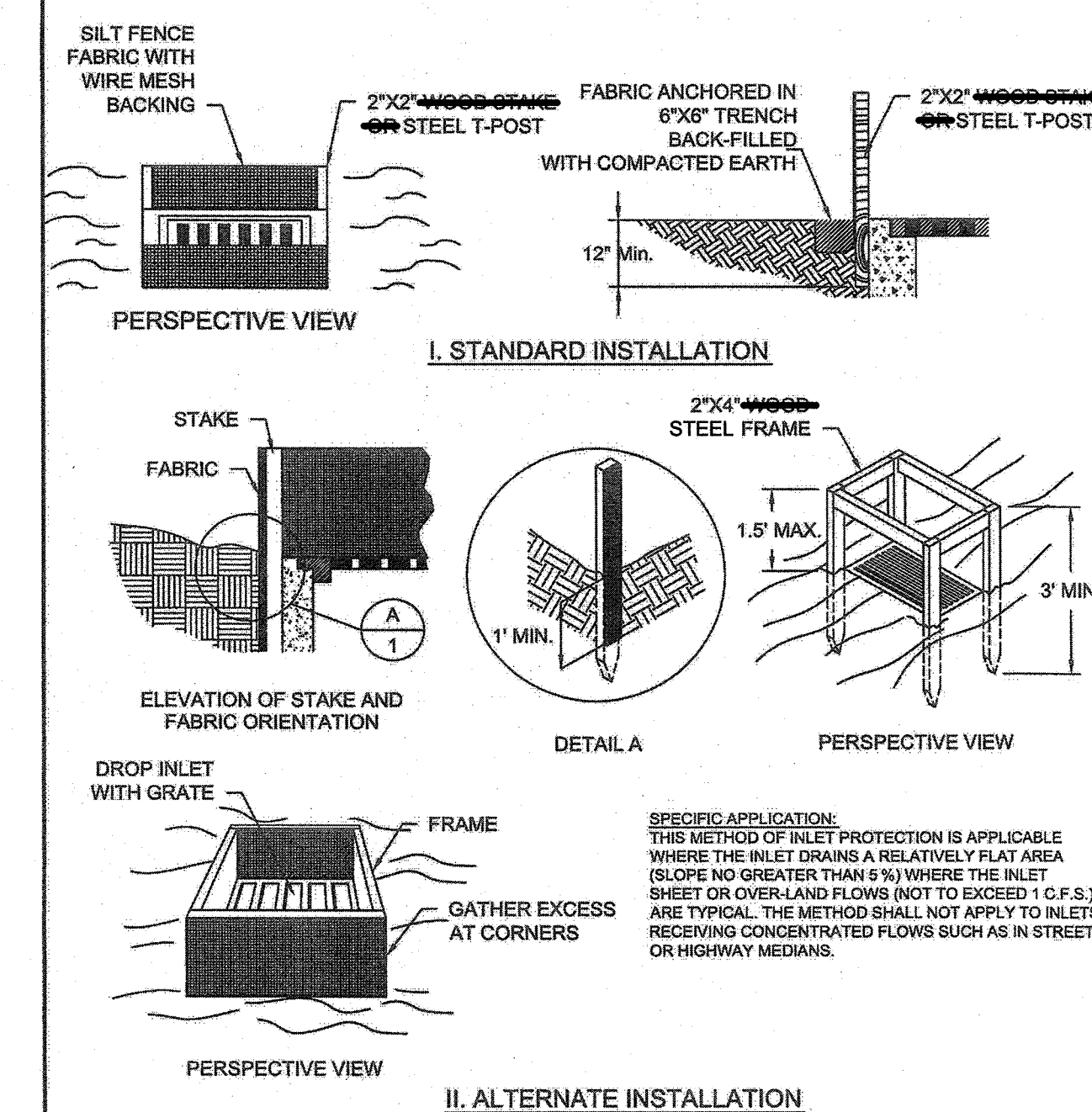
North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE
	201.10
DATE	STANDARD DRAWING NO.
OCT. '04	1070A

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. STONE SHALL BE 3-TO-5-INCH DIAMETER COARSE AGGREGATE. NO CRUSHED CONCRETE IS ALLOWED.
2. LENGTH SHALL BE AS SPECIFIED IN THE SWPPP. MINIMUM LENGTH SHALL BE FIFTY (50) FEET AND MINIMUM WIDTH SHALL BE TWENTY (20) FEET.
3. THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.
4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
8. PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.
9. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.
10. NO CRUSHED CONCRETE IS ALLOWED.

STABILIZED CONSTRUCTION ENTRANCE

North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE
	201.11
DATE	STANDARD DRAWING NO.
OCT. '04	1070B



INLET PROTECTION FILTER BARRIER

North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE
	201.14
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OCT. '04	1120

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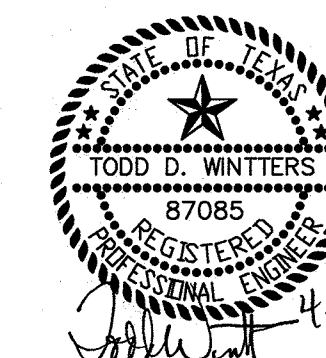


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