

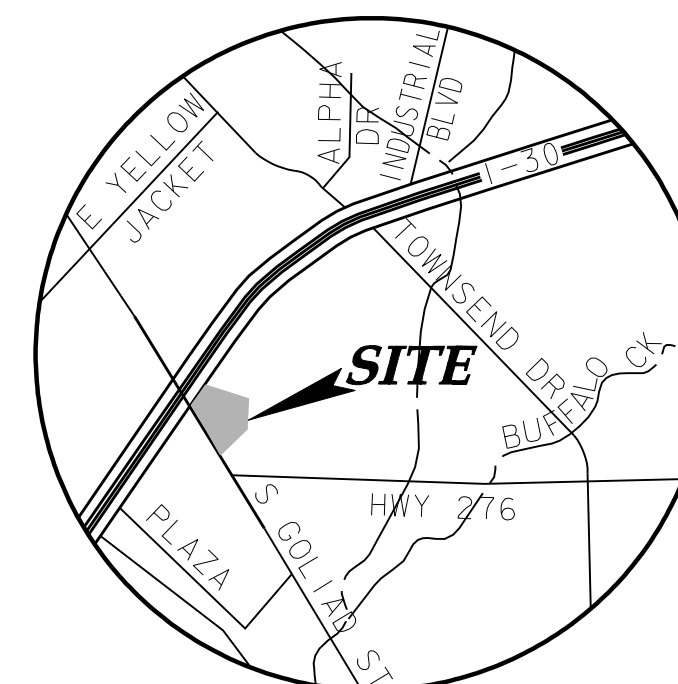
PLANS FOR THE CONSTRUCTION OF
CIVIL SITE WORK IMPROVEMENTS
FOR
LUBY'S FUDDRUCKERS RESTAURANTS, LLC
S GOLIAD STREET (SH 205) - LOT 11, BLOCK 1
ROCKWALL CENTRE CORNERS ADDITION
Rockwall, Texas

OWNER/DEVELOPER:

LUBY'S FUDDRUCKERS RESTAURANTS, LLC
13111 NORTHWEST FREEWAY, SUITE 600
HOUSTON, TEXAS 77040
PH: (713) 329-6973
CONTACT: MICHAEL ROKAS

CIVIL ENGINEER:

ICON CONSULTING ENGINEERS, INC.
250 W. SOUTHLAKE BLVD., SUITE 117
SOUTHLAKE, TEXAS 76092
PH: (817) 552-6210
FAX: (817) 778-4845
CONTACT: BRUCE F. DUNNE, P.E.



VICINITY MAP
NOT TO SCALE
MAPSCO GRID 200-2 & 300-D

INDEX OF DRAWINGS

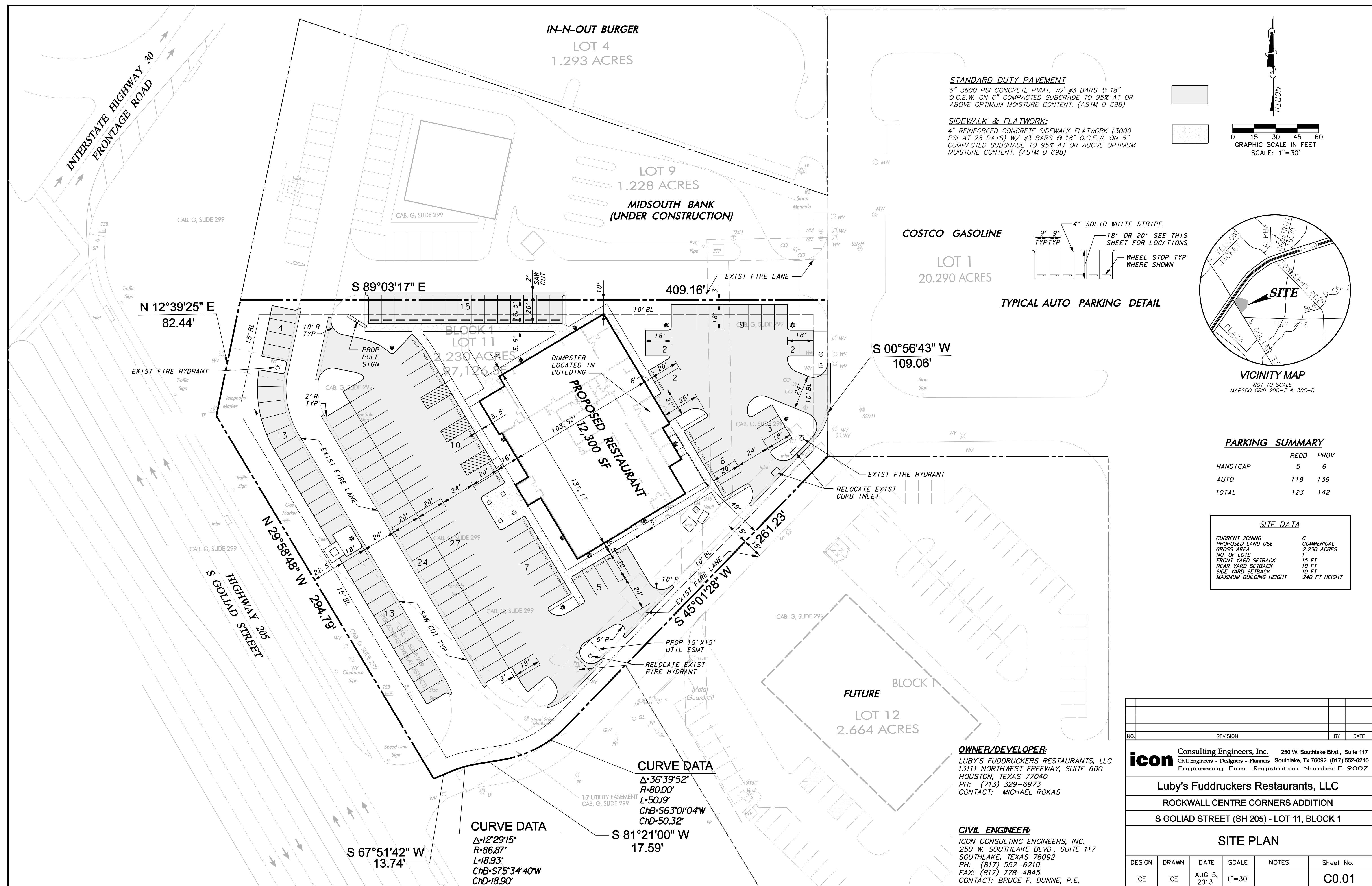
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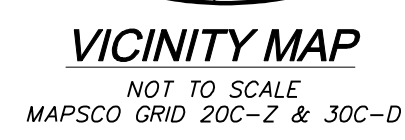
icon Consulting Engineers, Inc.
Civil Engineers- Designers- Planners
ENGINEERING FIRM REGISTRATION NUMBER F-9007

SEPTEMBER 4, 2013



RECORD DRAWINGS 06/10/14





1. GENERAL CONSTRUCTION NOTES: REFER TO SHEET C1.00 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.

2. INGRESS AND EGRESS: THE CONTRACTOR SHALL MAINTAIN INGRESS AND EGRESS TO THE SITE AND ADJACENT PROPERTIES AT ALL TIMES AND CONDUCT HIS OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.

3. PROTECTION OF EXISTING FACILITIES: CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS, FENCING, BRACING AND SHORING, AND SECURITY DEVICES TO PROTECT EXISTING STRUCTURES, UTILITIES, APPURTENANCES, TREES AND LANDSCAPING, AND TO PREVENT MOVEMENT OR SETTLEMENT OF ANY STRUCTURE WHICH ARE NOT TO BE REMOVED OR DAMAGED BY THE CONSTRUCTION.

4. STORAGE OF MATERIALS FOR RE-USE: CONTRACTOR SHALL REMOVE AND STORE ON SITE (WHERE DESIGNATED BY THE DEVELOPER), ALL MATERIALS (SUCH AS ASPHALT AND CONCRETE PAVEMENT & SUITABLE EARTHEN MATERIAL) TO BE SALVAGED OR RE-INSTALLED LATER IN CONSTRUCTION.

5. FRANCHISE UTILITY COORDINATION: THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL FRANCHISE UTILITY COMPANIES FOR THE REMOVAL AND/OR RELOCATION OF THE RESPECTIVE UTILITY APPURTENANCES IDENTIFIED BY EACH UTILITY COMPANY, AS REQUIRED WITH FRANCHISE UTILITY REMOVAL RELOCATION AND/OR MODIFICATIONS ARE TO BE PERFORMED ONLY BY THAT UTILITY PROVIDER UNLESS SPECIFICALLY NOTED OTHERWISE.

6. TREE REMOVAL: THE TREES DESIGNATED TO BE REMOVED HAVE A LARGE "X" THROUGH THE TREE CANOPY INDICATING APPROXIMATE LOCATION OF REMOVAL. CONTRACTOR SHALL DISPOSE OF TREE CARCASSES IMMEDIATELY AFTER THEY ARE TAKEN DOWN.

7. SAWCUTTING OF EXISTING PAVEMENT: SAWCUTTING, WHEN INDICATED ON THE DRAWINGS FOR REMOVAL OF EXISTING PAVEMENT, SHALL BE A FULL DEPTH CUT THAT IS NEAT AND TRUE IN ALIGNMENT.

8. BACKFILLING: THE CONTRACTOR SHALL BACKFILL ALL EXCAVATED AREAS CAUSED AS A RESULT OF DEMOLITION, AND PROVIDE POSITIVE DRAINAGE TO PREVENT ponding OF WATER.

9. REMOVAL OF MATERIALS FROM SITE: ALL MATERIALS TO BE REMOVED FROM THE SITE INCLUDING BUT NOT LIMITED TO INSULATION, WOOD, STEEL MATERIAL, PLUMBING MATERIAL, TRASH, REFUSE AND OTHER DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LEGALLY DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SUFFICIENT SPACE AND ACCESS TO THE DISPOSAL SITE.


10. REPLACEMENT OF DAMAGED FACILITIES: ALL STRUCTURES, UTILITIES, PAVEMENT, SIDEWALKS, WALLS, FENCES, ETC. NOT DESIGNATED TO BE REMOVED BUT THAT ARE DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REPLACED TO A CONDITION AS GOOD AS OR BETTER THAN THE CONDITIONS EXISTING PRIOR TO THE DAMAGE OCCURRING SOLELY AT THE EXPENSE OF THE CONTRACTOR.

11. ACCESS TO PROPERTIES: STREET AND SIDEWALK ACCESS TO ABUTTING PROPERTIES DURING THE CONSTRUCTION OF THIS PROJECT MUST BE MAINTAINED FOR EMERGING OF LOCAL TRAFFIC.

BM #1 REF. ELEVATION = 552.00
SQUARE W/X' CUT ON TOP OF HEADWALL, APPROXIMATELY 15 FEET NORTH OF THE NORTH EDGE OF PAVEMENT OF Fwy NO. 278 AND APPROXIMATELY 375 FEET WEST OF THE SOUTHWEST CORNER OF COSTCO AND APPROXIMATELY 200 FEET EAST OF SH 205.

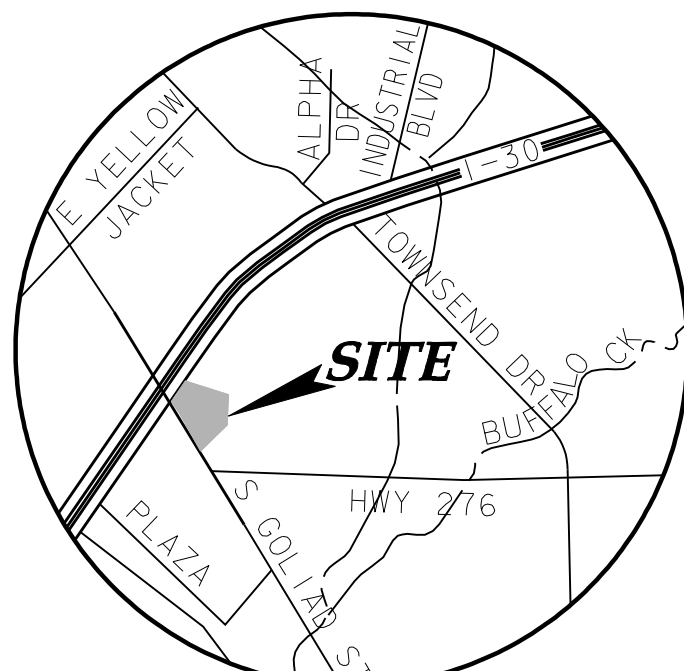
BM #2 REF. ELEVATION = 546.72
SQUARE W/X' CUT ON EAST CORNER OF DROP INLET AT CENTER OF PROPERTY APPROXIMATELY 50 FEET NORTHEAST OF THE NORTHEAST CURB OF SH 205.

CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. ICON CONSULTING ENGINEERS, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

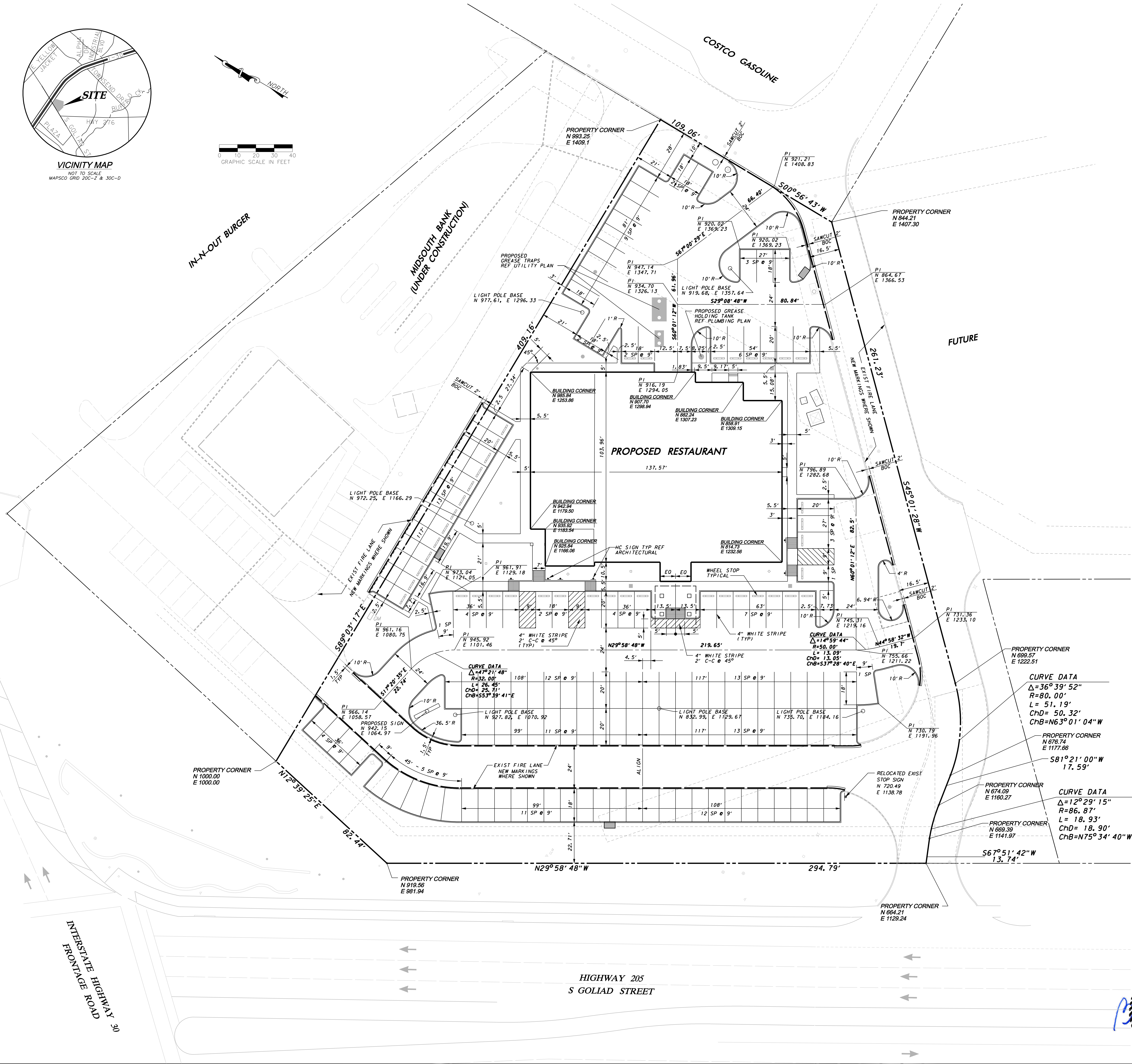
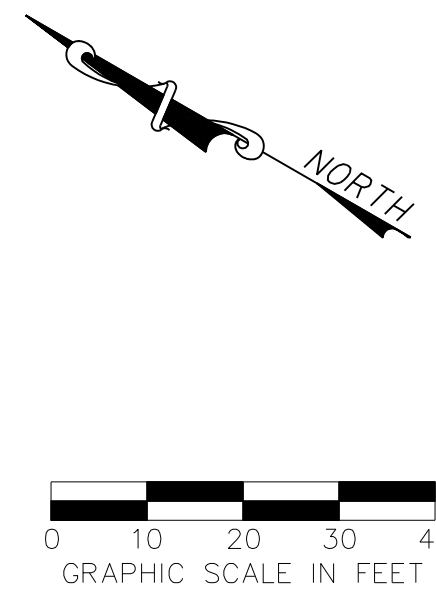
NO.	REVISION						BY	DATE	
 Consulting Engineers, Inc. 250 W. Southlake Blvd., Suite 117 Civil Engineers • Designers • Planners Southlake, TX 76092 (817) 552-6210 Engineering Firm Registration Number F-9007									
Luby's Fuddrucker's Restaurants, LLC									
ROCKWALL CENTRE CORNERS ADDITION									
S GOLIAD STREET (SH 205) - LOT 11, BLOCK 1									
DATE MATRIAL PLAN									
DESIGN		DRAWN		DATE		SCALE		NOTES	
ICE	ICE	SEP 04, 2013	1"= 30'						Sheet No.
									C1.01

RECORD DRAWINGS 06/10/14

LUBY'S - ROCKWALL CORNERS - PROJECT NO. 5075-02



VICINITY MAP
NOT TO SCALE
MAPSCO GRID 200-2 & 300-0



LAYOUT & DIMENSIONAL CONTROL NOTES

- GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.00 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- SURVEYING:** ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEVELOPER SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT.
- PROTECTION OF PROPERTY CORNERS AND BENCHMARKS:** THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED, SHALL BE RESET BY A REGISTERED PUBLIC SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- DIMENSIONAL CONTROL:** ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB WHERE APPLICABLE. ALL DIMENSIONS SHOWN AT PI CURB POINTS ARE AT THE INTERSECTION OF THE FACE OF CURB.
- CURB RADII:** ALL CURB RADII SHALL BE 2' TO FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS:** CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. THE DIMENSIONS AND CORNERS SHOWN ARE TO FACE OF OUTSIDE WALLS OF BUILDING.
- FIRE LANE MARKING:** FIRE LANE MARKING SHALL CONSIST OF 4" SOLID RED STRIPE WITH TWO PARKING - FIRE LANE STENCILLED IN WHITE PAINT AT 25' INTERVALS. FIRE LANE MARKING SHALL BE PLACED IN THE CENTER OF THE 8" CONCRETE BAND PROVIDED, AND FLAT ON THE PAVEMENT.

BM #1 REF. ELEVATION = 552.00
SQUARE W/XY CUT ON TOP OF HILL, APPROXIMATELY 15 FEET NORTH OF THE NORTH EDGE OF PAVEMENT OF FM RD. 276 AND APPROXIMATELY 375 FEET WEST OF THE SOUTHWEST CORNER OF COSTCO AND APPROXIMATELY 200 FEET EAST OF SH 205.

BM #2 REF. ELEVATION = 546.72
SQUARE W/XY CUT ON EAST CORNER OF DROP INLET AT CENTER OF PROPERTY APPROXIMATELY 50 FEET NORTHWEST OF THE NORTHEAST CURB OF SH 205.

WARNING

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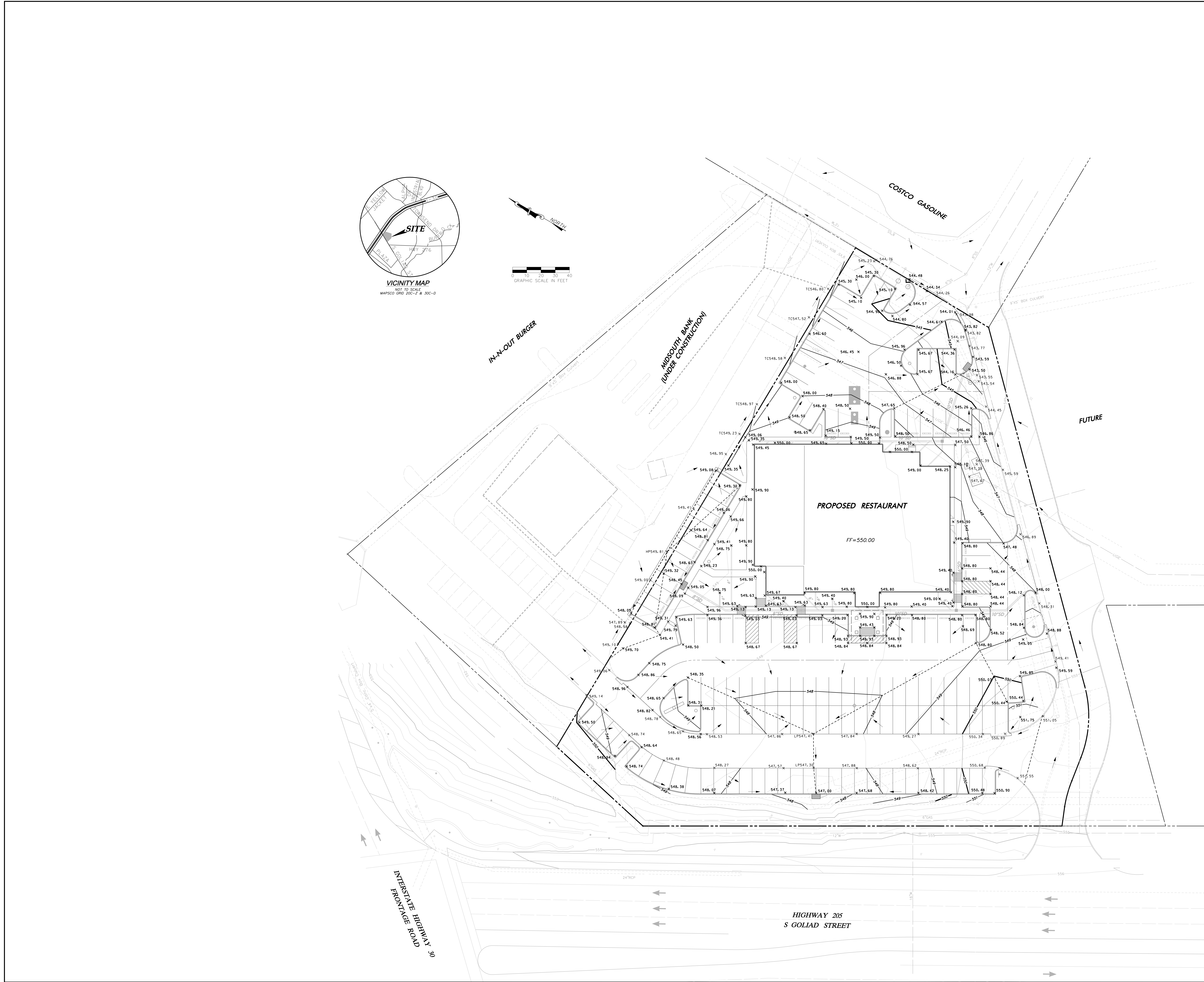
3	ADDED HANDICAP SIGNS	ICE	4/17/14
2	ADDED DROP OFF AREA	ICE	01/31/14
1	ADDED LIGHT POLE BASE LOCATIONS	ICE	01/31/14
NO	REVISION	BY	DATE

Consulting Engineers, Inc. 250 W. Southern Blvd., Suite 117
CEN Engineers - Dallas - Texas Southern, TX 75099 (972) 552-8210
Engineering Firm Registration Number F-9007

icon

Luby's Fuddrucker's Restaurants, LLC
ROCKWALL CENTRE CORNERS ADDITION
S GOLIAD STREET (SH 205) - LOT 11, BLOCK 1
LAYOUT & DIMENSIONAL CONTROL PLAN

DESIGN	DRAWN	DATE	SCALE	NOTES	Sheet No.
ICE	ICE	SEP 04, 2013	1"=30'		C2.01



GRADING NOTES

1. **GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.00 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.

2. **UNDISTURBED AREAS:** PRIOR TO GRADING, BRUSH REMOVAL, OR SITE CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH THE DEVELOPER AND/OR ENGINEER AT THE SITE TO ASCERTAIN THE AREAS OF THE PROJECT SITE THAT ARE TO BE PROTECTED AND PRESERVED. REFER TO THE "GENERAL TREE PROTECTION NOTES" FOR ALL CONSTRUCTION IN THE VICINITY OF EXISTING TREES.

3. **TESTING:** ALL EARTHWORK OPERATIONS SHALL BE OBSERVED AND TESTED ON A CONTINUING BASIS BY THE GEOTECHNICAL ENGINEER FOR CONFORMANCE WITH THE REQUIREMENTS SET FORTH IN THE GEOTECHNICAL STUDY, AND SUPPLEMENTAL MATERIAL, PREPARED BY DATED, WHICH IS MADE A PART OF THESE CONSTRUCTION DOCUMENTS.

4. **STRIPPING AND DEBRIS REMOVAL:** THE BUILDING PAD SITES, AREAS TO BE PAVED, AND ALL AREAS THAT ARE TO RECEIVE FILL MATERIAL SHALL BE STRIPPED OF VEGETATION, TREES, ROOTS, STUMPS, DEBRIS, AND OTHER ORGANIC MATERIAL. THE DEPTH OF STRIPPING IS ESTIMATED TO BE ON THE ORDER OF SIX (6) INCHES IN ORDER TO REMOVE THE SURFACE SOIL CONTAINING ORGANIC MATERIAL. THE ACTUAL STRIPPING DEPTH SHALL BE BASED ON FIELD OBSERVATIONS. STRIPPED TOPSOIL SHALL BE STOCKPILED IN A LOCATION ON-SITE APPROVED BY THE DEVELOPER. ALL TREES, INCLUDING STUMPS AND ROOT SYSTEMS, VEGETATION, DEBRIS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OFF-SITE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS GOVERNING SHILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE. ALL COSTS ASSOCIATED WITH DISPOSAL OF MATERIAL SHALL BE INCLUDED IN THE CONTRACT AMOUNT.

5. **BURNING:** BURNING SHALL NOT BE PERMITTED ON THE PROJECT SITE UNLESS APPROVED IN WRITING BY THE GOVERNING AUTHORITIES AND THE DEVELOPER.

6. **PROOF ROLLING:** UPON COMPLETION OF STRIPPING OPERATIONS, AND PRIOR TO PLACEMENT OF ANY FILL MATERIALS, THE STRIPPED AREAS SHOULD BE OBSERVED TO DETERMINE IF ADDITIONAL EXCAVATION IS REQUIRED TO REMOVE HEAVY OR OTHERWISE OBJECTIONABLE MATERIALS THAT WOULD ADVERSELY AFFECT THE FILL PLACEMENT. THE SUBGRADE SHOULD BE FIRM AND ABLE TO SUPPORT CONSTRUCTION EQUIPMENT WITHOUT DISPLACEMENT. SOFT OR YIELDING SUBGRADE SHOULD BE CORRECTED AND MADE STABLE BEFORE CONSTRUCTION PROCEEDS. PROOF ROLLING SHOULD BE PERFORMED USING A HEAVY PNEUMATIC TIRE ROLLER, LOADED DUMP TRUCK, OR SIMILAR PIECE OF EQUIPMENT WEIGHING 25 TONS. THE PROOF ROLLING OPERATIONS SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE.

7. **UNSTABLE MATERIAL:** WHEN CLAY OR OTHER UNSTABLE MATERIAL IS PRESENT IN AREAS OF PROPOSED BUILDING PADS OR PAVED AREAS, THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE STABILITY OF ANY EXISTING CLAY OR WEATHERED MATERIAL THAT IS PRESENT IN THE SUBBASE AND SHALL DETERMINE WHETHER ADDITIONAL EXCAVATION OF THESE MATERIALS WILL BE REQUIRED. IF THIS MATERIAL IS DEEMED SUITABLE FOR SUBBASE MATERIAL, THE SUBGRADE SHALL BE SCARPED TO A DEPTH OF (6) INCHES, ITS MOISTURE CONTENT ADJUSTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER, AND THEN RE-COMPACTED TO ONE HUNDRED (100) PERCENT OF THE OPTIMUM DENSITY DETERMINED BY THE STANDARD PROCTOR TEST, ASTM D - 698 PRIOR TO PLACEMENT OF FILL MATERIALS.

8. **CONTROLLED FILL:** ALL SOILS USED FOR CONTROLLED FILL SHOULD BE FREE OF ROOTS, VEGETATION, AND OTHER DELETERIOUS OR UNDESIRABLE MATTER. ROCKS LESS THAN 4 INCHES IN LARGEST DIMENSION WITHIN 15" OF PROPOSED SUBGRADE ELEVATION, LESS THAN 6 INCHES IN SIZE FROM 15" TO 36" OF PROPOSED SUBGRADE ELEVATION, LESS THAN 12 INCHES IN SIZE FROM 36" TO 72" OF PROPOSED SUBGRADE ELEVATION, AND LESS THAN 18 INCHES IN LARGEST DIMENSION FOR FILLS IN EXCESS OF 72" FROM SUBGRADE ELEVATION, WILL BE ALLOWED AS ACCEPTABLE FILL MATERIAL. ROCK FILLS SHOULD BE SUPPLEMENTED WITH A SUFFICIENT AMOUNT OF FINE MATERIAL TO PREVENT VOIDS. SOILS IMPORTED FROM OFF-SITE FOR USE AS FILL SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER. THE FILL MATERIAL SHOULD BE PLACED IN LEVEL, UNIFORM LIFTS, WITH EACH LIFT COMPACTED TO THE MINIMUM DRY DENSITY WITHIN THE COMPACTION SOIL MOISTURE RANGES RECOMMENDED. THE LOOSE LIFT THICKNESS SHOULD NOT EXCEED 8 INCHES EACH LAYER SHOULD BE PROPERLY PLACED, MIXED, SPREAD, AND COMPACTED TO BETWEEN 95 AND 100 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D 698. ALL FILL COMPACTED USING SHEEP'S FOOT ROLLER.

9. **PROPOSED GRADES:** THE PROPOSED CONTOURS INDICATED ON THE GRADING PLAN ARE FINISHED GRADES AND ARE SHOWN AT ONE-FOOT INTERVALS. SPOT ELEVATIONS SHOWN IN PAVED AREAS ARE TOP OF PAVEMENT, UNLESS NOTED OTHERWISE.

10. **MASS GRADE ELEVATIONS:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR MASS GRADING OF THE SITE TO THE FOLLOWING ELEVATIONS:

- 12" BELOW FINISHED GRADE WITHIN THE BUILDING PAD AREAS.
- 8" BELOW FINISHED GRADE FOR ALL HEAVY DUTY PAVEMENT AREAS.
- 6" BELOW FINISHED GRADE FOR STANDARD DUTY PAVEMENT AREAS.
- 4" BELOW FINISHED GRADE FOR ALL SIDEWALK PAVEMENT AREAS.
- 6" BELOW FINISHED GRADE FOR ALL LANDSCAPE AREAS.

LANDSCAPE AREAS ARE TO BE GRADED WITHIN +/- 0.30 FEET OF THE FINISHED GRADE.

11. **BUILDING ENTRANCE GRADES:** REFER TO THE BUILDING PLANS FOR DETAILED SPOT GRADING AT THE BUILDING ENTRANCES AREAS. THE CONTRACTOR SHALL COMPLY WITH ALL ADA AND TEXAS ACCESSIBILITY STANDARDS FOR REQUIREMENTS REGARDING MAXIMUM SLOPES FOR HANDICAP PARKING AREAS, SIDEWALKS, ACCESS RAMPS AND ACCESSIBLE ROUTES.

12. **LANDSCAPE AREAS:** ALL LANDSCAPE AREAS AND OTHER DISTURBED AREAS WITHIN THE LIMITS OF THE PROPERTY NOT DESIGNATED TO BE PAVED SHALL RECEIVE SIX (6) INCHES OF TOPSOIL. REFER TO THE EROSION AND SEDIMENT CONTROL PLANS AND/OR LANDSCAPE PLANS FOR LIMITS OF TOPSOIL PLACEMENT.

13. **EARTHWORK QUANTITIES:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING THE EARTHWORK QUANTITIES BASED ON THE EXISTING AND PROPOSED CONTOURS SHOWN ON THESE PLANS. ALL EARTHWORK SHALL BE CONSIDERED UNCLASSIFIED EXCAVATION AND BD ON A LUMP SUM BASIS, UNLESS NOTED OTHERWISE.

14. **LIMITS OF CONSTRUCTION:** NO WORK IS TO BE PERFORMED OUTSIDE OF THE PROPERTY BOUNDARY OR DEFINED LIMITS OF CONSTRUCTION.

BM #1 REF. ELEVATION = 552.00

SQUARE W/7" CUT ON TOP OF HEADWALL, APPROXIMATELY 15 FEET NORTH OF THE NORTH EDGE OF PAVEMENT OF FM RD. 276 AND APPROXIMATELY 375 FEET WEST OF THE SOUTHWEST CORNER OF COSTCO AND APPROXIMATELY 200 FEET EAST OF SH 205.

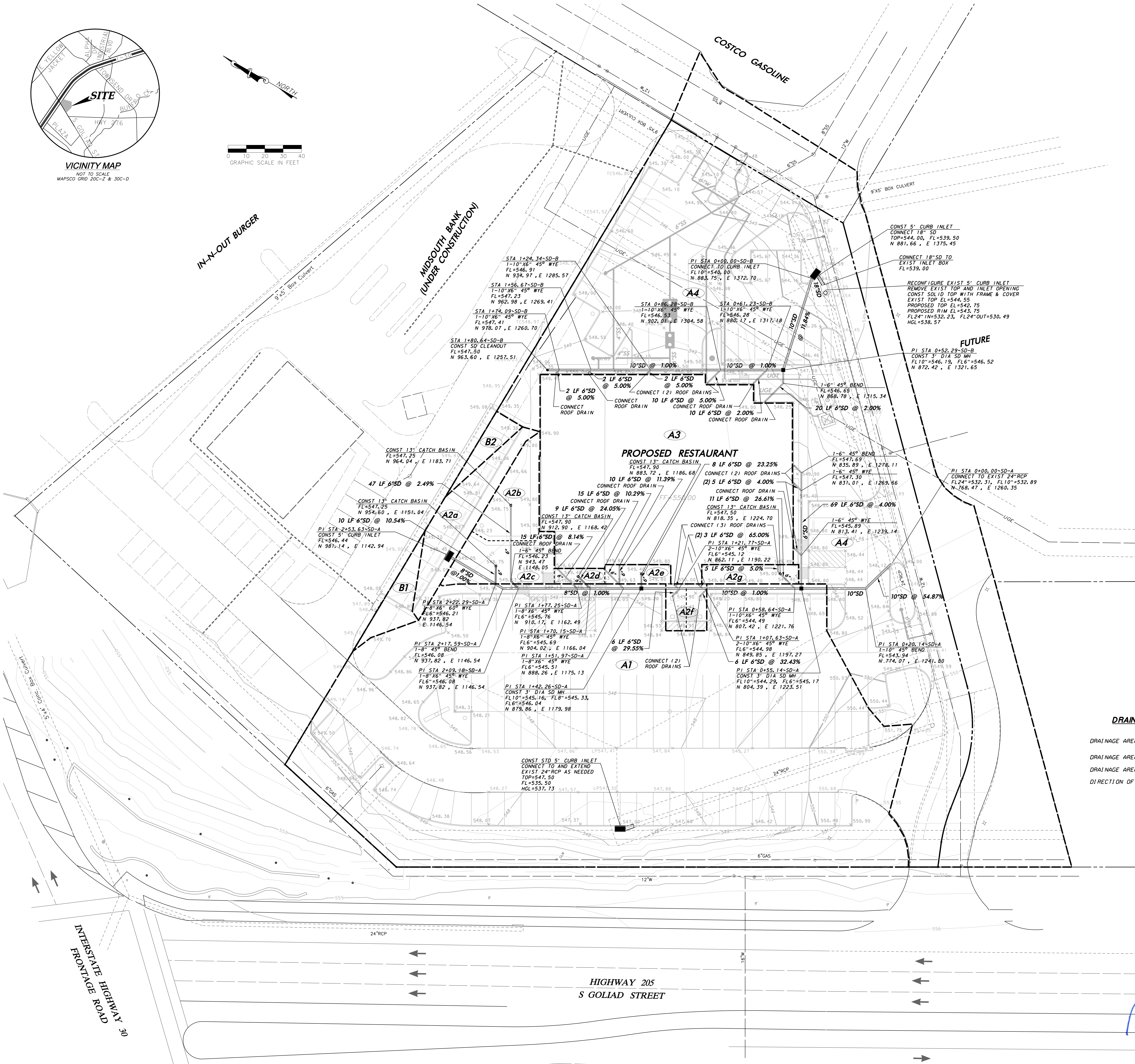
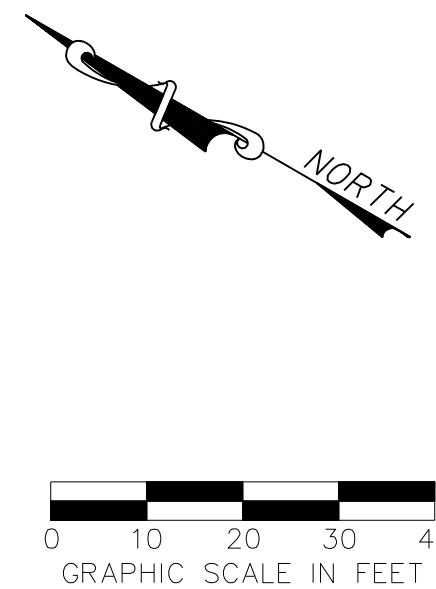
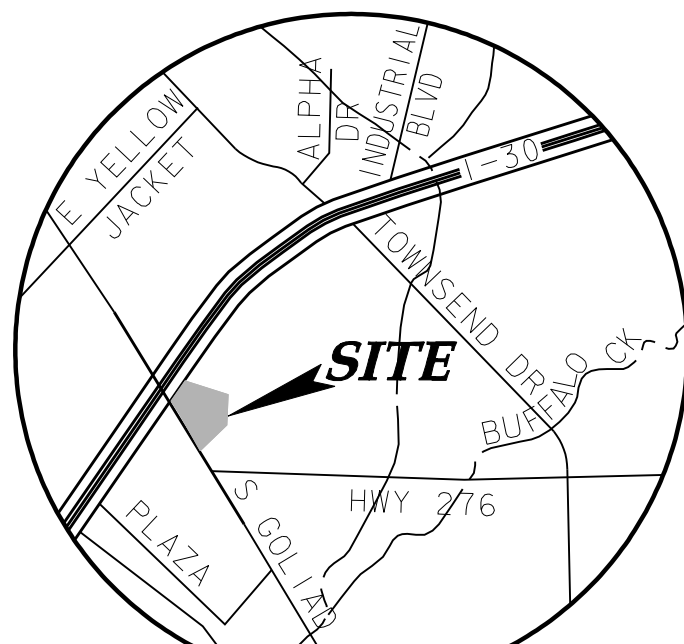
BM #2 REF. ELEVATION = 546.72

SQUARE W/7" CUT ON EAST CORNER OF DRAIN INLET AT CENTER OF PROPERTY APPROXIMATELY 50 FEET NORTHWEST OF THE NORTHEAST CURB OF SH 205.

WARNING

CONTRACTOR TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. ICON CONSULTING ENGINEERS, INC. IS NOT RESPONSIBLE FOR HARMING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

2	ADDED DROP OFF AREA	ICE	01/31/14
1	REVISED GRADING AT TRASH ENTRANCE	BD	12/23/14
NO	REVISION	BY	DATE
Consulting Engineers, Inc. 250 W. Southern Blvd., Suite 117 Civil Engineers - Design - Texas Southern, TX 75062, (972) 865-8210 Engineering Firm Registration Number F-9007			
Luby's Fuddruckers Restaurants, LLC ROCKWALL CENTRE CORNERS ADDITION S GOLIAD STREET (SH 205) - LOT 11, BLOCK 1			
GRADING PLAN			
DESIGN	DRAWN	DATE	SCALE
ICE	ICE	SEP 04, 2013	1"=30'
NOTES			Sheet No.
			C3.01



STORM DRAIN NOTES

- GENERAL CONSTRUCTION NOTES: REFER TO SHEET C1-00 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- PROTECTION OF UTILITIES: THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS FOR THE SUPPORT AND PROTECTION OF ALL UTILITY POLES, FENCES, TREES, SHRUBS, GAS MAINS, TELEPHONE CABLES, ELECTRIC CABLES, DRAINAGE PIPES, UTILITY SERVICES, AND ALL OTHER UTILITIES AND STRUCTURES BOTH ABOVE AND BELOW THE GROUND.
- PUBLIC STORM DRAIN PIPE: UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL PIPE FOR PUBLIC STORM DRAIN IMPROVEMENTS SHALL BE REINFORCED CONCRETE PIPE (RCP), CLASS III OR POLYVINYL CHLORIDE PIPE (PVC), SDR-35. PUBLIC STORM DRAIN IMPROVEMENTS INCLUDE PUBLIC RIGHT-OF-WAY, PUBLIC PARK AREA, AND EASEMENTS ADJACENT TO PUBLIC RIGHT-OF-WAY DESIGNATED FOR SIDEWALK, UTILITIES AND DRAINAGE.
- PRIVATE STORM DRAIN PIPE: UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL PIPE FOR PRIVATE STORM DRAIN IMPROVEMENTS SHALL BE AS FOLLOWS:
GREATER THAN 36": REINFORCED CONCRETE PIPE (RCP), CLASS III
18" THROUGH 36": REINFORCED CONCRETE PIPE (RCP), CLASS III OR HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12
4" THROUGH 15": POLYVINYL CHLORIDE PIPE (PVC), SDR - 35, OR HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12
- RCP JOINT SEALANT: REINFORCED CONCRETE PIPE JOINTS SHALL BE SEALED WITH RAMNECK OR APPROVED EQUAL.
- GROUTING: ALL PIPE ENTERING PUBLIC STORM DRAIN STRUCTURES SHALL BE GROUTED TO ASSURE WATER TIGHT CONNECTIONS.
- CONCRETE COLLARS: CONCRETE COLLARS SHALL BE INSTALLED AT ALL CHANGES IN CONDUIT SIZE AND AT ALL JOINTS THAT ARE PULLED IN EXCESS OF THAT RECOMMENDED BY THE CONDUIT MANUFACTURER.
- DRAINS: THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ROOF DRAIN LATERALS FIVE (5) FEET FROM BUILDING AT 12" BELOW FINISH GRADE FOR CONNECTION OF DOWNSPOUTS.
- ADJUSTMENT OF STRUCTURES: ALL STORM DRAIN STRUCTURES INCLUDING MANHOLES, INLETS AND CLEANOUTS MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO, AND AFTER, PLACEMENT OF PAVING AND GRASSING.
- STORM DRAIN LINES A & B: SD-A AND SD-B ARE PRIVATE AND TO BE MAINTAINED BY THE PROPERTY OWNER.

DRAINAGE AREA CALCULATIONS - PROPOSED						
AREA NO.	ACRES	RUNOFF COEFF.	CA	Tc	Q100	COLLECTION POINT
A1	1.00	0.90	0.90	10.0	9.8	5" CURB INLET
A2a	0.04	0.90	0.04	10.0	9.8	0.35" PRIVATE STORM DRAIN
A2b	0.03	0.90	0.03	10.0	9.8	0.26" PRIVATE STORM DRAIN
A2c	0.03	0.90	0.03	10.0	9.8	0.26" PRIVATE STORM DRAIN
A2d	0.01	0.90	0.01	10.0	9.8	0.09" PRIVATE STORM DRAIN
A2e	0.01	0.90	0.01	10.0	9.8	0.09" PRIVATE STORM DRAIN
A2f	0.01	0.90	0.01	10.0	9.8	0.09" PRIVATE STORM DRAIN
A2g	0.01	0.90	0.01	10.0	9.8	0.09" PRIVATE STORM DRAIN
A3	0.32	0.90	0.29	10.0	9.8	2.82" PRIVATE STORM DRAIN
A4	1.05	0.90	0.95	10.0	9.8	5" CURB INLET
B1	0.02	0.90	0.02	10.0	9.8	0.18" EXISTING PRIVATE CURB INLET
B2	0.01	0.90	0.01	10.0	9.8	0.09" EXISTING PRIVATE CURB INLET
	2.54				22.4	

DRAINAGE AREA LEGEND

- DRAINAGE AREA DESIGNATION **A1**
- DRAINAGE AREA DIVIDE
- DRAINAGE AREA SUB DIVIDE
- DIRECTION OF FLOW

BM #1 REF. ELEVATION = 552.00
SQUARE W/XY CUT ON 10' X 10' HEADWALL APPROXIMATELY 15 FEET NORTH OF THE NORTH EDGE OF PAVEMENT OF FM RD. 276 AND APPROXIMATELY 375 FEET WEST OF THE SOUTHWEST CORNER OF COSTCO AND APPROXIMATELY 200 FEET EAST OF SH 205.

BM #2 REF. ELEVATION = 546.72
SQUARE W/XY CUT ON EAST CORNER OF DROP INLET AT CENTER OF PROPERTY APPROXIMATELY 50 FEET NORTHWEST OF THE NORTHEAST CURB OF SH 205.

WARNING

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1

ADDED AND REVISED ROOF DRAIN CONNECTIONS

NO.

REVISION

DATE

BY

Consulting Engineers, Inc.

250 W. Southern Blvd., Suite 117

City Engineers - Dallas - Texas Southern, TX 75092 (972) 855-8210

Engineering Firm Registration Number F-9007

Luby's Fuddrucker's Restaurants, LLC

ROCKWALL CENTRE CORNERS ADDITION

S GOLIAD STREET (SH 205) - LOT 11, BLOCK 1

62654

STORM DRAIN PLAN & CALCULATIONS

DESIGN

DRAWN

DATE

SCALE

NOTES

Sheet No.

ICE

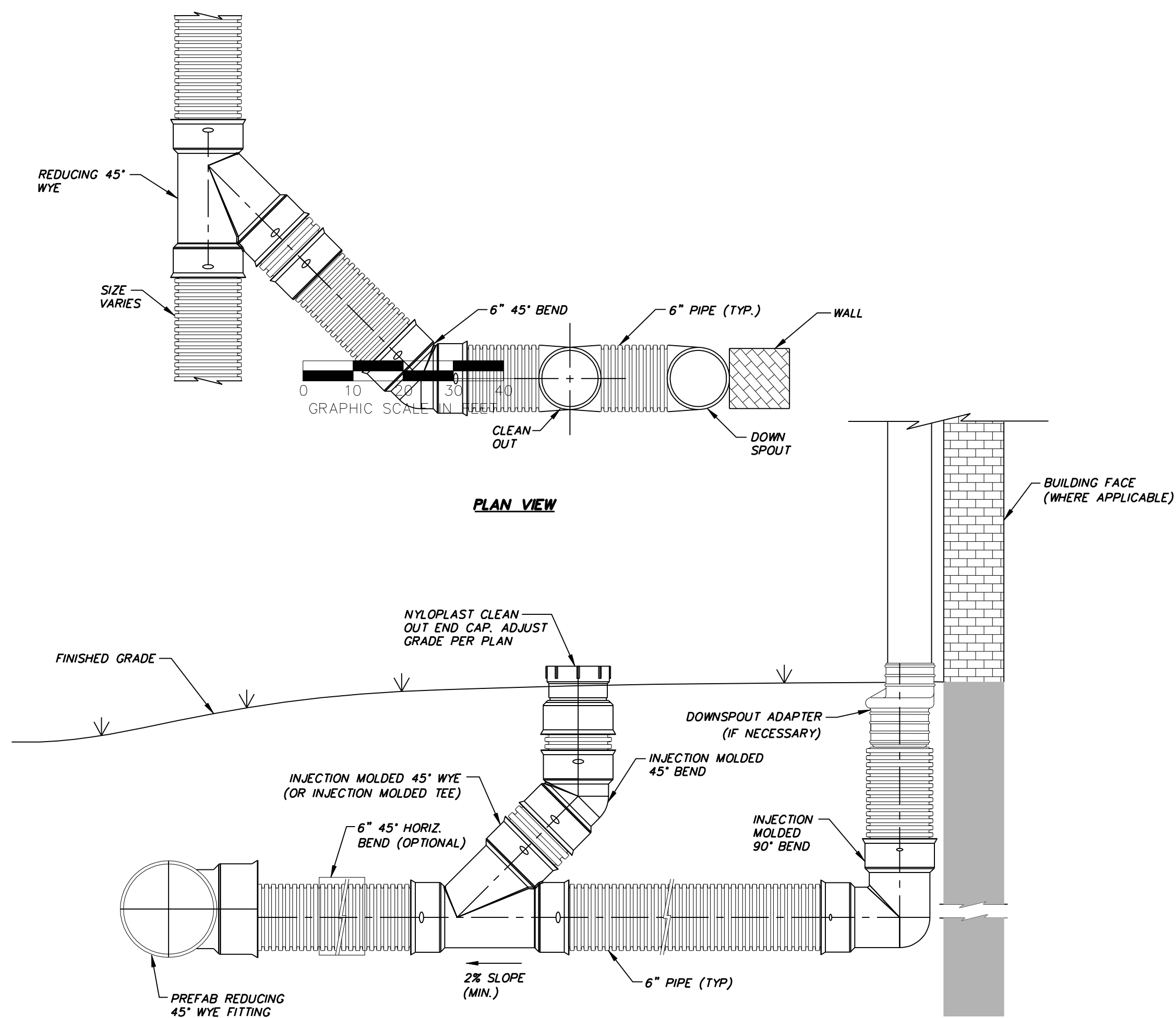
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SEP 04, 2013

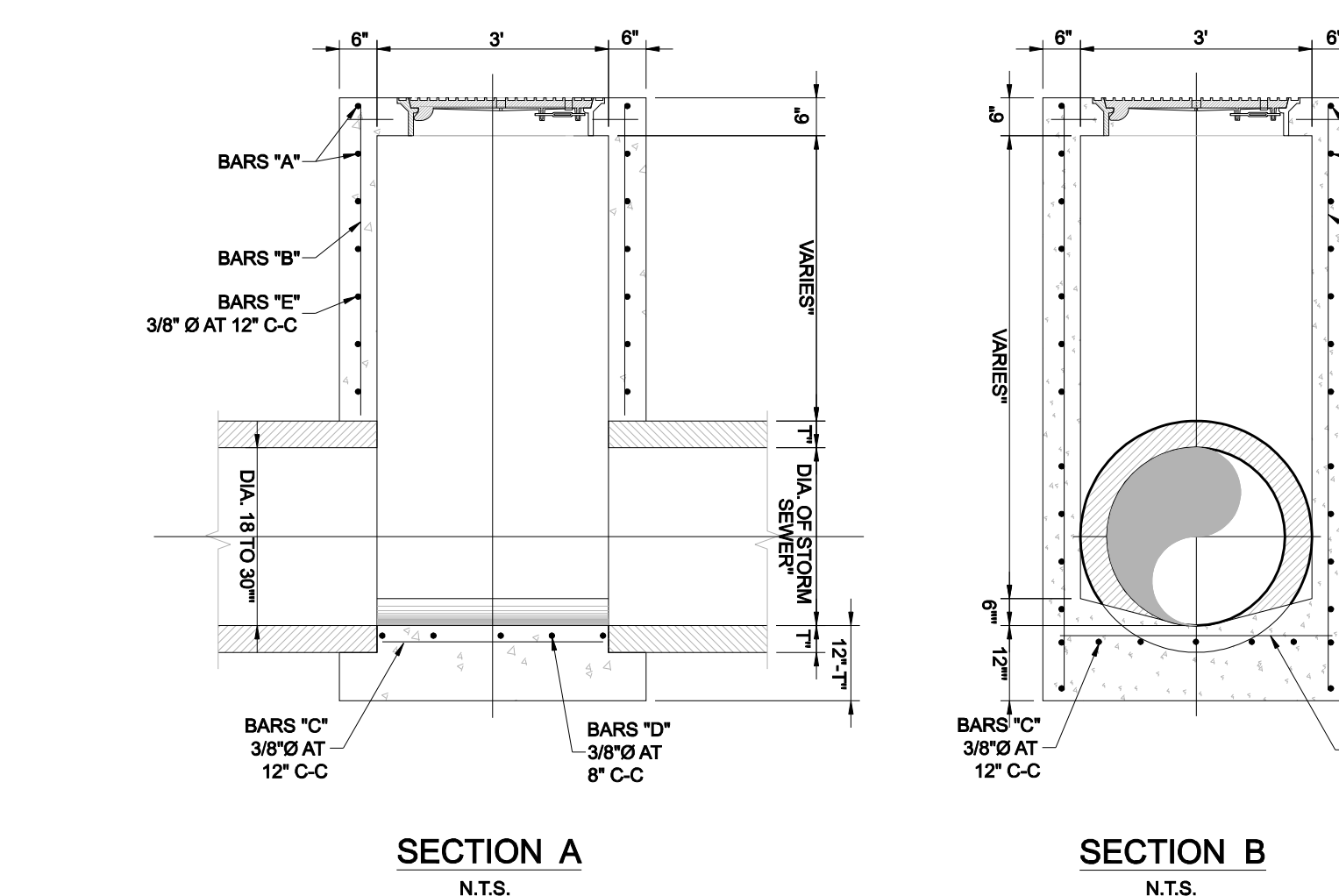
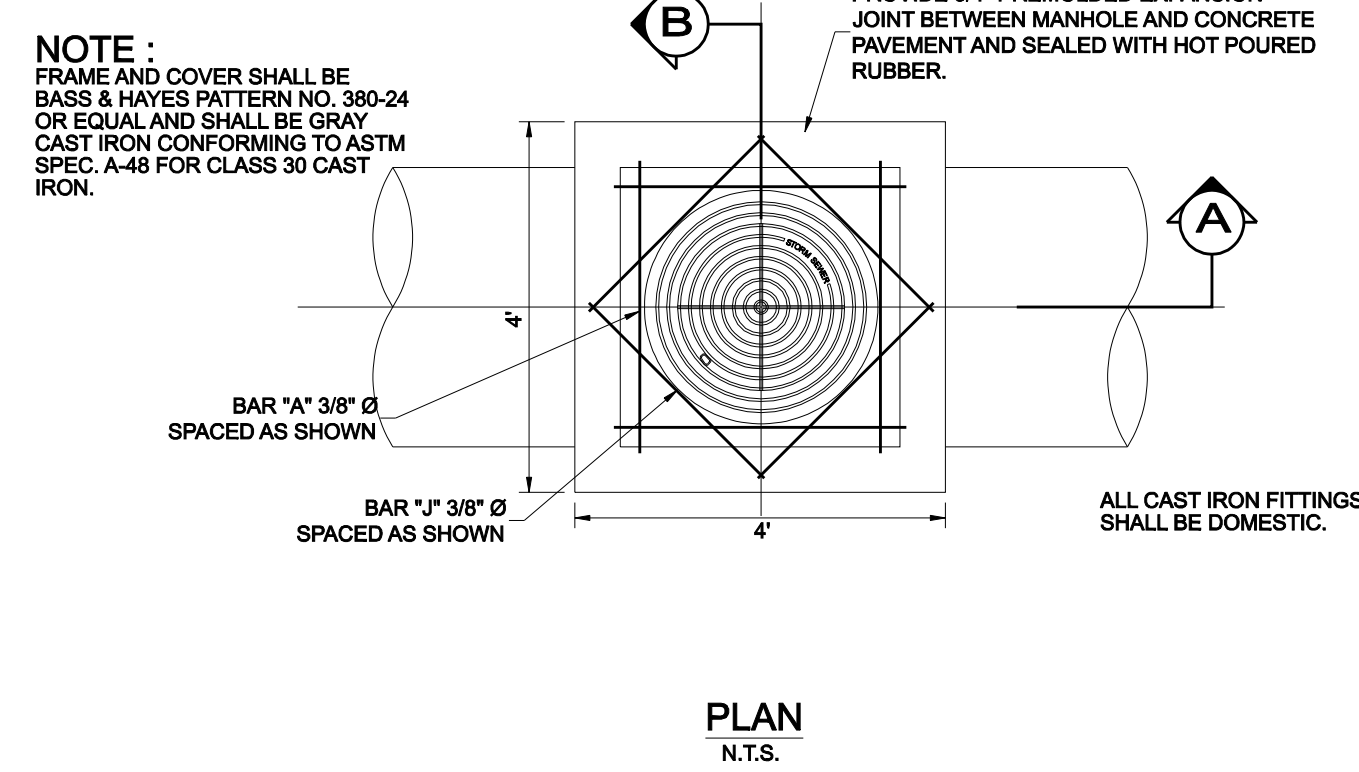
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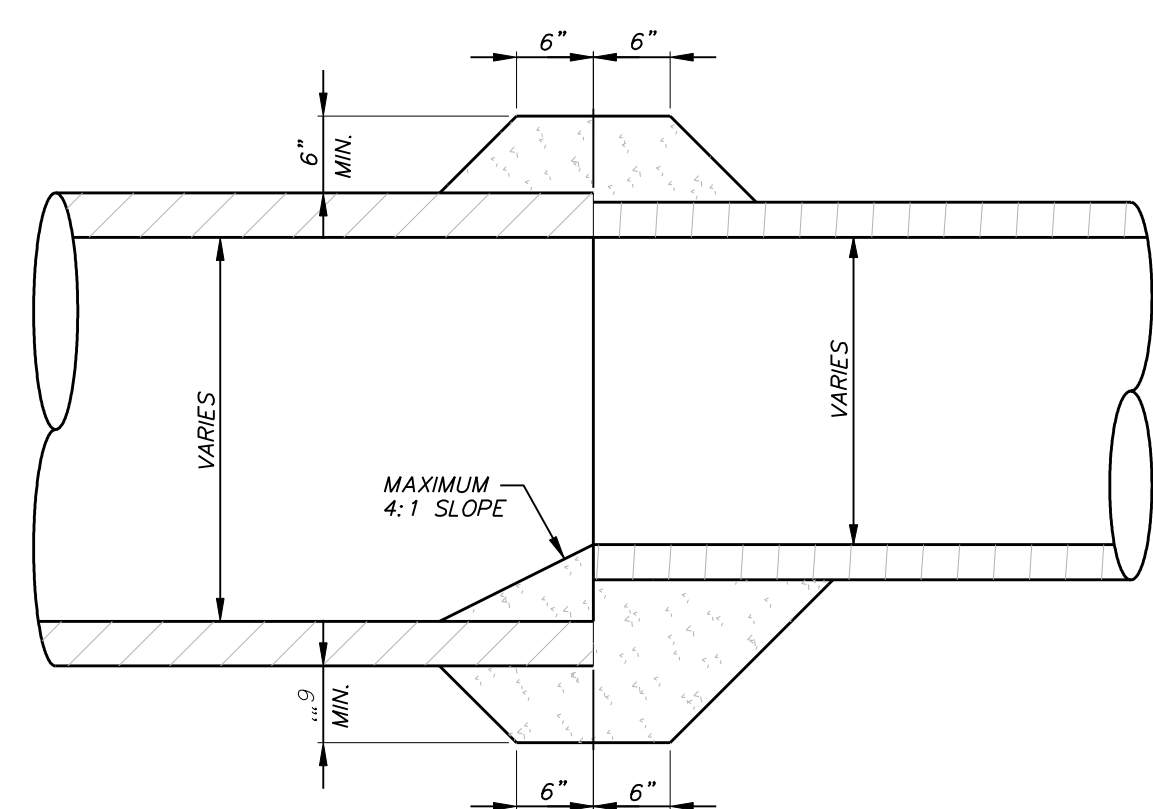




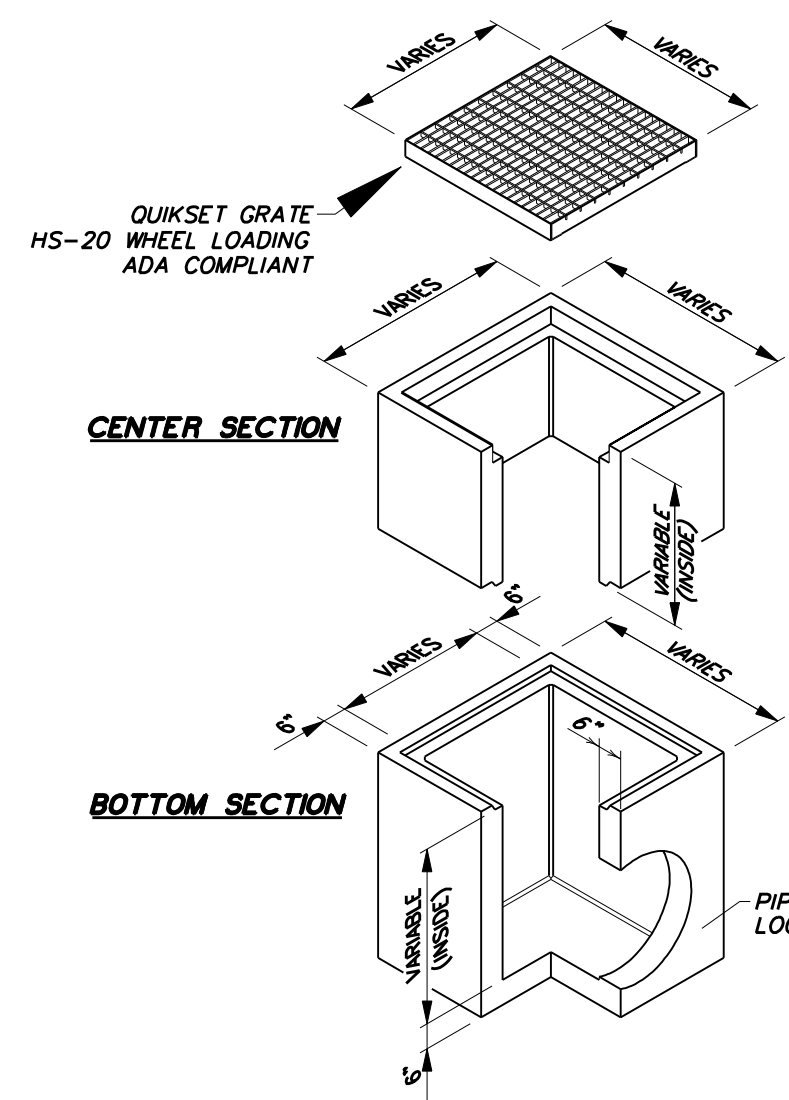
ROOF DRAIN WITH CLEANOUT
NOT TO SCALE
PRIVATE



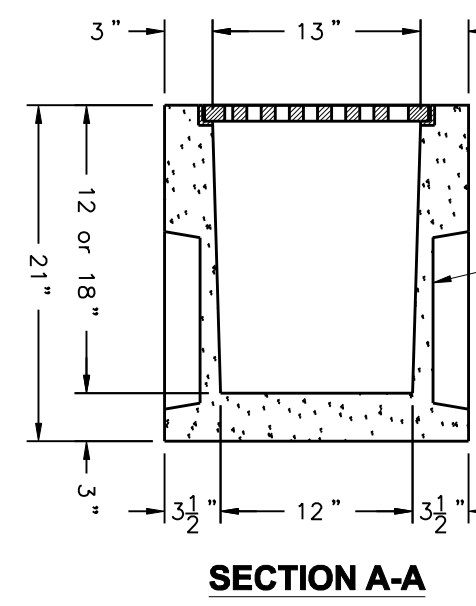
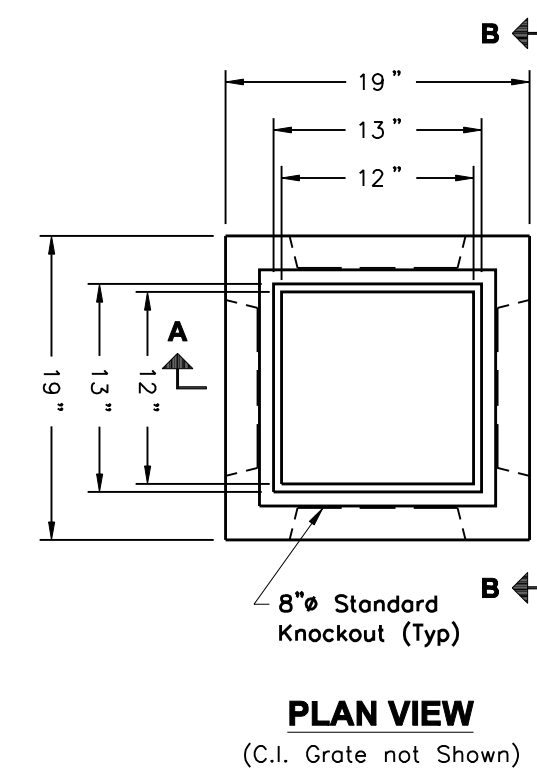
3' SQ STORM DRAIN MANHOLE
N.T.S.
PRIVATE



CONCRETE COLLAR
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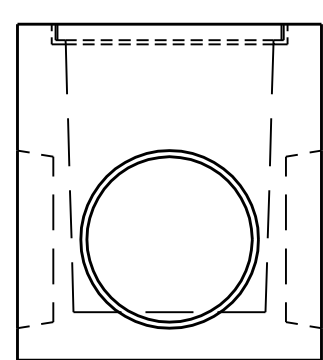


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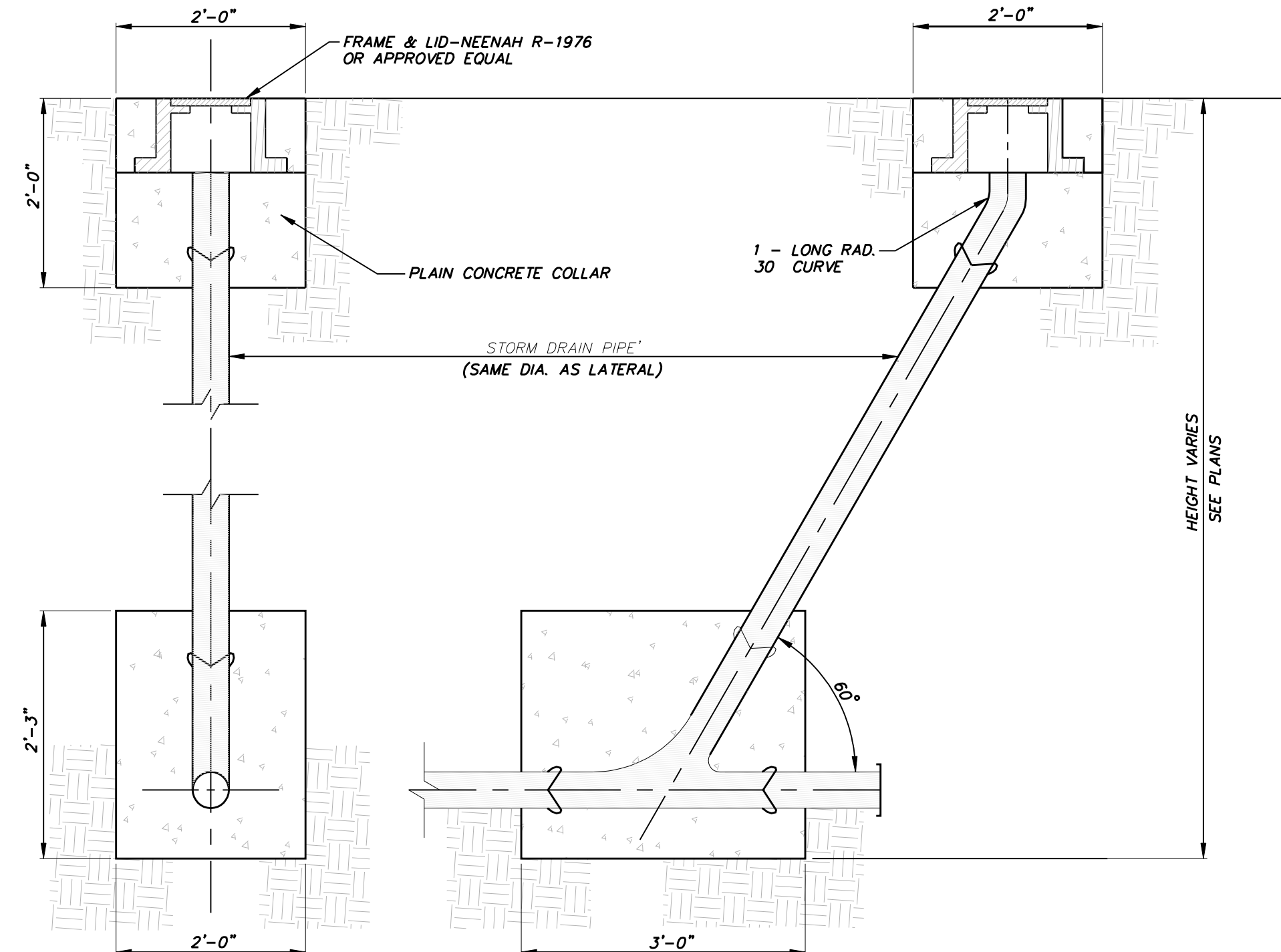


13' X 13' ID CATCH BASIN
NOT TO SCALE
PRIVATE

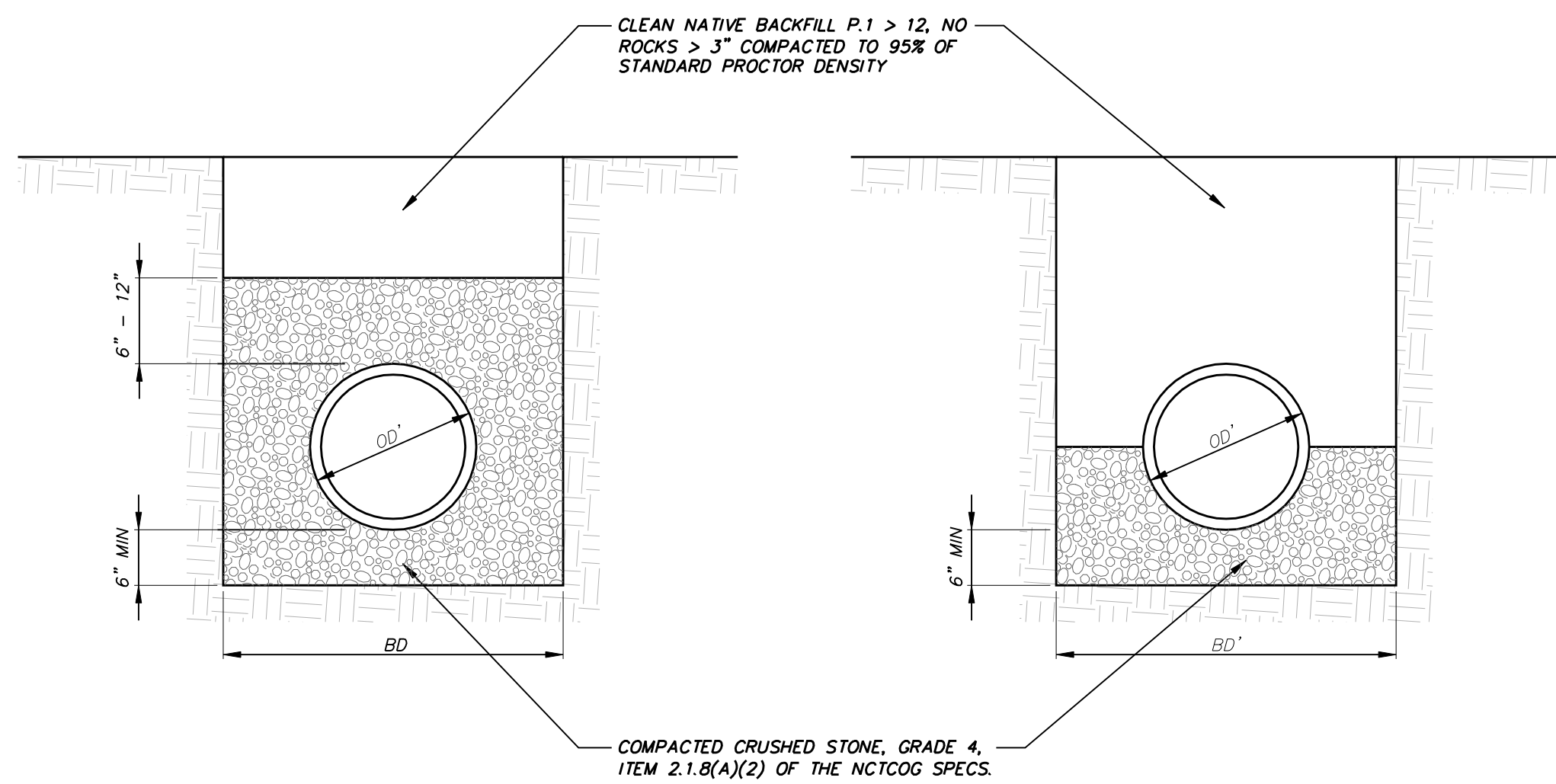
- GENERAL NOTES:
1. CONCRETE: SHALL HAVE A MINIMUM DESIGN STRENGTH OF 5,000 PSI AT 28 DAYS.
 2. STEEL REINFORCEMENT: ASTM A-615, GRADE 60 OR ASTM A-497 WELDED WIRE FABRIC.
 3. LOADING: DESIGNED FOR H20 LOADING.
 4. C.I. CASTINGS: ASTM A-48, CLASS 30/35.
 5. PROVIDE FRAME AND COVER AS REQUIRED.
 6. PROVIDE BODY AND EXTENSIONS AS REQUIRED.



ELEVATION B-B



STORM DRAIN CLEANOUT
NOT TO SCALE
PRIVATE



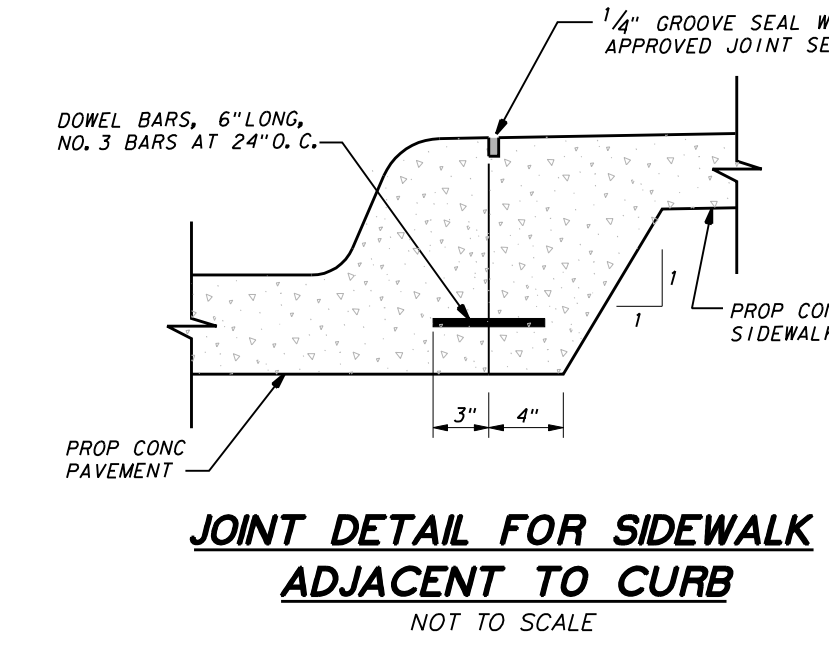
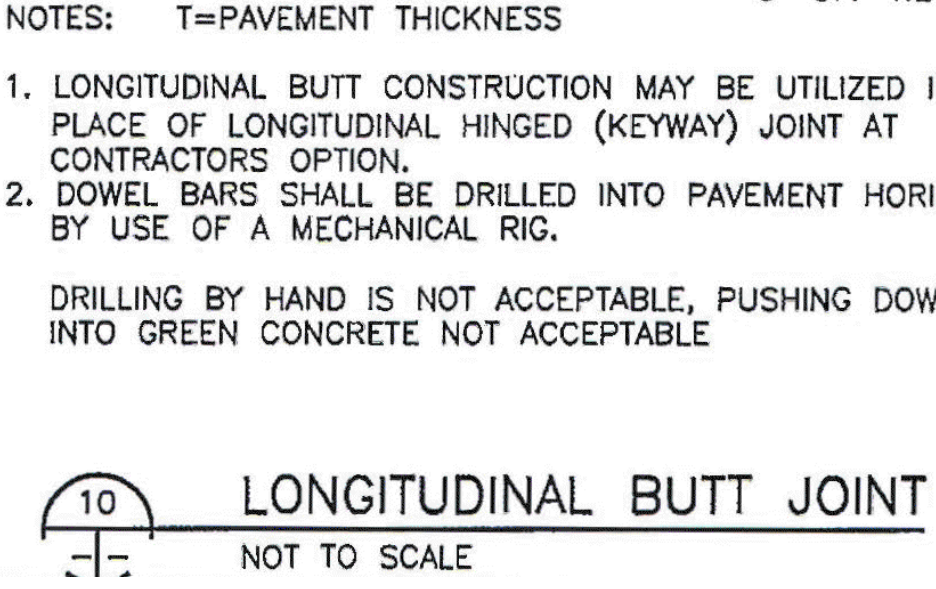
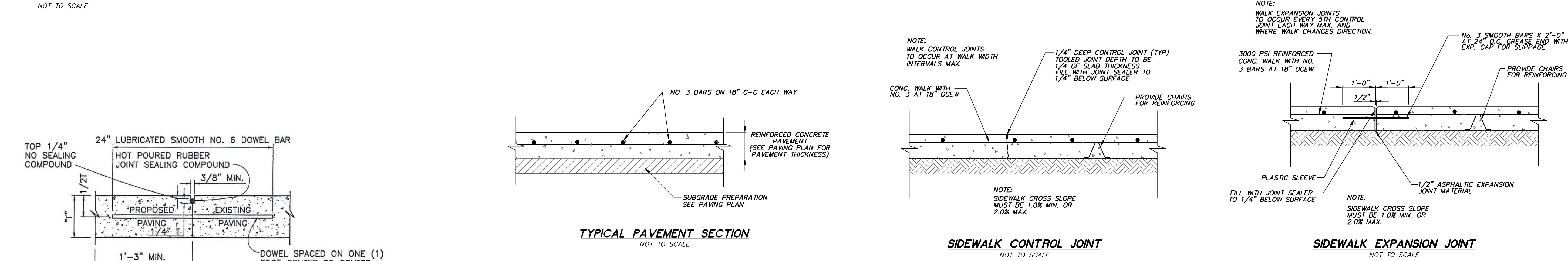
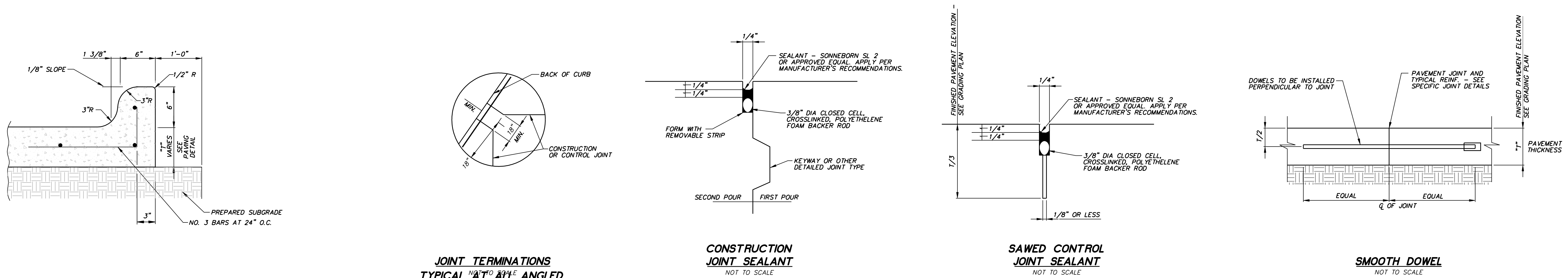
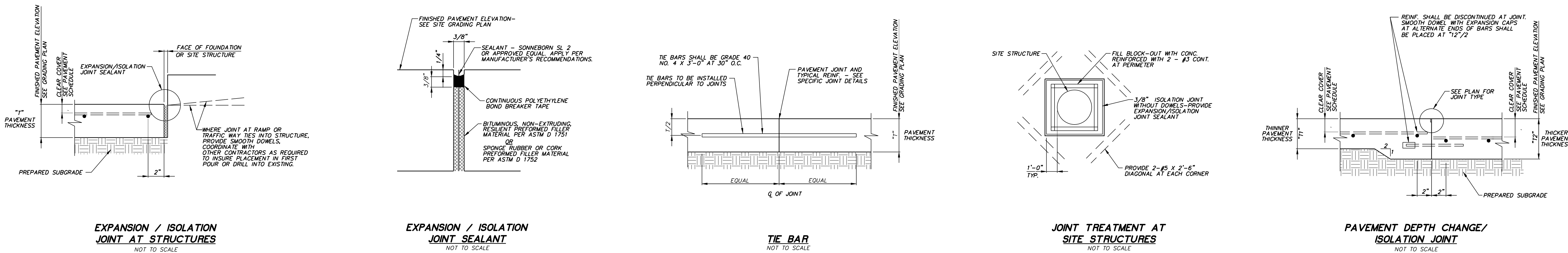
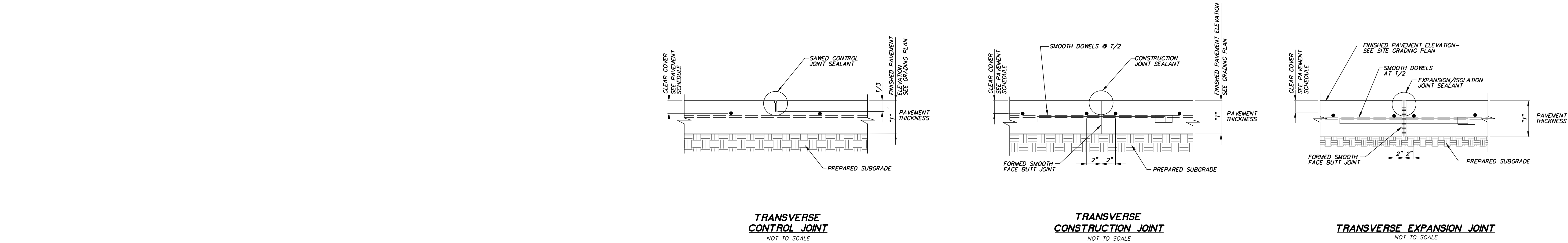
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STORM DRAIN EMBEDMENT
NOT TO SCALE
PRIVATE

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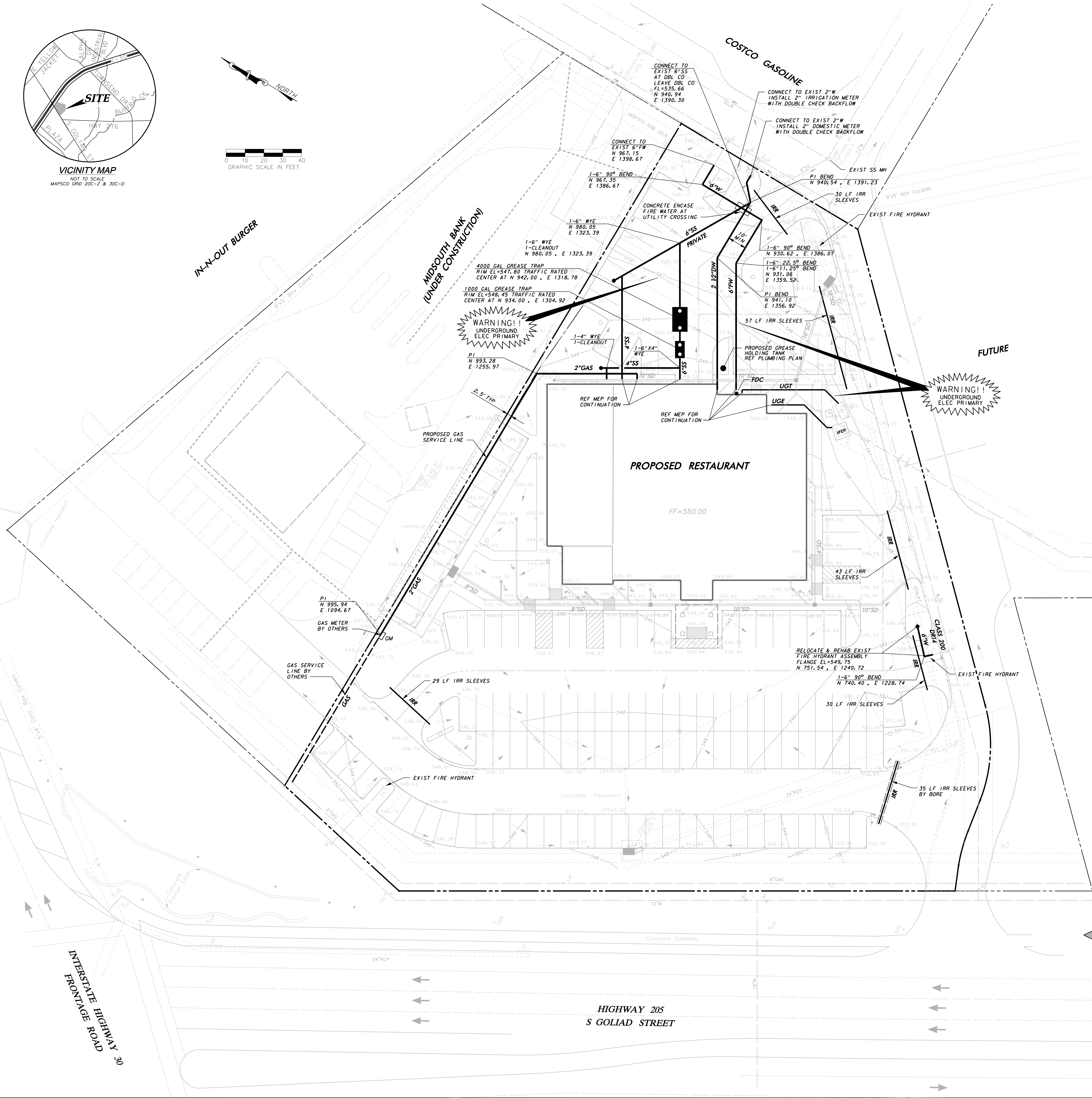
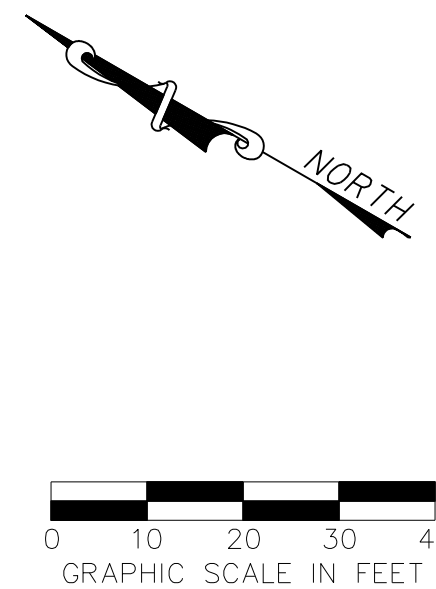
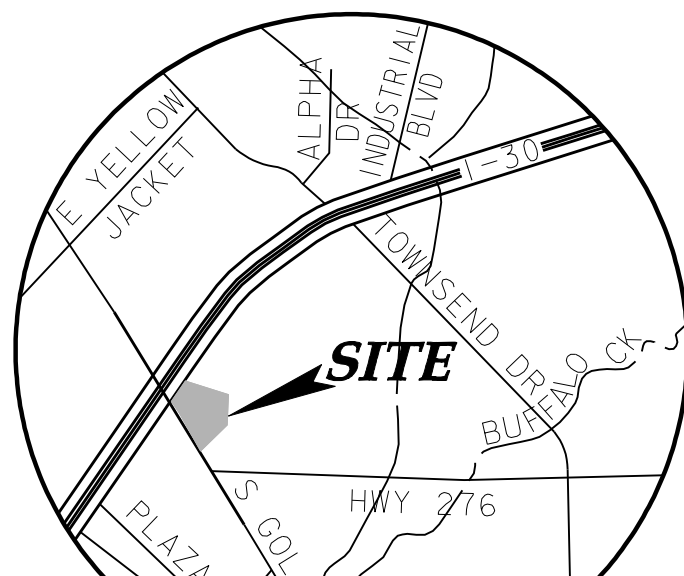
REVISION		BY	DATE
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Consulting Engineers, Inc. 250 W. Southlake Blvd., Suite 117 Civil Engineers - Designers - Planners Southlake, TX 76092 (817) 565-8210 Engineering Firm Registration Number F-9007			
Luby's Fuddrucker's Restaurants, LLC			
ROCKWALL CENTRE CORNERS ADDITION			
S GOLIAD STREET (SH 205) - LOT 11, BLOCK 1			
STORM DRAIN DETAILS			
DESIGN	DRAWN	DATE	SHEET No.
ICE	ICE	SEP 04, 2013	C4.02



USE NCTCOG 3RD EDITION STANDARDS AND CITY OF ROCKWALL STANDARDS AND REVISIONS. THESE STANDARDS ARE TO BE FOLLOWED IF MORE STRINGENT THAN THE DETAILS ABOVE.



NO.	REVISION	BY	DATE
Consulting Engineers, Inc. 250 W. Southern Blvd., Suite 117 City Engineers - Designers - Planners Southlake, TX 76092 (817) 565-8210 Engineering Firm Registration Number F-9007			
Luby's Fuddrucker's Restaurants, LLC ROCKWALL CENTRE CORNERS ADDITION S GOLIAD STREET (SH 205) - LOT 11, BLOCK 1			
PAVING DETAILS			
DESIGN	DRAWN	DATE	SHEET No.
ICE	ICE	SEP 04, 2013	C6.02



UTILITY NOTES

1. GENERAL CONSTRUCTION NOTES: REFER TO SHEET C1.00 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
2. INSPECTION AND TESTING: THE CONTRACTOR SHALL COORDINATE INSPECTION AND TESTING WITH THE APPROPRIATE GOVERNING AUTHORITIES PRIOR TO BACKFILLING TRENCHES FOR ALL UTILITIES.
3. TRENCH COMPACTION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING COMPACTION TO A MINIMUM OF 95% STANDARD PROCTOR IN AREAS OF PROPOSED AND FUTURE PAVEMENT AND ALL AREAS EXCAVATED AT THE BUILDING FOOTINGS FOR UTILITY SERVICE ENTRIES. TRENCHES WHICH LIE OUTSIDE THESE AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% STANDARD PROCTOR.
4. CONFLICTS: THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ASSURE PROPER DEPTHS ARE ACHIEVED. IN THE EVENT OF A CONFLICT BETWEEN WATER LINES AND STORM DRAIN OR SANITARY SEWER PIPING, THE CONTRACTOR SHALL ADJUST THE WATER LINE DOWNWARDS IN SUCH A MANNER SO THAT THE PIPE MANUFACTURER'S RECOMMENDATIONS ON THE PIPE DEFLECTIONS AND JOINT STRESS ARE NOT EXCEEDED.
5. CONNECTION TO EXISTING UTILITIES: THE CONTRACTOR SHALL VERIFY THE SIZE, TYPE, ELEVATION, CONFIGURATION, AND ANGUATION OF EXISTING WATER, SANITARY SEWER AND UTILITY LINES PRIOR TO CONSTRUCTION OF 'TIE-IN' MATERIALS. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING FACILITIES DAMAGED BY HIS ACTIVITIES.
6. WATER METERS: THE CONTRACTOR SHALL ACQUIRE BOTH DOMESTIC AND IRRIGATION METERS FROM THE GOVERNING AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING METERS INSTALLED IN BOXES AND CONNECTING PUBLIC TO PRIVATE WATER LINES.
7. PIPE COVER: TOP OF ALL WATER LINES SHALL BE INSTALLED WITH A MINIMUM COVER OF 42".
8. HORIZONTAL BLOCKING: HORIZONTAL BLOCKING FOR WATER LINES HAS BEEN OMITTED FOR CLARITY, HOWEVER, BLOCKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' STANDARD DETAILS.
9. THRUST BLOCKING: THRUST BLOCKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' STANDARD DETAILS. DO NOT COVER BELLS OR FLANGES WITH CONCRETE. THE CONTRACTOR SHALL REMOVE EXISTING THRUST BLOCKING OR RESTRAINTS WHERE NECESSARY TO ALLOW THE WORK TO PROCEED, AND SHALL REPLACE THE THRUST BLOCKS WHERE REQUIRED. THE COST TO REMOVE, REPLACE OR PROVIDE THRUST BLOCKING SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
10. ADDITIONAL BENDS: THE CONTRACTOR SHALL SUPPLY AND INSTALL ANY ADDITIONAL BENDS WITH THRUST BLOCKING AND OTHER APPURTENANCES REQUIRED TO ASSURE PROPER INSTALLATION OF WATER MAINS AND LATERALS. THE CONTRACTOR MAY PULL PIPE AS NEEDED AT THE BENDS WHERE THE DEFLECTION ANGLE OF THE PIPE DOES NOT MATCH THE ANGLE OF THE BEND PROVIDED THE PIPE DEFLECTION IS WITHIN TOLERABLE MANUFACTURERS LIMITS. THE COST FOR ADDITIONAL BENDS AND BLOCKING SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
11. POLYETHYLENE WRAP: ALL VALVES, DUCTILE IRON AND CAST IRON PIPE, FITTINGS AND SPECIALS SHALL BE POLYETHYLENE WRAPPED.
12. ADJUSTMENTS: THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ALL MANHOLES, CLEANOUTS, VALVES, BOXES, VAULTS AND HYDRANTS TO FINAL GRADE. THE COST SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
13. APPURTENANCES: ALL VALVES AND OTHER APPURTENANCES ON ALL FIRE PROTECTION LINES SHALL BE UL/FM APPROVED. THE COST SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
14. FIRE PROTECTION WORK: ALL FIRE PROTECTION WORK MUST BE PERMITTED AND APPROVED BY THE GOVERNING AUTHORITIES' FIRE DEPARTMENT. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED PRESSURE TESTS ON THE FIRE PROTECTION LINES TO THE SATISFACTION OF THE FIRE MARSHALL FOR THE GOVERNING AUTHORITY AS WELL AS THE DEVELOPERS' INSURANCE CARRIER.
15. SANITARY SEWER PIPE: ALL SEWER PIPE SHALL BE SDR-35, IN ACCORDANCE WITH ASTM SPECIFICATIONS D-3034 FOR 4" THROUGH 15" AND ASTM F-895 FOR 15" THROUGH 30".
16. WATER PIPE: ALL WATER MAINS 4 INCH THROUGH 12 INCH SHALL BE C-900 (SDR - 14) WATER MAINS 14 INCH THROUGH 36 INCH SHALL BE C-305 (SDR - 14). WATER LINES LESS THAN 4" SHALL BE TYPE K COPPER.

CONDUIT AND SLEEVING NOTES

1. GENERAL CONSTRUCTION NOTES: REFER TO SHEET C1.00 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
2. PLACEMENT OF CONDUIT AND SLEEVES: ALL UNDERGROUND CONDUIT AND SLEEVES ARE TO BE PLACED BEFORE SITE PAVING CONSTRUCTION COMMENCES AND SHALL BE BURIED A MINIMUM OF 24" BELOW THE BOTTOM OF PAVEMENT, EXCEPT ELECTRICAL CONDUIT WHICH REQUIRE A MINIMUM COVER OF 36". ALL CONDUIT AND SLEEVES SHALL EXTEND TWO (2) FEET BEYOND THE BACK OF CURB OR EDGE OF SIDEWALK. TURN CONDUIT UPWARD AND CAP EACH CONDUIT 6" ABOVE FINISH GRADE. THE CONTRACTOR SHALL FURNISH DETAILED AS-BUILT LOCATION INFORMATION FOR ALL CONDUIT AND SLEEVES TO THE DEVELOPER.
3. TELEPHONE CONDUIT: FURNISH AND INSTALL TWO (2) 4" DIAMETER SCHEDULE 40 PVC TELEPHONE CONDUIT WITH PULL LINES FROM THE SITE PROPERTY LINE TO 5' OUTSIDE THE BUILDING WALL AT THE TELEPHONE ROOM IN THE BUILDING. CONDUIT SHALL BE CAPPED AT BOTH ENDS. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL TELEPHONE COMPANY TO VERIFY THE EXACT LOCATION OF TO BE INSTALLED FOR THEIR USE. MARK LOCATIONS OF CONDUIT WITH #3 X 36" REBAR INSTALLED 2' INTO THE GROUND AT EACH END LOCATION.
4. ELECTRIC AND GAS CONDUIT: THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL ELECTRIC AND GAS PROVIDER TO VERIFY THE EXACT SIZE, TYPE, NUMBER AND LOCATION OF CONDUIT AND/OR SLEEVING REQUIRED TO BE PROVIDED BY THE CONTRACTOR FOR GAS AND ELECTRIC FACILITIES TO SERVE THIS SITE. MARK LOCATIONS OF CONDUIT WITH #3 X 36" REBAR INSTALLED 2' INTO THE GROUND AT EACH END LOCATION.
5. SITE LIGHTING CONDUIT: REFERENCE MEP PLANS FOR SITE LIGHTING AND ALL RELATED CONDUIT, WIRING PULL BOXES, POLE BASES AND ASSOCIATED ELECTRICAL WORK TO BE COORDINATED AND/OR PROVIDED FOR BY THE CONTRACTOR PRIOR TO PAVING OPERATIONS.
6. IRRIGATION CONDUIT: ALL IRRIGATION CONDUIT AND SLEEVES SHALL BE SCHEDULE 40 PVC, INSTALLED WITH A MINIMUM OF 24" COVER. REFERENCE THE PAVING PLAN AND/OR LANDSCAPE PLANS FOR NUMBER OF CONDUIT, SIZE AND LOCATIONS OF PROPOSED IRRIGATION CONDUITS AND SLEEVES.
7. PULL WIRES: ALL UNDERGROUND CONDUIT AND SLEEVES SHALL BE INSTALLED WITH PULL LINES.
8. CONFLICTS: IN THE EVENT OF A CONFLICT BETWEEN CONDUIT AND STORM DRAIN AND/OR UTILITY PIPING, THE CONTRACTOR SHALL ADJUST CONDUIT DOWNWARD FOR CLEARANCE.


BM #1 REF. ELEVATION = 552.00
SQUARE W/PI CUT ON EAST CORNER OF 100' OF SIDEWALK, APPROXIMATELY 15 FEET NORTH OF THE NORTH EDGE OF PAVEMENT OF FM RD. 276 AND APPROXIMATELY 175 FEET WEST OF THE SOUTHWEST CORNER OF COSTCO AND APPROXIMATELY 200 FEET EAST OF SH 205.

BM #2 REF. ELEVATION = 546.72
SQUARE W/PI CUT ON EAST CORNER OF DRAIN METEY AT CENTER OF PROPERTY APPROXIMATELY 50 FEET NORTHEAST OF THE NORTHEAST CURB OF SH 205.

WARNING
CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. ICON CONSULTING ENGINEERS, INC. IS NOT RESPONSIBLE FOR NOTING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.



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					DATE
NO	REVISION				BY



Consulting Engineers, Inc.

Civil Engineers - Designers - Planners

Engineering Firm

250 W. Southeask Blvd., Suite 117

Southeask, TX 75092 (972) 852-6210

Registration Number F-9007

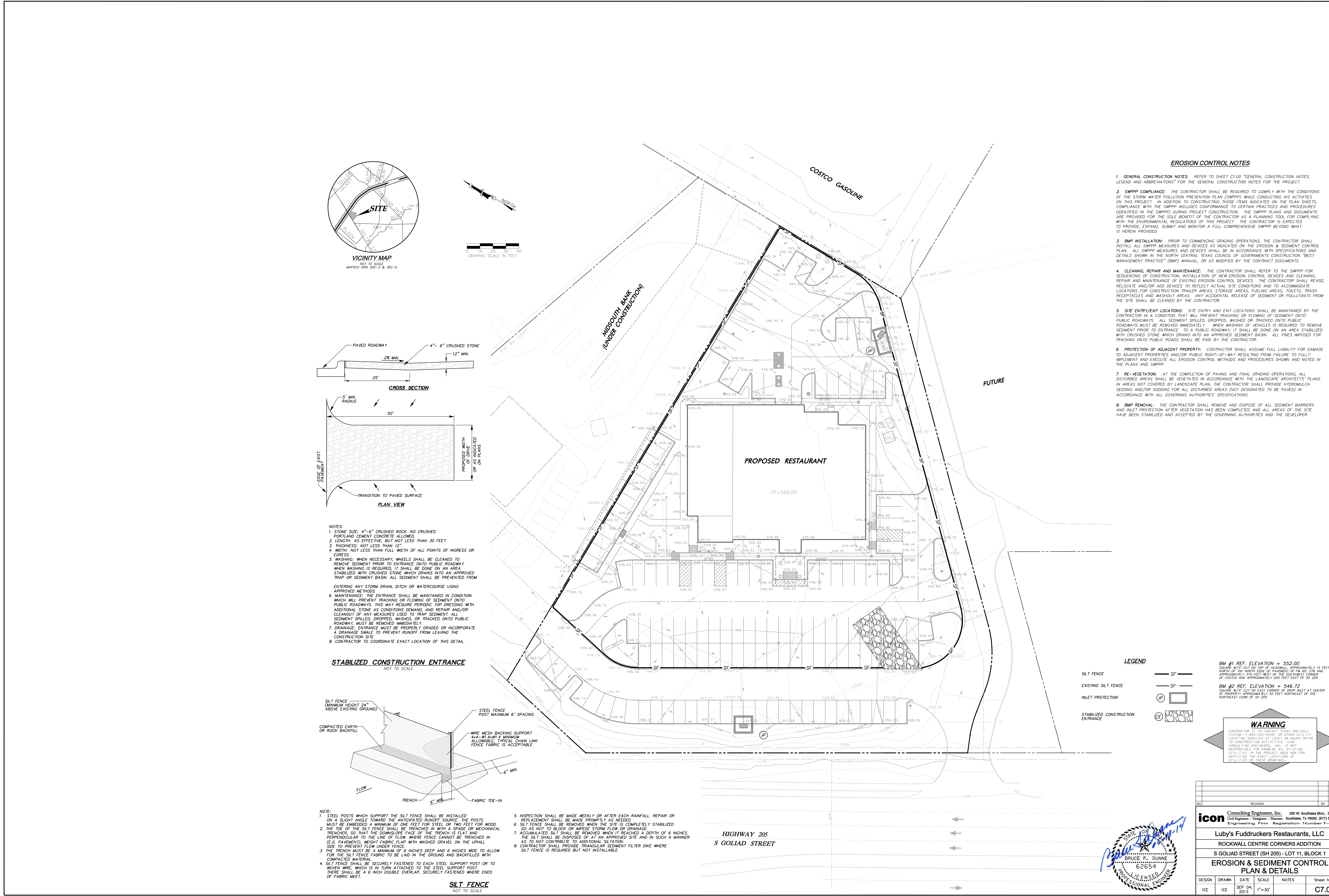
Luby's Fuddrucker's Restaurants, LLC

ROCKWALL CENTRE CORNERS ADDITION

S GOLIAD STREET (SH 205) - LOT 11, BLOCK 1

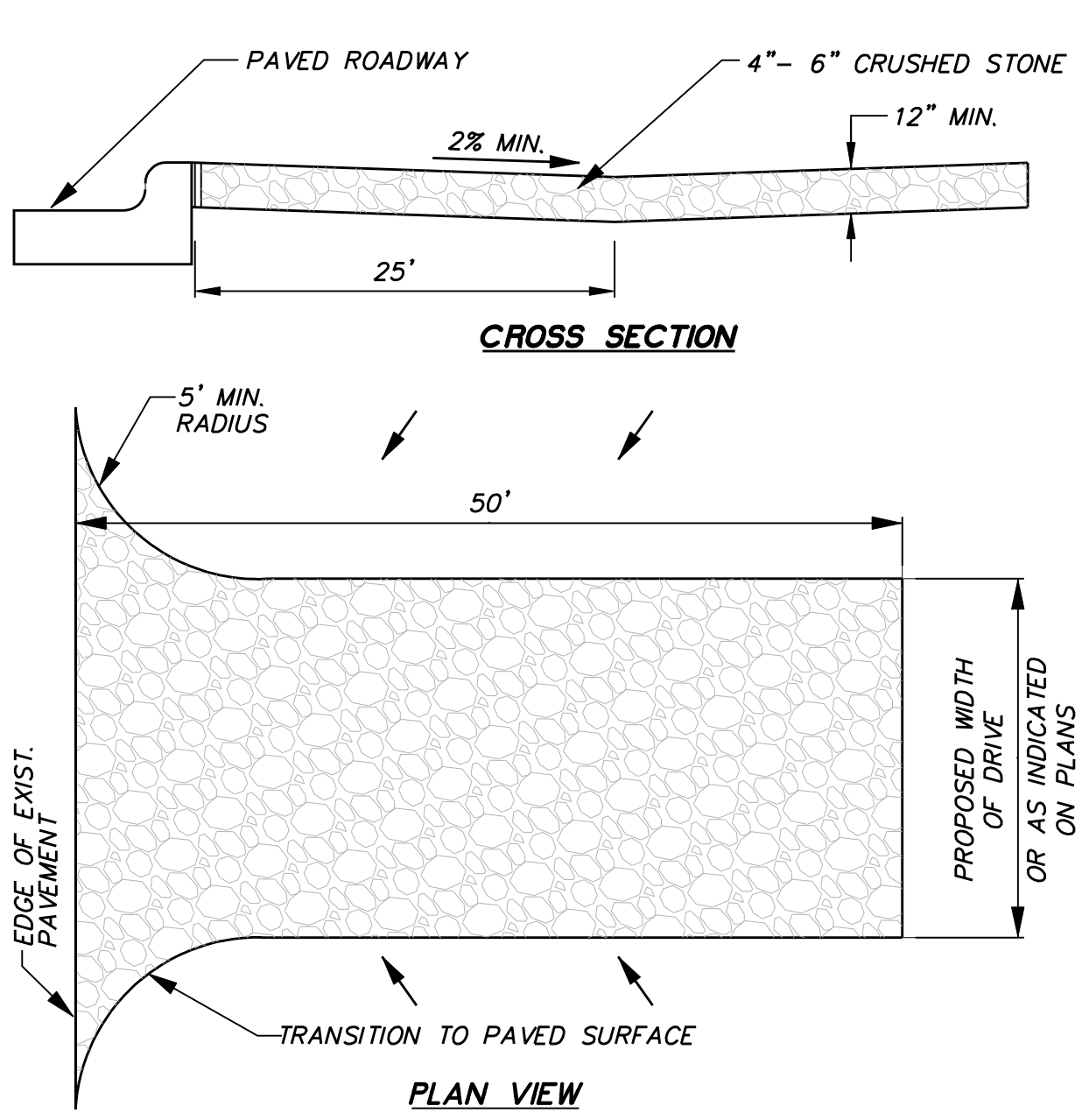
UTILITY PLAN

DESIGN	DRAWN	DATE	SCALE	NOTES	Sheet No.
ICE	ICE	SEP 04, 2013	1"=30'		C5.01



EROSION CONTROL NOTES

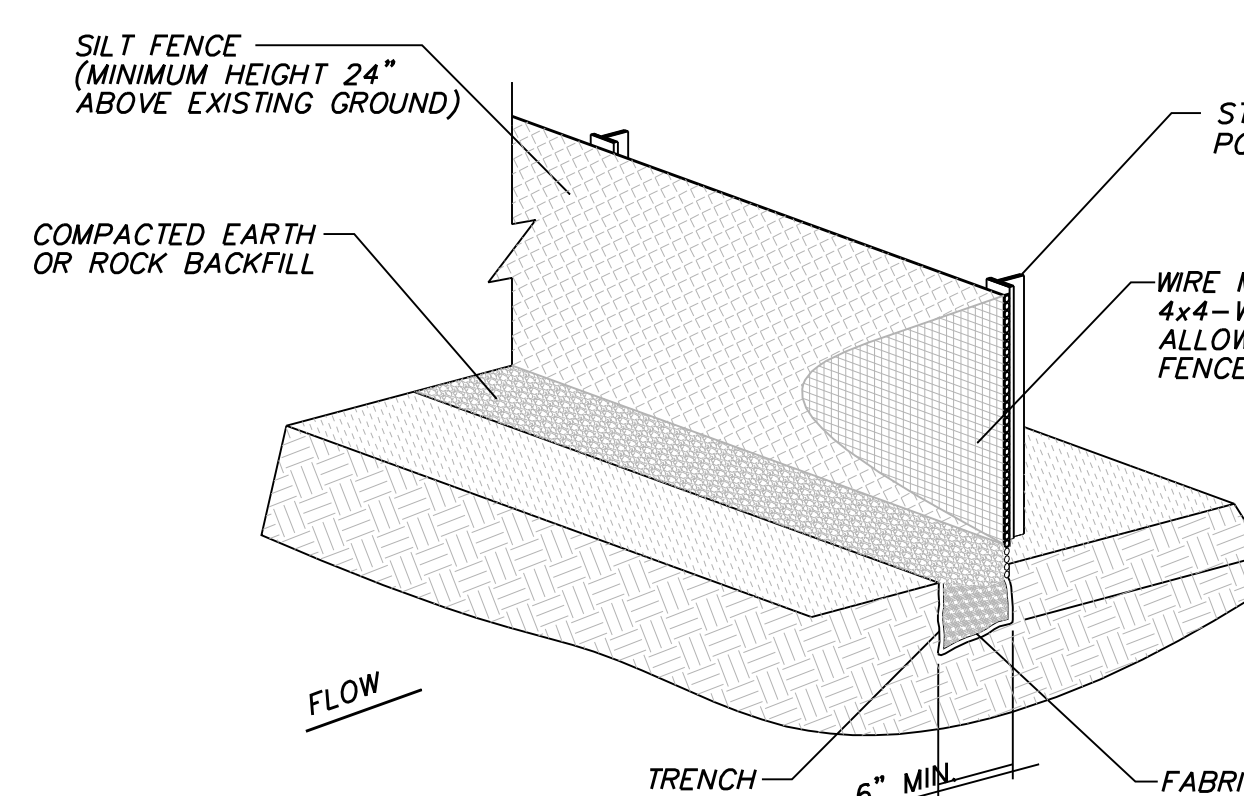
1. GENERAL CONSTRUCTION NOTES: REFER TO SHEET C1.00 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
2. SWPPP COMPLIANCE: THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH THE CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHILE CONDUCTING HIS ACTIVITIES ON THIS PROJECT. IN ADDITION TO CONSTRUCTING THOSE ITEMS INDICATED ON THE PLAN SHEETS, COMPLIANCE WITH THE SWPPP INCLUDES CONFORMANCE TO CERTAIN PRACTICES AND PROCEDURES (IDENTIFIED IN THE SWPPP) DURING PROJECT CONSTRUCTION. THE SWPPP PLANS AND DOCUMENTS ARE PROVIDED FOR THE SOLE BENEFIT OF THE CONTRACTOR AS A PLANNING TOOL FOR COMPLYING WITH THE ENVIRONMENTAL REGULATIONS OF THIS PROJECT. THE CONTRACTOR IS EXPECTED TO PROVIDE, EXPAND, SUBMIT AND MONITOR A FULL COMPREHENSIVE SWPPP BEYOND WHAT IS HEREIN PROVIDED.
3. BMP INSTALLATION: PRIOR TO COMMENCING GRADING OPERATIONS, THE CONTRACTOR SHALL INSTALL ALL SWPPP MEASURES AND DEVICES AS INDICATED ON THE EROSION & SEDIMENT CONTROL PLAN. ALL SWPPP MEASURES AND DEVICES SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND DETAILS SHOWN IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION "BEST MANAGEMENT PRACTICE" (BMP) MANUAL, OR AS MODIFIED BY THE CONTRACT DOCUMENTS.
4. CLEANING, REPAIR AND MAINTENANCE: THE CONTRACTOR SHALL REFER TO THE SWPPP FOR SEQUENCING OF CONSTRUCTION, INSTALLATION OF NEW EROSION CONTROL DEVICES AND CLEANING, REPAIR AND MAINTENANCE OF EXISTING EROSION CONTROL DEVICES. THE CONTRACTOR SHALL REVISE, RELOCATE AND/OR ADD DEVICES TO REFLECT ACTUAL SITE CONDITIONS AND TO ACCOMMODATE LOCATIONS FOR CONSTRUCTION TRAILER AREAS, STORAGE AREAS, FUELING AREAS, TOILETS, TRASH RECEPTACLES AND WASHOUT AREAS. ANY ACCIDENTAL RELEASE OF SEDIMENT OR POLLUTANTS FROM THE SITE SHALL BE CLEANED BY THE CONTRACTOR.
5. SITE ENTRY/EXIT LOCATIONS: SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAYS MUST BE REMOVED IMMEDIATELY. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
6. PROTECTION OF ADJACENT PROPERTY: CONTRACTOR SHALL ASSUME FULL LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT-OF-WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL METHODS AND PROCEDURES SHOWN AND NOTED IN THE PLANS AND SWPPP.
7. RE-VEGETATION: AT THE COMPLETION OF PAVING AND FINAL GRADING OPERATIONS, ALL DISTURBED AREAS SHALL BE VEGETATED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTS' PLANS. IN AREAS NOT COVERED BY LANDSCAPE PLAN, THE CONTRACTOR SHALL PROVIDE HYDROMULCH SEEDING AND/OR SOODING FOR ALL DISTURBED AREAS (NOT DESIGNATED TO BE PAVED) IN ACCORDANCE WITH ALL GOVERNING AUTHORITIES' SPECIFICATIONS.
8. BMP REMOVAL: THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL SEDIMENT BARRIERS AND INLET PROTECTION AFTER VEGETATION HAS BEEN COMPLETED AND ALL AREAS OF THE SITE HAVE BEEN STABILIZED AND ACCEPTED BY THE GOVERNING AUTHORITIES AND THE DEVELOPER.



- NOTES:
1. STONE SIZE: 4"-6" CRUSHED ROCK, NO CRUSHED PORTLAND CEMENT CONCRETE ALLOWED.
 2. LENGTH: AS EFFECTIVE, BUT NOT LESS THAN 30 FEET.
 3. THICKNESS: NOT LESS THAN 12".
 4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
 5. WASHING: WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
 6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC ROADWAY, MUST BE REMOVED IMMEDIATELY.
 7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
 8. CONTRACTOR TO COORDINATE EXACT LOCATION OF THIS DETAIL.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



- NOTE:
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. THE POSTS MUST BE EMBEDDED A MINIMUM OF ONE FEET FOR STEEL OR TWO FEET FOR WOOD.
 2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN-SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON THE UPHILL SIDE TO PREVENT FLOW 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 SHALL BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL SUPPORT POST. THERE SHALL BE A 6 INCH DOUBLE OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

SILT FENCE

NOT TO SCALE

5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHED A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SEDIMENTATION.
8. CONTRACTOR SHALL PROVIDE TRIANGULAR SEDIMENT FILTER DIKE WHERE SILT FENCE IS REQUIRED BUT NOT INSTALLABLE.

HIGHWAY 205
S GOLLAD STREET

LEGEND

- SILT FENCE
- EXISTING SILT FENCE
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE

BM #1 REF. ELEVATION = 552.00
SQUARE W/XY CUT ON TOP OF HILL, APPROXIMATELY 15 FEET NORTH OF THE NORTH EDGE OF PAVEMENT OF FM RD 276 AND APPROXIMATELY 375 FEET WEST OF THE SOUTHWEST CORNER OF COSTCO AND APPROXIMATELY 200 FEET EAST OF SH 205.

BM #2 REF. ELEVATION = 546.72
SQUARE W/XY CUT ON EAST CORNER OF DROP INLET AT CENTER OF PROPERTY APPROXIMATELY 50 FEET NORTHWEST OF THE NORTHEAST CURB OF SH 205.

WARNING

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ROCKWALL CENTRE CORNERS ADDITION			
S GOLLAD STREET (SH 205) - LOT 11, BLOCK 1			
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DESIGN	DRAWN	DATE	SCALE
ICE	ICE	SEP 04, 2013	1"=30'
NOTES			Sheet No.
			C7.01