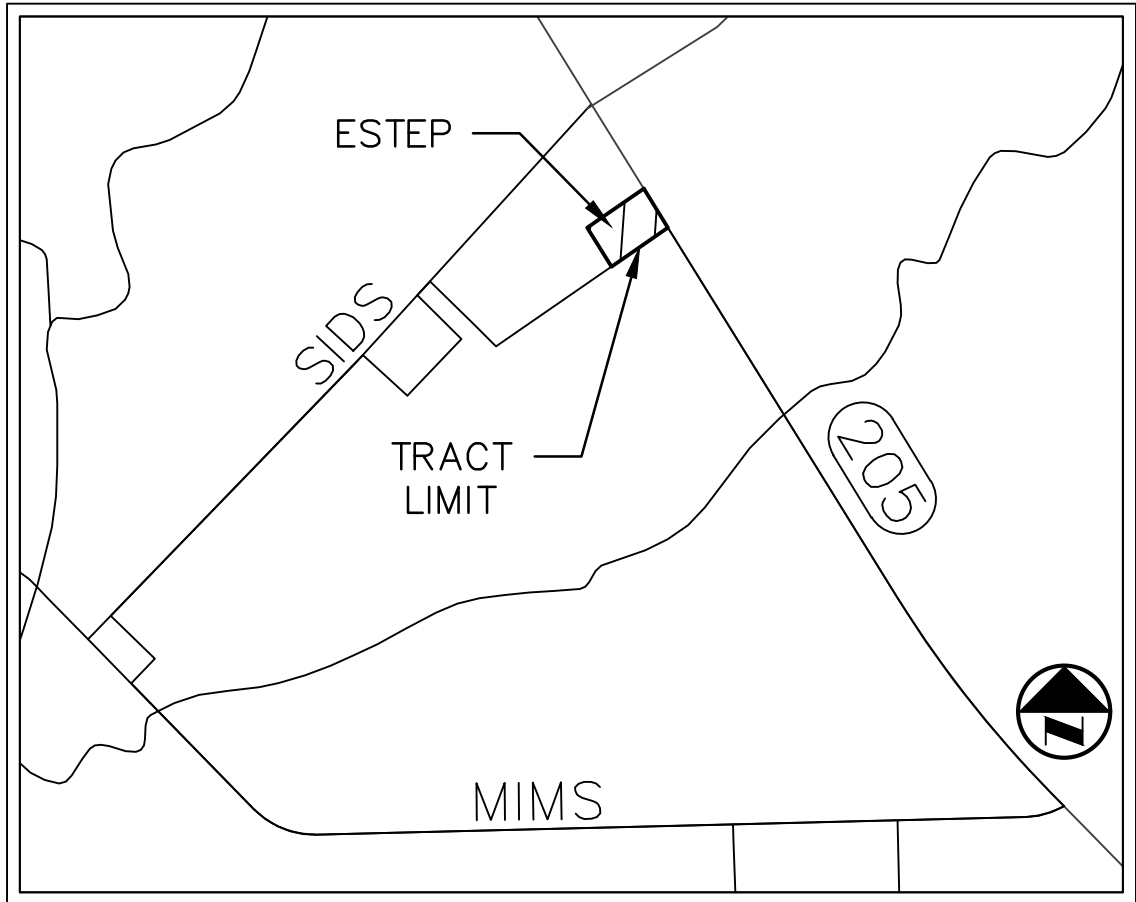


RAYBURN ELECTRIC COOPERATIVE
PICKLEBALL COURTS
CIVIL SITE IMPROVEMENTS
LOT 1 BLOCK A, REC PICKLEBALL ADDITION
2686 S GOLIAD ST (SH 205)
ROCKWALL, TEXAS 75032

INDEX OF SHEETS	
DRAWING NO.	DESCRIPTION
RP-1003	CIVIL COVER SHEET
	SUBDIVISION PLAT
SP-1	SITE PLAN
RP-1004-1	LEGEND, PROJECT CONTROL, PROJECT NOTES, & QUANTITIES
RP-1004-2	COR GENERAL CONSTRUCTION NOTES
RP-1004-3	COR GENERAL CONSTRUCTION NOTES
RP-1005	DEMOLITION PLAN
RP-1006-1	GRADING SURFACING PLAN
RP-1006-2	GRADING SURFACING PLAN
RP-1006-3	PAVING SURFACING SECTIONS
RP-1007-1	PRE PROJECT DRAINAGE AREA MAP
RP-1007-2	POST PROJECT DRAINAGE AREA MAP
RP-1008-1	UTILITY PLAN
RP-1008-2	UTILITY DETAILS
RP-1009-1	SWPPP NARRATIVE 1
RP-1009-2	SWPPP NARRATIVE 2
RP-1009-3	SWPPP EROSION CONTROL PLAN
RP-1009-4	SWPPP EROSION AND SEDIMENT CONTROL DETAILS
RP-1009-5	SWPPP HOUSEKEEPING DETAILS
LP-1	LANDSCAPE PLAN
LP-2	LANDSCAPE PLAN

NOTES:

THE BASIS OF BEARINGS IS FROM THE TEXAS
COORDINATE SYSTEM OF 1983, (NAD83-4202)



PREPARED BY: MAPSCO
GRID 30D-E

rdelta
ENGINEERS

618 MAIN STREET GARLAND, TX. 75040
PH. 972 494 5031 FAX 972 487 2270
www.rdelta.com TBPE REG. F-001515

RECORD DRAWING

NOTE: THIS RECORD DRAWING IS A COMPILATION OF THE ORIGINAL SEALED
ENGINEERING DRAWING FOR THIS PROJECT. INFORMATION FURNISHED BY THE
CONTRACTOR, AND FIELD SURVEY VERIFICATION, TO THE BEST OF OUR KNOWLEDGE
R-DELTA ENGINEERS, INC. STATES THAT THIS PLAN IS AS-BUILT.

10/16/2025
FRANK A. POLMA, P.E. TX #80274
R-DELTA ENGINEERS, INC.
TBPE FIRM NO F-001515

GENERAL NOTES

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC
WORKS CONSTRUCTION IN NORTH TEXAS, LATEST EDITION, BY NORTH CENTRAL TEXAS COUNCIL OF
GOVERNMENTS, P.O. BOX CCG, ARLINGTON, TEXAS 76005-5888 (817) 461-3300, A COPY OF THIS
BOOK MAY BE OBTAINED FROM THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS AT THE
ADDRESS OR PHONE NUMBER LISTED ABOVE.

- The existing public water, sanitary sewer, and storm sewer utility lines and appurtenances shown on these plans have been taken from record drawings and utility locator maps. The Engineer makes no guarantee that the underground utility lines and structures shown comprise all the underground utility lines and appurtenances in the area, either in service or abandoned. The Engineer furthermore does not warrant the accuracy of the information shown on the record drawings and the utility maps.
- The contractor shall be responsible for determining the depth and location of existing underground utilities prior to trenching or excavation and is required to take any precautionary measures to protect all lines shown and / or any other underground utilities not of record shown on the plans. Contractor is responsible for contacting all the franchise utility companies, county utility departments and TEXAS 811 for locates prior to construction.
- The contractor shall maintain daily contact with each agency's inspector during construction of improvements. No public sanitary sewer, water or storm sewer pipe shall be covered without approval of the county. No subgrade material or rock paving shall be applied without approval of the inspector. The inspector may at any time cause any construction, installation, maintenance of improvements to cease when, in his/her judgment the Standard Construction Details have been violated and may require reconstruction or other works as may be necessary to correct the violation.
- The owner is responsible for obtaining all applicable city, county, state, and federal permits.
- Erosion control and storm water management measures must be in place and comply with applicable county, state and federal regulations. Erosion and sedimentation control measures and practices shall be maintained at all times during construction, additional measures and practices shall be installed if deemed necessary by the inspector.
- The contractor shall make every effort not to impede traffic on existing streets, alleys or fire lanes open to the public. The contractor is responsible for furnishing and installing all temporary and permanent traffic control devices in accordance with the minimum requirements of the latest revision to the Texas Manual on Uniform Traffic Control Handbook.
- All excavations within the right of way shall be filled and compacted as required by the permitting agency and in no case shall exceed twenty-four (24) hours after completion of work and no excavation shall remain open for longer than 96 hours.
- The contractor shall be responsible for providing "record drawings" to the Engineer of record / firm defining the location of improvements and any changes to the County approved drawings constructed in conjunction with the project including but not limited to public and private paving, grading, drainage, and utilities and appurtenances. Prior to final acceptance by the County, the Engineer of record / firm shall provide the County Inspector with "RECORD DRAWINGS" on 22" x 34" sheets along with PDF's of the record drawings and a digital copy of all files on compact disk (cd) in a County approved Microstation (.dgn) or Autocad (.dwg) format of all approved construction drawings.

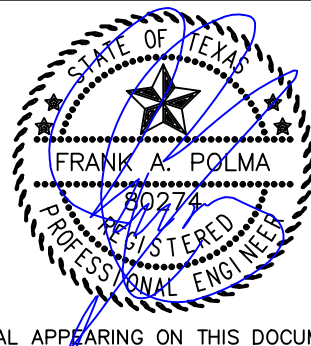
"ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN
REMAINS WITH THE DESIGN ENGINEER, THE CITY OF
ROCKWALL, IN REVIEWING AND RELEASING PLANS
FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY
FOR ADEQUACY OR ACCURACY OF DESIGN."

0	1/02/2025	RDE	FAP	RDE	ISSUED FOR REVIEW
1	03/20/2025	RDE	FAP	RDE	ISSUED FOR CONSTRUCTION
REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE

REC
RayburnElectric
COOPERATIVE

618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

rdelta
ENGINEERS



THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY FRANK A. POLMA, P.E. 80274 ON
MARCH 20, 2025. ALTERATION OF A SEALED
DOCUMENT WITHOUT PROPER NOTIFICATION TO
THE RESPONSIBLE ENGINEER IS AN OFFENSE
UNDER THE TEXAS ENGINEERING PRACTICE ACT.

JOB NO.	3036-21	DESIGN BY	AGU
CREATED		CODE	
PLOTTED	10/16/2025	CHECKED BY	RDE
LAST UPDATE BY			
DRAWN:	RDE	SCALE:	NONE
CHECKED:		DRAWING NO.:	
APPROVED:			
FILENAME:			

REC CAMPUS EXPANSION
PICKLEBALL COURT
2686 S GOLIAD ST (SH 205)
ROCKWALL, TX 75087
CIVIL COVER SHEET

PICKLEBALL COURTS
ROCKWALL COUNTY, TEXAS
CASE# 2024-46

R-DELTA ENGINEERS, INC.
RDE #3036-21

PICKLEBALL COURTS
ROCKWALL COUNTY, TEXAS
CASE #2024-46

CASE#2024-46

SITE INFORMATION:

EXISTING ZONING: PD-44

PROPOSED ZONING: NO CHANGE

PROPOSED USE: PICKLEBALL COURTS
TOTAL AREA: 70,511 SQ FT 1.619 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 30'-4"
PROPOSED LOT COVERAGE: 33,339/70,511 = 47.3%
PROPOSED FLOOR AREA RATIO: 4,650/70,511 = 6.6%
PROPOSED IMPERVIOUS PARKING: 5,580/70,511 = 7.9%

REQUIRED PARKING:
PROPOSED BUILDING 4650 SQ FT
(3:COURT & 1:200) = 30 SPACES

TOTAL REQUIRED PARKING = 30 SPACES
TOTAL PROVIDED PARKING = 18 SPACES

NOTES:

- ALL SIDEWALKS ARE 6' UNLESS OTHERWISE INDICATED.
- ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
- EXISTING UTILITY, WATER, AND FIRELANE EASEMENT TO BE REPLATTED FOR NEW SITE LAYOUT.
- ALL RADIUS ARE 2' UNLESS OTHERWISE STATED.
- CAMPUS DUMPSTER TO BE UTILIZED FOR REFUSE. LOCAL PLASTIC CARTS TO BE USED FOR COLLECTION INSIDE THE BUILDING. NO OUTDOOR TRASH CANS PROVIDED.
- THERE SHALL BE NO OUTSIDE STORAGE OR ABOVE GROUND STORAGE TANKS.
- PROPOSED DRAINAGE PATTERNS MATCH EXISTING DRAINAGE PATTERNS.

EXISTING SITE PARKING DATA

PUBLIC SPACES	ACCESSIBLE SPACES	TOTAL
7	1	8

PROPOSED SITE PARKING DATA

PUBLIC SPACES	ACCESSIBLE SPACES	TOTAL
17	1	18

PAVEMENT INFORMATION:

ALL PAVEMENTS BELOW ARE REINFORCED

PAVEMENT TYPE	THICKNESS (INCHES)	28-DAY (PSI)	MIN. CEMENT (SACKS/CY)	HAND
FIRE LANE	6"	3,600	6.0	6.5
DRIVEWAYS	6"	3,600	6.0	6.5
BARRIER FREE RAMPS	6"	3,600	6.0	6.5
DUMPSTER PADS	7"	3,600	6.0	6.5
SIDEWALKS	4"	3,000	N/A	5.5
PARKING LOT/ DRIVE AISLES	5"	3,000	5.0	5.5

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____.

WITNESS OUR HANDS, this ____ day of _____.

Planning & Zoning Commission, Chairman

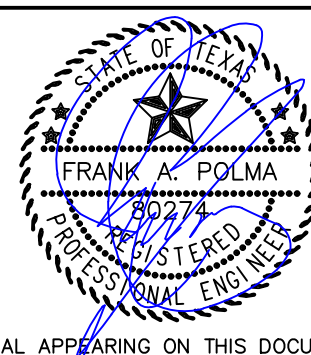
Director of Planning and Zoning

0	1/02/2025	RDE	FAP	RDE	ISSUED FOR REVIEW
1	3/20/2025	RDE	FAP	RDE	ISSUED FOR CONSTRUCTION
REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE

REC
RayburnElectric
COOPERATIVE

618 Main Street
Garland, TX 75040
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TBPE No. F-1515

rdelta
ENGINEERS



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FRANK A. POLMA, P.E. 80274 ON JANUARY 2, 2025. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

JOB NO. 3036-21

CREATED

PLOTTED 10/16/2025

DESIGN BY AGU

CODE

CHECKED BY RDE

LAST UPDATE BY

DRAWN: RDE

SCALE: AS NOTED

CHECKED:

DRAWING NO.:

ISSUE:

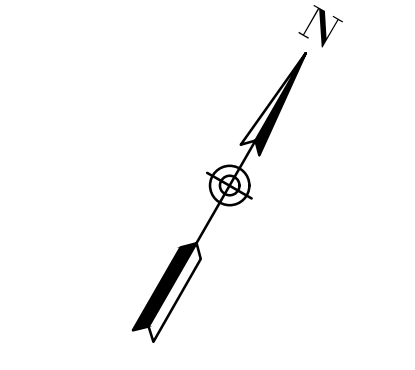
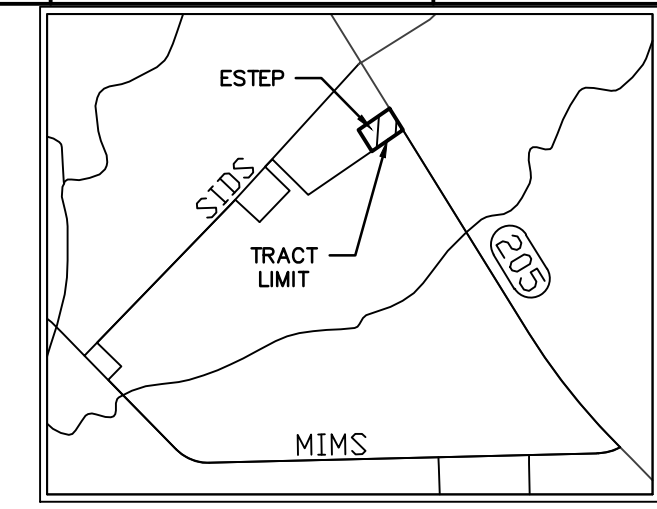
APPROVED:

SP-1

1

FILENAME:

**REC CAMPUS EXPANSION
PICKLEBALL COURT**
2686 S GOLIAD ST (SH 205)
ROCKWALL, TX 75087
CASE#2024-46
CITY SITE PLAN SUBMITTAL

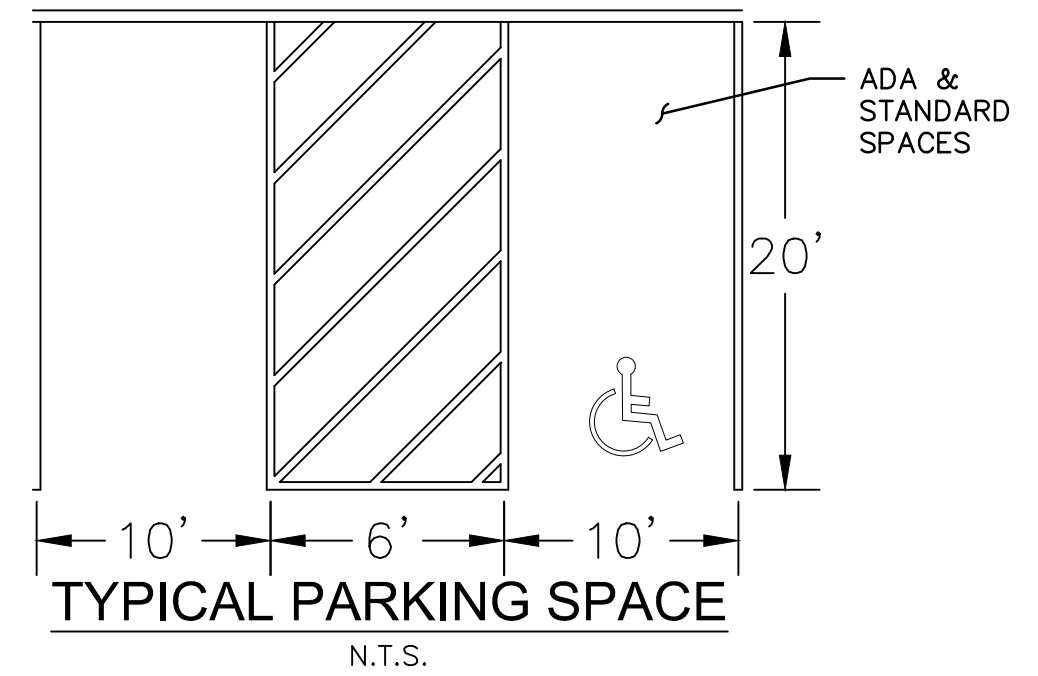


GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

RECORD DRAWING

NOTE: THIS RECORD DRAWING IS A COMPILATION OF THE ORIGINAL SEALED ENGINEERING DRAWING FOR THIS PROJECT, INFORMATION FURNISHED BY THE CONTRACTOR, AND FIELD SURVEY VERIFICATION, TO THE BEST OF OUR KNOWLEDGE R-DELTA ENGINEERS, INC. STATES THAT THIS PLAN IS AS-BUILT.

10/16/2025
FRANK A. POLMA, P.E. TX #80274
R-DELTA ENGINEERS, INC.
TBPE FIRM NO F-001515



LEGEND

EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
EB	EX. ELECTRIC BOX
FH	EX. FIRE HYDRANT
X" W	EX. WATER MAIN PIPE
X" WW	EX. WASTE WATER MAIN PIPE
XX" RCP	EXISTING CONCRETE PIPE & SIZE
EXISTING WROUGHT IRON FENCE	EXISTING WROUGHT IRON FENCE
EXISTING CHAIN LINK FENCE	EXISTING CHAIN LINK FENCE
EXISTING POWER POLE	EXISTING POWER POLE
EXISTING OVERHEAD ELECTRIC	EXISTING OVERHEAD ELECTRIC
EXISTING GUY WIRE	EXISTING GUY WIRE
EDGE OF ASPHALT	EDGE OF ASPHALT
PROPOSED ORNAMENTAL FENCE	PROPOSED ORNAMENTAL FENCE
BFR - CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. NO EXTRA PAY ITEM FOR MONOLITHIC CURBS.	
ACCESSIBLE AISLE STRIPING	
PROPOSED CONCRETE SIDEWALK	
PROPOSED CONCRETE PAVEMENT	
EXISTING SITE CONCRETE PAVEMENT TO REMAIN	
EXISTING CAMPUS CONCRETE PAVEMENT TO REMAIN	

ARCHITECT

MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX 75040

LANDSCAPE ARCHITECT

DUNKIN SIM STOFFELS, INC.
4305 PECAN GROVE LANE
ROWLETT, TX 75088

OWNER/ APPLICANT

RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER

R- DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

SURVEY CONTROL:
CONTRACTORS SHALL CONTACT R-DELTA ENGINEERS SURVEY DEPARTMENT FOR PROJECT CONTROL MONUMENTATION.
MR. WAYNE TERRY RPLS, LSLs, AT (972) 494-5031

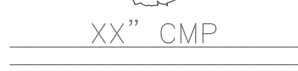
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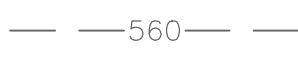
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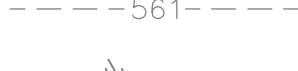
10/16/2025
FRANK A. POLMA, P.E. TX #80274
R-DELTA ENGINEERS, INC.
TBPE FIRM NO F-001515

LEGEND

- 

EXISTING LIMIT OF TREE LINE
- 

EXISTING TREE
- 

EXISTING CORRUGATED METAL PIPE & SIZE
- 

EXISTING CONTOUR SURFACE ELEVATION MAJOR
- 

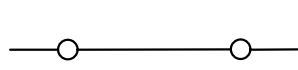
EXISTING CONTOUR SURFACE ELEVATION MINOR
- 

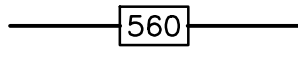
EDGE OF PAVEMENT
- 

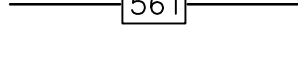
EXISTING BARBED WIRE FENCE
- 

EXISTING CHAIN LINK FENCE
- 

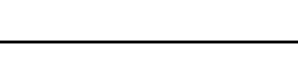
EXISTING POWER POLE
- 

EXISTING OVERHEAD ELECTRIC
- 

EXISTING GUY WIRE
- 

EXISTING SIGN
- 

PROPOSED CULVERT
- 

PROPOSED ORNAMENTAL FENCE
- 

PROPOSED CONTOUR SURFACE ELEVATION MAJOR
- 

PROPOSED CONTOUR SURFACE ELEVATION MINOR

ESTIMATED QUANTITY SUMMARY

ITEM NO.	DESCRIPTION	UNIT	SHEET NUMBER					APPROX. TOTAL QUANTITY	ITEM NO.
			SP-1	RP-1005	RP-1006-1	RP-1008-1	RP-1009-3		
1	CLEAR & GRUB SITE INCLUDING ALL VEGETATION, & TOPSOIL TO 3-INCH MINIMUM DEPTH	AC		0.8				0.8	1
2	CONCRETE SAWCUT, REMOVE & DISPOSE	SY		680.3				680.3	2
3	SIDEWALK SAWCUT, REMOVE & DISPOSE	SY		20.3				20.3	3
4	WATERPIPE, REMOVE & DISPOSE	LF		70.3				70.3	4
5	FIRE HYDRANT, REMOVE & SALVAGE & TRANSPORT TO CITY	EA		1				1	5
6	VALVE, REMOVE & DISPOSE	EA		1				1	6
7	PIPE BOLLARD, REMOVE & DISPOSE	EA		4				4	7
8	WASTEWATER, REMOVE & DISPOSE	LF		21				21	8
9	CLEANOUT WASTEWATER, REMOVE & DISPOSE	EA		2				2	9
10	WROUGHT IRON FENCE, REMOVE & DISPOSE	LF		588				588	10
11	EXCAVATION UNCL. SITE	CY			157			157	11
12	COMPACTION OF FILL*	CY			449			449	12
13	SCARIFICATION, MOISTURE CONDITIONING & RECOMPACTION OF SUBGRADE (6" COMPACTED DEPTH)	SY			1,739			1,739	13
14	WROUGHT IRON FENCE, FURNISH & INSTALL	LF	254					254	14
15	SLIDING GATE, REMOVE & DISPOSE	EA		2				2	15
16	6" FLEXIBLE BASE, FURNISH & INSTALL	SY			1,224			1,224	16
17	SIDEWALK 4" CLASS "A", CONSTRUCT	SY			289			289	17
18	5" REINFORCED CONCRETE DRIVEWAY PAVEMENT CLASS "C", CONSTRUCT, INCLUDING ALL JOINTS	SY			345			345	18
19	6" REINFORCED CONCRETE DRIVEWAY PAVEMENT CLASS "C", CONSTRUCT, INCLUDING ALL JOINTS	SY			543			543	19
20	WATER SERVICE 1-1/2" TYPE K", FURNISH & INSTALL	LF				246		246	20
21	WASTEWATER 4" SERVICE LATERAL	LF				235		235	21
22	WASTEWATER 4" PVC SDR-26, FURNISH & INSTALL	EA				18		18	22
23	TWO WAY 4" WASTEWATER CLEANOUT, FURNISH & INSTALL	EA				2		2	23
24	CONNECTED WASTEWATER PIPE TO EXISTING SERVICE	EA			1			1	24
25	CONDUIT 4" PVC BY TRENCHING, FURNISH & INSTALL	LF	100					100	25
26	6" ORNAMENTAL FENCE NOMINAL HEIGHT, FURNISH & INSTALL	LF	984					984	26
27	27" SLIDING VEHICULAR GATE 6' NOMINAL HEIGHT, FURNISH & INSTALL	EA	3					3	27
28	TRENCH SAFETY	LF			253			253	28
29	SEEDING INCLUDING TOPSOIL WHERE NECESSARY	SY					1,939	1,939	29
30	EROSION CONTROL	LS					1	1	30
31	SIGN & BARRICADE (TRAFFIC CONTROL)	LS						1	31

NOTE: CONTRACTOR SHALL FURNISH ALL MATERIALS REQUIRED FOR CONSTRUCTION OF ALL ITEMS SUMMARIZED ON THIS SHEET.

* COMPACTION OF FILL SHALL INCLUDE SCARIFICATION, MOISTURE CONDITIONING AND RECOMPACTION TO A MINIMUM OF NINETY-FIVE (95%) OF MAXIMUM STANDARD PROCTOR DRY DENSITY WITH A MOISTURE CONTENT AT OR ABOVE OPTIMUM MOISTURE CONTENT PER ASTM D698, INCLUDING ALL INCIDENTALS NECESSARY TO COMPLETE IN PLACE ACCORDING TO THE PLANS, DETAILS, AND SPECIFICATIONS. NO EXTRA PAY ITEM FOR SCARIFICATION AND RECOMPACTION IN AREAS RECEIVING FILL.

EARTHWORK SUMMARY		
(FOR CONTRACTOR'S INFORMATION ONLY)		
SITE STRIPPING 3,680 S.Y. (307 C.Y.) TOPSOIL 1,938 S.Y. (215 C.Y.) HAUL OFF EXCESS STRIPPING	1,723 C.Y.	-
EXCAVATION	157 C.Y.	-
EMBANKMENT	449 C.Y.	-
NET	292 C.Y.	IMPORT
BORROW	1,000 C.Y.	ONSITE

NOTE: BORROW IS INCLUDED AS A CONTINGENCY IN THE EVENT ADDITIONAL MATERIAL BECOMES NECESSARY FOR EMBANKMENT (FILL) CONSTRUCTION. BORROW SHALL BE OBTAINED ONSITE FROM THE PROPERTY. PAYMENT FOR BORROW SHALL BE BY CUBIC YARD AND SHALL INCLUDE STRIPPING, DISPOSAL OF SURPLUS, AND VEGETATIVE STABILIZATION OF BORROW AREA. COMPACTION OF BORROW IS INCLUDED IN THE TOTAL FOR ITEM 12 (COMPACTION OF FILL).

PROJECT NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH AND EXCAVATION SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY AND COUNTY STANDARDS, TEXAS LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION IN EXCESS OF FIVE FEET IN DEPTH.
- THE LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEAN-OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR AS NECESSARY PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THE PAVING FOR THIS PROJECT.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 48 HRS. PRIOR TO ANY EXCAVATION TO FACILITATE UNDERGROUND DAMAGE PREVENTION: TEXAS 811 (OR 800-344-8377).
- ALL RADII ARE TO EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
- SITE AND ACCESS DRIVE PREPARATION SHALL INCLUDE THE REMOVAL OF ALL EXISTING VEGETATION, TOPSOIL, AND OTHER EXISTING ELEMENTS AS REQUIRED. AREAS TO RECEIVE FILL OR PAVING SHALL BE STRIPPED TO A MINIMUM DEPTH OF THREE (3) INCHES AND GRUBBED TO REMOVE VEGETATION AND ORGANIC MATTER. STRIPPING, GRUBBING, AND SUBGRADE PREPARATION FOR PAVING AREAS SHALL EXTEND TO 5 FEET BEYOND THE PAVING LIMITS. STRIPPED VEGETATION AND ORGANIC MATTER MAY BE REUSED IN AREAS OUTSIDE OF PAVING AREAS THAT REQUIRE THE ADDITION OF TOPSOIL IF THESE MATERIALS MEET THE TOPSOIL SPECIFICATION.

THE CONTRACTOR SHALL THEN EXCAVATE TO THE PROPOSED GRADE/SUBGRADE AS NECESSARY. PRIOR TO THE PLACEMENT OF ANY STRUCTURAL FILL, THE EXPOSED SUBGRADE SHOULD BE EXAMINED BY THE GEOTECHNICAL ENGINEER OR AUTHORIZED REPRESENTATIVE. THE EXPOSED SUBGRADE SHOULD BE THOROUGHLY PROOFROLLED WITH PREVIOUSLY APPROVED CONSTRUCTION EQUIPMENT HAVING A MINIMUM AXLE LOAD OF 20 TONS (E.G. FULLY LOADED TANDEM-AXLE DUMP TRUCK) TO IDENTIFY ANY SOFT, UNSUITABLE, OR OTHER LOCALIZED YIELDING MATERIALS. THE AREAS SUBJECT TO PROOFROLLING SHOULD BE TRAVERSED BY THE EQUIPMENT IN TWO PERPENDICULAR (ORTHOGONAL) WITH OVERLAPPING PASSES OF THE OF THE VEHICLE UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER OR AUTHORIZED REPRESENTATIVE. ANY UNSTABLE OR "PUMPING" SUBGRADE AREAS IDENTIFIED BY THE PROOFROLLING SHOULD BE MARKED FOR REPAIR PRIOR TO PLACEMENT OF ANY SUBSEQUENT FILL OR OTHER CONSTRUCTION MATERIALS. METHODS OF STABILIZING "PUMPING" AREAS MAY INCLUDE UNDERCUTTING, MOISTURE CONDITIONING, OR CHEMICAL STABILIZATION AND SHOULD BE DISCUSSED WITH THE GEOTECHNICAL ENGINEER TO DETERMINE THE APPROPRIATE PROCEDURE. EXCAVATED AREAS SHOULD BE BACKFILLED WITH SUITABLE, PROPERLY PLACED AND COMPACTED FILL IN ACCORDANCE WITH THE FILL SPECIFICATIONS HEREIN.

SUITABLE AREAS TO RECEIVE FILL OR FLEXIBLE BASE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF TWELVE FEET AND UNIFORMLY COMPACTED TO A MINIMUM OF NINETY-THREE PERCENT (93%) TO NINETY-EIGHT PERCENT (98%) MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D 698) WITH A MINIMUM MOISTURE CONTENT +5 PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT AS DETERMINED BY THAT TEST. ALL FILLS SHOULD BE BENCHED INTO THE EXISTING SOILS.

ON-SITE SOILS FREE OF VEGETATION, DEBRIS, AND ROCKS NO GREATER THAN TWO (2) INCHES IN MAXIMUM DIMENSION ARE GENERALLY SUITABLE FOR SITE GRADING OPERATIONS. IMPORTED FILL MATERIALS, IF USED, SHALL BE CLEAN, SOIL BORROW FOR BACKFILLING AND SITE GRADING AND SHALL BE EARTHEN COHESIVE SOIL MATERIALS CONFORMING TO THE PROJECT SPECIFICATIONS WITH A PLASTICITY INDEX (PI) NO GREATER THAN 40 WITH NO ROCK GREATER THAN FOUR (4) INCHES IN MAXIMUM DIMENSION.

THE SOILS SHALL BE SPREAD ON PREVIOUSLY SCARIFIED AND COMPACTED GROUND IN LOOSE LIFTS LESS THAN EIGHT (8) INCHES THICK FOR MASS GRADING OPERATIONS AND LESS THAN FOUR (4) INCHES THICK FOR TRENCH TYPE EXCAVATIONS WHERE WALK BEHIND OR "JUMPING JACK" COMPACTION EQUIPMENT IS USED AND UNIFORMLY COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D698) WITH A MOISTURE CONTENT AT +5 PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT AS DETERMINED BY THAT TEST. UPON COMPLETION OF FILLING OPERATIONS, CARE SHOULD BE TAKEN TO MAINTAIN THE SOIL MOISTURE CONTENT AS NECESSARY PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS. IF FILL OPERATIONS ARE SUSPENDED AND THE SURFACE OF THE PREVIOUSLY PLACED MATERIAL BECOMES DESICCATED OR RUTTED, THE SURFACE SHALL BE REWORKED AND RETESTED AS REQUIRED PRIOR TO PLACEMENT OF A SUBSEQUENT LIFT. FIELD DENSITY AND MOISTURE TESTS SHOULD BE PERFORMED ON EACH LIFT AS NECESSARY TO VERIFY THAT ADEQUATE COMPACTION IS ACHIEVED. A MINIMUM OF ONE TEST PER 2,500 SQUARE FEET PER LIFT IS REQUIRED. UTILITY TRENCH BACKFILL SHOULD BE TESTED AT A RATE OF ONE TEST PER LIFT PER EACH 150 LINEAR FEET OF TRENCH (TWO TESTS MINIMUM PER LIFT).

FIRE LANE AND BUILDING SUBGRADE AREAS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF TWELVE FEET AND UNIFORMLY COMPACTED TO A MINIMUM DEPTH OF 6 INCHES TO A MINIMUM OF NINETY-THREE PERCENT (93%) TO NINETY-EIGHT PERCENT (98%) MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D698) WITH A MOISTURE CONTENT +5 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY THAT TEST. AS SPECIFIED IN THE BELOW REFERENCED GEOTECHNICAL REPORT, 8 INCHES COMPACTED DEPTH OF LIME STABILIZED SOIL (8% HYDRATED LIME AT 36 LBS/SY) IS RECOMMENDED FOR STANDARD DUTY, MEDIUM DUTY, AND DUMPSTER PAVEMENT AREAS. THERE IS AN OPTION TO REPLACE THE LIME STABILIZED SUBGRADE IN THESE PAVEMENT AREAS WITH 6 INCHES OF COMPACTED SOIL SUBGRADE AND TO INCREASE THE CONCRETE PAVEMENT THICKNESSES BY ONE HALF INCH TO EACH OF THE STANDARD DUTY AND MEDIUM DUTY PAVEMENT THICKNESSES IN THE PLANS. IF LIME STABILIZATION IS CONSIDERED, THE SUBGRADE SOILS SHOULD BE EVALUATED FOR SOLUBLE SULFATE CONCENTRATIONS TO EVALUATE THE SUITABILITY OF SOILS FOR LIME STABILIZATION.

FLEXIBLE BASE SURFACING MEETING THE REQUIREMENTS OF TxDOT ITEM 247 TYPE A GRADE 1-2 (WET BALL MILL MAX. = 25%) SHALL BE UNIFORMLY COMPACTED TO A MINIMUM DEPTH OF EIGHT (8) INCHES TO A MINIMUM OF NINETY-EIGHT (98) PERCENT MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D698) WITH A MOISTURE CONTENT +2 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY THAT TEST.

SOIL STERILANT SHALL BE APPLIED TO THE BUILDING AREA RECEIVING FLEXIBLE BASE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS PRIOR TO PLACEMENT OF FLEXIBLE BASE.

ALL DRAINAGE AND UTILITY TRENCH EXCAVATION BACKFILL ABOVE PIPE EMBEDMENT MATERIAL SHALL MEET THE ABOVE COMPACTION SPECIFICATIONS FOR FILL MATERIALS. THE UPPER LAYER OF ALL TRENCHES AND REPAIRS TO ACCESS DRIVES, IF NECESSARY, SHALL BE BACKFILLED WITH FLEXIBLE BASE SURFACING MEETING THE REQUIREMENTS OF TxDOT ITEM 247 TYPE A GRADE 1-2 (WET BALL MILL MAX. = 25%). COMPACTION SPECIFICATIONS SHALL BE AS NOTED ABOVE FOR FLEXIBLE BASE SURFACING.

- EXISTING VEGETATION SHALL BE UNDISTURBED, WHENEVER POSSIBLE, THROUGHOUT THE REMAINDER OF THE SITE NOT AFFECTED BY THE INSTALLATION OF THE APPROVED FACILITIES. ALL AREAS DISTURBED OUTSIDE OF THE YARD SURFACING AND DRIVEWAY PAVING AREAS BY CONTRACTOR'S OPERATIONS SHALL BE STABILIZED BY BROADCAST SEEDING AND FERTILIZER OVER 4" OF TOP SOIL UPON COMPLETION OF GRADING OPERATIONS. CONTRACTOR SHALL PROVIDE WATER AS NECESSARY TO ESTABLISH PERMANENT VEGETATION IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- CONCRETE PAVING SHALL HAVE A CONSTRUCTION JOINT OR SAWED CONTROL JOINT EVERY FIFTEEN (15) FEET TRANSVERSELY AND LONGITUDINALLY WITH EXPANSION JOINTS AT INTERSECTIONS, BEGINNING AND ENDING OF HORIZONTAL CURVES, AND AT MAXIMUM TWO HUNDRED (200) FEET SPACING. JOINTS SHALL INTERSECT ALL PAVEMENT EDGES AT NINETY (90) DEGREES INCLUDING RADIUS RETURNS. WHEN INTERSECTING RADIUS RETURNS, THE MINIMUM PERPENDICULAR DISTANCE INTO THE RETURN SHALL BE ONE AND A HALF (1.5) FEET.
- THE PAVING CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR TO INSURE ALL UNDERGROUND CONSTRUCTION IS COMPLETE PRIOR TO SUBGRADE PREPARATION.
- REFER TO PROJECT GEOTECHNICAL SPECIFICATIONS IN FARGO REPORT OF GEOTECHNICAL EXPLORATION REPORT FOR PROJECT NO. G24-4348 TITLED "PROPOSED ADDITIONS, GOLIAD STREET AND MIMS ROAD, ROCKWALL, TEXAS" DATED SEPTEMBER 19, 2024 FOR SITE PREPARATION, EXCAVATION, FILL COMPACTION, TESTING REQUIREMENTS, ETC. THESE DOCUMENTS SHALL BECOME A PART OF THESE PLANS AND SPECIFICATIONS.
- REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.

0	1/02/2025	RDE	FAP	RDE	ISSUED FOR REVIEW
1	03/20/2025	RDE	FAP	RDE	ISSUED FOR CONSTRUCTION
REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE

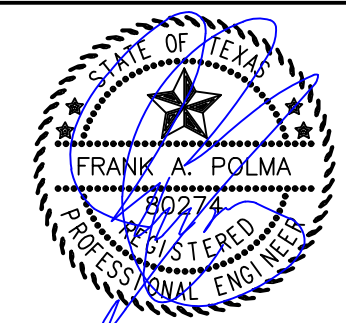


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ENGINEERS



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FRANK A. POLMA, P.E. 80274 ON MARCH 20, 2025. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

JOB NO.	3036-21	DESIGN BY	AGU
CREATED		CODE	
PLOTTED	10/16/2025	CHECKED BY	RDE
LAST UPDATE BY			
DRAWN:	RDE	SCALE:	NONE
CHECKED:		DRAWING NO.:	RP-1004-1
APPROVED:		ISSUE:	1
FILENAME:			

REC CAMPUS EXPANSION
PICKLEBALL COURT
2686 S GOLIAD ST (SH 205)
ROCKWALL, TX 75087

LEGEND, PROJECT CONTROL,
PROJECT NOTES, & QUANTITIES

GENERAL ITEMS

- All construction shall conform to the requirements set forth in the City of Rockwall's Engineering Department's "Standards of Design and Construction" and the "Standard Specifications for Public Works Construction" by the North Texas Central Council of Governments, 5th edition amended by the City of Rockwall. The CONTRACTOR shall reference the latest City of Rockwall standard details provided in the Rockwall Engineering Departments "Standards of Design and Construction" manual for details not provided in these plans. The CONTRACTOR shall possess one set of the NCTCOG Standard Specifications and Details and the City of Rockwall's "Standards of Design and Construction" manual on the project site at all times
- Where any conflicting notes, details or specifications occur in the plans the City of Rockwall General Construction Notes, Standards, Details and Specifications shall govern unless detail or specification is more strict.
- The City of Rockwall Engineering Departments "Standards of Design and Construction" can be found online at: <http://www.rockwall.com/cntr.asp>
- All communication between the City and the CONTRACTOR shall be through the Engineering Construction Inspector and City Engineer or designated representative only. It is the responsibility of the CONTRACTOR to contact the appropriate department for inspections that do not fall under this approved engineering plan set.
- Prior to construction, CONTRACTOR shall have in their possession all necessary permits, plans, licenses, etc.
- The CONTRACTOR shall have at least one original stamped and signed set of approved engineering plans and specifications on-site and in their possession at all times. A stop work order will be issued if items are not on-site. Copies of the approved plans will not be substituted for the required original "approved plans to be on-site".
- All material submittals, concrete batch designs and shop drawings required for City review and approval shall be submitted by the CONTRACTOR to the City sufficiently in advance of scheduled construction to allow no less than 10 business days for review and response by the City.
- All site dimensions are referenced to the face of curb or edge of pavement unless otherwise noted.
- The City requires ten (10%) percent-two (2) year maintenance bond for paving, paving improvements, water systems, wastewater systems, storm sewer systems including detention systems, and associated fixtures and structures which are located within the right-of-ways or defined easements. The two (2) year maintenance bond is to state "from date of City acceptance" as the starting time.
- A review of the site shall be conducted at twenty (20) months into the two (2) year maintenance period. The design engineer or their designated representative and the CONTRACTOR shall be present to walk the site with the City of Rockwall Engineering Inspection personnel.

EROSION CONTROL & VEGETATION

- The CONTRACTOR or developer shall be responsible, as the entity exercising operational control, for all permitting as required by the Environmental Protection Agency (EPA) and the Texas Commission on Environmental Quality (TCEQ). This includes, but is not limited to, preparation of the Storm Water Pollution Prevention Plan (SWPPP), the Construction Site Notice (CSN), the Notice of Intent (NOI), the Notice of Termination (NOT) and any Notice of Change (NOC) and is required to pay all associated fees
- Erosion control devices as shown on the erosion control plan for the project shall be installed prior to the start of land disturbing activities.
- All erosion control devices are to be installed in accordance with the approved plans, specifications and Storm Water Pollution Prevention Plan (SWPPP) for the project. Erosion control devices shall be placed and in working order prior to start of construction. Changes are to be reviewed and approved by the design engineer and the City of Rockwall prior to implementation.
- If the Erosion Control Plans and Storm Water Pollution Prevention Plan (SWPPP) as approved cannot appropriately control erosion and off-site sedimentation from the project, the erosion control plan and/or the SWPPP is required to be revised and any changes reported to the Texas Commission on Environmental Quality (TCEQ), when applicable.
- All erosion control devices shall be inspected weekly by the CONTRACTOR and after all major rain events, or more frequently as dictated in the project Storm Water Pollution Prevention Plan (SWPPP). CONTRACTOR shall provide copies of inspection's reports to the engineering inspection after each inspection.
- The CONTRACTOR shall not dispose of waste and any materials into streams, waterways or floodplains. The CONTRACTOR shall secure all excavation at the end of each day and dispose of all excess materials.
- CONTRACTOR shall take all available precautions to control dust. CONTRACTOR shall control dust by sprinkling water or other means as approved by the City Engineer.
- CONTRACTOR shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" (not winter rye or weeds) shall consist of 75% to 80% coverage of all disturbed areas and a minimum of one-inch (1") in height as determined by the City. No bare spots will be allowed. Re-seeding will be required in all washed areas and areas that don't grow.
- All City right-of-ways shall be sodded if disturbed. No artificial grass is allowed in any City right-of-way and/or easements.
- All adjacent streets/alleys shall be kept clean at all times
- CONTRACTOR shall keep construction site clean at all times, immediately contain all debris and trash, all debris and trash shall be removed at the end of each work day, and all vegetation on the construction site 10-inches or taller in height must be cut immediately.
- Suspension of all construction activities for the project will be enforced by the City if any erosion control requirements are not meet. Work may commence after deficiency has been rectified.
- During construction of the project, all soil stockpiles and borrow areas shall be stabilized or protected with sediment trapping measures. The CONTRACTOR is responsible for the temporary protection and permanent stabilization of all soil stockpiles on-site as well as borrow areas and soil intentionally transported from the project site.
- Where construction vehicles access routes intersect paved or public roads/alleys, construction entrances shall be installed to minimize the transport of sediment by vehicular tracking onto paved surfaces. Where sediment is transferred onto paved or public surfaces, the surface shall be immediately cleaned. Sediment shall be

removed from the surface by shoveling or sweeping and transported to a sediment disposal area. Pavement washing shall be allowed only after sediment is removed in this manner.

- All drainage inlets shall be protected from siltation, ineffective or unmaintained protection devices shall be immediately replaced and the inlet and storm system cleaned. Flushing is not an acceptable method of cleaning.
- During all dewatering operations, water shall be pumped into an approved filtering device prior to discharge into a receiving outlet.

TRAFFIC CONTROL

- All new Detouring or Traffic Control Plans are required to be submitted to the City for review and approval a minimum of 21 calendar days prior to planned day of implementation.
- When the normal function of the roadway is suspended through closure of any portion of the right-of-way, temporary construction work zone traffic control devices shall be installed to effectively guide the motoring public through the area. Consideration for road user safety, worker safety, and the efficiency of road user flow is an integral element of every traffic control zone.
- All traffic control plans shall be prepared and submitted to the Engineering Department in accordance with the standards identified in Part VI of the most recent edition of the TMUTCD. Lane closures will not occur on roadways without an approval from the Rockwall Engineering Department and an approved traffic control plan. Traffic control plans shall be required on all roadways as determined by the City Engineer or the designated representative.
- All traffic control plans must be prepared, signed, and sealed by an individual that is licensed as a professional engineer in the State of Texas. All traffic control plans and copies of work zone certification must be submitted for review and approval a minimum of three (3) weeks prior to the anticipated temporary traffic control.
- The CONTRACTOR executing the traffic control plan shall notify all affected property owners two (2) weeks prior to any the closures in writing and verbally.
- Any deviation from an approved traffic control plan must be reviewed by the City Engineer or the designated representative. If an approved traffic control plan is not adhered to, the CONTRACTOR will first receive a verbal warning and be required to correct the problem immediately. If the deviation is not corrected, all construction work will be suspended, the lane closure will be removed, and the roadway opened to traffic.
- All temporary traffic control devices shall be removed as soon as practical when they are no longer needed. When work is suspended for short periods of time at the end of the workday, all temporary traffic control devices that are no longer appropriate shall be removed or covered. The first violation of this provision will result in a verbal warning to the construction foreman. Subsequent violations will result in suspension of all work at the job site for a minimum of 48 hours. All contractors working on City funded projects will be charged one working day for each 24 hour closure.
- Lane closures on any major or minor arterial will not be permitted between the hours of 6:00 am to 9:00 am and 3:30 pm to 7:00 pm. Where lane closures are needed in a school area, they will not be permitted during peak hours of 7:00 am – 9:00 am and 3:00 pm to 5:00 pm. Closures may be adjusted according to the actual start-finish times of the actual school with approval by the City Engineer. The first violation of this provision will result in a verbal warning to the construction foreman. Subsequent violations will result in suspension of all work at the job site for a minimum of 48 hours. All contractors working on City funded projects will be charged one working day for each 24 hour closure of a roadway whether they are working or not.
- No traffic signs shall be taken down without permission from the City.
- No street/roadway will be allowed to be fully closed.

UTILITY LINE LOCATES

- It is the CONTRACTOR's responsibility to notify utility companies to arrange for utility locates at least 48 hours prior to beginning construction. The completeness and accuracy of the utility data shown on the plans is not guaranteed by the design engineer or the City. The CONTRACTOR is responsible for verifying the depth and location of existing underground utilities proper to excavating, trenching, or drilling and shall be required to take any precautionary measures to protect all lines shown and .or any other underground utilities not on record or not shown on the plans.
- The CONTRACTOR shall be responsible for damages to utilities
- CONTRACTOR shall adjust all City of Rockwall utilities to the final grades.
- All utilities shall be placed underground.
- CONTRACTOR shall be responsible for the protection of all existing main lines and service lines crossed or exposed by construction operations. Where existing mains or service lines are cut, broken or damaged, the CONTRACTOR shall immediately make repairs to or replace the entire service line with same type of original construction or better. The City of Rockwall can and will intervene to restore service if deemed necessary and charge the CONTRACTOR for labor, equipment, material and loss of water if repairs aren't made in a timely manner by the CONTRACTOR.
- The City of Rockwall (City utilities) is not part of the Dig Tess or Texas one Call – 811 – line locate system. All City of Rockwall utility line locates are to be scheduled with the City of Rockwall Service Center. 972-771-7730. A 48-hour advance notice is required for all non-emergency line locates.
- Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria:
 - No more than 500 linear feet of trench may be opened at one time.
 - Material used for backfilling trenches shall be properly compacted to 95% standard density in order to minimize erosion, settlement, and promote stabilization that the geotechnical engineer recommends.
 - Applicable safety regulations shall be complied with.
- This plan details pipes up to 5 feet from the building. Refer to the building plans for building connections. CONTRACTOR shall supply and install pipe adapters as necessary.
- All underground lines shall be installed, inspected, and approved prior to backfilling.
- All concrete encasement shall have a minimum of 28 days compressive strength at 3,000 psi (min. 5.5 sack mix).

WATER LINE NOTES

- The CONTRACTOR shall maintain existing water service at all times during construction.
- Proposed water lines shall be AWWA C900-16 PVC Pipe (blue in color) for all sizes, DR 14 (PC 305) for pipeline sizes 12-inch and smaller, and DR 18 (PC 235) for 14-inch and larger water pipelines unless otherwise shown on water plan and profiles sheets. Proposed water lines shall be constructed with minimum cover of 4 feet for 6-inch through 8-inch, 5 feet for 12-inch through 18-inch and 6 feet for 20-inch and larger.
- Proposed water line embedment shall be NCTCOG Class 'B-3' as amended by the City of Rockwall's engineering standards of design and construction manual.
- CONTRACTOR shall coordinate the shutting down of all water lines with the City of Rockwall Engineering Inspector and Water Department. The City shall operate all water valves. Allow 5 business days from the date of notice to allow City personnel time to schedule a shut down. Two additional days are required for the CONTRACTOR to notify residents in writing of the shut down after the impacted area has been identified. Water shut downs impacting businesses during their normal operation hours is not allowed. CONTRACTOR is required to coordinate with the Rockwall Fire Department regarding any fire watch requirements as well as any costs incurred when the loss of fire protection to a structure occurs.
- CONTRACTOR shall furnish and install gaskets on water lines between all dissimilar metals and at valves (both existing and proposed).
- All fire hydrants and valves removed and salvaged shall be returned to the City of Rockwall Municipal Service Center.
- Blue EMS pads shall be installed at every change in direction, valve, curb stop and service tap on the proposed water line and every 250'.
- All water valve hardware and valve extensions, bolts, nuts and washers shall be 316 stainless steel.
- All fire hydrants bolts, nuts and washers that are buried shall be 316 stainless steel.
- Abandoned water lines to remain in place shall be cut and plugged and all void spaces within the abandoned line shall be filled with grout, flowable fill or an expandable permanent foam product. Valves to be abandoned in place shall have any extensions and the valve box removed and shall be capped in concrete.
- All fire hydrants will have a minimum of 5 feet of clearance around the appurtenance including but not limited to parking spaces and landscaping.
- All joints are to be megalug joints with thrust blocking.
- Water and sewer mains shall be kept 10 feet apart (parallel) or when crossing 2 feet vertical clearance.
- CONTRACTOR shall maintain a minimum of 4 feet of cover on all water lines.
- All domestic and irrigation services are required to have a testable backflow device with a double check valve installed per the City of Rockwall regulations at the property line and shown on plans.

WASTEWATER LINE NOTES

- The CONTRACTOR shall maintain existing wastewater service at all times during construction.
- Wastewater line for 4-inch through 15-inch shall be Green PVC – SDR 35 (ASTM D3034) [less 10 ft cover] and SDR 26 (ASTM D3034) [10 ft or more cover]. For 18-inch and larger wastewater line shall be Green PVC – PS 46 (ASTM F679) [less 10 ft cover] and PS 115 (ASTM F679) [10 ft or more cover]. No services will be allowed on a sanitary sewer line deeper than 10 feet.
- Proposed wastewater line embedment shall be NCTCOG Class 'H' as amended by the City of Rockwall's public works standard design and construction manual.
- Green EMS pads shall be installed at every 250', manhole, clean out and service lateral on proposed wastewater lines.
- CONTRACTOR shall CCTV all existing wastewater lines that are to be abandoned to ensure that all laterals are accounted for and transferred to proposed wastewater lines prior to abandonment.
- All abandoned wastewater and force main lines shall be cut and plugged and all void spaces within the abandoned line shall be filled with grout, flowable fill or an expandable permanent foam product.
- Existing manholes and cleanouts not specifically called to be relocated shall be adjusted to match final grades.
- All wastewater pipes and public services shall be inspected by photographic means (television and DVD) prior to final acceptance and after franchise utilities are installed. The CONTRACTOR shall furnish a DVD to the Engineering Construction Inspector for review. Pipes shall be cleaned prior to TV inspection of the pipes. Any sags, open joints, cracked pipes, etc. shall be repaired or removed by the CONTRACTOR at the CONTRACTOR's expense. A television survey will be performed as part of the final testing in the twentieth (20th) month of the maintenance period.
- All manholes (public or private) shall be fitted with inflow prevention. The inflow prevention shall conform to the measures called out in standard detail R-5031.
- All new or existing manholes being modified shall have corrosion protection being Raven Liner 405 epoxy coating, ConShield, or approved equal. Conshield must have terracotta color dye mixed in the precast and cast-in-place concrete. Where connections to existing manholes are made the CONTRACTOR shall rehab manhole as necessary and install a 125 mil thick coating of Raven Liner 405 or approved equal.
- All new or existing manholes that are to be placed in pavement shall be fitted with a sealed (gasketed) rim and cover to prevent inflow.
- If an existing wastewater main or trunk line is called out to be replaced in place a wastewater bypassing pump plan shall be required and submitted to the Engineering Construction Inspector and City Engineer for approval prior to implementation. Bypass pump shall be fitted with an auto dialer and conform to the City's Noise Ordinance. Plan shall be to the City sufficiently in advance of scheduled construction to allow no less than 10 business days for review and response by the City.
- CONTRACTOR shall maintain a minimum of 4 feet of cover on all wastewater lines.



GENERAL CONSTRUCTION NOTES
Sheet 1 of 2
October 2020

CITY OF ROCKWALL
ENGINEERING DEPARTMENT

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Rockwall, Texas 75087

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RECORD DRAWING

NOTE: THIS RECORD DRAWING IS A COMPILATION OF THE ORIGINAL SEALED ENGINEERING DRAWING FOR THIS PROJECT, INFORMATION FURNISHED BY THE CONTRACTOR, AND FIELD SURVEY VERIFICATION. TO THE BEST OF OUR KNOWLEDGE R-DELTA ENGINEERS, INC. STATES THAT THIS PLAN IS AS-BUILT.

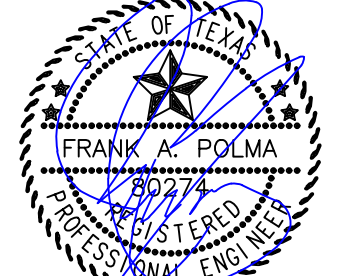
10/16/2025
FRANK A. POLMA, P.E. TX #60274
R/DELTA ENGINEERS, INC.
TBPE FIRM NO F-001515

0	1/02/2025	RDE	FAP	RDE	ISSUED FOR REVIEW
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JOB NO.	3036-21	DESIGN BY	AGU
CREATED		CODE	
PLOTTED	10/16/2025	CHECKED BY	RDE
LAST UPDATE BY			
DRAWN:	RDE	SCALE:	NONE
CHECKED:		DRAWING NO.:	
APPROVED:			
FILENAME:			

REC CAMPUS EXPANSION
PICKLEBALL COURT
2686 S GOLIAD ST (SH 205)
ROCKWALL, TX 75087

COR GENERAL
CONSTRUCTION NOTES

DEMOLITION, REMOVAL, DISPOSAL AND EXCAVATION NOTES

- 1. All pavements to be removed and replaced shall be saw cut to full depth along neat squared lines shown in the plans.
- 2. Proposed concrete pavement shall be constructed with longitudinal butt construction joints at all connections to existing concrete pavement.
- 3. All public concrete pavement to be removed and replaced shall be full panel replacement, 1-inch thicker and on top of 6-inch thick compacted flexbase.
- 4. No excess excavated material shall be deposited in low areas or along natural drainage ways without written permission from the affected property owner and the City of Rockwall. No excess excavation shall be deposited in the City Limits without a permit from the City of Rockwall. If the CONTRACTOR places excess materials in these areas without written permission, the CONTRACTOR will be responsible for all damages resulting from such fill and shall remove the material at their own cost.

PAVING AND GRADING

- 1. All detention systems are to be installed and verified for design compliance along with the associated storm sewer and outflow structures, prior to the start of any paving operations (including building foundations). Erosion protection shall be placed at the pond outflow structures, silt fence along the perimeter of the pond along with any of the associated erosion BMPs noted on the erosion control plan, and the sides and bottom of the detention system shall have either sod or anchored seeded curlex installed prior to any concrete placement.
- 2. All paving roadway, driveways, fire lanes, drive-isles, parking, dumpster pads, etc. sections shall have a minimum thickness, strength, reinforcement, joint type, joint spacing and subgrade treatment shall at a minimum conform to the City standards of Design and Construction and table below.

Street/Pavement Type	Minimum Thickness (inches)	Streng th 28- Day (psi)	Minimum Cement (sacks / CY)		Steel Reinforcement	
			Machine placed	Hand Placed	Bar #	Spacing (O.C.E.W.)
Arterial	10"	3,600	6.0	6.5	#4 bars	18"
Collector	8"	3,600	6.0	6.5	#4 bars	18"
Residential	6"	3,600	6.0	6.5	#3 bars	24"
Alley	7"-5"-7"	3,600	6.0	6.5	#3 bars	24"
Fire Lane	6"	3,600	6.0	6.5	#3 bars	24"
Driveways	6"	3,600	6.0	6.5	#3 bars	24"
Barrier Free Ramps	6"	3,600	N/A	6.5	#3 bars	24"
Sidewalks	4"	3,000	N/A	5.5	#3 bars	24"
Parking Lot/Drive Aisles	5"	3,000	5.0	5.5	#3 bars	24"
Dumpster Pads	7"	3,600	6.0	6.5	#3 bars	24"

- 3. Reinforcing steel shall be tied (100%). Reinforcing steel shall be set on plastic chairs. Bar laps shall be minimum 30 diameters. Sawed transverse dummy joints shall be spaced every 15 feet or 1.25 time longitudinal butt joint spacing whichever is less. Sawing shall occur within 5 to 12 hours after the pour, including sealing. Otherwise, the section shall be removed and longitudinal butt joint constructed.
- 4. No sand shall be allowed under any paving.
- 5. All concrete mix design shall be submitted to the City for review and approval prior to placement.
- 6. Fly ash may be used in concrete pavement locations provided that the maximum cement reduction does not exceed 20% by weight per C.Y. of concrete. The fly ash replacement shall be 1.25 lbs. per 1.0 lb. cement reduction.
- 7. All curb and gutter shall be integral (monolithic) with the pavement.
- 8. All fill shall be compacted by sheep's foot roller to a minimum 95% standard proctor. Maximum loose lift for compaction shall be 8 inches. All lifts shall be tested for density by an independent laboratory. All laboratory compaction reports shall be submitted to the City Engineering Construction Inspector once results are received. All reports will be required prior to final acceptance.
- 9. All concrete compression tests and soil compaction/density tests are required to be submitted to the City's Engineering Inspector immediately upon results.
- 10. All proposed sidewalks shall include barrier free ramps at intersecting streets, alleys, etc. Barrier free ramps (truncated dome plate in Colonial or brick red color) shall meet current City and ADA requirements and be approved by the Texas Department of Licensing and Regulation (TDLR).
- 11. All public sidewalks shall be doveled into pavement where it abuts curbs and driveways. Expansion joint material shall be used at these locations.
- 12. All connection of proposed concrete pavement to existing concrete pavement shall include a longitudinal butt joint as the load transfer device. All longitudinal butt joints shall be clean, straight and smooth (not jagged in appearance)
- 13. Cracks formed in concrete pavement shall be repaired or removed by the CONTRACTOR at the City's discretion. CONTRACTOR shall replace existing concrete curbs, sidewalk, paving, a gutters as indicated on the plans and as necessary to connect to the existing infrastructure, including any damage caused by the CONTRACTOR.
- 14. All residential lots will require individual grading plans submitted during the building permit process that correspond with the engineered grading and drainage area plans.
- 15. Approval of this plan is not an authorization to grade adjacent properties when the plans or field conditions warrant off-site grading. Written permission must be obtained and signed from the affected property owner(s) and temporary construction easements may be required. The written permission shall be provided to the City as verification of approval by the adjacent property owner(s). Violation of this requirement will result in suspension of all work at the job site until issue has been rectified.
- 16. All cut or fill slopes of non-paved areas shall be a maximum of 4:1 and minimum of 1%.
- 17. CONTRACTOR agrees to repair any damage to property and the public right-of-way in accordance with the City Standards of Design and Construction.
- 18. CONTRACTOR shall protect all monuments, iron pins/rods, and property corners during construction.
- 19. CONTRACTOR shall ensure positive drainage so that runoff will drain by gravity flow to new or existing drainage inlets or sheet flow per these approved plans.

DRAINAGE / STORM SEWER NOTES

- 1. The CONTRACTOR shall maintain drainage at all times during construction. Ponding of water in streets, drives, trenches, etc. will not be allowed. Existing drainage ways shall not be blocked or removed unless explicitly stated in the plans or written approval is given by the City.
- 2. All structural concrete shall be 4200 psi compressive strength at 28 days minimum 7.0 sack mix, air entrained, unless noted otherwise. Fly ash shall not be allowed in any structural concrete.
- 3. Proposed storm sewer embedment shall be NCTCOG Class 'B' as amended by the City of Rockwall's Engineering Department Standards of Design and Construction Manual.
- 4. All public storm pipe shall be a minimum of 18-inch reinforced concrete pipe (RCP), Class III, unless otherwise noted.
- 5. All storm pipe entering structures shall be grouted to assure connection at the structure is watertight.
- 6. All storm structures shall have a smooth uniform poured mortar invert from invert in to invert out.
- 7. All storm sewer manholes in paved areas shall be flush with the paving grade, and shall have traffic bearing ring and covers.
- 8. All storm sewer pipes and laterals shall be inspected by photographic means (television and DVD) prior to final acceptance and after franchise utilities are installed. The CONTRACTOR shall furnish a DVD to the Engineering Construction Inspector for review. Pipes shall be cleaned prior to TV inspection of the pipes. Any sags, open joints, cracked pipes, etc. shall be repaired or removed by the CONTRACTOR at the CONTRACTOR's expense. A television survey will be performed as part of the final testing in the twentieth (20th) month of the maintenance period.

RETAINING WALLS

- 1. All retaining walls, regardless of height, will be reviewed and approved by the City Engineering Department
- 2. All retaining walls (including foundation stem walls), regardless of height, will be constructed of rock/stone/brick or rock/stone/brick faced. No smooth concrete walls are allowed. Wall materials shall be the same for all walls on the project.
- 3. All portions, including footings, tie-backs, and drainage backfill, of the wall shall be on-site and not encroach into any public easements or right-of-way. The entire wall shall be in one lot and shall not be installed along a lot line.
- 4. All walls 3 feet and taller will be designed and signed/sealed by a registered professional engineer in the State of Texas. The wall design engineer is required to inspect the wall construction and supply a signed/sealed letter of wall construction compliance to the City of Rockwall along with wall as-builts prior to City Engineering acceptance.
- 5. No walls are allowed in detention easements. A variance to allow retaining walls in a detention easement will require approval by the Planning and Zoning Commission with appeals being heard by the City Council.

FINAL ACCEPTANCE AND RECORD DRWINGS/AS-BUILTS

- 1. Final Acceptance shall occur when all the items on the Checklist for Final Acceptance have been completed and signed-off by the City. An example of the checklist for final acceptance has been included in the Appendix of the Standards of Design and Construction. Items on the checklist for final acceptance will vary per project and additional items not shown on the check list may be required.
- 2. After improvements have been constructed, the developer shall be responsible for providing to the City "As Built" or "Record Drawings". The Design Engineer shall furnish all digital files of the project formatted in Auto Cad 14, or 2000 format or newer and Adobe Acrobat (.pdf) format with a CD-ROM disk or flash drive. The disk or drive shall include a full set of plans along with any landscaping, wall plans, and details sheets.
- 3. Submit 1-set of printed drawings of the "Record Drawings" containing copies of all sheets to the Engineering Construction Inspector for the project. The printed sheets will be reviewed by the inspector PRIOR to producing the "Record Drawing" digital files on disk or flash drive. This will allow any revisions to be addressed prior to producing the digital files.
- 4. Record Drawing Disk drawings shall have the Design Engineers seal, signature and must be stamped and dated as "Record Drawings" or "As Built Drawings" on all sheets.
- 5. The City of Rockwall will not accept any Record Drawing disk drawings which include a disclaimer. A disclaimer shall not directly or indirectly state or indicate that the design engineer or the design engineer's surveyor/surveyors did not verify grades after construction, or that the Record Drawings were based solely on information provided by the construction contractor/contractors. Any Record Drawings which include like or similar disclaimer verbiage will not be accepted by the City of Rockwall.
- 6. Example of Acceptable Disclaimer: "To the best of our knowledge ABC Engineering, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor."



GENERAL CONSTRUCTION NOTES

Sheet 2 of 2

October 2020

CITY OF ROCKWALL

ENGINEERING DEPARTMENT

385 S. Goliad

Rockwall, Texas 75087

P (972) 771-7746

F (972) 771-7748

RECORD DRAWING

NOTE: THIS RECORD DRAWING IS A COMPILATION OF THE ORIGINAL SEALED ENGINEERING DRAWING FOR THIS PROJECT. INFORMATION FURNISHED BY THE CONTRACTOR, AND FIELD SURVEY VERIFICATION, TO THE BEST OF OUR KNOWLEDGE R-DELTA ENGINEERS, INC. STATES THAT THIS PLAN IS AS-BUILT.

10/16/2025
FRANK A. POLMA, P.E. TX #80274
R-DELTA ENGINEERS, INC.
TBPE FIRM NO F-001515

0	1/02/2025	RDE	FAP	RDE	ISSUED FOR REVIEW
1	03/20/2025	RDE	FAP	RDE	ISSUED FOR CONSTRUCTION
REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE



618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

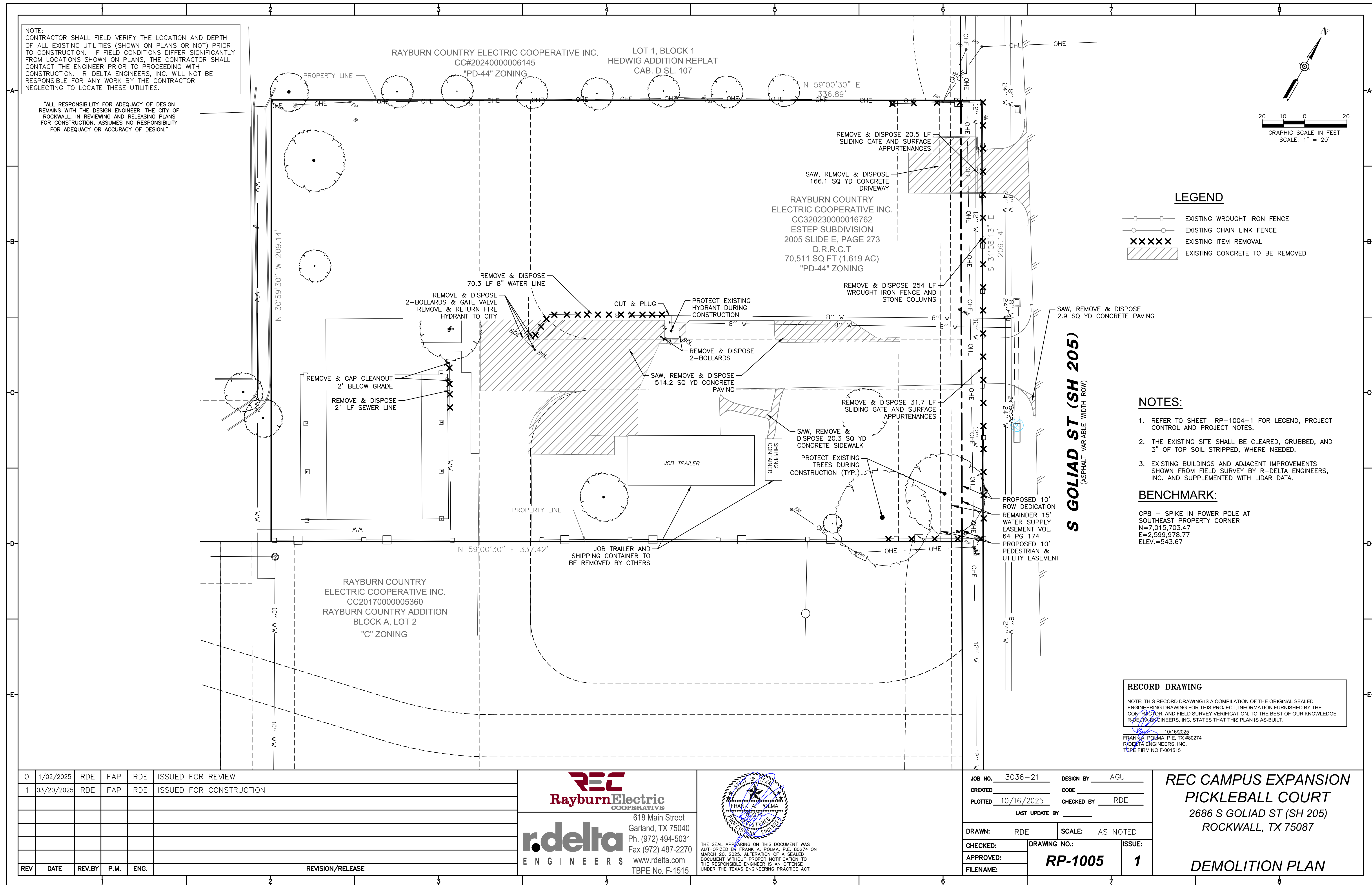




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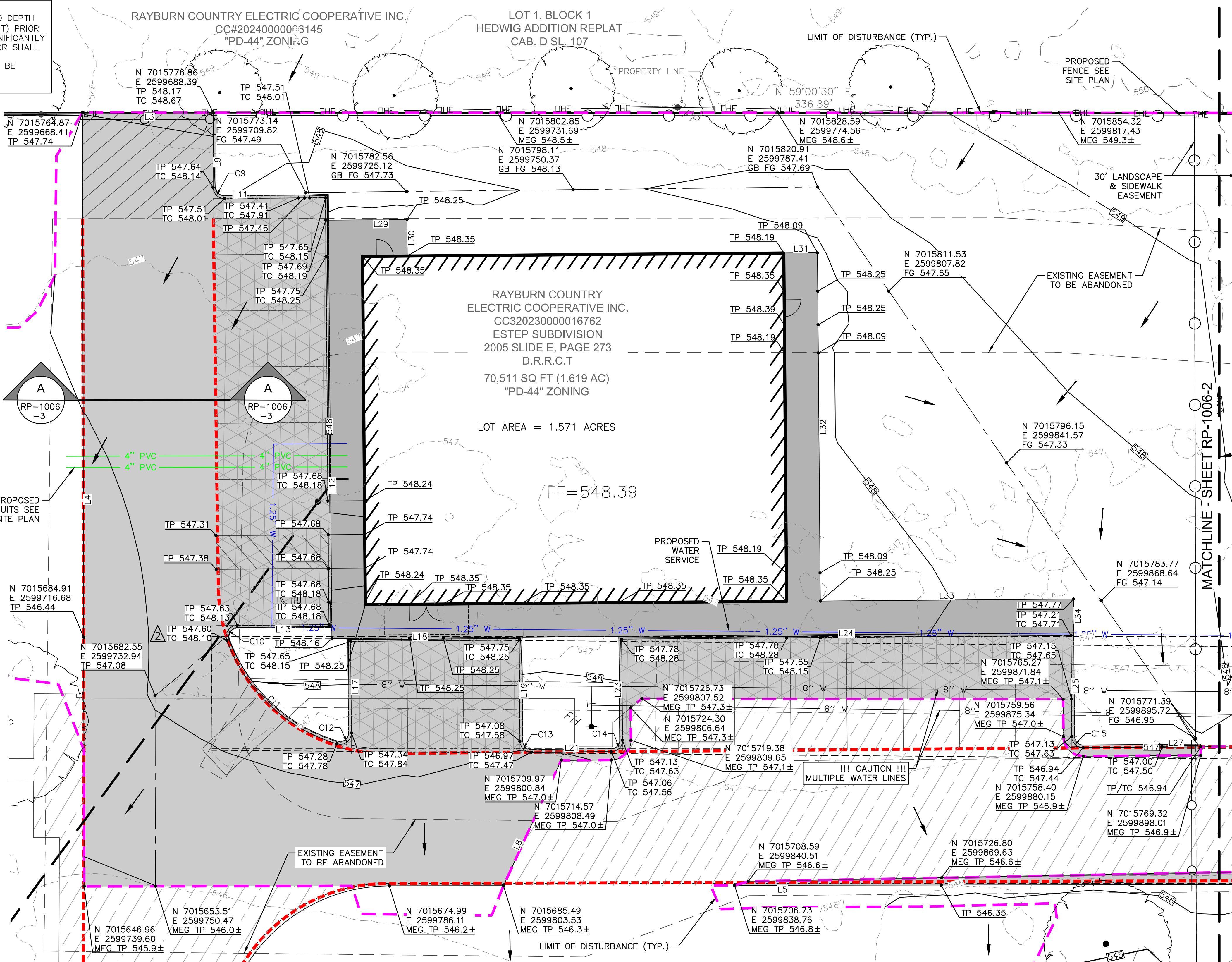
JOB NO.	3036-21	DESIGN BY	AGU
CREATED		CODE	
PLOTTED	10/16/2025	CHECKED BY	RDE
LAST UPDATE BY			
DRAWN:	RDE	SCALE:	NONE
CHECKED:		DRAWING NO.:	RP-1004-3
APPROVED:		ISSUE:	
FILENAME:			

REC CAMPUS EXPANSION
PICKLEBALL COURT
2686 S GOLIAD ST (SH 205)
ROCKWALL, TX 75087
COR GENERAL
CONSTRUCTION NOTES



NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (SHOWN ON PLANS OR NOT) PRIOR TO CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION. R-DELTA ENGINEERS, INC. WILL NOT BE RESPONSIBLE FOR ANY WORK BY THE CONTRACTOR NEGLECTING TO LOCATE THESE UTILITIES.

"ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN."



LEGEND

- PROPOSED 4" CONC. PVMT. 3,000 PSI (5.5 SACK MIX) NO. 3 BARS @ 24" C-C MAX
- PROPOSED 5" CONC. PVMT. 3,600 PSI (6.5 SACK MIX) NO. 3 BARS @ 18" C-C MAX
- PROPOSED 6" CONC. PVMT. 3,600 PSI (6.5 SACK MIX) NO. 3 BARS @ 18" C-C MAX
- EXISTING SITE CONCRETE PAVEMENT TO REMAIN
- EXISTING CAMPUS CONCRETE PAVEMENT TO REMAIN
- MATCH EXISTING GRADE ELEVATION (SEE ABBREVIATION LIST)
- PROPOSED SPOT ELEVATION (SEE ABBREVIATION LIST)
- EXISTING SURFACE CONTOUR MAJOR
- EXISTING SURFACE CONTOUR MINOR
- PROPOSED SURFACE CONTOUR MAJOR
- PROPOSED SURFACE CONTOUR MINOR
- SWALE/VALLEY FLOWLINE
- DRAINAGE ARROW

POINT ABBREVIATIONS:

- FG FINISHED GRADE
MEG MATCH EXISTING GRADE
TP TOP OF CONCRETE PAVING
TC TOP OF CONCRETE CURB
GB GRADEBREAK

BENCHMARK:

CPB - SPIKE IN POWER POLE AT SOUTHEAST PROPERTY CORNER
N=7,015,703.47
E=2,599,978.77
ELEV.=543.67

NOTES:

- SEE SHEET RP-1004-1 FOR LEGEND, PROJECT CONTROL, AND PROJECT NOTES.
- ALL PROPOSED SPOT AND CONTOUR ELEVATIONS ARE TOP OF CONCRETE SURFACING OR FINISHED GRADE ELEVATIONS UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT.
- ALL LINES AND CURBS DATA ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT
- SEE SHEET RP-1006-2 FOR LINE & CURVE TABLES

DISTURBED AREA = 0.8 ACRES

RECORD DRAWING

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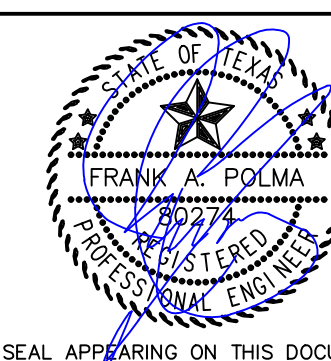
10/16/2025
FRANK A. POLMA, P.E. TX #80274
R-DELTA ENGINEERS, INC.
TBPE FIRM NO F-001515

0	1/02/2025	RDE	FAP	RDE	ISSUED FOR REVIEW
1	03/20/2025	RDE	FAP	RDE	ISSUED FOR CONSTRUCTION
2	05/28/2025	RDE	FAP	RDE	CORRECT TYPOGRAPHIC ERROR
REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE

REC
RayburnElectric
COOPERATIVE

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ENGINEERS

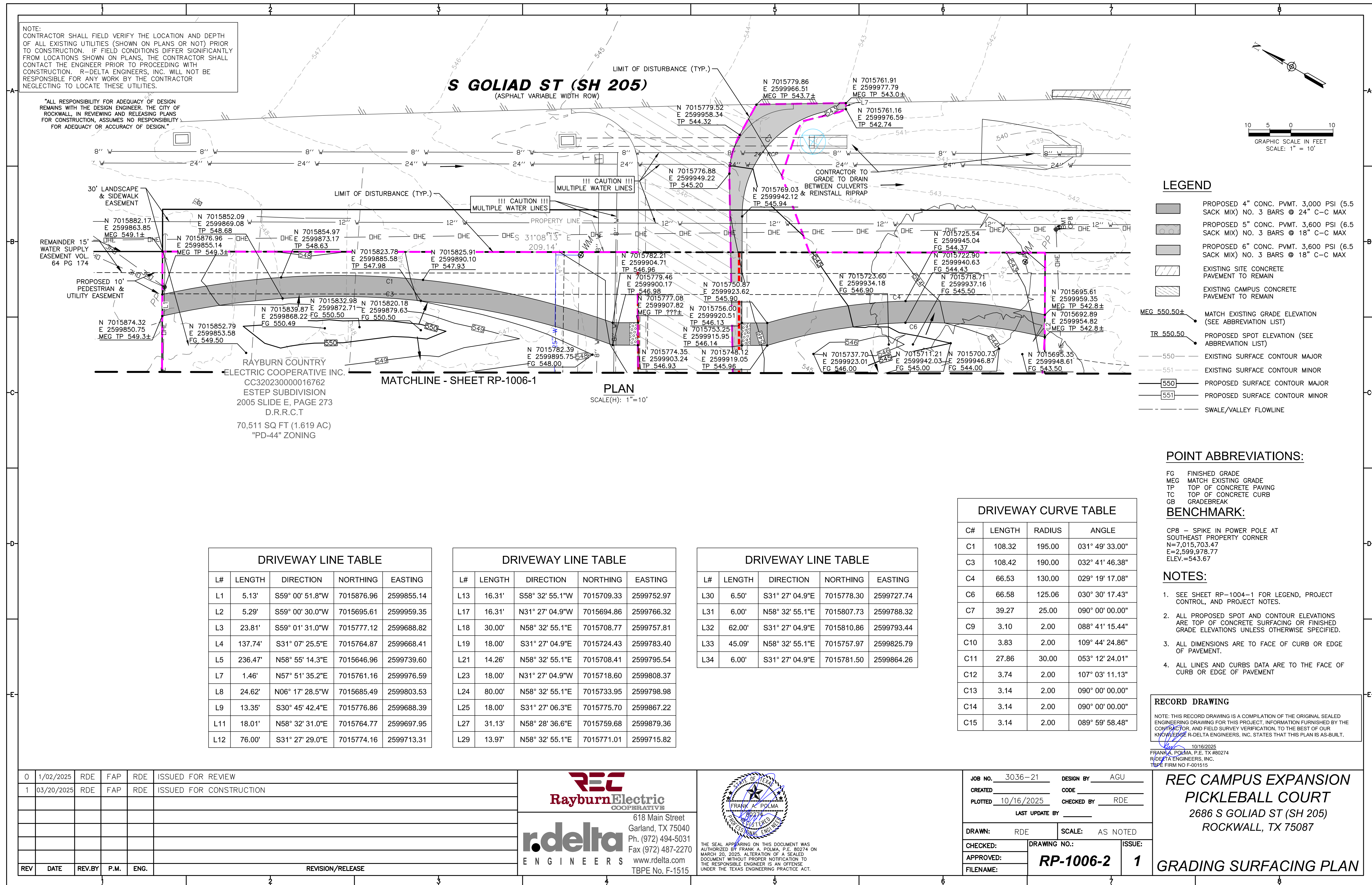


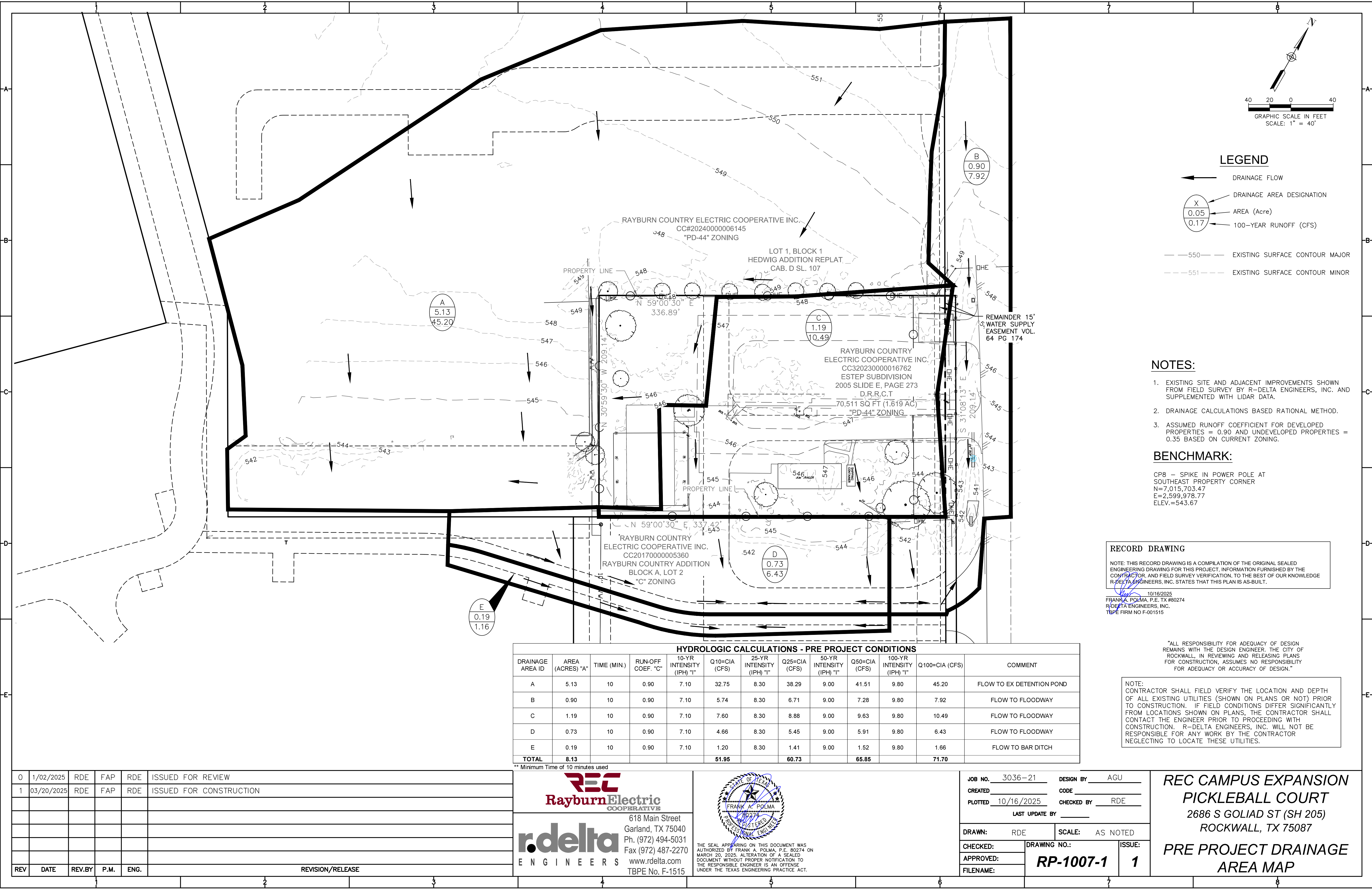
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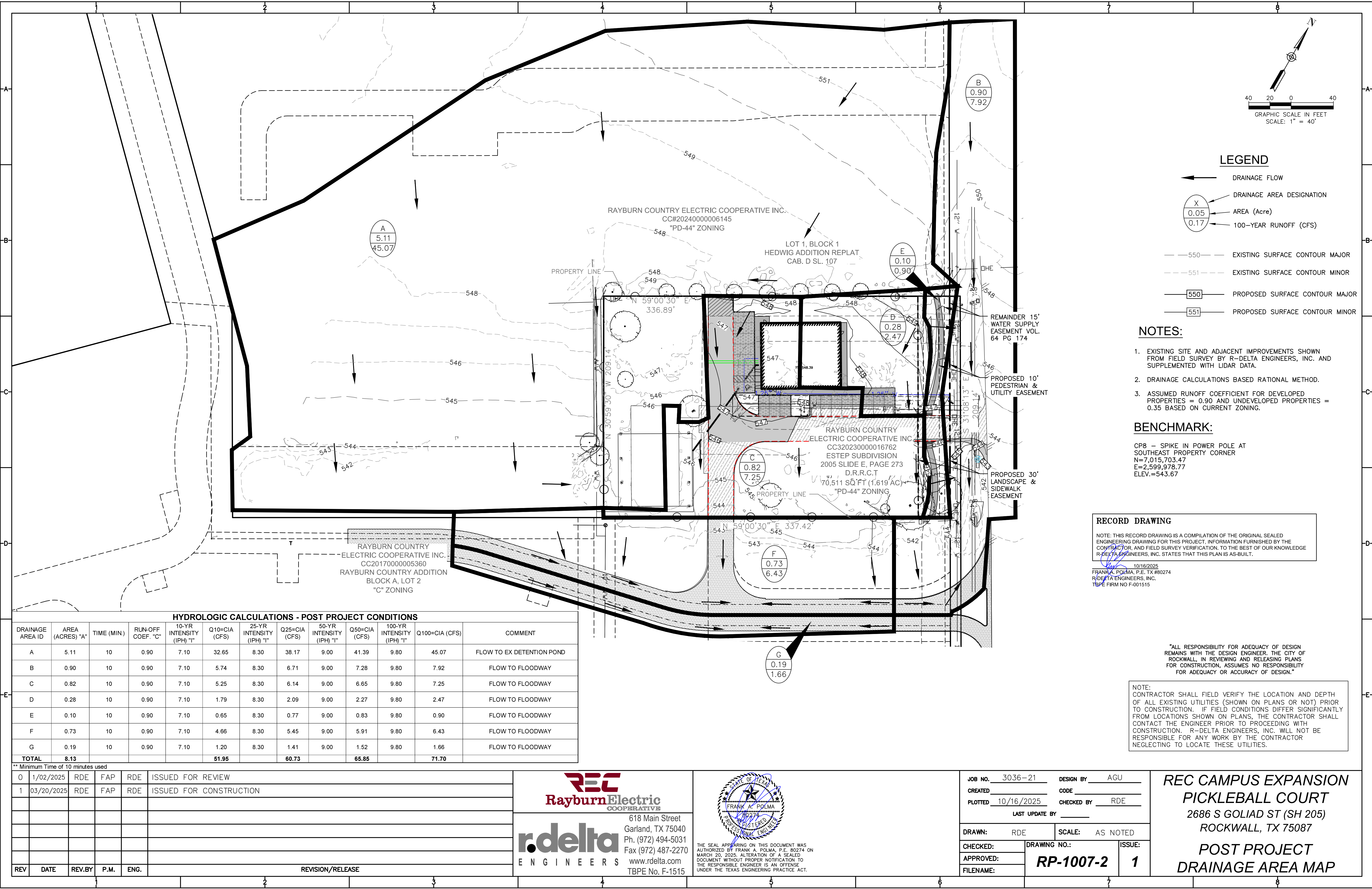
JOB NO.	3036-21	DESIGN BY	AGU
CREATED		CODE	
PLOTTED	10/16/2025	CHECKED BY	RDE
LAST UPDATE BY			
DRAWN:	RDE	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	
APPROVED:			
FILENAME:			

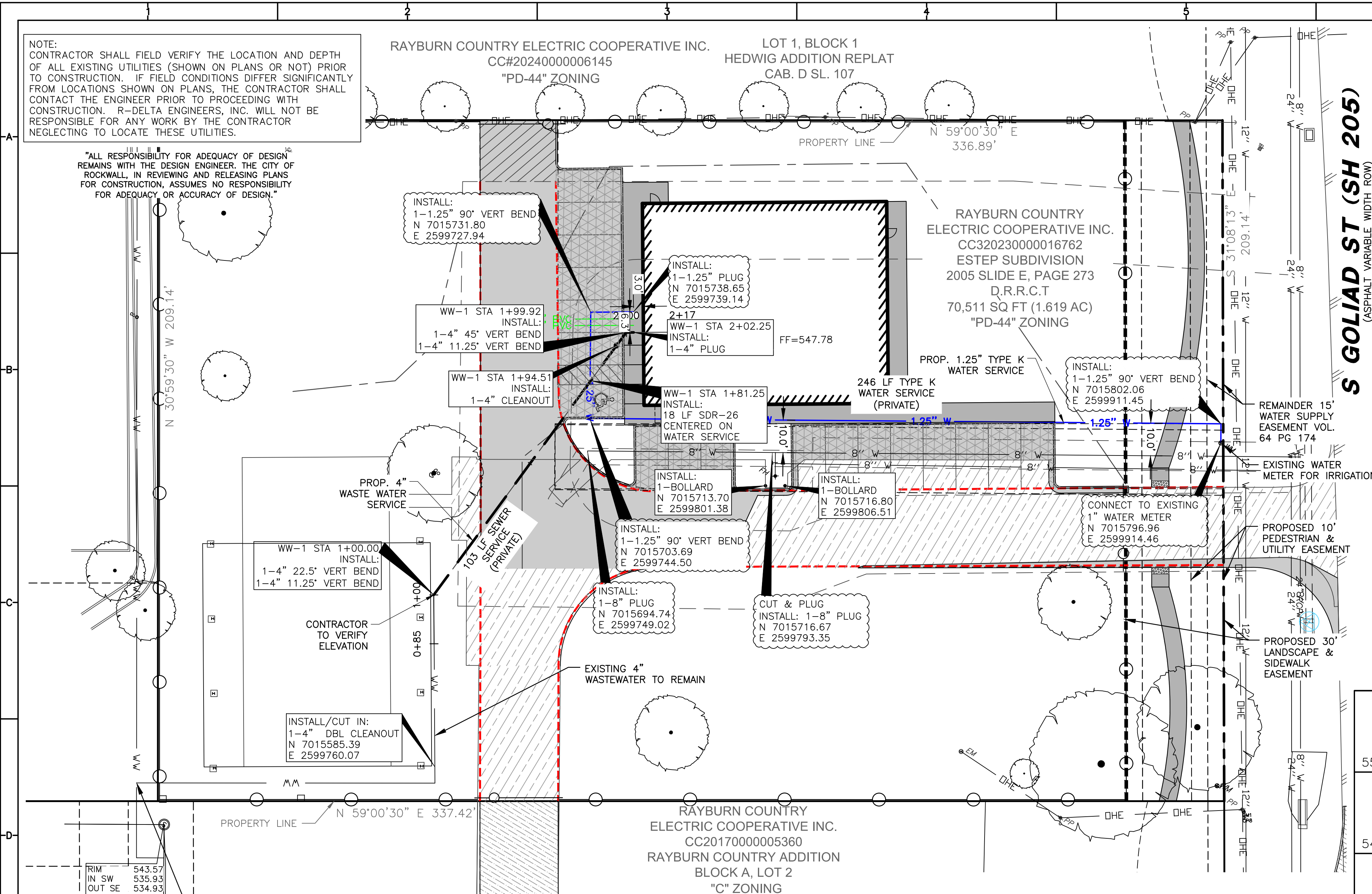
REC CAMPUS EXPANSION
PICKLEBALL COURT
2686 S GOLIAD ST (SH 205)
ROCKWALL, TX 75087

GRADING SURFACING PLAN









PLAN VIEW
SCALE: 1"=20'

GENERAL UTILITY NOTES:

- SEE SHEETS RP-1004-1 TO RP-1004-3 FOR LEGEND, PROJECT CONTROL, AND PROJECT NOTES.
- CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (SHOWN ON PLANS OR NOT) PRIOR TO CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION. R-DELTA ENGINEERS, INC. WILL NOT BE RESPONSIBLE FOR ANY WORK BY THE CONTRACTOR NEGLECTING TO LOCATE THESE UTILITIES.
- ALL NEW LATERALS SHALL HAVE SINGLE STACK 2-WAY CLEANOUTS AS CLOSE TO THE BUILDING AS FEASIBLE.
- ALL CLEANOUT FRAMES AND COVERS SHALL BE CAST IRON PER THE DETAILS.
- ALL CLEANOUT FRAMES AND COVERS SHALL BE IN A 18" X 18" CONCRETE PAD WHEN NOT INSTALLED IN CONCRETE PAVEMENT.
- CONTRACTOR TO VERIFY SIZE OF ALL EXISTING SANITARY SEWER SERVICES PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES.
- CONTRACTOR SHALL PROVIDE ALL REQUIRED FITTINGS TO CONNECT THE PROPOSED WATER EXTENSION AND SERVICE.
- WATER SERVICE SHALL HAVE A MINIMUM COVER OF 2'.
- WHEN METER IS IN PAVING, CONTRACTOR SHALL PROVIDE WATER METER BOXES WITH STEEL OVERLAY LIDS FROM DFW PLASTICS DFW65 OR 37C OR AN APPROVED EQUAL.
- ALL FIRE HYDRANTS REMOVED SHALL BE SALVAGES AND RETURNED TO THE CITY'S WATER DEPARTMENT.
- CONTRACTOR SHALL LOCATE ALL EXISTING IRRIGATION LINES, HEADS, VALVES, & METERS PRIOR TO BEGINNING WATER LINE CONSTRUCTION.
- ALL WATER SERVICE LINES AND LATERALS ARE OPEN CUT UNLESS NOTED AS BORES.
- A MINIMUM 3' PIPE SEPARATION IS REQUIRED BETWEEN VALVES, BENDS AND TAP.

BENCHMARK:

CP8 - SPIKE IN POWER POLE AT
SOUTHEAST PROPERTY CORNER
N=7,015,703.47
E=2,599,978.77
ELEV.=543.67

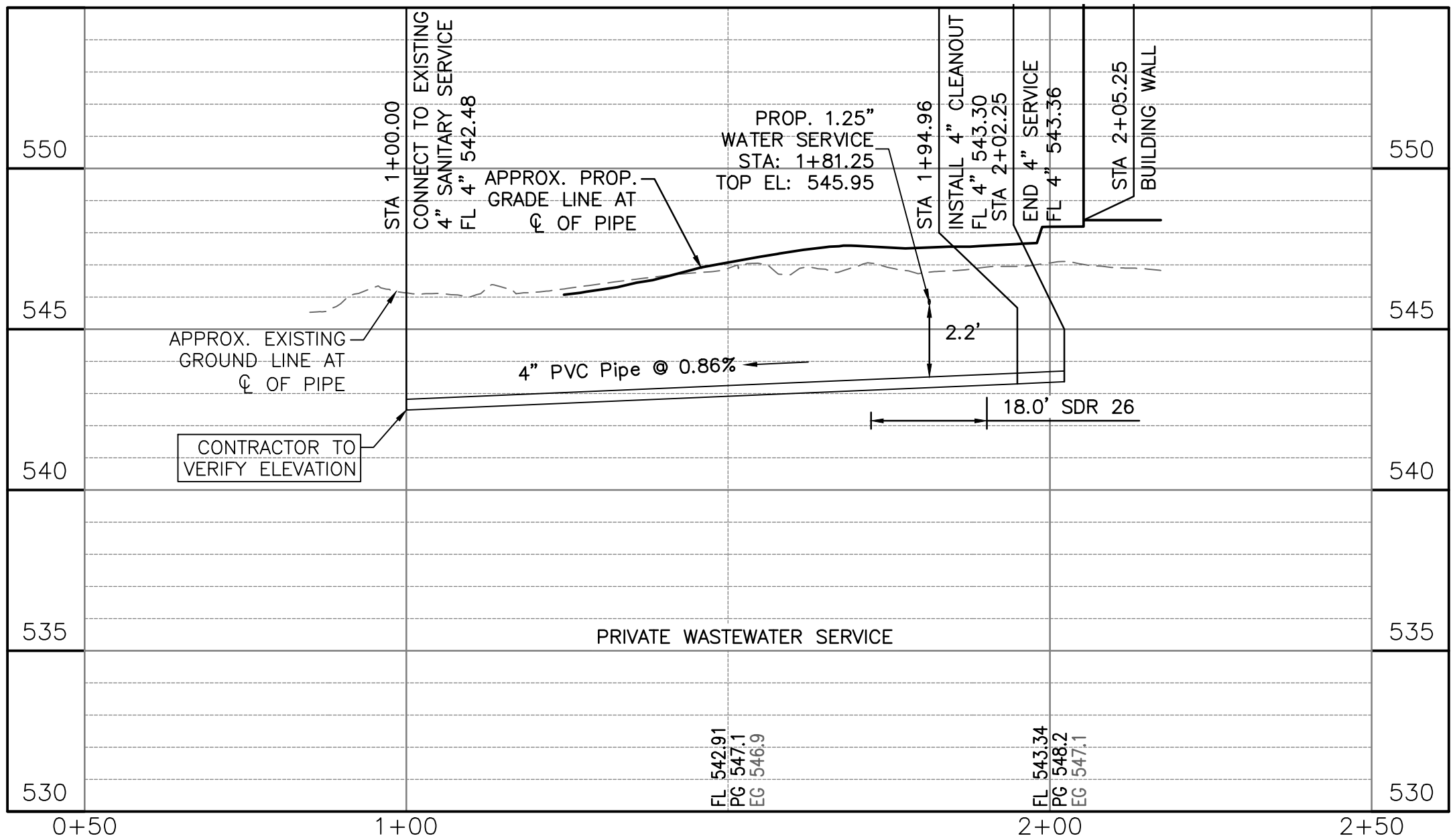
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- PROPOSED 6" CONC. PVMT. 3,600 PSI (6.5 SACK MIX) NO. 3 BARS @ 18" C-C MAX
- EXISTING SITE CONCRETE PAVEMENT TO REMAIN
- EXISTING CAMPUS CONCRETE PAVEMENT TO REMAIN

RECORD DRAWING

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10/16/2025
FRANK A. POLMA, P.E. TX #80274
R-DELTA ENGINEERS, INC.
TYPE FIRM NO F-001515



PROFILE - WW-1 (PRIVATE)

SCALE(H): 1"=20'
SCALE(V): 1"=4'

0	1/02/2025	RDE	FAP	RDE	ISSUED FOR REVIEW
1	03/20/2025	RDE	FAP	RDE	ISSUED FOR CONSTRUCTION
REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE

REC
RayburnElectric
COOPERATIVE

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Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

rdelta
ENGINEERS

STATE OF TEXAS
FRANK A. POLMA
Professional Engineer
No. 151515

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JOB NO.	3036-21	DESIGN BY	AGU
CREATED		CODE	
PLOTTED	10/16/2025	CHECKED BY	RDE
LAST UPDATE BY			
DRAWN:	RDE	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	
APPROVED:			
FILENAME:			

REC CAMPUS EXPANSION
PICKLEBALL COURT
2686 S GOLIAD ST (SH 205)
ROCKWALL, TX 75087

UTILITY PLAN

SEQUENCE AND TIMING OF INDICATED EROSION CONTROL PRACTICES AND/OR FEATURES (INCLUDE TREATMENT OF STOCKPILED DIRT FOR FUTURE USE)

- 1) INSTALL PERIMETER CONTROLS: DAYS 0–5
- 2) INSTALL STABILIZED CONSTRUCTION ENTRANCE: DAYS 0–5
- 3) INSTALL STAKED PORTABLE TOILET: DAYS 0–5
- 4) INSTALL INTERIOR CONTROLS: DAYS 5–15
- 5) STRIP SITE OF VEGETATION/ORGANICS, STOCKPILE TOPSOIL: DAYS 15–30 (STOCKPILED SOIL SHALL BE STABILIZED WITHIN 14 DAYS, UNLESS ACTIVITIES TO REUSE IT BEGIN WITHIN 21 DAYS)
- 6) INSTALL & MAINTAIN CONCRETE WASHOUT AREAS: DAYS 5–40
- 7) FINAL SITE STABILIZATION/COMPLETION: DAYS 45–55
- 8) REMOVE TEMPORARY BMP'S: DAYS 55–60

NOTE: ALL BMP'S SHALL BE MAINTAINED AS NECESSARY DURING THE ENTIRE CONSTRUCTION PROCESS.

DETAILED DESCRIPTION OF BMP MAINTENANCE PROTOCOLS

INSPECTION OF BMP'S SHALL BE PERFORMED BY THE OPERATOR DESIGNATED INSPECTOR REFERENCED IN THE STORMWATER POLLUTION PREVENTION PLAN LOCATED AT THE ONSITE CONSTRUCTION OFFICE. INSPECTION MUST BE CONDUCTED PER THE TPDES GENERAL PERMIT NUMBER TXR150000 AS REFERENCED IN PART 3, SECTION F, NUMBER 8.

DESCRIPTION OF METHODS USED TO MODIFY STORM WATER POLLUTION CONTROLS IF EXISTING CONTROLS ARE DETERMINED INADEQUATE

THE PERMITTED MUST REVISE OR UPDATE THE STORM WATER POLLUTION PREVENTION PLAN WHENEVER:

- 1. THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE THAT HAS A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS AND THAT HAS NOT BEEN PREVIOUSLY ADDRESSED IN THE STORM WATER POLLUTION PREVENTION PLAN; OR
- 2. RESULTS OF INSPECTION OR INVESTIGATIONS BY SITE INSPECTORS, OPERATORS OF MUNICIPAL SEPARATE STORM SEWER SYSTEM RECEIVING THE DISCHARGE, AUTHORIZED TCEQ PERSONNEL, OR A FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS INDICATE THE STORM WATER POLLUTION PREVENTION PLAN IS PROVING INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANTS IN DISCHARGES AUTHORIZED UNDER THIS GENERAL PERMIT.

NOTE:

1.) THE NOTICE OF INTENT (NOI) AND ACKNOWLEDGEMENT CERTIFICATE FOR PRIMARY OPERATORS OF LARGE CONSTRUCTION SITES, AND THE SITE NOTICE FOR SMALL CONSTRUCTION SITES AND FOR SECONDARY OPERATORS OF LARGE CONSTRUCTION SITES SHALL BE POSTED AT THE SITE.

2.) A COPY OF THE TPDES GENERAL PERMIT TXR15000 SHALL BE ATTACHED TO THIS SWPPP.

EROSION AND SEDIMENT CONTROLS

MAINTENANCE/INSPECTION PROCEDURES

- 1. THE OPERATOR SHALL PROVIDE AND MAINTAIN A RAIN GAUGE UTILIZING MIN. 0.1 INCH INCREMENTS AT THE PROJECT SITE.
- 2. CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY 7 CALENDAR DAYS. IF A REPAIR IS NECESSARY IT WILL BE DONE AT THE EARLIEST PRACTICABLE DATE.
- 3. INSPECTION SHALL BE PERFORMED BY THE OPERATOR'S REPRESENTATIVE. AN INSPECTION AND MAINTENANCE REPORT SHALL BE MADE FOR EACH INSPECTION AND KEPT AT 950 SIDS ROAD, ROCKWALL, TEXAS 75032. THE INSPECTOR SHALL USE THE OPERATOR INSPECTION FORM IN THE NCTCOG CONSTRUCTION BMP MANUAL OR OTHER FORM APPROVED BY THE OWNER.
- 4. THE FOLLOWING RECORDS SHALL BE MAINTAINED IN THE PROJECT INSPECTOR'S DAILY LOG:
 - A. DATES WHEN MAJOR GRADING ACTIVITIES OCCUR.
 - B. DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE.
 - C. DATES WHEN STABILIZATION MEASURES ARE INITIATED.
- 5. THE OPERATOR SHALL SIGN AND POST ON-SITE THE APPROPRIATE TCEQ SITE NOTICE.
- 6. THE OPERATOR SHALL SIGN AND POST ON-SITE A COPY OF THE TCEQ NOI (FOR PROJECTS THAT DISTURB 5 ACRES OR MORE).
- 7. THE OPERATOR SHALL PROVIDE THE OWNER WITH A COPY OF ANALYSIS OF STORM WATER RUNOFF SAMPLES REQUIRED BY TCEQ FOR BATCH PLANT OPERATIONS.

OTHER (DESCRIBE) N/A

THE FOLLOWING NON-STORM WATER DISCHARGES FROM SITES AUTHORIZED UNDER THE GENERAL PERMIT ARE ALSO ELIGIBLE FOR AUTHORIZATION UNDER THE GENERAL PERMIT:

- . DISCHARGES FROM FIRE FIGHTING ACTIVITIES (FIRE FIGHTING ACTIVITIES DO NOT INCLUDE WASHING OF TRUCKS, RUN-OFF WATER FROM TRAINING ACTIVITIES, TEST WATER FROM FIRE SUPPRESSION SYSTEMS, AND SIMILAR ACTIVITIES);
- . * UNCONTAMINATED FIRE HYDRANT FLUSHINGS (EXCLUDING DISCHARGES OF HYPERCHLORINATED WATER, UNLESS THE WATER IS FIRST DECHLORINATED AND DISCHARGES ARE NOT EXPECTED TO ADVERSELY AFFECT AQUATIC LIFE), WHICH INCLUDE FLUSHINGS FROM SYSTEMS THAT UTILIZE POTABLE WATER, SURFACE WATER, OR GROUNDWATER THAT DOES NOT CONTAIN ADDITIONAL POLLUTANTS (UNCONTAMINATED FIRE HYDRANT FLUSHINGS DO NOT INCLUDE SYSTEMS UTILIZING RECLAIMED WASTEWATER AS A SOURCE WATER);
- . WATER FROM THE ROUTINE EXTERNAL WASHING OF VEHICLES, THE EXTERNAL PORTION OF BUILDINGS OR STRUCTURES, AND PAVEMENT, WHERE DETERGENTS AND SOAPS ARE NOT USED AND WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED (UNLESS SPILLED MATERIALS HAVE BEEN REMOVED; AND IF LOCAL STATE, OR FEDERAL REGULATIONS ARE APPLICABLE, THE MATERIALS ARE REMOVED ACCORDING TO THOSE REGULATIONS), AND WHERE THE PURPOSE IS TO REMOVE MUD, DIRT, OR DUST;
- . UNCONTAMINATED WATER USED TO CONTROL DUST;
- . * POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS (EXCLUDING DISCHARGES OF HYPERCHLORINATED WATER, UNLESS THE WATER IS FIRST DECHLORINATED AND DISCHARGES ARE NOT EXPECTED TO ADVERSELY AFFECT AQUATIC LIFE);
- . UNCONTAMINATED AIR CONDITIONING CONDENSATE;
- . UNCONTAMINATED GROUND WATER OR SPRING WATER, INCLUDING FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH INDUSTRIAL MATERIALS SUCH AS SOLVENTS; AND
- . LAWN WATERING AND SIMILAR IRRIGATION DRAINAGE.

* HYPERCHLORINATED WATER (3.5 MG/L OR GREATER OF FREE CHLORINE) RESULTING FROM WATERLINE STERILIZATION SHALL BE DECHLORINATED AND NOT EXPECTED TO ADVERSELY AFFECT AQUATIC LIFE.

SIGNATORY REQUIREMENTS

THE OWNER HAS ADOPTED THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) CONSTRUCTION BMP MANUAL. THIS DOCUMENT WAS DEVELOPED AS AN AID FOR THOSE PREPARING STORM WATER POLLUTION PREVENTION PLANS (SW3P'S) FOR VARIOUS CONSTRUCTION ACTIVITIES. THEIR USE DOES NOT RELIEVE THE DESIGN ENGINEER OR OPERATOR(S) FROM COMPLYING WITH THE NCTCOG BMP MANUAL OR THE TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES) GENERAL PERMIT FOR STORM WATER DISCHARGE FROM CONSTRUCTION SITES.

THE SW3P SHALL BE SEALED BY A TEXAS REGISTERED PROFESSIONAL ENGINEER AND CERTIFIED BY THE OPERATOR THAT THE INFORMATION IS TRUE AND THAT THEY ASSUME RESPONSIBILITY FOR THE PLAN. ADDITIONALLY, THEY SHALL CERTIFY THAT THE PLAN MEETS STATE AND LOCAL REQUIREMENTS FOR EROSION AND SEDIMENT CONTROL AND STORM WATER QUALITY. IN ALL CASES, A DULY AUTHORIZED REPRESENTATIVE AS INDICATED IN THE GENERAL PERMIT MAY CERTIFY THIS PLAN.

PRIOR TO THE COMMENCEMENT OF WORK ON PROJECTS 5 ACRES OR LARGER THE OPERATOR SHALL SUBMIT NOTICES OF INTENT (NOI) TO DISCHARGE STORM WATER FROM A CONSTRUCTION SITE UNDER THE TPDES PERMIT. NO WORK WILL BE ALLOWED UNTIL COPIES OF ALL APPROPRIATE NOI'S AND CERTIFICATIONS ARE RECEIVED BY THE OWNER.

EROSION CONTROL BEST MANAGEMENT PRACTICES DETAILED IN THIS PLAN REDUCE STORMWATER POLLUTION DURING CONSTRUCTION TO THE MAXIMUM EXTENT PRACTICABLE.

CONSULTING ENGINEER: DATE: 03/20/2025

OWNER'S PROJECT MANAGER: DATE:

I CERTIFY UNDER PENALTY OF LAW THAT I HAVE THOROUGHLY REVIEWED THIS STORMWATER POLLUTION PREVENTION PLAN (SW3P) AND THAT I UNDERSTAND AND AGREE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE SW3P INCLUDING BMP INSTALLATION AND MAINTENANCE. I ALSO UNDERSTAND THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS.

PRINTED NAME: TITLE:

SIGNATURE: DATE:

RECORD DRAWING

NOTE: THIS RECORD DRAWING IS A COMPILATION OF THE ORIGINAL SEALED ENGINEERING DRAWING FOR THIS PROJECT, INFORMATION FURNISHED BY THE CONTRACTOR, AND FIELD SURVEY VERIFICATION. TO THE BEST OF OUR KNOWLEDGE R-DELTA ENGINEERS, INC. STATES THAT THIS PLAN IS AS-BUILT.

10/16/2025
FRANK A. POLMA, P.E. TX #80274
R-DELTA ENGINEERS, INC.
TBPE FIRM NO F-001515

0	1/02/2025	RDE	FAP	RDE	ISSUED FOR REVIEW
1	03/20/2025	RDE	FAP	RDE	ISSUED FOR CONSTRUCTION
REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE

REC
RayburnElectric
COOPERATIVE

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THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FRANK A. POLMA, P.E. 80274 ON MARCH 20, 2025. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

JOB NO.	3036-21	DESIGN BY	AGU
CREATED		CODE	
PLOTTED	10/16/2025	CHECKED BY	RDE
		LAST UPDATE BY	
DRAWN:	RDE	SCALE:	NONE
CHECKED:		DRAWING NO.:	
APPROVED:			
FILENAME:			

REC CAMPUS EXPANSION
PICKLEBALL COURT
2686 S GOLIAD ST (SH 205)
ROCKWALL, TX 75087

SWPPP NARRATIVE 2

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (SHOWN ON PLANS OR NOT) PRIOR TO CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION. R-DELTA ENGINEERS, INC. WILL NOT BE RESPONSIBLE FOR ANY WORK BY THE CONTRACTOR NEGLECTING TO LOCATE THESE UTILITIES.

"ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN."

EROSION AND SEDIMENTATION CONTROL NOTES

- 1) REFER TO SHEET RP-1004-1 FOR LEGEND, PROJECT CONTROL AND PROJECT NOTES.
- 2) EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK AND SHALL BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- 3) EROSION CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED, IF NECESSARY, AT THE EARLIEST POSSIBLE DATE BUT NO LATER THAN SEVEN (7) CALENDAR DAYS AFTER EACH RAIN. ANY ITEM DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED.
- 4) SURFACE WATER RUNOFF SHALL BE KEPT FROM ENTERING INTO ANY EXCAVATED AREAS AND UTILITY TRENCHES AT ALL TIMES.
- 5) THE CONTRACTOR IS RESPONSIBLE FOR MONITORING DOWNSTREAM CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD AND WILL CLEAN ANY DEBRIS AND SEDIMENT CAUSED BY CONSTRUCTION.
- 6) THE CONTRACTOR SHALL PREVENT EROSION OF THE SITE AND PROTECT ALL DRAINAGE STRUCTURES BY THE USE OF SILT FENCING, OR OTHER APPROVED EROSION CONTROL PRODUCTS, AS NEEDED. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY THE COUNTY ENGINEER'S OFFICE DURING ON-SITE INSPECTIONS.
- 7) ALL POLLUTION PREVENTION CONTROL DEVICES SHALL CONFORM TO VAN ZANDT COUNTY REQUIREMENTS OR THE NORTH CENTRAL COUNCIL OF GOVERNMENTS (NCTCOG) MANUAL OF "STORMWATER QUALITY BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES" (BMP MANUAL) AND TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REQUIREMENTS.
- 8) THE EXISTING CULVERTS AND DRAINAGE CHANNELS SHALL BE PROTECTED FROM UNFILTERED STORM WATER RUNOFF AT ALL TIMES.
- 9) THE LOCATION OF THE PROPOSED CONSTRUCTION EXIT IS SHOWN ON THIS PLAN. ALL CONSTRUCTION VEHICLES SHALL ENTER AND LEAVE THE PROJECT AREA VIA A CONSTRUCTION EXIT. IF ADDITIONAL POINTS OF SITE INGRESS AND EGRESS BECOME NECESSARY, ADDITIONAL CONSTRUCTION EXITS SHALL BE CONSTRUCTED AS REQUIRED WITH LOCATIONS APPROVED BY THE CITY OR COUNTY INSPECTOR.
- 10) THE ROCK FILTER DAMS IN THE DRAINAGE CHANNEL SHALL BE MAINTAINED FOR THE ENTIRE PROJECT DURATION.
- 11) THE LOCATIONS OF SILT FENCING SHOWN ON THIS PLAN ARE APPROXIMATE AND WILL BE MODIFIED AS DIRECTED BY THE CITY AND COUNTY'S REPRESENTATIVE AS TO PREVENT UNFILTERED STORM WATER FROM EXITING CONSTRUCTION AREAS. THE PRICE BID FOR EROSION CONTROL SHALL INCLUDE ALL NECESSARY MEASURES TO PREVENT UNFILTERED STORMWATER FROM EXITING CONSTRUCTION AREAS. THERE WILL BE NO EXTRA PAYMENT FOR ADDITIONAL SILT FENCING THAT MAY BECOME NECESSARY DURING CONSTRUCTION OPERATIONS.
- 12) ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES OUTSIDE OF PROPOSED CONCRETE PAVING OR ROCK SURFACING SHALL BE STABILIZED BY BROADCAST SEEDING & FERTILIZER PER THIS SHEET OVER 4 INCHES OF COMPACTED TOPSOIL.
- 13) ANY LAND CLEARING, CONSTRUCTION, OR DEVELOPMENT INVOLVING THE MOVEMENT OF EARTH SHALL BE IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN. AN EROSION AND SEDIMENT CONTROL CONTRACTOR SHALL BE ON SITE ON ALL DAYS WHEN CONSTRUCTION OR GRADING ACTIVITY TAKES PLACE.

SITE NOTES:

1. SITE SURFACE WATERS: NONE.
2. ON-SITE WETLANDS: NO ON-SITE WETLANDS EXIST PER U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAP.
3. TREE PROTECTION AS REQUIRED, IF NOT NOTATED TO REMOVE, NO EXTRA PAY ITEM.

NOTE: EROSION & SEDIMENT CONTROL BMPs SHALL BE IN PLACE PRIOR TO ANY SOIL DISTURBING ACTIVITIES.

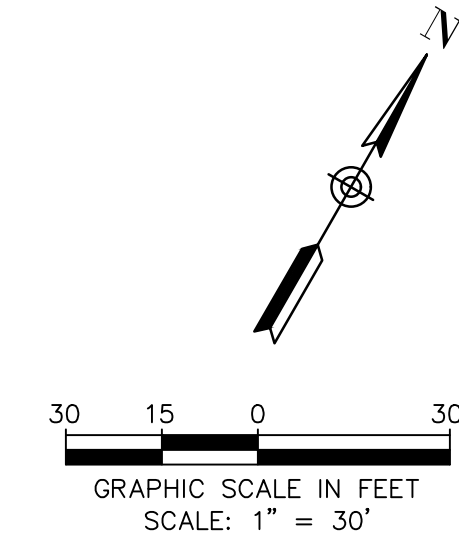
SITE INFORMATION:

DISTURBED AREA: 33,122 SQ FT 0.76 AC
TOTAL LOT AREA: 70,511 SQ FT 1.619 AC

RECORD DRAWING

NOTE: THIS RECORD DRAWING IS A COMPILATION OF THE ORIGINAL SEALED ENGINEERING DRAWING FOR THIS PROJECT. INFORMATION FURNISHED BY THE CONTRACTOR, AND FIELD SURVEY VERIFICATION, TO THE BEST OF OUR KNOWLEDGE R-DELTA ENGINEERS, INC. STATES THAT THIS PLAN IS AS-BUILT.

10/16/2025
FRANK A. POLMA, P.E., TX #80274
R-DELTA ENGINEERS, INC.
T&E FIRM NO F-001515



SITE ADDRESS

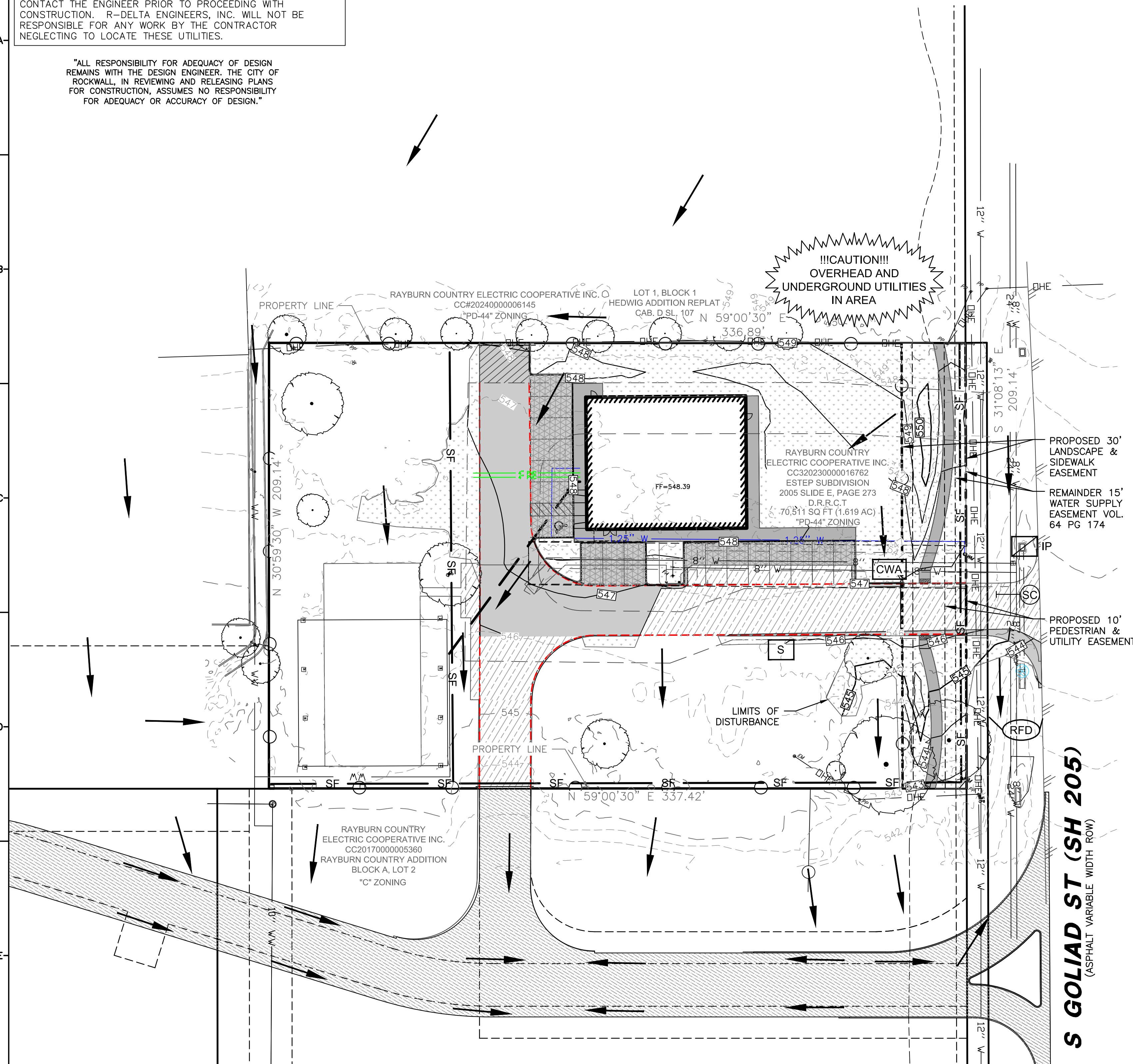
2686 S GOLIAD ST (SH 205)
ROCKWALL, TX 75032

LEGEND

- > DRAINAGE FLOW
- SF— PROPOSED SILT FENCE
- PROPOSED 4" REINFORCED CLASS "C" CONCRETE
- PROPOSED 6" REINFORCED CLASS "C" CONCRETE
- ▨ EXISTING SITE CONCRETE PAVEMENT TO REMAIN
- ▨ EXISTING CAMPUS CONCRETE PAVEMENT TO REMAIN
- 550— EXISTING SURFACE CONTOUR MAJOR
- 551— EXISTING SURFACE CONTOUR MINOR
- 550— PROPOSED SURFACE CONTOUR MAJOR
- 551— PROPOSED SURFACE CONTOUR MINOR
- SC— PROPOSED CONSTRUCTION EXIT
- RFD— PROPOSED ROCK FILTER DAM
- SF—SOS—SF PROPOSED SILT FENCE WITH STONE OVERFLOW STRUCTURE
- IP— PROPOSED INLET PROTECTION
- S— PROPOSED SANITARY FACILITY
- CWA— PROPOSED CONCRETE WASHOUT AREA
- ▨ PROPOSED VEGETATIVE STABILIZATION

BENCHMARK:

CP8 — SPIKE IN POWER POLE AT
SOUTHEAST PROPERTY CORNER
N=7,015,703.47
E=2,599,978.77
ELEV.=543.67

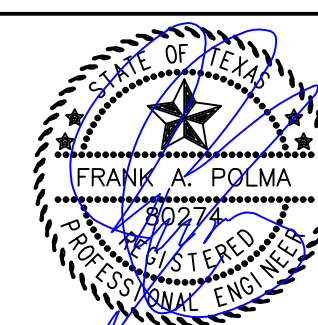


0	1/02/2025	RDE	FAP	RDE	ISSUED FOR REVIEW
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REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE

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AUTHORIZED BY FRANK A. POLMA, P.E. 80274 ON
MARCH 20, 2025. ALTERATION OF A SEALED
DOCUMENT WITHOUT PROPER NOTIFICATION TO
THE RESPONSIBLE ENGINEER IS AN OFFENSE
UNDER THE TEXAS ENGINEERING PRACTICE ACT.

JOB NO.	3036-21	DESIGN BY	AGU
CREATED		CODE	
PLOTTED	10/16/2025	CHECKED BY	RDE
LAST UPDATE BY			
DRAWN:	RDE	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	
APPROVED:			
FILENAME:			

RP-1009-3

1

**REC CAMPUS EXPANSION
PICKLEBALL COURT**
2686 S GOLIAD ST (SH 205)
ROCKWALL, TX 75087
**SWPPP EROSION
CONTROL PLAN**

Chemical Management		Applications
DESCRIPTION Chemical management addresses the problem of storm water polluted with chemical pollutants through spills or other forms of contamination. The objective of the chemical management is to minimize the potential of storm water contamination from construction chemicals and to provide appropriate recognition, handling, storage, and disposal practices.		Perimeter Control Slope Protection Sediment Trapping Channel Protection Temporary Stabilization Permanent Stabilization
	It is not the intent of chemical management to supersede or replace formal site assessment and remediation procedures. Significant spills and/or contamination warrant immediate response by trained professionals. Suspected job-site contamination should be immediately reported to regulatory authorities and protective actions taken. Significant spills should be reported to the National Response Center (NRC) at (800) 424-6802.	Targeted Constituents
PRIMARY USE These management practices along with applicable OSHA and EPA guidelines should be incorporated at all construction sites that use or generate hazardous wastes. Many chemicals such as fuel, oil, grease, fertilizer, and pesticide are present at most construction sites.	☐ Sediment ☒ Nutrients ☒ Toxic Materials ☒ Oil & Grease ☐ Floatable Materials ☒ Other Construction Wastes	
INSTALLATION, APPLICATION AND DISPOSAL CRITERIA The chemical management techniques presented here are based on proper recognition, handling, and disposal practices by construction workers and supervisors. Key elements are identifying proper disposal practices, as well as precautions for safe storage and disposal. Following are lists describing the targeted materials and recommended procedures:	☐ Capital Costs ☒ Maintenance ☒ Training ☐ Suitability for Slopes > 5%	
	☐ Targeted Chemical Materials Paints Solvents Stains Wood preservatives Cutting oils Greases Roofing tar Pesticides, herbicides, & fertilizer Fuels & lube oils Antifreeze	Legend ☒ Significant Impact ☐ Medium Impact ☐ Low Impact ☐ ? Unknown or Questionable Impact
	Storage Procedures ☐ Whenever possible, minimize use of hazardous materials. ☐ Minimize generation of hazardous wastes on the job-site ☐ Segregate potentially hazardous waste from non-hazardous construction site debris. ☐ Designate a foreman or supervisor to oversee hazardous materials handling and disposal procedures. ☐ Keep chemicals in appropriate containers (closed drums or similar) and under cover. ☐ Store chemicals away from drainage ditches, swales and catch basins. ☐ Use containment berms in fueling and maintenance areas and where the potential for spills is high.	M-2
	Waste Handling ☐ Ensure that adequate hazardous waste storage volume is available. ☐ Ensure that hazardous waste is identified and stored conveniently located. ☐ Do not allow potentially hazardous waste materials to accumulate. ☐ Enforce hazardous waste handling and disposal procedures. ☐ Clearly mark each all hazardous waste containers which materials are acceptable for the container.	
	Disposal Procedures ☐ Ensure that adequate cleanup and containment materials are available onsite. ☐ Regularly schedule hazardous waste removal to minimize on-site storage. ☐ Use only licensed hazardous waste haulers.	
Education ☐ Instruct workers on safety procedures for construction site chemical storage. ☐ Instruct workers in identification of chemical pollutants. ☐ Ensure that workers are trained in procedures for spill prevention and response. ☐ Educate all workers on potential dangers to humans and the environment from chemical pollutants. ☐ Educate all workers on chemical storage and disposal procedures. ☐ Have regular meetings for training and response identification, handling, and disposal procedures (incorporate in regular safety seminars). ☐ Establish a continuing education program to indoctrinate new employees.		
Quality Assurance ☐ Foreman and/or construction supervisor shall monitor on-site chemical storage and disposal procedures. ☐ Educate and if necessary, discipline workers who violate procedures. ☐ Ensure that the hazardous waste disposal contractor is reputable and licensed.		
Requirements ☐ Job-site chemical and hazardous waste handling and disposal education and awareness ☐ Commitment by management to implement chemical storage and hazardous waste management practices. ☐ Compliance by workers ☐ Sufficient and appropriate chemical and hazardous waste storage containers. ☐ Timely removal of stored hazardous waste materials.		
Cost ☐ Possible modest cost impact for additional chemical storage containers. ☐ Small cost impact for training and monitoring. ☐ Potential cost impact for hazardous waste collection and disposal by licensed hauler-actual cost depends on type of material and volume.		
LIMITATIONS This practice is not intended to address site-assessments and pre-existing contamination. Major contamination, large spills or other serious hazardous waste incidents require immediate response from specialists. Demolition activities and potential pre-existing materials, such as lead and asbestos, are not addressed by this program. Site-specific information on plans is necessary. Contaminated soils are not addressed.		

Concrete Sawcutting Waste Management	
DESCRIPTION Sawcutting of concrete pavement is a routine practice. Necessary to control shrinkage cracking immediately following placement of plastic concrete. It is also used to remove curb and pavement sections for pavement repairs, utility trenches, and driveways. Sawcutting for joints involves sawing a narrow, shallow groove in the concrete, while sawcutting for removals is usually done full depth through the slab. Water is used to control saw blade temperature and to flush the debris from the sawed groove. The resulting slurry of process water and fine particles and high pH must be properly managed. A number of water quality parameters can be affected by introduction of concrete fines and process water into the pH of runoff, causing significant chemical changes in water bodies and harming aquatic life. Suspended solids in the form of saw fines are also generated from sawcutting operations.	Applications - Perimeter Control - Sediment Trapping - Channel Protection - Temporary Stabilization - Permanent Stabilization - Water Management - Housekeeping Practices
	Targeted Constituents ○ Sediment ● Nutrients ○ Toxic Materials ○ Oil & Grease ○ Floatable Materials ● Other Construction Wastes
DESIGN CRITERIA Slurry Collection ○ During saw cutting operations, the slurry and cutting water must be continuously vacuumed to control the flow of water from the operation site. ○ The slurry and cutting shall not be allowed to drain to the storm drain system, storm, stream or other water body. ○ The slurry and cutting shall not be allowed to remain on the pavement to dry out. Slurry Disposal ○ Develop pre-determined, safe slurry disposal areas. ○ Collected slurry and cuttings shall be discharged in an area protected by one or more sediment removal BMPs and shall be done in a manner that will not result in a violation of groundwater and surface water quality standards. ○ Do not dump waste into storm drains and waterways. ○ Store waste in a secure location and use proper storage knowledge and consent. ○ Slurry may be disposed of in facilities designated for washdown of concrete trucks (see M-3, Concrete Waste Management).	Implementation Requirements ○ Capital Costs ● Maintenance ● Training ○ Suitability for Slopes > 5%
	Legend ○ Significant Impact ● Medium Impact ○ Low Impact ● Unknown or Questionable Impact
MAINTENANCE Project personnel should inspect the operations to assure that operators are diligent in controlling the water produced by the saw cutting activities. Following operations the pavement should be inspected to ensure that waste removal has been adequately performed.	M = 4  North Central Texas Council of Governments

RECORD DRAWING

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DELTA ENGINEERS, INC. STATES THAT THIS PLAN IS AS-BUILT.

AGU	REC CAMPUS EXPANSION PICKLEBALL COURT 2686 S GOLIAD ST (SH 205) ROCKWALL, TX 75087
RDE	
ONE	
ISSUE:	SWPPP HOUSEKEEPING DETAILS
1	

0	1/02/2025	RDE	FAP	RDE	ISSUED FOR REVIEW
1	03/20/2025	RDE	FAP	RDE	ISSUED FOR CONSTRUCTION
REV.	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE

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JOB NO. <u>3036-21</u>	DESIGN BY <u>AGU</u>	
CREATED _____	CODE _____	
PLOTTED <u>10/16/2025</u>	CHECKED BY <u>RDE</u>	
LAST UPDATE BY _____		
DRAWN: <u>RDE</u>	SCALE: <u>NONE</u>	
CHECKED: _____	DRAWING NO.: _____	ISSUE: _____
APPROVED: _____	<i>RP-1009-5</i>	
FILENAME: _____	<i>1</i>	

LANDSCAPE REQUIREMENTS

Total Site Area - 70,511 SF = 1.619 Acres

Site Landscape Area

Total Site Landscape Area - 46,278 SF = 65% of Site

45,361 SF TURF PROVIDED

917 SF LANDSCAPE PLANTING BED PROVIDED

Landscape Buffer Components Street Frontage- SH 205

Total (25' Wide) Required Landscape Buffer Area - 5,225 SF

Total (30' Wide) Provided Landscape Buffer Area - 6,270 SF

917 SF OF LANDSCAPE BED

4,308 SF OF TURF PROVIDED

Landscape Buffer Trees Street Frontage- SH 205

Street Frontage Length - 209 LF

3 Canopy Tree per 100 LF of Street Frontage (Min. 4" Cal.)

4 Accent Tree per 100 LF of Street Frontage (4' Ht. Min.)

7 CANOPY / 9 ACCENT TREES REQUIRED

7 CANOPY / 9 ACCENT TREES PROVIDED

Landscape Parking Trees

1 Canopy Tree/ 10 parking spaces

1 Tree within 80' of each parking space

2 TREES REQUIRED

3 TREES PROVIDED

IRRIGATION:

An automatic irrigation system will be installed by the Owner, to water the required landscape improvements. Irrigation plans to be provided.

NOTE:

Landscape Plans shall meet requirements in the Unified Development Code-Article 8 and the 205 PD-044 with exceptions granted to Owner.

Trees that are existing within the landscape buffer or limbs that enter into the landscape buffer shall be pruned by a certified arborist. It shall be pruned to allow for sunlight to filter through existing tree to facilitate success of newly planted trees.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	QV	5	Quercus virginiana	Live Oak	65 gal.	Cont.	4" Caliper, Min 12' Height, 7' Spread
	UC	5	Ulmus crassifolia	Cedar Elm	65 gal.	Cont.	4" Caliper, Min 12' Height, 7' Spread
	CC	3	Cercis canadensis	Red Bud	45 gal.	Cont.	3" Caliper, Min 6' Height, 4' Spread
	ID	2	Ilex decidua	Possumhaw Holly	45 gal.	Cont.	3" Caliper, Min 6' Height, 4' Spread
	SA	4	Sophora affinis	Eve's Necklace	45 gal.		3" Caliper, Min 6' Height, 4' Spread
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	IC	28	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	10 gal.	Cont.	4' O.C., Min. 3' Height
	LF	21	Leucophyllum langmaniae	Lynn's Legacy Texas Sage	10 gal.	Cont.	4' O.C., Min. 3' Height
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS		
	Ber c11	45,376 s.f.	Tif Tuf Bermuda	Tif Tuf Bermuda Grass	Solid Sod		
	Shd mul	1,012 s.f.		Shredded Hardwood Mulch	--		

O	04/02/2025	BS	BS	BS	ISSUED FOR REVIEW
REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE



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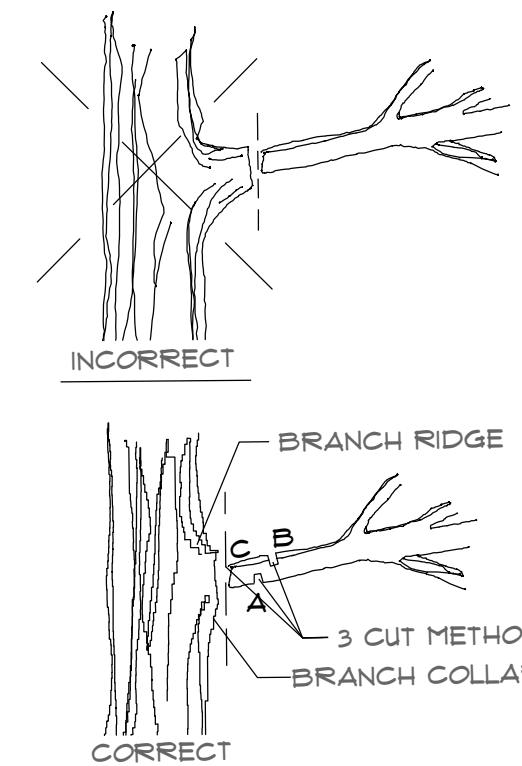
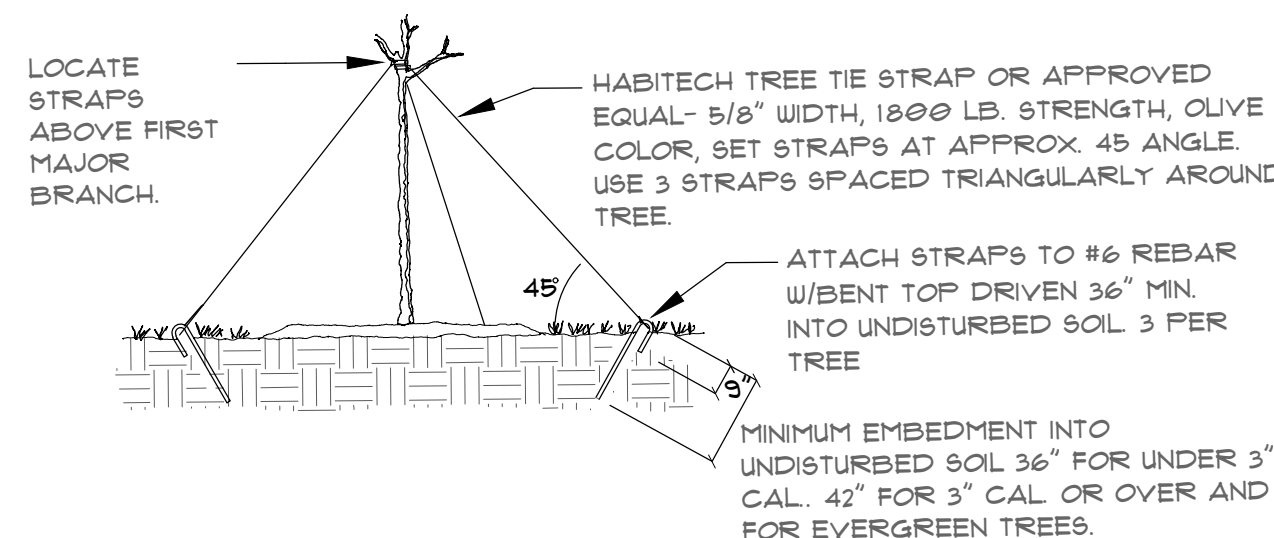
THIS DRAWING IS RELEASED FOR REVIEW FOR BIDDING, CONSTRUCTION AND PERMITTING UNDER THE AUTHORITY OF ROBERT P. STOFFELS, LA #1025 ON FEBRUARY 24, 2025.

RELEASED FOR CONSTRUCTION
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN
REMAINS WITH THE DESIGN ENGINEER. THE CITY
OF ROCKWALL, IN REVIEWING AND RELEASING
PLANS FOR CONSTRUCTION, ASSUMES NO
RESPONSIBILITY FOR ADEQUACY OR ACCURACY
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CITY _____ DATE _____

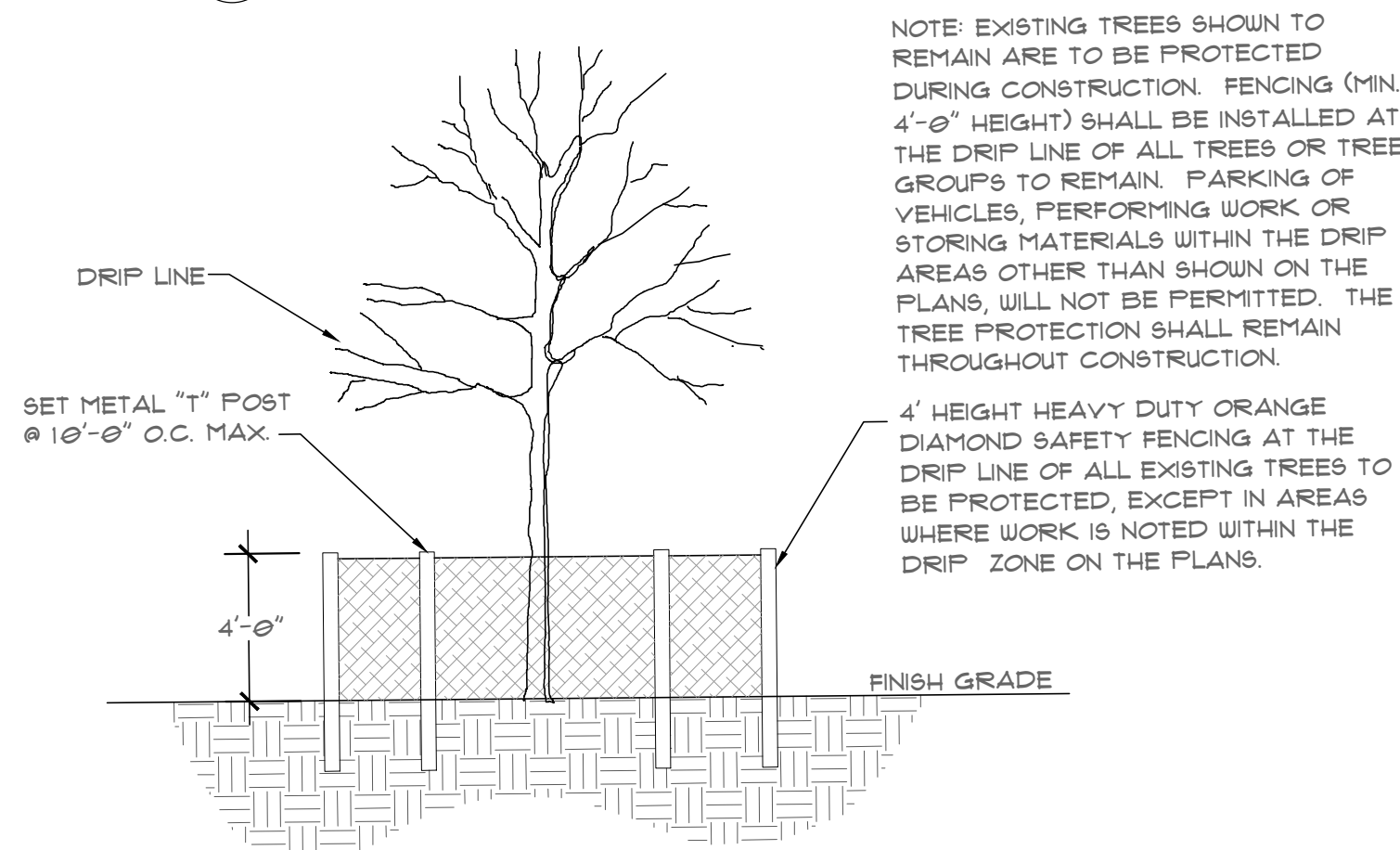
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CREATED		CODE	
PLOTTED	4/2/2025	CHECKED BY	BS
LAST UPDATE BY _____			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	
APPROVED:			
FILENAME:			

REC CAMPUS EXPANSION
PICKLEBALL COURT
2686 S GOLIAD ST (SH 205)
ROCKWALL, TX 75032
CASE # SP2024-046
LANDSCAPE PLAN



- ### PRUNING NOTES:
1. REMOVE ALL BROKEN, DISEASED, OR WEAK BRANCHES.
 2. MAKE ALL CUTS AS CLOSE TO THE BRANCH AS POSSIBLE-LEAVE THE BRANCH COLLAR.
 3. DO NOT CUT A LEADER.
 4. PRUNE SO AS TO RETAIN THE NATURAL FORM OF THE TREE.
 5. REMOVE APPROXIMATELY 1/3 OF INTERIOR BRANCHING.
 6. DO NOT TIP PRUNE.
 7. CONTACT LANDSCAPE ARCHITECT PRIOR TO PRUNING FOR FURTHER INSTRUCTIONS.
 8. CUTS OVER 1/2" DIAMETER MADE TO TREES OF THE OAK FAMILY (IE RED OAK, LIVE OAK, BUR OAK, ETC.) FROM FEBRUARY 15 - DECEMBER 15 SHALL BE PAINTED WITH TREE PRUNING PAINT IMMEDIATELY FOLLOWING PRUNING (ONE HOUR MAX.). APPLY SUFFICIENT COATS TO ENSURE SEALING OF THE CUT.
 9. REMOVE LARGE LIMBS BY PERFORMING THE 3-CUT METHOD.

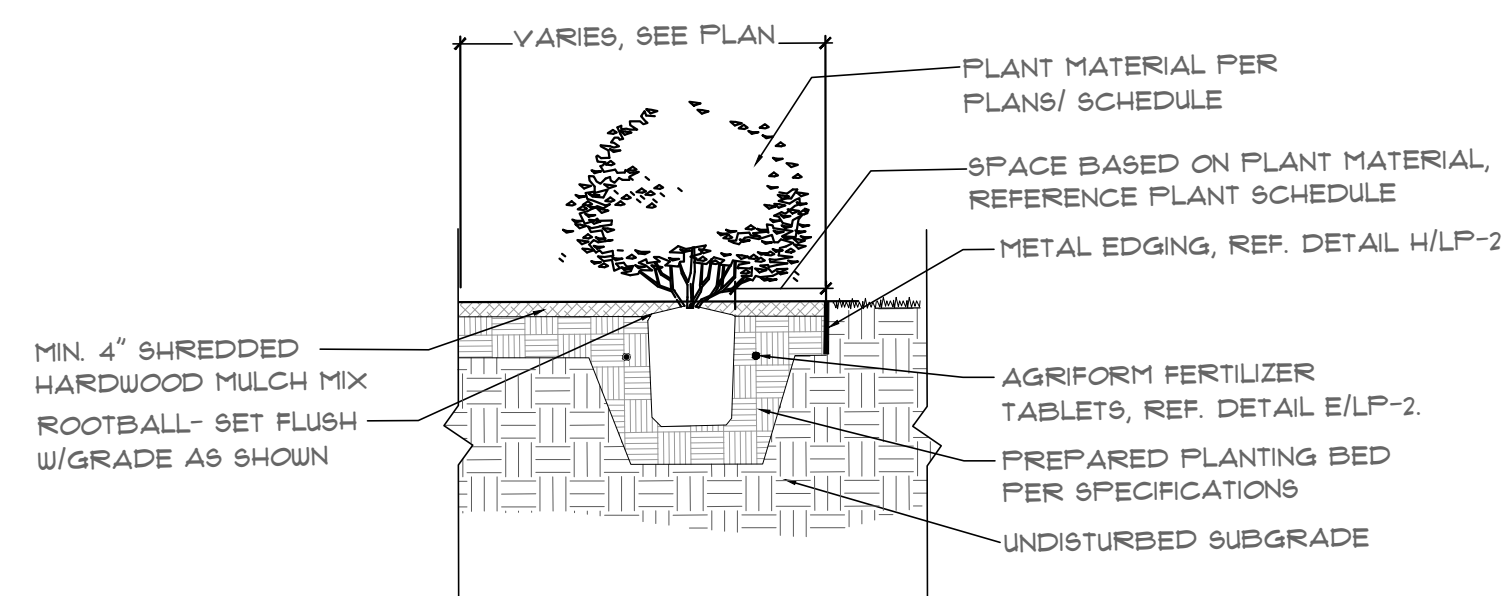
B SECTION: TREE GUYING



E CHART: FERTILIZER SCHEDULE

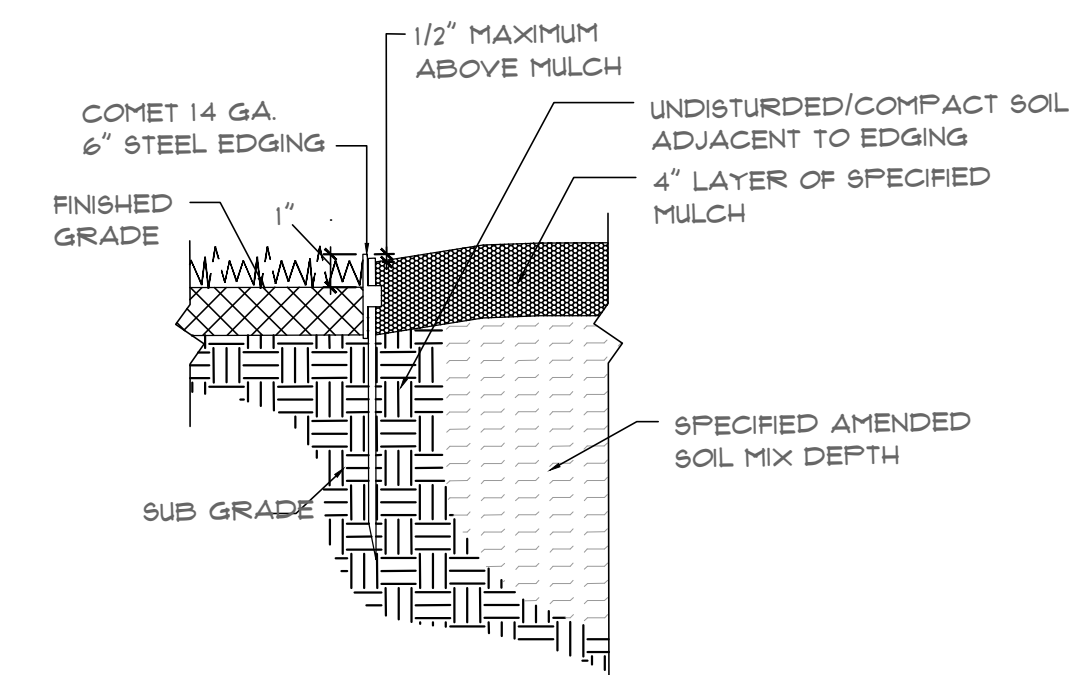
FERTILIZER SCHEDULE: PLANTING	
TREES	SHRUBS AND PERENNIALS:
5-GALLON TREES 2 AGRIFORM* 21 GRAM TABLETS	1-GALLON AND SMALLER 1 AGRIFORM* 21 GRAM TABLET
15-GALLON TREES 3 AGRIFORM* 21 GRAM TABLETS	3 TO 5-GALLON AND B&B MATERIAL WITH SPREADS TO THREE (3) FT. 2 AGRIFORM* 21 GRAM TABLETS
30-GALLON AND ALL B&B MATERIAL 1 AGRIFORM* 21 GRAM TABLET PER CALIPER EACH ONE-HALF (1/2) INCH OF CALIPER	15-GALLON AND B&B MATERIAL WITH SPREADS GREATER THAN THREE (3) FT. 3 AGRIFORM* 21 GRAM TABLETS
SPACE TABLETS EVENLY AROUND ROOT BALL APPROX. 8" BELOW GRADE. PLACE NEXT TO BALL	PLACE TABLETS AT A DEPTH APPROX. 1/3 BALL DEPTH AND NEXT TO BALL
* OR APPROVED EQUAL	* OR APPROVED EQUAL

C SECTION: TREE PROTECTION



F **DETAIL: LANDSCAPE BED W/ MULCH**
NOT TO SCALE

G SECTION: LANDSCAPE BED W/ MULCH AND METAL EDGING
NOT TO SCALE



H SECTION: METAL EDGING
NOT TO SCALE

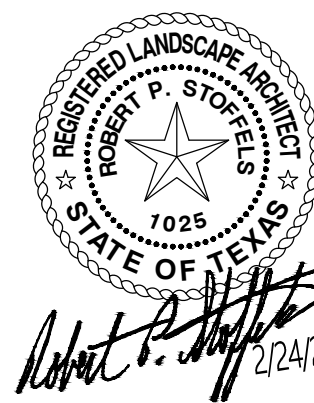
RELEASED FOR CONSTRUCTION
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN
REMAINS WITH THE DESIGN ENGINEER. THE CITY
OF ROCKWALL, IN REVIEWING AND RELEASING
PLANS FOR CONSTRUCTION, ASSUMES NO
RESPONSIBILITY FOR ADEQUACY OR ACCURACY
OF DESIGN.

CITY _____ DATE _____

0	04/02/2025	BS	BS	BS	ISSUED FOR REVIEW
REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE



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THIS DRAWING IS RELEASED FOR REVIEW FOR BIDDING, CONSTRUCTION AND PERMITTING UNDER THE AUTHORITY OF ROBERT P. STOFFELS, LA #1025 ON FEBRUARY 24, 2025.

JOB NO.	3036-21	DESIGN BY	BS
CREATED		CODE	
PLOTTED	4/2/2025	CHECKED BY	BS
LAST UPDATE BY			
DRAWN: MW		SCALE: AS NOTED	
CHECKED:	DRAWING NO.:		ISSUE
APPROVED:	LP-2		0
FILENAME:			

*REC CAMPUS EXPANSION
PICKLEBALL COURT
2686 S GOLIAD ST (SH 205)
ROCKWALL, TX 75032
CASE # SP2024-046
LANDSCAPE PLAN*