

CIVIL CONSTRUCTION PLANS
GRADING, EROSION CONTROL, AND TREE PROTECTION
FOR
MARSHALL RIDGE
PHASE 1 - SOUTH
LOTS 19-21 & 23, BLOCK D
LOTS 2-3 & 17-19, BLOCK G
CITY OF KELLER, TARRANT COUNTY, TEXAS

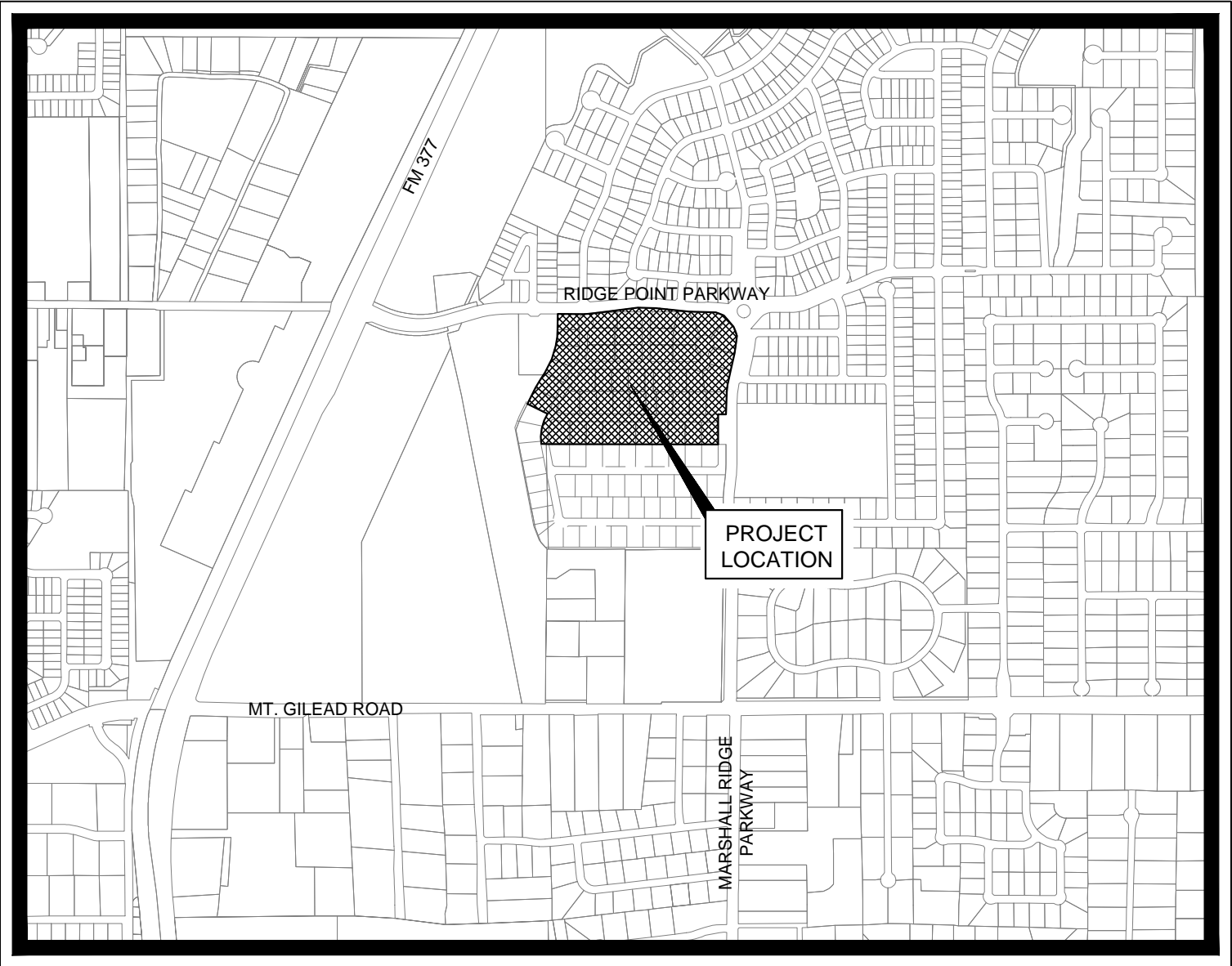
ENGINEER
Kimley»Horn

13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75251
TEL: (972) 770-1300
CONTACT: BRYAN R. MOODY, P.E.

STATE OF TEXAS
REGISTRATION NO. F-928

OWNER/DEVELOPER

MERITAGE HOMES OF TEXAS, LLC
8840 CYPRESS WATERS BLVD
IRVING, TEXAS 75019
TEL: (972) 580-6300
CONTACT: DAVID AUGHINBAUGH



VICINITY MAP
SCALE: 1" = 1,000'

SHEET INDEX

SHEET NO.	DESCRIPTION
C-01	COVER SHEET
C-02	RECORDED FINAL PLAT - BY OTHERS
C-03	RECORDED FINAL PLAT - BY OTHERS
C-04	GRADING PLAN
C-05	GRADING PLAN
C-06	EROSION CONTROL & TREE PRESERVATION PLAN
C-07	EROSION CONTROL & TREE PRESERVATION DETAILS

FEBRUARY 2019

5/8 in.
aluminum capped
TX DOT iron fnd.

AIL INVESTMENTS, LP
VOLUME 13586, PAGE 189, D.R.T.C.T.

POINT OF
COMMENCING

LO LAND ASSETS, LP
D205277090
D.R.T.C.T.

5/8 in.
aluminum capped
TX DOT iron fnd.

U.S. HIGHWAY 377
(RIGHT-OF-WAY VARIES)

ENGINEER ACQUISITION
PARTNERS, L.P.
D205277090
D.R.T.C.T.

ABBREVIATION LEGEND	
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING LINE
O.S.	OPEN SPACE
S.R.W.M.E.	SCREENING, RETAINING WALL MAINTENANCE EASEMENT

~ CURVE TABLE ~						
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT
C1	4°15'18"	835.00'	62.01'	N88°02'27"E	62.00'	31.02'
C2	10°00'41"	765.00'	133.67'	S89°04'51"E	133.50'	67.01'
C3	5°45'23"	835.00'	83.89'	S85°57'13"E	83.86'	41.98'
C4	3°52'08"	765.00'	51.65'	S87°53'51"E	51.64'	25.84'
C5	47°24'49"	100.00'	82.75'	S62°15'23"E	80.41'	43.91'
C6	43°41'28"	100.00'	75.25'	S16°42'45"E	74.42'	40.09'
C7	7°55'41"	835.00'	115.54'	S08°25'14"W	115.45'	57.86'
C8	12°12'58"	765.00'	163.11'	S06°16'35"W	162.80'	81.86'
C9	6°22'23"	835.00'	92.88'	S03°21'18"W	92.83'	46.49'
C10	8°46'38"	765.00'	117.19'	S02°09'10"W	117.08'	58.71'
C11	8°46'38"	835.00'	127.91'	N02°09'10"E	127.79'	64.08'
C12	6°22'23"	765.00'	85.09'	N03°21'18"E	85.05'	42.59'
C13	35°04'35"	325.00'	198.96'	N08°49'25"E	195.87'	102.71'
C14	33°46'20"	250.00'	147.36'	N17°03'16"E	145.24'	75.89'
C15	7°34'44"	500.00'	66.14'	N30°09'04"E	66.09'	33.12'
C16	35°49'24"	300.00'	187.57'	N08°27'00"E	184.53'	96.96'
C17	26°11'36"	250.00'	114.29'	S76°44'06"E	113.30'	58.16'
C18	7°36'02"	800.00'	106.12'	N08°35'03"E	106.05'	53.14'
C19	12°12'58"	800.00'	170.57'	N06°16'35"E	170.25'	85.61'
C20	6°22'23"	800.00'	88.99'	N03°21'18"E	88.94'	44.54'
C21	8°46'38"	800.00'	122.55'	N02°09'10"E	122.43'	61.40'
C22	2°24'14"	800.00'	33.57'	N01°02'01"W	33.56'	16.78'
C23	90°00'00"	20.00'	31.42'	S44°49'54"E	28.28'	20.00'
C24	40°40'47"	650.00'	461.50'	S85°30'36"E	451.86'	240.96'
C25	16°01'06"	765.00'	213.87'	N82°09'33"E	213.18'	107.64'



GRAPHIC SCALE 1"=60'

0 60 120 180

MARSHALL RIDGE ADDITION
FUTURE PHASE I NORTH

LO LAND ASSETS, LP
D205277090
D.R.T.C.T.

POINT OF
BEGINNING

RIDGE POINT PARKWAY

BLOCK G
LOT 27
O.S. & U.E.

LO LAND ASSETS, LP
D205277090
D.R.T.C.T.

LO LAND ASSETS, LP
D205277090
D.R.T.C.T.

~ LINE TABLE ~

LINE	BEARING	DISTANCE
L1	S89°49'54"E	37.97'
L2	S85°57'48"E	11.56'
L3	S38°32'59"E	68.09'
L4	N87°01'09"E	70.65'
L5	S06°32'29"W	63.11'
L6	S02°14'08"E	60.20'
L7	S46°02'01"E	21.64'
L8	S01°00'40"E	50.01'
L9	S45°10'06"W	21.21'
L10	N89°49'54"W	70.00'
L11	N46°49'21"W	21.99'
L12	N00°10'06"E	50.00'
L13	N43°57'59"E	20.76'
L14	N02°14'08"E	57.25'
L15	N05°32'23"E	63.11'
L16	N05°10'06"E	123.46'
L17	N26°21'42"E	144.90'
L18	N26°21'42"E	106.62'
L19	N31°06'34"E	58.76'
L20	N33°55'32"E	70.74'
L21	N27°03'49"E	78.62'
L22	N18°52'01"E	78.62'
L23	N10°40'13"E	78.62'
L24	N01°30'17"E	147.14'
L25	S89°49'54"E	14.04'
L26	S26°21'42"W	98.77'
L27	S63°38'18"E	2.36'
L28	N00°10'06"E	168.00'
L29	N44°49'54"W	31.82'
L30	N06°32'29"E	63.11'
L31	N02°14'08"W	81.96'
L32	S89°49'54"E	50.90'
L33	S89°49'54"E	49.66'
L34	S37°30'54"W	15.90'
L35	N36°26'42"W	11.93'
L36	N45°10'06"E	14.14'
L37	N15°53'52"W	43.36'
L38	N46°13'31"W	20.69'
L39	S47°06'32"W	20.48'
L40	S16°20'50"W	43.07'
L41	S44°49'54"E	14.14'
L42	N45°10'06"E	14.14'
L43	S60°17'10"W	17.34'
L44	S22°09'47"E	13.25'
L45	S66°50'14"W	14.46'
L46	N04°05'12"W	12.69'
L47	N74°09'00"E	19.56'
L48	N45°51'00"W	25.00'
L49	N74°09'00"W	19.15'
L50	S89°49'54"E	119.32'
L51	S46°30'19"E	21.86'
L52	S89°49'54"E	50.00'
L53	N45°10'06"E	21.21'

J.J. ROBERTS SURVEY
ABSTRACT No. 1305

MARSHALL RIDGE ADDITION
FUTURE PHASE 2

MATCH LINE
SEE SHEET 2

MONARCH HILL ROAD

MONARCH HILL COURT

EMERALD RIDGE DRIVE

MARSHALL RIDGE PARKWAY

MATCH LINE
SEE SHEET 2

FINAL PLAT
OF

MARSHALL RIDGE, PHASE 1 SOUTH
LOTS 19-24, BLOCK D, LOTS 1-10, BLOCK F, LOTS 1-27, BLOCK G AND LOTS 1-7, BLOCK H
BEING 25.166 ACRES

SITUATED IN THE
J.J. ROBERTS SURVEY, ABSTRACT No. 1305
GUSTAVOUS GILBERT SURVEY, ABSTRACT No. 577
CITY OF KELLER, TARRANT COUNTY, TEXAS
47 RESIDENTIAL LOTS, 3 NON RESIDENTIAL LOTS
ZONED: SF-15
JANUARY 2007

PAGE 1 OF 3

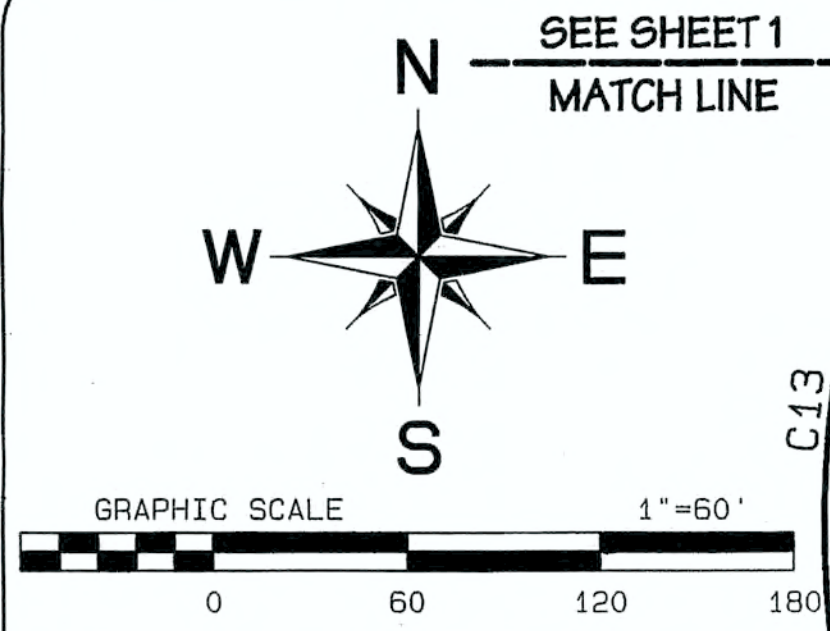
OWNER:
LO LAND ASSETS, L.P.
2020 MAIN STREET #1100
IRVINE, CA 92614
CONTACT: PAUL MANNING
PHONE: (949)724-5900
FAX: (949)724-1919

DEVELOPED BY:
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PLANO, TEXAS 75093
CONTACT: BRYAN ROBERTSON
PHONE: (972)543-0707
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BROOKES BAKER SURVEYORS
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FAX: (817)279-9694

PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373 Fax (817) 329-4453
Contact: Jason Weaver

THIS PLAT FILED IN CABINET A, SLIDE#12224, DATE 9/28/07



ABBREVIATION LEGEND	
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING LINE
O.S.	OPEN SPACE
S.R.W.M.E.	SCREENING, RETAINING WALL MAINTENANCE EASEMENT

LO LAND ASSETS, LP
D205277090
D.R.T.C.T.

J.J. ROBERTS SURVEY
ABSTRACT NO. 1305

MARSHALL RIDGE ADDITION
FUTURE PHASE 2

~ LINE TABLE ~

LINE	BEARING	DISTANCE
L1	S89°49'54"E	37.97'
L2	S85°57'48"E	11.56'
L3	S38°32'59"E	68.09'
L4	N87°01'09"E	70.65'
L5	S05°32'29"W	63.11'
L6	S02°14'08"E	60.20'
L7	S46°02'01"E	21.64'
L8	S01°00'40"E	50.01'
L9	S45°10'06"W	21.24'
L10	N89°49'54"W	70.00'
L11	N46°49'21"W	21.99'
L12	N00°10'05"E	50.00'
L13	N43°57'59"E	20.76'
L14	N02°14'08"W	57.25'
L15	N06°32'29"E	63.11'
L16	N00°10'06"E	123.46'
L17	N26°21'42"E	14.90'
L18	N26°21'42"E	106.62'
L19	N31°06'31"E	58.76'
L20	N33°55'32"E	70.74'
L21	N27°03'49"E	78.62'
L22	N18°52'01"E	78.62'
L23	N10°40'13"E	78.62'
L24	N01°30'17"E	147.14'
L25	S89°49'54"E	14.04'
L26	S26°21'42"W	98.77'
L27	S63°38'18"E	2.36'
L28	N00°10'06"E	168.00'
L29	N44°49'54"W	31.82'
L30	N06°32'29"E	63.11'
L31	N02°14'08"W	81.96'
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L33	S89°49'54"E	49.66'
L34	S37°30'54"W	15.90'
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L40	S16°20'50"W	43.07'
L41	S44°49'54"E	14.14'
L42	N45°10'06"E	14.14'
L43	S60°17'10"W	17.34'
L44	S22°09'47"E	13.25'
L45	S66°50'14"W	14.46'
L46	N04°05'12"W	12.69'
L47	N74°09'00"E	19.56'
L48	N15°51'00"W	25.00'
L49	N74°09'00"E	191.15'
L50	S89°49'54"E	119.32'
L51	S46°30'19"E	21.86'
L52	S89°49'54"E	50.00'
L53	N45°10'06"E	21.21'

A-1305

A-577

PSL ACCOUNT CO.
VOLUME 6814, PAGE 1926
D.R.T.C.T.

P & L ACCOUNT CO.
VOLUME 6953, PAGE 988
D.R.T.C.T.

HAROLD S. JOHNSON AND WIFE
ROSE LAI JOHNSON
VOLUME 11022, PAGE 1806
D.R.T.C.T.

TRACT I
HAROLD S. JOHNSON
VOLUME 11506, PAGE 1653
D.R.T.C.T.

TRACT II
HAROLD S. JOHNSON
VOLUME 11506, PAGE 1653
D.R.T.C.T.

MOUNT GILEAD RANCH
CABINET A, SLIDE 6321
P.R.T.C.T.

LOT 13

LOT 14

LOT 1

LEXINGTON WAY

BLOCK C

BROOKES BAKER SURVEYORS

930 HICKEY COURT
GRANBURY, TEXAS 76049
CONTACT: DON W. HICKEY
PHONE: (817)279-0232
FAX: (817)279-9694

PREPARED BY:

GOODWIN & MARSHALL

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373 Fax (817) 329-4453
Contact: Jason Weaver

FINAL PLAT

MARSHALL RIDGE, PHASE 1 SOUTH
LOTS 19-24, BLOCK D, LOTS 1-10, BLOCK F, LOTS 1-27, BLOCK G AND LOTS 1-7, BLOCK H
BEING 25.166 ACRES

SITUATED IN THE
J.J. ROBERTS SURVEY, ABSTRACT No. 1305
GUSTAVOUS GILBERT SURVEY, ABSTRACT No. 577
CITY OF KELLER, TARRANT COUNTY, TEXAS
47 RESIDENTIAL LOTS, 3 NON RESIDENTIAL LOTS
ZONED: SF-15
JANUARY 2007

PAGE 2 OF 3

THIS PLAT FILED IN CABINET A, SLIDE#12225, DATE 9/28/07

OWNER:
LO LAND ASSETS, L.P.
2020 MAIN STREET #1100
IRVINE, CA 92614
CONTACT: PAUL MANNING
PHONE: (949)724-5900
FAX: (949)724-1919

DEVELOPED BY:
MERITAGE HOMES CORPORATION
4050 WEST PARK BLVD.
PLANO, TEXAS 75093
CONTACT: BRYAN ROBERTSON
PHONE: (972)543-0707
FAX: (972)543-0756

GUSTAVOUS GILBERT SURVEY
ABSTRACT NO. 577

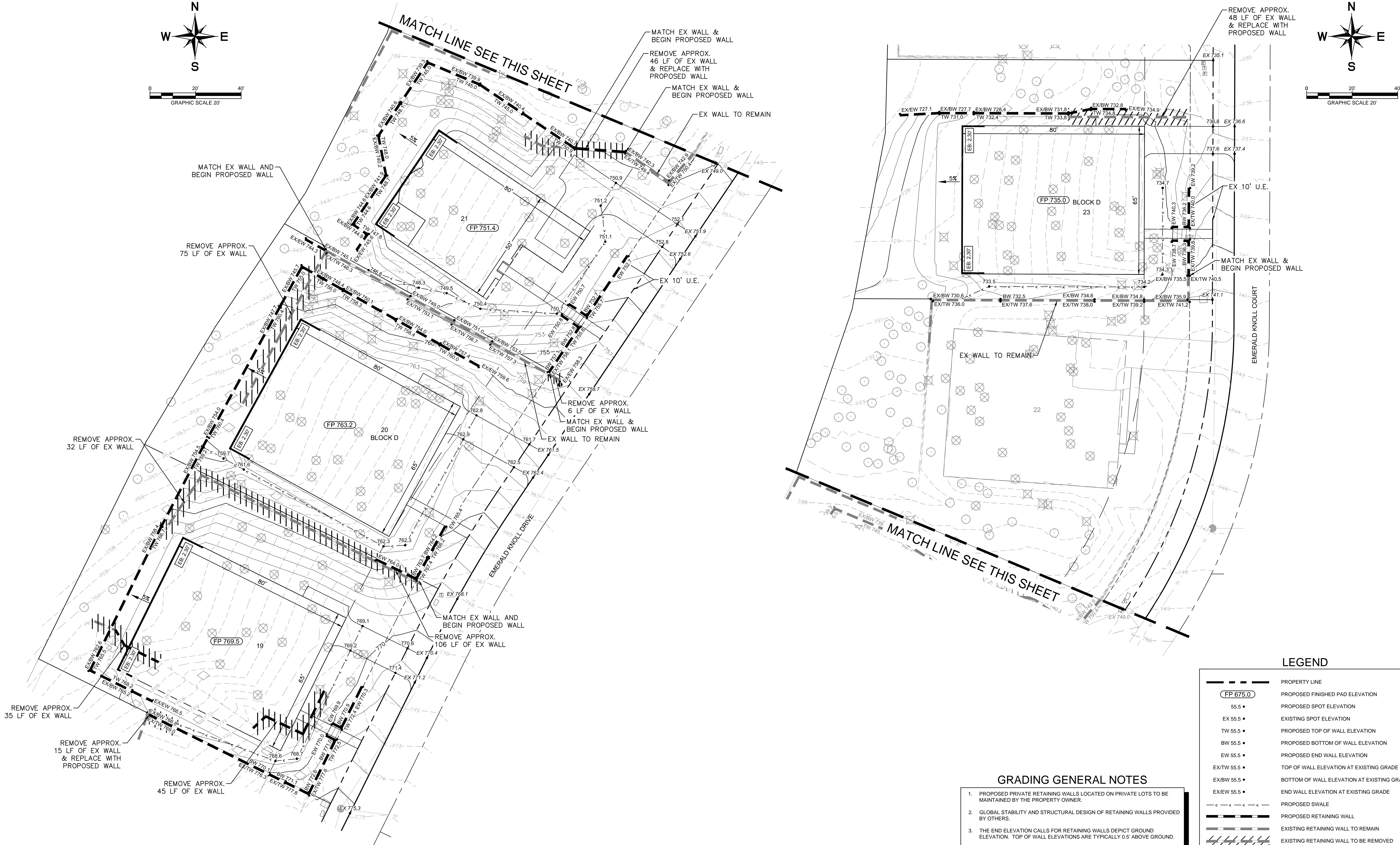
GUSTAVOUS GILBERT SURVEY
ABSTRACT NO. 577

EASEMENT AND RIGHT-OF-WAY TO
TEXAS POWER AND LIGHT COMPANY,
VOLUME 2047 PAGE 272, D.R.T.C.T.
THE POLE AND GUY IS STILL STANDING
BUT THE OVERHEAD ELECTRIC LINE HAS
BEEN REMOVED.

POWER POLE

E:\N085\N085\N085.dwg Plot Date: Fri Sep 21/07 22:23:03 2007 (PHASE 1 SOUTH)

Plotted By: Frisler, Brock Date: February 14, 2019 10:35:55am File Path: K:\VRL\Civil\06179160 - Marshall Ridge\Grading\Phase 3\PlanSheets\G-Grading Plan-2018.dwg
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BENCHMARKS

TBM-22:
IRON ROD WITH WASHER APPROXIMATELY 50 FEET WEST OF THE CENTERLINE OF US HWY 377 AND APPROXIMATELY 2075 FEET SOUTH OF THE INTERSECTION OF US HWY 377 AND MT. GILEAD ROAD. ELEVATION - 726.36

Kimley»Horn

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5750 GENESIS COURT, SUITE 200, FRISCO, TX 75034
PHONE: 972-335-3580 FAX: 972-335-3779
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

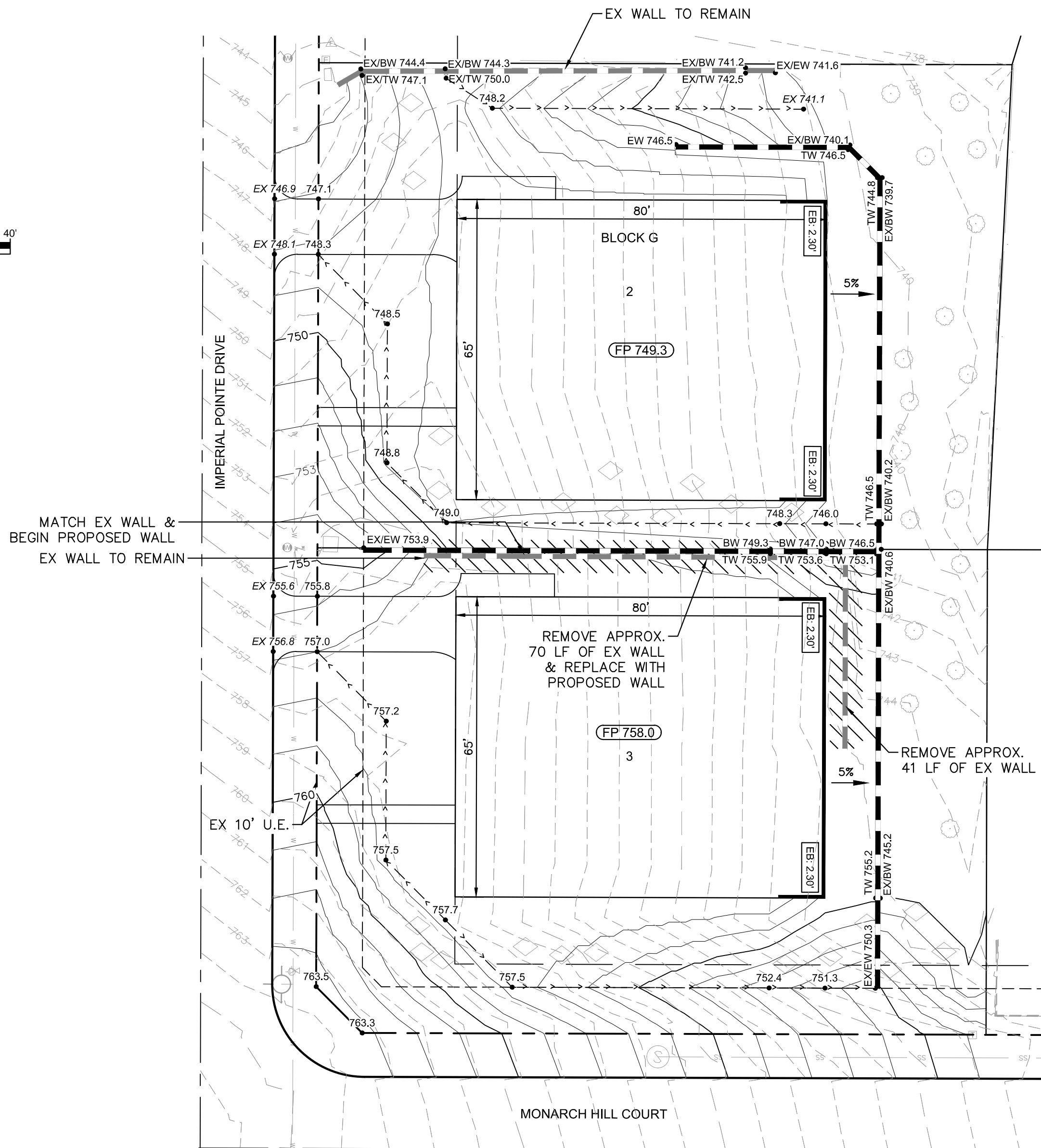
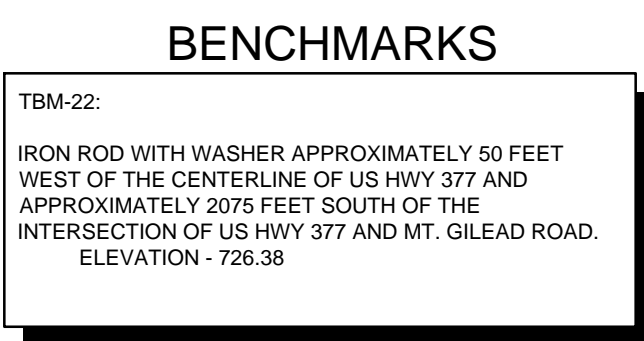
KHA PROJECT 06179160
DATE FEBRUARY 2019
SCALE AS SHOWN
DESIGNED BY: BRM
DRAWN BY: BAP
CHECKED BY: BRM

GRADING PLAN
BLOCK D, LOTS 19-21 & 23
BLOCK G, LOTS 2-3 & 17-19

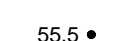


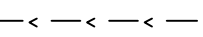








MARSHALL RIDGE
PHASE 1 SOUTH
CITY OF KELLER
TARRANT COUNTY, TEXAS


SHEET NUMBER
C-04

REVISIONS
No. DATE BY



- # GRADING GENERAL NOTES
1. PROPOSED PRIVATE RETAINING WALLS LOCATED ON PRIVATE LOTS TO BE MAINTAINED BY THE PROPERTY OWNER.
 2. GLOBAL STABILITY AND STRUCTURAL DESIGN OF RETAINING WALLS PROVIDED BY OTHERS.
 3. THE END ELEVATION CALLS FOR RETAINING WALLS DEPICT GROUND ELEVATION. TOP OF WALL ELEVATIONS ARE TYPICALLY 0.5' ABOVE GROUND.
 4. ALL SLOPES TO NATURAL GROUND ARE TO BE 4:1 MAX. UNLESS OTHERWISE NOTED.
 5. ALL SIDE YARDS TO BE SLOPED AT 4:1 MAXIMUM.
 6. ALL FRONT YARDS TO BE SLOPED AT 5:1 MAXIMUM.
 7. ALL SIDEWALKS SHALL MAINTAIN A MAXIMUM 2% CROSS SLOPE.
 8. EXPOSED BEAMS ARE MEASURED FROM FINISH PAD.
 9. ALL TREE LOCATIONS ARE APPROXIMATE. REFER TO TREE PRESERVATION PLAN FOR ADDITIONAL INFORMATION
 10. ANY RETAINING WALLS IN CONFLICT WITH A TREE TO BE PRESERVED SHALL BE ADJUSTED AS NECESSARY TO PRESERVE THE TREE.
 11. TREES SHOWN WITHIN THE LIMITS OF GRADING SHALL BE PROTECTED USING ORANGE CONSTRUCTION FENCING AS SHOWN ON THE EROSION CONTROL AND TREE PROTECTION PLAN SHEET C-06.

- | | |
|---|--|
| | PROPERTY LINE |
|  | PROPOSED FINISHED PAD ELEVATION |
| 55.5 • | PROPOSED SPOT ELEVATION |
| EX 55.5 • | EXISTING SPOT ELEVATION |
| TW 55.5 • | PROPOSED TOP OF WALL ELEVATION |
| BW 55.5 • | PROPOSED BOTTOM OF WALL ELEVATION |
| EW 55.5 • | PROPOSED END WALL ELEVATION |
| EXTW 55.5 • | TOP OF WALL ELEVATION AT EXISTING GRADE |
| EX/BW 55.5 • | BOTTOM OF WALL ELEVATION AT EXISTING GRADE |
| EX/EW 55.5 • | END WALL ELEVATION AT EXISTING GRADE |
|  | PROPOSED SWALE |
|  | PROPOSED RETAINING WALL |
|  | EXISTING RETAINING WALL TO REMAIN |
|  | EXISTING RETAINING WALL TO BE REMOVED |
|  | EXPOSED BEAM REQUIRED - MEASURED FROM FINISHED PAD |
|  | PROPOSED CONTOUR |
|  | EXISTING CONTOUR |
|  | PRESERVED TREE |
|  | REMOVED TREE (EXEMPT FROM MITIGATION PER APPROVED TREE SURVEY 5/21/2014) |
|  | REMOVED TREE (MITIGATION REQUIRED PER APPROVED TREE SURVEY 5/21/2014) |
|  | TREE TO BE REMOVED WITH HOME CONSTRUCTION AFTER 1/1/2019. |

SHEET NUMBER C-05	MARSHALL RIDGE PHASE 1 SOUTH CITY OF KELLER TARRANT COUNTY, TEXAS	GRADING PLAN BLOCK D, LOTS 19-21 & 23 BLOCK G, LOTS 2-3 & 17-19	KHA PROJECT 061179160 DATE FEBRUARY 2019 SCALE: AS SHOWN DESIGNED BY: BRM DRAWN BY: BAP CHECKED BY: BRM	 © 2019 KIMLEY-HORN AND ASSOCIATES, INC. 9750 GENESIS COURT, SUITE 200, FRISCO, TX 75034 PHONE: 972-335-3580 FAX: 972-335-3779 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928	No.	REVISIONS	DATE	BY

Plotted By:Fraser, Brock Date:February 14, 2019 02:15:21pm File Path:k:\FR_Civil\06179160 - Marshall Ridge\Phase 3\PlanSheets\C-Erosion Control Plan-2018.dwg
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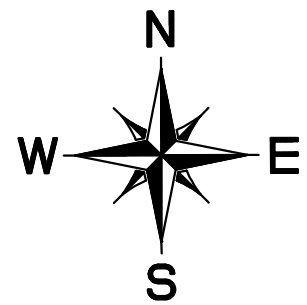
EROSION CONTROL LEGEND

- 632 PROPOSED CONTOUR
- 632 EXISTING CONTOUR
- CX CURLEX
- SF SILT FENCE
- IP INLET PROTECTION
- TP TREE PROTECTION

STANDARD EROSION CONTROL GENERAL NOTES

- THE EROSION CONTROL LAYOUT IS GRAPHICAL IN NATURE AND SHALL BE USED ONLY AS A REFERENCE. THE DESIGN AND IMPLEMENTATION OF THE FINAL EROSION CONTROL PLAN SHALL BE PROVIDED BY AN EROSION CONTROL SPECIALIST UNDER CONTRACT WITH THE DEVELOPER. KIMLEY-HORN AND ASSOCIATES SHALL BE HELD HARMLESS FOR THE FINAL DESIGN, LOCATION, AND INSTALLATION OF ALL EROSION CONTROL DEVICES ASSOCIATED WITH THIS PROJECT AS WELL AS THE FINAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
- EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
- ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY ENGINEERING DIVISION.
- IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
- INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASHDOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.O.T. AND ANY ADDITIONAL INFORMATION REQUIRED BY THE TCEQ CONTRACTOR SHALL COMPLY WITH ALL TCEQ STORMWATER POLLUTION PREVENTION REQUIREMENTS.
- TREE PROTECTION IS SHOWN WHERE PROTECTED TREES ARE IN CLOSE PROXIMITY TO GRADING ACTIVITY. PLEASE REFERENCE THE MARSHALL RIDGE PHASE 1 SOUTH TREE SURVEY FOR MORE INFORMATION ON TREES THAT ARE TO BE PRESERVED.

MILESTONE CHURCH
D213153493
D.R.T.C.T.



0 30' 60'
GRAPHIC SCALE 30'

MONARCH HILL COURT

EMERALD RIDGE DRIVE

EMERALD KNOLL COURT

IMPERIAL POINTE DRIVE

BMP MAINTENANCE SCHEDULE

- SILT FENCE:**
- INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FENCE. WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-THIRD THE HEIGHT OF THE FENCE ABOVE GRADE, FENCE SHALL BE INSPECTED FOR GAPS AT BASE. INSPECT SUPPORTING POSTS AND FILTER FABRIC. REPLACE IF REQUIRED.
- CURB INLET/GRATE INLET/WYE INLET:**
- INSPECTIONS SHALL BE MADE WEEKLY AND AFTER ALL RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. REMOVE SEDIMENT FROM THE STORAGE AREA SURROUNDING THE INLET/GRATE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-HALF OF THE PROTECTION HEIGHT. DEVICE SHALL BE INSPECTED FOR GAPS AT BASE, AND SHALL BE REPLACED AS NEEDED.

EROSION CONTROL SCHEDULE AND PHASING

- THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING UNLESS OTHERWISE SPECIFIED IN THE FINAL EROSION CONTROL PLAN PROVIDED BY AN EROSION CONTROL SPECIALIST UNDER CONTRACT WITH THE DEVELOPER:
- PHASE A - GRADING**
- CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, DIKE, AND TREE PROTECTION FENCE ACCORDING TO THE APPROXIMATE LOCATION AND SHOWN ON GRADING AND EROSION CONTROL PLAN NOTES AND DETAIL SHEET.
 - BEGIN CLEARING AND GRADING OF SITE.
 - SEED AND REVEGETATE SLOPES WHERE SHOWN.
- PHASE B - LANDSCAPING AND SOIL STABILIZATION.**
- REVEGETATE LOT AND PARKWAYS
 - LANDSCAPE CONTRACTOR SHALL REVEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS
 - REMOVE EROSION CONTROL DEVICES WHEN MINIMUM 70% GROUND COVER IS ESTABLISHED. VEGETATION MUST BE ESTABLISHED BEFORE STRUCTURAL CONTROLS REMOVED.

VEGETATIVE STABILIZATION REQUIREMENTS

- TEMPORARY SEEDING**
- ALL DISTURBED AREAS WHICH WILL BE LEFT DORMANT FOR GREATER THAN 14 DAYS SHALL BE SEEDING WITH FAST-GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING OPERATIONS. SELECTION OF THE SEED WILL DEPEND ON THE TIME OF YEAR IT IS APPLIED (SEE DESCRIPTIONS IN TABLE 2). REFERENCE LANDSCAPE PLAN FOR PERMANENT STABILIZATION REQUIREMENTS. ALL TEMPORARY SEEDING MATERIALS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO APPLICATION.
- SURFACE PREPARATION FOR TEMPORARY SEEDING.**
- INSTALL EROSION STRUCTURES SUCH AS DIKES, DIVERSIONS, ETC. PRIOR TO SEEDING.
 - FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR LINE BEFORE SEEDING.
 - ENSURE SEED BED IS PULVERIZED, LOOSE, AND UNIFORM.
- APPLICATION.**
- WHEN HYDROMULCHING IS USED, DO NOT MIX SEED AND FERTILIZER MORE THAN 30 MINUTES PRIOR TO APPLICATION.
 - APPLY SEED EVENLY USING PROPER EQUIPMENT AND WATER TO AID VEGETATION GROWTH.
 - EROSION CONTROL NETTING SHALL BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEED TO PROTECT AGAINST EROSION. MULCH (STRAW OR FIBER) SHALL BE USED ON RELATIVELY FLAT SLOPES.

TABLE 2 VEGETATION TABLE*		
TEMPORARY SEEDING SPECIES	PLANTING RATE	PLANTING DATES
CRIMSON CLOVER	7#/ACRE	8/15 - 11/30
MILLET, FOXTAIL	30#/ACRE	5/1 - 8/31
RYEGRASS, ANNUAL	30#/ACRE	8/15 - 9/30
SPRANGLETOP, GREEN	2.5#/ACRE	2/1 - 5/1
TALL FESCUE	7#-10#/1000 SF	9/1 - 10/15

*USE ONLY USDA CERTIFIED SEED.

SITE MAP GENERAL NOTES

- CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
- CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
- DRAINAGE PATTERNS ARE SHOWN ON THIS PLAN BY PROPOSED AND EXISTING CONTOURS, FLOW ARROWS AND/OR SLOPES.
- TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
- BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE, SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
- SANITARY SEWER EFFLUENT IS DISPOSED OF VIA AN ONSITE SEWER SYSTEM CONNECTED TO A MUNICIPAL SEWER SYSTEM.

No.	REVISIONS	DATE	BY

Kimley»Horn

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TEXAS REGISTERED ENGINEERING FIRM F-928

KHA PROJECT	06179160
DATE	FEBRUARY 2019
SCALE	AS SHOWN
DESIGNED BY:	BRM
DRAWN BY:	BAP
CHECKED BY:	BRM

**EROSION CONTROL & TREE
PRESERVATION PLAN**
BLOCK D, LOTS 19-21 & 23
BLOCK G, LOTS 2-3 & 17-19

MARSHALL RIDGE
PHASE 1 SOUTH
CITY OF KELLER
TARRANT COUNTY, TEXAS

SHEET NUMBER
C-06

