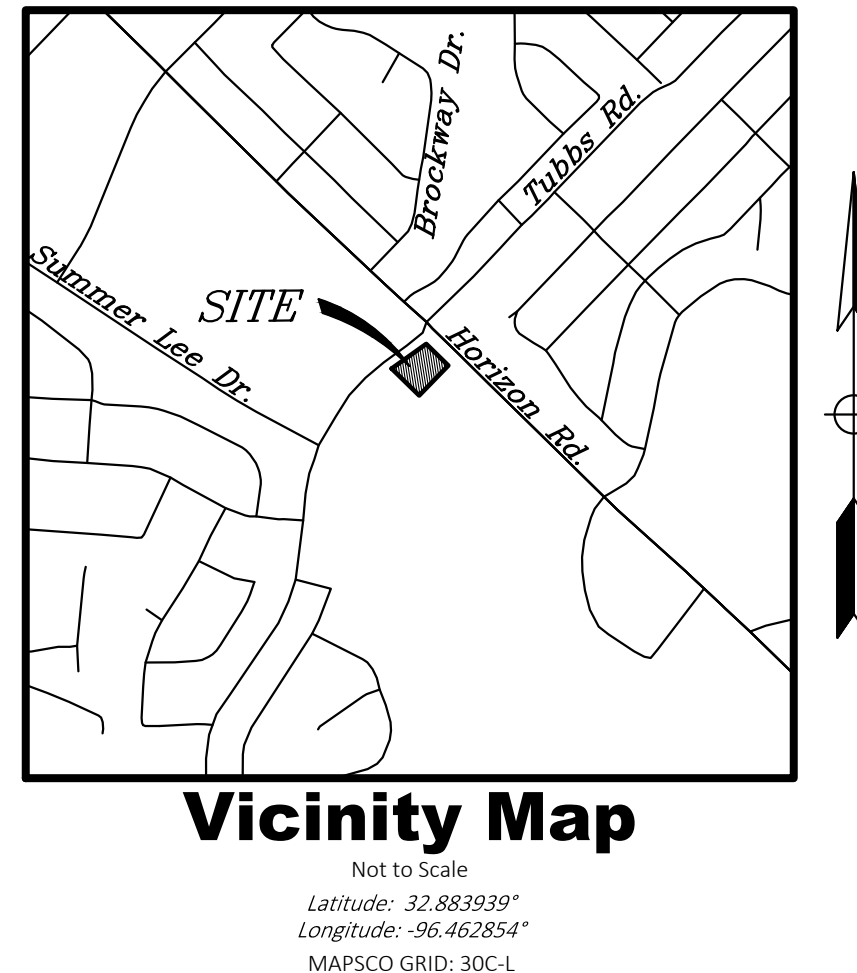


SITE DEVELOPMENT PLANS FOR 7-ELEVEN CARWASH EXPANSION 3520 HORIZON ROAD ROCKWALL, TEXAS

GENERAL NOTES:

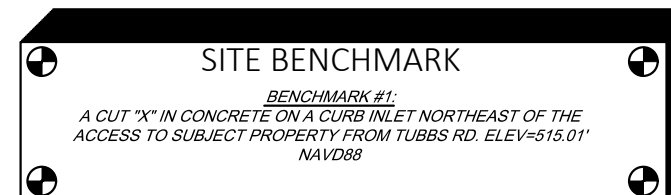
- A. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
- B. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- C. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- D. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- E. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORANEOUS BASIS AT THE SITE.
- F. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- G. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.
- H. WETLANDS NOTE: ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.
- I. RESIDENT ENGINEERING SERVICES: WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.



PLAN INDEX:

- C1 COVER SHEET
-- SURVEY
C2 REPLAT
C3 DEMOLITION PLAN
C4 SITE & UTILITY PLAN
C5 GRADING & EROSION CONTROL PLAN
C6 DETAIL SHEET 1
C7 DETAIL SHEET 2
C8 DETAIL SHEET 3
L1 TREESCAPE PLAN
L2 LANDSCAPE PLAN
L3 NOTES AND DETAILS

"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."



CONSTRUCTION START: MARCH 4TH, 2019*
**TENTATIVE

APPROVED

CITY OF ROCKWALL

DATE

RESOURCE LIST:

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
SENIOR PLANNER
DAVID GONZALES, AICP
(972) 771-7745

CITY OF ROCKWALL
BUILDING INSPECTIONS
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
BUILDING OFFICIAL
JEFFREY WIDMER
(972) 772-6453

CITY OF ROCKWALL
ENGINEERING
DIRECTOR OF PUBLIC WORKS
CITY ENGINEER
AMY WILLIAMS P.E.
(972) 771-7746

CITY OF ROCKWALL
ENGINEERING
A CITY ENGINEER
JEREMY WHITE P.E., C.F.M.
(972) 771-7746

CITY OF ROCKWALL
FIRE DEPARTMENT
151 EAST QUAIL RUN ROAD
ROCKWALL, TX 75087
FIRE MARSHAL
ARIANA HARGROVE
(972) 771-7774

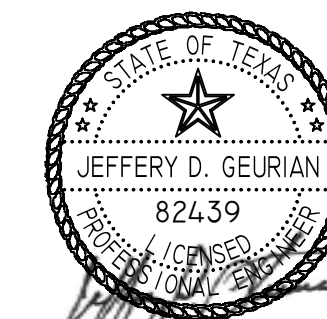
NOTICE TO BIDDERS:

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S CONSTRUCTION DEPARTMENT. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

FLOOD ZONE CERTIFICATION:

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS LOCATED IN ZONE "X" UNSHADED WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS.
MAP NUMBER: 48397C0040L
MAP REVISED: SEPTEMBER 26, 2008

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM WHICH IS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) SHOWN ON THE FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS.
MAP NUMBER: 48397C0040L
MAP REVISED: SEPTEMBER 26, 2008



1/28/19

OWNER:

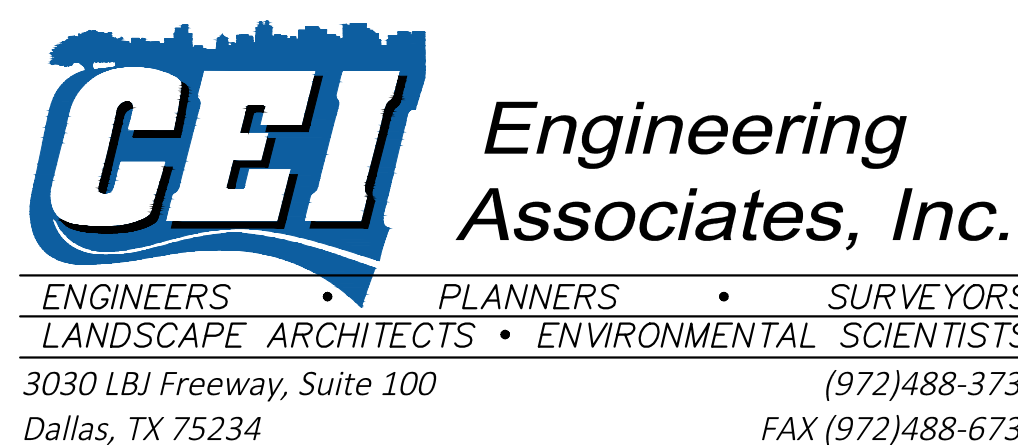
7-ELEVEN INC.
DOUGLASS SANDERS
3200 HACKBERRY RD.
IRVING, TX 75063
(214) 676-9057
DOUGLAS.SANDERS@7-11.COM

DEVELOPER:

SCHAFER CONSTRUCTION
SHANE PARTRIDGE
2601 NETWORK BLVD., STE 413
FRISCO, TX 75034
(214) 888-6923
SPARTRIDGE@SCHAFERCONST.COM

ENGINEER:

CEI ENGINEERING, INC.
BRANDON WALDRUM, E.I.T.
PROJECT MANAGER
3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
(479) 254-1473
BWALDRUM@CEIENG.COM



Arkansas * California * Minnesota * Pennsylvania * Texas

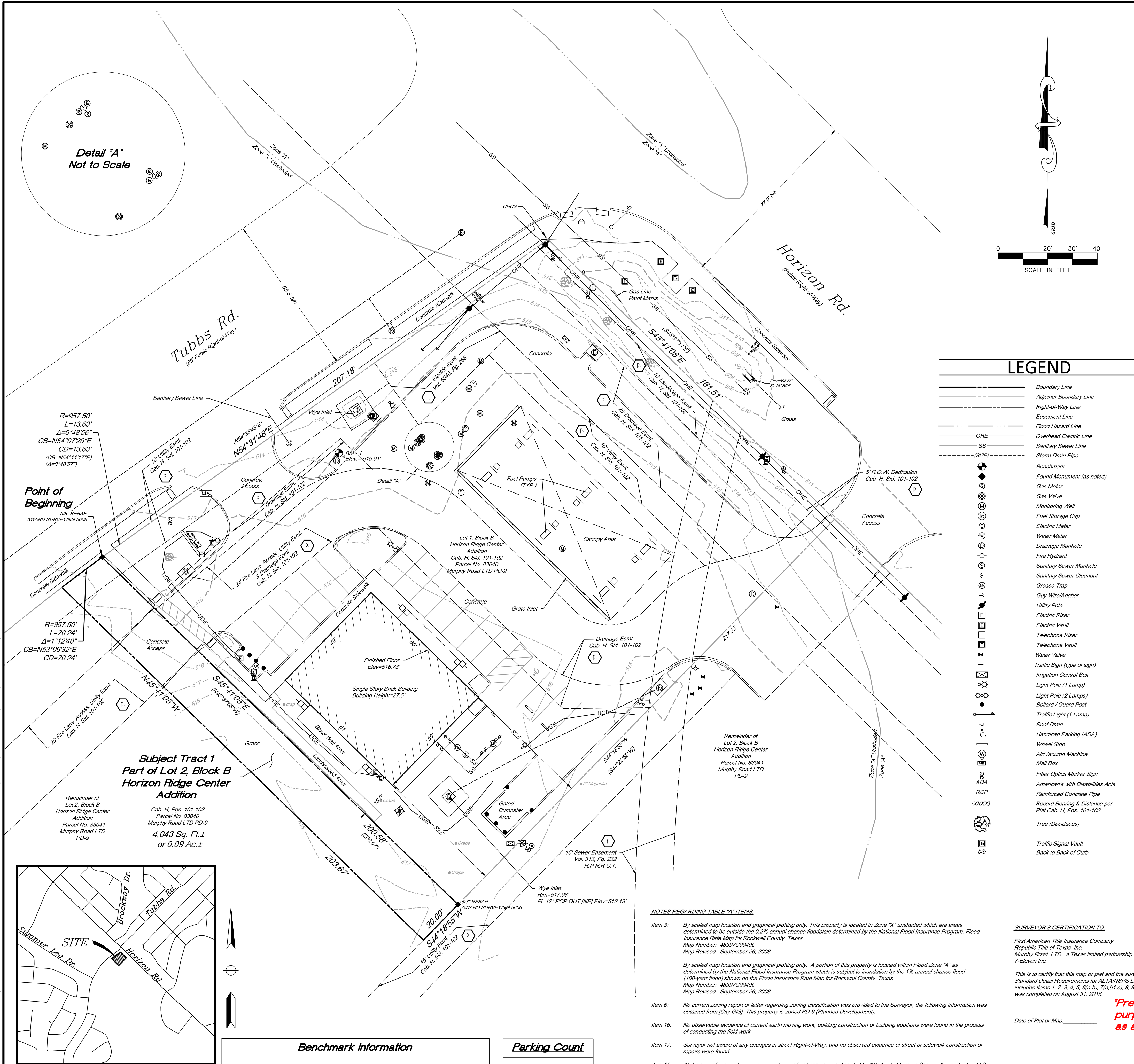
F-7524

JOB NO.: 30945	
DWG NAME: 30945 CS	
DATE 1/4/19 3:42 PM REV-3	SHEET NO. C1 of 11

© 2019 CEI ENGINEERING ASSOCIATES, INC.

PROJECT: 7-ELEVEN 3520 HORIZON ROAD ROCKWALL, TEXAS

JOB # 30945 DRAWING: 30945 ALTA.dwg LAST SAVED BY: GIOVANNI LOCATION: S:\30000\30945\Drawings\Survey\30945 ALTA Rev. 01\30945 ALTA.dwg



Title Commitment provided by: First American Title Insurance Company, Commitment No. 1002-262376-RTT, Countersigned by: Republic Title of Texas, Inc. Effective Date: September 19, 2018.

Exceptions	Effect on Survey
10. The following matters and all terms of the documents creating or offering evidence of the matters:	
a. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.	None presented to Surveyor
b. All encumbrances, violations, variations, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land, including, without limitation, all visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use.	None presented to Surveyor
c. Rights, if any, of third parties with respect to any portion of the subject property lying within the boundaries of a public or private road.	None presented to Surveyor
d. Rights of parties in possession and rights of tenants under any unrecorded leases or rental agreements.	Not survey related
e. Easement granted by Kirby Albright to the State of Texas, filed 03/04/1969, recorded in Volume 86, Page 97, Real Property Records, Rockwall County, Texas.	The location cannot be determined from the record document
f. Easement granted by Whittle Development Corporation to the City of Rockwall, filed 03/26/1987, recorded in Volume 313, Page 232, Real Property Records, Rockwall County, Texas.	As shown hereon
g. Easement granted by Schlumberger Technology Corporation to Texas Utilities Electric Company, filed 08/09/1994, recorded in Volume 908, Page 182, Real Property Records, Rockwall County, Texas.	(Emt. has been abandoned per Instruments # 00432870)
h. Mineral estate and interest in coal, lignite oil, gas and other minerals together with all rights, privileges and immunities thereto described in instrument filed 11/08/1940, recorded in Volume 36, Page 233, Real Property Records, Rockwall County, Texas. Company makes no representation as to the present ownership of any such interests.	The location cannot be determined from the record document
i. Mineral estate and interest in coal, lignite oil, gas and other minerals together with all rights, privileges and immunities thereto described in instrument filed 03/31/1966, recorded in Volume 75, Page 201, Real Property Records, Rockwall County, Texas. Company makes no representation as to the present ownership of any such interests.	The location cannot be determined from the record document
j. Easement granted by Murphy Road, Ltd., to TXU Electric Company, filed 05/24/2000, recorded in Volume 1877, Page 173, Real Property Records, Rockwall County, Texas.	Does not lie within bounds of 0.09 Ac. Tract (Part of Lot 2)
k. Easement granted by Murphy Road, Ltd., to the City of Rockwall, filed 01/08/2001, recorded in Volume 2040, Page 47, Real Property Records, Rockwall County, Texas.	Does not lie within bounds of 0.09 Ac. Tract (Part of Lot 2)
l. Easement granted by Murphy Building, Ltd., to TXU Electric Delivery Company, filed 04/27/2007, recorded in Volume 5040, Page 268, Real Property Records, Rockwall County, Texas.	As shown hereon
m. Easement granted by Murphy Building, Ltd., to TXU Electric Delivery Company, filed 06/05/2007, recorded in Volume 5092, Page 26, Real Property Records, Rockwall County, Texas.	Does not lie within bounds of 0.09 Ac. Tract (Part of Lot 2)
n. Easement granted by Murphy Building, Ltd., to TXU Electric Delivery Company, filed 07/19/2007, recorded in Volume 5147, Page 306, Real Property Records, Rockwall County, Texas.	Does not lie within bounds of 0.09 Ac. Tract (Part of Lot 2)
o. Terms, provisions, conditions, easements, obligations and liens, contained in that certain Declaration of Reciprocal Easements and Covenants, Conditions and Restrictions, by Murphy Road, Ltd., a Texas limited partnership, d/b/a Murphy Building, Ltd., filed 08/17/2010, recorded in Volume 6229, Page 25, Real Property Records, Rockwall County, Texas. (Affects Tracts 1 and 2)	Subject Tract 2 Referenced in Document. Blanket in Nature Unable to Graphically Depict
p. The following easements and/or building lines, as shown on plat recorded in Cabinet H, Slide 101-102, Plat Records, Rockwall County, Texas: 15' electric easement(s); 25' drainage easement; 10' utility easement(s); 10' landscape easement; 25' fire line, access and utility easement.	As shown hereon

The land referred to in this Commitment is described as follows:
Tract 1: (Fee Simple)
Lot 2, Block B of LOTS 1 AND 2, BLOCK B, HORIZON RIDGE CENTER ADDITION, a Subdivision to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet H, Slide(s) 101-102, Plat Records, Rockwall County, Texas.
Tract 2: (Easement Estate)
Non-exclusive easement rights created by that certain Declaration of Reciprocal Easement and Covenants, Conditions and Restrictions, granted by Murphy Road, Ltd., filed 08/17/2010, recorded in Volume 6229, Page 25, Real Property Records, Rockwall County, Texas.

Surveyor's Description:
Being a 0.09 acre tract of land and being a part of Lot 2, Block B Horizon Ridge Center Addition, a subdivision to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet H, Slide(s) 101-102, Plat Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:
BEGINNING at a 5/8-inch rebar with cap stamped "Award Surveying 5606" for the north corner of the aforementioned 0.09 acre tract, and the west corner of Lot 1, Block B of said Horizon Ridge Center Addition also being along the south Right-of-Way (ROW) of Tubbs Road (85 foot public ROW);
THENCE departing said south ROW line and along the common line of said Lot 1 and Lot 2, South 45° 41' 05" East, 200.58 feet to a 5/8-inch rebar with cap stamped "Award Surveying 5606";
THENCE South 44° 18' 55" West, departing said common line, 20.00 feet to an ell corner for the south corner of the herein described tract;
THENCE North 45° 41' 05" West, 203.67 feet to a point for the beginning of a curve to the right having a radius of 957.50 feet, central angle of 1° 12' 40" a chord and distance that bears North 53° 06' 32" East, 20.24 feet;
THENCE along said curve to the right, also being the said south ROW of Tubbs Road, an arc length of 20.24 feet to the POINT OF BEGINNING containing 4.043 square feet or 0.09 of an acre more or less.

GENERAL NOTES:
1. This survey does not purport to be a proposed tract split, replat or any other subdivision plat as may be defined by city, county, or state law. The land owner is encouraged to check with the local planning/development authorities for proper platting procedures before proceeding with this development.
2. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
3. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
4. This plat represents a ALTA/NSPS Land Title Survey of the parcel recorded in Plat Records, Cab. H, Sld. 101-102 in the public records of Rockwall County, Texas.
5. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
6. Basis of Bearings: NAD83, State Plane, Texas North Central Zone, established using the WDS Network RTK observation. This observation was compared to an OPUS solution for accuracy.
7. Basis of Elevation: NAVD88, established using the WDS Network RTK observation. This observation was compared to an OPUS solution for accuracy.
8. This survey is valid only if the drawing includes the seal and signature of the surveyor.
9. This survey is based on a title commitment provided by First American Title Insurance Company, commitment No. 1002-262376-RTT countersigned by: Republic Title of Texas, Inc., Effective Date: September 19, 2018.
10. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
11. Subsurface and environmental conditions were not examined nor considered a part of this survey.
12. Multiple utility services are located within easements abutting or within the bounds of subject tract.
13. The locations of underground utilities as shown hereon are based on above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.
14. Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.
15. The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.

30945	9/5/18	JKB	CDG	JSA	JT
CEI PROJECT NO.	INITIAL DATE	PLS	DRW	FLD	CHK'R

CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PKWY
BENTONVILLE, AR 72712 (479) 273-9472
CORPORATE OFFICE TBPLS FIRM: #10194234

3030 LBJ FREEWAY
DALLAS, TX 75234 (972) 488-3737
DALLAS OFFICE TBPLS FIRM: #10031500

Seven-Eleven
3520 Horizon Rd.
City of Rockwall, Rockwall County, Texas

ALTA/NSPS Land Title Survey

REV DATE 10/30/18 REV 0	SHEET NO. 1 OF 1
-------------------------------	---------------------

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

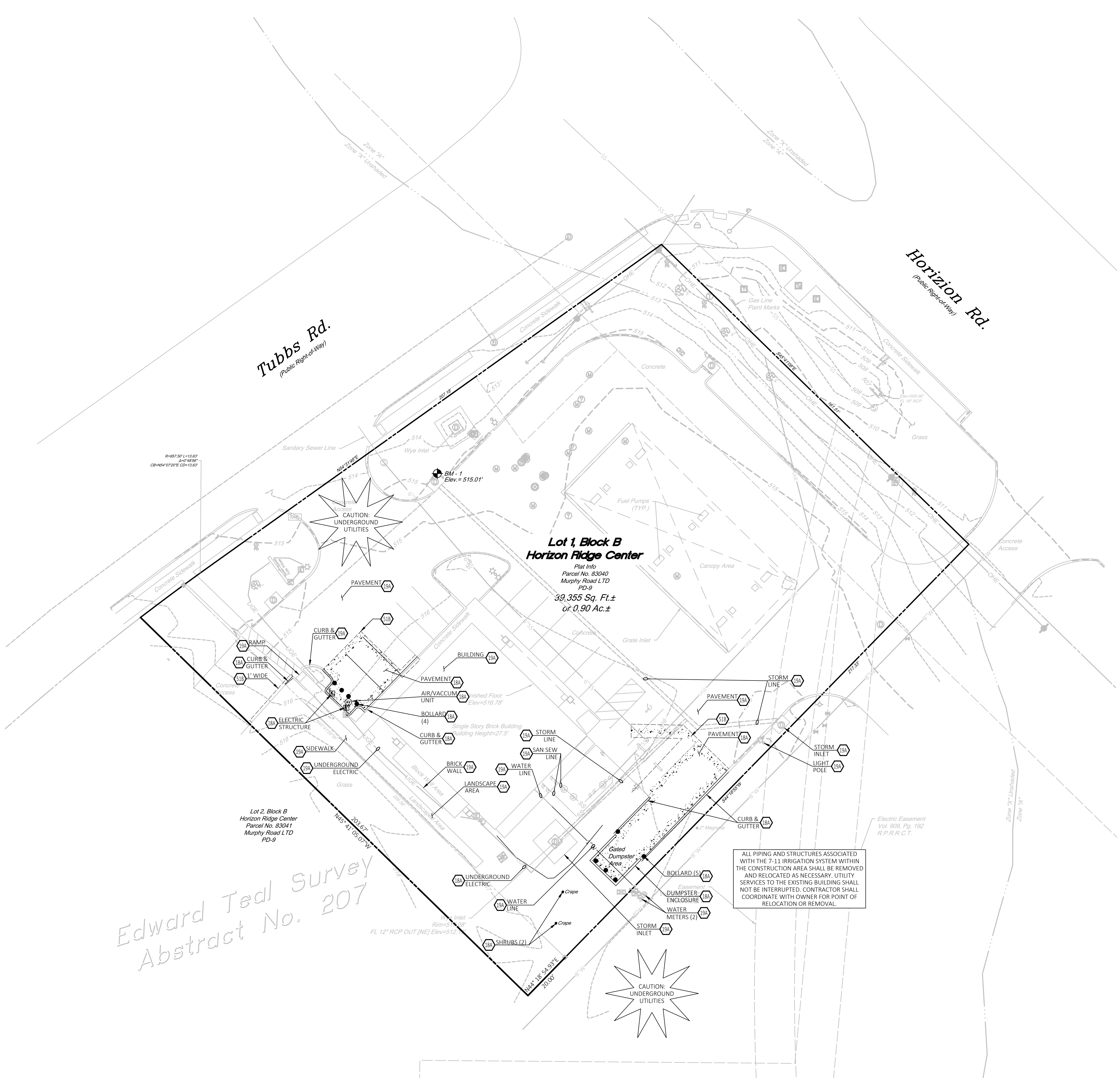
NOTES REGARDING TABLE "A" ITEMS:
Item 3: By scaled map location and graphical plotting only. This property is located in Zone "X" unshaded which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Rockwall County, Texas. Map Number: 48397C0040L Map Revised: September 26, 2008
By scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "A" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map for Rockwall County, Texas. Map Number: 48397C0040L Map Revised: September 26, 2008
Item 6: No current zoning report or letter regarding zoning classification was provided to the Surveyor, the following information was obtained from (City GIS). This property is zoned PD-9 (Planned Development).
Item 16: No observable evidence of current earth moving work, building construction or building additions were found in the process of conducting the field work.
Item 17: Surveyor not aware of any changes in street Right-of-Way, and no observed evidence of street or sidewalk construction or repairs were found.
Item 18: At the time of survey there was no evidence of wetland areas delineated by "Wetlands Mapping Services" published by U.S. Fish and Wildlife Service, Division of Habitat and Resource Conservation.

SURVEYOR'S CERTIFICATION TO:
First American Title Insurance Company
Republic Title of Texas, Inc.
Murphy Road, LTD., a Texas limited partnership
?-Eleven Inc.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a-b), 7(a,b), 8, 9, 11, 13, 14, 16, 17, 18, 19, 20 and 21(a-e) of Table A thereof. The field work was completed on August 31, 2018.
Date of Plat or Map: _____

Benchmark Information
Benchmark #1: A cut "X" in concrete on a curb inlet northeast of the access to subject property from Tubbs Rd. Elev.=515.01' NAVD88

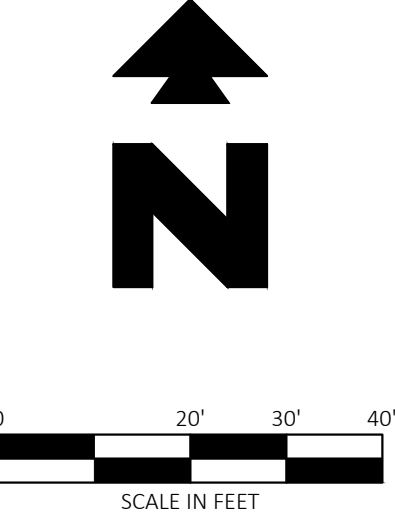
Parking Count
Regular Spaces 15
ADA Spaces 1
Total Spaces 16

JOB # 30945 DRAWING: 30945 SP.dwg LAST SAVED BY: B:\BUILDING\ 30945\ 30945.dwg (Rev-3) 3/29/15 SP.dwg



SITE BENCHMARK
BENCHMARK #1:
A CUT "X" IN CONCRETE ON A CURB INLET NORTHEAST OF THE
ACCESS TO SUBJECT PROPERTY FROM TUBBS RD. ELEV=515.01'
NAVD88

"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."



NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

LEGEND

EXISTING			
e	EAST OR ELECTRIC	— OHT —	OVERHEAD TELEPHONE
n	NORTH	— OHTV —	OVERHEAD TV
oh	OVERHEAD	— X"SS —	SANITARY SEWER
s	SOUTH OR SEWER	— UGE —	UNDERGROUND ELECTRIC
t	TELEPHONE	— UGE&T —	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	— UGT —	UNDERGROUND TELEPHONE
w	WEST OR WATER	— UGTV —	UNDERGROUND TV
— — — — —	PROPERTY LINE	— X"W —	WATER
— — — — —	RIGHT OF WAY LINE	— 5-10-11 50.5 —	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
=====	STORM DRAIN		
— X"G —	GAS		
— OHE —	OVERHEAD ELECTRIC		
— OHE&T —	OVERHEAD ELECTRIC AND TELEPHONE		


GENERAL DEMOLITION NOTES

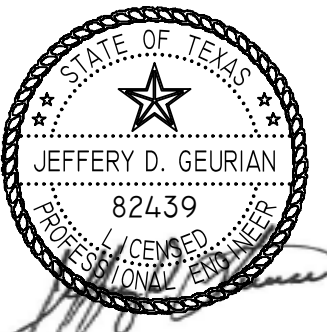
- THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "7-ELEVEN STANDARD SITE WORK SPECIFICATIONS".
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- ENGINEER'S NOTICE TO CONTRACTOR**
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

DEMOLITION NOTES

- 18A EXISTING TO BE REMOVED.
19A EXISTING TO REMAIN.
51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL

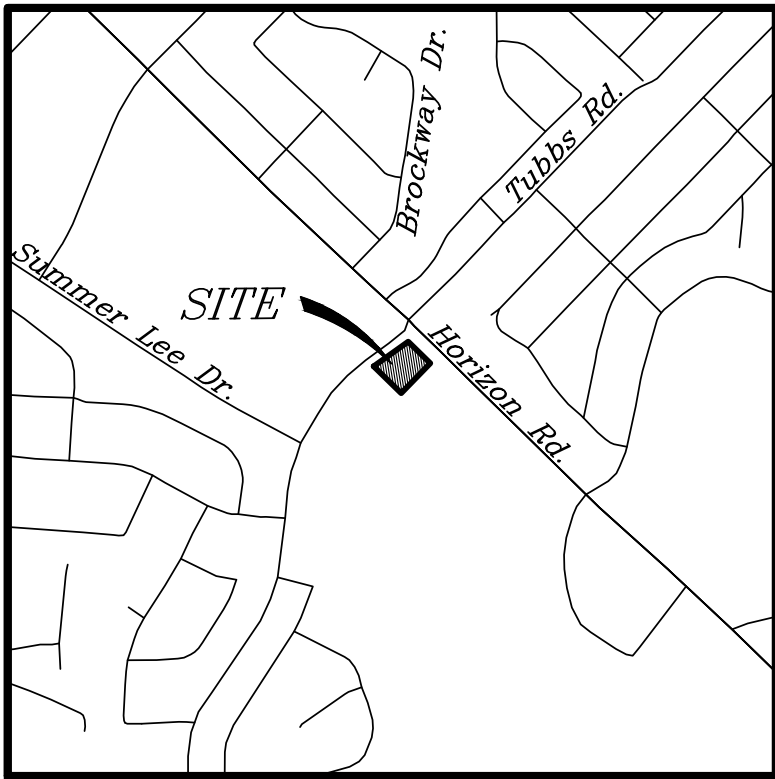
HORIZON RIDGE CENTER ADDITION LOT 1, BLOCK B

30945	1/4/19	JDG	DMT	CAG	CAG
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
					
Engineering Associates, Inc.					
ENGINEERS		PLANNERS		SURVEYORS	
LANDSCAPE ARCHITECTS		ENVIRONMENTAL SCIENTISTS			
3030 LB Freeway, Suite 100 Dallas, TX 75234				(972) 488-3737 FAX (972) 488-6732	
7-ELEVEN					
3520 HORIZON ROAD					
ROCKWALL			TEXAS		
DEMOLITION PLAN					
REV DATE		SHEET NO.			
1/4/19		C30f 1			
REV-3					



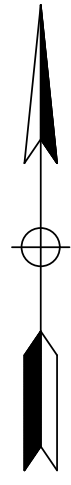
F-7524

1/28/19



Vicinity Map

Not to Scale
Latitude: 32.883939°
Longitude: -96.462854°



Tubbs Rd.
(Public Right-of-Way)

Horizon Rd.
(Public Right-of-Way)

9+45.30' ± (13.65' ±)
4+41.00' ±
CG-N6410720E CD-13.65'

Lot 1, Block B
Horizon Ridge Center

Plot Info
Parcel No. 83040
Murphy Road LTD
PD-9
39,355 Sq. Ft. ±
or 0.90 Ac. ±

*PARKING LOT AFFECTED BY
CONSTRUCTION MAY BE RE-STRIPPED
ACCORDING TO DETAIL 09B AT THE
DISCRETION OF THE OWNER.

CONNECT TO EXISTING
ELECTRIC LINE
RECONNECT BUILDING
DOMESTIC 2" WATER LINE

CAR WASH
966 SF
FFE 517.03

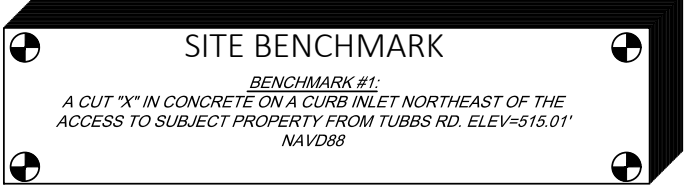
SCREENING FOR CAR WASH
SEE LANDSCAPE PLAN FOR
MORE INFORMATION

DOMESTIC (CAR WASH)
2" METER W/TESTABLE
BACKFLOW

RECONNECT BUILDING
DOMESTIC 1" WATER LINE

PROPOSED 2' CURB CUT (SEE
GRADING PLAN FOR MORE
DETAILS)

Edward Teal Survey
Abstract No. 207

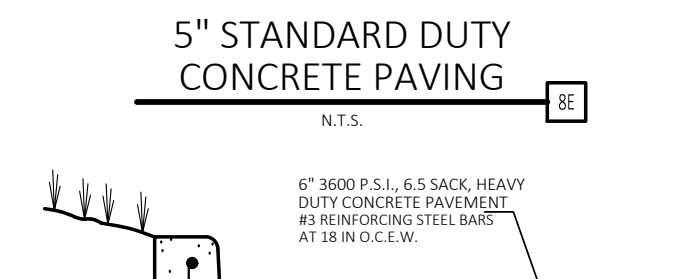
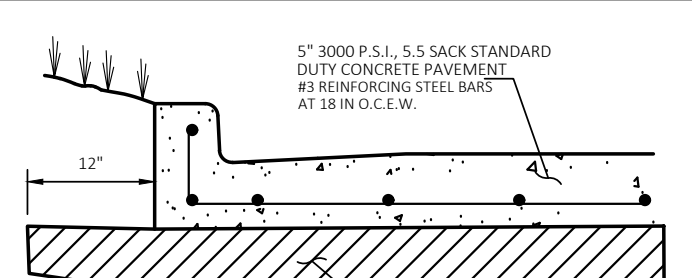


"ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH
THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING
AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO
RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN."

SITE INFORMATION TABLE	
ZONING	PD - "PLANNED DEVELOPMENT 9" FOR GENERAL RETAIL (GR) DISTRICT LAND USES
PROPOSED LAND USE	CONVENIENCE STORE WITH FUEL SALES AND CAR WASH
EXISTING LOT SIZE	39,355 SF/0.90 AC
PROPOSED LOT SIZE	43,397 SF/1.00 AC

SITE & UTILITY NOTES

- TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS).
- OVERHEAD CANOPY - (TYP. -PER ARCH. PLANS).
- MATCH EXISTING PAVEMENT ELEVATIONS.
- AIR VACUUM UNIT (SEE JGD SHEET FT-1 FOR CONDUIT SIZE).
- POINT OF CONNECTION - WATER SERVICE (PER LOCAL CODES).
- 8" X 2" M.J. TAPPING SLEEVE WITH M.J. TAPPING VALVE AND THRUST
BLOCKING WITH ADJUSTABLE VALVE BOX.
- METERED DOMESTIC WATER SERVICE ENTRY PER ARCH. PLANS (SEE SIZES
THIS SHEET).
- PROPOSED 2" WATER METER WITH TESTABLE BACKFLOW (PER NCTCOG CITY
OF ROCKWALL STANDARD NO. 4140).
- POINT OF CONNECTION - SANITARY SEWER SERVICE (PER NCTCOG CITY OF
ROCKWALL STANDARD NO. 5010).
- SANITARY SEWER SERVICE ENTRY (PER ARCH. PLANS).
- MAINTAIN MIN. 18 INCHES VERTICAL SEPARATION.
- LOCATION FOR THIS UTILITY AS SHOWN IS FOR DRAWING PURPOSES ONLY.
CONTRACTOR SHALL VERIFY THE EXACT LOCATION IN FIELD PRIOR TO THE
CONSTRUCTION OF THE PROPOSED UTILITY LINE TO BE CONNECTED.
CONTRACTOR SHALL NOTIFY CEI ENGINEERING IF THE DESIGN AS SHOWN IS
NOT ACHIEVABLE.
- P.O.S. SYSTEM FOR CARWASH (PER ARCH. PLANS).
- TIMER FOR CARWASH (PER ARCH. PLANS).
- LIGHT POLE (PER ARCH. PLANS).
- CAR WASH WATER RECLAMATION SYSTEM WITH SAND TRAP (PER ARCH.
PLANS).
- 1,000 GAL SAND/OIL INTERCEPTOR (PER ARCH. PLANS).



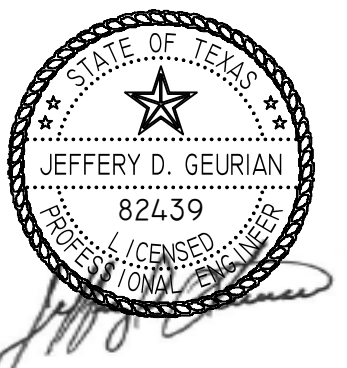
- NOTES:
- THE BASE COARSE AND SUB-GRADE SHALL BE COMPACTED PER
GEOTECHNICAL RECOMMENDATIONS.
 - NO SAND SHALL BE PLACED UNDERNEATH PAVING.
 - CONTRACTOR SHALL VERIFY THE ABOVE DETAILS WITH THE
SUBSURFACE EXPLORATION PREPARED BY ECL DATED 09-18-18 PRIOR
TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE CARRIED WITH
7-ELEVEN CONSTRUCTION MANAGER PRIOR TO THE START OF
CONSTRUCTION. (ECS PROJECT NUMBER: 19-7494)

OWNER:

7-ELEVEN INC.
DOUGLASS SANDERS
3200 HACKBERRY RD.
IRVING, TX 75063
(214) 676-9057
DOUGLAS.SANDERS@7-11.COM

DEVELOPER:

SHANE PARTTRIDGE
SCHAFFER CONSTRUCTION
2601 NETWORK BLVD, STE. 413
FRISCO, TEXAS 75034
PH# 214-888-8923 (O)
PH# 972-951-7851 (M)
SPARTRIDGE@SCHAFFERCONST.COM



F-7524 7/15/19



NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF
PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING
UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

LEGEND

EXISTING			
—	EAST OR ELECTRIC	—	OHT — OVERHEAD TELEPHONE
—	NORTH	—	OHTV — OVERHEAD TV
—	OVERHEAD	—	X"SS — SANITARY SEWER
—	SOUTH OR SEWER	—	UGE — UNDERGROUND ELECTRIC
—	TELEPHONE	—	UGE&T — UNDERGROUND ELECTRIC AND TELEPHONE
—	UNDERGROUND	—	UGT — UNDERGROUND TELEPHONE
—	WEST OR WATER	—	UGTV — UNDERGROUND TV
—	PROPERTY LINE	—	X"W — WATER
—	RIGHT OF WAY LINE	—	
—	STORM DRAIN	—	
—	X"G — GAS	—	5-10-11 50.5 — TREE INFO
—	OHE — OVERHEAD ELECTRIC	—	.5 = DIAMETER OF TRUNK IN FEET
—	OHE&T — OVERHEAD ELECTRIC AND TELEPHONE	—	10 = HEIGHT OF TREE IN FEET
		—	11 = CANOPY DIAMETER IN FEET
		—	50.5 = ELEVATION AT BASE OF TREE

PROPOSED

—	PROPERTY LINE/RIGHT OF WAY LINE	—	X"SS — SANITARY SEWER SERVICE
—	CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.	—	UGE — UNDERGROUND ELECTRIC SERVICE
—	BUILDING CONTROL POINT	—	X"W — WATER SERVICE

GENERAL SITE & UTILITY NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADI SHALL BE 2' AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS, ALL CURBING
ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01A. PAVEMENT SHALL BE INSTALLED IN
ACCORDANCE WITH DETAIL 08C & 08E.
- ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.
- ALL WATER LINES SHALL BE TYPE "K" COPPER WITH 24" MIN. COVER.
- ALL SANITARY SEWER LINES SHALL BE SDR-35 WITH 24" MIN. COVER.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY
OWNERS.
- ALL ELECTRIC EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY
COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY
COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED
BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE
ENGINEER.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY
OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION
AND ALL UTILITY CROSSINGS AND INFORM CEI ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR
REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO
CONSTRUCTION. CEI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE
CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN SPECIFICATIONS, ALL WATER LINE
FITTINGS SHALL BE INSTALLED WITH THRUST BLOCKING PER DETAIL 31C. ALL WATER LINE PIPE BEDDING SHALL BE
INSTALLED PER DETAIL 42A. ALL SANITARY SEWER PIPE BEDDING SHALL BE INSTALLED PER DETAIL 42B.

SITE & UTILITY DETAILS

- 08C 6" 3600 P.S.I., 6.5 SACK, HEAVY DUTY CONCRETE PAVING WITH REINFORCING #3 STEEL
BARS PLACED AT 18 INCHES ON CENTER EACH WAY
- 08E 5" 3000 P.S.I., 5.5 SACK, STANDARD DUTY CONCRETE PAVING WITH REINFORCING #3
STEEL BARS PLACED AT 18 INCHES ON CENTER EACH WAY
- 10A TRAFFIC FLOW ARROW
- 11A DO NOT ENTER SIGN
- 11J ONE WAY SIGN
- 40C SANITARY SEWER CLEAN-OUT (PER NCTCOG CITY OF ROCKWALL STANDARD NO. 5110)

ZONING CASE NO.: Z2018-039

HORIZON RIDGE CENTER ADDITION LOT 1, BLOCK B

30945	7/15/19	JDG	DMT	CAG	CAG
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
CEI Engineering Associates, Inc.					
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3030 LBJ Freeway, Suite 100 (972)488-3737 Dallas, TX 75234 FAX (972)488-6732					
7-ELEVEN					
3520 HORIZON ROAD ROCKWALL, TEXAS					
SITE & UTILITY PLAN					
REV DATE 7/15/19 REV-4	SHEET NO. C4 of 11				

SWP-CI "Big Red"

Curb Inlet Protector

By ASP Enterprises and Storm Water Products
Temporary and Reusable Solutions for Sediment Control



- Reusable Curb Inlet Protection
- Environmentally Friendly
- Drops out sediment by dissipating the water energy

"Big Red" Filter Advantages:

- Easy to install
- Versatile for a variety of curb inlets
- Reusable and Extremely easy to clean
- Made from 90% Inert Recycled Materials

The SWP-CI "Big Red" Filter is a REUSABLE inlet protector that keeps out sediment throughout the entire construction project. There are no pockets to fill, no velcro bags, no assembly etc. Simply place in front of the inlet, make sure it lays in the contour, and you are DONE!

Simple installation also translates into simple removal, cleanup and re-

use at the next project or phase. Maintenance is simple as well by lifting the unit from the inlet, shaking the mud off of it, removing the sediment on the concrete, and placing the unit back. If it is severely filled with sediment, wash it out in a vegetated area and it is as good as new.

All of these features and benefits combine to make the SWP-CI "Big Red" curb inlet protector the perfect choice for all curb inlet applications. It comes in 54" long for single curb inlets and 104" lengths for double curb inlets.

- High Flow Rate
- Made of Durable High-Strength Geotextile
- Fully Reusable
- Made of Recycled Materials



SWP-CI "Big Red"

Curb Inlet Protector

By ASP Enterprises and Storm Water Products



Specifications:

- Infill Material: shredded recycled rubber tires
- Weight: approx. 10 lbs per linear foot
- Diameter: approx. 8"

Geotextile fabric made of durable high flow fabric with the following properties:

Property	Test Method	Units	Typical Value
Weight	ASTM D5261	oz/sq. yd	9.3
Grab Tensile Strength	ASTM D4632	lb	warp 250 fill 290
Tear Strength (Trapezoid)	ASTM D4533	lb	warp 60 fill 50
Burst	ASTM D3786	psi	440

(Efforts were made to determine flow rate-the fabric exceeded all capacities of the testing equipment)



ASP Enterprises and Storm Water Products assume no liability for the accuracy or completeness of this information or for the ultimate use by the purchaser. ASP and SWP disclaim any and all express, implied, or statutory warranties, warranties or guarantees, including without limitation any implied warranty as to merchantability or fitness for a particular purpose or arising from a course of dealing or usage of trade in any equipment, materials or information furnished herewith. This document should not be construed as engineering advice.

SWP-CI "BIG RED"

N.T.S.

754

Tubbs Rd.
(Public Right-of-Way)

Horizon Rd.
(Public Right-of-Way)

Lot 1, Block B
Horizon Ridge Center

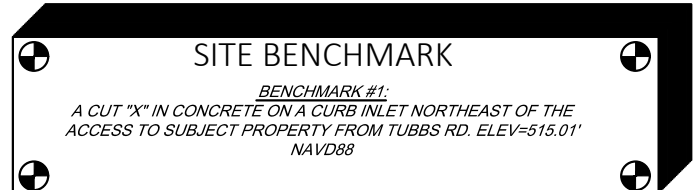
Plot Info
Parcel No. 83040
Murphy Road LTD
PD-9

39,355 Sq. Ft.
or 0.90 Ac.±

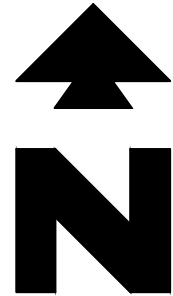
Lot 2, Block B
Horizon Ridge Center
Parcel No. 83041
Murphy Road LTD
PD-9

Edward Teal Survey
Abstract No. 207

TOTAL DISTURBED AREA: 0.19 AC/ 8,470 SQ. FT.



"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."



NOTE:
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LEGEND

EXISTING

— OHT —	OVERHEAD TELEPHONE
— OHTV —	OVERHEAD TV
— X"SS —	SANITARY SEWER
— UGE —	UNDERGROUND ELECTRIC
— UGE&T —	UNDERGROUND ELECTRIC AND TELEPHONE
— UGT —	UNDERGROUND TELEPHONE
— UGTV —	UNDERGROUND TV
— X"W —	WATER
— X"G —	GAS
— OHE —	OVERHEAD ELECTRIC
— OHE&T —	OVERHEAD ELECTRIC AND TELEPHONE

PROPOSED

— SF —	PROPERTY LINE/RIGHT OF WAY LINE
— SF —	GRADE BREAK
— SF —	CONTOUR ELEVATIONS
— SF —	SPOT ELEVATIONS: TC = TOP OF CURB G = GUTTER FG = FINISH GRADE (NATURAL GRADE) FS = FINISH SURFACE (PAVEMENT)
— SF —	LIMITS OF DISTURBANCE
— SF —	SILT FENCE
— SF —	INLET PROTECTION

GENERAL EROSION NOTES

- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF TEXAS NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNER'S CONSTRUCTION MANAGER.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.
- MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- NO RUBBISH, TRASH, GARBAGE OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL STOP FOR AT LEAST 21 DAYS, SHALL BE TEMPORARILY SEEDED WITHIN 14 DAYS.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE LANDSCAPING PLAN.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNER'S CONSTRUCTION MANAGER.
- ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AFTER THE STABILIZATION OF THE SITE AND ALSO ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS.
- IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
- DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.
- ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAINS & UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

GENERAL GRADING NOTES

- PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS (SEE LANDSCAPE PLAN FOR SEED MIX AND PROPER APPLICATION RATE). ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

SEQUENCE OF CONSTRUCTION:

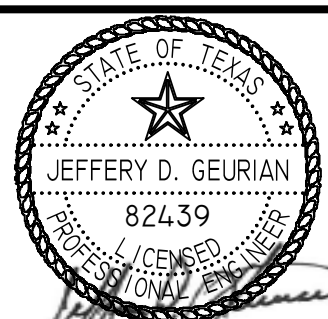
- PREPARE TEMPORARY PARKING AND STORAGE AREA.
- CONSTRUCT THE SILT FENCES ON THE SITE.
- CLEAR AND GRUB THE SITE.
- BEGIN GRADING THE SITE.
- START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
- TEMPORARILY SEED DENUDED AREAS.
- INSTALL UTILITIES, UNDERDRAINS, CURBS AND GUTTERS.
- INSTALL INLET PROTECTION DEVICES.
- PREPARE SITE FOR PAVING.
- PAVE SITE.
- COMPLETE GRADING AND INSTALL PERMANENT SEEDED AND PLANTING.
- REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

GRADING NOTES

- 18D MATCH EXISTING PAVEMENT ELEVATIONS.
- 73C 100 GAL SAND/OIL INTERCEPTOR (PER ARCH. PLANS)

GRADING & EROSION DETAILS

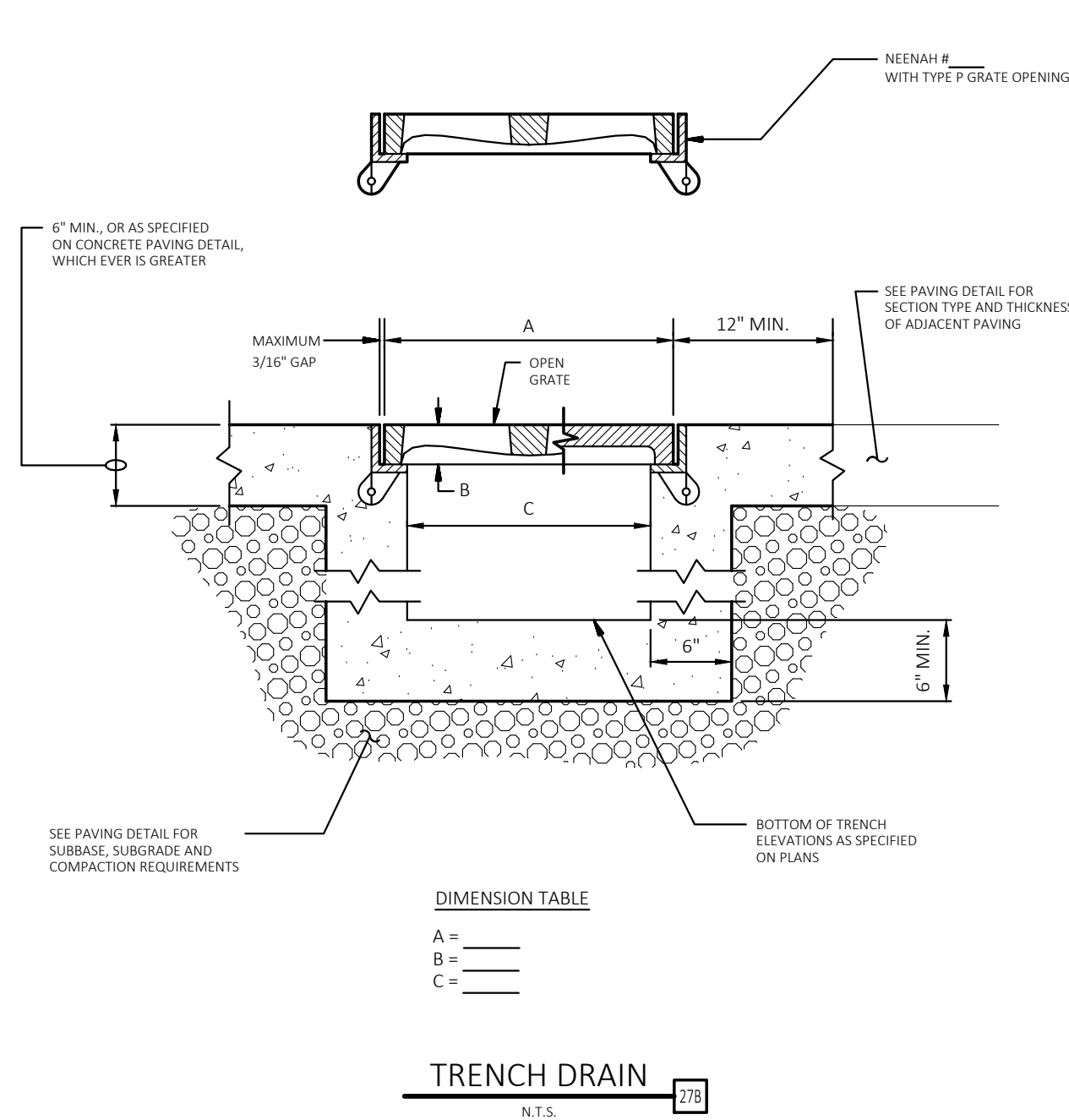
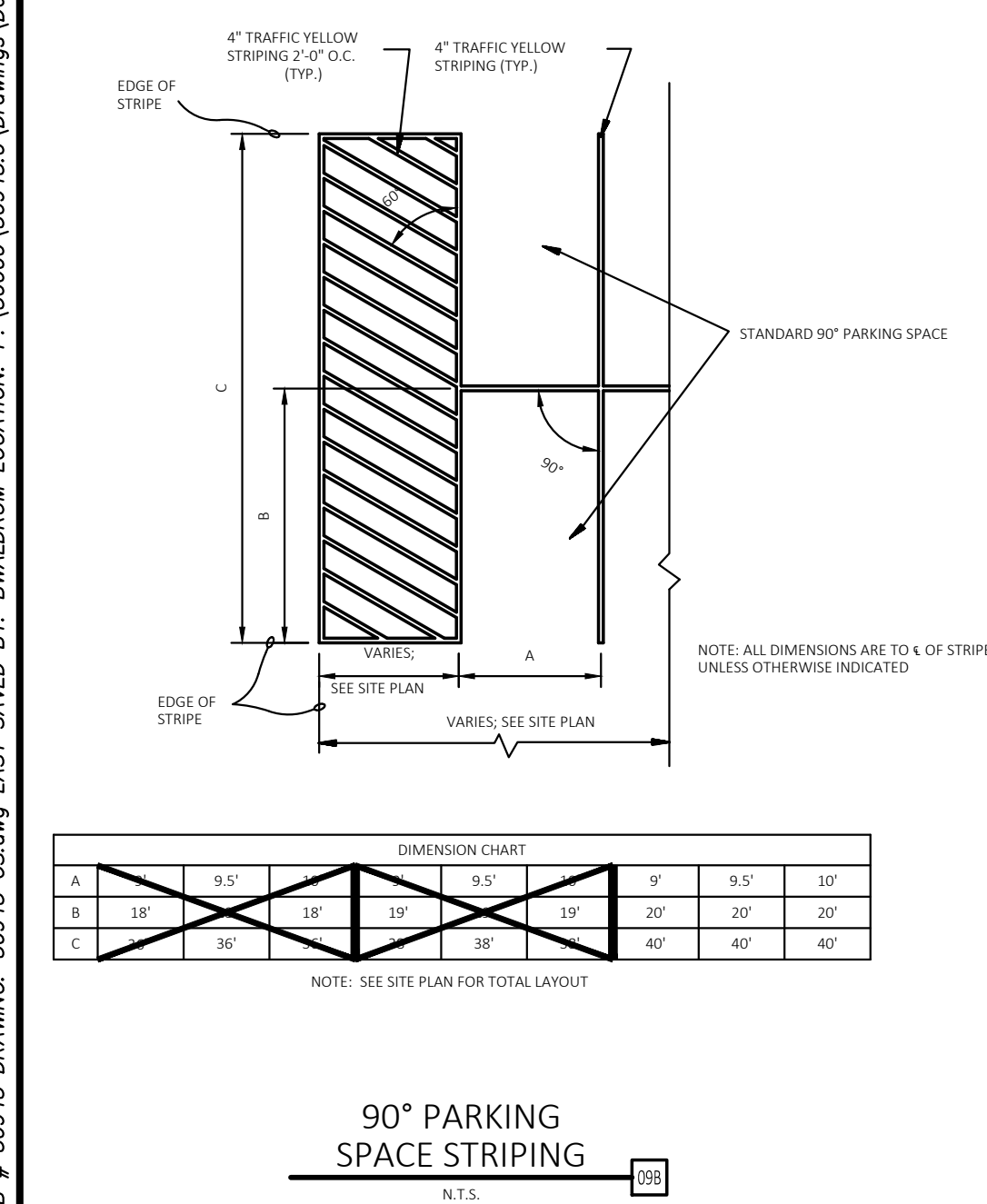
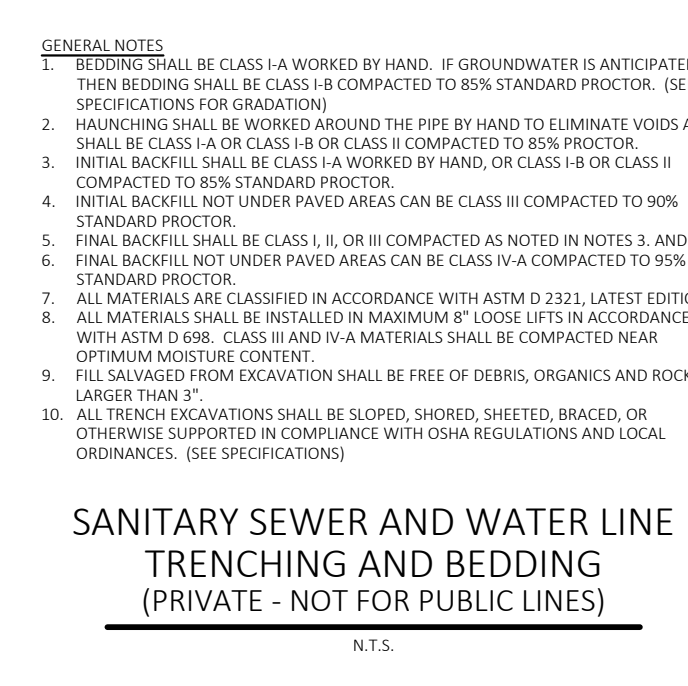
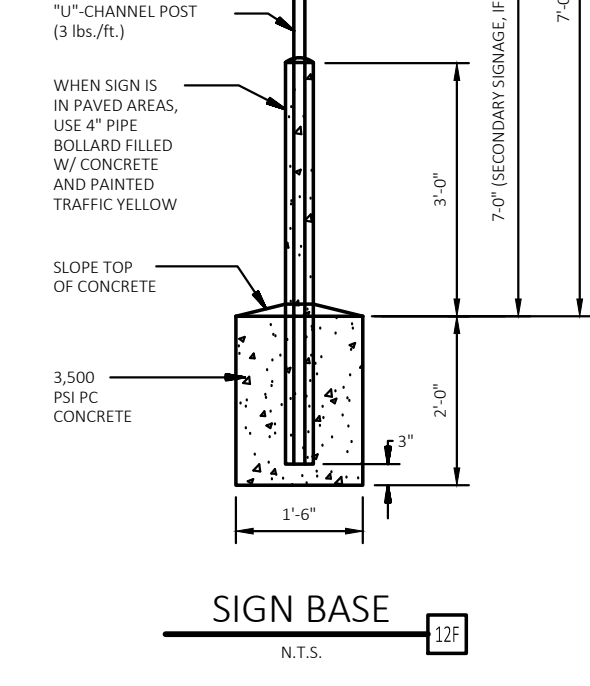
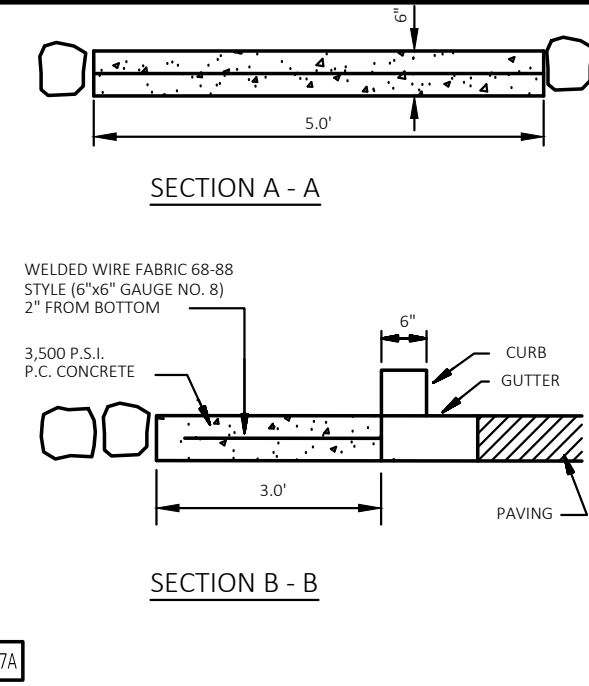
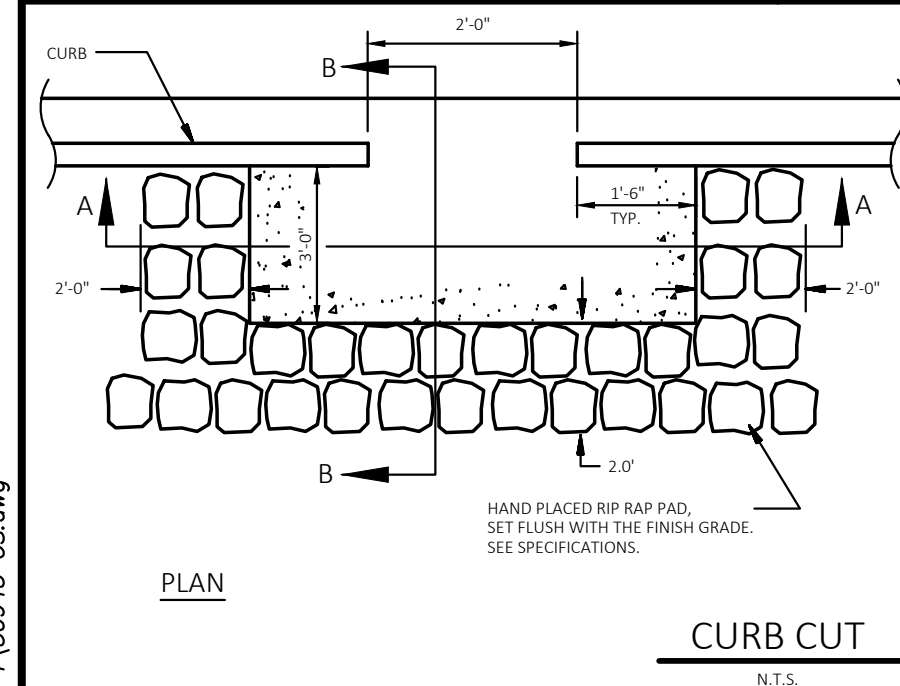
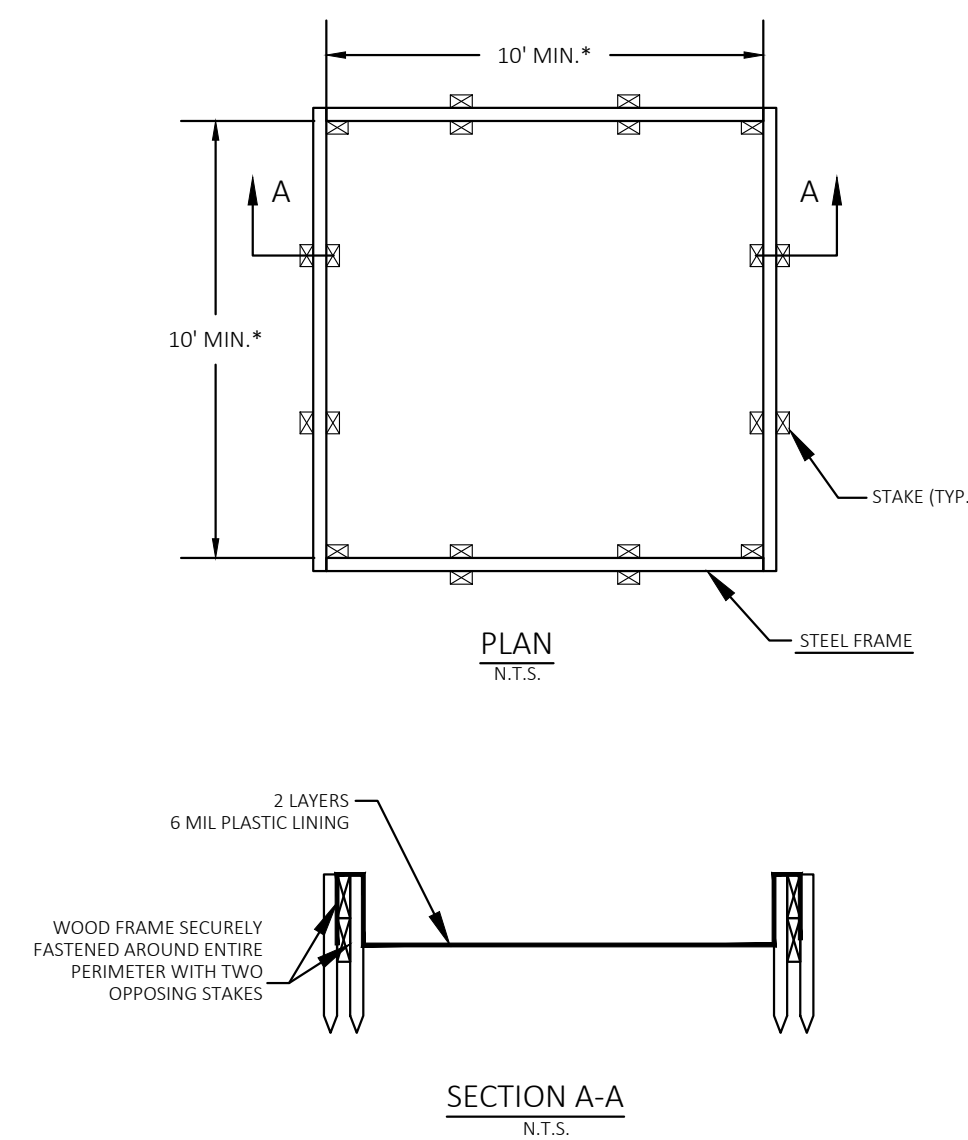
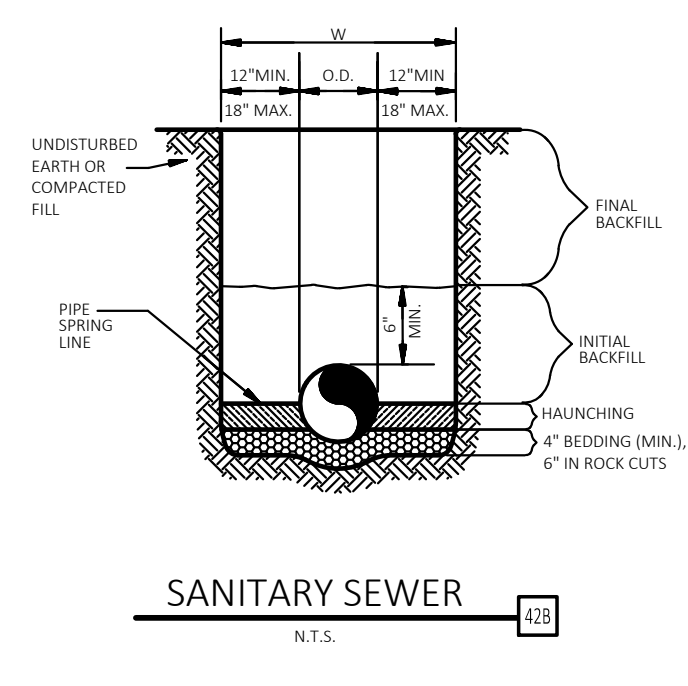
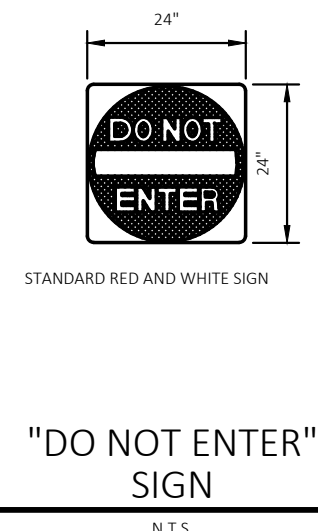
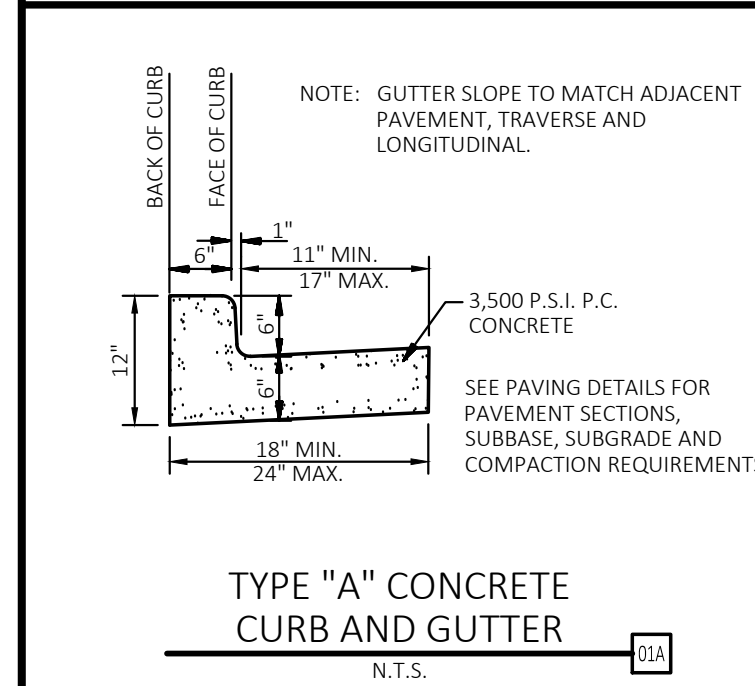
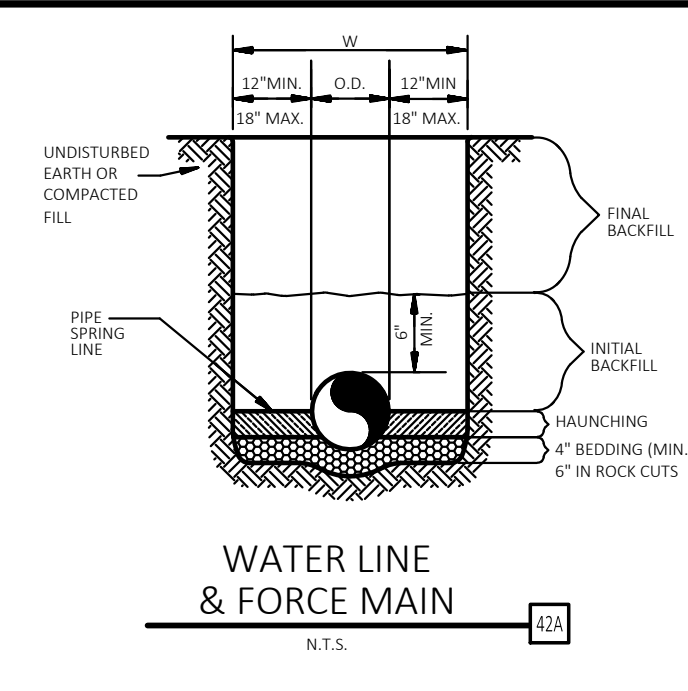
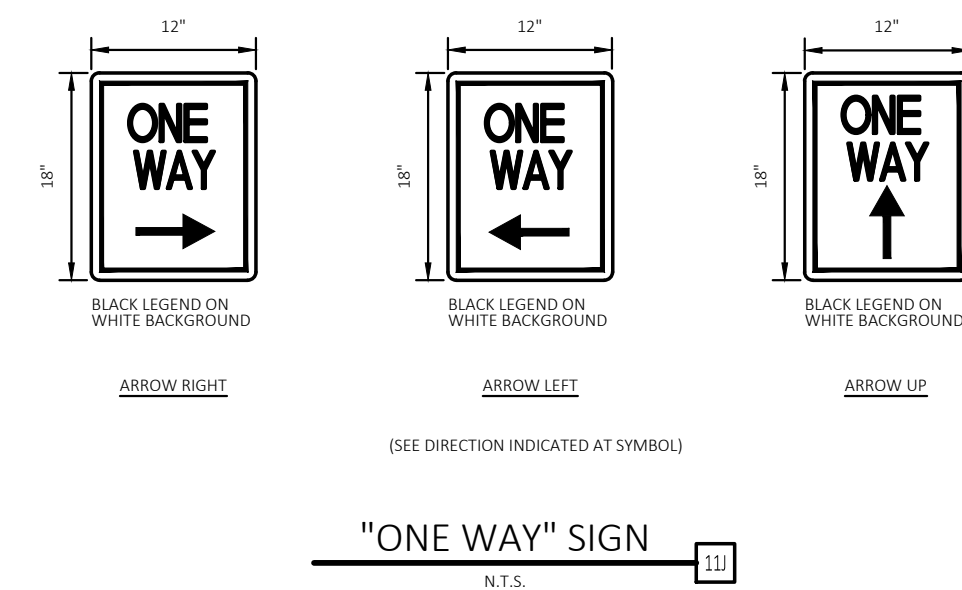
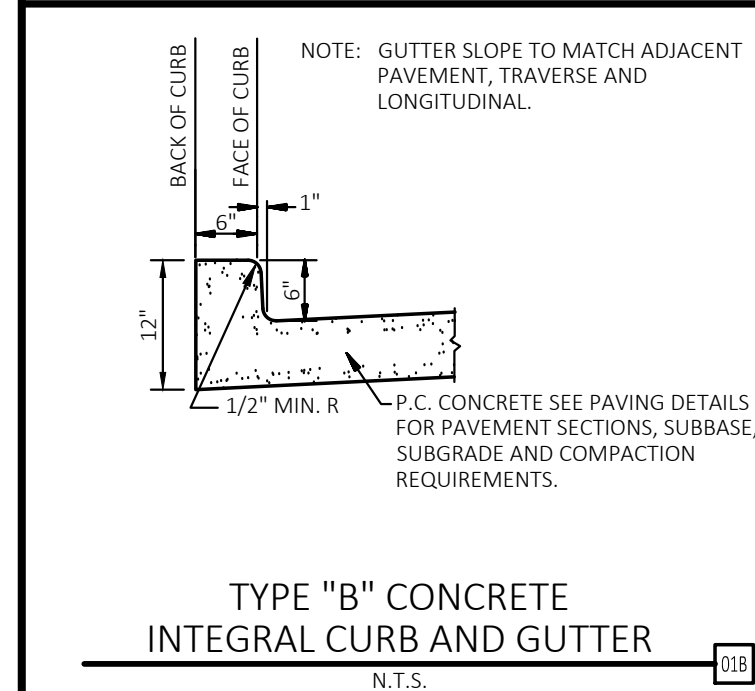
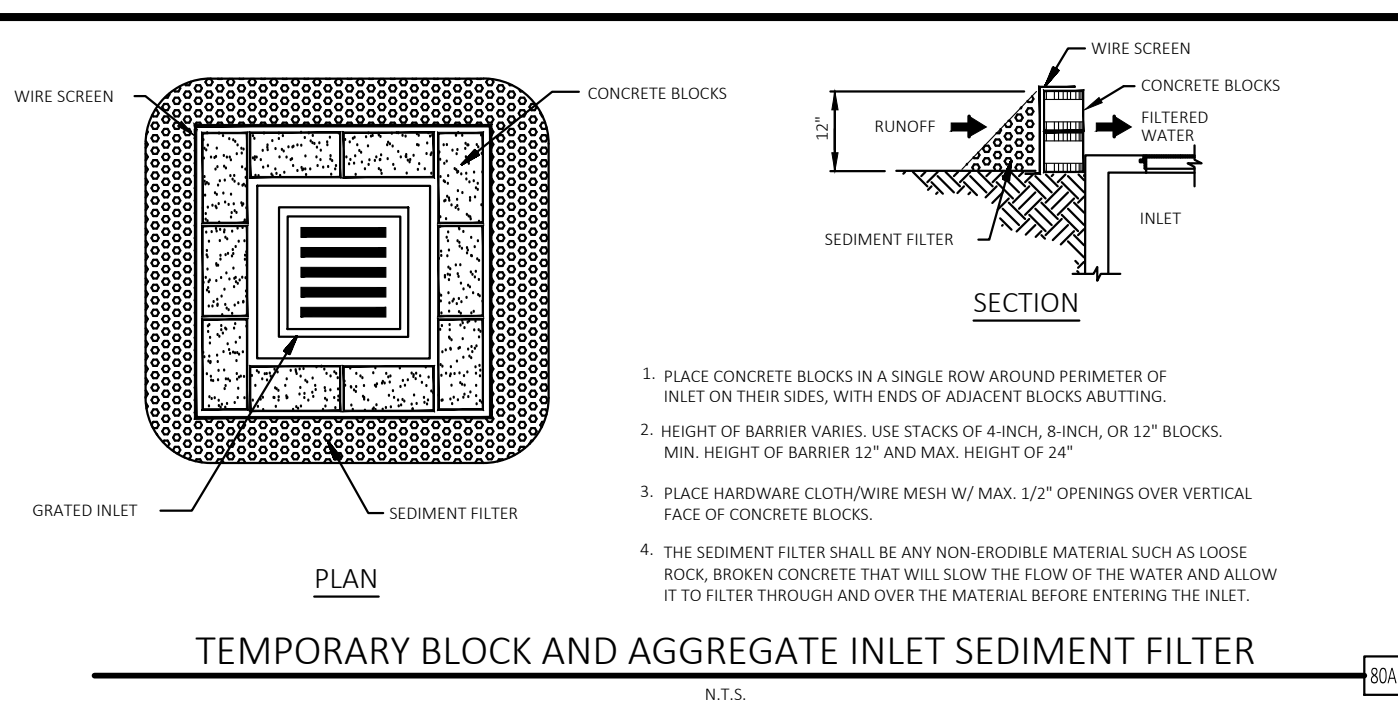
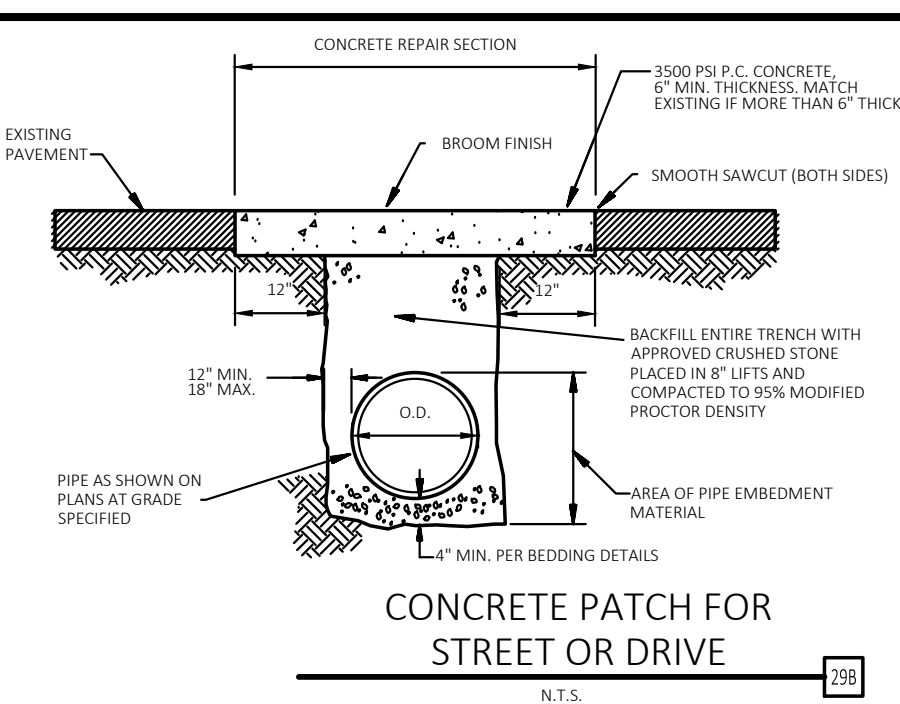
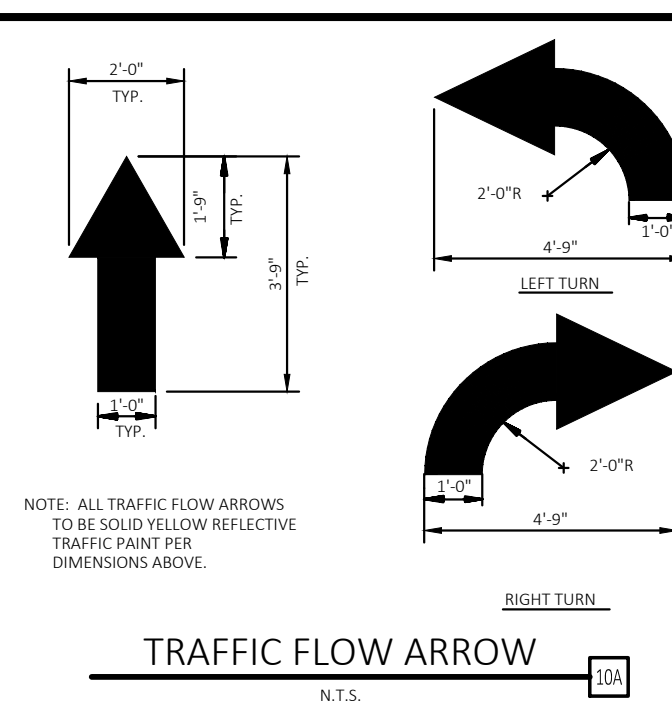
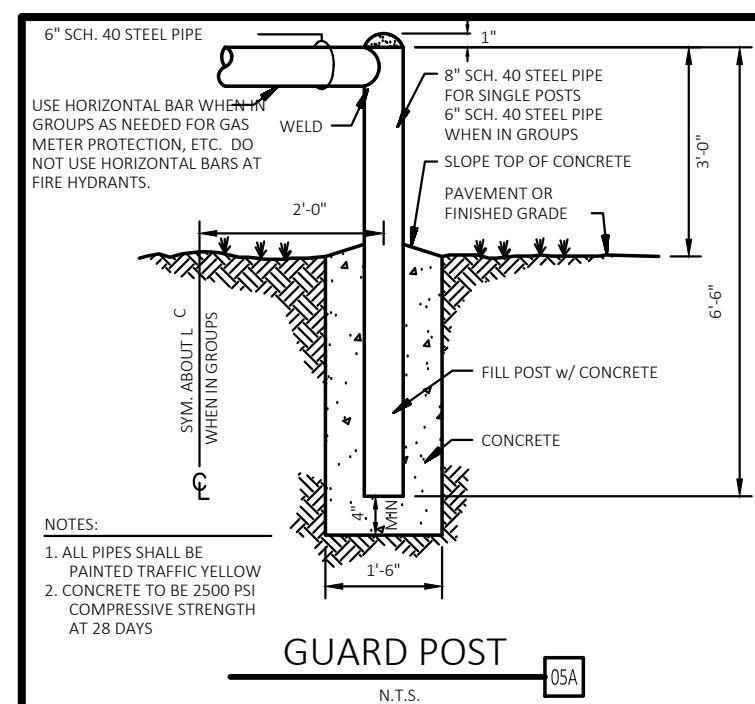
- 17A CURB CUT
- 27B TRENCH DRAIN
- 75A SWP-CI "BIG RED" OR APPROVED EQUAL
- 80A TEMPORARY BLOCK AND AGGREGATE INLET SEDIMENT FILTER
- 84A TEMPORARY SILT FENCE
- 85C TEMPORARY CONCRETE WASH OUT.

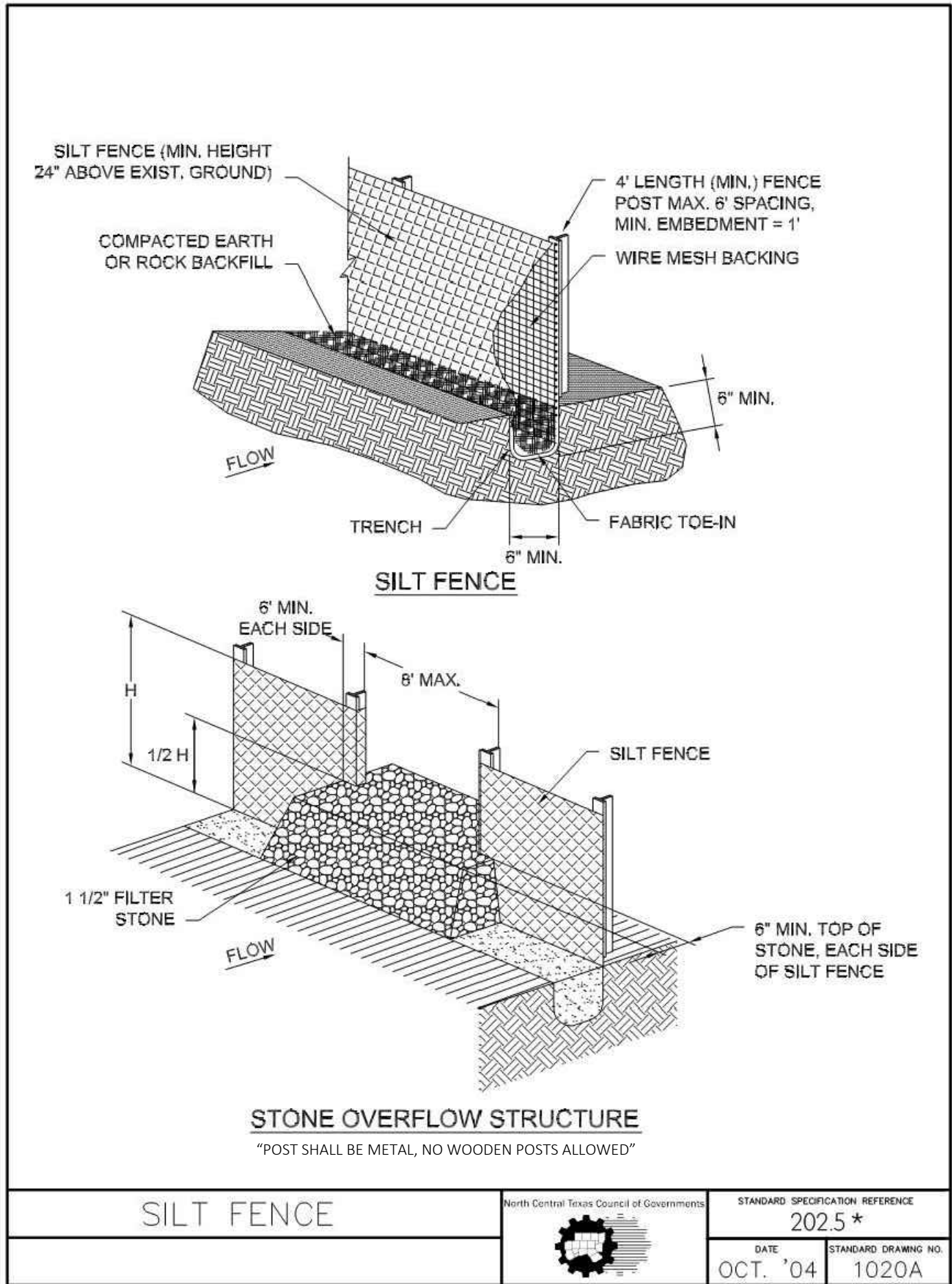


F-7524

7/15/19

HORIZON RIDGE CENTER ADDITION LOT 1, BLOCK B					
30945	7/15/19	JDG	DMT	CAC	CAC
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
CEI Engineering Associates, Inc.					
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3030 LB Freeway, Suite 100 (972)488-3737 Dallas, TX 75234 FAX (972)488-6732					
7-ELEVEN					
3520 HORIZON ROAD ROCKWALL, TEXAS					
GRADING & EROSION CONTROL PLAN					
REV DATE 7/15/19 REV-4	SHEET NO. C5 of 11				

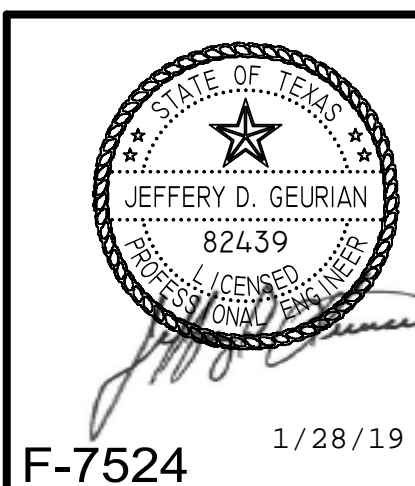
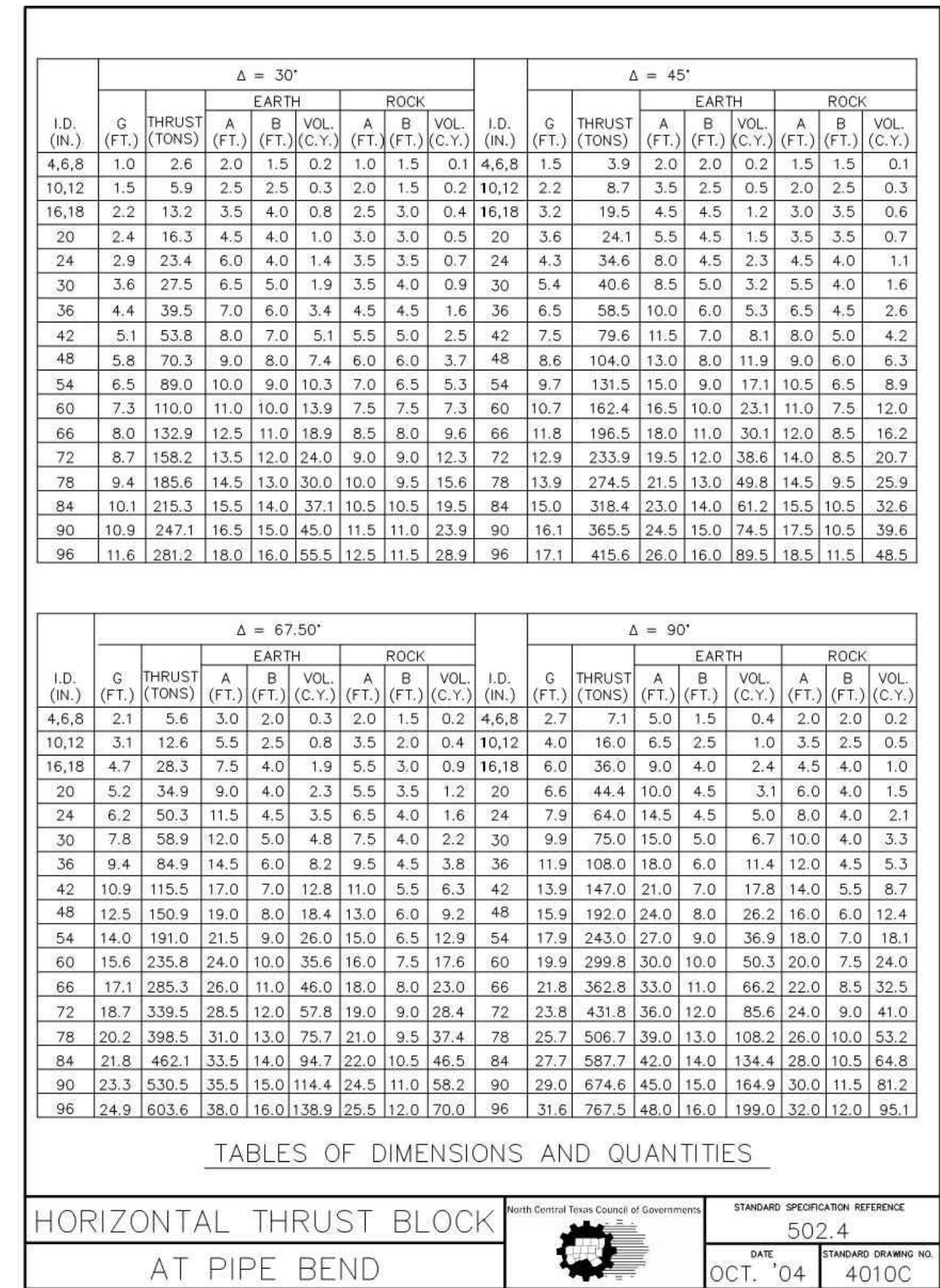
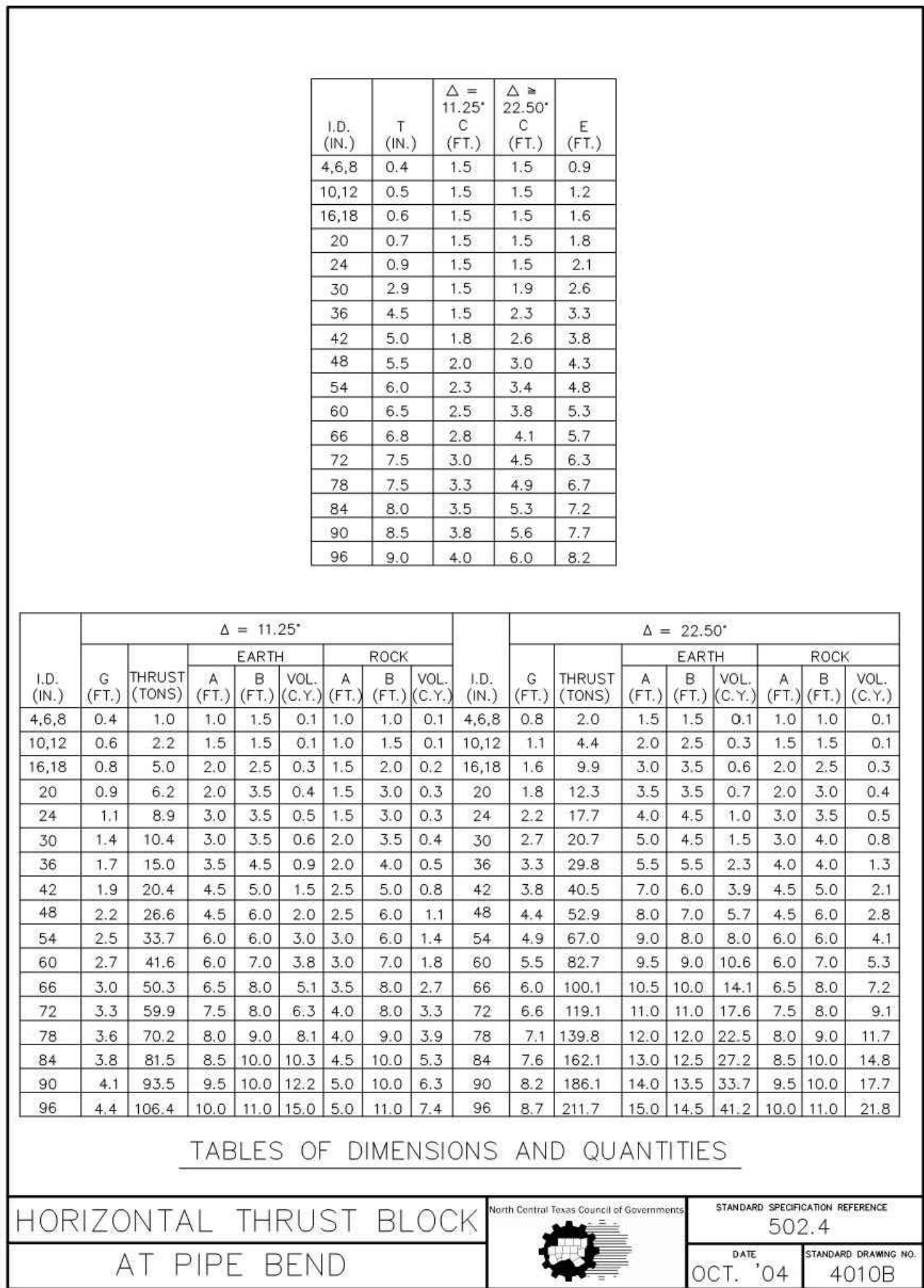
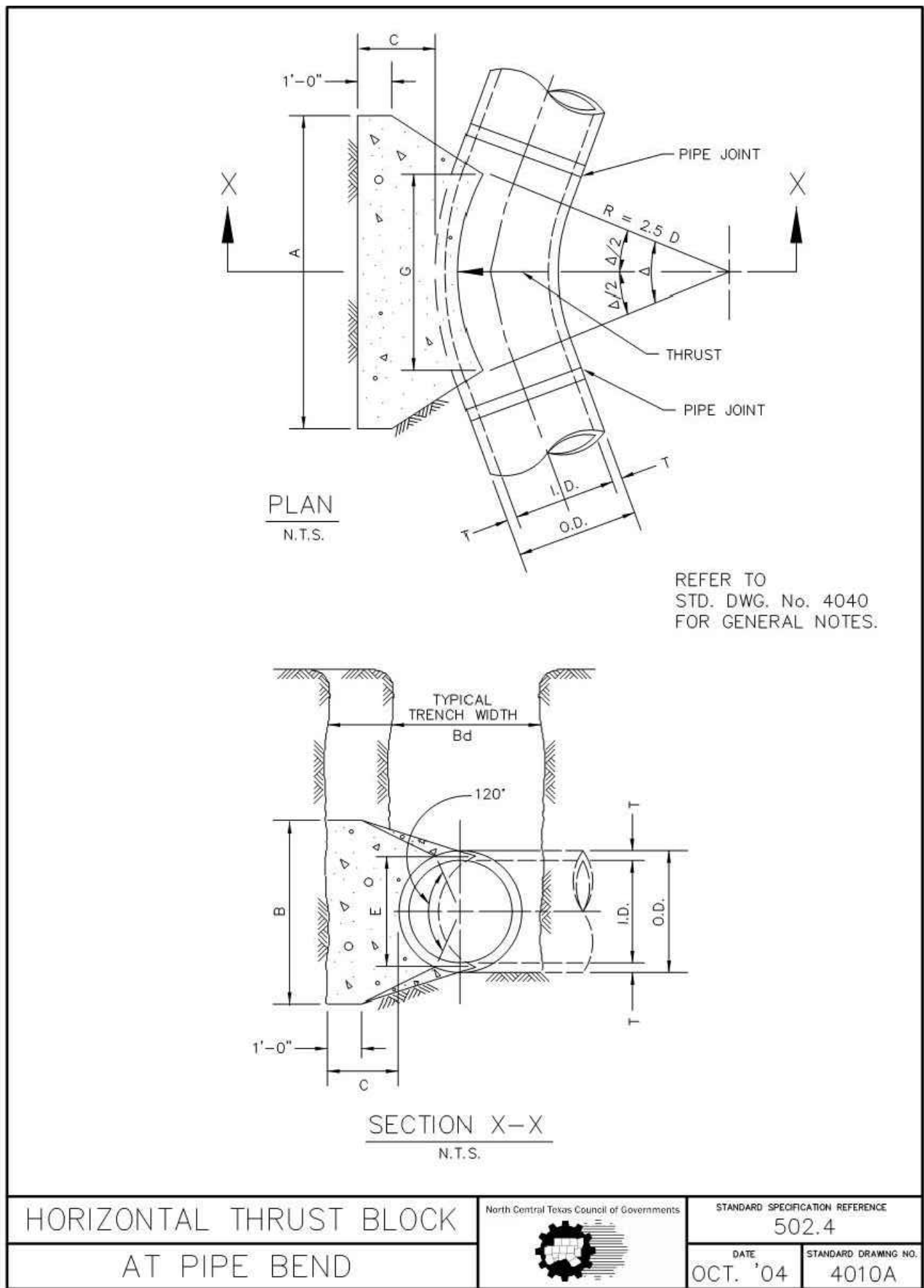
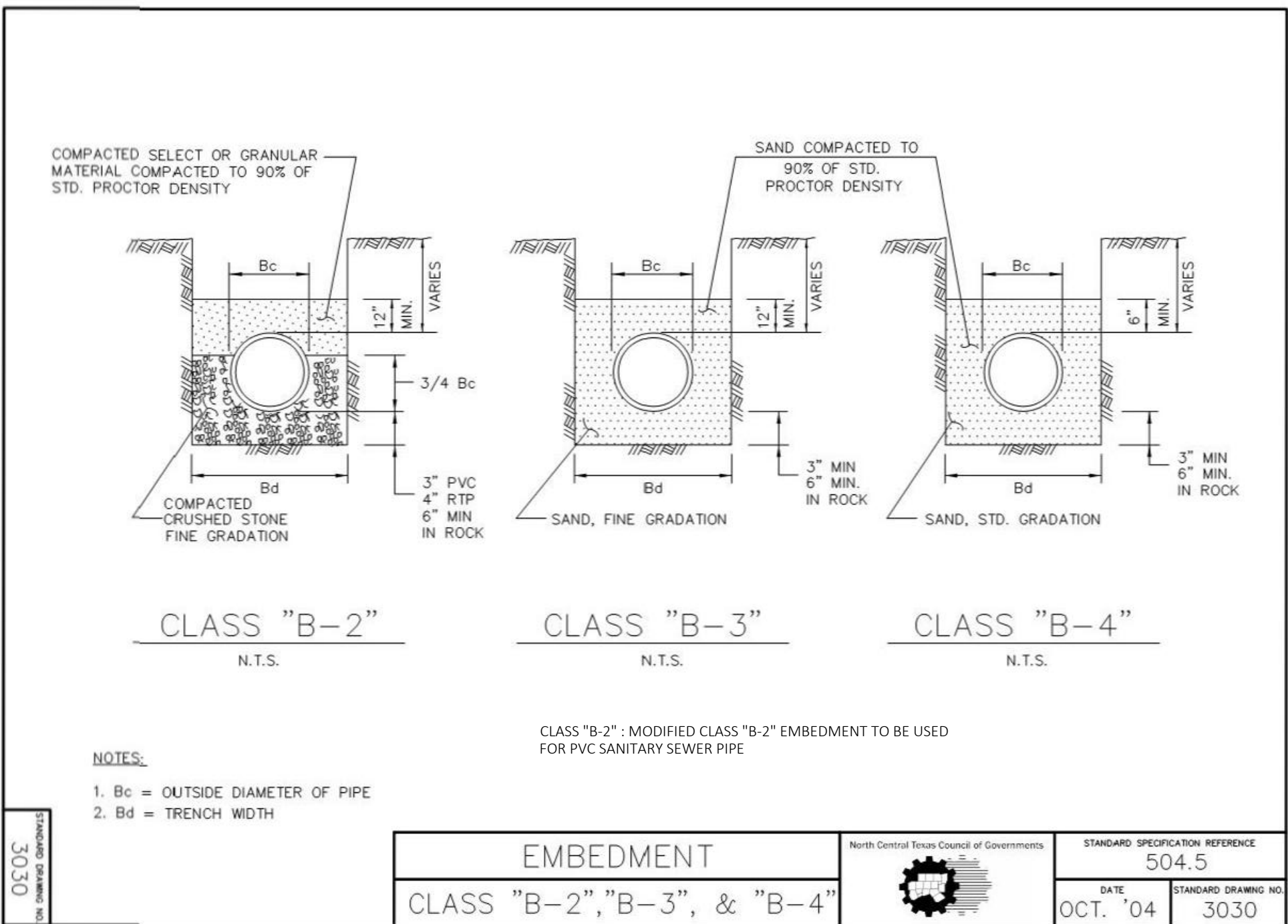




*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.



*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.



F-7524 1/28/19

HORIZON RIDGE CENTER ADDITION LOT 1, BLOCK B

30945

CEI PROJECT NO. INITIAL DATE DPOR PM DES DRW

Engineering Associates, Inc.

ENGINEERS PLANNERS SURVEYORS
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3030 LB Freeway, Suite 100 Dallas, TX 75234

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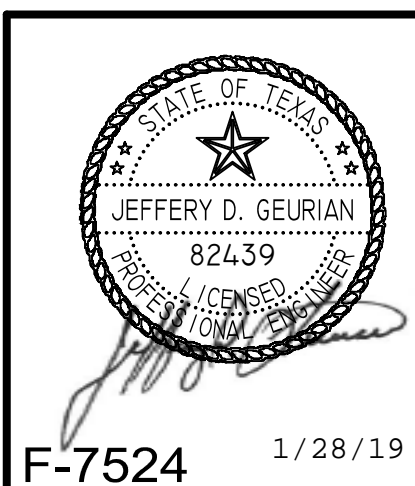
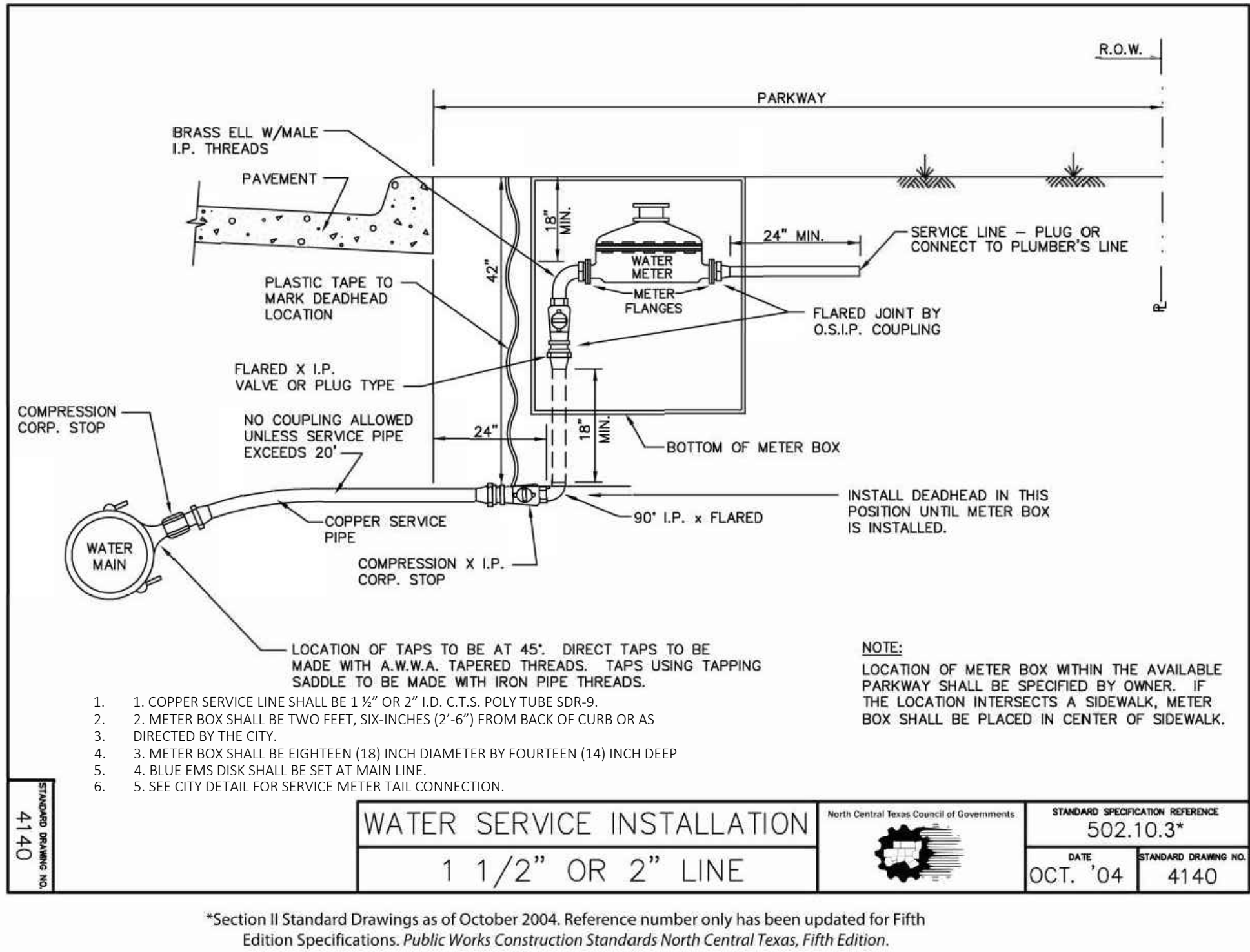
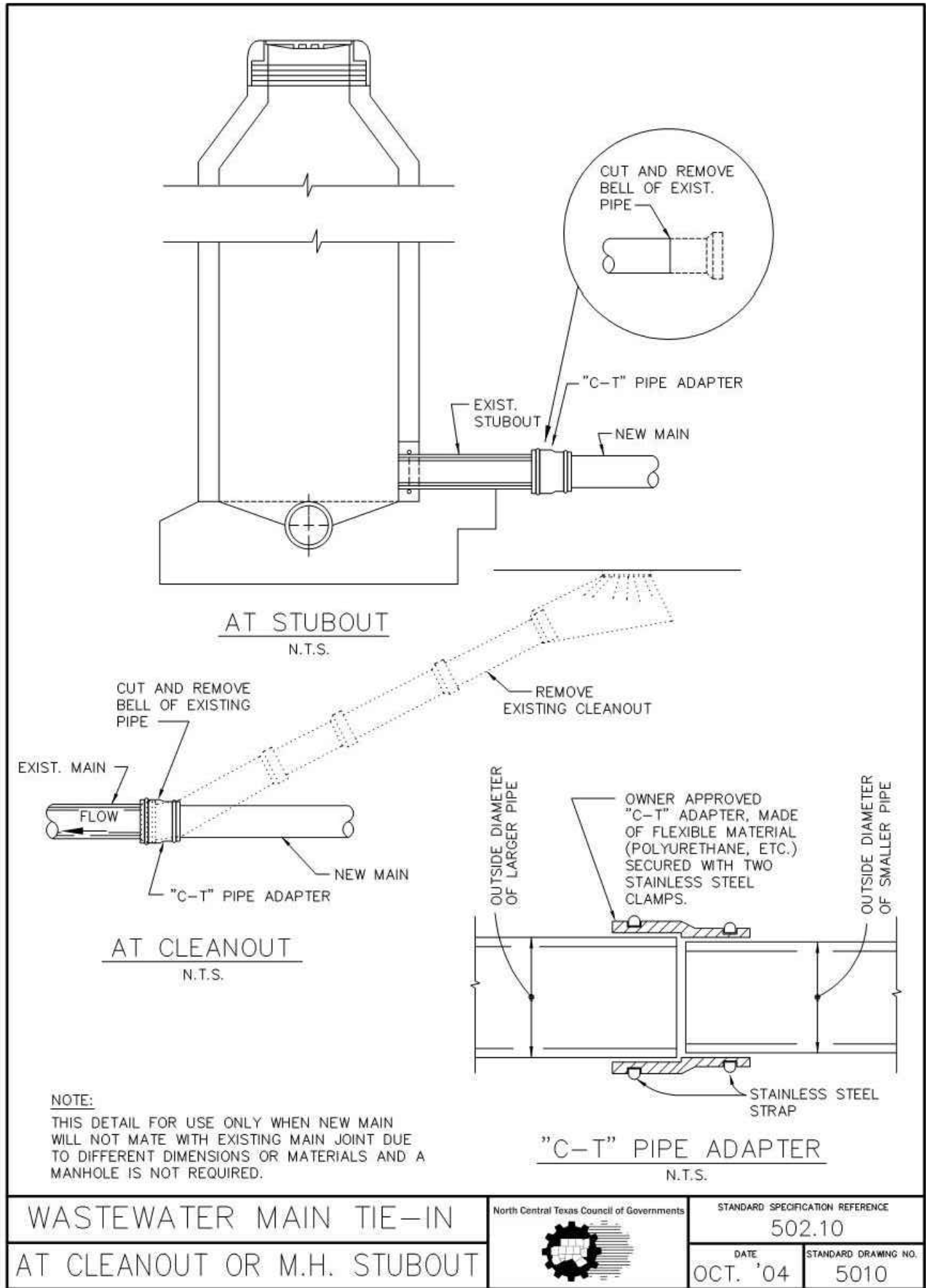
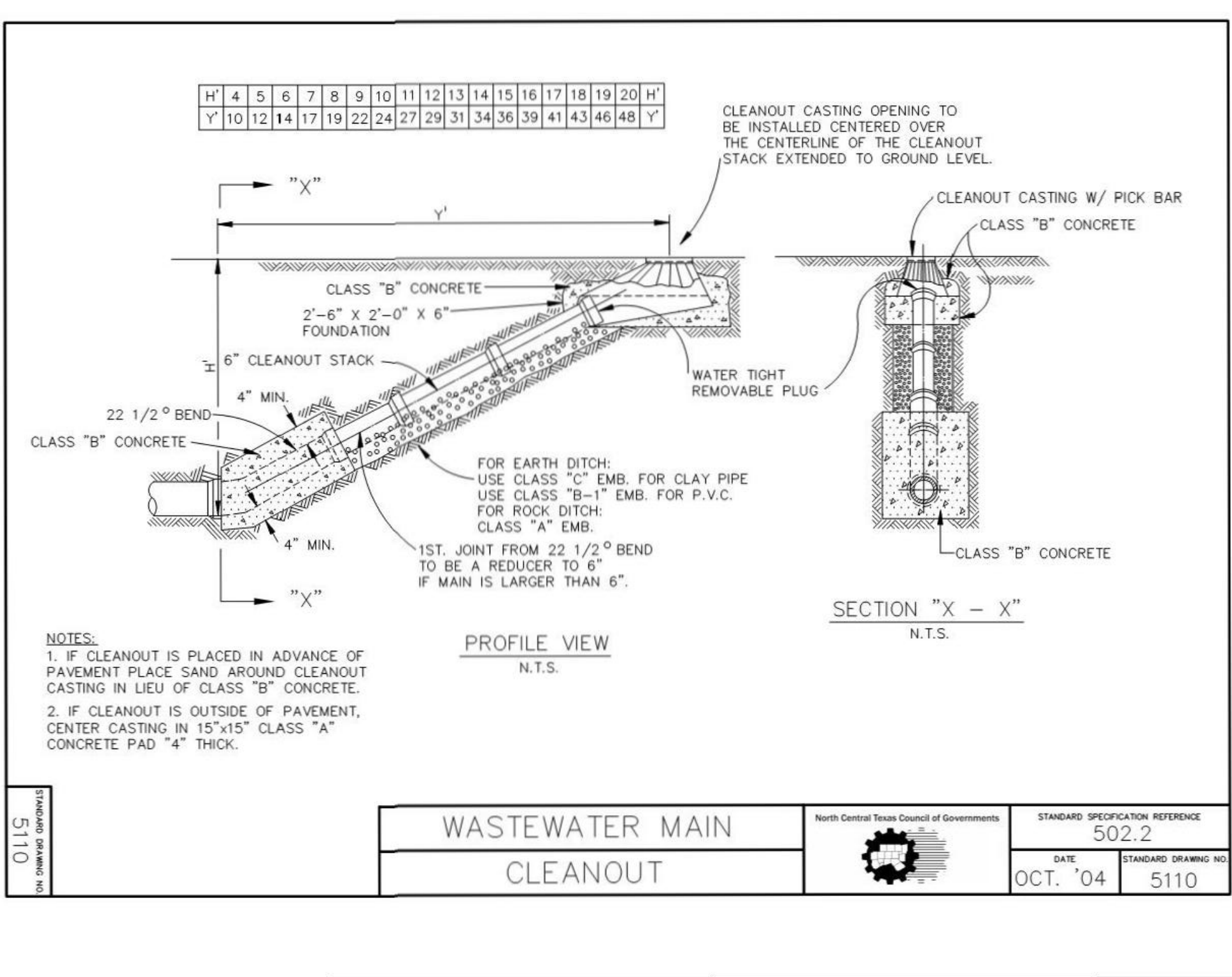
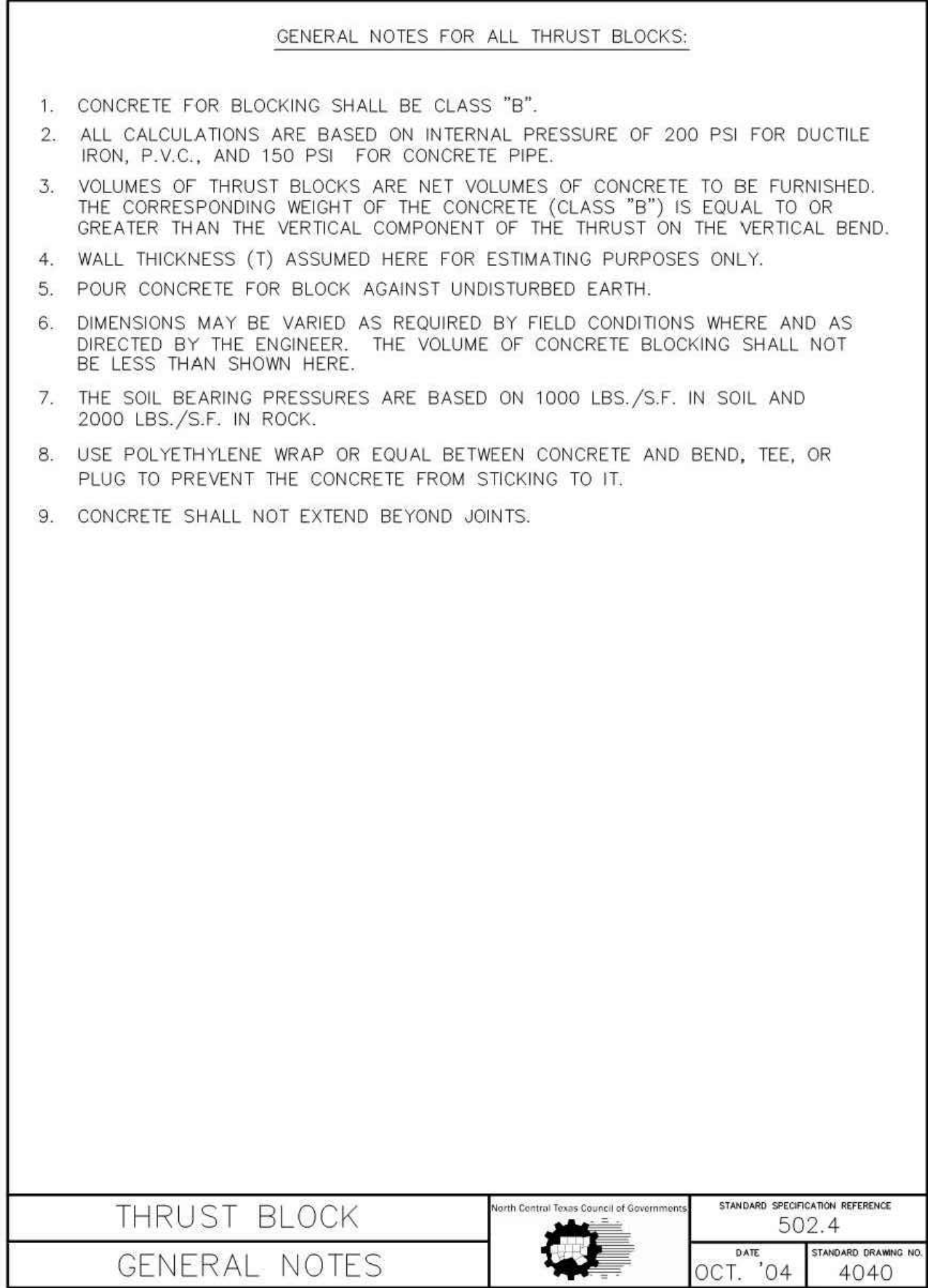
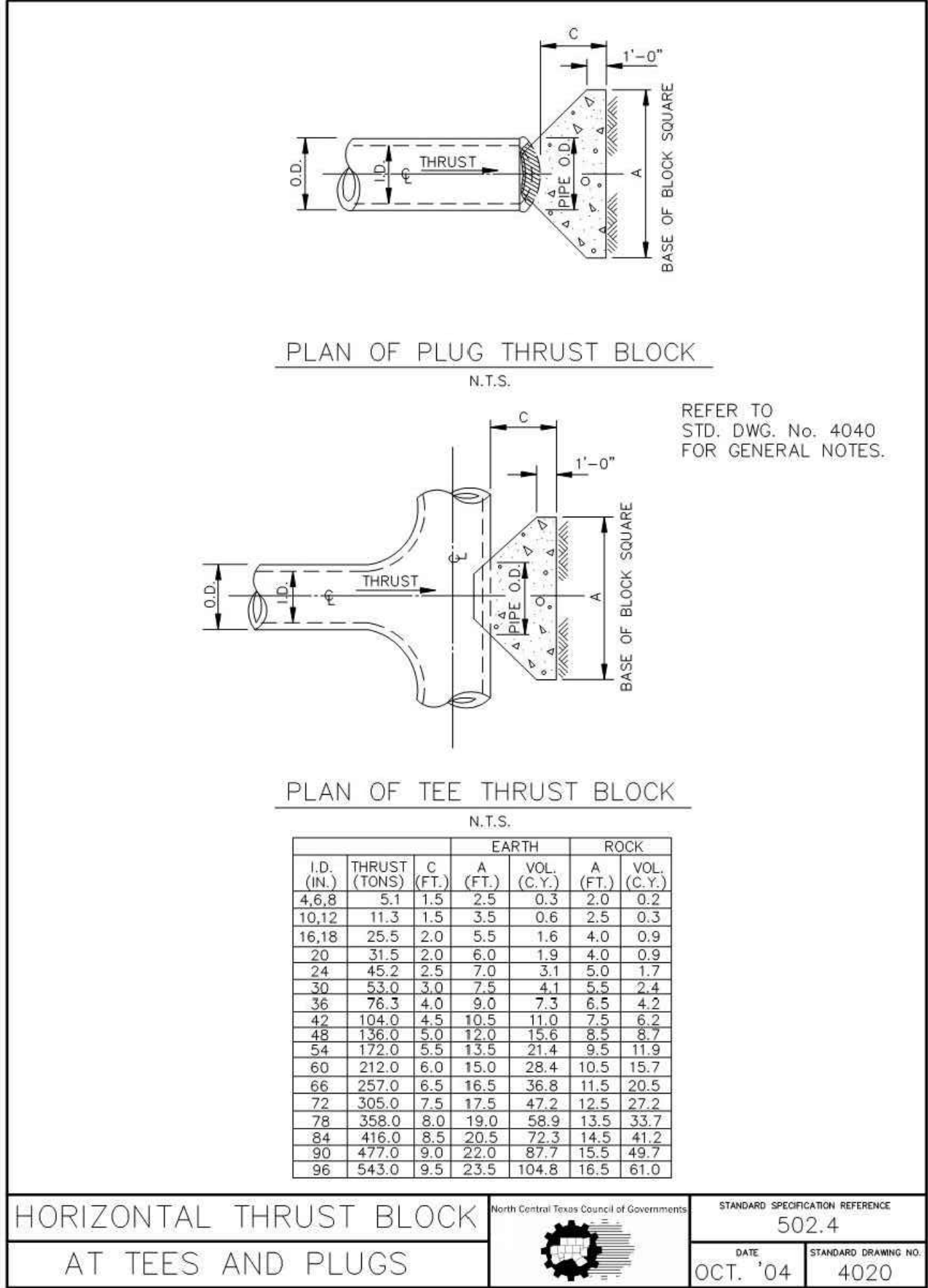
3520 HORIZON ROAD ROCKWALL, TEXAS

DETAIL SHEET 2

REV DATE 1/4/19 REV-3

SHEET NO. C70F 11

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HORIZON RIDGE CENTER ADDITION LOT 1, BLOCK B

30945	1/4/19	JDG	DMT	CAC	CAC
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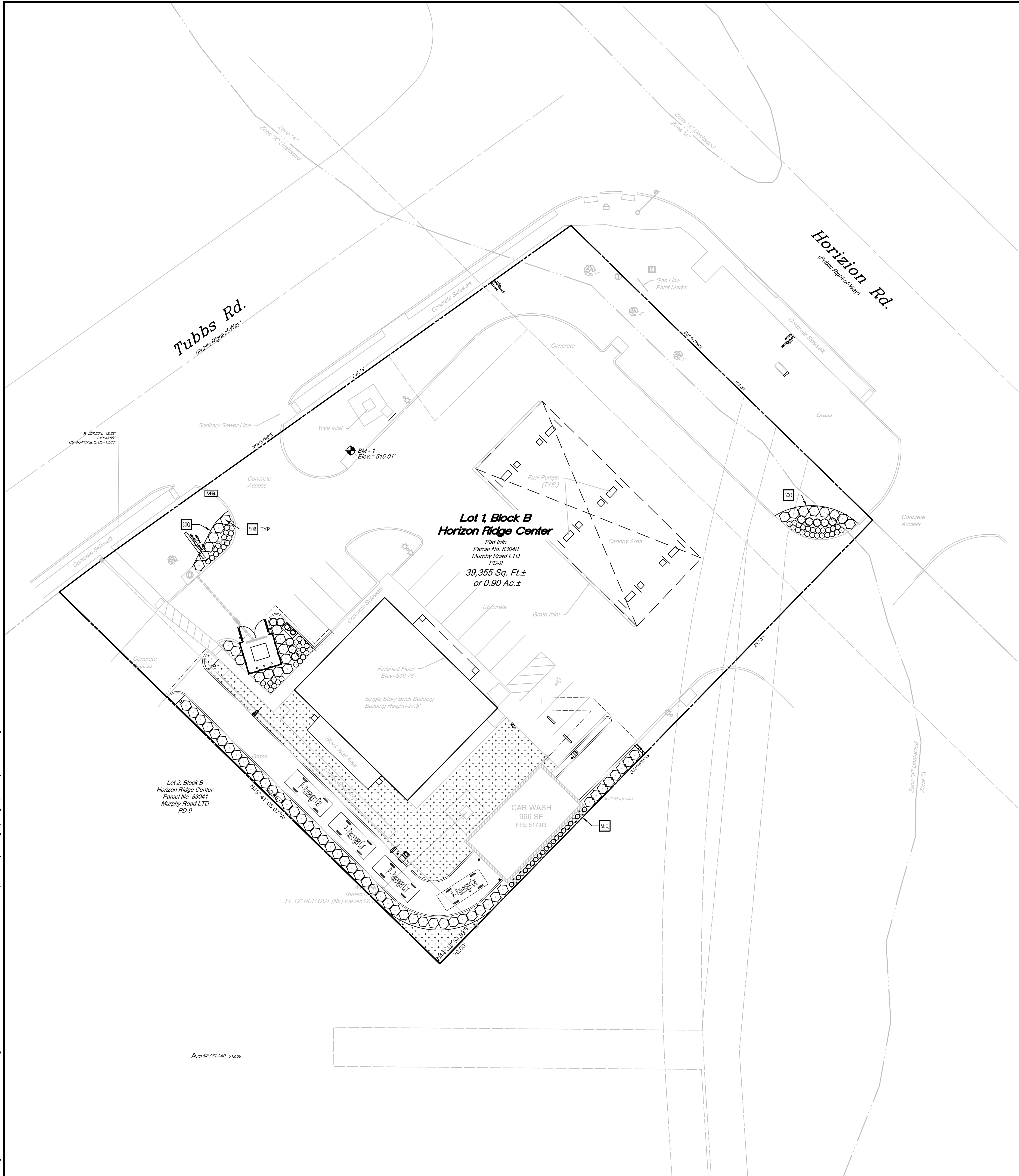
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3520 HORIZON ROAD
ROCKWALL, TEXAS

DETAIL SHEET 3

REV DATE
1/4/19
REV-3

SHEET NO.
C8 of 11

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SITE BENCHMARK

BENCHMARK #1:
A CUT "X" IN CONCRETE ON A CURB INLET NORTHEAST OF THE
ACCESS TO SUBJECT PROPERTY FROM TUBBS RD. ELEV=515.01
NAVD88

"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."

811

Know what's below.
Call before you dig.

N

020'30'40'

SCALE IN FEET

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF
PORCHES, RAMPS, VESTIBULE, SLOPED PARKING, TRUCK DOCKS, BUILDING
UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

LEGEND

SITE INFORMATION TABLE	
ZONING	PD - "PLANNED DEVELOPMENT 9" FOR GENERAL RETAIL (GR) DISTRICT LAND USES
PROPOSED LAND USE	CONVENIENCE STORE WITH FUEL SALES AND CAR WASH
EXISTING LOT SIZE	39,355 SF/0.90 AC
PROPOSED LOT SIZE	43,397 SF/1.00 AC

EXISTING			
e	EAST OR ELECTRIC	— OHT —	OVERHEAD TELEPHONE
n	NORTH	— OHTV —	OVERHEAD TV
s	SOUTH OR SEWER	— X"SS —	SANITARY SEWER
t	TELEPHONE	— UGE —	UNDERGROUND ELECTRIC
ue	UNDERGROUND WEST OR WATER	— UGE&T —	UNDERGROUND ELECTRIC AND TELEPHONE
w	PROPERTY LINE	— UGT —	UNDERGROUND TELEPHONE
---	RIGHT OF WAY LINE	— UGTV —	UNDERGROUND TV
---	STORM DRAIN	— X"W —	WATER
---	X"G — GAS	.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
---	OHE — OVERHEAD ELECTRIC		
---	OHE&T — OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED	
---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	STORM DRAIN
---	SOLID SOD BERMUDA GRASS
---	TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)

☐ SITE DETAILS (REFER TO SHEET L3)

50A SHRUB PLANTING
50Q STEEL EDGING

PLANT SCHEDULE				
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	DETAIL
50A	22	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5 gal	50B
50Q	75	Leucophyllum frutescens 'Compacta' / Compact Texas Ranger	5 gal	50B
50C	10	Loropetalum chinense 'Purple Pixie' / Purple Pixie Loropetalum	5 gal	50B
50D	57	Nassella tenuissima 'Pony Tails' / Mexican Feathergrass	3 gal	50B

GENERAL NOTES (SEE SHEET L3 FOR ADDITIONAL LANDSCAPE NOTES)

- CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE OF THE SITE AND MEETS ALL STATE AND LOCAL CODES IS INSTALLED PRIOR TO LANDSCAPE INSTALLATION. (SEE IRRIGATION PLAN SHEET IF PROVIDED). IF NO PLAN IS PROVIDED THE CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE AND RAIN SENSOR INSTALLED TO STOP IRRIGATION DURING RAIN EVENTS. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF WATER AT ROOT AREA.
- NO TREES SHALL BE PLANTED WITHIN 5' OF ANY UTILITY LINES.

CEI

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ROCKWALL, TEXAS

REV DATE
1/9/19
REV-2

SHEET NO.
L2 OF 7

HORIZON RIDGE CENTER ADDITION LOT 1, BLOCK B

30945 12/3/18 JDB DMT CAG CAG
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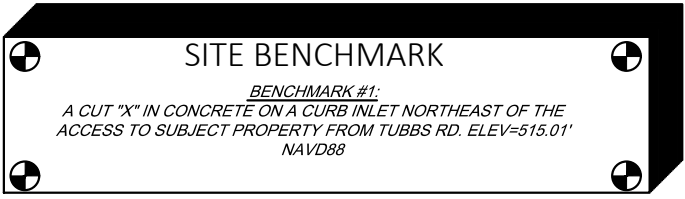
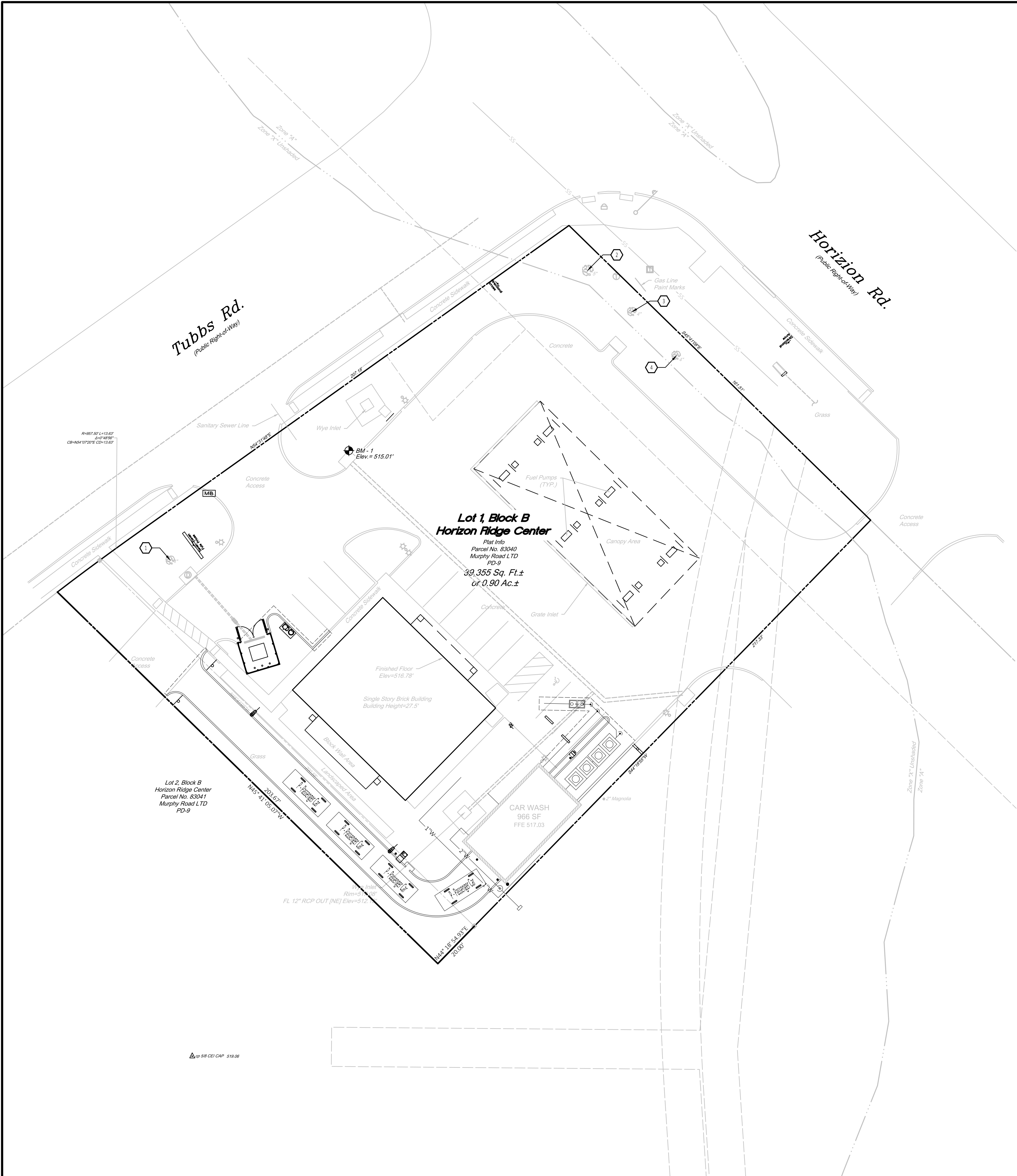
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ROCKWALL, TEXAS

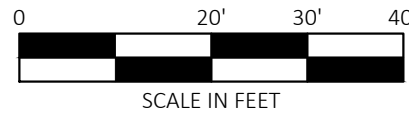
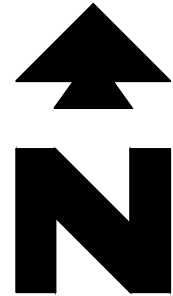
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L2 OF 7

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NOTE: SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDINGS, UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

LEGEND

EXISTING			
e	EAST OR ELECTRIC	— OHT —	OVERHEAD TELEPHONE
n	NORTH	— OHTV —	OVERHEAD TV
s	SOUTH OR SEWER	— X"SS —	SANITARY SEWER
t	TELEPHONE	— UGE —	UNDERGROUND ELECTRIC
ue	UNDERGROUND	— UGE&T —	UNDERGROUND ELECTRIC AND TELEPHONE
w	WEST OR WATER	— UGT —	UNDERGROUND TELEPHONE
---	PROPERTY LINE	— UGTV —	UNDERGROUND TV
---	RIGHT OF WAY LINE	— X"W —	WATER
=====	STORM DRAIN		
X"G	GAS	.5-10-11 50.5	TREE INFO
OHE	OVERHEAD ELECTRIC		.5 = DIAMETER OF TRUNK IN FEET
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			11 = CANOPY DIAMETER IN FEET
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SITE INFORMATION TABLE

ZONING	PD - "PLANNED DEVELOPMENT 9" FOR GENERAL RETAIL (GR) DISTRICT LAND USES
PROPOSED LAND USE	CONVENIENCE STORE WITH FUEL SALES AND CAR WASH
EXISTING LOT SIZE	39,355 SF/0.90 AC
PROPOSED LOT SIZE	43,397 SF/1.00 AC


TREESCAPE TABLE

KEY	DESCRIPTION	SIZE	REMOVED	PRESERVED
1	EXISTING TREE	4"		X
2	EXISTING TREE	5"		X
3	EXISTING TREE	4"		X
4	EXISTING TREE	4"		X
TOTAL INCHES PRESERVED		17"		
TOTAL INCHES REMOVED		0"		

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HORIZON RIDGE CENTER ADDITION LOT 1, BLOCK B					
30945	1/9/19	JDG	DMT	CAG	CAG
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
		Engineering Associates, Inc.			
<u>ENGINEERS</u>		<u>PLANNERS</u>		<u>SURVEYORS</u>	
<u>LANDSCAPE ARCHITECTS</u>		<u>ENVIRONMENTAL SCIENTISTS</u>			
3030 I-81 Freeway, Suite 100 Dallas, TX 75234			(972) 488-3737 FAX (972) 488-6732		
7-ELEVEN					
3520 HORIZON ROAD					
ROCKWALL			TEXAS		
TREESCAPE PLAN					
REV. DATE			SHEET NO.		
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REV-2					

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- GENERAL NOTES
1.

CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE) AND ALL LOCAL CODES AND REQUIREMENTS.
2.

CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HERE IN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
3.

QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES. SYMBOL COUNT ON PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.
4.

IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF UNAVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
5.

ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
6.

CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
7.

ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGE SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
8.

THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
9.

COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
10.

CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE OF THE SITE AND MEETS ALL STATE AND LOCAL CODES IS INSTALLED PRIOR TO LANDSCAPE INSTALLATION (SEE IRRIGATION PLAN SHEET IF PROVIDED). IF NO PLAN IS PROVIDED THE CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE AND RAIN SENSOR INSTALLED TO STOP IRRIGATION DURING RAIN EVENTS. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF WATER AT ROOT AREA.
11.

ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
12.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION AT NO COST TO THE OWNER.
13.

WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.
14.

ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
15.

IF A SWPPP PLAN IS PROVIDED THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
16.

THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
17.

ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL BE SOWN WITH GRASS SEED MIX OF 40% YUKON BERMUDA, 40% MAJESTIC BERMUDA, 10% CENTIPEDE (COATED) BY WEIGHT @ 3 LBS / 1000 SF.
18.

SEEDING ON SLOPES: HYDROSEED WITH GRASS SEED AS INDICATED ON PLANS. SEE LEGEND FOR SPECIFIC GRASS SEED TYPE. SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS/ACRE, WITH A MAXIMUM OF 50 LBS/100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX. IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE. ALL SLOPES 2:1 OR GREATER SHALL BE COVERED WITH EROSION CONTROL BLANKET AS SHOWN IN THE EROSION CONTROL BLANKET DETAIL. SEE SPECIFICATIONS FOR SEED ESTABLISHMENT REQUIREMENTS.
19.

ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

- PLANTING NOTES
1.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIALS SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC. SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. THE TOP SIX INCHES OF FILL MATERIAL STRIPPED FROM SITE MAY BE UTILIZED FOR PLANTER OR TOPSOIL FILL IF PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
2.

FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF AND MULCH) MUST BE GRADED TO 1 1/2" BELOW ADJACENT PAVEMENT SURFACES.
3.

LOCATE SHRUBS A DISTANCE OF HALF OF THEIR AVERAGE MATURE SPREAD AWAY FROM WALKS, STRUCTURES, CONCRETE PADS, ETC. LOCATE GROUND COVER PLANTINGS A MINIMUM OF 2" FROM WALKS, STRUCTURES, CONCRETE PADS, ETC.
4.

ALL LAWN AREAS NOT OTHERWISE BORDERED BY WALKS, OR OTHER STRUCTURES, SHALL HAVE MANUFACTURED EDGING AS REQUIRED.
5.

TREES PLANTED ADJACENT TO PUBLIC ROADS AND PEDESTRIAN SIDEWALKS SHALL BE PRUNED SUFFICIENTLY TO AVOID VISUAL BLOCKS TO INTERSECTING VEHICULAR ACCESS OR INTERFERENCE WITH PEDESTRIAN WALKWAYS. TREES WITH A 4" OR LARGER CALIPER SHALL BE PRUNED UP TO 6" OF ABOVE PAVEMENTS.
6.

ALL TREES WITHIN 4' OF PAVED SURFACES (SUCH AS CURBS, WALLS, BUILDINGS AND SIDEWALKS) SHALL BE PROVIDED WITH A DEEP ROOT BARRIER CONTROL DEVICE OR EQUAL. INSTALL PER MFR'S SPECIFICATIONS.
7.

TOPSOIL DEPTH SHALL BE AS FOLLOWS :
PLANTER BEDS - 12" MINIMUM
GRASS/SOD AREAS - 4" MINIMUM (AFTER COMPACTION)
8.

BACKFILL ALL TREES, SHRUBS, GROUND COVER WITH A MIXTURE OF 2 PARTS NATIVE SOIL AND 1 PART SOIL CONDITIONING WITH WOOD MULCH.
9.

THE LANDSCAPE CONTRACTOR SHALL WATER TEST ALL PLANTING HOLE PRIOR TO PLANTING. IF HOLES DO NOT DRAIN PROPERLY, EXCAVATE FURTHER UNTIL IMPERMEABLE LAYER IS BREACHED. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN 1 HOUR OF FILLING. ENSURE THAT ALL PLANT PITS HAVE POSITIVE DRAINAGE.
10.

ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURE'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
11.

FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
12.

ALL PLANTING BED SOILS SHALL BE AMENDED WITH 2" OF ORGANIC COMPOST
13.

ALL TREES AND SHRUBS SHALL BE PLANTED IN SUCH A MANNER AS TO ENSURE THEIR SURVIVAL.
14.

ANY ROPE OR WIRE BINDING THE BALL SHALL BE CUT PRIOR TO PREVENT GIRDLING OF THE TREE. REMOVE WIRE, TWINE, AND BURLAP FROM THE TOP HALF OF ALL B&B PLANT MATERIAL.
15.

IF A NON-Biodegradable MATERIAL IS USED AROUND THE BALL, IT SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING.
16.

PRIOR TO INSTALLATION, THE ROOTS OF CONTAINER GROWN STOCK SHALL BE SEPARATED OR SPLIT TO ENSURE PROPER ROOT DEVELOPMENT.
17.

CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
18.

ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS. TREES & SHRUBS SHALL BE PLANTED AS SOON AS POSSIBLE AFTER DELIVERY.
19.

ALL TREES MUST BE STRAIGHT-TRUNKED, FULL-HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
20.

ALL TREES MUST BE STAKED AS SHOWN IN THE DETAILS.
21.

NO SUBSTITUTIONS OR ALTERNATIVES WILL BE ALLOWED FOR GROUND SURFACE MATERIALS UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT OR OWNER.
22.

MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES UNLESS OTHERWISE SPECIFIED.
23.

A FOUR INCH (4") TOP DRESSING/MULCHING OF SHREDDED HARDWOOD MULCH SHALL BE PLACED IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL HAVE TOP DRESSING TO THE OUTSIDE EDGE OF THE MANUFACTURED EDGING OR LANDSCAPE ISLAND (SEE PLANTING DETAILS) TOP DRESSING CAN BE WOOD MULCH, ROCK, OR ANY OTHER DECORATIVE MATERIAL SPECIFIED ON PLANS. SEE LANDSCAPE PLAN FOR TYPE.
24.

THE FOLLOWING PLANTING SEASONS ARE RECOMMENDED:
EVERGREEN SHRUBBERY NOV-MAR
DECIDUOUS SHRUBBERY & TREES NOV-MAR
EVERGREEN TREES NOV-MAR

- SOLID SOD NOTES
1.

ADJUST FINE GRADE TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
2.

ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1 1/2" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
3.

CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
4.

IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION KNOWN AS BOTTOM LAND SOIL; FREE FROM LUMPS, CLAY TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES; CONTAINING NO SALT AND BE BLACK TO BROWN IN COLOR.
5.

ALL LAWN AREAS TO BE FINE GRADED, SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO SOD INSTALLATION.
6.

ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, CONSTRUCTION WASTE, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
7.

PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
8.

ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
9.

FERTILIZE ALL SOD AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
10.

WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
11.

IF SOD IS INSTALLED ON SLOPES OF 3:1 OR GREATER, SOD SHALL BE STAKED TO AVOID SLIPPING OR SLIDING APART. STAKING OR STAPLES SHALL BE INSTALLED FLUSH AS TO NOT CREATE A MAINTENANCE ISSUE WITH CARE EQUIPMENT.
12.

CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN VIGOROUS, HEALTHY CONDITIONS.
13.

CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
14.

IF INSTALLATION OCCURS BETWEEN NOVEMBER AND MARCH ALL SOD AREAS TO BE OVER-SEEDED WITH ANNUAL RYEGRASS.

- PLANT GUARANTEE, REPLACEMENT AND MAINTENANCE
- A.

GARANTEE:
ACCEPTANCE OF GRADING AND SEEDING SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES. AFTER LAWN AREAS HAVE GERMINATED, AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON WHATSOEVER SHALL BE RE-SEEDED REPEATEDLY UNTIL ALL AREAS ARE COVERED WITH A SATISFACTORY STAND OF GRASS. MINIMUM ACCEPTANCE OF SEEDED LAWN AREAS MAY INCLUDE SCATTERED BARE SPOTS, NONE OF WHICH ARE LARGER THAN 1 SQUARE FOOT, AND WHEN COMBINED DO NOT EXCEED 2% OF TOTAL SEEDED LAWN AREA.
- B.

REPLACEMENT:
ANY PLANT UNDER THIS SPEC WHICH IS DEAD, MISSING, UNHEALTHY, OR OTHERWISE NOT ACCEPTABLE AND NOT IN SATISFACTORY GROWING CONDITION DURING CONSTRUCTION MAINTENANCE PERIOD, OR AT THE END OF THE GUARANTEE PERIOD, SHALL BE REMOVED FROM SITE AND REPLACED WITH SUITABLE, ACCEPTABLE PLANT AS SPECIFIED, WITHIN FIVE (5) DAYS.
- C.

MAINTENANCE:
GENERAL CONTRACTOR SHALL PROVIDE ONE YEAR OF LANDSCAPE MAINTENANCE, FROM THE TIME THE PROJECT RECEIVES THE CERTIFICATE OF OCCUPANCY AND THERE AFTER, FOR ALL NEW LANDSCAPE. IF EXISTING LANDSCAPE EXISTS ON-SITE, GENERAL CONTRACTOR IS TO PROVIDE THE OPTION OF MAINTENANCE FOR THE OWNER'S REVIEW.

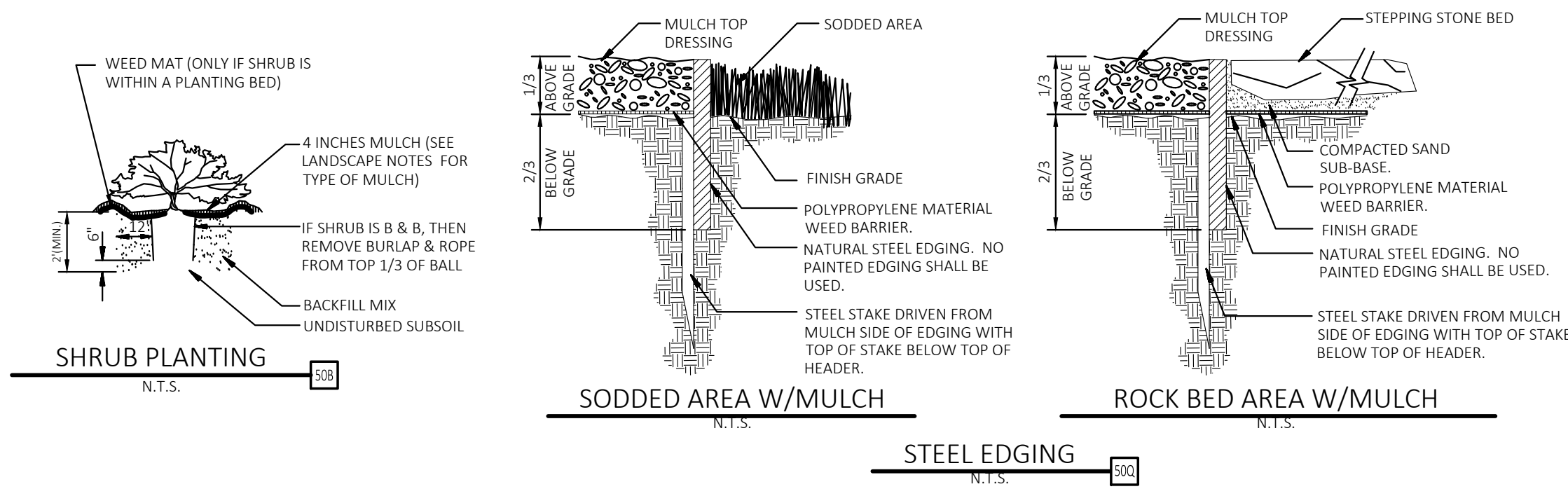
- HERBICIDES NOTES
1.


APPLICATION OF HERBICIDES SHALL BE IN COMPLIANCE WITH STATE PESTICIDES REGULATIONS. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONSULT WITH THE REGULATORY AGENCIES FOR LOCAL HERBICIDES APPLICATION REQUIREMENTS.
2.

IF THERE IS A DISCREPANCY BETWEEN STATE REGULATIONS AND ADDITIONAL REQUIREMENTS BELOW, MOST STRINGENT SHALL RULE
3.

NO AERIAL APPLICATION OF HERBICIDES IS PERMITTED ON SITE.
4.

CARCINOGENS AND EPA TOXIC CATEGORY I AND II ARE PROHIBITED TO USE ON SITE.



HORIZON RIDGE CENTER ADDITION LOT 1, BLOCK B					
30945	12/3/18	JDG	DMT	CAG	CAG
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
		Engineering Associates, Inc.			
ENGINEERS		PLANNERS		SURVEYORS	
LANDSCAPE		ARCHITECTS		ENVIRONMENTAL SCIENTISTS	
3030 I-81 Freeway, Suite 100 Dallas, TX 75234				(972) 488-3737 FAX (972) 488-6732	
7-ELEVEN					
3520 HORIZON ROAD					
ROCKWALL			TEXAS		
NOTES AND DETAILS			REV. DATE 1/9/19 REV-2	SHEET NO. L3 OF 7	