

FILE: K:\PROJECTS\259 - ADVANCE AUTO PARTS\003 - ROCKWALL, TEXAS\CAD\01 COVER SHEET.DWG PLOTTED BY: JENNIFER GARCIA PLOTTED ON: 07/25/16 11:48:12 AM

# 1415 S GOLIAD STREET

## FOR

# ADVANCE AUTO PARTS - ROCKWALL

### CITY OF ROCKWALL, ROCKWALL COUNTY, TX

#### REVISIONS

NO.	DESCRIPTION	REVISE (R) / ADD (A) SHEET NO.	PLAN SET SHEET TOTAL	NET IC CHANGE	SITE IC	% IC	APPROVED / DATE

#### CORRECTIONS

NO.	DESCRIPTION	REVISE (R) / ADD (A) SHEET NO.	PLAN SET SHEET TOTAL	NET IC CHANGE	SITE IC	% IC	APPROVED / DATE

**ARCHITECT:**  
CaCo ARCHITECTURE  
921 N. RIVERFRONT BLVD. STE 500  
DALLAS TX 75207  
CONTACT: SUNG HA  
PHONE: (972)934-7600

**LANDSCAPE ARCHITECT:**  
B+A  
901 S. MOPAC EXPY., BUILDING III, SUITE 400  
AUSTIN, TX 78749  
CONTACT: KEVIN ATHERTON  
PHONE: (512) 366-5259

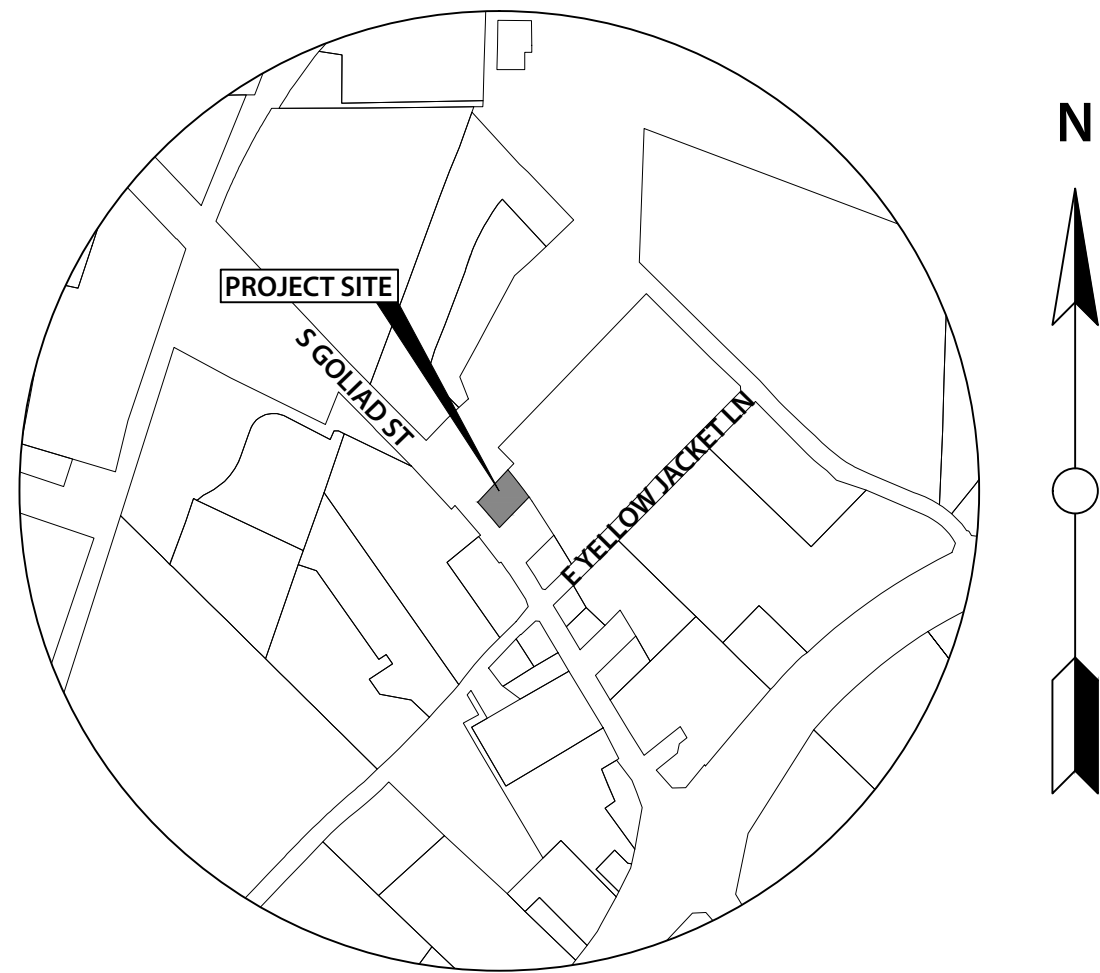
**SURVEYOR:**  
WALKER & ASSOCIATES SURVEYING INC.  
10819 HWY 69 N  
TYLER, TEXAS 75706  
CONTACT:  
PHONE: (903) 534-9000  
FAX: (903) 534-9616

**FIRE FLOW DEMAND**  
=1500 GPM (BUILDING IS SPRINKLERED)

**DOMESTIC DEMAND**  
=10 GPM

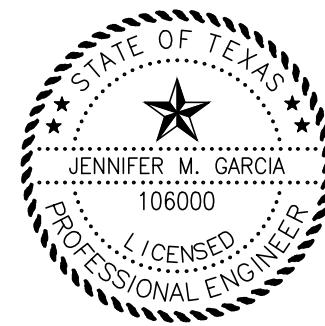
#### FLOOD STATEMENT:

ALL PORTIONS OF THIS SITE ARE LOCATED IN ZONE X AS SHOWN BY GRAPHIC SCALING FROM THE FLOOD INSURANCE RATE MAP PANEL NO. 48397C0040L FOR ROCKWALL COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.



#### VICINITY MAP

SCALE: NTS  
MAPSCO GRID:  
COA GRID:



**PERMIT NUMBER:** SP215-012

**ORIGINAL SUBMITTAL DATE:**

**SUBMITTED BY:**

JENNIFER GARCIA, PE  
KBGE  
105 WEST RIVERSIDE DRIVE, STE 110  
AUSTIN, TEXAS 78704  
(512) 439-0400

07/25/16  
DATE

**NOTE: ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.**

**OWNERS:** ROCKWALL ICE CREAM HOLDINGS, LLC  
PO BOX 852 COLUMBIA, SC 29045  
WAXAHACHIE, TX 75168  
CONTACT: COLLINS HARTZOG  
PHONE: (803) 361-6718

**ACREAGE:** 0.9089 ACRES **IMPERVIOUS COVER:** 0.71 ACRES (78.64%)

**LEGAL DESCRIPTION:** PROPOSED LOT 2, BLOCK 1 OF THE HJG SUBDIVISION.

**ADDRESS:** 1415 GOLIAD STREET

**LAND USE SUMMARY:** GENERAL RETAIL

**ZONING:** COMMERCIAL

**DATE:** 07/25/16

**ENGINEER:** JENNIFER GARCIA, PE  
KBGE  
105 WEST RIVERSIDE DRIVE, STE 110  
AUSTIN, TEXAS 78704  
PHONE: 512.439.0400

**NOTE:** ASSIGNED CITY ADDRESS NUMBERS SHALL BE PERMANENTLY AFFIXED TO ALL STRUCTURES IN SUCH POSITIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET.

#### SHEET LIST

SHT#	DESCRIPTION
01	COVER SHEET
02	GENERAL NOTES
03	GENERAL NOTES
04	PLAT
05	EXISTING SITE & DEMOLITION
06	EXISTING DRAINAGE AREA MAP
07	PROPOSED DRAINAGE AREA MAP
08	SITE PLAN
09	SITE DETAILS
10	EROSION & SEDIMENTATION PLAN
11	EROSION & SEDIMENTATION DETAILS
12	GRADING & DRAINAGE PLAN
13	GRADING AND DRAINAGE DETAILS
14	UTILITY PLAN
15	UTILITY DETAILS
16	LANDSCAPE

**ADVANCE AUTO PARTS - ROCKWALL**  
**1415 S GOLIAD STREET**  
CITY OF ROCKWALL, ROCKWALL COUNTY, TX

**COVER SHEET**

September 18, 2015

CHECKED BY:  
JENNIFER GARCIA, PE  
JOB NUMBER: 259-003  
ISSUE DATE: 9/11/15  
SHEET:

**01** OF **16**

**SP2015-12**

**OWNER INFORMATION**  
ROCKWALL ICE CREAM  
HOLDINGS, LLC  
PO BOX 852  
COLUMBIA, SC 29045  
WAXAHACHIE, TX 75168  
**CONTACT: COLLINS  
HARTZOG  
PHONE: (803) 361-6718**

**kbge**  
ENGINEERING  
CONSULTING

**KIMBELL I BRUEHL I GARCIA I ESTES**  
105 West Riverside Drive, Ste 110, Austin, Texas 78704  
T (512) 439-0400 www.kbge-eng.com  
TBPE No.F-12802

ASBUILT ENGINEERING STATEMENT 7/25/2016

TO THE BEST OF OUR KNOWLEDGE,  
KBGE HEREBY STATES THAT THIS IS  
PLAN IS AS-BUILT. THIS INFORMATION  
PROVIDED IS BASED ON SURVEYING AT  
THE SITE AND INFORMATION PROVIDED  
BY THE CONTRACTOR



**!!! CAUTION !!!**

IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL  
EXISTING UTILITIES VERTICALLY AND HORIZONTALLY  
PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER  
IMMEDIATELY OF ANY DISCREPANCIES.

**!!! CAUTION !!!**



	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15						
	CONTRACTOR TO REFERENCE CITY OF ROCKWALL CONSTRUCTION NOTES																				
A																ASBUILT ENGINEERING STATEMENT 7/25/2016	TO THE BEST OF OUR KNOWLEDGE KBGE HEREBY STATES THAT THIS IS PLAN IS AS-BUILT. THIS INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR				
B																					
C																OWNER INFORMATION	ROCKWALL ICE CREAM HOLDINGS, LLC PO BOX 852 COLUMBIA, SC 29045 WAXAHACHIE, TX 75168	CONTACT: COLLINS HARTZOG PHONE: (803) 361-6718			
D																P-5-INSPECTION – RELEASE OF ELECTRIC OR GAS METER	(P-5 INSPECTION) BUILDING INSPECTIONS-RELEASE OF ELECTRIC OR GAS METER: A. IT WILL BE NECESSARY FOR DEVELOPER/OWNER AND THE GENERAL CONTRACTOR TO STRATEGICALLY COORDINATE THE CONSTRUCTION PHASING PROCESS. - THE SITE WORK CONSTRUCTION AND THE BUILDING CONSTRUCTION SHALL BE SCHEDULED AND COORDINATED SO AS TO HAVE THE SITE WORK SUBSTANTIALLY COMPLETED PRIOR TO REQUESTING THE CITY RELEASE OF THE ELECTRIC OR GAS METER FOR THE BUILDING. B. BUILDING INSPECTION DEPARTMENT (P-5 INSPECTION) IS REQUIRED FOR THE RELEASE OF THE ELECTRIC AND OR GAS METER FOR THE BUILDING. - THE P-5 INSPECTION WILL NOT BE CONDUCTED UNTIL SUCH TIME AS THE SITE-WORK HAS BEEN COMPLETED AND APPROVED BY THE ENGINEERING DEPARTMENT. (ALL SITE-WORK IS TO BE COMPLETE INCLUDING FINAL GRADING). THE CITY WILL TEMPORARILY WAVE THE NORMAL REQUIREMENT TO HAVE THE GRASS AND LANDSCAPING INSTALLED AT THE SITE PRIOR TO THE P-5 INSPECTION IF MANDATORY WATER RESTRICTIONS ARE IN EFFECT AT THE TIME THE P-5 INSPECTION IS REQUESTED.		KIMBELL I BRUEHL I GARCIA I ESTES 105 West Riverside Drive, Ste 110, Austin, Texas 78704 T (512) 439-0400 www.kbge-eng.com TBPE No.F-12802		
E																					
F																LETTER OF CONCURRENCE	THE CITY OF ROCKWALL REQUIRES THAT THE DESIGN ENGINEER PROVIDE A LETTER OF CONCURRENCE. THE LETTER IS TO VERIFY THAT THE DRAINAGE FLOW PATTERNS, GRADE TO DRAIN LOCATIONS AND DRAINAGE STRUCTURES, INCLUDING THE DETENTION SYSTEM AND DETENTION OUTLET STRUCTURE LOCATED AT THE PROJECT WERE INSTALLED TO THE GENERAL ELEVATIONS AS SHOWN ON THE APPROVED PLANS. THE LETTER SHALL ALSO VERIFY THAT THE PROJECT WAS CONSTRUCTED TO MEET THE APPROVED DESIGN REQUIREMENTS OR IS WITHIN ACCEPTABLE DESIGN TOLERANCES. THE DESIGN ENGINEER OR HIS DESIGNATED REPRESENTATIVE SHALL DIRECT ALL "SURVEYWORK" NECESSARY TO VERIFY ELEVATIONS AND DESIGN COMPLIANCE. THE LETTER OF CONCURRENCE IS TO HAVE THE SEAL AND SIGNATURE OF THE DESIGN ENGINEER. EXAMPLE OF LETTER OF CONCURRENCE VERBIAGE WHICH WILL NOT BE ACCEPTED BY THE CITY: "A REPRESENTATIVE OF THIS COMPANY VISITED THE SITE AND HAS VISUALLY VERIFIED TO THE BEST OF THE ENGINEER'S PROFESSIONAL OPINION, KNOWLEDGE AND BELIEF, THE FINAL GRADING AND SITE DRAINAGE COMPLY WITH THE CITY APPROVED PLANS AND DETAILS". EXAMPLE OF LETTER OF CONCURRENCE VERBIAGE WHICH WILL BE ACCEPTED BY THE CITY: "A REPRESENTATIVE OF THIS COMPANY VISITED THE SITE AND HAS VISUALLY VERIFIED TO THE BEST OF THE ENGINEER'S PROFESSIONAL OPINION, KNOWLEDGE AND BELIEF, THAT BASED ON MY OBSERVATIONS ALONG WITH SURVEY WORK CONDUCTED AT THE SITE, THE FINAL GRADING AND SITE DRAINAGE COMPLY WITH THE CITY APPROVED PLANS AND DETAILS".	ADVANCE AUTO PARTS - ROCKWALL 1415 S GOLIAD STREET CITY OF ROCKWALL, ROCKWALL COUNTY, TX	GENERAL NOTES		
G																					
H																J	September 18, 2015		CHECKED BY: JENNIFER GARCIA, PE JOB NUMBER: 259-003 SHEET:	ISSUE DATE: 9/11/15	
I																					
K																L	03 OF 16	SP2015-12			
L																					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15						

FILE: K:\PROJECTS\259 - ADVANCE AUTO PARTS\003 - ROCKWALL, TEXAS\CAO\03 GENERAL NOTES.DWG

PLOTTED BY: JENNIFER GARCIA

PLOTTED ON: 07/25/16 11:48:29 AM

FILE: K:\PROJECTS\259 - ADVANCE AUTO PARTS\003 - ROCKWALL, TEXAS\CAD\03 GENERAL NOTES.DWG PLOTTED BY: JENNIFER GARCIA PLOTTED ON: 07/25/16 11:48:29 AM





## TREE LIST





























$$*(R) = \text{REMOVE}$$

**NOTE:**

1. ON THE GROUND SURVEY WAS CONDUCTED BY WALKER & ASSOCIATES SURVEYING INC. IN MARCH 2015.
2. 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.



## BLOCK LEGEND

-  BENCHMARK
-  CUT IN CONCRETE
-  CONTROL POINT
-  IRON PIPE
-  IRON ROD
-  MONUMENT TYPE 1
-  MONUMENT TYPE 2
-  MONUMENT TYPE 3
-  NAIL
-  PIPE CAP
-  PIPE FLOW
-  UTILITY VALVE
-  UTILITY METER
-  BACKFLOW PREVENTER
-  FIRE HYDRANT
-  WASTE WATER M.H.
-  CLEANOUT
-  STORM M.H.
-  DOWN SPOUT
-  AREA INLET
-  CURB INLET
-  DRAINAGE FLOW
-  ELEC./TELE. POLE
-  GUY WIRE
-  LIGHT FIXTURE
-  SIGN
-  TREE
-  DEMO TREE

ENGINEERING  
CONSULTING

klbge

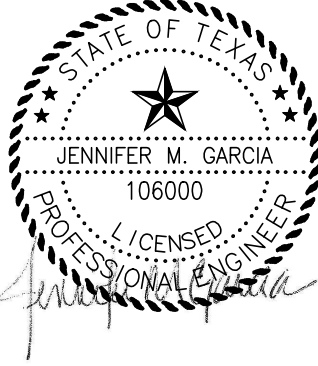
**KIMBELL | BRUEHL | GARCIA | ESTES**  
105 West Riverside Drive, Ste 110, Austin, Texas 78704  
T (512) 439-0400 [www.kbge-eng.com](http://www.kbge-eng.com)  
TBPE No.F-12802

**ADVANCE AUTO PARTS - ROCKWALL  
1415 S GOLIAD STREET  
CITY OF ROCKWALL, ROCKWALL COUNTY, TX**

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**EXISTING SITE & DEMOLITION**

September 18, 2015



CHECKED BY: <b>JENNIFER GARCIA, PE</b>	
JOB NUMBER: <b>259-003</b>	ISSUE DATE: <b>9/11/15</b>
SHEET:	

05 OF 16

SP2015-12

BAYVIEW LOAN SERVICING, LLC  
CALLED 1.922 ACRES  
DOC. NO.: 2013-490955  
EXHIBIT A

Plotted: 20150913 2:04 PM  
PLOT 001 TOTAL ENGINEERING SERVICES, LLC  
Plotted: 20150913 2:04 PM

LOT 6 - BLOCK 1  
FIRST UNITED METHODIST CHURCH ADDITION  
CABINET G SLIDE 345



NORTH  
0 20' 40'  
SCALE: 1" = 20'

LINETYPE LEGEND

- EXISTING  
RIGHT OF WAY  
LOT BOUNDARY  
EASEMENT  
FENCE: BARBED  
MAJOR CONTOUR  
MINOR CONTOUR  
ROAD CENTERLINE  
CURB & GUTTER  
STRIPING  
FIRE LANE STRIPING  
STORM SEWER  
CONCRETE

BLOCK LEGEND

- EXISTING  
BENCHMARK  
CUT IN CONCRETE  
CONTROL POINT  
IRON PIPE  
IRON ROD  
MONUMENT TYPE 1  
MONUMENT TYPE 2  
MONUMENT TYPE 3  
NAIL  
PIPE CAP  
PIPE FLOW  
UTILITY VALVE  
UTILITY METER  
BACKFLOW PREVENTER  
FIRE HYDRANT  
WASTE WATER M.H.  
CLEANOUT  
STORM M.H.  
DOWN SPOUT  
AREA INLET  
CURB INLET  
DRAINAGE FLOW  
ELEC./TELE. POLE  
GUY WIRE  
LIGHT FIXTURE  
SIGN  
TREE  
DEMO TREE

DRAINAGE LEGEND

- DRAINAGE AREA BOUNDARY  
DRAINAGE FLOW DIRECTION  
DRAINAGE AREA NAME  
DRAINAGE AREA SIZE  
100 YR CUMULATIVE FLOW

NOTES:

1. ON THE GROUND SURVEY WAS CONDUCTED BY WALKER & ASSOCIATES SURVEYING INC. IN MARCH 2015.  
2. 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.

Existing Conditions (includes developed driveway area included in SP 2014-018)

DA	Area SF	Area AC	Tc min	C	I - 5 yr in/hr	I - 10 yr in/hr	I - 25 yr in/hr	I - 100 yr in/hr	Q - 5 yr cfs	Q - 10 yr cfs	Q - 25 yr cfs	Q - 100 yr cfs
A-1	23222	0.61	20	0.35	5	5.7	6.7	8.3	1.07	1.22	1.43	1.77
B-1	2395.8	0.06	20	0.35	5	5.7	6.7	8.3	0.10	0.11	0.13	0.16
B-2	2003.76	0.05	20	0.35	5	5.7	6.7	8.3	0.08	0.09	0.11	0.13
B-3	4268	0.1	20	0.35	5	5.7	6.7	8.3	0.18	0.20	0.23	0.29
C-1	3920.4	0.09	10	0.9	6.2	7.5	8.3	9.8	0.50	0.61	0.67	0.79
C-2	2613.6	0.06	10	0.9	6.2	7.5	8.3	9.8	0.33	0.41	0.45	0.53
D-1	3092.76	0.07	10	0.9	6.2	7.5	8.3	9.8	0.40	0.48	0.53	0.63
		1.03										4.31

OWNER INFORMATION  
ROCKWALL ICE CREAM  
HOLDINGS, LLC  
PO BOX 852  
COLUMBIA, SC 29045  
WAXAHACHIE, TX 75168

CONTACT: COLLINS  
HARTZOG  
PHONE: (803) 361-6718

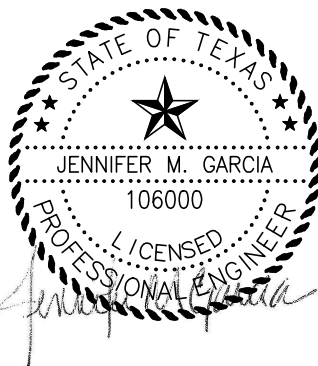
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ADVANCE AUTO PARTS - ROCKWALL  
1415 S GOLIAD STREET  
CITY OF ROCKWALL, ROCKWALL COUNTY, TX

EXISTING DRAINAGE AREA MAP

September 18, 2015



CHECKED BY:  
JENNIFER GARCIA, PE  
JOB NUMBER:  
259-003  
ISSUE DATE:  
9/11/15  
SHEET:

06 OF 16

SP2015-12





1. MINIMUM 8' ENCLOSURE WALL REQUIRED.
2. DUMPSTER MATERIALS ARE REQUIRED TO MATCH EXTERIOR OF PRIMARY BUILDING.
3. DUMPSTER DOORS TO BE OPAQUE WITH A SELF LATCHING MECHANISM.



- | PROPOSED | EXISTING |   |
|----------|----------|---|
|          |          | RIGHT OF WAY  |
|          |          | LOT BOUNDARY  |
|          |          | EASEMENT  |
|          |          | FENCE: BARBED   |
|          |          | MAJOR CONTOUR   |
|          |          | MINOR CONTOUR   |
|          |          | ELECTRIC LINE   |
|          |          | GAS LINE  |
|          |          | ROAD CENTERLINE   |
|          |          | CURB & GUTTER   |
|          |          | STRIPING  |
|          |          | FIRE LINE STRIPING  |
|          |          | H.C. ACCESSIBLE ROUTE                                       |
|          |          | LIMITS OF CONSTRUCTION                                      |
|          |          | STORM SEWER   |
|          |          | CONCRETE  |
|          |          | CONCRETE PAVEMENT   |
|          |          | PROPOSED DRAINAGE<br>EASEMENT FOR ABOVE<br>GROUND DETENTION |

PROPOSED	EXISTING	BENCHMARK
		CUT IN CONCRETE
		CONTROL POINT
		IRON PIPE
		IRON ROD
		MONUMENT TYPE 1
		MONUMENT TYPE 2
		MONUMENT TYPE 3
		NAIL
		PIPE CAP
		PIPE FLOW
		UTILITY VALVE
		UTILITY METER
		BACKFLOW PREVENTER
		FIRE HYDRANT
		WASTE WATER M.H.
		CLEANOUT
		STORM M.H.
		DOWN SPOUT
		AREA INLET
		CURB INLET
		DRAINAGE FLOW
		ELEC./TELE. POLE
		GUY WIRE
		LIGHT FIXTURE
		SIGN
		TREE

1. CONTRACTOR TO REFERENCE GEO-TECHNICAL REPORT R 94157076A CONDUCTED BY TERRACON DATED 2-20-15 FOR PAYMENT RECOMMENDATIONS. CONCRETE PAD AROUND LOADING DOCK AND DUMPSITER LOCATION IS TO BE 4,000 PSI (MIN 6.5 SACK) CONCRETE.
2. ALL CURBS ARE TO BE 6-INCHES (3,600 PSI, MIN 6.5 SACK) HIGH AROUND ENTIRE PARKING LOT UNLESS OTHERWISE NOTED.
3. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED ACCORDING TO THE CITY'S STANDARDS.
4. ALL GROUND-MOUNTED MECHANICAL EQUIPMENT WILL BE LOCATED ON THE ROOF, PLEASE REFER TO ARCHITECTURAL PLANS.
5. CONCRETE TEXTURED SURFACE SHALL BE PER THE A.D.A. HANDICAP REGULATIONS. CONCRETE RAMP SHALL ALSO BE COLOR IMPREGNATED TO PROVIDE VISUAL COLOR CONTRAST (DARK TO LIGHT) WITH ADJOINING CONCRETE SURFACES. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL (PERMANENT) PART OF THE CONCRETE, AND SHALL NOT BE PAINTED ON OR CAPABLE OF FADING OR WEARING OFF. THE CONCRETE SPECIFICATION SHALL BE THE SAME AS SIDEWALK.
6. THE CONTRACTOR IS TO STAKE THE LOCATION OF THE MONUMENT SIGN AND NOTIFY ADVANCE AUTO PARTS CONSTRUCTION PROJECT MANAGER FOR THE EARLIEST POSSIBLE INSTALLATION DATE.
7. PARKING LOT GRADING SHALL NOT EXCEED 5% MAX. CROSS SLOPE.
8. PARKING SPACES ARE TO BE 10' X 20' UNLESS OTHERWISE NOTED.
9. ALL ABANDONED ENTRANCES/EXITS ARE TO BE REMOVED.
10. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR SETUP AND COSTS OF ALL TEMPORARY UTILITY SERVICES (INCLUDING TEMPORARY POWER) UNTIL THE PROJECT IS TURNED OVER AND ACCEPTED BY ADVANCE AUTO PARTS.
11. THE CONTRACTOR IS TO PRESSURE WASH ALL PAVED AREAS AND SIDEWALKS THE MORNING PRIOR TO STORE OPENING.
12. THE CONTRACTOR SHALL FURNISH AND INSTALL A MAILBOX ON SITE. THE MAILBOX SHALL BE INSTALLED AFTER INSTALLATION SHALL COMPLY WITH THE LOCAL U.S. POST OFFICE REQUIREMENTS. VERIFY REQUIREMENTS PRIOR TO PURCHASE AND ROUGH-IN.
13. BASE OF PARKING LOT LIGHT POLES SHALL REMAIN UNPAINTED.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SIGNED AND SEALED CERTIFICATION THAT PARKING LOT MEETS REQUIREMENTS SET FORTH IN THE CONSTRUCTION DOCUMENTS.

SITE DATA TABLE	
ITEM	QTY.
EXISTING ZONING	C – COMMERCIAL
PROPOSED ZONING	C – COMMERCIAL
LAND USE DESIGNATION	GENERAL RETAIL
SITE ACREAGE	0.909 AC
IMPERVIOUS COVERAGE: AREA	31,136.22 SF
IMPERVIOUS COVERAGE: PERCENT	78.64%
BUILDING SQUARE FOOTAGE	6,889 SF
NUMBER OF STORIES	1
MAXIMUM BUILDING HEIGHT	PER ORDINANCE
REQUIRED PARKING	1 SP/250 SF = 28
SPACES PROVIDED: STANDARD	36
SPACES PROVIDED: HANDICAP	2
SPACES PROVIDED: VAN ACCESS	0
SPACES PROVIDED: LOADING	1

CITY OF ROCKWALL, ROCKWALL COUNTY, TX

## SITE PLAN

PO BOX 852  
COLUMBIA, SC 29045  
WAXAHACHIE, TX 75168

**CONTACT: COLLINS**

**PHONE: (803) 361-6718**

### OWNER INFORMATION

ASBUILT ENGINEERING STATEMENT	7/25/2016
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BEST OF OUR KNOWLEDGE, WE HEREBY STATE THAT THIS IS S-BUILT. THIS INFORMATION IS BASED ON SURVEYING AND INFORMATION PROVIDED BY THE CONTRACTOR.

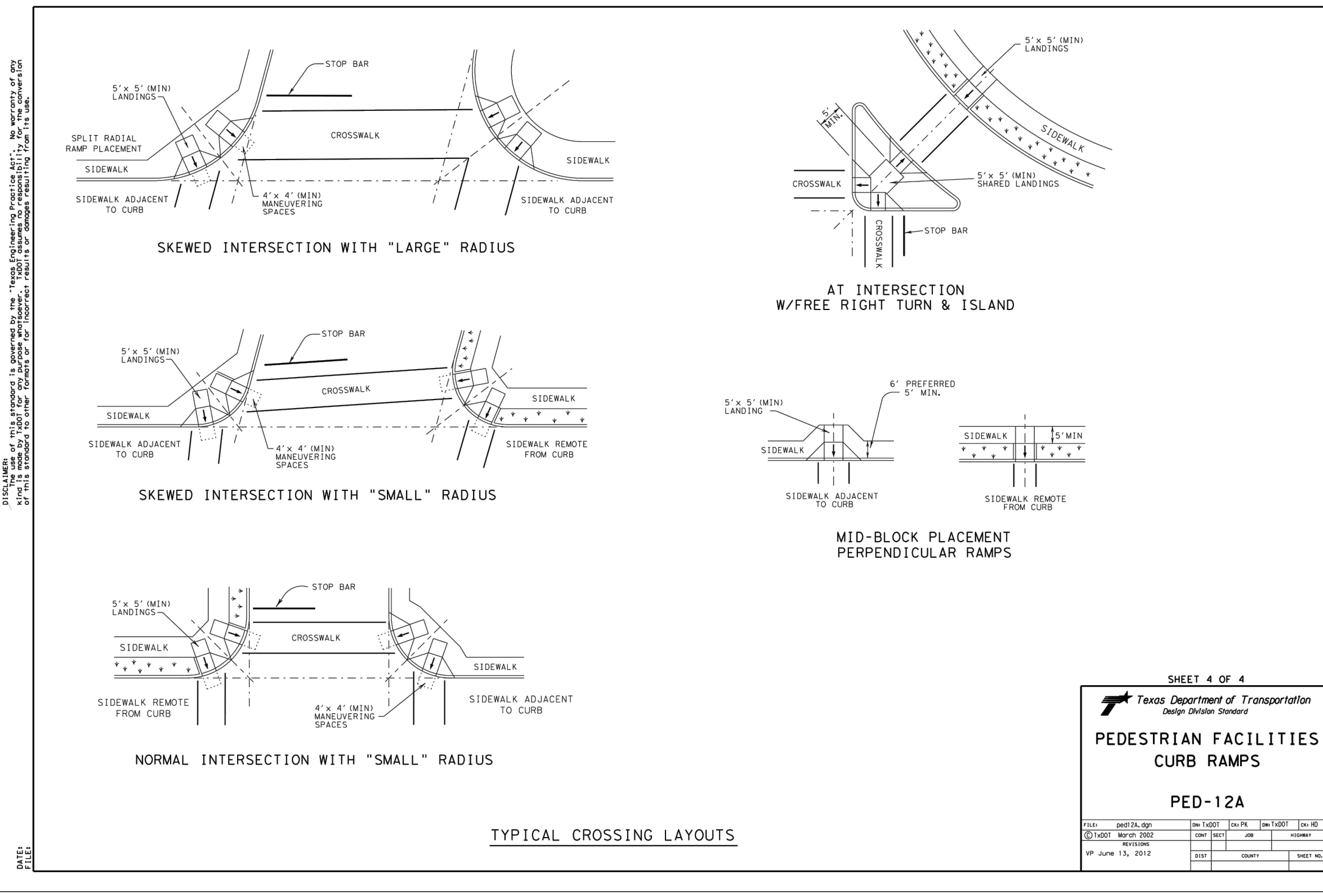
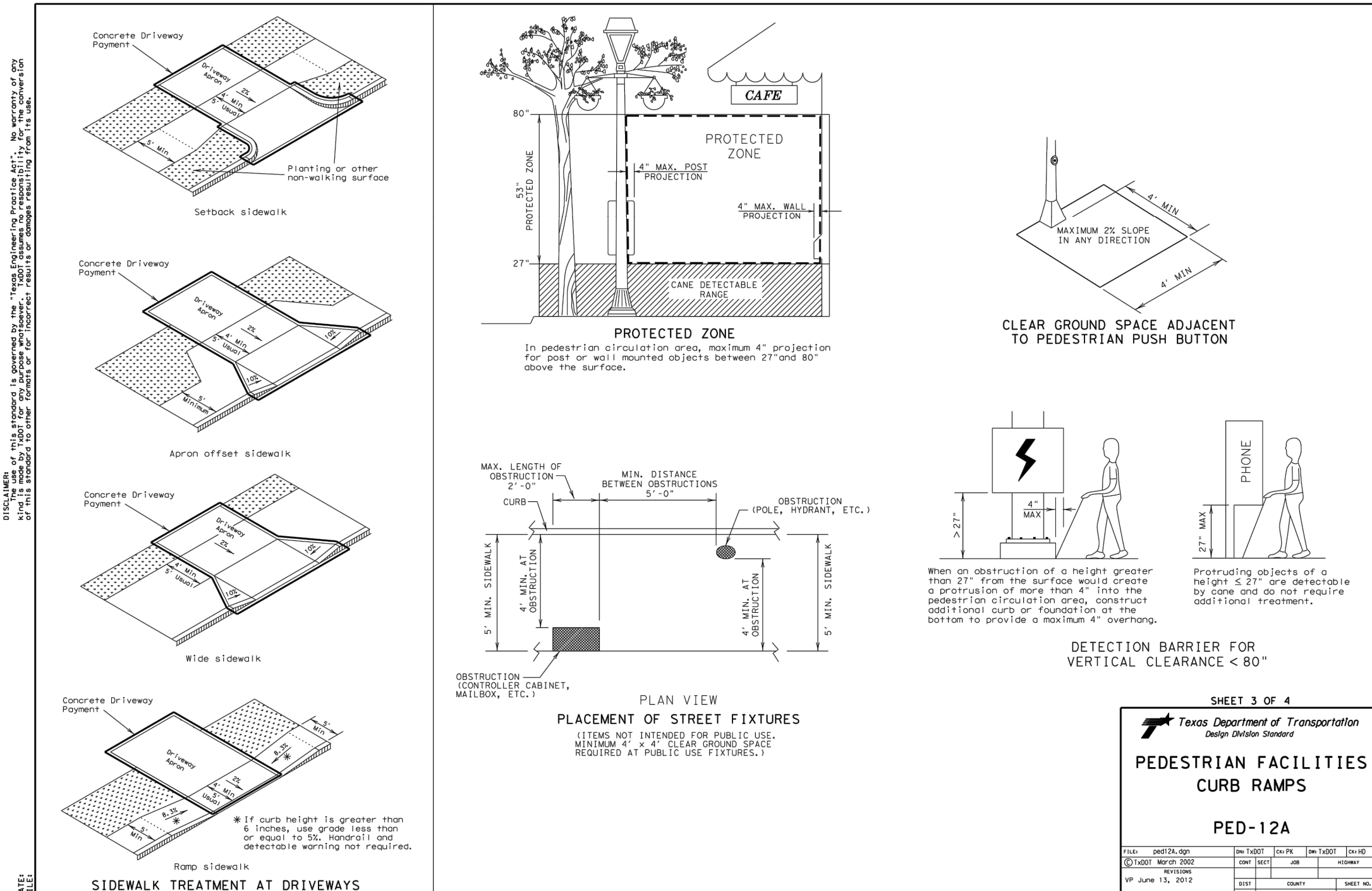
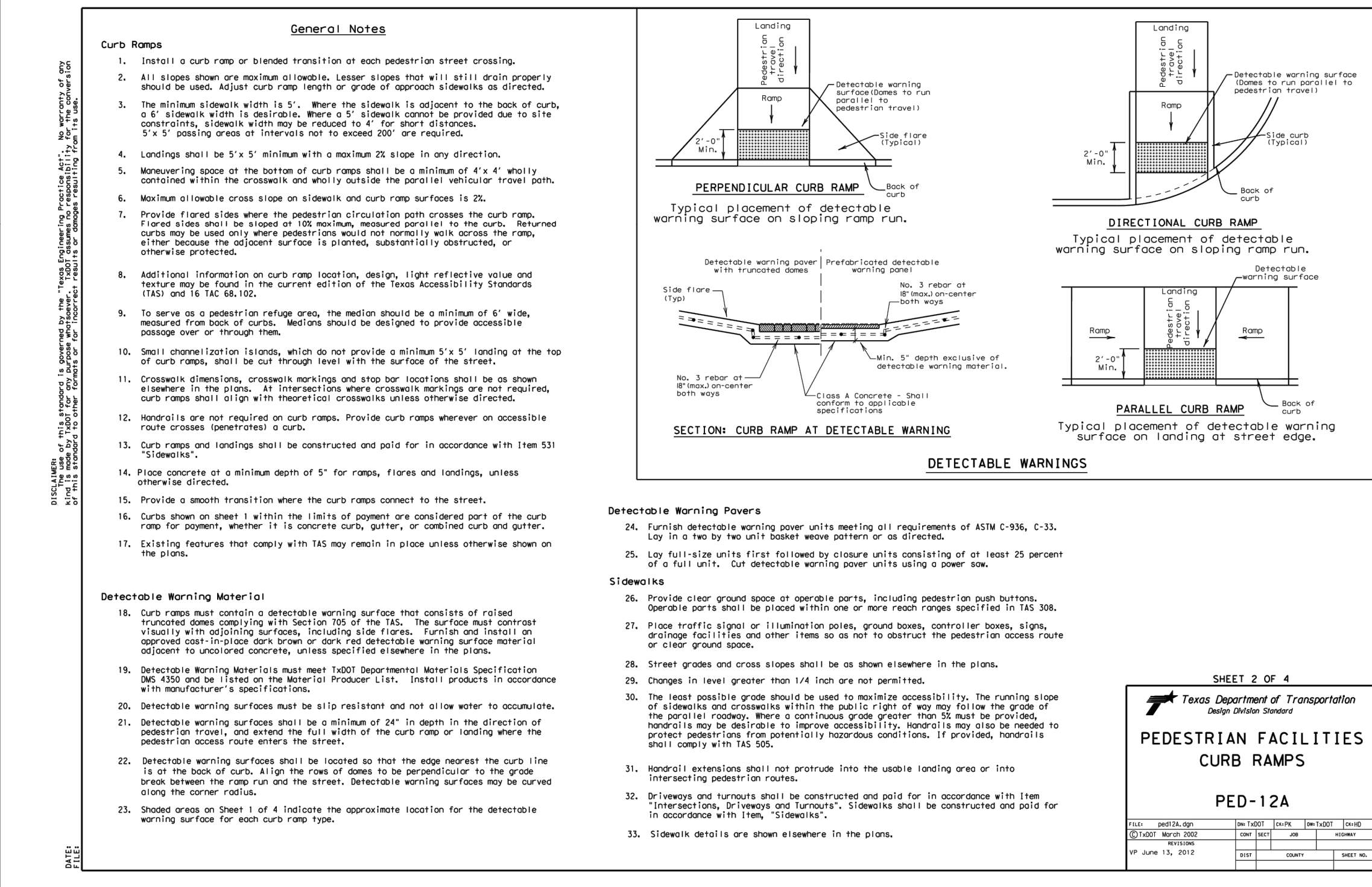
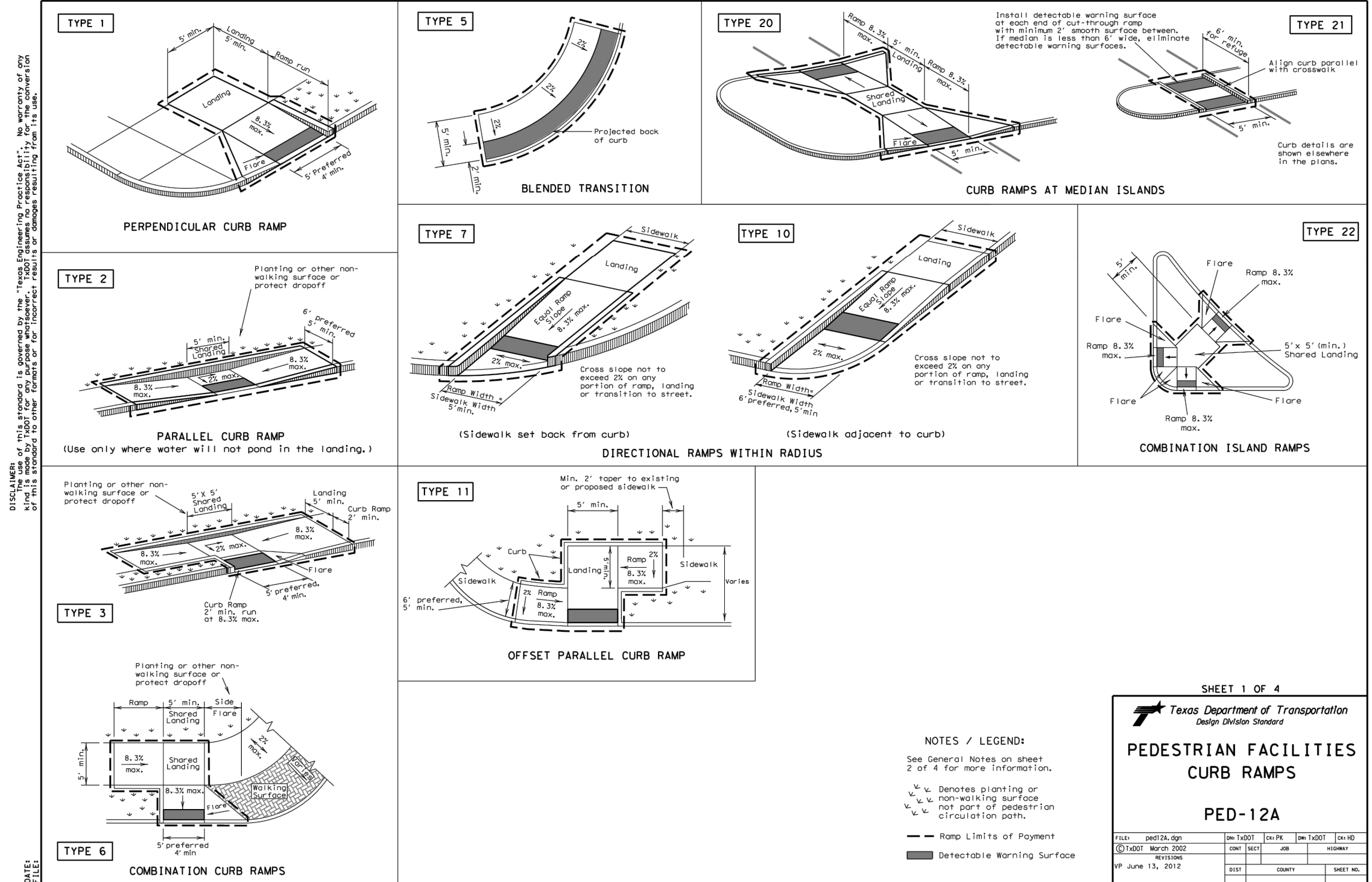
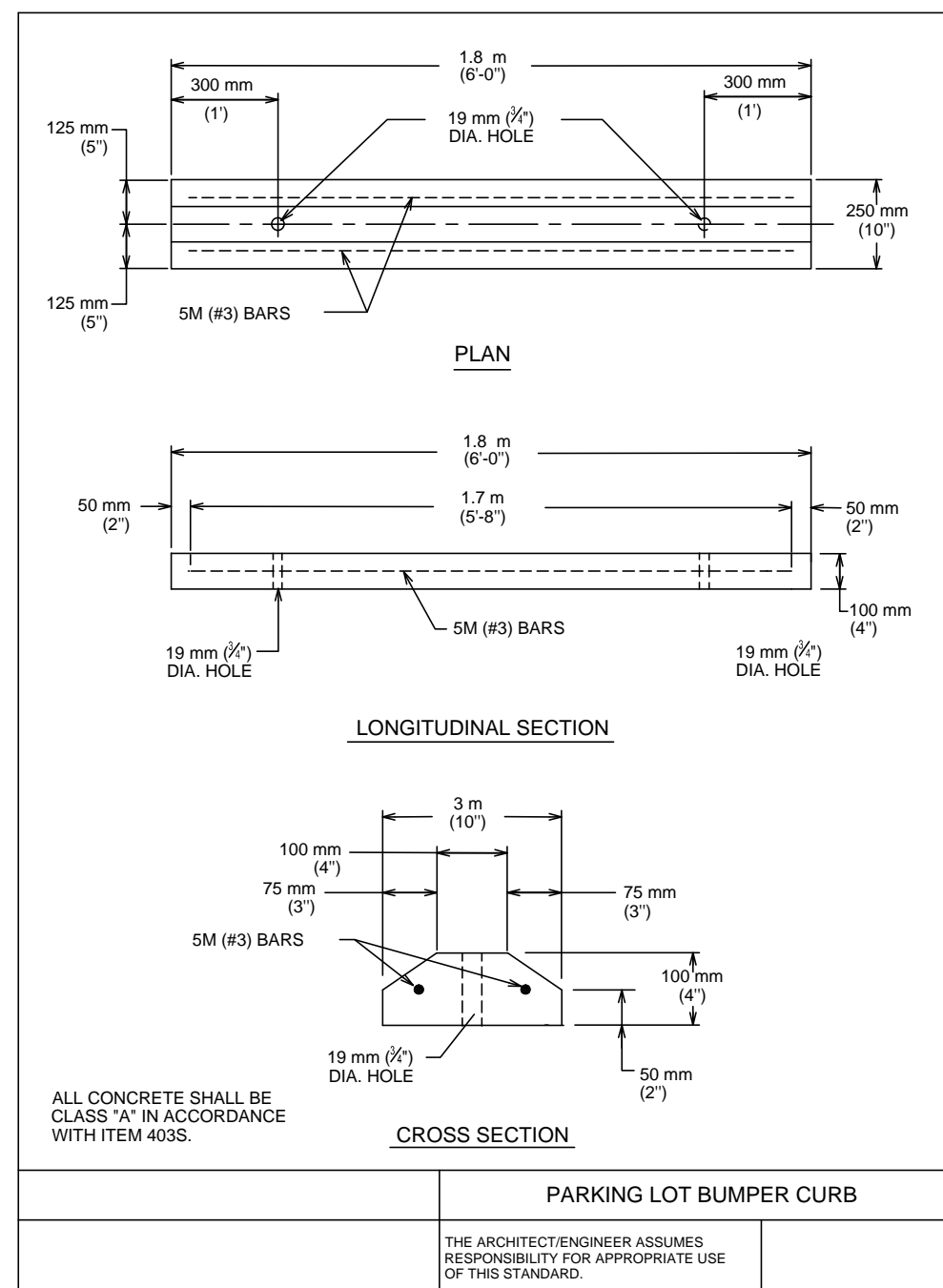
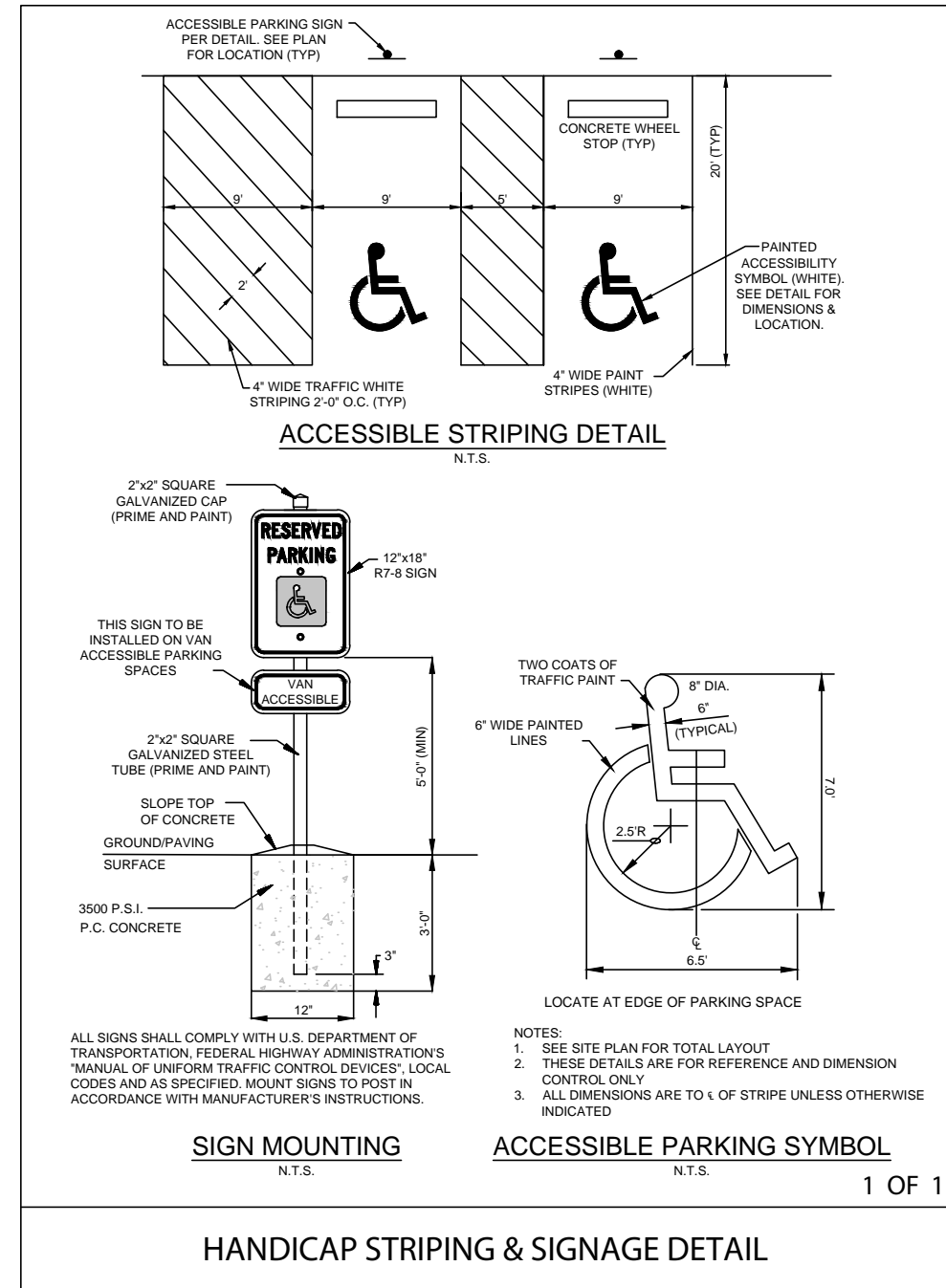
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CHECKED BY: <b>JENNIFER GARCIA, PE</b>	
JOB NUMBER: <b>259-003</b>	ISSUE DATE: <b>9/11/15</b>
SHEET:	

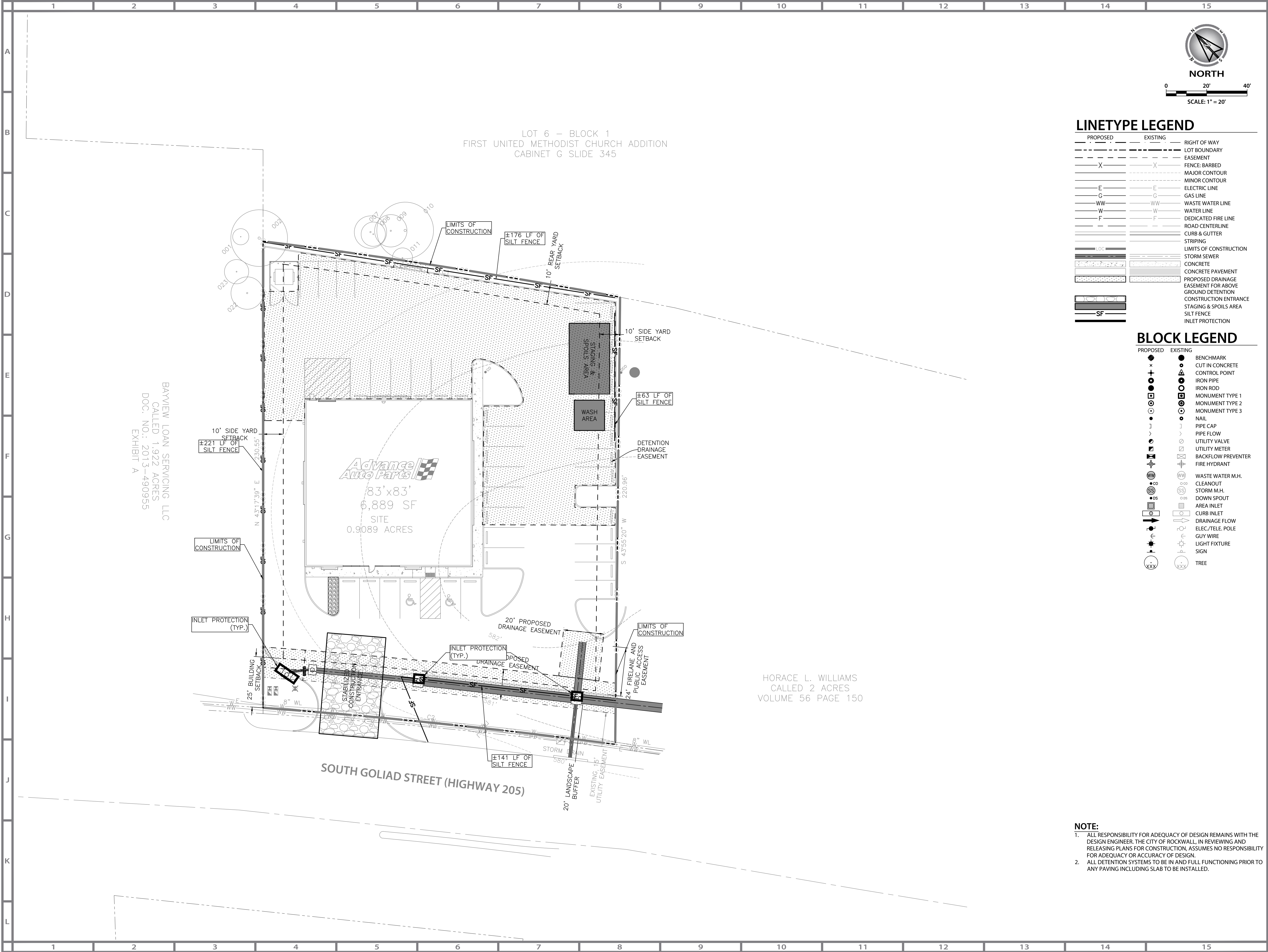
**08 of 16**

SP2015-12



Min 3,600 psi concrete (6.5 sack mix)

USE CITY OF ROCKWALL AND  
NCTCOG 3RD EDITION  
CONSTRUCTION STANDARDS  
AND DETAILS IN ADDITION TO  
THOSE SHOWN IN THIS SET



BAYVIEW LOAN SERVICING, LLC  
CALLED 1.922 ACRES  
DOC. NO.: 2013-490955  
EXHIBIT A

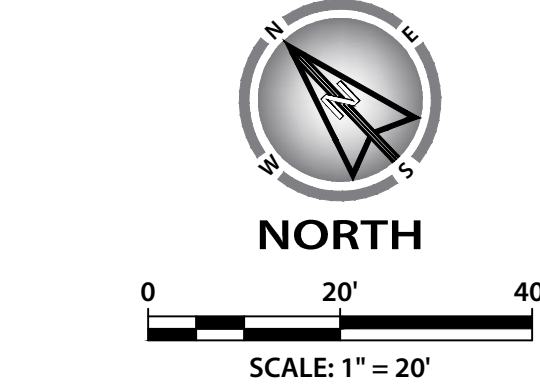
LOT 6 - BLOCK 1  
FIRST UNITED METHODIST CHURCH ADDITION  
CABINET G SLIDE 345

HORACE L. WILLIAMS  
CALLED 2 ACRES  
VOLUME 56 PAGE 150

- NOTE:**
1. 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.
  2. ALL DETENTION SYSTEMS TO BE IN AND FULL FUNCTIONING PRIOR TO ANY PAVING INCLUDING SLAB TO BE INSTALLED.

### LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT OF WAY
		LOT BOUNDARY
		EASEMENT
		FENCE: BARBED
		MAJOR CONTOUR
		MINOR CONTOUR
		ELECTRIC LINE
		GAS LINE
		WASTE WATER LINE
		WATER LINE
		DEDICATED FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		STRIPING
		LIMITS OF CONSTRUCTION
		STORM SEWER
		CONCRETE
		CONCRETE PAVEMENT
		PROPOSED DRAINAGE
		EASEMENT FOR ABOVE
		GROUND DETENTION
		CONSTRUCTION ENTRANCE
		STAGING & SPOILS AREA
		SILT FENCE
		INLET PROTECTION



### BLOCK LEGEND

PROPOSED	EXISTING	
		BENCHMARK
		CUT IN CONCRETE
		CONTROL POINT
		IRON PIPE
		IRON ROD
		MONUMENT TYPE 1
		MONUMENT TYPE 2
		MONUMENT TYPE 3
		NAIL
		PIPE CAP
		PIPE FLOW
		UTILITY VALVE
		UTILITY METER
		BACKFLOW PREVENTER
		FIRE HYDRANT
		WASTE WATER M.H.
		CLEANOUT
		STORM M.H.
		DOWN SPOUT
		AREA INLET
		CURB INLET
		DRAINAGE FLOW
		ELEC./TELE. POLE
		GUY WIRE
		LIGHT FIXTURE
		SIGN
		TREE

**ADVANCE AUTO PARTS - ROCKWALL**  
**1415 S GOLIAD STREET**  
CITY OF ROCKWALL, ROCKWALL COUNTY, TX  
**EROSION & SEDIMENTATION PLAN**

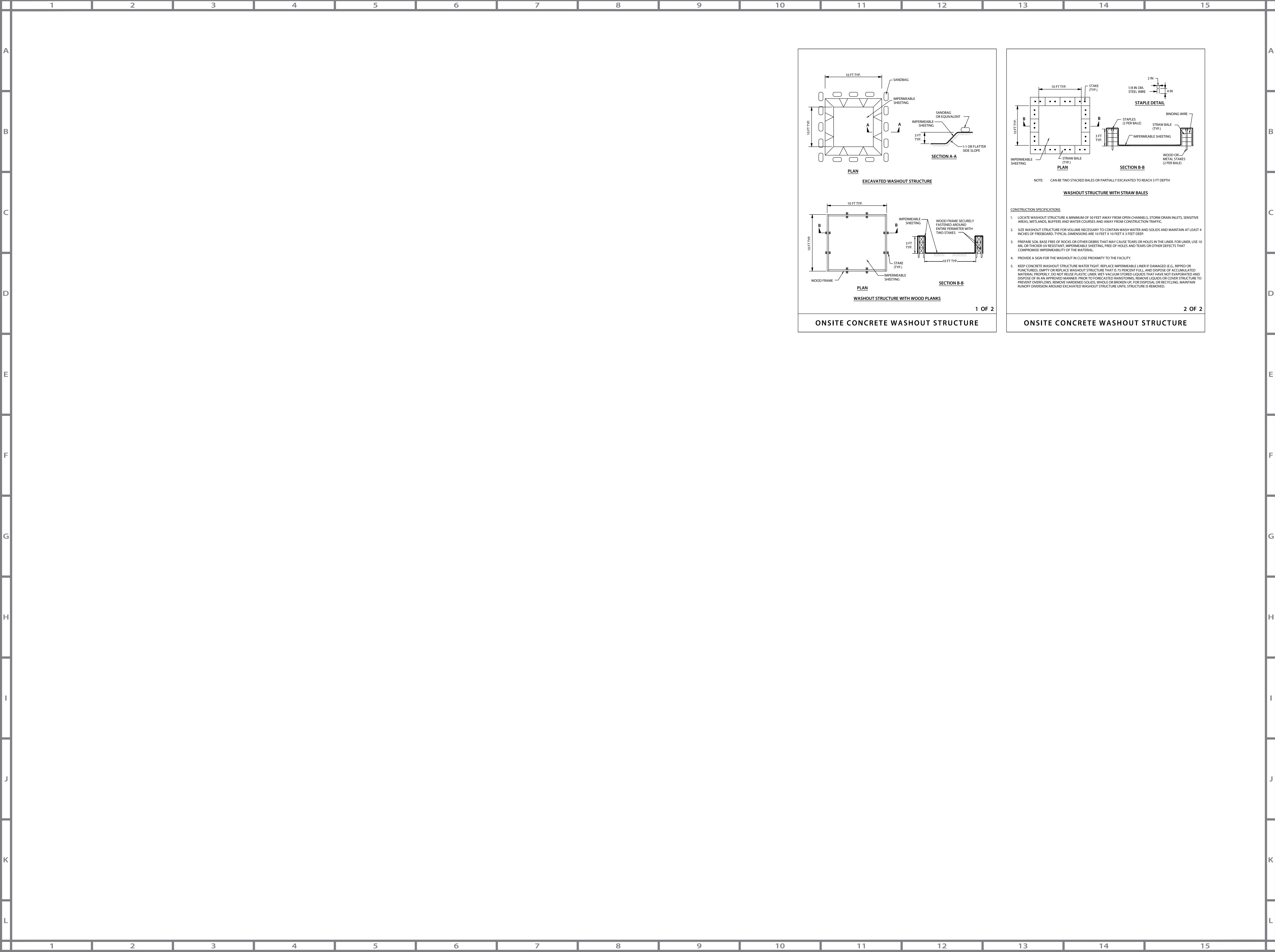
OWNER INFORMATION  
**ROCKWALL ICE CREAM HOLDINGS, LLC**  
PO BOX 852  
COLUMBIA, SC 29045  
WAXAHACHIE, TX 75168  
**CONTACT: COLLINS HARTZOG**  
PHONE: (803) 361-6718

ENGINEERING CONSULTING  
**kbge**  
KIMBELL I BRUEHL I GARCIA I ESTES  
105 West Riverside Drive, Ste 110, Austin, Texas 78704  
T (512) 439-0400 www.kbge-eng.com  
TBPE No.F-12802

AS-BUILT ENGINEERING STATEMENT 7/25/2016  
TO THE BEST OF OUR KNOWLEDGE, KBGE, HEREBY STATES THAT THIS IS A TRUE AND CORRECT COPY OF THE PLAN AS BUILT. THIS INFORMATION IS PROVIDED AS IS. NO WARRANTY IS MADE BY THE CONTRACTOR.

September 18, 2015  
  
CHECKED BY: JENNIFER GARCIA, PE  
JOB NUMBER: 259-003  
ISSUE DATE: 9/11/15  
SHEET:  
**10 OF 16**  
**SP2015-12**

FILE: K:\PROJECTS\259 - ADVANCE AUTO PARTS\003 - ROCKWALL, TEXAS\CAD\12 E&S DETAILS.DWG PLOTTED BY: JENNIFER GARCIA PLOTTED ON: 07/25/16 11:50:34 AM



ASBUILT ENGINEERING STATEMENT 7/25/2016		TO THE BEST OF OUR KNOWLEDGE, KBE, HEREBY STATES THAT THIS IS PLAN IS AS-BUILT. THIS INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR	
OWNER INFORMATION		CONTACT: COLLINS HARTZOG PHONE: (803) 361-6718	
KIMBELL I BRUEHL I GARCIA I ESTES ENGINEERING CONSULTING 105 West Riverside Drive, Ste 110, Austin, Texas 78704 T (512) 439-0400 www.kbge-eng.com TBPE No.F-12802		KIMBELL I BRUEHL I GARCIA I ESTES ENGINEERING CONSULTING 105 West Riverside Drive, Ste 110, Austin, Texas 78704 T (512) 439-0400 www.kbge-eng.com TBPE No.F-12802	
ADVANCE AUTO PARTS - ROCKWALL 1415 S GOLIAD STREET CITY OF ROCKWALL, ROCKWALL COUNTY, TX		EROSION & SEDIMENTATION DETAILS	
September 18, 2015		JENNIFER M. GARCIA 106000 LICENSED PROFESSIONAL ENGINEER	
CHECKED BY: JENNIFER GARCIA, PE		ISSUE DATE: 9/11/15	
JOB NUMBER: 259-003		SHEET: 11 OF 16	
SP2015-12			



1. CONTRACTOR TO REFERENCE GEO-TECHNICAL REPORT # 94157076A CONDUCTED BY TERRACON DATED 2-20-15 FOR PAVEMENT RECOMMENDATIONS. CONCRETE PAD AROUND LOADING DOCK AND DUMPTER LOCATION IS TO BE 4,000 PSI (MIN 6.5 SACK MIX) CONCRETE.
2. CURBS ARE TO BE 6-INCHES (3,600 PSI, MIN 6.5 SACK) HIGH AROUND ENTIRE PARKING LOT UNLESS OTHERWISE NOTED.
3. CONCRETE TEXTURED SURFACE SHALL BE PER THE A.D.A. HANDICAP REGULATIONS. CONCRETE RAMP SHALL ALSO BE COLOR IMPREGNATED TO PROVIDE VISUAL COLOR CONTRAST (DARK TO LIGHT) WITH ADJOINING CONCRETE SURFACE. THE MATERIAL IS TO PROVIDE COLOR CONTRAST SHALL BE AN ADHESIVE (PERMANENT) PART OF THE CONCRETE AND SHALL NOT BE PAINTED ON OR CAPABLE OF FADING OR WEARING OFF. THE CONCRETE SPECIFICATION SHALL BE THE SAME AS SIDEWALK.
4. ALL HANDICAP PARKING STALLS ARE TO BE A MAXIMUM 2% SLOPE/CROSS SLOPE "TC" INDICATES TOP OF CURB. ELEVATIONS OTHERWISE NOTED CAN BE USED FOR THE RAMPED TOP OF PAVEMENT.
5. 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.
6. ALL FILL TO BE COMPACTED TO MIN 95% STANDARD DENSITY USING A SHEEP'S FOOT ROLLER.
8. ALL DETENTION SYSTEMS TO BE IN AND FULL FUNCTIONING PRIOR TO ANY PAVING INCLUDING SLAB TO BE INSTALLED.




PROPOSED	EXISTING	
		RIGHT OF WAY
		LOT BOUNDARY
		EASEMENT
		FENCE: BARBED
		MAJOR CONTOUR
		MINOR CONTOUR
		ROAD CENTERLINE
		CURB & GUTTER
		STRIPING
		FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
		LIMITS OF CONSTRUCTION
		STORM SEWER
		CONCRETE
		CONCRETE PAVEMENT
		PROPOSED DRAINAGE
		EASEMENT FOR ABOVE
		GROUND DETENTION

## BLOCK LEGEND

PROPOSED	EXISTING	BENCHMARK
		CUT IN CONCRETE
		CONTROL POINT
		IRON PIPE
		IRON ROD
		MONUMENT TYPE 1
		MONUMENT TYPE 2
		MONUMENT TYPE 3
		NAIL
		PIPE CAP
		PIPE FLOW
		UTILITY VALVE
		UTILITY METER
		BACKFLOW PREVENTER
		FIRE HYDRANT
		WASTE WATER M.H.
		CLEANOUT
		STORM M.H.
		DOWN SPOUT
		AREA INLET
		CURB INLET
		DRAINAGE FLOW
		ELEC./TELE. POLE
		GUY WIRE
		LIGHT FIXTURE
		SIGN
		TREE

FFE = 581.7'

*Advance*  
*Auto Parts* 

83'x83'  
6,889 SF  
SITE  
0.9089 ACRES

**SOUTH GOLIAD STREET (HIGHWAY 205)**

HORACE L. WILLIAMS  
CALLED 2 ACRES  
VOLUME 56 PAGE 150

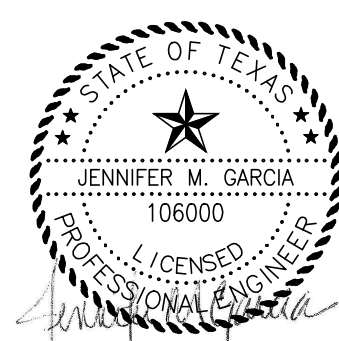
**ADVANCE AUTO PARTS - ROCKWALL**  
**1415 S GOLIAD STREET**

CITY OF ROCKWALL, ROCKWALL COUNTY, TX

---

**GRADING & DRAINAGE PLAN**

September 18, 2015



CHECKED BY: <b>JENNIFER GARCIA, PE</b>	
JOB NUMBER: <b>259-003</b>	ISSUE DATE: <b>9/11/15</b>
SHEET:	

12 OF 16

SP2015-12

FILE: K:\PROJECTS\259 - ADVANCE AUTO PARTS\003 - ROCKWALL TEXAS\CAD\13 GRADING & DRAINAGE PLAN.DWG PLOTTED BY: JENNIFER GARCIA PLOTTED ON: 07/25/16 12:18:27 PM

FILE: K:\PROJECTS\259 - ADVANCE AUTO PARTS\003 - ROCKWALL, TEXAS\CAD\14 GRADING & DRAINAGE DETAILS.DWG PLOTTED BY: JENNIFER GARCIA PLOTTED ON: 07/25/16 11:51:05 AM

Precast Drainage Structures


Curb Top	
Type	Weight
Standard	1,420 Lbs.
Right Ext.	1,400 Lbs.
Left Ext.	1,400 Lbs.
R & L Ext.	1,380 Lbs.

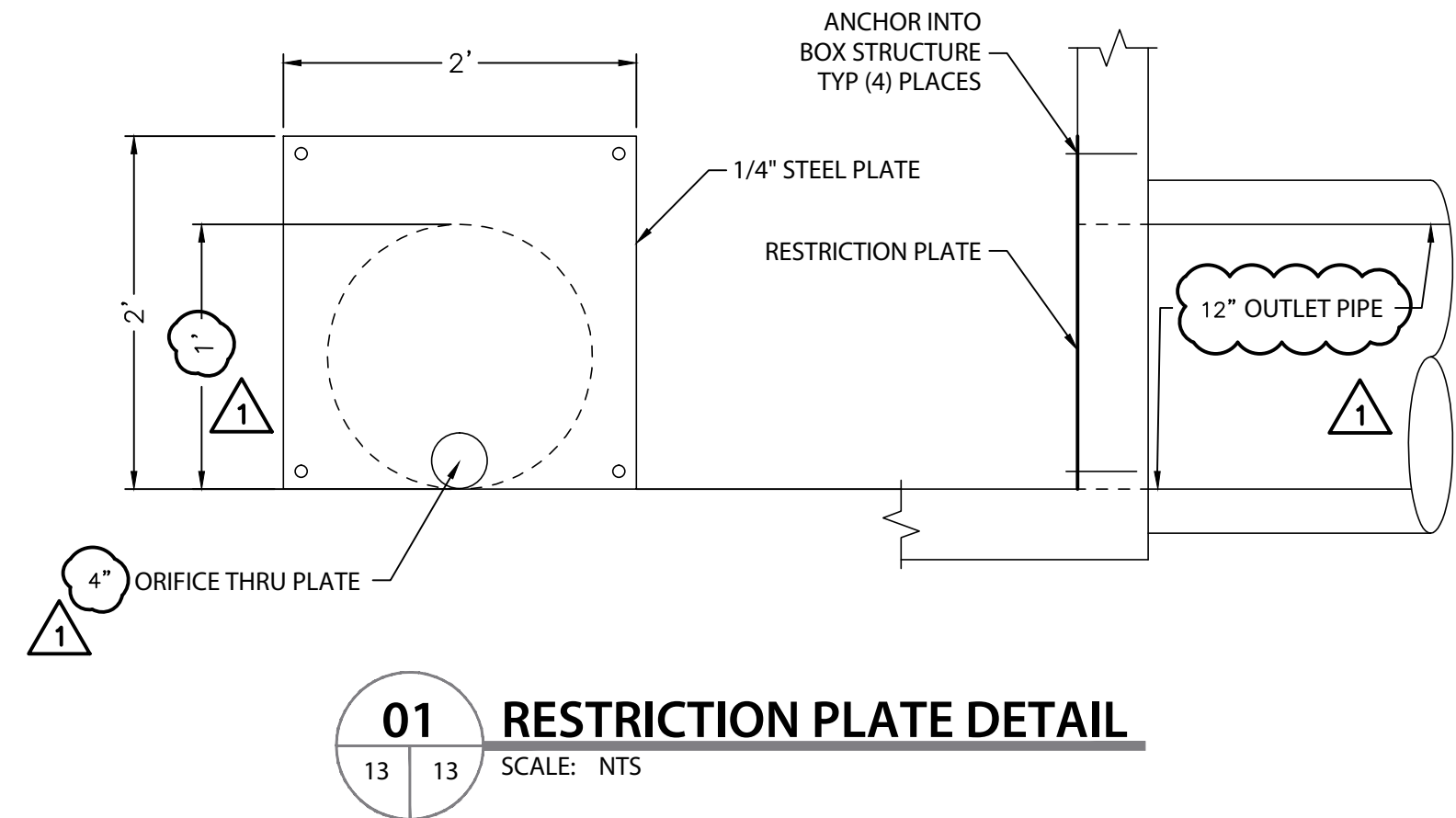
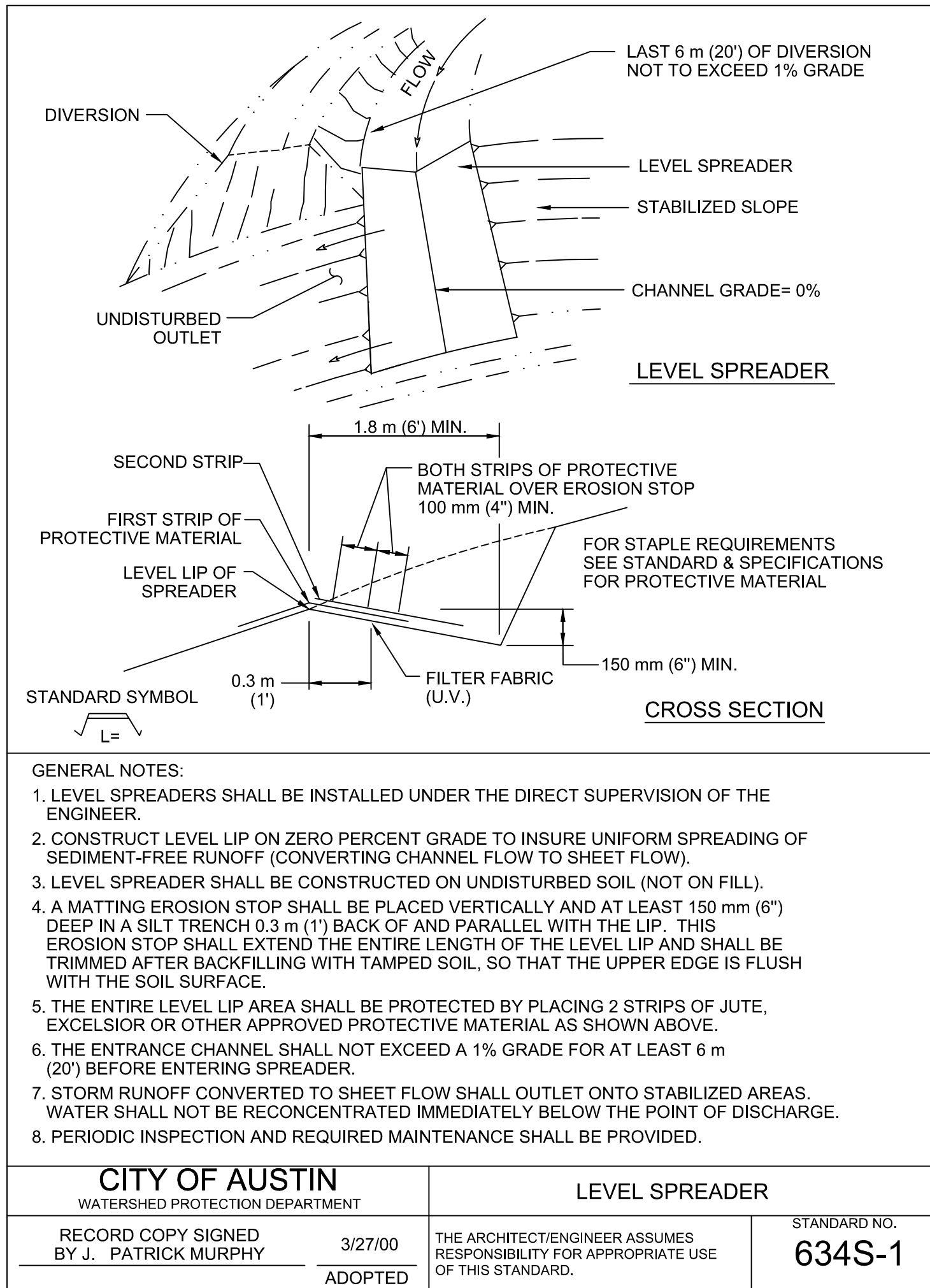
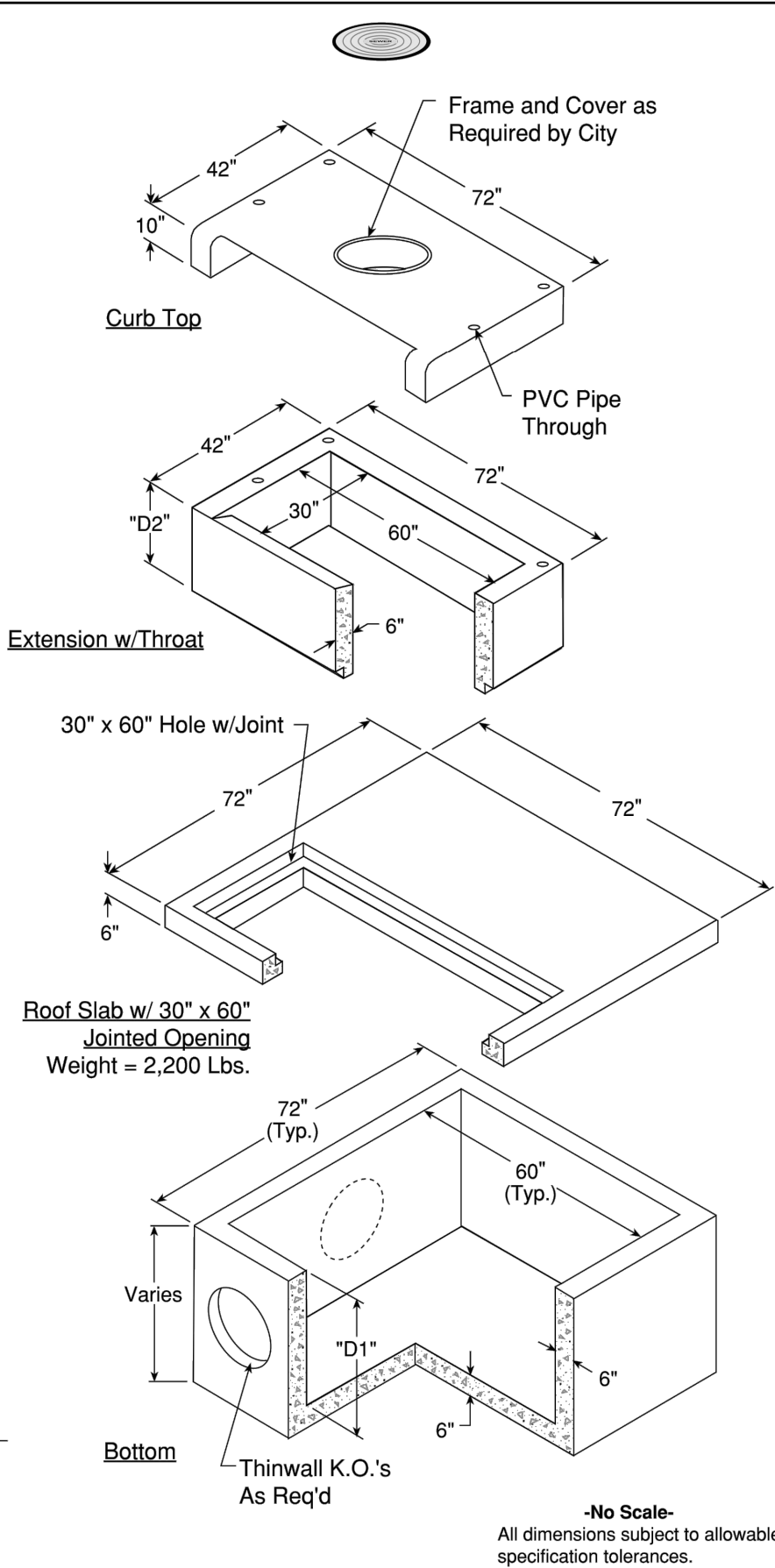
Extension w/Throat	
"D2"	Weight
12"	1,275 Lbs.
18"	1,910 Lbs.
24"	2,550 Lbs.
30"	3,190 Lbs.

Bottom	
"D1"	Weight
24"	5,785 Lbs.
30"	6,580 Lbs.
36"	7,337 Lbs.
42"	8,175 Lbs.
48"	9,300 Lbs.
60"	10,950 Lbs.

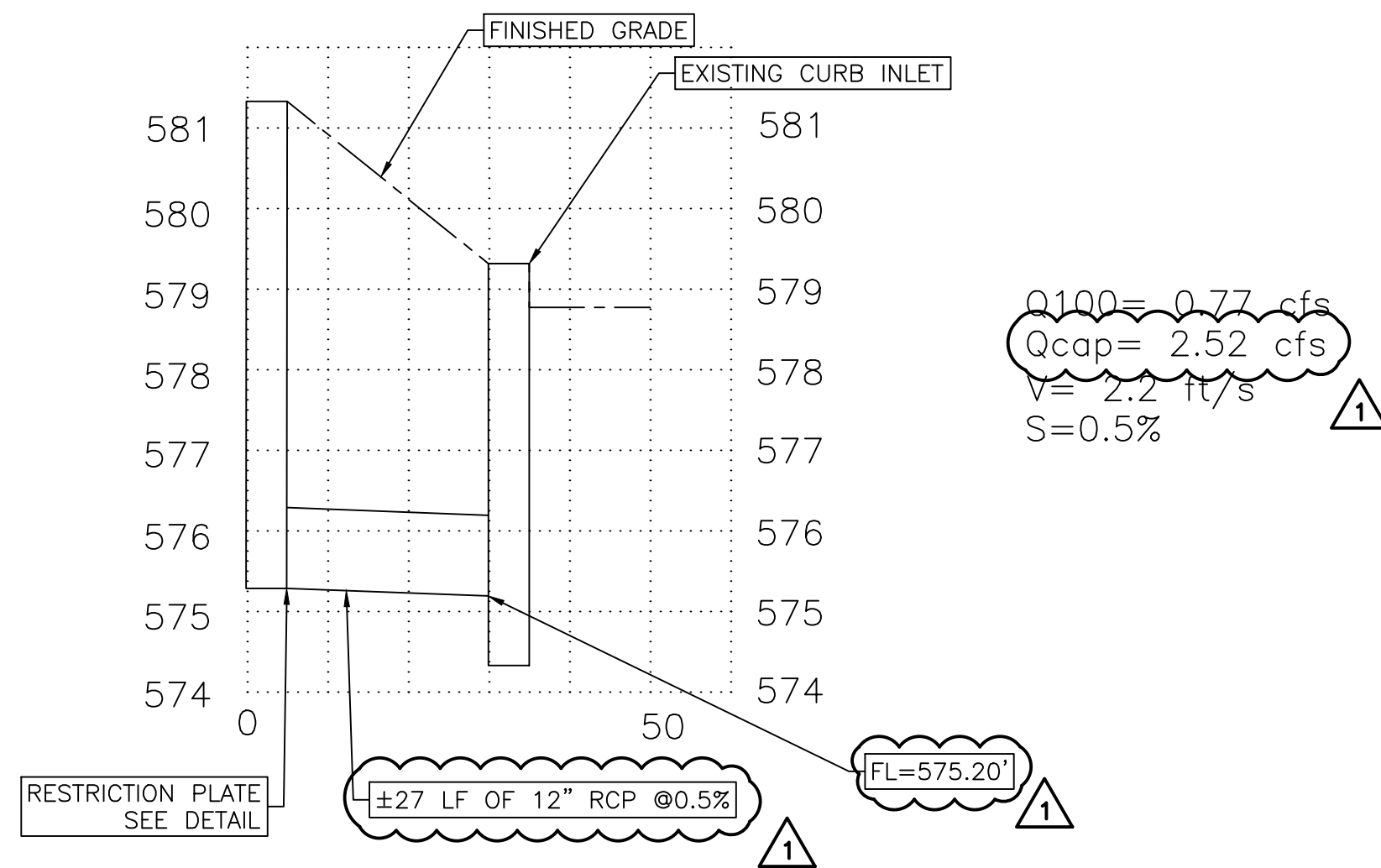
Materials & Features.

CONCRETE: 5,000 PSI  
REINFORCING: per ASTM A-615 or A-185  
H-20 LOADING

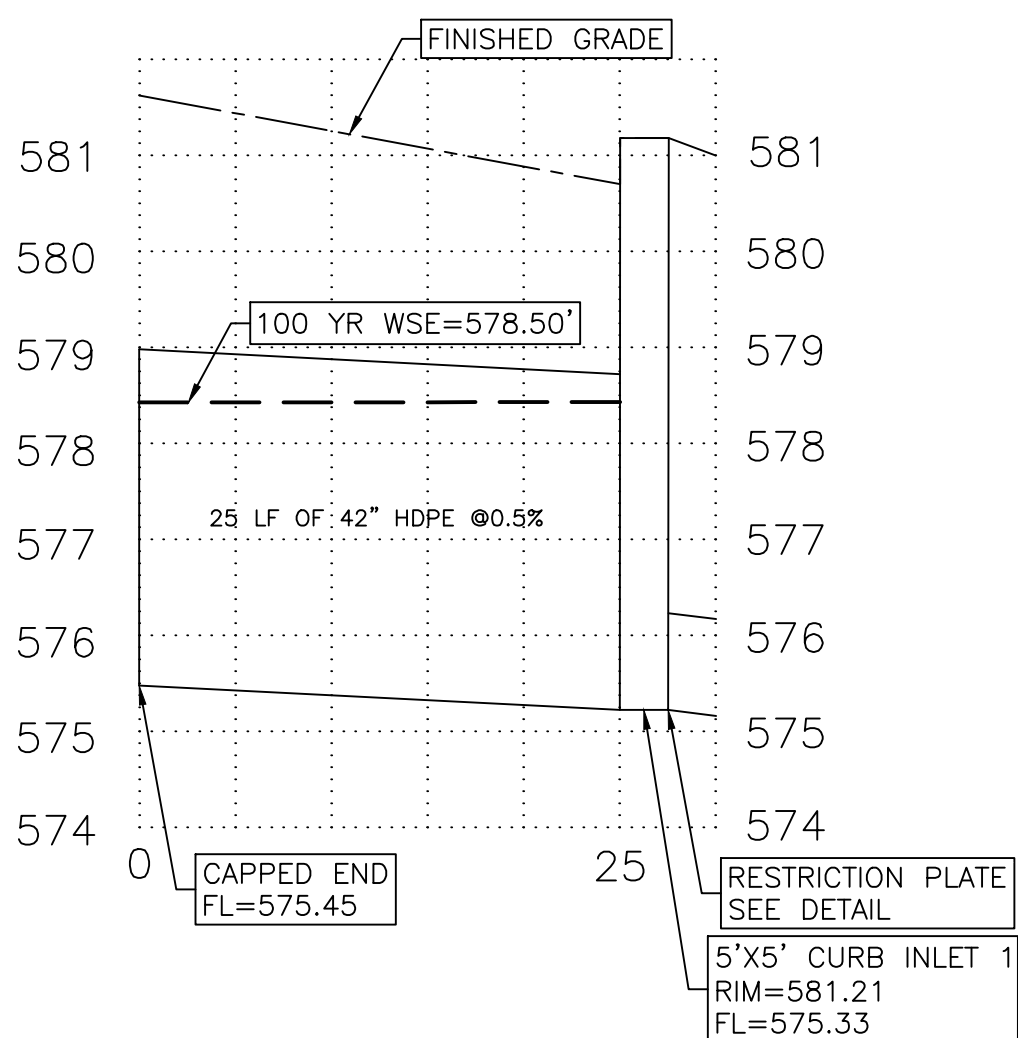
TITLE	PLANT	STATE	SECTION/PAGE	DATE	 HEIDELBERGCEMENT Group
Type "C" Curb Inlet - 5' x 5'	Houston	TX	10.d.12	01-25-10	



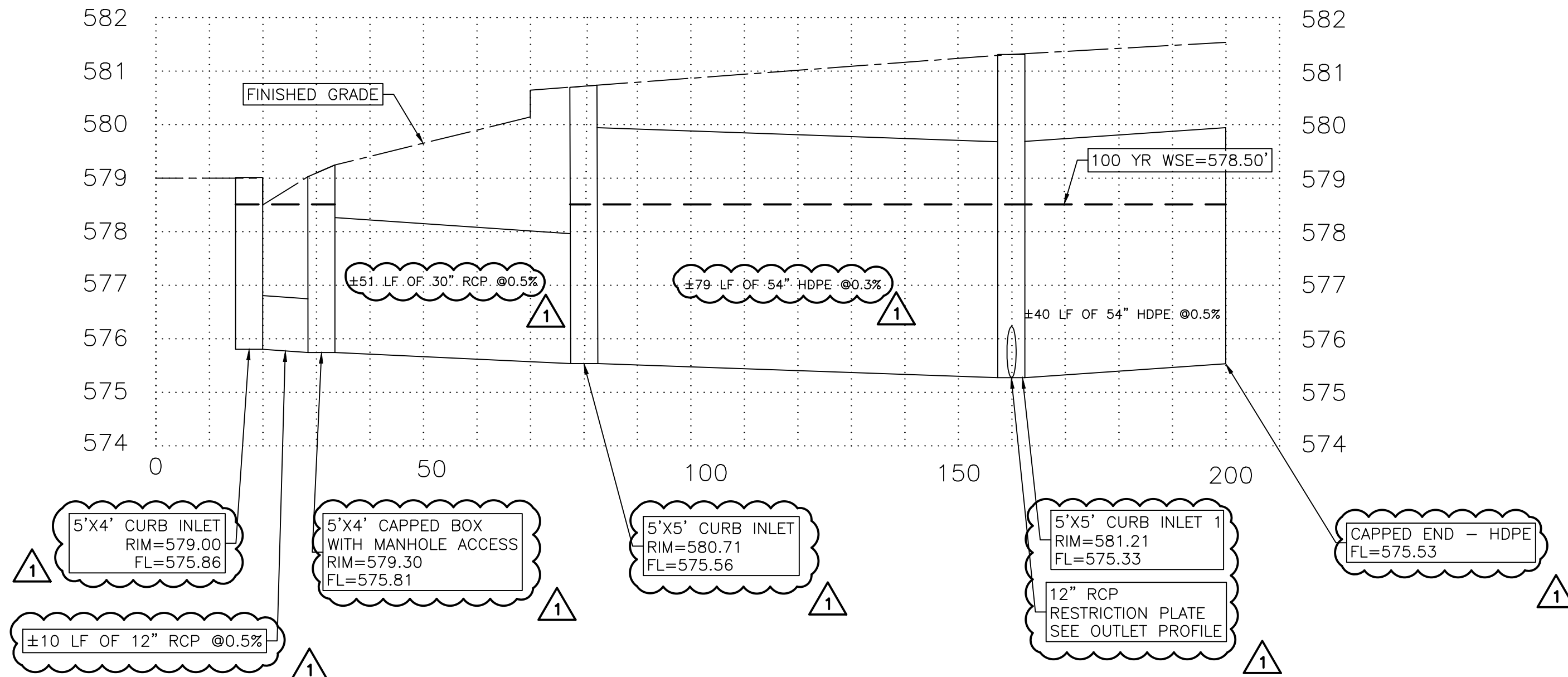
OUTLET STRUCTURE B PROFILE



DETENTION STRUCTURE B-1 PROFILE



DETENTION STRUCTURE B PROFILE



USE CITY OF ROCKWALL AND  
NCTCOG 3RD EDITION  
CONSTRUCTION STANDARDS  
AND DETAILS IN ADDITION TO  
THOSE SHOWN IN THIS SET

ASBUILT ENGINEERING STATEMENT 7/25/2016

TO THE BEST OF OUR KNOWLEDGE, KEGE, HEREBY STATES THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.


REV.1 DETENTION MODIFICATION (GAS LINE) 2/20/16

OWNER INFORMATION

ROCKWALL ICE CREAM HOLDINGS, LLC  
PO BOX 852  
COLUMBIA, SC 29045  
WAXAHACHIE, TX 75168

CONTACT: COLLINS HARTZOG  
PHONE: (803) 361-6718

ENGINEERING CONSULTING

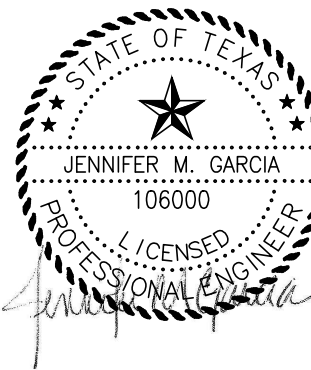
  
KIMBELL I BRUEHL I GARCIA I ESTES

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TBPE No.F-12802

ADVANCE AUTO PARTS - ROCKWALL  
1415 S GOLIAD STREET  
CITY OF ROCKWALL, ROCKWALL COUNTY, TX

GRADING AND DRAINAGE DETAILS

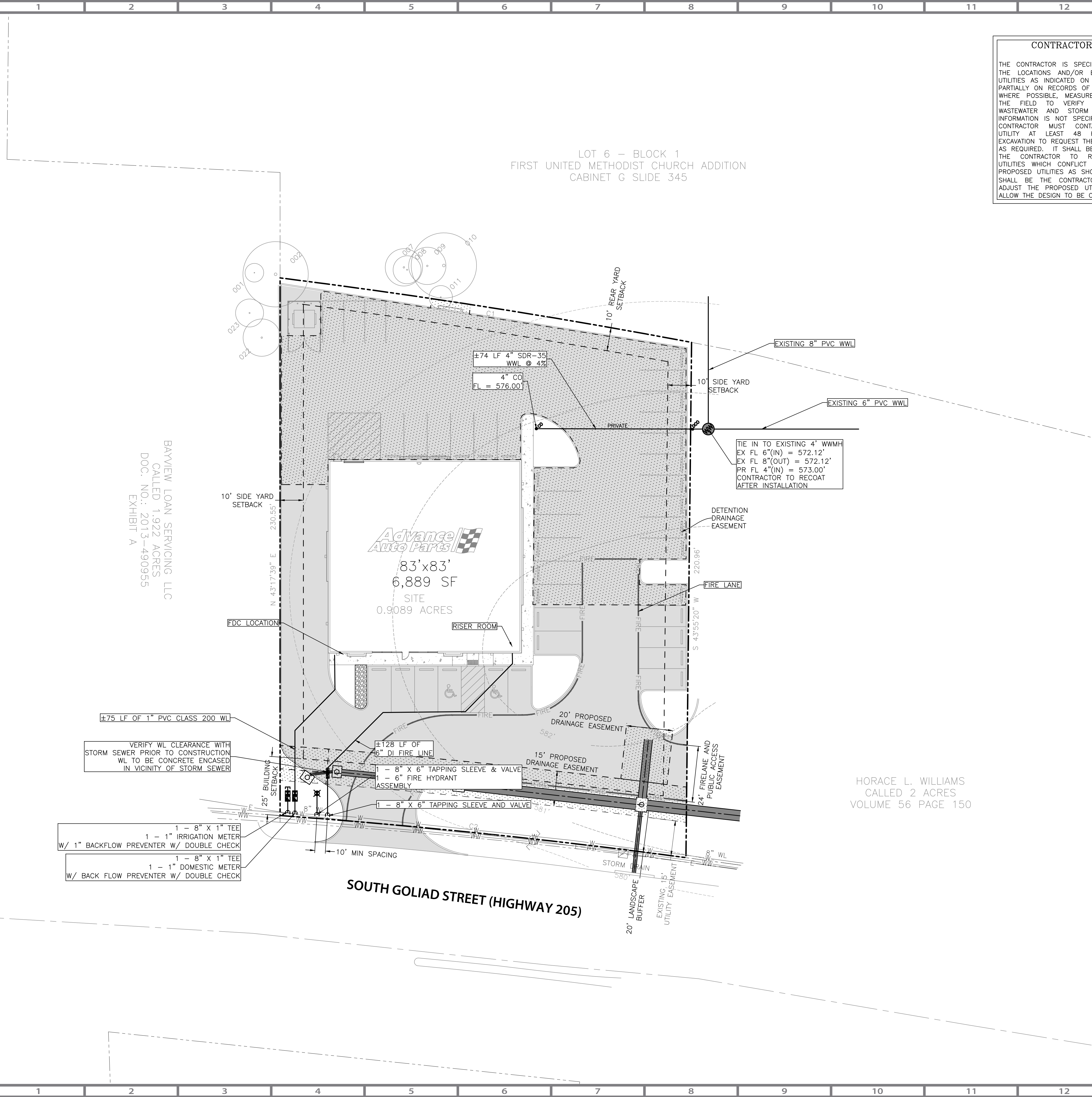
September 18, 2015



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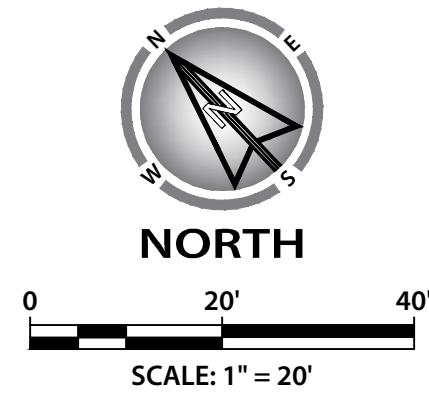
13 OF 16

SP2015-12



**CONTRACTOR WARNING:**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AS INDICATED ON THESE PLANS IS BASED PARTIALLY ON RECORDS OF THE CITY OF ROCKWALL, WHERE POSSIBLE, MEASUREMENTS WERE TAKEN IN THE FIELD TO VERIFY LOCATIONS OF WATER, WASTEWATER AND STORM SEWER LINES. THE INFORMATION IS NOT SPECIFICALLY ACCURATE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY AT LEAST 48 HOUR PRIOR TO ANY EXCAVATION TO REQUEST THE EXACT FIELD LOCATIONS AS REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE LOCATION OF PROPOSED UTILITIES AS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ADJUST THE PROPOSED UTILITIES AS REQUIRED TO ALLOW THE DESIGN TO BE CONSTRUCTED.



# LINETYPE LEGEND

PROPOSED	EXISTING	
----	----	RIGHT OF WAY
----	----	LOT BOUNDARY
----	----	EASEMENT
-X-	-X-	FENCE: BARBED
----	----	MAJOR CONTOUR
----	----	MINOR CONTOUR
E	E	ELECTRIC LINE
G	G	GAS LINE
-WW-	-WW-	WASTE WATER LINE
-W-	-W-	WATER LINE
-F-	-F-	DEDICATED FIRE LINE
----	----	ROAD CENTERLINE
----	----	CURB & GUTTER
----	----	STRIPING
----	----	STORM SEWER
----	----	CONCRETE
----	----	CONCRETE PAVEMENT
----	----	PROPOSED DRAINAGE
----	----	EASEMENT FOR ABOVE
----	----	GROUND DETENTION

# BLOCK LEGEND

PROPOSED	EXISTING	BENCHMARK
		CUT IN CONCRETE
		CONTROL POINT
		IRON PIPE
		IRON ROD
		MONUMENT TYPE 1
		MONUMENT TYPE 2
		MONUMENT TYPE 3
		NAIL
		PIPE CAP
		PIPE FLOW
		UTILITY VALVE
		UTILITY METER
		BACKFLOW PREVENTER
		FIRE HYDRANT
		WASTE WATER M.H.
		CLEANOUT
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		DOWN SPOUT
		AREA INLET
		CURB INLET
		DRAINAGE FLOW
		ELEC./TELE. POLE
		GUY WIRE
		LIGHT FIXTURE
		SIGN
		TREE

HORACE L. WILLIAMS  
CALLED 2 ACRES  
VOLUME 56 PAGE 150

**NOTE:**

1. 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.
2. ALL SANITARY SEWER WORK DESIGNATED AS "PRIVATE" IN THIS SET OF PLANS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, PERMITTED AND INSPECTED BY THE CITY BUILDING INSPECTION DEPARTMENT AND INSTALLED BY A LICENSED PLUMBER.
3. ALL WATER LINES TO BE C900 CLASS 200 DR14 WITH MINIMUM COVER OF 48" BELOW SUBGRADE
4. INSTALL BLUE DISK ON WATER LINE AT EVERY VALVE, FIRE HYDRANT AND CHANGE IN DIRECTION.
5. INSTALL GREEN EMS DISK ON SANITARY SEWER LINE AT EVERY CLEAN-OUT, MANHOLE, AND CHANGE IN DIRECTION.

**ADVANCE AUTO PARTS - ROCKWALL**  
**1415 S GOLIAD STREET**  
CITY OF ROCKWALL, ROCKWALL COUNTY, TX

**UTILITY PLAN**

**OWNER INFORMATION**

**ROCKWALL ICE CREAM  
HOLDINGS, LLC  
PO BOX 852  
COLUMBIA, SC 29045  
WAXAHACHIE, TX 75168**

**CONTACT: COLLINS  
HARTZOG**

**PHONE: (803) 361-6718**

**ENGINEERING  
CONSULTING**

**kbge**

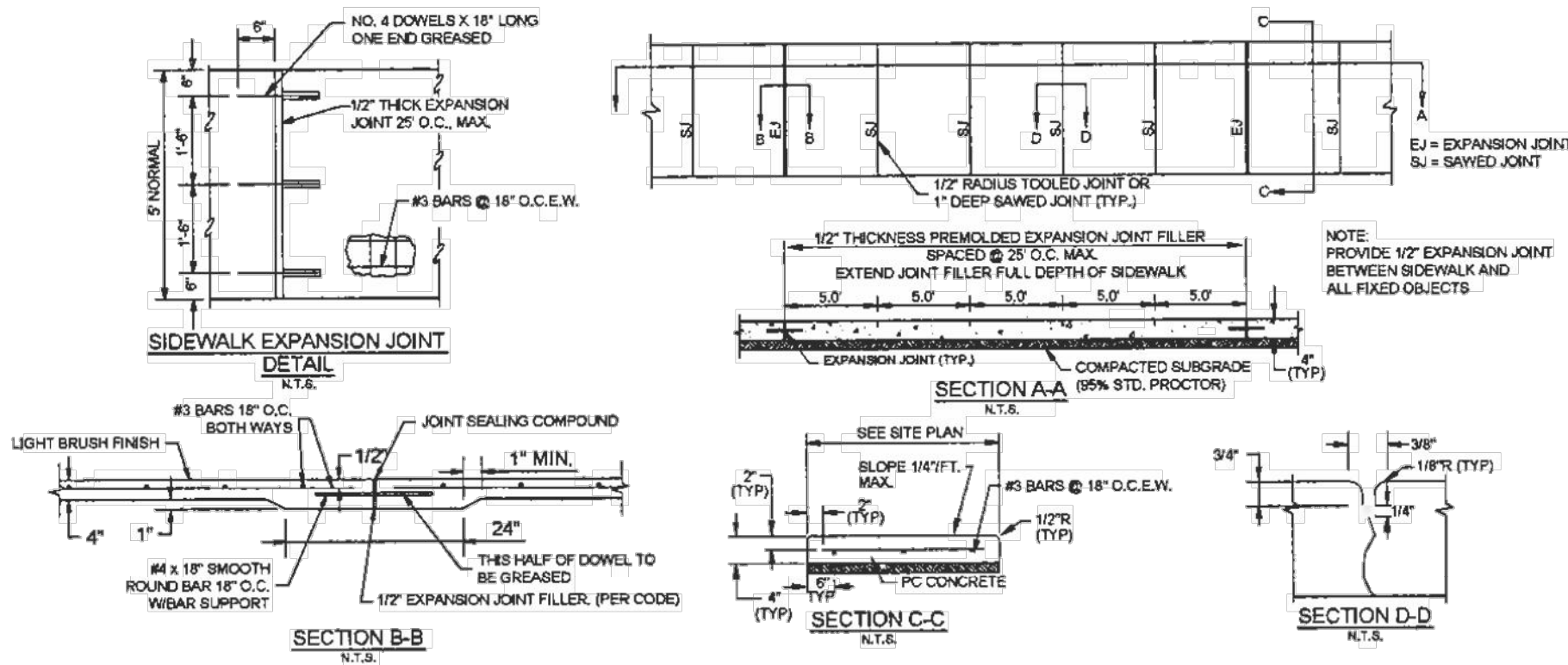
**KIMBELL | BRUEHL | GARCIA | ESTES**

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T (512) 439-0400 [www.kbge-eng.com](http://www.kbge-eng.com)  
TBPE No.F-12802

ASBUILT ENGINEERING STATEMENT	7/25/2016	TO THE BEST OF OUR KNOWLEDGE, KBGE, HEREBY STATES THAT THIS IS PLAN IS "AS-BUILT". THIS INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR			
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FILE: K:\PROJECTS\259 - ADVANCE AUTO PARTS\003 - ROCKWALL, TEXAS\CD\16 UTILITY DETAILS.DWG PLOTTED ON: 07/25/16 11:51:35 AM PLOTTED BY: JENNIFER GARCIA

# USE CITY OF ROCKWALL AND NCTCOG 3RD EDITION CONSTRUCTION STANDARDS AND DETAILS



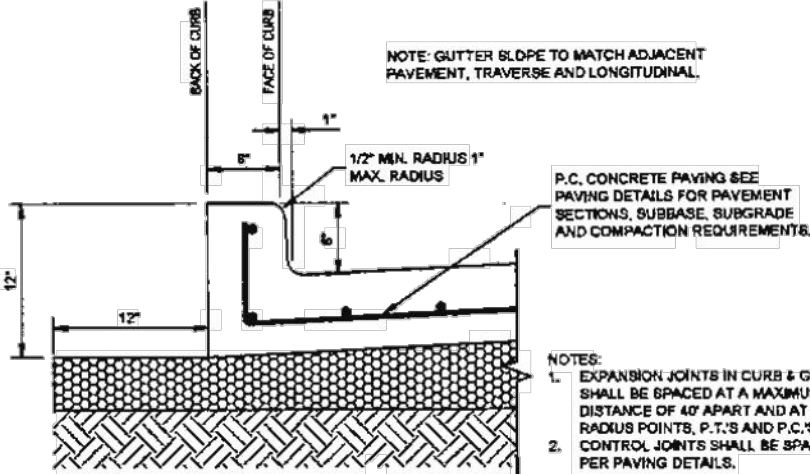
**5 SIDEWALK DETAILS**  
SCALE: N.T.S.

REFER TO PAVEMENT  
JOINT NOTES FOR SAW  
AND CONSTRUCTION  
JOINT SPACING.

8" LIME TREATED SUBGRADE SCARIFIED AND  
RECOMPACTED TO MIN. 95% STANDARD PROCTOR  
@ OPTIMUM TO 63% MOISTURE (ASTM D 698).  
REFER TO GEOTECHNICAL ENGINEERING REPORT  
FOR SUBGRADE PREPARATION.

**3 CONCRETE PAVEMENT SECTION**  
SCALE: N.T.S.

3000 PSI @ 28 DAYS (MIN 6.5 SACK MIX)  
PORTLAND CEMENT CONCRETE  
REINFORCED WITH #3 @ 18" O.C. E.W.



NOTES:  
1. EXPANSION JOINTS IN CURB & GUTTER  
SHALL BE SPACED AT A MAXIMUM  
DISTANCE OF 40' APART AND AT ALL  
ROADWAY POINTS, E.T.C. AND P.C.S.  
2. CONTROL JOINTS SHALL BE SPACED  
PER PAVING DETAILS.

**4 TYPE "B" INTEGRAL CURB AND GUTTER**  
SCALE: N.T.S.

**GENERAL PAVING JOINT NOTES**

CONTROL JOINTS SHALL BE SAW CUT INTO THE CONCRETE WITHIN 12 HOURS AFTER CONCRETE IS POURED.

THE CONTROL JOINT PATTERN SHALL DIVIDE THE PAVEMENT INTO PANELS THAT ARE APPROXIMATELY SQUARE, THE LENGTH OF A PANEL MAY BE 25 PERCENT GREATER THAN THE WIDTH MAX.

UNLESS OTHERWISE SHOWN ON PLANS, ABSOLUTE MAXIMUM JOINT SPACING SHALL BE PER CHART BELOW.

CONCRETE THICKNESS (INCHES)	MAXIMUM JOINT SPACING (FEET)
3.5	7.0
4.0	8.0
4.5	9.0
5.0	10.0
5.5	11.0
6.0	12.0
6.5	13.0
7.0	14.0
7.5	15.0
OVER 7.5	15.0

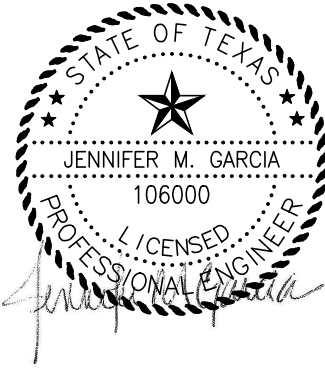
WHEN TRANSVERSE CONSTRUCTION JOINTS ARE NEEDED, THEY SHALL BE INSTALLED AT CONTRACTION JOINT LOCATIONS IF POSSIBLE.

THE JOINT FILLER FOR ISOLATION JOINTS SHALL EXTEND THROUGHOUT THE SLAB THICKNESS TO THE SUBGRADE AND SHALL BE RECESSED BELOW THE PAVEMENT SURFACE SO THAT THE JOINT CAN BE SEALED WITH JOINT SEALANT MATERIALS.

RECOMMENDED JOINT FILLER MATERIALS INCLUDE BITUMINOUS MASTIC, BITUMINOUS IMPREGNATED CELLULOSE OR CORK, SPONGE RUBBER, OR RESIN-BOUND CORK, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS.

**ADVANCE AUTO PARTS - ROCKWALL**  
**1415 S GOLIAD STREET**  
CITY OF ROCKWALL, ROCKWALL COUNTY, TX

September 18, 2015



CHECKED BY:  
JENNIFER GARCIA, PE  
JOB NUMBER: 259-003  
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SHEET:

**15** OF **16**

**SP2015-12**

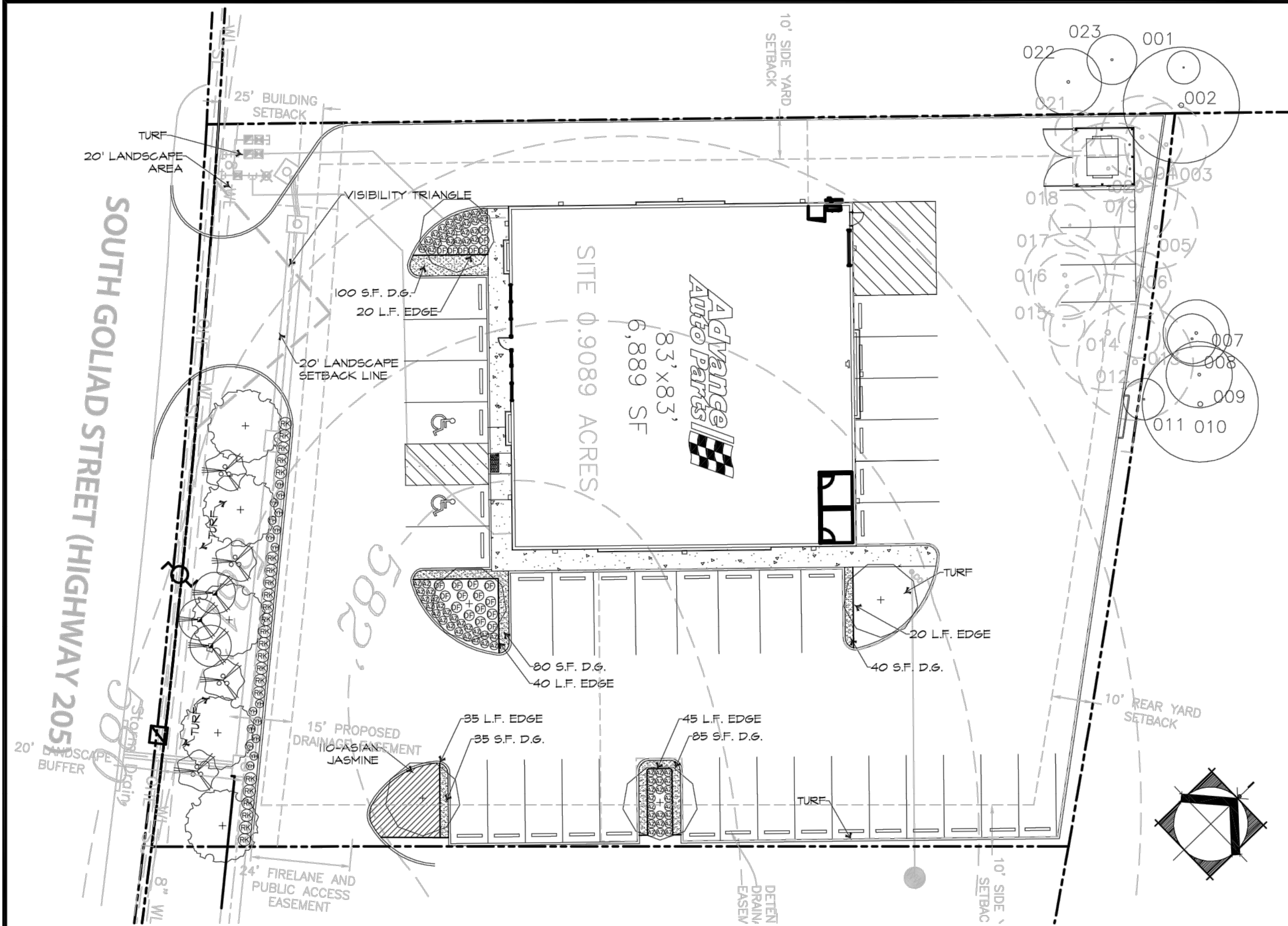
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ASBUILT ENGINEERING STATEMENT 7/25/2016

TO THE BEST OF OUR KNOWLEDGE, KBGE, HEREBY STATES THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.



GENERAL LANDSCAPE NOTES

- Contractor shall be responsible for visiting and investigating the site prior to submitting a Bid Proposal.
- Contractor shall provide all labor and materials to complete the work shown on the plans.
- Contractor shall be responsible for fine grading the site. Notify owner and/or representative for review and approval prior to commencing any landscape work. Sodded areas shall be raked smooth, clear of stones over 1" in diameter, and fine graded to blend with natural grade. All areas shall achieve positive drainage to avoid ponding.
- Contractor shall be responsible for erosion control of sloped areas within limits of work.
- Contractor shall be responsible for laying out beds and lawn area as per planting plans. Layout shall be by placing flags, stakes, or painting the ground. Notify owner and/or representative for review and approval of these areas prior to construction.
- Quantities provided in the plant list are for general use only. Contractor is responsible for verification of all plant quantities.
- All proposed landscaping is to be installed as per local city ordinances and codes. Notify owner's representative of any discrepancies prior to construction.
- All plant material and containers shall comply with The American Association of Nurserymen Standards..
- Plants are subject to inspection and approval by the landscape architect. It is recommended that the contractor present the owner's representative with photographs of all material for approval prior to delivery.
- Contractor to provide a sample of each type of plant to be used for "minimum quality specimen" standards. The remaining plantings installed on the site shall be compared to these specimen standards. **Plants not meeting the standards will be rejected.**
- Planting mix to be "Garden-Ville Compost" (800-375-8375).
- Unless noted, shrubs and trees shall be pocket planted. Excavate planting hole 1-1/2 times the width and height of the root ball. Backfill with 1/3 planting mix, 1/3 native soil, and 1/3 sandy loam.
- All shade trees shall be staked with 3 T-posts with cable guy wires. Trees planted adjacent to accessible routes and accessible areas shall not have limbs below 80" above finish grade.
- All steel edging shall be COL-MET 1/8" x 4" commercial steel edging (800-829-8225).
- Unless noted, all top dressing mulch shall be 2" deep shredded hardwood mulch from Living Earth Technology (972-869-4332).
- Should the contractor be considering substitutions, notify the owner's representative **AND** the landscape architect prior to bidding. If no substitutions are requested, **none will be considered at a later date. Do not plant alternate species! They will be rejected.**
- Specifications will be strictly enforced! Container sizes, staking, plant size or condition, and **quantity of trunks or canes** must be as specified.
- Contractor is responsible for quality of workmanship, superintendence, scheduling of work, and coordination with other trades.
- Contractor is responsible for job safety conditions; and the removal of all trash within the site.
- Contractor to provide one-year warranty on all plant material. Warranty shall cover plants which have died, but shall not include damage by vandalism, theft, natural phenomenon or negligence by owner.
- Contractor to provide an alternate estimated price (and a detailed scope of work) for a one-year maintenance of the site.

LANDSCAPE NOTES

- Contractor shall be responsible for completing all required landscaping and irrigation for the entire site, to include but not limited to: sodded areas, shrub beds, parking lot islands, roadside sign base(s) and monument planters.
- Contractor shall comply with all applicable codes and ordinances regarding landscaping.
- Irrigation contractor shall be experienced in irrigation design and installation and shall provide proof of certification as a "certified irrigation contractor" according to the irrigation association of america. contractor shall provide an irrigation system installation with 100% coverage of designated planting areas using head to head coverage, minimizing possible overthrow onto non-porous surfaces. irrigation system shall be zoned and timed as appropriate to meet plant material and lawn area watering requirements, timer/control to be located inside building near electrical panel.
- It is the responsibility of the contractor to establish a healthy stand of grass on all seeded areas.
- In the event that planting beds and mulch are required, the contractor shall install black fabric weed block landscape mesh under the mulch to prevent weed growth.
- Contractor shall provide natural topsoil that is fertile, friable, without mixture of subsoil materials, and obtained from a well drained, available site. it shall not contain substances which may be harmful to plant growth. topsoil shall be screened and free from clay, lumps, stones, roots, plants, or similar substances 1" or more in diameter, debris, or other objects which might be a hindrance to planting operations. topsoil shall contain at least 4-6% organic matter by weight and have a ph range of 5.5 to 7.0 or as applicable to the region.
- Contractor shall be responsible for the watering and the maintenance of all landscaped areas until the later of; (a) thirty (30) days following the planting of the grass and shrubs, or (b) the date that advance auto parts opens for business to the public. contractor to warranty all landscaping for a total of 1 year.
- General contractor is to clean entire site of all construction debris and rake all grass areas. grass (sod) to be level, rolled and mowable.
- Provide landscape plans to advance auto parts and as required by local jurisdiction to the bldg. dept. for review and approval prior to start of work.
- All landscaping, tress, shrubs, etc. shall not interfere with the visibility of aap monument signage
- Contractor to verify quantities prior to commencing work.
- All planting areas within property boundary are to be watered with a full automatic underground sprinkle system with freeze guard. all irrigation components shall be contained within the boundary of the site. irrigation to planting areas outside of the property boundary shall originate from irrigation heads within the property boundary. contractor shall retain the services of a licensed irrigator who shall provide detailed irrigation drawings with supporting pressure loss and flow calculations. these shall be submitted to landscape architect as shop drawings for review and approval prior to commencing work.
- Open areas within planting beds shall be mulched with hardwood only. pine straw or equivalent is not an acceptable mulch.

LANDSCAPE CALCULATIONS

LANDSCAPE AREA

Total Site Area	N/A	Required	Provided
Landscape Area (15%)	5,339 sf.	5,339 sf.	5,542 sf.
			5,570 sf. ( 16 %)

BUFFER TREES

Canopy Trees		
175 LF/100 = 1.75 x 3 =	5 trees	5 trees

Accent Trees

175 LF/100 = 1.75 x 4 =	7 trees	7 trees
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PARKING LANDSCAPING

Parking area		Required	Provided
Landscape area (5%)	1,287 sf.		25,157 sf.
Required Trees (1 per 10 spaces)	39/10 = 4 trees		1,290 sf.
			5 trees

REQUIRED MITIGATION

(012) 14" Hackberry	50%	7"	
(014) 14" Hackberry	50%	7"	
(018) 5" Ash	100%	5"	
(019) 16" Hackberry	50%	2"	
(021) 5" Ash	100%	5"	
Total		32"	+ 35"

TREE LIST

TREE#	SIZE	TYPE
001	4"	HACK BERRY
002	14"	PRICKLY ASH AKA TICKLE TOUNGE
(R) 003	10"	HACK BERRY
(R) 004	10"	HACK BERRY
(R) 005	10"	HACK BERRY
(R) 006	8"	HACK BERRY
007	8"	HACK BERRY
008	6"	HACK BERRY
009	8"	HACK BERRY
010	14"	DOUBLE HACK BERRY
011	5"	HACK BERRY
(R) 012	14"	HACK BERRY
(R) 013	5"	HACK BERRY
(R) 014	14"	HACK BERRY
(R) 015	5"	HACK BERRY
(R) 016	8"	HACK BERRY
(R) 017	10"	HACK BERRY
(R) 018	5"	PRICKLY ASH AKA TICKLE TOUNGE
(R) 019	16"	HACK BERRY
(R) 020	8"	HACK BERRY
(R) 021	5"	PRICKLY ASH AKA TICKLE TOUNGE
022	8"	HACK BERRY
023	6"	HACK BERRY

\* (R) = REMOVE

HB = Hack Berry  
PA = Prickly Ash aka Tickle Tounge  
Dbl = Double

CANOPY TREES

Notes: All similar species of trees shall be matched for height and uniformity. All plant materials shall be specimen quality.

SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
	5	Cedar Elm	Ulmus crassifolia	3" caliper, 12' Ht.
	5	Live Oak	Quercus virginiana	3" caliper, 12' Ht.

ORNAMENTAL TREES

Notes: Species and trunk/cane specifications on all ornamental trees will be strictly enforced! Do not plant alternate species or alternate specification without prior approval from the landscape architect.

SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
	3	Red Bud, Texas	Cercis canadensis var. texana	6' Ht./ 4' spread, 2 1/2" caliper, B+B or container.
	4	Holly, Yaupon	Ilex vomitoria	6' Ht./ 4' spread, 2 1/2" caliper, B+B or container.

SHRUBS

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
23	(RK)	Rose, Red Knockout	Rosa spp. 'Radrazz'	3 gallon, 20" Ht./20" spread
21	(DF)	Fringe Flower, Petite Delight	Lorapetalum chinense 'Petite Delight'	5 gallon, 12" Ht./12" spread
60	(AZ)	Aztec Grass	Liriope muscari 'Aztec'	1 gallon 12" Ht./10" spread
16	(YH)	Holly, Dnf. Yaupon	Ilex vomitoria 'Nana'	5 gallon, 12" Ht./10" spread

GROUNDCOVERS / PERENNIALS

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
110			Asian Jasmine	Trachelospermum asiaticum	4" pots

TURF GRASS

QUANTITY	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
3,250	S.F. HYDRO	Common Bermuda Grass	Cynodon dactylon	Hydromulch - refer to specifications

MISCELLANEOUS

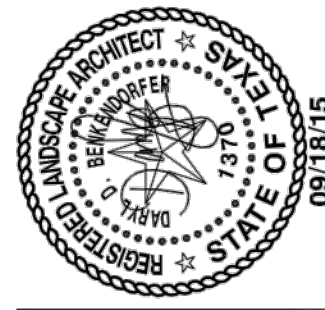
QUANTITY	CALLOUT	DESCRIPTION
160	L.F. EDGE	L.F. Steel edge 1/8" x 4" with 12" stakes, green in color
520		5F 2" bed preparation as per specifications
1,400		5F 3" hardwood mulch as per specifications
540	S.F. D.G.	5F 3" decomposed granite

NOTES

- Quantities shown are for contractor's convenience only. Contractor is responsible for verification of all quantities.
- Contractor to provide separate line item for a one(1) year maintenance package - see maintenance specifications.

REVISIONS  
COMMENTS

DATE



ADVANCE AUTO PARTS

ROCKWALL, TEXAS

LANDSCAPE CITY SUBMITTAL PLAN

SCALE:



DATE:

04/16/15



16 OF 16

L0.01

PROJECT # 030-03