

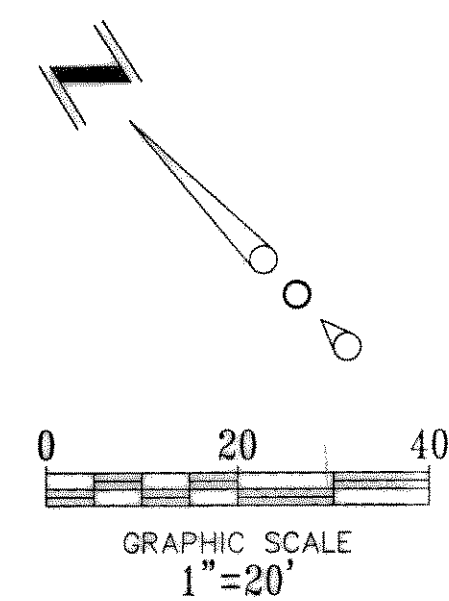
HORIZON ROAD. (F.M. 3097)

(100' PUBLIC R.O.W.)

ASPHALT

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING STORM PIPE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED PARKING SPACES IN A ROW
- CONSTRUCT BARRIER FREE RAMP



GENERAL NOTES

- PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, AND LICENSES, ETC. CONTRACTOR SHALL HAVE A LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
- ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, DETAILS AND NCTCOG 3RD EDITION STANDARDS.
- IN THE EVENT AN ITEM IS NOT COVERED IN THE CITY OF ROCKWALL CONSTRUCTION STANDARDS, SPECIFICATIONS, AND DETAILS, THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) STANDARD SPECIFICATIONS FOR PUBLIC WORKS 3RD EDITION CONSTRUCTION SHALL APPLY WITH CONCURRING NOTIFICATION TO THE CITY ENGINEER AND PROJECT ENGINEER. THE CITY ENGINEER SHALL HAVE THE FINAL DECISION ON ALL CONSTRUCTION MATERIALS, METHODS, AND PROCEDURES.
- CONSTRUCTION INSPECTION WILL BE PERFORMED BY REPRESENTATIVES OF THE OWNER, ENGINEER, CITY, GEOTECHNICAL ENGINEER, AND REVIEWING AUTHORITIES AND AGENCIES. UNRESTRICTED ACCESS SHALL BE PROVIDED TO THEM AT ALL TIMES. CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING AND SCHEDULING REQUIRED INSPECTIONS. TESTING SAMPLES SHALL BE COLLECTED AND PROCESSED BY CERTIFIED TECHNICIANS.
- ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS ONTO DEVELOPED OR UNDEVELOPED AREAS WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE CONTRACTOR'S RESPONSIBILITY TO REPAIR.
- IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
- TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT A TRENCH SAFETY DESIGN APPROVED BY A PROFESSIONAL ENGINEER TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW PRIOR TO THE START OF ANY UTILITY CONSTRUCTION.
- RETAINING WALLS 4' OR GREATER IN HEIGHT REQUIRE A PROFESSIONAL ENGINEER DESIGN (SIGNED AND SEALED). A LETTER OF COMPLIANCE STATING THAT THE WALL WAS INSPECTED DURING CONSTRUCTION AND IS BUILT PER DESIGN IS REQUIRED PRIOR TO ACCEPTANCE, SUBMITTED TO ENGINEERING DEPARTMENT.
- ALL PARKWAYS AND MEDIANS SHALL HAVE A MINIMUM OF 4' OF TOPSOIL PRIOR TO PLACEMENT OF SOD.
- THE CONTRACTOR SHALL PROVIDE A CLEAR AND SAFE ROUTE FOR PEDESTRIANS THROUGHOUT THE DURATION OF CONSTRUCTION.
- THE CONTRACTOR SHALL PROTECT THE EXISTING TREES, BUSHES, LANDSCAPING PLANTS, SPRINKLERS, AND LAWNS UNLESS NOTED OTHERWISE ON THE CONSTRUCTION DRAWINGS. ANY DAMAGE TO THE EXISTING TREES, BUSHES, LANDSCAPING PLANTS, SPRINKLERS, AND LAWNS CAUSED BY THE CONSTRUCTION SHALL BE REPLACED TO THE SATISFACTION OF THE CITY OF ROCKWALL AT NO ADDITIONAL COST TO THE CITY. CONTINUOUS MAINTENANCE SHALL BE PROVIDED DURING CONSTRUCTION.
- DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL OFFSITE EASEMENTS PRIOR TO COMMENCEMENT OF OFFSITE CONSTRUCTION ACTIVITIES.
- EXPANSION JOINTS SHALL BE PLACED EVERY 500 FEET FOR 6' THICK AND 8' THICK CONCRETE.
- SUBGRADE SHALL EXTEND 12' MINIMUM BEHIND THE CURB, BE A MINIMUM OF 6' THICK AND SHALL BE LIME STABILIZED. THE PLASTICITY INDEX SHALL NOT EXCEED 12.
- MARK FIRE LANE TO CITY SPECIFICATIONS. "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
- AN APPROVED WATER SUPPLY CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW OF 2000 GPM FOR FIRE PROTECTION SHALL BE PROVIDED TO PREMISES UPON WHICH, FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS ARE HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION. THE FIRE CODE OFFICIAL SHALL BE NOTIFIED PRIOR TO THE WATER SUPPLY TEST. WATER SUPPLY TESTS SHALL BE WITNESSED BY THE FIRE CODE OFFICIAL AND APPROVED DOCUMENTATION OF THE TEST SHALL BE PROVIDED TO THE FIRE CODE OFFICIAL PRIOR TO FINAL APPROVAL OF THE WATER SUPPLY SYSTEM.

RALPH HALL PARKWAY
(60' PUBLIC R.O.W.)
CONCRETE

EXISTING DOCTORS
OFFICE

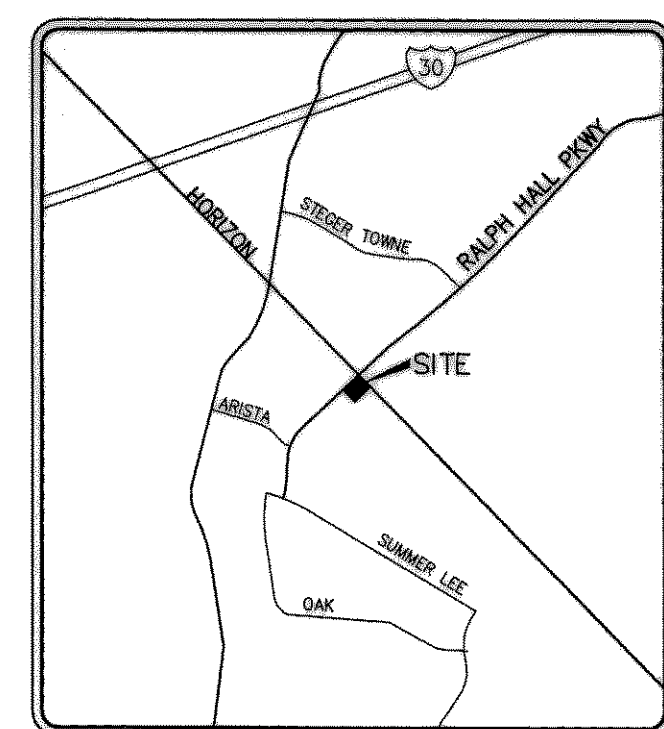
RIPP, THOMAS V. DR. & HAZEL T.
VOL. 1822, PG. 167
32,250 SQ. FT., 0.740 AC.
3000 HORIZON RD.

NOTES:
THE BANK USES A NIGHTLY SERVICE FOR
REFUSE AND WILL NOT NEED A DUMPSTER.

SITE DATA SUMMARY

CURRENT ZONING	PD 9
PROPOSED USE	BANKING CENTER
LOT AREA	0.992 AC. (43,200 S.F.)
BUILDING AREA	4,282 S.F.
BUILDING HEIGHT:	20'-6" (SINGLE STORY)
LOT COVERAGE	9.9% OF SITE
FLOOR AREA RATIO	1:9.9
PARKING REQUIRED (1/300)	15 SPACES
REGULAR PARKING PROVIDED	38 SPACES
HC PARKING REQUIRED	2 SPACES
HC PARKING PROVIDED	2 SPACES
TOTAL PARKING PROVIDED	40 SPACES
LANDSCAPED AREA	6,290 S.F.
IMPERVIOUS AREA	36,910 S.F.

ACCESSIBLE PARKING IS PROVIDED IN ACCORDANCE
WITH CURRENT TEXAS ACCESSIBILITY STANDARDS (TAS)



VICINITY MAP
MAPSCALE: 300'-F
NTS

OWNER
J.P. MORGAN CHASE
8111 PRESTON ROAD
SUITE 250
DALLAS, TEXAS 75226

ENGINEER
O'DONALD ENGINEERING, LLC
1601 E. LAMAR BLVD.
SUITE 210
ARLINGTON, TEXAS 76011

AS-BUILT

NOTE:
THESE PLANS HAVE BEEN REVISED
TO CONFORM WITH CONSTRUCTION
RECORDS PROVIDED BY CONTRACTOR.

THIS DOCUMENT IS REQUIRED BY THE
CITY AND IS INTENDED TO BE USED FOR
INFORMATIONAL PURPOSES ONLY. IT
SHALL NOT BE USED FOR CONSTRUCTION.
THIS DOCUMENT IS RELEASED UNDER THE
AUTHORITY OF BRANDON O'DONALD, P.E.
NO. 90241.

BENCHMARK

CITY OF ROCKWALL BENCHMARK#R017, ±250 EAST OF HORIZON
RD IN MEDIAN OF RALPH HALL ROAD.

ELEVATION=549.46'

SITE PLAN

CHASE BANK-HORIZON & RALPH HALL

CITY OF ROCKWALL
DALLAS COUNTY, TEXAS

**O'DONALD
ENGINEERING LLC**

1601 E. Lamar Blvd, Suite 210
Arlington, Texas 76011
Phone 817.794.0202
Fax 817.548.8430

DATE
08/25/08
SCALE
1"=20'
JOB NO
0007027
SHEET

CAUTION!!!
CALL: TEXAS ONE CALL @
1-800-245-4545
48 HRS PRIOR TO CONSTRUCTION.

!!! CAUTION !!! UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE
PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED
BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT
ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT
SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH
HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING
UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION,
TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES
ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL
CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR
SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE
DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO EXISTING
UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OR HER
EXPENSE.