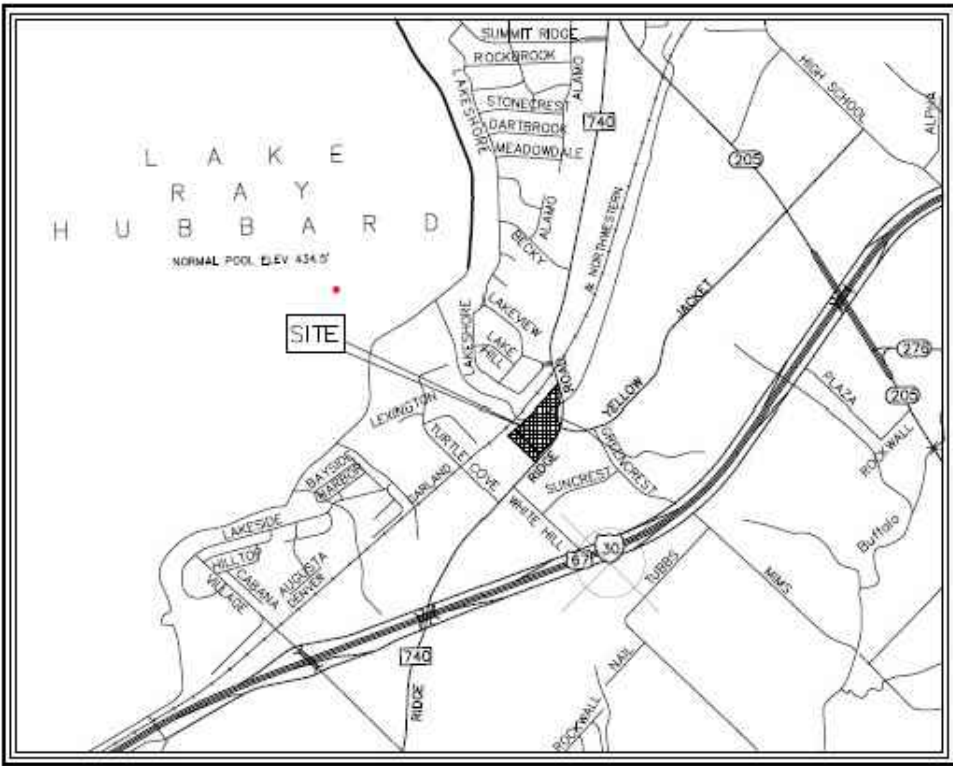
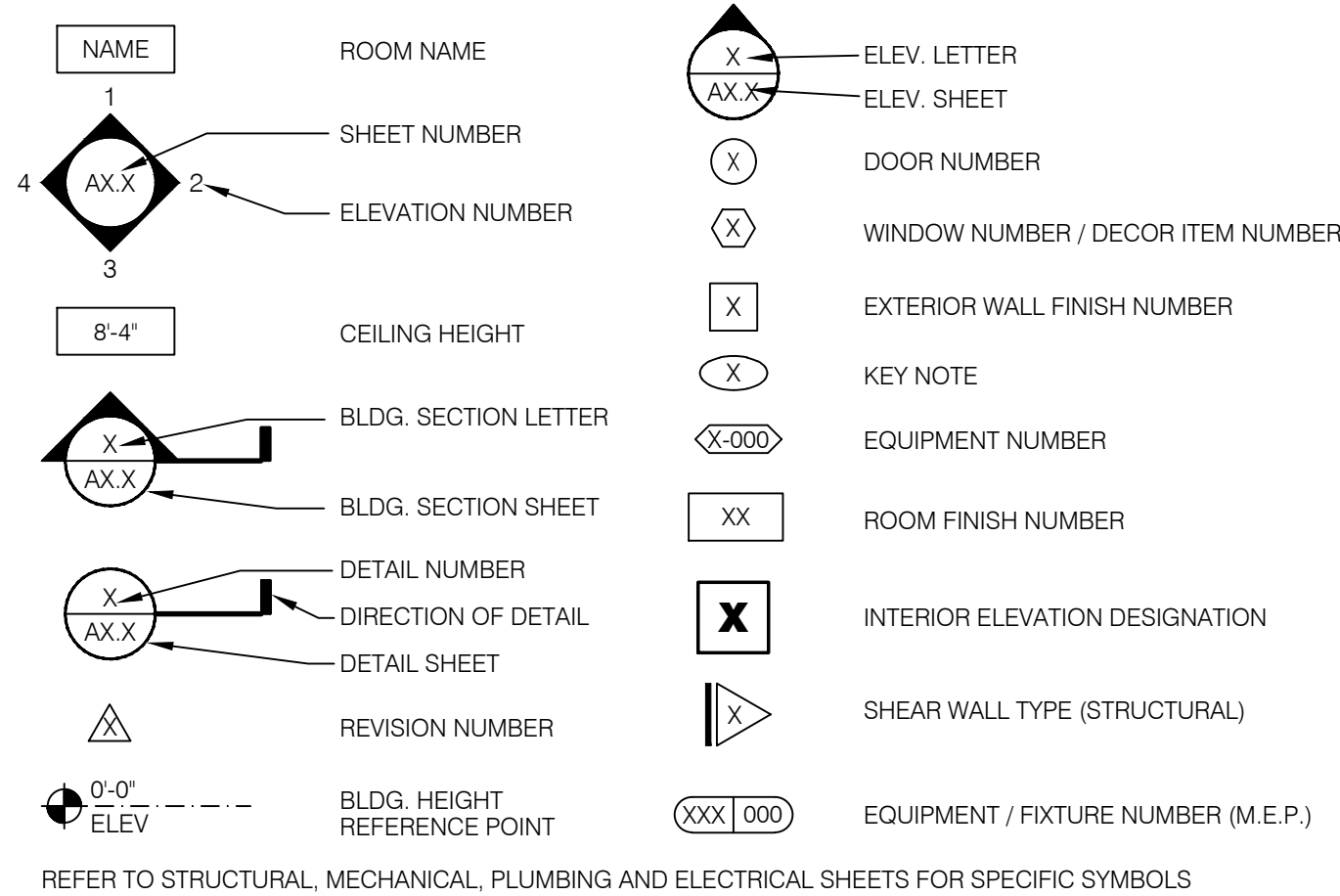


# EINSTEIN'S BAGEL

## 2210 Ridge Rd. Lot 3, Block A Sky Ridge Addition,

- A. ALL WORK SHALL CONFORM TO THE 2015 EDITION OF THE IBC AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE CITY OF ROCKWALL AND COUNTY OF ROCKWALL.
- B. IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING PROJECT IS PROVIDED.
- C. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (A.I.A. A201 LATEST EDITION) ARE A PART OF THESE CONTRACT DOCUMENTS. A COPY IS ON FILE AT THE ARCHITECTS OFFICE.
- D. DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO STARTING WORK.
- E. ALL PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY THE EINSTEIN'S BAGEL CONSTRUCTION MANAGER, IN WRITING, PRIOR TO INSTALLATION.
- F. RETAIN THE PROJECT GEOTECHNICAL ENGINEER TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING (INCLUDING UTILITY TRENCHES) AND FOUNDATION PHASE OF CONSTRUCTION AS RECOMMENDED IN THE GEOTECHNICAL REPORT. ALL TESTING AND INSPECTION REPORTS, INCLUDING FINAL SUMMATION LETTER, SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND OWNER. G.C. SHALL CERTIFY PAD ELEVATION PRIOR TO START OF FOUNDATION WORK.
- G. SUBMIT PAY FEES AND OBTAIN ALL PERMITS ASSOCIATED WITH THE PROJECT EXCEPT GENERAL BUILDING PERMIT. THIS INCLUDES, BUT IS NOT LIMITED TO ELECTRICAL, MECHANICAL, PLUMBING, FIRE SPRINKLER, HOOD ANSUL, OR OTHER RELATED FIRE PERMITS, ENCROACHMENT PERMIT, ETC. EINSTEIN'S BAGEL WILL PAY FOR 'CONNECTION FEES' ASSOCIATED WITH UTILITY PERMITS. PAY FOR TEMPORARY FACILITIES FEES AS REQUIRED TO COMPLETE THE WORK IN A TIMELY MANNER.
- H. PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE AGENCY-PERMITTED DRAWING SET AT TIME OF CONSTRUCTION.
- I. ALL ABBREVIATIONS INCLUDED FOLLOW INDUSTRY STANDARDS. CONTACT ENGINEER IF ANY ABBREVIATIONS ARE NOT CLEAR.
- J. GC SHALL SUPPLY AND INSTALL ALL ASPECTS OF THE PROJECT DESCRIBED IN THIS DRAWING SET UNLESS OTHERWISE NOTED. SEE SCOPE OF WORK FOR EXCEPTIONS.
- K. GRAPHIC AND WRITTEN INFORMATION ON DRAWINGS SHALL BE COORDINATED WITH ALL TRADES PRIOR TO INSTALLATION.
- L. FIRELANE EAST OF LOT 3 WILL BE NEED TO BE CONSTRUCTED AND STRIPED PRIOR TO C.O. OR T.C.D.



LEGAL JURISDICTION: CITY OF ROCKWALL  
BUILDING CODE: IBC2015, IMC2015, IPC2015, IEC2015, NEC2014  
BUILDING AREA: BUILDING FOOTPRINT = 2,110 SF  
SEATING: 42

OCCUPANCY: A2  
TYPE CONSTRUCTION: TYPE V - UNSPRINKLED

# PHONE LINES: 25 PAIR CABLE IN 2" CONDUIT  
ELECTRIC SERVICE: 800 AMPS / 3 PHASE / 120-208 VOLT  
GAS: 819,900 BTUH

### PROJECT SUMMARY

WIND SPEED: 115 M.P.H. / EXPOSURE B

EARTHQUAKE ZONE: 2B

ROOF LIVE LOAD: 20 P.S.F.

### DESIGN CRITERIA

REFER TO CIVIL DRAWINGS.

### LEGAL DESCRIPTION

#### OWNER

II CORP  
1915 WESTRIDGE DRIVE  
IRVING, TEXAS 75038  
CONTACT: UMAR IBRAHIM  
PHONE: 972-283-2917  
EMAIL: UMAR@IICORP.ORG

#### ARCHITECT

DCG ENGINEERING, INC.  
1668 KELLER PARKWAY, SUITE 100  
KELLER, TEXAS 76248  
CONTACT: RICHARD ATCHISON  
(817) 874-2941

#### CIVIL ENGINEER

DCG ENGINEERING, INC.  
1668 KELLER PARKWAY, SUITE 100  
KELLER, TEXAS 76248  
CONTACT: DAVID C. GREGORY, P.E.  
PHONE: (817) 874-2941  
EMAIL: DAVID@DCGENGINEERING.COM

#### GEOTECHNICAL ENGINEER

EWI  
4501 BROADWAY AVE  
HALTOM CITY, TX 76117  
PHONE: 817-759-9999

#### MECH. / ELEC. ENGINEER

MARSHALL ENGINEERING CORPORATION  
715 N HOUSTON AVENUE  
HUMBLE, TEXAS 77338  
CONTACT: TONY MARSHALL  
PHONE: 281-852-4131

#### LANDSCAPE ARCHITECT

AWR DESIGNS, LLC.  
P.O. BOX 1746  
ALED0, TX 76008  
CONTACT: AMANDA RICHARDSON  
PHONE: 512-517-5589

### PROJECT DIRECTORY

RECORD DRAWING

TO THE BEST OF DCG ENGINEERING, INC.  
KNOWLEDGE THIS IS AS-BUILT.

THE INFORMATION PROVIDED IS A COMBINATION OF  
SURVEY, CONTRACTOR REDLINES AND SITE VISITS.

#### TITLE/SITE

T1.0 TITLE SHEET

#### CIVIL

-- PLAT  
-- GENERAL NOTES  
C3 SITE PLAN  
C4 DIMENSION PLAN  
C5 GRADING PLAN  
C6 DRAINAGE MAP  
C6.1 STORM DRAIN & PROFILES  
C7 EROSION CONTROL PLAN  
C8 UTILITY PLAN  
C9 PAVING PLAN  
C10.1 SITE DETAILS  
C10.2 SITE DETAILS  
C11 CITY DETAILS - EROSION CONTROL  
C12 CITY DETAILS - WATER  
C13 CITY DETAILS - SANITARY SEWER  
C14 CITY DETAILS - PAVING

#### LANDSCAPE

L1.01 LANDSCAPE PLAN

#### STRUCTURAL

NOT WITH THIS SUBMITTAL

#### ARCHITECTURAL

NOT WITH THIS SUBMITTAL

#### ACCESSIBILITY

NOT WITH THIS SUBMITTAL

#### MECHANICAL

NOT WITH THIS SUBMITTAL

#### PLUMBING

NOT WITH THIS SUBMITTAL

#### ELECTRICAL

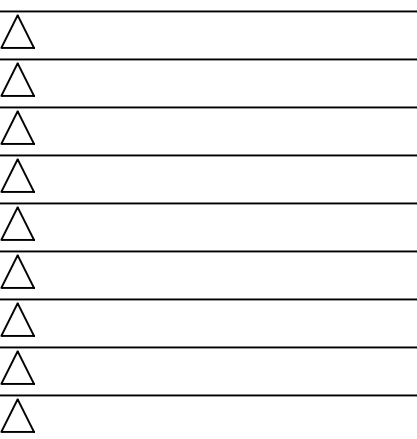
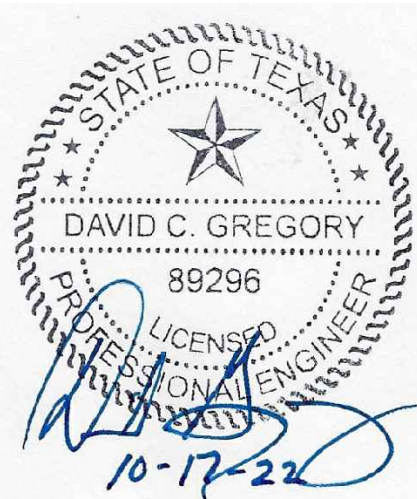
PHOTOMETRIC SITE LIGHTING

#### SCOPE OF WORK

NOT WITH THIS SUBMITTAL

**DCG ENGINEERING**

1668 Keller Parkway, Suite 100  
Keller, Tx 76248  
Phone: (817) 874-2941 or (817) 201-4477  
www.dcgengineering.com  
Engineering Firm Registration Number F-21947



CONTRACT DATE: --  
BUILDING TYPE: --  
PLAN VERSION: --  
SITE NUMBER: --  
STORE NUMBER: --

EINSTEIN BROTHERS  
BAGELS

LOT 3, BLOCK A, SKY RIDGE ADDITION  
ROCKWALL, TX

EINSTEIN  
BROTHERS  
BAGELS

TITLE SHEET

T1.0

PROJECT GENERAL NOTES

VICINITY MAP

SHEET INDEX

PLOT DATE: 5/20/24



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2. Where any conflicting notes, details or specifications occur in the plans the City of Rockwall General Construction Notes, Standards, Details and Specifications shall govern unless detail or specification is more strict.
3. The City of Rockwall Engineering Departments "Standards of Design and Construction" can be found online at: <http://www.rockwall.com/engr.asp>
4. All communication between the City and the CONTRACTOR shall be through the Engineering Construction Inspector and City Engineer or designated representative only. It is the responsibility of the CONTRACTOR to contact the appropriate department for inspections that do not fall under this approved engineering plan set.
5. Prior to construction, CONTRACTOR shall have in their possession all necessary permits, plans, licenses, etc.
6. The CONTRACTOR shall have at least one original stamped and signed set of approved engineering plans and specifications on-site and in their possession at all times. A stop work order will be issued if items are not on-site. Copies of the approved plans will not be substituted for the required original "approved plans to be on-site".
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10. A review of the site shall be conducted at twenty (20) months into the two (2) year maintenance period. The design engineer or their designated representative and the CONTRACTOR shall be present to walk the site with the City of Rockwall Engineering Inspection personnel.

EROSION CONTROL & VEGETATION

1. The CONTRACTOR or developer shall be responsible, as the entity exercising operational control, for all permitting as required by the Environmental Protection Agency (EPA) and the Texas Commission on Environmental Quality (TCEQ). This includes, but is not limited to, preparation of the Storm Water Pollution Prevention Plan (SWPPP), the Construction Site Notice (CSN), the Notice of Intent (NOI), the Notice of Termination (NOT) and any Notice of Change (NOC) and is required to pay all associated fees
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4. If the Erosion Control Plans and Storm Water Pollution Prevention Plan (SWPPP) as approved cannot appropriately control erosion and off-site sedimentation from the project, the erosion control plan and/or the SWPPP is required to be revised and any changes reported to the Texas Commission on Environmental Quality (TCEQ), when applicable.
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8. CONTRACTOR shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" (not winter rye or weeds) shall consist of 75% to 80% coverage of all disturbed areas and a minimum of one-inch (1") in height as determined by the City. No bare spots will be allowed. Re-seeding will be required in all washed areas and areas that don't grow.
9. All City right-of-ways shall be sodded if disturbed. No artificial grass is allowed in any City right-of-way and/or easements.
10. All adjacent streets/alleys shall be kept clean at all times
11. CONTRACTOR shall keep construction site clean at all times, immediately contain all debris and trash, all debris and trash shall be removed at the end of each work day, and all vegetation on the construction site 10-inches or taller in height must be cut immediately.
12. Suspension of all construction activities for the project will be enforced by the City if any erosion control requirements are not meet. Work may commence after deficiency has been rectified.
13. During construction of the project, all soil stockpiles and borrow areas shall be stabilized or protected with sediment trapping measures. The CONTRACTOR is responsible for the temporary protection and permanent stabilization of all soil stockpiles on-site as well as borrow areas and soil intentionally transported from the project site.
14. Where construction vehicles access routes intersect paved or public roads/alleys, construction entrances shall be installed to minimize the transport of sediment by vehicular tracking onto paved surfaces. Where sediment is transferred onto paved or public surfaces, the surface shall be immediately cleaned. Sediment shall be

- removed from the surface by shoveling or sweeping and transported to a sediment disposal area. Pavement washing shall be allowed only after sediment is removed in this manner.
15. All drainage inlets shall be protected from siltation, ineffective or unmaintained protection devices shall be immediately replaced and the inlet and storm system cleaned. Flushing is not an acceptable method of cleaning.
  16. During all dewatering operations, water shall be pumped into an approved filtering device prior to discharge into a receiving outlet.

TRAFFIC CONTROL

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

UTILITY LINE LOCATES

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

RECORD DRAWING

TO THE BEST OF DCG ENGINEERING, INC.  
KNOWLEDGE THIS IS AS-BUILT.


THE INFORMATION PROVIDED IS A COMBINATION OF  
SURVEY, CONTRACTOR REDLINES AND SITE VISITS.

WATER LINE NOTES

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

WASTEWATER LINE NOTES

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



**GENERAL CONSTRUCTION NOTES**  
Sheet 1 of 2  
October 2020

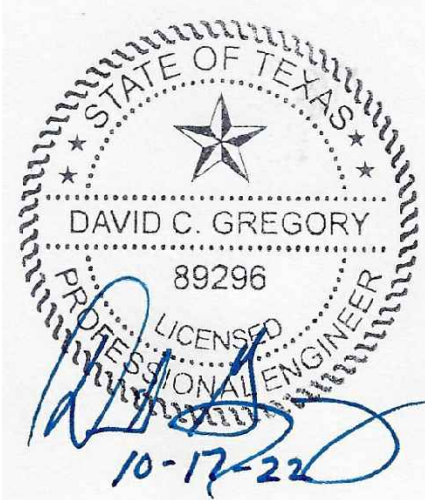
**CITY OF ROCKWALL  
ENGINEERING DEPARTMENT**

385 S. Goliad  
Rockwall, Texas 75087

P (972) 771-7746  
F (972) 771-7748

**DCG ENGINEERING**

1668 Keller Parkway, Suite 100  
Keller, Tx 76248  
Phone: (817) 874-2941 or (817) 201-4477  
[www.dcgengineering.com](http://www.dcgengineering.com)  
Engineering Firm Registration Number F-21947



CONTRACT DATE: --  
BUILDING TYPE: --  
PLAN NUMBER: --  
SITE NUMBER: --  
STORE NUMBER: --

EINSTEIN BROTHERS  
BAGELS

LOT 3, BLOCK A, SKY RIDGE ADDITION  
ROCKWALL, TX

EINSTEIN  
BROTHERS  
BAGELS

**SITE CIVIL  
GENERAL NOTES**

**C1a**

PLOT DATE: 5/29/24



GENERAL ITEMS

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9. All City right-of-ways shall be sodded if disturbed. No artificial grass is allowed in any City right-of-way and/or easements.
10. All adjacent streets/alleys shall be kept clean at all times
11. CONTRACTOR shall keep construction site clean at all times, immediately contain all debris and trash, all debris and trash shall be removed at the end of each work day, and all vegetation on the construction site 10-inches or taller in height must be cut immediately.
12. Suspension of all construction activities for the project will be enforced by the City if any erosion control requirements are not met. Work may commence after deficiency has been rectified.
13. During construction of the project, all soil stockpiles and borrow areas shall be stabilized or protected with sediment trapping measures. The CONTRACTOR is responsible for the temporary protection and permanent stabilization of all soil stockpiles on-site as well as borrow areas and soil intentionally transported from the project site.
14. Where construction vehicles access routes intersect paved or public roads/alleys, construction entrances shall be installed to minimize the transport of sediment by vehicular tracking onto paved surfaces. Where sediment is transferred onto paved or public surfaces, the surface shall be immediately cleaned. Sediment shall be

- removed from the surface by shoveling or sweeping and transported to a sediment disposal area. Pavement washing shall be allowed only after sediment is removed in this manner.
15. All drainage inlets shall be protected from siltation, ineffective or unmaintained protection devices shall be immediately replaced and the inlet and storm system cleaned. Flushing is not an acceptable method of cleaning.
  16. During all dewatering operations, water shall be pumped into an approved filtering device prior to discharge into a receiving outlet.

TRAFFIC CONTROL

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

UTILITY LINE LOCATES

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

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WATER LINE NOTES

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

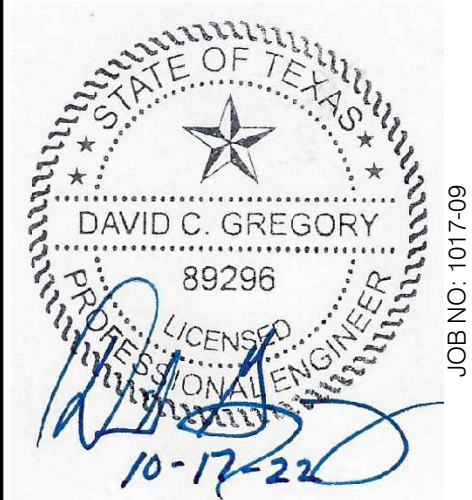
WASTEWATER LINE NOTES

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



**GENERAL CONSTRUCTION NOTES**  
**Sheet 1 of 2**  
**October 2020**  
  
**CITY OF ROCKWALL**  
**ENGINEERING DEPARTMENT**  
  
385 S. Goliad P (972) 771-7746  
Rockwall, Texas 75087 F (972) 771-7748

**DCG ENGINEERING**  
1688 Keller Parkway, Suite 100  
Keller, Tx 76248  
Phone: (817) 874-2941 or (817) 201-4477  
[www.dcgengineering.com](http://www.dcgengineering.com)  
Engineering Firm Registration Number F-21947



CONTRACT DATE: --  
BUILDING TYPE: --  
PLAN VERSION: --  
SITE NUMBER: --  
STORE NUMBER: --

EINSTEIN BROTHERS  
BAGELS  
LOT 3, BLOCK A, SKY RIDGE ADDITION  
ROCKWALL, TX

EINSTEIN  
BROTHERS  
BAGELS

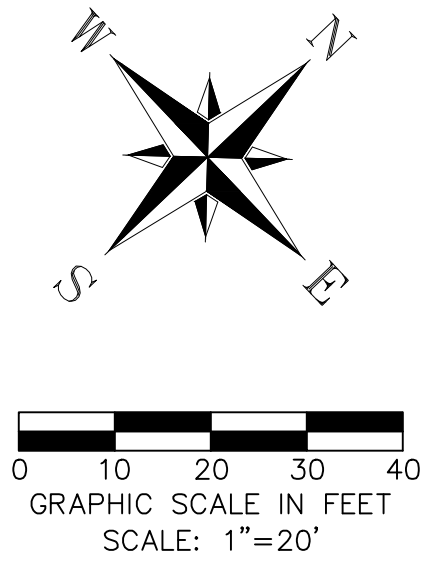
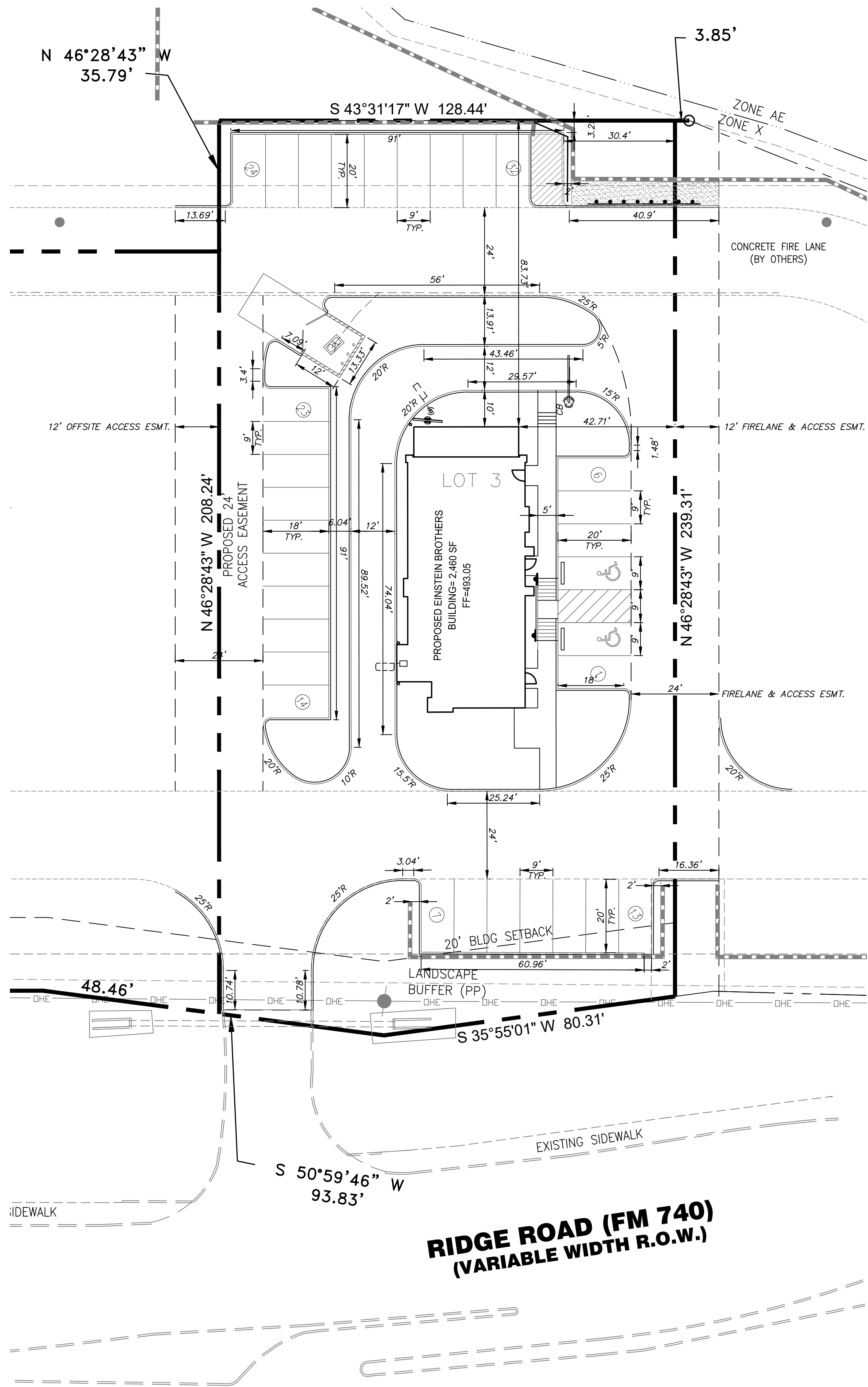
**SITE CIVIL**  
**GENERAL NOTES**

**C1a**  
PLOT DATE: 5/29/24





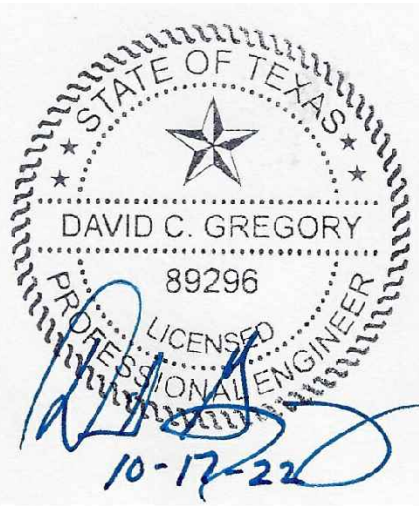




NOTES:  
1. ALL DIMENSIONS ARE TO FACE OF CURB.  
2. ALL CURB RADII ARE 2' TO FACE OF CURB  
UNLESS OTHERWISE NOTED.

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EINSTEIN BROTHERS  
BAGELS  
LOT 3, BLOCK A, SKY RIDGE ADDITION  
ROCKWALL, TX

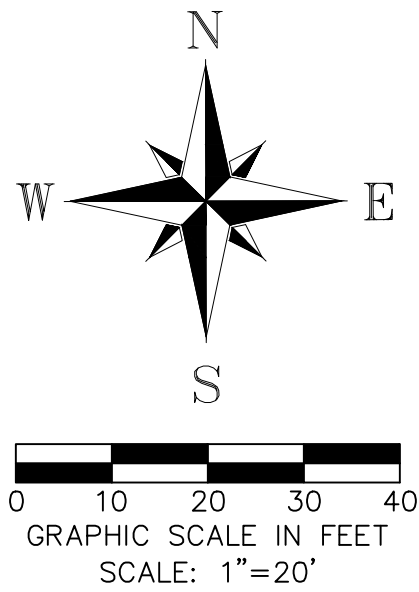
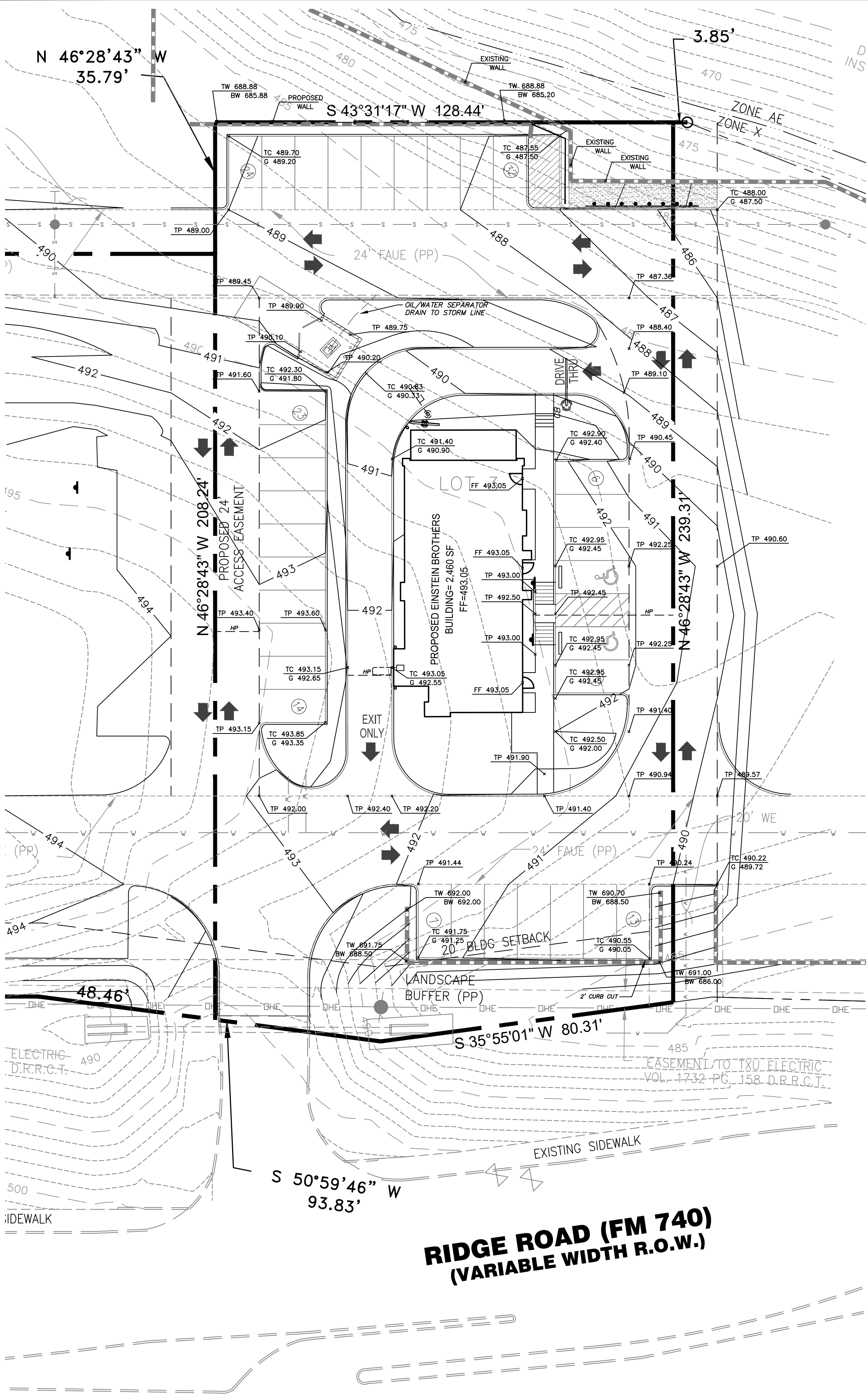
**EINSTEIN  
BROTHERS  
BAGELS**

**DIMENSION  
CONTROL PLAN**

**C4**

PLOT DATE: 2024/05/29/24



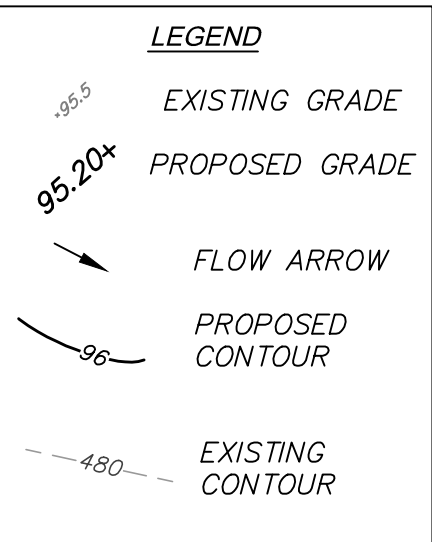


RETAINING WALL NOTES:

1. PROPOSED RETAINING WALLS SHALL BE IN THE SAME STYLE COLOR AND MATERIALS OF THE PROPOSED WALLS WITHIN THE SKYRIDGE ADDITION.
2. RETAINING WALL CONTRACTOR SHALL SUBMIT ENGINEERED RETAINING WALL DESIGNS TO THE CITY FOR PERMIT AND APPROVAL PRIOR TO INSTALLATION OF WALLS.

NOTES:

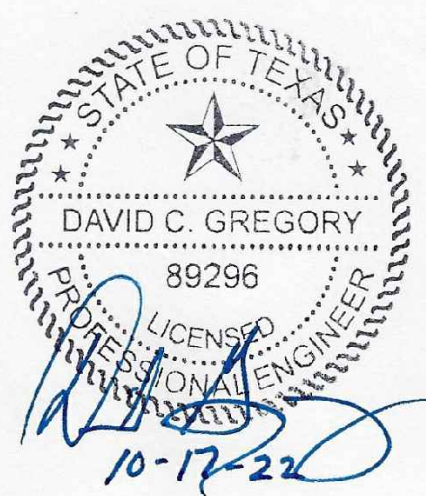
1. ALL SPOT GRADES ARE TO GUTTER UNLESS STATED OTHERWISE.
2. STANDARD 6" CURB SHALL BE USED UNLESS OTHERWISE NOTED.
3. HC STALLS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
4. ADA PATH FROM HC STALLS TO DOORS SHALL NOT HAVE GREATER THAN 2% CROSS SLOPE OR 5% STRAIGHT SLOPE.
5. GRADES BY DOORS SHALL NOT EXCEED 2% IN ANY DIRECTION FOR A 60" ZONE IN FRONT OF THE DOOR.
6. ALL WALLS 18" AND TALLER TO BE ROCK OR STONE.
7. ALL WALLS 3' AND TALLER TO BE DESIGNED BY ENGINEER.



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Engineering Firm Registration Number F-21947



JOB NO. 1017-09

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CONTRACT DATE: --  
BUILDING TYPE: --  
PLAN VERSION: --  
SITE NUMBER: --  
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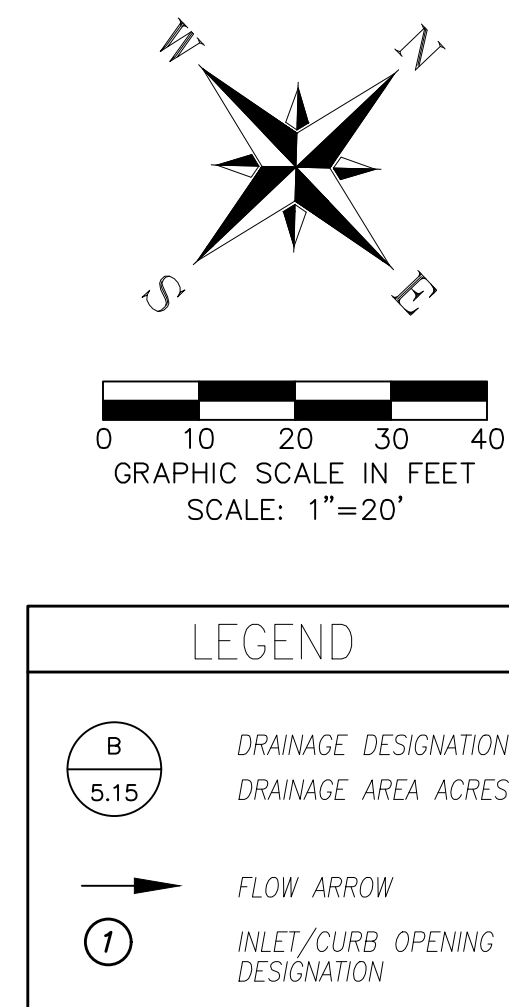
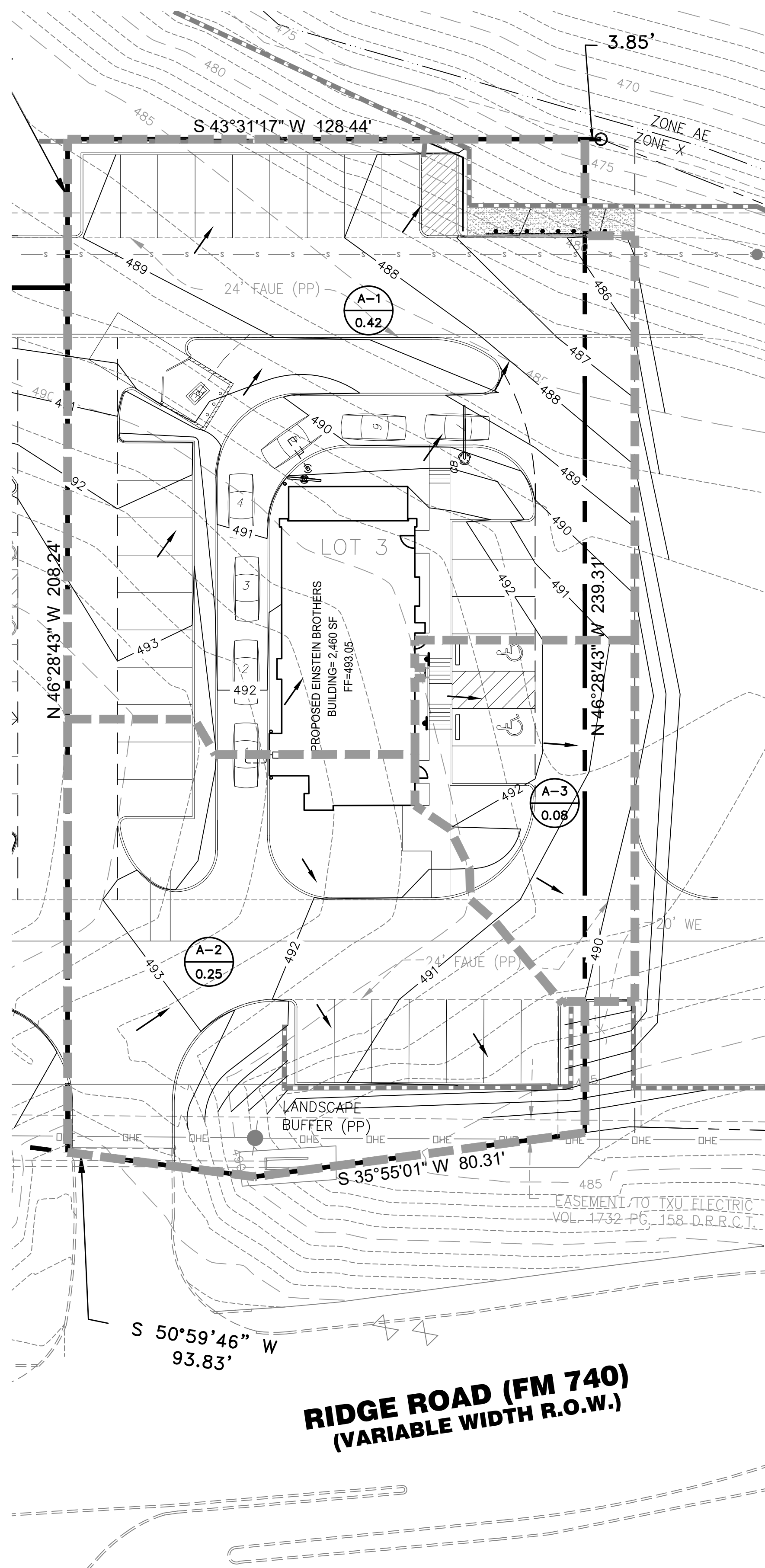
EINSTEIN BROTHERS  
BAGELS  
LOT 3, BLOCK A, SKY RIDGE ADDITION  
ROCKWALL, TX

EINSTEIN  
BROTHERS  
BAGELS

GRADING  
PLAN  
**C5**

PLAT DATE: 5/29/24





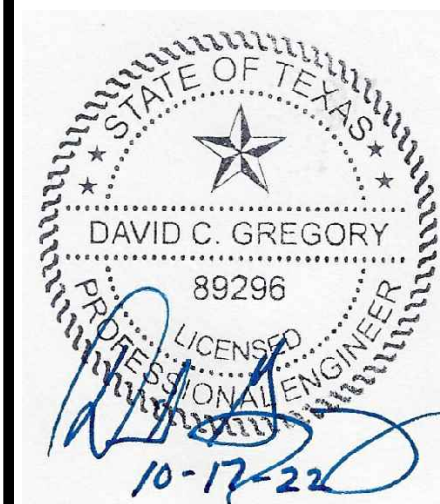
Drainage	Area	Tc	C	I100	Q100	Comments
Area	(Acres)	(Min)		(In / Hr)	(cfs)	
A-1	0.42	10	0.90	9.8	3.70	Sheet Flow North
A-2	0.25	10	0.90	9.8	2.21	Sheet Flow South
A-3	0.08	10	0.90	9.8	0.71	Sheet Flow East

PROPOSED DRAINAGE BREAK WILL SEND DOES NOT CONFORM TO THE ORIGINAL DRAINAGE BREAKS SHOWN IN THE SKY RIDGE ADDITION CONSTRUCTION DOCUMENTS. DRAINAGE AREA A-2 IS 0.03 ACRES LARGER THAN THE PREVIOUS PLAN. RESULTING INCREASE IN FLOW WILL BE 0.27 CFS. DRAINAGE LINE 1 IN THE SKY RIDGE PLANS INDICATES THAT THE LINE IS PLANNED TO RECEIVE 6.09 CFS AND HAS CAPACITY FOR 18.46 CFS, THE INCREASE IN FLOW WILL HAVE NO ADVERSE IMPACTS TO THE LINE.

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EINSTEIN BROTHERS  
BAGELS

LOT 3, BLOCK A, SKY RIDGE ADDITION  
ROCKWALL, TX

# EINSTEIN BROTHERS BAGELS

# DRAINAGE AREA MAP C6

PLOT DATE: 5/29/24





Profile view of a 15" RCP storm sewer installation. The vertical axis shows elevation (465 to 495 feet) and the horizontal axis shows stationing (-0+25 to 0+75).

Key features and labels:

- STA. 0+46.54 STORM LINE 2 BEGIN & PLUG
- STA. 0+50.54 STORM LINE 2 END & PLUG
- PROPOSED GRADE
- PROPOSED WALL
- 15" RCP @ 1.00%
- EXISTING GRADE
- Q100 = 8.64 c.f.s.
- Qcap = 10.50 c.f.s.
- V = 4.89 ft/sec
- Sf = 0.0068 ft/ft
- n = 0.013
- 3' CONC FLUME
- ROCK RIPRAP
- FL 18" = 476.72
- FL 18" = 476.76

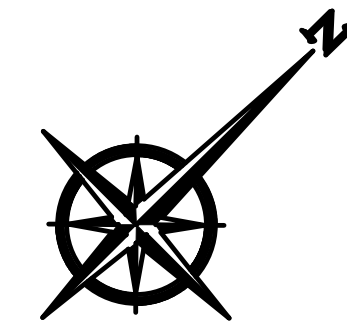
NOTES

1. STORM PIPE TO BE CLASS III RCP, UNLESS OTHERWISE NOTED.
2. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY OF ROCKWALL STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION IN EXCESS OF FIVE FEET IN DEPTH.
4. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC WITHIN THE AREA OF CONSTRUCTION.



PROP. STORM SEWER  
PROP. WATER  
PROP. FIRE HYDRANT  
PROP. CONTOUR

DETENTION/DRAINAGE  
EASEMENT LIMITS  
INSTRUMENT NO.  
20160000008016



30 15 0 30 60

SCALE IN FEET  
H: 1" = 30'

LOT 1, BLOCK A  
8.583 ACRES  
~~373,865 S.F.~~

STA. 0+00.00 STORM LINE 2  
BEGIN 3' CONCRETE FLUME  
INSTALL 40 SF 8"-12" ROCK RIPRAP

STA. 0+46.54 STORM LINE 2  
END 3' CONCRETE FLUME  
BEGIN & PLUG 18" RCP

STA. 0+50.54 STORM LINE 2  
END & PLUG 18" RCP

STA. 0+69.27 STORM LINE 1  
BEGIN & PLUG 18" RCP

STA. 1+40.51 STORM LINE 1  
END & PLUG 18" RCP

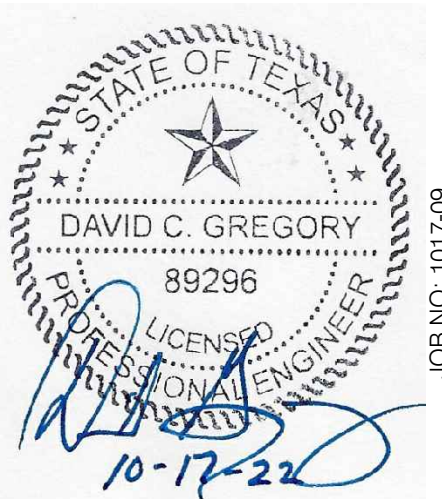
ROAD FM 740

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EINSTEIN BROTHERS  
BAGELS

LOT 3, BLOCK A, SKY RIDGE ADDITION  
ROCKWALL, TX

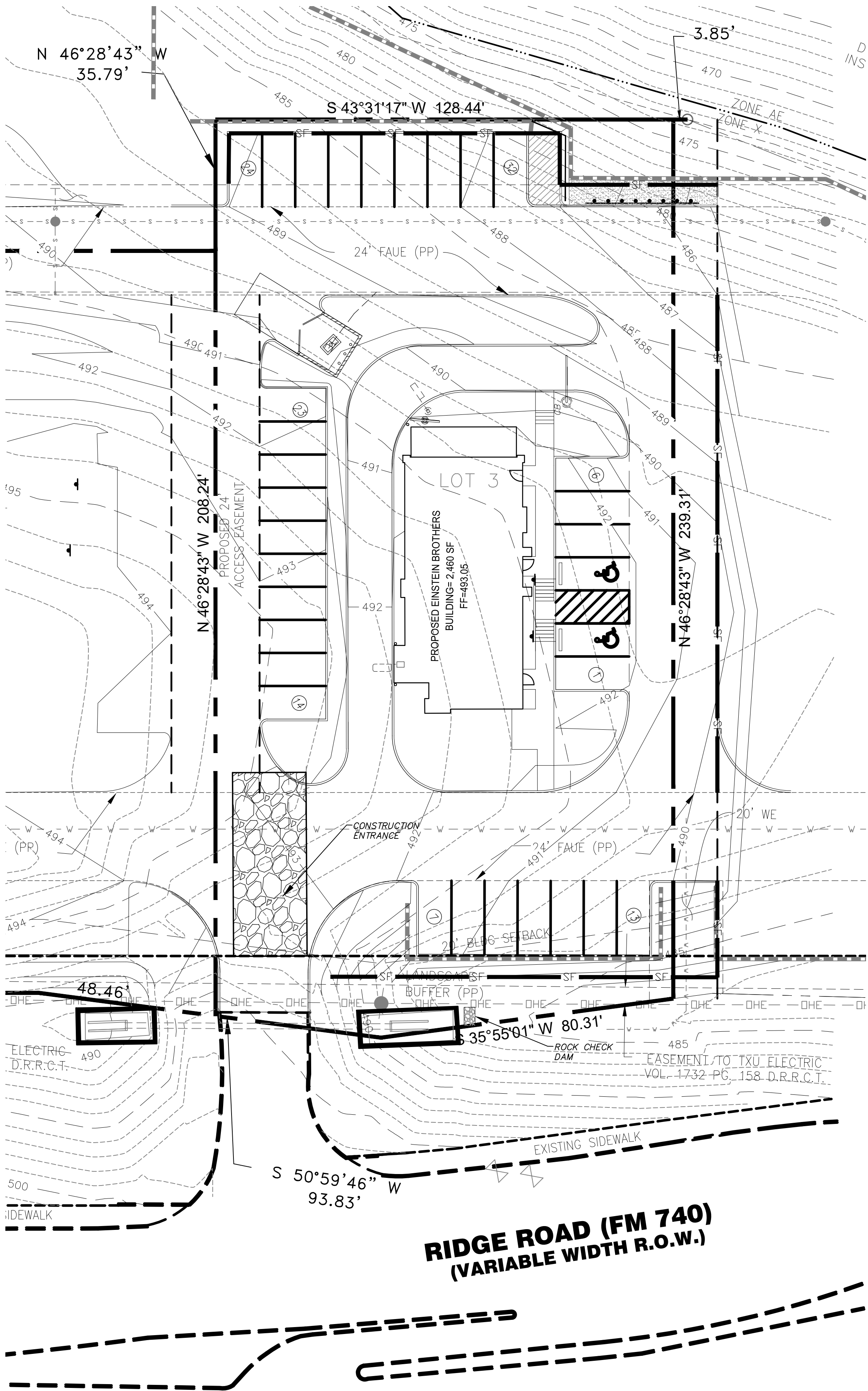
# EINSTEIN BROTHERS BAGELS

# STORM PLAN AND PROFILES

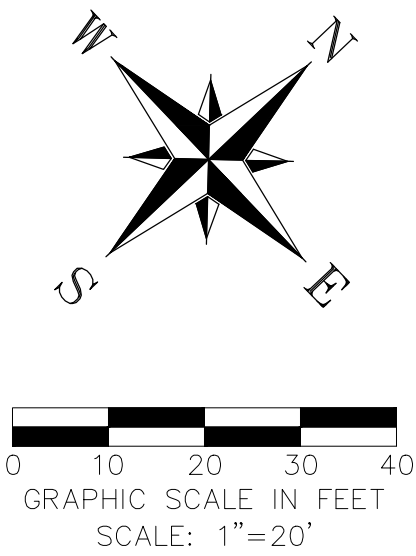
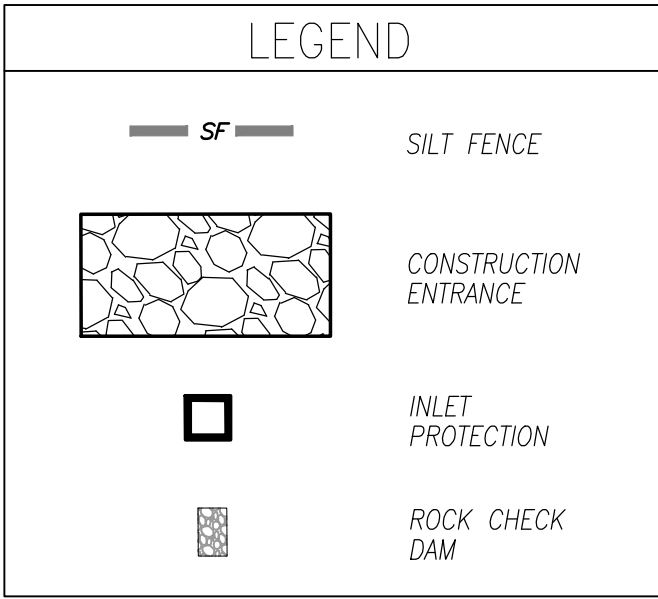
C6.1

PLOT DATE: 5/29/24





NOTE:  
CONTRACTOR TO UTILIZE CITY OF  
ROCKWALL EROSION CONTROL  
DETAILS PER SHEET C11



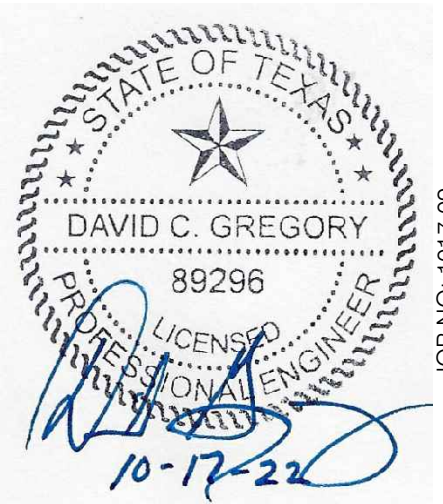
- STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:**
1. STONE SHALL BE 4 TO 6 INCH DIAMETER CRUSHED ROCK OR CONCRETE.
  2. LENGTH SHALL BE SHOWN ON PLANS, WITH A MINIMUM LENGTH OF 30 FEET FOR LOTS WHICH ARE LESS THAN 150 FEET FROM EDGE OF PAVEMENT. THE MINIMUM DEPTH IN ALL OTHER CASES SHALL BE 50 FEET.
  3. THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.
  4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
  5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
  6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
  7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

- SILT FENCE GENERAL NOTES:**
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
  2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
  3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
  4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
  5. INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
  6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
  7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

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THE INFORMATION PROVIDED IS A COMBINATION OF  
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**DCG ENGINEERING**

1668 Keller Parkway, Suite 100  
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Phone: (817) 874-2941 or (817) 201-4477  
www.dcgengineering.com  
Engineering Firm Registration Number F-21947



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CONTRACT DATE: --  
BUILDING TYPE: --  
PLAN VERSION: --  
SITE NUMBER: --  
STORE NUMBER: --

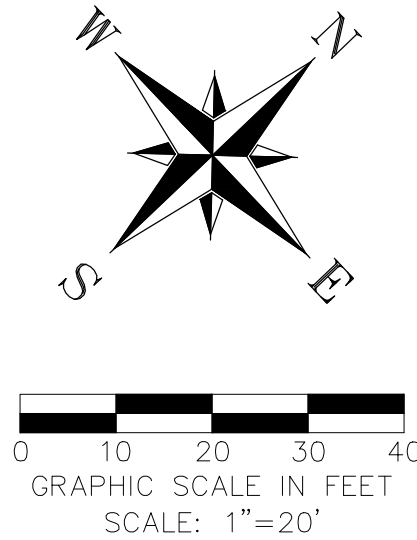
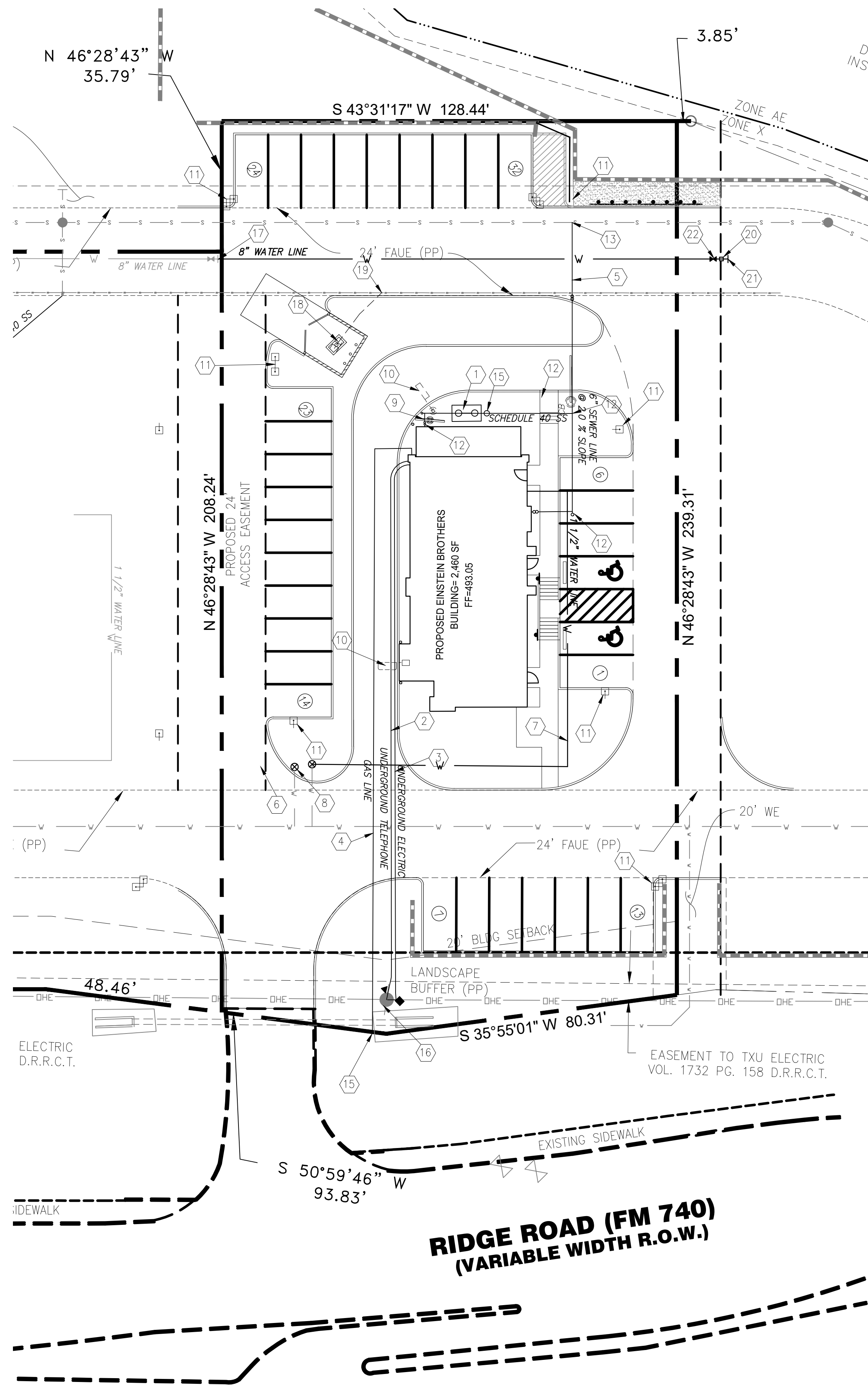
EINSTEIN BROTHERS  
BAGELS  
LOT 3, BLOCK A, SKY RIDGE ADDITION  
ROCKWALL, TX

**EINSTEIN  
BROTHERS  
BAGELS**

**EROSION  
CONTROL PLAN**  
**C7**

PLOT DATE: 5/29/24





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### UTILITY PLAN NOTES

- ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATIONS SHALL BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. COMPACTION SHALL BE FORMED IN 8 INCH LOOSE LIFTS COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
- IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE PROPER SHORING AND TRENCH PROTECTION IN ACCORDANCE WITH ALL STATE AND LOCAL SAFETY CODES AND ORDINANCES.
- THE INTENT OF THIS PLAN IS A COMPLETED JOB. ANY MATERIALS OR WORK NOT SPECIFICALLY LISTED AS A PAY ITEM IS CONSIDERED TO BE INCIDENTAL AND IS TO BE INCLUDED IN THE PRICE BID FOR OTHER ITEMS FOR PAYMENT. THE CONTRACTOR SHALL, UPON REVIEW OF THE PLANS, AND PRIOR TO SUBMITTING THE BID NOTIFY THE ENGINEER AND OWNER OF ANY SPECIFIC NON-PAY ITEM TO BE BID.
- VERIFY SIZE OF WATER LINE AND SPECIFIC METERING REQUIREMENTS WITH BOTH CITY & COUNTY AND LOCAL UTILITY COMPANY. NOTE: A MIN. OF 42" COVER IS REQUIRED.
- MINIMUM 4" SANITARY SEWER. VERIFY MATERIAL AND CONNECTION REQUIREMENTS WITH BOTH CITY & COUNTY AND OR LOCAL SEWER JURISDICTION PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- 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 FROM THE APPROPRIATE GOVERNING AUTHORITY.
- 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 THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. OWNER /DEVELOPER AND ENGINEER SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

### LEGEND

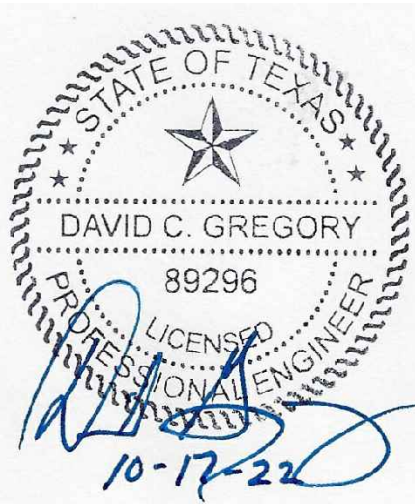
	PROP. GAS LINE
	EX. GAS LINE
	PROP. UNDERGROUND TELEPHONE LINE
	EX. OVERHEAD TELEPHONE LINE
	PROP. OVERHEAD ELECTRIC LINE
	EX. OVERHEAD ELECTRIC LINE
	PROP. WATER LINE
	EX. WATER LINE
	PROP. SANITARY SEWER
	EX. SANITARY SEWER
	PROP STORM DRAIN
	EX. STORM DRAIN
	EX. SANITARY SEWER MANHOLE
	SITE LIGHT FIXTURE
	EX. WATER METER
	EX. WATER VALVE
	EX. POWER POLE

### KEYNOTES

- MIN. 1000 GA. GREASE INTERCEPTOR PER LOCAL CODE REQUIREMENTS. REFER TO MEP PLAN FOR FL IN & FL OUT ELEVLS AND DETAILS
- G.C. TO VERIFY TELEPHONE SERVICE AND CONNECTION REQUIREMENTS WITH PHONE COMPANY.
- BURIED ELECTRICAL SERVICE FROM GROUND MOUNTED TRANSFORMER TO BUILDING AS PER LOCAL UTILITY CO. REQUIREMENTS.
- NEW GAS SERVICE LINE & METER PER GAS COMPANY.
- INSTALL 6" SANITARY SEWER SERVICE. SERVICE SHALL BE CONSTRUCTED OF PVC ASTM 3034, SDR-35.
- INSTALL NEW 1" METER TO CORPORATION STOP FOR DOMESTIC SERVICE W/TESTABLE BACK-FLOW DEVICE. CONNECT TO EXIST. WATER LINE STUB SERVICE.
- INSTALL 102 LF OF 1 1/2" WATER LINE. WATERLINE SHALL BE ENDDOT/ENDCO TRACE AWWA C901 HDPE TUBING - TRACEABLE. ALL WORK AND MATERIALS BY G.C.
- INSTALL NEW 1" METER TO CORPORATION STOP FOR IRRIGATION SERVICE. METER SHALL MEET CITY OF ROCKWALL CRITERIA W/TESTABLE BACK-FLOW DEVICE. CONNECT TO EXIST WATER LINE STUB SERVICE.
- MENU BOARD AND SPEAKER POST W/UNDERGROUND ELEC. RE: SITE ELECTRICAL PLAN
- SENSOR LOOP W/UNDERGROUND ELEC. SERVICE. RE: SITE ELECTRICAL PLAN
- SITE LIGHT(S) W/UNDERGROUND ELEC. SERVICE. RE: SITE ELECTRICAL PLAN
- INSTALL SANITARY SEWER CLEANOUT(S)
- CONNECT TO EX. SANITARY SEWER SERVICE. EX. 8" FL= 594.50, 6" FL= 594.58 PLUMBING CONTRACTOR SHALL VERIFY DEPTH OF CONNECTION PRIOR TO PLACEMENT OF ANY LINES.
- INSTALL SANITARY SEWER OBSERVATION WELL PER DETAIL 14:10.1
- INSTALL 3" PVC CONDUIT AND SECONDARY ELECTRIC TO EXISTING POWER POLE. TRANSFORMERS BY ELECTRIC COMPANY.
- CONNECT TO EXISTING GAS LINE
- CONNECT TO WATER LINE (BEING BUILT WITH QDOBA SITE)
- INSTALL OIL/WATER SEPARATOR.
- CONNECT TO EXIST. STORM DRAIN LINE.
- INSTALL FLUSH POINT IN WATER LINE.
- INSTALL 8 INCH WATER LINE PLUG.
- INSTALL 8 INCH WATER VALVE.

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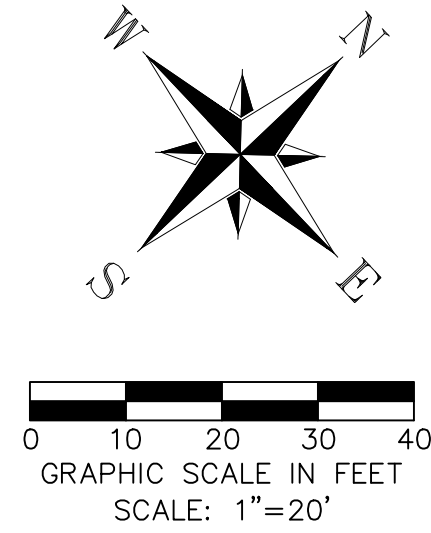
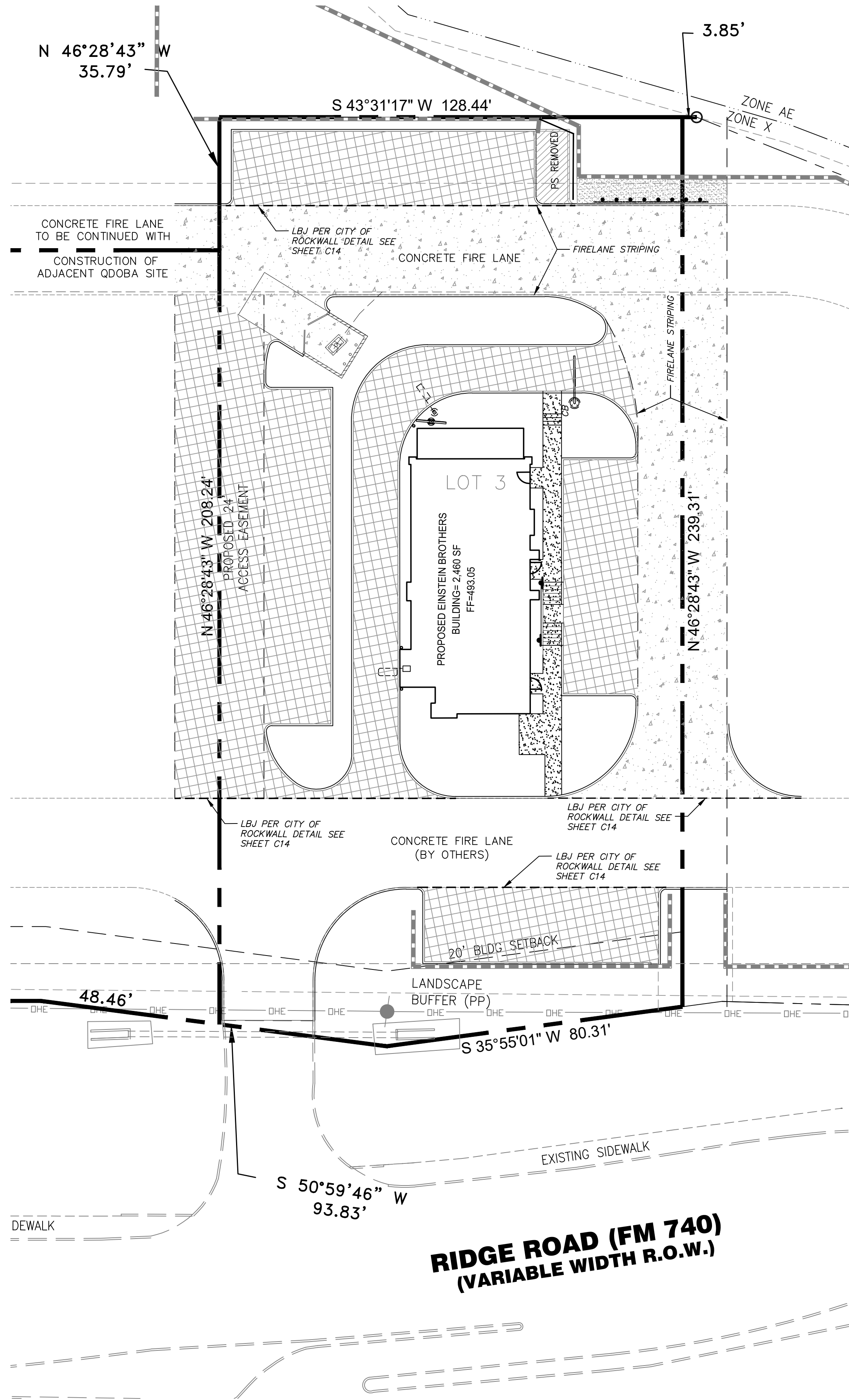
EINSTEIN BROTHERS  
BAGELS  
LOT 3, BLOCK A, SKY RIDGE ADDITION  
ROCKWALL, TX

EINSTEIN  
BROTHERS  
BAGELS

UTILITY  
PLAN  
**C8**

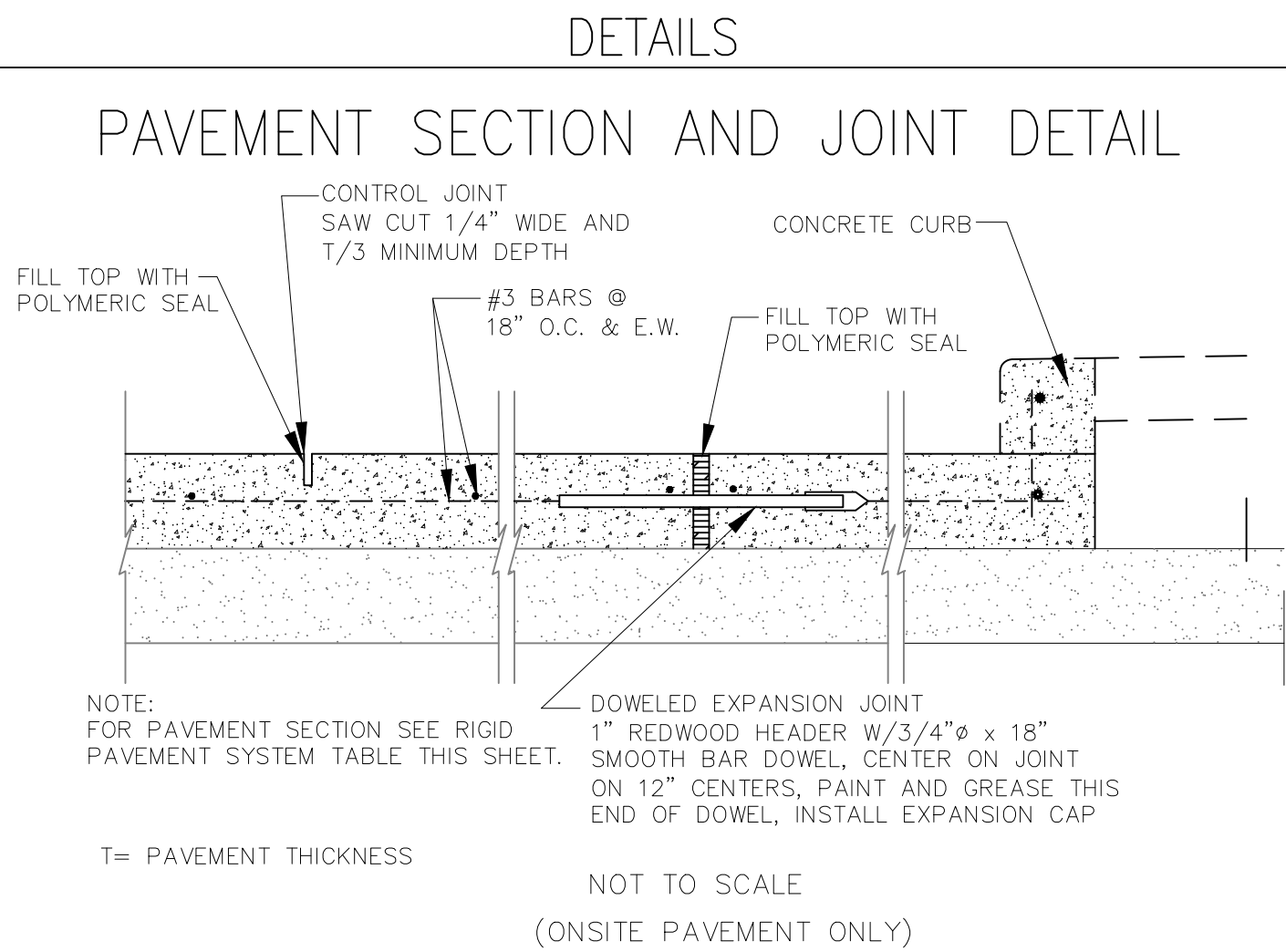
PLOT DATE: 5/29/24



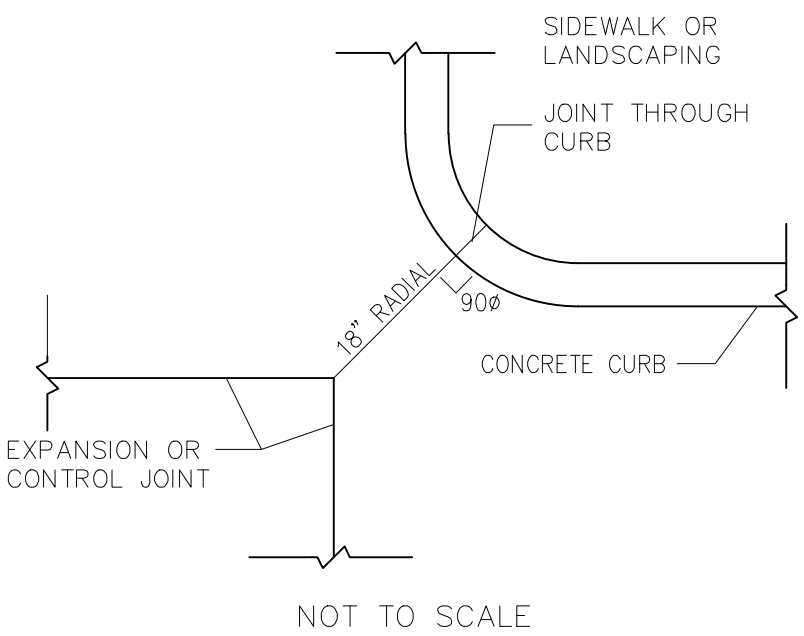


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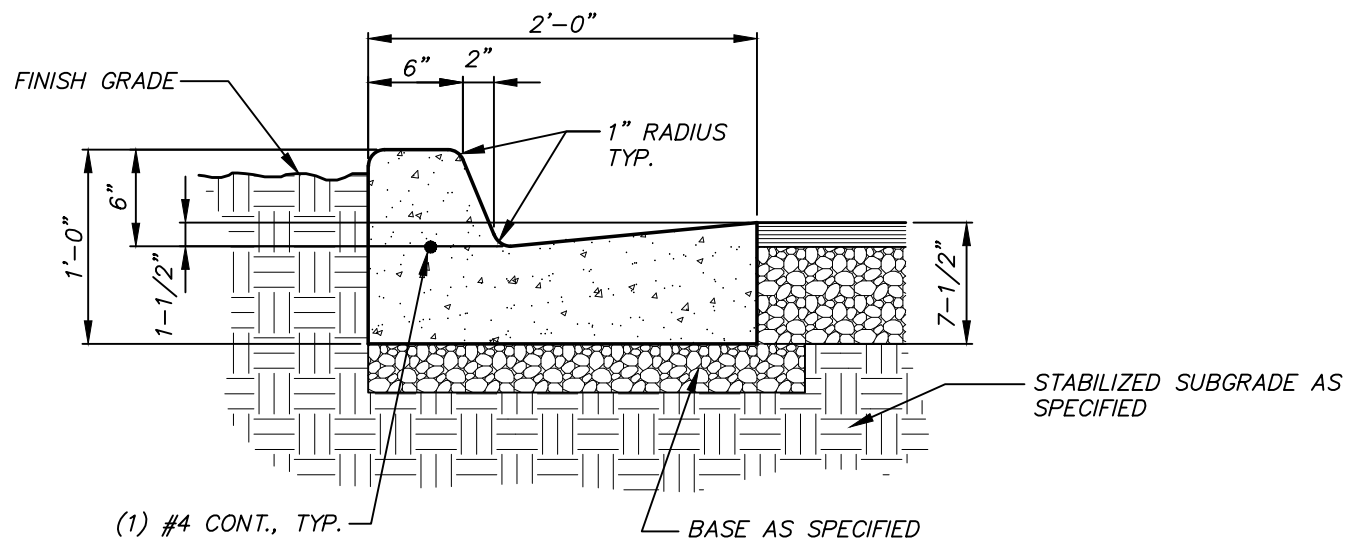
- LEGEND**
- DE DOWELED EXPANSION
  - SAWED DUMMY JOINT OR CONTROL JOINT WITH TIE BARS
  - LONGITUDINAL DUMMY JOINT OR CONTROL JOINT WITH TIE BARS
  - 4" CONCRETE (SIDEWALK) 3,600 PSI (6.5 SACK/CY) @ 28 DAYS W/ #3 BARS ON 18" O.C.E.W. (NO SAND ALLOWED UNDER CITY SIDEWALK)
  - 6" PORTLAND CONCRETE 3,600 PSI (6.5 SACK/CY) @ 28 DAYS W/ #3 BARS ON 18" O.C.E.W. ON 12" COMPACTED SUBGRADE (95% STANDARD PROCTOR) PER GEOTECHNICAL REPORT. (NO SAND ALLOWED UNDER PAVING)
  - 7" PORTLAND CONCRETE 3,600 PSI (6.5 SACK/CY) @ 28 DAYS W/ #4 BARS ON 18" O.C.E.W. ON 12" COMPACTED SUBGRADE (95% STANDARD PROCTOR) PER GEOTECHNICAL REPORT. (NO SAND ALLOWED UNDER PAVING)



**JOINT AT CURB RADIUS**



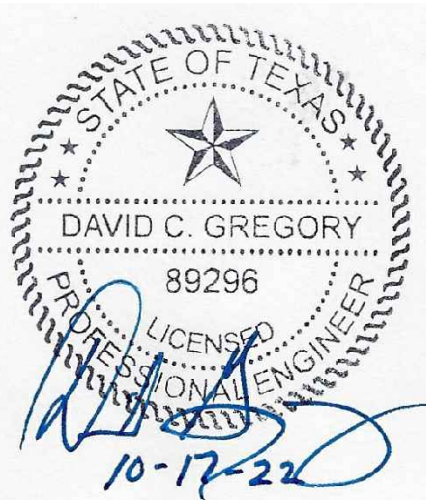
**CURB AND GUTTER**



**KEY NOTES**

CONSTRUCT PORTLAND CEMENT CONCRETE PAVEMENT PER PAVING PLAN, CITY STANDARDS & GEOTECHNICAL SPECIFICATIONS (PSI REPORT #0254438)

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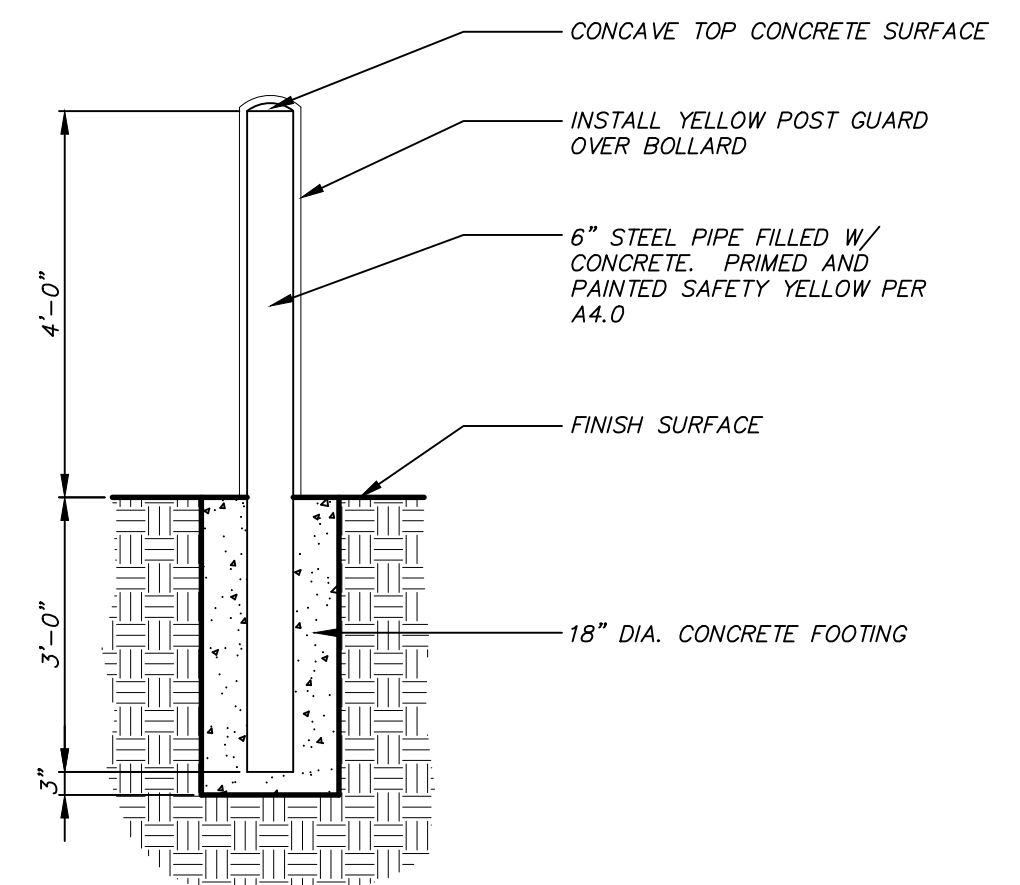
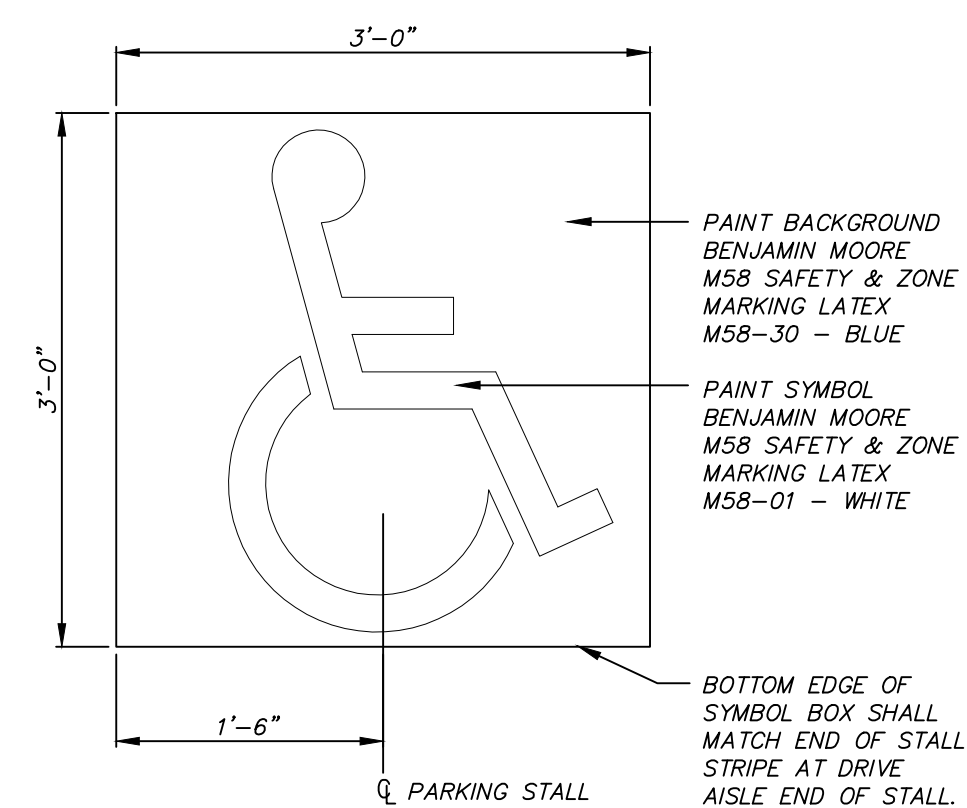
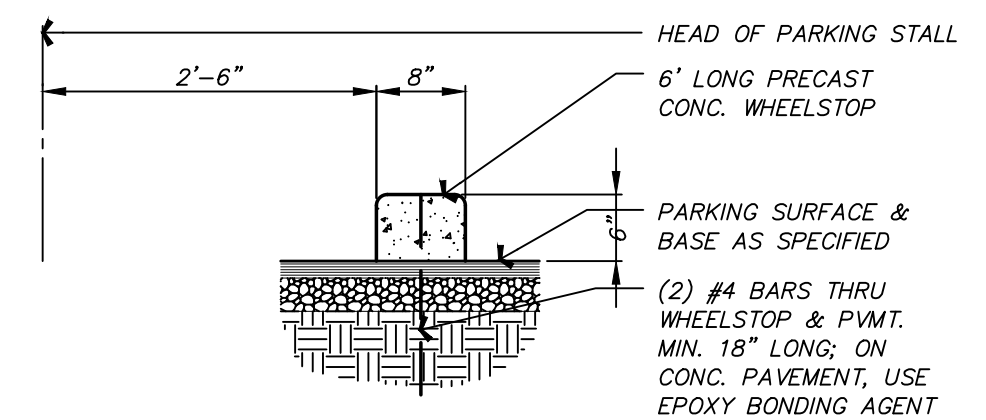
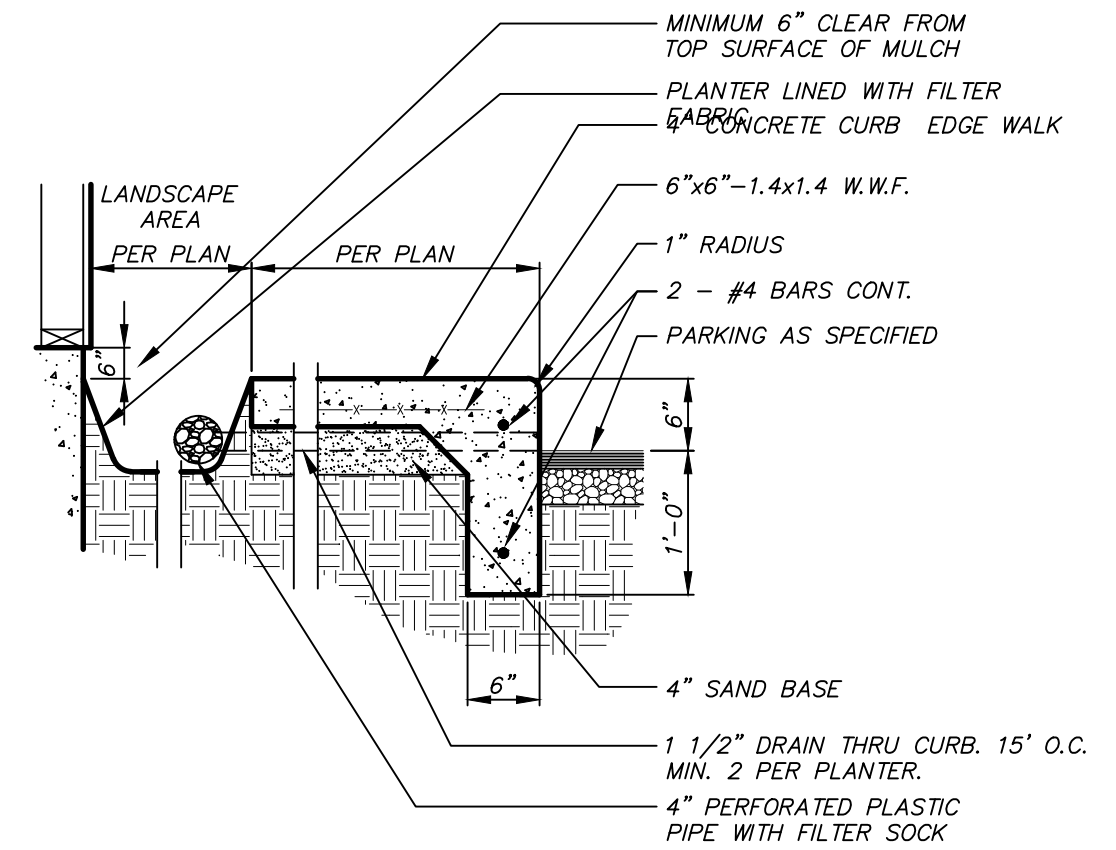
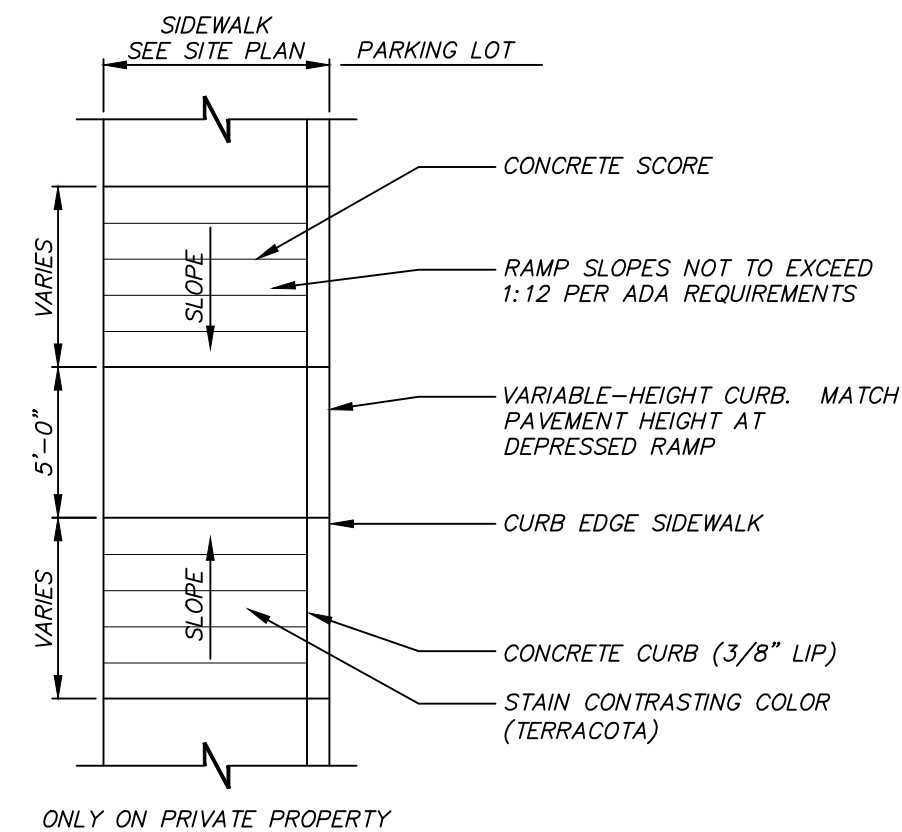
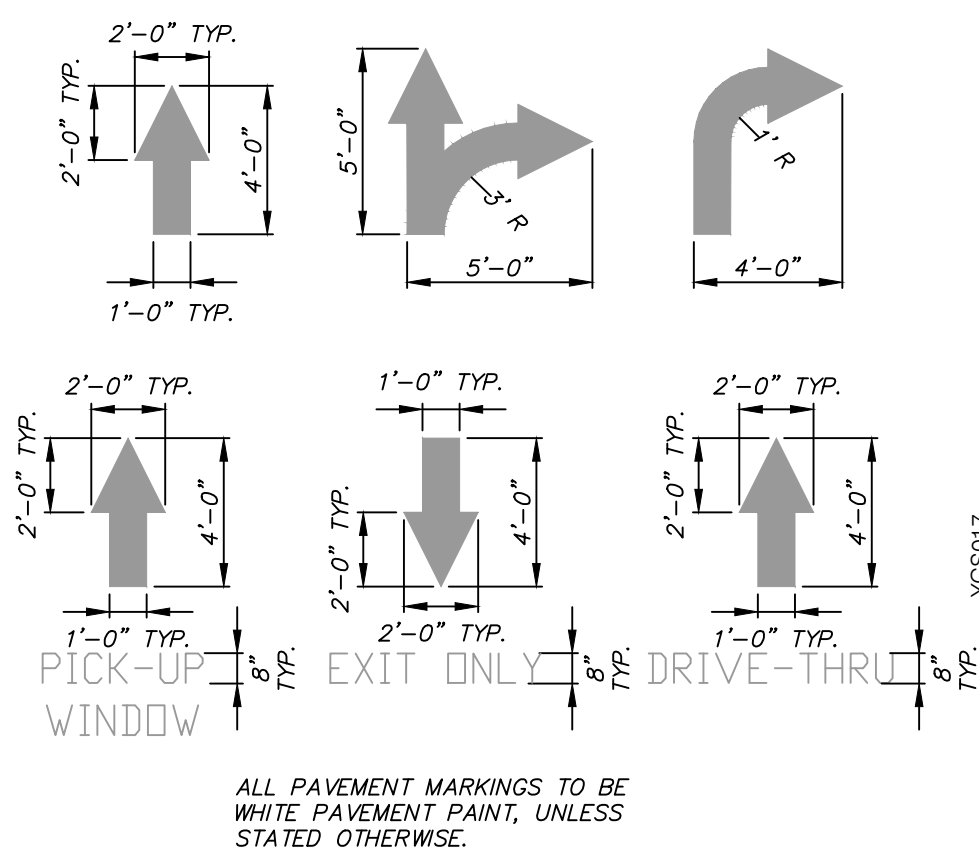
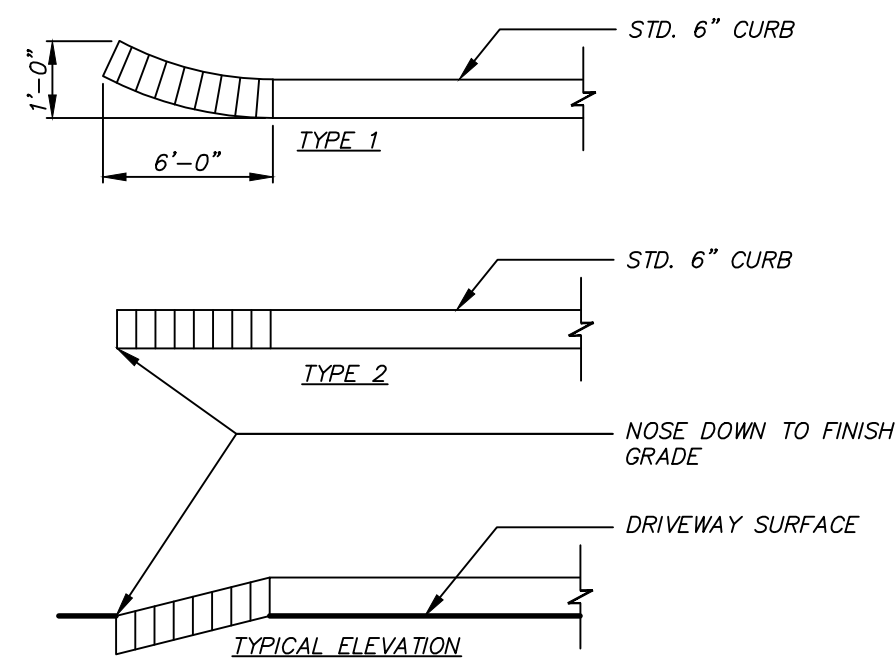
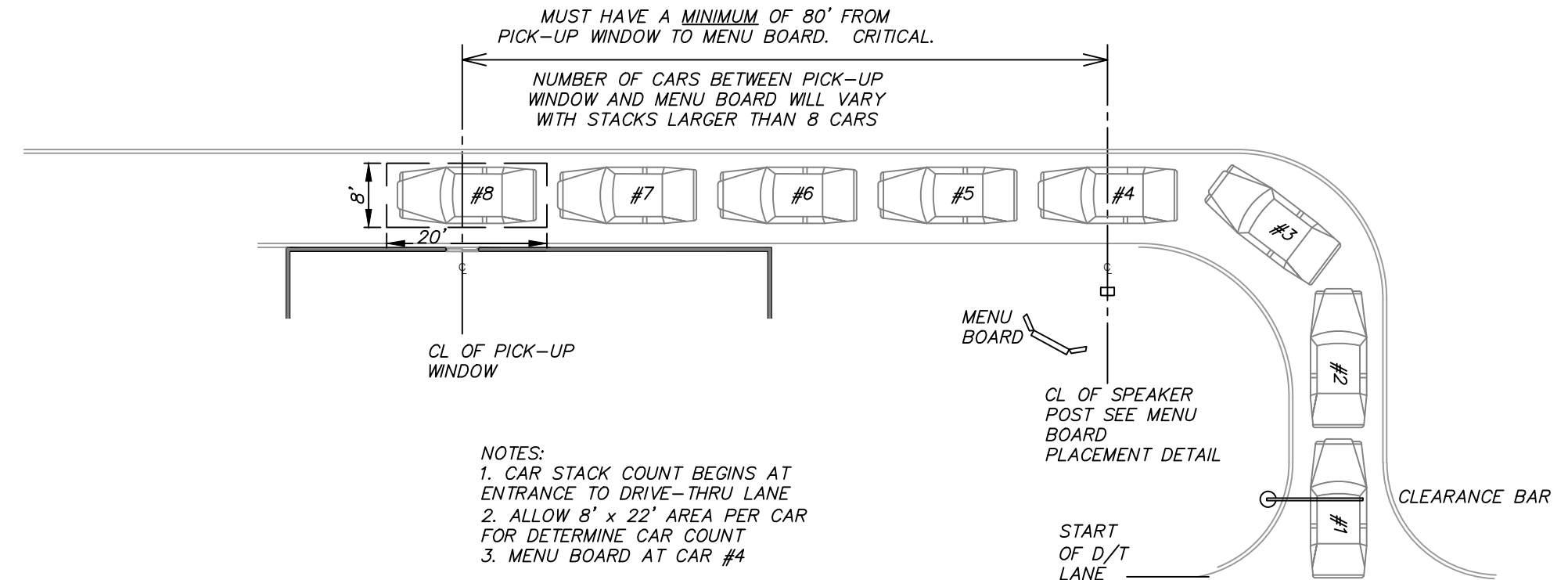
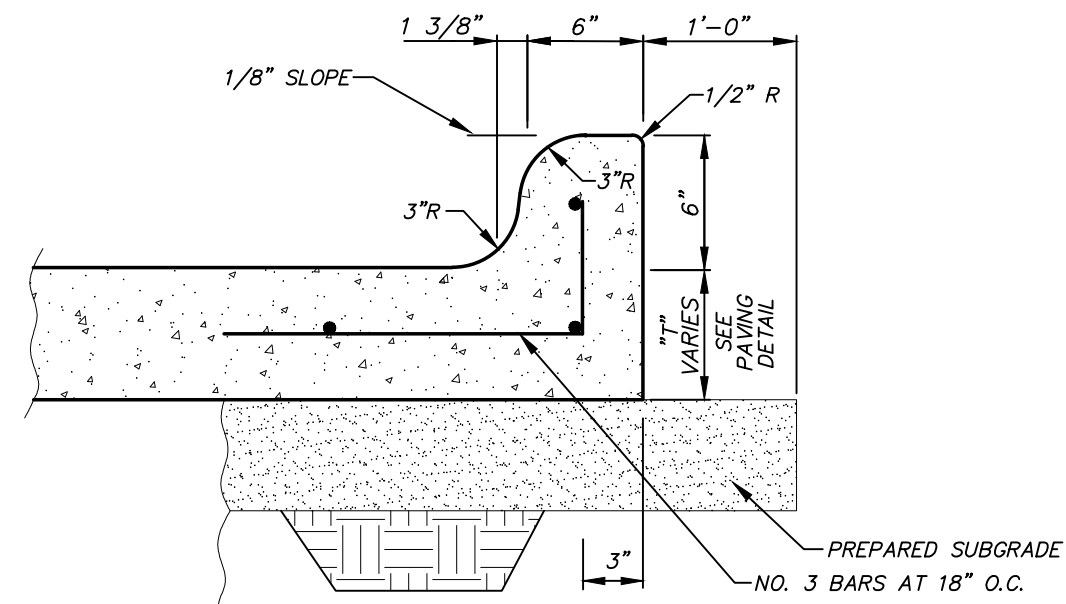
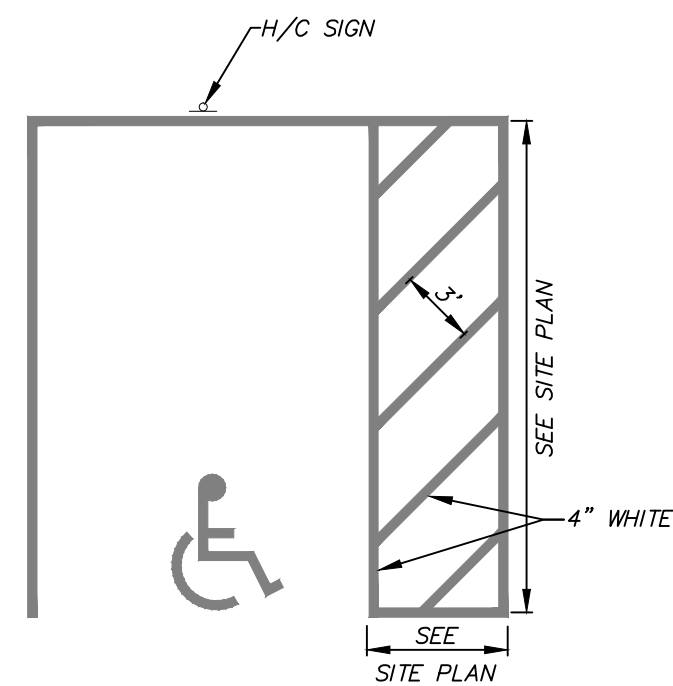
EINSTEIN BROTHERS  
BAGELS  
LOT 3, BLOCK A, SKY RIDGE ADDITION  
ROCKWALL, TX

**EINSTEIN  
BROTHERS  
BAGELS**

**PAVING AND  
JOINTING  
PLAN**

**C9**  
PLAN DATE: 5/29/24

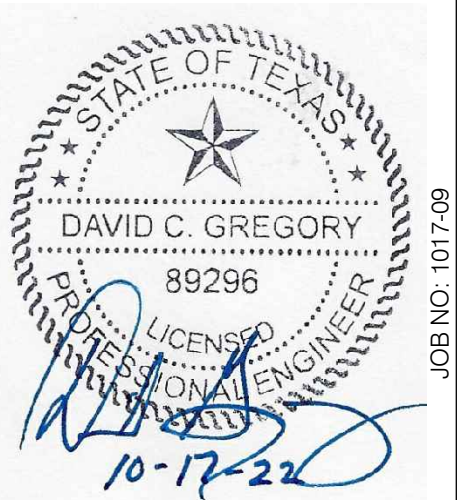




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EINSTEIN BROTHERS  
BAGELS

LOT 3, BLOCK A, SKY RIDGE ADDITION  
ROCKWALL, TX

# EINSTEIN BROTHERS BAGELS

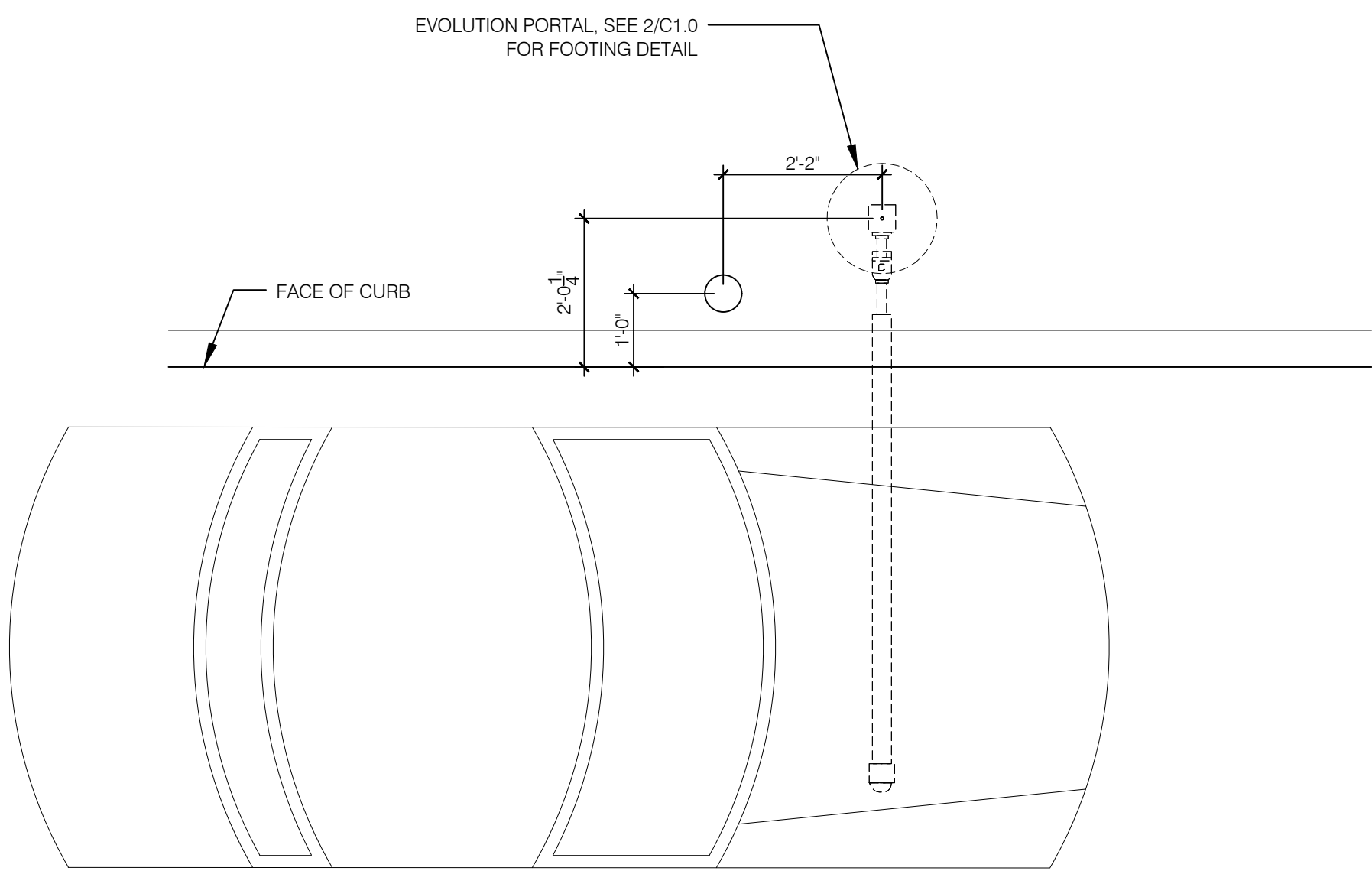
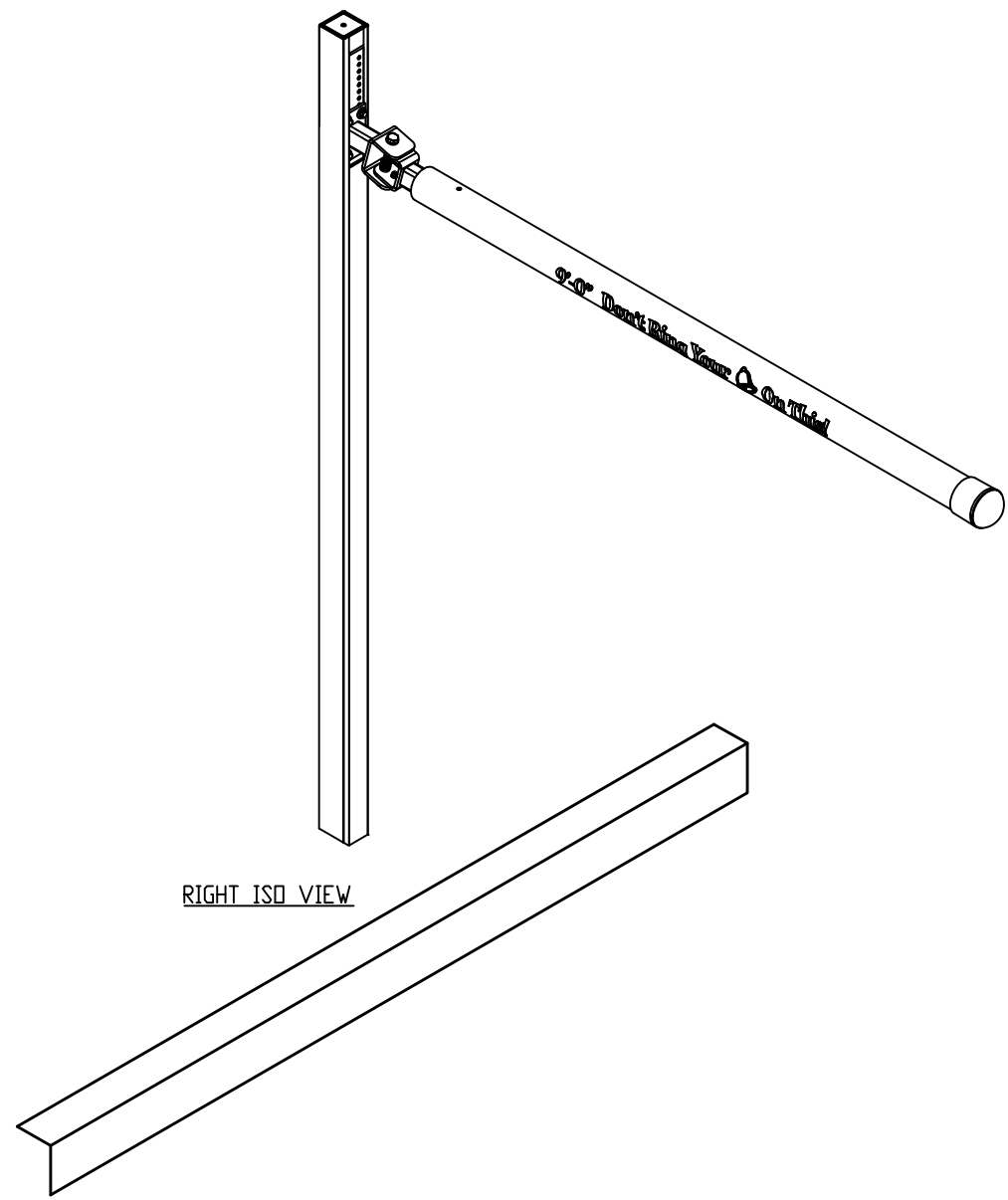
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PLOT DATE: 5/29/24







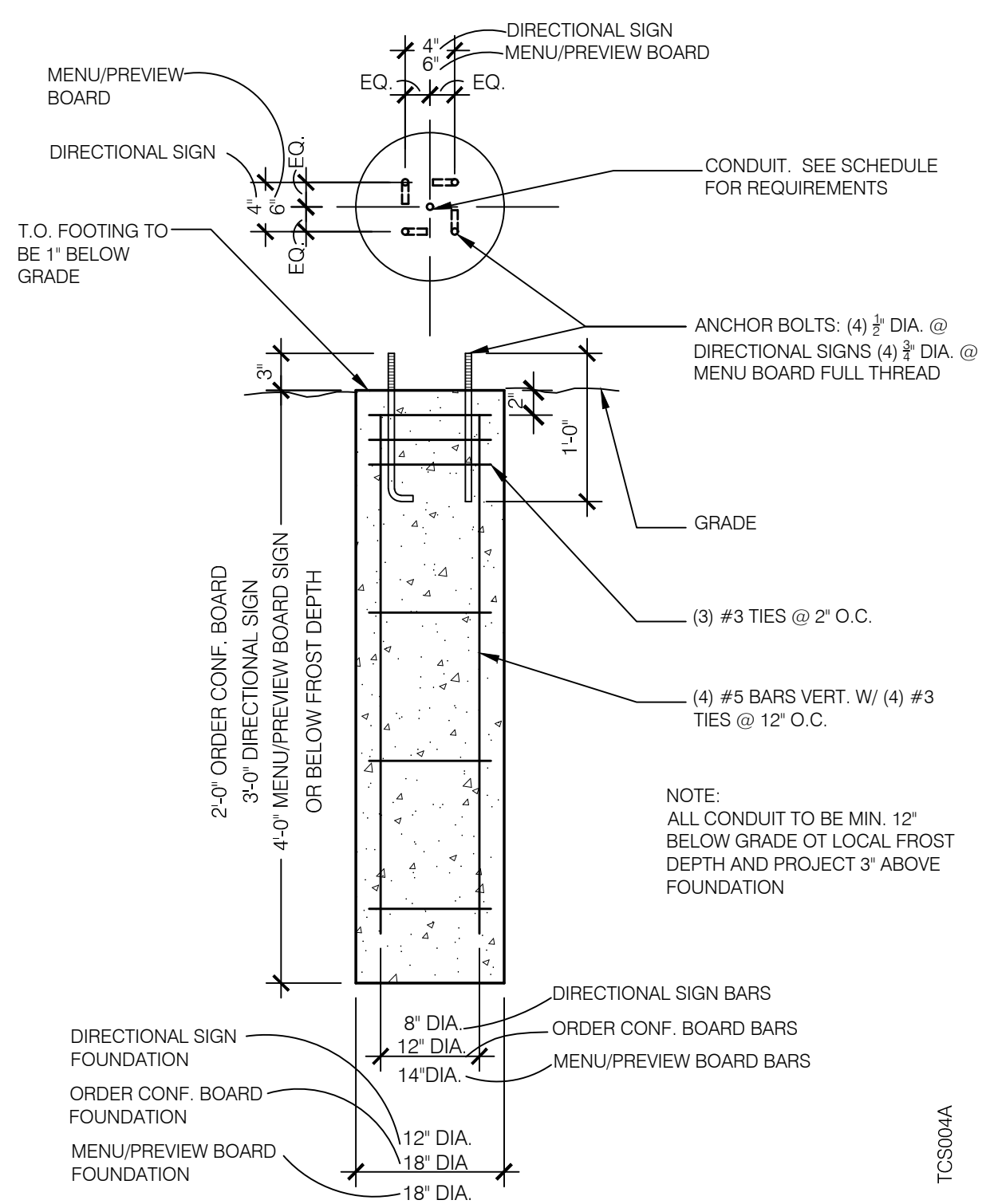


PORTAL PLACEMENT DETAIL 1/2" = 1'-0" 3

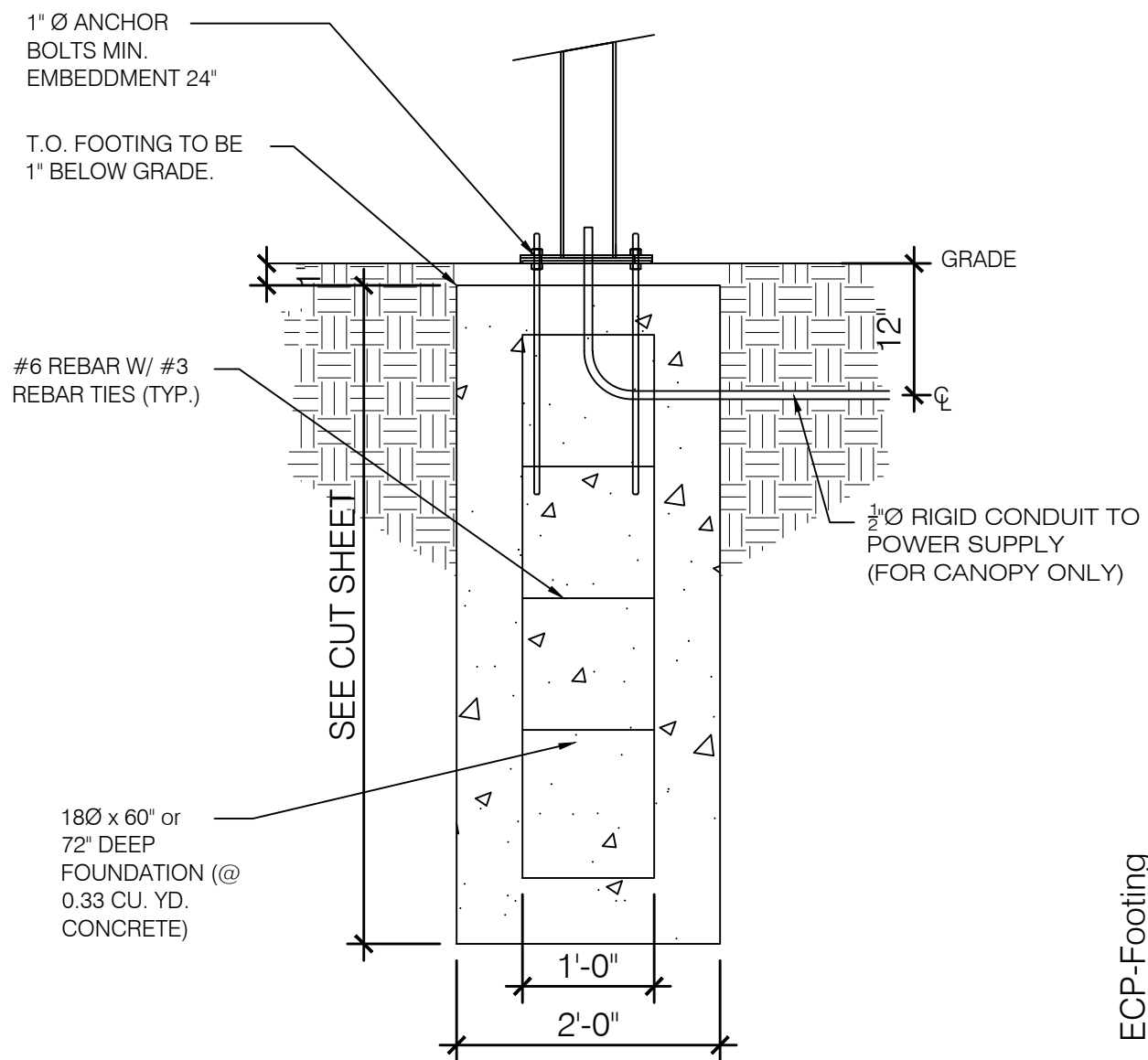
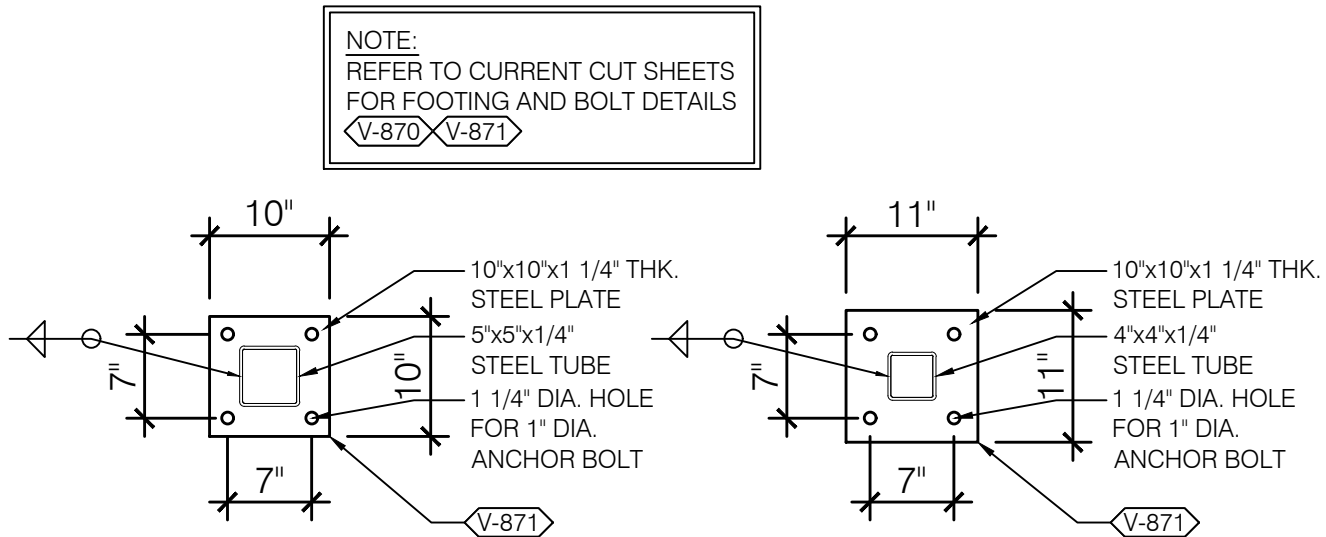
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NOTE:  
BOLT PATTERN PROVIDED AS  
EXAMPLE - OBTAIN ANCHOR  
BOLT TEMPLATE FROM  
SUPPLIER

CONDUIT SCHEDULE		
DEVICE	POWER	DATA
DIRECTIONAL	(1) 3/4"	-
OCB	(1) 3/4"	(3) 1"
MENU BOARD	(1) 3/4"	



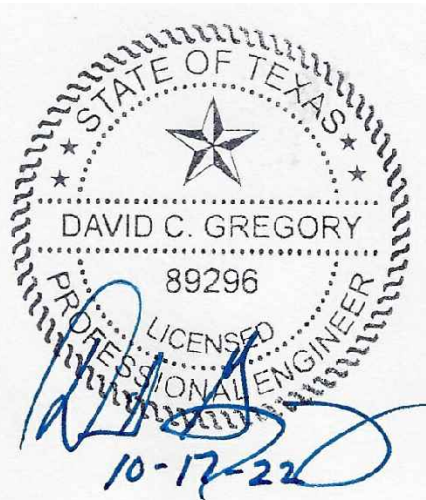
MENU BOARD FOOTING 1:16 SCALE 1



EVOLUTION FOOTINGS 1:16 SCALE 2

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BAGELS  
SITE  
DETAILS

**C10.4**

PLOT DATE: 5/29/24