

GENERAL CONSTRUCTION SEQUENCING & PHASING

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, AND TREE PROTECTION FENCING PRIOR TO COMMENCEMENT OF WORK.
2. INSTALL DOWNSTREAM INLET PROTECTION.
3. CALL TEXAS 811 TO FLAG ALL KNOWN UNDERGROUND UTILITIES.
4. STRIP & CLEAR WORK AREA.
5. ROUGH GRADE SITE.
6. COORDINATE WITH PUBLIC, PRIVATE, AND FRANCHISE UTILITIES FOR ADJUSTMENTS, REMOVALS, AND/OR INSTALLATIONS IF NECESSARY. CONTRACTOR WILL BE RESPONSIBLE FOR ADJUSTING ANY WATER, SANITARY SEWER, STORM, OR SIGNAGE TO FINAL GRADE.
7. ADJUST UNDERGROUND UTILITIES IF NECESSARY.
8. PAVE SITE & REMOVE STABILIZED CONSTRUCTION ENTRANCE
9. RELOCATE AND/OR REMOVE SILT FENCE AS NECESSARY.
10. COMMENCE LANDSCAPING AND IRRIGATION INSTALLATIONS.
11. TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM.  
  
FOR DISTURBED AREAS WITH 4:1 FINAL SLOPES, SOD & ESTABLISH TURF PER LANDSCAPE PLAN.  
  
FOR DISTURBED AREAS WITH 4:1 FINAL SLOPES, EROSION CONTROL MATTING SHALL BE INSTALLED PER THE EROSION CONTROL PLAN AND ASSOCIATED DETAILS.  
  
NO SLOPES GREATER THAN 4:1 ALLOWED WITHOUT WALLS.
12. REMOVE SILT FENCE & REMOVE INLET PROTECTION FOLLOWING ESTABLISHMENT FINAL GROUND COVERINGS AND ACCEPTANCE OF LANDSCAPING.
13. REFER TO SHEETS L-1 AND L-2 FOR TREE REMOVAL / MITIGATION PLAN

NCTCOG INTEGRATED STORMWATER MANAGEMENT

ALL CONSTRUCTION ACTIVITIES SHALL ADHERE TO THE REQUIREMENTS OF THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) INTEGRATED STORMWATER MANAGEMENT GUIDELINES.  
  
CONTRACTOR IS RESPONSIBLE FOR ALL RELATED EROSION CONTROL MANUALS, ISWM SUBMISSIONS, AND RELATED FORMS.



BENCHMARKS:

B.M. NO. 1  
"X" CUT IN CONCRETE, AT THE NORTHEAST PROPERTY CORNER OF LOT 5, BLOCK A, AND +27.0 FEET SOUTHWEST OF THE CENTERLINE OF THE PAVEMENT OF LAKEFRONT TRAIL  
~ ELEV. 468.01

B.M. NO. 2  
"X" CUT IN CONCRETE, +32.58 FEET NORTHWEST OF THE CENTERLINE OF SUMMER LEE DR. AND +24.0 FEET SOUTHWEST OF THE CENTERLINE OF THE PAVEMENT OF LAKEFRONT TRAIL  
~ ELEV. 476.80

\*\*\*NOTICES TO CONTRACTOR\*\*\*

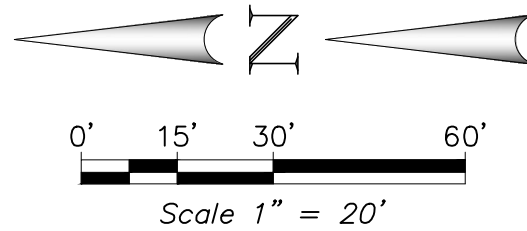
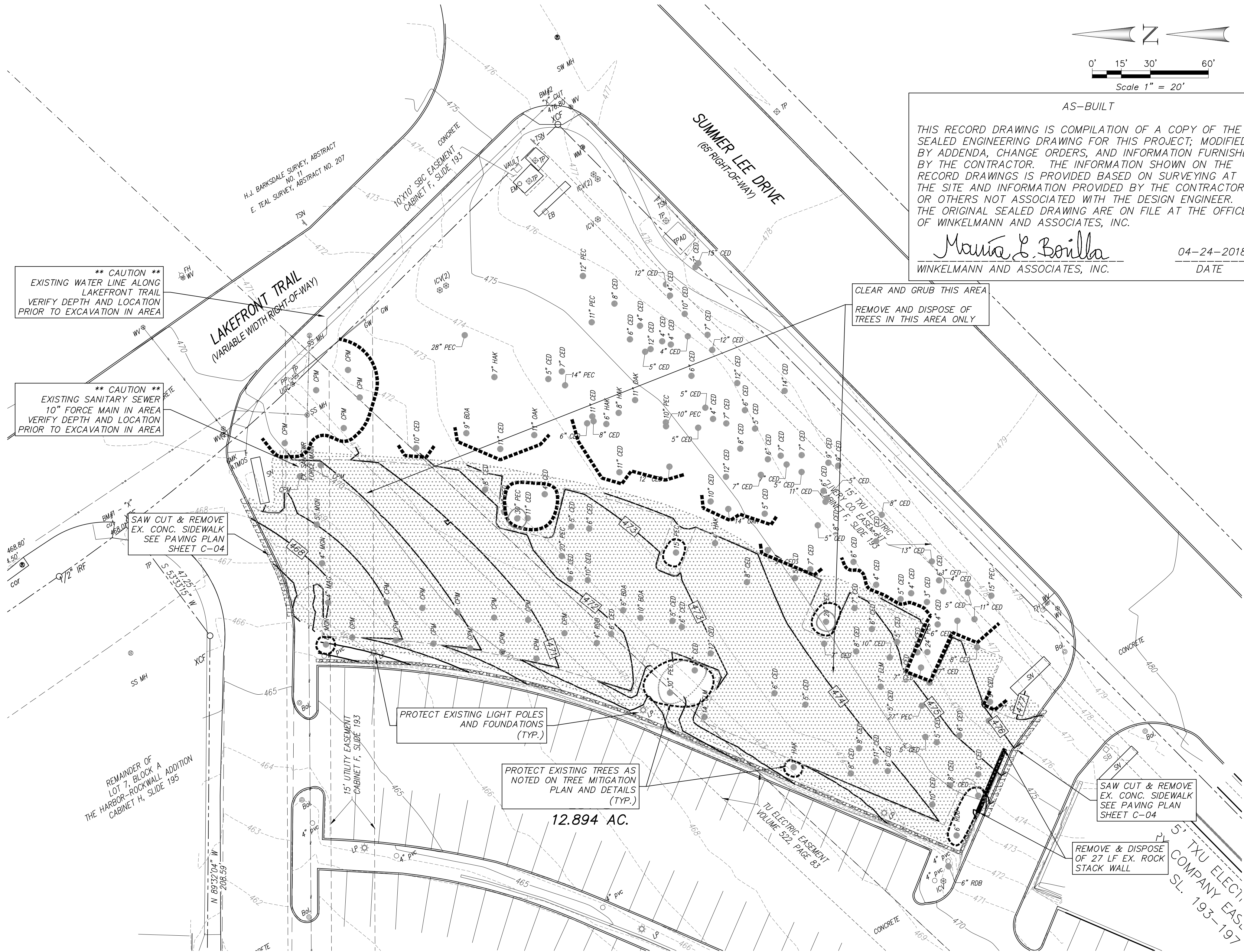
EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED, BOTH ONSITE AND OFFSITE, PER "811" AND/OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

LEGEND

- 670 EXISTING CONTOURS
- 675 PROP. CONTOURS
- APPROXIMATE AREA TO BE CLEARED/DEMOED
- TREE PROTECTION FENCING



AS-BUILT

THIS RECORD DRAWING IS COMPILATION OF A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT; MODIFIED BY ADDENDA, CHANGE ORDERS, AND INFORMATION FURNISHED BY THE CONTRACTOR. THE INFORMATION SHOWN ON THE RECORD DRAWINGS IS PROVIDED BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR OR OTHERS NOT ASSOCIATED WITH THE DESIGN ENGINEER. THE ORIGINAL SEALED DRAWING ARE ON FILE AT THE OFFICES OF WINKELMANN AND ASSOCIATES, INC.

Maurice L. Boilla  
WINKELMANN AND ASSOCIATES, INC.

04-24-2018  
DATE

CLEAR AND GRUB THIS AREA  
REMOVE AND DISPOSE OF TREES IN THIS AREA ONLY

\*\* CAUTION \*\*  
EXISTING WATER LINE ALONG LAKEFRONT TRAIL  
VERIFY DEPTH AND LOCATION PRIOR TO EXCAVATION IN AREA

\*\* CAUTION \*\*  
EXISTING SANITARY SEWER  
10" FORCE MAIN IN AREA  
VERIFY DEPTH AND LOCATION PRIOR TO EXCAVATION IN AREA

SAW CUT & REMOVE EX. CONC. SIDEWALK  
SEE PAVING PLAN SHEET C-04

PROTECT EXISTING LIGHT POLES AND FOUNDATIONS (TYP.)

PROTECT EXISTING TREES AS NOTED ON TREE MITIGATION PLAN AND DETAILS (TYP.)

SAW CUT & REMOVE EX. CONC. SIDEWALK  
SEE PAVING PLAN SHEET C-04

REMOVE & DISPOSE OF 27 LF EX. ROCK STACK WALL

EX. CONDITIONS & DEMOLITION PLAN  
HARBOR-ROCKWALL ADDITION  
ROCKWALL, TEXAS

C-03

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.

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