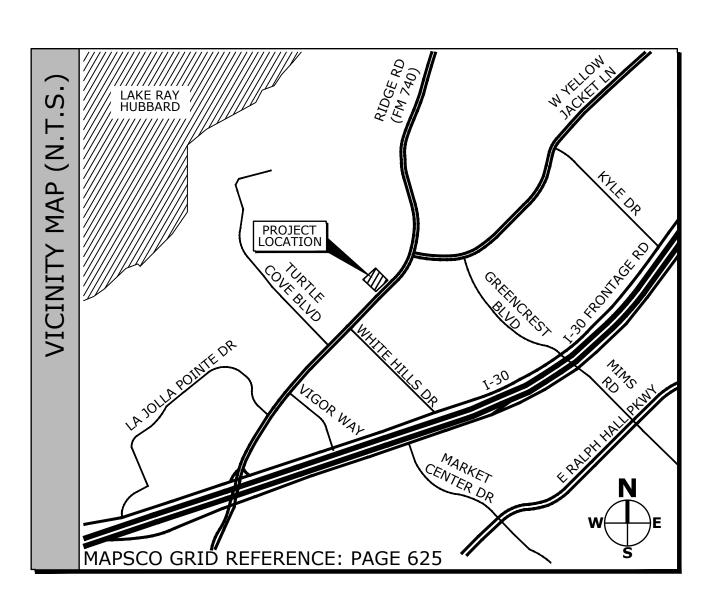
RECORD DRAWINGS FOR DUTCH BROS COFFEE

SKY RIDGE ADDITION, LOT 5, BLOCK A 2230 RIDGE ROAD, ROCKWALL, TEXAS 75087



DEVELOPER: MAIN & MAIN CAPITAL GROUP LLC 5750 Genesis Court, Suite 103 Frisco, Texas 75034 (214) 308-0008 Civil Engineer: TECTONICS DESIGN GROUP 730 Sandhill Road, Suite 250 Reno, Nevada 89521 (775) 824-9988 Attn: Matt Rasmussen, P.E. Landscape Architect: 4245 North Central Expressway, Suite 501

PLAM DESERT, CA 92211

ATTN: JOSHUA ROGERS

4601 CAMBRIDGE ROAD

FORT WORTH, TX 76155

ATTN: DAVID ARINGTON

PH: (817) 213-1330

PH: (760) 636-0762

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josh@imperial-lighting.com

arington@graybar.com

REFRIGERATION CONTRACTORS:

REFRIGERATION CONTRACTORS, INC.

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glenn@refconinc.com

SEATTLE, WA 98106

PH: (206) 910-9805

ATN: TOM RUGGLES

PORTLAND, OR 97230

PH: (503) 257-8668

ATTN: GLEN FRAZIER

BENCHMARKS MON. R005-1 N: 7023593.75795; E: 2594175.58258; RESET CONCRETE MONUMENT W/ BRASS CAP LOCATED IN MEDIAN OF SUMMIT RIDGE DRIVE INTERSECTING F.M. HWY. NO. 740. MON. ROO7 N: 7013837.484; E: 2595453.327; BEING LOCATED ON THE EAST SIDE OF INTERSECTION 1-30 SOUTH BASIS OF BEARING BEING S50°59'46"W FOR A SOUTH LINE OF DEED RECORDED IN INSTR. 20160000018015, D.R.R.C.T.

GEOTECHNICAL ENGINEERING REPORT PRPOSED DUTCH BROS COFFEE SHOP — SKY—RIDGE ADDITION, ROCKWALL, TEXAS — AGG PROJECT NO. DE21—186—F — DATED NOVEMBER 2, 2021

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

PROBABLE CONSTRUCTION START: NOVEMBER 2022

Dallas, Texas 75205 (214) 865-7192 Attn: Kori Haug, A.L.S.A				
PREFERRED VENDORS				
EXTERIOR SIDING:	KITCHEN EQUIPMENT SUPPLIERS:	LIGHTING SUPPLY:	FLOORING:	PAINT:
WESTERN STATES METAL ROOFING	AIS INDUSTRIES, INC.	VILLA LIGHTING SUPPLY	BEDROSIANS TILE & STONE	SHERWIN-WILLIAMS
901 W. WATKINS ST. PHOENIX, AZ 85007	4300 S. STATION MASTER DRIVE TUCSON, AZ 85714	2929 CHOUTEAU AVE. ST. LOUIS, MO 63103	PH: (469) 560-6133 ATTN: TAMARA RAMSEY	12725 SW 66TH AVENUE, SU PORTLAND, OR 97223
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fernando@westernstatesmetalroofing.com	lara@aisindustries.com	nick becker@villalighting.com	ORDERS: dutchbros@bedrosians.com	anna.atchison@sherw
			EL CORTALO	DUTCH BROS COFFEE ACCOU
WATER FILTRATION:	LIGHTING:	LIGHTING:	FLOORING:	LIV/AC:
EVERPURE - R.O. SYSTEM/HEATHCO	IMPERIAL LIGHTING	LEKTRON	DALTILE	<u>HVAC:</u>

4111 S. 74TH E. AVE.

PH: (918) 622-4978

DURO-LAST ROOFING

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GRANTS PASS, OR 97256

ATTN: CURT JAFFE

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cjaffe@duro-last.com

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	ATTN: ANNA ATCHISON
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212 UTAH STREET	NCA CONSULTANTS INC.
SAN FRANCISCO, CA 94103	6510 125TH AVE. N., SUITE 1001
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11441 BRITTMOORE PARK DR.	TELECOM./LOW VOLTAGE:
HUSTON. TX 77041	LTCG-LEVALDS TECHNICAL COORD. GROUP
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ATTN: BRIAN McCLOSKEY	PLANO, TX 75024
bmccloskey@quikserv.com	PH: (972)801-9950
	ATTN: GREGORY LEVALDS
	gregory@ltcg.com

	DDAMING	DECORIDATION
	DRAWING	DESCRIPTION
_ı ⊦	PS.1	PROJECT INFORMATION, DRAWING INDEX, VICINITY MAP, DESIGN TEAM
CIVIL		APPROVED SITE PLAN AND LANDSCAPE/TREESCAPE PLANS (FOR REFERENCE ONLY)
$ \vdash $		FINAL PLAT
⊢	RS.1	RESPONSIBILITY MATRIX
-	RS.2	RESPONSIBILITY MATRIX
	C1.1	DEMOLITION PLAN
	C2.1	SITE AND DIMENSIONAL CONTROL PLAN
	C3.1	GRADING PLAN
	C3.1B	ADA GRADING PLAN
	C3.2	DRAINAGE EXHIBIT - EXISTING CONDITIONS
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	C4.1	UTILITY PLAN
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	C5.1	BMP PLAN
	C5.2	BMP DETAILS
	C6.1	GENERAL NOTES, ABBREVIATIONS AND LEGEND
	C6.1A	CITY OF ROCKWALL GENERAL CONSTRUCTION NOTES
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-	C6.2	DETAIL SHEET
-	C6.3	DETAIL SHEET
-	C6.4	DETAIL SHEET
-	C6.5	DETAIL SHEET
-	C6.6	DETAIL SHEET
		DETAIL STILL!
	L1.01	LANDSCAPE PLAN
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∢⊦	L2.01	IRRIGATION PLAN
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	<u> </u>	FOUNDATION PLAN
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5 ⊦	SD-1	STRUCTURAL NOTES & SCHEDULES
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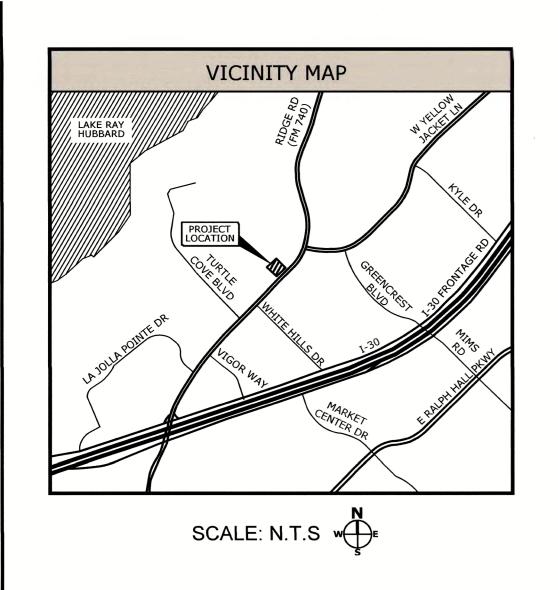
authorization of Tectonics DESIGNED: CHECKED/STAMPED: MATT K. RASMUSSEN, P.E. **RECORD** DRAWING

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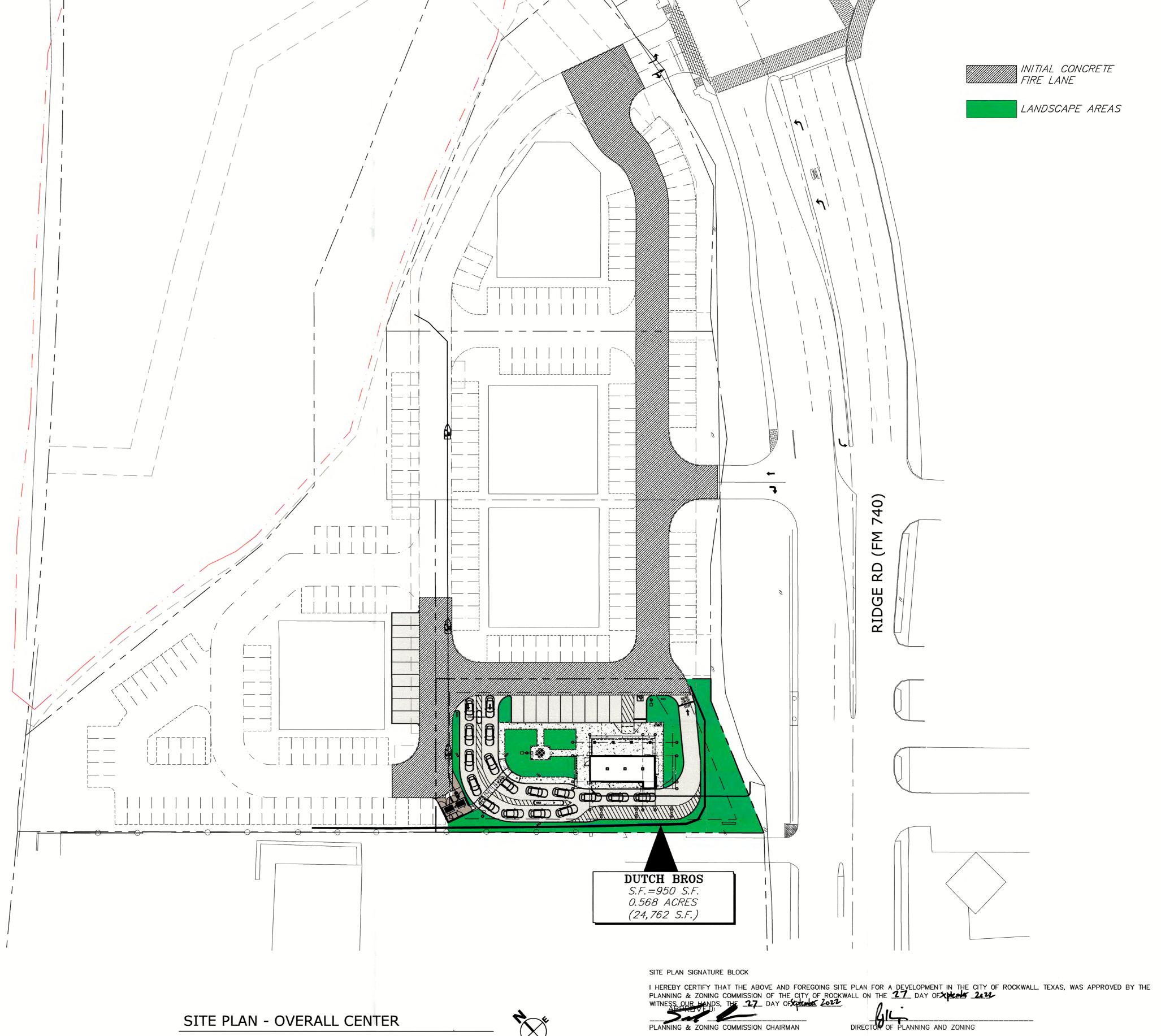
08/30/22 RESUBMITTAL 09/14/22 10/06/22 PERMIT SET 10/31/22 12/05/22 01/24/23 02/14/23

04/27/23 /4\ CITY REV SET 06/13/23 RECORD DRAWING

PROJECT INFORMATION DRAWING INDEX VICINITY MAP DESIGN TEAM



RR





ZONING

LOT AREA

BUILDING AREA

BUILDING HEIGHT

SETBACK FRONT

SETBACK SIDE

SETBACK REAR

LANDSCAPE AREA

PARKING REQUIRED

PARKING PROVIDED

BUILDING COVERAGE 3.8%

LANDSCAPE COVERAGE 32.3%

TOTAL CARS IN QUEUE 17 CARS

EXISTING LAND USE

C (COMMERCIAL DISTRICT)

0.568 ACRES (24,764 S.F.)

0.241 ACRES (10,497 S.F.)

10 SPACES (1 PER 250 S.F. + 1 PER 4 OUTDOOR SEATS)

VACANT/UNDEVELOPED

PROPOSED LAND USE LIMITED SERVICE RESTAURANT

950 S.F.

15 FEET

10 FEET

10 FEET

10 SPACES

HANDICAPPED PROVIDED 1 SPACE (1-25 STALLS)

24 FT (1-STORY)

SITE PLAN - OVERALL CENTER

SCALE: 1" = 40'-0"



SITE QUEUE

SUBMITTAL

SITE PLAN RESUBMITTAL

PERMIT SET

BID SET SITE PLAN RESUBMITTAL

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J.P.B.

Design Group.

CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

PRELIMINARY

DRAWN: DESIGNED:

INITIAL CONCRETE
FIRE LANE

LANDSCAPE AREAS

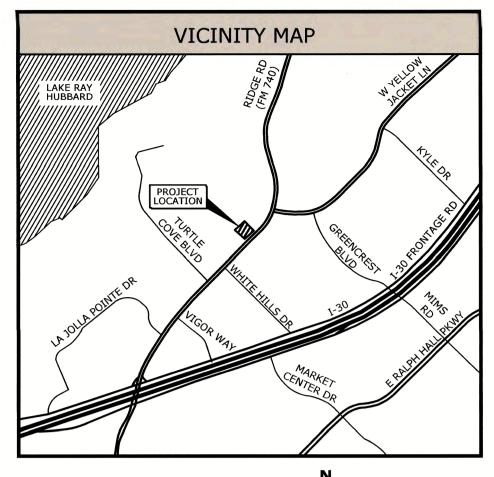
CASE #: SP2021-031

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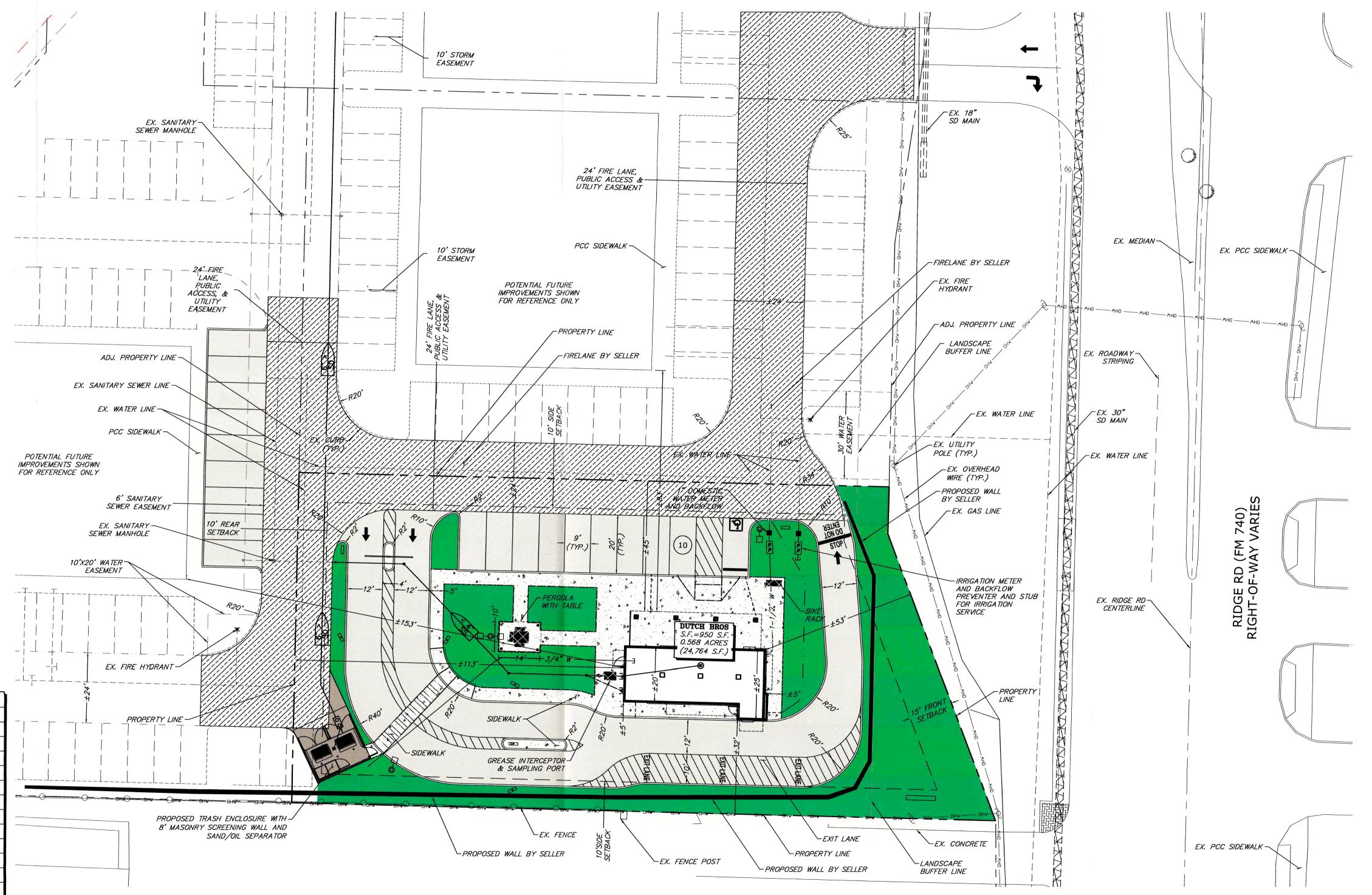
08/30/22



SCALE: N.T.S w

0		PROPOSED MEDIAN CURB
EGEND		EXISTING MEDIAN CURB
8	*	EXISTING FIRE HYDRANT
Щ	770	PROPERTY LINE
		PROPOSED EASEMENT LINE
		EXISTING EASEMENT LINE
		SITE SETBACK LINE
		EXISTING ROADWAY CENTERLINE
	<u> </u>	EXISTING FENCING
	Q	EXISTING UTILITY POLE
		PROPOSED WALL BY SELLER
	<u>©</u>	EXISTING SSMH
	0	PROPOSED SEWER CLEANOUT
	→	PROPOSED GREASE INTERCEPTOR & SAMPLING PORT
	ø'ø'	PROPOSED BACKFLOW PREVENTER
		PROPOSED WATER METER (DASHED IF EXISTING)
	——1-1/2" W—	PROPOSED WATER LINE (DASHED IF EXISTING)
	SS SS	PROPOSED SANITARY SEWER MAIN (DASHED IF EXISTING)
	₹ <u>6</u> *	PROPOSED STORM DRAIN (DASHED IF EXISTING)
		PROPOSED ELEC / TELECOMM CONDUIT
		5" PCC OVER 8" SUBGRADE
		7" PCC OVER 8" SUBGRADE
	4 4	SIDEWALK
		SIDEWALK W/ SEALANT
		PROPOSED LANDSCAPED AREA
		PROPOSED FIRELANE BY SELLER
	•	PROPOSED MENU BOARD
	***************************************	PROPOSED CLEARANCE BAR
		PROPOSED PYLON SIGN/MONUMENT
		PROPOSED PAVEMENT MARKING (DASHED IF EXISTING)

	ZONING	C (COMMERCIAL DISTRICT)
3	EXISTING LAND USE	VACANT/UNDEVELOPED
AB	PROPOSED LAND USE	LIMITED SERVICE RESTAURANT
F	LOT AREA	0.568 ACRES (24,764 S.F.)
RY	BUILDING AREA	950 S.F.
SUMMARY TABLE	BUILDING HEIGHT	24 FT (1-STORY)
M	SETBACK FRONT	15 FEET
SU	SETBACK SIDE	10 FEET
and the second	SETBACK REAR	10 FEET
PROJECT	BUILDING COVERAGE	3.8%
0	LANDSCAPE AREA	0.241 ACRES (10,497 S.F.)
PR	LANDSCAPE COVERAGE	32.3%
	PARKING REQUIRED	10 SPACES (1 PER 250 S.F. + 1 PER 4 OUTDOOR SEATS)
	PARKING PROVIDED	10 SPACES
	HANDICAPPED PROVIDED	1 SPACE (1-25 STALLS)
	TOTAL CARS IN QUEUE	17 CARS



SITE PLAN

SCALE: 1'' = 20'-0''



SITE PLAN SIGNATURE BLOCK

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 27 DAY OF LOCAL DAY OF LOCA

PLANNING & ZONING COMMISSION CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE #: SP2021-031

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DRAWN: DESIGNED: J.P.B. CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

PRELIMINARY

X180

utch

SUBMITTAL SITE PLAN 06/09/22 RESUBMITTAL 06/20/22 PERMIT SET 08/24/22 **BID SET** 08/30/22

SITE PLAN RESUBMITTAL

SITE PLAN

	ZONING	C (COMMERCIAL DISTRICT)
	EXISTING LAND USE	VACANT/UNDEVELOPED
AE	PROPOSED LAND USE	LIMITED SERVICE RESTAURANT
F	LOT AREA	0.568 ACRES (24,764 S.F.)
RY	BUILDING AREA	950 S.F.
MA	BUILDING HEIGHT	24 FT (1-STORY)
SUMMARY TAB	SETBACK FRONT	15 FEET
SU	SETBACK SIDE	10 FEET
F .	SETBACK REAR	10 FEET
PROJECT	BUILDING COVERAGE	3.8%
0	LANDSCAPE AREA	0.162 ACRES (7,070 S.F.)
PR	LANDSCAPE COVERAGE	28.5%
	PARKING REQUIRED	10 SPACES (1 PER 250 S.F. + 1 PER 4 OUTDOOR SEATS)
	PARKING PROVIDED	10 SPACES
	HANDICAPPED PROVIDED	1 SPACE (1-25 STALLS)
	TOTAL CARS IN QUEUE	29 CARS

LANDSCAPE TABULATIONS THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.W. BUFFER 1. Ten (10') foot-wide landscape buffer with one tree per

fifty (50) I.f. and one accent tree per (50) I.f., to include groundcover, berm, and shrubbery.

RIDGE ROAD (FM 740): 121 l.f. Required Provided 10' wide buffer (8) trees, 4" cal. (8) trees, 4" cal. (8) accent trees (8) accent trees

SITE LANDSCAPING

1. Twenty (20%) percent of the total site shall be landscaped for COMMERCIAL.

2. Fifty (50%) percent of the total requirements shall be located in the front of and along side buildings for COMMERCIAL.

Site Area: 0.56 AC; 24,760 s.f. Required 7,070 s.f. (28.5%) 4,952 s.f. (20%) 2,476 s.f. (50%) 4,007 s.f. (56%)

PLANT LIST

YMBOL	BOTANICAL NAME TREES	COMMON NAME	QTY.	SIZE	REMARKS
w	Chilopsis linearis	Desert Willow	9	30 gal.	container grown, 3-5 trunk, 8' ht. min., 4' spread min.
E	Ulmus parvifolia 'Sempervirens'	Lacebark Elm	5	4" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
0	Quercus virginiana	Live Oak	4		container grown, 12' ht., 4' spread, 4' branching ht., matching
	SHRUBS/GROUNDCOVER				
В	Abelia grandiflora 'Rose Creek'	Dwarf Abelia 'Rose Creek'	25	5 gal.	container full, 20" spread, 36" o.c.
N	Juniperus tobira 'Andorra'	Andorra Juniper	47	5 gal.	container full, 20" spread
ВН	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	39	5 gal.	container full, 24" spread
1FG	Nassella tenuissima	Mexican Feathergrass	82	3 gal.	container full
IRS	llex spp. 'Nellie R. Stevens'	Nellie R. Stevens Holly	12	36"ht.	container full, 24" spread
M	Rosmarinus officinalis 'Tuscan Blue'	Upright Rosemary 'Tuscan Blue'	35	3 gal.	container full, 20" spread
OD	Cynodon dactylon	Common Bermudagrass			refer to Notes
i-1	7 6 6 6 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	Crushed Basalt			crushed basalt, 1" dia., 4" depth with weed barrier fabric
i-2		Decorative Gravel			3" -4" dia., 4" depth with weed barrier fabric

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES. PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN. ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

LANDSCAPE NOTES

- 1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- 2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- 3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- 4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- 5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- 6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- 7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE
- 8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- 9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- 10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- 1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- 2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- 3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- 4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- 5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- 6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

CITY OF ROCKWALL NOTES

- 1. NO TREES WITHIN 10'-0" OF ANY UTILITIES 10" DIA. OR GREATER.
- 2. NO TREES WITHIN 5'-0" OF ANY UTILITIES 10" DIA. OR LESS.
- 3. IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC

GENERAL LAWN NOTES

- 1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- 2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- 3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- 4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- 6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- 7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- 1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL
- 2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- 3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- 4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

GENERAL TREE SURVEY NOTE: NO EXISTING TREES LOCATED ON SITE



4245 North Central Expy Suite 501 Dallas, Texas 75205

• 214.865.7192 office

SITE PLAN SIGNATURE BLOCK

PLANNING & ZONING COMMISSION CHAIRMAN

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF MASSION OF THE CITY OF ROCKWALL ON THE 27. DAY OF EMEMBER 2011 WITNESS OUR MANDS, THE 27 DAY OF Extrator 2012

DIRECTOR OF PLANNING AND ZONING

CASE #: SP2021-031

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All drawings herein are the

DRAWN: **ESIGNED:**

CHECKED/STAMPED:



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SUBMITTAL 03/08/22 I.F.C. 04/18/22 CITY COMMENTS 05/09/22 **BID SET** 05/26/22 CITY COMMENTS 06/07/22 CITY COMMENTS 09/02/22 SITE PLAN RESUBMITTAL

LANDSCAPE PLAN

1.1 REFERENCED DOCUMENTS

A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:
- 1. Planting (trees, shrubs and grasses)
- 2. Bed preparation and fertilization
- 3. Notification of sources
- 4. Water and maintenance until final acceptance

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: April 14, 2014 Edition; by American National Standards Institute, Inc. (Z60.1) – plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. Samples: Provide representative quantities of sandy loam soil. mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape 1.7 QUALITY ASSURANCE installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

- 1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
- 2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
- 3. A written notice requesting final inspection and acceptance prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.

B. Guarantee:

- 1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
- a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
- b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises 1.8 PRODUCT DELIVERY, STORAGE AND HANDLING immediately.
- When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
- 2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- 3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.
- Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
- 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
- 2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
- 3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules
- Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions,

do not measure from branch or root tip-to-tip.

- 5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar variety size and quality.
- 6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
- 7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

- 1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
- 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

- 1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored
- 2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available
- 3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24
- balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport. 5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.

4. Protect plants during delivery to prevent damage to root

- 6. Remove rejected plant material immediately from job site.
- 7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complementary. 2.3 MISCELLANEOUS MATERIALS Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as

specified at no additional cost to the Owner

- E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken PART 3 - EXECUTION root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

- 1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
- 2. Physical properties as follows: a. Clay - between 7-27 percent
- b. Silt between 15-25 percent c. Sand – less than 52 percent
- 3. Organic matter shall be 3%-10% of total dry weight.
- 4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of 3.2 INSTALLATION course and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.
- H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

- Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.
- B. Staking Material for Shade Trees: refer to details.
- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch. D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products
- available at Lone Star Products, Inc., (469) 523-0444 or approved equal.
- E. River Rock: 'Colorado' or native river rock, 2" 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
- 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
- 2. All planting areas shall receive a two (2") inch layer of specified mulch.
- 3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final
- C. Position the trees and shrubs in their intended location as per
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
- F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-guarter (3/4") inch in diameter. Plants should be thoroughly moist before removing 3.3 CLEANUP AND ACCEPTANCE containers.

G. Dig a wide, rough sided hole exactly the same depth as the

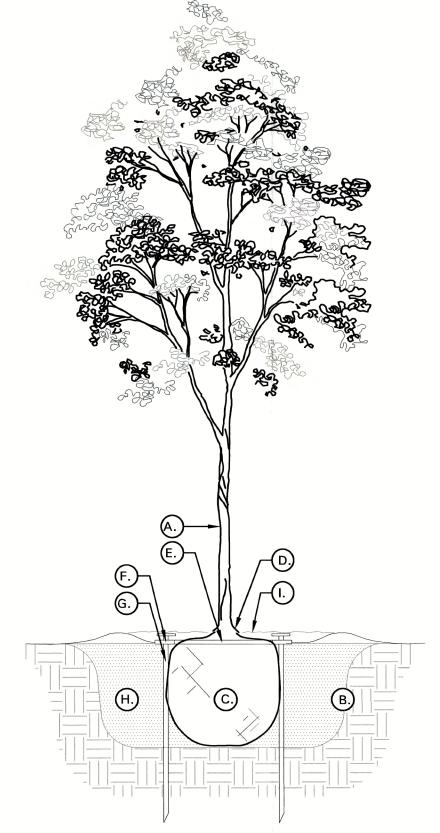
- height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another
 END OF SECTION location or have drainage added. Install a PVC stand pipe per

- tree planting detail as approved by the Landscape Architect if the percolation test fails.
- Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top $\frac{1}{3}$ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.
- J. Do not wrap trees.
- K. Do not over prune.
- Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape
- Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
- 1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
- 2. Pruning shall be done with clean, sharp tools.
- 3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:

- 1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to
- 2. All steel curbing shall be free of kinks and abrupt bends.
- 3. Top of curbing shall be $\frac{1}{2}$ " maximum height above final
- 4. Stakes are to be installed on the planting bed side of the
- curbing, as opposed to the grass side. 5. Do not install steel edging along sidewalks or curbs.
- 6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keen paved areas clean by sweeping or hosing them at end of each work day.



TREE PLANTING DETAIL LEGEND AND NOTES

- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR
- NURSERY STOCK. www.anla.org B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.
- C. ROOT BALL: REMOVE TOP 1/3 BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS. D. ROOT FLARE: ENSURE THAT ROOT
- WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT. E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE

FLARE IS EXPOSED, FREE FROM MULCH,

AND AT LEAST TWO INCHES ABOVE

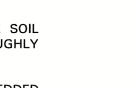
GRADE. TREES SHALL BE REJECTED

F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.

RING.

G. NAIL STAKE: REFER MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- DOUBLE SHREDDED MULCH: HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE
- TREE STAKES: TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL **AVAILABLE FROM:** Tree Stake Solutions
- jeff@treestakesolutions.com www.treestakesolutions.com OR APPROVED EQUAL. TREES SHALL BE

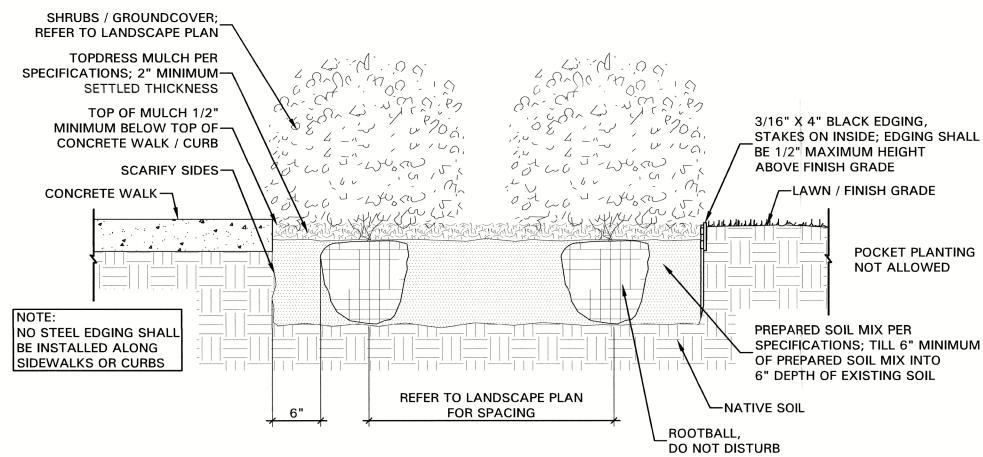


SHOULD NOT BE VISIBLE.

ATTN: Jeff Tuley (903) 676-6143

STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED. K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY

MANUFACTURER'S SPECIFICATIONS INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.





4245 North Central Expy Suite 501 Dallas, Texas 75205 **214.865.7192** office

SITE PLAN SIGNATURE BLOCK

PLANNING & ZONING COMMISSION CHAIRMAN

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE OITY OF MORNING. LAAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 27. DAY OF Solution 2011.

DIRECTOR OF PLANNING AND ZONING

CASE #: SP2021-031

property of Tectonics Design Group and may not be reproduced or used in any capacity without the written authorization of Tectonics Design Group.

All drawings herein are the

DRAWN: RMT DESIGNED:

CHECKED/STAMPED:

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SUBMITTAL I.F.C. 04/18/22 CITY COMMENTS 05/09/22 BID SET 05/26/22 CITY COMMENTS CITY COMMENTS

9/02/22 SITE PLAN RESUBMITTAI

SPECIFICATIONS AND DETAILS

LANDSCAPE

TREE PLANTING DETAIL NOT TO SCALE

General Electrical Requirements

PART 1 - GENERAL

1.01 DESCRIPTION

This Section summarizes the general requirements for electrical work, and forms a part of all other Sections of these specifications unless otherwise specified. The electrical work consists of furnishing A. Materials List. Submit complete list of materials to be installed to architect and/or owner as all labor, materials, equipment and performing all operations required for complete and operable electrical systems as indicated on the drawings and/or as specified herein. Miscellaneous appurtenances are not necessarily specified or shown on the plans.

1.02 QUALITY ASSURANCE

- Furnish manufacturer's electrical equipment of the types and sizes specified.
- B. Codes and Standards. Provide electrical equipment and materials, including installation, conforming to the following codes and standards, as applicable and as adopted by the authority having jurisdiction. The equipment and materials shall bear labels to indicate manufacturing conformance to the specified standards or equal. Where two codes or standards are at variance the authority having jurisdiction shall apply:
- 1. 2017 National Electric Code 2. National Electrical Safety Code
- 3. Local County and City Electrical Codes
- 4. Owner's Electrical Standards
- 5. American National Standards Institute Standards
- 6. American Society for Testing Materials Standard Tests 7. Certified Ballast Manufacturers Standards
- 8. Illuminating Engineering Society Handbook Standards
- 9. Insulated Power Cable Engineers Association Standards
- 10. National Electrical Manufacturers Association Standards
- 11. National Fire Protection Association Standards
- 12. Occupational Safety and Health Act
- 13. Underwriters' Laboratories, Inc. Standards

1.03 UTILITY COMPANY REQUIREMENTS

All utility installations shall comply with current Public Utilities Commission regulations and requirements. All installations shall comply with current local electric utility service provider standards, procedures and regulations.

- 1. 2017 National Electric Code
- 2. National Electrical Safety Code
- 3. County and City Electrical Codes
- 4. Owner's Electrical Standards
- 5. American National Standards Institute Standards
- 6. American Society for Testing Materials Standard Tests 7. Certified Ballast Manufacturers Standards
- 8. Illuminating Engineering Society Handbook Standards
- 9. Insulated Power Cable Engineers Association Standards
- 10. National Electrical Manufacturers Association Standards
- 11. National Fire Protection Association Standards
- 12. Occupational Safety and Health Act 13. Underwriters' Laboratories, Inc. Standards

1.04 SUBMITTALS

All drawings shall be prepared and kept up to date throughout all construction phases. As built drawings may, at any time, be reviewed by the architect, general contractor and/or owner's representative. This section includes responsibility for inspection, acceptance and documentation of all pre-existing installations. Accurate, complete and legible final As Built Drawings shall be submitted within two weeks of finalization of all installations covered under this section or within two weeks of request by owner's representative.

- B. Technical Data. Submit descriptive and instruction manuals to the extent required under this Section and other Sections of Division 16, and the General Conditions.

1.05 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. Delivery. Deliver electrical materials and equipment in manufacturer's original cartons or containers with seals intact, as applicable. Unless otherwise specified, deliver conductors in sealed cartons or on sealed reels, ends of reeled conductors factory sealed. Deliver large multicomponent assemblies in sections that facilitate field handling and installation.
- B. Storage. Unless designed for outdoor exposure, store electrical materials off the ground and under cover to prevent corrosion, contamination, or deterioration.
- C. Handling. Handle materials and equipment in accordance with manufacturers recommendations. Lift large or heavy items only at the points designated by the manufacturer. Use padded slings and hooks for lifting as necessary to prevent damage.

1.06 JOB CONDITIONS

Electrical Drawings are diagrammatic and indicate the general layout of the complete work. Locations of equipment, inserts, anchors, motors, panels, pull boxes, conduits, stub-ups, fitting, lighting fixtures, convenience outlets, exterior lighting units, and ground wells are approximate. Conform to Drawings as closely as possible. Exercise care to secure approved headroom and clearances, and to overcome structural interference. Verify scaled dimensions, field dimensions, and conditions at the place of work.

Underground electric lines shown on the plans are, to a degree, symbolic. Refer to the existing as built, Electrical, Mechanical and all other drawings available for locations of possible interference. Hand dig or otherwise cautiously dig the trenches for the underground lines in areas where interferences are possible or where electric lines must pass or cross below or above existing.

- A. Changes. Submit written details and reasons for proposed deviations from Drawings and Specifications, and do not deviate therefrom unless authorized by Field Order or Change Order. If approved changes requested by general contractor and/or owner require alteration of structures or related work, make the alterations in full compliance with all applicable codes and ordinances.
- Protection. Protect electrical materials and equipment until final acceptance. Protect factory painted surfaces from impact, abrasion, discoloration, and other damage. Keep electrical equipment, materials, and insulation dry at all times. If partial dismantling of equipment is required for installation, box or wrap the removed parts until reinstalled. Repair or replace damaged work as directed, at no additional cost to the owner.
- C. Coordinate. Coordinate electrical work with all trades, code authorities and public utilities. Where two or more trades interface in an area, verify that no electrical work is omitted.
- D. Safety. Maintain and operate all equipment and fixtures in a safe and responsible manner. Conduct all construction operations in a safe manner for all employees as well as as any other persons within the workspace. Hold all others harmless of negligent safety practices which could cause injury to others on or near the jobsite.

1.07 RELATED ELECTRICAL WORK

Review entire Contract Documents and provide all electrical work required for the entire project, even if it is specified in Divisions other than Division 16, unless specifically excluded in advance.

1.08 POWER SUPPLY

The power supply shall be alternating current, 60 hertz and at the voltage indicated on the drawings.

1.09 PERMITS

Procurement of permits is not included in this section. Obtain and pay for permits, licenses and/or inspections required for electrical construction work if specifically required in writing by owner, architect and/or general contractor prior to award of contract.

1.10 OUTAGES

Keep power shutdown periods to the minimum time feasible, and only for such times and durations as may be approved. Submit written request for outage approval at least 2 working days in advance of need, stating date, time, and probable duration.

1.11 AREA CLASSIFICATIONS

Installation areas for electrical equipment, materials, and wiring are classified as "Non-Hazardous" unless otherwise indicated or specified.

1.12 GUARANTEE AND WARRANTY

Guarantee all work of Division 16 in accordance with the General Conditions. With respect to equipment, condition guarantee to cover (1) faulty or inadequate design; (2) improper assembly or erection; (3) defective workmanship or materials; and (4) incorrect or inadequate operation, or other failure. For equipment bearing a manufacturer's warranty in excess of one (1) year, furnish a copy of the warranty to the architect for submittal to owner who shall be named as beneficiary.

PART 2 - PRODUCTS

2.01 MATERIALS AND EQUIPMENT

Provide new materials and equipment as required to complete all indicated and specified electrical work, including incidental items inferable from the Contract Documents that are necessary to complete the work. Provide materials and equipment of latest design, standard products of established manufacturers. For uniformity, only one manufacturer is acceptable for each type of product. Manufacture individual parts to standard sizes and gages so repair parts can be installed in the field. Make like parts of duplicate units interchangeable. Do not place equipment in service at any time prior to delivery except as required for factory or shop tests or as requested by owner, architect and/or general contractor.

- A. Prohibited Materials. Aluminum conductors are not acceptable unless approved for each use and
- B. Damaged Products. Notify the general contractor in writing if any equipment or material is damaged. Do not repair damaged products without prior written approval.
- C. Outdoor Equipment. Outdoor electrical equipment shall be weatherproof, NEMA 3R (enclosure detailed on drawings) unless shown otherwise on the construction drawings.
- D. Factory Finishes. Unless otherwise specified in other Division 16 sections or in the Special Conditions, the sheet metal surfaces of equipment enclosures shall be phosphatized and coated with a rust resisting primer. Over the primer, apply a corrosion resistant baked enamel finish on the interior and exterior metal surfaces. The exterior color shall be ASA No. 49 medium light gray. The interior color shall be white. Hardware shall have a corrosion resistant finish. Sheet metal enclosures and lighting fixtures, in corrosive areas, shall have an outer coating of corrosion

PART 3 - EXECUTION

3.01 GENERAL

Install electrical work in accordance with all applicable codes and standards except where more stringent requirements are indicated or specified. Verify that materials and equipment properly fit the installation space with clearances conforming to all applicable codes and standards except where greater clearance is indicated. Perform work as required to correct improper installations, at no additional cost to the owner.

3.02 ELECTRICAL SUPERVISION

In addition to supervision required under the General Conditions, assign a competent representative to supervise the electrical construction work from beginning to completion and final acceptance.

3.03 INSPECTION

Inspect each item of material and equipment for damage, defects, completeness, and correct operation prior to installation. Inspect previously installed related work and verify that it is ready for installation of electrical work.

3.04 PREPARATION

Prior to installing electrical work, ensure that installation areas are clean. Maintain the areas in a broom-clean condition during installation operations. Clean, condition, and service equipment in accordance with the manufacturer's instructions, approved submittals, and other requirements indicated or specified.

3.05 WORKMANSHIP

Employ skilled craftsmen experienced in installation of the types of electrical materials and equipment specified. Use specialized installation tools and equipment as applicable. Produce acceptable installations free of defects.

3.06 PROTECTIVE DEVICE ADJUSTMENTS

Adjust all protective devices as required. Adjustments shall conform to the serving utilities requirements & ANSI/IEEE Standard 242. No equipment shall be operated prior to said adjustments being properly completed and verified /tested.

3.07 FIELD QUALITY CONTROL

- A. Manufacturers' Supervision and Field Installation Check. Where specified, electrical equipment and/or fixture manufacturer shall furnish the services of an authorized representative specially trained and experienced in the installation of his equipment and/or fixture to (1) supervise the equipment and/or fixture installation in accordance with the approved submittals and manufacturer's instructions, (2) be present when the equipment and/or fixture is first put into operation, (3) inspect, check, adjust as necessary, and approve the installation, (4) repeat the inspection, checking, and adjusting until all trouble or defects are corrected and the equipment and/or fixture installation and operation are acceptable, and (5) prepare and submit the specified Manufacturer's Certified Report.
- B. Operational Demonstration. Demonstrate that performance of installed electrical materials and equipment complies with requirements specified in Division 16. Operate equipment through entire no-load to full-load range for not less than 24 hours unless a longer period is specified elsewhere. Immediately correct defects and malfunctions with approved methods and materials in each case, and repeat the demonstration. Conform to the approved demonstration plan.
- C. Final Operation Tests. Test all electrical systems for not less than 24 hours, with no interruptions except for normal maintenance or corrective work. Conform to the approved test plan. Coordinate with final operation tests required under other Divisions.
- Testing Materials. Furnish labor, instruments, recorders, gages, materials, and power for tests as
- Testing Methods. Operate systems continuously 24 hours a day under constant inspection of trained operators. Cause variable range equipment to cycle through the applicable range at a steady rate of change. Induce simulated alarm and distressed operating conditions, and test controls and protective devices for correct operation in adjusting system functions or causing
- 3. Defects. Immediately correct all defects and malfunctions disclosed by tests. Use new parts and materials as required and approved. Add the interruption time for corrective work to the specified total test period.

SHEET LEGEND

SHEET ES-0.1 - SPECIFICATIONS

SHEET ES-1.0 - ELECTRICAL SITE PLAN

SHEET ES-1.1 - CANOPY LIGHTING DETAIL

SHEET ES-2.0 - PHOTOMETRIC SITE PLAN

BUILDING AREA 950 S.F. BUILDING HEIGHT 24 FT (1-STORY) SETBACK FRONT 15 FEET 10 FEET SETBACK SIDE SETBACK REAR 10 FEET BUILDING COVERAGE 3.8% LANDSCAPE AREA 0.241 ACRES (10,497 S.F.) LANDSCAPE COVERAGE 32.3% 10 SPACES (1 PER 250 S.F. + 1 PER 4 OUTDOOR SEATS PARKING REQUIRED PARKING PROVIDED 10 SPACES HANDICAPPED PROVIDED 1 SPACE (1-25 STALLS)

C (COMMERCIAL DISTRICT)

LIMITED SERVICE RESTAURANT

VACANT/UNDEVELOPED

0.568 ACRES (24,764 S.F.)

ZONING

LOT AREA

EXISTING LAND USE

PROPOSED LAND USE

TOTAL CARS IN QUEUE 29 CARS

SITE PLAN SIGNATURE BLOCK I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 27 DAY OF SUPERIOR 1011 DIRECTOR OF PLANNING AND ZONING

CASE #: SP2021-031

All drawings herein are the property of Tectonics Design Group and may not be reproduced or used in any capacity without the written authorization of Tectonics Design Group.

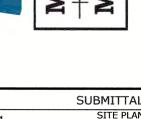
DRAWN: S.B.G. DESIGNED: S.B.G.

CHECKED/STAMPED:



09/01/22

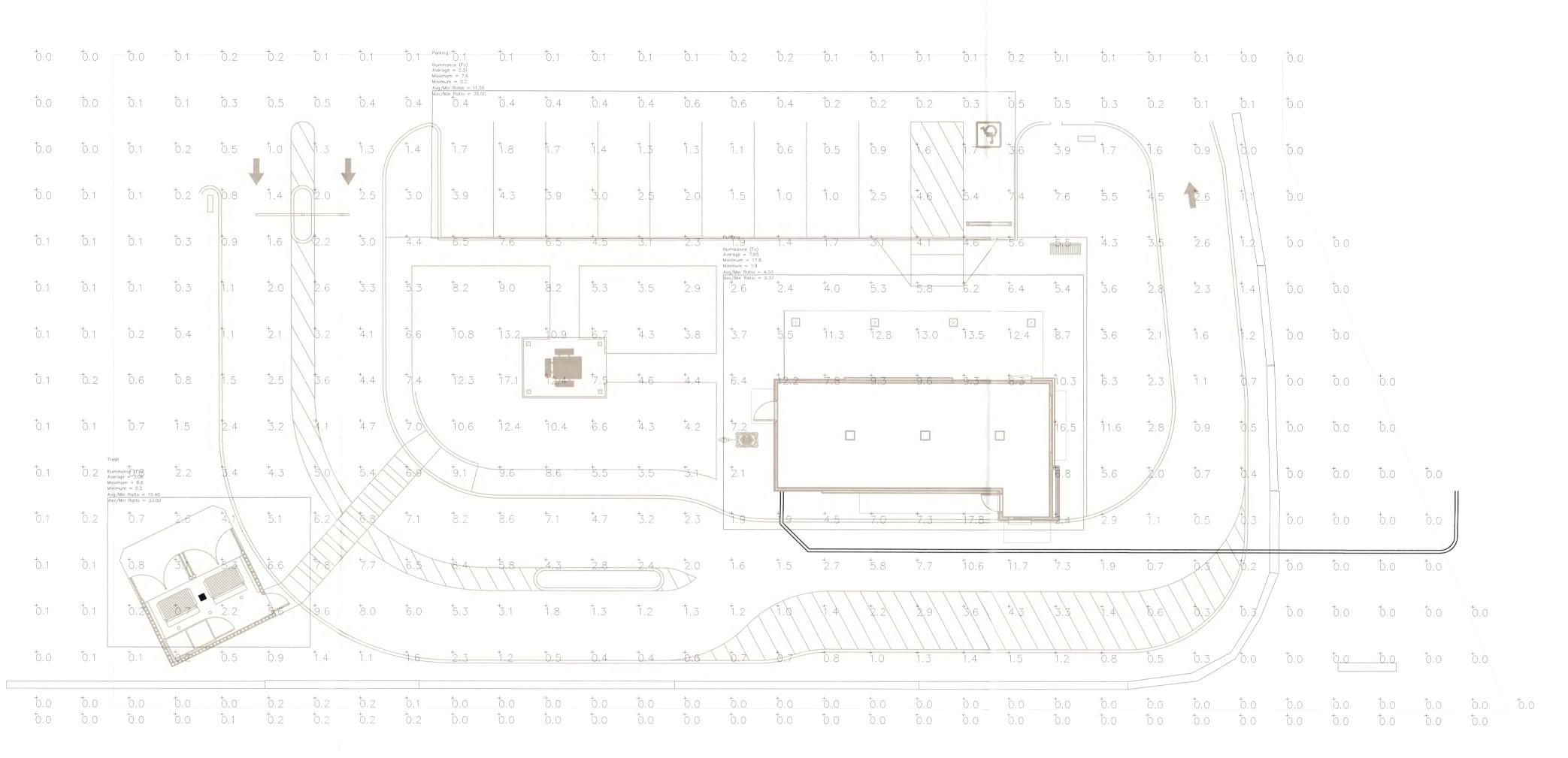
0



SITE PLAN 12/07/21 03/08/22 PERMIT 07/19/22 RESUBMITTAL 08/23/22 BID SET SITE PLAN 09/01/22 RE-SUBMITTAL

SPECIFICATIONS

ES-0.



Photometric Statistics

ILLUMINANCE (FC)

AVERAGE=2.61 MAXIMUM=17.8 MINIMUM=0.0 AVG/MIN=N.A. MAX/MIN=N.A.

WEST PROPERTY LINE ILLUMINANCE (FC)

AVERAGE=0.03 MAXIMUM=0.2 MINIMUM=0.0 AVG/MIN=N.A. MAX/MIN=N.A.

BUILDING

ILLUMINANCE (FC)

AVERAGE=7.65 MAXIMUM=17.8 MINIMUM=1.9 AVG/MIN=4.03 MAX/MIN=9.37

PARKING ILLUMINANCE (FC)

AVERAGE=2.31 MAXIMUM=7.6 MINIMUM=0.2 AVG/MIN=11.55 MAX/MIN=38.00

TRASH ILLUMINANCE (FC)

ZONING

EXISTING LAND USE

LANDSCAPE COVERAGE 32.3%

TOTAL CARS IN QUEUE 29 CARS

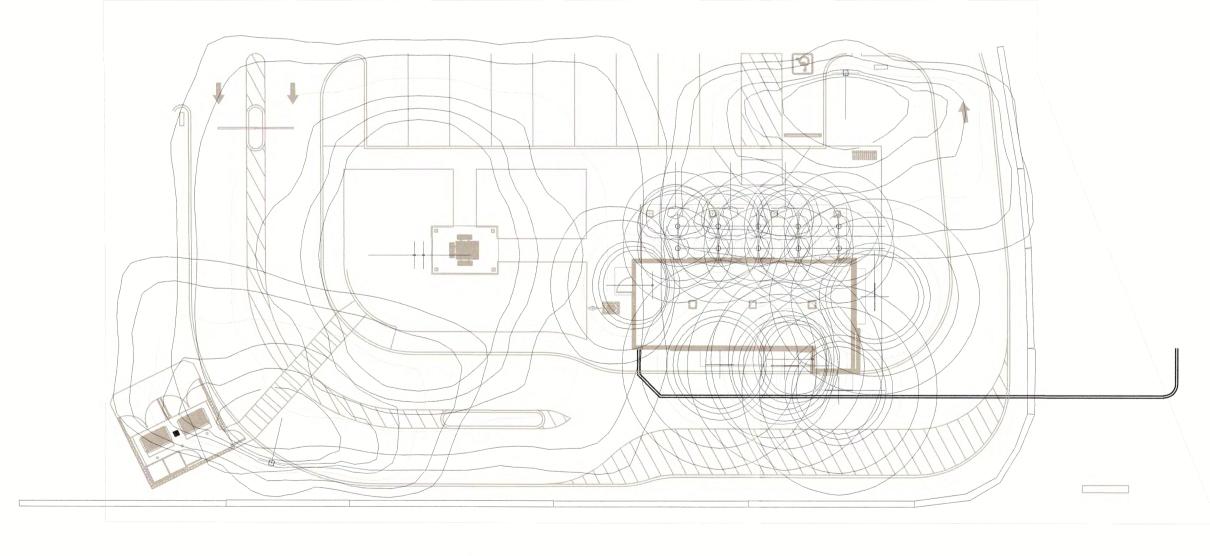
PARKING REQUIRED

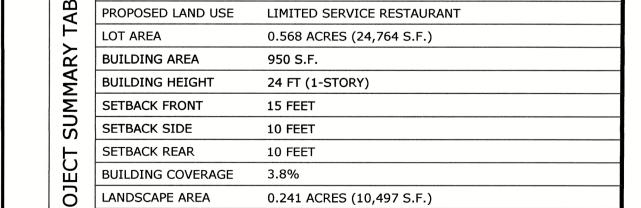
PARKING PROVIDED

AVERAGE=3.08 MAXIMUM=6.6 MINIMUM=0.2 AVG/MIN=15.40 MAX/MIN=33.00

10 SPACES (1 PER 250 S.F. + 1 PER 4 OUTDOOR SEATS

PHOTOMETRIC CALCULATIONS Scale: NOT TO SCALE





10 SPACES

HANDICAPPED PROVIDED 1 SPACE (1-25 STALLS)

C (COMMERCIAL DISTRICT)

VACANT/UNDEVELOPED

LIGHTING DISTRIBUTION AREAS Scale: NOT TO SCALE

PLANNING & ZONING COMMISSION CHAIRMAN

SITE PLAN SIGNATURE BLOCK I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 27 DAY OF STANDARY TON.

WITNESS OUR HANDS, THE 27 DAY OF STANDARY TON.

DIRECTOR OF PLANNING AND ZONING

CASE #: SP2021-031

S.B.G.

S.B.G.

SCOTT BAGARRISON

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Group and may not be reproduced or used in any

Design Group.

DRAWN:

DESIGNED:

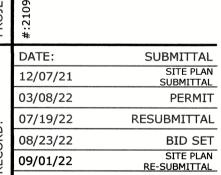
CHECKED/STAMPED: SCOTT B. GARRISON, P.E.

capacity without the written authorization of Tectonics

09/01/22

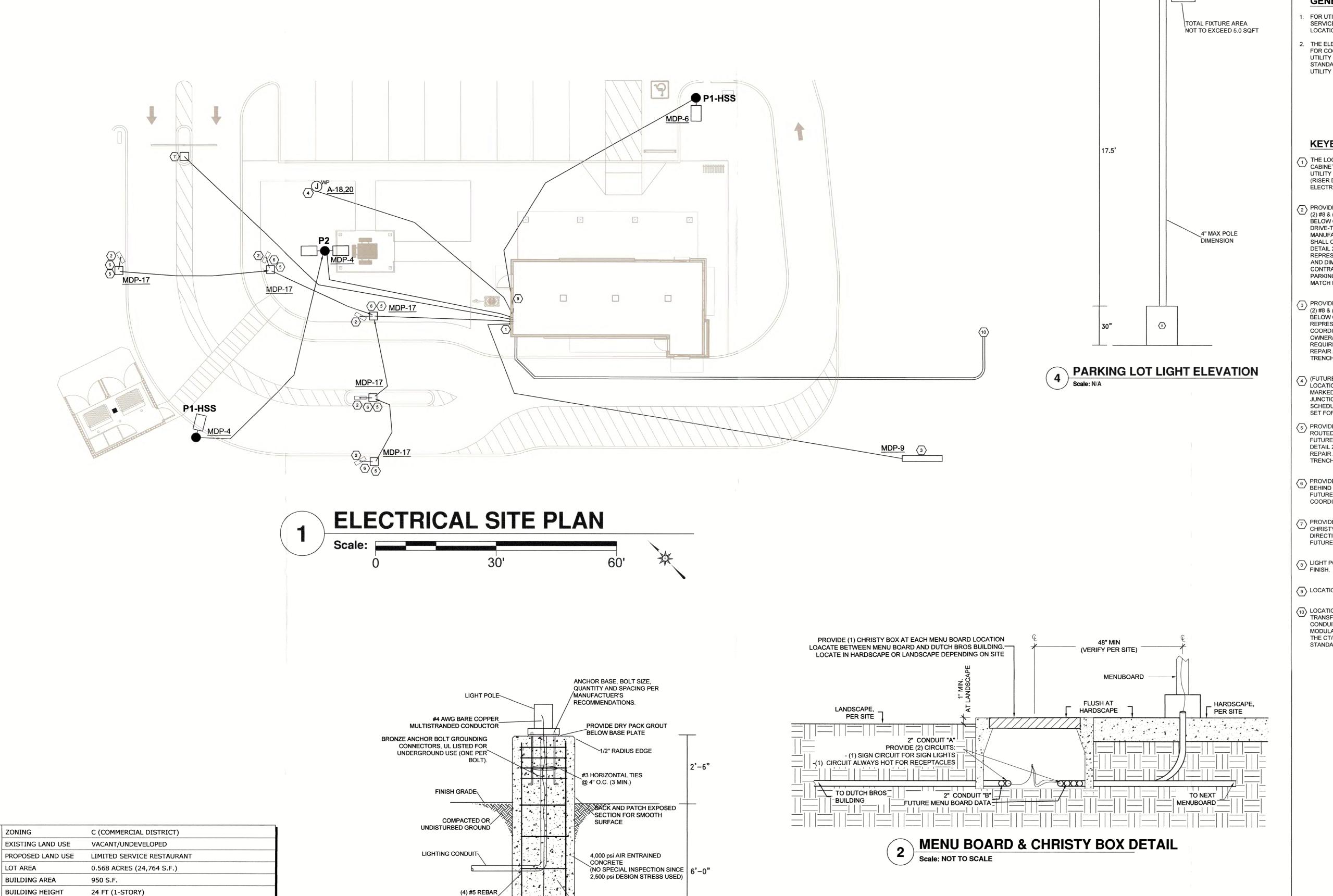
0 No

Bros Ridge Rd, utch 2230



PHOTOMETRIC SITE PLAN

ES-2.0



\#3 HORIZONTAL TIES @ 12" O.C. (3 MIN.)

#4 AWG SINGLE-STRAND

BARE COPPER

GROUNDING

CONDUCTOR

GROUNDING PLATE OR

ROD (NONFERROUS-

MATERIALS)

24"

PARKING LOT LIGHT POLE BASE

ZONING

LOT AREA

SETBACK FRONT

SETBACK SIDE

SETBACK REAR

BUILDING COVERAGE

PARKING REQUIRED

PARKING PROVIDED

LANDSCAPE COVERAGE 32.3%

TOTAL CARS IN QUEUE 29 CARS

LANDSCAPE AREA

15 FEET

10 FEET

10 FEET

10 SPACES

HANDICAPPED PROVIDED 1 SPACE (1-25 STALLS)

0.241 ACRES (10,497 S.F.)

10 SPACES (1 PER 250 S.F. + 1 PER 4 OUTDOOR SEATS

3.8%

GENERAL NOTES

FOR UTILITY TRANSFORMER, TELEPHONE SERVICE, GAS, WATER AND SANITARY SEWER LOCATIONS; SEE CIVIL SITE PLAN.

THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND COMPLIANCE WITH ALL UTILITY COMPANY REQUIREMENTS AND STANDARDS. VERIFY REQUIREMENTS WITH UTILITY PRIOR TO INSTALLATION.

KEYED NOTES

- THE LOCATION OF UTILITY METER AND CT CABINET . INSTALLATION PER LOCAL ELECTRIC UTILITY STANDARDS. SEE ELECTRICAL DETAIL 1 (RISER DIAGRAM) ON MODULAR BUILDING ELECTRICAL SHEET E1.0.
- PROVIDE 120V ELECTRICAL CONNECTION WITH (2) #8 & (1) #8 GND IN A 2" PVC CONDUIT ROUTED BELOW GRADE THROUGH CHRISTY BOX FOR DRIVE-THRU BACKLIT MENU BOARD PER MANUFACTURERS INSTRUCTIONS. CONDUIT SHALL COME UP IN THE CENTER OF POST. SEE DETAIL 2 ON THIS SHEET. SIGN COMPANY REPRESENTATIVE TO GIVE EXACT LOCATIONS AND DIMENSIONS FOR EC TO MATCH. CONTRACTOR SHALL REPAIR ANY EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.
- 73 PROVIDE 120V ELECTRICAL CONNECTION WITH (2) #8 & (1) #8 GND IN A 2" PVC CONDUIT ROUTED BELOW GRADE FOR NEW MONUMENT SIGN PER REPRESENATIVE PRIOR TO ROUGH-IN. COORDINATE LOCATION WITH OWNER/ARCHETECT FOR MONUMENT SIGN REQUIREMENTS, IF ANY. CONTRACTOR SHALL REPAIR ANY EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.
- (FUTURE) ELECTRIC VEHICLE CHARGING STATION LOCATION. EC TO PROVIDE A 2" CONDUIT MARKED 'EV CAPABLE' FROM PANEL 'B' TO THE JUNCTION BOX SHOWN ON PLANS. SEE PANEL SCHEDULE ON MODULAR BUILDING ELECTRICAL SET FOR MORE INFORMATION.
- 5 PROVIDE A 2" PVC CONDUIT WITH PULL STRING ROUTED BELOW GRADE TO CHRISTY BOX FOR FUTURE DIGITAL MENU BOARD UPGRADE. SEE DETAIL 2 ON THIS SHEET. CONTRACTOR SHALL REPAIR ANY EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.
- PROVIDE 2" CONDUIT WITH PULL STRING 24" BEHIND MENU BOARD TO CHRISTY BOX FOR FUTURE DIGITAL MENU BOARD UPGRADE. COORDINATE WITH SIGN MANUFACTURER.
- PROVIDE 2" CONDUIT WITH PULL STRING TO CHRISTY BOX BETWEEN "CHOOSE LANE" DIRECTIONAL SIGN AND CLEARANCE BAR FOR FUTURE DRIVE THRU SENSORS.
- $\ensuremath{\boxed{8}}$ LIGHT POLE BASE IS TO BE LEFT WITH THE SACK FINISH. DO NOT PAINT.
- $\langle 9 \rangle$ LOCATION OF CABLE INTERNET DEMARC.
- 10 LOCATION OF UTILITY POLE MOUNTED TRANSFORMER. EC IS RESPONSIBLE TO ROUTE CONDUITS AND SECONDARY WIRING PER THE MODULAR BUILDING SINGLE LINE DIAGRAM TO THE CT/METER PANEL PER LOCAL UTILITY STANDARDS.

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DRAWN: S.B.G. S.B.G. DESIGNED:

SCOTT B. GARRISON, P.E.

CHECKED/STAMPED:



09/01/22

0

N 0 Bro:

SUBMITTAL SITE PLAN

12/07/21 03/08/22 PERMIT 07/19/22 RESUBMITTAL 08/23/22 BID SET SITE PLAN 09/01/22 RE-SUBMITTAL

ELECTRICAL SITE PLAN

ES-1.0

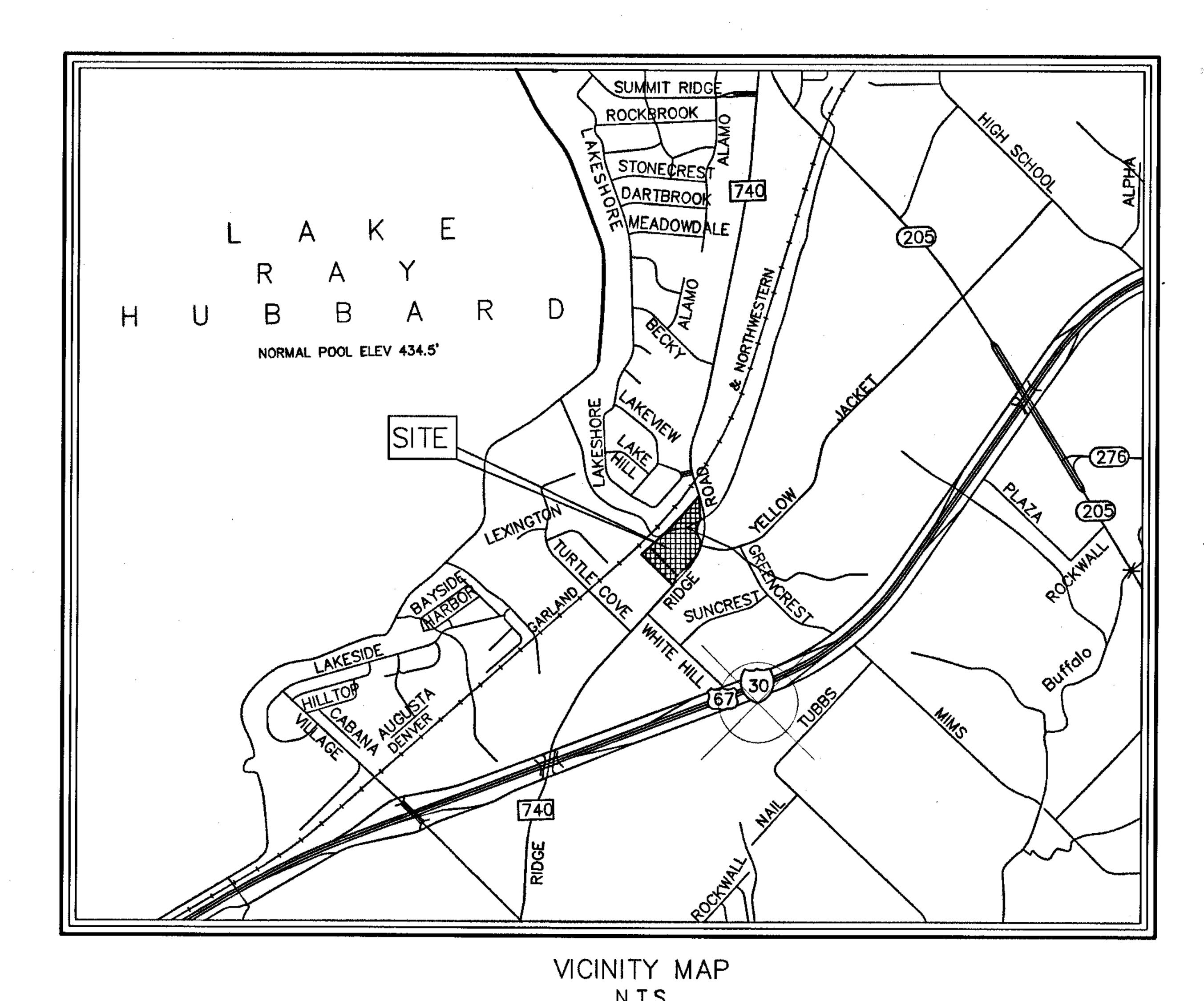
SITE PLAN SIGNATURE BLOCK

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 27 DAY OF THE CITY OF ROCKWALL ON THE 27 DAY OF THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 27 DAY OF THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 27 DAY OF THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 27 DAY OF THE CITY OF ROCKWALL ON THE 27 DAY OF THE CITY OF ROCKWALL ON THE CIT



DIRECTOR OF PLANNING AND ZONING

CASE #: SP2021-031



- 1. Basis of bearing being S 50°59'46" W for a south line of deed recorded in Instr. 20160000018015, D.R.R.C.T.
- 2. A 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction.
- 3. By graphical plotting, part of the parcel described hereon lies within a Special Flood Hazard Area inundated by 100—year flood, it lies within Zone "A" as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0040L, dated September 26, 2008, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
- 4. All open spaces, drainage easements, drainage and detention easements, and other common area shall be repaired, replaced, and maintained by property owner.
- 5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83—54.

	LINE TABL	E			LINE TABL	
NO.	DIRECTION	DISTANCE		NO.	DIRECTION	DIST
L1	N 43°40'54" E	17.68'		L34	N 46'28'43" W	12.
L2	S 3°35'17" W	92.39		L35	N 43°24'11" E	82.
L3	S 6'04'59" E	87.39	,	L36	N 20°25'09" E	15.
L4	S 22'08'13" W	92.43'		L37	N 20'41'40" E	3 9.
L5	S 5°55'01" W	83.73		L38	N 1°23'58" E	16.
CL6	S 2°42'35" W	95.18		L39	N 69°18'20" W	4.6
L7	S 20'51'26". W	93.55		L40	N 20'41'40" E	27.
L8	S 45'02'32" W	95.68		L41	N 2°46'30" E	87.
L9	S 35°55'01" W	91.06'	:	L42	N 25'01'13" W	72.
L10	S 50'59'46" W	93.83		L43	N 43'34'00" E	5.0
L11	S 43'33'23" W	100.02'		L44	N 46'28'43" W	10.
L12	S 21°45'18" W	104.89		L45	N 46'29'00" W	20.
L13	S 83°23'49" E	38.60'		L46	S 21'28'21" W	11.
L14	N 75°43'13" W	9.05		L47	S 43°31'03" W	55.
L15	S 74°36'21" W	42.86'		L48	N 46°22'12" W	44.
L16	S 61'43'52" W	56.64		L49	N 43'27'59" E	23.
L17	N 20°06'42" W	5.49'		L50	S 43'37'45" W	14.
L18	S 81°35'29" W	19.76'		L51	N 46°22'15" W	17.
L19	N 89°44'14" W	36.19		L52	N 68'32'13" E	100
L20	N 86°44'02" W	36.50'		L53	N 85°28'28" E	74.
L21	N 78°38'08" W	16.60'		L54	N 1'49'11" E	121
L22	N 84°42'04" W	25.46'		L55	S 46'28'43" E	15.
L23	S 68°15'14" W	51.08'		L56	N 46°28'43" W	30.
L24	S 76°21′23″ W	17.77		L57	S 20°11'42" W	13.
L25	S 60°55'21" W	12.46		L58	N 71'39'36" W	18.
L26	N 73°08'15" W	28.82'		L59	N 88'10'49" W	4.3
L27	N 72°56'35" W	22.09'		L60	N 1'49'11" E	20.
L28	N 81°08'00" W	79.99'		L61	S 88'10'49" E	9.6
L29	S 85°02'01" W	106.84		L62	N 68'32'13" E	78.
L30	S 59°30'36" W	109.07		L63	S 18°17'25" W	7.7
L31	S 63'57'59" W	75.64		L64	S 20'11'42" W	7.7
L32	S 66°31'00" W	75.36'		L65	S 85'23'26" W	56.
L33	N 86°27'01" W	60.85		L66	S 86'27'01" E	77.
			i,		<u></u>	

CURVE TABLE							
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD	
C1	090'00'00"	25.00'	25.00'	39.27	S 88°31'17" W	35.36'	
C2	043°19'57"	20.00'	7.95'	15.13'	S 21°51'18" W	14.77'	
С3	021'17'02"	34.00'	6.39'	12.63'	S 10°49′50″ W	12.56	
C4	090'00'14"	20.00'	20.00'	31.42	S 88°31'10" W	28.29'	
C5	090'06'40"	20.00'	20.04	31.45	N 88'34'23" E	28.31'	
C6	090'00'00"	25.00'	25.00'	39.27	S 1°28'43" E	35.36'	
C7	023'19'36"	64.00'	13.21	26.06	S 31°51'29" W	25.88	
C8	021'33'57"	58.00'	11.05	21.83'	S 9°24'43" W	21.70'	
C9	109°42′40″	20.00'	28.41	38.30'	S 53°29'04" W	32.71	
C10	089'55'11"	20.00'	19.97	31.39'	N 1°26'32" W	28.26	
C11	090'04'35"	20.00'	20.03	31.44	S 88°33'35" W	28.30'	
C12	025°01'10"	50.00'	11.09'	21.83	N 56°01'38" E	21.66	
C13	029'40'50"	100.00'	26.50'	51.80'	N 83°22'38" E	51.23	
C14	100°04'22"	20.00	23.87'	34.93'	S 31°44'46" E	30.66	
C15	035'05'17"	41.75	13.20'	25.57'	S 0°44'47" W	25.17	
C16	036'59'33"	20.00'	6.69'	12.91	S 1'41'55" W	12.69	
C17	023'19'36"	40.00'	8.26'	16.28'	S 31°51'29" W	16.17	

OWNER/DEVELOPER

7.1 RIDGE, LLC

106 E. RUSK STREET, STE 200

ROCKWALL, TX 75087

(972) 771 - 7577

LAND SURVEYOR

R.C. MYERS SURVEYING, LLC

488 ARROYO COURT

SUNNYVALE, TX 75182

(214) 532 - 0636

FAX (972) 412-4875

EMAIL: rcmsurveying@gmail.com FIRM NO. 10192300 JOB NO. 377

FINAL PLAT LOTS 2-7, BLOCK A

BEING A REPLAT OF

LOT 1, BLOCK A, SKY RIDGE ADDITION CAB. J SLIDE X, P.R.R.C.T.

6 LOTS AND CONTAINING

8.583 ACRES

AND SITUATED IN THE

E.P. GAINES CHISUM SURVEY, A-64 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P. ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES TEXAS FIRM REG. NO. 001145

201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098

DATE: AUGUST 10, 2021 CASE: P2021-038

SHEET 2 OF 3

(972) 941-8400 FAX (972) 941-8401

03775\DWG\3775 RePlat, dwg

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS 7.1 RIDGE, LLC, BEING THE OWNER OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING an 8.583 acre tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being all of a 7.01 acre tract of land (Tract I) and all of a 1.57 acre tract of land (Tract II), as described in deed to 7.1 Ridge, LLC, as recorded in Instrument 20160000018015, Deed Records, Rockwall County, Texas, said 8.583 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner at the south corner of said 1.57 acre tract, said corner being in the northeast boundary line of Lot 1, Block A, FOR: 7.11 RIDGE, LLC. Hudspeth Addition, an addition to the City of Rockwall, as recorded in Cabinet B, Slide 6, Plat Records, Rockwall, Texas and in the northwest right—of—way line of Farm to Market Road 740 (Ridge Road), a variable width right—of—way from which a TXDOT Monument with an Aluminum Disk found for reference bears South 57 degrees 23 minutes 15 seconds West, a distance of 0.23 feet;

THENCE, North 46 degrees 22 minutes 15 seconds West, along the common boundary line of said Lot 1, Block A, Hudspeth Addition and said 1.57 acre tract, a distance of 548.61 feet to a 1/2-inch iron rod found for the west corner of said 1.57 acre tract and the north corner of said Lot 1, said corner being in the southeast right—of—way line of the Union Pacific Railroad, a 100 ft. right—of—way;

THENCE North 43 degrees 40 minutes 54 seconds East, along the common line of said Railroad and said 1.57 acre tract, a distance of 17.68 feet to the beginning of a non—tangent curve to the left having a radius of 5449.50 feet, whose chord bears North 44 degrees 42 minutes 39 seconds East, a distance of 1004.09 feet;

THENCE Northeasterly, along the common line of said Railroad, said 1.57 acre tract and said 7.001 acre tract and with said curve to the left, through a central angle of 10 degrees 34 minutes 19 seconds, an arc distance of 1005.51 feet to a TXDOT Monument with an Aluminum Disk found for the north corner of said 7.001 acre tract in the northeast right—of—way line of said FM 740;

THENCE Southwesterly, along the northwest lines of said FM 740, the following courses:

South 06 degrees 48 minutes 26 seconds East, a distance of 106.17 feet to a 5/8—inch iron rod with yellow plastic cap stamped RPLS 3963 set for corner;

South 03 degrees 35 minutes 17 seconds West, a distance of 92.39 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 06 degrees 04 minutes 59 seconds East, a distance of 87.39 feet a 5/8—inch iron rod with yellow plastic cap stamped RPLS 3963 set for corner;

South 22 degrees 08 minutes 13 seconds West, a distance of 92.43 feet a 5/8—inch iron rod with yellow plastic cap stamped RPLS 3963 set for corner;

South 05 degrees 55 minutes 01 seconds West, a distance of 83.73 feet a 5/8—inch iron rod with yellow plastic cap stamped RPLS 3963 set for corner;

South 24 degrees 46 minutes 05 seconds East, a distance of 108.65 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 02 degrees 42 minutes 35 seconds West, a distance of 95.18 feet to a point for corner from which a TXDOT Monument with an Aluminum Disk found for reference bears South 06 degrees 46 minutes 36 seconds West, a distance of 0.14 feet;

South 20 degrees 51 minutes 26 seconds West, a distance of 93.55 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 45 degrees 02 minutes 32 seconds West, a distance of 95.68 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 35 degrees 55 minutes 01 seconds West, a distance of 91.06 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 50 degrees 59 minutes 46 seconds West, a distance of 93.83 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 43 degrees 33 minutes 23 seconds West, a distance of 100.02 feet to a point for corner from which a TXDOT Monument with an Aluminum Disk found for reference bears South 12 degrees 53 minutes 00 seconds West, a distance of 0.14 feet;

South 21 degrees 45 minutes 18 seconds West, a distance of 104.89 feet to the POINT OF BEGINNING AND CONTAINING 373,865 square feet or 8.583 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the SKY RIDGE ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the SKY RIDGE ADDITION have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- 4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Michael Swies Chskyknown to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Notary Public in and for the State of Texas My Commission Expires:

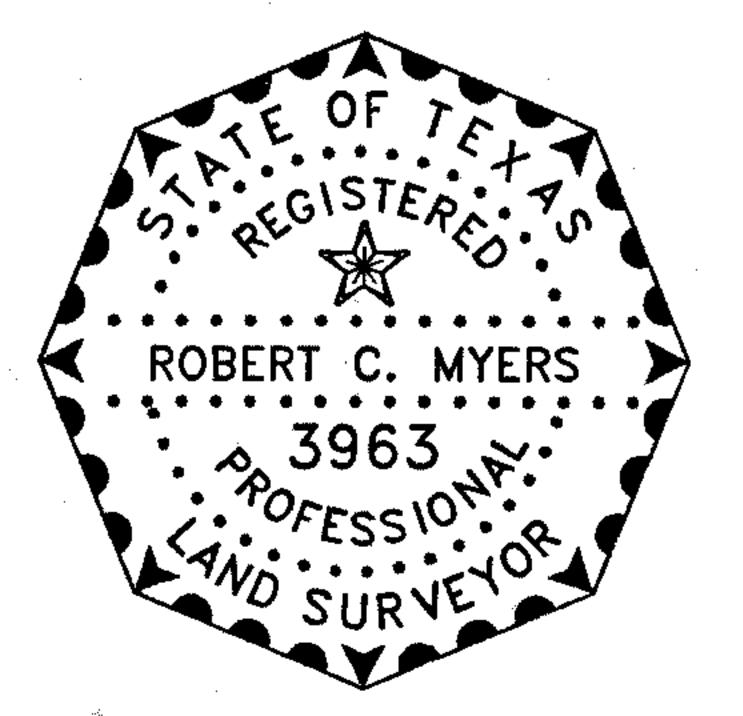
TANYA BUEHLER Notary Public

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared under my supervision, from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS NO. 3963 (



STANDARD CITY SIGNATURE BLOCK

Flanning & Zoning Commission, Chairman

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the <u>Z</u> day of <u>AUGUS</u>, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 5th day of October, 2021.

OWNER/DEVELOPER 7.1 RIDGE, LLC 106 E. RUSK STREET, STE 200 ROCKWALL, TX 75087 (972) 771 - 7577

LAND SURVEYOR R.C. MYERS SURVEYING, LLC 488 ARROYO COURT SUNNYVALE, TX 75182 (214) 532 - 0636FAX (972) 412-4875 EMAIL: rcmsurveying@gmail.com

FIRM NO. 10192300 JOB NO. 377

E.P. GAINES CHISUM SURVEY, A-64 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ENGINEERING CONCEPTS & DESIGN, L.P.

ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES TEXAS FIRM REG. NO. 001145 201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098

FINAL PLAT

LOTS 2-7, BLOCK A

BEING A REPLAT OF

LOT 1, BLOCK A, SKY RIDGE ADDITION

CAB. J SLIDE X, P.R.R.C.T.

6 LOTS AND CONTAINING

8.583 ACRES

AND SITUATED IN THE

(972) 941-8400 FAX (972) 941-8401 DATE: AUGUST 10, 2021 CASE: P2021-038

Filed and Recorded

\$150.00

202100000026842

COUMS

Official Public Records

Rockwall County, Texas

10/06/2021 11:11:58 AM

Jennifer Fogg, County Clerk

SHEET 3 OF 3

03775\DWG\3775 RePlat.dwg

	Modular	General	Equipment	(RSI Glenn	Dutch Vendor	Dutch Vendor	Dutch Vendor	Dutch Vendor	Dutch Vendor (Water
1. Walk in Cooler "WIB"	Manufacturer	Contractor	Consolidator	Frazier)	(Taylor Machine)	(Signage)	(Data - LTCG)	(NAVCO)	Filtration)
Source WIB				x					
Erect Walk-in Box	Х								
Source Condenser (RSI Source, Consolidator Coordinates Delivery to Factory)			х	×					
Set Condenser (Preferrably at Factory) (Roof)	x								
Install WIB (Preferrably at Factory) (including Fan and Door Latch)	×								
Make Roof penetrations for condensate line sets	x								
Material for sealing roof penetrations (to be left on site at modular drop)	x								
Seal roof penetrations post condensate line set by Equipment Consolidator		х							
Install Line Set			х						
Insulate Line Set			х						
Install & INSULATE Condensation Line (inside of WIB)		х							
Source Reach in Doors				x					
Install Reach in Doors (Preferrably at Factory)	x								
Electrical Connection		х							
Provide, Assemble and Install WIB Shelving			х						
Startup/Commission			х						
	Modular	General	Equipment	Dutch Vendor (RSI Glenn	Dutch Vendor	Dutch Vendor	Dutch Vendor	Dutch Vendor	Dutch Vendor (Water
2. Ice Machine Package	Manufacturer	Contractor	Consolidator	Frazier)	(Taylor Machine)		(Data - LTCG)		(vvacci
Provide Roof Rack/Curb for Condenser(s)	х						(Data - LTCG)	(NAVCO)	Filtration)
·							(Data - LTCG)	(NAVCO)	Filtration)
Source Condenser(s) (Coordinate getting Condenser(s) to Factory)			x				(Data - LTCO)	(NAVCO)	Filtration)
Source Condenser(s) (Coordinate getting Condenser(s) to Factory) Set Condenser(s) (Preferrably at Factory) (Roof)	×		x				(Data - Lico)	(NAVCO)	Filtration)
Set Condenser(s) (Preferrably at Factory) (Roof)	х	X	x				(Data - Lico)	(NAVCO)	Filtration)
	x	х	x				(Data - Erecy)	(NAVCO)	Filtration)
Set Condenser(s) (Preferrably at Factory) (Roof) Make Electrical Connections for Condenser(s)		Х	X				(Data - Erect)	(NAVCO)	Filtration)
Set Condenser(s) (Preferrably at Factory) (Roof) Make Electrical Connections for Condenser(s) Make Roof penetrations for condensate line sets Material for sealing roof penetrations (to be left on site at modular drop)	х	x	X				(Data - LTCG)	(NAVCO)	Filtration)
Set Condenser(s) (Preferrably at Factory) (Roof) Make Electrical Connections for Condenser(s) Make Roof penetrations for condensate line sets	х		x				(Data - LTCG)	(NAVCO)	Filtration)
Set Condenser(s) (Preferrably at Factory) (Roof) Make Electrical Connections for Condenser(s) Make Roof penetrations for condensate line sets Material for sealing roof penetrations (to be left on site at modular drop) Seal roof penetrations post condensate line set by Equipment Consolidator	х						(Data - LTCG)	(NAVCO)	Filtration)
Set Condenser(s) (Preferrably at Factory) (Roof) Make Electrical Connections for Condenser(s) Make Roof penetrations for condensate line sets Material for sealing roof penetrations (to be left on site at modular drop) Seal roof penetrations post condensate line set by Equipment Consolidator Install Line Set	х		x				(Data - LTCG)	(NAVCO)	Filtration)
Set Condenser(s) (Preferrably at Factory) (Roof) Make Electrical Connections for Condenser(s) Make Roof penetrations for condensate line sets Material for sealing roof penetrations (to be left on site at modular drop) Seal roof penetrations post condensate line set by Equipment Consolidator Install Line Set Insulate Line Set Source & Install Bin/Bin Adapter and Bin Cover	х		X X				(Data - LTCG)	(NAVCO)	Filtration)
Set Condenser(s) (Preferrably at Factory) (Roof) Make Electrical Connections for Condenser(s) Make Roof penetrations for condensate line sets Material for sealing roof penetrations (to be left on site at modular drop) Seal roof penetrations post condensate line set by Equipment Consolidator Install Line Set Insulate Line Set	х		X X X				(Data - LTCG)	(NAVCO)	Filtration)
Set Condenser(s) (Preferrably at Factory) (Roof) Make Electrical Connections for Condenser(s) Make Roof penetrations for condensate line sets Material for sealing roof penetrations (to be left on site at modular drop) Seal roof penetrations post condensate line set by Equipment Consolidator Install Line Set Insulate Line Set Source & Install Bin/Bin Adapter and Bin Cover Source & Install Ice Machine Head(s)	х	х	X X X				(Data-Ered)	(NAVCO)	Filtration)
Set Condenser(s) (Preferrably at Factory) (Roof) Make Electrical Connections for Condenser(s) Make Roof penetrations for condensate line sets Material for sealing roof penetrations (to be left on site at modular drop) Seal roof penetrations post condensate line set by Equipment Consolidator Install Line Set Insulate Line Set Source & Install Bin/Bin Adapter and Bin Cover Source & Install Ice Machine Head(s) Install S-Trap and drain to floor sink Water Connection	х	x	X X X				(Data - LTCG)	(NAVCO)	Filtration)
Set Condenser(s) (Preferrably at Factory) (Roof) Make Electrical Connections for Condenser(s) Make Roof penetrations for condensate line sets Material for sealing roof penetrations (to be left on site at modular drop) Seal roof penetrations post condensate line set by Equipment Consolidator Install Line Set Insulate Line Set Source & Install Bin/Bin Adapter and Bin Cover Source & Install Ice Machine Head(s) Install S-Trap and drain to floor sink	х	x x x	X X X				(Data-Ered)	(NAVCO)	Filtration)
Set Condenser(s) (Preferrably at Factory) (Roof) Make Electrical Connections for Condenser(s) Make Roof penetrations for condensate line sets Material for sealing roof penetrations (to be left on site at modular drop) Seal roof penetrations post condensate line set by Equipment Consolidator Install Line Set Insulate Line Set Source & Install Bin/Bin Adapter and Bin Cover Source & Install Ice Machine Head(s) Install S-Trap and drain to floor sink Water Connection Electrical Connection (plug in)	х	x x x	X X X				(Data - LTCG)	(NAVCO)	Filtration)
Set Condenser(s) (Preferrably at Factory) (Roof) Make Electrical Connections for Condenser(s) Make Roof penetrations for condensate line sets Material for sealing roof penetrations (to be left on site at modular drop) Seal roof penetrations post condensate line set by Equipment Consolidator Install Line Set Insulate Line Set Source & Install Bin/Bin Adapter and Bin Cover Source & Install Ice Machine Head(s) Install S-Trap and drain to floor sink Water Connection Electrical Connection (plug in)	X X	x x x x	x x x x	Dutch Vendor					Dutch Vendor
Set Condenser(s) (Preferrably at Factory) (Roof) Make Electrical Connections for Condenser(s) Make Roof penetrations for condensate line sets Material for sealing roof penetrations (to be left on site at modular drop) Seal roof penetrations post condensate line set by Equipment Consolidator Install Line Set Insulate Line Set Source & Install Bin/Bin Adapter and Bin Cover Source & Install Ice Machine Head(s) Install S-Trap and drain to floor sink Water Connection Electrical Connection (plug in) Startup/Commission	XXX	X X X X General	X X X X X	(RSI Glenn	Dutch Vendor (Taylor Machine)	Dutch Vendor	Dutch Vendor	Dutch Vendor	Dutch Vendor (Water
Set Condenser(s) (Preferrably at Factory) (Roof) Make Electrical Connections for Condenser(s) Make Roof penetrations for condensate line sets Material for sealing roof penetrations (to be left on site at modular drop) Seal roof penetrations post condensate line set by Equipment Consolidator Install Line Set Insulate Line Set Source & Install Bin/Bin Adapter and Bin Cover Source & Install Ice Machine Head(s) Install S-Trap and drain to floor sink Water Connection Electrical Connection (plug in) Startup/Commission	X X	x x x x	X X X X X Consolidator		Dutch Vendor (Taylor Machine)	Dutch Vendor			Dutch Vendor
Set Condenser(s) (Preferrably at Factory) (Roof) Make Electrical Connections for Condenser(s) Make Roof penetrations for condensate line sets Material for sealing roof penetrations (to be left on site at modular drop) Seal roof penetrations post condensate line set by Equipment Consolidator Install Line Set Insulate Line Set Source & Install Bin/Bin Adapter and Bin Cover Source & Install Ice Machine Head(s) Install S-Trap and drain to floor sink Water Connection Electrical Connection (plug in) Startup/Commission	XXX	X X X X General	X X X X X	(RSI Glenn		Dutch Vendor	Dutch Vendor	Dutch Vendor	Dutch Vend (Water

3. Stainless Package	Modular Manufacturer	General Contractor	Equipment Consolidator	(RSI Glenn Frazier)	Dutch Vendor (Taylor Machine)	Dutch Vendor (Signage)	Dutch Vendor (Data - LTCG)	Dutch Vendor (NAVCO)	Dutch Vend (Water Filtration)
Stainless Steel Tables; Source			х						
Stainless Steel Tables; Install			х						
3 Compartment Sink; Source			х						
3 Compartment Sink; Install			х						
Hand Wash Sinks (2); Source			х						
Hand Wash Sinks (2); Install			х						
Walk Up Window Exterior Shelf; Source			х						
Walk Up Window Exterior Shelf; Install			х						
Drive Thru Window Exterior Shelf; Source			х						
Drive Thru Window Exterior Shelf; Install			х						
Drive Thru Window Interior Shelf; Source			х						
Drive Thru Window Interior Shelf; Install			х						
Manager's Table; Source			х						
Manager's Table; Install			х						
Shelf Above 3 Compartment; Source			x						
Shelf Above 3 Compartment; Install			x						
Level, secure to wall and silicone backspalashes to wall all tables and sinks			х						
Install Fixtures into Tables/Sinks									
(Rapid Rinsers, Glass Fillers, Handle on 3 Compartment, Handle on 2 Compartment)		х							
Make Supply line connections to water type (filtered vs. non-filtered)		х							
Water Types Labeled	Х								
Plumb drain lines in to floor sinks		х							

	Modular	General	Equipment	Dutch Vendor (RSI Glenn	Dutch Vendor	Dutch Vendor	Dutch Vendor	Dutch Vendor	Dutch Vendor (Water
4. Shelving Package	Manufacturer	Contractor	Consolidator	Frazier)	(Taylor Machine)	(Signage)	(Data - LTCG)	(NAVCO)	Filtration)
Install wall backing (covered by frp)	Х								
Unistrut above ceiling grid			х						
Unistrut below ceiling grid			х						
Hanging Shelving; Source			х						
Hanging Shelving; Installed (including secured to wall)			х						
Grid Penetrations			х						
Rolling Shelving (assemble)			x						
Ice Caddies			х						
Set shelving heights per plan			х						
Install cup dispensers two per table "dispense rite style"			х						

	Dutch Vendor								Dutch Vendo
	Modular	General	Equipment	(RSI Glenn	Dutch Vendor	Dutch Vendor	Dutch Vendor	Dutch Vendor	(Water
5. Smallwares & Appliances	Manufacturer	Contractor	Consolidator	Frazier)	(Taylor Machine)	(Signage)	(Data - LTCG)	(NAVCO)	Filtration)
Uncrate & set-on-shelves			х						
Supply Line connections (Bunn, Espresso, Rapid Rinsers)		х							
Make Drain Connections (from wells, rinsers, sinks)		х							
Espresso Machine Startup/Commission			х						
Hot Water dispenser Startup/Commission (Bunn)			х						
Taylor Machines (source, install, startup)					х				
Vitamix Blender (Set Only - Startup by Operator)			х						
Coffee Grinders (Set Only - Startup by Operator)			х						
Trash Cans (interior)			х						
Secure to Concrete Exterior Decorative Trash Can Covers		х							
Secure to Concrete (Bolt Down) Picnic Tables (if required prior to opening)		х							
Building POP Frames (source & install)									
Cash Drawer			х						
Employee Lockers - Source			х						
Employee Lockers - Install		х							
Safe; Source			х						
Safe; Install			х						
Soap & Towell Dispensers (Above Hand Sinks) - Source & Install			х						
Hand Washing Signs - Source & Install			х						
ADA Restroom Sign - Source & Install (to right or left of door - not on the door)	Х								
Restroom: Toilet Paper Holder, Toilet Seat Cover Holder,									
Paper Towel Dispenser, Soap Dispenser			x						
Tip Jar			х						
First Aid Kit			х						
Mop Rack			х						
Ice Scoop & Ice Paddle			х						
HUG Freezer			х						
Under Counter Refrigerator			х						



All drawings herein are the property of Tectonics Design Group and may not be reproduced or used in any capacity without the written authorization of Tectonics Design Group. DESIGNED: J.P.B. CHECKED/STAMPED: MATT K. RASMUSSEN, P.E. RECORD DRAWING DATE: 08/30/22 09/14/22 10/06/22 10/31/22 12/05/22 01/24/23

02/14/23 3 IFC REV 1 04/27/23 4 CITY REV SET 06/13/23 RECORD DRAWING

RESPONSIBILITY MATRIX

RS.1

	Modular	General	Equipment	(RSI Glenn	Dutch Vendor	Dutch Vendor	Dutch Vendor	Dutch Vendor	Outch Vendo (Water
Final Tile at Seams of Modular Building	Manufacturer	Contractor X	Consolidator	Frazier)	(Taylor Machine)	(Signage)	(Data - LTCG)	(NAVCO)	Filtration)
Mop Sink Restroom Wall Mounted Lav/Sink	X X								
Restroom Mirror above Lav/Sink	X								
ADA Toilet ADA Grab Bars	x								
Restroom Door Stop (round dome at door handle level)	X X								
Source & Install Certified Fire Extinguisher		х							
Booster Pump per proto (inc plumbing & electrical) Flush all Interior Water Supply Lines	Х	x							
Backflow Testing & Certification (interior)		х							
Building Clean (Anticipate 3; After Eq Cons, Before Punch, Before Turnover) Electrical - Exterior Service to Local Provider Specifications (Meter Base, Disconnect, CT, etc.)		X X							
Electrical - Connect between all moduals and commission building		х							
Plumbing - Connect between all moduals and commission building Hot Water Heater	x	X							
Plumbing per Prototype for Connection by Filtration Vendor	х								
Source Water Filtration Equipment Install Water Filtration Equipment (Plumbing, Electrical, Mounting Equipment, etc)	+								X X
				Dutch Vendor					Dutch Vend
7. Futanian Building Common and	Modular Manufacturer	General	Equipment Consolidator	(RSI Glenn	Dutch Vendor	Dutch Vendor	Dutch Vendor	Dutch Vendor	(Water
7. Exterior Building Components Exterior Finishes, per Elevations and Finish Details	Manufacturer	Contractor	Consolidator	Frazier)	(Taylor Machine)	(Signage)	(Data - LTCG)	(NAVCO)	Filtration)
Knox Box		х							
RTU's (2) - Sourced & Installed RTU's (2) - Electrical Connection	X	x							
RTU's (2) - Drain/Condensate Lines run to roof drains		X							
RTU's (2) - Startup/Commission RTU's (2) - Change Filters at Startup/Commission		x							
RTU's (2) - Change Filters at Startup/Commission Quick-Serv (Manufacturer); WU & DT Window Source & Install	x	Х	+						
Cove Lighting - Source & Install - L5 Lektron		х							
Cove Lighting - J-Boxes for Electrical Connections Cove Lighting - Backing (Underside of Cap Extended Out to Create Cove)	X X								
Plumbing - Under Building Gut Line	X	х							
Exterior Building Lights (purchase) - L4	х								
Exterior Building Lights (install) - L4 Exterior Door Thresholds (2) - Supply	x	х							
Exterior Door Thresholds (2) - Install		х							
Door Stops (sidewalk mounted - see civil) - Supply & Install Door Locksets		х							
Timer & Photocel for Lighting & Signage (Source & Install)	x x								
Timer for Lighting & Signage (Final Connections & Programming)		Х							
	Madulan	Communi	F	Dutch Vendor	Dutah Vandan	Destale Manuel au	Destablished and an	Detal Vandan	Dutch Vend
8. Canopy (if applicable) (scope varies depending on manufacturer)	Modular Manufacturer	General Contractor	Equipment Consolidator	(RSI Glenn Frazier)	Dutch Vendor (Taylor Machine)	Dutch Vendor (Signage)	Dutch Vendor (Data - LTCG)	Dutch Vendor (NAVCO)	(Water Filtration
Structural Drawings (by Main & Main's Strucural Engineer)		v							
Footings Templates for Footings (Columns)		X X			1				
Columns (Structural)		х							
Framing Columns - L4 Lights - Supply & Install		X X							
Columns - L4 Lights - Electrical Supply & Whip		х							
Columns - L4 Lights - Wrap/CMU Penetration & Install After Column Wrap/CMU Roof Leaders on Face of Columns		X							
CMU Column Wrap (Split Face Staind = Proto; Precision if Thin Masonry Finish)		X X							
Final Column Finish (synthetic masonry: typically matches wainnscot of building; see plans)		х							
Source (If Rqd) Thin Brick/Stone for Final Column Finish Source Grout (If Rqd) for Thin Brick/Stone	X X								
Install (If Rqd) Thin Brick/Stone for Final Column Finish		х							
Install Grout (If Rqd) for Thin Brick/Stone Electrical Rough-In and Can Lights - L9 Lights - Supply & Install		X X							
J-Box for Electrical Connection to Building		X							
Source & Install Hewn Lumber		х							
Flashing between building and canopy Roofing (TPO)		X X							
Roof Drain Connection & Leader; Secured to Structural Column & Daylight at Lower Columr		х							
Front Facia - Front of Canopy (Metal Band; no oilcanning)		Х							
	Modular	General	Equipment	Dutch Vendor (RSI Glenn	Dutch Vendor	Dutch Vendor	Dutch Vendor	Dutch Vendor	Dutch Vend (Water
9. Site Components	Manufacturer	Contractor	Consolidator	Frazier)	(Taylor Machine)		(Data - LTCG)	(NAVCO)	Filtration
Site Readiness Form Complete Prior to Shipping of Modular Building All Site Work up to the face of building (Lighting TC LS Jrr. Baying et al.)		X							
All Site Work up to the face of building (Lighting, TC, LS, Irr, Paving, et al) Form Survey for Foundation & Imbeds (prior to pour)		X X							
Survey Foundation & Imbeds (post pour)		Х							
Foundation Installation Waterproofing between building frame and foundation (12" rubber membrane)		X X							
Waterproof exterior of stemwall		х							
Backflow Testing & Certification (exterior)		Х							
			l .						
	Modular	General	Equipment	(RSI Glenn	Dutch Vendor	Dutch Vendor	Dutch Vendor	Dutch Vendor	Dutch Ven (Water
10. Low Voltage	Manufacturer	Contractor	Consolidator	Frazier)	(Taylor Machine)	(Signage)	(Data - LTCG)	(NAVCO)	Filtration
SECULITY SYSTEM	1							X	
Security System Surveillance Cameras	<u> </u>		1					х	
Surveillance Cameras Camera Monitors			 				X		
Surveillance Cameras							X		
Surveillance Cameras Camera Monitors Music System									
Surveillance Cameras Camera Monitors Music System POS System							х		
Surveillance Cameras Camera Monitors Music System POS System IT Cabinet	Modular	General	Equipment	Dutch Vendor (RSI Glenn	Dutch Vendor	Dutch Vendor	X X Dutch Vendor	Dutch Vendor	(Water
Surveillance Cameras Camera Monitors Music System POS System IT Cabinet 11. Signage (ES&A Signage - Nick Johnson)	Modular Manufacturer	General Contractor	Equipment Consolidator		Dutch Vendor (Taylor Machine)	(Signage)	X X	Dutch Vendor (NAVCO)	(Water
Surveillance Cameras Camera Monitors Music System POS System IT Cabinet				(RSI Glenn			X X Dutch Vendor		(Water
Surveillance Cameras Camera Monitors Music System POS System IT Cabinet L1. Signage (ES&A Signage - Nick Johnson) Building Signage - Source & Install Building Signage - Parapet/Building Backing Building Signage - Electrical	Manufacturer			(RSI Glenn		(Signage) X X	X X Dutch Vendor		(Water
Surveillance Cameras Camera Monitors Music System POS System IT Cabinet L1. Signage (ES&A Signage - Nick Johnson) Building Signage - Source & Install Building Signage - Parapet/Building Backing Building Signage - Electrical Pylon/Monument - Source & Install	Manufacturer			(RSI Glenn		(Signage) X X X	X X Dutch Vendor		(Water
Surveillance Cameras Camera Monitors Music System POS System IT Cabinet IT. Signage (ES&A Signage - Nick Johnson) Building Signage - Source & Install Building Signage - Parapet/Building Backing Building Signage - Electrical Pylon/Monument - Source & Install Pylon/Monument - Templates for installation Pylon/Monument - Base - Concrete, Rebar	Manufacturer			(RSI Glenn		(Signage) X X	X X Dutch Vendor		(Water
Surveillance Cameras Camera Monitors Music System POS System IT Cabinet IT Cabinet IT Signage (ES&A Signage - Nick Johnson) Building Signage - Source & Install Building Signage - Parapet/Building Backing Building Signage - Electrical Pylon/Monument - Source & Install Pylon/Monument - Templates for installation Pylon/Monument - Base - Concrete, Rebar Pylon/Monument - Electrical from Building to Pylon	Manufacturer	Contractor		(RSI Glenn		(Signage) X X X X	X X Dutch Vendor		(Water
Surveillance Cameras Camera Monitors Music System POS System IT Cabinet 11. Signage (ES&A Signage - Nick Johnson) Building Signage - Source & Install Building Signage - Parapet/Building Backing Building Signage - Electrical Pylon/Monument - Source & Install Pylon/Monument - Templates for installation Pylon/Monument - Base - Concrete, Rebar Pylon/Monument - Electrical from Building to Pylon Menu Board - Source & Install	Manufacturer	Contractor		(RSI Glenn		(Signage) X X X X X	X X Dutch Vendor		(Water
Surveillance Cameras Camera Monitors Music System POS System IT Cabinet IT Cabinet L1. Signage (ES&A Signage - Nick Johnson) Building Signage - Source & Install Building Signage - Parapet/Building Backing Building Signage - Electrical Pylon/Monument - Source & Install Pylon/Monument - Templates for installation Pylon/Monument - Base - Concrete, Rebar Pylon/Monument - Electrical from Building to Pylon Menu Board - Source & Install Menu Board - Templates for Installation Menu Board - Templates for Installation	Manufacturer	Contractor		(RSI Glenn		(Signage) X X X X	X X Dutch Vendor		(Water
Surveillance Cameras Camera Monitors Music System POS System IT Cabinet I	Manufacturer	X X		(RSI Glenn		(Signage) X X X X X	X X Dutch Vendor		(Water
Surveillance Cameras Camera Monitors Music System POS System IT Cabinet 11. Signage (ES&A Signage - Nick Johnson) Building Signage - Source & Install Building Signage - Parapet/Building Backing Building Signage - Electrical Pylon/Monument - Source & Install Pylon/Monument - Templates for installation Pylon/Monument - Base - Concrete, Rebar Pylon/Monument - Electrical from Building to Pylon Menu Board - Source & Install Menu Board - Templates for Installation Menu Board - Templates for Installation	Manufacturer	X X X		(RSI Glenn		(Signage) X X X X X	X X Dutch Vendor		(Water
Surveillance Cameras Camera Monitors Music System POS System IT Cabinet 11. Signage (ES&A Signage - Nick Johnson) Building Signage - Source & Install Building Signage - Parapet/Building Backing Building Signage - Electrical Pylon/Monument - Source & Install Pylon/Monument - Templates for installation Pylon/Monument - Base - Concrete, Rebar Pylon/Monument - Electrical from Building to Pylon Menu Board - Source & Install Menu Board - Templates for Installation Menu Board - Base Menu Board - Electrical Directional Site Signage - Source & Install	Manufacturer	X X X		(RSI Glenn		(Signage) X X X X X X	X X Dutch Vendor		Dutch Venc (Water Filtration



MEP SCOPE CLARIFICATION:

PLEASE REFERENCE MAIN & MAIN CAPITAL GROUP - DUTCH BROS. INSTALLATION MANUAL

<u>ELECTRICAL</u> 1. FURNISH AND INSTALL (5) WHIPS AND DISCONNECTS — 3 CONDENSING UNITS & 2 HVAC RTU's.

- 2. INSTALL PHOTOCELL ON ROOF, GEAR PROVIDED BY OTHERS.
- 3. CONNECT ICE MACHINE HEADS TO POWER OUTLETS, GEAR PROVIDED BY OTHERS.
- 4. CONNECT ALL COUNTERTOP EQUIPMENT TO POWER OUTLETS, GEAR PROVIDED BY OTHERS.
- 5. FURNISH AND INSTALL LEKTRON LIGHTING, PER MANUFACTURER SPECIFICATIONS (SEE INSTALL MANUAL).
- 6. SEAL ROOFTOP PENETRATIONS FOR ICE MACHINE & COOLER ELECTRICAL, SEALANT PROVIDED BY OTHERS.
- 7. FURNISH AND INSTALL CONDUITS AND WIRE TO SITE LIGHT POLES, MENU SIGNAGE CLUSTERS, MONUMENT OR PYLON SIGN, AND DIRECTIONAL SIGN, PER PLAN REQUIREMENTS.
- 8. FURNISH AND INSTALL SECONDARY 600 HIGH VOLTAGE WIRE FROM TRANSFORMER TO BUILDING LENGTH PER PLAN REQUIREMENTS.
- 9. FURNISH AND INSTALL CT CABINET & POWER METER CAN AS REQUIRED BY POWER COMPANY.
- 10. INSTALL MAIN DISCONNECT PANEL AS REQUIRED BY POWER COMPANY.
- 11. INSTALL ELECTRICAL AND COMMUNICATIONS CONDUITS PER PLAN REQUIREMENTS.

<u>PLUMBING</u> 1. FURNISH AND INSTALL GUT LINE CONNECTIONS TO EIGHT (8) FLOOR SINKS/DRAINS, THREE (3) HAND SINKS AND ONE (1) TOILET.

- 2. FURNISH AND INSTALL UP TO 50' INSULATED WATER LINE WITH HEAT TRACE TO EXISTING CITY CONNECTION UNDER BUILDING PER PLAN REQUIREMENTS.
- 3. FURNISH AND INSTALL SUMP PUMP W/ FLOAT SWITCH (ANCHOR AND PLUMB INTO GUT LINE).
- 4. FURNISH AND INSTALL SINK DRAIN LINE CONNECTIONS TO FLOOR SINKS (ANCHOR PIPES TO FLOOR AT DRAINS).
- 5. FURNISH AND INSTALL ALL FIXTURES INTO TABLES (TAG: RAPID RINSE STATIONS, GLASS FILLERS, AND COMP SINKS).
- 6. FURNISH AND INSTALLL SUPPLY LINE CONNECTION TO WATER TYPE (FILTERED/COLD).
- 7. FURNISH AND INSTALL CONDENSATE LINES ON ICE MACHINE, AND TWO RTU'S WITH SUPPORTS AS NECESSARY.
- 8. FURNISH AND INSTALL ONE (1) INSULATED WALK IN COOLER CONDESATE LINE, AS REQUIRED, *IF NOT COMPLETED BY FEE COMPANY*
- 9. FLUSH ALL INTERIOR WATER LINES.

<u>HVAC</u> 1. FURNISH AND INSTALL (4) PLEATED FILTERS (2 PER RTU).

- 2. WIRE IN TWO (2) ELECTRICAL HEAT KITS, PROVIDED BY OTHERS.
- 3. START UP ON TWO (2) RTU'S AND CHECK OPERATION.

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> RECORD DRAWING

10/06/22 10/31/22

06/13/23 RECORD DRAWING

RESPONSIBILITY MATRIX

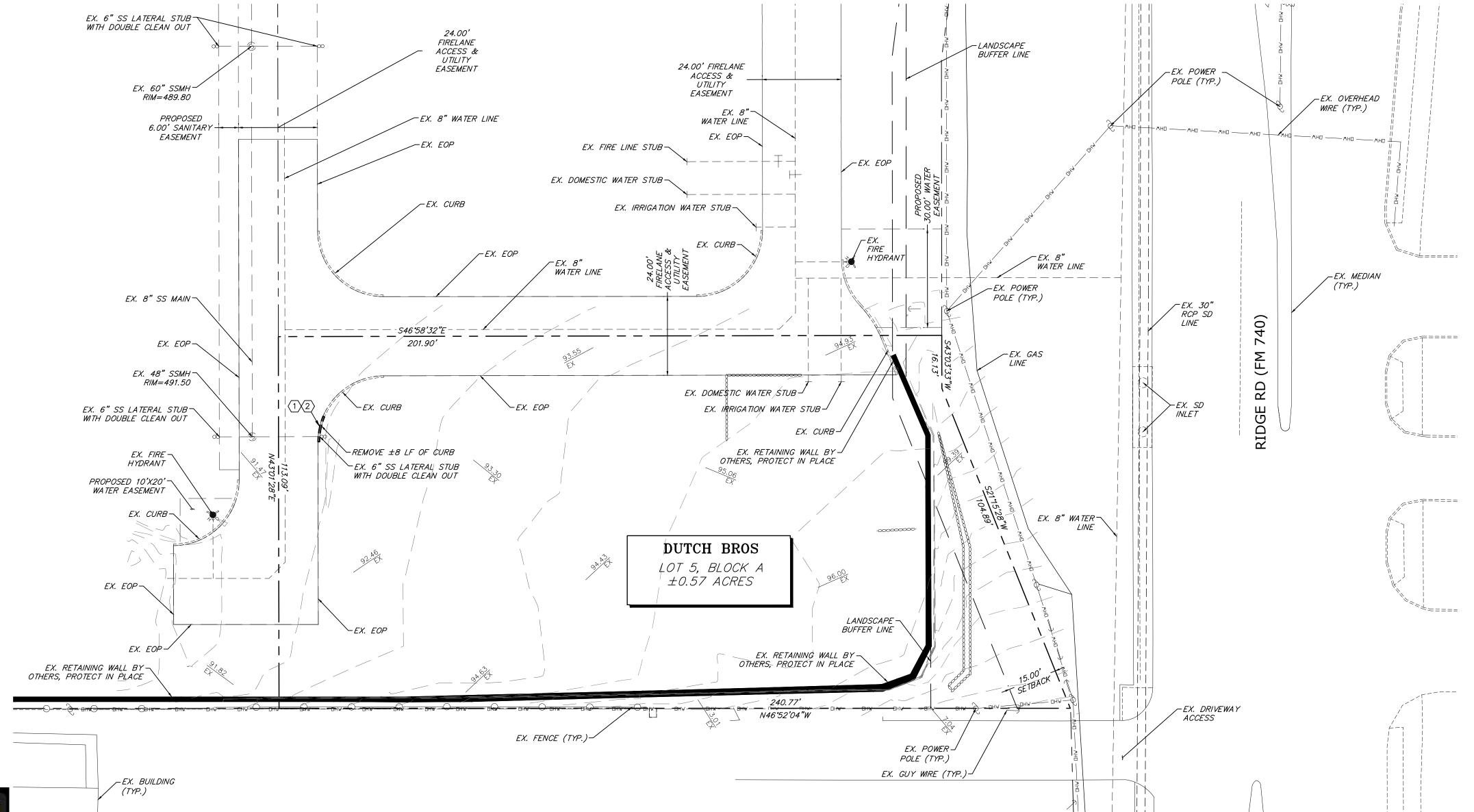
RS.2

1. PROPOSED SAWCUT

2. REMOVE EXISTING CURB/CURB & GUTTER

<u>NOTES:</u>

- 1. REFERENCE "GENERAL NOTES" ON SHEET C6.1
- 2. REFERENCE "ABBREVIATIONS" ON SHEET C6.1
- 3. REFERENCE "LEGEND" ON SHEET C6.1
- 4. ADD 400 TO ALL FINISHED GRADE OR INVERT ELEVATIONS
- 5. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO FINALIZING BID. PLEASE NOTE ALL EXISTING VEGETATION ON SITE AND EXTENT OF REMOVAL AS NOT ALL VEGETATION IS SHOWN ON DEMOLITION PLAN.
- 6. COORDINATE WITH POWER COMPANY ON RELOCATION OF EXISTING POWER POLES AND OVERHEAD LINES.
- 7. EXISTING TREES ONSITE TO BE REMOVED SHALL BE REMOVED WITH ROOTS, NO GRINDING OF STUMP
- 8. FOR FURTHER SITE SOILS AND CONDITIONS INFORMATION, REFERENCE GEOTECHNICAL ENGINEERING REPORT "PROPOSED DUTCH BROS COFFEE SHOP - SKY-RIDGE ADDITION, ROCKWALL, TEXAS - AGG PROJECT NO. DE21-186-F" BY ALLIANCE GEOTECHNICAL GROUP, DATED NOVEMBER 2, 2021 AND ANY ADDENDUM PERTAINING TO THIS REPORT.



DEMOLITION PLAN

SCALE: 1" = 20'-0"

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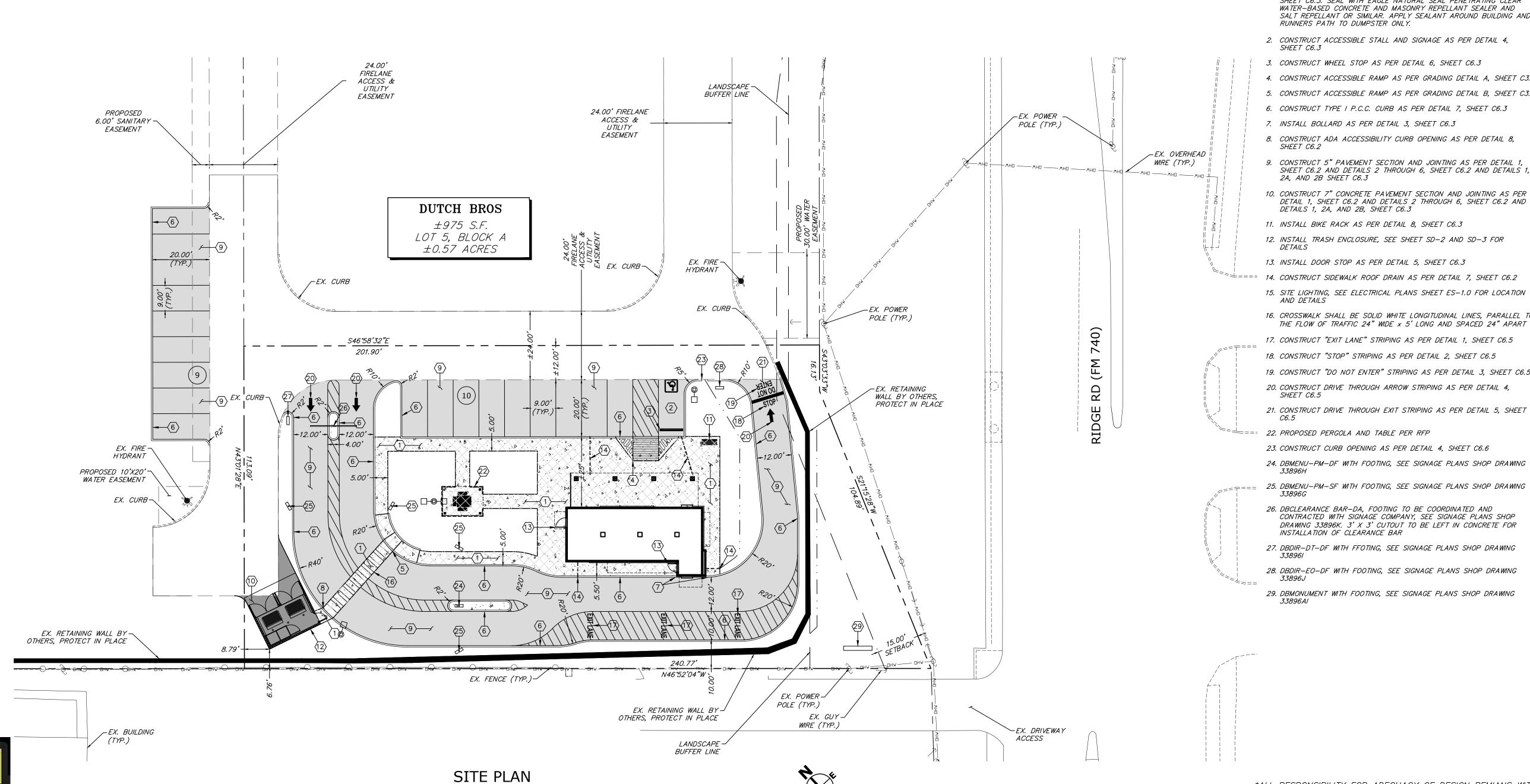
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180

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10/31/22 12/05/22 4 CITY REV SET 06/13/23 RECORD DRAWING

DEMOLITION PLAN



SCALE: 1" = 20'-0"

LEGEND:

- SIDEWALK

- SIDEWALK WITH SEALANT

LIGHT DUTY CONCRETE SECTION (5")

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TRASH ENCLOSURE CONCRETE SECTION (7")

<u>NOTES:</u>

- 1. REFERENCE "GENERAL NOTES" ON SHEET C6.1
- 2. REFERENCE "ABBREVIATIONS" ON SHEET C6.1
- 3. REFERENCE "LEGEND" ON SHEET C6.1
- 4. PERMANENT STRIPING, ARROWS, TEXT, AND MARKINGS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- 5. PARKING SPACE LINES SHALL BE 4-INCH WIDE, WHITE STRIPES. 6. HANDICAP PARKING SPACES SHALL BE MARKED WITH A PAINTED BLUE FIELD 48-INCHES SQUARE CONTAINING A PAINTED WHITE
- WHEELCHAIR SYMBOL. 7. HANDICAP PARKING AISLE LINES SHALL HAVE 4-INCH WIDE, WHITE STRIPES AT A 45 DEGREE ANGLE AND AT 24-INCHES ON
- 8. PARKING STALL INSTALLATION AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D.
- 9. ALL EXTERIOR CONCRETE EXPOSED TO FREEZING AND THAWING
- CONDITIONS SHOULD BE RATED AT 4,500 PSI MINIMUM
- 10. ALL SITE SPECIFIC ADA REQUIREMENTS HAVE BEEN MET WITH THE PROPOSED DESIGN
- 11. JOINT SPACING SHALL BE 12' TO 15' CENTERS AND CONCRETE PAVEMENT SHALL BE REINFORCED WITH A MINIMUM OF NO. 3 BARS PLACED ON CHAIRS ON APPROXIMATELY 18-IN CENTERS IN EACH DIRECTION, REFERENCE GEOTECH FOR SPECIFIC PAVEMENT DESIGN RECOMMENDATIONS

CONSTRUCTION NOTES:

- 1. CONSTRUCT SIDEWALK AS PER DETAIL 2, SHEET C6.2. FOR JOINTING SEE DETAILS 2 THROUGH 6, SHEET C6.2 AND DETAILS 1, 2A, AND 2B, SHEET C6.3. SEAL WITH EAGLE NATURAL SEAL PENETRATING CLEAR WATER-BASED CONCRETE AND MASONRY REPELLANT SEALER AND SALT REPELLANT OR SIMILAR. APPLY SEALANT AROUND BUILDING AND RUNNERS PATH TO DUMPSTER ONLY.
- 2. CONSTRUCT ACCESSIBLE STALL AND SIGNAGE AS PER DETAIL 4,
- 3. CONSTRUCT WHEEL STOP AS PER DETAIL 6, SHEET C6.3
- 4. CONSTRUCT ACCESSIBLE RAMP AS PER GRADING DETAIL A, SHEET C3.1
- 5. CONSTRUCT ACCESSIBLE RAMP AS PER GRADING DETAIL B, SHEET C3.1
- 6. CONSTRUCT TYPE I P.C.C. CURB AS PER DETAIL 7, SHEET C6.3
- 7. INSTALL BOLLARD AS PER DETAIL 3, SHEET C6.3
- 8. CONSTRUCT ADA ACCESSIBILITY CURB OPENING AS PER DETAIL 8, SHEET C6.2
- 9. CONSTRUCT 5" PAVEMENT SECTION AND JOINTING AS PER DETAIL 1, SHEET C6.2 AND DETAILS 2 THROUGH 6, SHEET C6.2 AND DETAILS 1, 2A, AND 2B SHEET C6.3
- 10. CONSTRUCT 7" CONCRETE PAVEMENT SECTION AND JOINTING AS PER DETAIL 1, SHEET C6.2 AND DETAILS 2 THROUGH 6, SHEET C6.2 AND DETAILS 1, 2A, AND 2B, SHEET C6.3
- 11. INSTALL BIKE RACK AS PER DETAIL 8, SHEET C6.3
- 12. INSTALL TRASH ENCLOSURE, SEE SHEET SD-2 AND SD-3 FOR
- 13. INSTALL DOOR STOP AS PER DETAIL 5, SHEET C6.3
- ===== 14. CONSTRUCT SIDEWALK ROOF DRAIN AS PER DETAIL 7, SHEET C6.2
 - 15. SITE LIGHTING, SEE ELECTRICAL PLANS SHEET ES-1.0 FOR LOCATION
 - 16. CROSSWALK SHALL BE SOLID WHITE LONGITUDINAL LINES, PARALLEL TO THE FLOW OF TRAFFIC 24" WIDE x 5' LONG AND SPACED 24" APART
 - 17. CONSTRUCT "EXIT LANE" STRIPING AS PER DETAIL 1, SHEET C6.5
 - 18. CONSTRUCT "STOP" STRIPING AS PER DETAIL 2, SHEET C6.5
 - 19. CONSTRUCT "DO NOT ENTER" STRIPING AS PER DETAIL 3, SHEET C6.5
 - 20. CONSTRUCT DRIVE THROUGH ARROW STRIPING AS PER DETAIL 4, SHEET C6.5
 - 21. CONSTRUCT DRIVE THROUGH EXIT STRIPING AS PER DETAIL 5, SHEET
- === 22. PROPOSED PERGOLA AND TABLE PER RFP
- 23. CONSTRUCT CURB OPENING AS PER DETAIL 4, SHEET C6.6
- 25. DBMENU-PM-SF WITH FOOTING, SEE SIGNAGE PLANS SHOP DRAWING
- 26. DBCLEARANCE BAR-DA, FOOTING TO BE COORDINATED AND CONTRACTED WITH SIGNAGE COMPANY, SEE SIGNAGE PLANS SHOP DRAWING 33896K. 3' X 3' CUTOUT TO BE LEFT IN CONCRETE FOR
- INSTALLATION OF CLEARANCE BAR 27. DBDIR-DT-DF WITH FFOTING, SEE SIGNAGE PLANS SHOP DRAWING
- 28. DBDIR-EO-DF WITH FOOTING, SEE SIGNAGE PLANS SHOP DRAWING

29. DBMONUMENT WITH FOOTING, SEE SIGNAGE PLANS SHOP DRAWING

DIMENSIONAL CONTROL AND PAVING SITE PLAN

09/14/22

10/06/22

10/31/22

12/05/22 01/24/23

02/14/23

04/27/23

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RESUBMITTAL

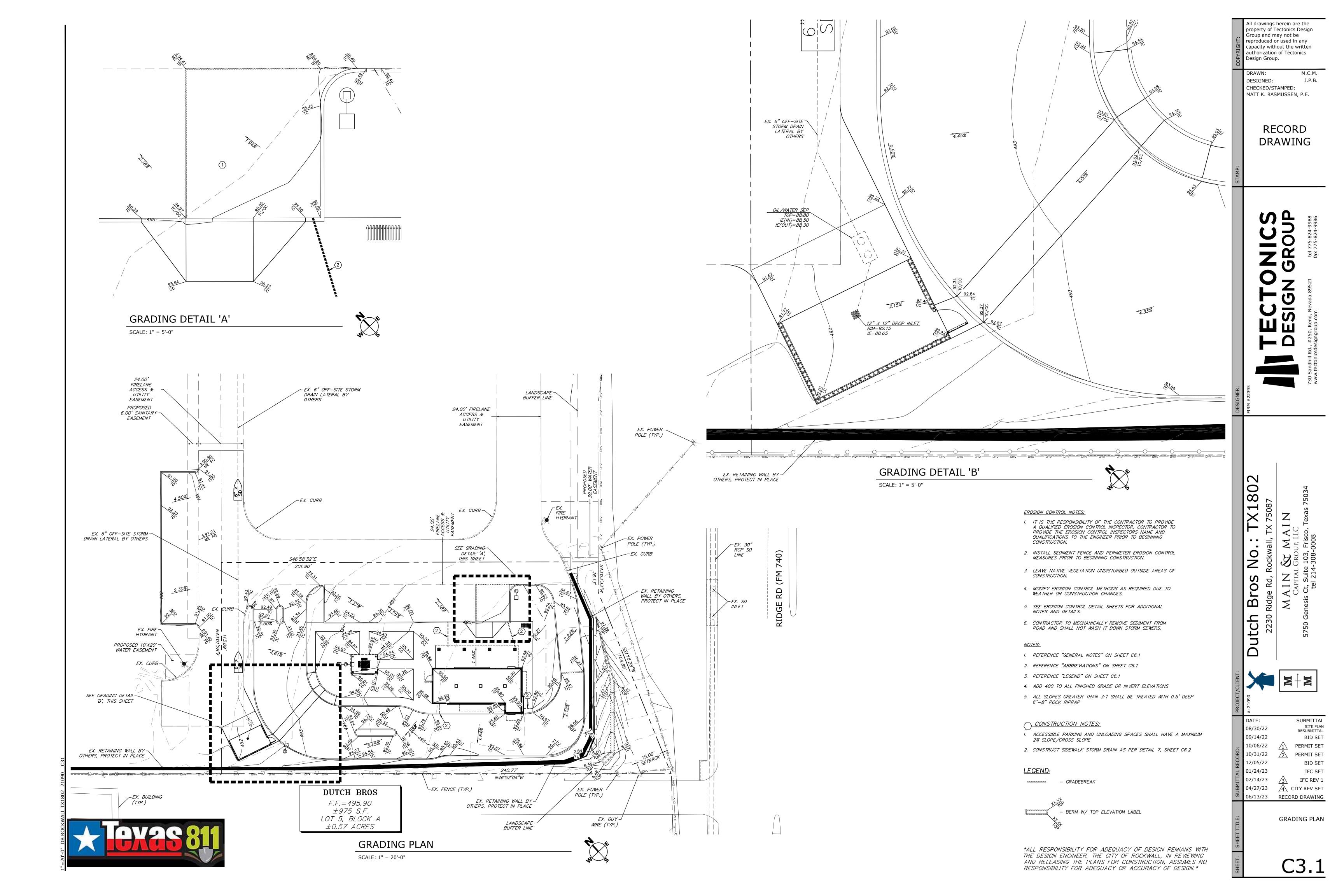
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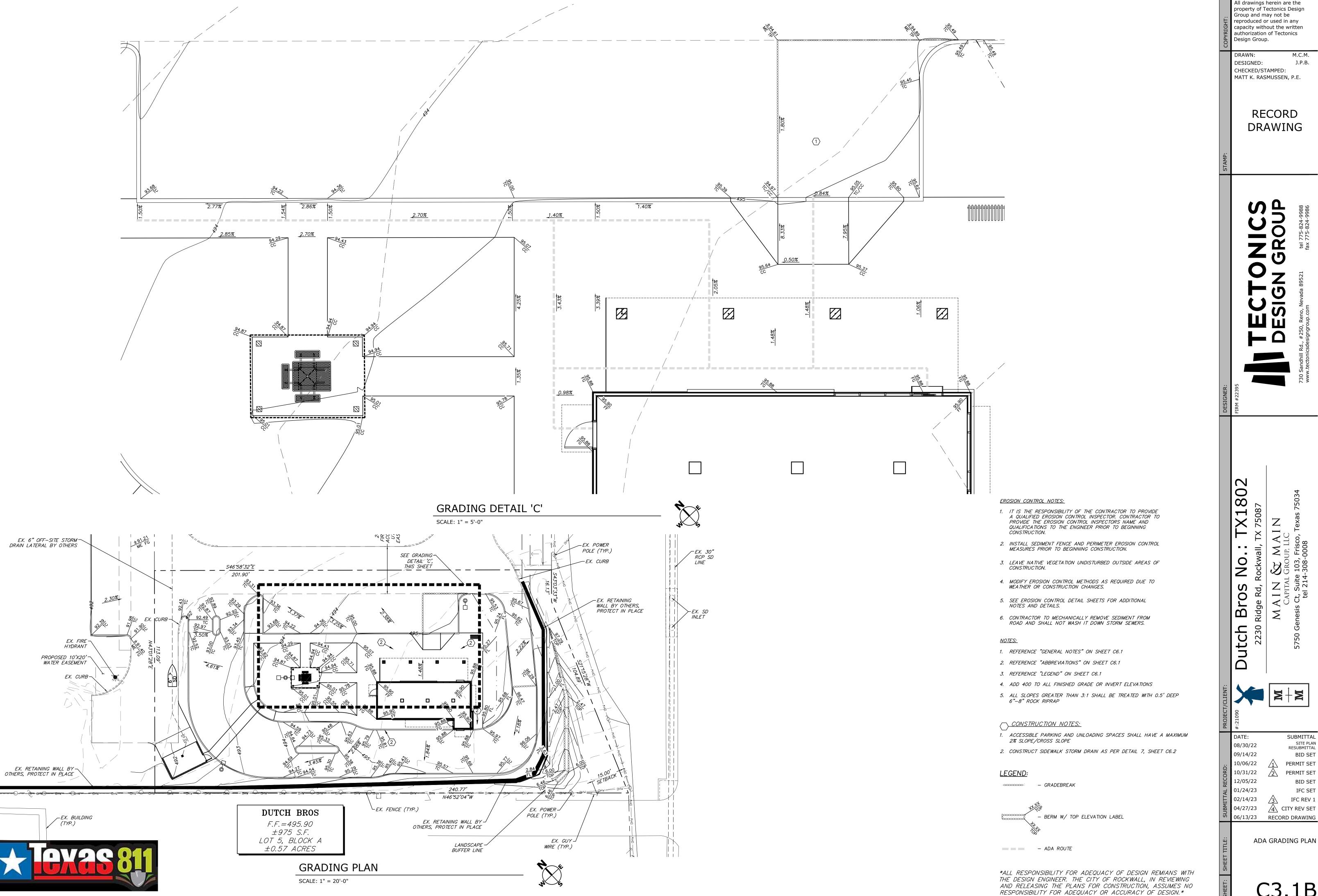
IFC REV 1

4 CITY REV SET

06/13/23 RECORD DRAWING

BID SET





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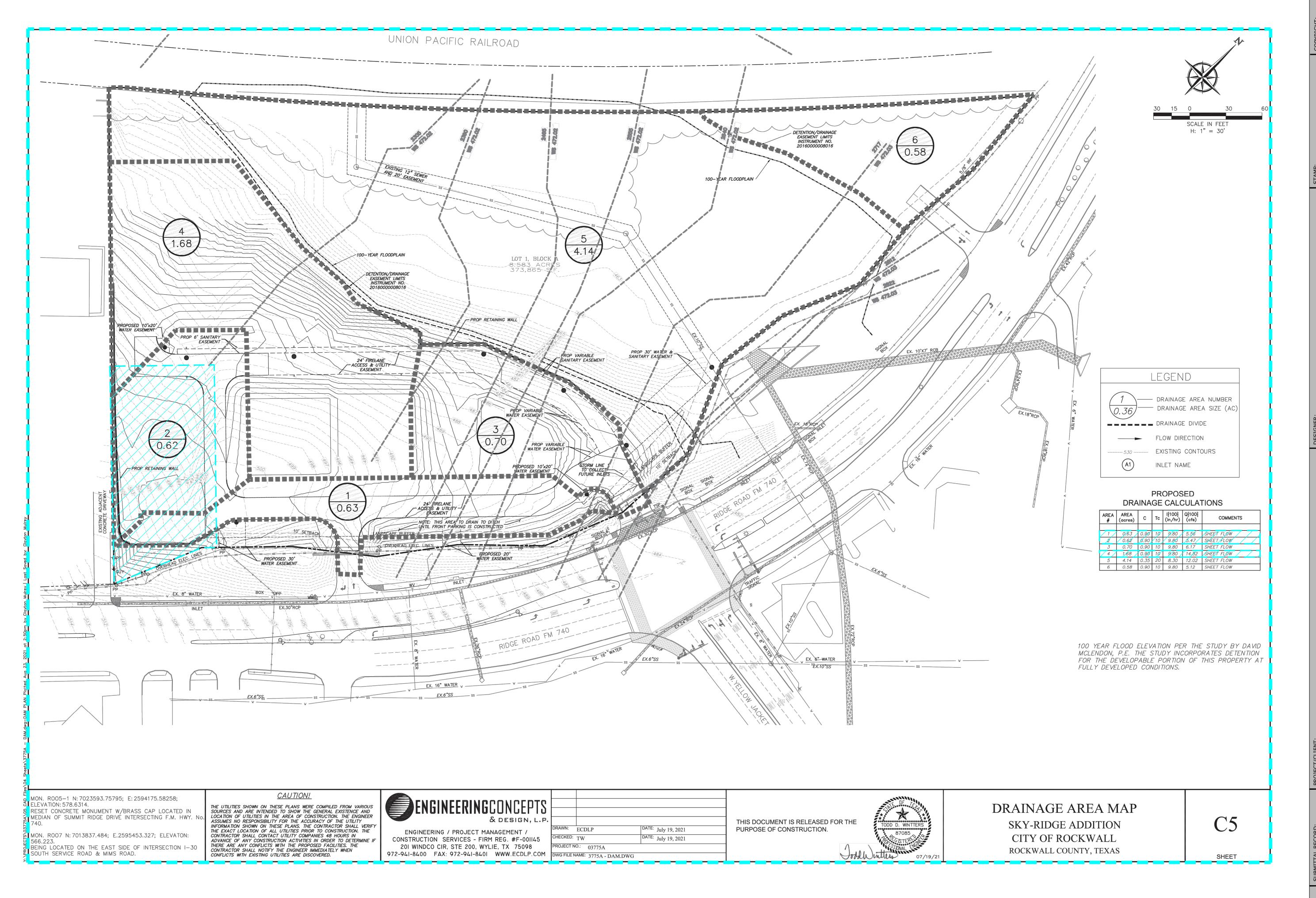
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SUBMITTAL SITE PLAN RESUBMITTAL 09/14/22 BID SET 10/06/22 PERMIT SET 10/31/22 12/05/22 BID SET 01/24/23 02/14/23 IFC REV 1 04/27/23 4 CITY REV SET

ADA GRADING PLAN





PROPOSED PROJECT AREA

DRAINAGE EXHIBIT - EXISTING CONDITIONS SCALE: N.T.S.

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180

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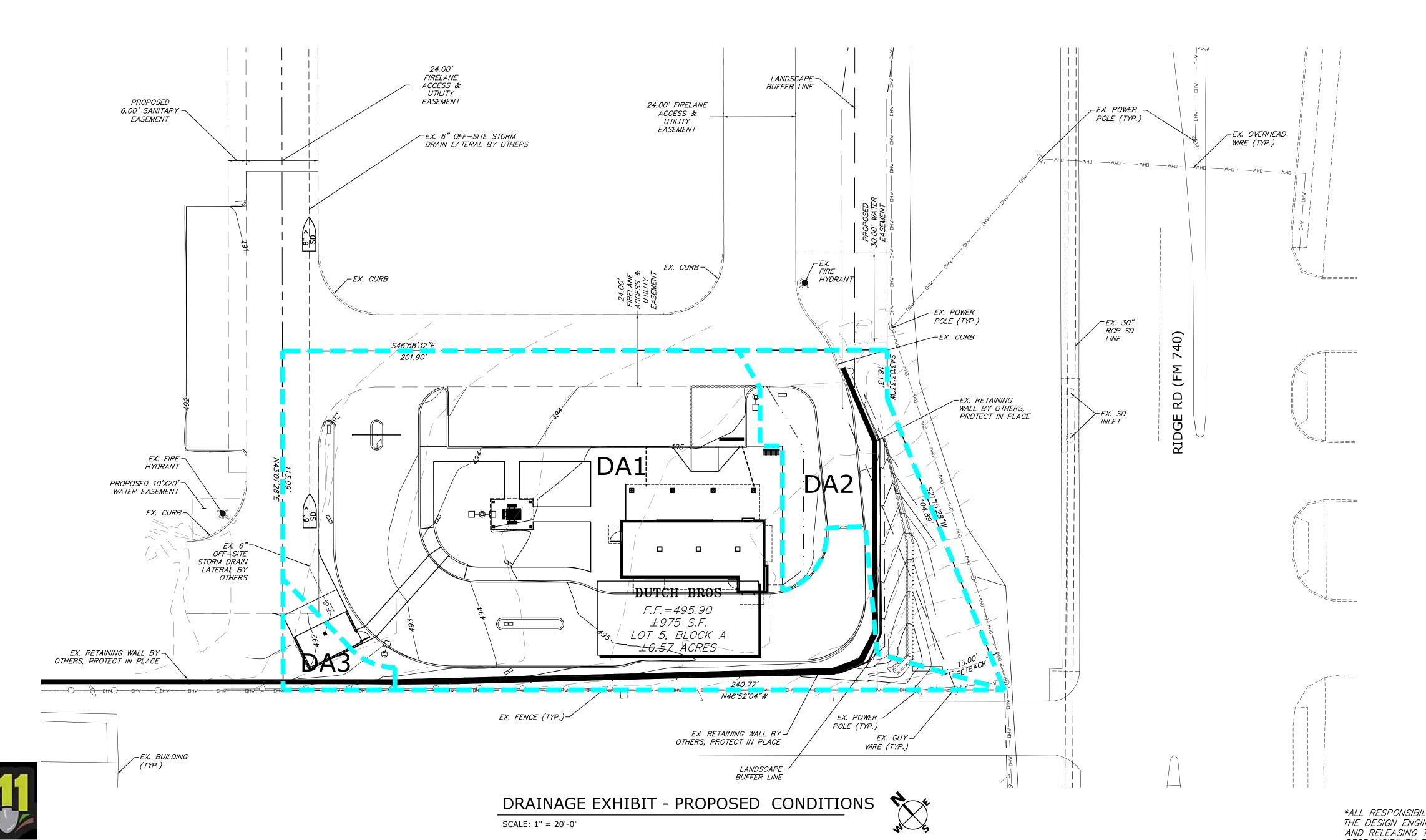
10/06/22 PERMIT SET 10/31/22 12/05/22 /4\ CITY REV SET 06/13/23 RECORD DRAWING

DRAINAGE EXHIBIT -**EXISTING CONDITIONS**

TOTAL SITE IMPERVIOUS

EXISTING PAVING - 3,241 S.F.
PROPOSED PAVING - 13,010 S.F.
ROOF AREA - 920 S.F.
TOTAL IMPERVIOUS AREA - 17,171 S.F.

	PROPOSED				EXISTING					
AREA	ACRES	/	C	Q	AREA	<i>ACRES</i>	/	С	Q	
DA1	0.45	9.80	0.90	3.97	PORTION OF DA 2	0.45	9.80	0.90	3.97	
DA2	0.10	9.80	0.90	0.88	PORTION OF DA 1	0.10	9.80	0.90	0.88	
DA3	0.02	9.80	0.90	0.18	PORTION OF DA 4	0.02	9.80	0.90	0.18	
TOTAL	0.57	9.80	0.90	5.03	TOTAL	0.57	9.80	0.90	5.03	



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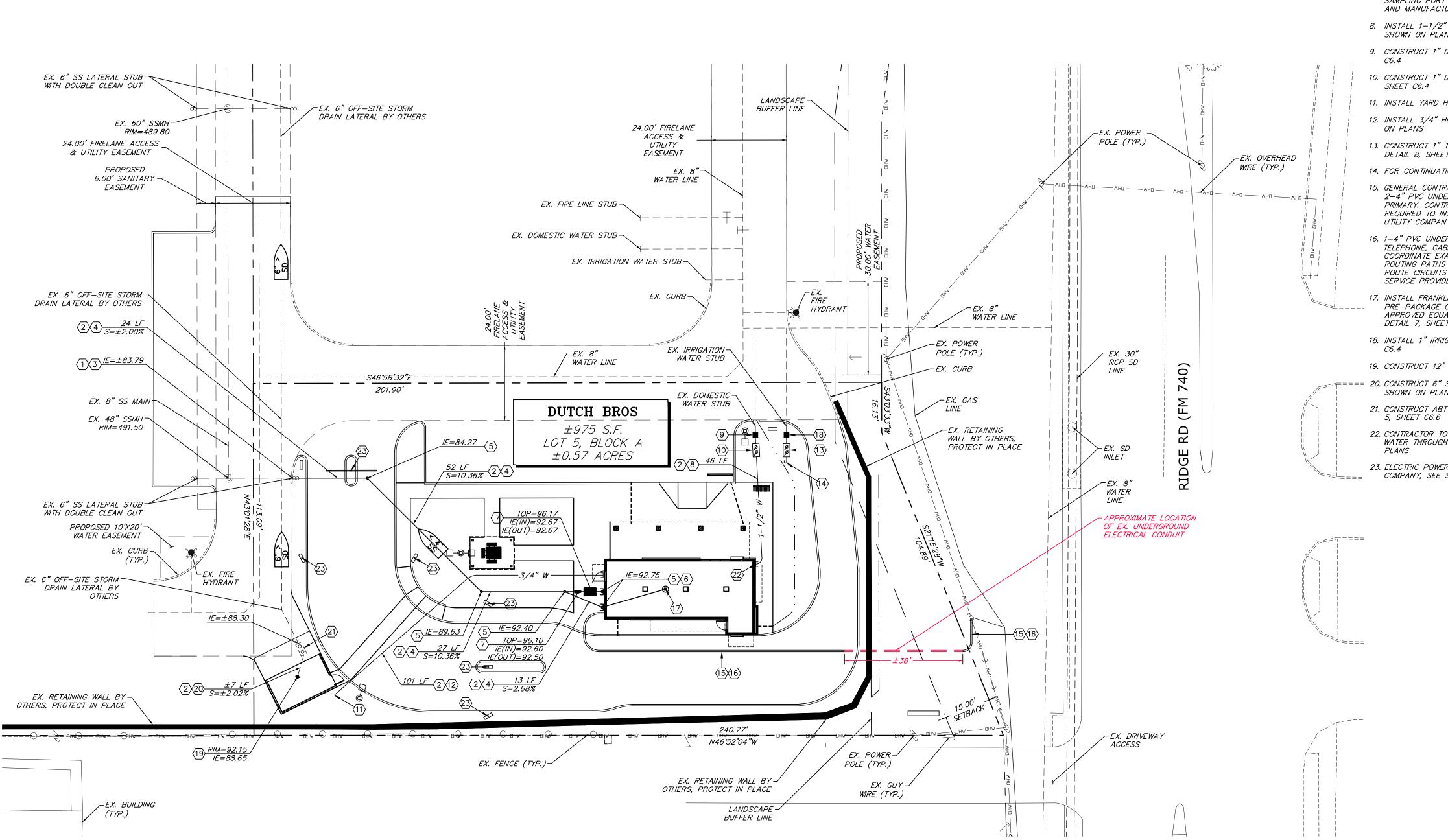
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1802

SUBMITTAL SITE PLAN RESUBMITTAL 10/06/22 10/31/22 12/05/22

06/13/23 RECORD DRAWING

DRAINAGE EXHIBIT - PROPOSED CONDITIONS



UTILITY PLAN

SCALE: 1" = 20'-0"

NOTES:

- 1. REFERENCE "GENERAL NOTES" ON SHEET C6.1
- 2. REFERENCE "ABBREVIATIONS" ON SHEET C6.1
- 3. REFERENCE "LEGEND" ON SHEET C6.1
- 4. ADD 400 TO ALL FINISHED GRADE AND INVERT ELEVATIONS
- 5. PERMANENT STRIPING, BIKE LANES, AND MARKINGS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES"
- 6. ALL BACKFLOW PREVENTERS ARE REQUIRED TO BE TESTED AND CERTIFIED PRIOR TO FINAL ACCEPTANCE OF THE PROJECT AND ANNUALLY THEREAFTER.
- 7. ALL BUILDING EXTERIOR UTILITIES ARE REQUIRED TO BE INSPECTED BY THE DISTRICT. PLEASE CALL 281-499-5539 24-HOURS IN ADVANCE TO ARRANGE FOR INSPECTIONS.

CONSTRUCTION NOTES:

- 1. CONTRACTOR SHALL POTHOLE AND VERIFY EXACT LOCATION OF UTILITY PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS.

 CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICTS FOUND IN THE FIELD.
- 2. CONSTRUCT CLASS "D+" TRENCH EXCAVATION AND BACKFILL AS PER DETAIL 1, SHEET C6.6
- 3. CONSTRUCT SANITARY SEWER TIE—IN TO EXISTING CLEANOUT/STUB OUT AS PER DETAIL 4, SHEET C6.4, MATCH EXISTING SS STUB

SLOPE, LENGTH AND SLOPE AS SHOWN ON PLANS

- 4. CONSTRUCT 4" SDR 35 SANITARY SEWER LATERAL (PRIVATE) AS PER DETAIL 6, SHEET C6.4, LENGTH AND SLOPE AS SHOWN ON
- 5. CONSTRUCT SANITARY SEWER CLEAN OUT AS PER DETAIL 5, SHEET C6.4, ALL CLEAN OUTS WITHIN PAVEMENT AREAS SHALL BE
- EQUIPPED WITH TRAFFIC RATED COVERS

 6. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF PLUMBING THROUGH FOOTING, AND TO CONNECTION WITH MODULAR PLANS
- 7. INSTALL SCHIER GB-75 GREASE INTERCEPTOR WITH SCHIER SV-10 SAMPLING PORT DOWNSTREAM, SEE DETAILS 7 & 8, SHEET C6.5 AND MANUFACTURER GUIDELINES FOR INSTALLATION
- 8. INSTALL 1-1/2" HDPE DOMESTIC WATER SERVICE, PIPE LENGTH AS SHOWN ON PLANS
- 9. CONSTRUCT 1" DOMESTIC WATER METER AS PER DETAIL 3, SHEET C6.4
- 10. CONSTRUCT 1" DOMESTIC BACKFLOW PREVENTER AS PER DETAIL 8, SHEET C6.4
- 11. INSTALL YARD HYDRANT AS PER DETAIL 2, SHEET C6.4
- 12. INSTALL 3/4" HDPE COLD WATER SERVICE, PIPE LENGTH AS SHOWN ON PLANS
- 13. CONSTRUCT 1" TESTABLE IRRIGATION BACKFLOW PREVENTER AS PER DETAIL 8, SHEET C6.4
- 14. FOR CONTINUATION OF IRRIGATION SERVICE, SEE LANDSCAPE PLANS

 15. GENERAL CONTRACTOR TO PROVIDE SERVICE TO TRANSFORMER,
 2-4" PVC UNDERGROUND CONDUITS FOR ELECTRICAL SERVICE
 PRIMARY. CONTRACTOR TO PROVIDE ALL TRENCHING AND BACK FILL
- REQUIRED TO INSTALL CONDUITS. COORDINATE ROUTING WITH UTILITY COMPANY.

 16. 1-4" PVC UNDERGROUND CONDUITS WITH PULL STRINGS FOR TELEPHONE, CABLE & MISC. TELECOMMUNICATIONS SERVICES. COORDINATE EXACT CONDUIT SIZES, REQUIREMENTS, & CONDUIT ROUTING PATHS IN FIELD WITH TELEPHONE SERVICE PROVIDER.
- ROUTING PATHS IN FIELD WITH TELEPHONE SERVICE PROVIDER.
 ROUTE CIRCUITS TO PROPERTY LINE AT LOCATION INDICATED BY
 SERVICE PROVIDERS.

 17. INSTALL FRANKLIN LITTLE GIANT WCR-9SS (ITEM 509082)
 PRE-PACKAGE CRAWL SPACE SUMP SYSTEM WITH GRATED TOP OR
- APPROVED EQUAL, CONNECT TO SEWER UNDER BUILDING AS PER DETAIL 7, SHEET C6.4

 18. INSTALL 1" IRRIGATION WATER METER AS PER DETAIL 3. SHEET
- 18. INSTALL 1" IRRIGATION WATER METER AS PER DETAIL 3, SHEET C6.4
 19. CONSTRUCT 12" X 12" DROP INLET AS PER DETAIL 2, SHEET C6.6
- ==== 20. CONSTRUCT 6" SDR 35 SD MAIN (PRIVATE), LENGTH AND SLOPE AS SHOWN ON PLANS
- 21. CONSTRUCT ABT 160-GAL OIL & WATER SEPARATOR AS PER DETAIL
- 22. CONTRACTOR TO COORDINATE INTERNAL CONTINUATION OF DOMESTIC WATER THROUGH FOOTING AND TO CONNECTION WITH MODULAR PLANS
- 23. ELECTRIC POWERED SIGN, COORDINATE LOCATION WITH SIGNAGE COMPANY, SEE SHEET ES-1.0 FOR ELECTRIC ROUTING

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CHECKED/STAMPED:

RECORD DRAWING

RAWING

75-824-9988 775-824-9988

Sandhill Rd., #250, Reno,

NIN & MAIN
CAPITAL GROUP, LLC
Ct. Suite 103 Friege Texas 750

M / W

Z†Z

E: SUBMITTAL
SITE PLAN

#

DATE: SUBMITTAL

08/30/22 RESUBMITTAL

09/14/22 BID SET

10/06/22 1 PERMIT SET

10/31/22 2 PERMIT SET

12/05/22 BID SET

01/24/23 IFC SET

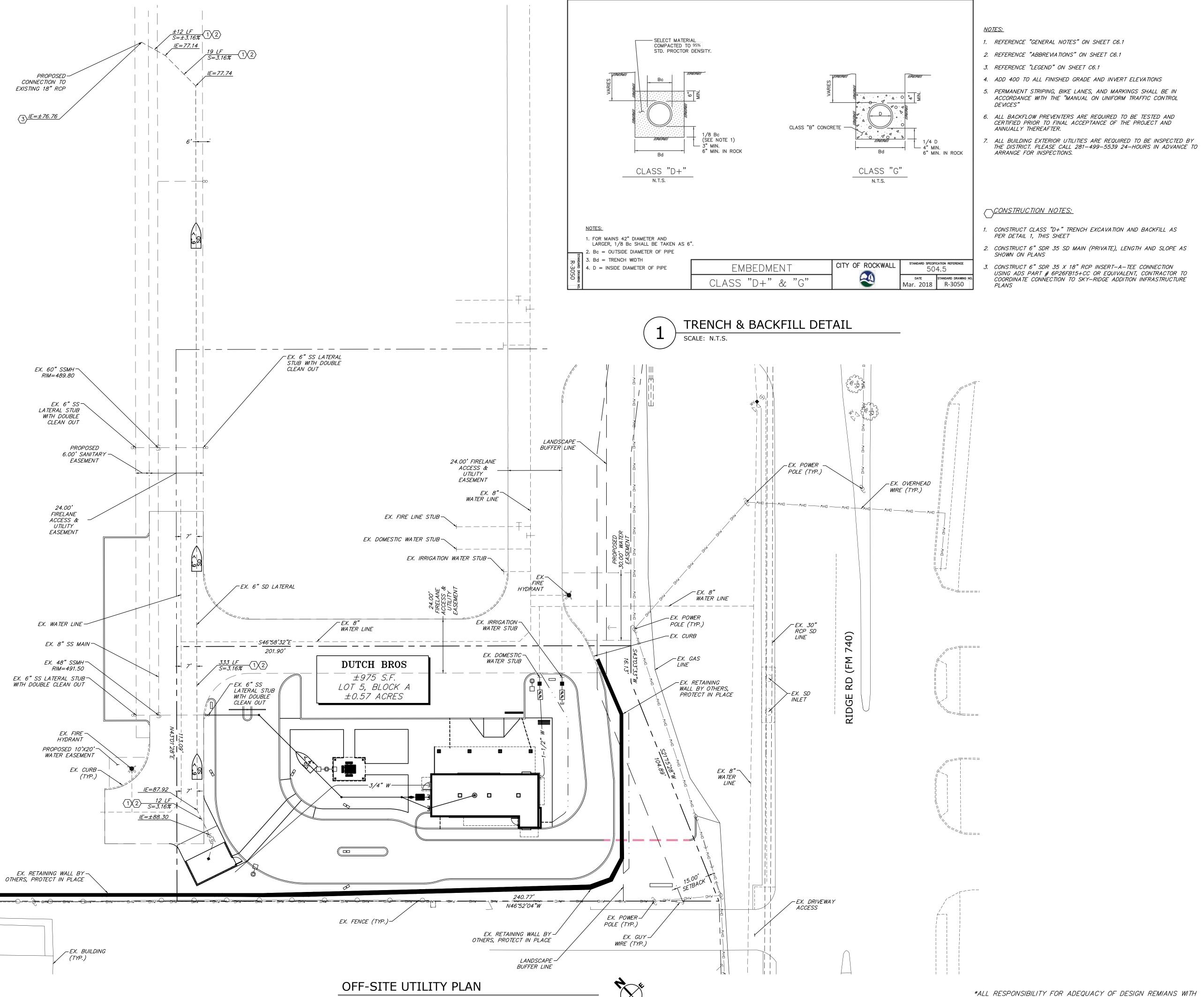
02/14/23 3 IFC REV 1

04/27/23 4 CITY REV SET

06/13/23 RECORD DRAWING

UTILITY PLAN

C4 1



SCALE: 1" = 20'-0"

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> RECORD **DRAWING**

- 1. CONSTRUCT CLASS "D+" TRENCH EXCAVATION AND BACKFILL AS PER DETAIL 1, THIS SHEET
- 2. CONSTRUCT 6" SDR 35 SD MAIN (PRIVATE), LENGTH AND SLOPE AS

THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING

AND RELEASING THE PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.*

CONSTRUCT 6" SDR 35 X 18" RCP INSERT—A—TEE CONNECTION USING ADS PART # 6P26FB15+CC OR EQUIVALENT, CONTRACTOR TO COORDINATE CONNECTION TO SKY-RIDGE ADDITION INFRASTRUCTURE

180

SUBMITTAL 10/06/22 10/31/22

12/05/22 4 CITY REV SET 06/13/23 RECORD DRAWING

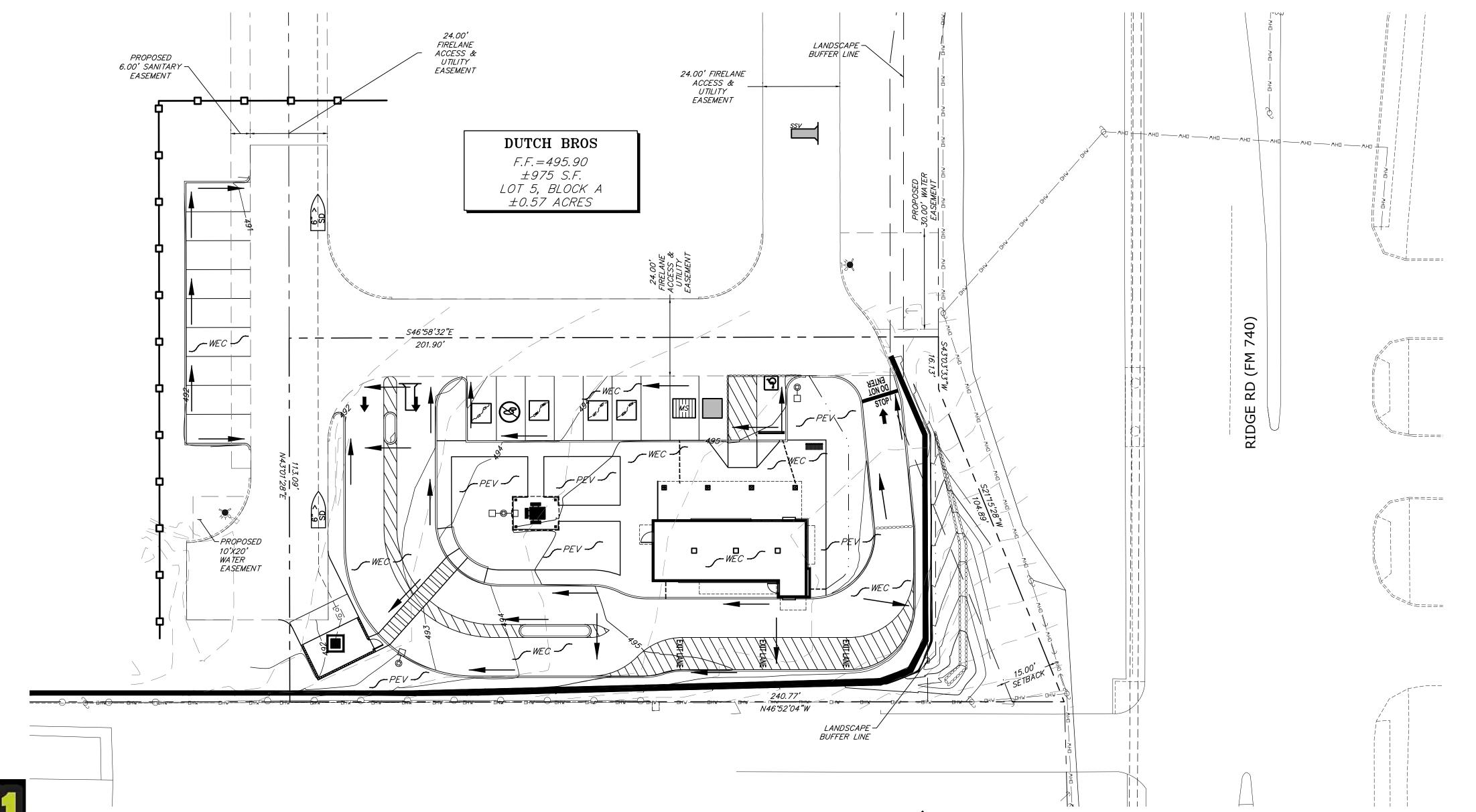
OFF-SITE UTILITY

C4.2

STORMWATER NOTES:

- 1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR
 THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE
 ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER
 POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHT OF WAYS OF THE CITY OF ROCKWALL AND/OR ROCKWALL COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
- 2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES
 NOT MEET THE PERFORMANCE STANDARDS SPECIFIED BY CITY OF ROCKWALL.
- 3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS
 PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE
 CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
- 4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND
 EXIT LOCATIONS AND ALL BMPS WEEKLY, PRIOR TO A
 FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER
 ANY ACTUAL RAIN EVENT. THE CONTRACTOR OR HIS
 AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTION MAY APPLY, SUCH AS FROZEN GROUND CONDITIONS OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES.
- 5. ACCUMULATED SEDIMENT IN BMPS SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.
- 6. REFER TO TEXAS EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MANUAL FOR FURTHER CONSTRUCTION SITE BEST MANAGEMENT PRACTICES DEFINITIONS.

I	EGEN	${ m ID}$
ВМР	#	SYMBOL
RE VEGETA TION	SS-2	J-PEV J
WIND EROSION AND DUST CONTROL	WE-1	J-WEC J
SILT FENCES	SC-1	-000
STABILIZED CONSTRUCTION SITE ENTRANCE / EXITS	TC-1	
STORM DRAIN OUTLET PROTECTION	SS-10	-
STORM DRAIN INLET PROTECTION	SC-10	
STOCKPILE MANAGEMENT	WM-3	المحكما
STREET SWEEPING AND VACUUMING	SC-7	SSV
SPILL PREVENTION AND CONTROL	WM-4	8
CONCRETE WASTE MANAGEMENT	WM-8	CONTRACT OF THE PROPERTY OF TH
VEHICLE AND EQUIPMENT FUELING	NS-9	E S
VEHICLE AND EQUIPMENT MAINTENANCE	NS-10	BY OF
MATERIAL DELIVERY STORAGE	WM-1	MS
PAVEMENT CONSTRUCTION MANAGEMENT	NS-3	



BMP PLAN

SCALE: 1" = 20'-0"

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RECORD

DRAWING

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C5.1

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

SILT FENCE DETAIL (1 OF 2)

SCALE: N.T.S.

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

- 1. STONE SHALL BE 4 TO 6 INCH DIAMETER COARSE AGGREGATE.
- 2. MINIMUM LENGTH SHALL BE 50 FEET AND WIDITH SHALL BE 20 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.
- 8. PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.
- 9. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.
- 10. NO CRUSHED OR RECYCLED CONCRETE ALLOWED.

STABILIZED CONSTRUCTION CITY OF ROCKWALL 202.11 * STANDARD DRAWING ENTRANCE Mar. 2018 R-1070B e number only has been updated for Fifth

ards North Central Texas, Fifth Edition.

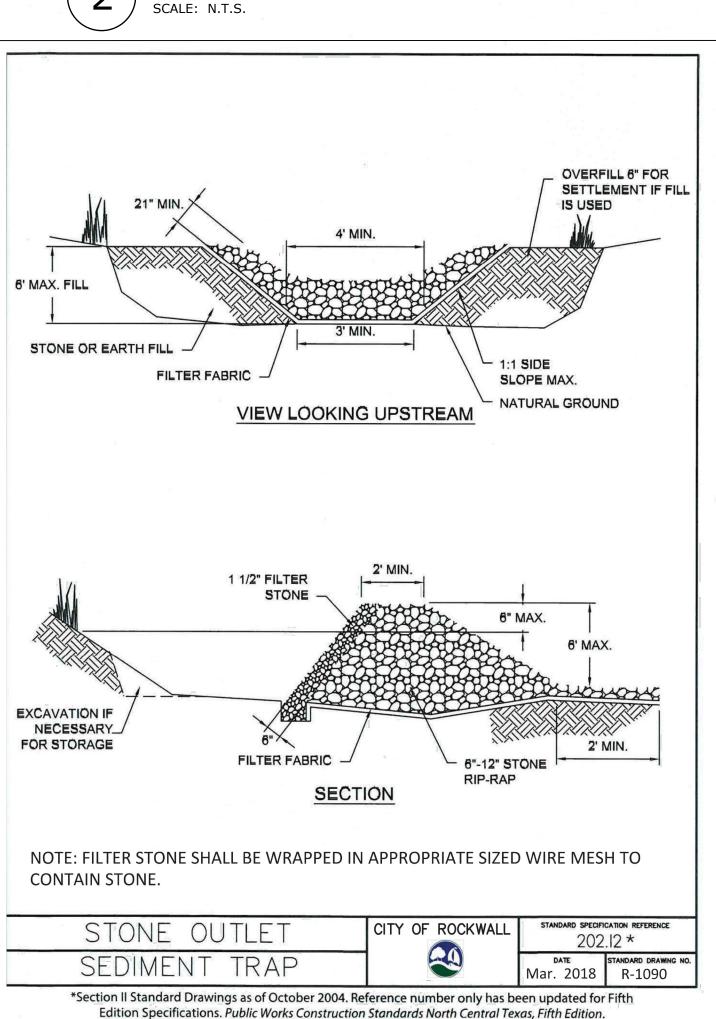
SILT FENCE GENERAL NOTES:

- 1. 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 SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
- 5. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- 6. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.
- 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.
- 8. FILTER STONE SHALL BE WRAPPED IN FILTER FABRIC AND BURIED SIX (6") INCHES MINIMUM.

SILT FENCE	CITY OF ROCKWALL	STANDARD SPECIF	2.5 *
	20	_{рате} Mar. 2018	standard drawing no. R-1020B

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

SILT FENCE DETAIL (2 OF 2)



STONE OUTLET

SCALE: N.T.S.

SEDIMENT TRAP DETAIL

ROCK CHECK DAM GENERAL NOTES:

ROCK CHECK DAM

SCALE: N.T.S.

- 1. STONE SHALL BE WELL GRADED WITH SIZE RANGE FROM 1½ TO 3½ INCHES IN DIAMETER DEPENDING ON EXPECTED FLOWS.
- 2. THE CHECK DAM SHALL BE INSPECTED AS SPECIFIED IN THE SWPPP AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
- 3. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE CHECK DAM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.
- 4. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED, THE CHECK DAM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.
- 5. FILTER STONE SHALL BE WRAPPED IN APPROPRIATE SIZED WIRE MESH TO CONTAIN STONE AND BURIED SIX (6") INCHES MINIMUM.

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth

Edition Specifications. Public Works Construction Standards North Central Texas, Fifth Edition.

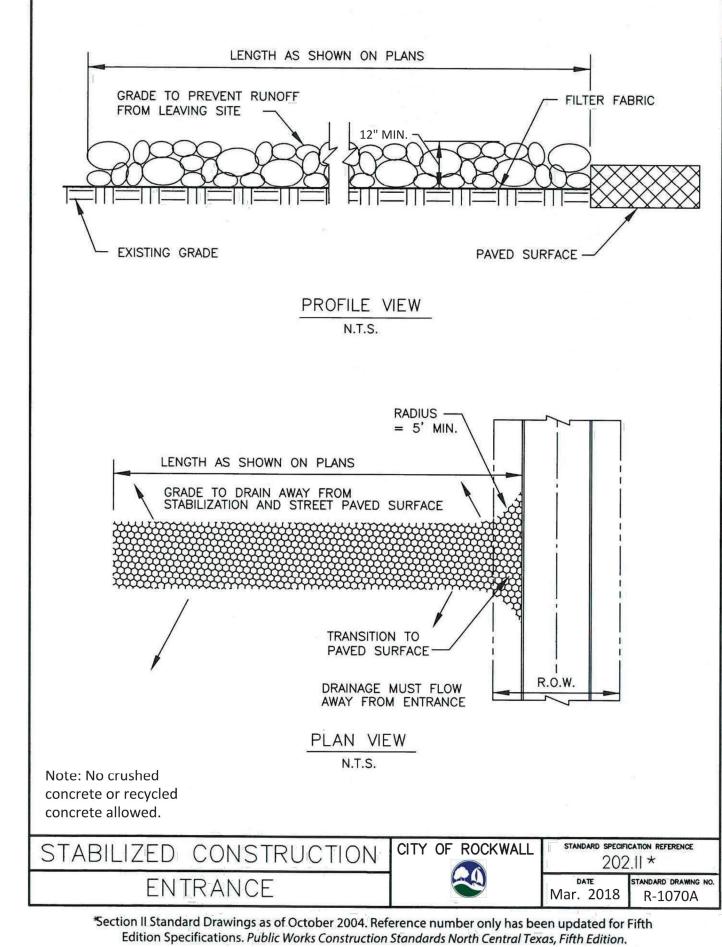
ROCK CHECK DAM

CITY OF ROCKWALL

202.9 *

Mar. 2018 R-1060B

STANDARD DRAWING NO.



STABILIZED CONSTUCTION ENTRANCE DETAIL (1 OF 2) SCALE: N.T.S.

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J.P.B.

Design Group.

DRAWN:

DESIGNED:

CHECKED/STAMPED:

MATT K. RASMUSSEN, P.E.

RECORD

DRAWING

SUBMITTAL 08/30/22 RESUBMITTAL 09/14/22 10/06/22 PERMIT SET 10/31/22 12/05/22 **BID SET** 01/24/23 IFC SET 02/14/23 IFC REV 1

06/13/23 RECORD DRAWING

04/27/23

BMP DETAILS

∠4 CITY REV SET

C5.2

NOT USED SCALE: N.T.S.

NOT USED SCALE: N.T.S.

GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL MEET CITY OF ROCKWALL STANDARDS OF DESIGN AND CONSTRUCTION AND NCTCOG 5TH EDITION / APWA STANDARDS.
- 2. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION FOR THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND. INDEMNIFY, AND HOLD THE OWNER AND ENGINEER OF RECORD HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION AND SHORING PROCEDURES AND CONFORM TO THE LATEST O.S.H.A. REQUIREMENTS.
- 4. THE CONTRACTOR SHALL MAINTAIN AN ON-GOING DUST CONTROL PROGRAM, INCLUDING WATERING OF OPEN AREAS, IN ORDER TO CONFORM WITH THE LATEST FEDERAL, STATE, AND COUNTY AIR POLLUTION REGULATIONS. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL, A DUST CONTROL PLAN TO THE TEXAS

DEPARTMENT OF ENVIRONMENTAL QUALITY PRIOR TO COMMENCEMENT OF ANY WORK.

- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY REMOVAL OF ALL CONSTRUCTION MATERIALS LOST ON PAVED STREETS, ONSITE OR OFFSITE. AT THE CLOSE OF EACH DAY THE CONTRACTOR SHALL LEAVE THE SITE IN A CLEAN AND ORDERLY FASHION. ALL DEBRIS SHALL BE REMOVED FROM THE SITE OR PLACED IN A GARBAGE
- 6. THE CONTRACTOR SHALL PURSUE THE WORK IN A CONTINUOUS AND DILIGENT MANNER, CONFORMING TO ALL THE PERTINENT SAFETY REGULATIONS, TO INSURE A TIMELY COMPLETION OF THE PROJECT.
- 7. THE CONTRACTOR SHALL NOTIFY THE DESIGN PROFESSIONAL, ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THE WORK, UTILITY COMPANIES, TELEPHONE COMPANIES, CABLE TELEVISION COMPANIES, AND ANY OTHER ENTITY IMPACTED BY THE WORK 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL GIVE 24 HOURS PRIOR NOTICE FOR ALL CONSTRUCTION STAKING AND INSPECTIONS REQUIRED DURING CONSTRUCTION.
- 8. ALL AREAS DISTURBED OR ENDURE WET WEATHER DAMAGE AND LEFT UNDEVELOPED FOR A PERIOD OF MORE THAN 30 DAYS SHALL BE STABILIZED BY THE APPLICATION OF AN APPROVED DUST PALLIATIVE AT NO EXPENSE
- 9. THE CONTRACTOR SHALL OBTAIN AND PAY ALL FEES REQUIRED TO SECURE ANY AND ALL PERMITS NECESSARY TO PERFORM WORK WITHIN THE THE SUBJECT PROPERTY AND THE PUBLIC RIGHT-OF WAY
- 10. ALL UTILITY LOCATIONS, SIZES, AND DESCRIPTIONS AS SHOWN ARE FROM SURFACE OBSERVATIONS USED IN CONJUNCTION WITH REFERENCE MAPS, DRAWINGS, AND VERBAL STATEMENTS SUPPLIED BY UTILITY COMPANIES, AND MAY NOT BE WHOLLY ACCURATE OR RELIABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES IN THE FIELD EITHER BY ACTUAL POTHOLING OR VISUALLY, AND NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES WHICH MAY BE AFFECTED BY THE WORK TO OBTAIN ASSISTANCE IN THE LOCATION OF EXISTING MAINS AND SERVICE CONNECTIONS. THE CONTRACTOR SHALL ALSO CALL 811 (TEXAS UTILITY NOTIFICATION CENTER) PRIOR TO BEGINNING WORK. CALL THE CITY FOR WATER AND SEWER LOCATES (972-771-7730)
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SIGNING, BARRICADES AND TRAFFIC DELINEATION TO CONFORM TO THE STATE OF TEXAS DEPARTMENT OF TRANSPORTATION, AND THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
- 12. THE WORK IN THIS CONTRACT INCLUDES ALL ONSITE AND OFFSITE WORK SHOWN ON THESE DRAWINGS, DESCRIBED IN THE SPECIFICATIONS, OR REASONABLY IMPLIED.
- 13. SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING CONSTRUCTION, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, DIVISION OF HISTORIC PRESERVATION AND ARCHEOLOGY FOR THEIR INVESTIGATION OF THE DISCOVERY. THE PERIOD OF TEMPORARY DELAY SHALL BE LIMITED TO A MAXIMUM OF TWO WORKING DAYS FROM THE DATE OF NOTIFICATION.
- 14. ALL DIMENSIONS AND DISTANCES ARE TO FRONT FACE OF CURB, CURB RETURN, FACE OF BUILDING, FACE OF WALL, FLOW LINE, PROPERTY LINE, CENTER OF STRIPING, CENTER LINE OF PIPE OR MANHOLE, OR END OF
- 15. THE CONTRACTOR SHALL PROTECT FROM DAMAGE EXISTING IMPROVEMENTS ON AND AROUND THE SITE INCLUDING, BUT NOT LIMITED TO, PAVEMENT, CURB, SIDEWALK, LANDSCAPING, SIGNAGE, STORM & SANITARY SEWERS, UTILITIES, TELEPHONE, AND CABLE TELEVISION, THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE REPAIR AND/OR REPLACEMENT OF ANY IMPROVEMENTS (NEW OR EXISTING) DAMAGED THROUGHOUT THE COURSE OF CONSTRUCTION, EITHER AS A DIRECT RESULT OF HIS ACTIVITIES OR HIS FAILURE TO ADEQUATELY PROTECT THE IMPROVEMENT.
- 16. THE CONTRACTOR SHALL UPON COMPLETION OF THE PROJECT, PREPARE AND SUBMIT TO THE OWNER OR HIS REPRESENTATIVE, RECORD DRAWINGS INDICATING BY DIMENSION AND DESCRIPTION ANY FACILITY CONSTRUCTED CONTRARY TO THAT SHOWN ON THE DRAWINGS OR DESCRIBED IN THE SPECIFICATIONS.
- 17. PRIOR TO THEIR INCORPORATION INTO THE WORK, THE CONTRACTOR SHALL SUBMIT FOR THE ENGINEER OF RECORD'S APPROVAL, SHOP DRAWINGS AND MATERIAL SPECIFICATIONS FOR ALL MATERIALS TO BE USED ON THE PROJECT TO INCLUDE, BUT NOT BE LIMITED TO, ASPHALTIC CONCRETE AND PORTLAND CEMENT CONCRETE MIX DESIGN, AGGREGATE BASE QUALIFICATIONS, PIPE BEDDING, SELECT BACKFILL, PRECAST CONCRETE, CAST IRON GRATES AND COVERS, PIPING, FENCING, AND SIGNS.
- 18. THE CONTRACTOR SHALL AT ALL TIMES, PROVIDE AND MAINTAIN EMERGENCY ACCESS TO THE PROJECT SITE IN
- 19. ALL QUANTITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND USED ONLY FOR PERMIT AND BOND PURPOSES ONLY. THEY SHALL NOT BE USED IN ANY WAY FOR BIDDING OR CONSTRUCTION PURPOSES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE HIS OWN QUANTITY ESTIMATES FOR BIDDING AND
- 20. INSPECTION REQUIREMENTS SHALL BE IN ACCORDANCE WITH ROCKWALL STANDARD SPECIFICATIONS OR NCTCOG STANDARD SPECIFICATIONS, WHICHEVER IS THE MORE STRINGENT.
- 21. THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF EVENTS TO THE ENGINEER OF RECORD AND UPDATE IT EVERY TWO WEEKS, OR SUSTAIN WORK UNTIL IT IS COMPLETED, WITH NO TIME DELAYS IN THE CONTRACT PERIOD. THE SCHEDULE IS FOR THE OWNER AND HIS COORDINATION OF THE OVERALL OPERATION OF THE CONSTRUCTION. THE CONTRACTOR SHALL IN NO WAY IMPEDE THE OVERALL PERFORMANCE OF THE OWNER'S
- 22. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD PRIOR TO ITS INCORPORATION INTO THE WORK SHOP DRAWINGS. MATERIAL SPECIFICATIONS FOR ALL MATERIALS TO BE USED IN THE PROJECT TO INCLUDE, BUT NOT LIMITED TO, ASPHALTIC CONCRETE AND PORTLAND CEMENT MIX DESIGN, AGGREGATE BASE OUALIFICATIONS, PIPE BEDDING, SELECT BACKFILL, CAST CONCRETE, CAST IRON GRATES AND OVERS, PIPING, FENCING, BOXES AND COVERS, AND SIGNS. THE CITY OF ROCKWALL MUST REVIEW AND APPROVE.
- 23. FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT, CITY OF ROCKWALL STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN, HOWEVER, UNLESS GEOTECHNICAL REPORT RECOMMENDATIONS
- 24. ALL IMPROVEMENTS (PUBLIC & PRIVATE), SHALL BE CONSTRUCTED ACCORDING TO THE CITY OF ROCKWALL STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION (LATEST EDITION) AND NCTCOG 5TH
- 25. NOTIFY THE CITY OF ROCKWALL'S ENGINEER, 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION. ALL INSPECTIONS MUST BE DONE PRIOR TO, OR CONCURRENT WITH, CONSTRUCTION. FAILURE TO MAKE THIS NOTIFICATION MAY RESULT IN THE UNCOVERING AND/OR REMOVAL OF ALL CONSTRUCTION DONE WITHOUT NOTIFICATION, AT THE DISCRETION OF THE CITY ENGINEER.
- 26. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.
- 27. BUILDER/OWNER SHALL OBTAIN AN EXCAVATION PERMIT FROM TEXAS DEPARTMENT OF TRANSPORTATION REGION TWO PRIOR TO DOING ANY WORK WITHIN THE TXDOT RIGHT OF WAY
- 28. BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK OR CURB ALONG THE FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE LIFTED, CHIPPED, CRACKED, SPALLED, OR NOT PROPERLY DRAINING, AS DIRECTED BY THE CITY OF ROCKWALL INSPECTOR.
- 29. ALL PUBLIC IMPROVEMENTS IN THE STATE RIGHT-OF-WAY SHALL BE CONSTRUCTED AS REQUIRED BY TEXAS DEPARTMENT OF TRANSPORTATION REGION TWO.
- 30. DUST, MUD, AND EROSION SHALL BE ADEQUATELY CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES.
- 31. ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
- 32. PROVIDE SLOPE AWAY FROM BUILDINGS THAT COMPLIES WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (2% MINIMUM/10% MAXIMUM ON HARD SURFACES; 5%MINIMUM/4:1 MAXIMUM IN LANDSCAPE AREAS- FOR MINIMUM 10 FEET IN ANY CASE).

- REFERENCE ARCHITECTURAL, ELECTRICAL, MECHANICAL, AND UTILITY PLANS FOR FURTHER IMPROVEMENTS WITHIN THIS CONTRACT.
- 2. REFERENCE LANDSCAPING PLANS FOR MOUNDING, PLANTING, AND IRRIGATION CONSTRUCTION.
- 3. ALL INSPECTION AND TESTING WILL BE TO CITY OF ROCKWALL OR NCTCOG STANDARDS, WHICHEVER IS
- 4. ALL P.C.C. CURB, SIDEWALK, AND SLOPE PAVING SHALL BE CLASS AA OR DA CONCRETE (4000 PSI), WITH BROOM FINISH, UNLESS OTHERWISE INDICATED.
- 5. ALL CONCRETE CURB SHALL HAVE 1/2" EXPANSION JOINTS EVERY 30 FOOT INTERVAL, AT ALL POINTS ABUTTING BUILDINGS OR STRUCTURES, AND AT ALL CURB RETURNS UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEER OF RECORD. EXPANSION JOINTS ABUTTING BUILDINGS AND STRUCTURES SHALL HAVE SILICONE APPLIED TO THE JOINT TO PREVENT WATER INTRUSION. WEAKENED PLANE JOINTS SHALL BE EVERY 10 FEET AND STRUCK-THRU AS THE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION INDICATES.
- 6. CONCRETE SIDEWALKS SHALL HAVE 1/2" EXPANSION JOINTS AT ALL POINTS ABUTTING BUILDINGS AND STRUCTURES, EVERY 30 FOOT INTERVAL, AT ALL SIDEWALK RETURNS, AND OPPOSITE EXPANSION JOINTS IN ADJACENT CURB. EXPANSION JOINTS ABUTTING BUILDINGS AND STRUCTURES SHALL HAVE SILICONE APPLIED TO THE JOINT TO PREVENT WATER INTRUSION. WEAKENED PLANE JOINTS SHALL BE LOCATED AT INTERVALS NOT EXCEEDING 1.2 TIMES THE WIDTH AND NO MORE FREQUENTLY THAN 0.8 TIMES THE WIDTH. IN NO CASE SHALL REGULAR INTERVALS OF WEAKENED PLANE JOINTS IN EITHER DIRECTION EXCEED 10 FEET.
- 7. THE CONTRACTOR SHALL INSTALL PAVEMENT STRIPING AS ILLUSTRATED ON THE PLANS PER THE STANDARD SPECIFICATIONS PARKING STALLS SHALL BE MARKED WITH A 4" SOLID "TRAFFIC WHITE" PAINTED LINES. FIRE LANES SHALL BE MARKED WITH SOLID "TRAFFIC RED" PAINTED CURBS (TOP AND FRONT FACE) OR 4" PAINTED LINES IF INDICATED. ALL SIGNAGE SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- 8. IN ALL AREAS WHERE NEW A.C. PAVEMENT OR PATCH IS TO MATCH EXISTING PAVEMENT, THE CONTRACTOR SHALL SAWCUT AND REMOVE THE EXISTING PAVEMENT 24" FROM SUCH IMPROVEMENTS OR AS INDICATED ON THE PLANS. ALL CONNECTIONS TO EXISTING PAVEMENT TO BE DONE USING THE CITY'S LONGITUDINAL BUTT JOINT DETAIL NEW PAVEMENT OR PAVEMENT PATCH SHALL CONFORM TO THE EXISTING PAVEMENT AT THIS POINT AND TRANSITION SMOOTHLY TO THE NEW IMPROVEMENTS.
- 9. IN AREAS WHERE NEW CURB OR SIDEWALK IS TO MATCH EXISTING, THE CONTRACTOR SHALL REMOVE THE EXISTING CURB OR SIDEWALK TO THE CLOSEST JOINT.
- 10. THE CONTRACTOR SHALL CLOSELY COORDINATE CONSTRUCTION WITH OTHER TRADE CONTRACTORS, TO INSURE ADEQUATE ACCESS TO THE BUILDING SITE.
- 11. THE CONTRACTOR SHALL MAINTAIN FIRE ACCESS TO ALL THE BUILDINGS TO THE SATISFACTION OF THE CITY'S FIRE DEPARTMENT.
- 12. ALL DIMENSIONS AND DISTANCES ARE TO FRONT FACE OF CURB, CURB RETURNS, FACE OF BUILDINGS FACE OF WALL, FLOWLINE, PROPERTY LINE, CENTER OF STRIPING, CENTERLINE OF PIPE OR MANHOLES, CENTER OF FENCING, OR END OF IMPROVEMENTS.
- 13. ALL QUANTITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND SHOULD BE USED FOR PERMIT PURPOSES ONLY. THEY SHALL NOT BE USED IN ANY WAY FOR BIDDING PURPOSES OR CONSTRUCTION PURPOSES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE HIS OWN QUANTITY ESTIMATES FOR BIDDING AND CONSTRUCTION PURPOSES

- WORK AND MATERIALS SHALL CONFORM TO THE MOST RECENT CITY OF ROCKWALL AND NCTCOG CONSTRUCTION STANDARDS, UNLESS OTHERWISE COVERED BY THE SPECIFICATION OF THE CITY OF
- 2. ALL REFERENCE TO PROJECT ENGINEER MEANS: MATTHEW K RASMUSSEN, P.E.
- 3. EVERY REASONABLE EFFORT HAS BEEN MADE TO LOCATE THE EXISTING UTILITIES ON THE PLANS, BUT NO GUARANTEE IS MADE AS TO THE COMPLETENESS OR ACCURACY OF THESE LOCATIONS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE THESE AND OTHER EXISTING UTILITIES AND STRUCTURES IN THE FIELD.
- 4. BEFORE ANY WORK BEGINS CONTACT THE CITY ENGINEER & INSPECTOR. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING 48 HOURS IN ADVANCE OF ANY WORK FOR LOCATES: CITY OF ROCKWALL PUBLIC SERVICES: TEXAS UTILITY NOTIFICATION CENTER 811 OR 1-800-545-6005
- 5. ALL WATERLINE WORK, INCLUDING INSTALLATION, EXCAVATION, AND COMPACTION SHALL FOLLOW THE RECOMMENDATIONS OF THE ENGINEER AS INDICATED ON THESE PLANS AND AS DIRECTED BY THE ENGINEER IN THE FIELD AND THE CITY ENGINEER (95% MIN. COMPACTION IS REQUIRED
- 6. ALL BACKFILL MATERIAL SHALL BE OBTAINED FROM A SOURCES APPROVED BY THE THE CITY OF ROCKWALL PUBLIC WORKS DEPARTMENT. MATERIAL SOURCE SHALL NOT VARY THROUGHOUT THE JOB CONSTRUCTION. SPECIFICATIONS FOR STRUCTURAL FILL, DRAINAGE MATERIAL AND RELATED ITEMS. ARE PROVIDED IN THE GEO-TECHNICAL DESIGN REPORT. MATERIALS WHICH DO NOT MEET THESE SPECIFICATIONS SHALL BE REMOVED AND REPLACED WITH SPEC MATERIALS AT NO COST TO THE
- 7. CLASS "C" EMBEDMENT: THE EMBEDMENT IS A BEDDING OF CRUSHED STONE OR STONE CUTTINGS AND INITIAL BACKFILL OF SELECT MATERIAL OR GRANULAR MATERIAL. AFTER THE TRENCH HAS BEEN CUT TO A DEPTH BELOW THE BARREL OF THE PIPE A DISTANCE OF $\frac{1}{8}$ Bc, MINIMUM OF 6-IN. MEASURED FROM THE OUTSIDE OF THE PIPE BELL, THE BEDDING SHALL BE BROUGHT UP TO A POINT OF SLIGHTLY ABOVE GRADE WITH STONE CUTTINGS OR STANDARD CRUSHED STONE. BELL HOLES SHALL BE FORMED, A TROUGH SCOOPED OUT TO GRADE, AND THE PIPE LAID AND JOINTED AS SPECIFIED. THE STONE SHALL THEN BE BROUGHT UP IN UNIFORM COMPACTED LAYERS ON EITHER SIDE OF THE PIPE &BC. THE INITIAL BACKFILL SHALL BE GRANULAR MATERIAL AND SHALL BE BROUGHT UP IN UNIFORM COMPACTED LAYERS TO A POINT 6-IN. ABOVE THE TOP OF THE PIPE. DENSITY SHALL BE AT LEAST 95-PERCENT OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698.
- 8. CLASS "D+" EMBEDMENT: THE EMBEDMENT CONSISTS OF SELECT MATERIAL. AFTER THE TRENCH HAS BEEN CUT TO A DEPTH BELOW THE BARREL OF THE PIPE A DISTANCE OF \$\frac{1}{8}Bc, MINIMUM OF 6-IN. MEASURED FROM THE OUTSIDE OF THE PIPE BELL, THE EMBEDMENT SHALL BE BROUGHT UP TO A POINT SLIGHTLY ABOVE GRADE WITH SELECT MATERIAL. BELL HOLES SHALL BE FORMED, A TROUGH SCOOPED OUT TO GRADE AND THE PIPE LAID AND JOINTED AS SPECIFIED. THE MATERIAL SHALL THEN BE BROUGHT UP IN UNIFORM COMPACTED LAYERS TO A POINT 6-IN. OVER THE TOP OF THE PIPE. DENSITY SHALL BE AT LEAST 95-PERCENT OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698.
- 9. BACKFILL FROM THE PIPE BEDDING UP TO 1-FT. ABOVE THE TOP OF THE PIPE TO PROVIDE NECESSARY STRUCTURAL SUPPORT TO THE PIPE AND CONTROL PIPE DEFLECTION. TAKE SPECIAL PRECAUTIONS WHEN PLACING AND COMPACTING BACKFILL MATERIAL. PLACE SPECIAL EMPHASIS OBTAINING UNIFORM COMPACTED DENSITY THROUGHOUT THE LENGTH OF THE PIPE, TO AVOID UNEOUAL PRESSURE, USE EXTREME CARE TO ENSURE PROPER BACKFILL UNDER THE PIPE, IN THE HAUNCH ZONE.
- 10. ALL MATERIAL REMAINING AFTER BACKFILLING OPERATIONS HAVE BEEN COMPLETED SHALL BE DISPOSED OF BY THE CONTRACTOR, IN THE MANNER APPROVED AT THE LOCATION APPROVED BY THE ENGINEER OR LOCAL AUTHORITY.
- 11. MINIMUM COVER OVER ALL WATER SUPPLY PIPELINES SHALL BE 42".
- 12. ALL VALVES SHALL BE INSTALLED IN VALVE BOXES PER DETAIL

DEMOLITION NOTES:

- 1. THE CONTRACTOR MAY SALVAGE ITEMS NOT SPECIFICALLY DESIGNATED AS NON-SALVAGEABLE WITH WRITTEN PERMISSION FROM THE ENGINEER OF RECORD. THE NON-SALVAGEABLE MATERIALS SHALL BE DISPOSED OF AT THE APPROPRIATE LOCATIONS.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER OFF-SITE DISPOSAL OF MATERIALS TO BE REMOVED AND DISPOSED OF. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER OF RECORD, AREAS TO BE USED FOR THE TEMPORARY STOCKPILING OF MATERIALS TO BE REMOVED.
- 3. THE CONTRACTOR SHALL WET-DOWN AND TARP EVERY TRUCK LOADS LEAVING THE SITE FOR A DISPOSAL AREA. THIS PROCEDURE IS CRITICAL TO THE DUST ABATEMENT PLAN AND WILL BE STRICTLY
- 4. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL PERMITS REQUIRED FOR THIS PROJECT, UNLESS SPECIFIED OTHERWISE
- 5. IF STRUCTURE REMOVAL CREATES SIGNIFICANT DEPRESSIONS, THE CONTRACTOR SHALL ROUND OFF THE SIDES TO 4:1 SLOPE, AND COMPACT TO 95% S.P.D.
- 6. ALL SAWCUT LINES SHALL BE NEATLY DONE, PARALLEL AND PERPENDICULAR TO EXISTING IMPROVEMENTS. SAWCUT LINES SHALL BE ADJUSTED TO REASONABLY INCORPORATE AREAS OF DAMAGED CURB, SIDEWALK, AND PAVEMENT
- . REMOVE AND DISPOSE OF ANY DEBRIS THAT IS WITHIN THE CONSTRUCTION LIMITS AND IS NOT SPECIFICALLY CALLED OUT AND NOT ALLOWED IN CITY LIMITS.

UTILITY NOTES:

- 1. THE CONTRACTOR SHALL PERFORM A SEWER MANDREL TEST IN THE PRESENCE OF THE ENGINEER AND OWNER AND THE CITY.
- 2. THE CONTRACTOR SHALL BALL AND FLUSH ALL SEWER AND STORM DRAIN LINES IN THE PRESENCE OF THE ENGINEER, THE OWNER, AND THE CITY.
- 3. THE CONTRACTOR SHALL PERFORM AN AIR PRESSURE TEST ON ALL SEWER LINES.
- 4. THE CONTRACTOR SHALL AT ALL TIMES, PROVIDE AND MAINTAIN EMERGENCY ACCESS TO THE PROJECT SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE PROTECTION AGENCY HAVING JURISDICTION OVER THE PROJECT SITE.
- 5. THE CONTRACTOR SHALL ADJUST ALL UTILITY BOXES, MANHOLE COVERS, DRAIN INLETS, VALVE COVERS, ETC. TO MATCH FINISH GRADE IN THE CONSTRUCTION AREA UNLESS OTHERWISE APPROVED BY THE
- 6. THE CONTRACTOR SHALL EXCAVATE FOR AND EXPOSE EXISTING UNDERGROUND UTILITIES WHERE CONNECTIONS ARE TO BE MADE PRIOR TO ANY CONSTRUCTION. SHOULD ANY ADJUSTMENTS IN LINE OR GRADE BE NECESSARY, THE CONTRACTOR SHALL BRING IT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY. ALL REVISIONS MUST BE APPROVED BY THE CITY.
- 7. THE CONTRACTOR SHALL COORDINATE UNDERGROUND UTILITY CONSTRUCTION IN SUCH A MANNER AS TO PREVENT ANY CONFLICT WHERE UTILITY LINES CROSS.
- 8. THE CONTRACTOR SHALL COORDINATE PRE-CONSTRUCTION MEETINGS WITH ALL GOVERNING AGENCIES AND UTILITY COMPANIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
- 9. ALL PVC SANITARY SEWER PIPE SHALL BE SDR 35 UNLESS OTHERWISE NOTED; ALL PVC STORM DRAIN PIPE SHALL BE SERIES 46 UNLESS OTHERWISE NOTED; ALL RCP SHALL BE CLASS III UNLESS OTHERWISE
- 10. ALL CATCH BASIN OUTLETS SHALL BE FITTED WITH A "SUR-TRAP" AS PER THE DETAILS INDICATE. ALL CATCH BASINS SHALL HAVE A MINIMUM OF 12" DEEP SILT TRAP IN THE BOTTOM.
- 11. GAS AS SHOWN IS SCHEMATIC ONLY. FINAL DESIGN SHALL BE PERFORMED BY LOCAL PURVEYOR. CONSTRUCTION SHALL FOLLOW THOSE PLANS AND SPECIFICATIONS.
- 12. THE CONTRACTOR SHALL INSTALL A BLUE REFLECTOR ON CURB ADJACENT TO ALL FIRE HYDRANTS AND PAINT THE CURB "RED" PER THE REQUIREMENTS OF THE FIRE DEPARTMENT.
- 13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND SUPPLY ALL MECHANICAL JOINTS REQUIRED TO OBTAIN SUFFICIENT DEPTHS AT ALL SEWER, STORM DRAIN, AND ELECTRICAL CROSSINGS. HE SHALL ALSO BE RESPONSIBLE TO DETERMINE AND SUPPLY ALL MECHANICAL JOINTS DUE TO GRADE
- 14. ELECTRICAL, TELEPHONE, AND CABLE TV DESIGN SHALL BE PROVIDED BY THE RESPECTIVE UTILITY COMPANIES. CONSTRUCTION SHALL FOLLOW THEIR PLANS AND SPECIFICATIONS.

- 1. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF ROCKWALL PUBLIC WORKS CONSTRUCTION
- 2. THE WATER SYSTEM SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR THE PUBLIC WORKS CONSTRUCTION. THE STANDARD DETAILS FOR PUBLIC WORKS ADOPTED BY THE CITY ROCKWALL (EXCEPT AS MODIFIED BY THESE PLANS OR SPECIAL PROVISIONS) AND THE CITY OF ROCKWALL UTILITY DIVISION STANDARDS AND NCTCOG 5TH EDITION.
- 3. ALL PIPE PLUGS ARE TO BE EXTENDED 20' BEYOND END OF PAVEMENT OR 40' BEYOND VALVE, (WHICHEVER IS GREATER) WITH FLUSH VALVES AND AIR RELEASE ASSEMBLY, IF AT HIGH POINT
- 4. VALVES SHALL BE SPACED AT 500' MAXIMUM AND TO ISOLATE THE SYSTEM.
- ALL WATER SERVICE LATERALS SHALL HAVE A METER BOX INSTALLED.
- 6. THE CONTRACTOR SHALL INSTALL A WATER METER BOX AND METER.

SATISFACTION OF THE UTILITY DIVISION INSPECTOR.

- 7. WATER PIPE SHALL BE CLASS 150 PER AWWA C-900, UNLESS OTHERWISE SHOWN ON PLANS.
- 8. SUBMITTALS FOR ALL WATER PIPE AND APPURTENANCES SHALL BE SUBMITTED AND APPROVED BY THE CITY OF ROCKWALL UTILITY SERVICES DIVISION AND THE CITY'S INSPECTOR PRIOR TO CONSTRUCTION.
- 9. WATER PIPE FITTINGS SHALL BE D.I. OR C.I. IN ACCORDANCE WITH AWWA C-111 AND C-110 OR C-153.
- CONSTRUCTION ON THE WATER SYSTEM.

THE SATISFACTION OF THE UTILITY DIVISION INSPECTOR PRIOR TO EXISTING WATER SYSTEM TIE IS

12. NEW WATER LINES MUST PASS THE BACTERIOLOGICAL TEST AND THE PRESSURE TEST TO THE

10. THE CONTRACTOR SHALL MEET WITH THE UTILITY SERVICES DIVISION PRIOR TO STARTING

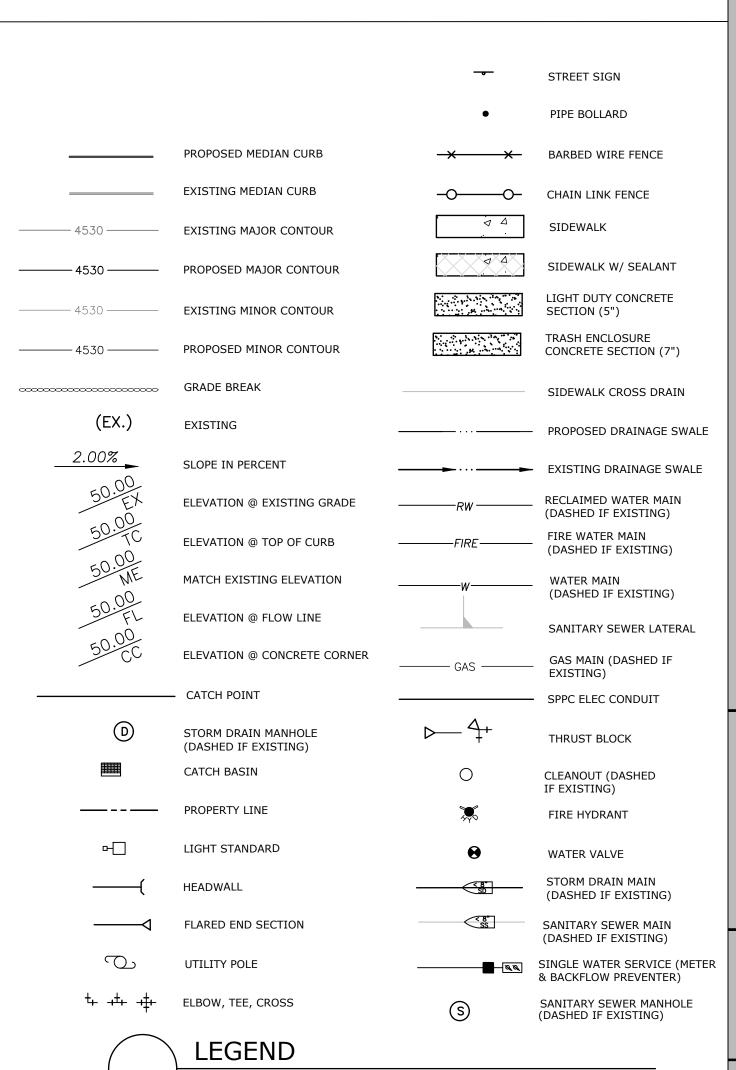
- 13. THE CITY OF ROCKWALL INSPECTOR MUST APPROVE TIES TO EXISTING WATER LINES.
- 14. THE CONTRACTOR SHALL NOTIFY THE CITY OF ROCKWALL SERVICES DIVISION 48 HOURS PRIOR TO STARTING CONSTRUCTION ON THE WATER OR SEWER SYSTEM.
- 15. VALVES INSTALLED UNDERGROUND SHALL BE EQUIPPED WITH A VALVE BOX, COVER AND CONDUCTOR PIPE. THE COVER SHALL BE MARKED "WATER". 16. ALL GATE VALVES 3-IN. THROUGH 48-IN. SHALL CONFORM TO AWWA STANDARDS C500 METAL-SEATED
- GATE VALVES FOR WATER SUPPLY SERVICE, EXCEPT FOR CHANGES OR SPECIFIED ALTERNATIVES AS DETAILED IN NCTCOG 5TH EDITION OR AS SHOWN ON THE PLANS AND CONTRACT DOCUMENTS. MATERIALS MUST COMPLY WITH NSF STANDARD 61. ALL GATE VALVES SHALL BE IRON BODY, BRONZE MOUNTED, DOUBLE DISC, PARALLEL SEAT, NONRISING STEM, INTERNAL WEDGING TYPE, VALVES MUST EMBODY THE BEST WORKMANSHIP AND FINISH, VALVE DESIGN SHALL PROVIDE MINIMUM TOROUF DESIGNS EFFECTIVELY REDUCING FRICTION AND DRAG THROUGH THRUST COLLAR DESIGN AND TRACKS FOR GATES. VALVES SHALL HAVE FLANGED, PUSH-ON, OR MECHANICAL-JOINT ENDS, OR ANY COMBINATION OF THESE AS MAY BE SPECIFIED.
- 17. UNDERGROUND DETECTABLE WARNING TAPE SHALL BE AT LEAST 3" WIDE AND SHALL BE BLUE IN COLOR (UTILIZE EMS DISKS) AND SHALL BE MARKED "CAUTION WATER LINE BURIED BELOW" AT LEAST EVERY
- 18. ALL METALLIC PARTS INSTALLED UNDERGROUND THAT DO NOT HAVE A FACTORY APPLIED PROTECTIVE COATING SHALL BE PROTECTED WITH A FIELD APPLIED BITUMINOUS COATING SUCH AS TAPE COAT,
- 19. REPRODUCIBLE AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT PRIOR TO ACCEPTANCE OF PROJECT WITH THE FOLLOWING IDENTIFIED:
- A) CHANGE IN SLOPE OR ALIGNMENT B) CHANGE IN SIZE OR TYPE OF SEWER AND WATER PIPE
- A) DIMENSION FROM DOWN-STREAM SSMH TO EACH LATERAL B)CHANGES IN DIMENSION BETWEEN SSMH'S C) CHANGES IN I.E.'S
- A) CHANGES IN DIMENSIONS BETWEEN FITTINGS AND VALVES B) CHANGES IN DIMENSIONS BETWEEN VALVES C) CHANGES IN TYPES OF FITTINGS AND VALVES

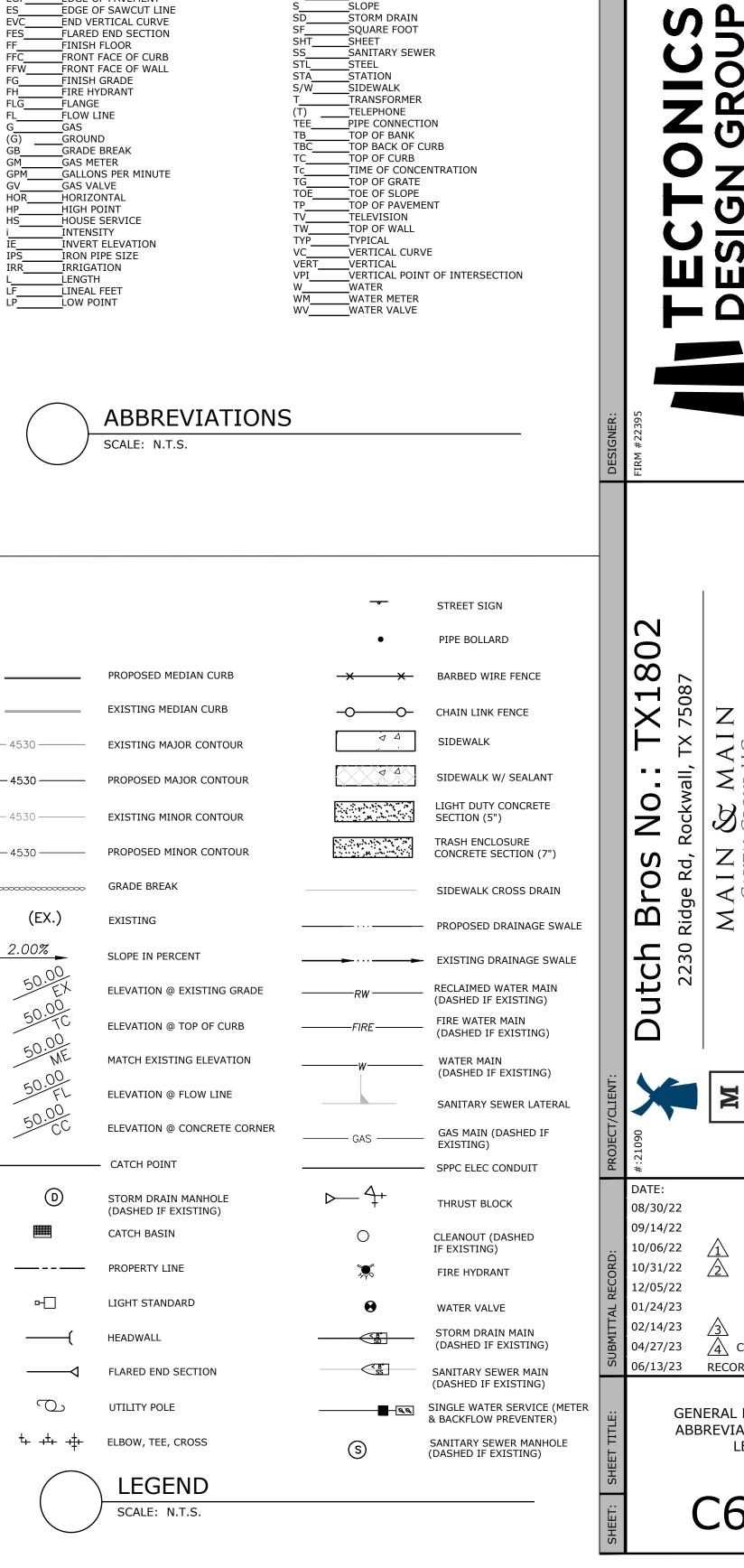
FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT:

GEOTECHNICAL INVESTIGATION - PROPOSED DUTCH BROS COFFEE SHOP - SKY-RIDGE ADDITION - ROCKWALL, TEXAS -AGG PROJECT NO. DE21-186-F - DATED NOVEMBER 2, 2021

CITY OF ROCKWALL STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN, HOWEVER, UNLESS GEOTECHNICAL REPORT RECOMMENDATIONS ARE MORE STRINGENT

MIDDLE ORDINATE ASPHALTIC CONCRETE __MILLION GALLONS PER DAY ASBESTOS CONCRETE PIPE MANHOLE BUILDING CORNER MOVC___MID-ORDINATE VERTICAL CURVE BOUNDARY MONITORING WELL
NOT IN CONTRACT BEGIN VERTICAL CURVE _BACK OF SIDEWALK NTS____NOT TO SCALE BOTTOM OF WALL ORIGINAL GROUND RUNOFF COEFFICIEN OVERHEAD CORNER CONCRETE _OFFSET LINE CATCH BASIN PAD FI EVATION CUBIC FEET PER SECOND POINT OF CURVATURE CENTERLINE POINT OF INTERSECTION CHORD PLASTIC IRRIGATION PIPE CAST IRON POST INDICATOR VALVE CORRUGATED METAL PIPE PROPERTY LINE CLEANOUT POINT OF TANGENCY CONC. CONCRETE __POINT OF REVERSE CURVATURE CONST CONSTRUCT PVC____POLYVINYL CHLORIDE PIPE ___CONCRETE PIPE ____DISCHARGE RATE __COUPLING RADIUS CURB RETURN RADIAL REBAR ___REINFORCING BARS DETECTOR CHECK VALVE ___REINFORCED CONCRETE BOX DROP INLET OR DUCTILE IRON REINFORCED CONCRETE PIPE DIAMETER REFERENCE DETAIL RETURN ELECTRICAL RAPID INFILTRATION BASIN EXISTING RIM ELEVATION ELEVATION OR ELBOW RIGHT OF WAY END CURVE RIGHT FDGF OF PAVEMENT SLOPE _EDGE OF SAWCUT LINE STORM DRAIN END VERTICAL CURVE SQUARE FOOT FLARED END SECTION SHEET FINISH FLOOR SANITARY SEWER FRONT FACE OF CURB STFFI FRONT FACE OF WALL STATION FINISH GRADE ___SIDEWALK FIRE HYDRAN TRANSFORMER FLANGE **TELEPHONE** FLOW LINE PIPE CONNECTION TOP OF BANK GROUND TOP BACK OF CURB GRADE BREAK TOP OF CURB GAS METER TIME OF CONCENTRATION GALLONS PER MINUTE TOP OF GRATE GAS VALVE TOF OF SLOPE ___HORIZONTAL TOP OF PAVEMEN HIGH POINT **TELEVISION** HOUSE SERVICE TOP OF WALL INTENSITY TYPICAL INVERT FLEVATION _VERTICAL CURVE IRON PIPE SIZE VERTICAL IRRIGATION LENGTH WATER LINEAL FFFT WATER METER LOW POINT WATER VALVE





SUBMITTAL RESUBMITTAL

BID SET PERMIT SET PERMIT SET BID SET IFC REV 1 ∕4\ CITY REV SET 06/13/23 RECORD DRAWING

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capacity without the written authorization of Tectonics

J.P.B.

Design Group.

DRAWN:

DESIGNED:

CHECKED/STAMPED:

MATT K. RASMUSSEN, P.E.

RECORD

DRAWING

GENERAL NOTES ABBREVIATIONS



- . All construction shall conform to the requirements set forth in the City of Rockwall's Engineering Department's "Standards of Design and Construction" and the "Standard Specifications for Public Works Construction" by the North Texas Central Council of Governments, 5th edition amended by the City of Rockwall. The CONTRACTOR shall reference the latest City of Rockwall standard details provided in the Rockwall Engineering Departments "Standards of Design and Construction" manual for details not provided in these plans. The CONTRACTOR shall possess one set of the NCTCOG Standard Specifications and Details and the City of Rockwall's "Standards of Design and Construction" manual on the project site at all times
- 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
- The City of Rockwall Engineering Departments "Standards of Design and Construction" can be found online at: http://www.rockwall.com/engr.asp
- 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.
- Prior to construction, CONTRACTOR shall have in their possession all necessary permits, plans, licenses,
- 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".
- All material submittals, concrete batch designs and shop drawings required for City review and approval shall be submitted by the CONTRACTOR to the City sufficiently in advance of scheduled construction to allow no less than 10 business days for review and response by the City.
- All site dimensions are referenced to the face of curb or edge of pavement unless otherwise noted.
- The City requires ten (10%) percent-two (2) year maintenance bond for paving, paving improvements, water systems, wastewater systems, storm sewer systems including detention systems, and associated fixtures and structures which are located within the right-of-ways or defined easements. The two (2) year maintenance bond is to state "from date of City acceptance" as the starting time.
- 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

- 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
- Erosion control devices as shown on the erosion control plan for the project shall be installed prior to the start
- All erosion control devices are to be installed in accordance with the approved plans, specifications and Storm Water Pollution Prevention Plan (SWPPP) for the project. Erosion control devices shall be placed and in working order prior to start of construction. Changes are to be reviewed and approved by the design engineer and the City of Rockwall prior to implementation.
- 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.
- All erosion control devices shall be inspected weekly by the CONTRACTOR and after all major rain events, or more frequently as dictated in the project Storm Water Pollution Prevention Plan (SWPPP). CONTRACTOR shall provide copies of inspection's reports to the engineering inspection after each inspection.
- The CONTRACTOR shall not dispose of waste and any materials into streams, waterways or floodplains. The CONTRACTOR shall secure all excavation at the end of each day and dispose of all excess materials.
- CONTRACTOR shall take all available precautions to control dust. CONTRACTOR shall control dust by sprinkling water or other means as approved by the City Engineer.
- 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.
- 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 10inches 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

- 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.
- 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.
- 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.
- 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.
- 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.
- 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
- 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.
- 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.
- 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

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.
- 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.
- 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.
- 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

- The CONTRACTOR shall maintain existing wastewater service at all times during construction.
- 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 lager 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.
- Proposed wastewater line embedment shall be NCTCOG Class 'H' as amended by the City of Rockwall's public works standard design and construction manual.
- 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.
- 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. Existing manholes and cleanouts not specifically called to be relocated shall be adjusted to match final grades.
- 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 (20th) month of the maintenance period.
- 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.
- 1. 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

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DRAWN: CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

> RECORD **DRAWING**

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08/30/22 09/14/22 10/06/22 PERMIT SET 10/31/22 PERMIT SET 12/05/22 BID SET 01/24/23 IFC SET 02/14/23 IFC REV 1

04/27/23

06/13/23 RECORD DRAWING CITY OF ROCKWALL CONSTRUCTION

4 CITY REV SET

C6.1A

DEMOLITION, REMOVAL, DISPOSAL AND EXCAVATION NOTES

- All pavements to be removed and replaced shall be saw cut to full depth along neat squared lines shown in
- Proposed concrete pavement shall be constructed with longitudinal butt construction joints at all connections to existing concrete pavement.
- All public concrete pavement to be removed and replaced shall be full panel replacement, 1-inch thicker and on top of 6-inch thick compacted flexbase.
- No excess excavated material shall be deposited in low areas or along natural drainage ways without written permission from the affected property owner and the City of Rockwall. No excess excavation shall be deposited in the City Limits without a permit from the City of Rockwall. If the CONTRACTOR places excess materials in these areas without written permission, the CONTRACTOR will be responsible for all damages resulting from such fill and shall remove the material at their own cost.

PAVING AND GRADING

- 1. All detention systems are to be installed and verified for design compliance along with the associated storm sewer and outflow structures, prior to the start of any paving operations (including building foundations). Erosion protection shall be placed at the pond outflow structures, silt fence along the perimeter of the pond along with any of the associated erosion BMPs noted on the erosion control plan, and the sides and bottom of the detention system shall have either sod or anchored seeded curlex installed prior to any concrete placement.
- All paving roadway, driveways, fire lanes, drive-isles, parking, dumpster pads, etc. sections shall have a minimum thickness, strength, reinforcement, joint type, joint spacing and subgrade treatment shall at a minimum conform to the City standards of Design and Construction and table below.

G/P	Minimum	Streng th 28-	Minimum (sacks /	Cement		einforcement
Street/Pavement Type	Thickness (inches)	Day (psi)	Machine placed	Hand Placed	Bar#	Spacing (O.C.E.W.)
Arterial	10"	3,600	6.0	6.5	#4 bars	18"
Collector	8"	3,600	6.0	6.5	#4 bars	18"
Residential	6"	3,600	6.0	6.5	#3 bars	24"
Alley	7"-5"-7"	3,600	6.0	6.5	#3 bars	24"
Fire Lane	6"	3,600	6.0	6.5	#3 bars	24"
Driveways	6"	3,600	6.0	6.5	#3 bars	24"
Barrier Free Ramps	6"	3,600	N/A	6.5	#3 bars	24"
Sidewalks	4"	3,000	N/A	5.5	#3 bars	24"
Parking Lot/Drive Aisles	5"	3,000	5.0	5.5	#3 bars	24"
Dumpster Pads	7"	3,600	6.0	6.5	#3 bars	24"

- Reinforcing steel shall be tied (100%). Reinforcing steel shall be set on plastic chairs. Bar laps shall be minimum 30 diameters. Sawed transverse dummy joints shall be spaced every 15 feet or 1.25 time longitudinal butt joint spacing whichever is less. Sawing shall occur within 5 to 12 hours after the pour, including sealing. Otherwise, the section shall be removed and longitudinal butt joint constructed.
- No sand shall be allowed under any paving.
- All concrete mix design shall be submitted to the City for review and approval prior to placement.
- 5. Fly ash may be used in concrete pavement locations provided that the maximum cement reduction does not exceed 20% by weight per C.Y. of concrete. The fly ash replacement shall be 1.25 lbs. per 1.0 lb. cement
- All curb and gutter shall be integral (monolithic) with the pavement.
- 3. All fill shall be compacted by sheep's foot roller to a minimum 95% standard proctor. Maximum loose lift for compaction shall be 8 inches. All lifts shall be tested for density by an independent laboratory. All laboratory compaction reports shall be submitted to the City Engineering Construction Inspector once results are received. All reports will be required prior to final acceptance.
- All concrete compression tests and soil compaction/density tests are required to be submitted to the City's Engineering Inspector immediately upon results.
- 10. All proposed sidewalks shall include barrier free ramps at intersecting streets, alleys, etc. Barrier free ramps (truncated dome plate in Colonial or brick red color) shall meet current City and ADA requirements and be approved by the Texas Department of Licensing and Regulation (TDLR).
- 11. All public sidewalks shall be doweled into pavement where it abuts curbs and driveways. Expansion joint material shall be used at these locations.
- 12. All connection of proposed concrete pavement to existing concrete pavement shall include a longitudinal butt joint as the load transfer device. All longitudinal butt joints shall be clean, straight and smooth (not jagged in appearance)
- 13. Cracks formed in concrete pavement shall be repaired or removed by the CONTRACTOR at the City's discretion. CONTRACTOR shall replace existing concrete curbs, sidewalk, paving, a gutters as indicated on the plans and as necessary to connect to the existing infrastructure, including any damage caused by the CONTRACTOR.
- 14. All residential lots will require individual grading plans submitted during the building permit process that correspond with the engineered grading and drainage area plans.
- 15. Approval of this plan is not an authorization to grade adjacent properties when the plans or field conditions warrant off-site grading. Written permission must be obtained and signed from the affected property owner(s) and temporary construction easements may be required. The written permission shall be provided to the City as verification of approval by the adjacent property owner(s). Violation of this requirement will result in suspension of all work at the job site until issue has been rectified.
- 16. All cut or fill slopes of non-paved areas shall be a maximum of 4:1 and minimum of 1%.
- 17. CONTRACTOR agrees to repair any damage to property and the public right-of-way in accordance with the City Standards of Design and Construction.
- 18. CONTRACTOR shall protect all monuments, iron pins/rods, and property corners during construction.
- 19. CONTRACTOR shall ensure positive drainage so that runoff will drain by gravity flow to new or existing drainage inlets or sheet flow per these approved plans.

DRAINAGE / STORM SEWER NOTES

- 1. The CONTRACTOR shall maintain drainage at all times during construction. Ponding of water in streets, drives, trenches, etc. will not be allowed. Existing drainage ways shall not be blocked or removed unless explicitly stated in the plans or written approval is given by the City.
- 2. All structural concrete shall be 4200 psi compressive strength at 28 days minimum 7.0 sack mix, air entrained, unless noted otherwise. Fly ash shall not be allowed in any structural concrete.
- Proposed storm sewer embedment shall be NCTCOG Class 'B' as amended by the City of Rockwall's Engineering Department Standards of Design and Construction Manual.
- 4. All public storm pipe shall be a minimum of 18-inch reinforced concrete pipe (RCP), Class III, unless otherwise noted.
- 5. All storm pipe entering structures shall be grouted to assure connection at the structure is watertight.
- 6. All storm structures shall have a smooth uniform poured mortar invert from invert in to invert out.
- 7. All storm sewer manholes in paved areas shall be flush with the paving grade, and shall have traffic bearing ring and covers.
- All storm sewer pipes and laterals 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 (20th) month of the maintenance period.

RETAINING WALLS

- 1. All retaining walls, regardless of height, will be reviewed and approved by the City Engineering Department 2. All retaining walls (including foundation stem walls), regardless of height, will be constructed of rock/stone/brick or rock/stone/brick faced. No smooth concrete walls are allowed. Wall materials shall be the same for all walls on the project.
- 3. All portions, including footings, tie-backs, and drainage backfill, of the wall shall be on-site and not encroach into any public easements or right-of-way. The entire wall shall be in one lot and shall not be installed along
- 4. All walls 3 feet and taller will be designed and signed/sealed by a registered professional engineer in the State of Texas. The wall design engineer is required to inspect the wall construction and supply a signed/sealed letter of wall construction compliance to the City of Rockwall along with wall as-builts prior to City Engineering acceptance.
- No walls are allowed in detention easements. A variance to allow retaining walls in a detention easement will require approval by the Planning and Zoning Commission with appeals being heard by the City Council.

FINAL ACCEPTANCE AND RECORD DRWINGS/AS-BUILTS

- Final Acceptance shall occur when all the items on the Checklist for Final Acceptance have been completed and signed-off by the City. An example of the checklist for final acceptance has been included in the Appendix of the Standards of Design and Construction. Items on the checklist for final acceptance will vary per project and additional items not shown on the check list may be required.
- After improvements have been constructed, the developer shall be responsible for providing to the City "As Built" or "Record Drawings". The Design Engineer shall furnish all digital files of the project formatted in Auto Cad 14, or 2000 format or newer and Adobe Acrobat (.pdf) format with a CD-ROM disk or flash drive. The disk or drive shall include a full set of plans along with any landscaping, wall plans, and details sheets.
- 3. Submit 1-set of printed drawings of the "Record Drawings" containing copies of all sheets to the Engineering Construction Inspector for the project. The printed sheets will be reviewed by the inspector PRIOR to producing the "Record Drawing" digital files on disk or flash drive. This will allow any revisions to be addressed prior to producing the digital files.
- Record Drawing Disk drawings shall have the Design Engineers seal, signature and must be stamped and dated as "Record Drawings" or "As Built Drawings" on all sheets.
- 5. The City of Rockwall will not accept any Record Drawing disk drawings which include a disclaimer. A disclaimer shall not directly or indirectly state or indicate that the design engineer or the design engineer's surveyor/surveyors did not verify grades after construction, or that the Record Drawings were based solely on information provided by the construction contractor/contractors. Any Record Drawings which include like or similar disclaimer verbiage will not be accepted by the City of Rockwall.
- Example of Acceptable Disclaimer: "To the best of our knowledge ABC Engineering, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor."



GENERAL CONSTRUCTION NOTES Sheet 2 of 2 October 2020

CITY OF ROCKWALL ENGINEERING DEPARTMENT

385 S. Goliad Rockwall, Texas 75087

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



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> > RECORD DRAWING

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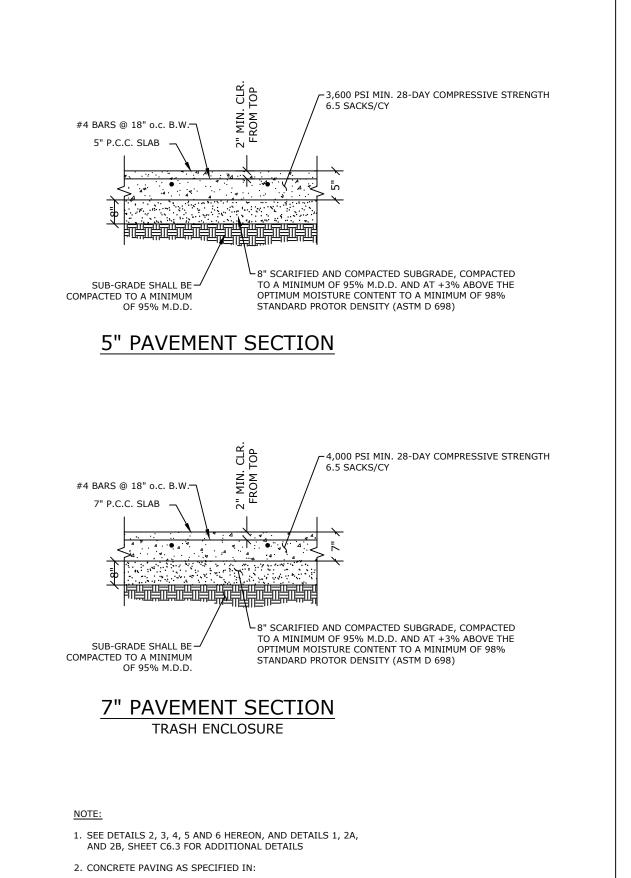
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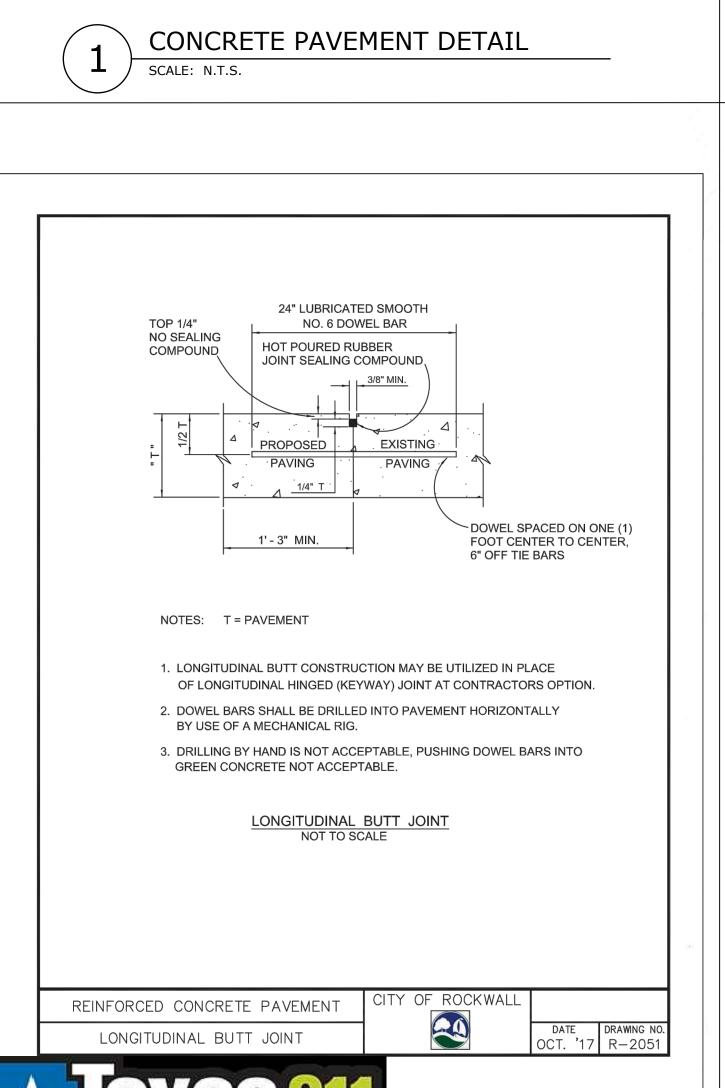
09/14/22 10/06/22 PERMIT SET 10/31/22 PERMIT SET 12/05/22 01/24/23 02/14/23

IFC REV 1 04/27/23 4 CITY REV SET 06/13/23 RECORD DRAWING CITY OF ROCKWALL

CONSTRUCTION

C6.1B

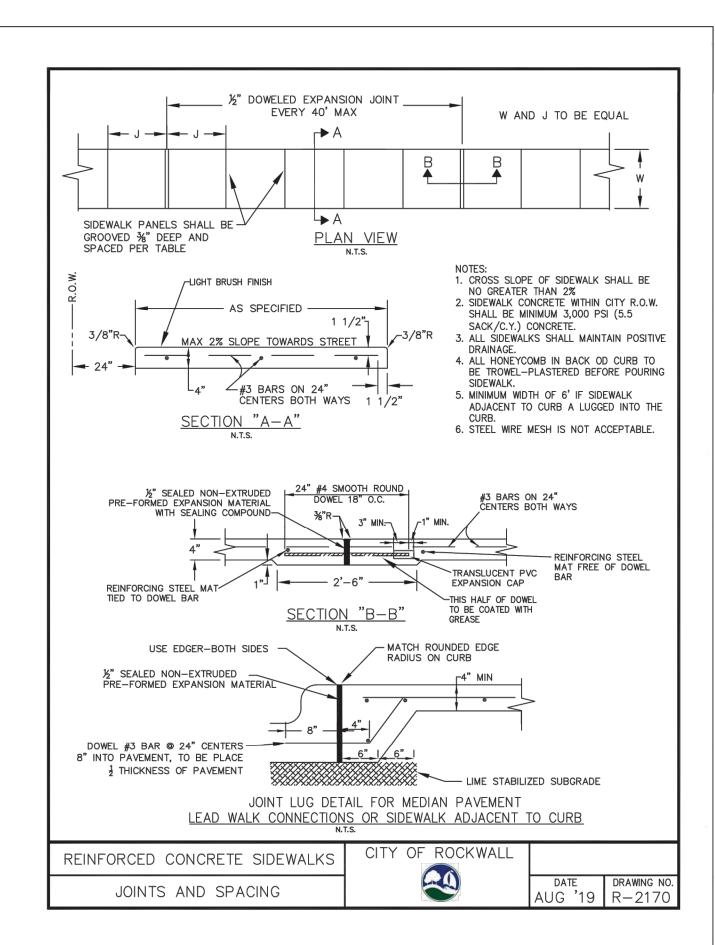


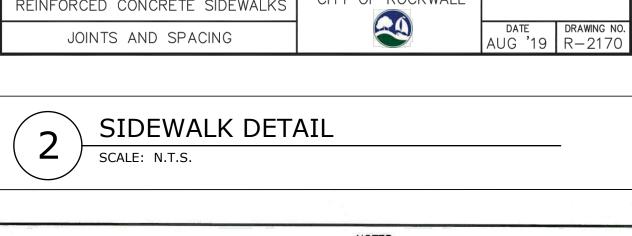


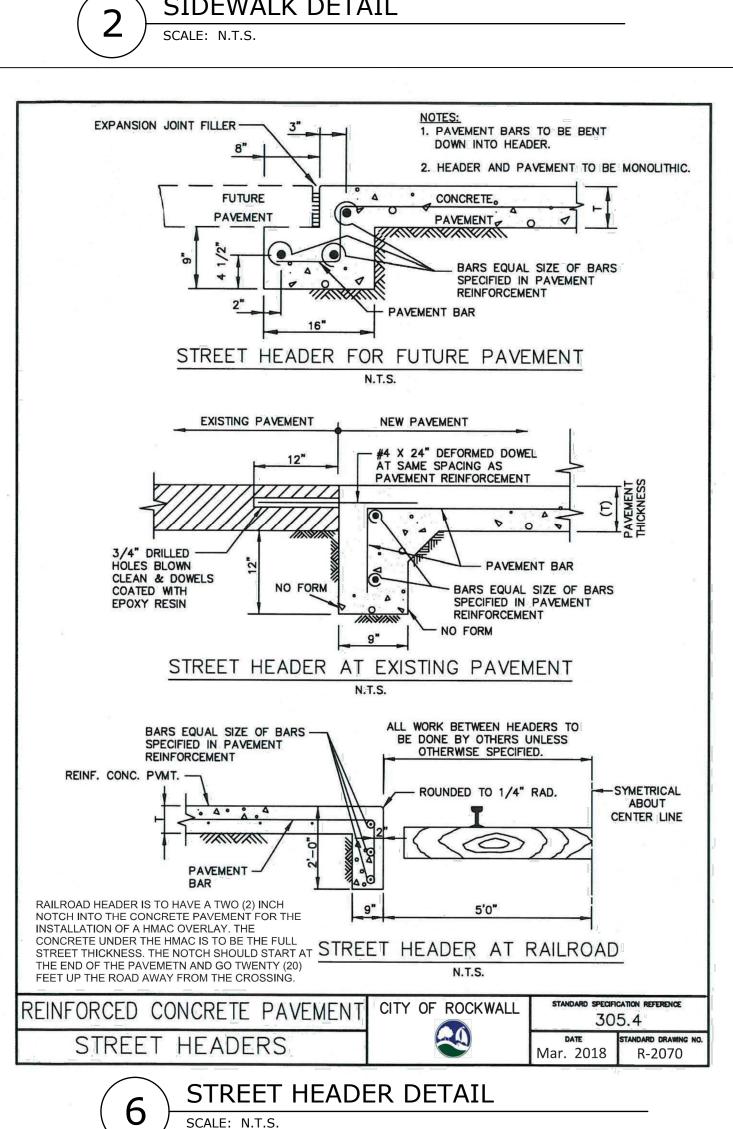
IT JOINT DETAIL

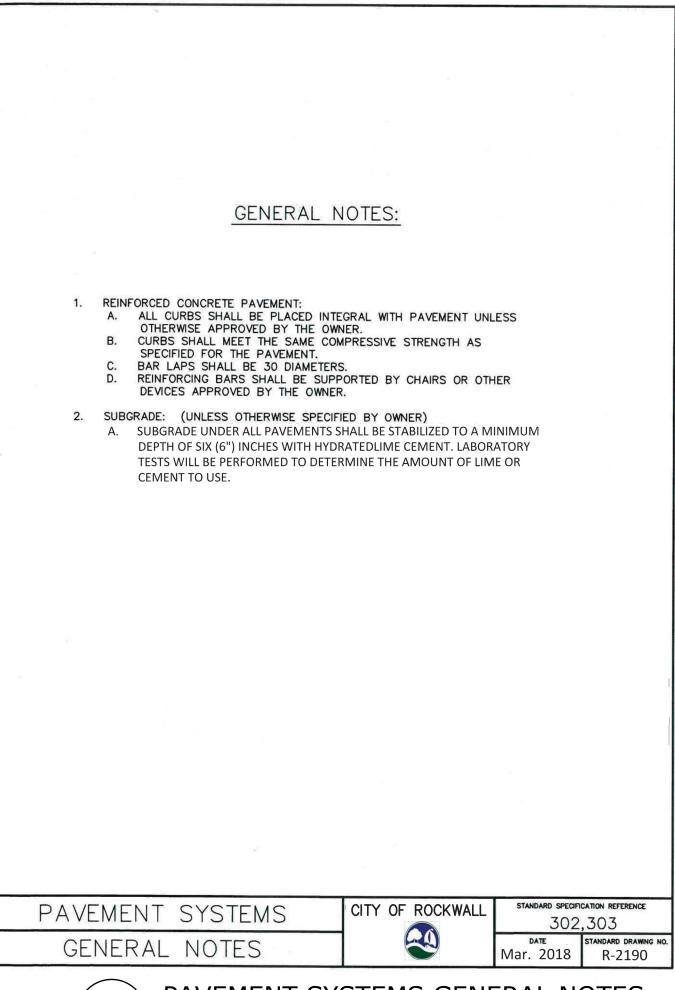
GEOTECHINICAL INVESTIGATION - PROPOSED DUTCH BROS COFFEE SHOP - SKY-RIDGE ADDITION - ROCKWALL, TEXAS -

AGG PROJECT NO. DE21-186-F - NOVEMBER 2, 2021

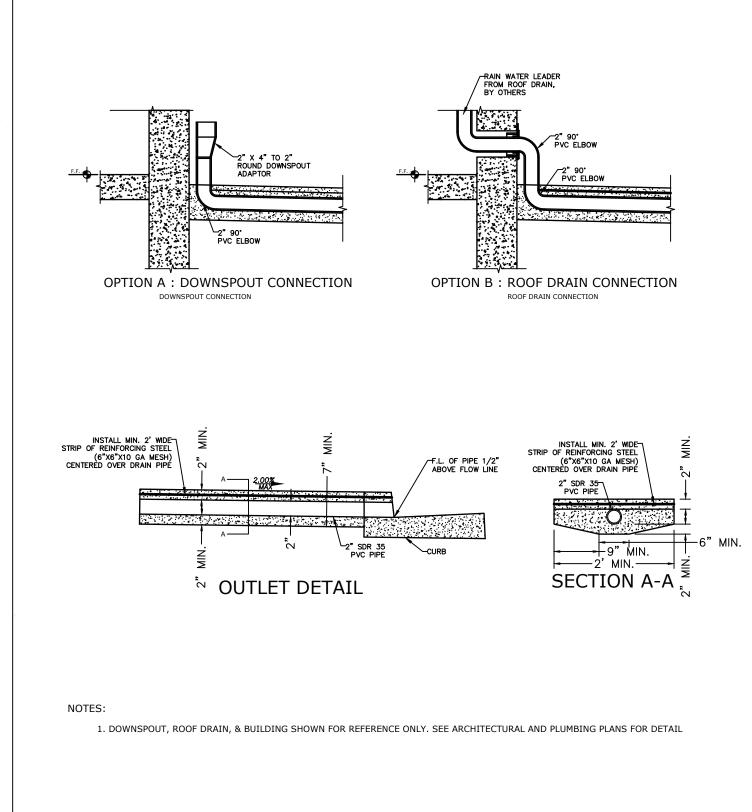




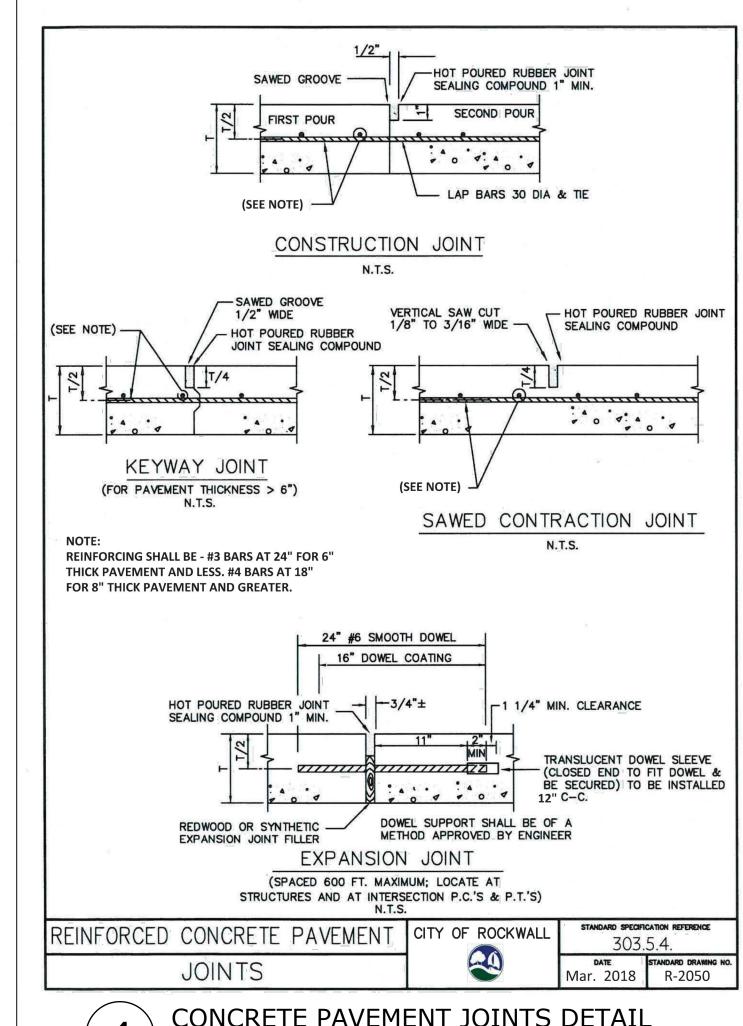






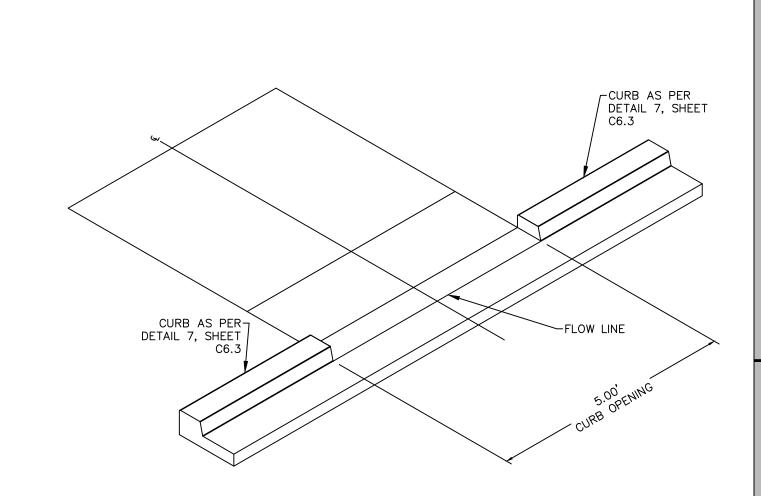








CENTERLINE OF



ADA CURB OPENING DETAIL SCALE: N.T.S.

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> RECORD **DRAWING**

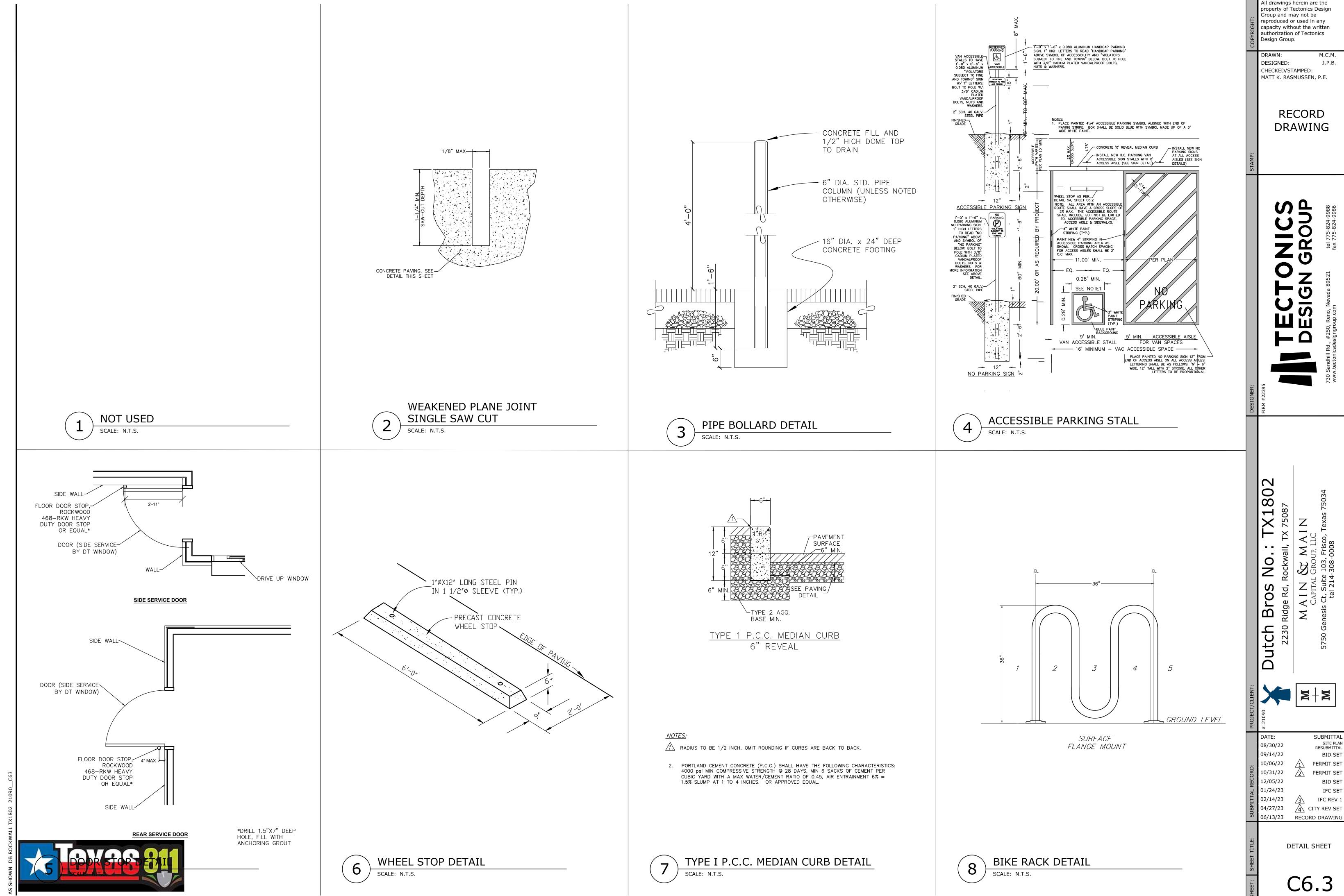
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DETAIL SHEET



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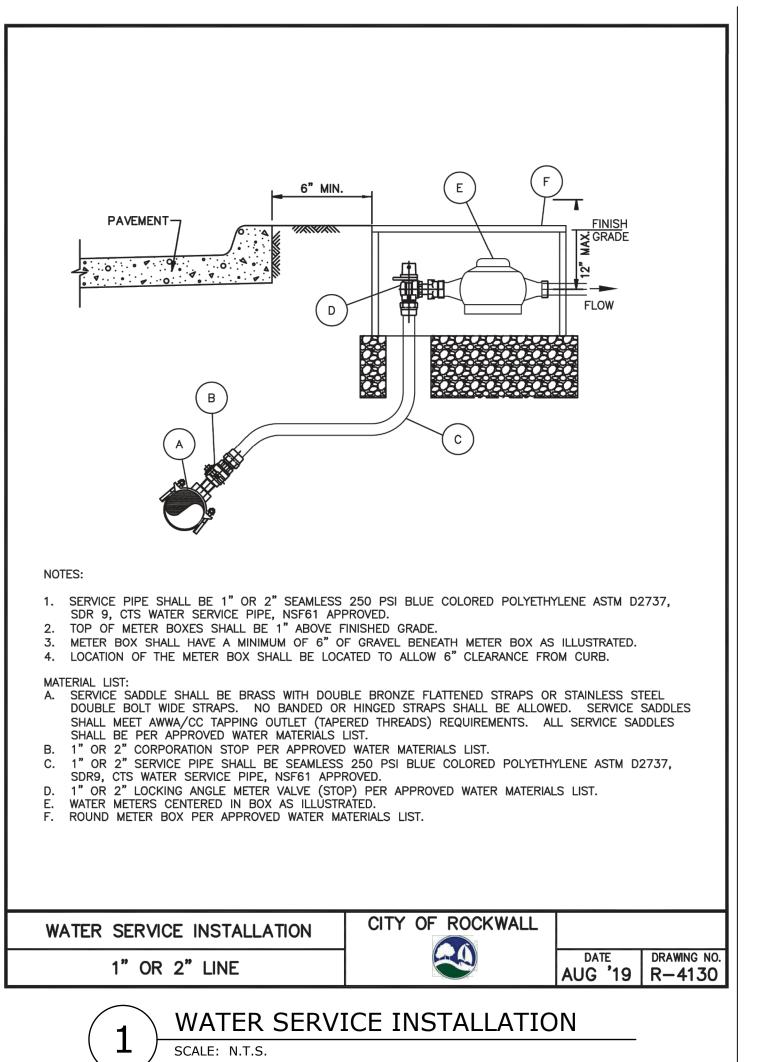
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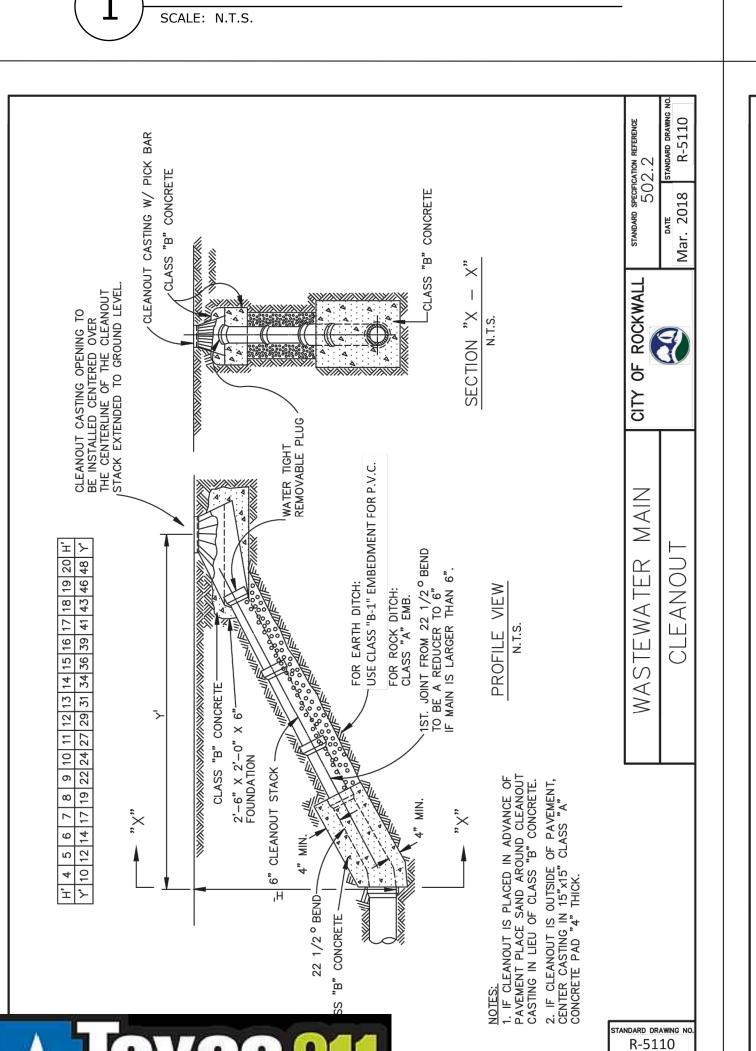
RECORD

DRAWING

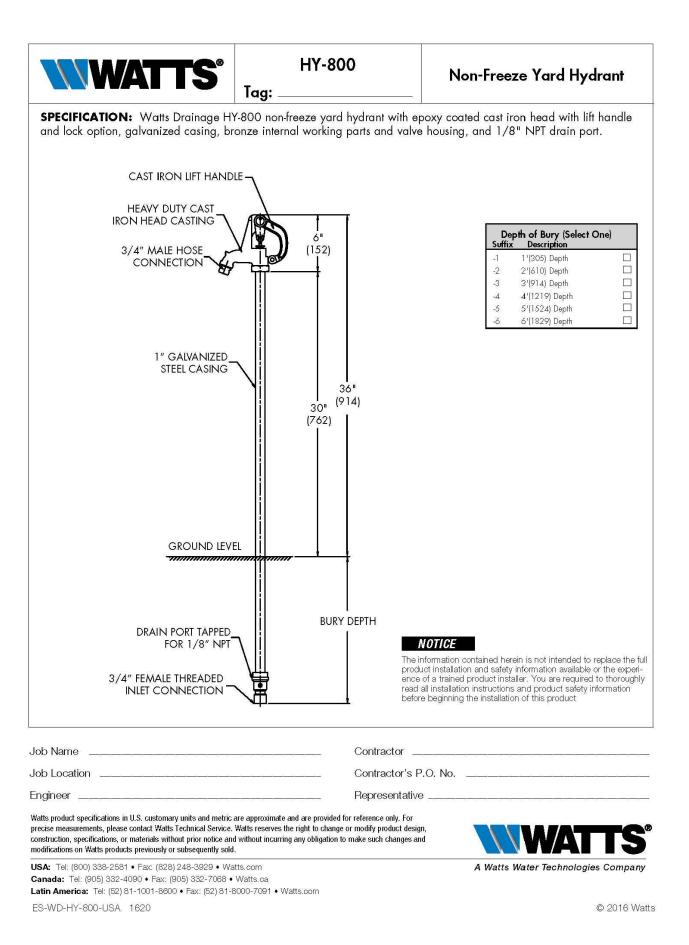
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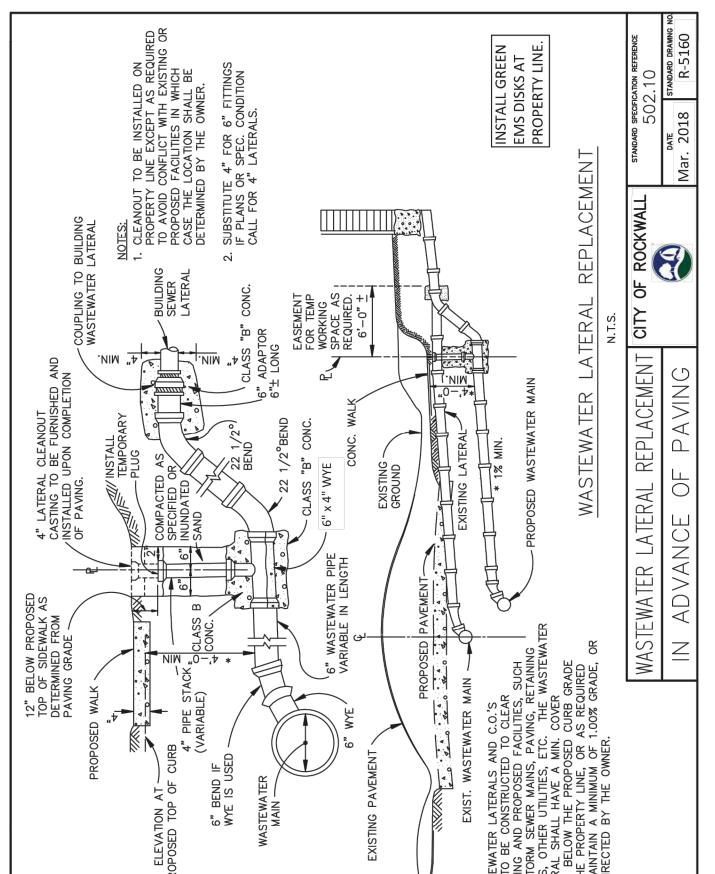
DETAIL SHEET





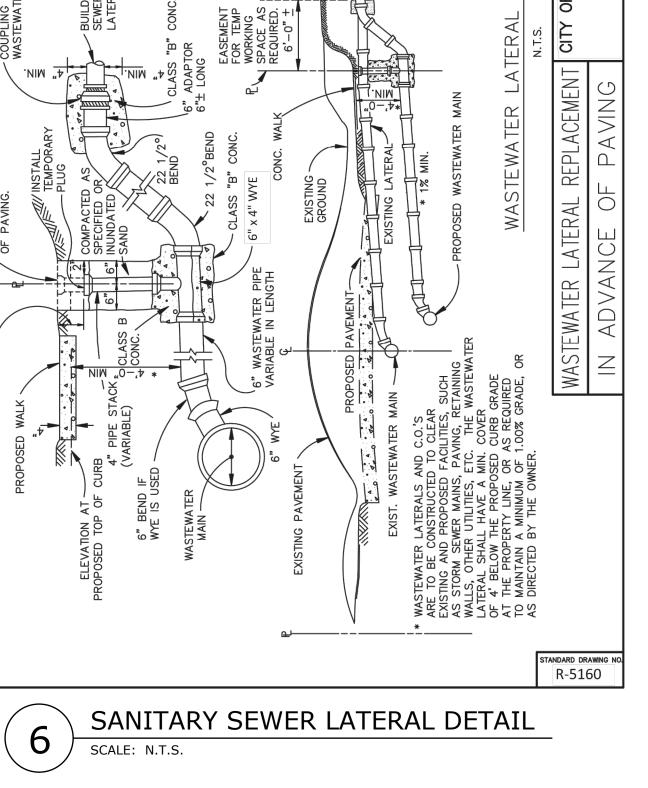
CLEANOUT DETAIL

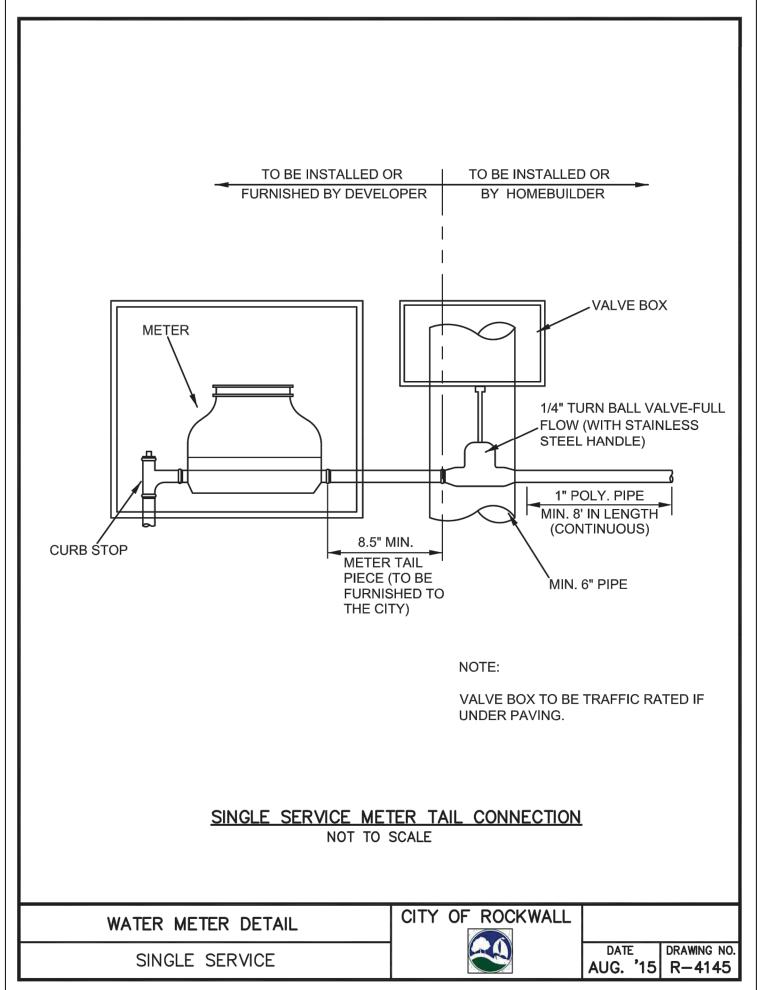




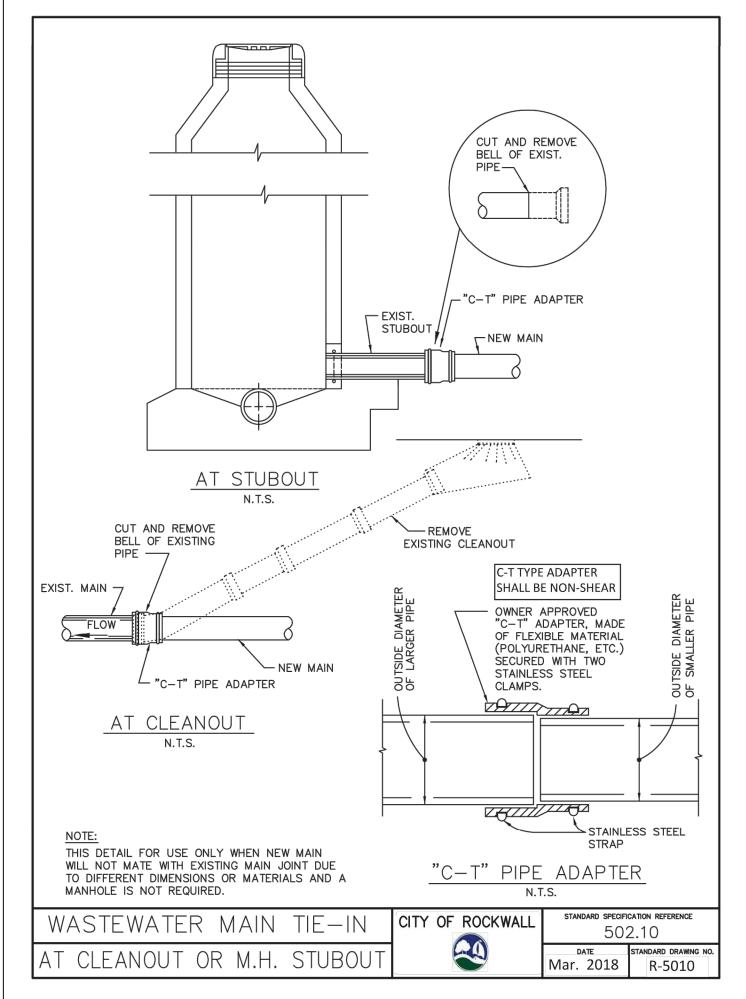
YARD HYDRANT DETAIL

SCALE: N.T.S.

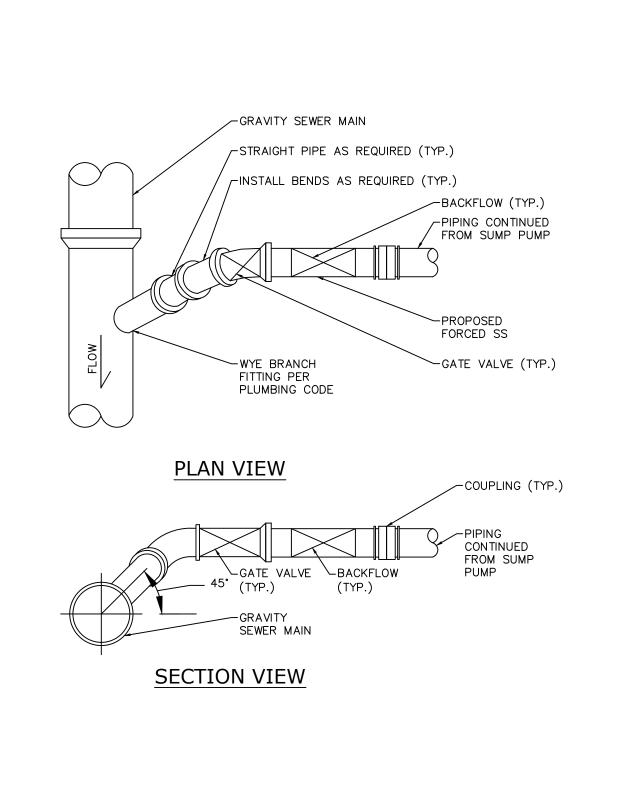




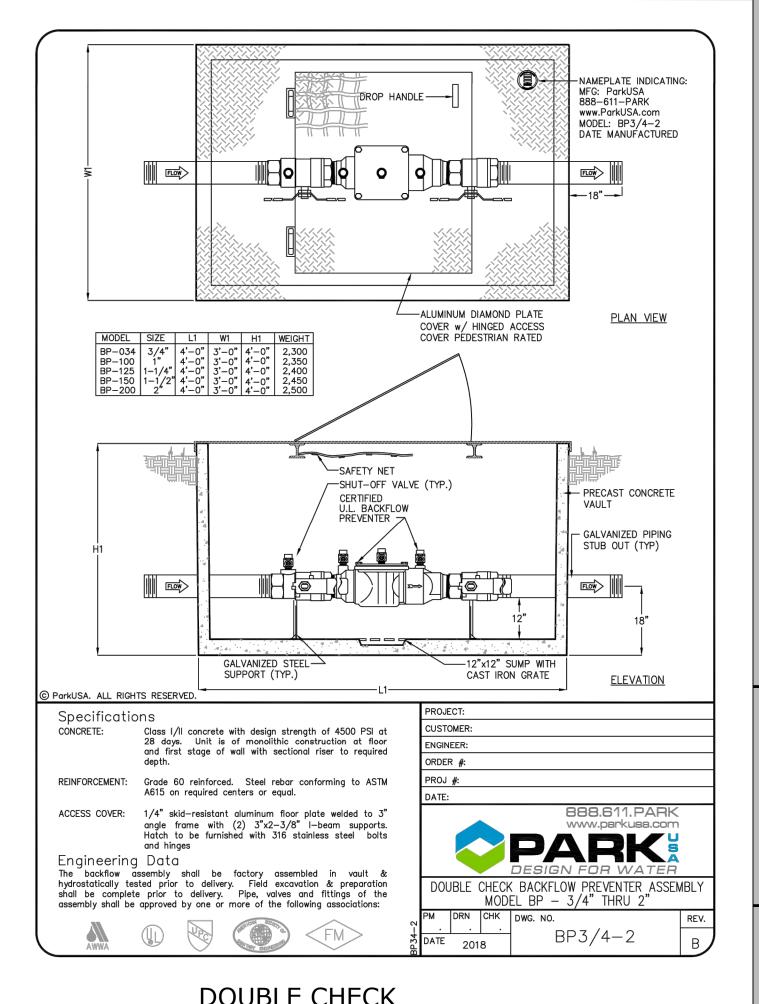














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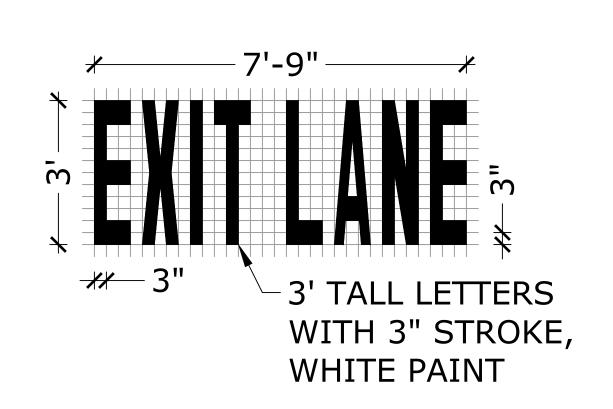
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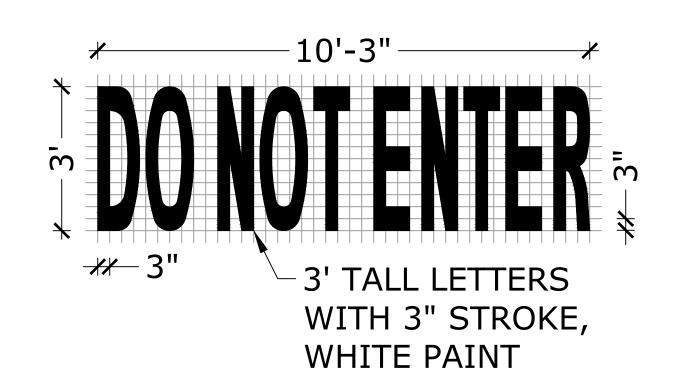
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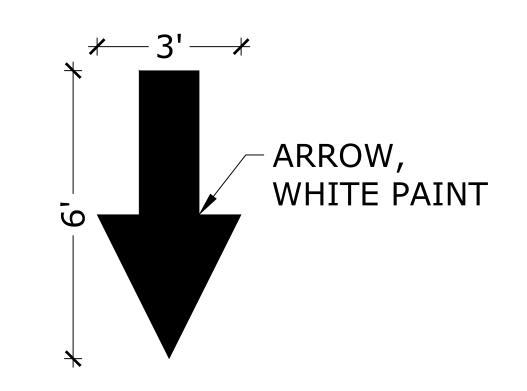
BID SET PERMIT SET **BID SET** 01/24/23 02/14/23 IFC REV 1 04/27/23 /4\ CITY REV SET 06/13/23 RECORD DRAWING

DETAIL SHEET





/ 3'-9" **/** 3' TALL LETTERS WITH 3" STROKE, WHITE PAINT





"DO NOT ENTER" STRIPING SCALE: N.T.S.

"STOP" STRIPING SCALE: N.T.S.

DRIVE THROUGH STRIPING

-1' WIDE STOP BAR, WHITE PAINT LETTERS FACING DRIVE THROUGH TRAFFIC

LETTERS FACING



- 1. PERMANENT STRIPING, BIKE LANES, AND MARKINGS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- 2. PARKING SPACE LINES SHALL BE 4-INCH WIDE, WHITE STRIPES.
- 3. HANDICAP PARKING SPACES SHALL BE MARKED WITH A PAINTED BLUE FIELD 48-INCHES SQUARE CONTAINING A PAINTED WHITE WHEELCHAIR SYMBOL.
- 4. HANDICAP PARKING AISLE LINES SHALL HAVE 4-INCH WIDE, WHITE STRIPES AT A 45 DEGREE ANGLE AND AT 18-INCHES ON CENTER.
- 5. PARKING STALL INSTALLATION AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D.

SPECIFICATIONS

1. 4° FPT with 4° plain end adapters, single inlet and triple outlet

2. Unit weight - w/cast iron cover 190 lbs; 2. Unit weight - w/cost fron cover 190 lbs., w/composite cover 135 lbs. (For wet weight add 1,043 lbs.)
3. Maximum operating temperature: 150° F continuous
4. Capacities - Liquid: 125 gal; Grease: 861 lbs.

Solids: 31 gal. **5.** This unit does not require flow control. For gravity drainage applications only 7. Do not use for pressure applications.
8. Cover placement allows full access to tank for proper maintenance.

9. Vent not required unless per local code.

10. Engineered inlet and outlet diffusers are removable to inspect / clean piping.

11. Integral air relief / Anti-siphon / Sampling access.

12. Adjustable cover adapters provide up to 4" of

additional height.

13. Fixed outlet models (-FO) have inlet and outlet permanently welded at the factory in the straight-through (B) positions.

14. Flow rates are based on 2-minute drain time.

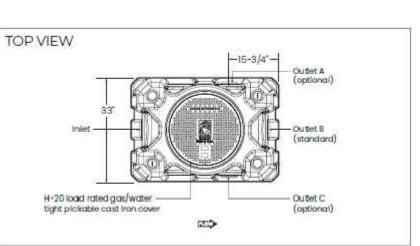
15. Safety Star* access restrictor built into cover and account of the straight of the straight of the safety in the safety in the safety of t adapter, prevents accidental entry to tanks (450 lb rating)

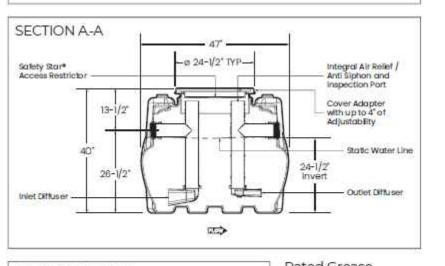
DIFFUSION FLOW TECHNOLOGY The inlet diffuser reduces turbulence, creates laminar flow and allows the entire tank volume to be utilized for efficient grease separation and minimal disturbance to existing grease and sediment layers. The integral or relief / anti-siphon at the outlet diffuser top allows pressure stabilization within the unit during operation. The outlet diffuser can easily be attached to any of the three outlets provided to ENGINEER SPECIFICATION GUIDE

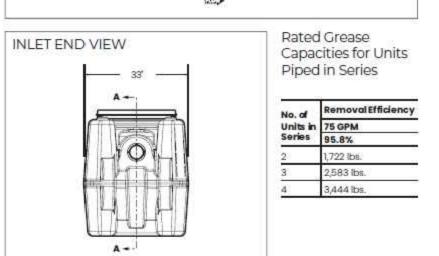
Schier Great Basin^{1M} grease interceptor model # GB-75 shall be lifetime guaranteed and made in USA of seamless rotationally-molded polyethylene. Interceptor shall be furnished for above or below grade installation. Interceptor shall be certified to ASME All 2143 (Type D) and CSA 84811, with adjustable cover adapter, Safety Star* access restrictor built into cover adapter, and three outlet options: Interceptor flow rate shall be 75 GPM.
Interceptor grease capacity shall be 861 lbs. Cover shall provide water/gas-tight seal and have minimum 16;000 lbs. load capacity.

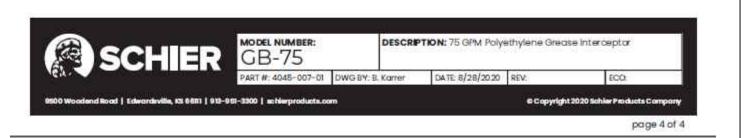
CERTIFIED PERFORMANCE Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME #AI1214.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage.

They are compliant to the Uniform Plumbing Code and the International Plumbing Code







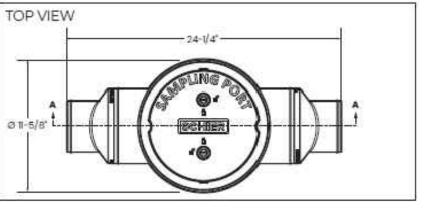


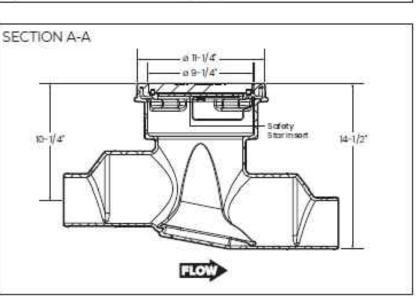
GREASE INTERCEPTOR DETAIL SCALE: N.T.S.

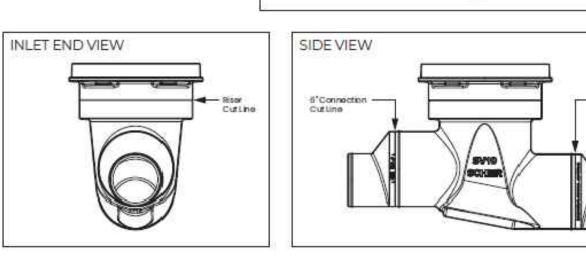
SPECIFICATIONS

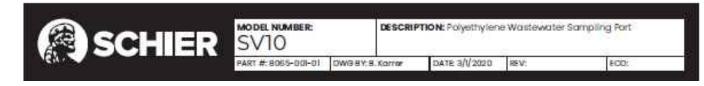
1. 4" plain end injet/outlet (field modifiable to 8 piain end.) Unit weight 9 lbs.
 Maximum operating temperature Offset connections 5. 2 rolls of 33' x 2' butyl mastic tape provided for

sealing build-your-own riser joints. ENGINEER SPECIFICATION GUIDE Schler Sewer Viewer™ sampling port model # SV10 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene. Sampling part shall be furnished for above or below grade installation. Cover shall provide water/ gas-tight seal and have maximum 18,000 lbs. load capacity.









SAMPLING PORT DETAIL SCALE: N.T.S.

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RECORD

DRAWING

09/14/22 10/06/22 PERMIT SET 10/31/22

12/05/22 **BID SET** 01/24/23 04/27/23 4 CITY REV SET 06/13/23 RECORD DRAWING

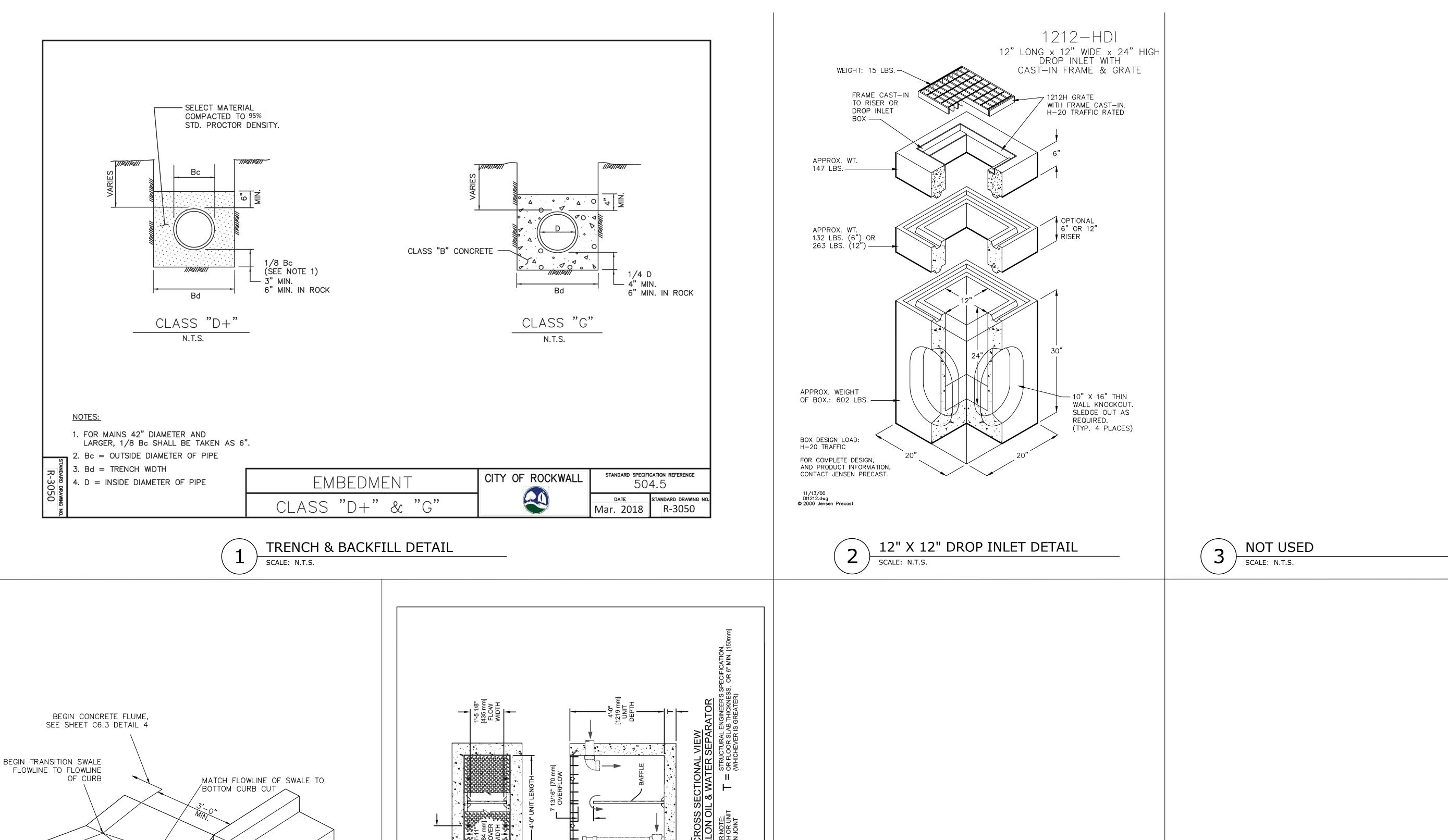
DETAIL SHEET

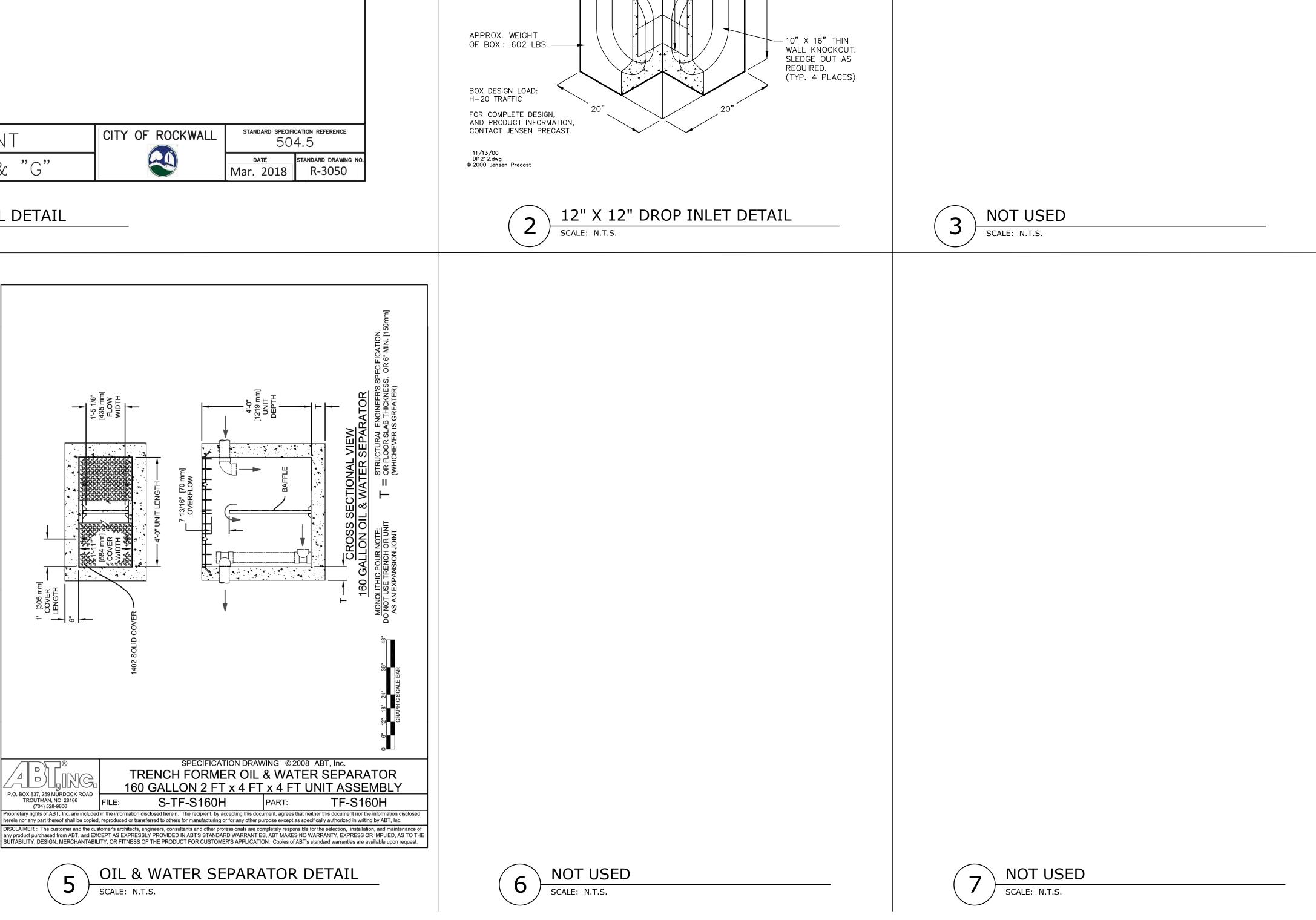
C6.5

OPPOSITE DRIVE THROUGH TRAFFIC

XIT STRIPING

STRIPING NOTES



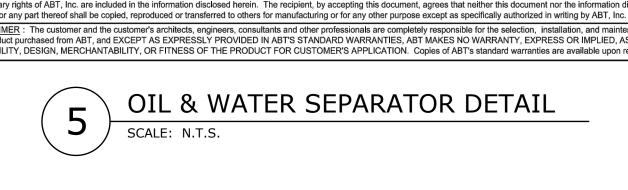




P.C.C. CURB

RAISE EDGE OF SWALE TO MATCH TOP OF CURB

(TYPICAL BOTH SIDES)



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10/06/22 10/31/22

06/13/23 RECORD DRAWING

DETAIL SHEET

OF UNDERGROUND UTILITIES. 3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE

GRADE IN LAWN AREAS.

5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE

TOP OF WALKS AND CURBS.

BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE

8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND

9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

THE MAINTENANCE OF ALL LANDSCAPE.

3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.

4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.

5. ALL PLANT MATERIAL WHICH DIES SHALL BE

6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN

1. NO TREES WITHIN 10'-0" OF ANY UTILITIES

10" DIA. OR LESS.

REQUIREMENTS IN THE UDC

GENERAL TREE SURVEY NOTE: NO EXISTING TREES LOCATED ON SITE

- 1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- 2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY

6' SANITARY

SEWER EASEMENT

10'X20' WATER -

EASEMENT

10' REAR

MFG

AN [

AB

LANDSCAPE BUFFER

30" HT. BERM,

REFER TO CIVIL

SOD -

10' MIN., VARIABLE WIDTH.

C (COMMERCIAL DISTRICT)

LIMITED SERVICE RESTAURANT

0.568 ACRES (24,764 S.F.)

0.162 ACRES (7,070 S.F.)

10 SPACES (1 PER 250 S.F. + 1 PER 4 OUTDOOR SEATS

COMMON NAME

Dwarf Abelia 'Rose Creek'

Desert Willow

Lacebark Elm

Andorra Juniper

Crushed Basalt

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.

Decorative Gravel

Dwarf Burford Holly

Mexican Feathergrass

Nellie R. Stevens Holly

Common Bermudagrass

PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.

Upright Rosemary 'Tuscan Blue' 35 3 gal.

ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

Live Oak

950 S.F.

15 FEET

10 FEET

10 FEET

10 SPACES

HANDICAPPED PROVIDED 1 SPACE (1-25 STALLS)

3.8%

24 FT (1-STORY)

VACANT/UNDEVELOPED

AN

ZONING

LOT AREA

BUILDING AREA

BUILDING HEIGHT

SETBACK FRONT

SETBACK SIDE

SETBACK REAR

LANDSCAPE AREA

PARKING REQUIRED

PARKING PROVIDED

PLANT LIST

SOD

G-1

G-2

SYMBOL BOTANICAL NAME

Chilopsis linearis

Quercus virginiana

SHRUBS/GROUNDCOVER Abelia grandiflora 'Rose Creek

Juniperus tobira 'Andorra'

Ilex spp. 'Nellie R. Stevens'

Rosmarinus officinalis 'Tuscan Blue'

Nassella tenuissima

Cynodon dactylon

llex cornuta 'Dwarf Burford'

Ulmus parvifolia 'Sempervirens'

BUILDING COVERAGE

LANDSCAPE COVERAGE 28.5%

TOTAL CARS IN QUEUE 29 CARS

EXISTING LAND USE

PROPOSED LAND USE

| SETBACK |

- AWAY FROM ALL STRUCTURES.
- 4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED
- ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- 6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE
- 7. ALL LAWN AREAS SHALL BE SOLID SOD
- INSTALLED BY A LICENSED IRRIGATOR.

RD (FM 740) F-WAY VARIES

RIDGE IGHT-OI

LANDSCAPE TABULATIONS

THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.W. BUFFER

Required

10' wide buffer

(8) trees, 4" cal.

(8) accent trees

SITE LANDSCAPING

COMMERCIAL.

4,952 s.f. (20%)

2,476 s.f. (50%)

Required

9 30 gal. container grown, 3-5 trunk, 8' ht. min., 4' spread min.

25 5 gal. container full, 20" spread, 36" o.c.

container full, 20" spread

47 5 gal. container full, 20" spread

39 5 gal. container full, 24" spread

12 36"ht. container full, 24" spread

refer to Notes

82 3 gal. container full

5 4" cal. container grown, 12' ht., 4' spread, 4' branching ht., matching

4 4" cal. container grown, 12' ht., 4' spread, 4' branching ht., matching

crushed basalt, 1" dia., 4" depth with weed barrier fabric

3" -4" dia., 4" depth with weed barrier fabric

QTY. SIZE REMARKS

groundcover, berm, and shrubbery.

RIDGE ROAD (FM 740): 121 l.f.

landscaped for COMMERCIAL.

Site Area: 0.56 AC; 24,760 s.f.

1. Ten (10') foot-wide landscape buffer with one tree per

1. Twenty (20%) percent of the total site shall be

2. Fifty (50%) percent of the total requirements shall be

located in the front of and along side buildings for

fifty (50) l.f. and one accent tree per (50) l.f., to include

20' wide buffer

(8) trees, 4" cal.

(8) accent trees

7,070 s.f. (28.5%)

4,007 s.f. (56%)

- 1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR
- 2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- AFTER FINAL ACCEPTANCE.

CITY OF ROCKWALL NOTES

- 10" DIA. OR GREATER.
- 2. NO TREES WITHIN 5'-0" OF ANY UTILITIES
- 3. IRRIGATION SYSTEM WILL MEET

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.

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DESIGNED:

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04/18/22

05/09/22

05/26/22

06/07/22

08/23/22

12/05/22

1/19/23

CHECKED/STAMPED:

- 2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- 3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- 4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- 6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- 7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- 1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL
- 2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- 3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- 4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.



4245 North Central Expy Suite 501 Dallas, Texas 75205 214.865.7192 office

LANDSCAPE PLAN

09/02/22 SITE PLAN RESUBMITTAL

SUBMITTAL

CITY COMMENTS

CITY COMMENTS

CITY COMMENTS

BID SET

BID SET

IFC SET

PERMIT SET

SITE PLAN SIGNATURE BLOCK

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN 1.1. SITY OF MORNINGE, ALAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ , ____. WITNESS OUR HANDS, THE ____ DAY OF ____, ____.

1.1 REFERENCED DOCUMENTS

A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:
- 1. Planting (trees, shrubs and grasses)
- 2. Bed preparation and fertilization
- 3. Notification of sources
- 4. Water and maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: April 14, 2014 Edition; by American National Standards Institute, Inc. (Z60.1) – plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape 1.7 QUALITY ASSURANCE installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

- 1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
- 2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
- 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written

B. Guarantee:

- 1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
- a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
- b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises 1.8 PRODUCT DELIVERY, STORAGE AND HANDLING immediately.
- c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
- 2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- 3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.
- Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

specified.

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material: 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization)
- exceed project specifications. 2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as

which will ensure the purchased materials will meet and / or

- 3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
- 4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions,

do not measure from branch or root tip-to-tip.

- 5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar variety size and quality.
- 6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
- 7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

- 1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
- 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

- 1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored
- 2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available
- 3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24
- hours of delivery. 4. Protect plants during delivery to prevent damage to root

balls or desiccation of leaves. Keep plants moist at all

- times. Cover all materials during transport. 5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
- 6. Remove rejected plant material immediately from job site.
- 7. To avoid damage or stress, do not lift, move, adjust to

plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complementary. 2.3 MISCELLANEOUS MATERIALS Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as

specified at no additional cost to the Owner

- E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken PART 3 - EXECUTION root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, 3.1 BED PREPARATION & FERTILIZATION measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

- 1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
- 2. Physical properties as follows: a. Clay - between 7-27 percent Silt – between 15-25 percent c. Sand – less than 52 percent
- 3. Organic matter shall be 3%-10% of total dry weight.
- 4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of 3.2 INSTALLATION course and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each
- bearing the manufacturer's guaranteed statement of analysis. G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus
- H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

- A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.
- B. Staking Material for Shade Trees: refer to details.
- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.
- D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.
- E. River Rock: 'Colorado' or native river rock, 2" 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
- 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
- 2. All planting areas shall receive a two (2") inch layer of specified mulch.
- 3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
- . Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter $(\frac{3}{4})$ inch in diameter. Plants should be thoroughly moist before removing 3.3 CLEANUP AND ACCEPTANCE
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another END OF SECTION location or have drainage added. Install a PVC stand pipe per

tree planting detail as approved by the Landscape Architect if the percolation test fails.

- Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top $\frac{1}{3}$ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.
- J. Do not wrap trees.
- K. Do not over prune.
- Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape
- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
- 1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
- 2. Pruning shall be done with clean, sharp tools.
- 3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:

- Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to
- 2. All steel curbing shall be free of kinks and abrupt bends.
- 3. Top of curbing shall be $\frac{1}{2}$ " maximum height above final
- 4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
- 5. Do not install steel edging along sidewalks or curbs.

6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keen paved areas clean by sweeping or hosing them at end of each work day.

TREE PLANTING DETAIL LEGEND AND NOTES

- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org
- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.

C. ROOT BALL: REMOVE TOP 1/3 BURLAP

AND ANY OTHER FOREIGN OBJECT;

CONTAINER GROWN STOCK TO BE

INSPECTED FOR GIRDLING ROOTS. D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT &

ROOT FLARE IS NOT APPARENT.

E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE

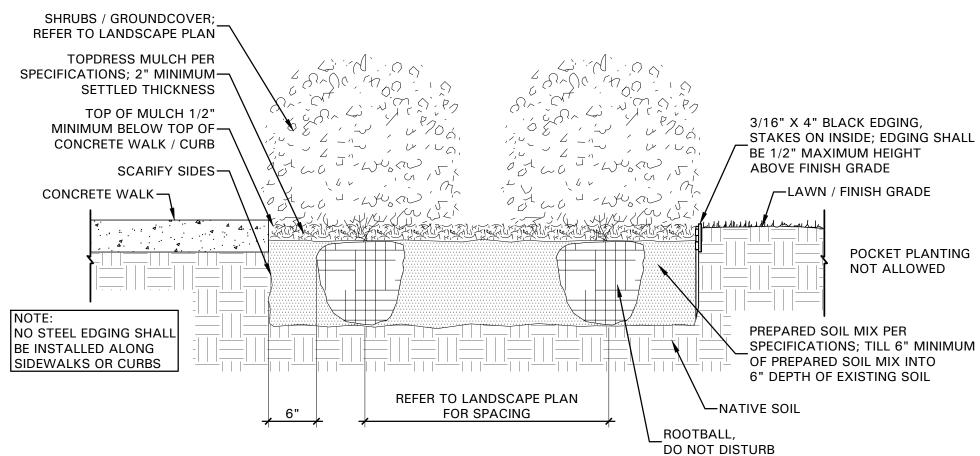
F. ROOT ANCHOR BY TREE STAKE

SOLUTIONS.

G. NAIL STAKE: MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- SHOULD NOT BE VISIBLE.
- TREE STAKES: STAKE' BELOW GROUND MODEL **AVAILABLE FROM:** Tree Stake Solutions
 - (903) 676-6143 jeff@treestakesolutions.com www.treestakesolutions.com
- K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY MANUFACTURER'S SPECIFICATIONS PRIOR INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE

- MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE
- TREE STAKE SOLUTIONS 'SAFETY ATTN: Jeff Tuley
- OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.
- INSTALLATION.



O2 SHRUB / GROUNDCOVER DETAIL NOT TO SCALE



4245 North Central Expy Suite 501

Dallas, Texas 75205 214.865.7192 office

SITE PLAN SIGNATURE BLOCK

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN 1.12 SITY OF ASSOCIATION, ALAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE WITNESS OUR HANDS, THE ____ DAY OF ____, ____.

PLANNING & ZONING COMMISSION CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

All drawings herein are the property of Tectonics Design Group and may not be reproduced or used in anv capacity without the written authorization of Tectonics Design Group.

DRAWN: RMT ESIGNED: CHECKED/STAMPED:

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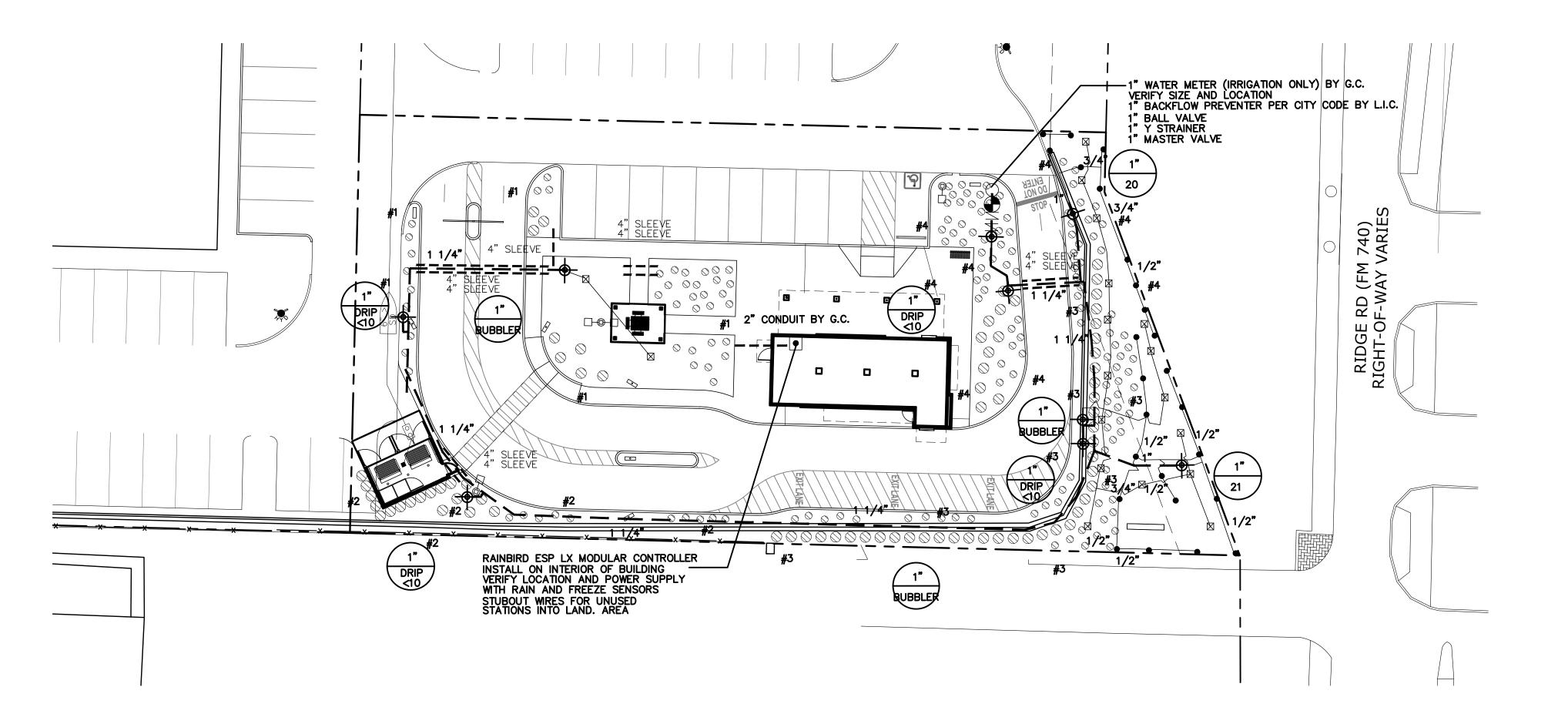
SUBMITTAL CITY COMMENTS 04/18/22 05/09/22 05/26/22 CITY COMMENTS 06/07/22 CITY COMMENTS 08/23/22 BID SET SITE PLAN RESUBMITTA PERMIT SET 12/05/22 **BID SET** 1/19/23 IFC SET

> SPECIFICATIONS AND DETAILS

LANDSCAPE

CASE #: SP2021-031

1 TREE PLANTING DETAIL NOT TO SCALE



	ZONING	C (COMMERCIAL DISTRICT)
ADLE	EXISTING LAND USE	VACANT/UNDEVELOPED
ם ז	PROPOSED LAND USE	LIMITED SERVICE RESTAURANT
-	LOT AREA	0.568 ACRES (24,764 S.F.)
	BUILDING AREA	950 S.F.
אאויוויוטכ	BUILDING HEIGHT	24 FT (1-STORY)
Ξ	SETBACK FRONT	15 FEET
) 	SETBACK SIDE	10 FEET
_	SETBACK REAR	10 FEET
T NOJEC	BUILDING COVERAGE	3.8%
	LANDSCAPE AREA	0.162 ACRES (7,070 S.F.)
_	LANDSCAPE COVERAGE	28.5%
	PARKING REQUIRED	10 SPACES (1 PER 250 S.F. + 1 PER 4 OUTDOOR SEATS)
	PARKING PROVIDED	10 SPACES
	HANDICAPPED PROVIDED	1 SPACE (1-25 STALLS)
	TOTAL CARS IN QUEUE	29 CARS

SLEEVING NOTES

- 1. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
- 2. SLEEVE MATERIAL SHALL BE SCHEDULE 40 PIPE, SIZE AS INDICATED ON PLAN.
- 3. CONTRACTOR SHALL LAY SLEEVES AND CONDUITS AT TWENTY-FOUR (24") INCHES BELOW FINISH GRADE OF
- 4. CONTRACTOR SHALL EXTEND SLEEVES ONE (1') FOOT BEYOND EDGE OF ALL PAVEMENT.
- 5. CONTRACTOR SHALL CAP PIPE ENDS USING PVC CAPS.
- 6. CONTRACTOR SHALL FURNISH OWNER AND IRRIGATION CONTRACTOR WITH AN 'AS-BUILT' DRAWING SHOWING ALL SLEEVE LOCATIONS.

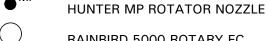
IRRIGATION NOTES

THE TOP OF PAVEMENT.

- 1. THE IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR SO THAT ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
- 2. ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE RAINBIRD EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
- 3. TEN DAYS PRIOR TO START OF CONSTRUCTION, IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. IF STATIC PRESSURE IS LESS THAN 65 P.S.I., NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. DO NOT WORK UNTIL NOTIFIED TO DO SO BY OWNER.
- 4. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE SCHEDULE 40, SIZE AS INDICATED ON PLAN. REFER TO SLEEVING NOTES.
- 5. ALL MAIN LINE AND LATERAL LINE PIPING IN PLANTING AND LAWN AREAS SHALL HAVE A MINIMUM OF 12 INCHES OF COVER. ALL PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. CONTRACTOR TO VERIFY LOCAL FREEZE DEPTHS AND ADJUST DEPTH OF COVER ACCORDINGLY.
- 6. LAWN SPRAY HEADS SHALL BE RAINBIRD 1804 INSTALLED PER DETAIL SHOWN.
- 7. ROTOR HEADS SHALL BE RAINBIRD 5000 INSTALLED PER DETAIL SHOWN. (WITH BUILT-IN CHECK VALVE)
- 8. NOZZLES SHALL BE RAINBIRD PLASTIC, UNLESS OTHERWISE NOTED. IRRIGATION CONTRACTOR SHALL SELECT THE PROPER ARC AND RADIUS FOR EACH NOZZLE TO ENSURE 100% AND PROPER COVERAGE OF ALL LAWN AREAS AND PLANT MATERIAL. NO WATER SHALL SPRAY ON BUILDING.
- 9. ALL NOZZLES IN PARKING LOT ISLANDS AND PLANTING BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE OVER SPRAY ON PAVEMENT SURFACES.
- 10. ELECTRIC CONTROL VALVES SHALL BE RAINBIRD PEB INSTALLED PER DETAIL SHOWN. SIZE OF VALVES AS SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN VALVE BOXES LARGE ENOUGH TO PERMIT MANUAL OPERATION, REMOVAL OF SOLENOID AND / OR VALVE COVER WITHOUT ANY EARTH EXCAVATION.
- 11. ALL 24 VOLT VALVE WIRING TO BE UF 14 GAUGE SINGLE CONDUCTOR. ALL WIRE SPLICES ARE TO BE PERMANENT AND WATERPROOF.
- 12. AUTOMATIC CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWN. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITHIN FIVE (5') FEET OF CONTROLLER, LOCATION BY OTHER TRADES. RAIN AND FREEZE SENSORS SHALL BE INSTALLED WITH EACH CONTROLLER.
- 13. THE DESIGN PRESSURE IS 65 PSI.
- 14. ELECTRICAL SPLICES AT EACH VALVE AND CONTROLLER ONLY.
- 15. IRRIGATION IN TEXAS IS REGULATED BY: THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) MC-178 / PO BOX 13087 AUSTIN, TEXAS 78711-3087
- 16. TCEQ'S WEBSITE IS WWW.TCEQ.STATE.TX.US.

IRRIGATION LEGEND

RAINBIRD 1804 POP-UP LAWN HEAD



RAINBIRD 5000 ROTARY FC RAINBIRD 5000 ROTARY PC



RAINBIRD BUBBLER (2 PER TREE, TYP.) RAINBIRD PEB SERIES ELECTRIC VALVE

CONTROLLER, SIZE AS INDICATED

WATER METER, SIZE AS INDICATED WITH D.C.A., SIZE AS INDICATED

PVC SCHEDULE 40 SLEEVING PVC CLASS 200 MAINLINE

PVC CLASS 200 LATERAL LINE VALVE SIZE



NETAFIM TECHLINE#TLDL6-1210 (18" LATERAL SPACING, 12" EMITTER SPACING) PVC LATERAL PIPING SIZED AS REQUIRED INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS

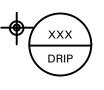


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PVC LATERAL PIPING SIZED AS REQUIRED INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS NETAFIM DISC FILTER #DF100-080

NETAFIM PRESSURE REGULATOR #PRV15025

(18" LATERAL SPACING, 12" EMITTER SPACING)



INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS

NETAFIM TECHLINE#TLDL6-1210

BUBBLER PIPING CHART

NUMBER OF BUBBLERS	SIZE OF PIP
1 - 5	<u>½"</u>
6 - 10	3/4"
11 - 20	1"
21 20	1 1/ "

1 ½"

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Design Group.

DRAWN:

DESIGNED:

CHECKED/STAMPED:



PR	#:5	
	DATE:	SUBMITTAL
	04/18/22	CITY COMMENTS
:	05/09/22	BID SET
	05/26/22	CITY COMMENTS
	06/07/22	CITY COMMENTS
RECORD:	08/23/22	BID SET
BMILIAL	09/02/22	SITE PLAN RESUBMITTAL
	09/13/22	PERMIT SET
	12/05/22	BID SET

IFC SET

01/19/23

IRRIGATION PLAN

SITE PLAN SIGNATURE BLOCK

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____, ____. WITNESS OUR HANDS, THE ____ DAY OF ____, ___.

4245 North Central Expy

Dallas, Texas 75205 214.865.7192 office

Suite 501

1.1 DESCRIPTION

- A. Provide underground irrigation sleeves as indicated on the drawings.
- 1.2 RELATED WORK SPECIFIED ELSEWHERE
- A. Section 32 8424 Irrigation System
- 1.3 REFERENCED STANDARDS
- A. American Society for Testing and Materials:
- 1. ASTM D2441 Poly (Vinyl Chloride) (PVC) Plastic Pipe
- (SD R-PR) 2. ASTM - D2466 Poly (Vinyl Chloride) (PVC) Plastic Pipe
- Fittings, Socket Type, Schedule 40. 3. ASTM - D2564 Solvent Cements for Poly Vinyl Chloride Plastic Pipe and Fittings.

PART 2 - MATERIALS

2.1 DEFINITIONS

- A. Sleeve A pipe within which another pipe is placed for carrying water or other utilities to be installed.
- B. Wire Sleeves A pipe used to carry low voltage irrigation wires for operation of the electric solenoid valves.

2.2 GENERAL

- A. Polyvinyl Chloride Pipe (PVC) Manufactured in accordance with standards noted herein:
- 1. Marking and Identification Permanently marked with SDR number, ASTM standard number, and the NSF
- (National Sanitation Foundation) seal. 2. Solvent - As recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings before applying solvent.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Coverage Provide twenty-four inches (24") minimum cover over top of sleeve from finish grade.
- B. Sleeve Extensions Extend sleeves one foot (1') past edge of pavement or concrete walls. Install 90 degree elbow on each sleeve end and add additional length of same size pipe to extend above finish grade by twelve inches (12"). Cap pipe ends using duct tape.

3.2 BACKFILL

- A. Compaction Place backfill over sleeves in six (6") inch lifts. Tamp firmly into place taking care not to damage sleeve. Complete backfill and compaction to prevent any future settlement. Compact to 85% Standard Proctor.
- B. Damage Repair any damage resulting from improper compaction including pavement repair and replacement.

END OF SECTION

SECTION 32 8424 - IRRIGATION SYSTEM

PART 1 - GENERAL

1.1 SCOPE

A. Provide complete sprinkler installation as detailed and specified herein, includes furnishing all labor, material, tools, equipment, and related items for the complete and proper

ISOMETRIC

05 REMOTE CONTROL VALVE

90 ELBOW CHEDULE 40

PAVFMFN1

installation of the irrigation system as indicated by the Drawings. All costs associated with this installation, including fees for testing and inspections of the system components are the responsibility of the installer of this irrigation system.

B. Work includes but is not limited to:

- 1. Trenching and backfill.
- 2. Installation of automatic controlled system. 3. Upon completion of installation, supply as-built drawings showing details of construction including location of mainline piping, manual and automatic valves, electrical supply to valves, and specifically the exact location of automatic valves.
- C. All sleeves as shown on plans shall be furnished by General Contractor. Meter and power source shall be provided by General Contractor.

1.2 RELATED WORK SPECIFIED ELSEWHERE

- A. Refer to Irrigation Plans for controller, head, and valve
- B. Section 32 8423 Underground Irrigation Sleeves and Utility Conduits
- C. Section 32 9300 Landscape
- D. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional

1.3 APPLICABLE STANDARDS

- A. America Standard for Testing and Materials (ASTM) Latest
- 1. D2241 Poly (Vinyl Chloride) (PVC) Plastic Pipe (SDR-PR) 2. D2464 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings,
- Thread, Schedule 80 3. D2455 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Schedule 40
- 4. D2467 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Socket Type, Schedule 80
- 5. D2564 Solvent Cements for Poly (Vinyl Chloride) (PVC) Plastic Pipe and Fittings
- 6. D2287 Flexible Poly Vinyl Chloride (PVC) Plastic Pipe
- F656 Poly Vinyl Chloride (PVC) Solvent Weld Primer 8. D2855 Making Solvent - Cemented Joints with Poly (Vinyl Chloride) (PVC) Pipe and Fittings

1.4 MAINTENANCE AND GUARANTEE

- A. The Contractor shall guarantee materials and workmanship for one (1) calendar year after final acceptance by Owner.
- B. Guarantee is limited to repair and replacement of defective materials or workmanship, including repair of backfill settlement.
- C. Provide maintenance of system, including raising and lowering of heads to compensate for lawn growth, cleaning and adjustment of heads, and raising and lowering of shrub heads to compensate for shrub growth for one (1) year after completion of installation.

1.5 SUBMITTALS

SCHEDULE 40 PVC

VALVE BOX FLUSH WITH FINISH GRADE

REMOTE CONTROL VALVE WITH

SCHEDULE 40 PVC FITTINGS

24" LONG LOOP OF CONTROL WIRE

PEA GRAVEL

45 DEGREE ELL

SIZE AS NOTED ON PLANS

- A. Procedure: Comply with Division I requirements.
- B. Product Data: The Contractor shall submit five (5) copies of equipment manufacturer's 'cut sheets' and shop drawings for approval by Owner Authorized Representative prior to installation, including, but not limited to the following: sprinkler head, pipe, controller, valves, backflow prevention devices, valve boxes, wire, conduit, fittings, and all other types of fixtures proposed to be installed on the job. The submittal shall include the manufacturer's name, model number, equipment capacity, and manufacturer's installation recommendations, if applicable, for each proposed item.
- C. No work covered under this section may begin until the

- Contractor has submitted the required information. No partial submittal shall be accepted and submittals shall be neatly bound into a brochure and logically organized. After the submittal has been approved, substitutions will not be allowed, except by written consent by the Owner Authorized
- D. Shop drawings include dimensions, elevations, construction details, arrangements, and capacity equipment, as well as manufacturer's installation recommendations.

E. Operating and Maintenance Manuals:

- 1. Provide three (3) individually bound manuals detailing operating and maintenance requirements for the irrigation
- 2. Manuals shall be delivered to the Owner Authorized Representative no later than ten (10) days prior to
- completion of the irrigation system. 3. Provide descriptions of all installed materials and systems in sufficient detail to permit maintenance personnel to understand, operate, and maintain the equipment.
- 4. Provide the following in each manual: a. Index sheet with Contractor's name, address,
- telephone number, and contact name. b. Duration of guarantee period. Include warranties and guarantees extended to the Owner by the
- manufacturer of all equipment. c. Equipment list providing the following for each item:
- Manufacturer's name 2) Make and model number
- 3) Name and address of local part's representative 4) Spare parts list in detail 5) Details operating and maintenance instructions

for major equipment. F. Project Record Documents:

- Comply with Division I requirements. 2. Locate by written dimension, routing of mainline piping, remote control valves, and quick coupling valves. Locate mainlines by single dimensions from permanent site features provided they run parallel to these elements. Locate valves, intermediate electrical connections, and
- quick couplers by two dimensions from a permanent site feature at approximately 70 degrees to each other. 3. When dimensioning is complete, transpose work to bond
- 4. Submit three (3) copies of the completed as-built drawings, along with a CD with PDF files of the same, to the Owner Authorized Representative prior to final acceptance of the work. Mark drawings "Record Prints Showing Significant Changes". Date and sign drawings.
- G. Quick Coupler Keys: Provide three (3) coupler keys with boiler drains attached using brass reducer.
- H. Controller Keys: Provide three (3) sets of keys to controller enclosure(s).
- I. Use of materials differing in quality, size, or performance from those specified shall only be allowed upon written approval of the Landscape Architect. The decision shall be based on comparative ability of material or article to perform fully all purposes of mechanics and general design considered to be possessed by item specified.
- J. Bidders desiring to make a substitution for specified sprinklers shall submit manufacturer's catalog sheet showing full specification of each type sprinkler proposed as a substitute, including discharge in GPM maximum allowable operating pressure at sprinkler.
- K. Approval of substitute sprinkler shall not relieve Irrigation Contractor of his responsibility to demonstrate that final installed sprinkler system shall operate according to intent of originally designed and specified system.
- L. It is the responsibility of the Irrigation Contractor to demonstrate that final installed sprinkler system shall operate according to intent of originally designed and specified system. If Irrigation Contractor notes any problems in head spacing or potential coverage, it is his responsibility to notify the Landscape Architect in writing, before proceeding with

SPECIFIED SPRAY NOZZLE & BODY

FINISH GRADE

N POP-UP LAWN SPRAY ASSEMBLY

1/2" X 6" POLY NIPPLE

CLASS 200 PVC LATERAL LINE

S X S X T PVC SCHEDULE 40 OUTLET TEE OR ELBOW

LAG BOLTS OR EXPANSION BOLTS AS REQUIRED

WALL (EXTERIOR OR INTERIOR)

CONTROLLER AS SPECIFIED

KEYED LOCK OR PADLOCK

STEEL MALE CONNECTOR

1 1/4" RIGID STEEL CONDUIT

HARD WIRE 117 VOLT A.C. BEHIND CONTROLLER IN FLUSH BOX

HARD WIRE 117 VOLT A.C. POWER TO

FLUSH OUTLET BEHIND CONTROLLER

RIGID STEEL CONDUIT (SAME SIZE AS

STEEL COUPLING (AS REQUIRED)

STEEL SPLICE BOX WITH FRONT ACCESS PANEL

CONDUIT BELOW GRADE) CONDUIT SHALL BE PLUMB.

CONTROLLER

RIGID STEEL CONDUIT BELOW

MALL MOUNTED CONTROLLER

FLOOR OR GRADE

work. Irrigation Contractor guarantees 100% coverage of all areas to be irrigated.

1.6 TESTING

- A. Perform testing required with other trades, including earthwork, paving, plumbing, electrical, etc., to avoid unnecessary cutting, patching, and boring.
- B. Water Pressure: This irrigation system has been designed to operate with a minimum static water pressure indicated on Drawings. The Contractor shall take a pressure reading at each water meter prior to beginning construction. Confirm findings to Owner Authorized Representative in writing. If static pressure varies from pressure stated on drawings, do not start work until notified to do so by Owner Authorized Representative.

1.7 COORDINATION

- A. Coordinate installation with other trades, including earthwork, paving, and plumbing to avoid unnecessary cutting, patching and boring.
- B. Coordinate to ensure that electrical power source is in place.
- C. Coordinate system installation with work specified in other sections and coordinate with Landscape Contractor to ensure plant material is uniformly watered in accordance with intent shown on drawings.

PART 2 - PRODUCTS

2.1 GENERAL

- A. Mainline: Mainlines are the piping from water source to operating valves. This portion of piping is subject to surges, being a closed portion of sprinkler system. Hydrant lines are considered a part of sprinkler main.
- B. Lateral Piping: Lateral piping is that portion of piping from operating valve to sprinkler heads. This portion of piping is not subject to surges, being an "open end" portion of sprinkler system.

2.2 POLY VINYL CHLORIDE PIPE (PVC PIPE)

- A. PVC pipe shall be manufactured in accordance with commercial standards noted herein.
- B. Marking and Identification: PVC pipe shall be continuously and permanently marked with the following information: manufacturer's name, pipe size, type of pipe, and material, SDR number, product standard number, and the NSF (National Sanitation Foundation) seal.
- C. PVC Pipe Fittings: Shall be of the same material as the PVC pipe specified and shall be compatible with PVC pipe

2.3 COPPER TUBING

A. Hard, straight lengths of domestic manufacture only. Do not use copper tube of foreign extrusion or any so-called irrigation tubing (thin wall).

2.4 COPPER TUBE FITTINGS

A. Cast brass or wrought copper, sweat - solder type.

2.5 WIRE

- A. Type UF with 4/64" thick waterproof insulation which is Underwriter's Laboratory approved for direct underground burial when used in a National Electric Code Class II Circuit (30 volts AC or less).
- B. Wire Connectors: Waterproof splice kit connectors. Type DBY by 3M.

2.6 SCHEDULE 80 PVC NIPPLES

A. Composed of Standard Schedule 40 PVC Fittings and PVC

FINISH GRADE · SIDEWALK OR CURB **ROTARY HEAD SWING JOINT** LATERAL PIPING

A. Sprinkler Mains: Install a four (4") inch wide minimum trench with a minimum of eighteen (18") inches of cover. B. Lateral Piping: Install a four (4") inch wide minimum trench deep enough to allow for installation of sprinkler heads and valves, but in no case, with less than twelve (12") of cover. C. Trenching: Remove lumber, rubbish, and large rocks from trenches. Provide firm, uniform bearing for entire length of each pipe line to prevent uneven settlement. Wedging or blocking of pipe shall not be permitted. Remove foreign matter or dirt from inside of pipe before welding, and keep piping clean by approved means during and after laying of

3.3 PVC PIPE AND FITTING ASSEMBLY

shown on the drawings.

3.2 PIPE INSTALLATION

- Solvent: Use only solvent recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings of dirt, dust and moisture before applying solvent.
- B. PVC to metal connection: Work metal connections first. Use a non-hardening pipe dope such as Permatex No. 2 on threaded PVC adapters into which pipe may be welded.

meeting noted standards. No clamps or wires may be used.

 $(\frac{1}{2})$ diameter by eight (8") inches long, where applicable.

B. Polyethylene nipples six (6") inches long shall be used on all

E. Electric valves: Shall be all plastic construction as indicated

F. Backflow Prevention Device: Refer to drawing requirements

A. Staking: Before installation is started, place a stake where

B. Excavations: Excavations are unclassified and include earth,

furnished take preference over this general specification.

C. Backfill: Flood or hand-tamp to prevent after settling. Hand

D. Piping Layout: Piping layout is diagrammatic. Route piping

Representative before proceeding with work.

better condition than before installation.

each sprinkler is to be located, in accordance with drawing.

Staking shall be approved by Owner Authorized

loose rock, rock or any combination thereof, in wet or dry state. Backfill trenches with material removed, provided that

the earth is suitable for compaction and contains no lumps,

clods rock, debris, etc. Special backfill specifications, if

rake trenches and adjoining area to leave grade in as good or

around trees and shrubs in such a manner as to avoid damage to plantings. Do not dig within ball of newly planted trees or

shrubs. In areas where existing trees are present, trenches

shall be adjusted on-site to provide a minimum clearance of

four (4) feet between the drip line of any tree or trench. The

Contractor shall notify the Owner Authorized Representative

in writing of a planned change in trench routing from that

and flow valve. Coordinate exact location with General

A. Sprinkler heads in lawn area as specified on plan

C. Copper Tubing (City Connection): Type "M"

pop-up spray heads.

2.7 MATERIALS - SEE IRRIGATION PLAN

B. PVC Pipe: Class 200, SDR 21

D. 24V Wire: Size 14, Type UF

on plans.

Contractor.

3.1 INSTALLATION - GENERAL

PART 3 - EXECUTION

Nipples for heads and shrub risers to be nominal one-half inch

3.4 COPPER TUBING AND FITTING ASSEMBLY

A. Clean pipe and fitting thoroughly and lightly sand pipe connections to remove residue from pipe. Attach fittings to tubing in an approved manner using 50-50 soft solid core

3.5 POP-UP SPRAY HEADS

A. Supply pop-up spray heads in accordance with materials list and plan. Attach sprinkler to lateral piping with a semi-flexible polyethylene nipple not less than three (3")

inches or more than six (6") inches long.

A. Supply valves in accordance with materials list and sized according to drawings. Install valves in a level position in accordance with manufacturer's specifications. See plan for typical installation of electric valve and valve box.

3.7 WIRING

3.6 VALVES

- A. Supply wire from the automatic sprinkler controls to the valves. No conduit will be required for UF wire unless otherwise noted on the plan. Wire shall be tucked under the
- B. A separate wire is required from the control to each electric valve. A common neutral wire is also required from each control to each of the valves served by each particular control.
- C. Bundle multiple wires and tape them together at ten (10') foot intervals. Install ten (10") inch expansion coils at not more than one hundred (100') foot intervals. Make splices waterproof.

3.8 AUTOMATIC SPRINKLER CONTROLS

A. Supply in accordance with Irrigation Plan. Install according to manufacturer's recommendations.

3.9 TESTING

- A. Sprinkler Mains: Test sprinkler main only for a period of twelve (12) to fourteen (14) hours under normal pressure. If leaks occur, replace joint or joints and repeat test.
- B. Complete tests prior to backfilling. Sufficient backfill material may be placed in trenches between fittings to ensure stability of line under pressure. In each case, leave fittings and couplings open to visual inspection for full period of test.

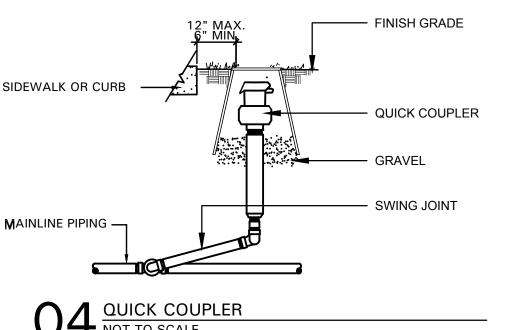
3.10 FINAL ADJUSTMENT

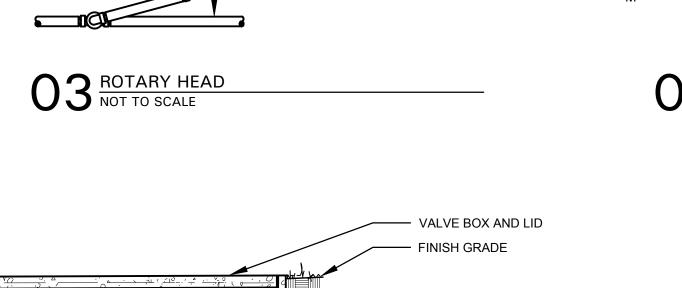
- A. After installation has been completed, make final adjustment of sprinkler system in preparation for Owner Authorized Representative's final inspection.
- B. Completely flush system to remove debris from lines by removing nozzle from heads on end of lines and turning on
- C. Check sprinklers for proper operation and proper alignment for direction of throw.
- D. Check each section of spray heads for operating pressure and balance to other sections by use of flow adjustment on top of each valve.
- E. Check nozzling for proper coverage. Prevailing wind conditions may indicate that arch of angle of spray should be other than shown on drawings. In this case, change nozzles to provide correct coverage and furnish data to Owner Authorized Representative with each change.

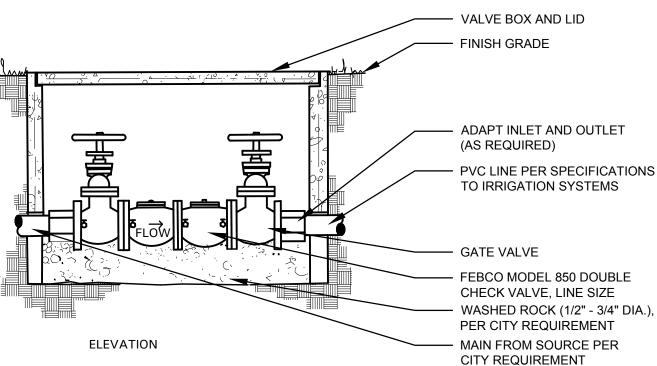
3.11 SYSTEM DEMONSTRATION

A Instruct Owner's personnel in operation and maintenance of system including adjusting of sprinkler heads. Use operation and maintenance manual for basis of demonstration.

END OF SECTION









4245 North Central Expy Suite 501

Dallas, Texas 75205 214.865.7192 office

SITE PLAN SIGNATURE BLOCK

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____, ____. WITNESS OUR HANDS, THE ____ DAY OF ____, ____.

PLANNING & ZONING COMMISSION CHAIRMAN DIRECTOR OF PLANNING AND ZONING AND DETAILS

SUBMITTAL

CITY COMMENTS

CITY COMMENTS

CITY COMMENTS

SITE PLAN RESUBMITTA

BID SET

BID SET

IFC SET

PERMIT SET

IRRIGATION

SPECIFICATIONS

ELEVATION

CASE #: SP2021-031

All drawings herein are the property of Tectonics Design Group and may not be

reproduced or used in anv

capacity without the written

authorization of Tectonics

Design Group.

ESIGNED:

CHECKED/STAMPED:

OHN JAY WINGFIEL

DRAWN:

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06/07/22

12/05/22

1/19/23

1.01 DESCRIPTION

This Section summarizes the general requirements for electrical work, and forms a part of all other Sections of these specifications unless otherwise specified. The electrical work consists of furnishing all labor, materials, equipment and performing all operations required for complete and operable electrical systems as indicated on the drawings and/or as specified herein. Miscellaneous appurtenances are not necessarily specified or shown on the plans.

1.02 QUALITY ASSURANCE

- A. Furnish manufacturer's electrical equipment of the types and sizes specified.
- B. Codes and Standards. Provide electrical equipment and materials, including installation, conforming to the following codes and standards, as applicable and as adopted by the authority having jurisdiction. The equipment and materials shall bear labels to indicate manufacturing conformance to the specified standards or equal. Where two codes or standards are at variance the authority having jurisdiction shall apply:
- 1. 2017 National Electric Code
- 2. National Electrical Safety Code
- 3. Local County and City Electrical Codes
- 4. Owner's Electrical Standards
- 5. American National Standards Institute Standards
- 6. American Society for Testing Materials Standard Tests
- 7. Certified Ballast Manufacturers Standards 8. Illuminating Engineering Society Handbook Standards
- 9. Insulated Power Cable Engineers Association Standards
- 10. National Electrical Manufacturers Association Standards
- 11. National Fire Protection Association Standards
- 12. Occupational Safety and Health Act
- 13. Underwriters' Laboratories, Inc. Standards
- 1.03 UTILITY COMPANY REQUIREMENTS

All utility installations shall comply with current Public Utilities Commission regulations and requirements. All installations shall comply with current local electric utility service provider standards, procedures and regulations.

- 1. 2017 National Electric Code
- 2. National Electrical Safety Code
- 3. County and City Electrical Codes 4. Owner's Electrical Standards
- 5. American National Standards Institute Standards
- 6. American Society for Testing Materials Standard Tests
- 7. Certified Ballast Manufacturers Standards
- 8. Illuminating Engineering Society Handbook Standards
- 9. Insulated Power Cable Engineers Association Standards 10. National Electrical Manufacturers Association Standards
- 11. National Fire Protection Association Standards
- 12. Occupational Safety and Health Act
- 13. Underwriters' Laboratories, Inc. Standards

1.04 SUBMITTALS

All drawings shall be prepared and kept up to date throughout all construction phases. As built drawings may, at any time, be reviewed by the architect, general contractor and/or owner's representative. This section includes responsibility for inspection, acceptance and documentation of all pre-existing installations. Accurate, complete and legible final As Built Drawings shall be submitted within two weeks of finalization of all installations covered under this section or within two weeks of request by owner's representative.

- A. Materials List. Submit complete list of materials to be installed to architect and/or owner as
- B. Technical Data. Submit descriptive and instruction manuals to the extent required under this Section and other Sections of Division 16, and the General Conditions.

1.05 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. Delivery. Deliver electrical materials and equipment in manufacturer's original cartons or containers with seals intact, as applicable. Unless otherwise specified, deliver conductors in sealed cartons or on sealed reels, ends of reeled conductors factory sealed. Deliver large multicomponent assemblies in sections that facilitate field handling and installation.
- B. Storage. Unless designed for outdoor exposure, store electrical materials off the ground and under cover to prevent corrosion, contamination, or deterioration.
- C. Handling. Handle materials and equipment in accordance with manufacturers recommendations. Lift large or heavy items only at the points designated by the manufacturer. Use padded slings and hooks for lifting as necessary to prevent damage.

1.06 JOB CONDITIONS

Electrical Drawings are diagrammatic and indicate the general layout of the complete work. Locations of equipment, inserts, anchors, motors, panels, pull boxes, conduits, stub-ups, fitting, lighting fixtures, convenience outlets, exterior lighting units, and ground wells are approximate. Conform to Drawings as closely as possible. Exercise care to secure approved headroom and clearances, and to overcome structural interference. Verify scaled dimensions, field dimensions, and conditions at the place of work.

Underground electric lines shown on the plans are, to a degree, symbolic. Refer to the existing as built, Electrical, Mechanical and all other drawings available for locations of possible interference. Hand dig or otherwise cautiously dig the trenches for the underground lines in areas where interferences are possible or where electric lines must pass or cross below or above existing.

- A. Changes. Submit written details and reasons for proposed deviations from Drawings and Specifications, and do not deviate therefrom unless authorized by Field Order or Change Order. If approved changes requested by general contractor and/or owner require alteration of structures or related work, make the alterations in full compliance with all applicable codes and ordinances.
- Protection. Protect electrical materials and equipment until final acceptance. Protect factory painted surfaces from impact, abrasion, discoloration, and other damage. Keep electrical equipment, materials, and insulation dry at all times. If partial dismantling of equipment is required for installation, box or wrap the removed parts until reinstalled. Repair or replace damaged work as directed, at no additional cost to the owner.
- C. Coordinate. Coordinate electrical work with all trades, code authorities and public utilities. Where two or more trades interface in an area, verify that no electrical work is omitted.
- D. Safety. Maintain and operate all equipment and fixtures in a safe and responsible manner. Conduct all construction operations in a safe manner for all employees as well as as any other persons within the workspace. Hold all others harmless of negligent safety practices which could cause injury to others on or near the jobsite.

1.07 RELATED ELECTRICAL WORK

Review entire Contract Documents and provide all electrical work required for the entire project, even if it is specified in Divisions other than Division 16, unless specifically excluded in advance.

1.08 POWER SUPPLY

The power supply shall be alternating current, 60 hertz and at the voltage indicated on the drawings.

1.09 PERMITS

Procurement of permits is not included in this section. Obtain and pay for permits, licenses and/or inspections required for electrical construction work if specifically required in writing by owner, architect and/or general contractor prior to award of contract.

1.10 OUTAGES

Keep power shutdown periods to the minimum time feasible, and only for such times and durations as may be approved. Submit written request for outage approval at least 2 working days in advance of need, stating date, time, and probable duration.

Installation areas for electrical equipment, materials, and wiring are classified as "Non-Hazardous" unless otherwise indicated or specified.

1.12 GUARANTEE AND WARRANTY

Guarantee all work of Division 16 in accordance with the General Conditions. With respect to equipment, condition guarantee to cover (1) faulty or inadequate design; (2) improper assembly or erection; (3) defective workmanship or materials; and (4) incorrect or inadequate operation, or other failure. For equipment bearing a manufacturer's warranty in excess of one (1) year, furnish a copy of the warranty to the architect for submittal to owner who shall be named as beneficiary.

PART 2 - PRODUCTS

2.01 MATERIALS AND EQUIPMENT

Provide new materials and equipment as required to complete all indicated and specified electrical work, including incidental items inferable from the Contract Documents that are necessary to complete the work. Provide materials and equipment of latest design, standard products of established manufacturers. For uniformity, only one manufacturer is acceptable for each type of product. Manufacture individual parts to standard sizes and gages so repair parts can be installed in the field. Make like parts of duplicate units interchangeable. Do not place equipment in service at any time prior to delivery except as required for factory or shop tests or as requested by owner, architect and/or general contractor.

- A. Prohibited Materials. Aluminum conductors are not acceptable unless approved for each use and location.
- B. Damaged Products. Notify the general contractor in writing if any equipment or material is damaged. Do not repair damaged products without prior written approval.
- C. Outdoor Equipment. Outdoor electrical equipment shall be weatherproof, NEMA 3R (enclosure detailed on drawings) unless shown otherwise on the construction drawings.
- D. Factory Finishes. Unless otherwise specified in other Division 16 sections or in the Special Conditions, the sheet metal surfaces of equipment enclosures shall be phosphatized and coated with a rust resisting primer. Over the primer, apply a corrosion resistant baked enamel finish on the interior and exterior metal surfaces. The exterior color shall be ASA No. 49 medium light gray. The interior color shall be white. Hardware shall have a corrosion resistant finish. Sheet metal enclosures and lighting fixtures, in corrosive areas, shall have an outer coating of corrosion

PART 3 - EXECUTION

3.01 GENERAL

Install electrical work in accordance with all applicable codes and standards except where more stringent requirements are indicated or specified. Verify that materials and equipment properly fit the installation space with clearances conforming to all applicable codes and standards except where greater clearance is indicated. Perform work as required to correct improper installations, at no additional cost to the owner

3.02 ELECTRICAL SUPERVISION

In addition to supervision required under the General Conditions, assign a competent representative to supervise the electrical construction work from beginning to completion and final acceptance.

Inspect each item of material and equipment for damage, defects, completeness, and correct operation prior to installation. Inspect previously installed related work and verify that it is ready for installation of electrical work.

3.04 PREPARATION

Prior to installing electrical work, ensure that installation areas are clean. Maintain the areas in a broom-clean condition during installation operations. Clean, condition, and service equipment in accordance with the manufacturer's instructions, approved submittals, and other requirements indicated or specified.

3.05 WORKMANSHIP

Employ skilled craftsmen experienced in installation of the types of electrical materials and equipment specified. Use specialized installation tools and equipment as applicable. Produce acceptable installations free of defects.

3.06 PROTECTIVE DEVICE ADJUSTMENTS

Adjust all protective devices as required. Adjustments shall conform to the serving utilities requirements & ANSI/IEEE Standard 242. No equipment shall be operated prior to said adjustments being properly completed and verified /tested.

3.07 FIELD QUALITY CONTROL

- A. Manufacturers' Supervision and Field Installation Check. Where specified, electrical equipment and/or fixture manufacturer shall furnish the services of an authorized representative specially trained and experienced in the installation of his equipment and/or fixture to (1) supervise the equipment and/or fixture installation in accordance with the approved submittals and manufacturer's instructions, (2) be present when the equipment and/or fixture is first put into operation, (3) inspect, check, adjust as necessary, and approve the installation, (4) repeat the inspection, checking, and adjusting until all trouble or defects are corrected and the equipment and/or fixture installation and operation are acceptable, and (5) prepare and submit the specified Manufacturer's Certified Report.
- B. Operational Demonstration. Demonstrate that performance of installed electrical materials and equipment complies with requirements specified in Division 16. Operate equipment through entire no-load to full-load range for not less than 24 hours unless a longer period is specified elsewhere. Immediately correct defects and malfunctions with approved methods and materials in each case, and repeat the demonstration. Conform to the approved demonstration plan.
- C. Final Operation Tests. Test all electrical systems for not less than 24 hours, with no interruptions except for normal maintenance or corrective work. Conform to the approved test plan. Coordinate with final operation tests required under other Divisions.
- 1. Testing Materials. Furnish labor, instruments, recorders, gages, materials, and power for tests as
- 2. Testing Methods. Operate systems continuously 24 hours a day under constant inspection of trained operators. Cause variable range equipment to cycle through the applicable range at a steady rate of change. Induce simulated alarm and distressed operating conditions, and test controls and protective devices for correct operation in adjusting system functions or causing
- 3. Defects. Immediately correct all defects and malfunctions disclosed by tests. Use new parts and materials as required and approved. Add the interruption time for corrective work to the specified total test period.

SHEET LEGEND

SHEET ES-0.1 - SPECIFICATIONS

- ELECTRICAL SITE PLAN SHEET ES-1.0

SHEET ES-1.1 - CANOPY LIGHTING DETAIL

SHEET ES-2.0 - PHOTOMETRIC SITE PLAN

SITE PLAN SIGNATURE BLOCK

PLANNING & ZONING COMMISSION CHAIRMAN

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____, ____. WITNESS OUR HANDS, THE ____ DAY OF ____, ____.

DIRECTOR OF PLANNING AND ZONING

CASE #: SP2021-031

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SCOTT B. GARRISON, P.E.

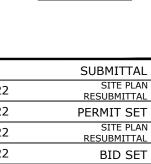
IFC SET

01/19/23

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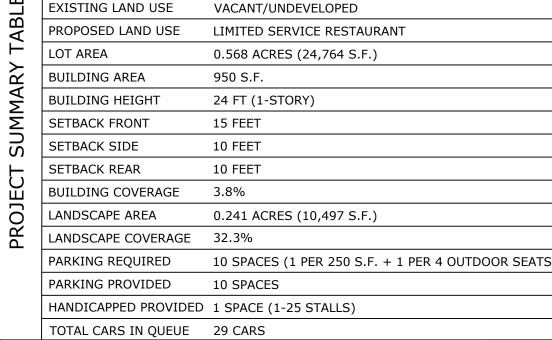


06/09/22 RESUBMITTAL 06/20/22 PERMIT SET SITE PLAN 08/30/22 RESUBMITTAL 09/14/22 BID SET 10/06/22 PERMIT SET 10/31/22 PERMIT SET 12/05/22 BID SET 01/19/23 IFC SET

DATE:

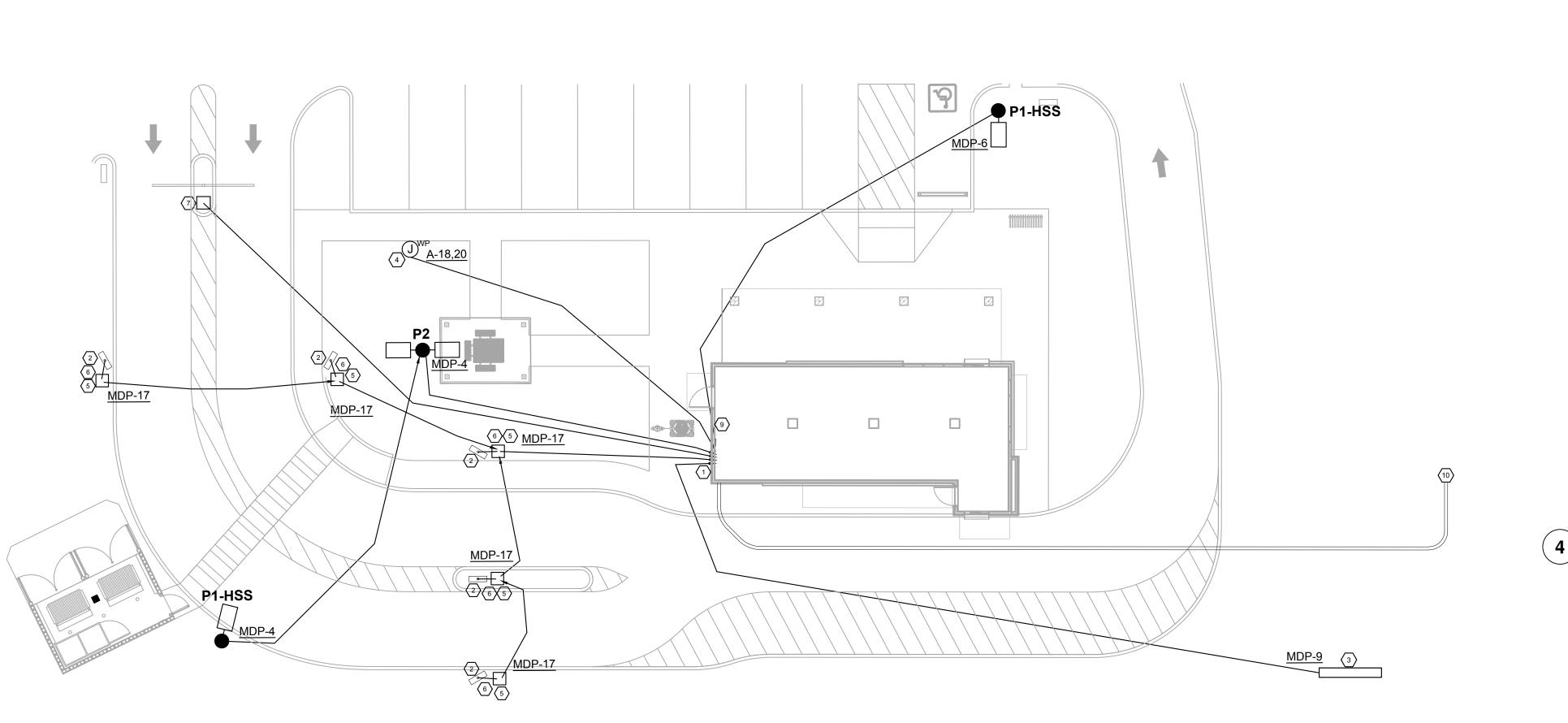
SPECIFICATIONS

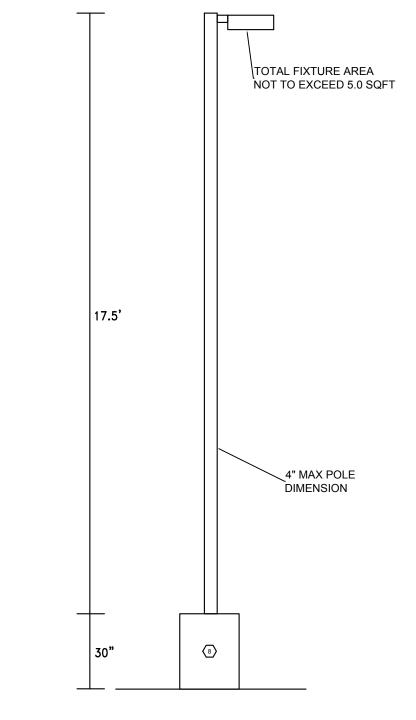
ES-0.1



C (COMMERCIAL DISTRICT)

ZONING



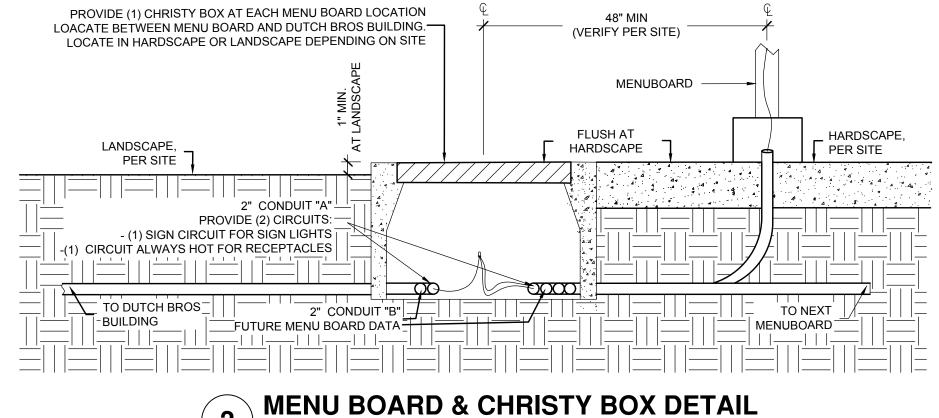


PARKING LOT LIGHT ELEVATION
Scale: M/A

ELECTRICAL SITE PLAN

ANCHOR BASE, BOLT SIZE, QUANTITY AND SPACING PER LIGHT POLE~ /MANUFACTUER'S RECOMMENDATIONS. #4 AWG BARE COPPER PROVIDE DRY PACK GROUT MULTISTRANDED CONDUCTOR BELOW BASE PLATE BRONZE ANCHOR BOLT GROUNDING CONNECTORS, UL LISTED FOR √1/2" RADIUS EDGE UNDERGROUND USE (ONE PER BOLT). #3 HORIZONTAL TIES @ 4" O.C. (3 MIN.) FINISH GRADE√ SACK AND PATCH EXPOSED SECTION FOR SMOOTH COMPACTED OR / SURFACE UNDISTURBED GROUND LIGHTING CONDUIT\ 4,000 psi AIR ENTRAINED CONCRETE (NO SPECIAL INSPECTION SINCE 2,500 psi DESIGN STRESS USED) 6'-0" (4) #5 REBAR / (VERTICAL) \#3 HORIZONTAL TIES @ 12" O.C. (3 MIN.) #4 AWG SINGLE-STRAND GROUNDING PLATE OR → BARE COPPER ROD (NONFERROUS-GROUNDING MATERIALS) CONDUCTOR 24"

PARKING LOT LIGHT POLE BASE



Scale: NOT TO SCALE

SITE PLAN SIGNATURE BLOCK

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____, ____. WITNESS OUR HANDS, THE ____ DAY OF ____, ___.

PLANNING & ZONING COMMISSION CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

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IFC SET

SCOTT B. GARRISON, P.E.

KEYED NOTES

GENERAL NOTES

. FOR UTILITY TRANSFORMER, TELEPHONE

UTILITY COMPANY REQUIREMENTS AND STANDARDS. VERIFY REQUIREMENTS WITH

LOCATIONS; SEE CIVIL SITE PLAN.

UTILITY PRIOR TO INSTALLATION.

SERVICE, GAS, WATER AND SANITARY SEWER

2. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND COMPLIANCE WITH ALL

THE LOCATION OF UTILITY METER AND CT CABINET . INSTALLATION PER LOCAL ELECTRIC (RISER DIAGRAM) ON MODULAR BUILDING

PROVIDE 120V ELECTRICAL CONNECTION WITH (2) #8 & (1) #8 GND IN A 2" PVC CONDUIT ROUTED DRIVE-THRU BACKLIT MENU BOARD PER MANUFACTURERS INSTRUCTIONS. CONDUIT DETAIL 2 ON THIS SHEET. SIGN COMPANY AND DIMENSIONS FOR EC TO MATCH. CONTRACTOR SHALL REPAIR ANY EXISTING PARKING SURFACES FROM TRENCHING TO

PROVIDE 120V ELECTRICAL CONNECTION WITH (2) #8 & (1) #8 GND IN A 2" PVC CONDUIT ROUTED BELOW GRADE FOR NEW MONUMENT SIGN PER REPRESENATIVE PRIOR TO ROUGH-IN. COORDINATE LOCATION WITH OWNER/ARCHETECT FOR MONUMENT SIGN REQUIREMENTS, IF ANY. CONTRACTOR SHALL REPAIR ANY EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.

(FUTURE) ELECTRIC VEHICLE CHARGING STATION LOCATION. EC TO PROVIDE A 2" CONDUIT MARKED 'EV CAPABLE' FROM PANEL 'B' TO THE JUNCTION BOX SHOWN ON PLANS. SEE PANEL SCHEDULE ON MODULAR BUILDING ELECTRICAL SET FOR MORE INFORMATION.

PROVIDE A 2" PVC CONDUIT WITH PULL STRING ROUTED BELOW GRADE TO CHRISTY BOX FOR FUTURE DIGITAL MENU BOARD UPGRADE. SEE DETAIL 2 ON THIS SHEET. CONTRACTOR SHALL REPAIR ANY EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.

6 PROVIDE 2" CONDUIT WITH PULL STRING 24" BEHIND MENU BOARD TO CHRISTY BOX FOR FUTURE DIGITAL MENU BOARD UPGRADE. COORDINATE WITH SIGN MANUFACTURER.

CHRISTY BOX BETWEEN "CHOOSE LANE" DIRECTIONAL SIGN AND CLEARANCE BAR FOR

(9) LOCATION OF CABLE INTERNET DEMARC.

01/19/23

UTILITY STANDARDS. SEE ELECTRICAL DETAIL 1 ELECTRICAL SHEET E1.0.

BELOW GRADE THROUGH CHRISTY BOX FOR SHALL COME UP IN THE CENTER OF POST. SEE REPRESENTATIVE TO GIVE EXACT LOCATIONS MATCH PREVIOUS CONDITIONS.

7 PROVIDE 2" CONDUIT WITH PULL STRING TO FUTURE DRIVE THRU SENSORS.

8 LIGHT POLE BASE IS TO BE LEFT WITH THE SACK FINISH. DO NOT PAINT.

10) LOCATION OF UTILITY POLE MOUNTED TRANSFORMER. EC IS RESPONSIBLE TO ROUTE CONDUITS AND SECONDARY WIRING PER THE MODULAR BUILDING SINGLE LINE DIAGRAM TO THE CT/METER PANEL PER LOCAL UTILITY

X1 7508; \mathbf{Z} No GAP CAP

Ы	#		
	DATE:		SUBMITTAL
	06/09/22		SITE PLAN RESUBMITTAL
	06/20/22		PERMIT SET
	08/30/22		SITE PLAN RESUBMITTAL
ORD	09/14/22		BID SET
RECORD:	10/06/22	1	PERMIT SET
TAL F	10/31/22	2	PERMIT SET
`_			

12/05/22 01/19/23 IFC SET

> **ELECTRICAL** SITE PLAN

> > ES-1.0

CASE #: SP2021-031

LOT AREA 0.568 ACRES (24,764 S.F.) BUILDING AREA 950 S.F. 24 FT (1-STORY) BUILDING HEIGHT 15 FEET SETBACK FRONT SETBACK SIDE 10 FEET 10 FEET SETBACK REAR BUILDING COVERAGE 3.8% LANDSCAPE AREA 0.241 ACRES (10,497 S.F.) LANDSCAPE COVERAGE 32.3% 10 SPACES (1 PER 250 S.F. + 1 PER 4 OUTDOOR SEATS PARKING REQUIRED PARKING PROVIDED 10 SPACES

HANDICAPPED PROVIDED 1 SPACE (1-25 STALLS)

TOTAL CARS IN QUEUE 29 CARS

C (COMMERCIAL DISTRICT)

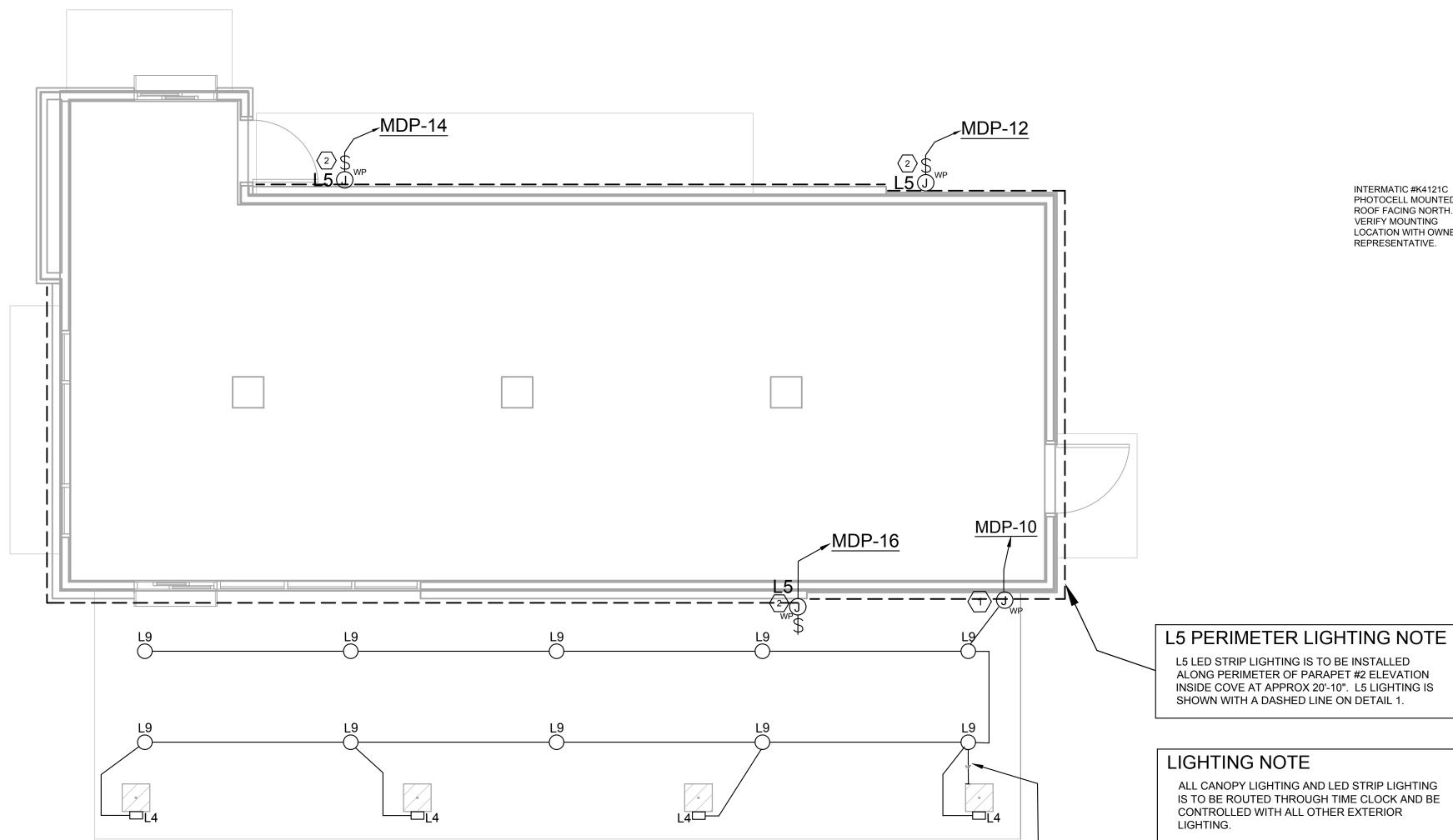
LIMITED SERVICE RESTAURANT

VACANT/UNDEVELOPED

ZONING

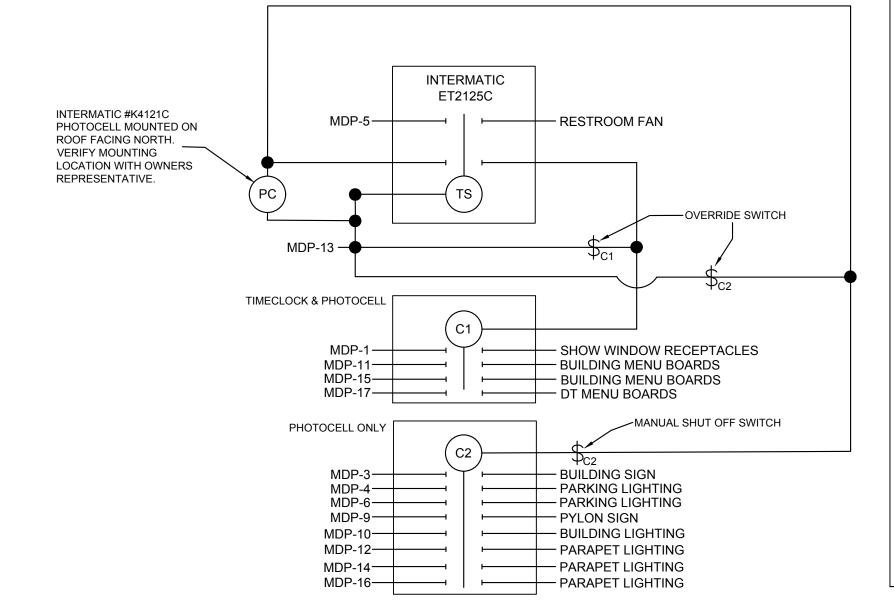
EXISTING LAND USE

PROPOSED LAND USE



CANOPY LIGHTING DETAIL

NOTE: 18" MINIMUM FROM EDGE OF EXTERIOR OF COLUMN MATERIAL TO CENTER OF LIGHT



LIGHTING CONTROL DIAGRAM

GENERAL NOTES

1. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ORDERING AND INSTALLING LIGHTING IN THE DUTCH BROTHERS OUTDOOR CANOPY. COORDINATE INSTALLATION WITH THE MODULAR BUILDING AFTER DELIVERY.

KEYED NOTES

TIE LIGHTING CIRCUIT INTO JUNCTION BOX LOCATED IN THE CANOPY SOFFIT (PROVIDED BY MODULAR BUILDING MANUFACTURER). JUNCTION BOX WILL HAVE CONDUIT RUNNING TO PANEL 'A' ON THE INTERIOR OF THE MODULAR BUILDING. ENSURE THE LIGHTING CIRCUIT IS TIED INTO THE TIME CLOCK.

POWER FOR PARAPET LIGHTING DRIVER. EC TO COORDINATE WITH LEKTRON AND/OR MODULAR BUILDING MANUFACTURER FOR TRANSFORMER

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All drawings herein are the

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IFC SET

SCOTT B. GARRISON, P.E.

01/19/23

D Ridge Rd, Rockwall, TX 75087

MAIN & MAIN

CAPITAL GROUP, LLC

DATE: SUBMITTAL 06/09/22 RESUBMITTAL 06/20/22 PERMIT SET SITE PLAN 08/30/22 RESUBMITTAL 09/14/22 BID SET 10/06/22 PERMIT SET 10/31/22 PERMIT SET 12/05/22 BID SET

01/19/23

CANOPY LIGHTING DETAIL

IFC SET

ES-1.1

LIGHTING SCHEDULE								
<u>ID</u>	MANUFACTURER	MODEL #	QTY	LAMP TYPE	VOLTAGE	WATTAGE	MOUNTING HEIGHT	DESCRIPTION
L4	LIGMAN	UMT-31416-DBNA / 14/14W-N-W40-02-120/277V	4	LED	120/277	14W	8'-0"	14/14W; NARROW BEAM, 40W, 4000K, DARK GRAY, 120/277V; TO BE USED AT CANOPY COLUMNS ONLY W/BLUE FILTER. VERIFY BEAM DIRECTIONS WITH OWNER. BOTTOM OF FIXTURE AT 8'-0" A.F.F.
L5	LEKTRON	LASER, 120-277VAC, 24VDC (PHILLIPS ADVANCE), 1.5 W / FT., DIMMABLE	115FT	LED	24	1.5W / FT	20'-10"	BLUE LED STRIP LIGHTING AT PERIMETER OF PARAPET 2, REMOTE DRIVER INDOOR / OUTDOOR RATED; LOCATE INSIDE OF BUILDING IN ACCESSIBLE LOCATION. USE TRANSFORMER SIZES PER RUNS/ WIRING GROUPS. MAX RUNLENGTH IS 48'-0". NOTE: GC IS RESPONSIBLE TO PROCURE AND INSTALL THE LED STRIP LIGHTING. MODULAR BUILDING WILL COME PRE-WIRED TO JUNCTION BOXES TO SUPPORT INSTALLATION.
L9	DMF	DRD5S-4-R-07-9-30 / DRDH-N-JO-KH MV, 120V, NON-DIM	10	LED	120/277	12W	10'-0"	USED ONLY FOR APPLICATIONS REQUIRING SURFACE CEILING MOUNTED LIGHTS. RECESSED OCTAGONAL 2" J-BOX HOUSING W/ SURFACE DOWNLIGHT; 4.75" DIAMETER, \$\frac{9}{16}\text{"} DEEP, WHITE, LED, 750LM, 3000K, WET LISTED
P1-HSS	NLS	NV-1-T4-48LSP-1-40K-UNV-ASA-BRZ-HSS POLE IS NLS SSP12.5-4S-11G-9BC-SGL-BRZ-34 30-CL	2	LED	120/277	156W	15'-0"	SITE POLE HEAD WITH HOUSE SIDE SHIELD, LED, 156W, 19000LM, 4000K, DARK BRONZE, TYPE IV DISTRIBUTION, W/ 12'-6" POLE, 4" SQUARE STRAIGHT 11GA STEEL, INCLUDES ANCHOR BOLTS 12" BOLT CIRCLE \(\frac{3}{4}\)" DIA x 30" LONG. VERIFY PER LOCAL REQUIREMENTS PRIOR TO ORDERING - POLE LENGTH, WATTAGE/LUMENS, KELVIN LIGHT TEMPERATURE, MOUNTING CONFIGURATION - SINGLE/DOUBLE HEAD AND COLOR. HEAD BRACKE HOLES ARE FACTORY PRE-DRILLED GIVEN AVAILABLE LEAD TIME, CUT AND DRILL IN FIELD IF REQUIRED SHORTENED, VERIFY HEIGHT AND COLOR WHEN ORDERING.
P2	NLS	NV-1-T4-48LSP-1-40K-UNV-ASA-BRZ POLE IS NLS SSP15-4S-11G-9BC-D180-BRZ-34 30-CL	1	LED	120/277	156W EACH	17'-6"	(2) SITE POLE HEADS, LED, 156W, 19000LM, 4000K, DARK BRONZE, TYPE IV DISTRIBUTION, W/ 15'-0" POLE, SQUARE STRAIGHT 11GA STEEL, INCLUDES ANCHOR BOLTS 12" BOLT CIRCLE ¾" DIA x 30" LONG. VERIFY PER LOCAL REQUIREMENTS PRIOR TO ORDERING - POLE LENGTH, WATTAGE/LUMENS, KELVIN LIGHT TEMPERATURE, MOUNTING CONFIGURATION - SINGLE/DOUBLE HEAD AND COLOR. HEAD BRACKE HOLES ARE FACTORY PRE-DRILLED GIVEN AVAILABLE LEAD TIME, CUT AND DRILL IN FIELD IF REQUIRED SHORTENED, VERIFY HEIGHT AND COLOR WHEN ORDERING.

PURCHASING: THE ABOVE LIGHTING MATERIAL IS TO BE PURCHASED AS A "LIGHTING PACKAGE" FROM DUTCH BROTHERS COFFEE'S NATIONAL ACCOUNTS FROM THE REQUIRED LIGHTING VENDORS LISTED BELOW; MADE AVAILABLE TO FRANCHISEES AND THEIR CONTRACTORS AT ESTABLISHED DISCOUNT PRICING, USED FROM NEGOTIATED STOCK INVENTORIED PRODUCT COMMITTED TO, AND OBLIGATED FOR USE BY DUTCH BROS COFFEE. FOR QUOTATION, ORDER PLACEMENT AND DELIVERY. IF ANYTHING OTHER THAT ABOVE IS INSTALLED WITHOUT EXPRESSED WRITTEN CONSENT BY DUTCH BROS COFFEE CORPORATE OFFICE AND THE FRANCHISEE, CONTRACTOR WILL BE REQUIRED TO REMOVE IT AND REPLACE IT WITH THE ABOVE.

REQUIRED LIGHTING VENDORS:

- IMPERIAL LIGHTING - KURT TOMASOVICH - 760-636-0762 - KURT@IMPERIAL-LIGHTING.COM

- GRAYBAR - DAVID (DAVE) ARINGTON - 817-213-0850 - DAVE.ARINGTON@GRAYBAR.COM - VILLA LIGHTING SUPPLY - NICK BECKER - 314-478-3141 - NICK.BECKER@VILLALIGHTING.COM

LOT AREA 0.568 ACRES (24,764 S.F.) BUILDING AREA 950 S.F. 24 FT (1-STORY) BUILDING HEIGHT SETBACK FRONT 15 FEET SETBACK SIDE 10 FEET 10 FEET SETBACK REAR BUILDING COVERAGE 3.8% LANDSCAPE AREA 0.241 ACRES (10,497 S.F.)

10 SPACES

HANDICAPPED PROVIDED 1 SPACE (1-25 STALLS)

C (COMMERCIAL DISTRICT)

LIMITED SERVICE RESTAURANT

10 SPACES (1 PER 250 S.F. + 1 PER 4 OUTDOOR SEATS)

VACANT/UNDEVELOPED

ZONING

EXISTING LAND USE

PROPOSED LAND USE

LANDSCAPE COVERAGE 32.3%

TOTAL CARS IN QUEUE 29 CARS

PARKING REQUIRED

PARKING PROVIDED

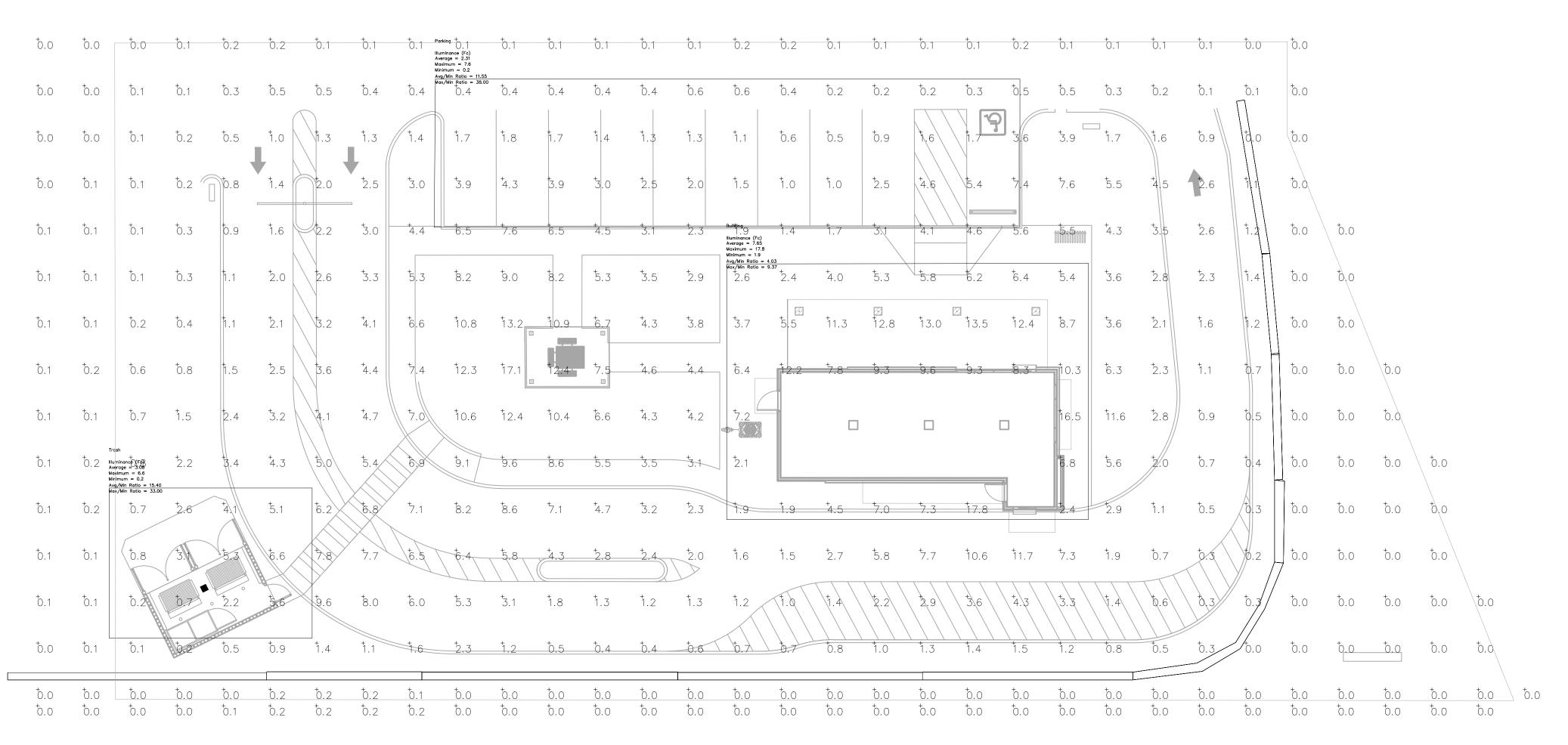
SITE PLAN SIGNATURE BLOCK

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PLANNING & ZONING COMMISSION CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE #: SP2021-031



1 PHOTOMETRIC CALCULATIONS Scale: NOT TO SCALE

Photometric Statistics

SITE

ILLUMINANCE (FC)

AVERAGE=2.61 MAXIMUM=17.8 MINIMUM=0.0 AVG/MIN=N.A. MAX/MIN=N.A.

WEST PROPERTY LINE

ILLUMINANCE (FC)
AVERAGE=0.03 MAXIMUM=0.2 MINIMUM=0.0 AVG/MIN=N.A. MAX/MIN=N.A.

BUILDING

ILLUMINANCE (FC)

AVERAGE=7.65 MAXIMUM=17.8 MINIMUM=1.9 AVG/MIN=4.03 MAX/MIN=9.37

PARKING

ILLUMINANCE (FC)

AVERAGE=2.31 MAXIMUM=7.6 MINIMUM=0.2 AVG/MIN=11.55 MAX/MIN=38.00

TRASH ILLUMIN

ZONING

LOT AREA

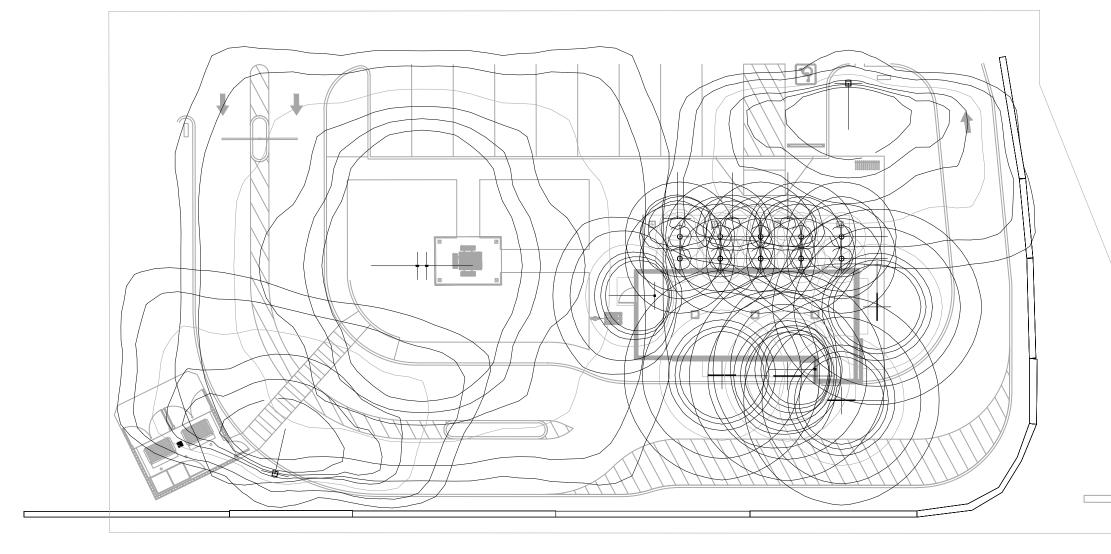
BUILDING AREA

EXISTING LAND USE

PROPOSED LAND USE

ILLUMINANCE (FC)

AVERAGE=3.08 MAXIMUM=6.6 MINIMUM=0.2 AVG/MIN=15.40 MAX/MIN=33.00





BUILDING HEIGHT 24 FT (1-STORY)

SETBACK FRONT 15 FEET

SETBACK SIDE 10 FEET

SETBACK REAR 10 FEET

BUILDING COVERAGE 3.8%

LANDSCAPE AREA 0.241 ACRES (10,497 S.F.)

950 S.F.

C (COMMERCIAL DISTRICT)

0.568 ACRES (24,764 S.F.)

LIMITED SERVICE RESTAURANT

VACANT/UNDEVELOPED

LANDSCAPE COVERAGE 32.3%

PARKING REQUIRED 10 SPACES (1 PER 250 S.F. + 1 PER 4 OUTDOOR SEATS)

PARKING PROVIDED 10 SPACES

HANDICAPPED PROVIDED 1 SPACE (1-25 STALLS)

TOTAL CARS IN QUEUE 29 CARS

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WITNESS OUR HANDS, THE ____ DAY OF ____.

PLANNING & ZONING COMMISSION CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE #: SP2021-031

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DRAWN: S.B.G.

DESIGNED: S.B.G.

CHECKED/STAMPED:

SCOTT B. GARRISON, P.E.

IFC SET

01/19/23

tel 775-824-9988

TECTONIC DESIGN GRO

N |

Bros No.: The Ridge Rd, Rockwall, TX 75087

MAIN & MAIN
CAPITAL GROUP, LLC
CAPITAL GROUP,

Dutch E

DATE: SUBMITTAL

06/09/22 SITE PLAN

RESUBMITTAL

06/20/22 PERMIT SET

08/30/22 SITE PLAN

RESUBMITTAL

09/14/22 BID SET

10/06/22 1 PERMIT SET

10/31/22 2 PERMIT SET

PHOTOMETRIC SITE PLAN

ES-2.0

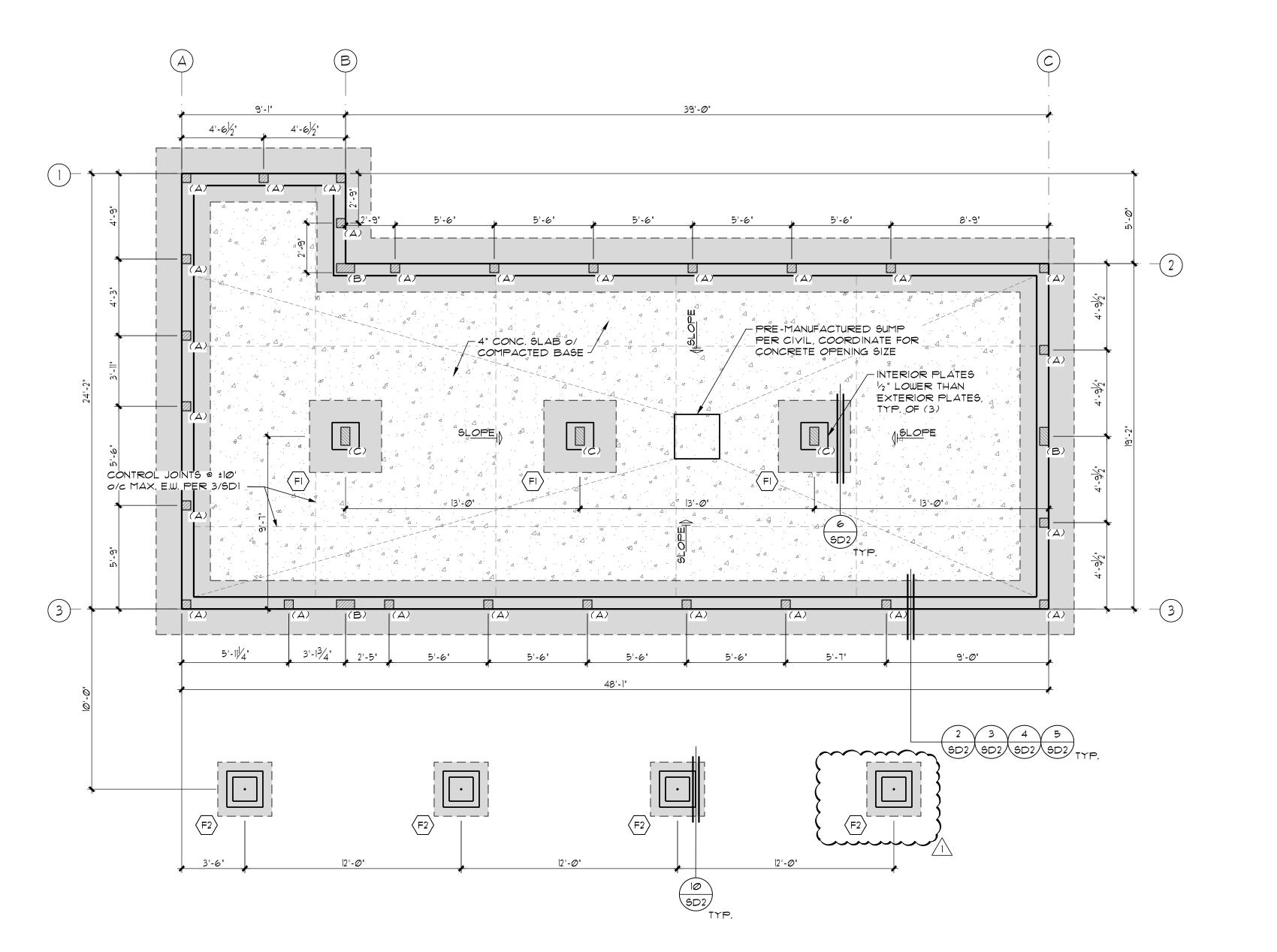
Pier Footing Schedule							
DENOTES FOOTING SIZE							
SYMBOL	LENGTH (L)	<u>WIDTH (W)</u>	DEPTH (D)	REINFORCEMENT BARS (EA. WAY @ TOP & BTM.)			
FI	4'-0"	4'-0"	l'- 0 "	(5) #5 BARS			
F2	3'-Ø"	3'-Ø"	1'-0"	(3) #5 BARS			

PLATE SIZES * ASSOCIATED L-BOLT DIAMETER:

(A) 6" x 6" P., 5/8" * BOLT

(B) 6" x 12" P., 5/8" * BOLT

(C) 6" x 12", 1/2" * BOLT



FOUNDATION NOTES

- 1) ALL FOUNDATION CONSTRUCTION MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES.
- 2) EXCAVATE AN ADDITION I TO 2 INCHES AT BOTTOM AND SIDES OF ALL FOOTINGS THAT ARE POURED DIRECTLY AGAINST EARTH
- 3) ALL WALLS AND PIERS SHALL BE CONSTRUCTED OF 8" WIDE NORMAL WEIGHT CONCRETE. PIER REINFORCEMENT BARS AND FOOTINGS SHALL BE DESCRIBED IN THE PIER DETAILS.
- 4) CONCRETE SHALL BE STANDARD WEIGHT (150 PCF) WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
- 5) THE CENTERLINE OF EACH PIER SHALL BE LOCATED DIRECTLY BELOW THE MATE LINE CENTERLINE WITH I" MAXIMUM TOLERANCE.
- 6) THE FOUNDATION DIMENSIONS SHOWN INCLUDE AN INCREASE IN MODULE WIDTH DUE TO MODULE EXPANSION, SETTING TOLERANCES, ETC. THE FOUNDATION CONTRACTOR SHOULD CONSULT WITH THE MANUFACTURER OF THE MODULES PRIOR TO CONSTRUCTION OF THE FOUNDATION TO DETERMINE IF THE AMOUNT OF INCREASED WIDTH IS APPROPRIATE.
- 1) SOILS ENGINEER SHALL EXAMINE SITE AFTER EXCAVATION & PRIOR TO SETTING ANY CONC. FORMS. SOIL ENGINEER'S RECOMMENDATIONS CONCERNING OVER EXCAVATION, COMPACTION, ETC. SHALL BE FOLLOWED.
- 8) ALL SLABS TO BE 4" THICK CONCRETE W/ *3 BARS @ 18" O/C E.W. OR 6×6 10/10 WELDED WIRE FABRIC REINFORCING AND SHALL BE PLACED OVER 4" TYPE-11 BASE COMPACTED TO 95% ON COMPACTED NATIVE SOIL, IF SUITABLE.
- 9) EXTENT OF OVEREXCAVATION FOR BUILDING, REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL AREAS OF SITE REQUIRING OVEREXCAVATION. INCREASE EXTENT AS REQUIRED TO INCLUDE SENSITIVE FLATWORK DIRECTLY ADJACENT TO BUILDING.

BUILDING DIMENSIONS SHOWN ARE FOR GENERAL REFERENCE ONLY. SEE THE METAL BUILDING MANUFACTURE'S DRAWINGS FOR ACTUAL BUILDING DIMENSIONS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER SO CLARIFICATION CAN BE MADE. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

CONTRACTOR RESPONSIBLE TO COORDINATE METAL BUILDING FOUNDATION SHEET W/ K2 ENGINEERING PLANS

NOTE: K2 ENGINEERING IS THE E.O.R. FOR THE BUILDING FOUNDATION, CANOPY, AND TRASH ENCLOSURE. BUILDING STRUCTURAL STRUCTURAL AND ARCHITECTURAL DESIGN, DETAILING, CALCULATIONS, AND CODE COMPLIANCE BY MODULAR BUILDING MANUFACTURER.

SEE SHEET SD-I FOR ADDITIONAL NOTES AND SCHEDULES

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DRAWN: TJD

DESIGNED: TJD

CHECKED/STAMPED:
JARED A. KRUPA, P.E.

JARED KRUPA

109355

FIRM #17571

1/24/2023

ISIGN GROUP

Reno, Nevada 89521

fax 775-824-9986

TX1802

Dutch Bros No.: TX 2230 Ridge Rd, Rockwall, TX 75

#:21	
DATE:	SUBMITTAL
06/09/22	SITE PLAN RESUBMITTAL
06/20/22	PERMIT SET
08/30/22	SITE PLAN RESUBMITTAL
09/14/22	BID SET
10/06/22	PERMIT SET
10/31/22	PERMIT SET
12/05/22	BID SET
1/24/2023	IFC SET

Foundation Plan

S-1

ROOF FRAMING PLAN LEGEND

SEE SHEET SD-I FOR ADDITIONAL NOTES AND SCHEDULES

■■■ WOOD HEADER/BEAM

ROOF RAFTERS

ROOF FRAMING NOTES

ROOF LOADS: LIVE 20# SQ. FT. : DEAD 20# SQ. FT.

USE (1)-LAYER %" (40/20) CDX APA RATED ROOF SHEATHING OR OSB EQUIVALENT, APPLY FACE GRAIN/LONG DIMENSION PERPENDICULAR TO SUPPORT FRAMING. STAGGER PANELS & NAIL w/ 10d'S @ 6" O.C. EDGES & BOUNDARIES & 10d'S @ 12" O.C. FIELD. NAIL ALL DRAG MEMBERS, SHEAR PANELS, BLOCKING, E.T.C. w/ NAILS SPACED @ 4" O.C. SEE DETAILS FOR ADDITIONAL NAILING REQUIREMENTS.

ALL FRAMING HARDWARE NOTED SHALL BE "SIMPSON" INSTALL PER MANUFACTURES REQUIREMENTS.

PROVIDE G.I. FLASHING @ ALL VALLEYS & ROOF-TO-WALL CONNECTIONS, TYP PROVIDE BITUTHANE MEMBRANE @ CRICKETS SLOPING LESS THAN 3:12 & AS NOTED ON ROOF PLAN

PROVIDE ICE & WATER DAM MEMBRANE @ HIPS, EAVES, VALLEYS & RIDGES AS PER LOCAL BLDG DEPT STANDARDS

PROVIDE SNOW DIVERTERS @ ALL ROOF PENETRATIONS

PROVIDE BLOCKING @ ALL RIDGES, HIPS & VALLEYS TYP

PROVIDE CONT ROOF PLY UNDER ALL ROOF OVER FRAMING 60-MIL WHITE TPO SINGLE-PLY ROOFING MEMBRANE OVER

15-YEAR TRANSFEREABLE ROOF WARRANTY PROVIDE 3" ROOF DRAIN AND OVERFLOW ASSEMBLY. SEE

TAPERED RIGID INSULATION, STAGGER JOINTS, PROVIDE

PLAN FOR LOCATIONS. FOR ADDITIONAL ROOF DRAIN AND OVERFLOW DRAIN INFORMATION, SEE SD-4 TAPERED INSULATION CRICKETS SHALL HAVE 1/4" PER FOOT MIN.

SLOPE NO MECHANICAL UNITS SHALL BE PLACED ON THE CANOPY

2" DOWNSPOUT AT EACH ROOF DRAIN. ROUTE DOWNSPOUTS TO ADJACENT POSTS THEN DOWN TO SPLASH ONTO SIDEWALK. OVERFLOW DRAIN TO TERMINATE I' BELOW SOFFIT MATERIAL, PAINT TO MATCH SOFFIT

BUILDING DIMENSIONS SHOWN ARE FOR GENERAL REFERENCE ONLY. SEE THE METAL BUILDING MANUFACTURE'S DRAWINGS FOR ACTUAL BUILDING DIMENSIONS, ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER SO CLARIFICATION CAN BE MADE. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

CONTRACTOR RESPONSIBLE TO COORDINATE METAL BUILDING FOUNDATION SHEET w/ K2 ENGINEERING PLANS

NOTE: K2 ENGINEERING IS THE E.O.R. FOR THE BUILDING FOUNDATION, CANOPY, AND TRASH ENCLOSURE. BUILDING STRUCTURAL STRUCTURAL AND ARCHITECTURAL DESIGN, DETAILING, STRUCTURAL CALCULATIONS, AND CODE COMPLIANCE BY MODULAR BUILDING MANUFACTURER.

SEE SHEET SD-I FOR ADDITIONAL NOTES AND SCHEDULES

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FIRM #17571

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Bros Dutch

SUBMITTAL RESUBMITTAL 06/20/22 PERMIT SET SITE PLAN 08/30/22 RESUBMITTAL 09/14/22 BID SET 10/06/22 PERMIT SET 10/31/22 PERMIT SET **BID SET** 1/24/2023 IFC SET

anopy Framing Plan

CANOPY FRAMING PLAN SCALE 1/4" = 1'-0"

- . ALL WORK, DETAILS OF DESIGN, WORKMANSHIP, AND MATERIALS SHALL CONFORM TO REQUIREMENTS OF THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) OF THE INTERNATIONAL CODE COUNCIL AND THE APPLICABLE COUNTY/CITY BUILDING CODES.
- 2. K2 ENGINEERING EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF K2 ENGINEERING. IN THE EVENT
- OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD K2 ENGINEERING HARMLESS. 3, K2 ENGINEERING RESERVES THE RIGHT TO PERFORM OBSERVATION VISITS TO THE
- SITE AT ANY TIME. OBSERVATIONS ARE PERFORMED SOLELY FOR THE PURPOSE OF DETERMINING IF THE CONTRACTOR UNDERSTANDS DESIGN INTENT CONVEYED IN THE PLANS. OBSERVATIONS DO NOT GUARANTEE CONTACTOR'S PERFORMANCE AND ARE NOT TO BE CONSTRUED AS SUPERVISION OF THE PROJECT. 4. IN THE EVENT THAT CERTAIN EXISTING DIMENSIONS AND/OR CONDITIONS ARE FOUND TO BE
- DIFFERENT FROM THOSE SHOWN ON THE PLANS AND DETAILS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED SO THAT THE PROPER REVISIONS CAN BE MADE IF NECESSARY. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WHICH THE CONTRACTOR FAILED TO NOTIFY K2 ENGINEERING OF BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK
- 5. K2 ENGINEERING IS RESPONSIBLE FOR THE STRUCTURAL ITEMS IN THE PLANS ONLY. SHOULD ANY CHANGES BE MADE, OR SHOULD THE RESULTS OF THESE CALCULATIONS NOT BE FULLY OR PROPERLY TRANSFERRED TO THE PLANS, K2 ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE STRUCTURE.
- ». THE DETAILS SHOWN ON THE DRAWINGS ARE TYPICAL. SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS. NO DEVIATIONS FROM STRUCTURAL DETAILS SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF K2 ENGINEERING.
- THE CALCULATIONS ARE BASED UPON A COMPLETE STRUCTURE. TEMPORARY SUPPORTS, ETC., ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HAVE NOT BEEN CONSIDERED BY K2 ENGINEERING. SHOULD AN UNFINISHED STRUCTURE BE SUBJECT TO LOADS, K2 ENGINEERING SHOULD BE CONSULTED FOR AN INTERIM DESIGN OR IF NOT, WILL ASSUME NO LIABILITY.
- 3. ALL NOTES ARE TYPICAL UNLESS NOTED OTHERWISE ON THE PLANS. ALL HARDWARE AND FRAMING MEMBERS SPECIFIED IN THE CALCULATIONS AND/OR PLANS ARE MINIMUMS AND LARGER MEMBERS OF EQUAL OR BETTER GRADE MAY BE SUBSTITUTED.

- 1. K2 ENGINEERING HAS NOT MADE A GEOTECHNICAL REVIEW OF THE BUILDING SITE AND IS NOT RESPONSIBLE FOR GENERAL SITE STABILITY OR SOIL SUITABILITY FOR THE PROPOSED PROJECT, K2 ENGINEERING RECOMMENDS A REVIEW OF THE SITE BY A GEOLOGICAL ENGINEER OR A QUALIFIED CIVIL ENGINEER TO DETERMINE GENERAL SITE STABILITY AND SOIL SUITABILITY FOR THE PROJECT.
- ?. BUILDING SITES ARE ASSUMED TO BE DRAINED AND FREE OF CLAY OR EXPANSIVE SOIL. ALL FOOTINGS SHALL BE LEVEL OR STEPPED AND BEAR ON FIRM, STABLE, NATURAL, UNDISTURBED SOIL OR AN APPROVED COMPACTED FILL
- 4. PERIMETER OR EXTERIOR FOOTING DEPTHS MUST EXTEND BELOW FROSTLINE (18" OR 24" AS PER LOCAL CODE REQUIREMENTS). ALL OTHER FOOTINGS (INTERIOR) SHALL BOTTOM 12" MINIMUM BELOW NATURAL UNDISTURBED GRADE.
- 5. BUILDING PADS SHALL BE GRADED 2% TOWARD APPROVED DRAINAGE FACILITIES AND PROVISIONS SHALL BE MADE TO CONTROL AND DRAIN SURFACE WATER AROUND BUILDING.
- 6. ASSUME CLASS D SOILS WITH ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. SOIL BEARING PRESSURE HAS BEEN DETERMINED BY ALLIANCE GEOTECHNICAL GROUP REPORT *DE21-186-F DATED 11-02-2021.

FILL AND BACKFILL

- 1. FILL MATERIAL SHALL BE FREE FROM DEBRIS, VEGETATION, AND OTHER FOREIGN SUBSTANCES.
- 2. BACKFILL TRENCHES SHALL BE COMPACTED TO 90% DENSITY PER ASTM D698 TO WITHIN 12" OF FINISHED GRADE. THE TOP 12" SHALL BE LANDSCAPE FILL.
- 3. BACKFILL AT PIPE TRENCHES SHALL BE COMPACTED ON BOTH SIDES OF PIPE IN 6" LIFTS. 4. WATERPROOF EXTERIOR FACES OF ALL FOUNDATION WALLS ADJACENT TO USABLE SPACES. WATERPROOFING OF ALL FOUNDATION AND RETAINING WALLS TO BE THE RESPONSIBILITY
- OF THE OWNER AND/OR CONTRACTOR 5. ALL BACKFILL AGAINST FOUNDATION WALLS MUST BE COMPACTED TO 90% RELATIVE
- 6. PROVIDE A 4" DIAMETER PVC PERFORATED DRAINPIPE AT GRADE SIDE OF ALL RETAINING WALLS. SLOPE PIPE TO DRAIN TO DAYLIGHT AND DRYWELL.

<u>CONCRETE</u>

- 1. REINFORCED CONCRETE WORK SHALL CONFORM TO APPLICABLE REQUIREMENTS OF THE IBC AND ACI STANDARD 318-14.
- 2. AGGREGATE SHALL CONFORM TO ASTM C33 FOR STONE CONCRETE. 3. CONCRETE STOOPS TO BE MACHINED MIXED AND PLACED IN ACCORDANCE WITH
- THE IBC. 4. COMPRESSION STRENGTH OF ALL REINFORCED CONCRETE SHALL NOT BE LESS THAN
- 3000 PSI AT 28 DAYS. 5. STRUCTURAL DESIGN BASED ON F'c = 2500 PSI (SPECIAL INSPECTION NOT REQUIRED). 6. USE NORMAL WEIGHT CONCRETE (145 PCF) FOR ALL CONCRETE, USE TYPE II CEMENT
- TYPICAL. IF SOIL CONTAINS SULFATE CONCENTRATIONS OF .2% OR MORE, USE TYPE Y CEMENT.
- 1. THE MAXIMUM SLUMP SHALL NOT EXCEED 3". PLASTICIZERS MAY BE USED TO INCREASE SLUMP TO 8" MAXIMUM PROVIDED THEY DO NOT INCREASE SHRINKAGE.
- 8. MAXIMUM WATER/CEMENT RATIO SHALL BE .55 FOR 3000 PSI CONCRETE. 9. EXTERIOR SLABS ON GRADE SHALL CONTAIN NOT LESS THAN 5% NOR MORE THAN 6%
- 10. FOLLOW RECOMMENDED PRACTICES FOR HOT AND COLD WEATHER CONCRETING BY OBSERVING ACI 305 AND ACI 306 GUIDELINES.
- II. PROVIDE STANDARD CRACK CONTROL JOINTS IN ALL SLABS ON GRADE USING MAXIMUM DIMENSION OF 10 FEET FOR 4" SLABS AND 12 FEET FOR 6" SLABS, JOINT DEPTH SHALL NOT EXCEED ONE-FOURTH OF SLAB DEPTH.

13. DO NOT PLACE CONCRETE UNTIL ALL REINFORCEMENT, CONDUIT, OUTLET BOXES, ANCHORS,

HANGERS, SLEEVES, BOLTS, HOLDOWNS, ANCHOR BOLTS OR OTHER EMBEDDED MATERIALS

12. PIPES MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES, BUT SHALL NOT BE EMBEDDED THEREIN. PIPES OR DUCTS EXCEEDING ONE-THIRD THE SLAB OR WALL THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE

AND ITEMS ARE SECURELY AND PROPERLY FASTENED IN THEIR PROPER PLACES AND POSITIONS.

- MASONRY 1. ALL CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, GRADE N. F'M = 1500 PSI. USE 85 PCF MINIMUM WEIGHT UNITS ABOVE GRADE AND 110 PCF MINIMUM WEIGHT UNITS BELOW GRADE, USE MOISTURE CONTROLLED UNITS ONLY, USE OPEN-END MASONRY UNITS
- AS MUCH AS POSSIBLE AND AT WALL INTERSECTIONS. 2. ALL BRICK SHALL CONFORM TO ASTM C62, GRADE MW. 3. MORTAR FOR CONCRETE MASONRY SHALL CONFORM TO ASTM C279, TYPE S.

4. GROUT FOR CONCRETE MASONRY SHALL BE IN ACCORDANCE WITH IBC SECTION 2103.

- MINIMUM 28-DAY COMPRESSIVE STRENGTH SHALL NOT BE LESS THAN 2000 PSI. 5. ALL WALLS SHALL BE GROUTED SOLID. GROUT SHALL BE VIBRATED INTO PLACE AND SHALL BE PLACED IN LIFTS NOT EXCEEDING 4' UNLESS APPROPRIATE CLEANOUT HOLES ARE PROVIDED IN ACCORDANCE WITH IBC.
- 6. AGGREGATES FOR MORTAR AND GROUT SHALL BE NATURAL SAND AND ROCK CONFORMING TO ASTM C-144 (MORTAR) AND C-404 (GROUT).
- 1. CEMENT SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C-150, TYPE I OR II, LOW ALKALI
- 8. ALL CONCRETE BLOCK AND BRICK SHALL BE LAID IN RUNNING BOND. 9. WHEN ABSOLUTELY NECESSARY FOR CONSTRUCTION PURPOSES TO STOP OFF LONGITUDINAL RUNS OF MASONRY, STOP OFF ONLY BY RACKING BACK ONE-HALF UNIT LENGTH IN EACH
- COURSE. TOOTHING SHALL NOT BE PERMITTED. 10. MASONRY WALLS SHALL BE REINFORCED WITH #4'S VERT @ 16" O.C. EACH WAY. \$ *4 @ 24" O.C. HORIZ. BAR SPLICES SHALL BE STAGGERED.

- . REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO THE REQUIREMENTS OF ASTM AGIS GRADE 60 FOR ALL #5 AND LARGER BARS AND GRADE 40 FOR ALL #4 AND SMALLER BARS.
- 2. ALL DETAILS OF FABRICATION AND INSTALLATION OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE.
- 3. WELDED FABRIC (MESH) SHALL CONFORM TO LATEST REVISED ASTM A185 AND BE FURNISHED IN FLAT SHEETS. SMOOTH WIRE FABRIC SHALL CONFORM TO ASTM A-85 HAVING A YIELD STRENGTH OF 60 KSI.
- 4. WELDING OF REINFORCING STEEL SHALL CONFORM TO AWS DI2-1 USING LOW HYDROGEN ELECTRODES.
- 5. ALL BARS SHALL BE LAPPED WITH A MINIMUM OF 40 BAR DIAMETERS (2' MINIMUM) AT ALL SPLICES. 6. SPLICES OF HORIZONTAL REBAR IN WALLS AND FOOTINGS SHALL BE STAGGERED 4' MINIMUM.
- 7. DOWELS FOR WALLS AND COLUMNS SHALL BE THE SAME SIZE AND SPACING AS THE WALL/COLUMN REINFORCING.
- 8. ALL REINFORCING STEEL SHALL BE ACCURATELY LOCATED AND ADEQUATELY SECURED IN POSITION BEFORE AND DURING PLACEMENT OF CONCRETE. 9. MASONRY REINFORCEMENT, BOLTS, ETC. SHALL HAVE MINIMUM GROUT COVERAGE OF THREE-FOURTHS OF AN INCH.
- 10. REINFORCEMENT COVER IN CAST-IN-PLACE CONCRETE SHALL BE AS FOLLOWS: A. 3" - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH B. 2" - FORMED SURFACES EXPOSED TO GROUND OR WEATHER

STRUCTURAL STEEL

- 1. STRUCTURAL STEEL AND MISCELLANEOUS IRON SHALL CONFORM TO ASTM A-36. W SECTIONS SHALL CONFORM TO ASTM A992, GRADE 50. 2. STEEL PIPE COLUMNS SHALL CONFORM TO ASTM A-53, TYPE E OR S, GRADE B.
- 3. STEEL TUBE SECTIONS SHALL CONFORM TO ASTM A500, GRADE B. 4. STEEL PLATES SHALL CONFORM TO ASTM A-282, GRADE "A". 5. ALL DETAILING SHALL CONFORM TO CURRENT AISC SPECIFICATIONS.
- 6. ALL WELDING SHALL CONFORM TO CURRENT AISC AND AWS 1.1 SPECIFICATIONS, AND SHALL PERFORMED BY CERTIFIED WELDERS APPROVED BY THE LOCAL BUILDING AUTHORITY. ALL SHOP WELDING SHALL BE IN AN APPROVED FABRICATORS SHOP AUTHORIZED BY THE BUILDING AUTHORITY OR SPECIFIC INSPECTION PER IBC.
- 1. ALL COMPLETE JOINT PENETRATION WELDS REQUIRE SPECIAL INSPECTION AND UT TESTING. 8. ALL WELDING ELECTRODES SHALL BE ETØXX OR SHIELDED WIRES WITH FY GREATER THAN OR EQUAL TO TO KSI.
- 9. BOLTS, NUTS, AND SCREWS SHALL CONFORM TO ASTM A30T GRADE "A". 10. HIGH STRENGTH BOLTS SHALL BE ASTM A325. CONTACT FACES OF STEEL CONNECTIONS WHERE HIGH STRENGTH BOLTS ARE TO BE USED SHALL NOT BE PAINTED. 11. ALL FOUNDATION BOLTS SHALL BE ASTM A-36 GALVANIZED ALL THREAD OR ASTM A307 UNFINISHED BOLTS, ALL SILL BOLTS IN SEISMIC ZONE 4 SHALL BE FIVE-EIGHTHS INCHES IN DIAMETER BOLT HOLES TO BE ONE-THIRTY-SECONDS OF AN INCH TO ONE-SIXTEENTH OF
- AN INCH LARGER THAN SPECIFIED BOLT. 12. ALL STRUCTURAL STEEL AND MISCELLANEOUS IRON NOT ENCASED IN CONCRETE SHALL RECEIVE ONE SHOP COAT OF APPROVED PRIMER PAINT.
- 13. ALL STEEL EXPOSED TO WEATHER SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION OR OTHER APPROVED WEATHER PROOFING METHOD HAVING EQUIVALENT REGULTS MAY BE USED.
- 14. WHERE NECESSARY, PROVIDE ONE-HALF INCH DIAMETER X THREE INCH NELSON STUDS AT 36' O.C.
- 15. ALL GROUT UNDER STEEL BEARING PLATES SHALL BE SOLID DRYPACK OR NON-SHRINK GROUT PLACED AS DIRECTED BY THE MANUFACTURER
- 16. PROVIDE WELDER'S CERTIFICATE FOR ALL SINGLE-PASS FILLET WELDS NOT EXCEEDING 5/16" IN SIZE, OR PROVIDE THE CERTIFICATE OF COMPLIANCE THAT THE WORK WAS PERFORMED IN AN APPROVED FABRICATOR'S SHOP.

Abbreviations

Appreviations		Design Parameter	S
ALTERNATE ANCHOR BOLT APPROXIMATE	AL AB APPROX	CODE:	2015 IBC AND LOCAL DESIGN CRITERIA
AT	a a	PROJECT ELEVATION:	< 5 <i>000</i> '
ALL THREAD ROD	ATR	SITE CLASS:	C
BEAM	BM	WIND SPEED:	130 MPH (3 SECOND GUST)
BEARING BETWEEN	BRG BET		
BLOCK	BLK	WIND EXPOSURE:	C
BOTH SIDES	BS(B/S)	DESIGN INCLUDES SNOW LOAD	FOR DRIFT AND UNBALANCED LOADING.
BOTTOM	BOT .		
CANTILEYER	CANT		
CENTERLINE CONCRETE	¢ CONC	LOADING AND EAF	RTHQUAKE DESIGN DATA:
CONCRETE MASONRY UNIT	CMU	1. LOADING:	
CONTINUOUS	CONT		E = <u>30 PS</u> F : DEAD = <u>10 PS</u> F
CONTROL JOINT	CJ		= 20 PSF : DEAD = 15 PSF
COUNTERSINK	CS	2. EARTHQUAKE DESIGN D	
DEAD LOAD DETAIL	DL DET	Ss = .106 S1 = .058, S	BDS = 0.085, SD1 = .065
DIAMETER	φ	SEISMIC DESIGN CAT	TEGORY: A
DIMENSION	DIM		
DOUBLE	DBL		
DOUGLAS FIR	DF		3 THE E.O.R. FOR THE BUILDING
DRAG TRUSS	DT	FOUNDATION AND TRASH	LAND ARCHITECTURAL DESIGN,
DRAWING	DWG		CALCULATIONS, AND CODE
EACH END	E <i>A</i> EE		AR BUILDING MANUFACTURER.
EACH FACE	EF		
EACH SIDE	ES		
EACH WAY	ĒΨ		
EDGE NAIL	EΝ		
ELEVATION	ELEY		
EMBEDMENT	EMBED		
EQUAL EXISTING	EQ (E)		
EXTERIOR	EXT		
IFINISH	FIN		

HDR

HORIZ

INFO

KSES

LYL

MFR

MAX

MIN

MISC

(N)

NTS

O.C.

PEN

REF

SAD

T#G

T#B

TRIMM

TS

wwm

REQ'D

SCHED

0/

MECH

DRAG TRU DRAWING EACH EACH END EACH FACE EACH SIDE EACH WAY EDGE NAIL ELEVATION EMBEDMEN EQUAL EXISTING EXTERIOR FINISH FLOOR FLR FTG

FOOTING FIELD NAIL FOUNDATION FDN GALY

GALVANIZED GLUED-LAMINATED BEAM GLB HEADER HEIGHT

HEM-FIR HORIZONTAL INFORMÁTION

INTERIOR

KING STUD

KING STUD EACH SIDE

LAMINATED VENEER LUMBER LIVE LOAD MACHINE BOLT

MANUFACTURER MAXIMUM MECHANICAL

MINIMUM MISCELLANEOUS NOT TO SCALE

ON CENTER ON OR OVER PENETRATION PLATE

PLYWOOD POUND PER SQUARE FOOT POUND PER SQUARE INCH POWDER DRIVEN FASTENER PDF

PRESERVATIVE TREATED REDWOOD REFERENCE REQUIRED SCHEDULE SEE ARCHITECTURAL DRAWINGS

TONGUE & GROOVE

WELDED WIRE MESH

VERTICAL

SHEAR WALL SIM SPEC SQ STD STL THD SIMILAR SPECIFICATION SQUARE STANDARD THREADED

TOP & BOTTOM TOP PLATE TUBE STEEL TYPICAL UNLESS NOTED OTHERWISE UNO VERT Design Parameters

AND EARTHQUAKE DESIGN DATA:

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Design Group. DRAWN: TJD DESIGNED:

CHECKED/STAMPED: JARED A. KRUPA, P.E. JARED KRUPA 109355 . CENSED. 1/24/2023

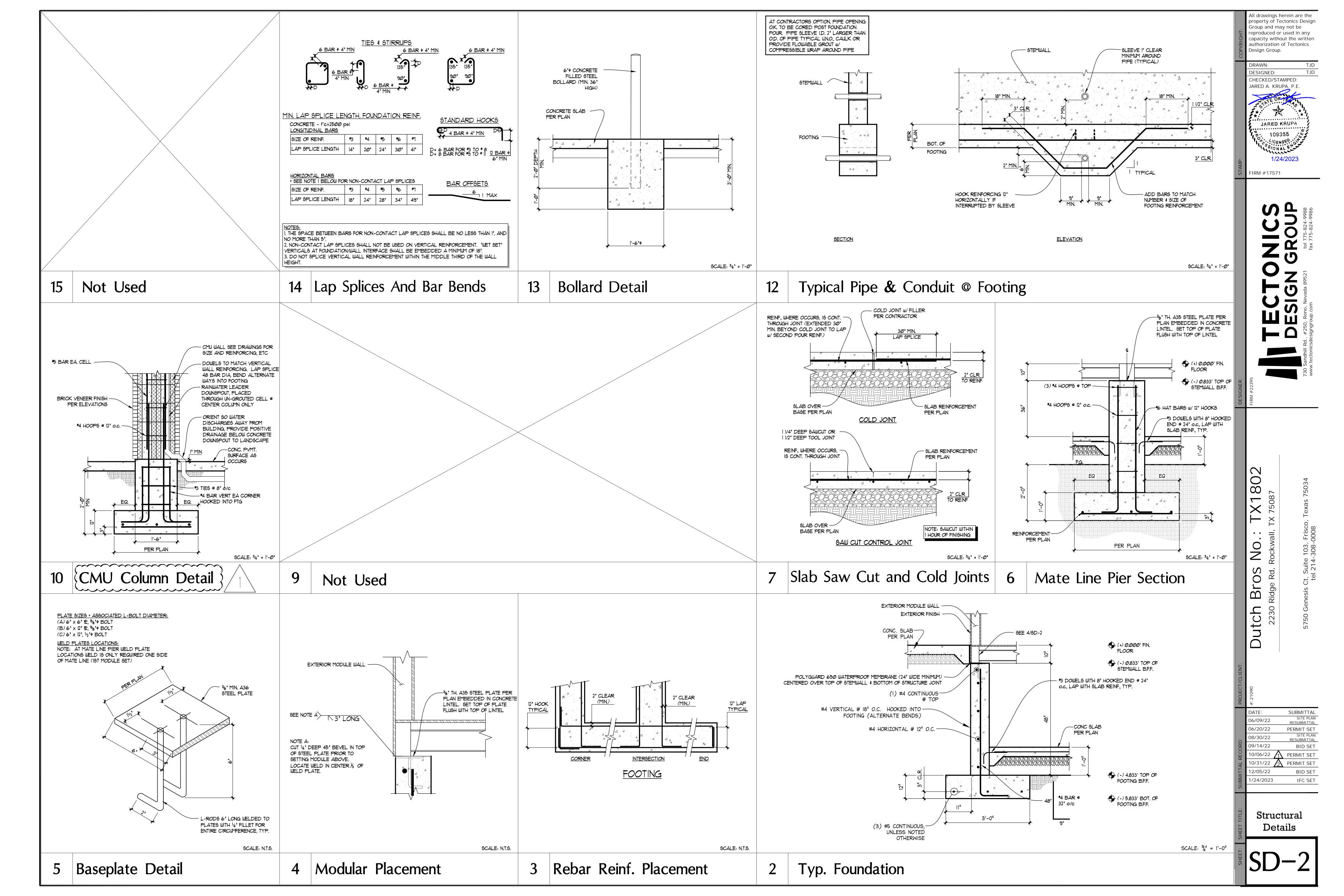
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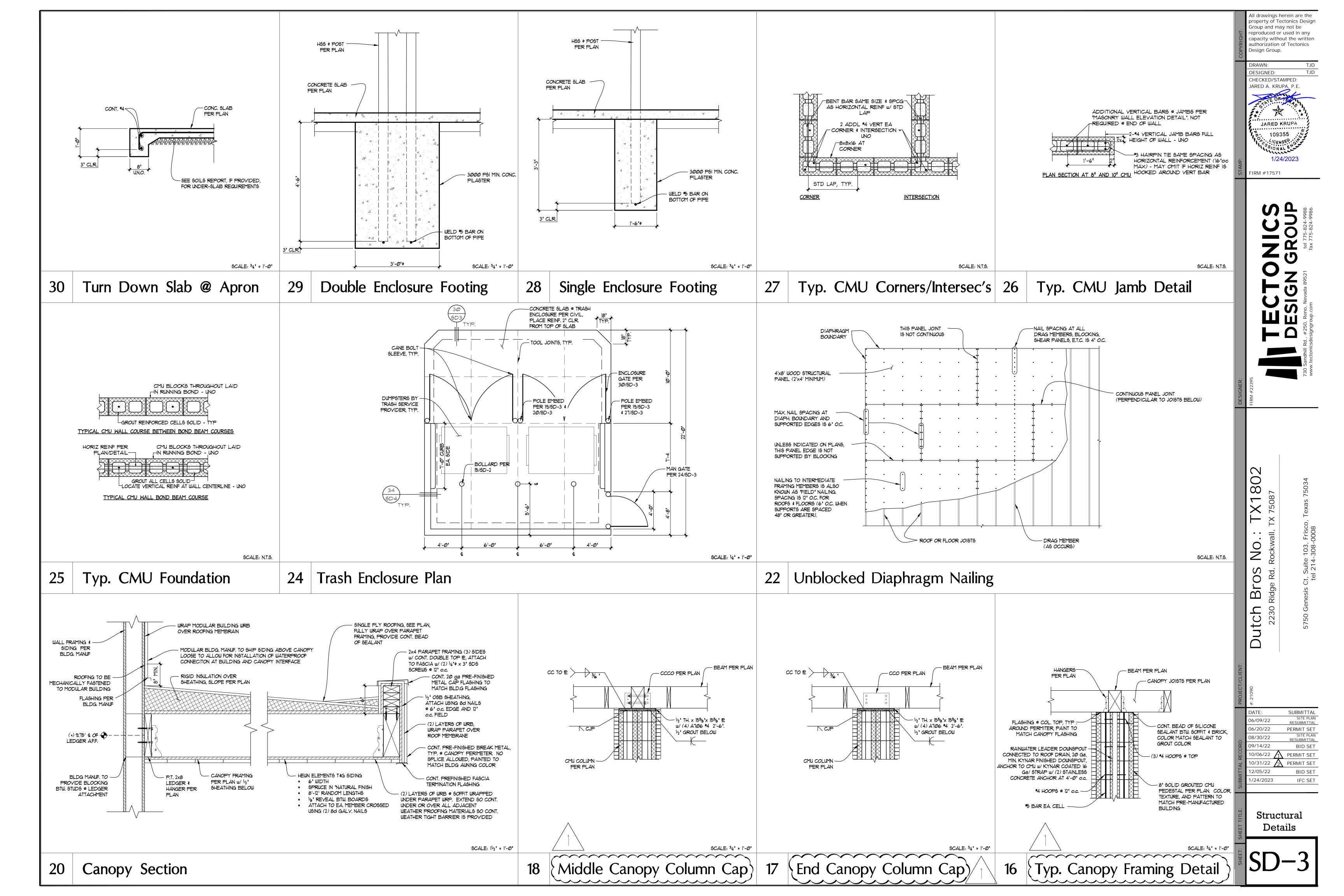
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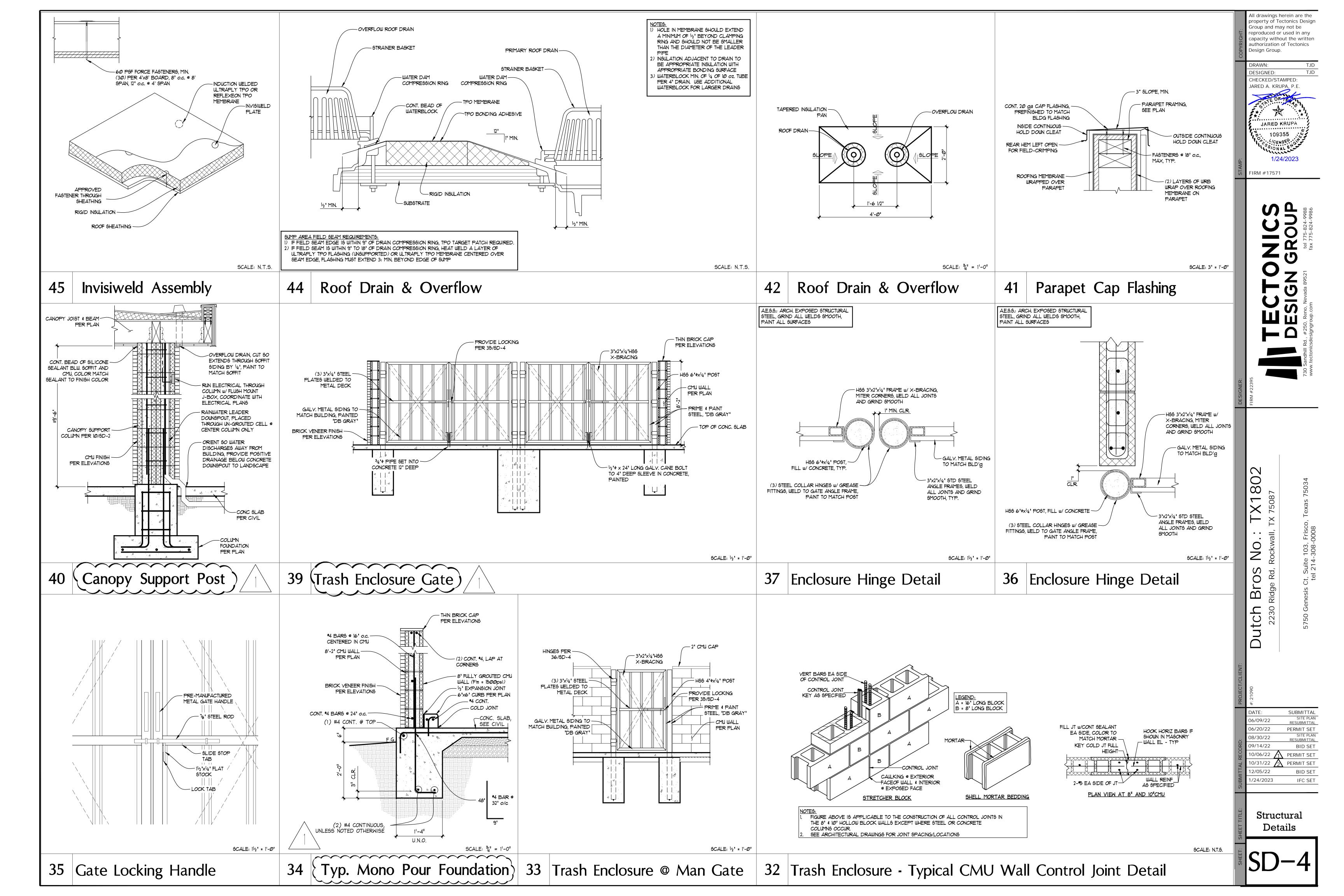
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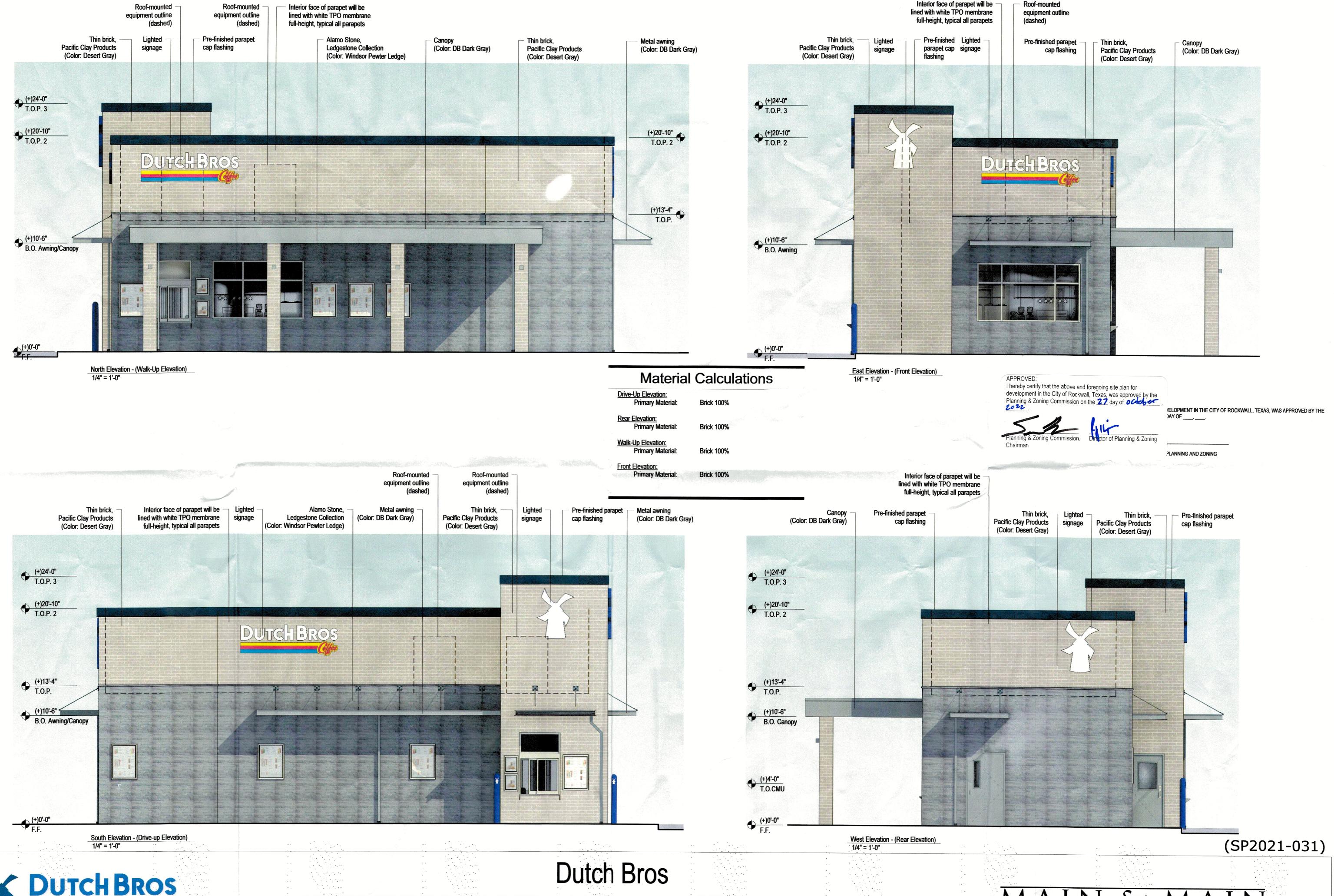
SUBMITTAL RESUBMITTAL 06/20/22 PERMIT SET 09/14/22 **BID SET** 0/06/22 PERMIT SET 0/31/22 PERMIT SET 2/05/22 /24/2023 IFC SET

Structural Notes & Schedules











Rockwall, Texas (TX1802)

Conceptual Elevations

MAIN & MAIN



Front (Primary Elevation)/Drive-Thru

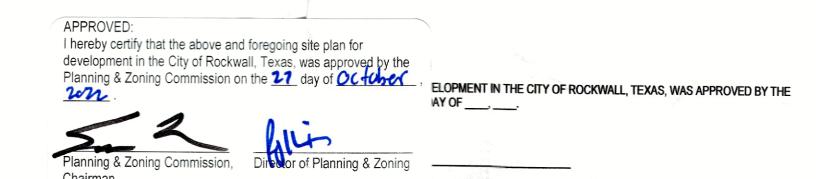


Rear/Walk-Up



Front (Primary Elevation)/Walk-Up





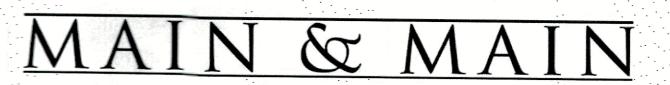
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Dutch Bros

Rockwall, Texas (TX1802)





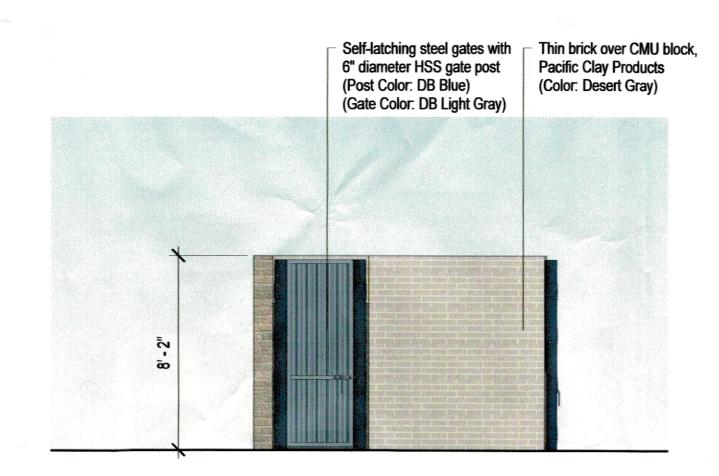


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North Elevation - (Front Elevation)

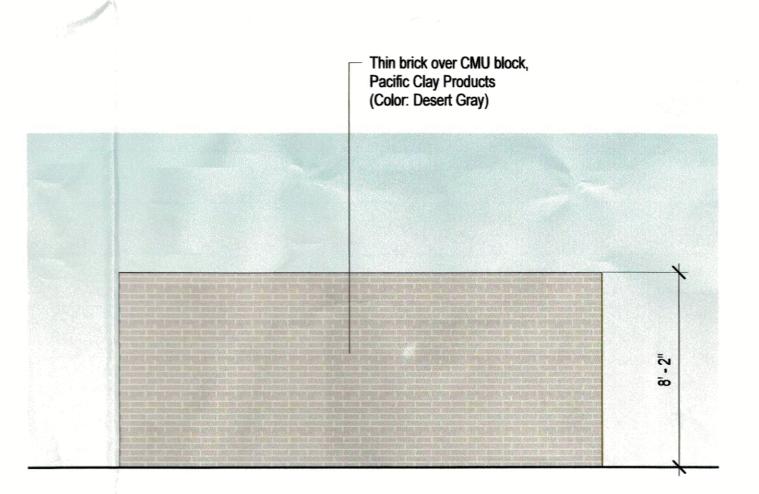
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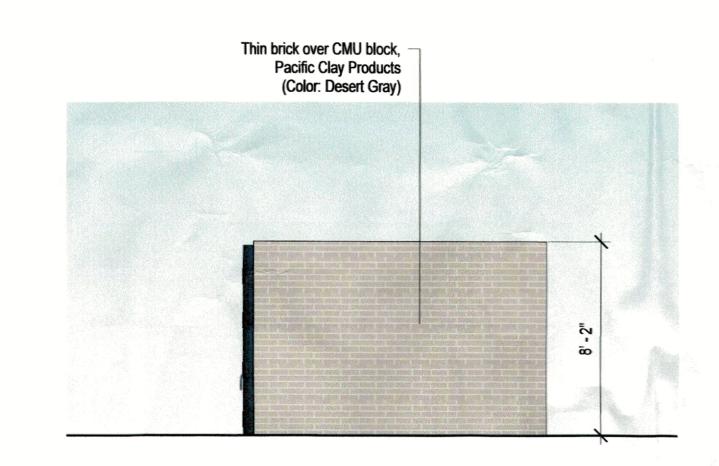


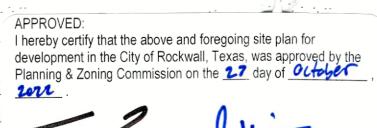
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East Elevation - (Side Elevation)







VELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE DAY OF ______.



PLANNING AND ZONING

(SP2021-031)



Rockwall, Texas (TX1802)

Dutch Bros



