

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND THE CONTRACTOR IS RESPONSIBLE FOR REPAIR, GRADE ADJUSTMENTS, AND/OR REPLACEMENT OF ALL EXISTING UTILITIES. CONTRACTOR SHALL CALL THE TEXAS EXCAVATION SAFETY SYSTEM (1-800-DIG-TESS) 2 WORKING DAYS AHEAD FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION WORK. FOR ALL CITY WATER AND SANITARY SEWER LOCATES CALL CITY SERVICE CENTER (972-771-77.30) 48 HOURS PRIOR.
- FOR SLOPES OR TRENCHES GREATER THAN FIVE (5) FEET IN DEPTH, ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE)
- ALL CONSTRUCTION SHALL COMPLY WITH THE "CITY OF ROCKWALL STANDARD CONSTRUCTION SPECIFICATIONS," CURRENT AT THE TIME OF BIDDING AND NCTCOG 3RD EDITION.
- CONTRACTOR TO TAKE ALL DUE PRECAUTIONS TO PROTECT EXISTING FACILITIES FROM DAMAGE. ANY DAMAGE TO EXISTING FACILITIES INCURRED AS A RESULT OF THESE CONSTRUCTION OPERATIONS TO BE REPAIRED IMMEDIATELY BY THE CONTRACTOR, AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR TO GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION PERMITS THAT CAN ONLY BE ISSUED TO THE CONTRACTOR HAVE BEEN OBTAINED BY THE CONTRACTOR AT ITS EXPENSE PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS REGARDING EXCESS AND WASTE MATERIAL, INCLUDING METHODS OF HANDLING AND DISPOSAL.
- CONTRACTOR TO COORDINATE INTERRUPTIONS OF ALL UTILITIES AND SERVICES. ALL WORK TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY COMPANY OR AGENCY INVOLVED.
- LOCATION OF EXISTING UTILITIES SHOWN ON PLANS WAS COMPILED FROM RECORD INFORMATION. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION OF EXISTING UTILITIES.
- WHEN UNLOCATED OR INCORRECTLY LOCATED UNDERGROUND PIPING, OR A BREAK LOCATED IN THE LINE, OR OTHER UTILITIES AND SERVICES ARE ENCOUNTERED DURING SITE WORK OPERATIONS, NOTIFY THE APPLICABLE UTILITY COMPANY IMMEDIATELY TO OBTAIN PROCEDURE DIRECTIONS. COOPERATE WITH THE APPLICABLE UTILITY COMPANY IN MAINTAINING ACTIVE SERVICES IN OPERATION.
- CONTRACTOR TO LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS, AND PROJECT ENGINEERING REFERENCE POINTS. RE-ESTABLISH DISTURBED OR DESTROYED ITEMS BY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR TO CONTROL DUST CAUSED BY THE WORK AND COMPLY WITH POLLUTION CONTROL REGULATIONS OF GOVERNING AUTHORITIES (NO SEPARATE PAY.)
- THROUGHOUT THE CONSTRUCTION, AND AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR TO ENSURE THAT DRAINAGE OF STORM WATER RUNOFF IS NOT BLOCKED.
- THESE PLANS, PREPARED BY THE CIVIL POINT ENGINEERS, INC., DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, THE SEAL OF THE CIVIL POINT ENGINEERS, INC. REGISTERED PROFESSIONAL ENGINEERS HEREOF DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR TO PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS.
- TRAFFIC CONTROLS AND TRAFFIC CONTROL PLANS SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND INSTALLED IN ACCORDANCE WITH THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE CONTRACTOR IS TO SCHEDULE THE WORK AND TRAFFIC CONTROLS PRIOR TO PERFORMING ANY WORK IN THE FOLLOWING AREAS: PUBLIC STREET RIGHT-OF-WAYS. THE CONTRACTOR SHALL PROVIDE DETAILED TRAFFIC CONTROL PLAN FOR THE WORK ZONE AREA TO THE CITY OF ROCKWALL AND/OR TxDOT AS APPLICABLE AND OBTAIN NECESSARY R.O.W. PERMITS. REFER TO CITY OF ROCKWALL TRAFFIC NOTES THIS SHEET FOR WORK WITHIN CITY OF ROCKWALL R.O.W.
- CONTRACTOR TO EXERCISE CAUTION DURING CONSTRUCTION NEAR AND AROUND GAS LINES. NOTIFY GAS COMPANY 24 HOURS PRIOR TO CONSTRUCTION.
- BURNING IS NOT ALLOWED ON THIS PROJECT.
- CONTRACTOR TO INSTALL 1/2-INCH-DIAMETER BY 12-INCH-LONG REBAR VERTICALLY, WITH TWO (2) FEET OF SURVEYOR'S RIBBON ATTACHED, AT END OF ALL PIPE STUBS. TOP OF BAR TO BE NOT LESS THAN 12 INCHES BELOW THE FINISHED GRADE.
 - BLUE RIBBON- WATER LINE
 - RED RIBBON - WASTEWATER LINE
 - WHITE RIBBON- GAS LINE
 - YELLOW RIBBON- TELECOM DUCT BANK
 - ORANGE RIBBON- ELECTRICAL DUCT BANK
- A CURB LAYDOWN IS REQUIRED AT ALL POINTS WHERE THE PROPOSED SIDEWALK INTERSECTS THE CURB AND BARRIER FREE RAMPS.
- UNLESS OCCURRING AT AN EXPANSION JOINT, MAKE CONNECTION BETWEEN NEW AND EXISTING SIDEWALK BY EXPOSING AND CLEANING A ONE -FOOT LENGTH OF WELDED WIRE REINFORCEMENT AND LAPPING NEW REINFORCEMENT ONTO THIS LENGTH.
- CONCRETE FOR PARKING ONLY TO BE CLASS "A" 5" THICK MIN. (5 SACK, 3000 PSI @ 28-DAYS) AND ALL REINFORCING STEEL TO BE ASTM A615 60, UNLESS OTHERWISE NOTED. FIRELANES SHALL BE 6" THICK 3600 PSI CONCRETE (6 1/2 SACK MIN. FOR HAND PLACE AND 6 SACK MIN. FOR MACHINE PLACE) DUMPSER PADS SHALL BE 8" THICK.
- DEMOLITION PERMIT ARE TO BE OBTAINED BY THE CONTRACTOR AT ITS EXPENSE.
- CONTRACTOR SHALL REFER TO THE GEOTECHNICAL INVESTIGATION REPORT FOR SUBSURFACE INFORMATION REGARDING THIS PROJECT, AT ITS EXPENSE THE CONTRACTOR IS ENCOURAGED TO MAKE ADDITIONAL SUBSURFACE INVESTIGATIONS. NO SAND IS ALLOWED UNDER PAVING.
- ALL CONDUIT INSTALLED FOR DRY UTILITIES SHALL BE PVC SCHEDULE 40. CONDUIT TO BE INSTALLED USING A MINIMUM RADIUS OF CURVATURE OF SIX (6) FEET. CONDUIT FOR TELECOMMUNICATIONS TO BE FOUR (4) INCHES IN DIAMETER.
- THE CONTRACTOR MAY NOT BLOCK, DIRECT, IMPEDE OR REROUTE PEDESTRIAN OR VEHICULAR TRAFFIC, NOR PLACE A BARRICADE OR OTHER TRAFFIC CONTROL DEVICE IN A RIGHT-OF-WAY, WITHOUT FIRST OBTAINING A TEMPORARY USE OF RIGHT-OF-WAY PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AND ENGINEERING.
- ALL FILL TO BE COMPACTED TO 95% STD DENSITY, ALL FILL TO BE COMPACTED USING A SHEEP'S FOOT ROLLER.
- ALL PONDS SHALL HAVE THE SIDES AND BOTTOMS ANCHORED WITH SEEDED CURLEX OR SOD PRIOR TO PAVING.

SITE PLAN RELEASE NOTES

- ORDINANCE REQUIREMENTS
- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE DEVELOPMENT PERMIT. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE CITY OF ROCKWALL.
 - ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE SIGN ORDINANCE AND ZONING ORDINANCE, AND OTHER APPLICABLE ORDINANCES AND MUST BE PERMITTED SEPARATELY.
 - A DRIVEWAY PERMIT IS REQUIRED PRIOR TO CONSTRUCTION OF ALL APPROACHES.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL COST OF RELOCATION OR DAMAGE TO UTILITIES.
 - ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
 - ALL BEARINGS, DISTANCES AND EASEMENTS SHALL MATCH THOSE ON THE SUBDIVISION PLAT.
 - APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
 - WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF ROCKWALL.
 - FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A PERMIT FROM THE CITY OF ROCKWALL AND TxDOT IS REQUIRED.

UTILITY CONSTRUCTION NOTES

- WATER LINES TO BE LAID TO THE FOLLOWING MINIMUM DEPTHS; 36 INCHES BELOW GROUND LINE IN NATURAL, UNDEVELOPED AREAS; 48 INCHES BELOW FINISH GRADE OF EXISTING STREETS OR OTHER TRAFFIC AREAS; 36 INCHES BELOW ACTUAL SUBGRADE OF PROPOSED STREETS OR OTHER TRAFFIC AREAS. TOP OF VALVE STEMS SHALL BE 30 INCHES TO 36 INCHES BELOW FINISHED GRADE.
- CONTRACTOR TO PROVIDE PLUGS AT ALL PIPE STUB-OUTS ON WATER AND WASTEWATER LINES NOT CONNECTING TO OTHER LINES. REMOVE PLUGS AND CONNECT TO EXISTING LINES WHERE SHOWN. (NO SEPARATE PAY.)
- PRESSURE RATING OF VALVES, FITTINGS, AND APPURTENANCES IS TO EQUAL OR EXCEED PRESSURE RATING OF ADJACENT WATER PIPELINE.
- THE CONTRACTOR TO PROVIDE FITTINGS, PLUGS, AND OTHER DEVICES FOR USE IN TAPPING, FLUSHING, TESTING, ETC. (NO SEPARATE PAY.)
- MAINTAIN ALL MANHOLE FRAMES AND COVERS TO BELOW PAVEMENT SUBGRADE ELEVATION UNTIL PLACEMENT OF PAVEMENT BASE HAS BEEN COMPLETED. RAISE MANHOLE FRAMES AND COVERS TO FINISH PAVEMENT GRADES WHEN BASE IS COMPLETE. ALL MANHOLES IN PAVING SHALL BE SEALED.
- ALL WATER LINES TO BE CLASS 200.
- ALL WASTE WATER PIPES SHALL HAVE COMPRESSION OR MECHANICAL JOINTS. GRAVITY WASTE WATER LINES TO BE PVC SDR 26 (ASTM D3034) WITH DIRECTIONAL FITTINGS. FORCE MAIN PIPE AND FITTINGS SHALL BE SCHEDULE 40 PVC PIPE (ASTM D1785).
- STORM SEWER PIPE, UNLESS OTHERWISE SPECIFIED ON TE PLANS, WILL BE RCP (ASTM C76, CLASS III) BACKFILLED PER CITY OF ROCKWALL STANDARD DETAIL.
- ALL FITTINGS SHALL BE MEGALUG.
- BLUE EMS DISKS SHALL BE PLACED ON THE WATER LINE AT EVERY VALVE. CHANGE IN DIRECTION, SERVICE, AND FIRE HYDRANT.
- GREEN EMS DISKS SHALL BE PLACED ON THE SANITARY SEWER LINES AT EVERY CHANGE IN DIRECTION, MANHOLE, CLEANOUTS, AND SERVICE.

STANDARD NOTES FOR TREE AND LANDSCAPE AREA PROTECTION

- ALL TREES AND NATURAL AREAS SHOWN ON THE PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
- PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF ROCKWALL STANDARDS FOR TREE PROTECTION.
- PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
- PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMIT BRANCHES (DRIP LINE), FOR LANDSCAPE AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
 - SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;
 - ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN SIX INCHES CUT OR FILL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST;
 - WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;
 - OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
- EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
 - WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA TO BE DISTURBED.;
 - WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIFLINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZE SOIL DAMAGE);
 - WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING; SPECIAL NOTE: FOR THE PROTECTION OF LANDSCAPE AREAS, NO EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE WILL BE PERMITTED.
 - WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK WITH STRAPPED- ON PLANKING TO A HEIGHT OF 8 FT. (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
 - TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
 - ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
 - ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE; NO LANDSCAPE TOPSOIL DRESSINGS GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
 - PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.).
 - ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY ARBORIST).
 - DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.
 - ALL TREES TO BE MINIMUM 5' FROM ANY UTILITIES.

EROSION AND SEDIMENTATION CONTROL

- EROSION CONTROL MEASURES, SITE WORK AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL.
- ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURE OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY ARE APPLIED.
- SILT FENCES, ROCK BERMS, SEDIMENTATION BASINS AND SIMILARLY RECOGNIZED TECHNIQUES AND MATERIALS SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT POINT SOURCE SEDIMENTATION LOADING OF DOWNSTREAM FACILITIES. SUCH INSTALLATION SHALL BE REGULARLY INSPECTED BY THE CITY OF AUSTIN FOR EFFECTIVENESS. ADDITIONAL MEASURES MAY BE REQUIRED IF, IN THE OPINION OF THE CITY ENGINEER, THEY ARE WARRANTED.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL OF THE PROJECT BY THE ENGINEER AND THE CITY ENVIRONMENTAL INSPECTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE EACH STRUCTURE AS APPROVED BY THE ENGINEER.

TEMPORARY EROSION AND SEDIMENTATION CONTROL NOTES

- THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR EXCAVATION.).
- THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
- THE PLACEMENT OF TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE THE APPROVED GRADING/TREE AND NATURAL AREA PLAN.
- A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND THE CITY INSPECTOR AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTION MEASURES AND PRIOR TO BEGINNING ANY SITE PREPARATION WORK. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST THREE DAYS PRIOR TO THE MEETING DATE.
- ANY SIGNIFICANT VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS MUST BE APPROVED BY THE CITY.
- THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
- PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.

FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES. MAJOR REVISIONS MUST BE APPROVED BY THE CITY.

FIRE PREVENTION:

- HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE 4-INCH OPENING AT LEAST EIGHTEEN (18) INCHES ABOVE FINISHED GRADE. THE 4-INCH OPENING MUST FACE THE DRIVEWAY OR STREET WITH A 3'-6" FOOT SETBACK FROM CURBLINE(S). NO OBSTRUCTION IS ALLOWED WITHIN FIVE (5) FEET OF ANY HYDRANT AND THE 4-INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.
- ALL PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 80,000 LB. LIVE VEHICLE LOADS. ANY PERVIOUS/DECORATIVE PAVING WITHIN 100' OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
- COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN FIVE (5) FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE EAVE LINES.
- CONSTRUCT ALL WEATHER DRIVING SURFACE OF CONCRETE PRIOR TO THE STORAGE OF COMBUSTIBLE BUILDING MATERIALS ON SITE.
- FIRE LANES DESIGNATED ON THE SITE PLAN SHALL BE REGISTERED WITH CITY OF ROCKWALL FIRE MARSHAL'S OFFICE AND INSPECTED FOR FINAL APPROVAL BY ENGINEERING DEPARTMENT.
- VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 14 FEET, 6 INCHES FOR FULL WIDTH OF ACCESS DRIVE.
- FIRE LANE SHALL BE MARKED "NO PARKING FIRE LANE" EVERY 25 FEET WHITE 4" LETTERS ON RED STRIPED BACKGROUND.
- FIRE APPARATUS ACCESS ROAD AND WATER SUPPLY SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- CONSTRUCTION MUST COMPLY WITH ALL APPLICABLE FIRE CODES.

TEXAS DEPARTMENT OF TRANSPORTATION NOTES

- ALL WORK WITHIN TxDOT RIGHT-OF-WAY SHALL SATISFY OR EXCEED REQUIREMENTS OF THE TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS AND BRIDGES, 2004.
- LANE CLOSURES ARE NOT PERMITTED IF PAVEMENT IS WET OR ICY.
- CONTRACTOR SHALL CONTACT TxDOT FIELD OFFICE AT 214-320-6240 AT LEAST 48 HOURS PRIOR TO WORKING IN TxDOT RIGHT OF WAY TO ALLOW FOR AN INSPECTOR TO BE PRESENT.
- THE PRIMARY CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STATE ROADWAY FREE OF MUD, ROCKS, AND OTHER DEBRIS. IF THE HIGHWAY BECOMES UNSAFE FOR TRAFFIC BECAUSE OF DEBRIS FROM THE CONSTRUCTION SITE, THE CONTRACTOR MUST CLEAN THE ROADWAY IMMEDIATELY AND SUSPEND WORK IF NECESSARY.
- GENERAL CONTRACTOR MUST PROVIDE ON SITE PARKING DURING ALL PHASES OF CONSTRUCTION. PARKING WILL NOT BE ALLOWED WITHIN R.O.W. OF STATE MAINTAINED ROADWAY.
- CONTRACTOR SHALL RESTORE AND SOD ANY AREAS DISTURBED DURING CONSTRUCTION (DISTURBED AREAS INCLUDE BACKFILLED TRENCHES, BORE PITS AND OTHER AREAS DISTURBED BY VEHICLES, MATERIAL OR EQUIPMENT) WITHIN TxDOT R.O.W. IN COMPLIANCE WITH THE TxDOT STANDARD SPECIFICATION OR AS DIRECTED BY TxDOT.

SEQUENCE OF CONSTRUCTION

- INSTALL EROSION CONTROLS AS INDICATED ON APPROVED SITE PLAN.
- INSTALL TREE PROTECTION AND INITIATE TREE MITIGATION MEASURES IF APPLICABLE.
- CONTACT THE CITY OF ROCKWALL AT 972-771-7700 TO SCHEDULE A PRE-CONSTRUCTION COORDINATION MEETING WITH AT LEAST 72 HOURS ADVANCE NOTICE.
- HOLD A PRE-CONSTRUCTION MEETING.
- CONSTRUCT MAIN DRIVEWAY OFF OF FRONTAGE ROAD AND INSTALL STABILIZED CONSTRUCTION ENTRANCE BEGINNING AT PROPERTY LINE. BEGIN SITE CLEARING/DEMOLITION.
- ROUGH GRADE SITE.
- INSTALL SITE UTILITIES. CALL FOR INSPECTION REQUEST AT 972-771-3674 ENGINEERING INSPECTIONS DEPARTMENT.
- CONSTRUCT PAVING, AND PARKING PER PHASING SHOWN.
 - COMPLETE "GO VERTICAL" CHECK LIST
 - CALL FOR "GO VERTICAL" MEETING
- COMPLETE CONSTRUCTION OF EACH PHASE AND INSTALL LANDSCAPING.
- RE-VEGETATE DISTURBED AREAS OR COMPLETE A DEVELOPERS CONTRACT FOR THE RE-VEGETATION ALONG WITH THE ENGINEER'S CONCURRENCE LETTER.
- PROJECT ENGINEER INSPECTS JOB AND WRITES CONCURRENCE LETTER TO THE CITY. FOR EACH PHASE FINAL INSPECTION IS SCHEDULED UPON RECEIPT OF THE LETTER.
- OBTAIN CITY CERTIFICATE OF OCCUPANCY OR COMPLIANCE.
- REMOVE TEMPORARY EROSION/SEDIMENTATION CONTROLS.

DATE	4/18/11	BY	RP	NO.	1	AS-BUILT													
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GENERAL NOTES	RACETRAC SERVICE STATION	S.H. 205 & S.H. 276 ROCKWALL, TEXAS	DATE	5/18/10
			AS SHOWN	DWG. NO.
			CS	15

AS-BUILT

FIRM REGISTRATION # F-8396

CIVIL ENGINEERING • LAND DEVELOPMENT • PLANNING • ARCHITECTURE • CONSTRUCTION MANAGEMENT

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