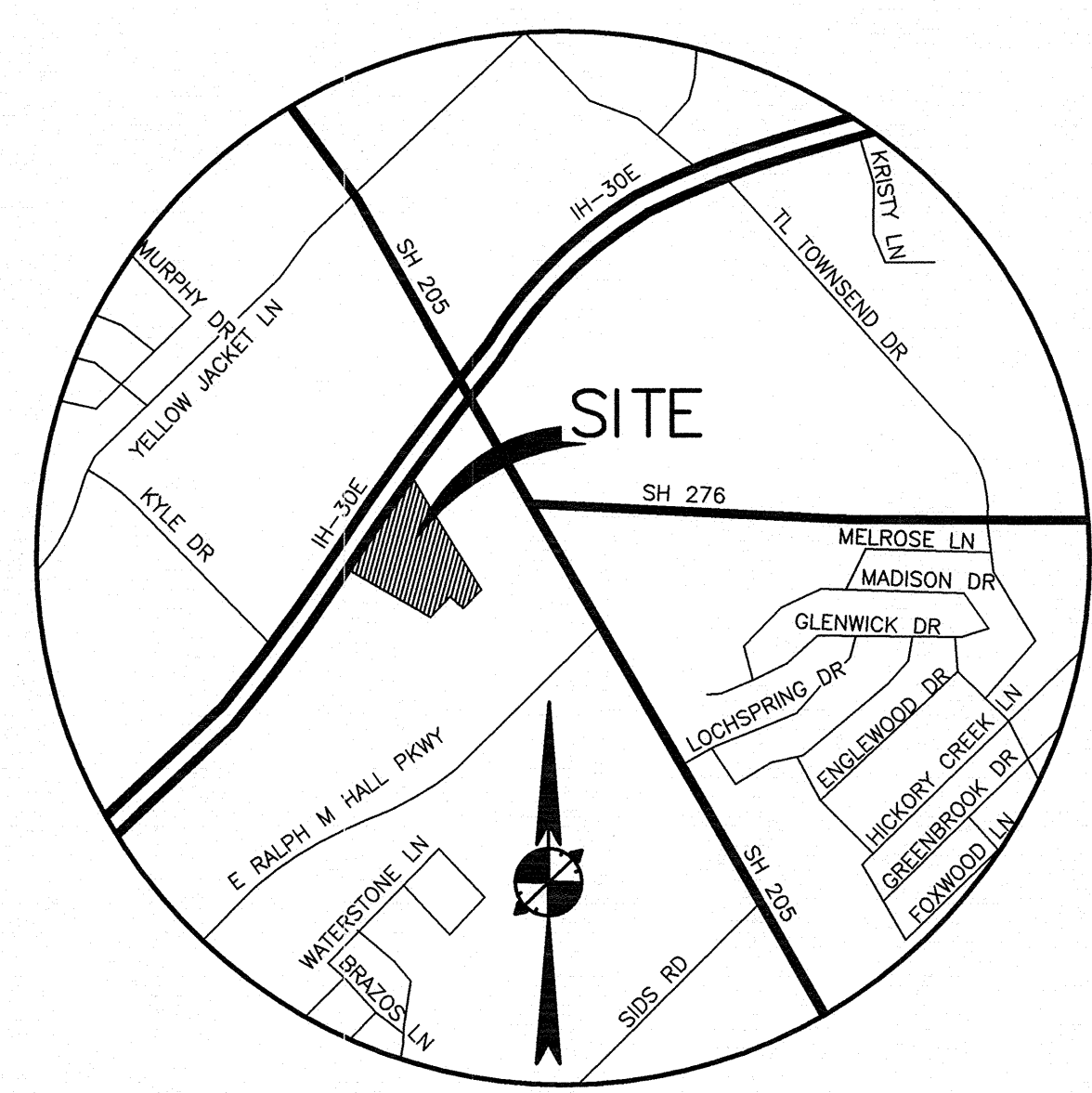


ENGINEERING PLANS  
FOR  
ROCKWALL PLAZA PHASE II  
IN  
THE CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
SEPTEMBER, 2010

**OWNER/DEVELOPER:** THE WOODMONT COMPANY  
2100 WEST 7TH STREET  
FORT WORTH, TEXAS 76107  
PH: (817)732-4000  
FAX: (817)735-4738  
CONTACT: KARIN SUMRALL

**CIVIL ENGINEER:** BURY + PARTNERS-DFW, INC.  
5310 HARVEST HILL ROAD  
SUITE 100  
DALLAS, TEXAS 75230  
PH: (972)991-0011  
FAX: (972)991-0278  
CONTACT: JOSHUA MILLSAP, P.E.

**SURVEYOR:** BURY + PARTNERS-DFW, INC.  
5310 HARVEST HILL ROAD  
SUITE 100  
DALLAS, TEXAS 75230  
PH: (972)991-0011  
FAX: (972)991-0278  
CONTACT: DAVID DE WEIRD, R.P.L.S.



VICINITY MAP  
NTS  
(MAPSCO GRID 30C-D & 30D-A)

INDEX OF SHEETS

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C1.2b	DEMOLITION PLAN
C2.1a	LAYOUT & DIMENSIONAL CONTROL PLAN
C2.1b	LAYOUT & DIMENSIONAL CONTROL PLAN
C3.1a	GRADING PLAN
C3.1b	GRADING PLAN
C3.2a	EROSION & SEDIMENTATION CONTROL PLAN
C3.2b	EROSION & SEDIMENTATION CONTROL PLAN
C3.3	EROSION & SEDIMENTATION CONTROL DETAILS & NOTES
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L1.3	CITY CRITERIA AND TREE MITIGATION DATA
L1.4	LANDSCAPE PLANT LIST SPECIFICATIONS

ESTIMATED CONSTRUCTION START: SEPT. 2010

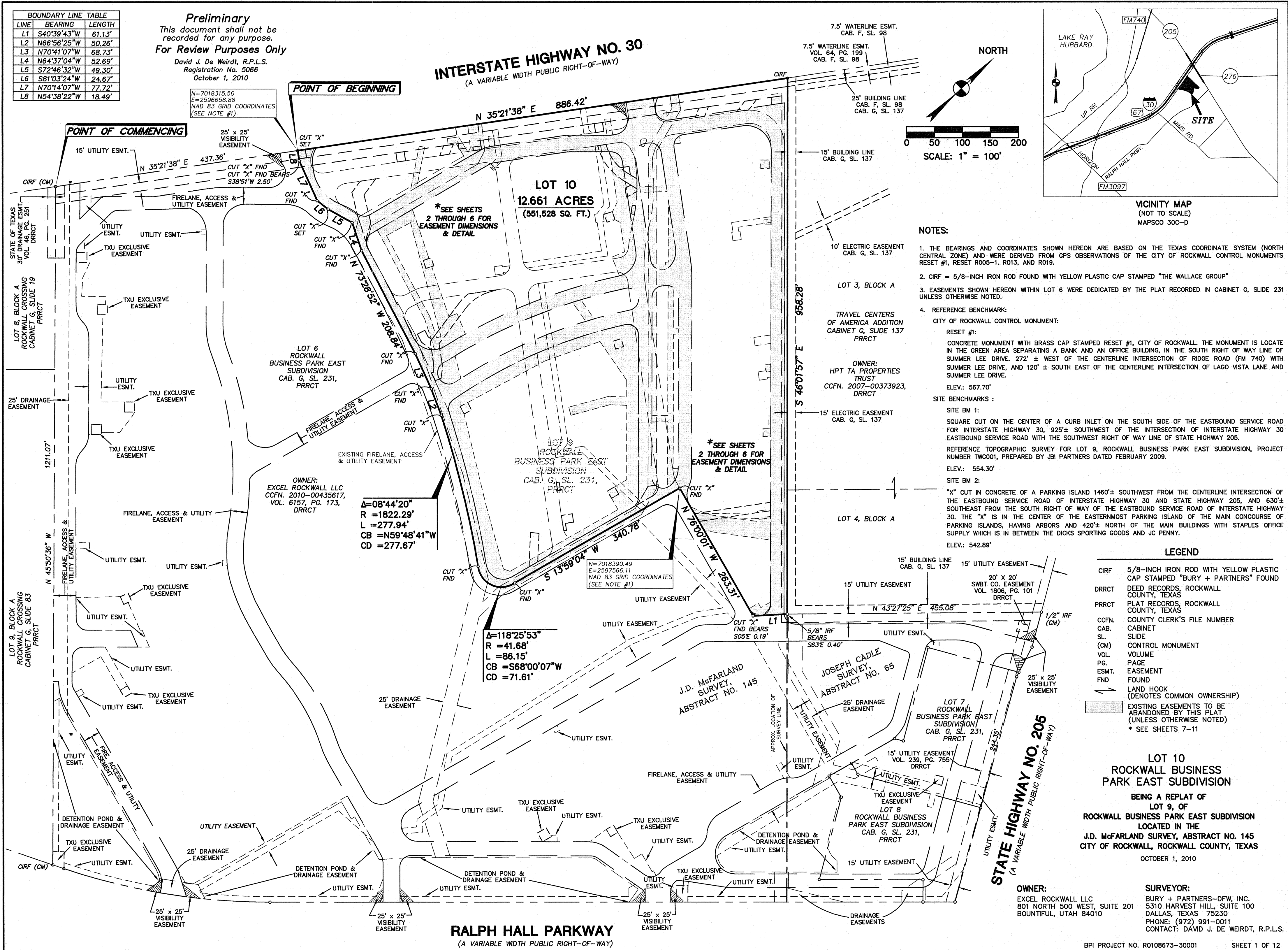
**Bury+Partners**  
ENGINEERING SOLUTIONS  
5310 Harvest Hill Road, Suite 100  
Dallas, Texas 75230  
Tel. (972)991-0011 Fax (972)991-0278  
Bury+Partners-DFW, Inc. ©Copyright 2010  
Texas Registration #F-1048



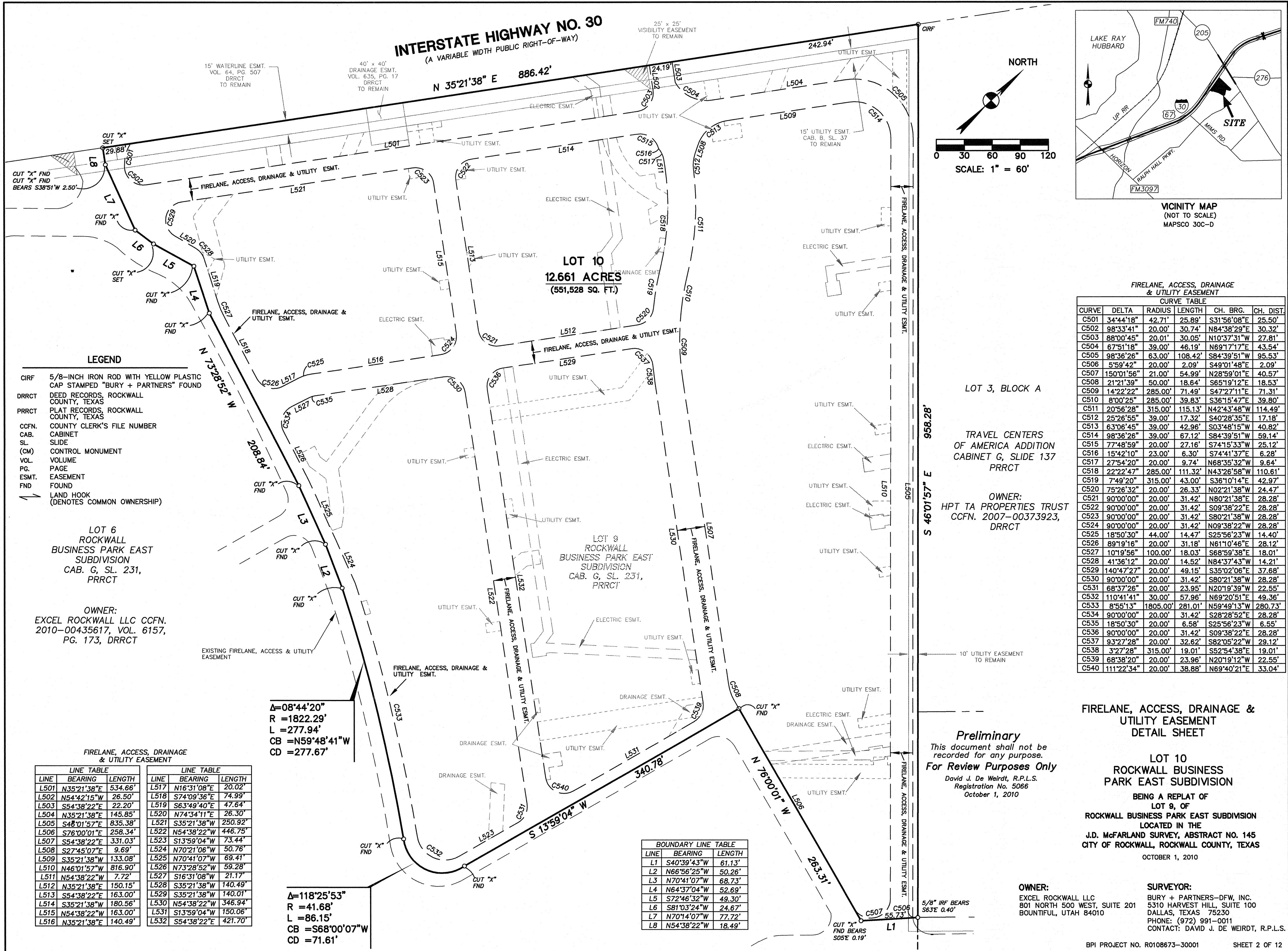
RECORD DRAWINGS:  
THE INTENT OF THE OWNER AND ENGINEER WAS TO  
CONSTRUCT THE FACILITIES ACCORDING TO THESE  
PLANS AS APPROVED BY THE CITY OR GOVERNING  
AUTHORITY. TO THE BEST OF THE ENGINEERS  
KNOWLEDGE THE PLANS REFLECT REVISIONS MADE  
DURING CONSTRUCTION BASED ON A VISUAL SITE  
OBSERVATION BY THE ENGINEER AND INFORMATION  
PROVIDED BY:  
W.B. KIBLER CONSTRUCTION CO, LTD  
DALLAS, TEXAS 75220  
CONTACT: PHIL GULSVIG

ISSUED FOR BID \_\_\_\_\_ ISSUED FOR CONSTRUCTION \_\_\_\_\_









F:\0108673-30001\RECEIVED\BPI - Surv\10-10-01\Plat\2009 8673-01-RPL-SHT-2.DWG plot by branch at Oct 01, 2010 - 10:15am

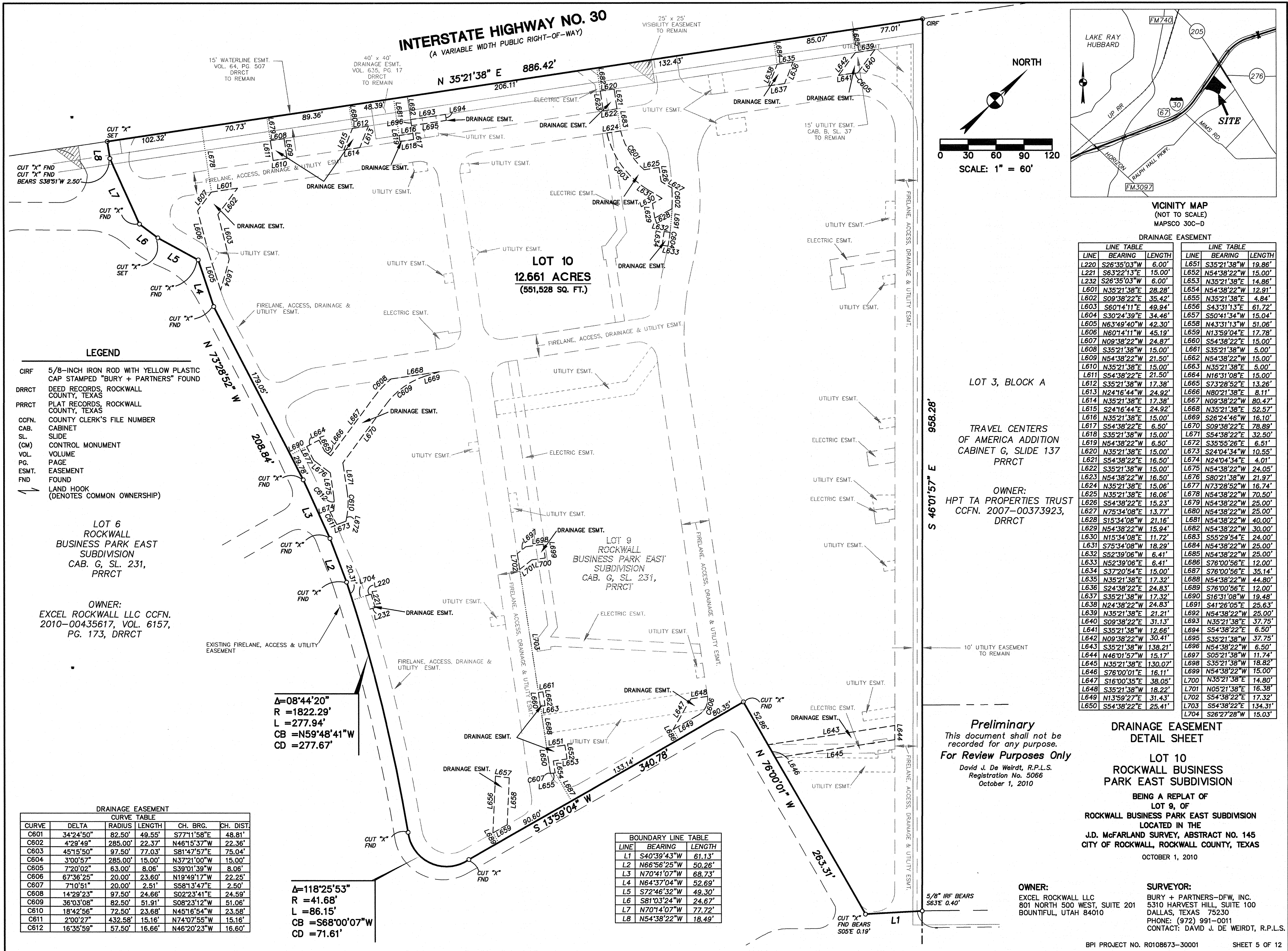




















LINE	BEARING	LENGTH
L1	S40°39'43"W	61.13'
L2	N66°56'25"W	50.26'
L3	N70°41'07"W	68.73'
L4	N64°37'04"W	52.69'
L5	S72°46'32"W	49.30'
L6	S81°03'24"W	24.67'
L7	N70°14'07"W	77.72'
L8	N54°38'22"W	18.49'

# **INTERSTATE HIGHWAY NO. 30** (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

N 35°21'38" E 886.42'

**LOT 10**  
**12.661 ACRES**  
(551,528 SQ. FT.)

LOT 9  
ROCKWALL  
BUSINESS PARK EAST  
SUBDIVISION  
CAB. G, SL. 231,  
PRRCT

LOT 6  
ROCKWALL  
BUSINESS PARK EAST  
SUBDIVISION  
CAB. G, SL. 231,  
PRRCT

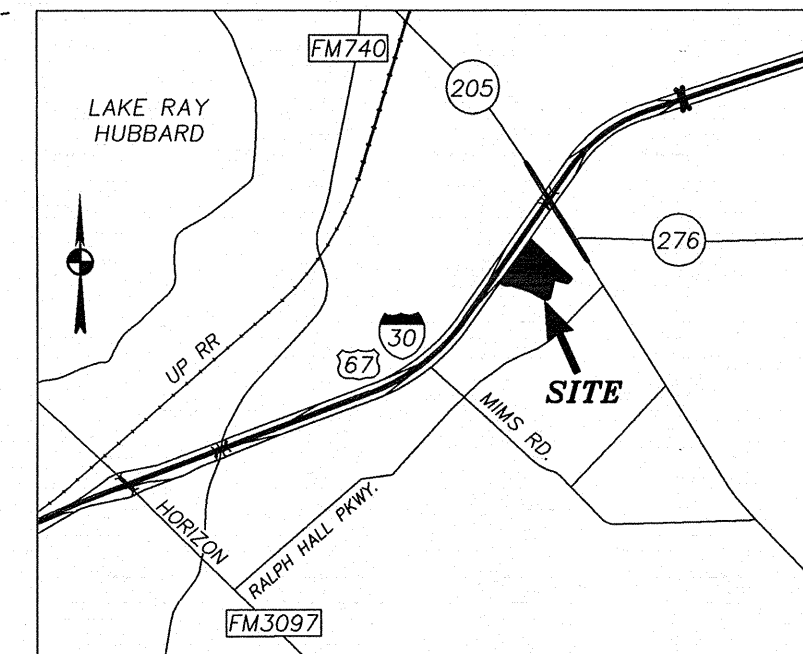
OWNER:  
EXCEL ROCKWALL LLC CCFN.  
2010-00435617, VOL. 6157,  
PG. 173, DRRCT

## **LEGEND**

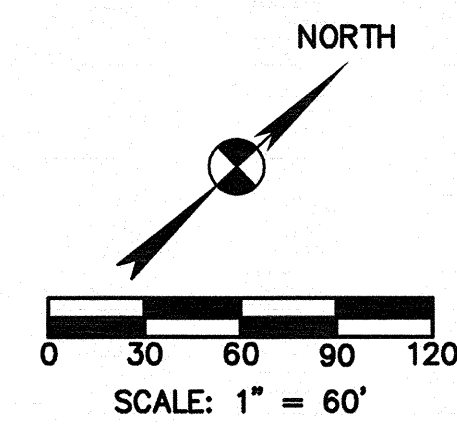
CIRF	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS
PRRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
CCFN.	COUNTY CLERK'S FILE NUMBER
CAB.	CABINET
SL.	SLIDE
(CM)	CONTROL MONUMENT
VOL.	VOLUME
PG.	PAGE
ESMT.	EASEMENT
FND	FOUND
	LAND HOOK (DENOTES COMMON OWNERSHIP)
	EXISTING ESMT. RECORDED IN CABINET G, SLIDE 231 ABANDONED BY THIS PLAT (UNLESS OTHERWISE NOTED)

$\Delta=08°44'20"$   
 $R=1822.29'$   
 $L=277.94'$   
 $CB=N59°48'41"W$   
 $CD=277.67'$

$\Delta=118°25'53"$   
 $R=41.68'$   
 $L=86.15'$   
 $CB=S68°00'07"W$   
 $CD=71.61'$



**VICINITY MAP**  
(NOT TO SCALE)  
MAPSCO 30C-D



LOT 3, BLOCK A

TRAVEL CENTERS  
OF AMERICA ADDITION  
CABINET G, SLIDE 137  
PRRCT

OWNER:  
HPT TA PROPERTIES TRUST  
CCFN. 2007-00373923,  
DRRCT

**Preliminary**  
This document shall not be  
recorded for any purpose.  
**For Review Purposes Only**  
David J. De Weirtd, R.P.L.S.  
Registration No. 5066  
October 1, 2010

**UTILITY EASEMENT  
ABANDONMENT DETAIL**  
(SEE SHEET NO. 11  
FOR LINE & CURVE TABLE)

**LOT 10  
ROCKWALL BUSINESS  
PARK EAST SUBDIVISION**  
BEING A REPLAT OF  
LOT 9, OF  
ROCKWALL BUSINESS PARK EAST SUBDIVISION  
LOCATED IN THE  
J.D. McFARLAND SURVEY, ABSTRACT NO. 145  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
OCTOBER 1, 2010

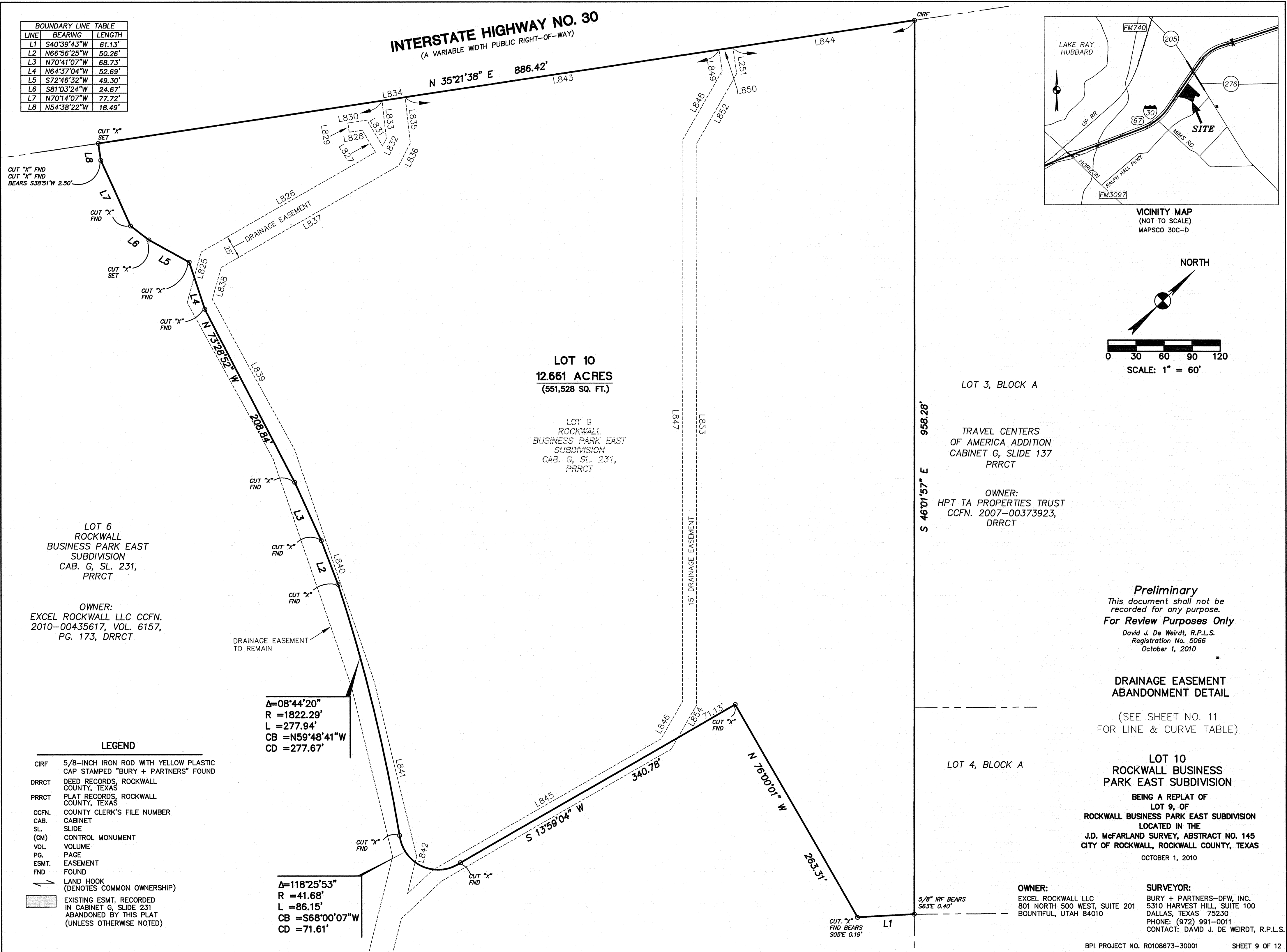
OWNER:  
EXCEL ROCKWALL LLC  
801 NORTH 500 WEST, SUITE 201  
BOUNTIFUL, UTAH 84010

SURVEYOR:  
BURY + PARTNERS-DFW, INC.  
5310 HARVEST HILL, SUITE 100  
DALLAS, TEXAS 75230  
PHONE: (972) 991-0011  
CONTACT: DAVID J. DE WEIRDT, R.P.L.S.

BPI PROJECT NO. R0108673-30001

SHEET 8 OF 12

LINE	BEARING	LENGTH
L1	S40°39'43"W	61.13'
L2	N66°56'25"W	50.26'
L3	N70°41'07"W	68.73'
L4	N64°37'04"W	52.69'
L5	S72°46'32"W	49.30'
L6	S61°03'24"W	24.67'
L7	N70°14'07"W	77.72'
L8	N54°38'22"W	18.49'



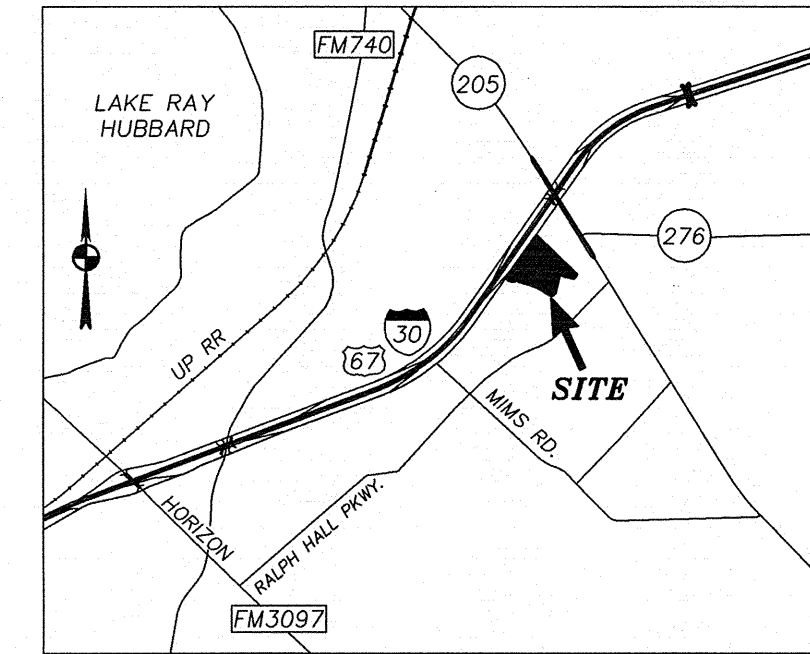


BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
L1	S40°39'43"W	61.13'
L2	N66°56'25"W	50.26'
L3	N70°41'07"W	68.73'
L4	N64°37'04"W	52.69'
L5	S72°46'32"W	49.30'
L6	S81°03'24"W	24.67'
L7	N70°14'07"W	77.72'
L8	N54°38'22"W	18.49'

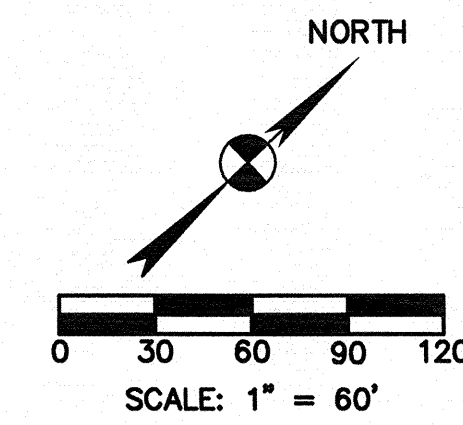
# INTERSTATE HIGHWAY NO. 30 (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

N 35°21'38" E 886.42'

REFERENCE POINT FOR EASEMENT TIES



VICINITY MAP  
(NOT TO SCALE)  
MAPSCO 30C-D



LOT 10  
12.661 ACRES  
(551,528 SQ. FT.)

LOT 9  
ROCKWALL  
BUSINESS PARK EAST  
SUBDIVISION  
CAB. G, SL. 231,  
PRRCT

LOT 6  
ROCKWALL  
BUSINESS PARK EAST  
SUBDIVISION  
CAB. G, SL. 231,  
PRRCT

OWNER:  
EXCEL ROCKWALL LLC CCFN.  
2010-00435617, VOL. 6157,  
PG. 173, DRRCT

## LEGEND

- CIRF 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND
- DRRCT DEED RECORDS, ROCKWALL COUNTY, TEXAS
- PRRCT PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- CCFN. COUNTY CLERK'S FILE NUMBER
- CAB. CABINET
- SL. SLIDE
- (CM) CONTROL MONUMENT
- VOL. VOLUME
- PG. PAGE
- ESMT. EASEMENT
- FND FOUND
- LAND HOOK (DENOTES COMMON OWNERSHIP)
- EXISTING ESMT. RECORDED IN CABINET G, SLIDE 231 ABANDONED BY THIS PLAT (UNLESS OTHERWISE NOTED)

Δ=08°44'20"  
R =1822.29'  
L =277.94'  
CB =N59°48'41"W  
CD =277.67'

Δ=118°25'53"  
R =41.68'  
L =86.15'  
CB =S68°00'07"W  
CD =71.61'

LOT 3, BLOCK A

TRAVEL CENTERS  
OF AMERICA ADDITION  
CABINET G, SLIDE 137  
PRRCT

OWNER:  
HPT TA PROPERTIES TRUST  
CCFN. 2007-00373923,  
DRRCT

**Preliminary**  
This document shall not be  
recorded for any purpose.  
**For Review Purposes Only**  
David J. De Weirtd, R.P.L.S.  
Registration No. 5066  
October 1, 2010

## TXU EXCLUSIVE EASEMENT ABANDONMENT DETAIL

(SEE SHEET NO. 11  
FOR LINE & CURVE TABLE)

LOT 10  
ROCKWALL BUSINESS  
PARK EAST SUBDIVISION  
BEING A REPLAT OF  
LOT 9, OF  
ROCKWALL BUSINESS PARK EAST SUBDIVISION  
LOCATED IN THE  
J.D. McFARLAND SURVEY, ABSTRACT NO. 145  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
OCTOBER 1, 2010

OWNER:  
EXCEL ROCKWALL LLC  
801 NORTH 500 WEST, SUITE 201  
BOUNTIFUL, UTAH 84010

SURVEYOR:  
BURY + PARTNERS-DFW, INC.  
5310 HARVEST HILL, SUITE 100  
DALLAS, TEXAS 75230  
PHONE: (972) 991-0011  
CONTACT: DAVID J. DE WEIRDT, R.P.L.S.

## UTILITY EASEMENT

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C172	79°50'42"	20.00'	27.87'	16.74'
C173	199°07'24"	20.32'	70.63'	120.65'
C197	14°36'39"	20.04'	5.11'	2.57'
C204	2°41'24"	950.69'	44.64'	22.32'
C205	28°16'37"	39.00'	9.10'	22.89'
C209	72°43'59"	20.00'	26.74'	15.90'
C210	18°39'13"	891.76'	259.20'	130.52'
C211	3°42'01"	892.05'	57.61'	28.82'
C212	115°01'01"	18.54'	37.23'	29.12'
C213	64°35'25"	20.12'	22.68'	12.72'
C217	8°58'13"	1805.00'	281.01'	140.79'
C218	110°41'41"	30.00'	57.96'	43.40'
C221	15°05'13"	20.00'	5.27'	2.65'
C222	51°31'22"	39.00'	35.07'	18.82'
C223	30°55'55"	20.10'	10.85'	5.56'
C226	33°52'27"	20.03'	11.84'	6.10'
C227	6°38'43"	20.00'	2.32'	1.16'
C231	0°56'44"	952.29'	15.71'	7.86'
C232	0°59'14"	916.05'	15.78'	7.89'
C236	1°17'46"	892.05'	20.18'	10.09'
C237	4°17'32"	39.00'	32.19'	17.08'
C238	10°10'48"	20.00'	35.97'	25.16'
C249	140°10'55"	20.00'	48.93'	55.22'
C250	82°12'18"	39.00'	55.96'	34.02'
C251	81°22'21"	20.00'	28.40'	17.19'

## UTILITY EASEMENT

LINE TABLE		LINE TABLE	
LINE	BEARING	LINE	BEARING
L855	S44°23'23"W	L934	N80°42'34"W
L856	S45°36'37"E	L935	S24°20'48"W
L857	S51°56'28"W	L936	S15°45'23"W
L858	S68°17'25"W	L937	S73°42'16"E
L859	S75°59'32"E	L938	S59°43'00"E
L860	N51°56'28"E	L939	S61°21'07"E
L861	N45°54'14"W	L940	S61°58'22"W
L862	S37°45'43"E	L941	N14°00'00"E
L863	S34°55'38"E	L942	S45°51'32"E
L864	N54°38'22"W	L943	S44°08'28"W
L865	N54°38'22"W	L944	S46°00'00"E
L866	N54°38'22"W	L945	N44°08'28"E
L867	N35°21'38"E	L946	S45°51'32"E
L868	S54°37'39"E	L947	S44°07'09"W
L869	S35°17'03"W	L948	N45°52'51"W
L870	S44°03'07"W	L949	N44°08'28"E
L871	N54°37'39"W	L950	N46°00'00"W
L872	S46°01'57"E	L951	S44°08'28"W
L873	S46°01'57"E	L952	N45°52'51"W
L874	S35°21'38"W	L953	N41°55'14"E
L875	N46°00'00"W	L954	S54°36'26"E
L876	N35°21'38"E	L955	S41°55'14"W
L877	N35°21'38"E	L956	N54°36'29"W
L878	N35°21'38"E	L957	N37°40'12"E
L879	N35°21'38"E	L958	N52°19'48"W
L880	N35°21'38"E	L959	N37°40'12"W
L881	S47°45'52"E	L960	S54°39'01"E
L882	N35°12'51"E	L961	S35°20'59"W
L883	S54°39'01"E	L962	N54°39'01"W
L884	S46°01'57"E	L963	N35°21'38"E
L885	N42°43'15"E	L964	N80°44'14"W
L886	S54°36'38"E	L965	S80°44'14"E
L887	S35°21'36"W	L966	S43°53'07"W
L888	S46°00'00"E	L967	N46°06'55"W
L889	S49°25'36"E	L968	N34°47'18"E
L890	S73°28'14"E	L969	S46°00'00"E
L891	S36°44'04"W	L970	S43°58'03"W
L892	N80°44'14"W	L971	N46°01'57"W
L893	S54°36'26"E	L972	N43°58'03"E
L894	S35°21'38"W	L973	S46°00'00"E
L895	S46°00'00"E	L974	S46°00'00"E
L896	S73°50'55"E	L975	S43°58'03"W
L897	S46°00'00"E	L976	N46°01'57"W
L898	S46°00'00"E	L977	N43°58'03"E
L899	S46°00'00"E	L978	S46°00'00"E
L900	S45°48'10"E	L979	S43°41'31"W
L901	S45°58'13"E	L980	N46°18'29"W
L902	S53°25'19"E	L981	N43°41'31"E
L903	S72°34'06"E	L982	N45°51'32"W
L904	S34°55'38"E	L983	N44°06'28"E
L905	S54°37'39"E	L984	N45°51'27"W
L906	S64°56'06"E	L985	S54°36'26"E
L907	S25°03'54"W	L986	N44°06'28"E
L908	S64°56'06"E	L987	S45°25'45"E
L909	N25°03'54"E	L988	N75°59'58"W
L910	S64°56'06"E	L989	N13°59'59"E
L911	N21°54'29"E	L990	S76°00'01"E
L912	S68°05'31"E	L991	N13°59'59"E
L913	N63°45'44"W	L992	N54°37'39"W
L914	N74°08'51"W	L993	S44°00'00"W
L915	N13°42'14"E	L994	S54°37'39"E
L916	S61°00'17"E	L995	S18°42'10"E
L917	S26°14'16"W	L996	S63°42'10"E
L918	N63°45'44"W	L997	N71°17'50"E
L919	N74°08'51"W	L998	S54°37'39"E
L920	N15°51'09"E	L999	S21°54'28"W
L921	S46°00'00"E	L1000	S68°05'31"E
L922	S14°00'00"W	L1001	N12°07'27"E
L923	N76°00'00"W	L1002	S60°31'46"E
L924	N13°09'43"E	L1003	S11°07'31"W
L925	N76°50'17"W	L1004	N12°46'10"E
L926	N13°09'43"E	L1005	S34°55'38"E
L927	N46°00'00"W	L1006	S13°41'59"W
L928	S46°05'23"W	L1007	N34°55'38"W
L929	S28°48'59"W	L1008	N35°21'38"E
L930	N61°11'01"W	L1009	S54°39'01"E
L931	N28°48'59"E	L1010	S35°03'07"W
L932	N46°05'23"E	L1011	N54°39'01"W
L933	N46°00'00"W	L1012	N35°21'38"E

## FIRELANE, ACCESS AND UTILITY EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L9	S54°35'24"E	18.17'
L10	N13°26'07"E	16.35'
L11	N13°41'59"E	212.76'
L12	N35°21'38"E	19.72'
L13	N44°03'07"E	20.41'
L14	N35°17'03"E	10.76'
L15	N47°04'01"W	1.35'
L16	N35°21'30"E	85.13'
L17	N35°21'38"E	210.83'
L18	S46°00'00"E	91.39'
L63	S54°37'39"W	163.31'
L64	S59°43'00"E	16.31'
L65	S35°21'38"W	131.23'
L66	S13°42'14"W	247.65'
L67	N12°46'10"E	12.29'
L68	N14°00'00"E	249.85'
L70	N46°00'00"E	288.22'
L71	S35°21'38"W	7.17'
L72	S54°36'26"E	175.01'
L73	S54°36'26"W	175.01'
L74	N46°00'00"W	308.83'
L75	S40°11'45"W	7.19'
L76	S46°00'00"E	321.75'
L77	S54°28'36"E	243.96'
L78	S46°00'00"E	305.68'
L79	S54°36'26"E	175.01'
L80	S54°36'26"W	175.01'
L81	N45°52'26"W	813.68'
L82	S35°21'38"E	109.67'



OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS EXCEL ROCKWALL LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A 12.661 ACRE TRACT OF LAND SITUATED IN THE J.D. McFARLAND SURVEY, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING ALL OF LOT 9 OF ROCKWALL BUSINESS PARK EAST SUBDIVISION, AN ADDITION TO THE CITY OF ROCKWALL ACCORDING TO THE RE-PLAT THEREOF FILED FOR RECORD IN CABINET G, SLIDE 231 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, (P.R.R.C.T.), AND DESCRIBED IN THE SPECIAL WARRANTY DEED TO EXCEL ROCKWALL LLC, RECORDED IN VOLUME 6157, PAGE 173, OR COUNTY CLERK'S FILE NUMBER 2010-00435617, OFFICIAL PUBLIC RECORDS , ROCKWALL COUNTY, TEXAS, SAID 12.661 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "THE WALLACE GROUP" FOUND FOR THE MOST WESTERLY CORNER OF LOT 6 OF SAID ROCKWALL BUSINESS PARK EAST SUBDIVISION AND BEING IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE NORTH 35°21'38" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 437.36 FEET TO A CUT "X" SET FOR THE POINT OF BEGINNING AND BEING THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 6 SAME BEING THE MOST WESTERLY CORNER OF SAID LOT 9 ;

THENCE NORTH 35°21'38" EAST CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 886.42 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "THE WALLACE GROUP" FOUND FOR THE MOST NORTHERN CORNER OF SAID LOT 9 AND BEING THE MOST WESTERLY CORNER OF LOT 4, BLOCK A, TRAVEL CENTERS OF AMERICA ADDITION, AN ADDITION TO THE CITY OF ROCKWALL ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET G, SLIDE 137, P.R.R.C.T.;

THENCE SOUTH 46°01'57" EAST ALONG THE COMMON LINE OF SAID LOT 9 AND SAID TRAVEL CENTERS OF AMERICA ADDITION, A DISTANCE OF 958.27 FEET TO THE COMMON CORNER OF LOT 9 AND LOT 6 OF SAID BUSINESS PARK EAST SUBDIVISION AND SAID TRAVEL CENTERS OF AMERICA ADDITION AND FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS SOUTH 63° EAST, A DISTANCE OF 0.40 FEET;

THENCE ALONG THE COMMON LINE OF SAID LOT 9 AND SAID LOT 6, THE FOLLOWING:

SOUTH 40°39'43" WEST, A DISTANCE OF 61.13 FEET TO A POINT FROM WHICH A CUT "X" FOUND BEARS SOUTH 05° EAST, A DISTANCE OF 0.19 FEET;

NORTH 76°00'01" WEST, A DISTANCE OF 263.31 FEET TO A CUT "X" FOUND FOR CORNER;

SOUTH 13°59'04" WEST, A DISTANCE OF 340.78 FEET TO A CUT "X" FOUND FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS POINT WHICH BEARS NORTH 81°12'49" WEST, A DISTANCE OF 41.68 FEET; SOUTHWESTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 118°25'53" FOR AN ARC LENGTH OF 86.15 FEET, A CHORD BEARING OF SOUTH 68°00'07" WEST AND A CHORD DISTANCE OF 71.61 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS POINT WHICH BEARS SOUTH 34°33'29" WEST, A DISTANCE OF 1822.29 FEET;

NORTHWESTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 08°44'20" FOR AN ARC LENGTH OF 277.94 FEET, A CHORD BEARING OF NORTH 59°48'41" WEST AND A CHORD DISTANCE OF 277.67 FEET TO THE END OF SAID CURVE;

NORTH 66°56'25" WEST, A DISTANCE OF 50.26 FEET TO A CUT "X" FOUND FOR CORNER;

NORTH 70°41'07" WEST, A DISTANCE OF 68.73 FEET TO A CUT "X" FOUND FOR CORNER;

NORTH 73°28'52" WEST, A DISTANCE OF 208.84 FEET TO A CUT "X" FOUND FOR CORNER;

NORTH 64°37'04" WEST, A DISTANCE OF 52.69 FEET TO A CUT "X" FOUND FOR CORNER;

SOUTH 72°46'32" WEST, A DISTANCE OF 49.30 FEET TO A CUT "X" SET FOR CORNER;

SOUTH 81°03'24" WEST, A DISTANCE OF 24.67 FEET TO A CUT "X" FOUND FOR CORNER;

NORTH 70°14'07" WEST, A DISTANCE OF 77.72 FEET TO A CUT "X" FOUND FOR CORNER AND FROM WHICH A CUT "X" FOUND BEARS SOUTH 38° 51' WEST, A DISTANCE OF 2.50 FEET;

NORTH 54°38'22" WEST, A DISTANCE OF 18.49 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 551,528 SQUARE FEET OR 12.661 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

I THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE LOT 10, ROCKWALL BUSINESS PARK EAST SUBDIVISION, TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, 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 FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOT 10, ROCKWALL BUSINESS PARK EAST SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I 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 ALSO UNDERSTAND THE FOLLOWING;

1. 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 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, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE AND CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

BY: \_\_\_\_\_

EXCEL ROCKWALL LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: EXCEL TRUST, L.P.

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TO THE ABOVE AND FOREGOING KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_ DAY OF \_\_\_\_\_, 2010

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES:

NOTE: 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 83-84.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID J. DE WEIRD, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

DAVID J. DE WEIRD,  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5066

DATE

**Preliminary**  
*This document shall not be  
recorded for any purpose.  
For Review Purposes Only*

David J. De Weir, R.P.L.S.  
Registration No. 5066  
October 1, 2010

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID J. DE WEIRD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_ DAY OF \_\_\_\_\_, 2010

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION DATE

APPROVED

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 \_\_\_ DAY OF \_\_\_\_\_ 2010.

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 \_\_\_ DAY OF \_\_\_\_\_, 2010

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER

LOT 10  
ROCKWALL BUSINESS  
PARK EAST SUBDIVISION

BEING A REPLAT OF  
LOT 9, OF  
ROCKWALL BUSINESS PARK EAST SUBDIVISION  
LOCATED IN THE  
J.D. McFARLAND SURVEY, ABSTRACT NO. 145  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
OCTOBER 1, 2010

OWNER:

EXCEL ROCKWALL LLC  
801 NORTH 500 WEST, SUITE 201  
BOUNTIFUL, UTAH 84010

SURVEYOR:

BURY + PARTNERS-DFW, INC.  
5310 HARVEST HILL, SUITE 100  
DALLAS, TEXAS 75230  
PHONE: (972) 991-0011  
CONTACT: DAVID J. DE WEIRD, R.P.L.S.

BPI PROJECT NO. R0108673-30001

SHEET 12 OF 12



GENERAL CONSTRUCTION NOTES

1. STANDARDS AND SPECIFICATIONS: ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT, SERVICES AND TESTING FOR ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' ORDINANCES, REGULATIONS, REQUIREMENTS, STATUTES, SPECIFICATIONS AND DETAILS, LATEST PRINTING AND AMENDMENTS THERETO. THE GOVERNING AUTHORITIES' PUBLIC WORKS AND WATER DEPARTMENT REQUIREMENTS, PLUMBING CODES AND FIRE DEPARTMENT REGULATIONS SHALL TAKE PRECEDENCE OVER ALL PRIVATE IMPROVEMENTS WHEN APPLICABLE. ALL OTHER PRIVATE CONSTRUCTION, NOT REGULATED BY THE GOVERNING AUTHORITY, SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NORTH CENTRAL TEXAS – NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, LATEST PRINTING AND AMENDMENTS THERETO, EXCEPT AS MODIFIED OR AMENDED BY THE PROJECT CONTRACT DOCUMENTS.

2. EXAMINATION OF SITE: THE CONTRACTOR ACKNOWLEDGES THAT HE HAS INVESTIGATED AND SATISFIED HIMSELF AS TO THE CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT RESTRICTED TO THOSE BEARING UPON TRANSPORTATION, DISPOSAL, HANDLING AND STORAGE OF MATERIALS, AVAILABILITY OF LABOR, WATER, ELECTRIC POWER, ROADS AND UNCERTAINTIES OF WEATHER, OR SIMILAR PHYSICAL CONDITIONS AT THE SITE, CONDITIONS OF THE GROUND, THE CHARACTER OF EQUIPMENT AND FACILITIES NEEDED PRELIMINARY TO AND DURING PERFORMANCE OF THE WORK. THE CONTRACTOR ACKNOWLEDGES THAT HE HAS INSPECTED THE SITE OF THE WORK AND IS FAMILIAR WITH THE SOIL CONDITIONS TO BE ENCOUNTERED. ANY FAILURE BY THE CONTRACTOR TO ACQUAINT HIMSELF WITH THE AVAILABLE INFORMATION WILL NOT RELIEVE HIM FROM RESPONSIBILITY FOR ESTIMATING PROPERLY THE DIFFICULTY OR COST OF SUCCESSFULLY PERFORMING THE WORK. THE DEVELOPER ASSUMES NO RESPONSIBILITY FOR ANY CONCLUSIONS OR INTERPRETATIONS MADE BY THE CONTRACTOR ON THE BASIS OF THE INFORMATION MADE AVAILABLE BY THE DEVELOPER.

3. SUBSURFACE INVESTIGATION: SUBSURFACE EXPLORATION TO ASCERTAIN THE NATURE OF SOILS, INCLUDING THE AMOUNT OF ROCK, IF ANY, IS THE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE SUCH SUBSURFACE INVESTIGATIONS AS HE DEEMS NECESSARY TO DETERMINE THE NATURE OF THE MATERIAL TO BE ENCOUNTERED. SOME SUBSURFACE EXPLORATION HAS BEEN PERFORMED BY THE GEOTECHNICAL ENGINEER OF RECORD ON THE PROJECT AND IS PROVIDED FOR INFORMATIONAL PURPOSES. THE DEVELOPER AND ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY, TRUE LOCATION AND EXTENT OF THE SOILS INFORMATION THAT HAS BEEN PREPARED BY OTHERS. THEY FURTHER DISCLAIM RESPONSIBILITY FOR INTERPRETATION OF THAT DATA BY THE CONTRACTOR, AS IN PROJECTING SOIL BEARING VALUES, ROCK PROFILES, SOILS STABILITY AND THE PRESENCE, LEVEL AND EXTENT OF UNDERGROUND WATER.

4. TOPOGRAPHIC SURVEY: TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THE PLANS IS PROVIDED FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE INFORMATION SHOWN IS CORRECT, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE SURVEY INFORMATION PROVIDED. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL SURVEY SHALL BE BORNE BY THE CONTRACTOR.

5. COMPLIANCE WITH LAWS: THE CONTRACTOR SHALL FULLY COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, INCLUDING ALL CODES, ORDINANCES AND REGULATIONS APPLICABLE TO THIS CONTRACT AND THE WORK TO BE DONE THEREUNDER, WHICH EXIST OR MAY BE ENACTED LATER BY GOVERNMENTAL BODIES HAVING JURISDICTION OR AUTHORITY FOR SUCH ENACTMENT. ALL WORK REQUIRED UNDER THIS CONTRACT SHALL COMPLY WITH ALL REQUIREMENTS OF LAW, REGULATION, PERMIT OR LICENSE. IF THE CONTRACTOR FINDS THAT THERE IS A VARIANCE, HE SHALL IMMEDIATELY REPORT THIS TO THE DEVELOPER FOR RESOLUTION.

6. PUBLIC CONVENIENCE AND SAFETY: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE PROTECTION OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

MATERIALS STORED ON THE WORK SITE SHALL BE SO PLACED, AND THE WORK SHALL AT ALL TIMES BE SO CONDUCTED, AS TO CAUSE NO GREATER OBSTRUCTION TO THE TRAVELING PUBLIC THAN IS CONSIDERED ACCEPTABLE BY THE GOVERNING AUTHORITIES AND THE DEVELOPER. THE MATERIALS EXCAVATED SHALL BE PLACED SO AS NOT TO ENDANGER THE WORK OR PREVENT FREE ACCESS TO ALL FIRE HYDRANTS, WATER VALVES, GAS VALVES, MANHOLES, AND FIRE ALARM OR POLICE CALL BOXES IN THE VICINITY.

THE DEVELOPER RESERVES THE RIGHT TO REMEDY ANY NEGLECT ON THE PART OF THE CONTRACTOR WITH REGARDS TO THE PUBLIC CONVENIENCE AND SAFETY WHICH MAY COME TO THE DEVELOPER'S ATTENTION, AFTER 24 HOURS NOTICE IN WRITING TO THE CONTRACTOR, SAVE IN CASES OF EMERGENCY, WHEN THE DEVELOPER SHALL HAVE THE RIGHT TO REMEDY ANY NEGLECT WITHOUT NOTICE, AND, IN EITHER CASE, THE COST OF SUCH WORK DONE BY THE DEVELOPER SHALL BE DEDUCTED FROM THE MONIES DUE OR TO BECOME DUE TO THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE DEVELOPER AND THE GOVERNING AUTHORITIES WHEN ANY STREET IS TO BE CLOSED OR OBSTRUCTED; SUCH NOTICE SHALL IN THE CASE OF MAJOR THOROUGHFARES OR STREETS UPON WHICH TRANSIT BY THE DEVELOPER OR THE GOVERNING AUTHORITIES, KEEP ANY STREET OR STREETS IN CONDITION FOR UNOBTAINED USE BY EMERGENCY SERVICES WHERE THE DEVELOPER IS REQUIRED TO CONSTRUCT TEMPORARY BRIDGES OR TO MAKE OTHER ARRANGEMENTS FOR CROSSING OVER DITCHES OR STREAMS, HIS RESPONSIBILITY FOR ACCIDENTS SHALL INCLUDE THE ROADWAY APPROACHES AS WELL AS THE STRUCTURES OF SUCH CROSSINGS.

7. STORM WATER POLLUTION PREVENTION PLAN (SWP3): THE CONTRACTOR SHALL COMPLY WITH THE CONDITIONS OF THE SWP3 WHILE CONDUCTING HIS ACTIVITIES ON THE PROJECT. IN ADDITION TO CONSTRUCTING THOSE ITEMS INDICATED ON THE PLAN SHEETS, COMPLIANCE WITH THE SWP3 INCLUDES CONFORMANCE TO CERTAIN PRACTICES AND PROCEDURES (IDENTIFIED IN THE SWP3) DURING PROJECT CONSTRUCTION.

8. PERMITS AND LICENSES: THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK AND SHALL FULLY COMPLY WITH ALL THEIR TERMS AND CONDITIONS. WHENEVER THE WORK UNDER THIS CONTRACT REQUIRES THE OBTAINING OF PERMITS FROM THE GOVERNING AUTHORITIES, THE CONTRACTOR SHALL FURNISH DUPLICATE COPIES OF SUCH PERMITS TO THE DEVELOPER BEFORE THE WORK COVERED THEREBY IS STARTED. NO WORK WILL BE ALLOWED TO PROCEED BEFORE SUCH PERMITS ARE OBTAINED.

9. IMPACT FEES: THE DEVELOPER WILL PAY ALL IMPACT FEES APPLICABLE TO THE PROJECT.

10. BONDS: PERFORMANCE, PAYMENT AND MAINTENANCE BONDS WILL BE REQUIRED FROM THE CONTRACTOR FOR ALL WORK CONSIDERED TO BE "PUBLIC" IMPROVEMENTS. BONDS SHALL BE IN THE FORM AND IN THE AMOUNTS AS REQUIRED BY THE GOVERNING AUTHORITIES.

11. VENDOR'S CERTIFICATION: ALL MATERIALS USED IN CONSTRUCTION SHALL HAVE A VENDOR'S CERTIFIED TEST REPORT. TEST REPORTS SHALL BE DELIVERED TO THE ENGINEER BEFORE PERMISSION WILL BE GRANTED FOR THE USE OF THE MATERIAL. ALL VENDORS TEST REPORTS SHALL BE SUBJECT TO REVIEW BY THE ENGINEER, AND SHALL BE SUBJECT TO VERIFICATION BY TESTING OF SAMPLES OF MATERIALS AS RECEIVED FOR USE ON THE PROJECT. IN THE EVENT ADDITIONAL TESTS ARE REQUIRED, THEY SHALL BE PERFORMED BY AN APPROVED INDEPENDENT TESTING LABORATORY AND SHALL BE PAID FOR BY THE CONTRACTOR.

12. TESTING: THE TESTING AND CONTROL OF ALL MATERIALS USED IN THE WORK SHALL BE DONE BY AN INDEPENDENT TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE DEVELOPER. IN THE EVENT THE RESULTS OF INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND SPECIFICATIONS, SUBSEQUENT TESTS NECESSARY TO DETERMINE THE ACCEPTABILITY OF MATERIALS OR CONSTRUCTION SHALL BE FURNISHED AND PAID FOR BY THE CONTRACTOR AS DIRECTED BY THE DEVELOPER. PAYMENT WILL BE MADE BY DEDUCTION FROM PAYMENT DUE TO THE CONTRACTOR.

13. INSPECTION: INSPECTION OF THE PROPOSED CONSTRUCTION WILL BE PROVIDED BY THE GOVERNING AUTHORITIES AND/OR THE DEVELOPER. COSTS FOR INSPECTION SERVICES WILL BE PAID BY THE DEVELOPER. THE CONTRACTOR SHALL PROVIDE ASSISTANCE BY PROVIDING EXCAVATION, TRENCH SAFETY, OR OTHER WORK NECESSARY TO FACILITATE INSPECTION ACTIVITIES, AND SHALL GIVE SUFFICIENT NOTICE WELL IN ADVANCE OF PENDING CONSTRUCTION ACTIVITIES TO THE GOVERNING AUTHORITIES AND/OR DEVELOPER FOR SCHEDULING OF INSPECTION SERVICES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETERMINATION OF ANY REQUIRED INSPECTION ACTIVITIES, THE SCHEDULING OF INSPECTIONS, AND THE ACCEPTANCE OF ALL PUBLIC AND/OR PRIVATE UTILITIES BY THE APPROPRIATE GOVERNING AUTHORITY PRIOR TO TRENCH BACKFILLING.

14. SHOP DRAWINGS: THE CONTRACTOR SHALL PROVIDE, REVIEW, APPROVE AND SUBMIT ALL SHOP DRAWINGS, PRODUCT DATA AND SAMPLES REQUIRED BY THE GOVERNING AUTHORITIES AND THE PROJECT CONTRACT DOCUMENTS IN ACCORDANCE WITH ITEM 1.28 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NORTH CENTRAL TEXAS – NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS.

15. SURVEYING: ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEVELOPER SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL VERIFY THE SITE BENCHMARKS' ELEVATION SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE DEVELOPER PRIOR TO ANY CONSTRUCTION STAKING. ALL CONSTRUCTION TRADES SHALL COORDINATE THROUGH THE GENERAL CONTRACTOR USING THE SAME BENCHMARKS FOR VERTICAL CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE REMOVAL, REPLACEMENT AND REDESIGN OF ANY IMPROVEMENTS CONSTRUCTED PRIOR TO CHECKING HORIZONTAL/VERTICAL CONTROL AND PLAN DIMENSIONS AND NOTIFICATION OF ANY DISCREPANCIES TO THE OWNER AND ENGINEER.

16. PROTECTION OF PROPERTY CORNERS AND BENCHMARKS: THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED SHALL BE RESET BY A REGISTERED PUBLIC SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.

17. EXISTING STRUCTURES: THE PLANS SHOW THE LOCATION OF ALL KNOWN SURFACE AND SUBSURFACE STRUCTURES, HOWEVER, THE DEVELOPER AND ENGINEER ASSUME NO RESPONSIBILITY FOR FAILURE TO SHOW ANY OR ALL OF THESE STRUCTURES ON THE PLANS, OR TO SHOW THEM IN THEIR EXACT LOCATION. SUCH FAILURE SHALL NOT BE CONSIDERED SUFFICIENT FOR CLAIMS FOR ADDITIONAL COMPENSATION FOR EXTRA WORK OR FOR INCREASING THE PAY QUANTITIES IN ANY MANNER WHATSOEVER, UNLESS THE OBSTRUCTION ENCOUNTERED IS SUCH AS TO REQUIRE CHANGES IN THE LINES OR GRADES, OR REQUIRE THE CONSTRUCTION OF SPECIAL WORK, FOR WHICH PROVISIONS ARE NOT MADE IN THE PLANS.

18. PROTECTION OF EXISTING UTILITIES: AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT", TEXAS ONE CALL SYSTEM MUST BE CONTACTED (800-245-4545) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM.

THE LOCATION AND DIMENSIONS SHOWN ON THE PLANS RELATIVE TO EXISTING UTILITIES ARE BASED ON THE BEST RECORDS AND/OR FIELD INFORMATION AVAILABLE AND ARE NOT GUARANTEED BY THE DEVELOPER OR ENGINEER TO BE ACCURATE AS TO LOCATION AND DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF HIS ACTIVITIES IN ORDER THAT HE MAY NEGOTIATE SUCH LOCAL ADJUSTMENTS AS NECESSARY IN THE CONSTRUCTION PROCESS TO PROVIDE ADEQUATE CLEARANCES.

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL EXISTING UTILITIES, SERVICES AND STRUCTURES ENCOUNTERED, WHETHER OR NOT THEY ARE INDICATED ON THE PLANS. ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT HIS EXPENSE. TO AVOID UNNECESSARY INTERFERENCES OR DELAYS, THE CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVALS, REPLACEMENTS AND CONSTRUCTION WITH THE APPROPRIATE GOVERNING AUTHORITIES, THEN REQUEST WRITTEN AUTHORIZATION FROM THE ENGINEER. THE DEVELOPER WILL NOT BE LIABLE FOR DAMAGES DUE TO DELAY AS A RESULT OF THE ABOVE.

19. DAMAGE TO EXISTING FACILITIES: ALL UTILITIES, PAVEMENT, SIDEWALKS, WALLS, FENCES, ETC. NOT DESIGNATED TO BE REMOVED BUT THAT ARE DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REPLACED TO A CONDITION AS GOOD AS OR BETTER THAN THE CONDITIONS PRIOR TO STARTING THE WORK, SOLELY AT THE EXPENSE OF THE CONTRACTOR.

20. FIRE AND LIFE SAFETY SYSTEMS: CONTRACTOR SHALL NOT REMOVE, DISABLE OR DISRUPT EXISTING FIRE OR LIFE SAFETY SYSTEMS WITHOUT WRITTEN PERMISSION FROM THE GOVERNING AUTHORITY.

21. TRENCH SAFETY: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND MAINTAIN A VIABLE TRENCH SAFETY SYSTEM AT ALL TIMES DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS DIRECTED TO BECOME KNOWLEDGEABLE AND FAMILIAR WITH THE STANDARDS AS SET BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND THE STATE OF TEXAS LAW CONCERNING TRENCHING AND SHORING. THE CONTRACTOR SHALL PROVIDE TRENCH SAFETY SYSTEM PLANS, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF TEXAS, FOR THE IMPLEMENTATION OF SAFETY CONTROL MEASURES, MEETING THE REQUIREMENTS OF THE GOVERNING AUTHORITIES, THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.

22. SAFETY RESTRICTIONS – WORK NEAR HIGH VOLTAGE LINES: THE FOLLOWING PROCEDURES WILL BE FOLLOWED REGARDING THE SUBJECT ITEM ON THIS CONTRACT:

A. A WARNING SIGN NOT LESS THAN FIVE INCHES BY SEVEN INCHES PAINTED YELLOW WITH BLACK LETTERS THAT ARE LEGIBLE AT 12 FEET SHALL BE PLACED INSIDE AND OUTSIDE VEHICLES SUCH AS CRANES, DERRICKS, POWER SHOVELS, DRILLING RIGS, PILE DRIVER, HOISTING EQUIPMENT OR SIMILAR APPARATUS. THE WARNING SIGN SHALL READ AS FOLLOWS: "WARNING – UNLAWFUL TO OPERATE THIS EQUIPMENT WITHIN SIX FEET OF HIGH VOLTAGE LINES."

B. EQUIPMENT THAT MAY BE OPERATED WITHIN TEN FEET OF HIGH VOLTAGE LINES SHALL HAVE AN INSULATING CAGE-TYPE OF GUARD ABOUT THE BOOM OR ARM, EXCEPT BACKHOES OR DIPPERS, AND INSULATOR LINKS ON THE LIFT HOOK CONNECTIONS.

C. WHEN NECESSARY TO WORK WITHIN SIX FEET OF HIGH VOLTAGE ELECTRIC LINES, NOTIFY THE POWER COMPANY WHO WILL ERECT TEMPORARY MECHANICAL BARRIERS, DE-ENERGIZE THE LINE OR RAISE OR LOWER THE LINE. THE WORK DONE BY THE POWER COMPANY SHALL BE AT THE EXPENSE OF THE CONTRACTOR. THE NOTIFYING DEPARTMENT SHALL MAINTAIN AN ACCURATE LOG OF ALL SUCH CALLS TO THE POWER COMPANY AND SHALL RECORD ACTION TAKEN IN EACH CASE.

D. THE CONTRACTOR IS REQUIRED TO MAKE ARRANGEMENTS WITH THE POWER COMPANY FOR THE TEMPORARY RELOCATION OR RAISING OF HIGH VOLTAGE LINES AT THE CONTRACTOR'S SOLE COST AND EXPENSE.

E. NO PERSON SHALL WORK WITHIN SIX FEET OF A HIGH VOLTAGE LINE WITHOUT PROTECTION HAVING BEEN TAKEN AS OUTLINED IN PARAGRAPH C. ABOVE.

23. TRAFFIC CONTROL: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DEVELOP AND SUBMIT FOR APPROVAL BY THE GOVERNING AUTHORITIES, A TRAFFIC CONTROL PLAN, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, OUTLINING TRAFFIC MANAGEMENT PROCEDURES TO BE PROVIDED DURING CONSTRUCTION. TRAFFIC CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING ADDITIONAL REQUIREMENTS:

A. CONSTRUCTION OF SIGNING AND BARRICADES SHALL CONFORM WITH THE "1980 TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", AS CURRENTLY AMENDED, TEXAS DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION.

B. THE CONTRACTOR SHALL BE REQUIRED TO FURNISH BARRICADES, FLARES, FLAGMEN, ETC., FOR THE PROTECTION OF THE PUBLIC, EMPLOYEES AND THE WORK.

C. THE CONTRACTOR SHALL PERFORM HIS WORK IN SUCH A MANNER AS TO CREATE A MINIMUM OF INTERRUPTION TO TRAFFIC ALONG ADJACENT ROADWAYS. TWO WAY TRAFFIC MUST BE MAINTAINED ON ALL ROADWAYS AT ALL TIMES THROUGHOUT CONSTRUCTION UNLESS WRITTEN PERMISSION IS GRANTED BY THE GOVERNING AUTHORITIES.

D. ALL SIGNAGE, MARKINGS, LIGHTING, BARRICADES, FLAGMEN AND OTHER DEVICES AND PERSONNEL REQUIRED FOR TRAFFIC CONTROL DURING CONSTRUCTION OF THE PROJECT WILL BE INCLUDED IN THE CONTRACT AMOUNT.

E. ALL TRAFFIC CONTROL DEVICES USED DURING NIGHTTIME SHALL BE REFLECTORIZED, ILLUMINATED FROM WITHIN OR EXTERNALLY ILLUMINATED.

F. THE CONTRACTOR SHALL NOT REMOVE ANY REGULATORY SIGN, INSTRUCTIONAL SIGN, WARNING SIGN, STREET NAME SIGN OR ANY SIGNAL, WHICH CURRENTLY EXISTS, WITHOUT THE CONSENT OF THE GOVERNING AUTHORITIES.

G. THE CONTRACTOR SHALL MAINTAIN AND REPLACE WHERE NECESSARY ALL SIGNS, LIGHTS, MARKINGS AND TEMPORARY PAVEMENT THROUGHOUT THE CONSTRUCTION PERIOD.

H. THE CONTRACTOR SHALL REMOVE ALL TRAFFIC CONTROL MEASURES AT THE END OF CONSTRUCTION AND RESTORE UNIMPROVED PAVEMENT AND OTHER DISTURBED AREAS TO THEIR ORIGINAL CONDITION.

24. ACCESS TO ADJACENT PROPERTIES: ACCESS TO ADJACENT PROPERTIES SHALL BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE DIRECTED BY THE GOVERNING AUTHORITIES AND/OR DEVELOPER.

25. ACCESS ROUTES, STAGING AREAS AND STORAGE AREAS: ALL PRIVATE HAUL ROADS AND ACCESS ROUTES AND THE LOCATION OF ALL STAGING AREAS AND STORAGE AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL ROADS AND OTHER FACILITIES USED DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, ALL HAUL ROADS, ACCESS ROADS, STAGING AREAS AND STORAGE AREAS SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT AT THE TIME THE CONTRACTOR COMMENCES WORK ON THE PROJECT.

26. PARKING OF CONSTRUCTION EQUIPMENT: AT NIGHT AND DURING ALL OTHER PERIODS OF TIME WHEN EQUIPMENT IS NOT BEING ACTIVELY USED DURING THE CONSTRUCTION WORK, THE CONTRACTOR SHALL PROVIDE PARKING FOR THE EQUIPMENT AT LOCATIONS, WHICH ARE APPROVED BY THE DEVELOPER. DURING THE CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL COMPLY WITH THE PRESENT ZONING REQUIREMENTS OF THE GOVERNING AUTHORITIES IN THE USE OF VACANT PROPERTY FOR STORAGE PURPOSES. THE CONTRACTOR SHALL ALSO PROVIDE ADEQUATE BARRICADES, MARKERS AND LIGHTS TO PROTECT THE DEVELOPER, THE GOVERNING AUTHORITIES, THE PUBLIC AND THE OTHER WORK. ALL BARRICADES, LIGHTS, AND MARKERS MUST MEET THE REQUIREMENTS OF THE GOVERNING AUTHORITIES' REGULATIONS.

27. WATER FOR CONSTRUCTION: THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR PURCHASING WATER FROM THE GOVERNING AUTHORITY FOR HIS USE ON THE PROJECT SITE. COSTS ASSOCIATED WITH THIS SERVICE SHALL BE INCLUDED IN THE CONTRACT AMOUNT.

28. TEMPORARY ELECTRIC AND COMMUNICATIONS FOR CONSTRUCTION: THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR INSTALLATION AND PURCHASING OF TEMPORARY ELECTRIC AND COMMUNICATIONS SERVICES FROM THE GOVERNING AUTHORITIES FOR HIS USE ON THE PROJECT SITE. COSTS ASSOCIATED WITH THESE SERVICES SHALL BE INCLUDED IN THE CONTRACT AMOUNT.

29. FENCES: ALL FENCES ENCOUNTERED AND REMOVED DURING CONSTRUCTION, EXCEPT THOSE DESIGNATED TO BE REMOVED OR RELOCATED, SHALL BE RESTORED TO THE ORIGINAL OR BETTER THAN CONDITION UPON COMPLETION OF THE PROJECT. WHERE WIRE FENCING, EITHER WIRE MESH OR BARBED WIRE, IS TO BE CROSSED, THE CONTRACTOR SHALL SET CROSS-BRACED POSTS ON EITHER SIDE OF THE CROSSING. TEMPORARY FENCING SHALL BE ERECTED IN PLACE OF THE FENCING REMOVED WHENEVER THE WORK IS NOT IN PROGRESS, AND WHEN THE SITE IS VACATED OVERNIGHT AND/OR AT ALL TIMES TO PREVENT PERSONS AND/OR LIVESTOCK FROM ENTERING THE CONSTRUCTION AREA. THE COST OF FENCE REMOVAL, TEMPORARY CLOSURES AND REPLACEMENT SHALL BE INCLUDED IN THE CONTRACT.

30. DRAINAGE CHANNELS: WHERE EXISTING DRAINAGE CHANNELS ARE TEMPORARILY DISTURBED OR BLOCKED DURING CONSTRUCTION, IT SHALL BE RESTORED TO THE ORIGINAL CONDITION, GRADE AND CROSS SECTION AFTER CONSTRUCTION IS COMPLETED.

31. COORDINATION WITH OTHERS: IN THE EVENT THAT OTHER CONTRACTORS ARE DOING WORK IN THE SAME AREA SIMULTANEOUSLY WITH THE PROJECT, THE CONTRACTOR SHALL COORDINATE HIS PROPOSED CONSTRUCTION WITH THAT OF THE OTHER CONTRACTORS.

32. CONDITION OF SITE DURING CONSTRUCTION: DURING CONSTRUCTION OF THE WORK, THE CONTRACTOR SHALL, AT ALL TIMES, KEEP THE SITE OF THE WORK AND ADJACENT PREMISES AS FREE FROM MATERIAL, DEBRIS AND RUBBISH AS IS PRACTICABLE AND SHALL REMOVE SAME FROM ANY PORTION OF THE SITE IF, IN THE OPINION OF THE DEVELOPER, SUCH MATERIAL, DEBRIS OR RUBBISH CONSTITUTES A NUISANCE OR IS OBJECTIONABLE. IN CASE OF FAILURE ON THE PART OF THE CONTRACTOR UNDER HIS CONTRACT, OR WHERE SUFFICIENT CONTRACT FUNDS ARE UNAVAILABLE FOR THIS PURPOSE, THE CONTRACTOR OR HIS SURETY SHALL REIMBURSE THE DEVELOPER FOR ALL SUCH COSTS.

33. EXISTING ROADWAYS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF EXISTING PAVED ROADS. ALL COSTS ASSOCIATED WITH MAINTAINING THE CLEANLINESS OF EXISTING ROADS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.

34. DUST CONTROL: THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO CONTROL DUST ON THE PROJECT SITE BY SPRINKLING OF WATER, OR ANY OTHER METHODS APPROVED BY THE GOVERNING AUTHORITIES, AND SHALL PROVIDE ALL EQUIPMENT AND PERSONNEL REQUIRED TO PREVENT DUST FROM BECOMING A NUISANCE TO THE ADJACENT PROPERTIES.

35. CLEAN-UP FOR FINAL ACCEPTANCE: THE CONTRACTOR SHALL MAKE A FINAL CLEAN UP OF ALL PARTS OF THE WORK BEFORE ACCEPTANCE BY THE DEVELOPER. THIS CLEAN UP SHALL INCLUDE REMOVAL OF ALL OBJECTIONABLE MATERIALS AND, IN GENERAL, PREPARING THE SITE OF THE WORK IN AN ORDERLY MANNER OF APPEARANCE.

36. REMOVAL OF DEFECTIVE AND UNAUTHORIZED WORK: ALL WORK WHICH HAS BEEN REJECTED OR CONDEMNED SHALL BE REPAIRED, OR IF IT CANNOT BE REPAIRED SATISFACTORILY, IT SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. DEFECTIVE MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE WORK SITE. WORK DONE BEYOND THE LINE OR NOT IN CONFORMITY WITH THE GRADES SHOWN ON THE DRAWINGS OR AS PROVIDED, WORK DONE WITHOUT REQUIRED INSPECTION, OR ANY EXTRA OR UNCLASSIFIED WORK DONE WITHOUT WRITTEN AUTHORITY AND PRIOR AGREEMENT IN WRITING AS TO PRICES, SHALL BE AT THE CONTRACTOR'S RISK, AND WILL BE CONSIDERED UNAUTHORIZED, AND AT THE OPTION OF THE DEVELOPER MAY NOT BE MEASURED AND PAID FOR AND MAY BE ORDERED REMOVED AT THE CONTRACTOR'S EXPENSE. UPON FAILURE OF THE CONTRACTOR TO REPAIR SATISFACTORILY OR TO REMOVE AND REPLACE, IF SO DIRECTED, REJECTED, UNAUTHORIZED OR CONDEMNED WORK OR MATERIALS IMMEDIATELY AFTER RECEIVING NOTICE FROM THE DEVELOPER, THE DEVELOPER WILL, AFTER GIVING WRITTEN NOTICE TO THE CONTRACTOR, HAVE THE AUTHORITY TO CAUSE DEFECTIVE WORK TO BE REMEDIED OR REMOVED AND REPLACED, OR TO CAUSE UNAUTHORIZED WORK TO BE REMOVED AND TO DEDUCT THE COST THEREOF FROM ANY MONIES DUE OR TO BECOME DUE TO THE CONTRACTOR.

37. DISPOSITION AND DISPOSAL OF EXCESS AND UNSUITABLE MATERIALS: ALL MATERIALS TO BE REMOVED FROM THE SITE INCLUDING BUT NOT LIMITED TO EXCESS MATERIAL AND UNSUITABLE MATERIALS SUCH AS CONCRETE, ASPHALT, LARGE ROCKS, REFUSE, AND OTHER DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL ALSO COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE.

38. SEEDING: THE CONTRACTOR SHALL PROVIDE SEEDING, SODDING (FOR CITY RIGHT-OF-WAY ONLY UNLESS OTHERWISE NOTED ON PLANS), WATERING, FERTILIZING AND REQUIRED MAINTENANCE FOR THE GRASSING OF ALL UNPAVED AREAS OF DEDICATED RIGHT-OF-WAY, EASEMENTS, AND ALL OTHER DISTURBED AREAS OF CONSTRUCTION NOT COVERED BY THE LANDSCAPE PLAN FOR THE PROJECT. SEEDING SHALL ALSO BE PROVIDED IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN IN ORDER TO ESTABLISH A GRASS COVER ON DISTURBED AREAS SUBJECTED TO THE EROSION OF THE SOIL SURFACE.

39. RECORD DRAWINGS: THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF THE INSTALLATION OF ALL MATERIALS AND SYSTEMS COVERED BY THE PROJECT CONTRACT DOCUMENTS. THESE RECORD PRINTS WILL BE REVIEWED BY THE DEVELOPER EACH MONTH PRIOR TO THE PRELIMINARY REVIEW OF CONTRACTOR'S REQUEST FOR PAYMENT. IF THE DRAWINGS ARE NOT COMPLETE, ACCURATE AND UP-TO DATE, THE DEVELOPER WILL NOT ACCEPT THE PAYMENT REQUEST. THE COMPLETED SET OF "RECORD" DRAWINGS MUST BE DELIVERED TO THE DEVELOPER BEFORE REQUESTING FINAL PAYMENT.

CONTRACTOR SHALL REFER TO CONSTRUCTION DETAILS OUTLINED IN THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NORTH CENTRAL TEXAS, THIRD EDITION AND CITY OF ROCKWALL STANDARDS OF DESIGN AND CONSTRUCTION.

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

RECORD DRAWINGS: THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE FACILITIES ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OR GOVERNING AUTHORITY. TO THE BEST OF THE ENGINEERS KNOWLEDGE THE PLANS REFLECT REVISIONS MADE DURING CONSTRUCTION BASED ON A VISUAL SITE OBSERVATION BY THE ENGINEER AND INFORMATION PROVIDED BY: W.B. KIBLER CONSTRUCTION CO, LTD 9722 ABERNATHY DALLAS, TEXAS 75220 CONTACT: PHIL GULSVIG

LEGEND

	EXISTING	PROPOSED	FUTURE
PROPERTY LINE			N/A
BUILDING			
FINISH FLOOR ELEVATION	FFE=650.00	FFE=650.00	N/A
SPOT ELEVATION			N/A
CURB			
ASPHALT PAVEMENT			N/A
RIDGE LINE	N/A	RL	N/A
SWALE or VALLEY GUTTER			N/A
CONTOUR LINE	675	675	674
STORM DRAIN	21"SD	21"SD	
STORM DRAIN MANHOLE			
CURB INLET			
RECESSED CURB INLET			
GRATE INLET	G		N/A
WATER LINE	8"W	8"W	8"W
FIRE HYDRANT			N/A
WATER VALVE			N/A
WATER METER BOX			N/A
CONTROL VALVE			N/A
IRRIGATION METER	N/A		N/A
BACKFLOW PREVENTOR			N/A
DETECTOR CHECK			N/A
SANITARY SEWER LINE	8"SS	8"SS	8"SS
SANITARY SEWER MANHOLE	SSMH		
CLEANOUT	CO		
DOUBLE CLEANOUT	BCO		
LIGHT POLE			N/A
POWER POLE	PP		N/A
DOWN GUY			N/A
SIGN			N/A
ACCESSIBLE PARKING			N/A
VAN ACCESSIBLE PARKING			N/A
RETAINING WALL			N/A
WOOD FENCE			N/A
SCREEN WALL FENCE			N/A
CHAIN LINK FENCE			N/A
WIRE FENCE			N/A
TREE		N/A	N/A
OVERHEAD WIRES		N/A	N/A
OVERHEAD ELECTRIC LINE	OHE	OHE	N/A
OVERHEAD TELEPHONE LINE	OHT	OHT	N/A
UNDERGROUND ELECTRIC LINE	UGE	UGE	N/A
UNDERGROUND TELEPHONE LINE	UGT	UGT	N/A
UNDERGROUND CABLE LINE	CATV	CATV	N/A
ELECTRIC METER			N/A
ELECTRIC TRANSFORMER			N/A
ELECTRIC SWITCHGEAR			N/A
GAS METER			N/A
GAS LINE	G	G	N/A
AIR CONDITIONING UNIT			N/A
FLAG POLE			N/A
BOLLARD			N/A
BENCHMARK		N/A	N/A
BORE HOLE			N/A

ABBREVIATIONS

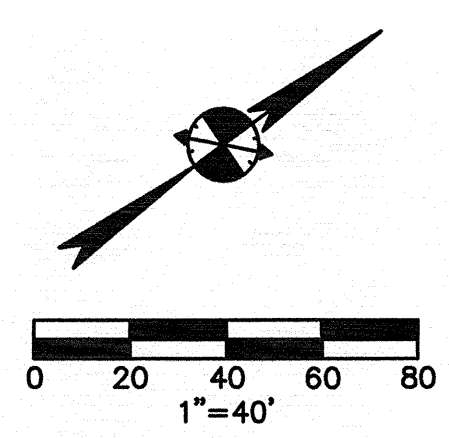
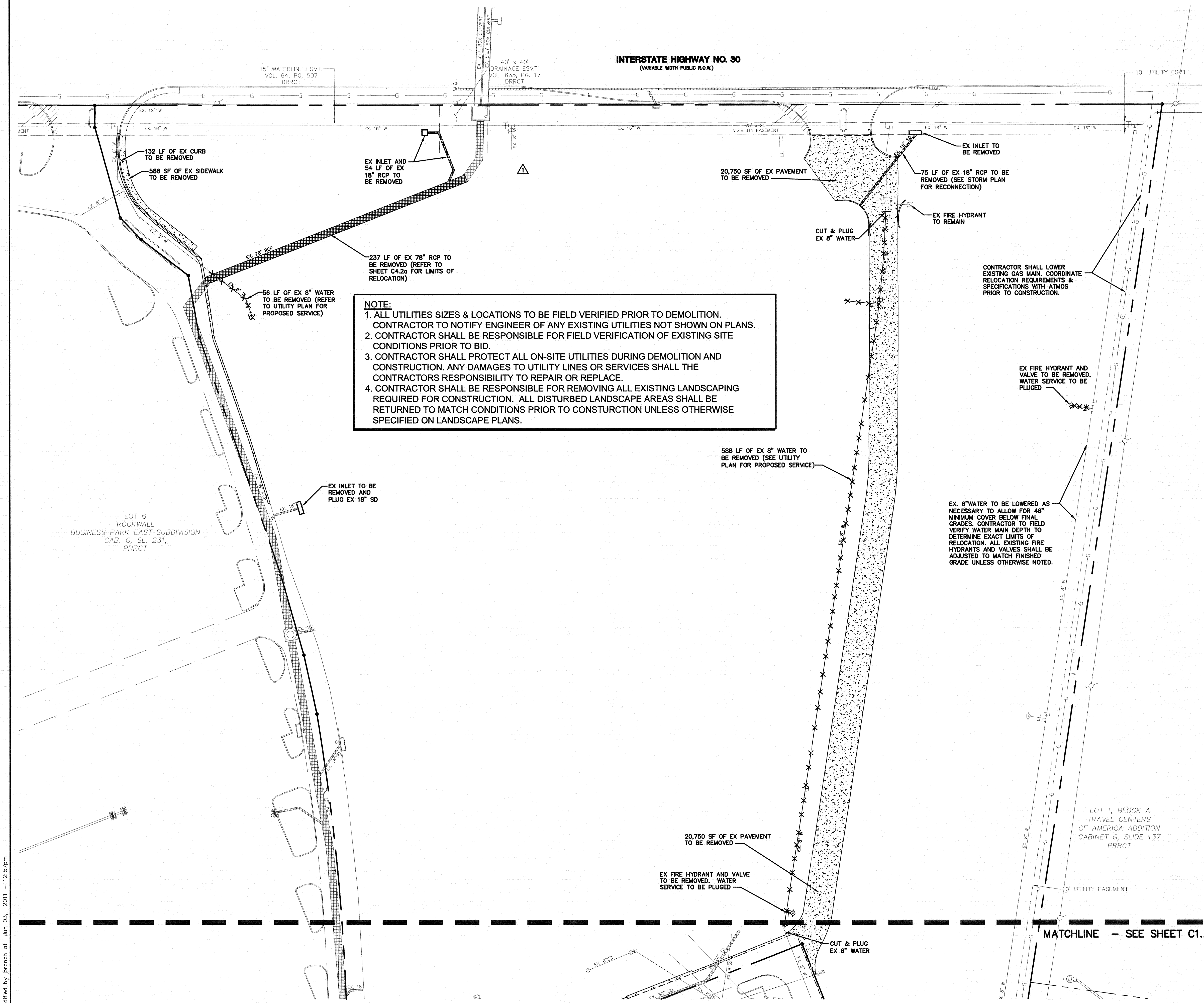
APPROX	APPROXIMATELY	FW	FIRE WATER	OCEW	ON CENTER EACH WAY
ASPH	ASPHALT	G	GAS	OHE	OVERHEAD ELECTRIC
BC	BACK OF CURB	GI	GRATE INLET	R	RADIUS
B-B	BACK TO BACK OF CURB	GM	GAS METER	RCB	REINFORCED CONCRETE BOX
BM	BENCHMARK	HDPE	HIGH DENSITY POLYETHYLENE PIPE	RCI	RECESSED CURB INLET
BW	BOTTOM OF WALL	HDWL	HEADWALL	RCP	REINFORCED CONCRETE PIPE
CATV	CABLE TV	HMAC	HOT MIX ASPHALTIC CONCRETE	RCPP	REINFORCED CONCRETE CYLINDRICAL PIPE
CFS	CUBIC FEET PER SECOND	HORIZ	HORIZONTAL	REINF	REINFORCED
CI	CURB INLET	HP	HIGH POINT	RL	RIDGE LINE
CMP	CORRUGATED METAL PIPE	HVAC	HEATING, VENTILATION AND AIR CONDITIONING	ROW	RIGHT OF WAY
CO	CLEANOUT	IRR	IRRIGATION	RT	RIGHT
CONC	CONCRETE	JB	JUNCTION BOX	SF	SQUARE FEET
CONST	CONSTRUCT	JO	JOINT	SD	STORM DRAIN
CL	CENTER LINE	LF	LINEAR FEET	SS	SQUARE
DIA	DIAMETER	LP	LOW POINT	SQ	SANITARY SEWER
DIP	DUCTILE IRON PIPE	LT	LEFT	STA	STATION
DW	DOMESTIC WATER	MH	MANHOLE	SY	SQUARE YARD
EL	ELEVATION	N/A	NOT APPLICABLE	T	TELEPHONE
EMH	ELECTRIC MANHOLE	NG	NATURAL GROUND (EXISTING)	TC	TOP OF CURB
EX	EDGE OF PAVEMENT	PC	POINT OF CURVATURE	TG	TOP OF GROUND
EXISTING		PCC	POINT OF COMPOUND CURVATURE	TMH	TELEPHONE MANHOLE
FC	FACE OF CURB	PI	POINT OF INTERSECTION	TOB	TOP OF BANK
F-F	FACE TO FACE OF CURB	PV	POST INDICATOR VALVE	TOS	TOE OF SLOPE
FFE	FINISHED FLOOR ELEVATION	PL	PROPERTY LINE	TP	TOP OF PAVEMENT
FH	FIRE HYDRANT	PP	POWER POLE	TW	TOP OF WALL
FM	FORCE MAIN	PRC	POINT OF REVERSE CURVATURE	TYP	TYPICAL
FO	FIBER OPTICS	PROP	PROPOSED	UGE	UNDERGROUND ELECTRIC
FP	FINISHED PAD	PT	POINT OF TANGENCY	VCP	VITRIFIED CLAY PIPE
FPS	FEET PER SECOND	PVC	POLYVINYL CHLORIDE PIPE	W	WATER
FL	FLOW LINE	PVMT	PAVEMENT	WW	WATER VALVE

ARCHITECT:

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**CAUTION !!**  
CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. BURY & PARTNERS IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED

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

**NOTE:**  
1. ALL UTILITIES SIZES & LOCATIONS TO BE FIELD VERIFIED PRIOR TO DEMOLITION. CONTRACTOR TO NOTIFY ENGINEER OF ANY EXISTING UTILITIES NOT SHOWN ON PLANS.  
2. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING SITE CONDITIONS PRIOR TO BID.  
3. CONTRACTOR SHALL PROTECT ALL ON-SITE UTILITIES DURING DEMOLITION AND CONSTRUCTION. ANY DAMAGES TO UTILITY LINES OR SERVICES SHALL THE CONTRACTORS RESPONSIBILITY TO REPAIR OR REPLACE.  
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXISTING LANDSCAPING REQUIRED FOR CONSTRUCTION. ALL DISTURBED LANDSCAPE AREAS SHALL BE RETURNED TO MATCH CONDITIONS PRIOR TO CONSTRUCTION UNLESS OTHERWISE SPECIFIED ON LANDSCAPE PLANS.

RECORD DRAWINGS:  
THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE FACILITIES ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OR GOVERNING AUTHORITY. TO THE BEST OF THE ENGINEERS KNOWLEDGE THE PLANS REFLECT REVISIONS MADE DURING CONSTRUCTION BASED ON A VISUAL SITE OBSERVATION BY THE ENGINEER AND INFORMATION PROVIDED BY:  
W.B. KIBLER CONSTRUCTION CO, LTD  
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DALLAS, TEXAS 75220  
CONTACT: PHIL GULSVIG

ARCHITECT:  
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CARROLLTON, TEXAS 75006  
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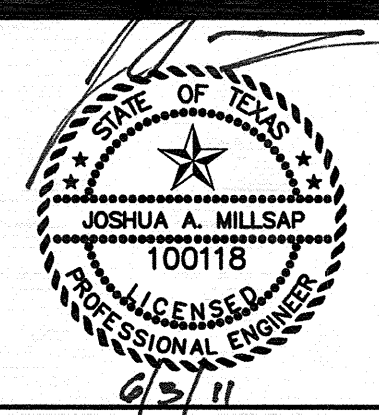
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ENGINEERING SOLUTIONS  
5310 Harvest Hill Road, Suite 100  
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Tel. (972)991-0011 Fax (972)991-0278  
Texas Registration #F-1048

**ROCKWALL PLAZA  
PHASE II  
SHELL BUILDINGS 10-15  
ROCKWALL, TEXAS 75087**

△	ISSUE	DATE	DESCRIPTION
1	JAM	09/09/10	ADDENDUM #1
12	JAM	05/24/11	AS BUILT DRAWINGS

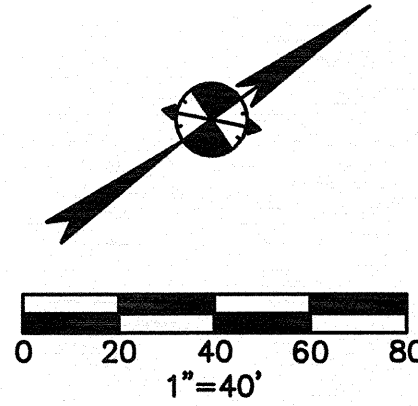
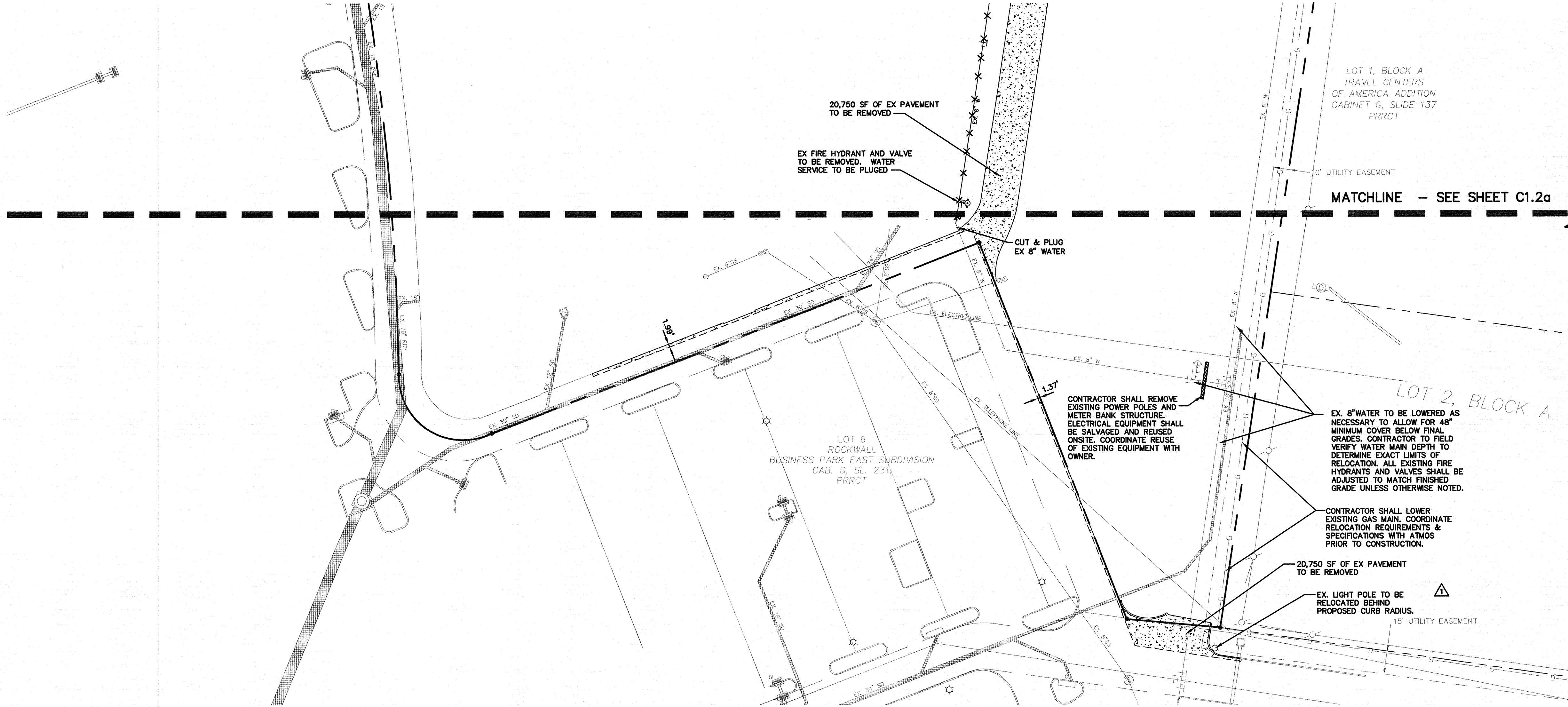
RAA Project # : 1010  
Project Manager : MWL



C1.2a

DEMOLITION  
PLAN





**CAUTION !!**  
CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-248-4645) OR OTHER LISTING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. BURY & PARTNERS IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED

**DEMOLITION GENERAL NOTES**

- GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- INGRESS AND EGRESS:** THE CONTRACTOR SHALL MAINTAIN INGRESS AND EGRESS TO THE SITE AND ADJACENT PROPERTIES AT ALL TIMES AND CONDUCT HIS OPERATIONS WITH MINIMUM INTERFERENCE TO EXISTING TENANTS, THE PUBLIC, AND/OR PRIVATE ACCESSES.
- PROTECTION OF EXISTING FACILITIES:** CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS, FENCING, BRACING AND SHORING, AND SECURITY DEVICES TO PROTECT EXISTING STRUCTURES, UTILITIES, APPURTENANCES, TREES AND LANDSCAPING, AND TO PREVENT MOVEMENT OR SETTLEMENT OF EXISTING STRUCTURES WHICH ARE NOT TO BE DEMOLISHED AND/OR REMOVED.
- HAZARDOUS AND/OR CONTAMINATED MATERIALS:** THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNING AUTHORITIES AND THE DEVELOPER IMMEDIATELY IF HAZARDOUS OR CONTAMINATED MATERIALS ARE DISCOVERED.
- STORAGE OF MATERIALS FOR RE-USE:** CONTRACTOR SHALL REMOVE AND STORE ON SITE (WHERE DESIGNATED BY THE DEVELOPER), ALL MATERIALS TO BE SALVAGED OR RE-INSTALLED LATER IN CONSTRUCTION.
- FRANCHISE UTILITY COORDINATION:** THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL FRANCHISE UTILITY COMPANIES FOR THE REMOVAL AND / OR RELOCATION OF THE RESPECTIVE UTILITY LINES AND APPARATUSES USED BY EACH UTILITY. ALL WORK ASSOCIATED WITH FRANCHISE UTILITY REMOVAL, RELOCATION AND/OR MODIFICATIONS ARE TO BE PERFORMED ONLY BY THAT UTILITY PROVIDER UNLESS SPECIFICALLY NOTED OTHERWISE.
- TREE REMOVAL:** NO TREES SHALL BE CUT AND/OR REMOVED FROM THE PROJECT SITE UNTIL SPECIFICALLY AUTHORIZED IN WRITING BY THE GOVERNING AUTHORITY AND/OR DEVELOPER.
- SANCUITING OF EXISTING PAVEMENT:** SANCUITING, WHERE INDICATED ON THE DRAWINGS FOR REMOVAL OF EXISTING PAVEMENT, SHALL BE A FULL DEPTH CUT THAT IS NEAT AND TRUE IN ALIGNMENT.
- REMOVAL OF UTILITIES:** THE CONTRACTOR SHALL DISCONNECT, REMOVE AND/OR CAP ALL UTILITIES WHERE INDICATED ON THE DRAWINGS, AND SHALL DOCUMENT THE LOCATION OF CAPPED UTILITIES AND SUBSURFACE OBSTRUCTIONS THAT ARE ENCOUNTERED.
- BUILDING / STRUCTURE REMOVAL:** DEMOLITION AND REMOVAL OF DESIGNATED BUILDINGS AND STRUCTURES SHALL INCLUDE, IN ADDITION TO ALL ABOVE GROUND MATERIALS, THE SLAB, FOUNDATION AND PIERS. FOUNDATION AND PIERS SHALL BE REMOVED TO A DEPTH OF AT LEAST 6 FEET BELOW PROPOSED FINISHED GRADE, OR AT LEAST 2 FEET BELOW THE BOTTOM OF ANY PROPOSED IMPROVEMENTS IN THAT LOCATION, WHICHEVER IS GREATER.
- BACKFILLING:** THE CONTRACTOR SHALL BACKFILL ALL EXCAVATED AREAS CAUSED AS A RESULT OF DEMOLITION, AND PROVIDE POSITIVE DRAINAGE TO PREVENT PONDING OF WATER.
- REMOVAL OF MATERIALS FROM SITE:** ALL MATERIALS TO BE REMOVED FROM THE SITE INCLUDING BUT NOT LIMITED TO CONCRETE CURB AND PAVEMENT; ASPHALT PAVEMENT; BUILDING MATERIALS; EXCESS OR UNSUITABLE EARTHEN MATERIAL; UTILITY PIPING; TREES, BRUSH AND STUMPS; FENCING; ROCK; TRASH, REFUSE AND OTHER DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT AND THE CITY LIMITS AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE.
- REPLACEMENT OF DAMAGED FACILITIES:** ALL STRUCTURES, UTILITIES, PAVEMENT, SIDEWALKS, WALLS, FENCES, ETC. NOT DESIGNATED TO BE REMOVED BUT THAT ARE DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REPLACED TO A CONDITION AS GOOD AS OR BETTER THAN THE CONDITIONS PRIOR TO STARTING THE WORK, SOLELY AT THE EXPENSE OF THE CONTRACTOR.

**NOTE:**  
1. ALL UTILITIES SIZES & LOCATIONS TO BE FIELD VERIFIED PRIOR TO DEMOLITION. CONTRACTOR TO NOTIFY ENGINEER OF ANY EXISTING UTILITIES NOT SHOWN ON PLANS.  
2. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING SITE CONDITIONS PRIOR TO BID.  
3. CONTRACTOR SHALL PROTECT ALL ON-SITE UTILITIES DURING DEMOLITION AND CONSTRUCTION. ANY DAMAGES TO UTILITY LINES OR SERVICES SHALL THE CONTRACTORS RESPONSIBILITY TO REPAIR OR REPLACE.  
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXISTING LANDSCAPING REQUIRED FOR CONSTRUCTION. ALL DISTURBED LANDSCAPE AREAS SHALL BE RETURNED TO MATCH CONDITIONS PRIOR TO CONSTRUCTION UNLESS OTHERWISE SPECIFIED ON LANDSCAPE PLANS.

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

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LANDSCAPE ARCHITECT:  
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Landscape Architects  
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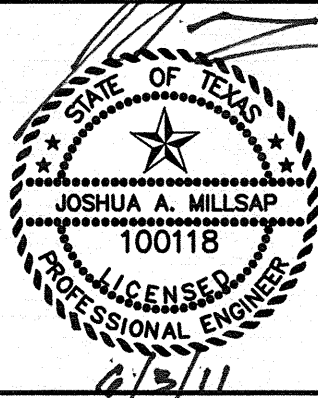
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Tel. (972)991-0011 Fax (972)991-0278  
Texas Registration #F-1048

**ROCKWALL PLAZA  
PHASE II  
SHELL BUILDINGS 10-15  
ROCKWALL, TEXAS 75087**

△	ISSUE	DATE	DESCRIPTION
1	JAM	09/09/10	ADDENDUM #1
12	JAM	05/24/11	AS BUILT DRAWINGS

RAA Project # : 1010  
Project Manager : MWL



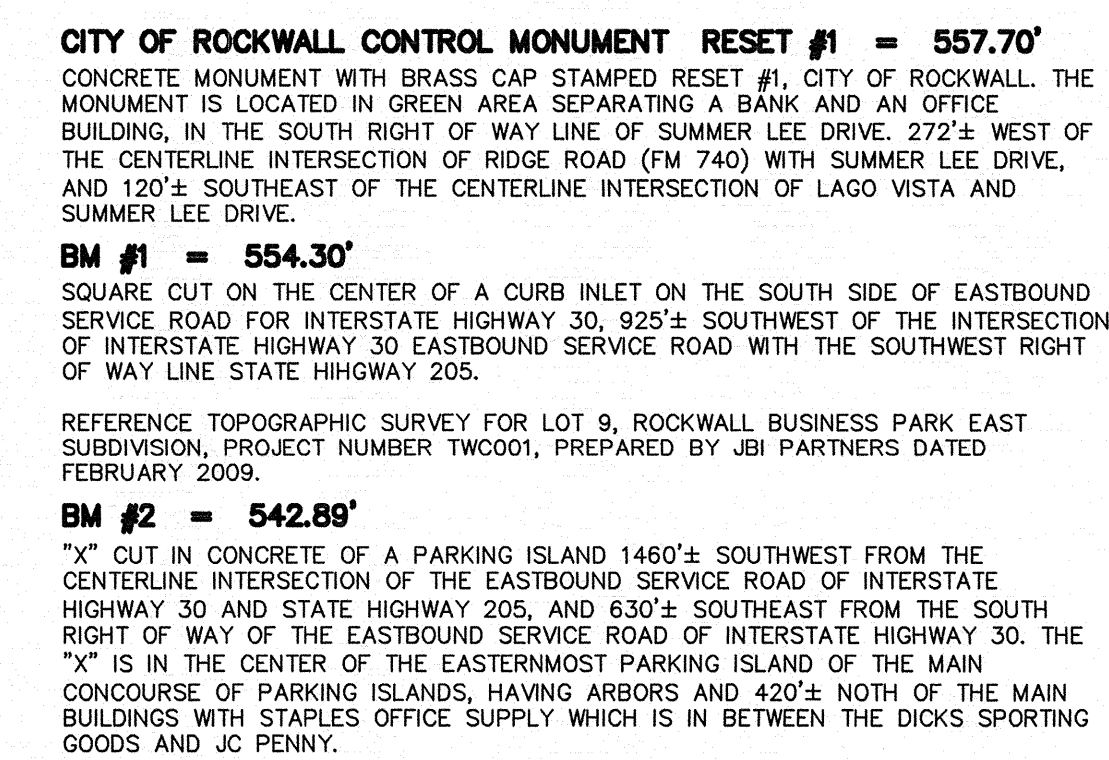
C1.2b

DEMOLITION  
PLAN

RECORD DRAWINGS:  
THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE FACILITIES ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OR GOVERNING AUTHORITY. TO THE BEST OF THE ENGINEERS KNOWLEDGE THE PLANS REFLECT REVISIONS MADE DURING CONSTRUCTION BASED ON A VISUAL SITE OBSERVATION BY THE ENGINEER AND INFORMATION PROVIDED BY:  
W.B. KIBLER CONSTRUCTION CO, LTD  
9722 ABERNATHY  
DALLAS, TEXAS 75220  
CONTACT: PHIL GULSVIG

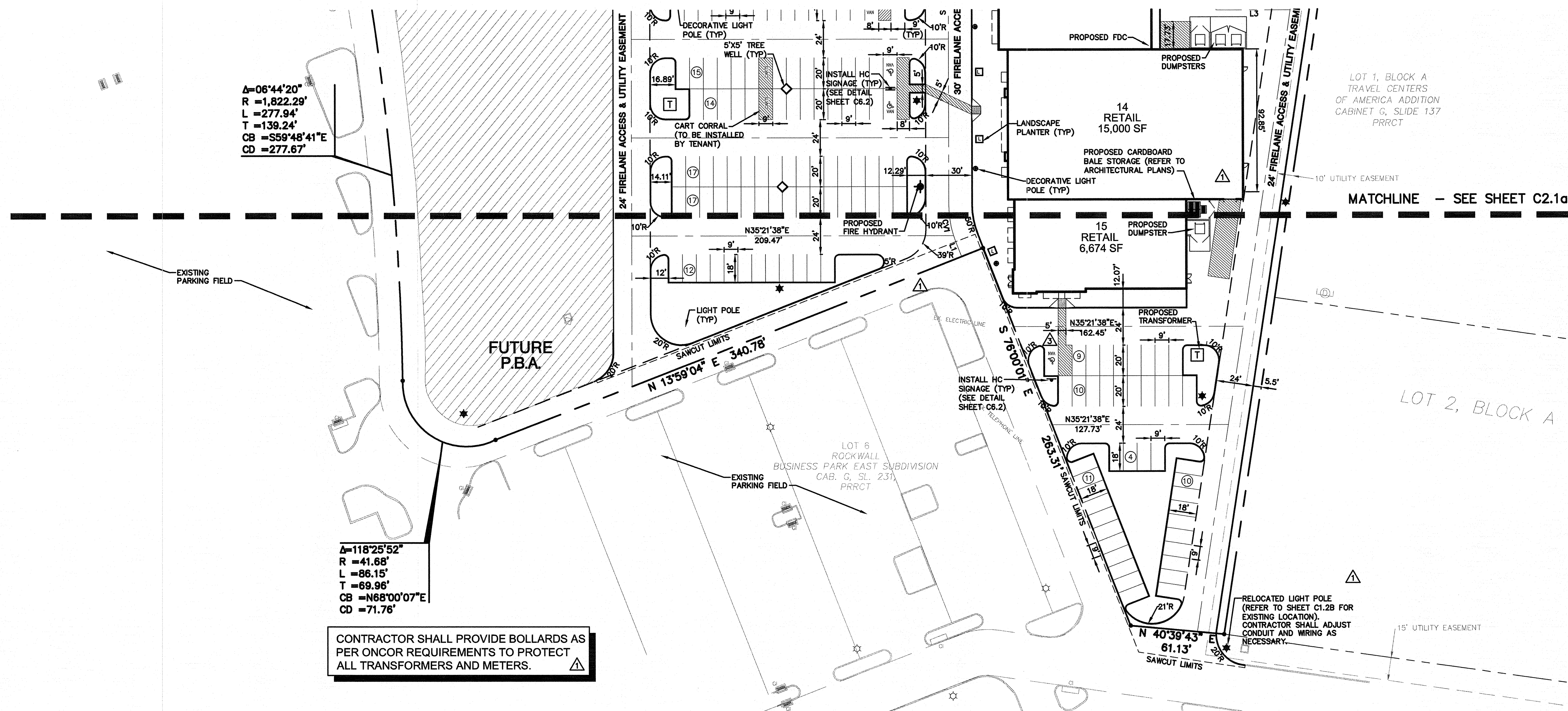


## LAYOUT & DIMENSIONAL CONTROL PLAN



RECORD DRAWINGS:  
THE INTENT OF THE OWNER AND ENGINEER WAS TO  
CONSTRUCT THE FACILITIES ACCORDING TO THESE  
PLANS AS APPROVED BY THE CITY OR GOVERNING  
AUTHORITY. TO THE BEST OF THE ENGINEERS  
KNOWLEDGE THE PLANS REFLECT REVISIONS MADE  
DURING CONSTRUCTION BASED ON A VISUAL SITE  
OBSERVATION BY THE ENGINEER AND INFORMATION  
PROVIDED BY:  
W.B. KIBLER CONSTRUCTION CO, LTD  
9722 ABERNATHY  
DALLAS, TEXAS 75220  
CONTACT: PHIL GULSWIG





#### GENERAL NOTES- LAYOUT & DIMENSIONAL CONTROL

- GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- SURVEYING:** ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEVELOPER SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT.
- PROTECTION OF PROPERTY CORNERS AND BENCHMARKS:** THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED, SHALL BE RESET BY A REGISTERED PROFESSIONAL LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- DIMENSIONAL CONTROL:** ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB WHERE APPLICABLE. ALL DIMENSIONS SHOWN AT PI CURB POINTS ARE AT THE INTERSECTION OF THE FACE OF CURB.
- CURB RADII:** ALL CURB RADII SHALL BE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS:** CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. THE DIMENSIONS AND CORNERS SHOWN ARE TO FACE OF OUTSIDE WALLS OF BUILDING.

**NOTE:**  
5-FOOT WIDE WALKWAY SHALL BE STRIPED FROM FDC TO FIRE LANE INDICATING NO PARKING IN INSTANCES WHERE FDC IS WITHIN PARKING OR SERVICE YARD AREAS. CONTRACTOR TO COORDINATE EXACT LOCATION OF STRIPING WITH FIRE MARSHALL DURING CONSTRUCTION.

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CH. LENGTH
C1	300.00'	12°21'31"	64.71'	S38°26'19"E	64.58'
C2	300.00'	22°22'48"	117.18'	N43°26'58"W	116.44'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CH. LENGTH
CV1	65.00'	21°21'39"	64.71'	S65°19'11"E	64.58'
CV2	300.00'	22°22'48"	117.18'	S43°26'58"E	116.44'
CV3	300.00'	22°22'48"	117.18'	N43°26'58"W	116.44'
CV4	51.00'	98°36'26"	87.77'	N84°39'50"W	77.33'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S76°00'01"W	10.38'
L2	N35°21'38"E	63.85'
L3	N35°21'38"E	48.33'

#### CITY OF ROCKWALL CONTROL MONUMENT RESET #1 = 557.70'

CONCRETE MONUMENT WITH BRASS CAP STAMPED RESET #1, CITY OF ROCKWALL. THE MONUMENT IS LOCATED IN GREEN AREA SEPARATING A BANK AND AN OFFICE BUILDING, IN THE SOUTH RIGHT OF WAY LINE OF SUMMER LEE DRIVE, 272± WEST OF THE CENTERLINE INTERSECTION OF RIDGE ROAD (FM 740) WITH SUMMER LEE DRIVE, AND 120± SOUTHEAST OF THE CENTERLINE INTERSECTION OF LAGO VISTA AND SUMMER LEE DRIVE.

#### BM #1 = 554.30'

SQUARE CUT ON THE CENTER OF A CURB INLET ON THE SOUTH SIDE OF EASTBOUND SERVICE ROAD FOR INTERSTATE HIGHWAY 30, 925± SOUTHWEST OF THE INTERSECTION OF INTERSTATE HIGHWAY 30 EASTBOUND SERVICE ROAD WITH THE SOUTHWEST RIGHT OF WAY LINE STATE HIGHWAY 205.

REFERENCE TOPOGRAPHIC SURVEY FOR LOT 9, ROCKWALL BUSINESS PARK EAST SUBDIVISION, PROJECT NUMBER TWO001, PREPARED BY JBI PARTNERS DATED FEBRUARY 2009.

#### BM #2 = 542.89'

"X" CUT IN CONCRETE OF A PARKING ISLAND 1480± SOUTHWEST FROM THE CENTERLINE INTERSECTION OF THE EASTBOUND SERVICE ROAD OF INTERSTATE HIGHWAY 30 AND STATE HIGHWAY 205, AND 630± SOUTHEAST FROM THE SOUTH RIGHT OF WAY OF THE EASTBOUND SERVICE ROAD OF INTERSTATE HIGHWAY 30. THE "X" IS IN THE CENTER OF THE EASTERMOST PARKING ISLAND OF THE MAIN CONCOURSE OF PARKING ISLANDS, HAVING ARBORS AND 420± NORTH OF THE MAIN BUILDINGS WITH STAPLES OFFICE SUPPLY WHICH IS IN BETWEEN THE DICKS SPORTING GOODS AND JC PENNY.

#### RECORD DRAWINGS:

THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE FACILITIES ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OR GOVERNING AUTHORITY. TO THE BEST OF THE ENGINEERS KNOWLEDGE THE PLANS REFLECT REVISIONS MADE DURING CONSTRUCTION BASED ON A VISUAL SITE OBSERVATION BY THE ENGINEER AND INFORMATION PROVIDED BY:  
W.B. KIBLER CONSTRUCTION CO, LTD  
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CONTACT: PHIL GULSVIG

ARCHITECT:

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**Architects**  
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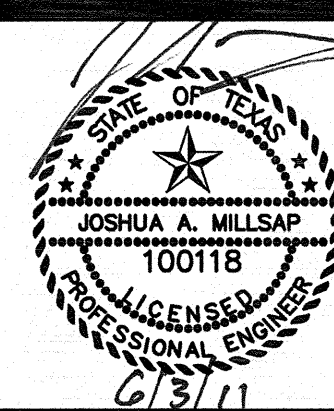
ROCKWALL PLAZA

PHASE II

SHELL BUILDINGS 10-15  
ROCKWALL, TEXAS 75087

△	ISSUE	DATE	DESCRIPTION
1	JAM	09/09/10	ADDENDUM #1
3	JAM	10/20/10	ADDENDUM #10
12	JAM	05/24/11	AS BUILT DRAWINGS

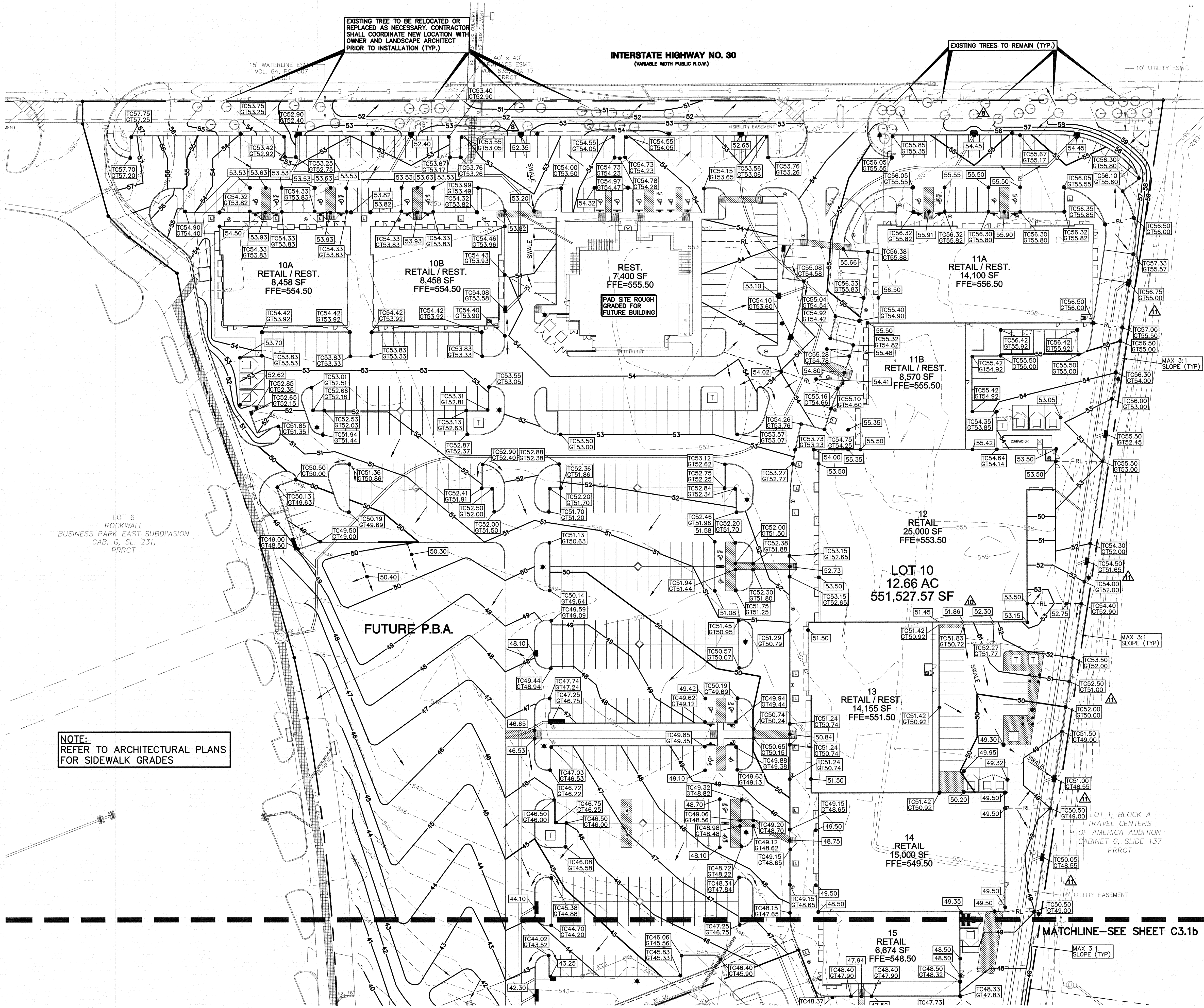
RAA Project # : 1010  
Project Manager : MWL



C2.1b

LAYOUT & DIMENSIONAL  
CONTROL PLAN





**CAUTION!!**

CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. BURY & PARTNERS IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

- LEGEND**
- 55 PROP. CONTOUR LINE (MAJOR)
  - 54 PROP. CONTOUR LINE (MINOR)
  - 55.8 EXISTING CONTOUR LINE
  - 55.85 PROP. ELEVATION
  - T=552.0 PROP. TOP OF WALL ELEVATION
  - B=551.8 PROP. BOTTOM OF WALL ELEVATION
  - SWALE PROP. SWALE
  - RL PROP. RIDGE LINE

**RECORD DRAWINGS:**

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**CITY OF ROCKWALL CONTROL MONUMENT RESET #1 = 557.70'**

CONCRETE MONUMENT WITH BRASS CAP STAMPED RESET #1, CITY OF ROCKWALL. THE MONUMENT IS LOCATED IN GREEN AREA SEPARATING A BANK AND AN OFFICE BUILDING, IN THE SOUTH RIGHT OF WAY LINE OF SUMMER LEE DRIVE, 272'± WEST OF THE CENTERLINE INTERSECTION OF RIDGE ROAD (FM 740) WITH SUMMER LEE DRIVE, AND 120'± SOUTHEAST OF THE CENTERLINE INTERSECTION OF LAGO VISTA AND SUMMER LEE DRIVE.

**BM #1 = 554.30'**

SQUARE CUT ON THE CENTER OF A CURB INLET ON THE SOUTH SIDE OF EASTBOUND SERVICE ROAD FOR INTERSTATE HIGHWAY 30, 925'± SOUTHWEST OF THE INTERSECTION OF INTERSTATE HIGHWAY 30 EASTBOUND SERVICE ROAD WITH THE SOUTHWEST RIGHT OF WAY LINE STATE HIGHWAY 205.

**REFERENCE TOPOGRAPHIC SURVEY FOR LOT 9, ROCKWALL, BUSINESS PARK EAST SUBDIVISION, PROJECT NUMBER TWO001, PREPARED BY JBI PARTNERS DATED FEBRUARY 2009.**

**BM #2 = 542.89'**

"X" CUT IN CONCRETE OF A PARKING ISLAND 1460'± SOUTHWEST FROM THE CENTERLINE INTERSECTION OF THE EASTBOUND SERVICE ROAD OF INTERSTATE HIGHWAY 30 AND STATE HIGHWAY 205, AND 630'± SOUTHEAST FROM THE SOUTH RIGHT OF WAY OF THE EASTBOUND SERVICE ROAD OF INTERSTATE HIGHWAY 30. THE "X" IS IN THE CENTER OF THE EASTERMOST PARKING ISLAND OF THE MAIN CONCOURSE OF PARKING ISLANDS, HAVING ARBORS AND 420'± NORTH OF THE MAIN BUILDINGS WITH STAPLES OFFICE SUPPLY WHICH IS IN BETWEEN THE DICKS SPORTING GOODS AND JC PENNY.

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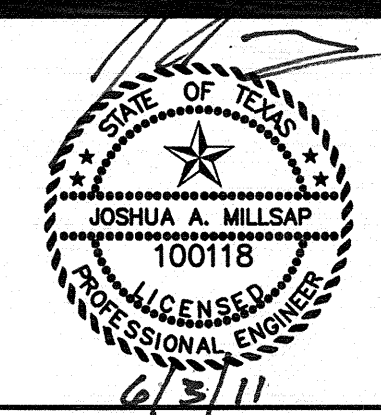
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Texas Registration #F-1048

# ROCKWALL PLAZA PHASE II SHELL BUILDINGS 10-15 ROCKWALL, TEXAS 75087

△	ISSUE	DATE	DESCRIPTION
8	JAM	12/16/10	GRADING REVISION
10	JAM	03/15/11	RFL #42
11	JAM	04/08/11	REVISED GRADING
12	JAM	05/24/11	AS BUILT DRAWINGS

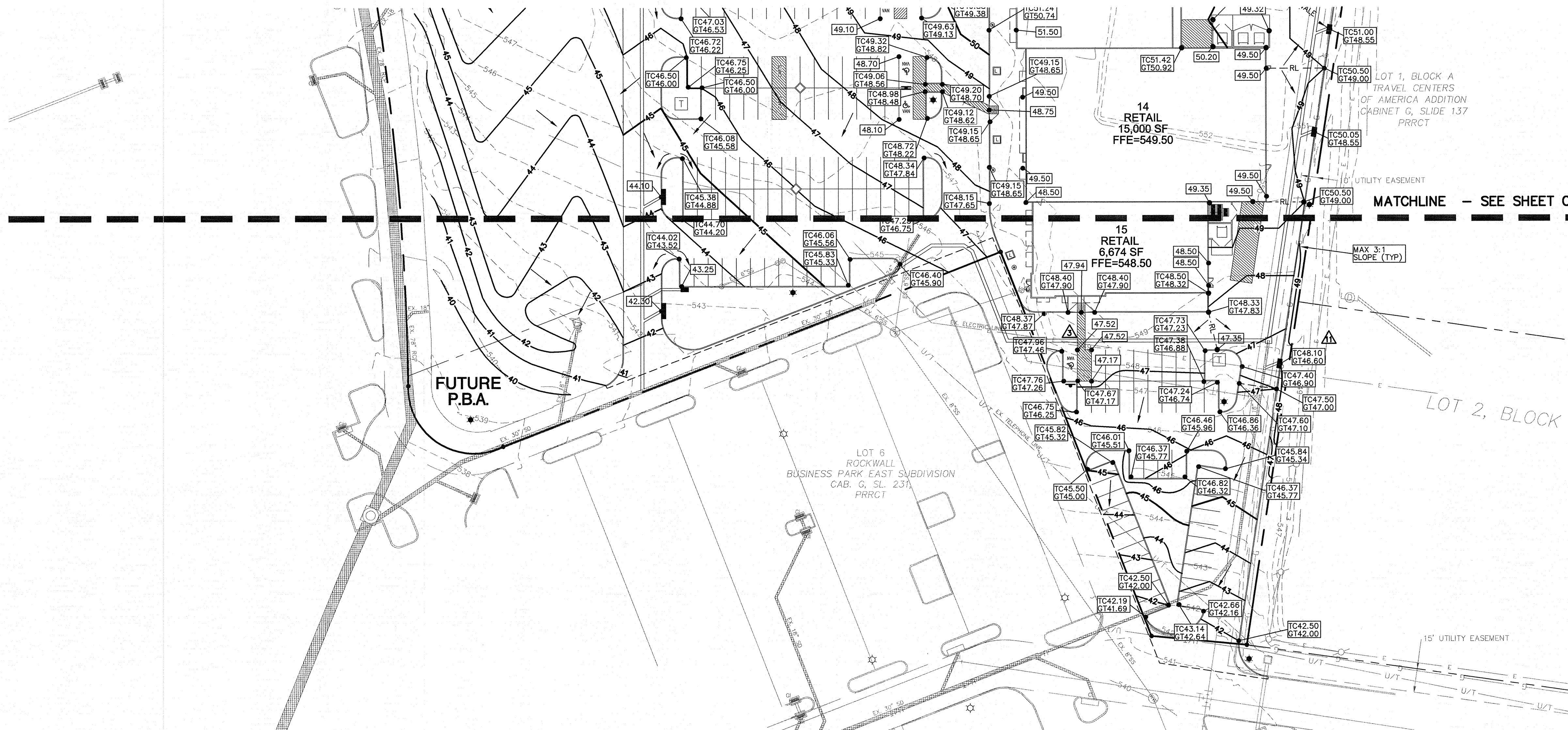
RAA Project # : 1010  
Project Manager : MWL



**C3.1a**

**GRADING PLAN**





NOTE:  
REFER TO ARCHITECTURAL PLANS  
FOR SIDEWALK GRADES

#### GENERAL NOTES- TREE PROTECTION

- GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- TREE PROTECTION IDENTIFICATION:** PRIOR TO GRADING, BRUSH REMOVAL, OR SITE CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH THE DEVELOPER AND/OR ENGINEER AT THE SITE TO ASCERTAIN THE AREAS OF THE EXISTING TREES TO BE PROTECTED AND PRESERVED. THE CONTRACTOR SHALL THEN CLEARLY TAG OR MARK ALL TREES TO BE PROTECTED AND PRESERVED. NO TREES SHALL BE CUT AND/OR REMOVED FROM THE PROJECT SITE UNTIL SPECIFICALLY AUTHORIZED IN WRITING BY THE GOVERNING AUTHORITY AND/OR DEVELOPER.
- TREE PROTECTION FENCE:** THE CONTRACTOR SHALL ERECT A FENCE (PER DETAILS) AROUND EACH TREE TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE OF THE TREE. THE TREE PROTECTION FENCE LOCATION SHOWN ON THE PLAN IS SCHEMATIC IN NATURE.
- TREE CANOPY RESTRICTIONS:** DURING CONSTRUCTION, THE CONTRACTOR SHALL PROHIBIT CLEANING, PARKING OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE CONTRACTOR SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., IN THE CANOPY AREA.
- TREE ATTACHMENT RESTRICTIONS:** NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- FILL RESTRICTIONS:** NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED WITHOUT AN APPROVED PLAN FOR USE OF TREE WELLS OR RETAINING WALLS. CHANGES OF GRADE SIX (6) INCHES OR GREATER SHALL REQUIRE ADDITIONAL MEASURES TO MAINTAIN PROPER OXYGEN AND WATER EXCHANGE WITH THE ROOT SYSTEM. IN ADDITION, THE FOLLOWING GUIDELINES ARE TO PROTECT THE TREES TO BE PRESERVED.
  - WITH MAJOR GRADE CHANGES, A RETAINING WALL OR TREE WELL OF A DESIGN APPROVED BY THE GOVERNING AUTHORITY SHALL BE CONSTRUCTED AROUND THE TREE NO CLOSER THAN HALF THE DISTANCE BETWEEN THE TRUNK AND THE DRIP LINE. THE RETAINING WALL SHOULD BE CONSTRUCTED SO AS TO MAINTAIN THE EXISTING GRADES AROUND THE TREE OR GROUP OF TREES.
  - AT NO TIME SHALL A WALL, PAVEMENT OR POROUS PAVEMENT BE PLACED LESS THAN FIVE (5) FEET OR ONE (1) FOOT FOR EVERY TWO (2) INCHES IN CALIPER, WHICHEVER IS GREATER, TO THE TRUNK OF THE TREE.
  - ROOT PRUNING WILL BE REQUIRED WHEN THE CRITICAL ROOT ZONE IS TO BE DISTURBED. THIS IS IN AREAS WHERE PAVING OR THE BUILDING PAD EXTENDS TO OR BENEATH THE DRIP LINE OF THE TREE.

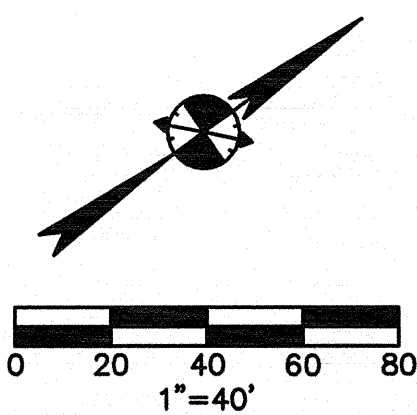
**CITY OF ROCKWALL CONTROL MONUMENT RESET #1 = 557.70'**  
CONCRETE MONUMENT WITH BRASS CAP STAMPED RESET #1, CITY OF ROCKWALL. THE MONUMENT IS LOCATED IN GREEN AREA SEPARATING A BANK AND AN OFFICE BUILDING, IN THE SOUTH RIGHT OF WAY LINE OF SUMMER LEE DRIVE, 272'± WEST OF THE CENTERLINE INTERSECTION OF RIDGE ROAD (FM 740) WITH SUMMER LEE DRIVE, AND 120'± SOUTHEAST OF THE CENTERLINE INTERSECTION OF LAGO VISTA AND SUMMER LEE DRIVE.

**BM #1 = 554.30'**  
SQUARE CUT ON THE CENTER OF A CURB INLET ON THE SOUTH SIDE OF EASTBOUND SERVICE ROAD FOR INTERSTATE HIGHWAY 30, 925'± SOUTHWEST OF THE INTERSECTION OF INTERSTATE HIGHWAY 30 EASTBOUND SERVICE ROAD WITH THE SOUTHWEST RIGHT OF WAY LINE STATE HIGHWAY 205.

REFERENCE TOPOGRAPHIC SURVEY FOR LOT 9, ROCKWALL BUSINESS PARK EAST SUBDIVISION, PROJECT NUMBER TW0001, PREPARED BY JBI PARTNERS DATED FEBRUARY 2009.

**BM #2 = 542.89'**  
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9722 ABERNATHY  
DALLAS, TEXAS 75220  
CONTACT: PHIL GULSVIG



#### CAUTION !!

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#### GENERAL NOTES- GRADING

- GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- UNDISTURBED AREAS:** PRIOR TO GRADING, BRUSH REMOVAL, OR SITE CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH THE DEVELOPER AND/OR ENGINEER AT THE SITE TO ASCERTAIN THE AREAS OF THE PROJECT SITE THAT ARE TO BE PROTECTED AND PRESERVED. REFER TO THE "GENERAL TREE PROTECTION NOTES" FOR ALL CONSTRUCTION IN THE VICINITY OF EXISTING TREES.
- TESTING:** ALL EARTHWORK OPERATIONS SHALL BE OBSERVED AND TESTED ON A CONTINUING BASIS BY THE GEOTECHNICAL ENGINEER FOR CONFORMANCE WITH THE REQUIREMENTS SET FORTH IN THE GEOTECHNICAL STUDY PREPARED BY TOLUNAY-WONG ENGINEERS, INC., PROJECT NO. 10.63.011, DATED AUGUST 2010 WHICH IS MADE A PART OF THESE CONSTRUCTION DOCUMENTS.
- STRIPPING AND DEBRIS REMOVAL:** THE BUILDING PAD SITES, AREAS TO BE PAVED, AND ALL AREAS THAT ARE TO RECEIVE FILL MATERIAL SHALL BE STRIPPED OF VEGETATION, TREES, ROOTS, STUMPS, DEBRIS, AND OTHER ORGANIC MATERIAL. THE DEPTH OF STRIPPING IS ESTIMATED TO BE ON THE ORDER OF SIX (6) INCHES IN ORDER TO REMOVE THE SURFACE SOIL CONTAINING ORGANIC MATERIAL. THE ACTUAL STRIPPING DEPTH SHALL BE BASED ON FIELD OBSERVATIONS. STRIPPED TOPSOIL SHALL BE STOCKPILED IN A LOCATION ON-SITE APPROVED BY THE DEVELOPER. ALL TREES, INCLUDING STUMPS AND ROOT SYSTEMS, VEGETATION, DEBRIS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OFF-SITE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE. ALL COSTS ASSOCIATED WITH DISPOSAL OF MATERIAL SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- BURNING:** BURNING SHALL NOT BE PERMITTED ON THE PROJECT SITE UNLESS APPROVED IN WRITING BY THE GOVERNING AUTHORITIES AND THE DEVELOPER.
- PROOF ROLLING:** UPON COMPLETION OF STRIPPING OPERATIONS, AND PRIOR TO PLACEMENT OF ANY FILL MATERIALS, THE STRIPPED AREAS SHOULD BE OBSERVED TO DETERMINE IF ADDITIONAL EXCAVATION IS REQUIRED TO REMOVE WEAK OR OTHERWISE OBJECTIONABLE MATERIALS THAT WOULD ADVERSELY AFFECT THE FILL PLACEMENT. THE SUBGRADE SHOULD BE FIRM AND ABLE TO SUPPORT CONSTRUCTION EQUIPMENT WITHOUT DISPLACEMENT. SOFT OR YIELDING SUBGRADE SHOULD BE CORRECTED AND MADE STABLE BEFORE CONSTRUCTION PROCEEDS. PROOF ROLLING SHOULD BE PERFORMED USING A HEAVY PNEUMATIC TIRE ROLLER, LOADED DUMP TRUCK, OR SIMILAR TYPE OF EQUIPMENT WEIGHING 20 TONS. THE PROOF ROLLING OPERATIONS SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE.
- UNSTABLE MATERIAL:** WHEN CLAY OR OTHER UNSTABLE MATERIAL IS PRESENT IN AREAS OF PROPOSED BUILDING PADS OR PAVED AREAS, THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE STABILITY OF ANY EXISTING CLAY OR WEATHERED MATERIAL THAT IS PRESENT IN THE SUBBASE, AND SHALL DETERMINE WHETHER ADDITIONAL EXCAVATION OF THESE MATERIALS WILL BE REQUIRED. IF THIS MATERIAL IS DEEMED SUITABLE FOR SUBBASE MATERIAL, THE SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF SIX (6) INCHES, ITS MOISTURE CONTENT ADJUSTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER, AND THEN RE-COMPACTED TO A MINIMUM OF NINETY-FIVE (95) PERCENT OF THE OPTIMUM DENSITY DETERMINED BY THE STANDARD PROCTOR TEST, ASTM D - 698 PRIOR TO PLACEMENT OF FILL MATERIALS.
- CONTROLLED FILL:** ALL SOILS USED FOR CONTROLLED FILL SHOULD BE FREE OF ROOTS, VEGETATION, AND OTHER DELETERIOUS OR UNDESIRABLE MATTER. ROCKS LESS THAN 4 INCHES IN LARGEST DIMENSION WITHIN 15" OF PROPOSED SUBGRADE ELEVATION, LESS THAN 6 INCHES IN SIZE FROM 15" TO 36" OF PROPOSED SUBGRADE ELEVATION, LESS THAN 12 INCHES IN SIZE FROM 36" TO 72" OF PROPOSED SUBGRADE ELEVATION, AND LESS THAN 18 INCHES IN LARGEST DIMENSION FOR FILLS IN EXCESS OF 72" FROM SUBGRADE ELEVATION, WILL BE ALLOWED AS ACCEPTABLE FILL MATERIAL. ROCK FILLS SHOULD BE SUPPLEMENTED WITH A SUFFICIENT AMOUNT OF FINE MATERIAL TO PREVENT VOIDS. SOILS IMPORTED FROM OFF-SITE FOR USE AS FILL SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER. THE FILL MATERIAL SHOULD BE PLACED IN LEVEL, UNIFORM LIFTS, WITH EACH LIFT COMPACTED TO THE MINIMUM DRY DENSITY WITHIN THE COMPACTION SOIL MOISTURE RANGES RECOMMENDED. THE MAXIMUM LOOSE LIFT THICKNESS WILL DEPEND ON THE TYPE OF COMPACTION EQUIPMENT USED. REFER TO GEOTECHNICAL REPORT FOR MAXIMUM LIFT THICKNESS. EACH LAYER SHOULD BE PROPERLY PLACED, MIXED, SPREAD, AND COMPACTED TO BETWEEN 95 AND 100 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D 698. ALL FILL TO BE COMPACTED USING A SHEEPS FOOT ROLLER.
- PROPOSED GRADES:** THE PROPOSED CONTOURS INDICATED ON THE GRADING PLAN ARE FINISHED GRADES AND ARE SHOWN AT ONE-FOOT INTERVALS. SPOT ELEVATIONS SHOWN IN PAVED AREAS ARE TOP OF PAVEMENT, UNLESS NOTED OTHERWISE.
- MASS GRADE ELEVATIONS:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR MASS GRADING OF THE SITE TO THE FOLLOWING ELEVATIONS:
  - 4" BELOW FINISHED GRADE WITHIN THE BUILDING PAD AREAS.
  - 6" BELOW FINISHED GRADE FOR ALL HEAVY DUTY PAVEMENT AREAS.
  - 5" BELOW FINISHED GRADE FOR STANDARD DUTY PAVEMENT AREAS.
  - 4" BELOW FINISHED GRADE FOR ALL SIDEWALK PAVEMENT AREAS.
  - 6" BELOW FINISHED GRADE FOR ALL LANDSCAPE AREAS.

A TOLERANCE OF +/- 0.10 FEET OF THE FINISHED GRADE WILL BE ALLOWED FOR ALL AREAS UNDER PROPOSED BUILDING PADS AND UNDER PROPOSED PAVEMENT. ALL LANDSCAPE AREAS ARE TO BE GRADED WITHIN +/- 0.30 FEET OF THE FINISHED GRADE.

**BUILDING ENTRANCE GRADES:** REFER TO THE BUILDING PLANS FOR DETAILED SPOT GRADING AT THE BUILDING ENTRANCE AREAS. THE CONTRACTOR SHALL COMPLY WITH ALL ADA AND TEXAS ACCESSIBILITY STANDARDS FOR REQUIREMENTS REGARDING MAXIMUM SLOPES FOR HANDICAP PARKING AREAS, SIDEWALKS, ACCESS RAMPS AND ACCESSIBLE ROUTES.

**LANDSCAPE AREAS:** ALL LANDSCAPE AREAS AND OTHER DISTURBED AREAS WITHIN THE LIMITS OF THE PROPERTY NOT DESIGNATED TO BE PAVED SHALL RECEIVE SIX (6) INCHES OF TOPSOIL. REFER TO THE EROSION AND SEDIMENT CONTROL PLANS AND/OR LANDSCAPE PLANS FOR LIMITS OF TOPSOIL PLACEMENT.

**EARTHWORK QUANTITIES:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING THE EARTHWORK QUANTITIES BASED ON THE EXISTING AND PROPOSED CONTOURS SHOWN ON THESE PLANS. ALL EARTHWORK SHALL BE CONSIDERED UNCLASSIFIED EXCAVATION AND BID ON A LUMP SUM BASIS, UNLESS NOTED OTHERWISE.

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

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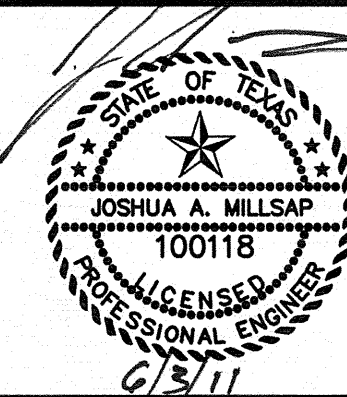
ROCKWALL PLAZA

PHASE II

SHELL BUILDINGS 10-15  
ROCKWALL, TEXAS 75087

△	ISSUE	DATE	DESCRIPTION
3	JAM	10/21/10	ADDENDUM #10
11	JAM	04/08/11	REVISED GRADING
12	JAM	05/24/11	AS BUILT DRAWINGS

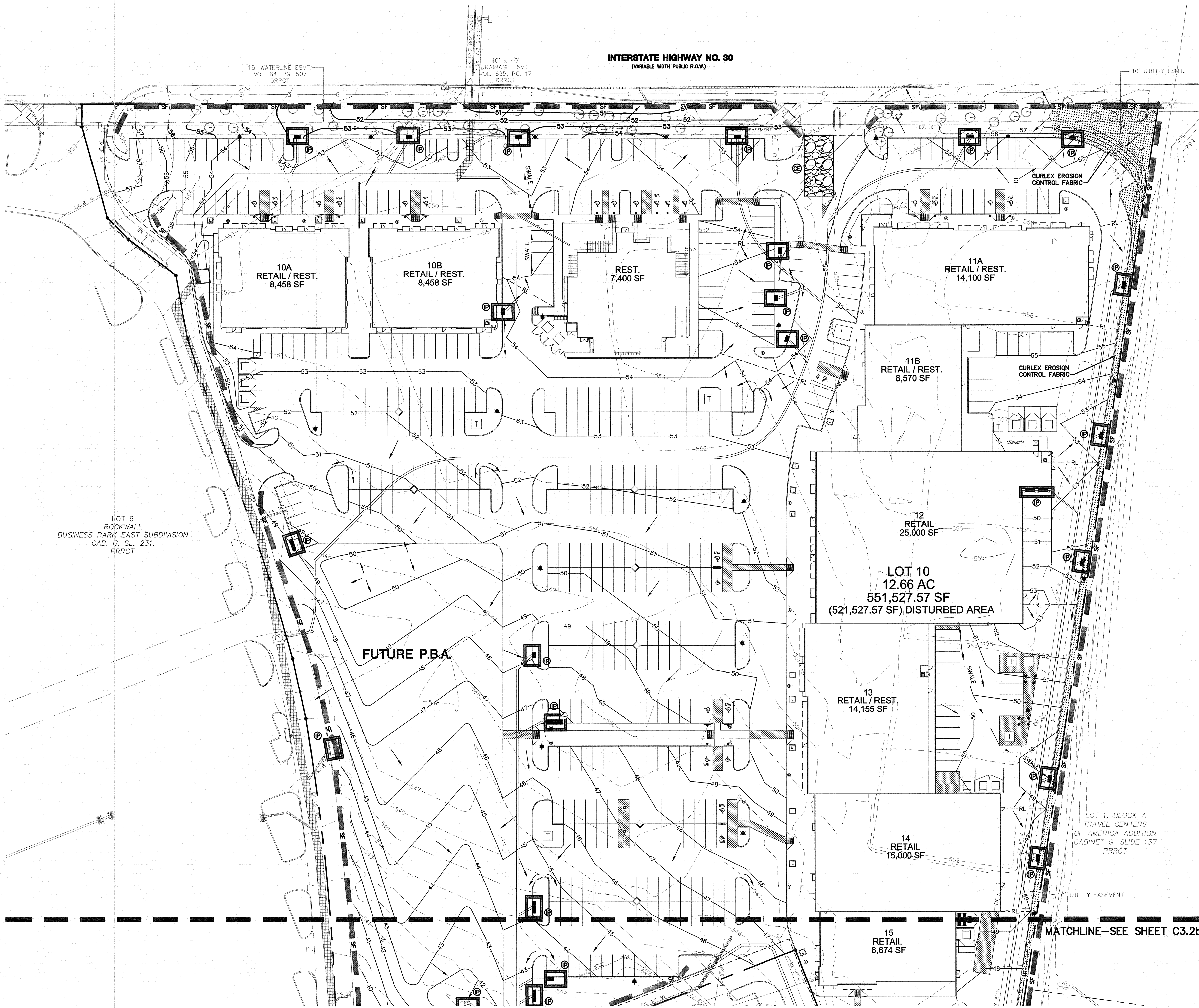
RAA Project # : 1010  
Project Manager : MWL



C3.1b

GRADING  
PLAN





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**LEGEND**

- SF SILT FENCE
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- FINISHED SLOPE
- TREE PROTECTION FENCE
- INSTALL CURLEX EROSION CONTROL MAT WITH GRASS SEEDING PER LANDSCAPE PLANS

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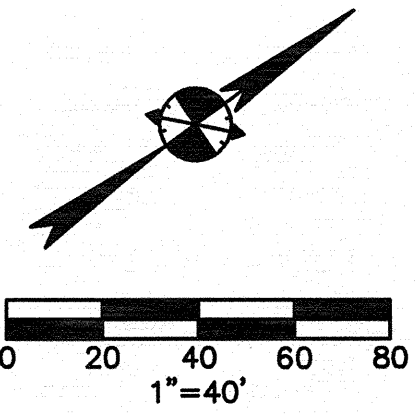
**RECORD DRAWINGS:**  
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W.B. KIBLER CONSTRUCTION CO, LTD  
5722 ABERNATHY  
DALLAS, TEXAS 75220  
CONTACT: PHIL GULSVIG

**CITY OF ROCKWALL CONTROL MONUMENT RESET #1 = 557.70'**  
CONCRETE MONUMENT WITH BRASS CAP STAMPED RESET #1, CITY OF ROCKWALL. THE MONUMENT IS LOCATED IN GREEN AREA SEPARATING A BANK AND AN OFFICE BUILDING, IN THE SOUTH RIGHT OF WAY LINE OF SUMMER LEE DRIVE, 272'± WEST OF THE CENTERLINE INTERSECTION OF RIDGE ROAD (FM 740) WITH SUMMER LEE DRIVE, AND 120'± SOUTHEAST OF THE CENTERLINE INTERSECTION OF LAGO VISTA AND SUMMER LEE DRIVE.

**BM #1 = 554.30'**  
SQUARE CUT ON THE CENTER OF A CURB INLET ON THE SOUTH SIDE OF EASTBOUND SERVICE ROAD FOR INTERSTATE HIGHWAY 30, 925'± SOUTHWEST OF THE INTERSECTION OF INTERSTATE HIGHWAY 30 EASTBOUND SERVICE ROAD WITH THE SOUTHWEST RIGHT OF WAY LINE STATE HIGHWAY 205.

REFERENCE TOPOGRAPHIC SURVEY FOR LOT 9, ROCKWALL BUSINESS PARK EAST SUBDIVISION, PROJECT NUMBER TW001, PREPARED BY JBI PARTNERS DATED FEBRUARY 2009.

**BM #2 = 542.89'**  
"X" CUT IN CONCRETE OF A PARKING ISLAND 1460'± SOUTHWEST FROM THE CENTERLINE INTERSECTION OF THE EASTBOUND SERVICE ROAD OF INTERSTATE HIGHWAY 30 AND STATE HIGHWAY 205, AND 630'± SOUTHEAST FROM THE SOUTH RIGHT OF WAY OF THE EASTBOUND SERVICE ROAD OF INTERSTATE HIGHWAY 30. THE "X" IS IN THE CENTER OF THE EASTERNMOST PARKING ISLAND OF THE MAIN CONCOURSE OF PARKING ISLANDS, HAVING ARBORS AND 420'± NORTH OF THE MAIN BUILDINGS WITH STAPLES OFFICE SUPPLY WHICH IS IN BETWEEN THE DICKS SPORTING GOODS AND JC PENNY.



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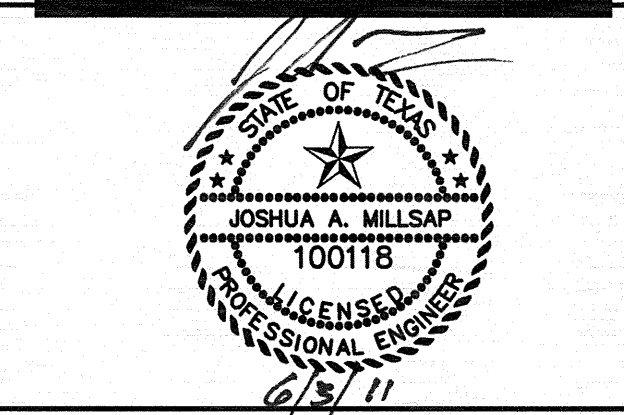
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# ROCKWALL PLAZA PHASE II SHELL BUILDINGS 10-15 ROCKWALL, TEXAS 75087

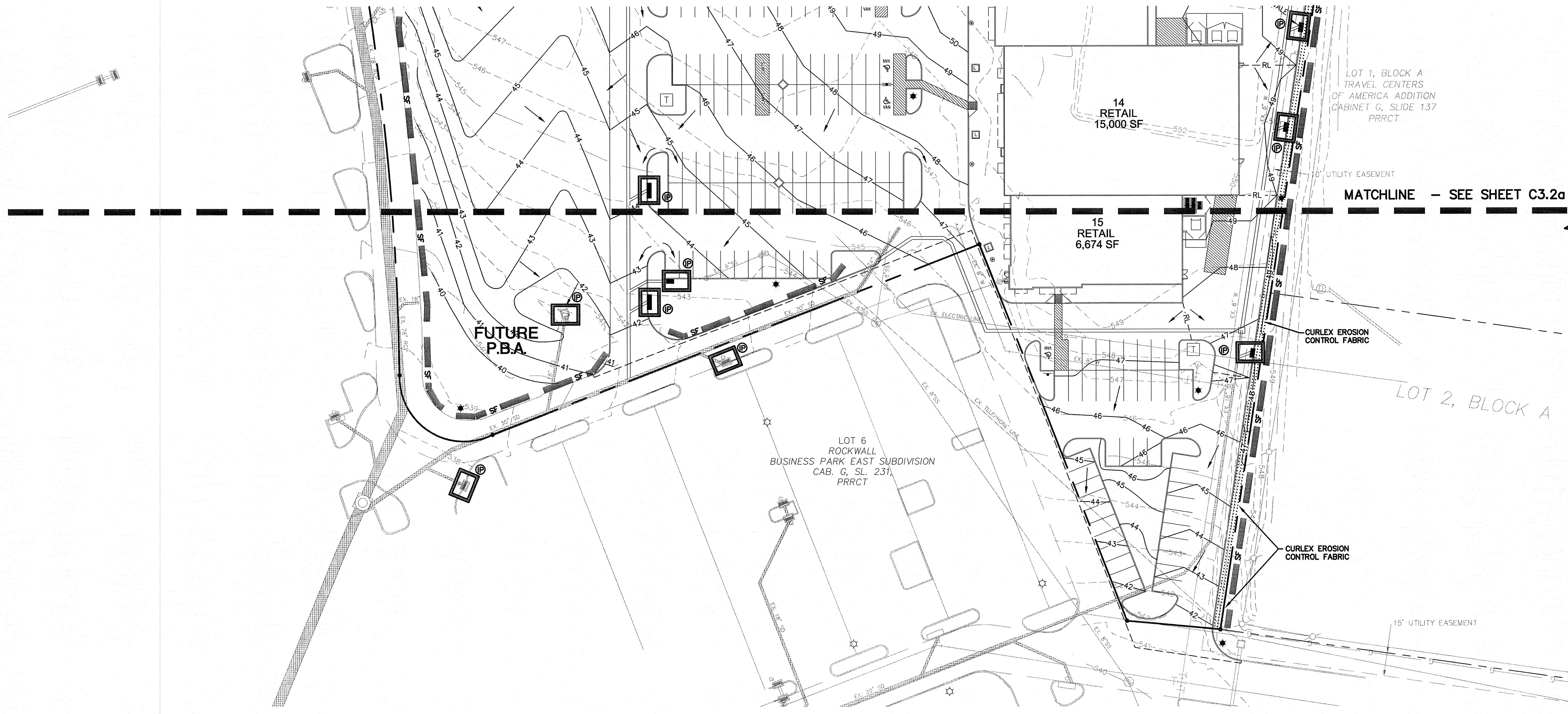
△	ISSUE	DATE	DESCRIPTION
12	JAM	05/24/11	AS BUILT DRAWINGS

RAA Project # : 1010  
Project Manager : MWL



C3.2a  
EROSION AND SEDIMENTATION  
CONTROL PLAN





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**CAUTION !!**  
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- LEGEND**
- SF — SILT FENCE
  - Ⓟ INLET PROTECTION
  - Ⓢ STABILIZED CONSTRUCTION ENTRANCE
  - FINISHED SLOPE
  - X — X — TREE PROTECTION FENCE
  - INSTALL CURLEX EROSION CONTROL MAT WITH GRASS SEEDING PER LANDSCAPE PLANS

- GENERAL NOTES- EROSION CONTROL**
- GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
  - SWP3 COMPLIANCE:** THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH THE CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN (SWP3) WHILE CONDUCTING HIS ACTIVITIES ON THIS PROJECT. IN ADDITION TO CONSTRUCTING THOSE ITEMS INDICATED ON THE PLAN SHEETS, COMPLIANCE WITH THE SWP3 INCLUDES CONFORMANCE TO CERTAIN PRACTICES AND PROCEDURES (IDENTIFIED IN THE (SWP3) DURING PROJECT CONSTRUCTION. THE SWP3 PLANS AND DOCUMENTS ARE PROVIDED FOR THE SOLE BENEFIT OF THE CONTRACTOR AS A PLANNING TOOL FOR COMPLYING WITH THE ENVIRONMENTAL REGULATIONS OF THIS PROJECT. THE CONTRACTOR IS EXPECTED TO PROVIDE, EXPAND, SUBMIT AND MONITOR A FULL COMPREHENSIVE SWP3 BEYOND WHAT IS HEREIN PROVIDED.
  - BMP INSTALLATION:** PRIOR TO COMMENCING GRADING OPERATIONS, THE CONTRACTOR SHALL INSTALL ALL SWP3 MEASURES AND DEVICES AS INDICATED ON THE EROSION & SEDIMENT CONTROL PLAN. ALL SWP3 MEASURES AND DEVICES SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND DETAILS SHOWN IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION "BEST MANAGEMENT PRACTICES" (BMP) MANUAL, OR AS MODIFIED BY THE CONTRACT DOCUMENTS.
  - CLEANING, REPAIR AND MAINTENANCE:** THE CONTRACTOR SHALL REFER TO THE SWP3 FOR SEQUENCING OF CONSTRUCTION, INSTALLATION OF NEW EROSION CONTROL DEVICES AND CLEANING, REPAIR AND MAINTENANCE OF EXISTING EROSION CONTROL DEVICES. THE CONTRACTOR SHALL REVISE, RELOCATE AND/OR ADD DEVICES TO REFLECT ACTUAL SITE CONDITIONS AND TO ACCOMMODATE LOCATIONS FOR CONSTRUCTION TRAILER AREAS, STORAGE AREAS, FUELING AREAS, TOILETS, TRASH RECEPTACLES AND WASHOUT AREAS. ANY ACCIDENTAL RELEASE OF SEDIMENT OR POLLUTANTS FROM THE SITE SHALL BE CLEANED BY THE CONTRACTOR.
  - SITE ENTRY/EXIT LOCATIONS:** SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAYS MUST BE REMOVED IMMEDIATELY. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
  - PROTECTION OF ADJACENT PROPERTY:** CONTRACTOR SHALL ASSUME FULL LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT-OF-WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL METHODS AND PROCEDURES SHOWN AND NOTED IN THE PLANS AND SWP3.
  - RE-VEGETATION:** AT THE COMPLETION OF PAVING AND FINAL GRADING OPERATIONS, ALL DISTURBED AREAS SHALL BE VEGETATED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTS' PLANS. IN AREAS NOT COVERED BY LANDSCAPE PLAN, THE CONTRACTOR SHALL PROVIDE HYDROMULCH SEEDING AND/OR SODDING FOR ALL DISTURBED AREAS (NOT DESIGNATED TO BE PAVED) IN ACCORDANCE WITH ALL GOVERNING AUTHORITIES' SPECIFICATIONS.
  - BMP REMOVAL:** THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL SEDIMENT BARRIERS AND INLET PROTECTION AFTER VEGETATION HAS BEEN COMPLETED AND ALL AREAS OF THE SITE HAVE BEEN STABILIZED AND ACCEPTED BY THE GOVERNING AUTHORITIES AND THE DEVELOPER.
  - DISTURBED AREAS:** ALL DISTURBED AREAS SHALL HAVE 75%-80% GRASS COVERAGE OF A MIN HEIGHT OF 1" PRIOR TO CITY ACCEPTANCE.

**CITY OF ROCKWALL CONTROL MONUMENT RESET #1 - 557.70'**  
CONCRETE MONUMENT WITH BRASS CAP STAMPED RESET #1, CITY OF ROCKWALL. THE MONUMENT IS LOCATED IN GREEN AREA SEPARATING A BANK AND AN OFFICE BUILDING, IN THE SOUTH RIGHT OF WAY LINE OF SUMMER LEE DRIVE, 272'± WEST OF THE CENTERLINE INTERSECTION OF RIDGE ROAD (FM 740) WITH SUMMER LEE DRIVE, AND 120'± SOUTHEAST OF THE CENTERLINE INTERSECTION OF LAGO VISTA AND SUMMER LEE DRIVE.

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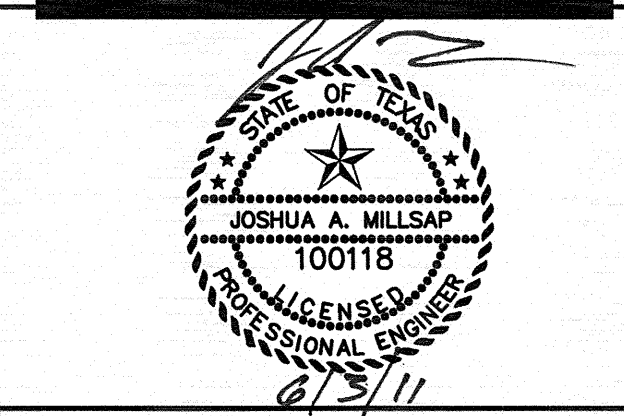
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**ROCKWALL PLAZA  
PHASE II  
SHELL BUILDINGS 10-15  
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△	ISSUE	DATE	DESCRIPTION
1	JAM	09/09/10	ADDENDUM #1
12	JAM	05/24/11	AS BUILT DRAWINGS

RAA Project # : 1010  
Project Manager : MWL

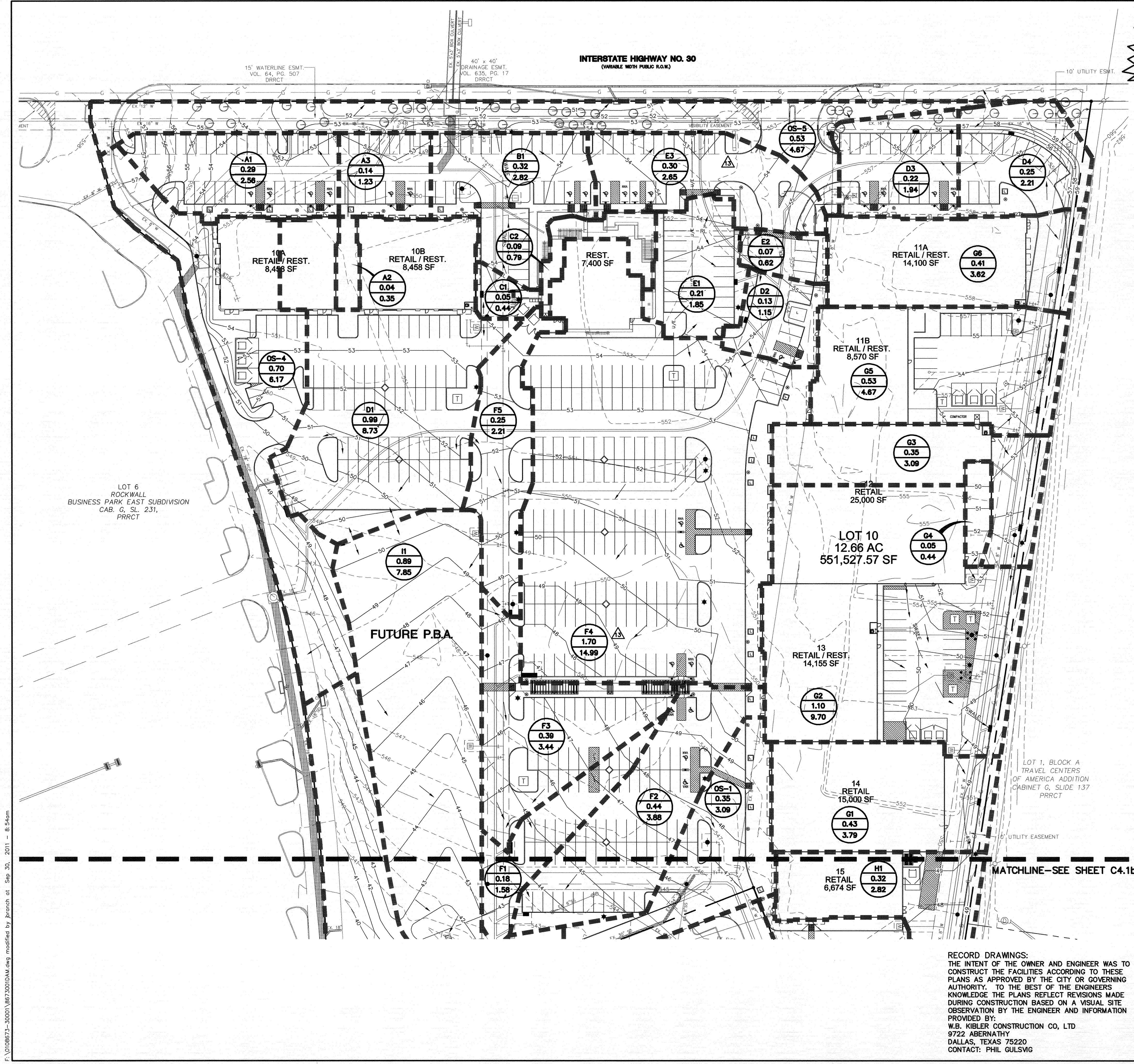


**C3.2b**  
**EROSION AND SEDIMENTATION  
CONTROL PLAN**









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15' WATERLINE ESMT. VOL. 64, PG. 507 DRRCT  
40' x 40' DRAINAGE ESMT. VOL. 635, PG. 17 DRRCT  
10' UTILITY ESMT.

0 20 40 60 80  
1"=40'

**LEGEND**

**A1**  
1.00  
8.00

DRAINAGE AREA DESIGNATION  
DRAINAGE AREA (ACRES)  
Q<sub>100</sub>

--- DRAINAGE AREA BOUNDARY  
--- DIRECTION OF FLOW

**DRAINAGE AREA CALCULATIONS**

DRAINAGE AREA	AREA (ACRES)	T <sub>c</sub> (MIN)	C (ULT.)	1 in (IN/HR)	Q <sub>100</sub> (CFS)
A1	0.29	10	0.90	9.80	2.56
A2	0.04	10	0.90	9.80	0.35
A3	0.14	10	0.90	9.80	1.23
B1	0.32	10	0.90	9.80	2.82
C1	0.05	10	0.90	9.80	0.44
C2	0.09	10	0.90	9.80	0.79
D1	0.99	10	0.90	9.80	8.73
D2	0.13	10	0.90	9.80	1.15
D3	0.22	10	0.90	9.80	1.94
D4	0.25	10	0.90	9.80	2.21
E1	0.21	10	0.90	9.80	1.85
E2	0.07	10	0.90	9.80	0.62
E3	0.30	10	0.90	9.80	2.65
E4	0.06	10	0.90	9.80	0.53
E5	0.06	10	0.90	9.80	0.53
E6	0.03	10	0.90	9.80	0.26
F1	0.18	10	0.90	9.80	1.58
F2	0.44	10	0.90	9.80	3.88
F3	0.39	10	0.90	9.80	3.44
F4	1.70	10	0.90	9.80	14.99
F5	0.25	10	0.90	9.80	2.21
G1	0.43	10	0.90	9.80	3.79
G2	1.10	10	0.90	9.80	9.70
G3	0.35	10	0.90	9.80	3.09
G4	0.05	10	0.90	9.80	0.44
G5	0.53	10	0.90	9.80	4.67
G6	0.41	10	0.90	9.80	3.62
H1	0.32	10	0.90	9.80	2.82
I1	0.89	10	0.90	9.80	7.85
OS-1	0.35	10	0.90	9.80	3.09
OS-2	0.55	10	0.90	9.80	4.85
OS-3	0.55	10	0.90	9.80	4.85
OS-4	0.70	10	0.90	9.80	6.17
OS-5	0.53	10	0.90	9.80	4.67

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

**CITY OF ROCKWALL CONTROL MONUMENT RESET #1 = 557.70'**  
CONCRETE MONUMENT WITH BRASS CAP STAMPED RESET #1, CITY OF ROCKWALL. THE MONUMENT IS LOCATED IN GREEN AREA SEPARATING A BANK AND AN OFFICE BUILDING, IN THE SOUTH RIGHT OF WAY LINE OF SUMMER LEE DRIVE, 272'± WEST OF THE CENTERLINE INTERSECTION OF RIDGE ROAD (FM 740) WITH SUMMER LEE DRIVE, AND 120'± SOUTHEAST OF THE CENTERLINE INTERSECTION OF LAGO VISTA AND SUMMER LEE DRIVE.

**BM #1 = 554.30'**  
SQUARE CUT ON THE CENTER OF A CURB INLET ON THE SOUTH SIDE OF EASTBOUND SERVICE ROAD FOR INTERSTATE HIGHWAY 30, 925'± SOUTHWEST OF THE INTERSECTION OF INTERSTATE HIGHWAY 30 EASTBOUND SERVICE ROAD WITH THE SOUTHWEST RIGHT OF WAY LINE STATE HIGHWAY 205.

**BM #2 = 542.88'**  
"X" CUT IN CONCRETE OF A PARKING ISLAND 1460'± SOUTHWEST FROM THE CENTERLINE INTERSECTION OF THE EASTBOUND SERVICE ROAD OF INTERSTATE HIGHWAY 30 AND STATE HIGHWAY 205, AND 630'± SOUTHEAST FROM THE SOUTH RIGHT OF WAY OF THE EASTBOUND SERVICE ROAD OF INTERSTATE HIGHWAY 30. THE "X" IS IN THE CENTER OF THE EASTERMOST PARKING ISLAND OF THE MAIN CONCOURSE OF PARKING ISLANDS, HAVING ARBORS AND 422'± NORTH OF THE MAIN BUILDINGS WITH STAPLES OFFICE SUPPLY WHICH IS IN BETWEEN THE DICKS SPORTING GOODS AND JC PENNY.

REFERENCE TOPOGRAPHIC SURVEY FOR LOT 9, ROCKWALL BUSINESS PARK EAST SUBDIVISION, PROJECT NUMBER TWO001, PREPARED BY JBI PARTNERS DATED FEBRUARY 2009.

**RECORD DRAWINGS:**  
THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE FACILITIES ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OR GOVERNING AUTHORITY. TO THE BEST OF THE ENGINEERS KNOWLEDGE THE PLANS REFLECT REVISIONS MADE DURING CONSTRUCTION BASED ON A VISUAL SITE OBSERVATION BY THE ENGINEER AND INFORMATION PROVIDED BY:  
W.B. KIBLER CONSTRUCTION CO, LTD  
9722 ABERNATHY  
DALLAS, TEXAS 75220  
CONTACT: PHIL GULSVIG

ARCHITECT:  
**RUNYON Architects**  
AND ASSOCIATES INC.  
2508 HIGHLANDER WAY, SUITE 100  
CARROLLTON, TEXAS 75006  
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Landscape Architects  
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STRUCTURAL ENGINEER:  
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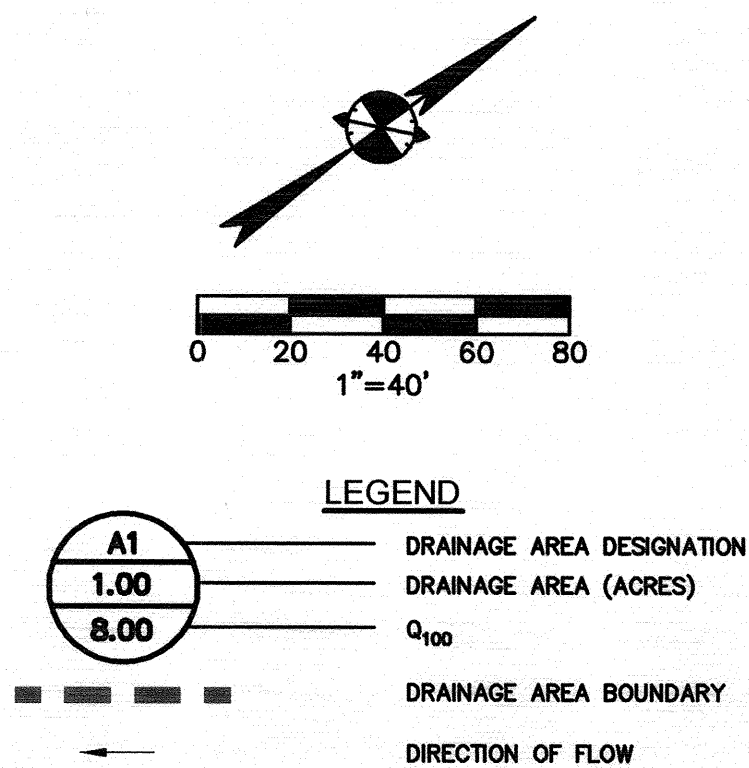
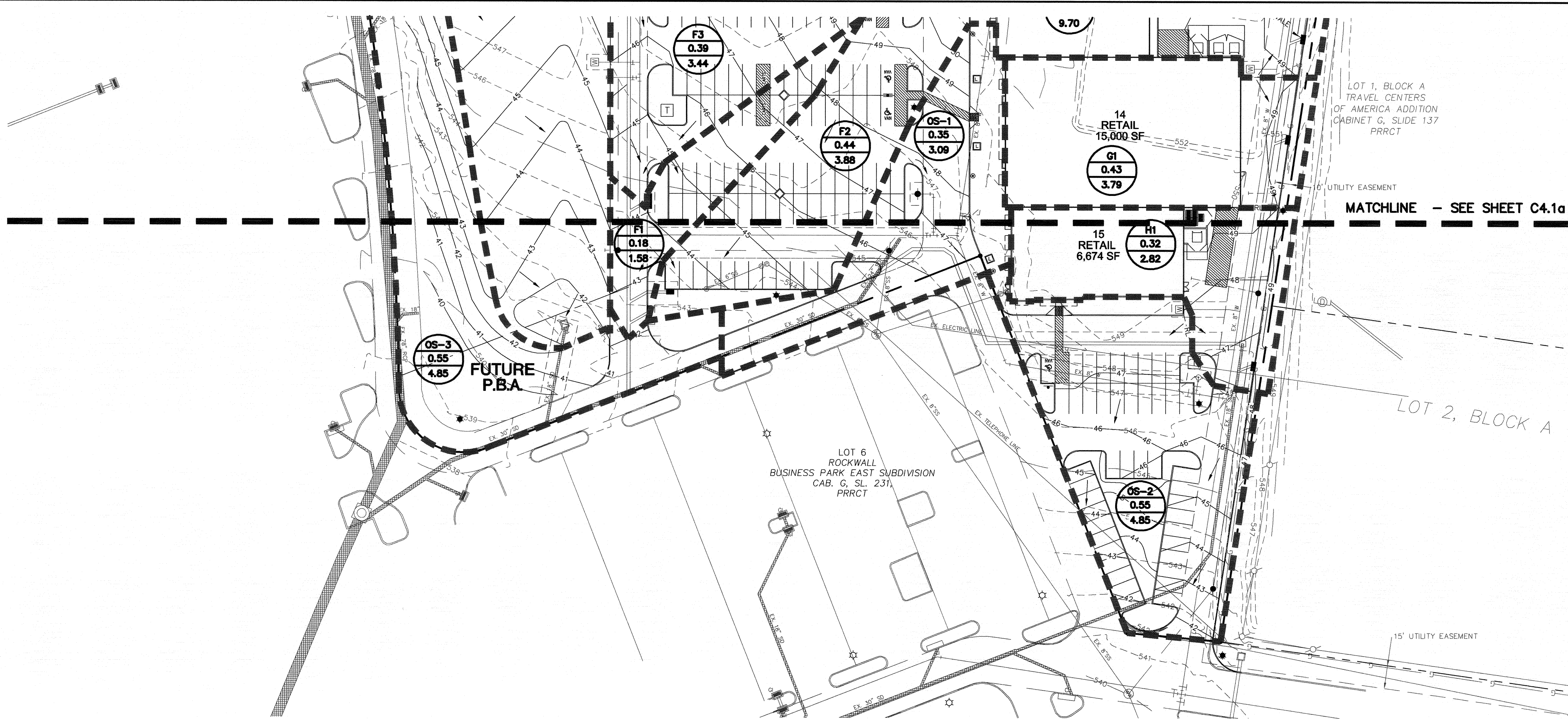
**ROCKWALL PLAZA  
PHASE II  
SHELL BUILDINGS 10-15  
ROCKWALL, TEXAS 75087**

ISSUE	DATE	DESCRIPTION
12	JAM 05/24/11	AS BUILT DRAWINGS
13	JAM 09/29/11	OLIVE GARDEN
14	JAM 09/30/11	AS BUILT DRAWINGS (OLIVE GARDEN DRAINAGE)

RAA Project # : 1010  
Project Manager : MWL

**C4.1a**  
DRAINAGE AREA MAP





LEGEND

	DRAINAGE AREA DESIGNATION
	DRAINAGE AREA (ACRES)
	Q <sub>100</sub>
	DRAINAGE AREA BOUNDARY
	DIRECTION OF FLOW

DRAINAGE AREA	AREA (ACRES)	T <sub>c</sub> (MIN)	C (ULT.)	100 (IN/HR)	Q <sub>100</sub> (CFS)
A1	0.29	10	0.90	9.80	2.56
A2	0.04	10	0.90	9.80	0.35
A3	0.14	10	0.90	9.80	1.23
B1	0.32	10	0.90	9.80	2.82
C1	0.05	10	0.90	9.80	0.44
C2	0.09	10	0.90	9.80	0.79
D1	0.99	10	0.90	9.80	8.73
D2	0.13	10	0.90	9.80	1.15
D3	0.22	10	0.90	9.80	1.94
D4	0.25	10	0.90	9.80	2.21
E1	0.21	10	0.90	9.80	1.85
E2	0.07	10	0.90	9.80	0.62
E3	0.30	10	0.90	9.80	2.65
E4	0.06	10	0.90	9.80	0.53
E5	0.06	10	0.90	9.80	0.53
E6	0.03	10	0.90	9.80	0.26
F1	0.18	10	0.90	9.80	1.58
F2	0.44	10	0.90	9.80	3.88
F3	0.39	10	0.90	9.80	3.44
F4	1.70	10	0.90	9.80	14.99
F5	0.25	10	0.90	9.80	2.21
G1	0.43	10	0.90	9.80	3.79
G2	1.10	10	0.90	9.80	9.70
G3	0.35	10	0.90	9.80	3.09
G4	0.05	10	0.90	9.80	0.44
G5	0.53	10	0.90	9.80	4.67
G6	0.41	10	0.90	9.80	3.62
H1	0.32	10	0.90	9.80	2.82
I1	0.89	10	0.90	9.80	7.85
OS-1	0.35	10	0.90	9.80	3.09
OS-2	0.55	10	0.90	9.80	4.85
OS-3	0.55	10	0.90	9.80	4.85
OS-4	0.70	10	0.90	9.80	6.17
OS-5	0.53	10	0.90	9.80	4.67

DRAINAGE AREA	AREA (ACRES)	T <sub>c</sub> (MIN)	C (ULT.)	100 (IN/HR)	Q <sub>100</sub> (CFS)
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SQUARE CUT ON THE CENTER OF A CURB INLET ON THE SOUTH SIDE OF EASTBOUND SERVICE ROAD FOR INTERSTATE HIGHWAY 30, 925± SOUTHWEST OF THE INTERSECTION OF INTERSTATE HIGHWAY 30 EASTBOUND SERVICE ROAD WITH THE SOUTHWEST RIGHT OF WAY LINE STATE HIGHWAY 205.

**BM #2 = 542.88'**  
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REFERENCE TOPOGRAPHIC SURVEY FOR LOT 9, ROCKWALL BUSINESS PARK EAST SUBDIVISION, PROJECT NUMBER TWC001, PREPARED BY JBI PARTNERS DATED FEBRUARY 2009.

ARCHITECT:  
**RUNYON Architects AND ASSOCIATES INC.**  
2508 HIGHLANDER WAY, SUITE 100  
CARROLLTON, TEXAS 75006  
972-233-7705  
WWW.RUNYONARCH.COM

M.E.P. ENGINEER:  
**ROBERT D. ANDERSON, INC.**  
11836 Judd Court, Inc.  
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LANDSCAPE ARCHITECT:  
**T.H. PRITCHETT / Associates**  
Landscape Architects  
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T 972.869.3535 F 214.697.2580

STRUCTURAL ENGINEER:  
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Texas Registration #F-1048

**ROCKWALL PLAZA  
PHASE II  
SHELL BUILDINGS 10-15  
ROCKWALL, TEXAS 75087**

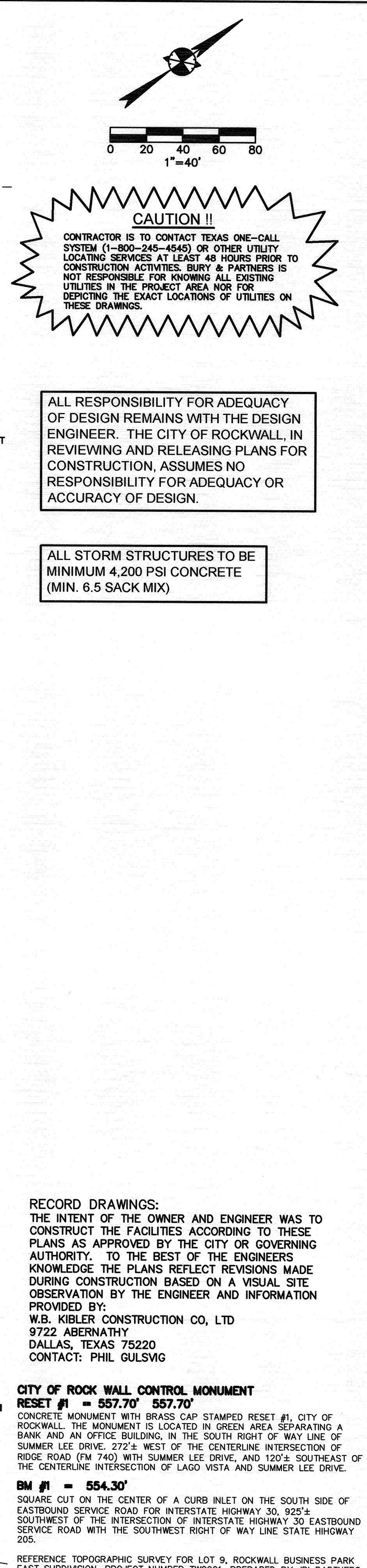
ISSUE	DATE	DESCRIPTION
12	JAM 05/24/11	AS BUILT DRAWINGS
13	JAM 09/29/11	OLIVE GARDEN
14	JAM 09/30/11	AS BUILT DRAWINGS (OLIVE GARDEN DRAINAGE)

RAA Project # : 1010  
Project Manager : MWL

**C4.1b**

DRAINAGE AREA MAP





**ARCHITECT:**

**RUNYON**  
*Architects*  
 AND ASSOCIATES INC

2508 HIGHLANDER WAY, SUITE 100  
 CARROLLTON, TEXAS 75006  
 972-233-7705  
 WWW.RUNYONARCH.COM

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**V.E.P. ENGINEER:**

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 11836 Judd Court, Inc.  
 Dallas, Texas 75243  
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---

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**ROCKWALL PLAZA**  
**PHASE II**  
**SHELL BUILDINGS 10-15**  
**ROCKWALL, TEXAS 75087**

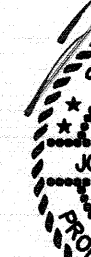
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ISSUE	DATE	DESCRIPTION
JAM	09/09/10	ADDENDUM #1
JAM	12/14/10	78" STORM CONNECTIONS
JAM	05/24/11	AS BUILT DRAWINGS
JAM	09/29/11	OLIVE GARDEN
JAM	09/30/11	AS BUILT DRAWINGS (OLIVE GARDEN DRAWING)

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RRAA Project # : 1010  
 Project Manager : MWL

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C4.2a

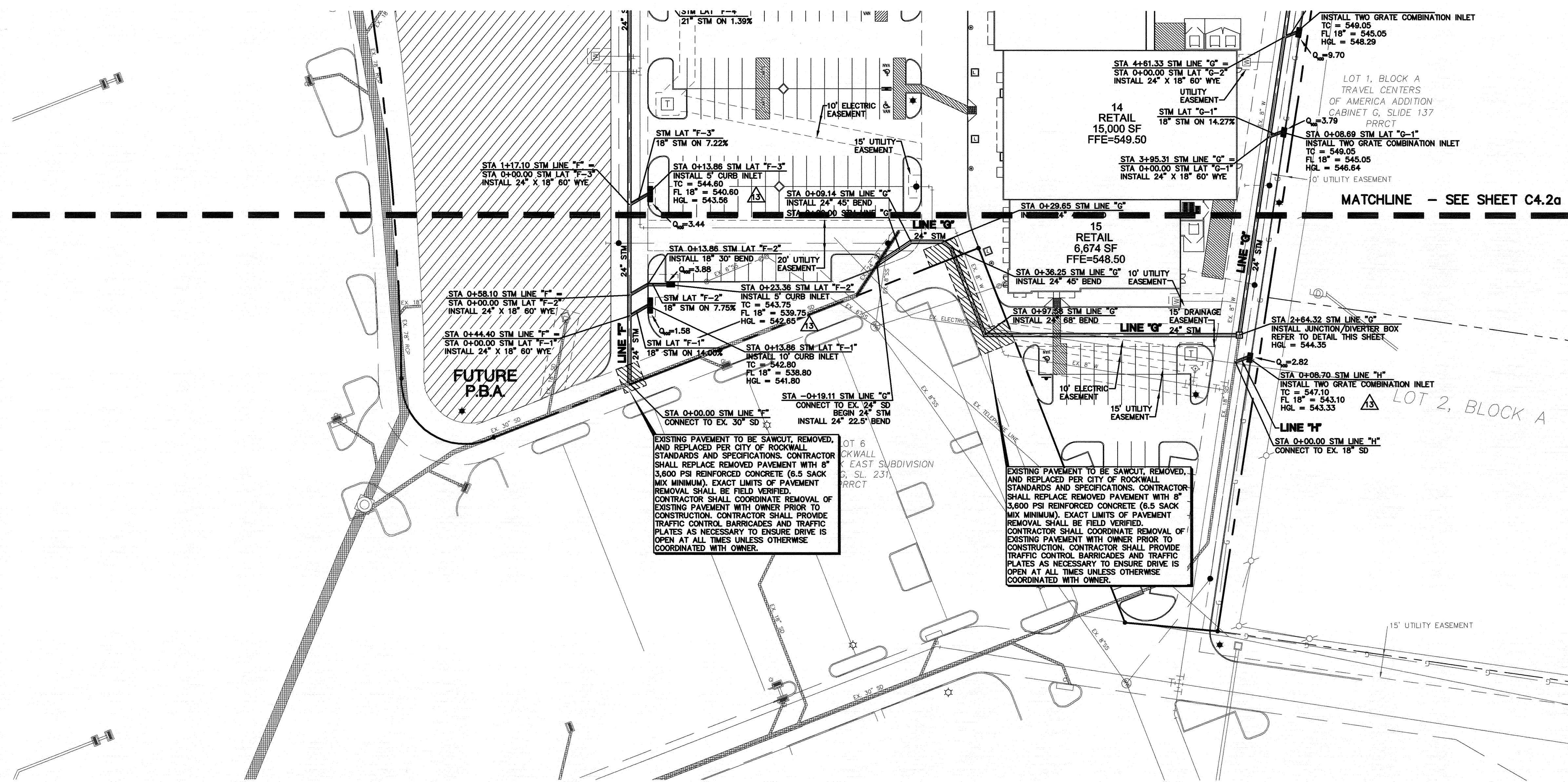
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STORM DRAIN  
PLAN

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GENERAL NOTES- STORM DRAIN

1. GENERAL CONSTRUCTION NOTES: REFER TO SHEET C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
2. PROTECTION OF UTILITIES: THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS FOR THE SUPPORT AND PROTECTION OF ALL UTILITY POLES, FENCES, TREES, SHRUBS, GAS MAINS, TELEPHONE CABLES, ELECTRIC CABLES, DRAINAGE PIPES, UTILITY SERVICES, AND ALL OTHER UTILITIES AND STRUCTURES BOTH ABOVE AND BELOW THE GROUND.
3. PUBLIC STORM DRAIN PIPE: UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL PIPE FOR PUBLIC STORM DRAIN IMPROVEMENTS SHALL BE REINFORCED CONCRETE PIPE (RCP), CLASS III.
4. PRIVATE STORM DRAIN PIPE: UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL PIPE FOR PRIVATE STORM DRAIN IMPROVEMENTS SHALL BE AS FOLLOWS:  
GREATER THAN 36": REINFORCED CONCRETE PIPE (RCP), CLASS III  
15" THROUGH 36": REINFORCED CONCRETE PIPE (RCP), CLASS III OR HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12  
4" THROUGH 12": POLYVINYL CHLORIDE PIPE (PVC), SDR - 35, OR HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12
5. RCP JOINT SEALANT: REINFORCED CONCRETE PIPE JOINTS SHALL BE SEALED WITH RAMMECK OR APPROVED EQUAL.
6. GROUTING: ALL PIPE ENTERING PUBLIC STORM DRAIN STRUCTURES SHALL BE GROUTED TO ASSURE WATERTIGHT CONNECTIONS.
7. CONCRETE COLLARS: CONCRETE COLLARS SHALL BE INSTALLED AT ALL CHANGES IN CONDUIT SIZE AND AT ALL JOINTS THAT ARE PULLED IN EXCESS OF THAT RECOMMENDED BY THE CONDUIT MANUFACTURER.
8. ROOF DRAINS: THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ROOF DRAIN LATERALS WITH BUILDING PLANS FOR DOWNSPOUT CONNECTIONS. END AND CAP ROOF DRAIN LATERALS FIVE (5) FEET FROM BUILDING AT 12" BELOW FINISH GRADE FOR CONNECTION OF DOWNSPOUTS.
9. ADJUSTMENT OF STRUCTURES: ALL STORM DRAIN STRUCTURES INCLUDING MANHOLES, INLETS AND CLEANOUTS MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO, AND AFTER, PLACEMENT OF PAVING AND GRASSING.

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ALL STORM STRUCTURES TO BE MINIMUM 4,200 PSI CONCRETE (MIN. 6.5 SACK MIX)

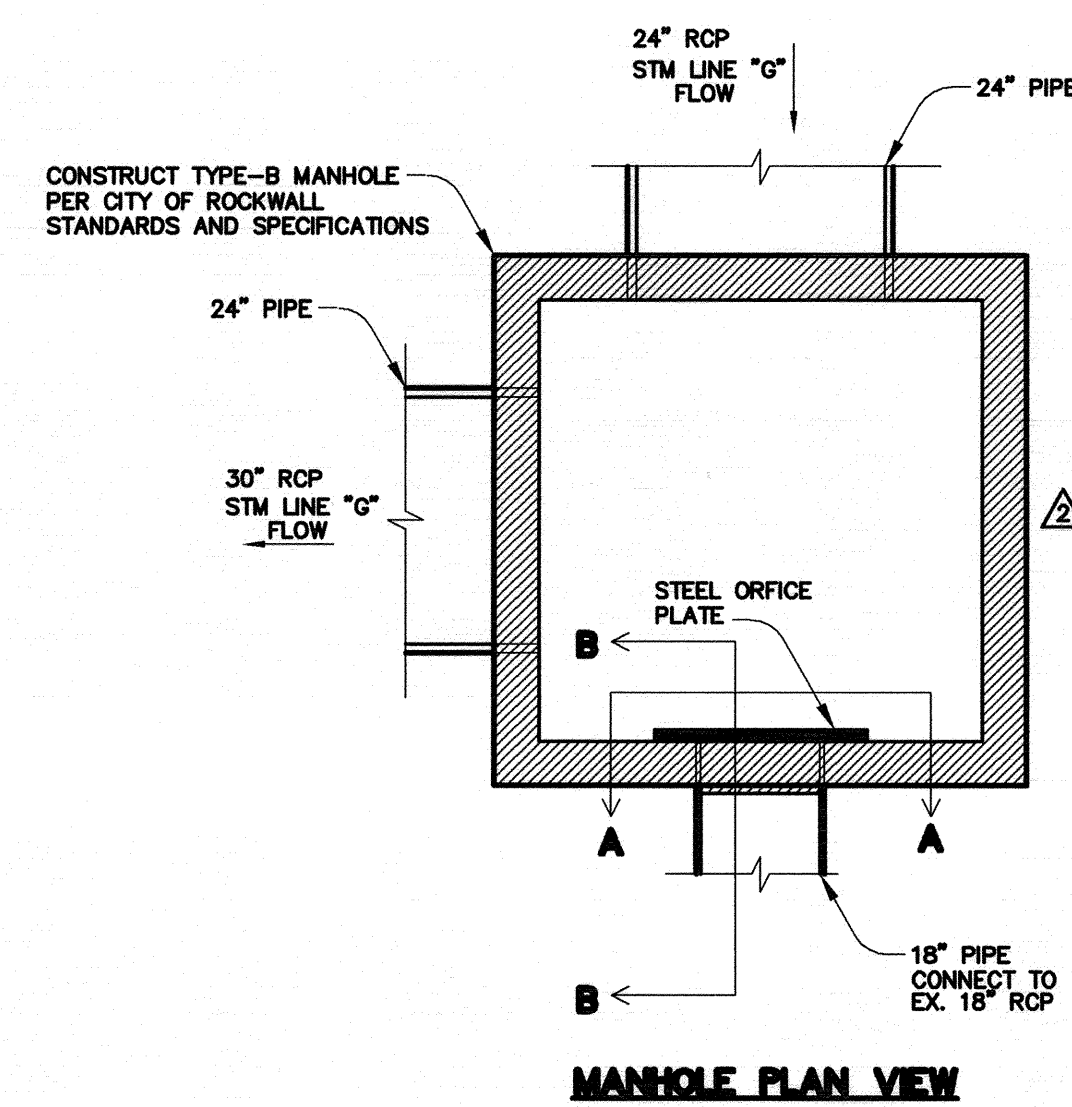
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BM #1 = 554.30'  
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REFERENCE TOPOGRAPHIC SURVEY FOR LOT 9, ROCKWALL BUSINESS PARK EAST SUBDIVISION, PROJECT NUMBER TWC001, PREPARED BY JBI PARTNERS DATED FEBRUARY 2009.

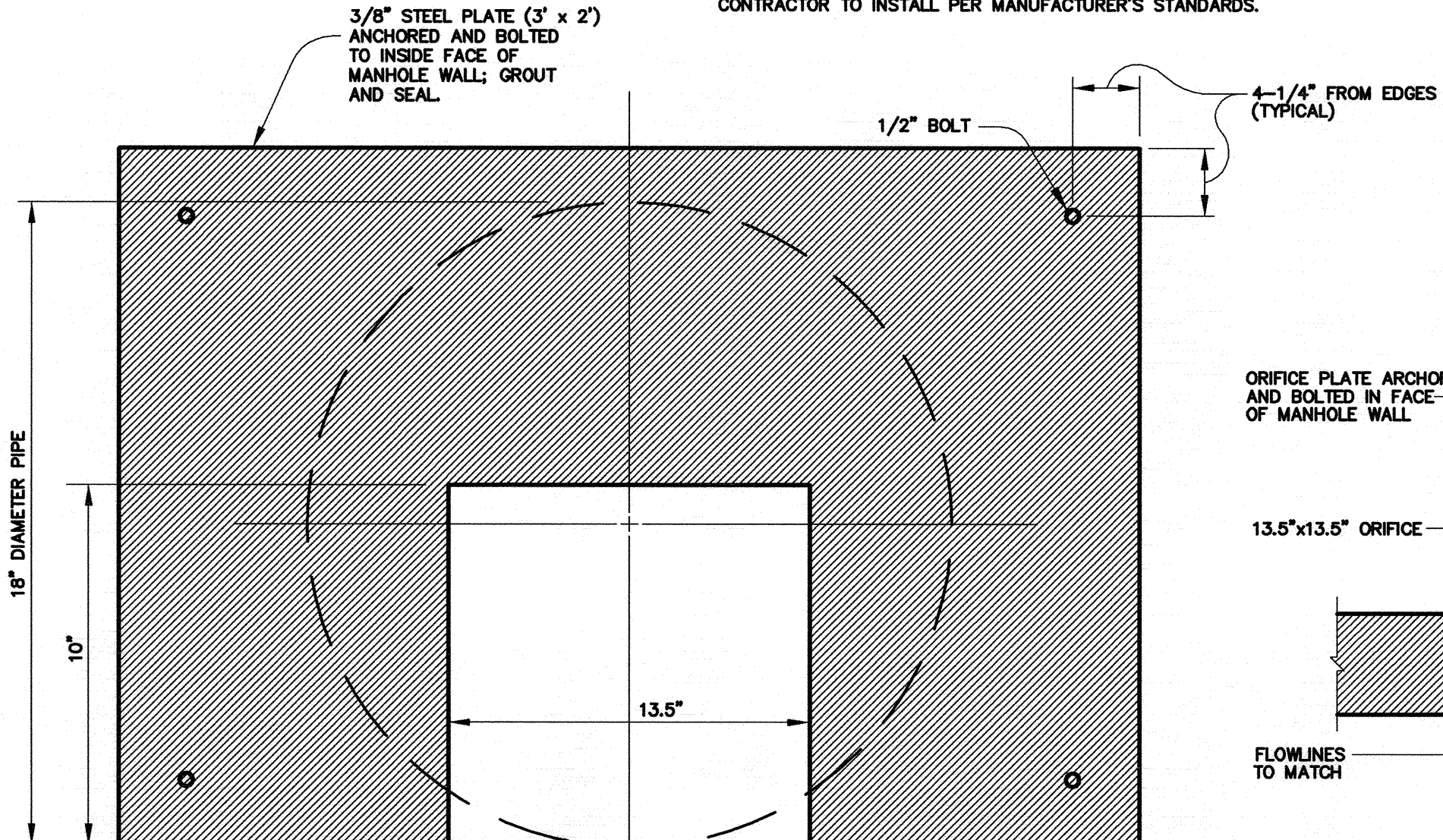
BM #2 = 542.89'  
"X" CUT IN CONCRETE OF A PARKING ISLAND 1460'± SOUTHWEST FROM THE CENTERLINE INTERSECTION OF THE EASTBOUND SERVICE ROAD OF INTERSTATE HIGHWAY 30 AND STATE HIGHWAY 205, AND 630'± SOUTHEAST FROM THE SOUTH RIGHT OF WAY OF THE EASTBOUND SERVICE ROAD OF INTERSTATE HIGHWAY 30. THE "X" IS IN THE CENTER OF THE EASTERMOST PARKING ISLAND OF THE MAIN CONCOURSE OF PARKING ISLANDS, HAVING ARBORS AND 420'± NORTH OF THE MAIN BUILDINGS WITH STAPLES OFFICE SUPPLY WHICH IS IN BETWEEN THE DICKS SPORTING GOODS AND JC PENNY.



JUNCTION BOX OUTFALL  
ALLOWABLE DISCHARGE= 8.6 CFS (PER PHASE I DRAINAGE CALCULATIONS)  
EX 18" FL AT JUNCTION BOX = 541.83 (PER PHASE I AS-BUILT PLANS)  
100 YEAR HG AT JUNCTION BOX = 544.26

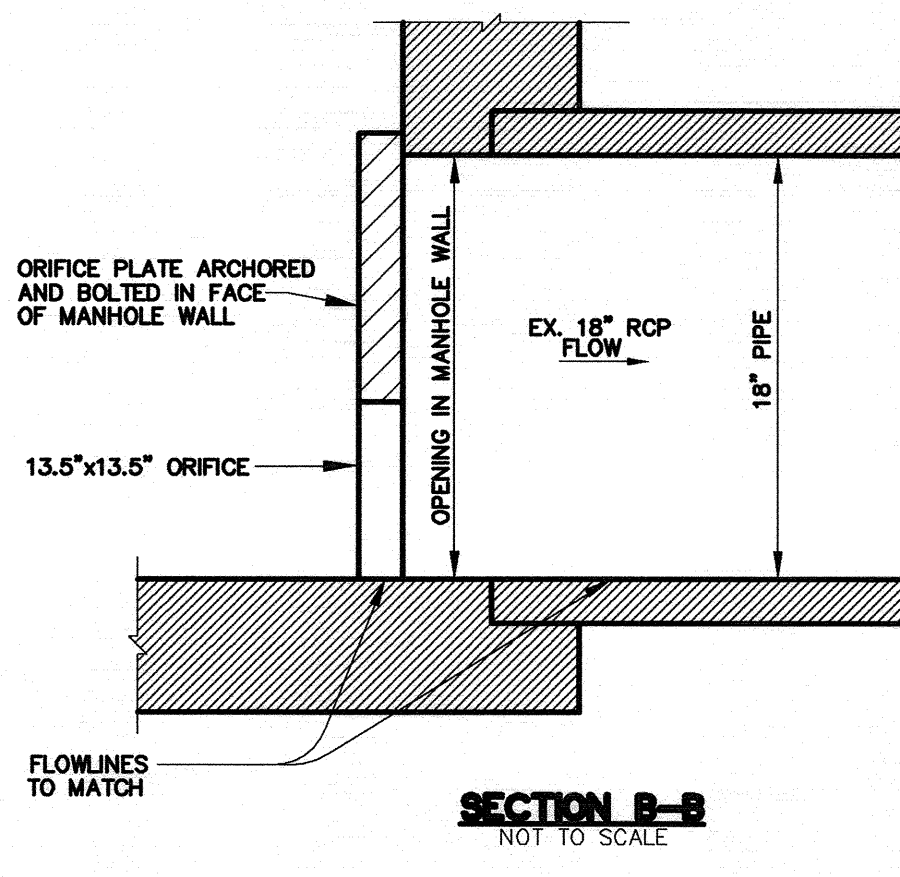
ORFICE CALCULATIONS  $Q = ca(2gh)^{1/2}$

c = 0.62 (SQUARE-EDGED ORFICE)  
a = 1.27 SF  
h = 13.5"  
Q = 8.6 CFS



SECTION A-A  
NOT TO SCALE

JUNCTION / DIVERTER BOX DETAIL  
NOT TO SCALE



SECTION B-B  
NOT TO SCALE

ARCHITECT:  
**RUNYON Architects AND ASSOCIATES INC**  
2508 HIGHLANDER WAY, SUITE 100  
CARROLLTON, TEXAS 75006  
972-233-7705  
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**ROCKWALL PLAZA  
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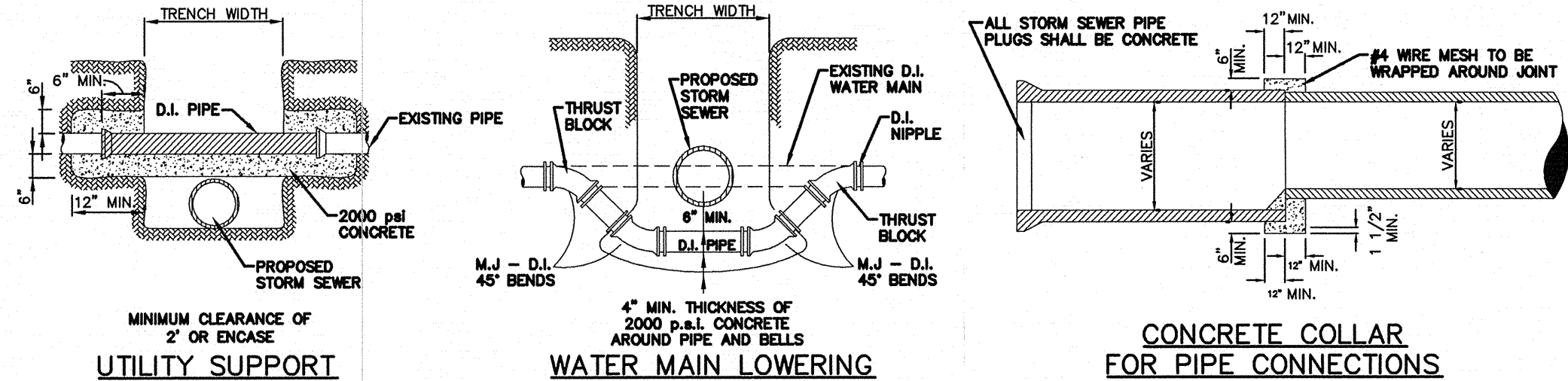
ISSUE	DATE	DESCRIPTION
2	JAM 09/27/10	CITY COMMENTS
12	JAM 05/24/11	AS BUILT DRAWINGS
13	JAM 09/29/11	OLIVE GARDEN
14	JAM 09/30/11	AS BUILT DRAWINGS (OLIVE GARDEN DRAINAGE)

RAA Project # : 1010  
Project Manager : MWL

**C4.2b**  
STORM DRAIN PLAN



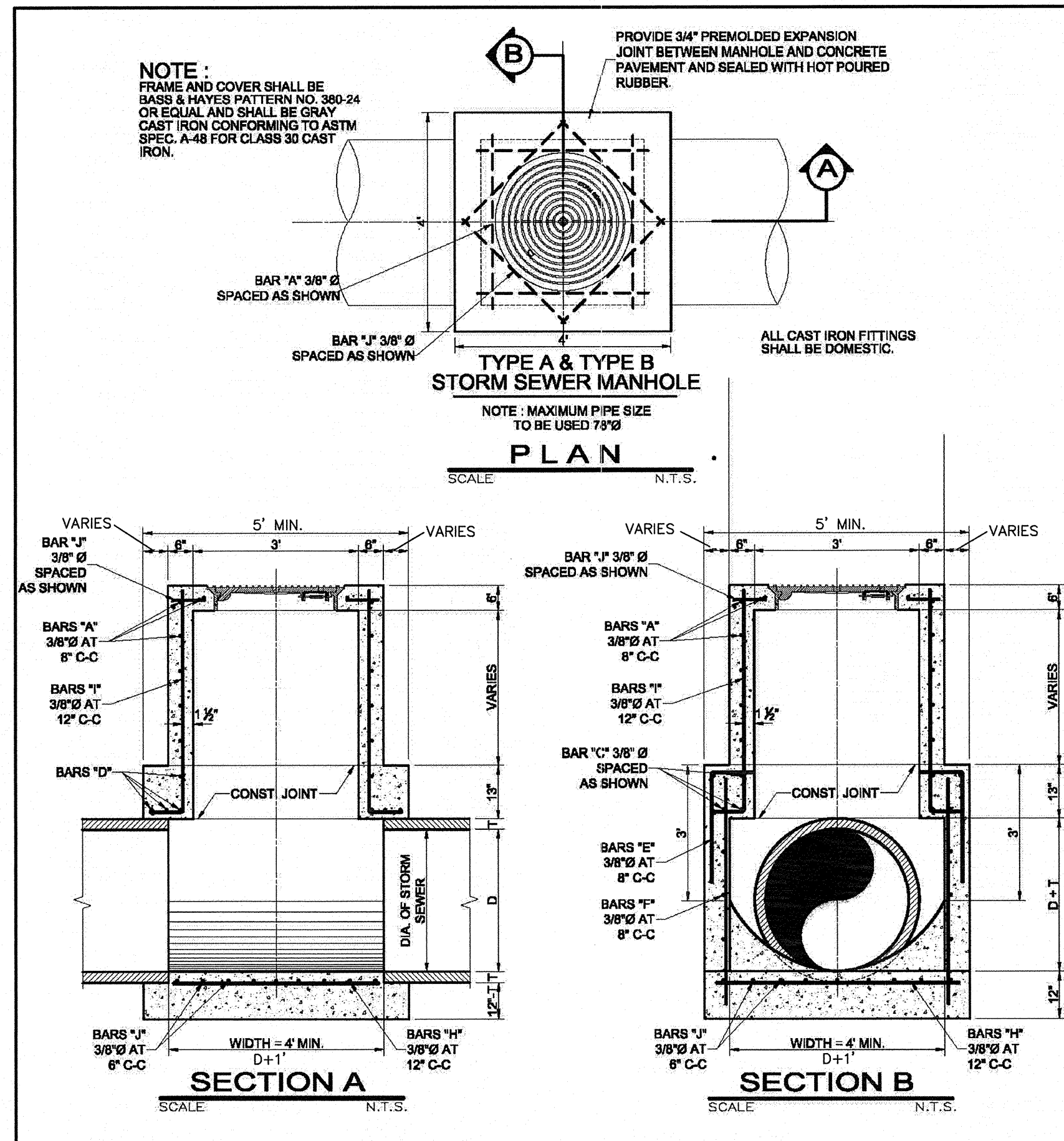
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C4.5.1

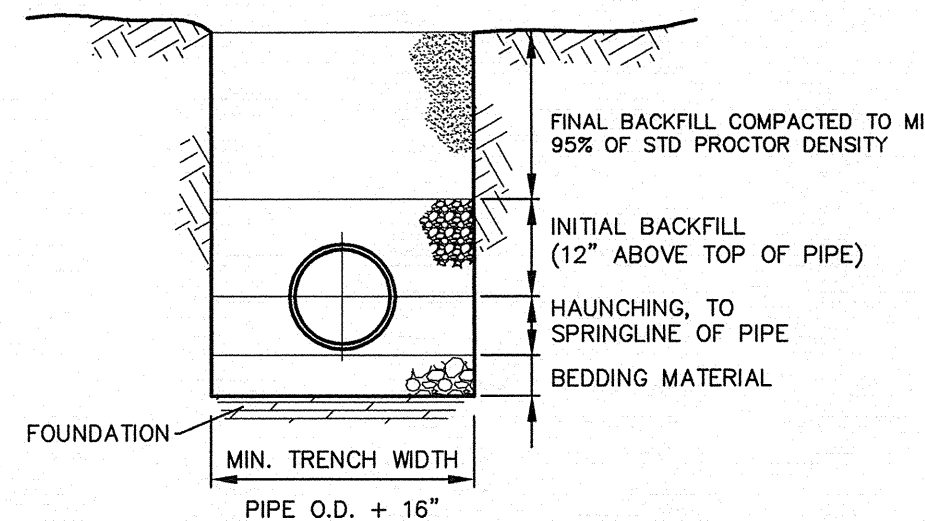
UTILITY SUPPORT / CONCRETE COLLAR  
SCALE: N.T.S.

NOTE:  
CONTRACTOR SHALL REFER TO  
NCTCOG 3RD EDITION DETAILS  
WITH CITY OF ROCKWALL  
REVISIONS.



C4.5.2

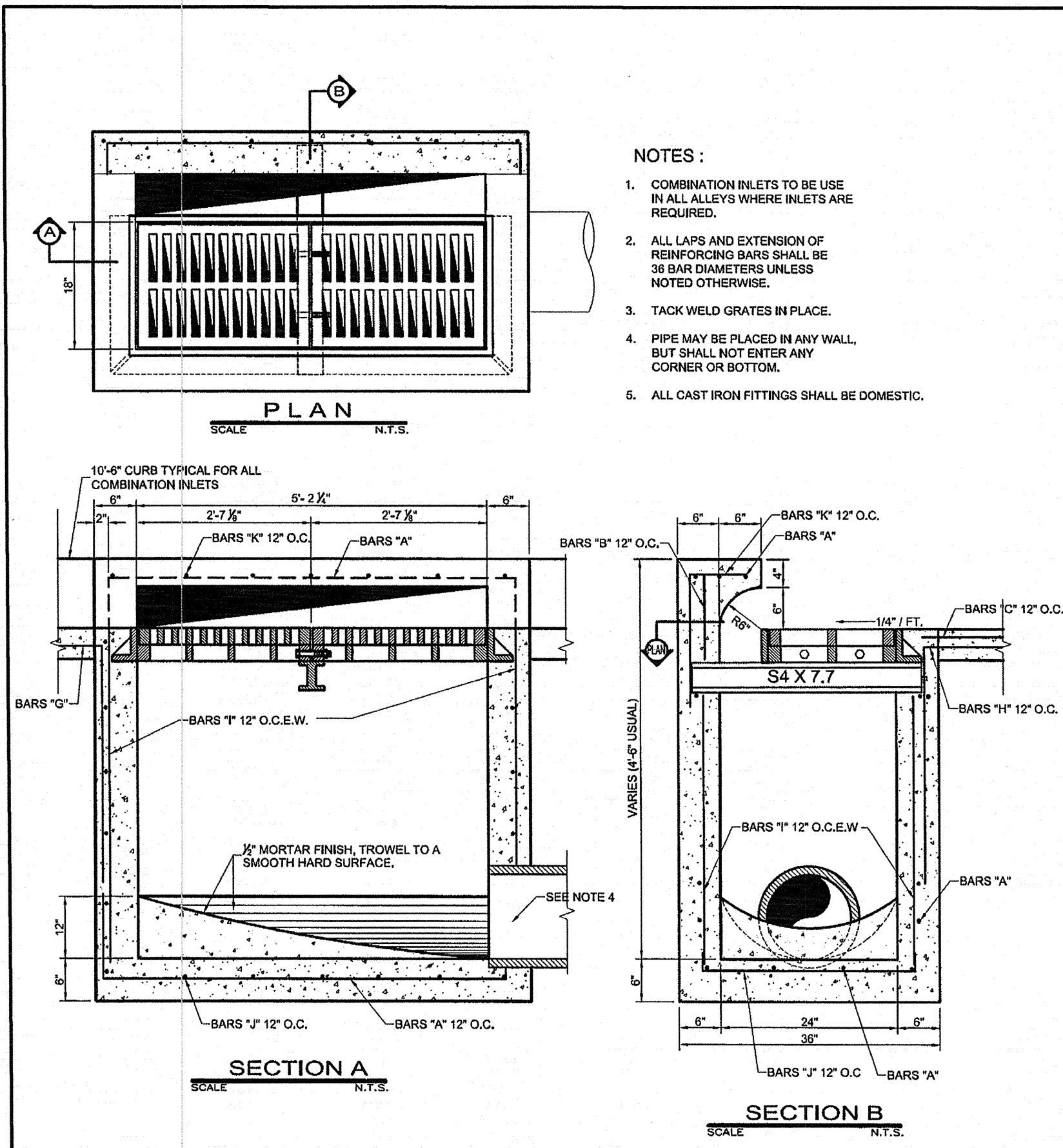
TYPE 'B' STORM SEWER MANHOLE  
SCALE: N.T.S.



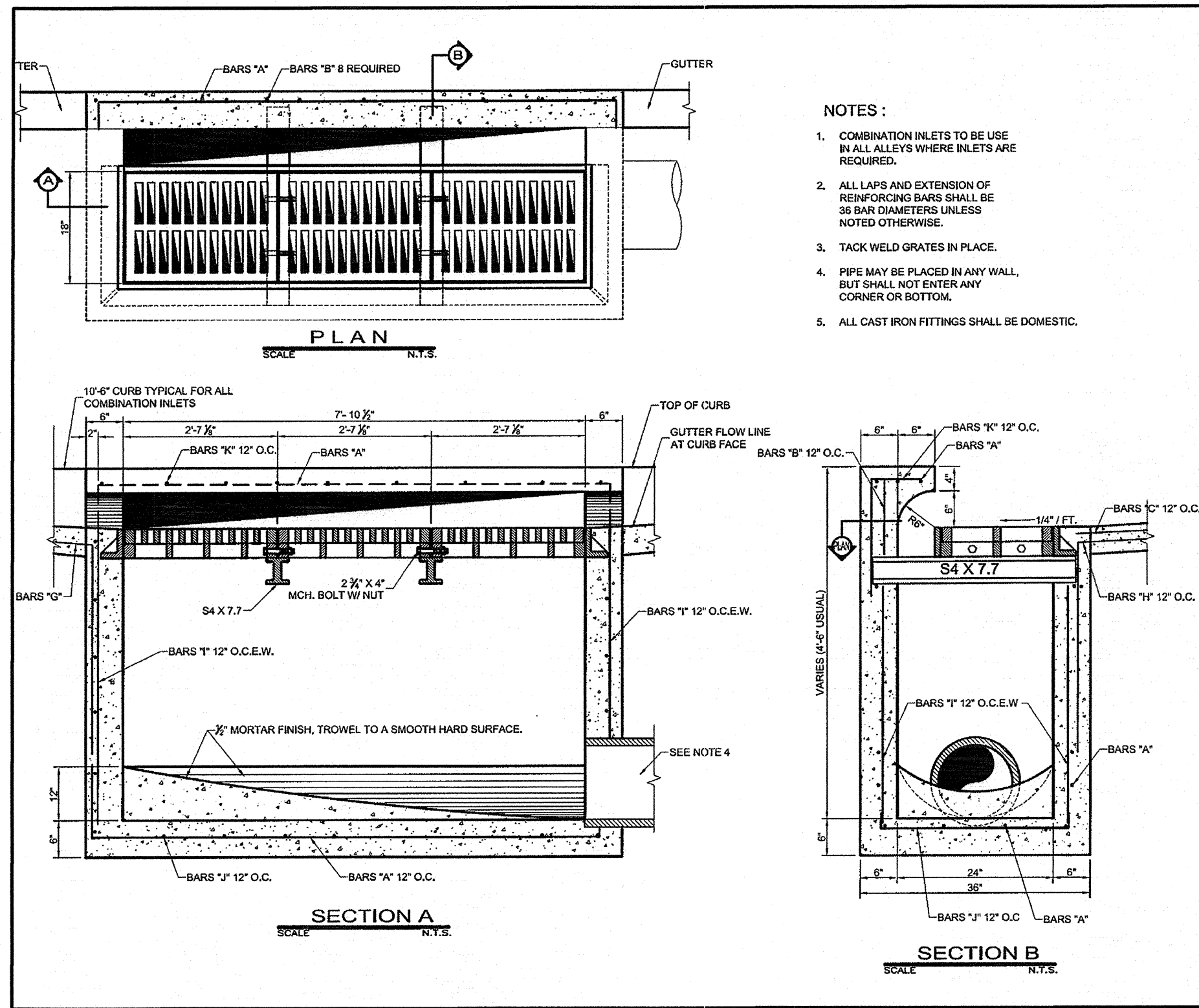
C4.5.3

PVC & HDPE STORM DRAINAGE PIPE EMBEDMENT  
SCALE: N.T.S.

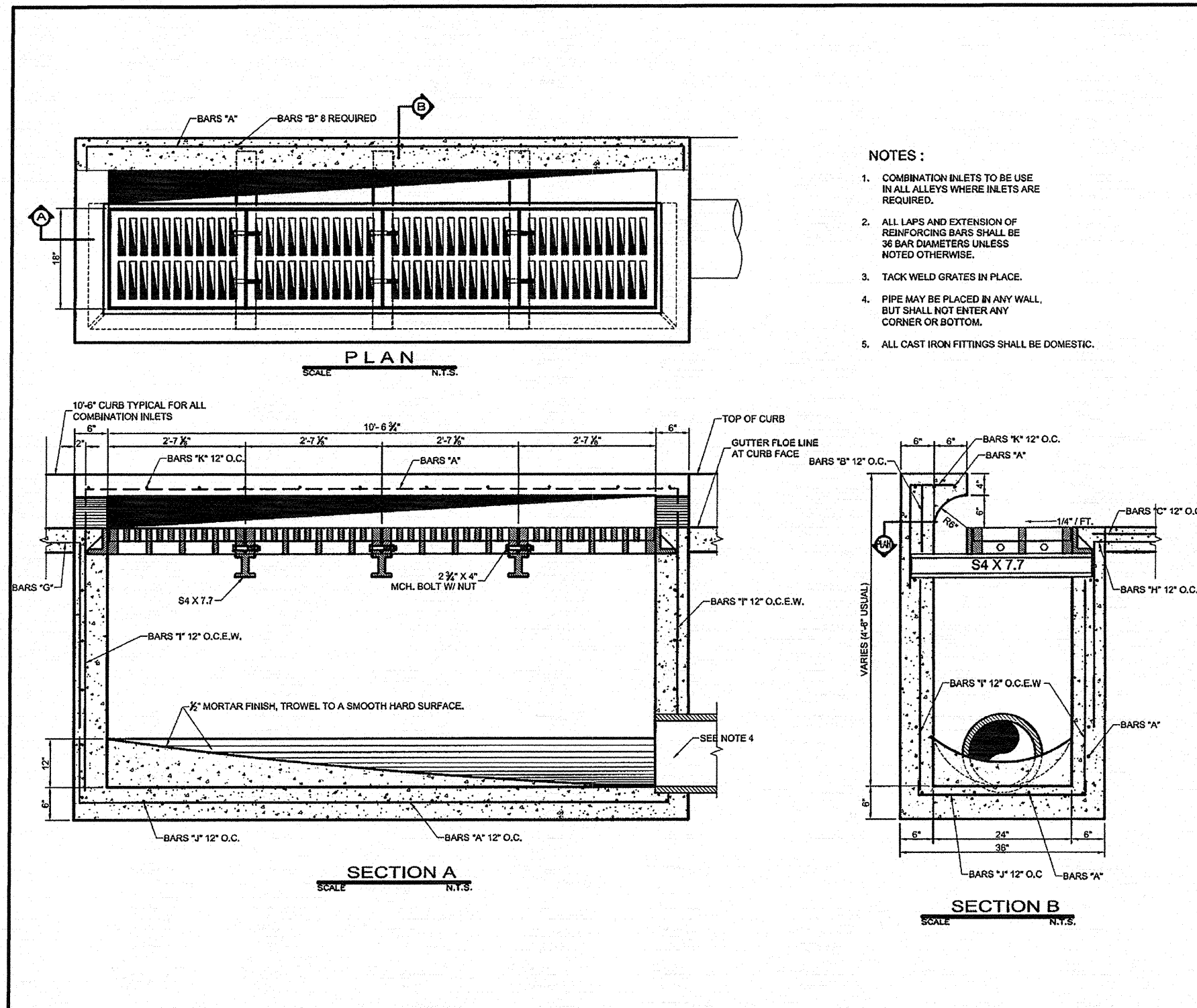
RECORD DRAWINGS:  
THE INTENT OF THE OWNER AND ENGINEER WAS TO  
CONSTRUCT THE FACILITIES ACCORDING TO THESE  
PLANS AS APPROVED BY THE CITY OR GOVERNING  
AUTHORITY. TO THE BEST OF THE ENGINEERS  
KNOWLEDGE THE PLANS REFLECT REVISIONS MADE  
DURING CONSTRUCTION BASED ON A VISUAL SITE  
OBSERVATION BY THE ENGINEER AND INFORMATION  
PROVIDED BY:  
W.B. KIBLER CONSTRUCTION CO, LTD  
9722 ABERNATHY  
DALLAS, TEXAS 75220  
CONTACT: PHIL GULSVIG



COMBINATION INLET - TWO GRATE INLET



COMBINATION INLET - THREE GRATE INLET



COMBINATION INLET - FOUR GRATE INLET

C4.5.4 GRATE INLET DETAILS  
SCALE: N.T.S.

ARCHITECT:  
**RUNYON**  
Architects  
AND ASSOCIATES INC  
2508 HIGHLANDER WAY, SUITE 100  
CARROLLTON, TEXAS 75006  
972-233-7705  
WWW.RUNYONARCH.COM

M.E.P. ENGINEER:  
ROBERT D. ANDERSON, INC.  
11836 Judd Court, Inc.  
Dallas, Texas 75243  
T 972.669.0915 F 972.669.0917

LANDSCAPE ARCHITECT:  
T.H. PRITCHETT / Associates  
Landscape Architects  
1218 Camino Lago  
Irving, Texas 75039  
T 972.669.3535 F 214.697.2580

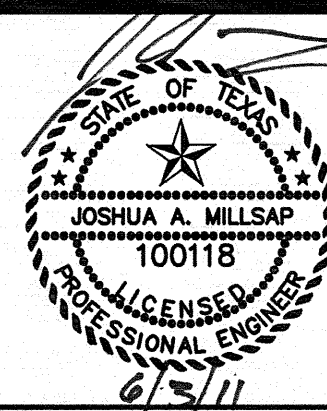
STRUCTURAL ENGINEER:  
HUNT & JOINER  
1825 Market Center Blvd.  
Suite 620  
Dallas, Texas 75207  
T 214.760.7000 F 214.760.7050

CIVIL ENGINEER:  
**Bury+Partners**  
ENGINEERING SOLUTIONS  
5310 Harvest Hill Road, Suite 100  
Dallas, Texas 75230  
Tel. (972)991-0011 Fax (972)991-0278  
Texas Registration #F-1048

ROCKWALL PLAZA  
PHASE II  
SHELL BUILDINGS 10-15  
ROCKWALL, TEXAS 75087

△	ISSUE	DATE	DESCRIPTION
7	JAM	12/14/10	78" STORM CONNECTION
12	JAM	05/24/11	AS BUILT DRAWINGS

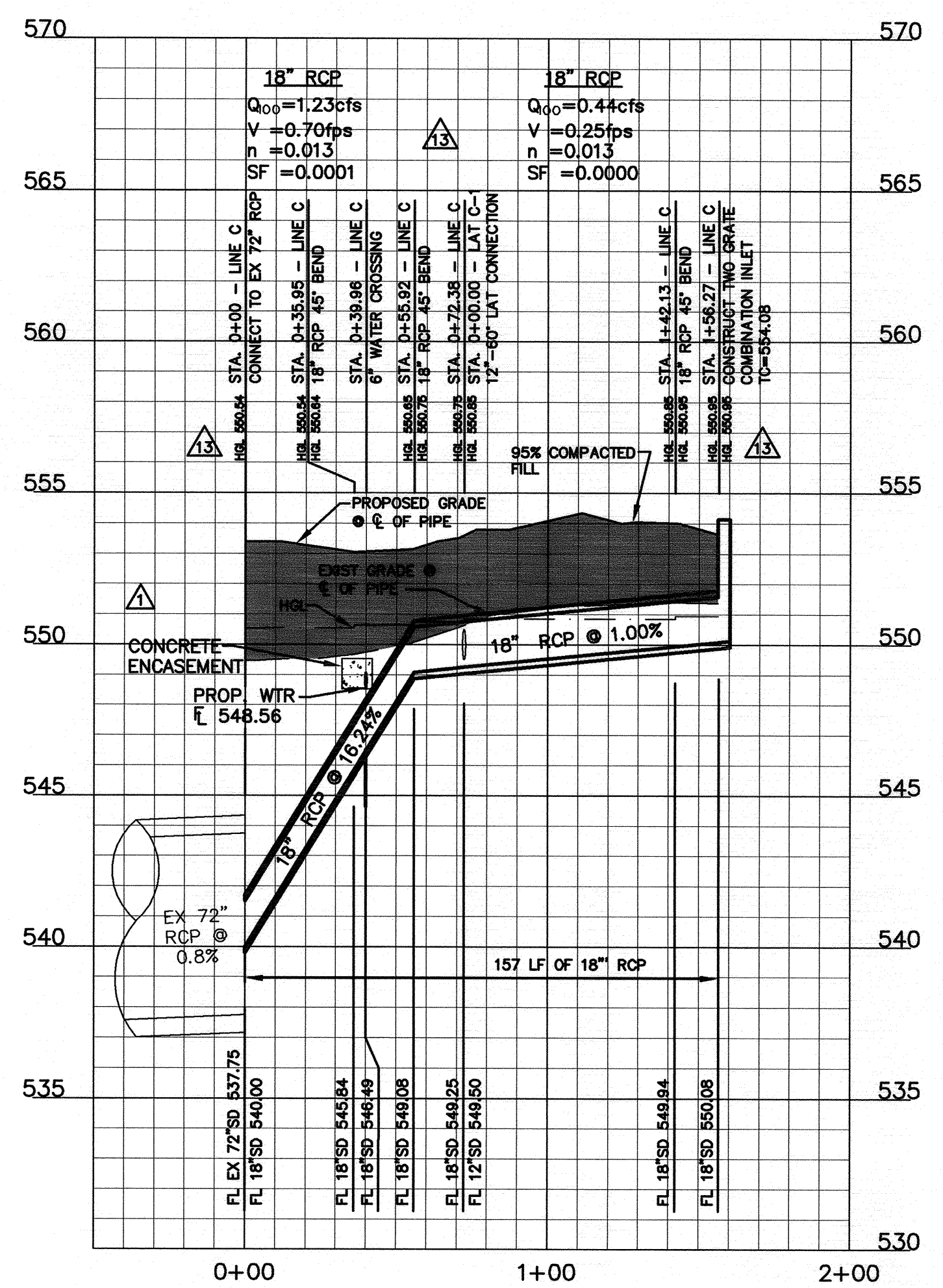
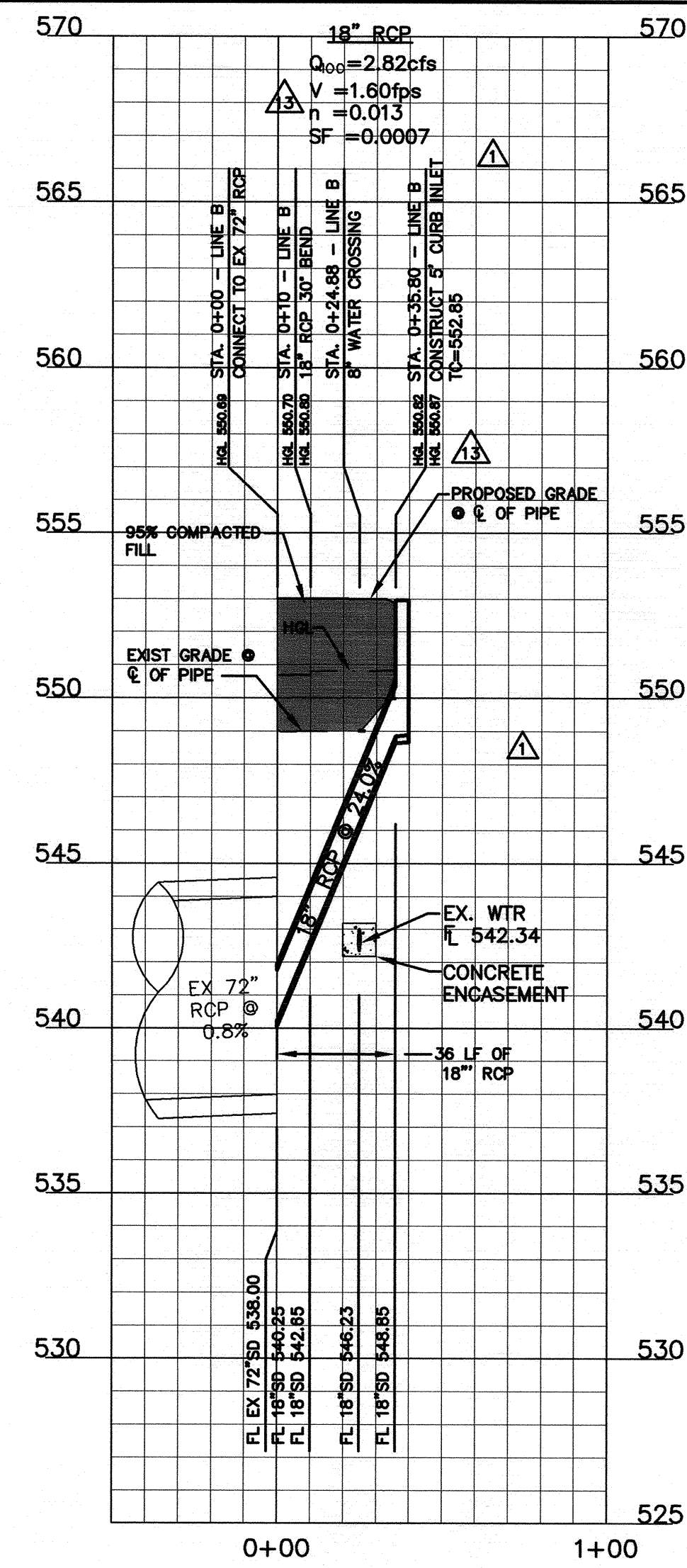
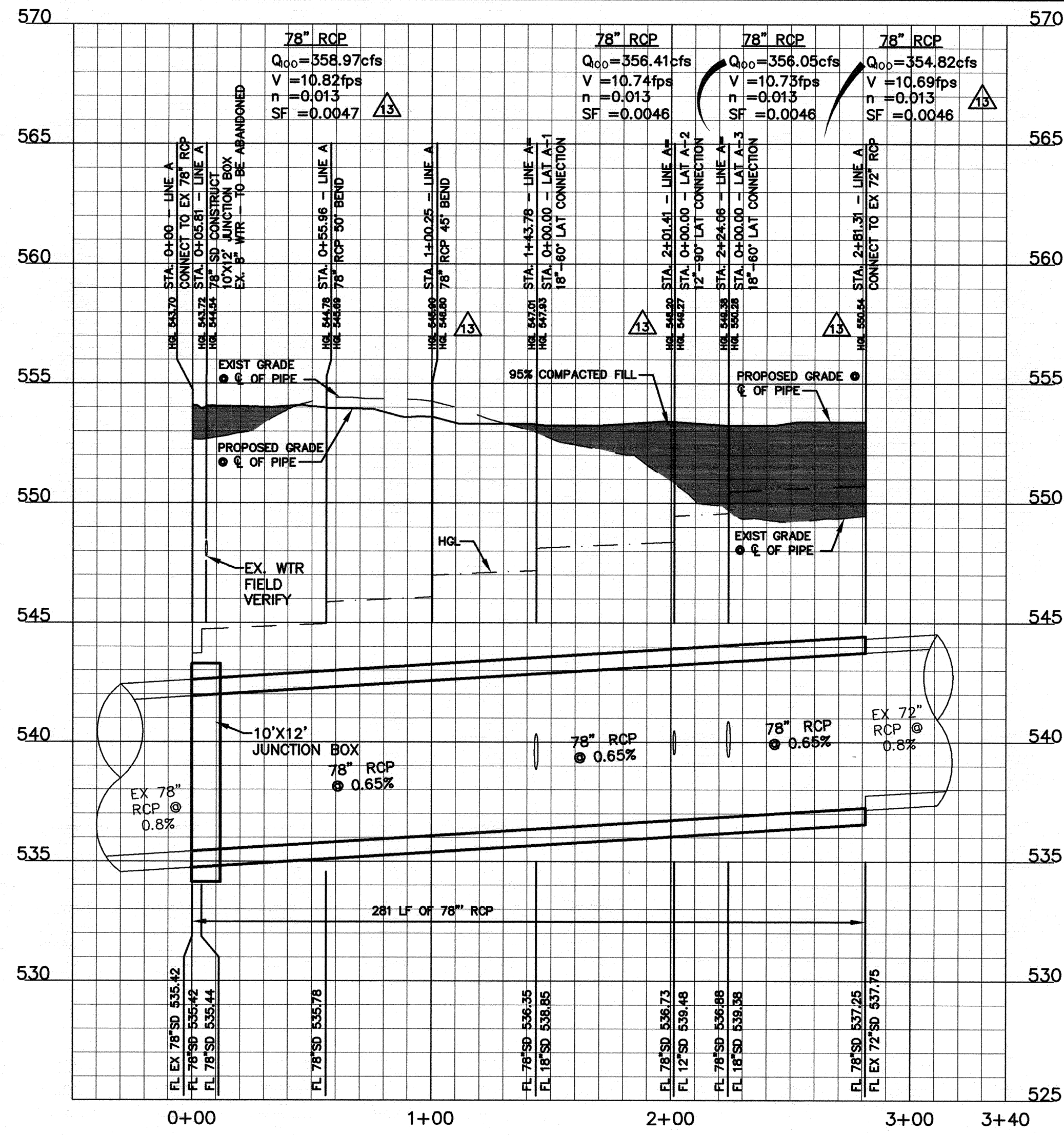
RAA Project # : 1010  
Project Manager : MWL



C4.3

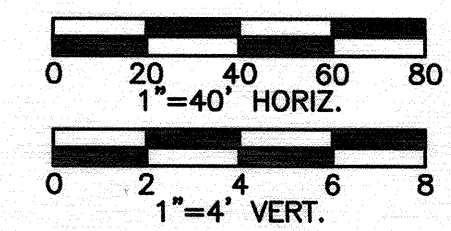
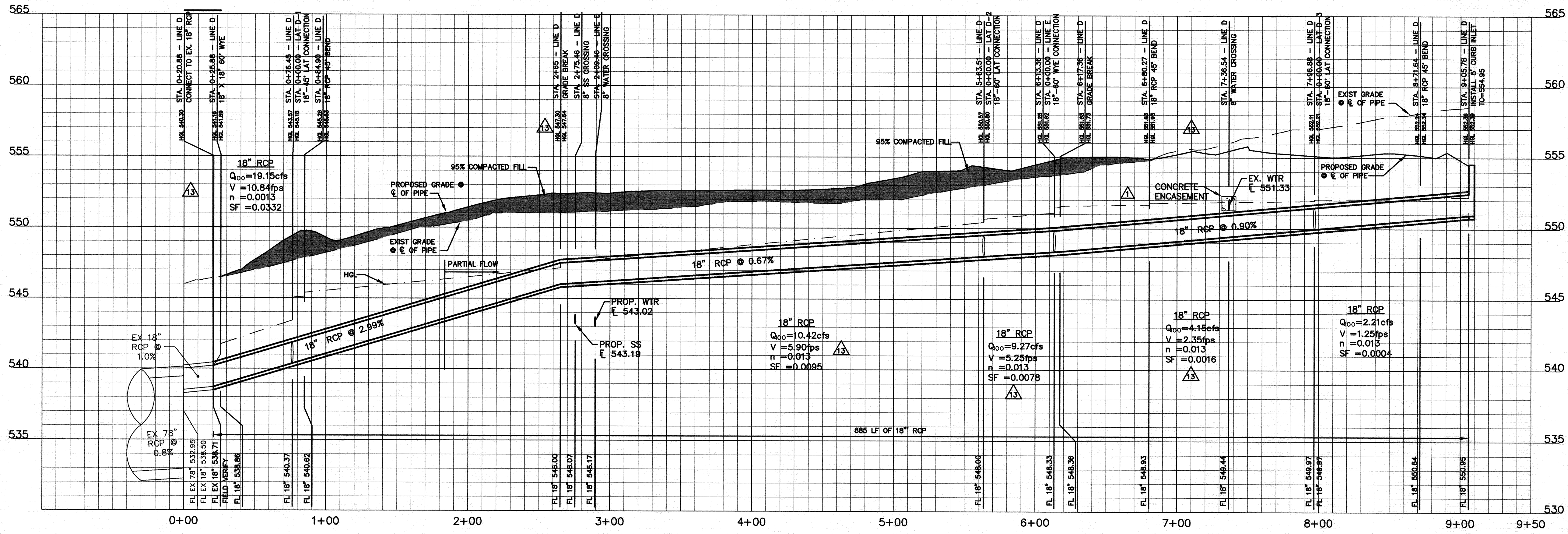
STORM DRAIN  
DETAILS





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

RECORD DRAWINGS:  
 THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE FACILITIES ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OR GOVERNING AUTHORITY. TO THE BEST OF THE ENGINEERS KNOWLEDGE THE PLANS REFLECT REVISIONS MADE DURING CONSTRUCTION BASED ON A VISUAL SITE OBSERVATION BY THE ENGINEER AND INFORMATION PROVIDED BY:  
 W.B. KIBLER CONSTRUCTION CO, LTD  
 9722 ABERNATHY  
 DALLAS, TEXAS 75220  
 CONTACT: PHIL GULSWIG



ARCHITECT:  
**RUNYON Architects AND ASSOCIATES INC.**  
 2508 HIGHLANDER WAY, SUITE 100  
 CARROLLTON, TEXAS 75006  
 972-233-7705  
 WWW.RUNYONARCH.COM

M.E.P. ENGINEER:  
**ROBERT D. ANDERSON, INC.**  
 11836 Judd Court, Inc.  
 Dallas, Texas 75243  
 T 972.669.0915 F 972.669.0917

LANDSCAPE ARCHITECT:  
**T.H. PRITCHETT / Associates**  
 Landscape Architects  
 1218 Camino Lago  
 Irving, Texas 75039  
 T 972.869.3535 F 214.697.2580

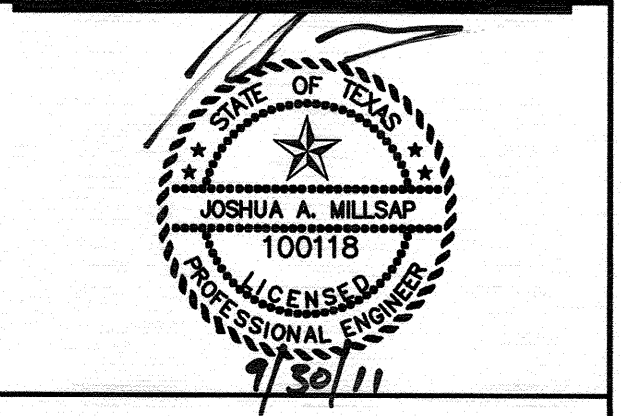
STRUCTURAL ENGINEER:  
**HUNT & JOINER**  
 1825 Market Center Blvd.  
 Suite 620  
 Dallas, Texas 75207  
 T 214.760.7000 F 214.760.7050

CIVIL ENGINEER:  
**Bury + Partners**  
 ENGINEERING SOLUTIONS  
 5310 Harvest Hill Road, Suite 100  
 Dallas, Texas 75230  
 Tel. (972)991-0011 Fax (972)991-0278  
 Texas Registration #7-1048

# ROCKWALL PLAZA PHASE II SHELL BUILDINGS 10-15 ROCKWALL, TEXAS 75087

△	ISSUE	DATE	DESCRIPTION
1	JAM	09/09/10	ADDENDUM #1
12	JAM	05/24/11	AS BUILT DRAWINGS
13	JAM	09/29/11	OLIVE GARDEN
14	JAM	09/30/11	AS BUILT DRAWINGS (OLIVE GARDEN DRAINAGE)

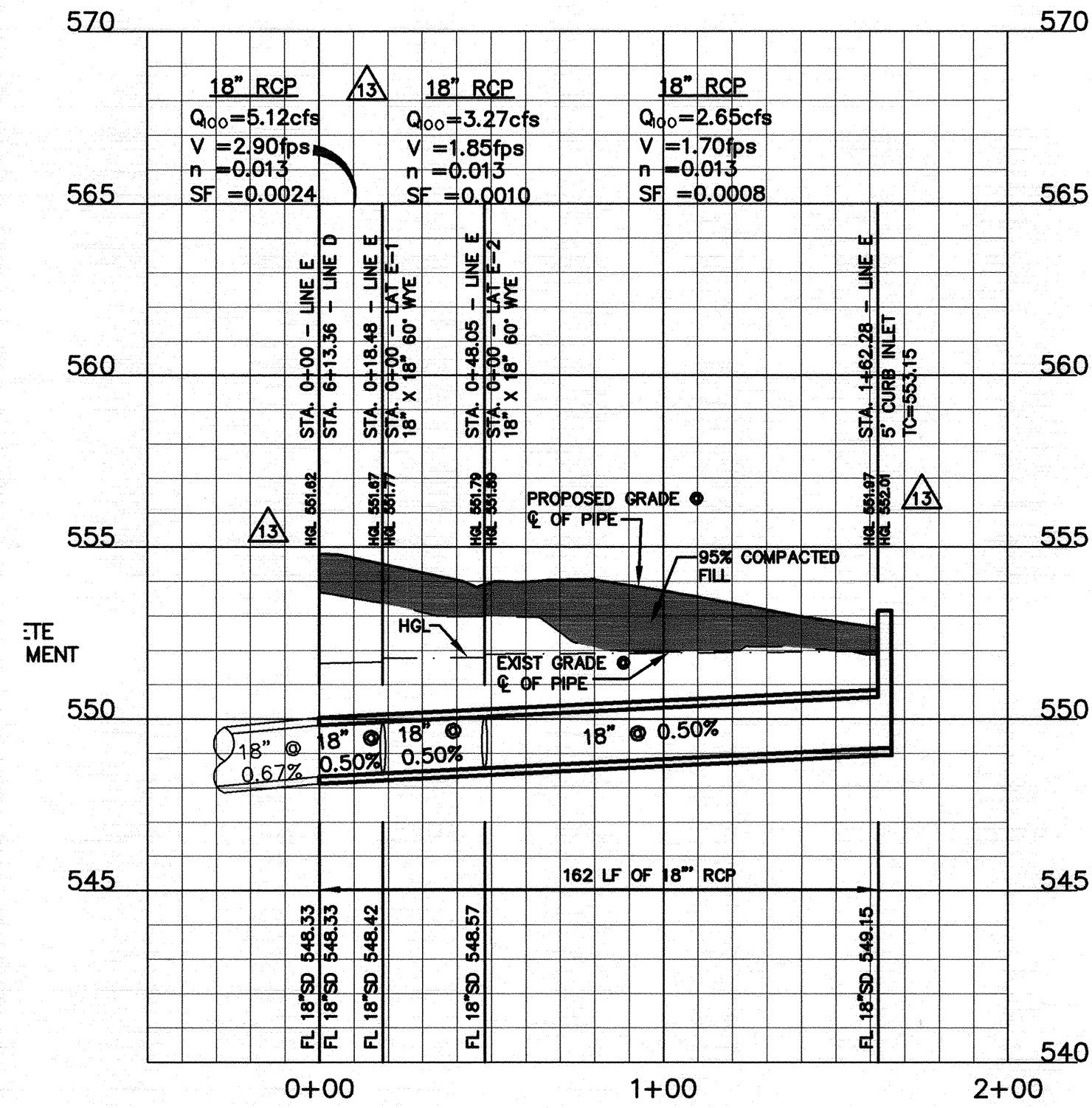
RAA Project # : 1010  
 Project Manager : MWL



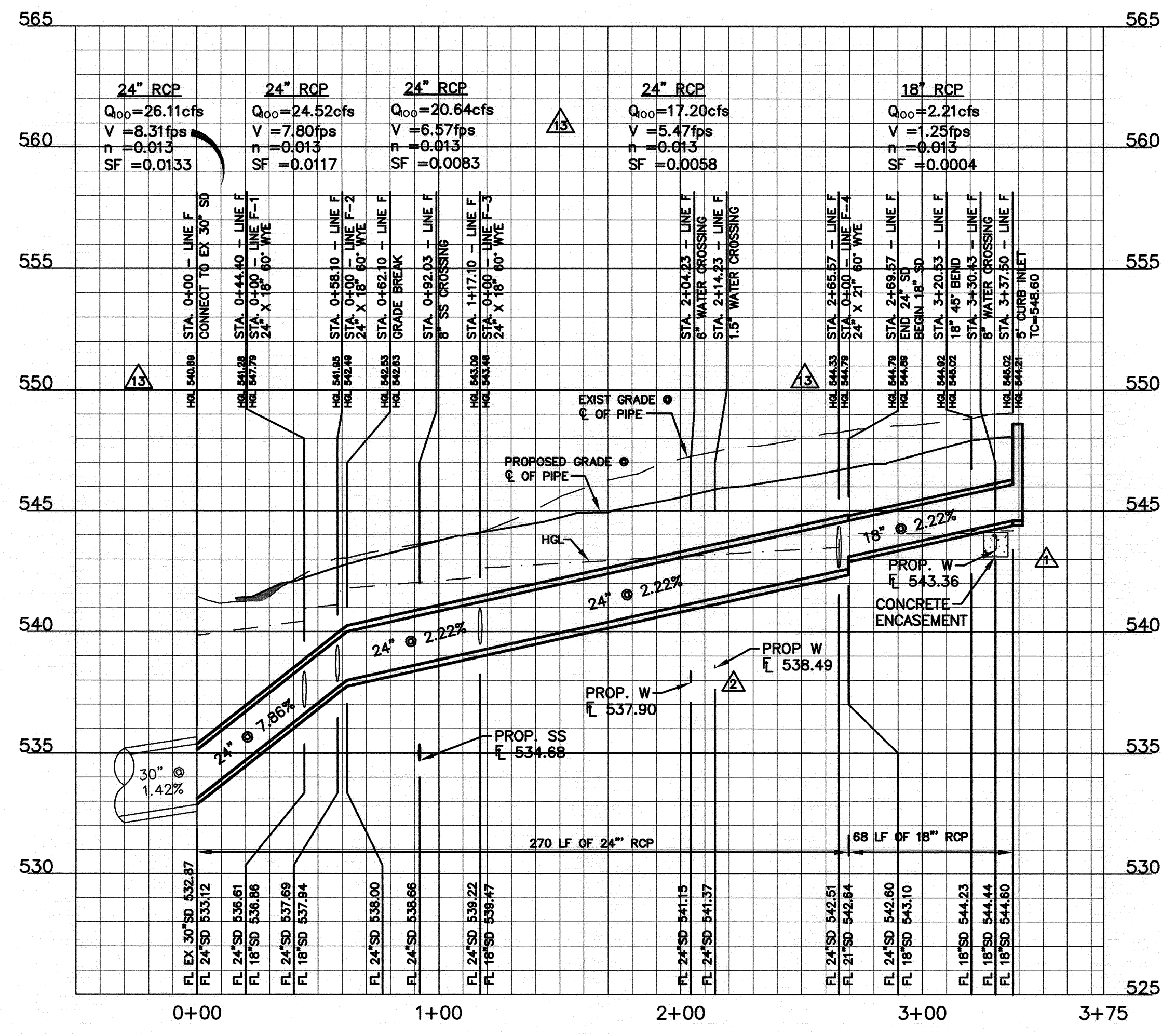
C4.4  
 STORM DRAIN PROFILES



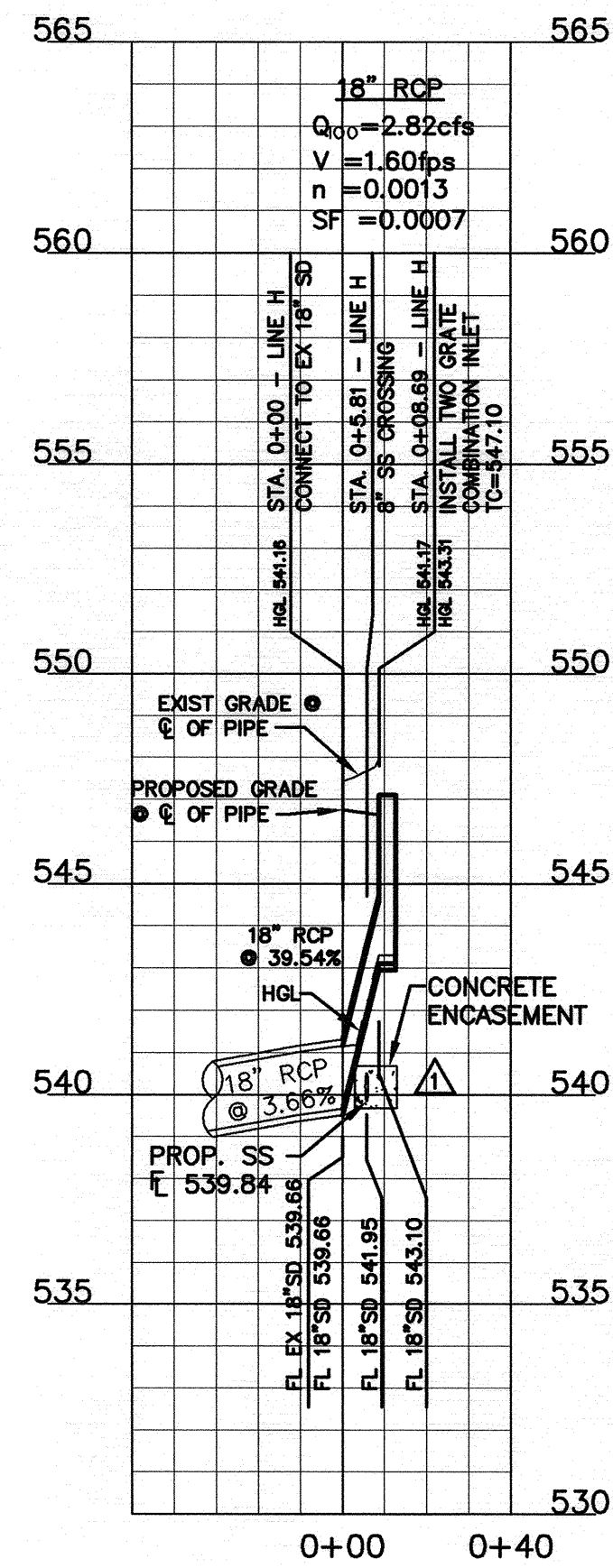
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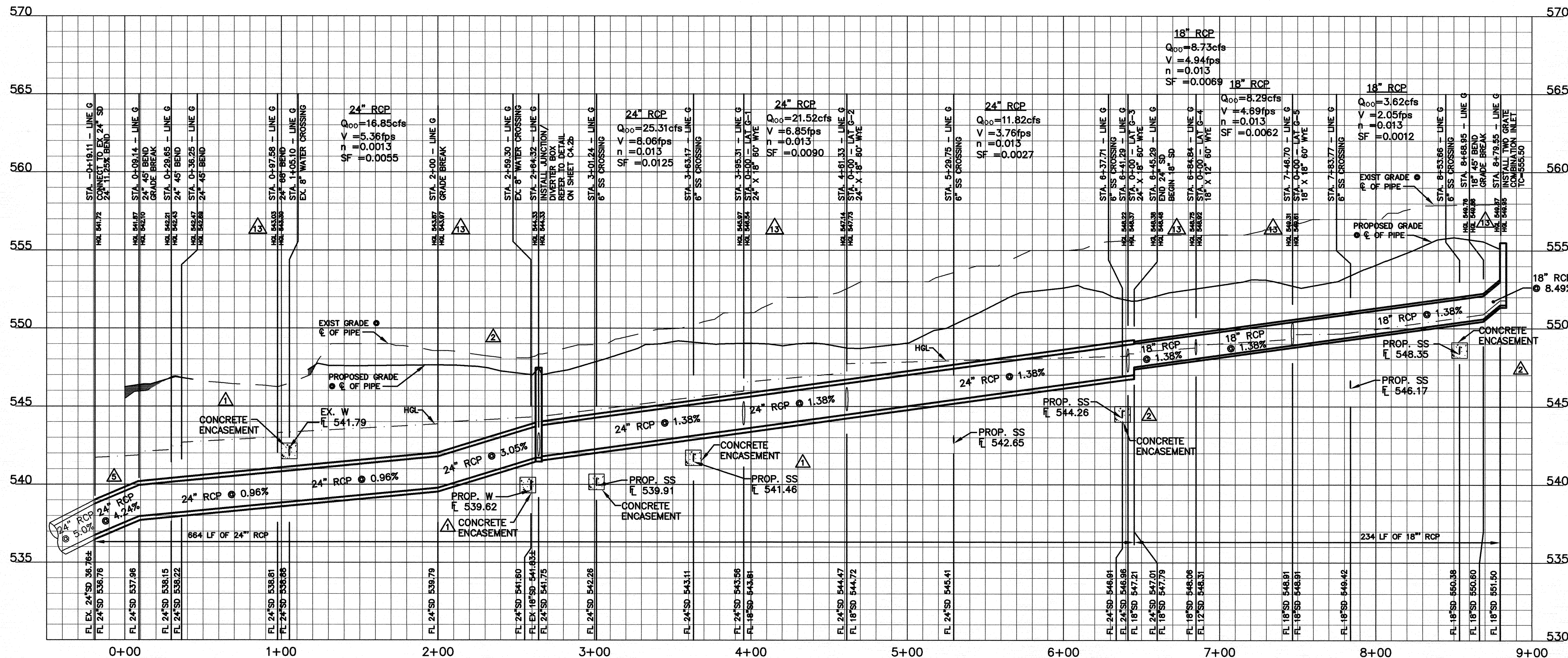
Line 'E'



Line 'F'



Line 'H'



Line 'G'

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9722 ABERNATHY  
DALLAS, TEXAS 75220  
CONTACT: PHIL GULSVIG

**CAUTION !!**  
CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM  
(1-800-245-6345) OR OTHER UTILITY LOCATING SERVICES AT LEAST  
48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. BURY & PARTNERS  
IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE  
PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF  
UTILITIES ON THESE DRAWINGS.

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REMAINS WITH THE DESIGN ENGINEER. THE CITY OF  
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Tel. (972)991-0011 Fax (972)991-0278  
Texas Registration #7-1049

# ROCKWALL PLAZA PHASE II SHELL BUILDINGS 10-15 ROCKWALL, TEXAS 75087

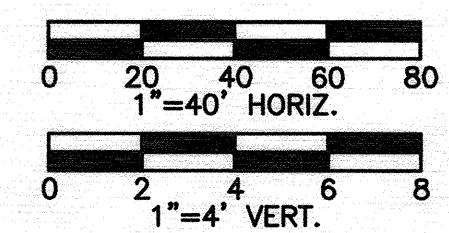
ISSUE	DATE	DESCRIPTION
1	JAM 09/09/10	ADDENDUM #1
2	JAM 09/27/10	CITY COMMENTS
5	JAM 11/19/10	RFI#6 & RFI #7
12	JAM 05/13/11	AS BUILT DRAWINGS
13	JAM 09/29/11	OLIVE GARDEN
14	JAM 09/30/11	AS BUILT DRAWINGS (OLIVE GARDEN DRAINAGE)

RAA Project # : 1010  
Project Manager : MWL

Professional Engineer Seal for Joshua A. Millsap, License No. 10018, State of Texas, dated 7/31/11.

**C4.5**

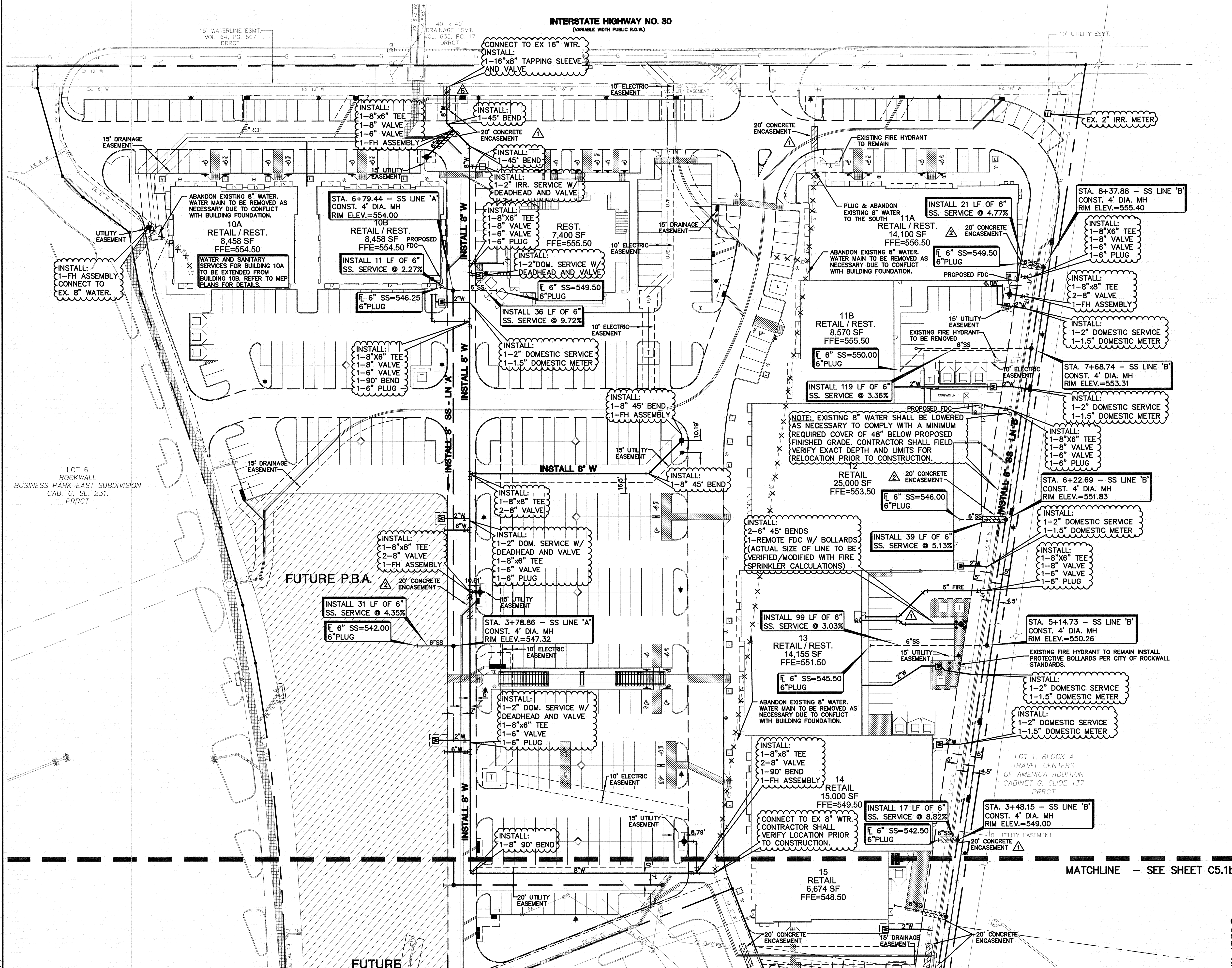
STORM DRAIN  
PROFILES





	Runoff Collection Point		Distance Between Collection Points	Incremental Drainage Area					Time at Upstream Station	Design Storm Frequency	Intensity	Storm Water Runoff	Slope of Pipe	Capacity	Top of Pipe Downstream	Partial Flow	Slope of Hydraulic Gradient	Selected Storm Sewer Size	Velocity In Sewer Between Collection Points	Head Loss Coeff.	Vel. Head Loss at Upstream Station w/ Kj	Vel. Head Loss at Upstream Station	Flow Time in Sewer	Time at Down-stream Station	Hydraulic Grade Line Elevation Downstream	Hydraulic Grade Line Elevation Upstream								
	Upstream Station	Downstream Station		Area No.	Drainage Area	Runoff Coeff.	Incremental	Accumulated																			"I"	"Q"	"S"	"V"	"Kj"	Kj x v2/2g	v2/2g	Distance V x 60
LINE A	2+81.31	2+24.07	57.24	CONNECT TO EX 72"	40.23	0.90	36.21	36.21	10.00	100	9.80	354.82	0.0065	422.69	543.38	FULL	0.0046	78	10.69	0.50	0.89	1.78	0.09	10.09	550.28	550.54								
LINE A	2+24.07	2+01.41	22.66	A3	0.14	0.90	0.13	36.33	10.09	100	9.80	356.05	0.0065	422.69	543.23	FULL	0.0046	78	10.73	0.50	0.89	1.79	0.04	10.12	549.27	549.38								
LINE A	2+01.41	1+43.78	57.63	A2	0.04	0.90	0.04	36.37	10.12	100	9.80	356.41	0.0065	422.69	542.85	FULL	0.0046	78	10.74	0.40	0.72	1.79	0.09	10.21	547.93	548.20								
LINE A	1+43.78	1+00.25	43.53	A1	0.29	0.90	0.26	36.63	10.21	100	9.80	358.97	0.0065	422.69	542.57	FULL	0.0047	78	10.82	0.50	0.91	1.82	0.07	10.28	546.80	547.01								
LINE A	1+00.25	0+55.96	44.29	BEND	0.00	0.90	0.00	36.63	10.28	100	9.80	358.97	0.0065	422.69	542.28	FULL	0.0047	78	10.82	0.50	0.91	1.82	0.07	10.35	545.69	545.90								
LINE A	0+55.96	0+04.00	51.96	BEND	0.00	0.90	0.00	36.63	10.35	100	9.80	358.97	0.0065	422.69	541.95	FULL	0.0047	78	10.82	0.50	0.91	1.82	0.08	10.43	544.54	544.78								
LINE A	0+04.00	0+00.00	4.00	BEND	0.00	0.90	0.00	36.63	10.43	100	9.80	358.97	0.0065	422.69	541.92	FULL	0.0047	78	10.82	0.45	0.82	1.82	0.01	10.44	543.70	543.72								
LINE B	0+35.80	0+10.00	25.80	B1	0.32	0.90	0.29	0.29	10.00	100	9.80	2.82	0.2400	51.46	544.15	FULL	0.0007	18	1.60	1.25	0.05	0.04	0.27	10.27	550.80	550.82								
LINE B	0+10.00	0+00.00	10.00	BEND	0.00	0.90	0.00	0.29	10.27	100	9.80	2.82	0.2400	51.46	541.75	FULL	0.0007	18	1.60	0.45	0.02	0.04	0.10	10.37	550.69	550.70								
LINE C	1+56.27	1+42.13	14.14	C1	0.05	0.90	0.05	0.05	10.00	100	9.80	0.44	0.0100	10.50	551.44	PARTIAL	0.0000	18	0.25	1.25	0.00	0.00	0.94	10.94	550.95	550.95								
LINE C	1+42.13	0+72.38	69.75	BEND	0.00	0.90	0.00	0.05	10.94	100	9.80	0.44	0.0100	10.50	550.75	FULL	0.0000	18	0.25	0.50	0.00	0.00	4.66	15.60	550.85	550.85								
LINE C	0+72.38	0+55.92	16.46	C2	0.09	0.90	0.08	0.13	15.60	100	9.80	1.23	0.0100	10.50	550.58	FULL	0.0001	18	0.70	0.60	0.00	0.01	0.39	16.00	550.75	550.75								
LINE C	0+55.92	0+35.95	19.97	BEND	0.00	0.90	0.00	0.13	16.00	100	9.80	1.23	0.1624	42.33	547.34	FULL	0.0001	18	0.70	0.50	0.00	0.01	0.48	16.47	550.64	550.65								
LINE C	0+35.95	0+00.00	35.95	BEND	0.00	0.90	0.00	0.13	16.47	100	9.80	1.23	0.1624	42.33	541.50	FULL	0.0001	18	0.70	0.50	0.00	0.01	0.86	17.33	550.54	550.54								
LINE D	9+05.78	8+71.64	34.14	D4	0.25	0.90	0.23	0.23	10.00	100	9.80	2.21	0.0090	9.94	552.14	FULL	0.0004	18	1.25	1.25	0.03	0.02	0.45	10.45	552.34	552.36								
LINE D	8+71.64	7+96.88	74.76	BEND	0.00	0.90	0.00	0.23	10.45	100	9.80	2.21	0.0090	9.94	551.47	FULL	0.0004	18	1.25	0.50	0.01	0.02	0.99	11.45	552.21	552.24								
LINE D	7+96.88	6+80.27	116.61	D3	0.22	0.90	0.20	0.42	11.45	100	9.80	4.15	0.0090	9.94	550.43	FULL	0.0016	18	2.35	0.60	0.05	0.09	0.83	12.28	551.93	552.11								
LINE D	6+80.27	6+17.36	62.91	BEND	0.00	0.90	0.00	0.42	12.28	100	9.80	4.15	0.0090	9.94	549.87	FULL	0.0016	18	2.35	0.50	0.04	0.09	0.45	12.72	551.73	551.83								
LINE D	6+17.36	6+13.36	4.00	GRADE BREAK	0.00	0.90	0.00	0.42	12.72	100	9.80	4.15	0.0067	8.61	549.84	FULL	0.0016	18	2.35	1.00	0.09	0.09	0.03	12.75	551.62	551.63								
LINE D	6+13.36	5+63.51	49.85	LINE E	0.58	0.90	0.52	0.95	12.75	100	9.80	9.27	0.0067	8.61	549.51	FULL	0.0078	18	5.25	0.60	0.26	0.43	0.16	12.91	550.86	551.25								
LINE D	5+63.51	2+65.00	298.51	D2	0.13	0.90	0.12	1.06	12.91	100	9.80	10.42	0.0067	8.61	547.50	FULL	0.0098	18	5.90	0.60	0.32	0.54	0.84	13.75	547.64	550.57								
LINE D	2+65.00	0+84.90	180.10	GRADE BREAK	0.00	0.90	0.00	1.06	13.75	100	9.80	10.42	0.0283	17.67	542.40	FULL	0.0098	18	5.90	0.40	0.22	0.54	0.51	14.26	545.53	547.30								
LINE D	0+84.90	0+76.45	8.45	BEND	0.00	0.90	0.00	1.06	14.26	100	9.80	10.42	0.0283	17.67	542.16	FULL	0.0098	18	5.90	0.50	0.27	0.54	0.02	14.29	545.18	545.26								
LINE D	0+76.45	0+25.88	50.57	D1	0.99	0.90	0.89	1.95	14.29	100	9.80	19.15	0.0283	17.67	540.73	FULL	0.0332	18	10.84	0.40	0.73	1.82	0.08	14.36	541.89	543.57								
LINE D	0+25.88	0+00.00	25.88	WYE	0.00	0.90	0.00	1.95	14.36	100	9.80	19.15	0.0283	17.67	540.00	FULL	0.0332	18	10.84	0.60	1.09	1.82	0.04	14.40	540.30	541.16								
LINE E	1+62.28	0+48.05	114.23	E3	0.30	0.90	0.27	0.27	10.00	100	9.80	2.65	0.0050	7.43	550.11	FULL	0.0006	18	1.50	1.25	0.04	0.03	1.27	11.27	551.89	551.97								
LINE E	0+48.05	0+18.48	29.57	E2	0.07	0.90	0.06	0.33	11.27	100	9.80	3.27	0.0050	7.43	549.96	FULL	0.0010	18	1.85	0.60	0.03	0.05	0.27	11.54	551.77	551.79								
LINE E	0+18.48	0+00.00	18.48	E1	0.21	0.90	0.19	0.52	11.54	100	9.80	5.12	0.0050	7.43	549.87	FULL	0.0024	18	2.90	0.60	0.08	0.13	0.11	11.64	551.62	551.67								
LINE F	3+37.50	3+20.53	16.97	F5	0.25	0.90	0.23	0.23	10.00	100	9.80	2.21	0.0222	15.63	545.73	PARTIAL	0.0004	18	1.25	1.25	0.03	0.02	0.23	10.23	545.02	545.02								
LINE F	3+20.53	2+69.57	50.96	BEND	0.00	0.90	0.00	0.23	10.23	100	9.80	2.21	0.0222	15.63	544.60	FULL	0.0004	18	1.25	0.50	0.01	0.02	0.68	10.91	544.89	544.92								
LINE F	2+69.57	2+65.57	4.00	PIPE SIZE CHANGE	0.00	0.90	0.00	0.23	10.91	100	9.80	2.21	0.0222	23.58	544.51	FULL	0.0002	21	0.92	0.60	0.01	0.01	0.07	10.98	544.79	544.79								
LINE F	2+65.57	1+17.10	148.47	F4	1.70	0.90	1.53	1.76	10.98	100	9.80	17.20	0.0222	33.67	541.22	FULL	0.0058	24	5.47	0.60	0.28	0.47	0.45	11.43	543.48	544.33								
LINE F	1+17.10	0+62.10	55.00	F3	0.39	0.90	0.35	2.11	11.43	100	9.80	20.64	0.0222	33.67	540.00	FULL	0.0083	24	6.57	0.60	0.40	0.67	0.14	11.57	542.63	543.09								
LINE F	0+62.10	0+58.10	4.00	GRADE BREAK	0.00	0.90	0.00	2.11	11.57	100	9.80	20.64	0.0786	63.42	539.69	FULL	0.0083	24	6.57	1.00	0.67	0.67	0.01	11.58	542.49	542.53								
LINE F	0+58.10	0+44.40	13.70	F2	0.44	0.90	0.40	2.50	11.58	100	9.80	24.52	0.0786	63.42	538.5																			





0 20 40 60 80  
1"=40'

**CAUTION !!**

CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-246-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. BURY & PARTNERS IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

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

**NOTE:**

- CONTRACTOR SHALL ADJUST ELEVATIONS OF ALL EXISTING MANHOLE RIMS AND OTHER UTILITY APPURTENANCES AS NECESSARY TO MATCH PROPOSED FINISHED GRADES.
- CONTRACTOR SHALL PROVIDE COST FOR DOMESTIC AND IRRIGATION METERS IN BID.
- CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS AND INVERT ELEVATIONS OF ALL EXISTING UTILITY LINES PRIOR TO CONSTRUCTION.
- A SEPARATE PERMIT SHALL BE OBTAINED FOR ALL FIRE SPRINKLER LINES AND SERVICES. FIRE LINES SHALL BE INSTALLED AT A MINIMUM DISTANCE OF 10' FROM ALL OTHER UTILITIES.
- ALL PRIVATE SANITARY SEWER WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, PERMITTED AND INSPECTED BY THE CITY BUILDING INSPECTION DEPARTMENT AND INSTALLED BY A LICENSED PLUMBER.
- CONTRACTOR SHALL HAVE GEOTECHNICAL ENGINEER PRESENT ON SITE FOR TESTING AT TIME OF PLACEMENT AND COMPACTION OF PIPE BACKFILL.

**NOTE:**

ALL WATER METERS LOCATED WITHIN THE PAVEMENT SHALL BE INSTALLED WITH A TRAFFIC RATED METER CAN AND LID.

**NOTE:**

- ALL FIRE HYDRANTS SHALL HAVE A MINIMUM 5' CLEARANCE AROUND.
- ALL DOMESTIC AND IRRIGATION WATER SERVICES SHALL HAVE DOUBLE CHECK AND BACKFLOW PREVENTERS.
- ALL WATER LINES SHALL BE CLASS 200.
- CONTRACTOR SHALL INSTALL BLUE EMS DISKS ON THE WATER LINE AT EVERY CHANGE IN DIRECTION, SERVICE, AND VALVE.
- CONTRACTOR SHALL INSTALL GREEN EMS DISKS ON THE SANITARY SEWER LINE AT EVERY MANHOLE, SERVICE, AND CLEANOUT.
- ALL SANITARY SEWER MANHOLE COVERS AND FRAMES SHALL BE CALLED PAMTIGHT OR APPROVED EQUAL COVER AND FRAME SHALL BE MANUFACTURED FROM DUCTILE IRON.
- WATER LINE SHALL HAVE MIN. 2' VERTICAL CLEARANCE BETWEEN ALL CROSSING UTILITIES. IF 2' VERTICAL CLEARANCE CAN NOT BE ACHIEVED, CONTRACTOR SHALL ENCASE WATER LINE IN CONCRETE FOR A LENGTH OF 20' (10' EITHER SIDE OF CROSSING UTILITY).

**RECORD DRAWINGS:**  
THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE FACILITIES ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OR GOVERNING AUTHORITY. TO THE BEST OF THE ENGINEERS KNOWLEDGE THE PLANS REFLECT REVISIONS MADE DURING CONSTRUCTION BASED ON A VISUAL SITE OBSERVATION BY THE ENGINEER AND INFORMATION PROVIDED BY:  
W.B. KIBLER CONSTRUCTION CO, LTD  
9722 ABERNATHY  
DALLAS, TEXAS 75220  
CONTACT: PHIL GULSVIG

**CITY OF ROCKWALL CONTROL MONUMENT RESET #1 = 557.70'**  
CONCRETE MONUMENT WITH BRASS CAP STAMPED RESET #1, CITY OF ROCKWALL. THE MONUMENT IS LOCATED IN GREEN AREA SEPARATING A BANK AND AN OFFICE BUILDING, IN THE SOUTH RIGHT OF WAY LINE OF SUMMER LEE DRIVE, 272'± WEST OF THE CENTERLINE INTERSECTION OF RIDGE ROAD (FM 740) WITH SUMMER LEE DRIVE, AND 120'± SOUTHEAST OF THE CENTERLINE INTERSECTION OF LAGO VISTA AND SUMMER LEE DRIVE.

**BM #1 = 554.30'**  
SQUARE CUT ON THE CENTER OF A CURB INLET ON THE SOUTH SIDE OF EASTBOUND SERVICE ROAD FOR INTERSTATE HIGHWAY 30, 925'± SOUTHWEST OF THE INTERSECTION OF INTERSTATE HIGHWAY 30 EASTBOUND SERVICE ROAD WITH THE SOUTHWEST RIGHT OF WAY LINE STATE HIGHWAY 205.

**BM #2 = 542.89'**  
"X" CUT IN CONCRETE OF A PARKING ISLAND 1460'± SOUTHWEST FROM THE CENTERLINE INTERSECTION OF THE EASTBOUND SERVICE ROAD OF INTERSTATE HIGHWAY 30 AND STATE HIGHWAY 205, AND 630'± SOUTHWEST FROM THE SOUTH RIGHT OF WAY LINE OF SERVICE ROAD OF INTERSTATE HIGHWAY 30. THE "X" IS IN THE CENTER OF THE EASTERNMOST PARKING ISLAND OF THE MAIN CONCOURSE OF PARKING ISLANDS, HAVING ARBORS AND 420'± NORTH OF THE MAIN BUILDINGS WITH STAPLES OFFICE BUILDING WHICH IS IN BETWEEN THE DICKS SPORTING GOODS AND JC PENNY.

REFERENCE: TOPOGRAPHIC SURVEY FOR LOT 9, ROCKWALL BUSINESS PARK EAST SUBDIVISION, PROJECT NUMBER TW0001, PREPARED BY JBI PARTNERS DATED FEBRUARY 2009.

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AND ASSOCIATES INC

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**LANDSCAPE ARCHITECT:**  
**T.H. PRITCHETT / Associates**  
Landscape Architects  
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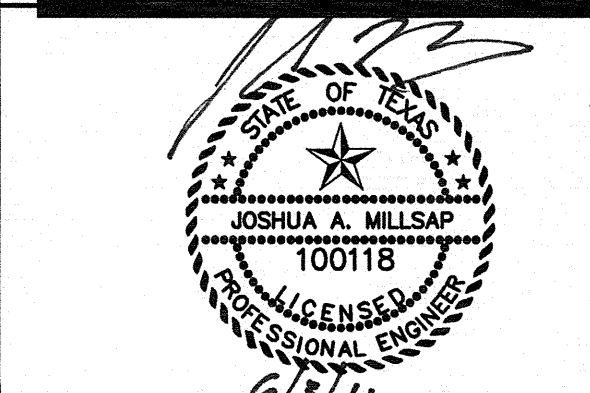
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Texas Registration #F-1048

# ROCKWALL PLAZA PHASE II SHELL BUILDINGS 10-15 ROCKWALL, TEXAS 75087

Δ	ISSUE	DATE	DESCRIPTION
1	JAM	09/09/10	ADDENDUM #1
2	JAM	09/27/10	CITY COMMENTS
6	JAM	12/07/10	RFT #11
12	JAM	05/24/11	AS BUILT DRAWINGS

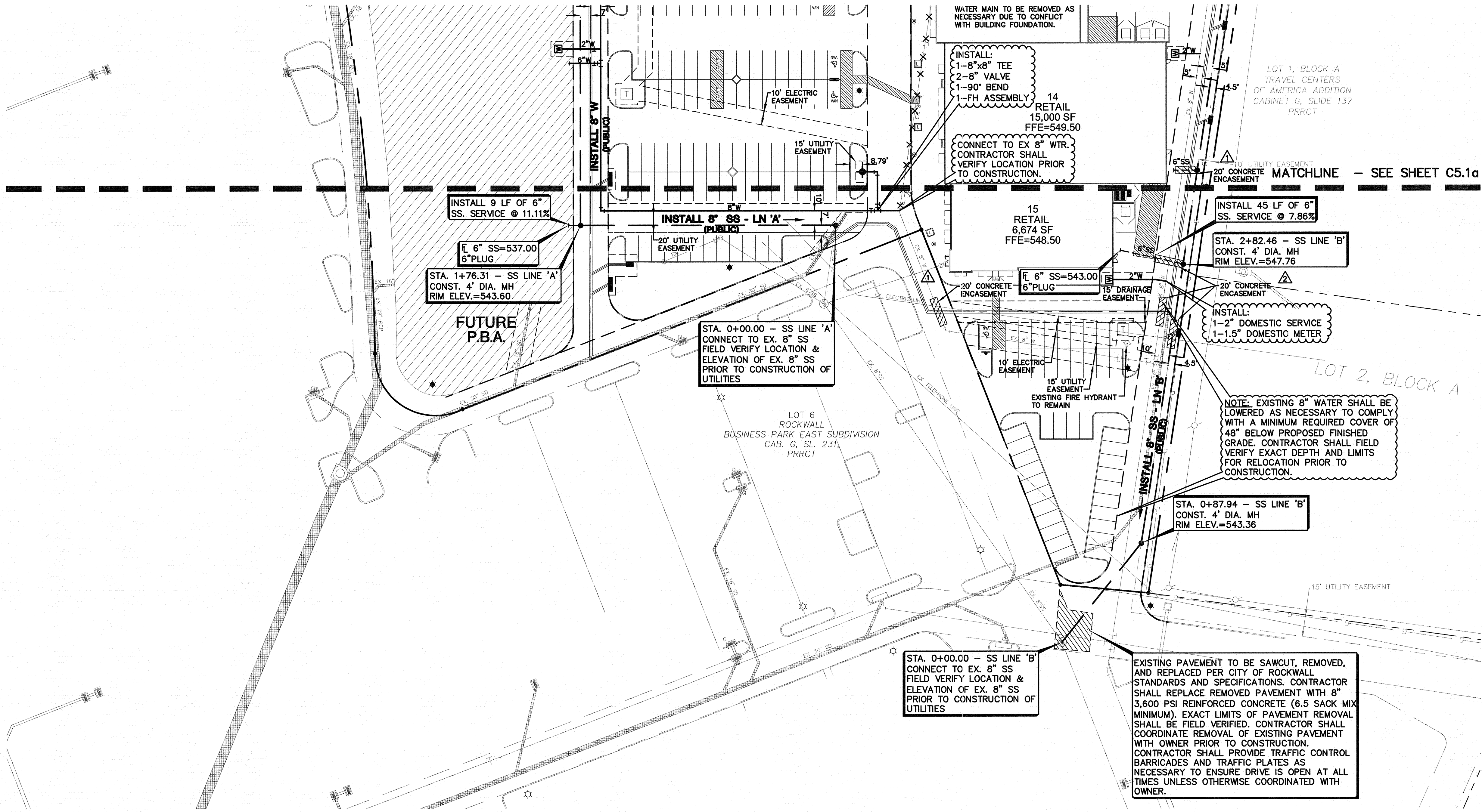
RAA Project # : 1010  
Project Manager : MWL



C5.1a

UTILITY  
PLAN

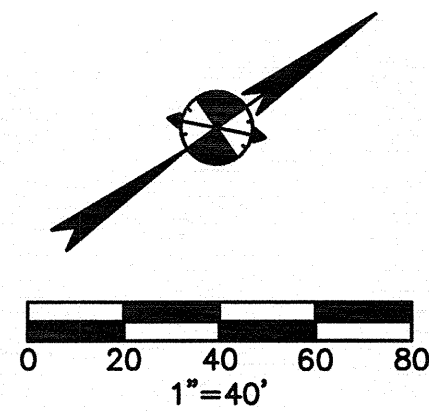




GENERAL NOTES- UTILITIES

- GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- INSPECTION AND TESTING:** THE CONTRACTOR SHALL COORDINATE INSPECTION AND TESTING WITH THE APPROPRIATE GOVERNING AUTHORITIES PRIOR TO BACKFILLING TRENCHES FOR ALL UTILITIES.
- TRENCH COMPACTION:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING COMPACTION TO A MINIMUM OF 95% STANDARD PROCTOR IN AREAS OF PROPOSED AND FUTURE PAVEMENT AND ALL AREAS EXCAVATED AT THE BUILDING FOOTINGS FOR UTILITY SERVICE ENTRIES. TRENCHES WHICH LIE OUTSIDE THESE AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% STANDARD PROCTOR.
- CONFLICTS:** THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ASSURE PROPER DEPTHS ARE ACHIEVED. IN THE EVENT OF A CONFLICT BETWEEN WATER LINES AND STORM DRAIN OR SANITARY SEWER PIPING, THE CONTRACTOR SHALL ADJUST THE WATER LINE DOWNWARDS IN SUCH A MANNER SO THAT THE PIPE MANUFACTURER'S RECOMMENDATIONS ON THE PIPE DEFLECTION AND JOINT STRESS ARE NOT EXCEEDED.
- CONNECTION TO EXISTING UTILITIES:** THE CONTRACTOR SHALL VERIFY THE SIZE, TYPE, ELEVATION, CONFIGURATION, AND ANGLULATION OF EXISTING WATER, SANITARY SEWER AND UTILITY LINES PRIOR TO CONSTRUCTION OF TIE-IN MATERIALS. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING FACILITIES DAMAGED BY HIS ACTIVITIES.
- WATER METERS:** THE CONTRACTOR SHALL ACQUIRE BOTH DOMESTIC AND IRRIGATION METERS FROM THE GOVERNING AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING METERS INSTALLED IN BOXES AND CONNECTING TO PRIVATE WATER LINES.
- PIPE COVER:** TOP OF ALL WATER LINES SHALL BE INSTALLED WITH A MINIMUM COVER OF 48".
- HORIZONTAL BLOCKING:** HORIZONTAL BLOCKING FOR WATER LINES HAS BEEN OMITTED FOR CLARITY, HOWEVER, BLOCKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' STANDARD DETAILS'.
- THRUST BLOCKING:** THRUST BLOCKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' STANDARD DETAILS. DO NOT COVER BELLS OR FLANGES WITH CONCRETE. THE CONTRACTOR SHALL REMOVE EXISTING THRUST BLOCKING OR RESTRAINTS WHERE NECESSARY TO ALLOW THE WORK TO PROCEED, AND SHALL REPLACE THE THRUST BLOCKS WHERE REQUIRED. THE COST TO REMOVE, REPLACE OR PROVIDE THRUST BLOCKING SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- ADDITIONAL BENDS:** THE CONTRACTOR SHALL SUPPLY AND INSTALL ANY ADDITIONAL BENDS WITH THRUST BLOCKING AND OTHER APPURTENANCES REQUIRED TO ASSURE PROPER INSTALLATION OF WATER MAINS AND LATERALS. THE CONTRACTOR MAY PULL PIPE AS NEEDED AT THE BENDS WHERE THE DEFLECTION ANGLE OF THE PIPE DOES NOT MATCH THE ANGLE OF THE BEND PROVIDED THE PIPE DEFLECTION IS WITHIN TOLERABLE MANUFACTURERS LIMITS. THE COST FOR ADDITIONAL BENDS AND BLOCKING SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- POLYETHYLENE WRAP:** ALL VALVES, DUCTILE IRON AND CAST IRON PIPE, FITTINGS AND SPECIALS SHALL BE POLYETHYLENE WRAPPED.
- ADJUSTMENTS:** THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ALL MANHOLES, CLEANOUTS, VALVES, BOXES, VAULTS AND HYDRANTS TO FINAL GRADE. THE COST SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- APPURTENANCES:** ALL VALVES AND OTHER APPURTENANCES ON ALL FIRE PROTECTION LINES SHALL BE UL/FM APPROVED. THE COST SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- FIRE PROTECTION WORK:** ALL FIRE PROTECTION WORK MUST BE PERMITTED AND APPROVED BY THE GOVERNING AUTHORITIES FIRE DEPARTMENT. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED PRESSURE TESTS ON THE FIRE PROTECTION LINES TO THE SATISFACTION OF THE FIRE MARSHALL FOR THE GOVERNING AUTHORITY AS WELL AS THE DEVELOPERS' INSURANCE CARRIER.
- SANITARY SEWER PIPE:** ALL SEWER PIPE SHALL BE SDR-35, IN ACCORDANCE WITH ASTM SPECIFICATIONS D-3034 FOR 4" THROUGH 15", AND ASTM F-879 FOR 15" THROUGH 27".
- WATER PIPE:** ALL WATER MAINS 4 INCH THROUGH 12 INCH SHALL BE C-900 (SDR - 18). WATER MAINS 14 INCH THROUGH 36 INCH SHALL BE C -905 (SDR - 18). ALL WATER PIPE SHALL BE CLASS 200.

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KNOWLEDGE THE PLANS REFLECT REVISIONS MADE  
DURING CONSTRUCTION BASED ON A VISUAL SITE  
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REFERENCE TOPOGRAPHIC SURVEY FOR LOT 9, ROCKWALL BUSINESS PARK EAST SUBDIVISION, PROJECT NUMBER TW0001, PREPARED BY JBI PARTNERS DATED FEBRUARY 2009.

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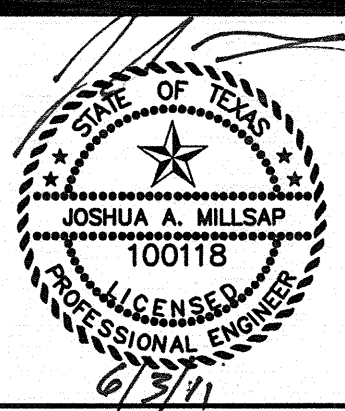
ROCKWALL PLAZA

PHASE II

SHELL BUILDINGS 10-15  
ROCKWALL, TEXAS 75087

△	ISSUE	DATE	DESCRIPTION
1	JAM	09/09/10	ADDENDUM #1
2	JAM	09/27/10	CITY COMMENTS
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RAA Project # : 1010  
Project Manager : MWL

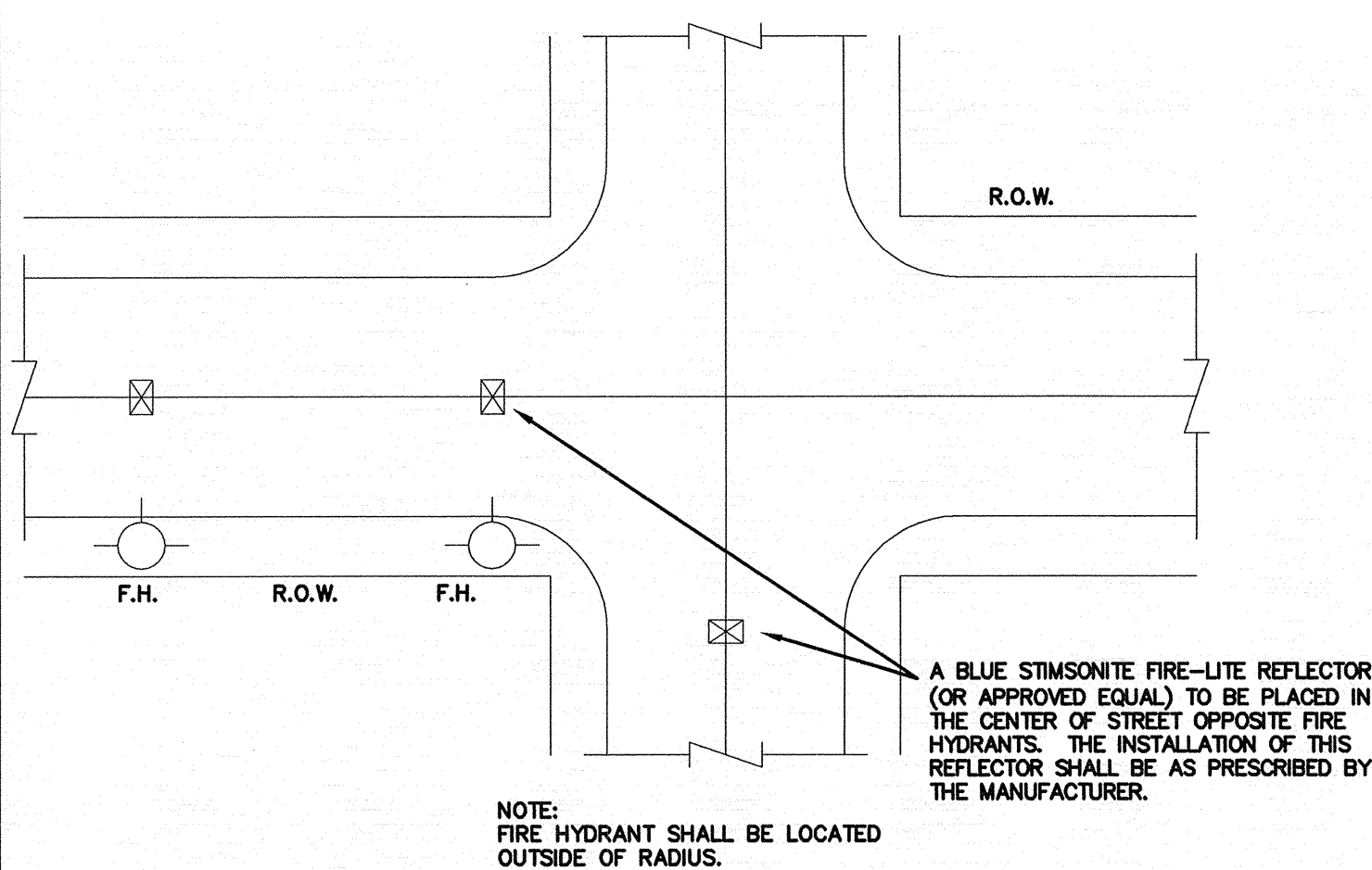
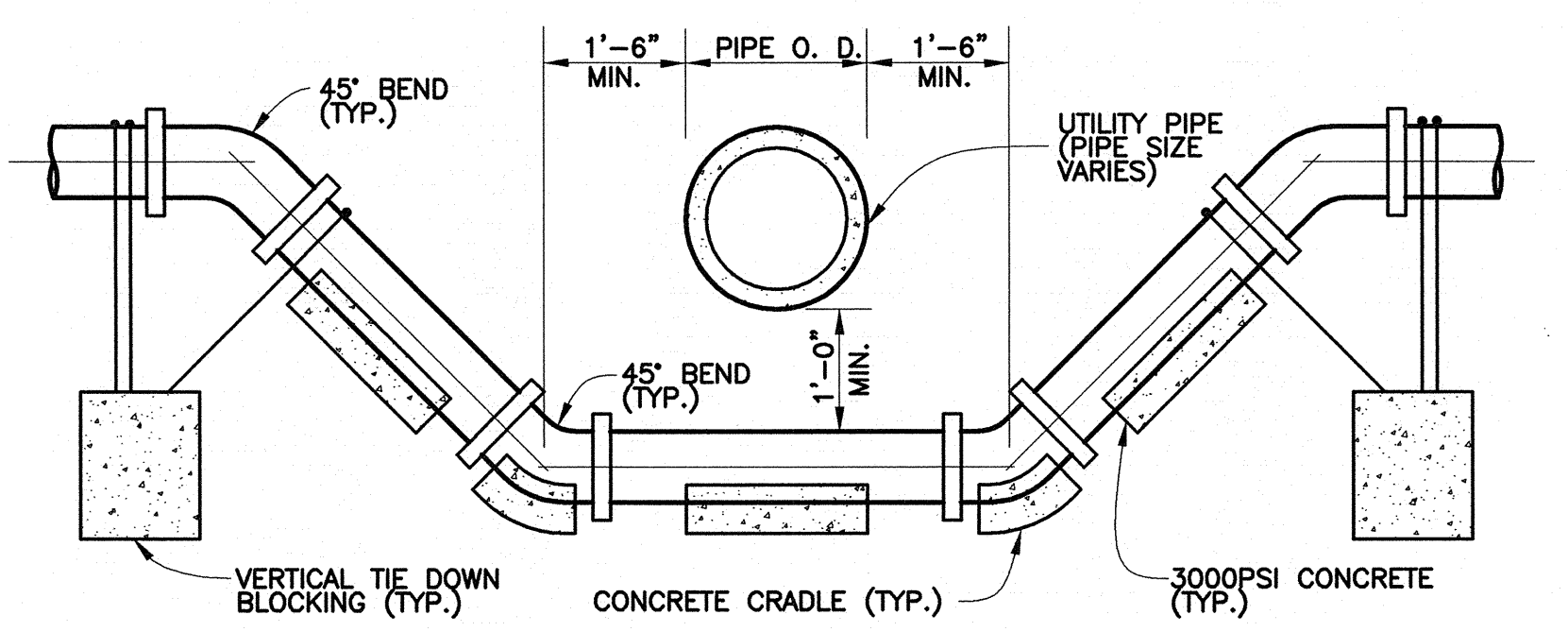
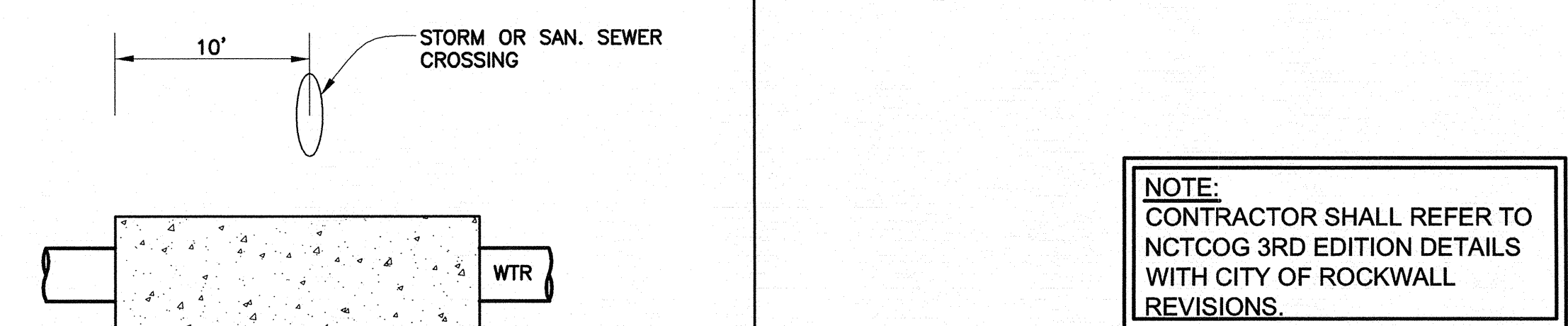
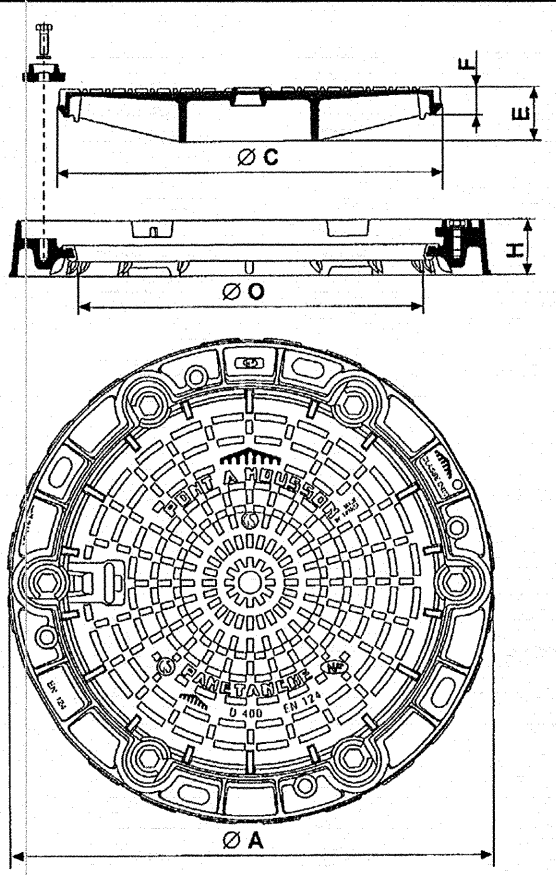


C5.1b

UTILITY  
PLAN



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C5.3.1	NOT USED SCALE: N.T.S.	C5.3.2	NOT USED SCALE: N.T.S.	C5.3.3	TYPICAL FIRE HYDRANT REFLECTOR INSTALLATION SCALE: N.T.S.																										
<div><div><p>NOTE: MUELLER "CENTURIAN" OR EQUAL IN GENERAL. ALL FIRE HYDRANTS SHALL CONFORM TO AWWA STANDARD SPECIFICATIONS FOR FIRE HYDRANTS FOR ORDINARY WATER WORKS SERVICE FOR WATER AND SANITARY SEWER IMPROVEMENTS. FIRE HYDRANTS WITH A BARREL APPROXIMATELY 7" INSIDE DIAMETER. ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKAWAY FLANGE. ALL HYDRANTS SHALL BE APPROVED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS.</p><p>BONNET TO FLANGE AND NOZZLE - CAPS COLOR CODE FOR MAIN SIZE ACCORDING TO ALLEN STANDARDS. REMAINDER OF HYDRANT ABOVE GROUND PAINTED ALUMINUM.</p><p>24" SQ. VALVE PAD</p><p>2" MIN. 6" MAX.</p><p>GROUND LINE</p><p>4 - #3 BARS</p><p>MIN. 7 CUBIC FEET OF WASHED GRAVEL FILL</p><p>1'-0" MIN.</p><p>CLASS "B" CONCRETE THRUST BLOCK MUST NOT BLOCK WEEP HOLE</p><p>2'-0"</p><p>PRECAST CONCRETE SLAB</p><table><tr><th>WATER MAIN SIZE</th><th>FIRE HYDRANT BONNET COLOR</th></tr><tr><td>4"</td><td>RED</td></tr><tr><td>6"</td><td>SILVER</td></tr><tr><td>8"</td><td>BLUE</td></tr><tr><td>10" &amp; LARGER</td><td>YELLOW</td></tr></table><p>NOTE: ALL ANCHOR FITTINGS TO BE CONCRETE THRUST BLOCKED. ALL DUCTILE OR CAST IRON FITTINGS AND OR PIPE TO BE POLYWRAPPED.</p></div><div></div><div></div><div><p>NOTE: CONTRACTOR SHALL REFER TO NCTCOG 3RD EDITION DETAILS WITH CITY OF ROCKWALL REVISIONS.</p></div></div>						WATER MAIN SIZE	FIRE HYDRANT BONNET COLOR	4"	RED	6"	SILVER	8"	BLUE	10" & LARGER	YELLOW																
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C5.3.4	TYPICAL FIRE HYDRANT INSTALLATION SCALE: N.T.S.	C5.3.5	TYPICAL WATER CROSSING SCALE: N.T.S.	C5.3.6	CONCRETE ENCASEMENT SCALE: N.T.S.	C5.3.7	NOT USED SCALE: N.T.S.																								
<div><div><p>Manhole cover and frame shall be called PAMTIGHT or approved equal Cover and frame shall be manufactured from Ductile Iron.</p><p>Covers shall be fastened to the frame by six clamping claws held by stainless steel bolts. Covers shall incorporate a sealed handling box and be one man operable using standard tools, and shall be capable of withstanding a test load of 80,000 lbs.</p><p>Frames shall be circular and be available in a 24 inch clear opening. The frame depth shall not exceed 4 inches, and the flange shall incorporate bedding slots and bolt holes.</p><p>Cover and frame shall incorporate a seating ring to prevent the ingress and escape of air and water to 1 bar positive or negative rating. Cover and frame shall be black coated.</p><p>Frame weight: 109 lbs. Cover weight: 116 lbs. Total weight: 225 lbs.</p><p>PAMTIGHT is available from Jim Cox Sales, Inc. (800) 838-7377.</p><table><tr><th>A</th><th>C</th><th>E</th><th>F</th><th>H</th><th>O</th><th>Assembly</th><th>Cover</th></tr><tr><th>Inches</th><th>Inches</th><th>Inches</th><th>Inches</th><th>Inches</th><th>Inches</th><th>Reference</th><th>Weight</th></tr><tr><td>35</td><td>28</td><td>4</td><td>2</td><td>4</td><td>24</td><td>RE 61 R1 FD</td><td>116</td></tr></table></div><div><p>RECORD DRAWINGS:</p><p>THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE FACILITIES ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OR GOVERNING AUTHORITY. TO THE BEST OF THE ENGINEERS KNOWLEDGE THE PLANS REFLECT REVISIONS MADE DURING CONSTRUCTION BASED ON A VISUAL SITE OBSERVATION BY THE ENGINEER AND INFORMATION PROVIDED BY:</p><p>W.B. KIBLER CONSTRUCTION CO, LTD 9722 ABERNATHY DALLAS, TEXAS 75220 CONTACT: PHIL GULSVIG</p></div></div>								A	C	E	F	H	O	Assembly	Cover	Inches	Inches	Inches	Inches	Inches	Inches	Reference	Weight	35	28	4	2	4	24	RE 61 R1 FD	116
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C5.3.8	PAMTIGHT 24 INCH MANHOLE COVER AND FRAME SCALE: N.T.S.	C5.3.9	NOT USED SCALE: N.T.S.	C5.3.10	NOT USED SCALE: N.T.S.	C5.3.11	NOT USED SCALE: N.T.S.																								

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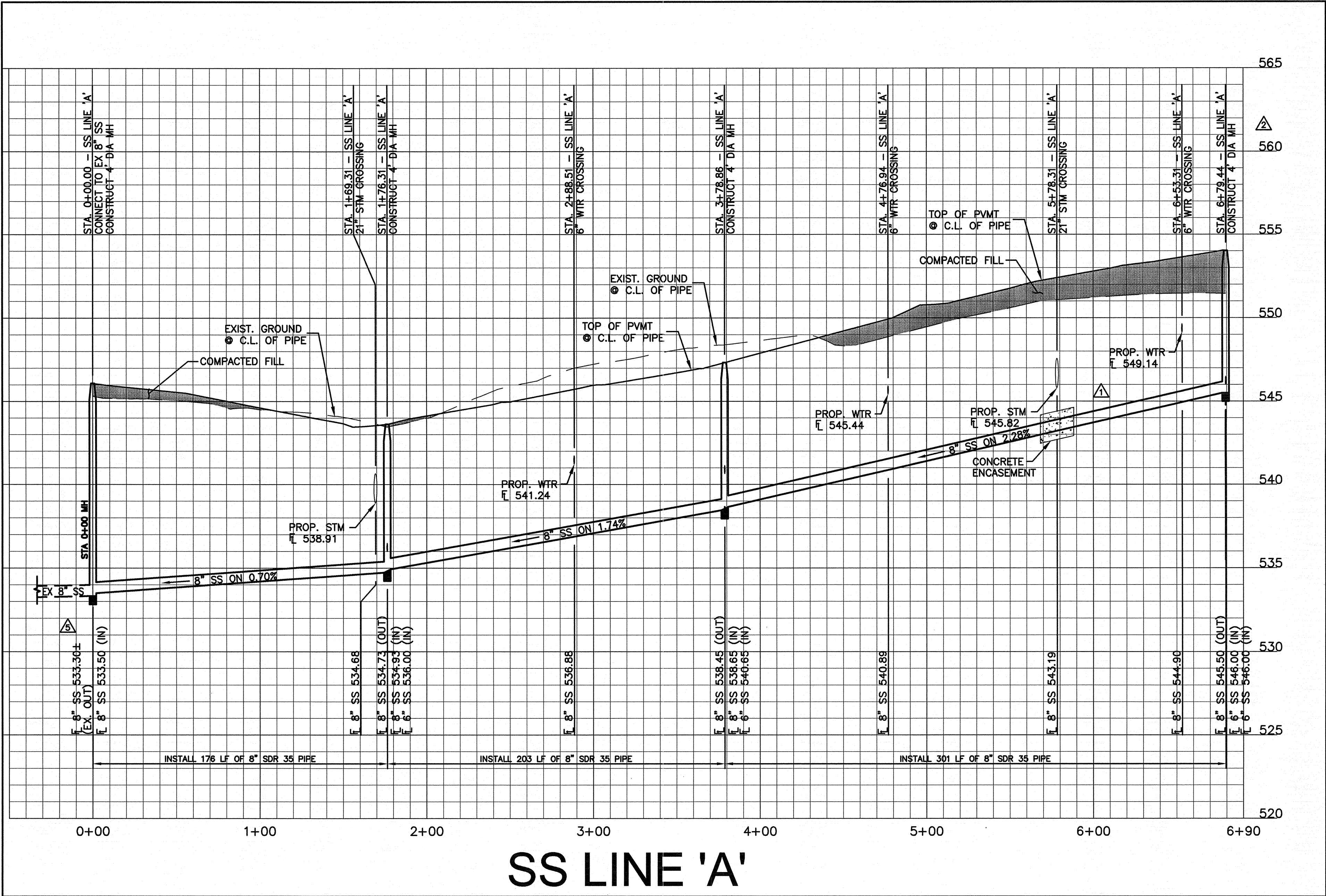
C5.2

UTILITY

DETAILS

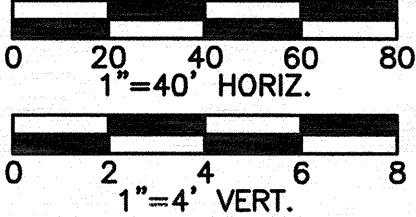


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W.B. KIBLER CONSTRUCTION CO, LTD  
9722 ABERNATHY  
DALLAS, TEXAS 75220  
CONTACT: PHIL GULSVIG

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LANDSCAPE ARCHITECT:  
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Landscape Architects  
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Texas Registration #F-1048

# ROCKWALL PLAZA PHASE II SHELL BUILDINGS 10-15 ROCKWALL, TEXAS 75087

△	ISSUE	DATE	DESCRIPTION
1	JAM	09/09/10	ADDENDUM #1
2	JAM	09/27/10	CITY COMMENTS
5	JAM	11/19/10	RFI #6 & RFI #7
12	JAM	05/24/11	AS BUILT DRAWINGS

RAA Project # : 1010  
Project Manager : MWL

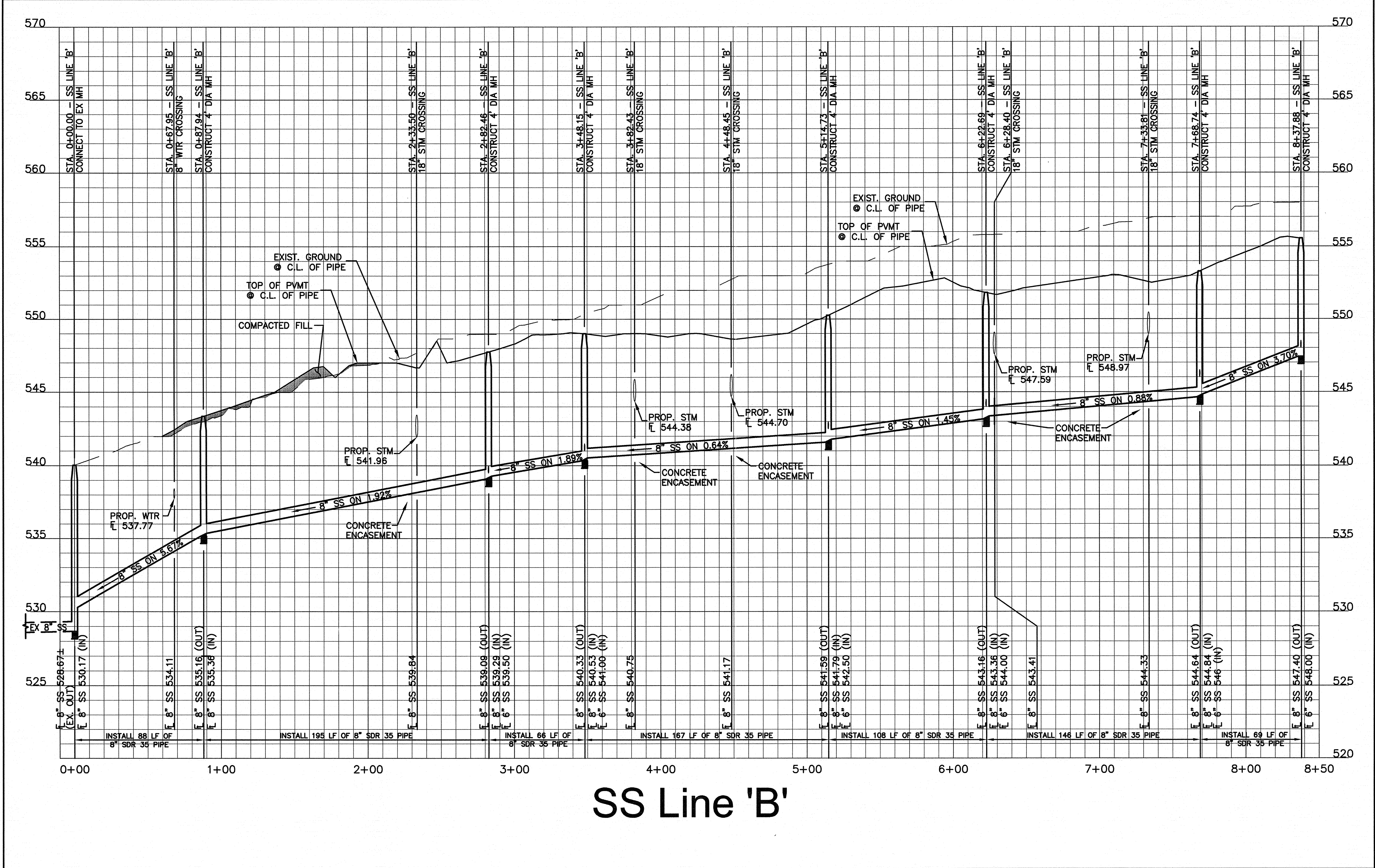


C5.3

SANITARY SEWER  
PROFILE

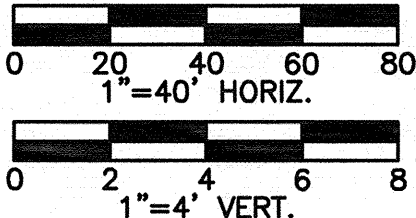


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# ROCKWALL PLAZA PHASE II SHELL BUILDINGS 10-15 ROCKWALL, TEXAS 75087

△	ISSUE	DATE	DESCRIPTION
12	JAM	05/24/11	AS BUILT DRAWINGS

RAA Project # : 1010  
Project Manager : MWL



C5.4

SANITARY SEWER  
PROFILE



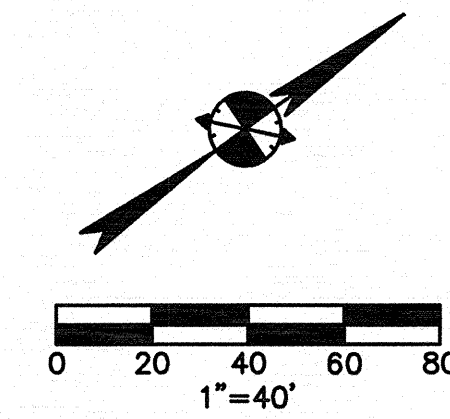
CONTRACTOR SHALL PROVIDE LEAVE-OUTS IN PAVING AND SIDEWALK FOR FUTURE TENANT GREASE TRAP INSTALLATION. REFER TO MEP PLANS FOR PROPOSED GREASE TRAP LOCATION. COORDINATE FINAL LOCATIONS WITH OWNER PRIOR TO CONSTRUCTION.

15" WATERLINE ESMT.  
VOL. 64, PG. 507  
DRRCT

40' x 40' DRAINAGE ESMT.  
VOL. 635, PG. 17  
DRRCT

INTERSTATE HIGHWAY NO. 30  
(VARIABLE WIDTH PUBLIC R.O.W.)

10' UTILITY ESMT.



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#### LEGEND

SAWCUT, REMOVE AND DISPOSE OF EXISTING CURB, GUTTER & PAVEMENT

**HEAVY DUTY PAVEMENT:**  
6" 3,600 PSI CONCRETE P.V.M.T. W/#3 BARS @ 18" O.C.E.W. ON 6" COMPACTED SUBGRADE TO A MIN. 95% DENSITY WITH A MOISTURE CONTENT OF 1% TO 5% ABOVE OPTIMUM MOISTURE CONTENT. (ASTM D 698)

**STANDARD DUTY PAVEMENT:**  
5" 3,600 PSI CONCRETE P.V.M.T. W/#3 BARS @ 18" O.C.E.W. ON 6" COMPACTED SUBGRADE TO A MIN. 95% DENSITY WITH A MOISTURE CONTENT OF 1% TO 5% ABOVE OPTIMUM MOISTURE CONTENT. (ASTM D 698)

**SIDEWALK & FLATWORK:**  
4" REINFORCED CONCRETE SIDEWALK FLATWORK (3,600 PSI AT 28 DAYS) W/#3 BARS @ 18" O.C.E.W. ON 6" COMPACTED SUBGRADE TO 95% AT 1% TO 5% ABOVE OPTIMUM MOISTURE CONTENT. (ASTM D 698)

**ALTERNATE BID ITEM:**  
CONTRACTOR SHALL PREPARE ALTERNATE BID ITEM FOR IMPROVEMENTS WITH IN THIS AREA FOR FUTURE TENANT

#### NOTE:

- REFER TO ARCH. PLANS FOR DECORATIVE SIDEWALK LOCATIONS, COLORS, & PATTERNS.
- REFER TO IRRIGATION PLAN AND SITE MEP PLAN FOR PROPOSED CONDUIT AND SLEEVE LOCATIONS.
- REFER TO ARCH. PLANS FOR DUMPSTER AND COMPACTOR PAD DETAILS.
- REFER TO SHEET C6.1b FOR PAVING DETAILS

#### NOTE:

- 3,600 PSI CONCRETE STRENGTH SHALL MEET THE FOLLOWING REQUIREMENTS:
  - MINIMUM 6.0 SACK MIX IF MACHINE PLACED.
  - MINIMUM 6.5 SACK MIX IF HAND PLACED.

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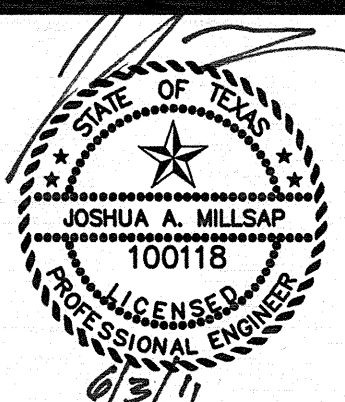
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# ROCKWALL PLAZA PHASE II SHELL BUILDINGS 10-15 ROCKWALL, TEXAS 75087

△	ISSUE	DATE	DESCRIPTION
1	JAM	09/09/10	ADDENDUM #1
10	JAM	03/15/11	RFI #42
12	JAM	05/24/11	AS BUILT DRAWINGS

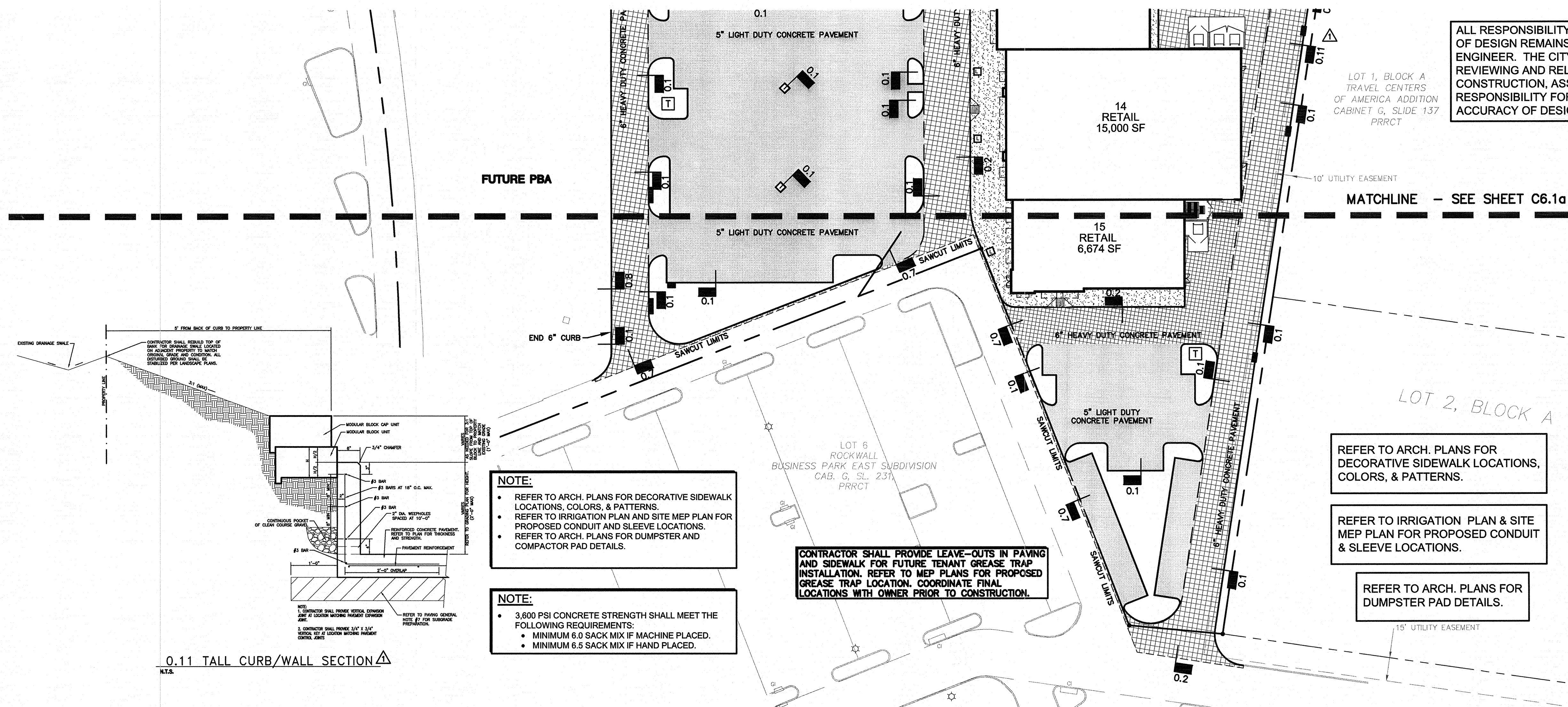
RAA Project # : 1010  
Project Manager : MWL



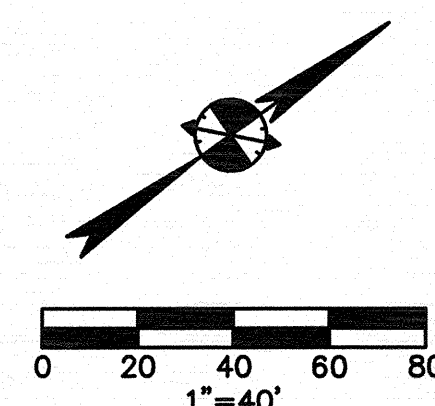
C6.1a

PAVING  
PLAN





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### LEGEND

SAW CUT, REMOVE AND DISPOSE OF EXISTING CURB, GUTTER & PAVEMENT

**HEAVY DUTY PAVEMENT:**  
6" 3,600 PSI CONCRETE PMVT. W/#3 BARS @ 18" O.C.E.W. ON 6" COMPACTED SUBGRADE TO A MIN. 95% DENSITY WITH A MOISTURE CONTENT OF 1% TO 5% ABOVE OPTIMUM MOISTURE CONTENT. (ASTM D 698)

**STANDARD DUTY PAVEMENT:**  
5" 3,600 PSI CONCRETE PMVT. W/#3 BARS @ 18" O.C.E.W. ON 6" COMPACTED SUBGRADE TO A MIN. 95% DENSITY WITH A MOISTURE CONTENT OF 1% TO 5% ABOVE OPTIMUM MOISTURE CONTENT. (ASTM D 698)

**SIDEWALK & FLATWORK:**  
4" REINFORCED CONCRETE SIDEWALK FLATWORK (3,600 PSI AT 28 DAYS) W/#3 BARS @ 18" O.C.E.W. ON 6" COMPACTED SUBGRADE TO 95% AT 1% TO 5% ABOVE OPTIMUM MOISTURE CONTENT. (ASTM D 698)

**ALTERNATE BID ITEM:**  
CONTRACTOR SHALL PREPARE ALTERNATE BID ITEM FOR IMPROVEMENTS WITH IN THIS AREA FOR FUTURE TENANT

### GENERAL NOTES-PAVING

- GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- PROTECTION OF EXISTING IMPROVEMENTS:** THE CONTRACTOR SHALL TAKE CARE NOT TO DISTURB EXISTING UTILITIES, BUILDING FOUNDATION OR OTHER SITE STRUCTURES DURING PAVEMENT OPERATIONS.
- SUBGRADE PREPARATION:** PREPARATION OF SUBGRADE UNDER PAVED AREAS SHALL BE PERFORMED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' SPECIFICATIONS OR THE GEOTECHNICAL REPORT. THE MORE RESTRICTIVE REQUIREMENTS SHALL APPLY.
- PREPARATION OF THE SUBGRADE FOR PAVING WITHIN RIGHT-OF-WAY, ACCESS EASEMENTS AND/OR FIRE LANES SHALL NOT BE INITIATED UNTIL ALL TESTING OF UNDERGROUND UTILITIES HAS BEEN COMPLETED AND VERIFIED TO MEET THE GOVERNING AUTHORITIES' SPECIFICATIONS AND AUTHORIZATION TO PROCEED HAS BEEN RECEIVED FROM THE INSPECTOR.**
- PAVEMENT SUBGRADE SHALL NOT BE ALLOWED TO RETAIN WATER. WET MATERIAL SHALL BE REMOVED TO DRY, SOUND MATERIAL AND APPROPRIATE DENSITY ACHIEVED PRIOR TO PAVING OPERATIONS.**
- PROOF-ROLL SUBGRADE:** THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND RE-COMPACTED IN CONFORMANCE WITH THE GEOTECHNICAL REPORT.
- HYDRATED LIME:** HYDRATED LIME (IF REQUIRED) SHALL MEET THE REQUIREMENTS OF TxDOT ITEM 260 AND 283. LIME TREATMENT USED AS SUBGRADE. LIME SHALL BE APPLIED AT AN ESTIMATED RATE OF 6% BY WEIGHT (ACTUAL REQUIREMENTS SHALL BE DETERMINED IN THE FIELD BY TRIAL), THOROUGHLY MIXED AND BLENDED WITH THE TOP 6" OF SUBGRADE AND UNIFORMLY COMPACTED TO A MINIMUM OF 98 PERCENT OF STANDARD PROCTOR WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT (ASTM D698) DETERMINED BY THAT TEST. LIME STABILIZATION SHALL EXTEND ONE (1) FOOT OUTSIDE THE LIMITS OF THE PAVED AREA. IT SHOULD BE PROTECTED AND MAINTAINED IN A MOIST CONDITION UNTIL THE PAVEMENT IS PLACED.
- SAND CUSHION PROHIBITED:** THE USE OF SAND CUSHION UNDER PAVEMENT, INCLUDING SIDEWALKS, IS STRICTLY PROHIBITED.
- REINFORCING BARS:** ALL REINFORCING BARS SHALL BE GRADE 40 KSI DEFORMED REINFORCING STEEL. SIZE AND SPACING SHALL BE IN ACCORDANCE WITH THE DETAILS.
- BAR CHAIRS:** ALL REINFORCING STEEL AND DOWEL BARS IN PAVEMENT SHALL BE SUPPORTED AND MAINTAINED AT THE CORRECT CLEARANCES BY THE USE OF BAR CHAIRS OR OTHER APPROVED SUPPORT.
- CONNECTION TO EXISTING PAVEMENT:** WHERE PROPOSED PAVEMENT TO EXISTING PAVEMENT IS TO BE CONSTRUCTED BY THE CONTRACTOR, AT LEAST 15" OF REINFORCING STEEL SHALL BE EXPOSED FROM THE EXISTING PAVEMENT, OR THE CONTRACTOR SHALL PROVIDE HORIZONTAL DOWEL BARS PER THE DETAILS.
- TEMPERATURE CONDITIONS FOR CONCRETE PLACEMENT:** CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AND FALLING, BUT MAY BE PLACED WHEN TEMPERATURE IS ABOVE 35 DEGREES FAHRENHEIT AND RISING. THE TEMPERATURE READING SHALL BE TAKEN IN THE SHADE AND AWAY FROM ARTIFICIAL HEAT.
- CONCRETE PAVEMENT CURING:** MEMBRANE CURING TYPE 2, WHITE PIGMENTED, SHALL BE USED FOR CURING ALL CONCRETE SURFACES IMMEDIATELY AFTER FINISHING OF SURFACES AND SHALL BE IN ACCORDANCE WITH THE TEXAS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS ITEM #526.
- TESTING:** SAMPLES FOR STRENGTH TESTS OF THE CONCRETE PAVEMENT WILL BE TAKEN BY THE GEOTECHNICAL ENGINEER TO VERIFY DESIGN STRENGTH. PAVEMENT AREAS FOUND TO BE DEFICIENT IN STRENGTH SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR. THE GEOTECHNICAL ENGINEER SHALL ALSO RANDOMLY CORE THE PAVEMENT TO VERIFY THE THICKNESS OF CONCRETE. ANY AREA FOUND TO BE DEFICIENT IN THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.
- SIDEWALKS AND RAMPS:** CONSTRUCTION OF SIDEWALKS, WHEELCHAIR RAMPS AND ACCESSIBLE ROUTES SHALL BE IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND THE AMERICANS DISABILITY ACT (ADA).
- PAVEMENT MARKINGS:** PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE TEXAS "UNIFORM TRAFFIC MANUAL FOR PAVEMENT MARKINGS". FIRE LANES SHALL BE STRIPED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' REQUIREMENTS. ALL HANDICAP SYMBOLS, SIGNAGE AND PAVEMENT MARKINGS SHALL COMPLY WITH TAS AND ADA STANDARDS.

### GENERAL NOTES-PAVEMENT JOINTING

- PAVEMENT JOINT LAYOUT:** IF A PROPOSED PAVEMENT JOINT LAYOUT PLAN HAS BEEN PROVIDED BY THE ENGINEER, THE CONTRACTOR SHALL IMPLEMENT THAT PLAN OR PROVIDE AN ALTERNATE JOINT LAYOUT TO THE ENGINEER FOR REVIEW. IF A PAVEMENT JOINT LAYOUT PLAN HAS NOT BEEN PROVIDED, THE CONTRACTOR WILL BE RESPONSIBLE FOR PREPARATION OF THE PLAN AND SUBMITAL TO THE ENGINEER FOR REVIEW. THE CONTRACTORS' JOINT LAYOUT PLAN SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW A MINIMUM OF 2 WEEKS PRIOR TO BEGINNING PAVING CONSTRUCTION.
- SAW CUTTING:** SAW CUTTING SHALL BE DONE WITHIN EIGHT (8) HOURS OF POUR OR AS SOON AS CONCRETE CAN SUPPORT WEIGHT. THE CONTRACTOR SHALL MARK JOINT LOCATIONS AT THE CENTERLINE OF THE DOWEL LENGTH DURING HIS PAVING OPERATIONS. ALL SAWED JOINTS ARE TO BE TRUE IN ALIGNMENT AND SHALL CONTINUE THROUGH THE CURB. RADIAL JOINTS SHALL BE NO SHORTER THAN EIGHTEEN (18) INCHES.
- JOINT SEALING:** ALL CONSTRUCTION JOINTS SHALL BE SAWN, CLEANED OF DEBRIS, DIRT, DUST, SCALE, CURING COMPOUND AND CONCRETE, BLOWN DRY AND IMMEDIATELY SEALED. JOINT SEALING MATERIAL SHALL BE SONNEBORN SL 2 OR AN APPROVED EQUAL.
- ODD SHAPED PANELS:** ODD SHAPED PANELS SHALL BE REINFORCED WITH #3 BARS AT 18" EACH WAY. AN ODD SHAPED PANEL IS CONSIDERED TO BE ONE IN WHICH THE SLAB TAPERS TO A SHARP ANGLE WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 3 TO 1 OR WHEN A SLAB IS NEITHER SQUARE NOR RECTANGULAR.
- EXPANSION JOINTS:** THE CONTRACTOR SHALL PROVIDE AN EXPANSION JOINT AROUND THE PERIMETER OF ANY BLOCKOUT IN THE CONCRETE PAVING.

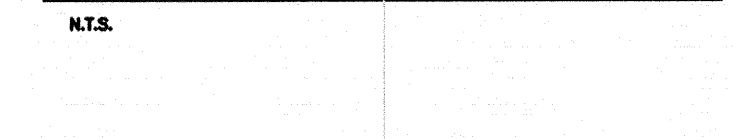
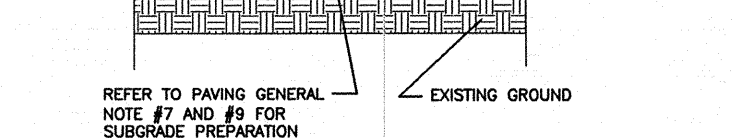
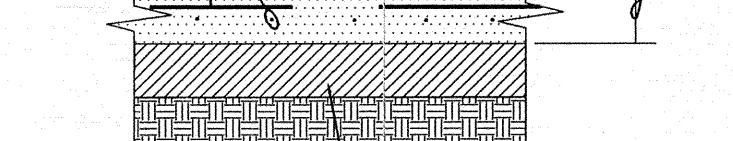
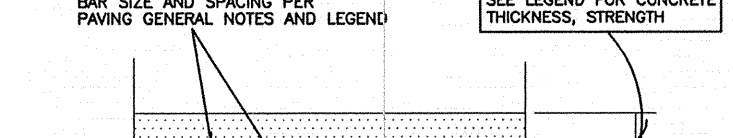
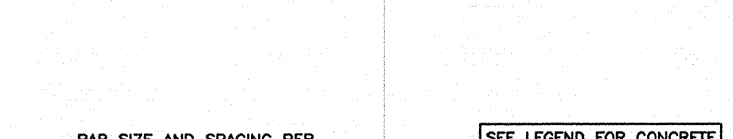
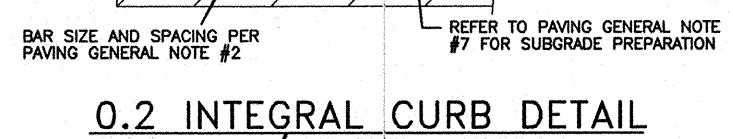
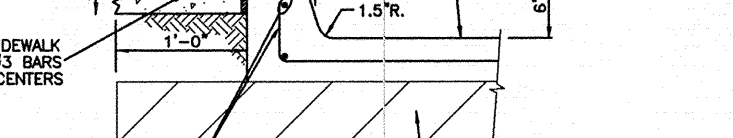
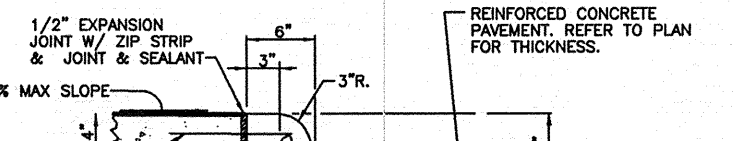
### GENERAL NOTES-CONDUIT AND SLEEVING

- GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- PLACEMENT OF CONDUIT AND SLEEVES:** ALL UNDERGROUND CONDUIT AND SLEEVES ARE TO BE PLACED BEFORE SITE PAVING CONSTRUCTION COMMENCES AND SHALL BE BURIED A MINIMUM OF 24" BELOW THE BOTTOM OF PAVEMENT, EXCEPT ELECTRICAL CONDUIT WHICH REQUIRE A MINIMUM COVER OF 36". ALL CONDUIT AND SLEEVES SHALL EXTEND TWO (2) FEET BEYOND THE BACK OF CURB OR EDGE OF SIDEWALK. TURN CONDUIT UPWARD AND CAP EACH CONDUIT 6" ABOVE FINISH GRADE. THE CONTRACTOR SHALL FURNISH DETAILED AS-BUILT LOCATION INFORMATION FOR ALL CONDUIT AND SLEEVES TO THE DEVELOPER.
- TELEPHONE CONDUIT:** FURNISH AND INSTALL TWO (2) 4" DIAMETER SCHEDULE 40 PVC TELEPHONE CONDUIT WITH PULL WIRES FROM THE SITE PROPERTY LINE TO 5' OUTSIDE THE BUILDING WALL AT THE TELEPHONE ROOM IN THE BUILDING. CONDUIT SHALL BE CAPPED AT BOTH ENDS. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL TELEPHONE COMPANY TO VERIFY THE EXACT LOCATION OF CONDUIT TO BE INSTALLED FOR THEIR USE. MARK LOCATIONS OF CONDUIT WITH #3 X 36" REBAR INSTALLED 2' INTO THE GROUND AT EACH END LOCATION.
- ELECTRIC AND GAS CONDUIT:** THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL ELECTRIC AND GAS PROVIDER TO VERIFY THE EXACT SIZE, TYPE, NUMBER AND LOCATION OF CONDUIT AND/OR SLEEVING REQUIRED TO BE PROVIDED BY THE CONTRACTOR FOR GAS AND ELECTRIC FACILITIES TO SERVE THIS SITE. MARK LOCATIONS OF CONDUIT WITH #3 X 36" REBAR INSTALLED 2' INTO THE GROUND AT EACH END LOCATION.
- SITE LIGHTING CONDUIT:** REFERENCE MEP PLANS FOR SITE LIGHTING AND ALL RELATED CONDUIT, WIRING, PULL BOXES, POLE BASES AND ASSOCIATED ELECTRICAL WORK TO BE COORDINATED AND/OR PROVIDED FOR BY THE CONTRACTOR PRIOR TO PAVING OPERATIONS.
- IRRIGATION CONDUIT:** ALL IRRIGATION CONDUIT AND SLEEVES SHALL BE SCHEDULE 40 PVC, INSTALLED WITH A MINIMUM OF 24" COVER. REFERENCE THE PAVING PLAN AND/OR LANDSCAPE PLANS FOR NUMBER OF CONDUIT, SIZE AND LOCATIONS OF PROPOSED IRRIGATION CONDUITS AND SLEEVES.
- PULL WIRES:** ALL UNDERGROUND CONDUIT AND SLEEVES SHALL BE INSTALLED WITH PULL WIRES.
- CONFLICTS:** IN THE EVENT OF A CONFLICT BETWEEN CONDUIT AND STORM DRAIN AND/OR UTILITY PIPING, THE CONTRACTOR SHALL ADJUST CONDUIT DOWNWARD FOR CLEARANCE.

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### 0.1 INTEGRAL CURB DETAIL

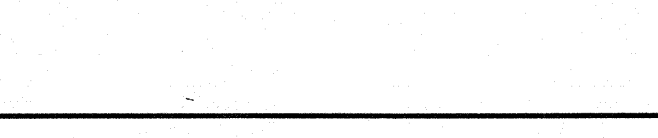
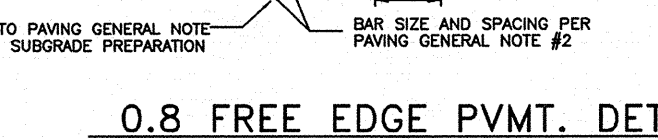
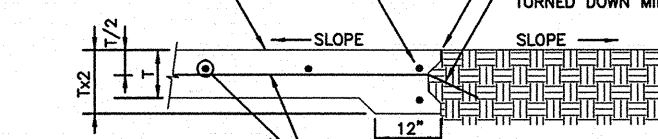
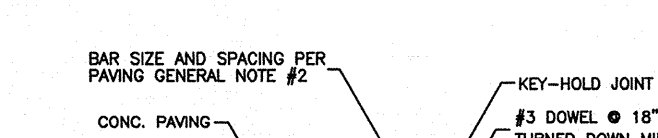
N.T.S.



### (LONGITUDINAL OR TRANSVERSE)

### 0.7 BUTT JOINT DETAIL

N.T.S.



### PAVING AND JOINT DETAILS

**ARCHITECT:**  
**RUNYON Architects**  
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2508 HIGHLANDER WAY, SUITE 100  
CARROLLTON, TEXAS 75006  
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**LANDSCAPE ARCHITECT:**  
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Landscape Architects  
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**STRUCTURAL ENGINEER:**  
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**CIVIL ENGINEER:**  
**Bury+Partners**  
ENGINEERING SOLUTIONS  
5310 Harvest Hill Road, Suite 100  
Dallas, Texas 75230  
Tel. (972)991-0011 Fax (972)991-0278  
Texas Registration #F-1048

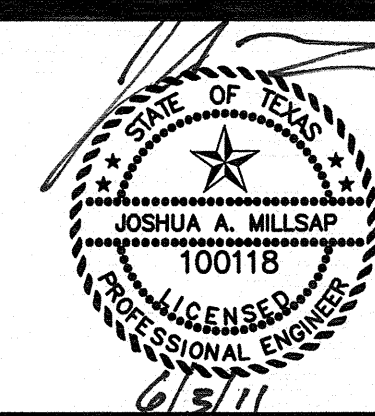
## ROCKWALL PLAZA

### PHASE II

SHELL BUILDINGS 10-15  
ROCKWALL, TEXAS 75087

Δ	ISSUE	DATE	DESCRIPTION
1	JAM	09/09/10	ADDENDUM #1
11	JAM	04/08/11	ADDENDUM #11
12	JAM	05/24/11	AS BUILT DRAWINGS

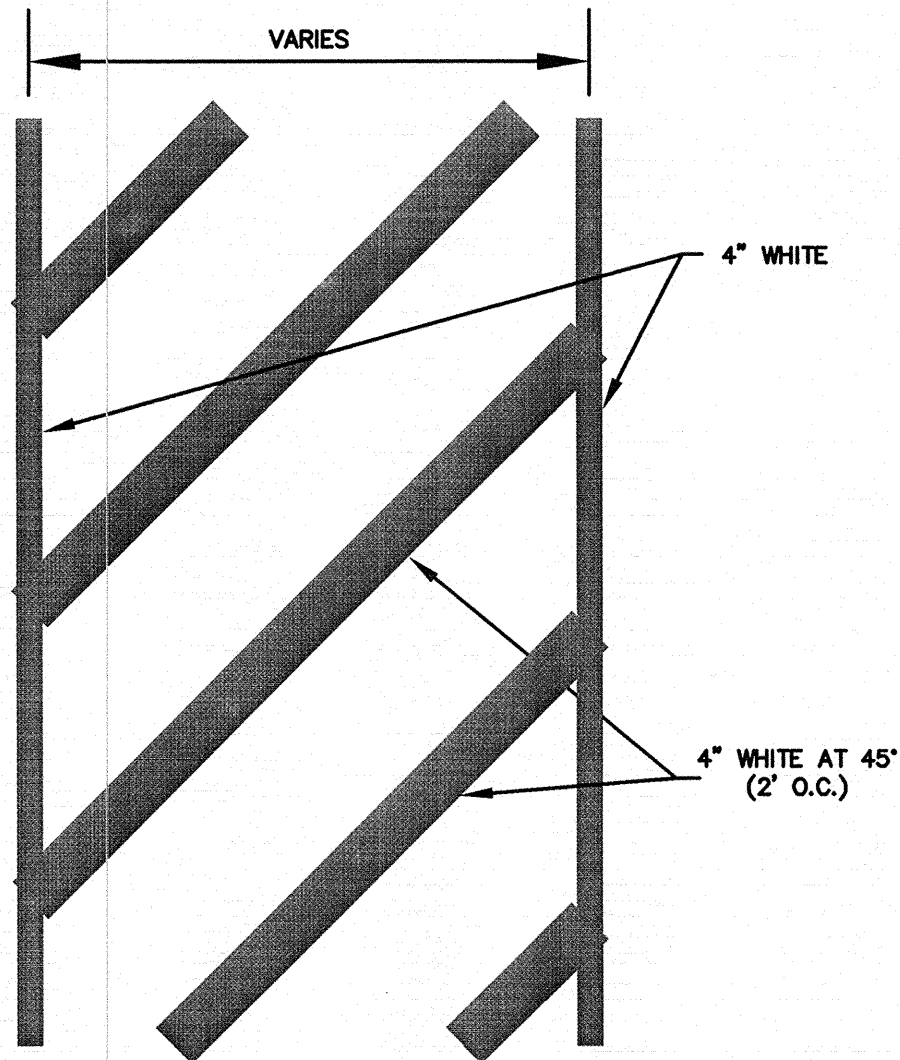
RAA Project # : 1010  
Project Manager : MWL



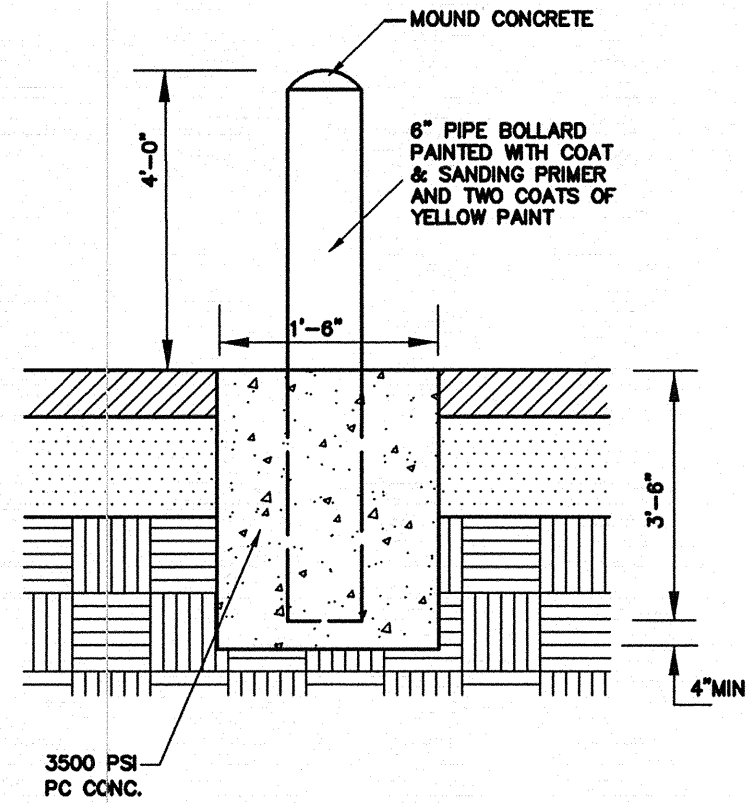
C6.1b

PAVING  
PLAN



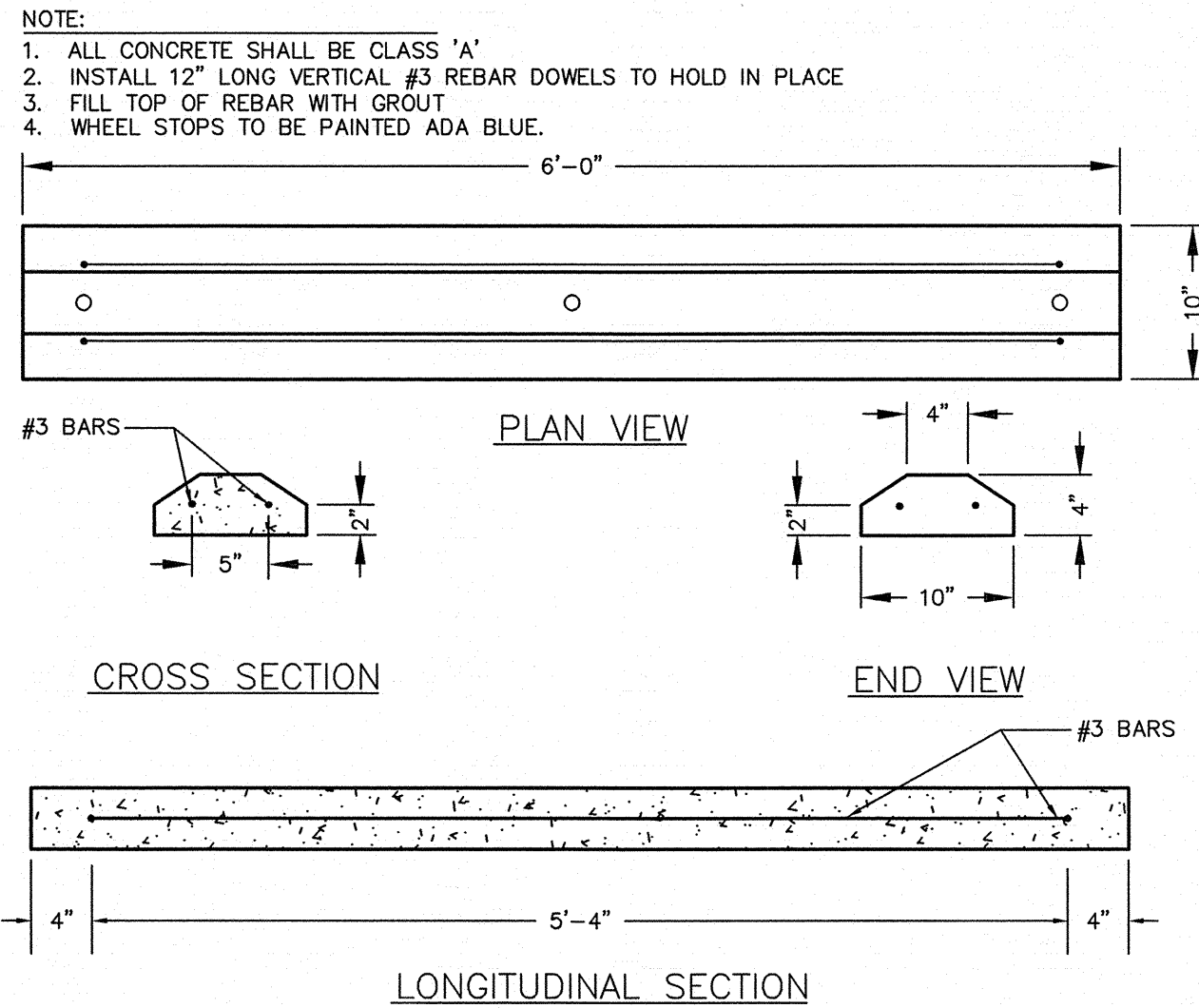


**C6.21** **TYPICAL CROSSWALK**  
SCALE: N.T.S.



**C6.25** **PIPE BOLLARD**  
SCALE: N.T.S.

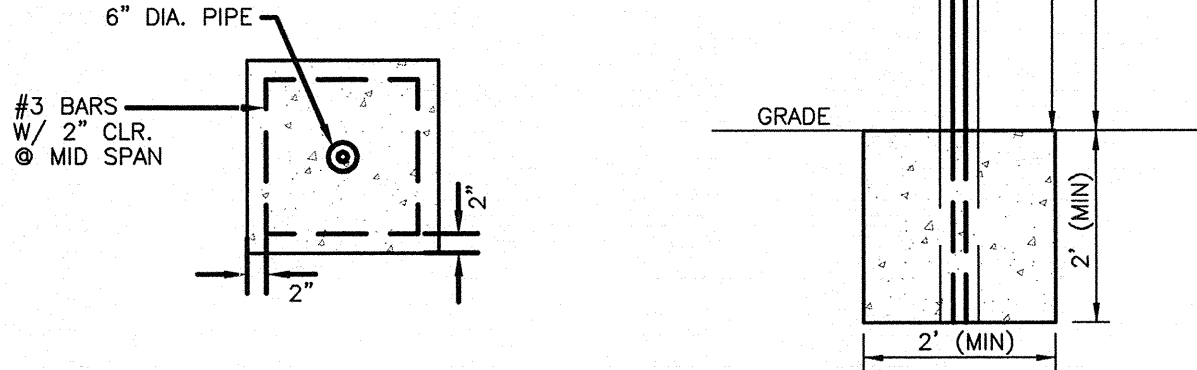
**C6.22** **NOT USED**  
SCALE: N.T.S.



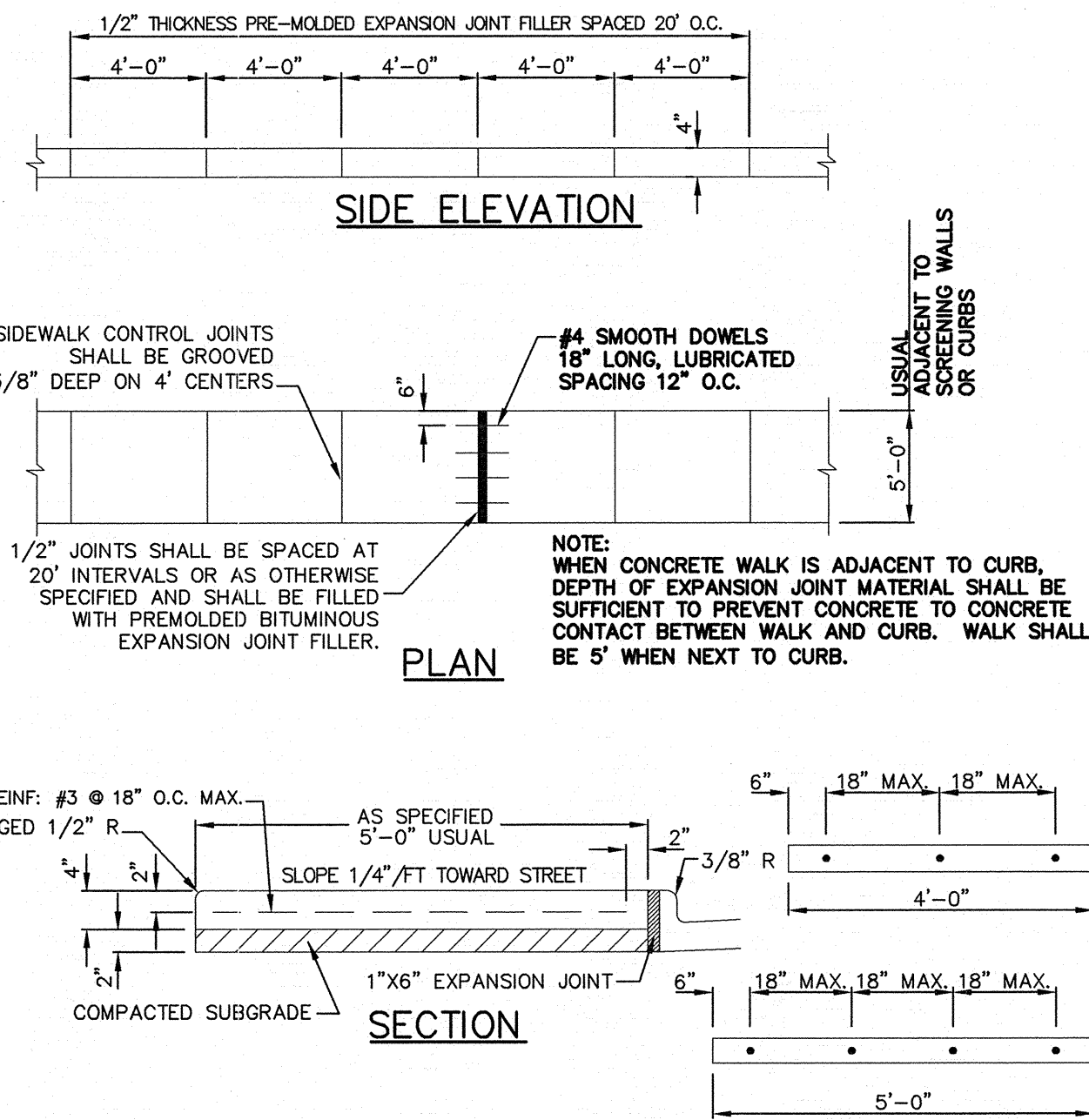
**C6.26** **WHEEL STOP DETAIL**  
SCALE: N.T.S.

THE R7-8 SIGN SHOULD BE USED TO DEFINE WHICH PARKING SPACE OR SPACES ARE RESERVED FOR THE DISABLED IN ACCORDANCE WITH STATE LAW & LOCAL ORDINANCE.

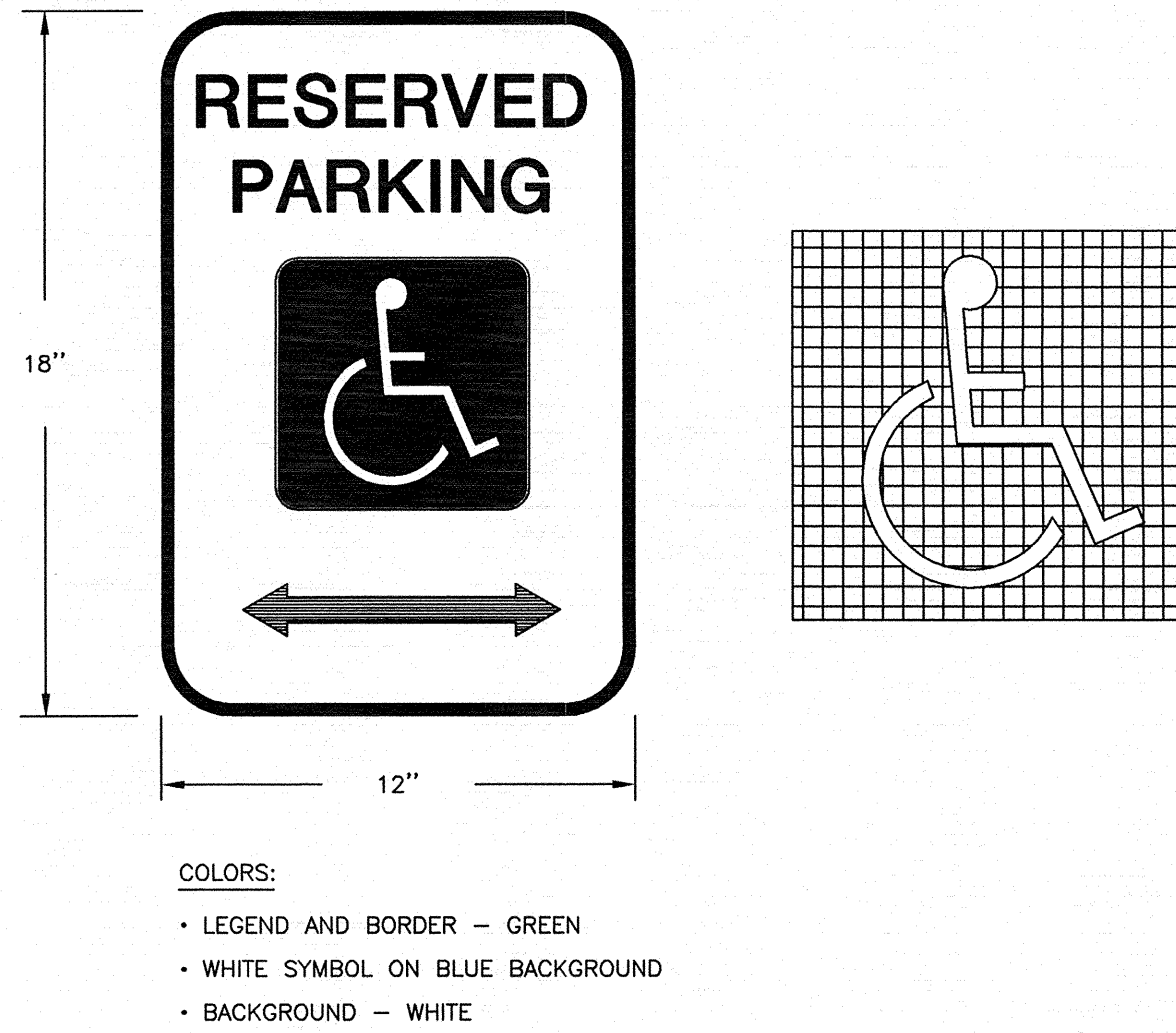
PARKING SPACES SIGNED AS WHEEL CHAIR ACCESSIBLE PARKING SPACES MUST BE SUPPLEMENTED WITH PAVEMENT MARKINGS WHERE THERE IS A SUITABLE PAVEMENT SURFACE.



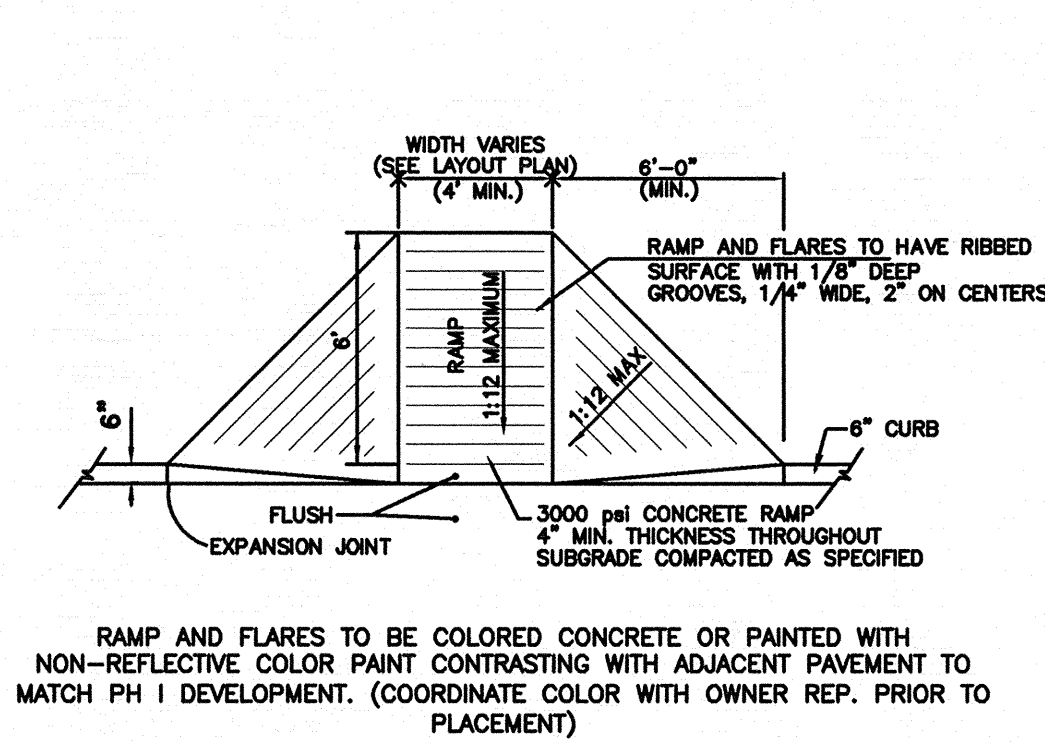
**C6.23** **HANDICAP SIGN ASSEMBLY WITH BOLLARD**  
SCALE: N.T.S.



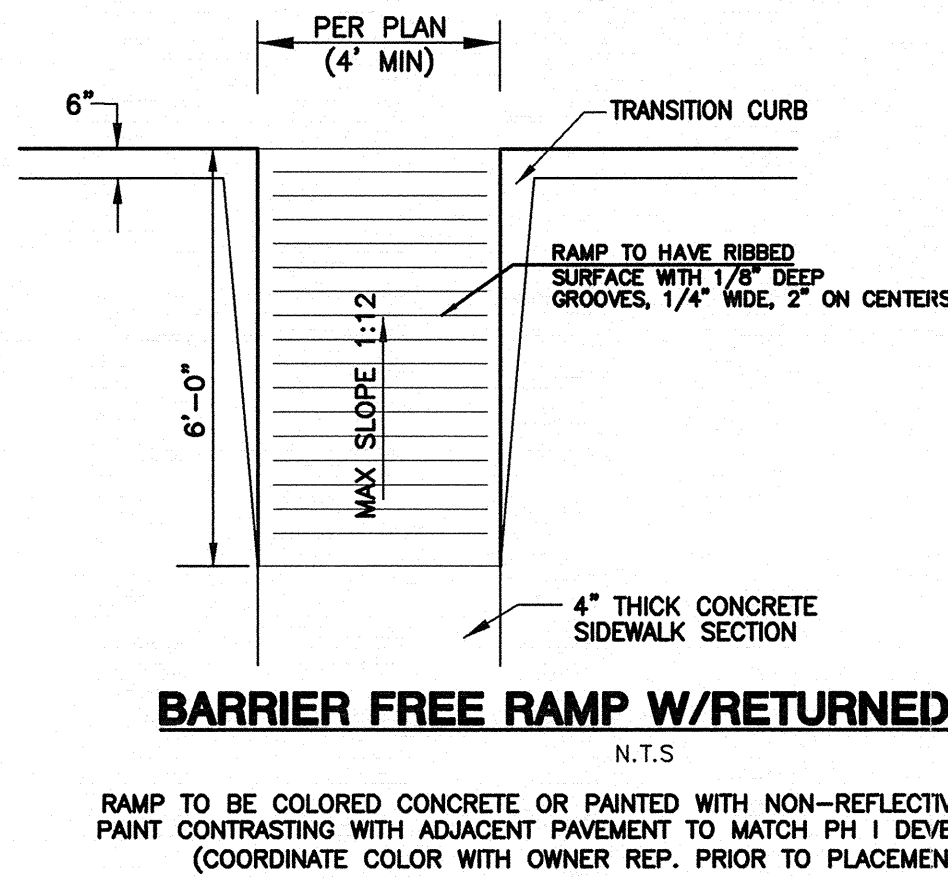
**C6.27** **CONCRETE SIDEWALK**  
SCALE: N.T.S.



**C6.24** **HANDICAP SIGN**  
SCALE: N.T.S.



**C6.29** **PRIVATE BARRIER FREE RAMP**  
SCALE: N.T.S.



**C6.210** **NOT USED**  
SCALE: N.T.S.

RECORD DRAWINGS:  
THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE FACILITIES ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OR GOVERNING AUTHORITY. TO THE BEST OF THE ENGINEERS KNOWLEDGE THE PLANS REFLECT REVISIONS MADE DURING CONSTRUCTION BASED ON A VISUAL SITE OBSERVATION BY THE ENGINEER AND INFORMATION PROVIDED BY:  
W.B. KIBLER CONSTRUCTION CO, LTD  
9722 ABERNATHY  
DALLAS, TEXAS 75220  
CONTACT: PHIL GULSVG

ARCHITECT:  
**RUNYON Architects**  
AND ASSOCIATES INC  
2508 HIGHLANDER WAY, SUITE 100  
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**ROCKWALL PLAZA**  
**PHASE II**  
**SHELL BUILDINGS 10-15**  
**ROCKWALL, TEXAS 75087**

△	ISSUE	DATE	DESCRIPTION
12	JAM	05/24/11	AS BUILT DRAWINGS

RAA Project # : 1010  
Project Manager : MWL



C6.2

PAVING DETAILS