OFFICE BUILDING SITE DEVELOPMENT

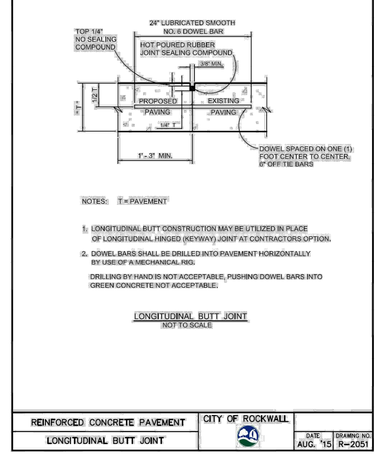
1.082 ACRES OF LAND BEING LOT 6, BLOCK A OF TEMUNOVIC ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

0 30 60

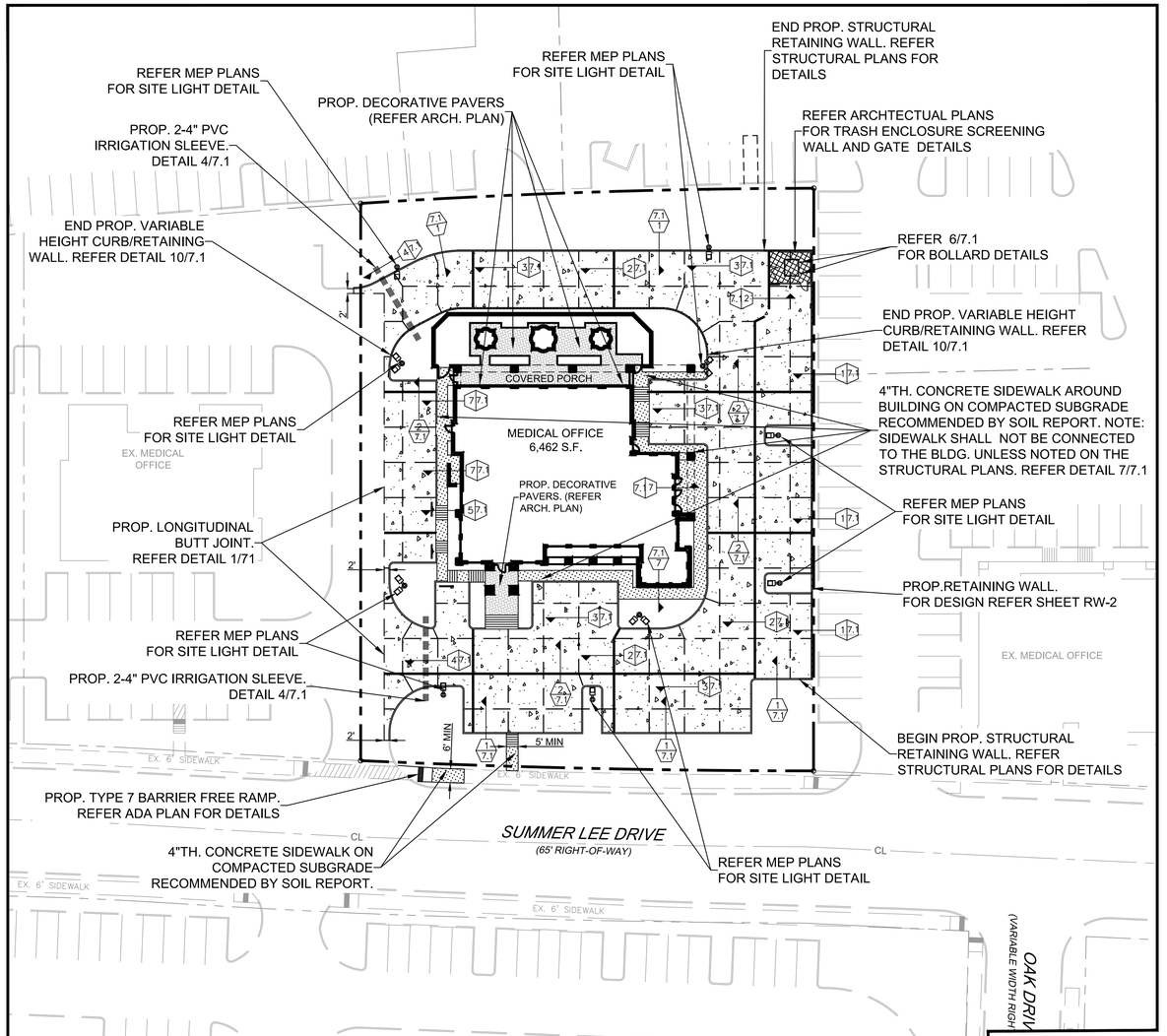
SCALE: 1" = 30'

NOTE:

1. SIDEWALK SHALL NOT BE STRUCTURALLY CONNECTED TO THE BUILDING FOUNDATION UNLESS ITS NOTED ON THE PLANS. PLEASE REFER STRUCTURAL PLANS FOR BUILDING FOUNDATION DETAILS.
2. THIRD PARTY INSPECTION WILL BE REQUIRED ON FIRE LANE CONSTRUCTION. A LETTER SHALL BE PROVIDED (BY A TESTING LAB OR DESIGN ENGINEER) THAT CERTIFIES THAT THE FIRE LANE HAS BEEN CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS AND CONSTRUCTION PLANS. THE LETTER SHALL BE SPECIFIC TO DEPTH, STRENGTH AND REBAR PLACEMENT.



1/7 LONGITUDINAL BUTT JOINT
N.T.S.



GENERAL NOTES - PAVING IMPROVEMENTS

1. STRIP & REMOVE FROM THE CONSTRUCTION AREA ALL TOPSOIL, ORGANICS & VEGETATION TO A MINIMUM DEPTH OF 6 INCHES.

2. SOFT SOILS SHOULD BE REMOVED UNTIL FIRM SOIL IS REACHED. THE SOFT SOILS CAN BE AERATED AND PLACED BACK IN EIGHT-INCH LOOSE LIFTS AND COMPACTED TO 95% AS SPECIFIED BY ASTM D-698. TREE STUMPS, TREE ROOTS, OLD SLABS, OLD FOUNDATIONS AND EXISTING PAVEMENTS SHOULD BE REMOVED FROM THE STRUCTURE AREA. IF THE TREE STUMPS AND ROOTS ARE LEFT IN PLACE, SETTLEMENT AND TERMITE INFESTATION MAY OCCUR. ONCE A ROOT SYSTEM IS REMOVED, A VOID IS CREATED IN THE SUBSOIL. IT IS RECOMMENDED TO FILL THESE VOIDS WITH STRUCTURAL FILL OR CEMENT-STABILIZED SAND AND COMPACT TO 95% AS SPECIFIED BY ASTM D-698. ANY LOW-LYING AREAS INCLUDING RAVINES, DITCHES, SWAMPS, ETC. SHOULD BE FILLED WITH STRUCTURAL FILL AND PLACED IN EIGHT-INCH LIFTS. EACH LIFT SHOULD BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS SPECIFIED BY ASTM D-698.

3. THE EXPOSED SUBGRADE SHOULD BE SCARIFIED TO A MINIMUM DEPTH OF SIX (6) INCHES. THE SUBGRADE SHOULD THEN BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY THE STANDARD MOISTURE DENSITY RELATIONSHIP (ASTM D-698). IN THE EVENT THAT THE UPPER SIX (6) INCHES CANNOT BE COMPACTED DUE TO EXCESSIVE MOISTURE, WE RECOMMEND THAT THESE SOILS BE EXCAVATED AND REMOVED OR CHEMICALLY STABILIZED TO PROVIDE A FIRM BASE FOR FILL PLACEMENT.

4. THE LOW SWELL POTENTIAL SELECT FILL SHOULD BE CLEANED AND FREE OF ORGANIC MATTER OR OTHER DELETERIOUS MATERIAL. THE FILL SHOULD BE PLACED IN MAXIMUM 9-INCH LOOSE LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 698 (STANDARD PROCTOR). THE MOISTURE CONTENT AT THE TIME OF COMPACTION SHOULD BE AT, OR ABOVE THE OPTIMUM VALUE AS DEFINED BY ASTM D 698. THE REFERRED MOISTURE CONTENT AND DENSITY SHOULD BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.

5. PROOF-ROLL THE SUBGRADE IN ACCORDANCE WITH CITY OF ROCKWALL'S CURRENT "STANDARD SPECIFICATION" TO REVEAL SOFT SPOTS. SOFT AREAS SHOULD BE REWORKED & COMPACTED UNTIL THEY CAN BE SUCCESSFULLY PROOF-ROLLED.

6.THE SUBGRADE CAN ALSO BE STABILIZED WITH 2% LIME AND 8% FLY-ASH BY DRY WEIGHT INSTEAD OF CEMENT.THE STABILIZED CLAYS SHOULD BE COMPACTED TO A MINIMUM OF NINETY-FIVE (95) PERCENT OF THE MAXIMUM DENSITY IN A MOISTURE CONTENT RANGE OF -1% TO +4% OF THE SOIL/LIME MIXTURE'S OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D-698.NO SAND ALLOWED UNDER PAVING

7.A MINIMUM STABILIZED SUBGRADE DEPTH OF 6 INCHES IS RECOMMENDED BELOW THE BOTTOM OF THE PROPOSED PAVEMENT. WE RECOMMEND THAT THE DEPTH OF STABILIZED SUBGRADE BE INCREASED TO 8-INCH FOR HEAVY TRAFFIC AREAS. IT IS TO BE NOTED THAT THE ACTUAL AMOUNT OF LIME REQUIRED BE DETERMINED AFTER STRIPPING OF THE SUBGRADE.

8. A FULL THICKNESS OF THE BASE COURSE SHOULD BE EXTENDED 5 FEET BEYOND THE BACK OF CURB LINE.

9. THE FILL SOILS SHOULD EXTEND AT LEAST FIVE FEET BEYOND THE PERIMETER OF THE STRUCTURE.

10.THE CONCRETE IN LIGHT DUTY PAVEMENT AREAS SHOULD HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,600 POUNDS PER SQUARE INCH AND IN HEAVY DUTY PAVEMENT AREAS, A 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI IS RECOMMENDED. ASSUMING A NOMINAL MAXIMUM AGGREGATE SIZE OF 1 TO 1 1/2 INCHES, IT IS RECOMMENDED THAT THE CONCRETE HAVE ENTRAINED AIR OF 5 PERCENT (±1%) WITH A MAXIMUM WATER CEMENT RATIO OF 0.50.

10. THE EXPANSION JOINT SPACING SHALL BE AT 60' MAX.

11. CONTROL JOINTS FORMED BY SAWING ARE RECOMMENDED AT MAX. 12' IN BOTH LONGITUDINAL AND TRANSVERSE DIRECTIONS. CONTROL JOINT SHALL BE SAWED WITHIN 3 HOURS AFTER PLACING CONCRETE. JOINTS SHALL BE PROPERLY CLEANED AND SEALED AS SOON AS POSSIBLE AFTER JOINTS ARE CUT.

12. DRAINAGE SHOULD BE MAINTAINED AWAY FROM THE FOUNDATION, BOTH DURING AND AFTER CONSTRUCTION. WATER SHOULD NOT BE ALLOWED TO POND NEAR THE FOUNDATION. THE FOLLOWING ITEMS SHOULD PROVIDE FOR POSITIVE DRAINAGE OF WATER AWAY FROM THE FOUNDATION: SIDEWALKS AND OTHER CONCRETE FLAT WORK, PARKING AREAS, DRIVEWAYS AND OTHER SURFACE DRAINAGE FEATURES, AND LANDSCAPING.

13. FRENCH DRAINS ARE RECOMMENDED AROUND ANY SLABS WHERE SEEPING GROUND WATER IS ENCOUNTERED DURING CONSTRUCTION.

14. SIDEWALK AROUND THE BUILDING SHALL NOT BE STRUCTURALLY CONNECTED TO THE BUILDING FOUNDATION UNLESS IT'S NOTED ON THE STRUCTURAL PLANS.

15. ANY STAGE IN THE CONSTRUCTION OF THE PAVEMENT A NON-STABLE OR WEAVING CONDITION OF THE SUBGRADE OR BASE COURSE BE NOTED UNDER THE WHEEL LOADS OF CONSTRUCTION EQUIPMENT, SUCH AREAS SHOULD BE DELINEATED AND GEOTECHNICAL ENGINEER CONSULTED FOR REMEDIATION BEFORE COMPLETING THE PAVEMENT SECTION.

16. ALL EXPANSION JOINTS AND CRACK CONTROL JOINTS SHOULD BE SEALED TO PREVENT THE INFILTRATION OF WATER INTO THE SUBSURFACE. THIS IS PARTICULARLY IMPORTANT AROUND IRRIGATED LANDSCAPING AND ALONG THE DRAINAGE PATH OF ROOF DOWNSPOUTS.

17.LANDSCAPE ISLANDS SHOULD BE BACKFILLED WITH LOW PLASTICITY CLAYS TO REDUCE WATER INTRUSION INTO THE SUBSURFACE PAVEMENT STRUCTURES. CURBS SHOULD BE PROVIDED WITH WEEP HOLES IN LANDSCAPE AREAS TO REDUCE THE BUILD UP OF HYDROSTATIC PRESSURE AND TO REDUCE THE INTRUSION OF WATER INTO THE SUBSURFACE MATERIAL.

18. CURB AND GUTTER SHALL CONSIST OF STEEL REINFORCED CONCRETE AND SHALL BE SIX (6") INCHES HIGH AND TWENTY FOUR (24") INCHES WIDE.

19. THE PARKWAYS AND STREETS SHALL BE ROUGH CUT TO A PLUS OR MINUS ONE-TENTH (0.1') FEET OF THEIR RESPECTIVE FINAL GRADES.

20. CONSTRUCTION OF WHEEL CHAIR RAMPS WILL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR AT THE TIME OF PUBLIC IMPROVEMENTS.

21. THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY-TWO (72) HOURS AFTER DENSITY / MOISTURE TESTS HAVE BEEN TAKEN AND PASSED BY A REGULAR TESTING FIRM. COPIES OF THE TEST RESULTS SHALL BE FURNISHED TO THE CITY. IN THE EVENT PAVING OPERATIONS HAVE NOT COMMENCED WITHIN THE SEVENTY-TWO-(72) HOUR LIMIT, A RETEST SHALL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

23. MANHOLE RIM ELEVATIONS, CLEAN-OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. SHALL BE ADJUSTED TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING.

24. THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL "PERMANENT SURVEY REFER MONUMENTS" AS DESCRIBED IN THE SUBDIVISION ORDINANCE INCLUDING CONCRETE MONUMENTS AT ALL BOUNDARY CORNERS.

25.THE SURFACE OF THE SUBGRADE SHALL BE THOROUGHLY WETTED IMMEDIATELY PRIOR TO CONCRETE PLACEMENT.

LEGEND

- EXPANSION JOINT (@ 120' MAX.)
- SAWCUT (@ 15'MAX.)
- 6 / 7.1 — DETAIL NUMBER / SHEET NUMBER

PROPOSED RIGID PAVEMENT

PAVEMENT THICKNESS	LEGEND	SUBGRADE	PROP.REINFORCEMENT	PROP.USE
4" THICK CONC. PAVEMENT 3000 P.S.I. (5.5 SACK)		6" TH. STABILIZED SUBGRADE	NO.3 REBAR @ 18" O.C. EACH WAY	SIDEWALK
6" THICK CONC. PAVEMENT 3,600 P.S.I. (6.0 SACK MACHINE PLACE) (6.5 SACK HAND PLACED)		6" TH. STABILIZED SUBGRADE	NO.3 REBAR @ 18" O.C. EACH WAY	PARKING AREA & FIRE LANE
7" THICK CONC. PAVEMENT 3,600 P.S.I. (6.0 SACK MACHINE PLACE) (6.5 SACK HAND PLACED)		6" TH. STABILIZED SUBGRADE	NO.3 REBAR @ 18" O.C. EACH WAY	REPLACEMENT PAVEMENT
8" THICK CONC. PAVEMENT 3,600 P.S.I. (6.0 SACK MACHINE PLACE) (6.5 SACK HAND PLACED)		6" TH. STABILIZED SUBGRADE	NO.3 REBAR @ 18" O.C. EACH WAY	TRASH ENCLOSURE AREA

AS-BUILT DRAWINGS:

TO THE BEST OF OUR KNOWLEDGE TRIANGLE ENGINEERING LLC., HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

KARTAVYA S. PATEL, P.E. NO. 97534

NO.	DATE	DESCRIPTION	BY
1	12/13/2019	AS-BUILT RECORD DRAWING	KP

STATE OF TEXAS — KARTAVYA S. PATEL — 97534 — LICENSED PROFESSIONAL ENGINEER — 12/13/2019

RECORD DRAWING

CASE # SP2017-023

PAVING PLAN

OFFICE BUILDING
1306 SUMMER LEE DRIVE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC

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Planning | Civil Engineering | Construction Management

TX PE FIRM #11525

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	07/04/17	SEE SCALE BAR	018-17	7