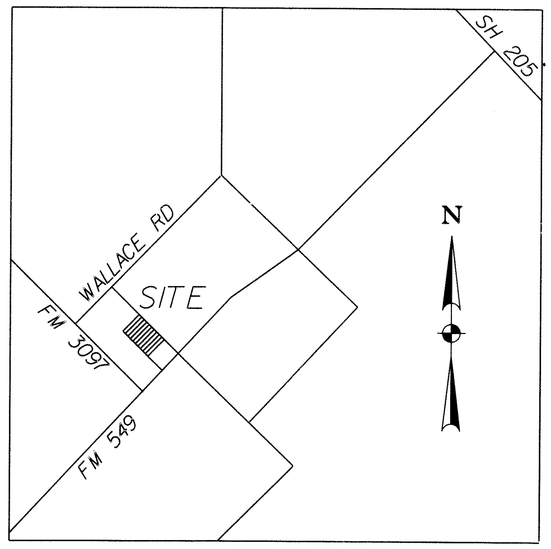
PROPOSED COMMERCIAL FACILITY
LOT 14 AND 15 BLOCK 2
ALLIANCE ADDITION PH 2
CITY OF ROCKWALL, TEXAS
PAVING, DRAINAGE & UTILITY IMPROVEMENTS

PAVING AND GRADING GENERAL NOTES

1. All construction shall conform to the City of Rockwall Standard Construction Details and Standard Specifications for Public Works Construction and NCTCOG Specifications (4th Edition). In the event that an item is not covered, the contractor shall bring the problem to the attention of the engineer for approval or modification.
2. Excavation or fill operations shall not interfere with or obstruct pre-construction drainage patterns until such time as on-site drainage improvements are constructed.
3. Top of curb elevations are noted with (TC) following them. Gutter elevations are 0.50 feet below top of curb. All other spot elevations shown are to top of pavement or finished grade unless otherwise noted. The intention of this grading plan is preclude ponding water on paving or grassed areas. If the contractor finds any location that will result in ponding water, the Engineer shall be notified for clarification prior to pavement placement.
4. All subgrade beneath proposed pavement shall be scarified 8" deep and compacted to 95% Standard Proctor (ASTM-D-698) at or slightly above optimum moisture content. Sheepsfoot roller to be used to compact fill.
5. All driveways/approaches shall match existing street pavement sections. Firelane and access to the dumpster location and access easement pavement shall be 6" thick 3600 (min 6.5 sack mix) psi concrete with #3 bars on 18" centers both ways. Parking lot pavement shall be 5" 3600 psi (min 6.5 sack mix) concrete with #3 bars on 18" centers both ways. 6 sack concrete required for machine pour and 6 1/2 sack required for hand pour. Sidewalks to minimum 4" thick 3600 psi 6 1/2 sack concrete pavement.
6. The trash enclosure foundation shall be constructed of 7" thick 3600 psi concrete (6 1/2 sack min) with #3 bars on 18" centers both ways. Slab edges shall be 12" wide by 24" deep with two #5 bars top and bottom.
7. Sawed transverse dummy joints shall be installed in concrete pavement on 15' centers. Sawed longitudinal dummy joints shall be installed along centerline of fire lane and outsides were applicable. All joints shall be filled with an approved sealer.
8. Transverse expansion joints shall be installed at all drive returns. Expansion joints shall be placed along all fixed objects such as light poles and foundations.
9. Contractor shall adjust all manholes, fire hydrants and water valves, cleanouts and meter cans to match finished grades as shown on drawings.
10. Street lights shall be installed 3 1/2 to 4' behind back of curbs as required but shall not encroach on any sidewalks.
11. Contractor shall construct barrier free ramps at all intersections per City of Rockwall Details. All handicap ramps, stalls, walks and access to the building(s) shall meet ADA standards.
12. All conduit for irrigation sleeves shall be class 200 PVC installed 12" below concrete pavement and extend 2' outside of back of curb.
13. Contractor shall be responsible for traffic control, warning and safety devices until all work has been accepted by the City of Rockwall and the owner.
14. Contractor shall be responsible for Trench Safety in compliance with the Occupational Safety and Health Administration's trench safety standards.
15. The location of existing utilities shown on these plans are approximate. All utilities may not be shown. It is the responsibility of the contractor to contact the City of Rockwall and all area utilities that may conflict with construction prior to beginning work.
16. Erosion control shall conform to latest City of Rockwall Erosion Control Manual.
17. 75%-80% of all disturbed areas to have a minimum stand of grass prior to Engineering acceptance.

Topography and field surveying provided by H.D. Fetty Land Surveyor, LLC, Royse City, Texas. Asbuilt utilities, paving and drainage information obtained from record drawings on file with the City of Rockwall.



VICINITY MAP
NOT TO SCALE

UTILITY CONSTRUCTION GENERAL NOTES

1. All water and sanitary sewer construction shall conform to the City of Rockwall Standard Construction Details and Standard Specifications for Public Works Construction and NCTCOG Specifications (4th Edition). In the event an item is not covered, the contractor shall bring the problem to the attention of the Engineer for a decision, approval or modification.
2. All water mains shall be class 200, AWWA C900 DR14 PVC pipe.
3. All gate valves shall be City approved resilient Seat Gate Valves (A-2370-series).
4. All fire hydrants must meet City of Rockwall Specifications.
5. Hose/pumper nozzles on fire hydrants shall be 18" above top of curb, or finished grade and shall face the streets or firelane. Fire hydrant shall not be placed less than 4.0' nor more than 7.0' behind the curb.
6. All water mains shall have a minimum cover of 48" below finished grade.
7. All water mains shall be pressure tested in accordance with the specifications. The Contractor shall flush and sterilize all water mains.
8. The location of existing utilities shown on these plans is approximate. All utilities may not be shown. It is the responsibility of the contractor to contact all area utilities that may conflict with construction prior to beginning work.
9. All sanitary sewer pipe outside of the building shall be SDR35 PVC pipe.
10. All concrete blocking and embedment for water and sewer line shall be in accordance with the City of Rockwall construction standards.
11. Contractor shall be responsible for traffic control, warning and safety devices until all work has been accepted by the City of Rockwall and the owner.
12. Contractor shall be responsible for Trench Safety in compliance with the Occupational Safety and Health Administration's trench safety standards.
13. Any water or sanitary sewer service located outside of a street, alley or easement shall be installed by a plumber and be inspected by Building Inspection.
14. Fire Department Connection shall be within 100' of a fire hydrant.
15. All manholes to be Raven lined (or approved equal). Manholes to be spark and vacuum tested.
16. Contractor shall install Blue EMS disks on the water line at every change in direction, valve, fire hydrant and 250' intervals.
17. Contractor shall install green EMS disks on the sewer line at every change in direction, manhole, cleanout and service connection.

AS-BUILT DRAWING 09-10-2020

THIS DOCUMENT IS SUBMITTED AS AN "AS-BUILT DRAWING" FOR RECORD PURPOSES ONLY. ANY MODIFICATION OR CHANGES THAT HAVE BEEN MADE DURING CONSTRUCTION AND NOTED ON THIS DRAWING HAVE BEEN SUPPLIED BY THE OWNER, HIS REPRESENTATIVE OR THE CONTRACTOR. FIELD INSPECTION/CONTRACT SUPERVISION OF THE CONSTRUCTION WAS PERFORMED BY OTHERS. IT IS NOT GUARANTEED BY HELMBERGER ASSOCIATES, INC. THAT THIS DOCUMENT REPRESENTS "AS-BUILT" CONDITIONS. TBPE FIRM NO. 000756

STATE OF TEXAS · STEPHEN A. HELMBERGER · 62944 · REGISTERED PROFESSIONAL ENGINEER — 9/10/20

STATE OF TEXAS · STEPHEN A. HELMBERGER · 62944 · REGISTERED PROFESSIONAL ENGINEER — 6/11/18

SHEET INDEX

COVER	
REPLAT	
REPLAT	
ENGINEERING SITE PLAN	C1
PAVING AND UTILITY PLAN	C2
GRADING AND DRAINAGE PLAN	C3
DRAINAGE AREA MAP	C4
EROSION CONTROL PLAN	C5
LANDSCAPE PLAN	

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