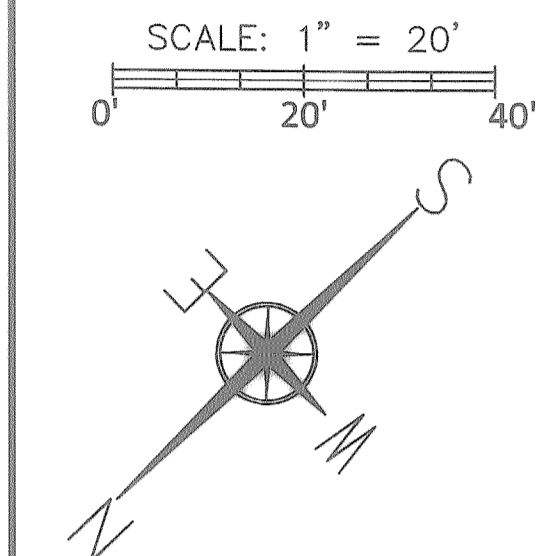


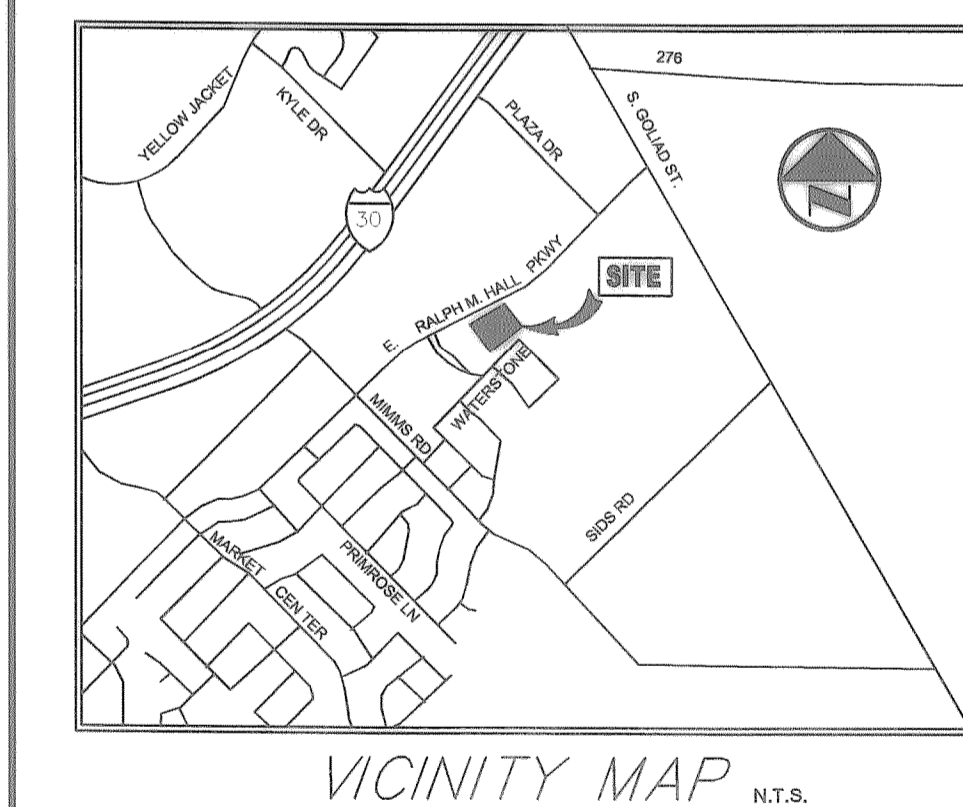
LEGEND

WATER LINE	---
SANITARY SEWER	---
STORM SEWER	---
ELECTRIC	---
RIGHT OF WAY	---
LOT BOUNDARY	---
FIRELANE	---
EASEMENT BOUNDARY	---
100 YEAR FLOODPLAIN	---
SIDEWALK	---
GRADING BREAKLINE	---
EDGE OF PAVING/BACK OF CURB	---
FIRE HYDRANT	---
WATER BLOW OFF VALVE	---
WATER GATE VALVE	---
SANITARY MANHOLE	---
SANITARY CLEANOUT	---
STORM INLET/JUNCTION	---
DRAINAGE SLOPE/DIRECTION	---
EXISTING CONTOURS	---
PROPOSED CONTOURS	---



GRADING LEGEND

TOP	.....	TOP OF PAVING
EDC	.....	EDGE OF CONCRETE
TOC	.....	TOP OF CURB
FL	.....	FLOWLINE



SURVEY NOTES

1. Bearings shown hereon are based on NAD83/CORS98, EPOCH 2002 tied to the Texas Coordinate System at 1982, North Central Zone (4202) using the Geosack "GeoNet" RTK GPS Network. The convergence/mapping angle at the P.O.B is 01°07'01" with a combined scale factor of 0.999854015.

SURVEY LEGEND

(CM)	.....	CONTROL MONUMENT
(PF)	.....	IRON PIPE FOUND
(SRF)	.....	STEEL ROD FOUND
(TCS)	.....	5/8-INCH STEEL ROD W/ "TERRACORP" CAP SET
( )	.....	DEED CALLS

SURVEY/REPLAT PROVIDED BY:
TerraCorp Associates LLC
 3960 Broadway Blvd. Ste 236
 Garland, TX 75043
 ph. 972-805-4529, fax 972-805-4527
 www.terracorpsurvey.com

CONSTRUCTION DETAILS ARE AS OUTLINED IN THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NORTH CENTRAL TEXAS, THIRD EDITION AND CITY OF ROCKWALL STANDARDS OF DESIGN AND CONSTRUCTION

CONTACT INFORMATION:

Owner: Rockwall Salons, LLC, dba Salons Elite
 P.O. Box 846, Seagoville, TX 75159
 c/o Carol Inman (972) 768-4345

Contractor: Jackson Hunter, Inc. dba Parkway Homes
 503 Stonebridge Dr., Rockwall, TX 75087
 c/o Tommy Satterfield (972) 226-7489
 LKS Designs Woods-Stovall
 2201 Dottie Lynn Pkwy., Ste. 145,
 Fort Worth, TX 76120
 c/o Lance Stovall (817) 548-8714

Landscape Architect: T.H. Pritchett / Associates
 1218 Camino Lago, Irving, TX 75039
 c/o Tom Pritchett (972) 869-3535

Geotechnical Engineer: Hooper Group Consultants, Ltd.
 5729 Palo Pinto Ave., Dallas, TX 75206
 c/o David Hooper (214) 824-1932
 TerraCorp Associates, LLC
 3960 Broadway Blvd., Ste. 236
 Garland, TX 75043
 c/o Ryan Alsworth (972) 658-7008

Civil Engineer: Weldon Brown Engineering, LC
 297 Waterford Way, Montgomery, TX 77356
 c/o Reese Brown (832) 691-1581

GENERAL REQUIREMENTS:

1. Governing Code: The City of Rockwall Adopted Code published by Municipal Code Corporation, consisting of Chapters 1 through 44, each inclusive. City of Rockwall Standards of Design and Construction of the Public Works Department, August 2003; the 2010 Unified Development Code; the Fire Marshall Office Guidelines for 2012 and the 2009 International Fire Code.
2. The reference standards to a specific section in a code does not relieve the contractor from compliance with the entire standard. The latest edition of the standard shall be used unless a specific date is indicated.
3. Notes on the individual drawings govern over these general notes.
4. Refer to the latest architectural drawings for building information including but not limited to: architectural changes, dimensions, building elevations and utility connections.
5. The contractor is responsible for the means and methods of construction and all job related safety and environmental standards. The contractor is responsible to be familiar with the work required in the construction documents and the requirements for executing the work in accordance with the governing ordinances and codes. The contractor is responsible to verify all existing utility locations with Dig Ties and the City of Rockwall Public Works prior to commencement of work, report discrepancies to the Engineers, Architects and Owner.
6. In case of discrepancies between these general notes, contract specifications and reference standards, the strictest shall govern unless directed otherwise by the Engineer. Discrepancies shall be brought to the attention of the Engineer before proceeding with work. Accordingly, any conflict in or between the contract documents shall not be a basis for adjustment in the contract price, without approval of Engineer or Owner. Any existing utility information shown on the drawings and details is considered approximate and is not necessarily complete.
7. The contractor shall verify all dimensions and conditions at the site and verify all underground utilities in the field prior to construction. Conflicts between the drawings and actual site conditions shall be brought to the attention of the Engineer and Owner prior to starting work.

8. The contractor shall be responsible for the protection of all existing utilities or service lines that are crossed or exposed during construction operations. Where existing utilities or service lines are cut, broken or damaged, the contractor shall repair or replace the utilities or service line with the same type of material and construction or better. This material and work shall be at the contractors own expense.
9. Any adjacent property and right-of-way disturbed during construction must be returned to their existing conditions or better. The contractor agrees to repair any damage to the public right-of-way in accordance with the standards of the applicable regulatory agency.
10. The contractor shall protect all monuments, iron pins and property corners during construction.
11. The contractor shall be responsible for the storage of materials in a safe and workmanlike manner to prevent injuring, during and after working hours, until project completion.
12. The contractor shall comply with latest edition of OSHA regulations and the State of Texas concerning excavations.
13. Adequate drainage shall be maintained at all times during construction and any drainage ditch or structure disturbed during construction shall be restored to existing conditions or better.
14. All construction is subject to inspection by the City of Rockwall Building Official in accordance with the Governing Codes and Ordinances. The contractor must coordinate all required inspections with the City of Rockwall with 48 hours notice.
15. It shall be the responsibility of the contractor to obtain all required permits and inspection approvals for all work shown.
16. A copy of the approved construction drawings must be kept on site at all times through out the entire duration of construction of this project. Contractor shall maintain a set of reline drawings, recording as-built conditions during construction. These reline marked up drawings must be submitted to the respective design consultant who will make the changes on the original plans with survey verification as applicable, and labeling each sheet in the set as "As Built" drawings and returning to City Staff upon project completion.

ZONING:

This 1.6989 acres was originally a part of the PD-54 Planned Development in accordance with City of Rockwall Ordinance No. 04-31 reflecting residential development; this property has since been re-zoned to allow commercial development as stated in PD-54 Planned Development for the various tracts as shown in Exhibit B of Ordinance No. 04-31. The proposed development conforms to Section 2.12 Commercial District of Zoning Ordinance No. 83-23.

SITE SPECIFICATIONS:

Percent Lot Coverage (max 60%): Lot 1= 22.6%; Lot 2= 17%
 Impervious Coverage (max 85%):
 Lot 1= 1-(13,978.61 / 61,060)= 77.11%
 Lot 2= 1-(3,955.61 / 12,942)= 69.44%
 Amount of Impervious Area vs Landscape/Open Space Area Provided and Required as per zoning district-max 85-90%
 Parking Calculations: City of Rockwall Code of Ordinances, Part III - Unified Development Code, Article VI - Parking and Loading, Table 3:
 HAIR SALON, MANICURIST, BARBERSHOP = 1 PARKING SPACE PER EACH 250 SQFT OF BUILDING
 SIGN SHOP: LIGHT ASSEMBLY AND FABRICATION - 1 FOR EACH 500 SQFT OR 0.75 FOR EACH EMPLOYEE ON LARGEST SHIF

GENERAL CONSTRUCTION NOTES:

THIS PROPOSED COMMERCIAL LAND DEVELOPMENT PROJECT IS LOCATED ON 1.6989 ACRES OF VACANT LAND IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS. THE TRACT OF LAND IS SITUATED IN THE J.D. McFARLAND SURVEY, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING ALL OF THE SAME TRACT CONVEYED IN SPECIAL WARRANTY DEED DATED JULY 24, 2006 FROM ROCKWALL HALL PARKWAY, L.P. TO PHILLIP, SANDRA, KATHLEEN, CHRIS AND JENNIFER HALL RECORDED IN VOLUME 4669, PAGE 257 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS. THIS TRACT IS CURRENTLY PROPOSED FOR REPLAT TO BE NAMED PFEFFER/INMAN ADDITION, LOTS 1 & 2, BLOCK 1. THE ADDRESS FOR THE SALON IS TO BE 860 E. RALPH HALL PKWY, AND THE ADDRESS FOR THE SIGN SHOP IS TO BE 880 E. RALPH HALL PKWY.

PROJECT DESCRIPTION:

This project consists of commercial construction of a one-story, 10,384 sqft, masonry building of wood framing to be used as a Salon on the proposed Lot 1; and an additional commercial construction of a one-story, 2,925 sqft, masonry building of wood framing to be used as a Sign Shop on the proposed Lot 2. The project includes construction of concrete paving for fire lane, access and parking for the two facilities including private and public utility improvements.

STORMWATER POLLUTION PREVENTION PLAN (SWP3):

SWP3 to be provided by others. Grass is to be established in all disturbed areas, grass shall be at least 1-inch in height with 75%-80% coverage of all disturbed areas. Stormwater pollution prevention best management practices are to be implemented for the project, erosion control silt fencing to prevent polluted stormwater from leaving the site shall be in place to protect adjacent property and storm drainage systems from sedimentation. Additionally, a bullrock construction entrance/exit shall be constructed with street cleaning of sediment as needed or as requested by Owner or City of Rockwall Regulatory Officials.

FLOODPLAIN INFORMATION:

According to the Flood insurance Rate map compiled by the Federal Emergency Management Agency for the National Flood Insurance Program, Community Panel No. 48397C0040L, Rockwall County, TX dated September 26, 2008, it appears that NO PORTION of the property and/or project site falls within the 100-year Flood Hazard Boundary.

SITE DRAINAGE:

No detention pond is proposed for this project, all stormwater drainage is designed to be routed to the existing 18" storm sewer pipe near the South corner of the property via parking lot sheet flow and drainage swales to a proposed 18" RCP storm pipe routed through the rear landscape easement.

ENVIRONMENTAL SERVICES / SOLID WASTE:

The proposed 12x10' dumpster area with 30x10' concrete dumpster pad is located on Lot 1 at the end of the loading area between the Salon and Sign Shop buildings. The dumpster is proposed to be an 8-yard front lift type metal dumpster, with a masonry wall enclosure with wood gates. The dumpster is to be picked up 1 time per week. During construction phase the contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with the construction of this project. The contractor shall use all means necessary to prevent the occurrence of windblown litter from the project site. Demolition / Construction Waste - Site is required to provide containment for waste prior to and during demolition and construction. Solid waste roll off boxes and/or metal dumpsters shall be supplied by City or City permitted contractor(s) only.

LANDSCAPE DESIGN / TREE PRESERVATION:

There are no existing trees on this site, the property is considered a grassy prairie. See Landscape Plan by T. H. Pritchett & Associates.

OUTDOOR LIGHTING:

Architect is to provide Photometric Plan.

ADA- PRIVATE ACCESSIBILITY REVIEW:

Designated handicap parking spaces, walks and ramps shall meet all TAS and ANSI standards. A private accessibility review report to be provided by Owner to City of Rockwall Officials if required.

FIRE PROTECTION:

All Fire Protection design and construction is to comply with the 2009 International Fire Code and the 2012 Edition of the Fire Marshal's Office Guidelines. The Salon structure is to be sprinkled in accordance with NFPA 13 - Standard for the Installation of Sprinkler Systems. Underground Fire Mains are designed and are to be constructed in accordance with NFPA 24 - Standard for the Installation of Private Fire Service Mains and Their Appurtenances. Fire Lanes are to be constructed of 6-inch thick 3600 psi concrete with No. 3 bars spaced 24 inches on centers both ways and with sub-grade compacted to a density not less than 95% of ASTM D698 Standard Proctor. Fire Lanes are to be marked with red paint and signage reading "Fire Lane No Parking" in accordance with Fire Marshal's Office Standards. One adjacent existing fire hydrant is used in addition to proposed hydrant to exceed the required building coverage, one proposed fire hydrant is located within 100 feet from the FDC.

PAVEMENT DESIGN:

All concrete to be placed in accordance with construction details as outlined in the Standard Specifications for Public Works Construction, North Central Texas, Third Edition and as revised by City of Rockwall Standards of Design and Construction of the Public Works Department, August 2003. All 3,000 psi concrete shall be a minimum of 5.0 sack mix for machine placed or a minimum of 5.5 sack mix for hand placed; all 3,600 psi concrete shall be a minimum of 6.0 sack mix for machine placed or a minimum of 6.5 sack for hand placed. All pavement areas to be constructed with concrete, depths of concrete vary, see below. No lime stabilization for subgrade on site is required, all paving areas require 12" of moisture conditioned subgrade and compacted to a minimum of 95% of the respective ASTM-698 standard proctor in accordance with the Subsurface Investigation report for the site prepared by Hooper Group Consultants, Ltd. in Dallas, TX. Parking areas to be constructed with 5" thick of 3,000 psi concrete with #3 reinforcing bars spaced at 24" on centers each way. Fire lanes to be constructed with 7" thick of 3,600 psi concrete with #3 reinforcing steel bars spaced at 24" on centers each way. Dumpster pad area to be constructed with 8" thick of 3,600 psi concrete with #5 reinforcing bars spaced at 12" on centers each way. Ralph Hall Pkwy. R.O.W. area to be constructed with 10" thick of 3,600 psi concrete with #3 reinforcing bars spaced at 24" on centers each way. Sidewalks to be constructed with 4" thick of 3,000 psi concrete with 6"x6" reinforcing steel mesh.

TRAFFIC CONTROL:

Contractor is to comply with Part VI of the Texas Manual on Uniform Traffic Control Devices during demolition and construction.

WELDON BROWN ENGINEERING, LC

TBPE #10477
 297 WATERFORD WAY
 MONTGOMERY
 TEXAS 77356
 (832) 691-1581

STATE OF TEXAS
 REESE W. BROWN, III
 65511
 LICENSED PROFESSIONAL ENGINEER

THE SEAL AND SIGNATURE APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY REESE W. BROWN, III, P.E. TBPE #65511 ON 11-13-12

OWNER:
ROCKWALL SALONS, LLC
 dba SALONS ELITE

P.O. BOX 846
 SEAGOVILLE, TX 75159

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

PFEFFER/INMAN ADDITION
 2 LOTS - 1.6989 ACRES
 J.D. McFARLAND SURVEY, ABSTRACT NO. 145
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET TITLE:
AS-BUILT SITE PLAN
 DATE: 11/13/12
C-1