

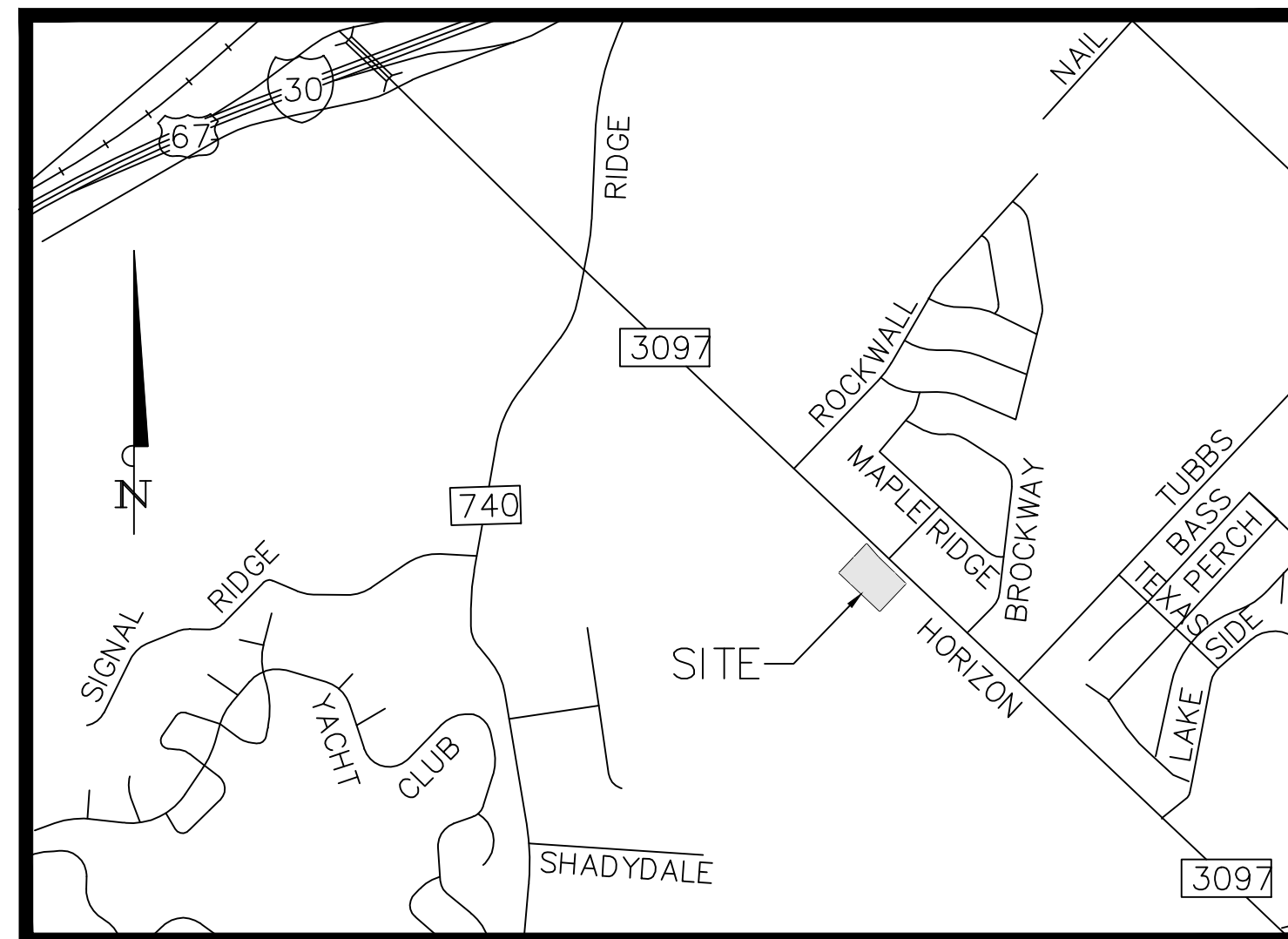
CIVIL CONSTRUCTION PLANS
FOR
Rockwall Medical Plaza
PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION
LOT 3, BLOCK A
1.888 ACRES OR 82,231 S.F.
FM 3097 (HORIZON ROAD)

Rockwall Medical Plaza
PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION

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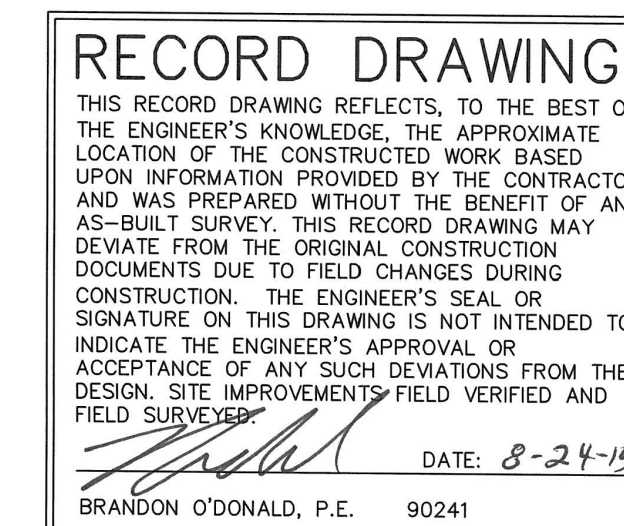


VICINITY MAP

IN
ROCKWALL, TEXAS
ROCKWALL COUNTY

NOVEMBER, 2014

OWNER/DEVELOPER:
SPINE TEAM TEXAS, PA
1545 EAST SOUTHLAKE BLVD., SUITE 100
SOUTHLAKE, TX 76092
CONTACT: MARK HOOD
MARK.HOOD@SPINETEAMTEXAS.COM
817-442-9300



PREPARED BY:
BANNISTER
ENGINEERING
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TEXAS FIRM REGISTRATION NO. F-10599

CONTACT: BRANDON O'DONALD, P.E.

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112-13-02



GENERAL CONSTRUCTION NOTES

1. ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF ROCKWALL DESIGN STANDARDS. IF NO CITY STANDARD IS AVAILABLE, MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE "NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" 3RD EDITION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIALS, LABOR, AND EQUIPMENT TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. ALL ITEMS DESCRIBED IN THE PLANS, SPECIFICATIONS, OR THE PROJECT NOTES IN THE PLANS SHALL BE INCLUDED IN THE CONTRACTOR'S BASE BID. NO EXTRA PAY WILL BE GIVEN UNLESS AN ITEM IS SPECIFICALLY DESCRIBED IN THE PLANS OR CONTRACT DOCUMENTS AS "PAY BY OWNER". ALL WORK SHALL BE CONDUCTED IN CONFORMANCE WITH CURRENT SAFETY CODES AND STANDARDS WITH JURISDICTION OVER THIS PROJECT.
3. THE CONTRACTOR SHALL CONTACT ALL FRANCHISE UTILITY COMPANIES TO HAVE THEM LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION AND DEPTH OF ALL FRANCHISE UTILITY SERVICES AND ANY REQUIRED RELOCATION AND/OR EXTENSIONS. SERVICES SHOWN ON THE PLANS, IF ANY, ARE CONCEPTUAL.
4. THE CONTRACTOR SHALL PROTECT ALL PUBLIC AND PRIVATE UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, POWER POLES, SIGNS, FIRE HYDRANTS, ETC., MUST BE ADJUSTED TO PROPER GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THE PAVING FOR THIS PROJECT.
5. BRACING OF UTILITY POLES MAY BE REQUIRED BY UTILITY COMPANIES WHEN TRENCHING OR EXCAVATION IS THE CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR. THERE IS NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE VARIOUS PAY ITEMS FOR INSTALLATION OF PIPE.
6. THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE CONSIDERED APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL PRESERVE AND PROTECT PUBLIC UTILITIES AT ALL TIMES DURING CONSTRUCTION. ANY DAMAGE TO UTILITIES RESULTING FROM CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT THE CONTRACTOR'S EXPENSE. THE ENGINEER SHALL BE NOTIFIED WHEN PROPOSED FACILITY GRADES CONFLICT WITH EXISTING UTILITY GRADES.
7. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY, INCLUDING, BUT NOT LIMITED TO FENCES, WALLS, PAVEMENT, GRASS, TREES, AND LAWN SPRINKLER AND IRRIGATION SYSTEMS AT NO COST TO THE OWNER. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT (UNLESS OTHERWISE NOTED) AND IS NOT A SEPARATE PAY ITEM.
8. THE CONTRACTOR SHALL REMOVE SURPLUS MATERIAL FROM THE PROJECT AREA. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT AND IS NOT A SEPARATE PAY ITEM.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
11. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
12. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS SHALL BE SENT TO THE ARCHITECT, CIVIL ENGINEER, CONTRACTOR, CITY INSPECTOR AND OWNER DIRECTLY FROM THE TESTING AGENCY.
13. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
14. CONTRACTOR SHALL VERIFY BENCHMARKS AND DATUM PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS.
15. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
16. ALL HORIZONTAL DIMENSIONS GIVEN ARE TO FACE OF CURB AND TO PIPE CENTERLINES UNLESS OTHERWISE NOTED ON PLANS.
17. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE SHOWN.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
19. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE CIVIL ENGINEER A COPY OF RECORD DRAWINGS IDENTIFYING ALL DEVIATIONS OR VARIATIONS FROM THE ORIGINAL PLANS.
20. CONTRACTOR SHALL GIVE NOTICE TO ALL AFFECTED PARTIES AND ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES OR RAILROADS AFFECTED BY HIS OPERATIONS, AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
21. IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO PROVIDE AN INSTALLATION COMPLETE IN EVERY RESPECT. IF THE CONTRACT DOCUMENTS DO NOT SUFFICIENTLY DESCRIBE THE FINAL PRODUCT, THE CONTRACTOR SHALL BRING SUCH TO THE ATTENTION OF THE ENGINEER. UNLESS OTHERWISE SPECIFIED, IT IS THE CONTRACTOR'S RESPONSIBILITY FOR METHODOLOGY OF CONSTRUCTION TO COMPLETE THE WORK INDICATED OR SPECIFIED. CONTRACTOR IS TO PROVIDE SAME AND PROVIDE MATERIALS AND EQUIPMENT USUALLY FURNISHED WITH SUCH SYSTEMS OR REQUIRED TO COMPLETE THE INSTALLATION, WHETHER SPECIFICALLY MENTIONED OR NOT.
22. CONTRACTOR SHALL COMPLY WITH ALL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS AND REGULATIONS, AS WELL AS ANY OTHER APPLICABLE FEDERAL, STATE, OR LOCAL HEALTH AND SAFETY STANDARDS, LAWS, OR REGULATIONS. FAILURE TO COMPLY WITH THE REQUIREMENTS SPECIFIED SHALL BE CONSIDERED JUST AND SUFFICIENT CAUSE FOR OWNER TO STOP WORK.
23. CONTRACTOR SHALL COMPLY WITH TEXAS HOUSE BILL 1569, EFFECTIVE SEPTEMBER 1, 1989, TO MAINTAIN A VIABLE TRENCH SAFETY SYSTEM AT ALL TIMES AS WELL AS THE U.S. DEPARTMENT OF LABOR, OSHA, "CONC. SAFETY AND HEALTH REGULATIONS", VOL. 29, SUB PART 2, AND AMENDMENTS THERETO. SHEETING, SHORING, BRACING, AND OTHER TRENCH SAFETY COSTS SHALL BE SUBSIDIARY TO THE COST CONSTRUCTION (NO EXTRA PAY).

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. THE CONTRACTOR SHALL USE SEDIMENT FILTERS OR OTHER MEASURES APPROVED BY THE ENGINEER AND CONSTRUCTION MANAGER TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM CLOGGING STORM SEWER PIPES OR PROPOSED OR EXISTING INLETS, OR FROM BEING TRANSPORTED TO ADJACENT PROPERTIES AND STREET RIGHT-OF-WAYS. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE AND SHALL REMAIN IN PLACE UNTIL FINAL GRADING AND PAVING IS COMPLETE AND PERMANENT SOIL STABILIZATION IS ACHIEVED.
2. CONSTRUCTION OPERATIONS SHALL BE MANAGED SO THAT AS MUCH OF THE SITE AS POSSIBLE IS LEFT COVERED WITH EXISTING TOPSOIL AND VEGETATION.
3. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH. THE AREAS SHALL THEN BE SEEDED (OR SODDED), IRRIGATED, AND MAINTAINED UNTIL PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE. UNLESS OTHERWISE NOTED, PRIVATE LAWN AREAS AND PARKWAYS IN FRONT OF PRIVATE LAWN AREAS DISTURBED BY CONSTRUCTION SHALL BE REPLACED WITH BLOCK SOD SIMILAR TO THAT EXISTING. LANDSCAPE AREAS OUTSIDE OF PARKING SHALL BE STABILIZED IMMEDIATELY AFTER PARKING PLACEMENT. FAILURE TO BEGIN STABILIZATION OF THESE AREAS MAY RESULT IN DELAYS FOR BUILDING PAD.
4. THE CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL POINTS OF CONSTRUCTION ACCESS TO THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION TRAFFIC UTILIZES THE STABILIZED ENTRANCE AT ALL TIMES FOR INGRESS/EGRESS TO THE SITE. SEDIMENTS TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED IMMEDIATELY.
5. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON A PUBLIC ROADWAY SHALL BE REMOVED IMMEDIATELY. WHEN WASHING 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.
6. CONTRACTOR IS RESPONSIBLE FOR PROPER MAINTENANCE OF THE REQUIRED EROSION CONTROL DEVICES THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS. EROSION CONTROLS SHALL BE REPAIRED OR REPLACED AS INSPECTION DEEMS NECESSARY, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. ACCUMULATED SILT IN ANY EROSION CONTROL DEVICE SHALL BE REMOVED AND SHALL BE DISTRIBUTED ON SITE IN A MANNER NOT CONTRIBUTING TO ADDITIONAL SILTATION. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH IS DISTURBED.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE FILTER BARRIER (OR OTHER METHOD APPROVED BY THE ENGINEER AND CITY) AS REQUIRED TO PREVENT ADVERSE OFF SITE IMPACTS OR STORM WATER QUALITY FROM SILT AND CONSTRUCTION DEBRIS FLOWING ONTO ADJACENT PROPERTIES AS REQUIRED BY THE CITY.
8. BEFORE ANY EARTHWORK IS DONE, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF CONSTRUCTION AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROTECT AND PRESERVE CONTROL POINTS AT ALL TIMES DURING THE COURSE OF THE PROJECT. THE GRADING CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
9. THE ONLY WASTE AND/OR RECYCLING HAULER TO HAVE A LICENSE TO OPERATE WITHIN CITY LIMITS IS DUNCAN DISPOSAL. IT IS A VIOLATION OF CITY ORDINANCE TO ALLOW ANOTHER HAULER TO HAUL WASTE. BOTH THE CONTRACTOR AND CONTRACTEE ARE ELIGIBLE FOR A FINE UP TO \$2000/DAY FOR VIOLATING THIS ORDINANCE.
10. 75% - 80% OF ALL DISTURBED AREA SHALL HAVE 1" TALL GRASS PRIOR TO ENGINEERING ACCEPTANCE.

PAVING AND STRIPING NOTES

1. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN AGENCY, APPROVED BY THE OWNER, FOR TESTING MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE, BY THE STANDARD TESTING PROCEDURES, THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE CITY AND PROJECT SPECIFICATIONS.
2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES REQUIRED FOR THE PROJECT SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (TMUTCD).
3. RAISED PAVEMENT MARKERS SHALL BE BONDED TO THE ROADWAY SURFACE WITH ADHESIVE CONFORMING WITH THE MANUFACTURER'S RECOMMENDATIONS.
4. THE PAVEMENT UPON WHICH THE LANE AND PAVEMENT MARKERS ARE TO BE PLACED SHALL BE PREPARED TO THE APPROVAL OF THE INSPECTOR TO ENSURE PROPER CLEANING OF THE PAVEMENT SURFACE.
5. ALL TRAFFIC STRIPING SHALL BE EXTRUDED THERMOPLASTIC MARKING MATERIAL.
6. SIGN LOCATIONS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH CITY STANDARDS. THE CONTRACTOR SHALL REVIEW LOCATION OF ALL TRAFFIC CONTROL DEVICES WITH THE CITY PRIOR TO INSTALLATION.
7. THE PAVING CONTRACTOR SHALL REFER TO THE IRRIGATION PLANS AND M.E.P. PLANS FOR LOCATION OF PROPOSED SLEEVING AND CONDUITS.
8. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AND AROUND THE BUILDING AS SHOWN ON THE PLANS.
9. FIRE LANES SHALL BE MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX (6) INCHES IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "NO PARKING FIRE LANE" OR "FIRE LANE NO PARKING" SHALL APPEAR IN FOUR (4) INCH WHITE LETTERS AT 20 FEET INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANE.
10. CURBS ADJACENT TO FIRE LANES SHALL BE PAINTED BRIGHT RED IN COLOR FROM THE CURB'S GUTTER LINE TO THE TOP, BACK OF CURB.
11. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT OF 1994 AND THE TEXAS ARCHITECTURAL BARRIERS ACT OF 1994, AND ALL ADDENDUMS OR UPDATES.
12. THE CONTRACTOR SHALL SUBMIT A PAVEMENT JOINTING PLAN TO THE ENGINEER AND OWNER PRIOR TO THE BEGINNING OF ANY CONCRETE PAVING WORK.
13. ANY EXISTING CONCRETE OR ASPHALT TO BE REMOVED SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR OFF SITE. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT AND IS NOT A SEPARATE PAY ITEM.
14. THE PAVING CONTRACTOR AND THE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING CONTRACTORS TO ENSURE THAT ALL UTILITY SERVICE CONNECTIONS AND CONDUITS ARE IN PLACE PRIOR TO BEGINNING ANY PAVING ACTIVITIES.
15. NO SAND UNDER PAVING.

WATER AND SANITARY SEWER NOTES

1. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WHERE PROPOSED UTILITIES ARE BEING CONNECTED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT IS DISCOVERED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN, COORDINATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY SERVICES ENTERING THE BUILDING AND/OR CROSSING OTHER UTILITIES.
3. ALL UTILITY CONSTRUCTION, WATER TAPS, VALVES, MANHOLES, AND SERVICES SHALL BE INSTALLED BY THE CONTRACTOR AFTER APPROVAL FROM THE CITY AND SHALL CONFORM TO ALL GUIDELINES AND REGULATIONS SET FORTH BY THE CITY FOR WATER AND SANITARY SEWER CONSTRUCTION.
4. ALL FIRE LINES AND APPURTENANCES USED FOR FIRE PROTECTION SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS.
5. ALL WATER MAINS 6"-12" DIA. SHALL MAINTAIN A MINIMUM COVER OF 48" UNDER UNPAVED FINISHED GRADE & 42" UNDER PROPOSED OR EXISTING PAVEMENT. ALL SEWER MAINS SHALL MAINTAIN A MINIMUM COVER OF 42".
6. ALL SANITARY SEWER LINES SHALL BE A MINIMUM OF PVC (SDR-35) PIPE. ALL SANITARY SEWER LINES DEEPER THAN 10 FEET SHALL BE SDR-26. ALL WATER LINES SHALL BE CLASS 200, DR-14.
7. THE CONTRACTOR SHALL SEQUENCE CONSTRUCTION TO AVOID INTERRUPTION OF WATER AND SANITARY SEWER SERVICE TO SURROUNDING AREAS.
8. EXISTING AND/OR PROPOSED WATER MAINS SHALL BE LOWERED BELOW OR ABOVE PROPOSED SANITARY AND STORM SEWER LINES TO MAINTAIN A MINIMUM OF 2.0 FEET OF VERTICAL SEPARATION. THE CONTRACTOR SHALL MAINTAIN A MINIMUM 9'-FEET (OUTSIDE TO OUTSIDE) SEPARATION BETWEEN SANITARY SEWER AND WATER MAINS.
9. EXISTING MANHOLE TOPS, VALVE BOXES, FIRE HYDRANTS AND ALL OTHER UTILITY APPURTENANCES SHALL BE ADJUSTED, AS REQUIRED, TO MATCH PROPOSED GRADES AS SHOWN ON GRADING PLAN. S.S. MANHOLES IN UNPAVED AREAS SHALL BE ADJUSTED TO BE 6" ABOVE GRADE.
10. FOR EACH SEWER AND WATER CROSSING, CONTRACTOR SHALL CENTER ONE JOINT OF SEWER PIPE ON THE EXISTING OR PROPOSED WATER MAIN.
11. FIRE HYDRANT CONNECTIONS SHALL BE LOCATED ON THE BUILDING NO LESS THAN 18", OR NO MORE THAN 48" ABOVE GRADE.
12. ALL VALVES AND FITTINGS SHALL HAVE MEGALUG ANCHORS.
13. THE CONTRACTOR SHALL INSTALL CONCRETE COLLARS (OR OTHER APPROVED MEANS) ON THE UNDERGROUND UTILITIES, TO PREVENT GROUND WATER FROM MIGRATING IN THE UTILITY TRENCH, BELOW THE BUILDING SLAB.
14. ALL WATER AND SANITARY SEWER SERVICES SHALL TERMINATE 5 FEET OUTSIDE THE BUILDING, UNLESS OTHERWISE NOTED, AND THE END OF THESE SERVICES SHALL BE TIGHTLY PLUGGED OR CAPPED. SEE M.E.P. OR ARCHITECTURAL PLANS FOR CONTINUATION.
15. INSTALL BLUE EMS DISK ON ALL SERVICE CONNECTIONS, CHANGE IN DIRECTION, VALVES AND METERS.

GRADING NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING ALL ASSOCIATED FEES FOR ANY REQUIRED GRADING PERMITS FROM THE CITY.
2. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN), IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT THEIR OWN EXPENSE.
3. ALL SPOT ELEVATIONS SHOWN ARE TO TOP OF PAVING SURFACE OR FINISHED EARTH GRADE UNLESS NOTED OTHERWISE. ADD 6-INCHES TO SPOT GRADES SHOWN, FOR TOP OF CURB ELEVATIONS.
4. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS AND NO PONDING IN PAVED AREAS. CONTRACTOR FIELD ADJUSTMENTS TO SPOT GRADES TO MAINTAIN POSITIVE DRAINAGE ARE ALLOWED WITH THE PRIOR APPROVAL OF THE ENGINEER. CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PAVING, IF ANY AREAS OF POOR DRAINAGE ARE ENCOUNTERED.
5. THE CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES WHICH ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES TO DETERMINE THEIR BID. ANY DEVIATION FROM A BALANCED CUT AND FILL SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER AND ANY VARIANCE SHALL BE SPECIFICALLY ITEMIZED ON THE BID. THE CONTRACTOR IS EXPECTED TO CONSTRUCT THE PROJECT PER THE APPROVED GRADING PLAN. DISCREPANCIES IN EARTHWORK QUANTITIES AFTER BEGINNING CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR SHALL REFERENCE THE ARCHITECTURAL AND STRUCTURAL PLANS AND SPECIFICATIONS FOR ALL BUILDING PADS.
9. THE CONTRACTOR SHALL EXTEND THE BUILDING PAD PREPARATION 5'-FEET BEYOND THE SLAB.
10. ALL FILL (OUTSIDE PAD) SHALL BE COMPACTED TO 95% USING A SHEEP'S FOOT ROLLER.

TRAFFIC CONTROL NOTES

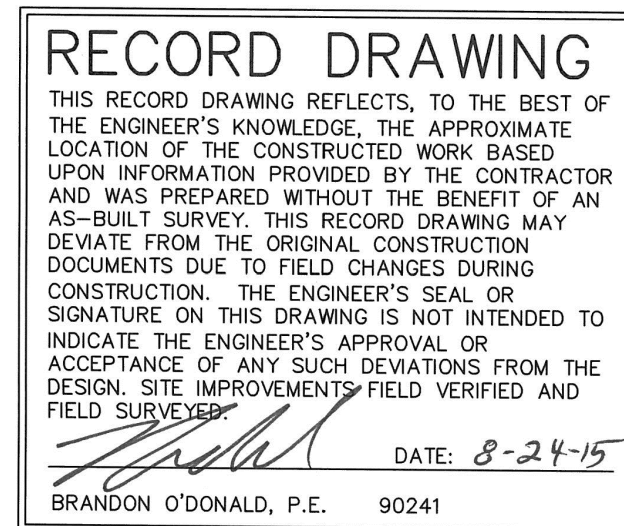
1. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLANS, AT LEAST 48 HOURS PRIOR TO ANY WORK IN A PUBLIC RIGHT-OF-WAY, SEALED AND SIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS.
2. ALL TRAFFIC CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD), LATEST VERSION.
3. THE CONTRACTOR SHALL COVER EXISTING SIGNS AND OBLITERATE EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH THE INTENT OF TRAFFIC CONTROL PLANS TO AVOID CONFUSION TO THE TRAVELING PUBLIC.
4. ALL TEMPORARY SIGNS, BARRICADES, WARNING LIGHTS AND OTHER MISCELLANEOUS TRAFFIC CONTROL MEASURES SHALL BE REMOVED AND ORIGINAL PERMANENT TRAFFIC CONTROL MEASURES, SIGNS, AND PAVEMENT MARKINGS REPLACED AT THE END OF THE CONTRACTOR'S CONSTRUCTION OPERATIONS.
5. TRAFFIC BARRICADES WILL BE REQUIRED AT ALL PROPOSED DRIVEWAY CONNECTIONS TO STREETS. BARRICADES SHALL CONFORM TO THE INSTALLATION SHOWN IN THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD), LATEST VERSION.
6. CONTRACTOR SHALL OBTAIN LANE CLOSURE PERMITS WHEN LANE CLOSURES ARE REQUIRED.
7. CONTRACTOR SHALL COVER STREET EXCAVATIONS WITH ADEQUATELY ANCHORED STEEL PLATES DURING NONWORKING HOURS AND OPEN LANES OF TRAFFIC FLOW.
8. APPROVED COPIES OF "TRAFFIC CONTROL PLANS" AND LANE/SIDEWALK CLOSURE PERMITS SHALL BE AVAILABLE FOR INSPECTION AT JOB SITE AT ALL TIMES.

GAS, ELECTRIC, TELEPHONE NOTES:

1. CONTRACTOR SHALL CONTACT FRANCHISE UTILITY COMPANIES PRIOR TO CONSTRUCTION, IN ORDER TO LOCATE AND/OR DISCONNECT EXISTING SERVICES, AND TO COORDINATE NEW SERVICE.
2. ANY PROPOSED FRANCHISE UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE CONCEPTUAL ONLY. THE CONTRACTOR SHALL COORDINATE THE EXACT DESIGN, ALIGNMENT, INSTALLATION REQUIREMENTS AND COST SHARING ARRANGEMENTS WITH THE INDIVIDUAL UTILITY PROVIDERS AND THE PROJECT OWNER. THE CONTRACTOR SHALL INCLUDE IN THE BASE BID, ALL ASSOCIATED COSTS TO INSTALL FRANCHISE UTILITY (GAS, ELEC. PHONE, CABLE) SERVICE TO THE PROPOSED BUILDING. THE CONTRACTOR SHALL ESTABLISH ADEQUATE LEAD TIME IN THEIR CONSTRUCTION SCHEDULE FOR COORDINATING AND PROCURING FRANCHISE UTILITY SERVICES.

ACCESSIBILITY NOTES

1. IT IS THE ENGINEER'S INTENT THAT SURFACES AT ACCESSIBLE PARKING SPACES, AT PICK UP AREAS, AT TRUCK UNLOADING LOCATIONS, AND AT BUILDING ENTRANCES OR EXITS ARE CONSTRUCTED SUCH THAT THOSE SURFACES SHALL HAVE A SLOPE NOT GREATER THAN 2.00% IN ANY DIRECTION AND NOT LESS THAN 1.00% IN THE DIRECTION OF STORM WATER RUNOFF. HOWEVER, LONGITUDINAL SLOPES ALONG ACCESSIBLE ROUTES MAY BE INCREASED TO NOT MORE THAN 5.00% IF SO INDICATED BY THE ENGINEER'S GRADING PLAN. IN CASE OF DISCREPANCY WITH SPOT ELEVATIONS OR ELEVATION CONTOURS, THE ENGINEER'S INTENT DESCRIBED IN THIS NOTE SHALL GOVERN. THE CONTRACTOR SHALL CONSTRUCT THE IMPROVEMENTS IN COMPLIANCE WITH THE ENGINEER'S INTENT AS DESCRIBED IN THIS NOTE UNLESS THE CONTRACTOR HAS COORDINATED WITH THE ENGINEER AND RECEIVED WRITTEN AUTHORIZATION TO PROCEED OTHERWISE.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AS A PART OF THE CONTRACTOR'S CONSTRUCTION OVERSIGHT DUTIES, TO THOROUGHLY REVIEW ALL PROPOSED SLOPES AND ELEVATIONS PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF PLAN DISCREPANCIES OR DISCREPANCIES BETWEEN THE PLANS AND THE RULE DESCRIBED IN "ACCESSIBILITY NOTE 1", PRIOR TO CONSTRUCTION, AND THE CONTRACTOR SHALL ALLOW THE ENGINEER TIME TO REVIEW THE PLANS AND MAKE REVISIONS IF NECESSARY. THE ENGINEER'S PLANS HAVE BEEN PREPARED WITHOUT THE BENEFIT OF DETAILS REGARDING THE THRESHOLD TO BE INSTALLED AT BUILDING INGRESS/EGRESS LOCATIONS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE ARCHITECT OF THE BUILDING TO ENSURE THAT ELEVATION DIFFERENCES BETWEEN THE BUILDING'S FINISHED FLOOR, THE THRESHOLD, AND THE FLATWORK ADJACENT TO THE BUILDING ARE IN COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY REQUIREMENTS. THE CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AWAY FROM THE BUILDING AT ALL LOCATIONS. IT IS IMPERATIVE THAT THE CONTRACTOR COORDINATE ACCESSIBILITY CONCERNS WITH THE ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTING THE IMPROVEMENTS. IF THE CONTRACTOR FAILS TO ADEQUATELY COORDINATE WITH THE ENGINEER AND THE ARCHITECT PRIOR TO CONSTRUCTING IMPROVEMENTS, ANY EXTRA COSTS TO RECTIFY ACCESSIBILITY ISSUES WILL BE AT CONTRACTOR'S SOLE EXPENSE, AND THE CONTRACTOR SHALL, WITH NO EXTRA PAY, PERFORM RE-WORK SUCH AS DEMOLITION, REMOVAL, RE-GRADING, AND REPLACEMENT OF ANY CONCRETE, ASPHALT, COMPACTED EARTH OR OTHER SURFACES, AND ALL OTHER RELATED IMPROVEMENTS, WHICH HAVE BEEN CONSTRUCTED BY CONTRACTOR OR CONTRACTOR'S SUB-CONTRACTOR THAT DO NOT COMPLY WITH ALL APPLICABLE CODES AND ACCESSIBILITY REQUIREMENTS.



ISSUES

REVISIONS

3 PCR 01

Rockwall Medical Plaza

FM3097 (HORIZON RD) LOT 3
ROCKWALL, TX 75082

Spine Team Texas, PA

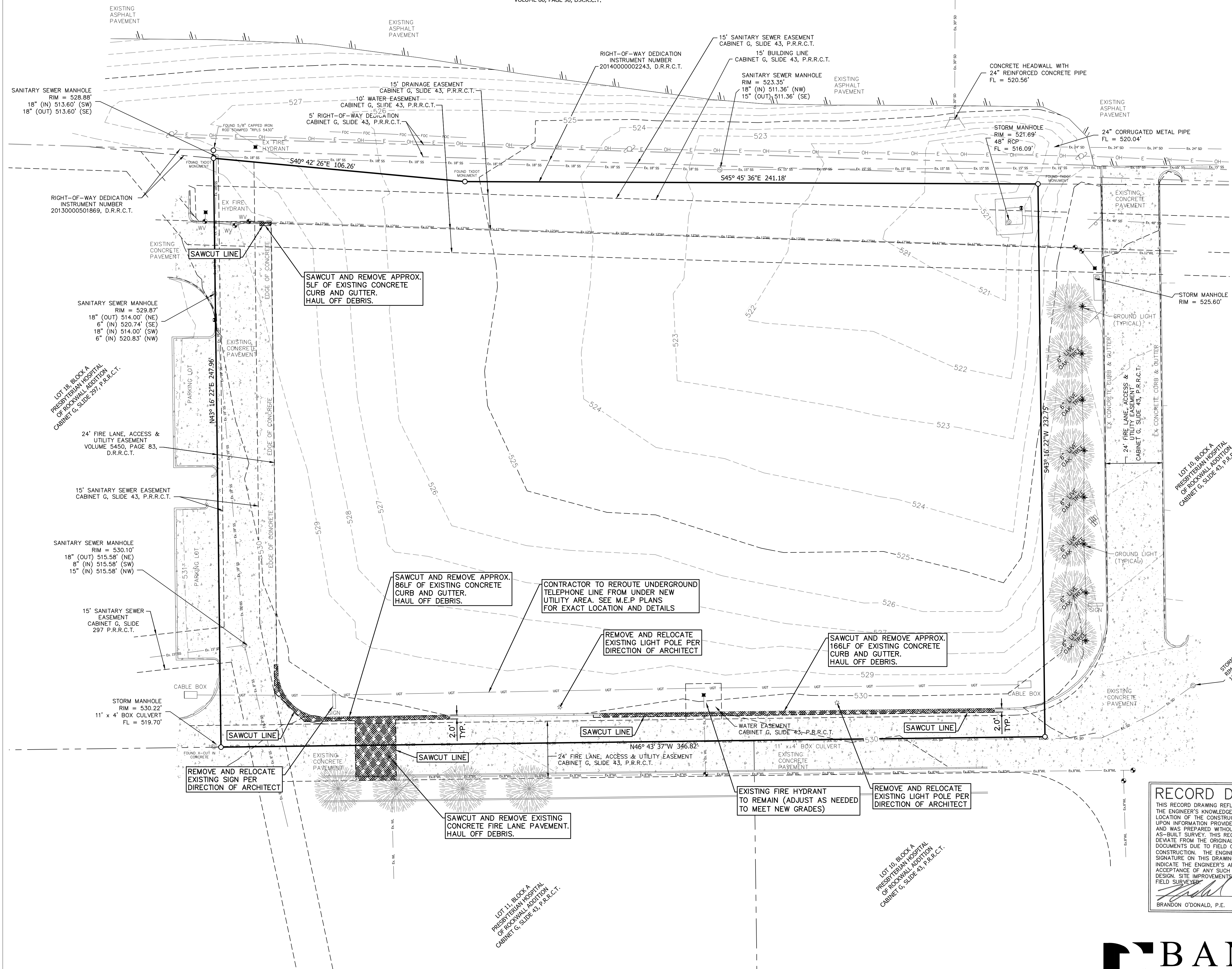
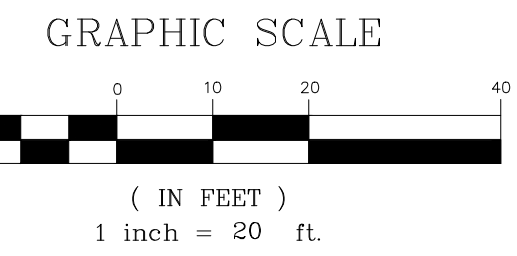


GENERAL NOTES

JOB 14146.0100
DATE 11/26/2014
SHEET

C-1.1

**HORIZON ROAD
(F.M. 3097)**
VARIABLE WIDTH RIGHT-OF-WAY
VOLUME 86, PAGE 98, D.R.R.C.T.



NOTES

1. CONTRACTOR IS RESPONSIBLE TO REMOVE ITEMS INDICATED ON THIS PLAN. THIS INCLUDES DEMOLISHING AND REMOVAL OF INDICATED IMPROVEMENTS. ITEMS TO BE DEMOLISHED INCLUDE, BUT ARE NOT LIMITED TO, BUILDINGS, STRUCTURES, PAVEMENTS, UTILITIES, EQUIPMENT, AND MISCELLANEOUS ITEMS. CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE WITH THE SITE PRIOR TO BIDDING THE PROJECT TO FIELD VERIFY EXTENTS OF THE WORK. CONTACT THE ARCHITECT TO MAKE ARRANGEMENTS FOR VISITING THE SITE.
2. REFER TO SHEET C-1.1 FOR ADDITIONAL NOTES.
3. REFER TO PAVING, STORM DRAIN, UTILITY, AND LANDSCAPE PLANS FOR ADDITIONAL DETAILS.
4. CONTRACTOR SHALL HAUL OFF AND DISPOSE IN A LAWFUL MANNER ALL DEBRIS AND TRASH GENERATED FROM REMOVAL OF BUILDINGS, PAVEMENT, UTILITIES, EQUIPMENT, TREES, AND ETC.
5. FOR ALL UTILITIES TO BE ABANDONED, CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY OWNER AND WHERE POSSIBLE CAP THE UTILITY AT THE PROPERTY LINE.
6. THE ENTIRE SITE IS TO BE SODDED. NO HYDRO-MULCH AND NO OPTION FOR THE GENERAL CONTRACTOR TO PROVIDED ONE OR THE OTHER.
7. SEE LANDSCAPE PLAN FOR TREES TO BE REMOVED.

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 ACCURACY OF DESIGN.

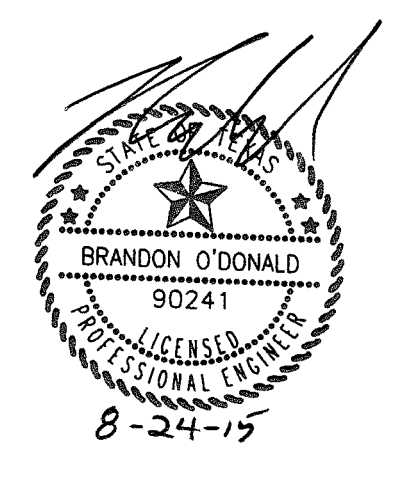
LEGEND

- CONTRACTOR TO REMOVE EXISTING CONCRETE DRIVES
- SAWCUT LINE

RECORD DRAWING
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DATE: 8-24-15
BRANDON O'DONALD, P.E. 90241

- BENCH MARK**
- Site Benchmarks:
 - Site Benchmark No. 1:
"X" Cut in concrete Inlet
Elevation = 521.69
 - Site Benchmark No. 2:
"X" Cut in concrete Curb
Elevation = 530.47

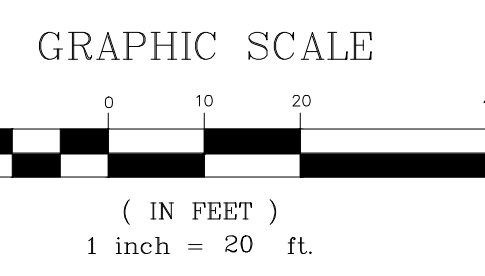
Rockwall Medical Plaza
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ROCKWALL, TX 75032
Spine Team Texas, PA



DEMOLITION PLAN

JOB 14146.0100
DATE 11/26/2014
SHEET C-1.2

**HORIZON ROAD
(F.M. 3097)**
VARIABLE WIDTH RIGHT-OF-WAY
VOLUME 86, PAGE 98, D.R.R.C.T.



LEGEND

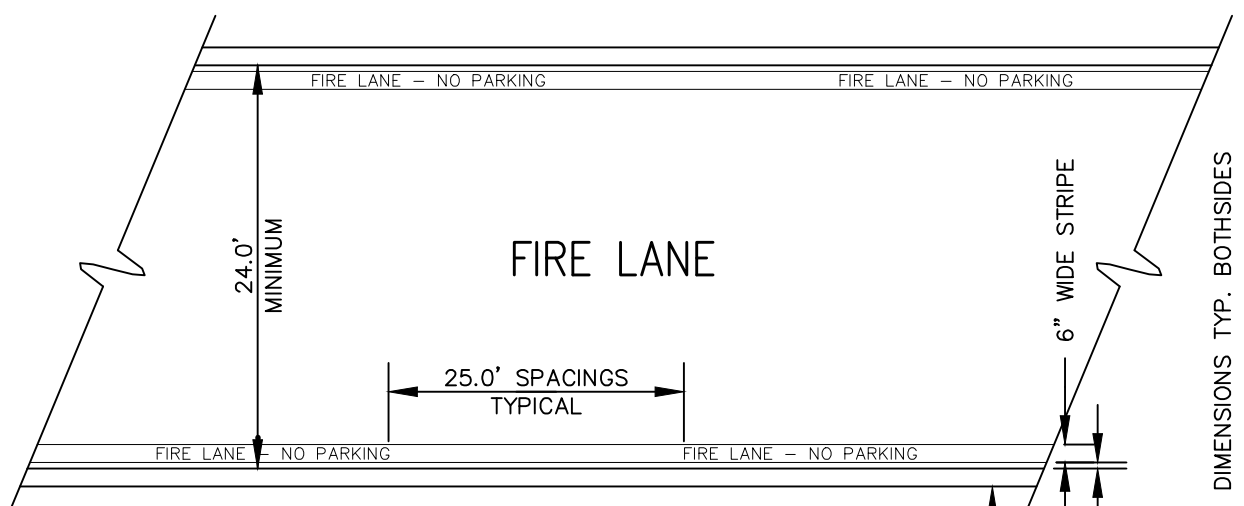
- 6" 3,600psi CONCRETE PAVEMENT (MIN. 6.5 SACK MIX) ON COMPACTED SUBGRADE #3 BARS ON 18" O.C.E.W.
 - 5" 3,600psi CONCRETE PAVEMENT (MIN. 5.5 SACK MIX) ON COMPACTED SUBGRADE #3 BARS ON 18" O.C.E.W.
 - 4" 3,000psi CONCRETE SIDEWALK PAVEMENT (MIN. 5.5 SACK MIX) ON COMPACTED SUBGRADE #3 BARS ON 18" O.C.E.W.
 - 7" 3,600psi DUMPSTER PAVEMENT (MIN 6.5 SACK MIX) ON COMPACTED SUBGRADE #3 BARS ON 18" O.C.E.W.
- *NOTE: NO SAND UNDER CONCRETE PAVEMENT.
- DENOTES BLUE PLACARD HANDICAP STALLS
 - BARRIER FREE RAMP
 - LONGITUDINAL BUTT JOINT
 - NUMBER OF PARKING SPACES
 - CURB TRANSITION FROM 6" TO 0" - 5' LONG

PER PROJECT GEOTECHNICAL REPORT (TERRACON CONSULTANTS, INC. PROJECT NO. 94145161, DATED JUNE 27, 2014. REF. GEOTECH REPORT FOR SUBGRADE PREPARATION AND OTHER PAVING/FILL RECOMMENDATIONS.

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 ACCURACY OF DESIGN.

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
3. SEE ARCHITECTURAL PLANS FOR ALL SIDEWALKS AND FLATWORK ADJACENT TO BUILDING.
4. REFER TO SHEET C-7.1 FOR DETAILS.
5. CAUTION SIGN SHALL BE MOUNTED ON GALVANIZED STEEL POST PER SIGN DETAIL ON C-7.1. THE 12"x18" SIGN SHALL BE HIGH INTENSITY, ALUMINUM.
6. REFER TO SHEET C-1.1 FOR SITE ACCESSIBILITY STANDARDS



FIRE LANE STRIPING DETAIL

- STRIPING DETAILS AND SPECIFICATIONS**
- A. PAINT:
1. STRIPE SHALL BE SIX(6) INCHES WIDE PAINTED WITH AN EXTERIOR ACRYLIC LATEX PAINT. COLOR SHALL BE "TRAFFIC RED" GILDEN NO. 63251 OR EQUAL.
 2. LETTERS SHALL BE FOUR(4) INCHES HIGH PAINTED WITH AN EXTERIOR ACRYLIC PAINT. COLOR SHALL BE "TRAFFIC WHITE" GILDEN NO. 563245 OR EQUAL.
- B. APPLICATION:
1. STRIPE MAY BE BRUSHED OR SPRAYED, ONE COAT TO FINISH.
 2. LETTERS SHALL BE STENCIL FORMED, BRUSH APPLIED AND SPACED AS DETAILED ON THIS SHEET.

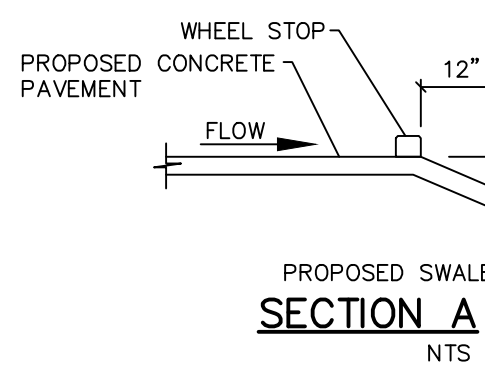
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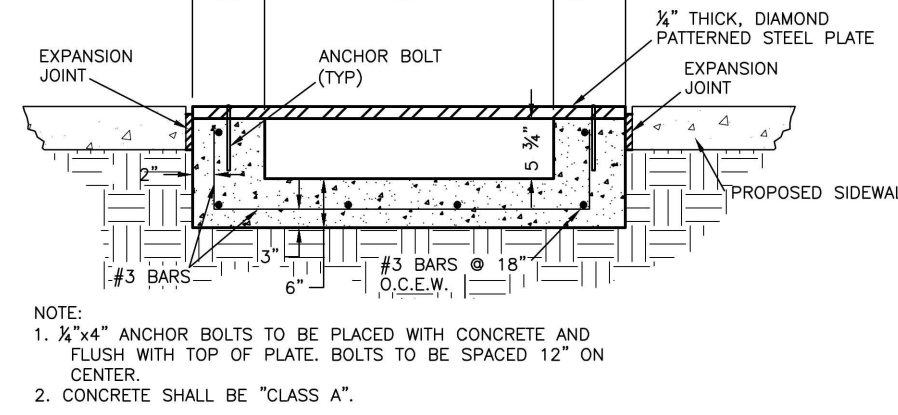
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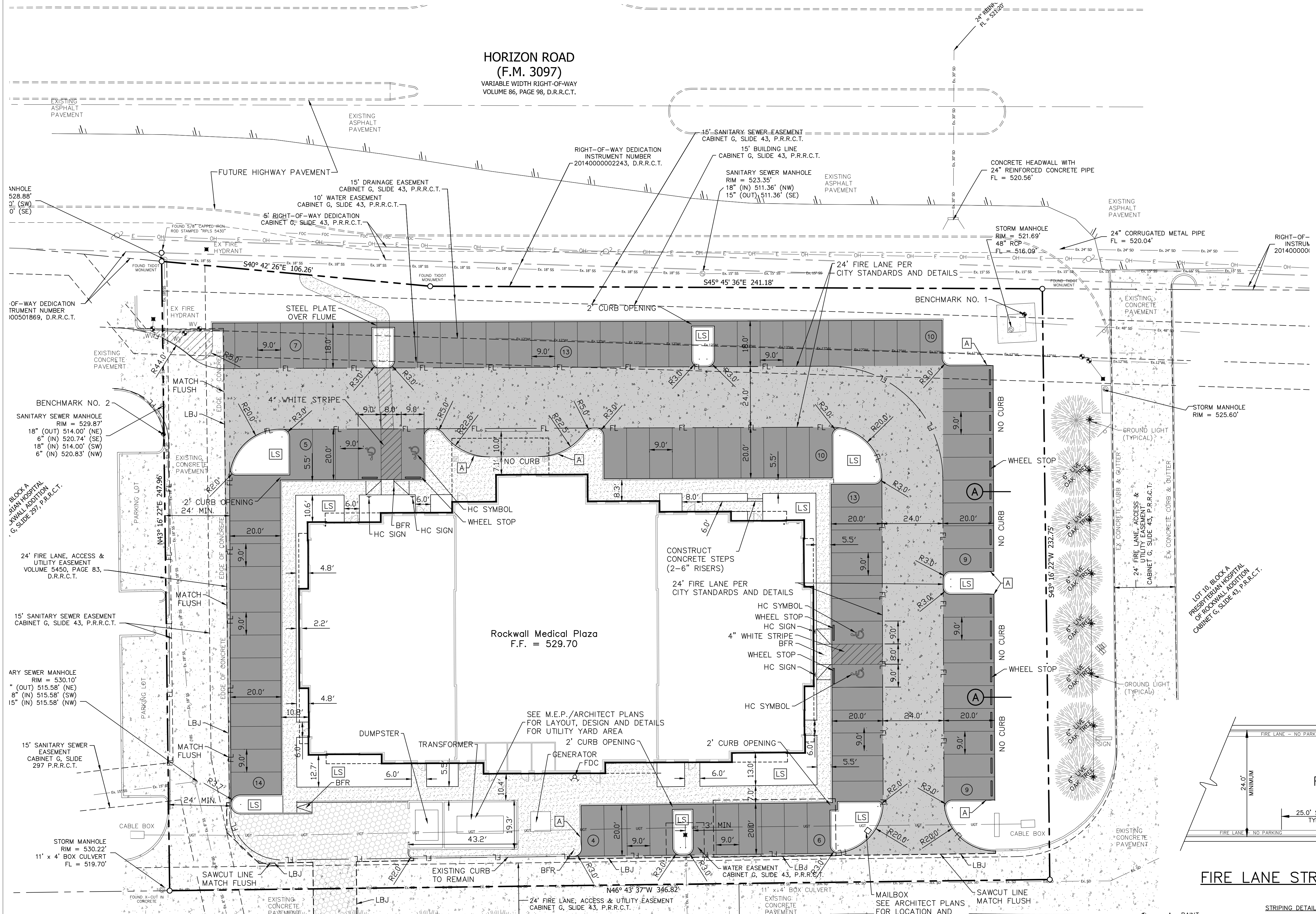
DATE: 8-24-15
BRANDON O'DONALD, P.E. 90241



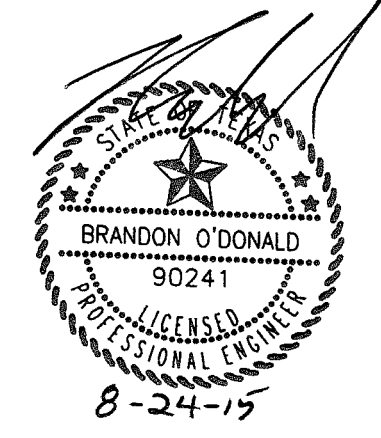
CONCRETE DRAINAGE FLUME UNDER PROPOSED SIDEWALK



NOTE:
1. 1/2"x4" ANCHOR BOLTS TO BE PLACED WITH CONCRETE AND FLUSH WITH TOP OF PLATE. BOLTS TO BE SPACED 12" ON CENTER.
2. CONCRETE SHALL BE "CLASS A".



Rockwall Medical Plaza
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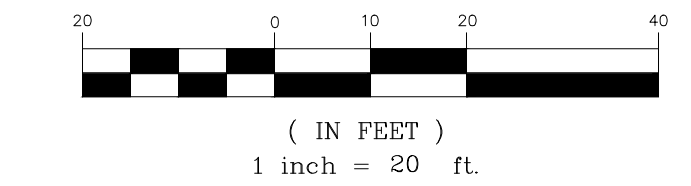


PAVING PLAN

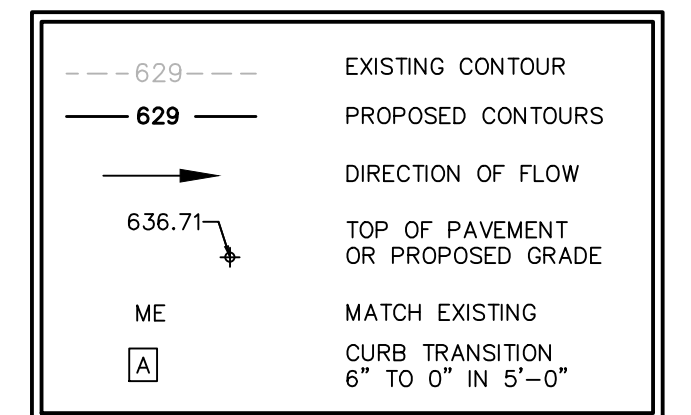
JOB 14146.0100
DATE 11/26/2014
SHEET

C-2.1

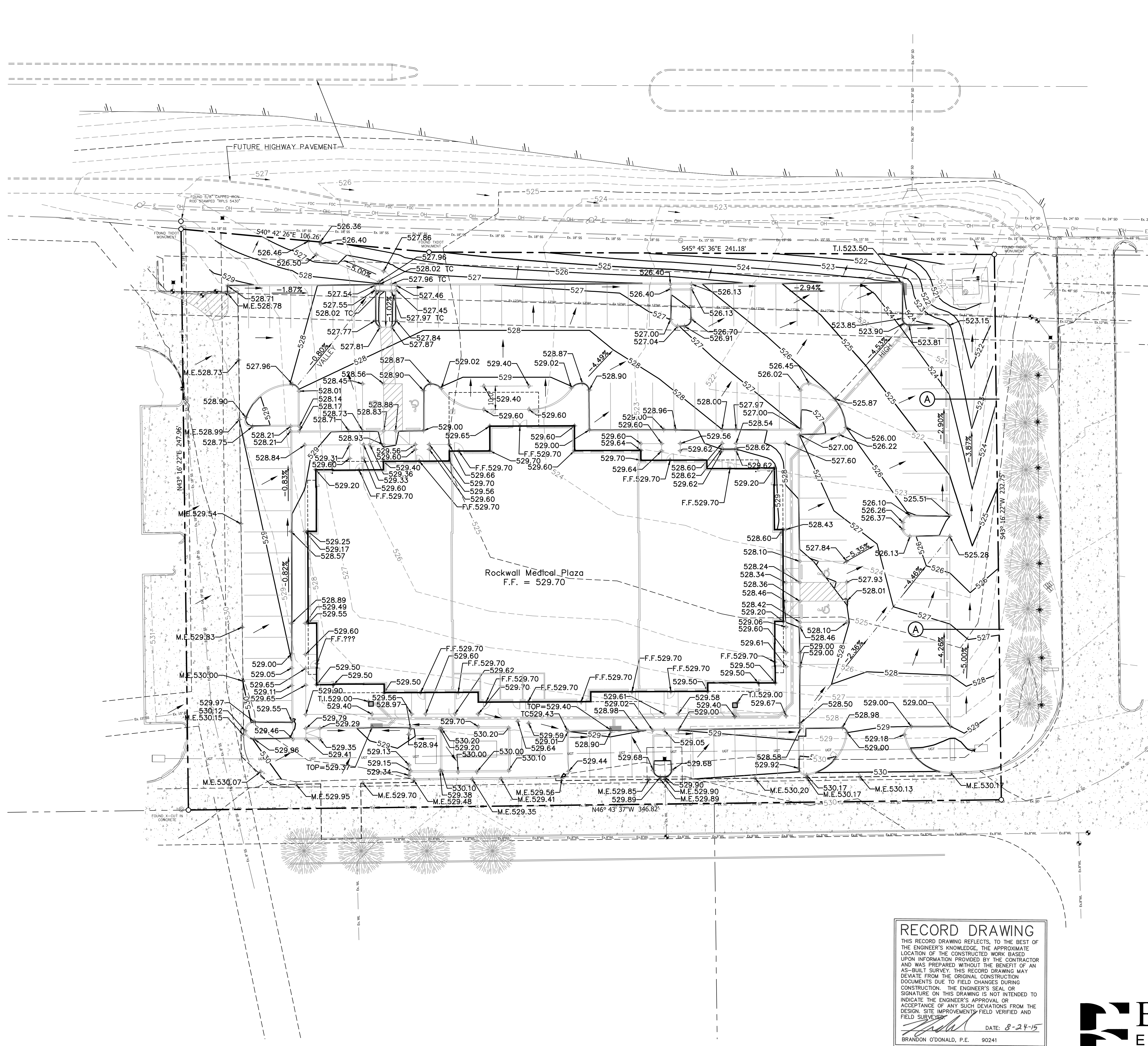
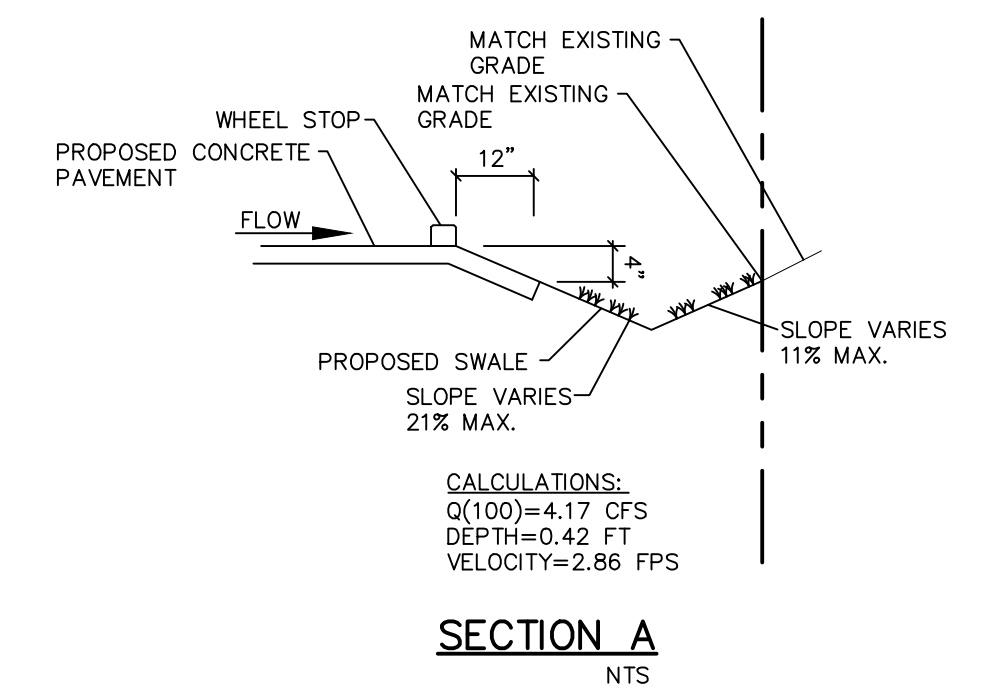
GRAPHIC SCALE



GRADING LEGEND



- NOTES:
1. ALL SLOPES WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS. ALL SLOPES ALONG ACCESSIBLE ROUTES SHALL NOT EXCEED 5.0% LONGITUDINALLY AND 2.0% IN CROSS-SLOPE.
 2. ALL SLOPE ELEVATIONS ARE TO TOP OF PAVEMENT (GUTTER LINE) UNLESS OTHERWISE NOTED. ADD 0.5' FOR TOP OF CURB.
 3. REFER TO SHEET C-1.1 FOR ADDITIONAL NOTES.



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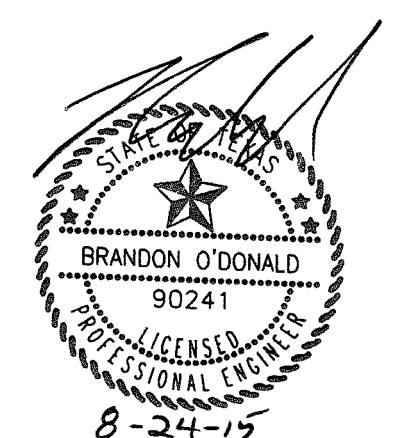
BENCH MARK

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Rockwall Medical Plaza

FM3097 (HORIZON RD) LOT 3
ROCKWALL, TX 75032

Spine Team Texas, PA

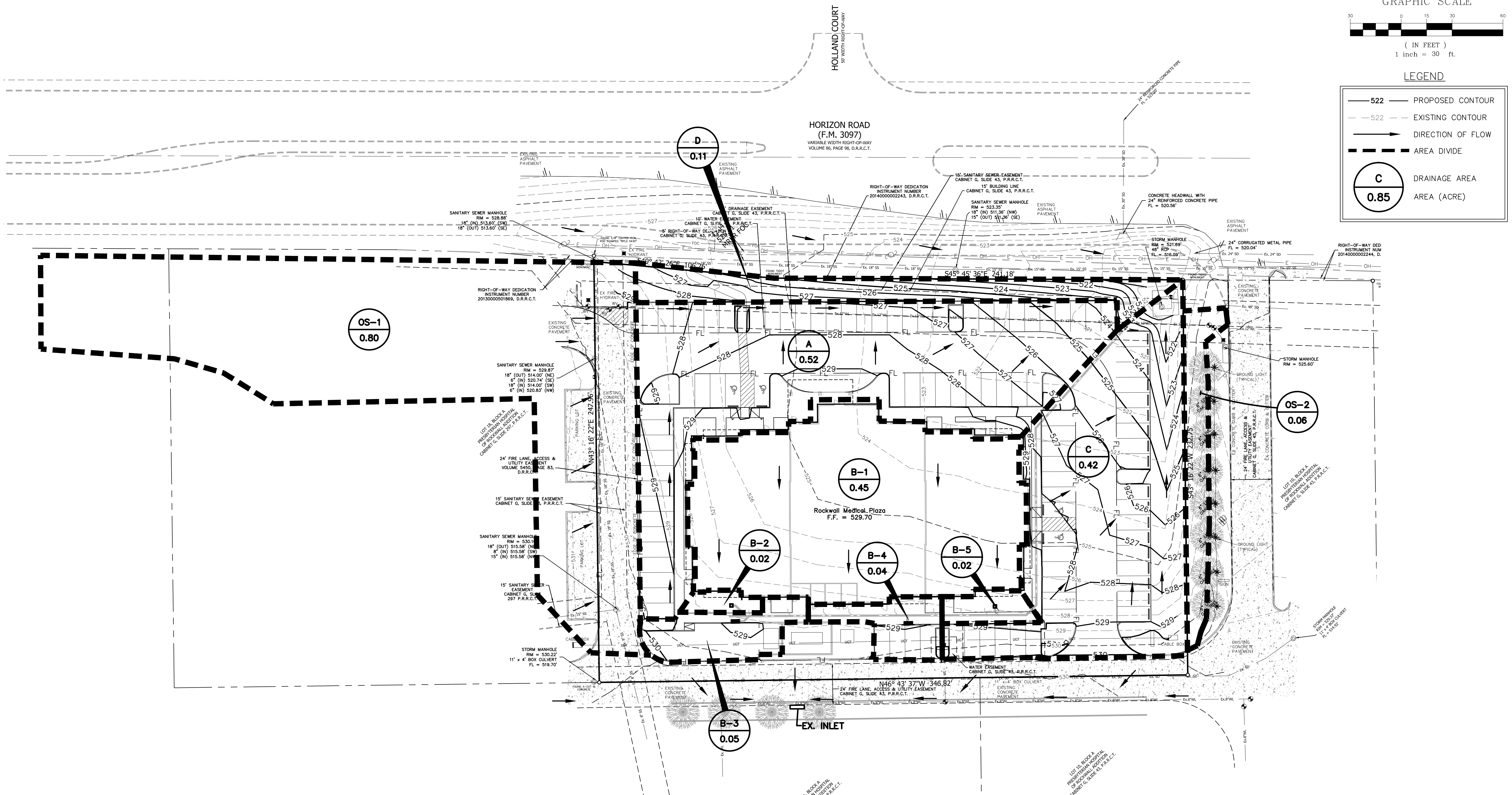
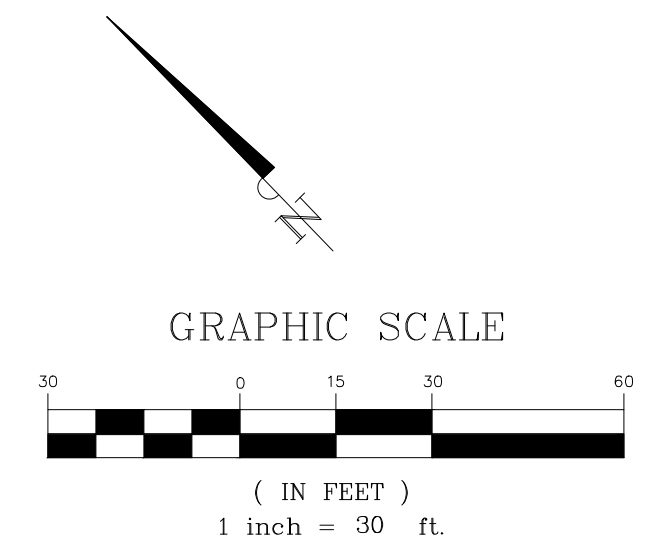
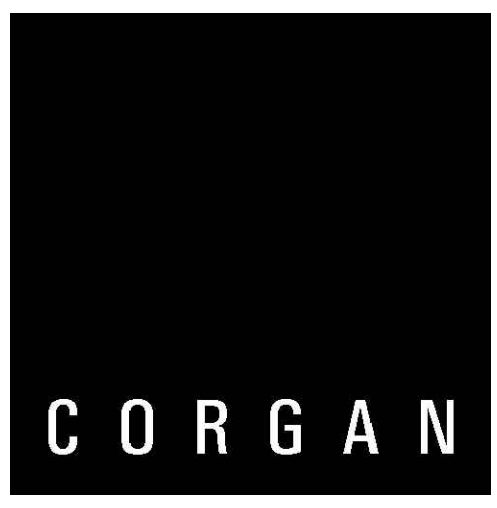


GRADING PLAN

JOB 14146.0100
DATE 11/26/2014
SHEET

C-3.1

BANNISTER ENGINEERING
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)



ISSUES

REVISIONS
3 PCR 01

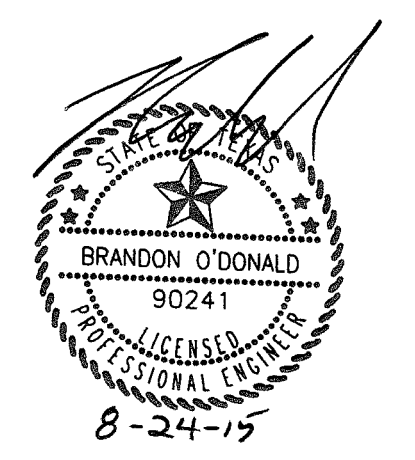
Rockwall Medical Plaza
 FM3097 (HORIZON RD) LOT 3
 ROCKWALL, TX 75032
 Spine Team Texas, PA

PROPOSED RUNOFF							
DRAINAGE AREA	AREA (acres)	C	CA	Tc (MIN)	I-100 (IN/HR)	Q100 (cfs)	NOTES
OS-1	0.80	0.90	0.72	10	9.80	7.06	SHEET FLOWS FROM OFF SITE PARKING LOT
OS-2	0.06	0.90	0.05	10	9.80	0.47	SHEET FLOWS TO DRAINAGE SWALE TO 6"X6" EXISTING WYE INLET
A	0.52	0.90	0.47	10	9.80	4.59	SHEET FLOWS TO PROPOSED 5' CURB INLET
B-1	0.45	0.90	0.41	10	9.80	3.97	BUILDING DOWNSPOUTS TO ROOF DRAIN STORM SEWER SYSTEM
B-2	0.02	0.90	0.02	10	9.80	0.18	ROOF DRAIN STORM SEWER SYSTEM
B-3	0.05	0.90	0.05	10	9.80	0.44	ROOF DRAIN STORM SEWER SYSTEM
B-4	0.04	0.90	0.04	10	9.80	0.35	ROOF DRAIN STORM SEWER SYSTEM
B-5	0.02	0.90	0.02	10	9.80	0.18	ROOF DRAIN STORM SEWER SYSTEM
C	0.42	0.90	0.38	10	9.80	3.70	SHEET FLOWS TO DRAINAGE SWALE TO 6"X6" EXISTING WYE INLET
D	0.11	0.90	0.10	10	9.80	0.97	SHEET FLOWS TO DRAINAGE SWALE TO 6"X6" EXISTING WYE INLET
SUBTOTAL	2.49					21.90	

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 BRANDON O'DONALD, P.E. 90241

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DRAINAGE AREA MAP

JOB 14146.0100
 DATE 11/26/2014
 SHEET



C-4.1

HORIZON ROAD
(F.M. 3097)
VARIABLE WIDTH RIGHT-OF-WAY
VOLUME 86, PAGE 98, D.R.R.C.T.

STA. 0+00 LINE "B"
STA. 0+08 LINE "A"
INSTALL:
1 - 18"x12" WYE CONNECTION
FL 18" = 517.10
FL 12" = 517.35

STA. 0+26.50 LINE "A"
INSTALL:
STANDARD 5' CURB INLET
TOP = 523.50
FL 18" = 518.50

STA. 0+00 LINE "A"
CONNECT TO EXISTING
6"x6" WYE INLET
FL 18" = 516.50

STA. 1+00 LINE "B"
INSTALL:
1 - 12" 45' BEND
FL 12" = 520.55

STA. 0+00 LINE "B6"
STA. 2+27.50 LINE "B"
INSTALL:
1 - 12"x12" WYE CONNECTION
1 - 12" 45' BEND
FL 12" = 522.85

STA. 2+04 LINE "B"
INSTALL:
1 - 12" 45' BEND
FL 12" = 522.42

STA. 2+11 LINE "B"
INSTALL:
1 - 12" 45' BEND
FL 12" = 522.55

STA. 0+00 LINE "B4"
STA. 3+80 LINE "B"
INSTALL:
1 - 12"x12" WYE CONNECTION
FL 12" = 525.59

STA. 0+00 LINE "B5"
STA. 2+77 LINE "B"
INSTALL:
1 - 12"x12" TEE
FL 12" = 523.74

STA. 0+05 LINE "B6"
INSTALL:
1 - 12"x12" CATCH BASIN
WITH PEDESTRIAN RATED GRATE
TOP = 529.00
FL 12" = 525.00

STA. 0+05 LINE "B3"
INSTALL:
1 - 12"x12" CATCH BASIN
WITH PEDESTRIAN RATED GRATE
TOP = 529.00
FL 12" = 526.75

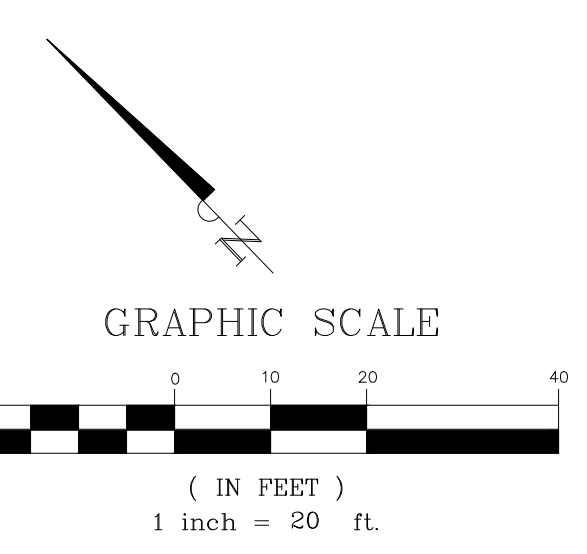
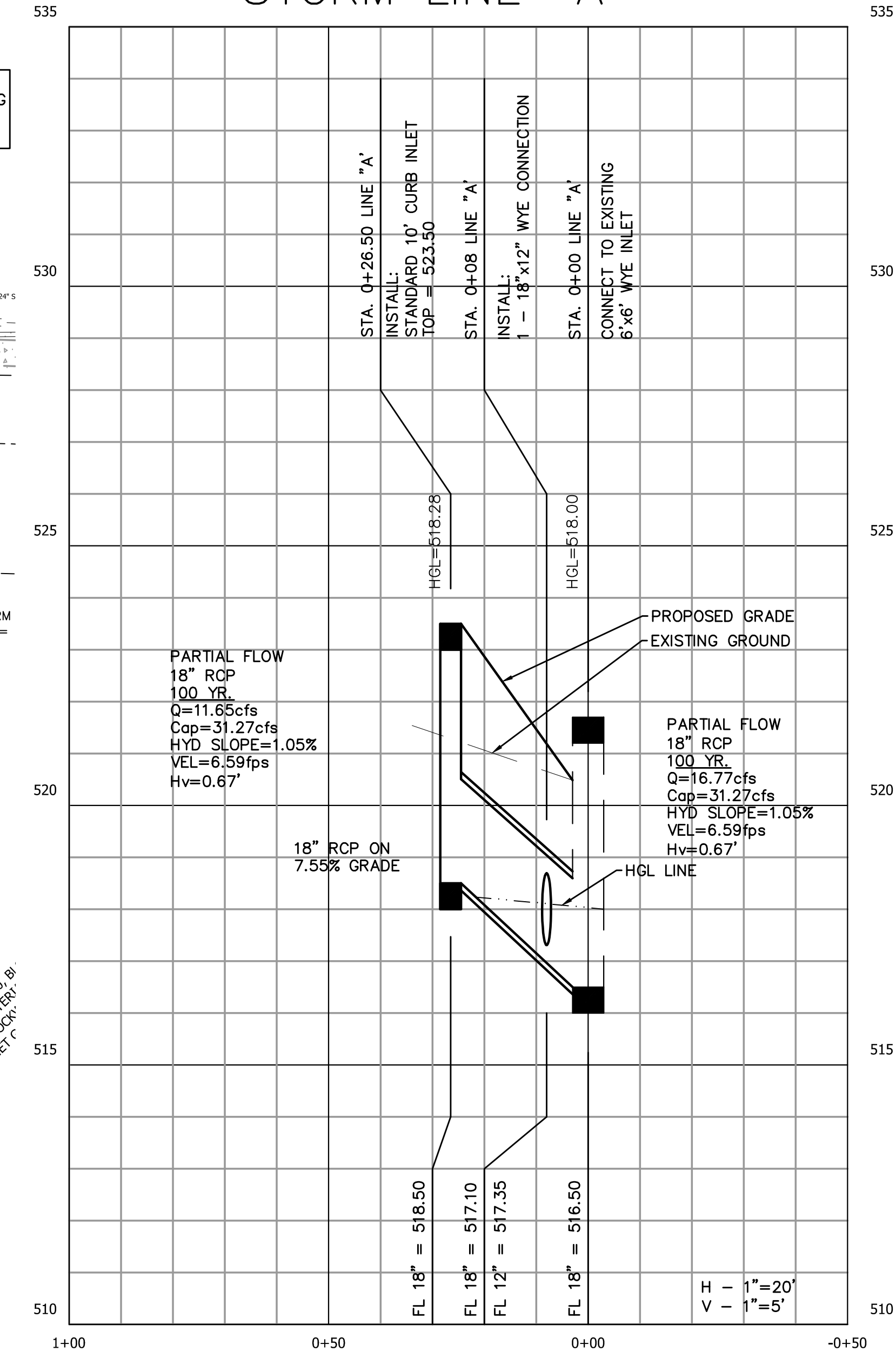
STA. 0+00 LINE "B3"
STA. 3+83 LINE "B"
INSTALL:
1 - 12"x12" WYE CONNECTION
1 - 12" 45' BEND
FL 12" = 525.65

STA. 3+86 LINE "B"
END AND PLUG 12"
ROOF DRAIN LINE
FL 12" = 525.70

STA. 0+06 LINE "B4"
INSTALL:
STANDARD 5' CURB INLET
TOP = 529.30
FL 12" = 525.80

STA. 0+08 LINE "B5"
INSTALL:
STANDARD 5' CURB INLET
TOP = 529.40
FL 12" = 525.40

(PUBLIC)
STORM LINE "A"



LEGEND

	STORM DRAIN LINE
	ROOF/AREA DRAIN LINE
	GRATE INLET

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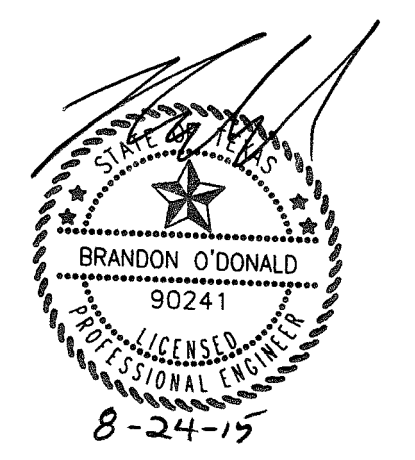
STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
(@ least 48 hours prior to digging)

BANNISTER ENGINEERING
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)



ISSUES
REVISIONS
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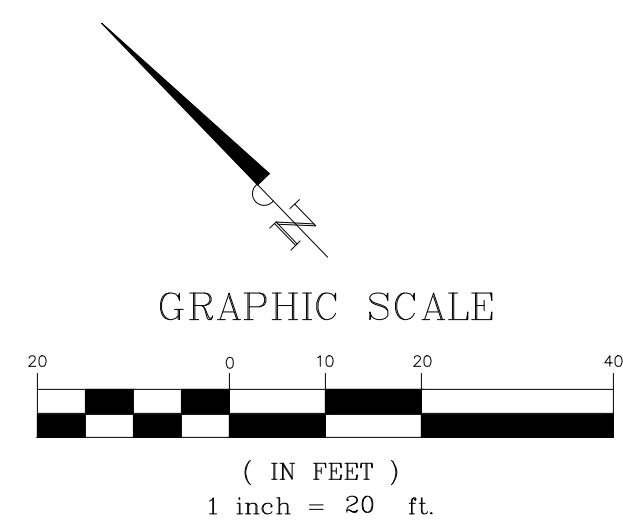
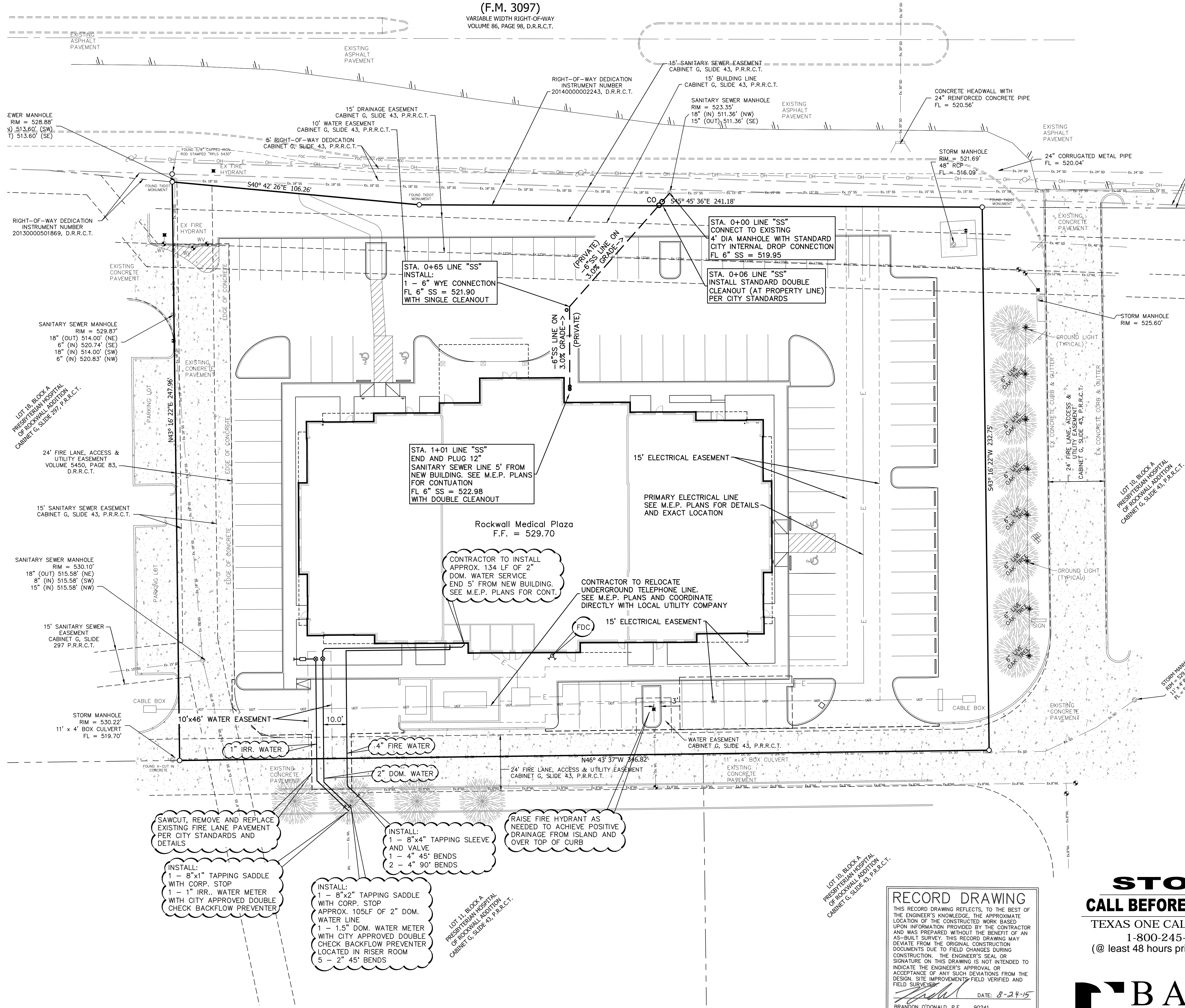
STORM DRAINAGE PLAN

JOB 14146.0100
DATE 11/26/2014
SHEET

C-4.2



(F.M. 3097)
VARIABLE WIDTH RIGHT-OF-WAY
VOLUME 86, PAGE 98, D.R.R.C.T.



LEGEND

STA. 10+91.12 CONST. 4.0' DIA MH	SANITARY SEWER SYSTEM NOTE
INSTALL 1-8"x6" TEE 1-8" GATE VALVE	WATER SYSTEM NOTE
---	PROPOSED WATER LINE
---	PROPOSED SANITARY SEWER

NOTES

1. CONTRACTOR TO COORDINATE ELECTRIC SERVICE WITH UTILITY COMPANY.
2. EXISTING SANITARY SEWER ELEVATIONS AND LOCATIONS ARE APPROXIMATE AND ARE BASED OFF OF SURVEY AND RECORD DRAWING INFORMATION OBTAINED FROM THE CITY.
3. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WHERE PROPOSED UTILITIES ARE BEING CONNECTED. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT IS DISCOVERED.
4. SEE MEP FOR CONTINUATION OF WATER AND SANITARY SEWER LINES.
5. REFER TO SHEET C-1.1 FOR ADDITIONAL NOTES.
6. PRIVATE DOMESTIC WATER SERVICE LINE SHALL BE CLASS 200, DR9 HDPE PIPE (POLYPIPE PW-PE3408/PE3608 OR APPROVED EQUAL).
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BONDING AND SURETIES FOR THE PUBLIC WATER AND SANITARY SEWER IMPROVEMENTS IN ACCORDANCE WITH CITY REGULATIONS AND PER THE APPROVED DEVELOPER'S AGREEMENT.
8. THE FIRE SPRINKLER SYSTEM WILL REQUIRE A SEPARATE PERMIT FROM THE FIRE DEPARTMENT.
9. ALL SANITARY SEWER WORK DESIGNATED AS 'PRIVATE' IN THIS SET OF PLANS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, PERMITTED AND INSPECTED BY CITY BUILDING INSPECTION DEPARTMENT AND INSTALLED BY A LICENSED PLUMBER.
10. IF THE EXISTING SANITARY SEWER MANHOLE THAT WE ARE TYING ON TO HAS NOT BEEN RAVEN LINED, CONTRACTOR TO RAVEN LINE EXISTING MANHOLE.

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 ACCURACY OF DESIGN.

- SAWCUT, REMOVE AND REPLACE EXISTING FIRE LANE PAVEMENT PER CITY STANDARDS AND DETAILS
- INSTALL:
1 - 8"x1" TAPPING SADDLE WITH CORP. STOP
1 - 1" IRR., WATER METER WITH CITY APPROVED DOUBLE CHECK BACKFLOW PREVENTER
- INSTALL:
1 - 8"x2" TAPPING SADDLE WITH CORP. STOP APPROX. 105LF OF 2" DOM. WATER LINE
1 - 1.5" DOM. WATER METER WITH CITY APPROVED DOUBLE CHECK BACKFLOW PREVENTER LOCATED IN RISER ROOM
5 - 2" 45° BENDS
- INSTALL:
1 - 8"x4" TAPPING SLEEVE AND VALVE
1 - 4" 45° BENDS
2 - 4" 90° BENDS
- RAISE FIRE HYDRANT AS NEEDED TO ACHIEVE POSITIVE DRAINAGE FROM ISLAND AND OVER TOP OF CURB

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DATE: 8-24-15
BRANDON O'DONALD, P.E. 90241

STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
(@ least 48 hours prior to digging)

BENCH MARK

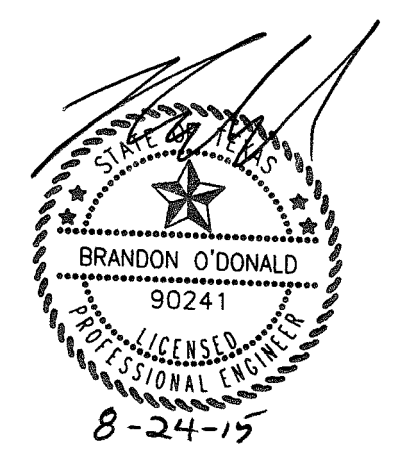
Site Benchmarks:
Site Benchmark No. 1: 2" Cut in concrete Inlet Elevation = 521.69
Site Benchmark No. 2: 2" Cut in concrete Curb Elevation = 530.47

ISSUES

REVISIONS

3	PCR 01
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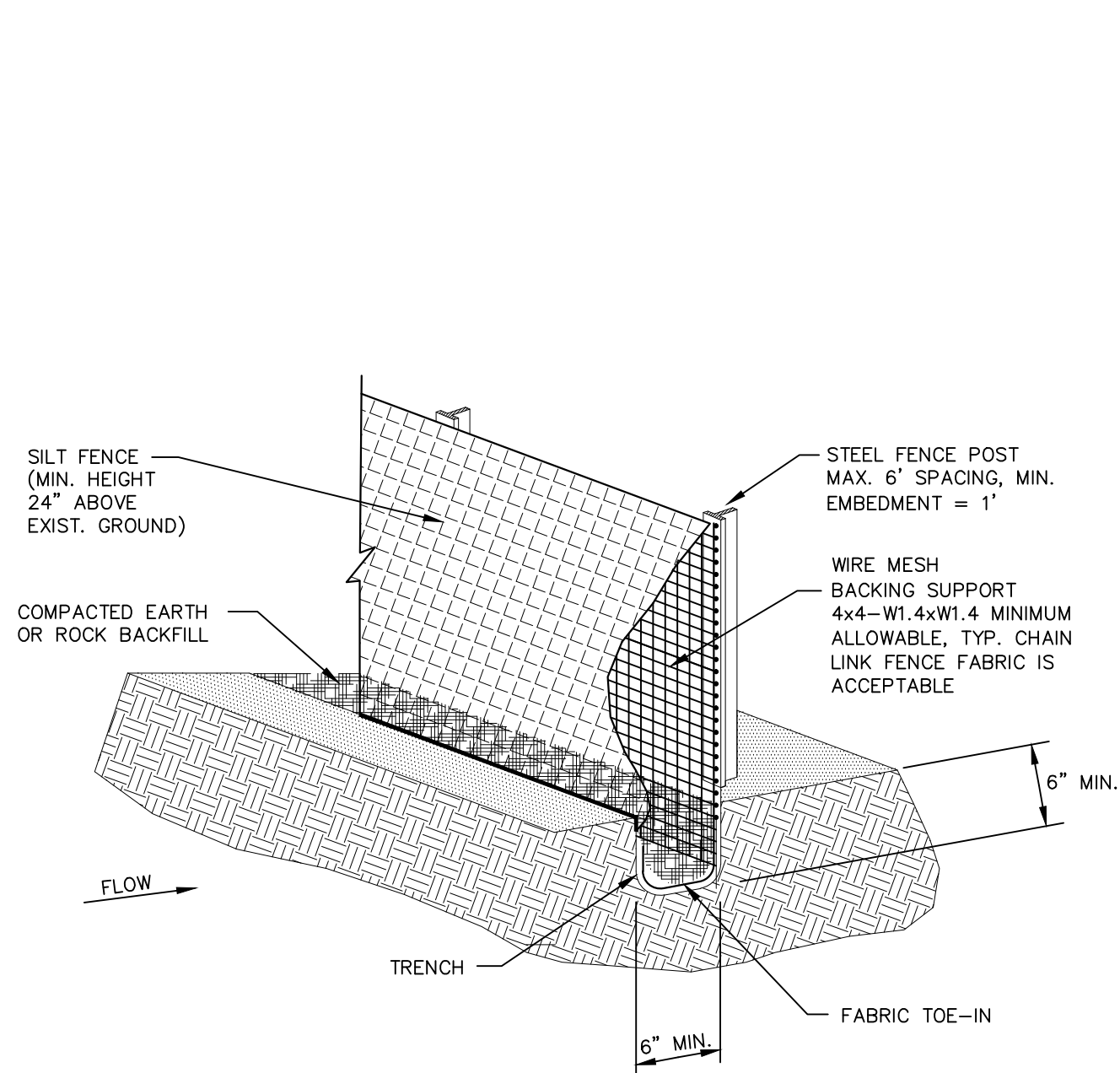
Rockwall Medical Plaza
FM3097 (HORIZON RD) LOT 3
ROCKWALL, TX 75032
Spine Team Texas, PA



UTILITY PLAN

JOB 14146.0100
DATE 11/26/2014
SHEET C-5.1

BANNISTER ENGINEERING
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

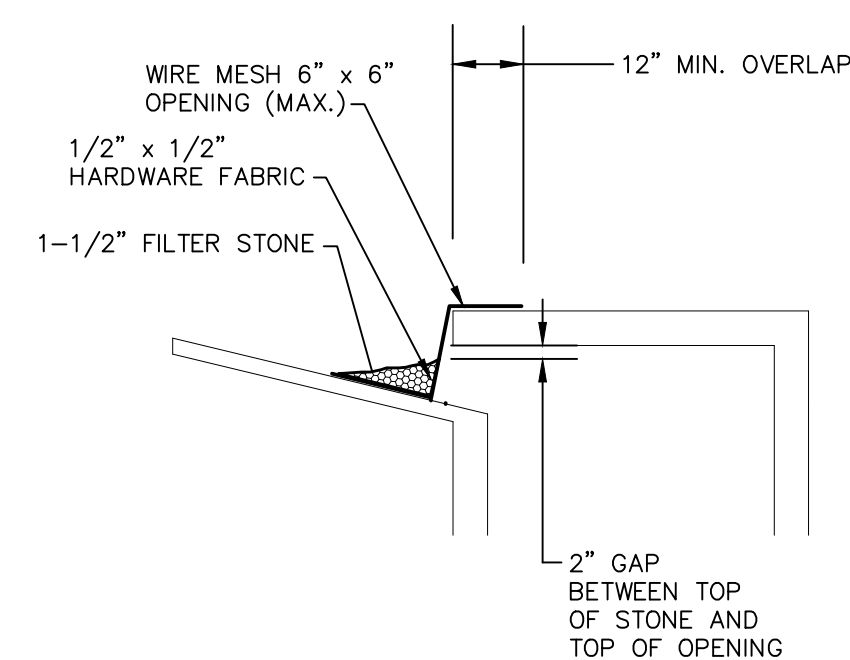


SILT FENCE GENERAL NOTES

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CONSTRUCTION OF A FILTER BARRIER

(FB) N.T.S.

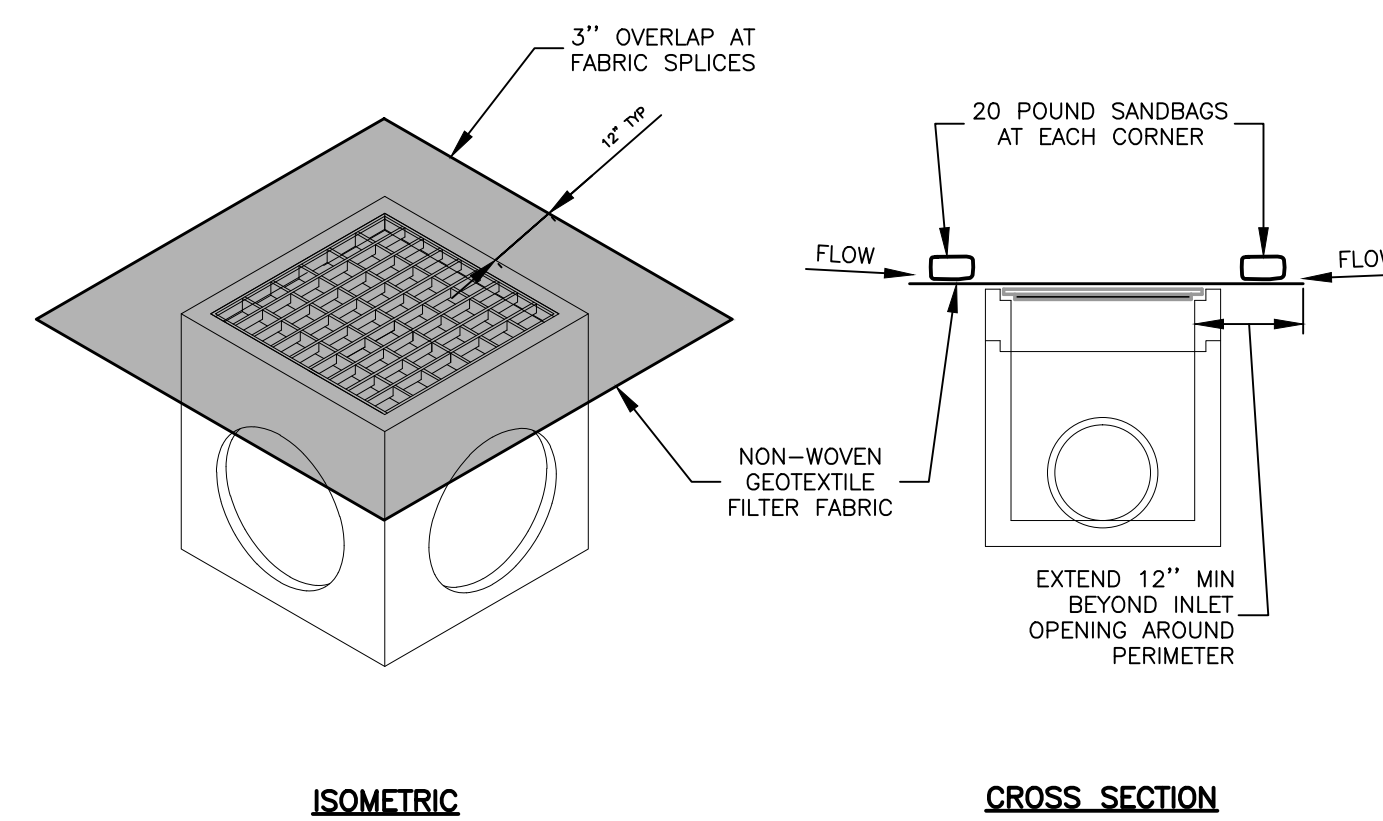


CURB INLET PROTECTION NOTES

1. WITHIN FORTY-EIGHT (48) HOURS OF POURING THE BLOCKOUT AND TOP, PLACE WIRE MESH WITH 12" OPENINGS OVER ALL CURB AND GRATE INLET OPENINGS SO THAT AT LEAST 12" OF WIRE EXTENDS ACROSS THE INLET COVER-GUTTER AND AROUND ALL GRATES AS ILLUSTRATED.
2. PLACE SMALL SAND BAGS AGAINST THE WIRE SO AS TO ANCHOR SAME AGAINST THE GUTTER, GRATE AND INLET COVER.
3. IF THE SEDIMENT FILTER BECOMES CLOGGED WITH DEBRIS SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, REMOVE THE SAND BAGS, CLEAN IT AND REPLACE THE SAND BAGS.
4. MAKE WEEKLY INSPECTIONS OF THESE SEDIMENT FILTERS FOR CONFORMANCE TO THESE CONDITIONS. PARTICULARLY INSPECT ALL INLETS AFTER EACH RAIN. COMPLETELY REMOVE ALL SEDIMENT FILTERS UPON ESTABLISHMENT OF GRASS, FINAL STABILIZATION OF CONSTRUCTION SITE.

CURB INLET PROTECTION

(IP) N.T.S.

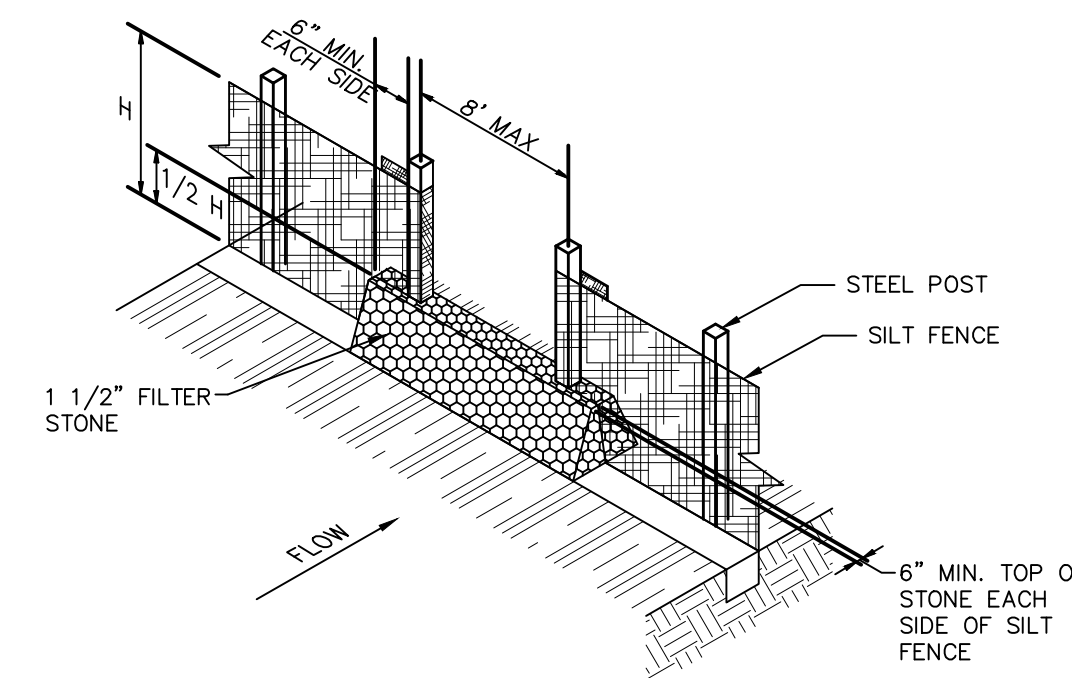


NOTES:

1. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
2. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY CLEAN THE INLET PROTECTION IF EXCESSIVE PONDING OCCURS.
3. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

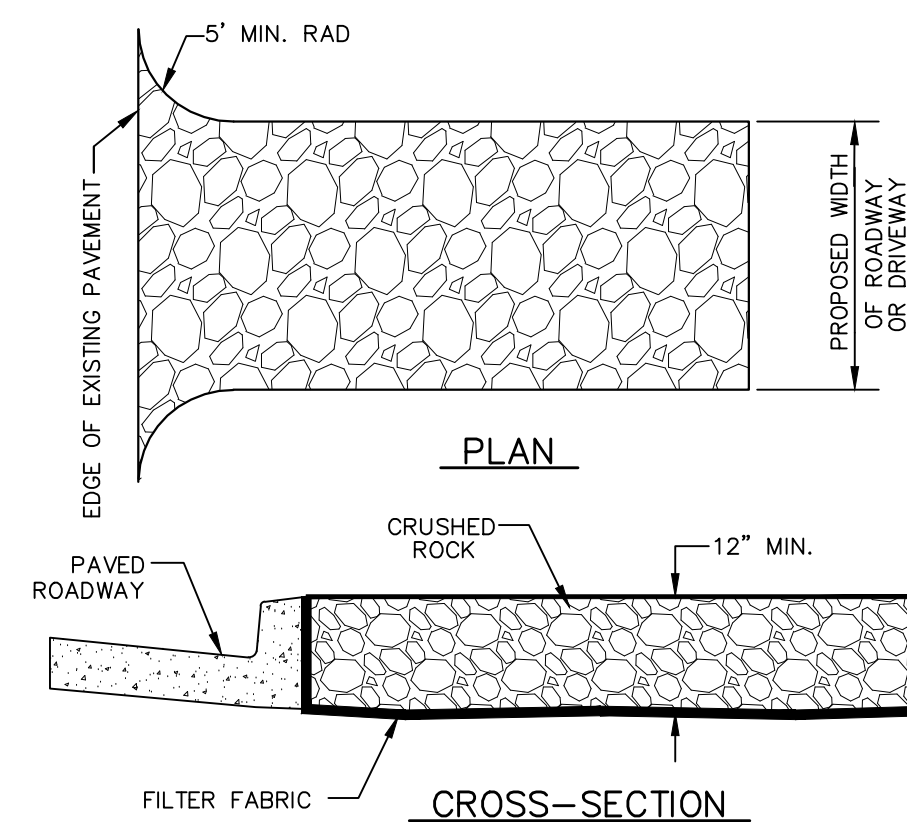
AREA INLET PROTECTION DETAIL

(IP) N.T.S.



STONE OVERFLOW STRUCTURE

(SO) N.T.S.

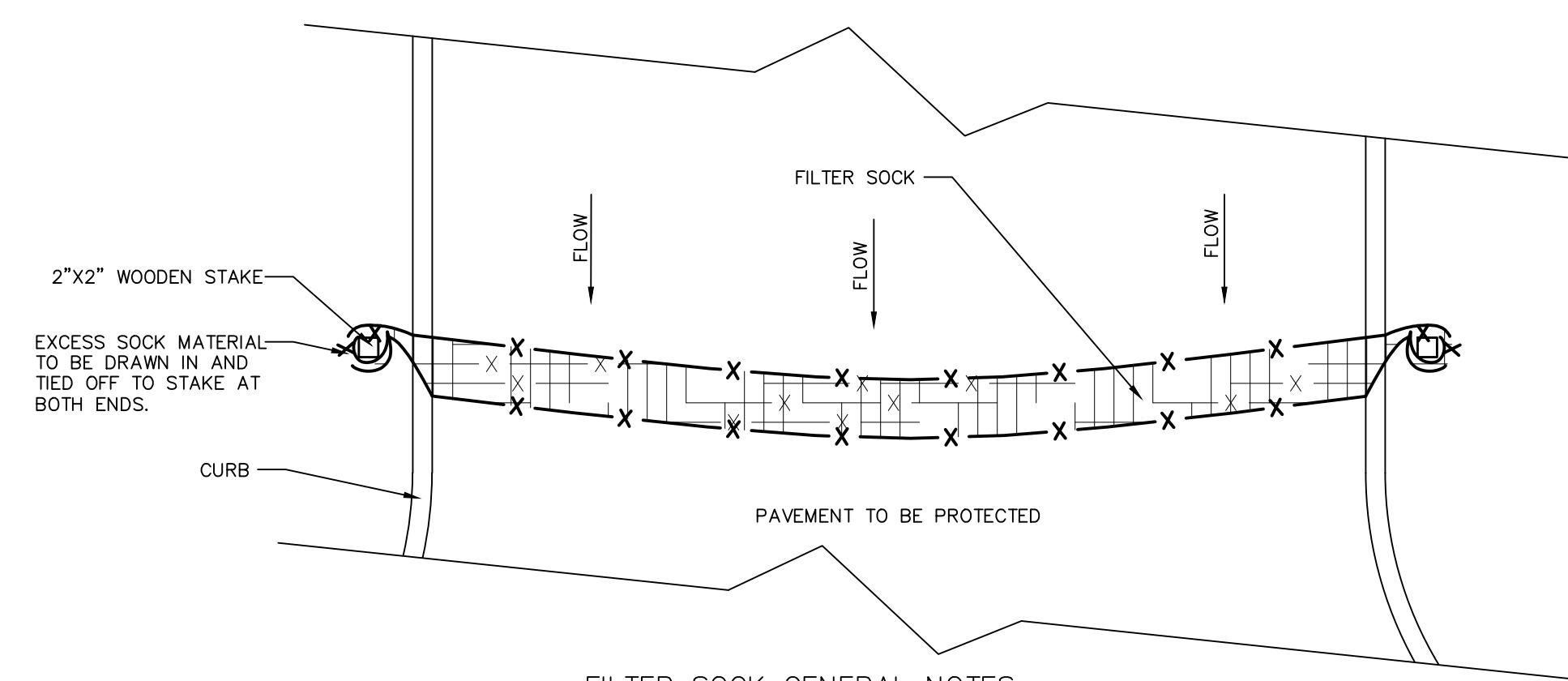


CONSTRUCTION ENTRANCE NOTES:

1. STONE SIZE - 4 TO 6 INCHES CRUSHED ROCK (NO CRUSHED CONCRETE ALLOWED).
2. LENGTH - PER CITY OR NCTCOG STANDARDS.
3. THICKNESS - NOT LESS THAN 12 INCHES.
4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY, MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE - ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
8. CONTRACTOR TO COORDINATE EXACT LOCATION OF THIS DETAIL.

CONSTRUCTION ENTRANCE

(CE) N.T.S.

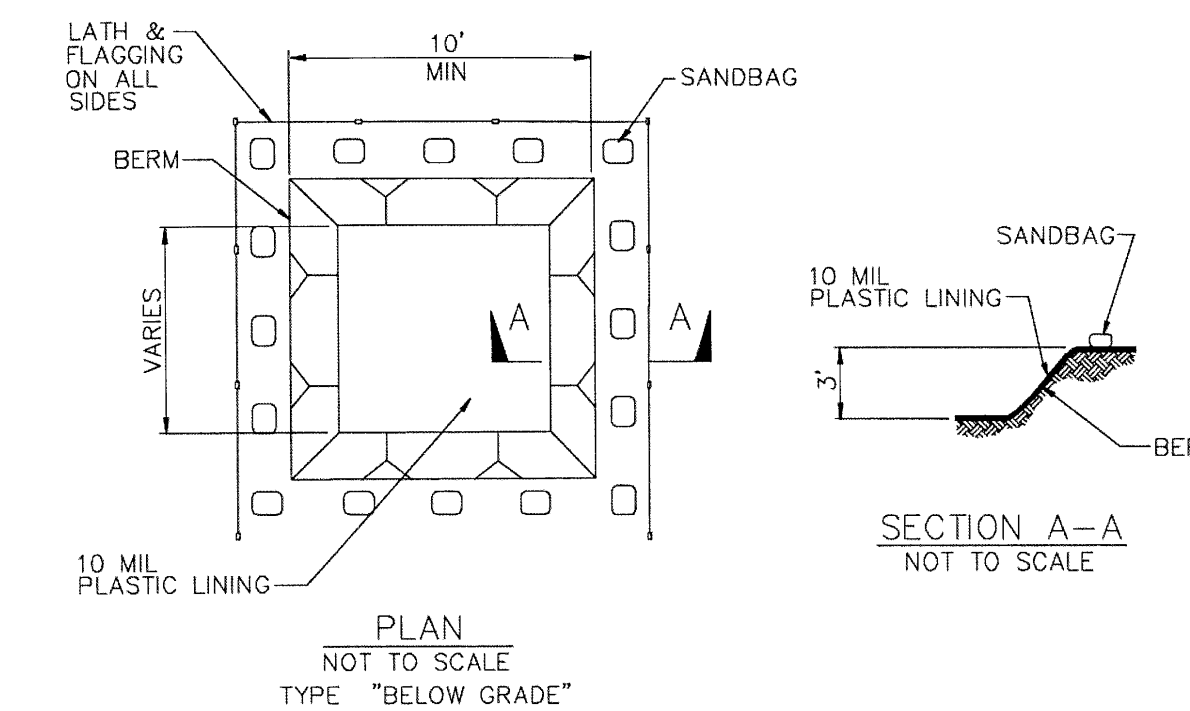


FILTER SOCK GENERAL NOTES

1. ALL MATERIAL TO MEET MANUFACTURER SPECIFICATIONS
2. FILTER SOCK TO BE FILTREXX INLET SOCK OR APPROVED EQUAL
3. INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
4. FILTER SOCK SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
5. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE SOCK. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
6. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTER SOCK INSTALLATION

(FS) N.T.S.



WASHOUT PIT

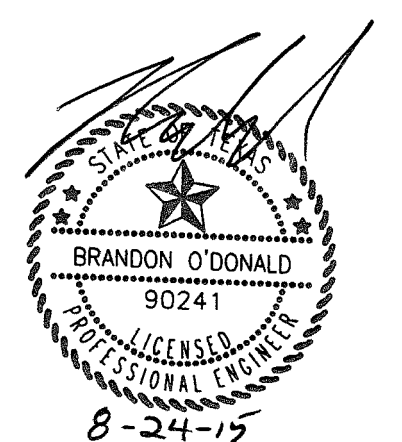
(WP) N.T.S.

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DATE: 8-24-15
BRANDON O'DONALD, P.E. 90241

BANNISTER ENGINEERING
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

BENCH MARK
Site Benchmarks:
Site Benchmark No. 1:
"X" Cut in concrete Inlet
Elevation = 521.69
Site Benchmark No. 2:
"X" Cut in concrete Curb
Elevation = 530.47

Rockwall Medical Plaza
FM3097 (HORIZON RD) LOT 3
ROCKWALL, TX 75032
Spine Team Texas, PA



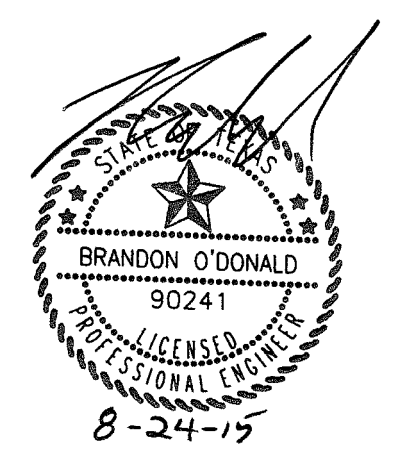
EROSION CONTROL DETAILS

JOB 14146.0100
DATE 11/26/2014
SHEET

C-6.2

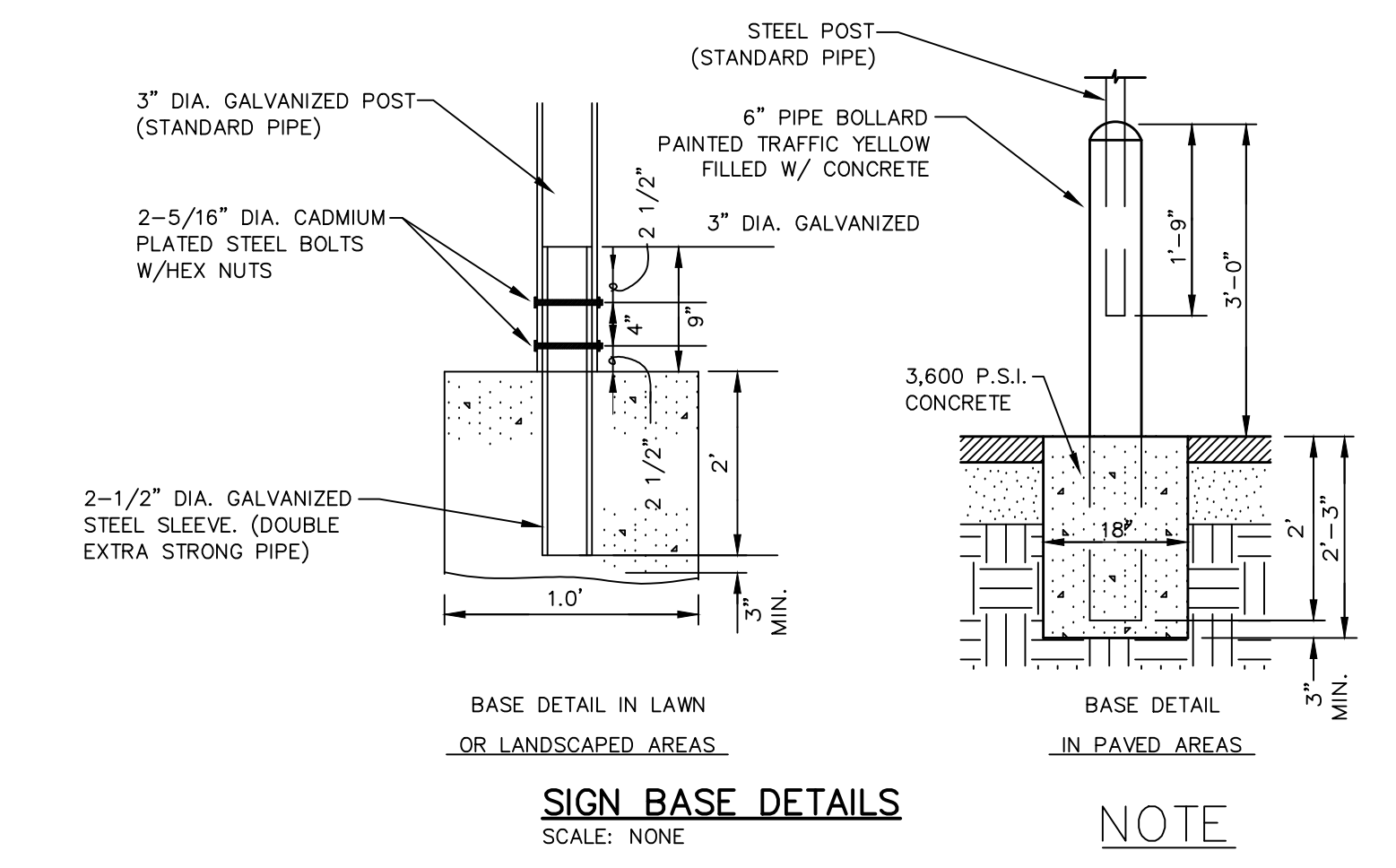
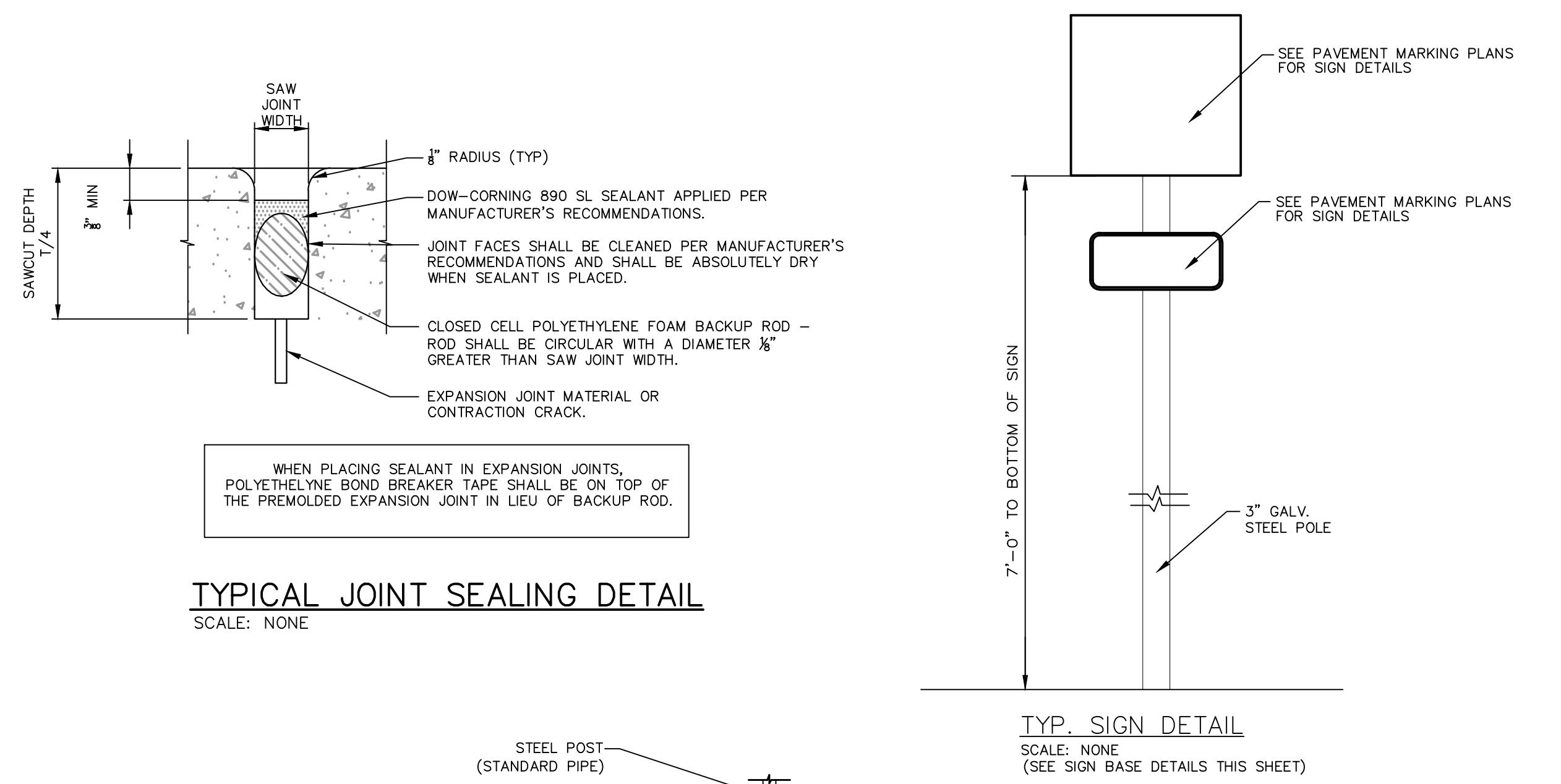
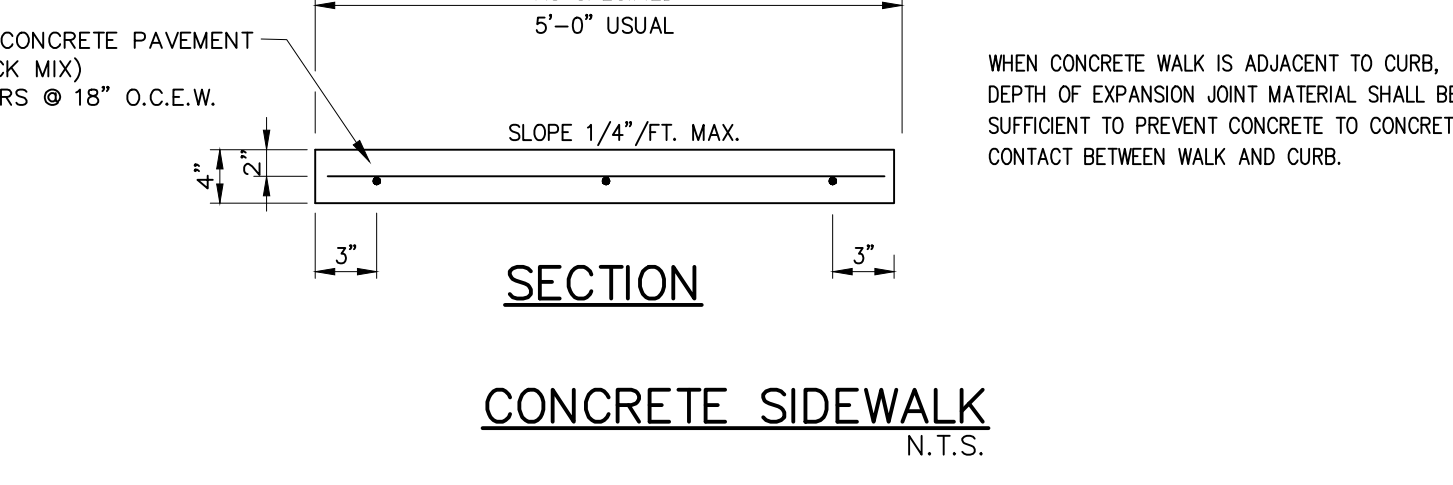
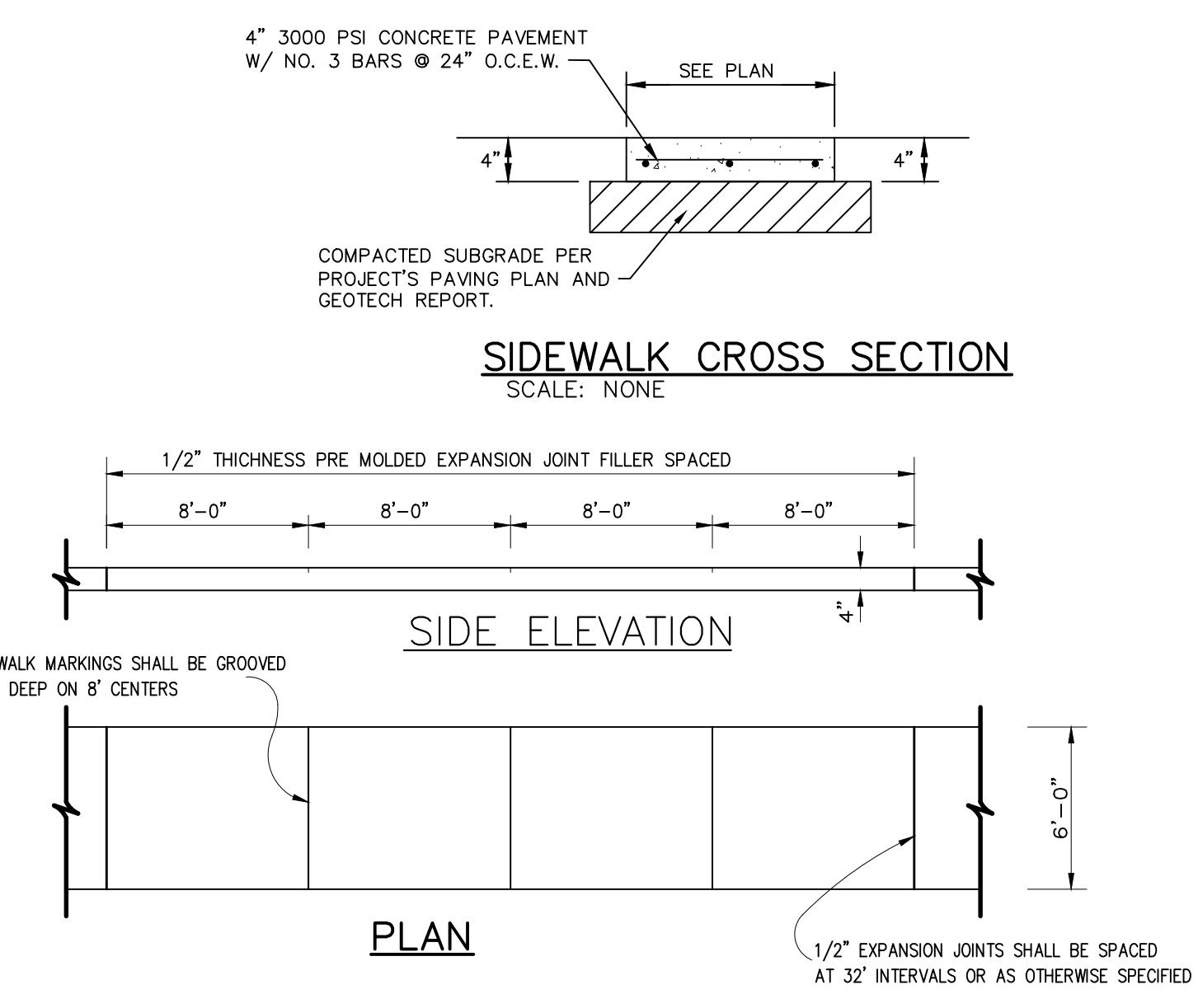
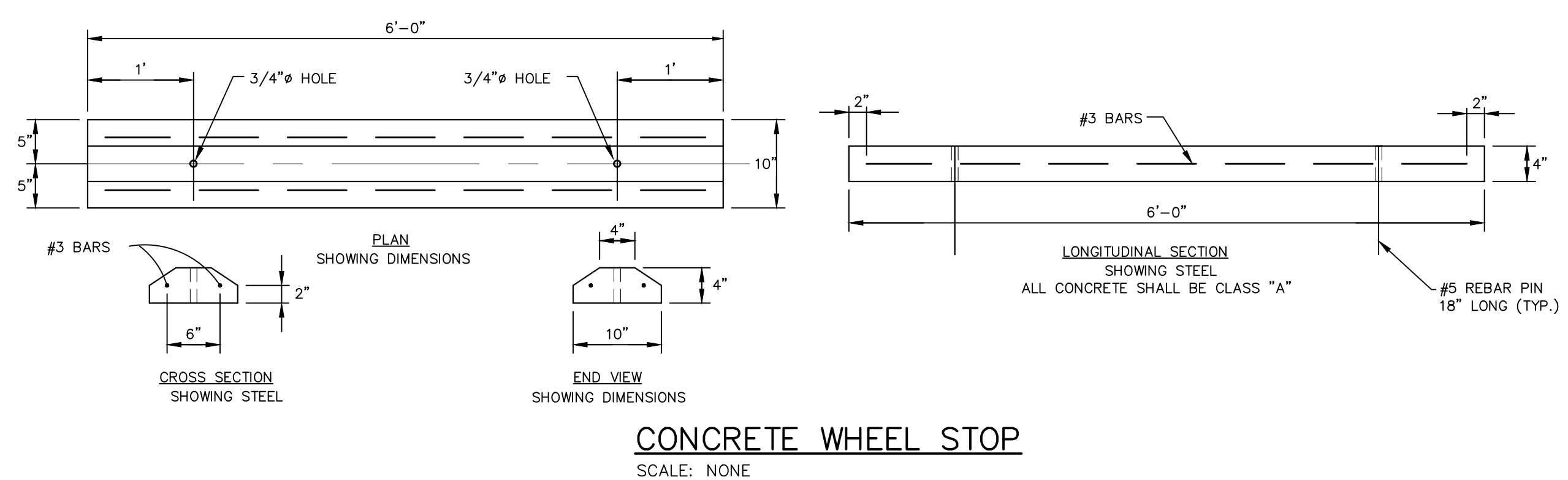
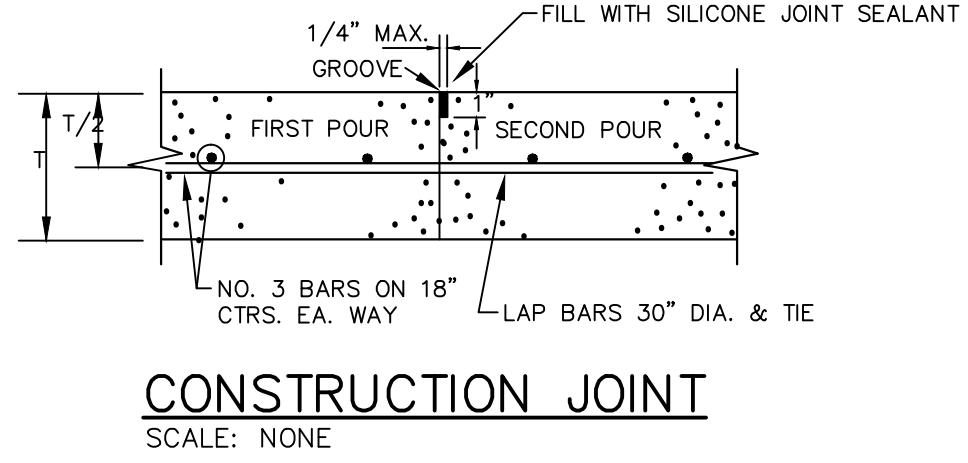
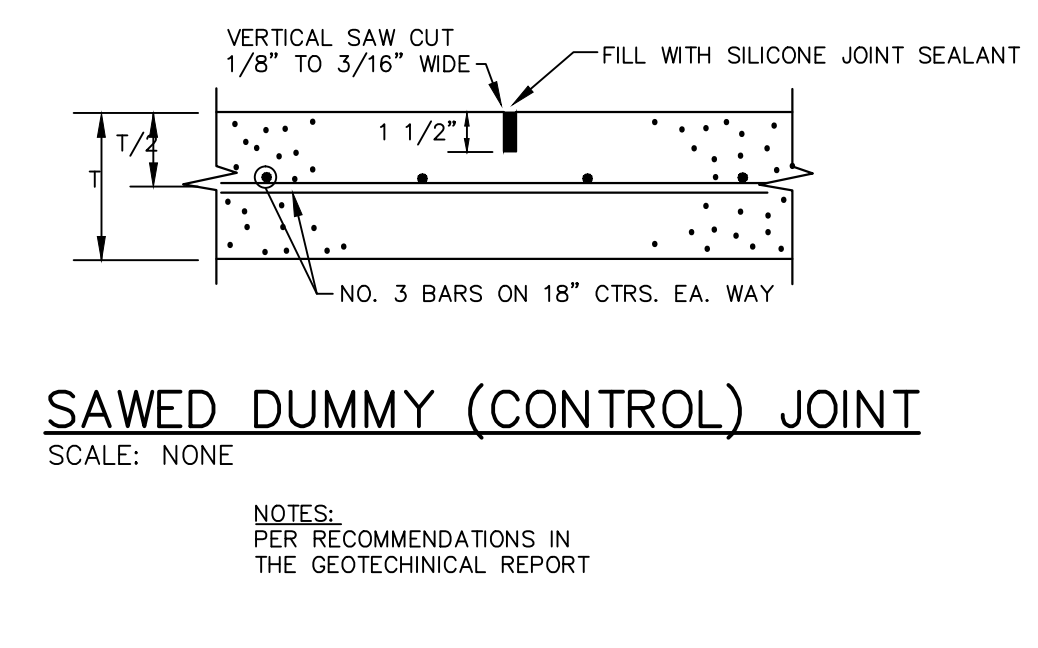
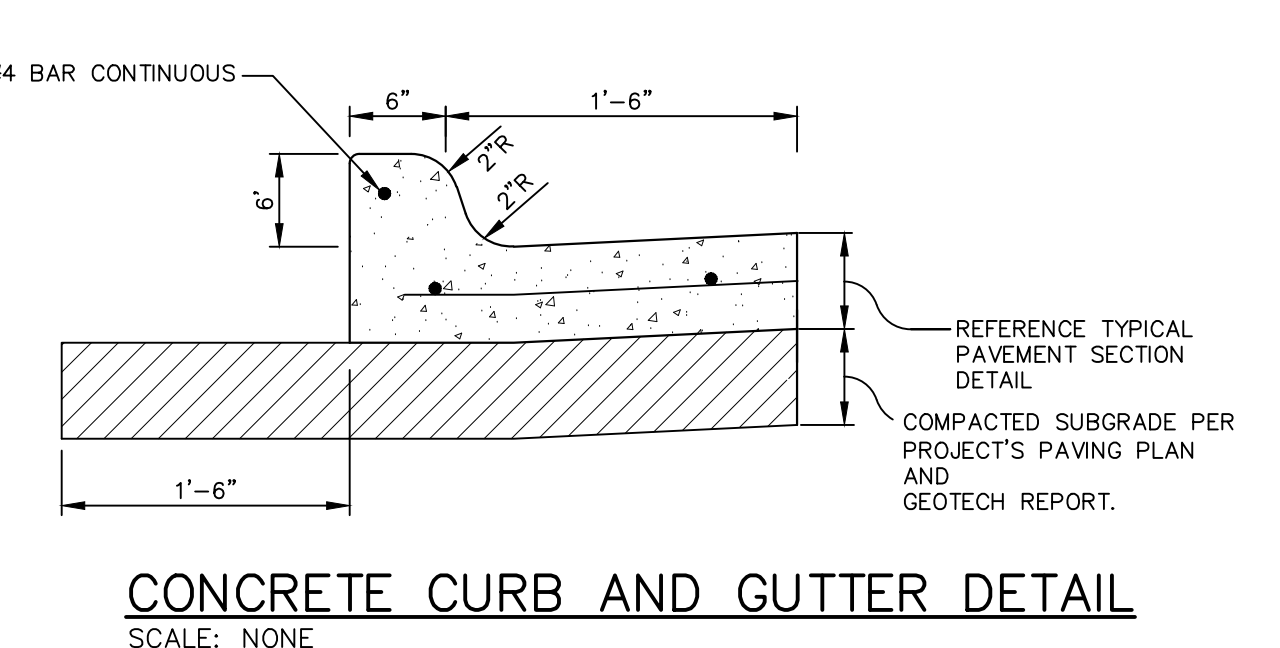
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Rockwall Medical Plaza
 FM3097 (HORIZON RD) LOT 3
 ROCKWALL, TX 75082
Spine Team Texas, PA



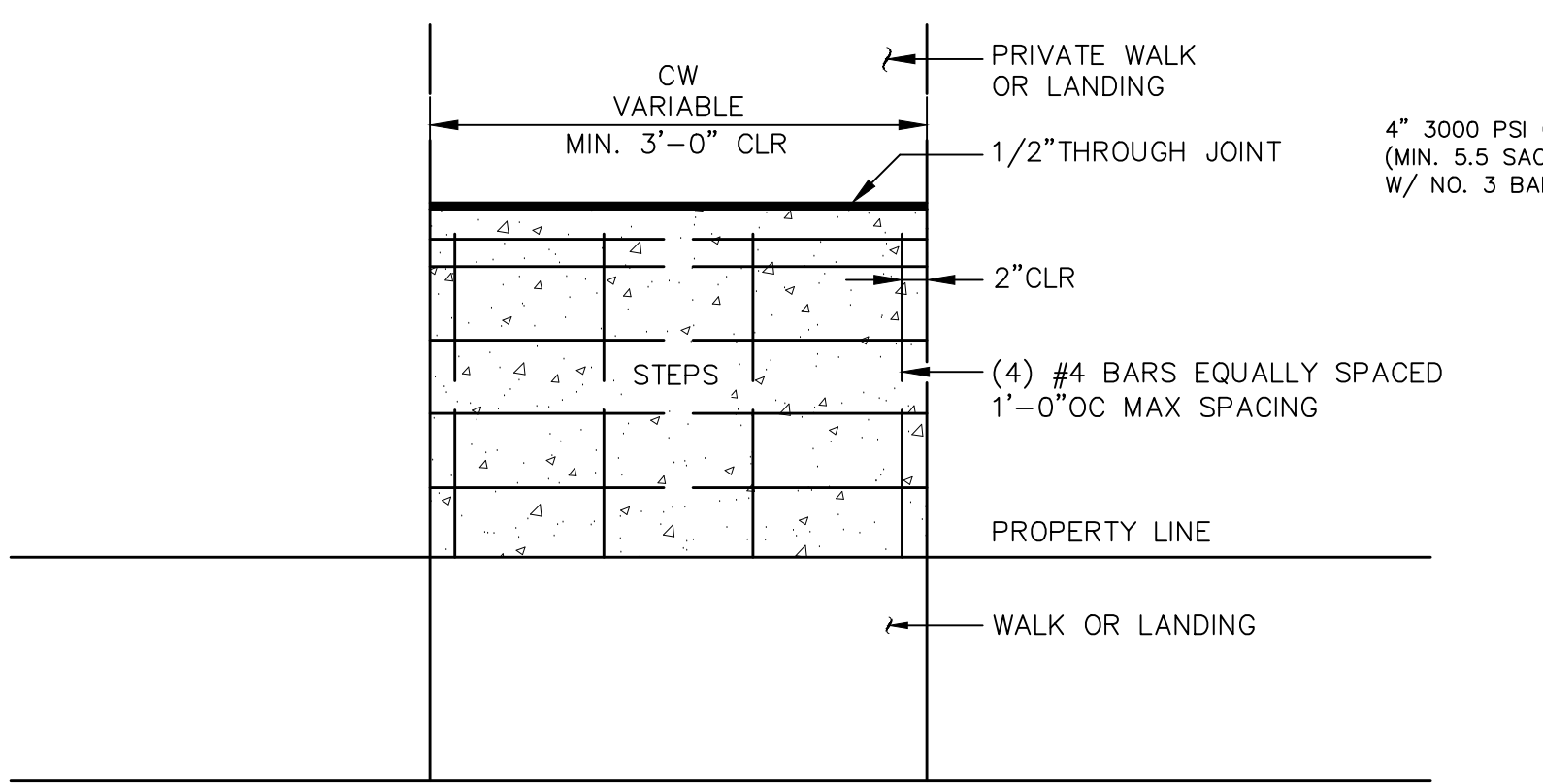
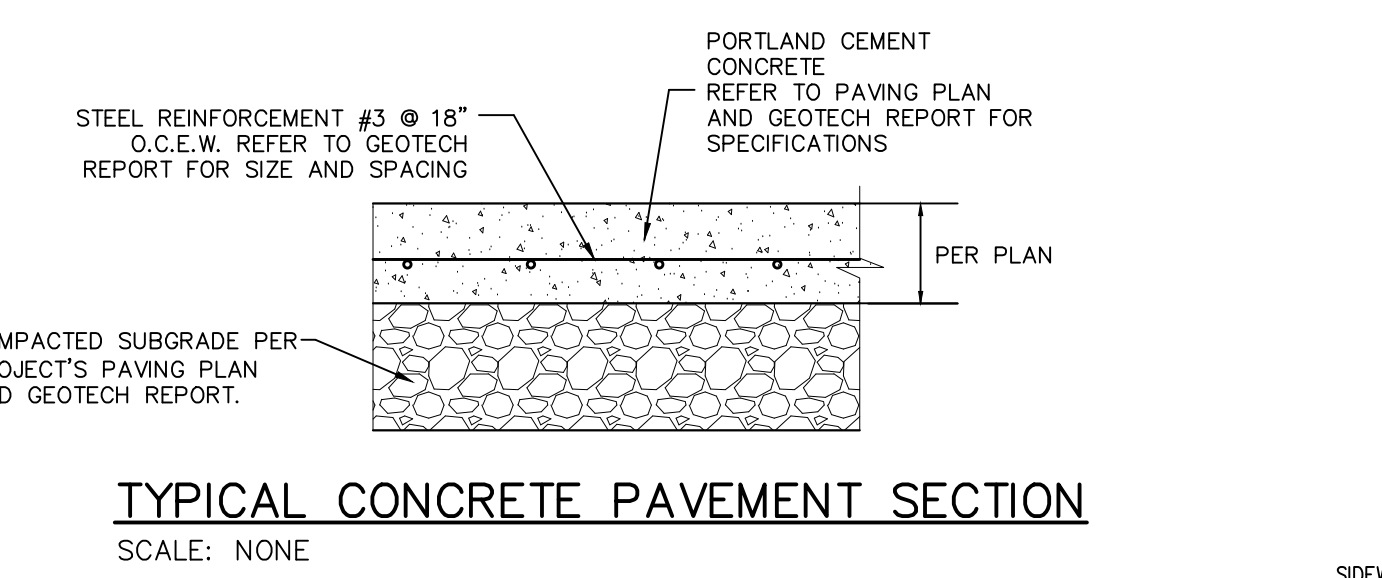
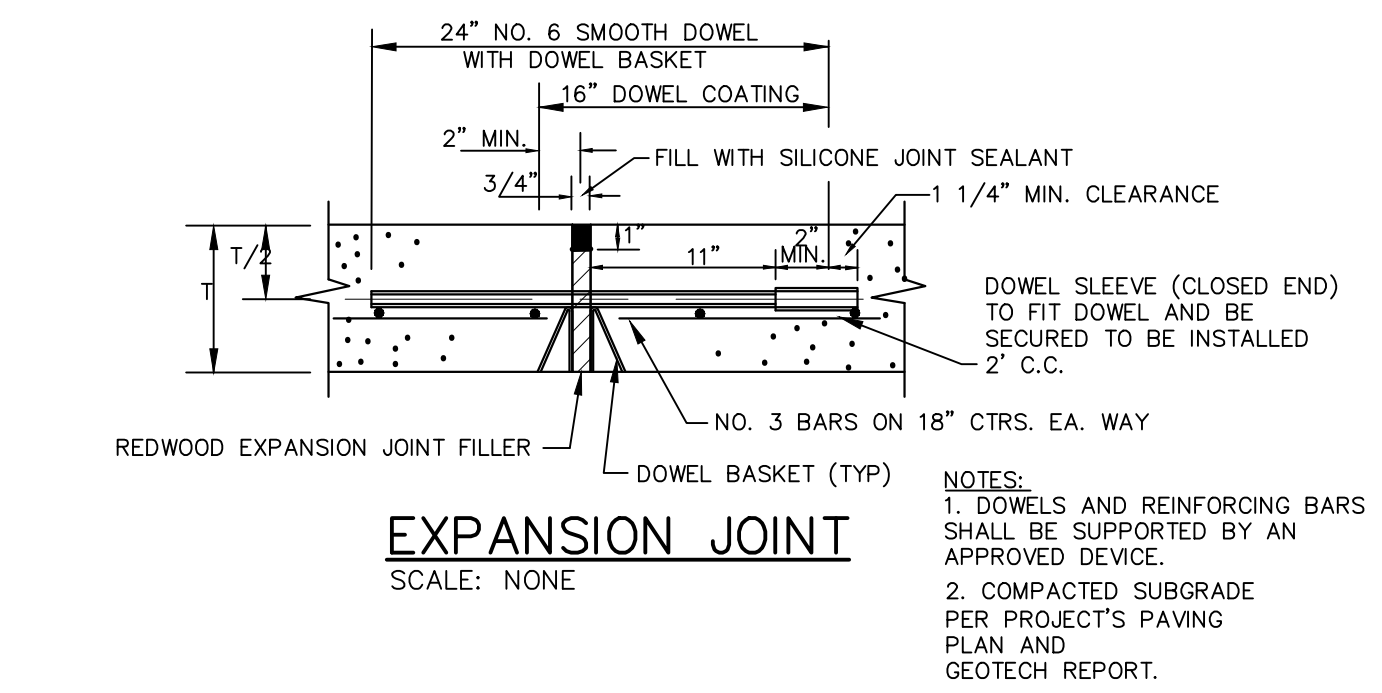
CONSTRUCTION DETAILS

JOB 14146.0100
DATE 11/26/2014
SHEET C-7.1

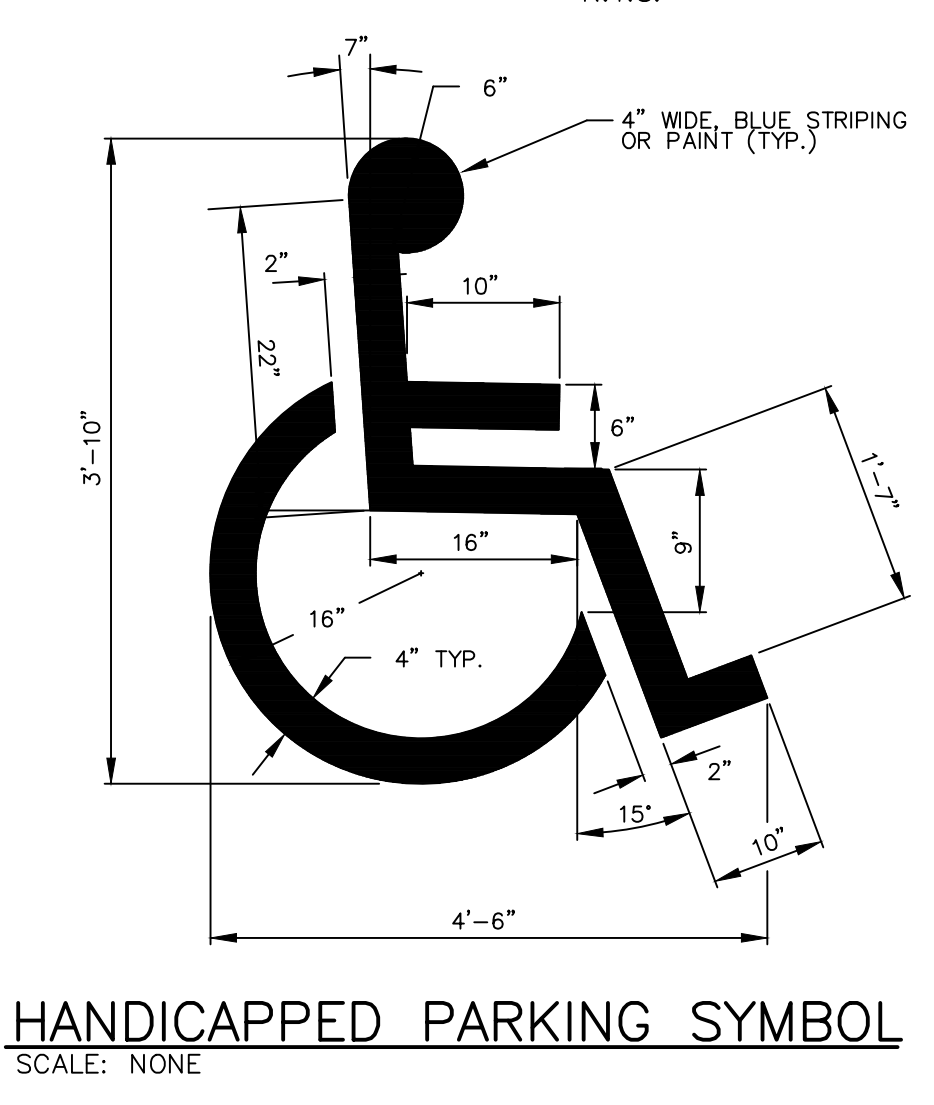
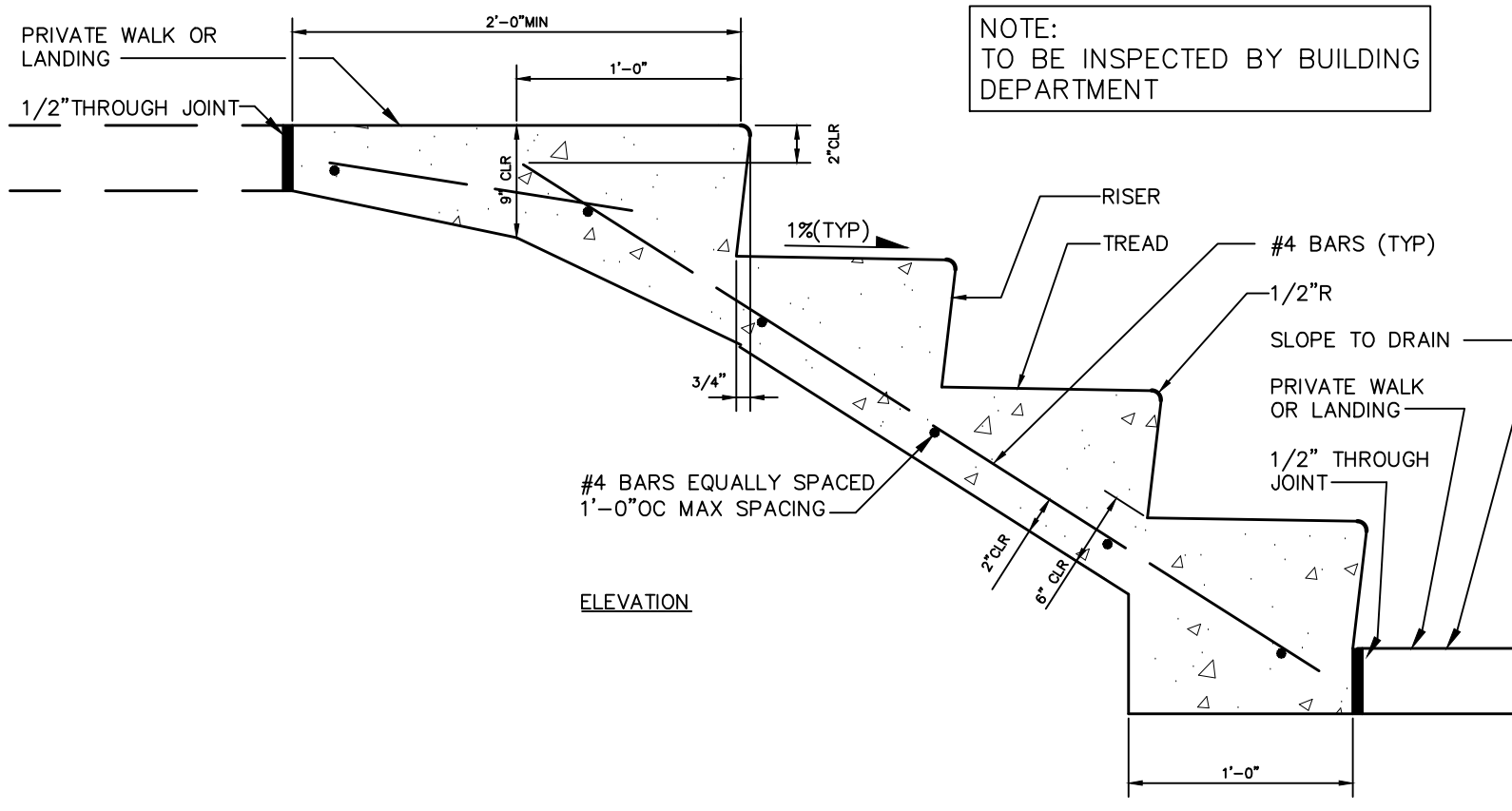


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 BRANDON O'DONALD, P.E. 90241

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



- NOTES:**
1. CEMENT CONCRETE SHALL BE CL. 6 (3/4) TROWEL FINISH
 2. NUMBER OF STEPS SHALL SUIT INDIVIDUAL CONDITIONS WITH UNIFORM TREAD AND RISER DIMENSIONS AS FOLLOWS: TREADS SHALL BE 11" MIN - 1'-0" MAX. RISERS SHALL BE 5" MIN - 7" MAX.
 3. STEP WIDTH SHALL MATCH WIDTH OF EXISTING WALK, BUT SHALL BE NO LESS THAN 2'-6" WIDE
 4. STEPS WITH 4 OR MORE RISERS MUST INCLUDE HANDRAIL. SEE STD PLAN NO 440
 5. REINFORCING STEEL ASTM A615 GR 60
 6. TREAD SLOPES OUTWARD @ 1%





ISSUES

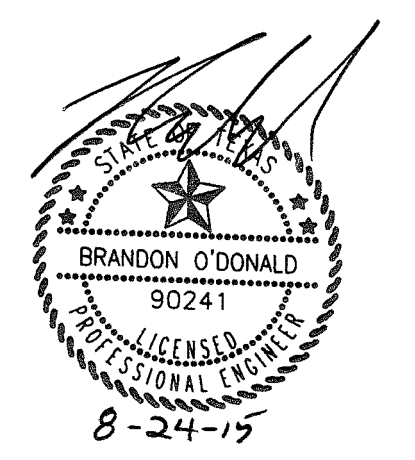
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3 PCR 01

Rockwall Medical Plaza

FM3097 (HORIZON RD) LOT 3
ROCKWALL, TX 75032

Spine Team Texas, PA



CONSTRUCTION DETAILS

JOB 14146.0100
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SHEET

C-7.2

NOTE

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

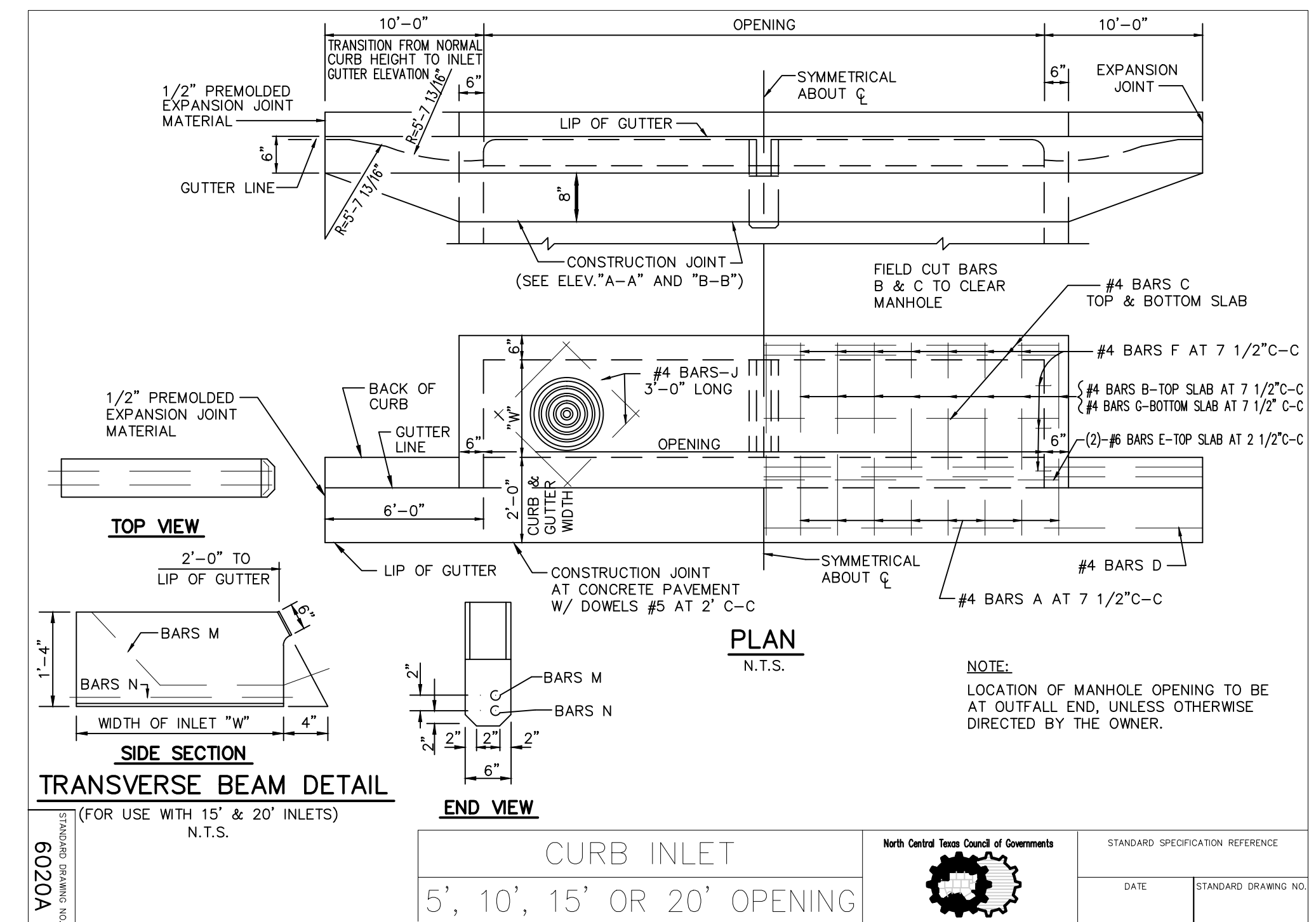
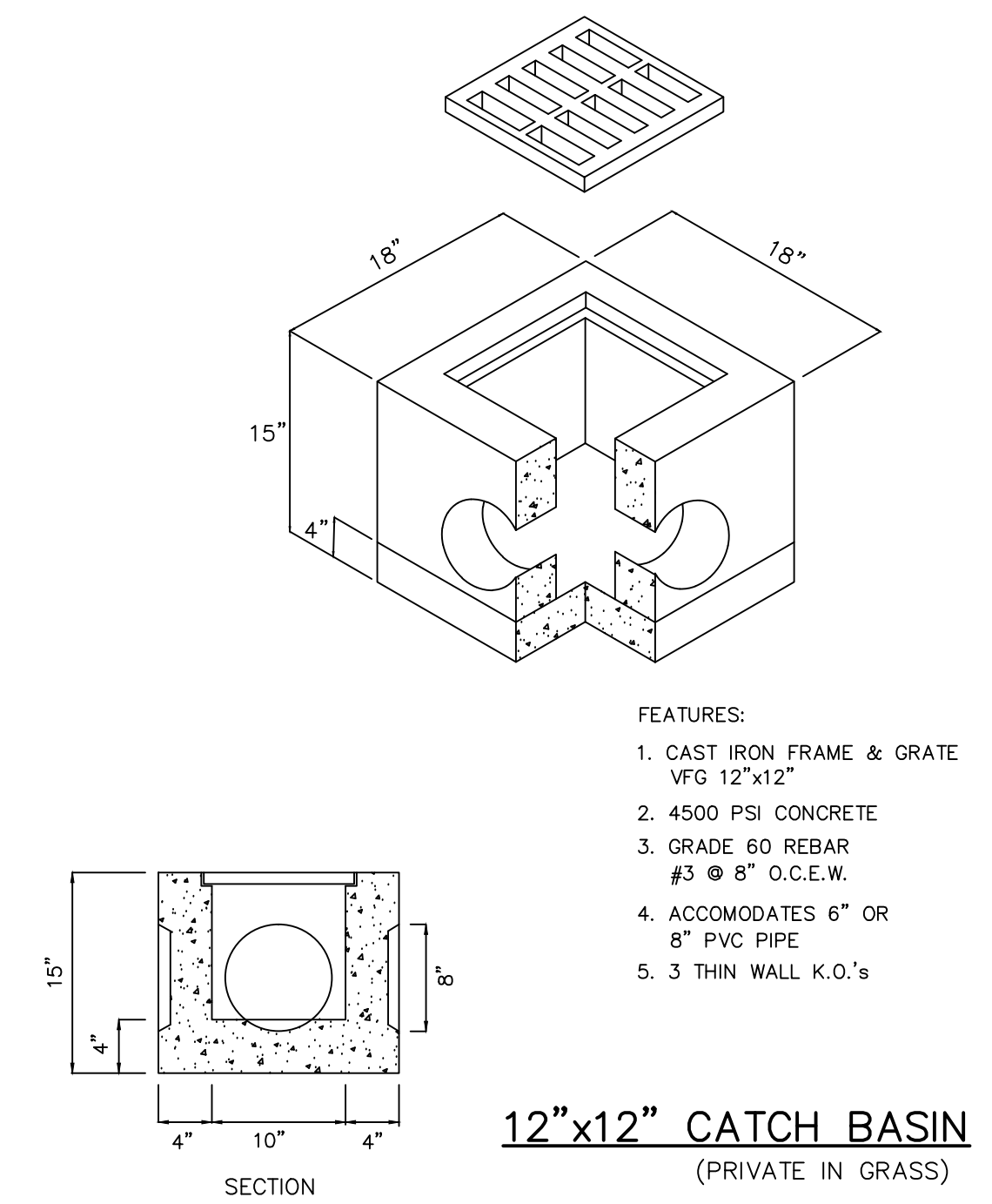
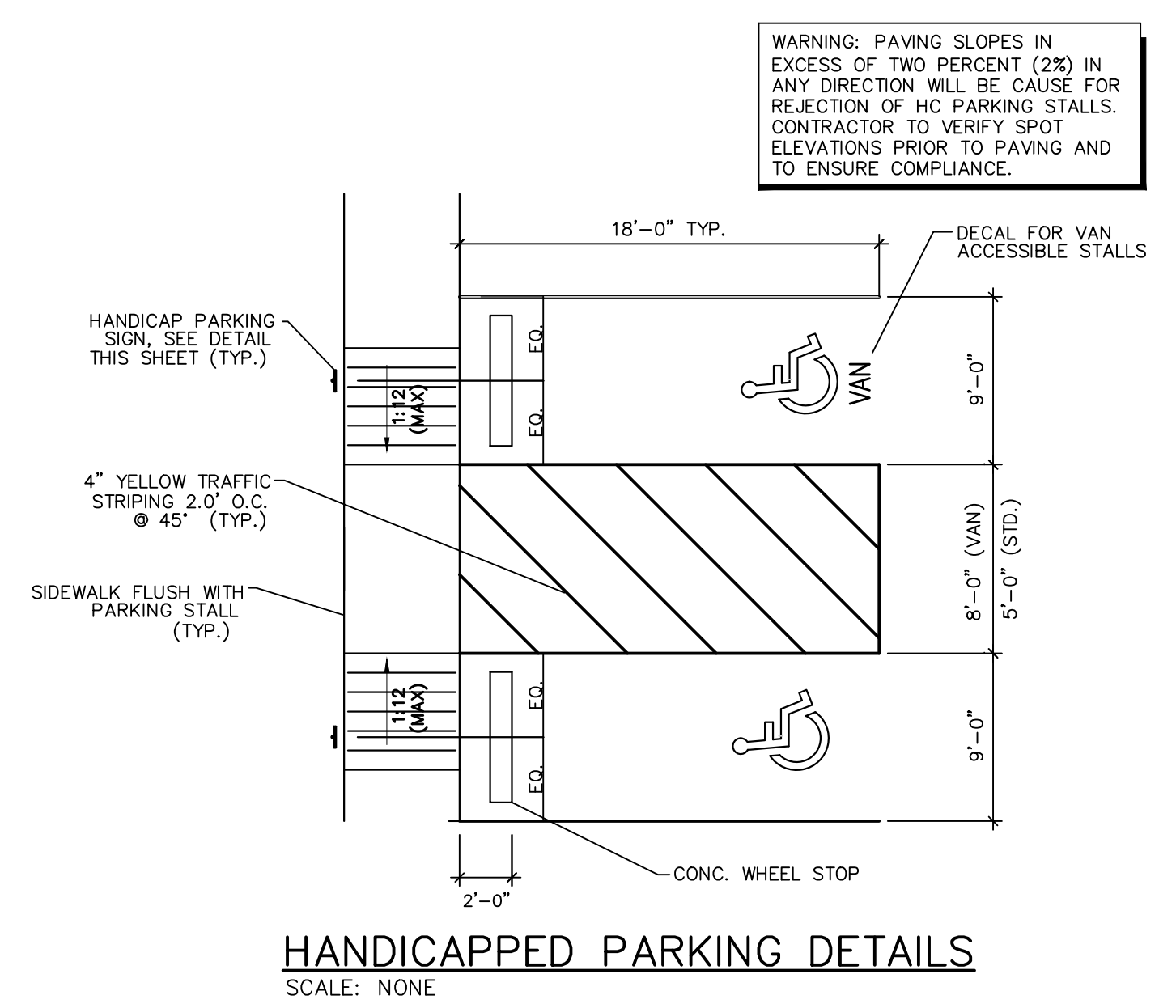
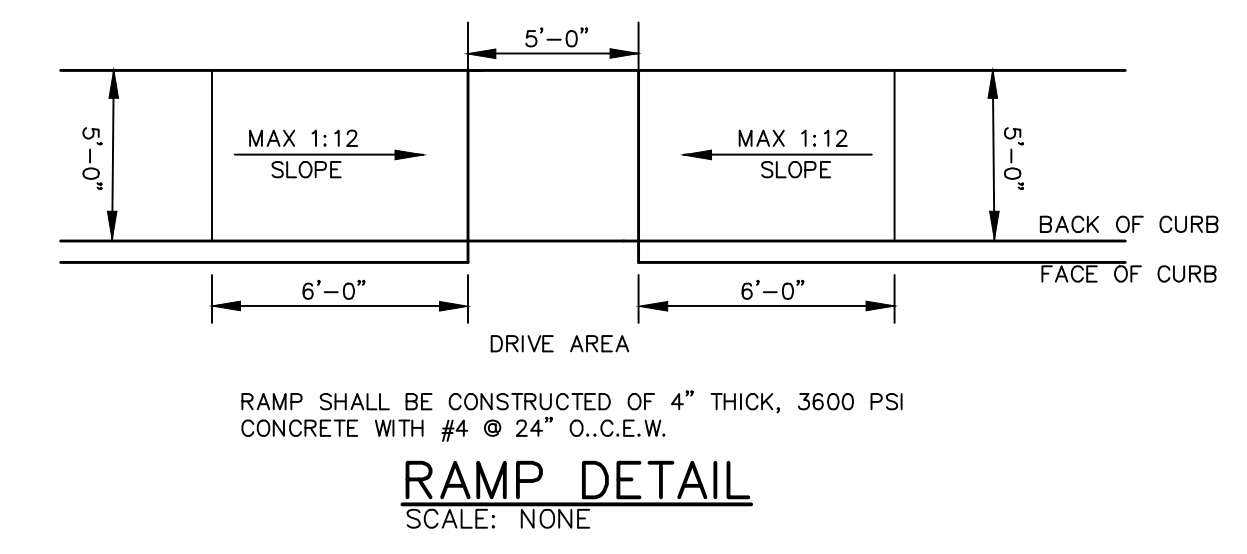
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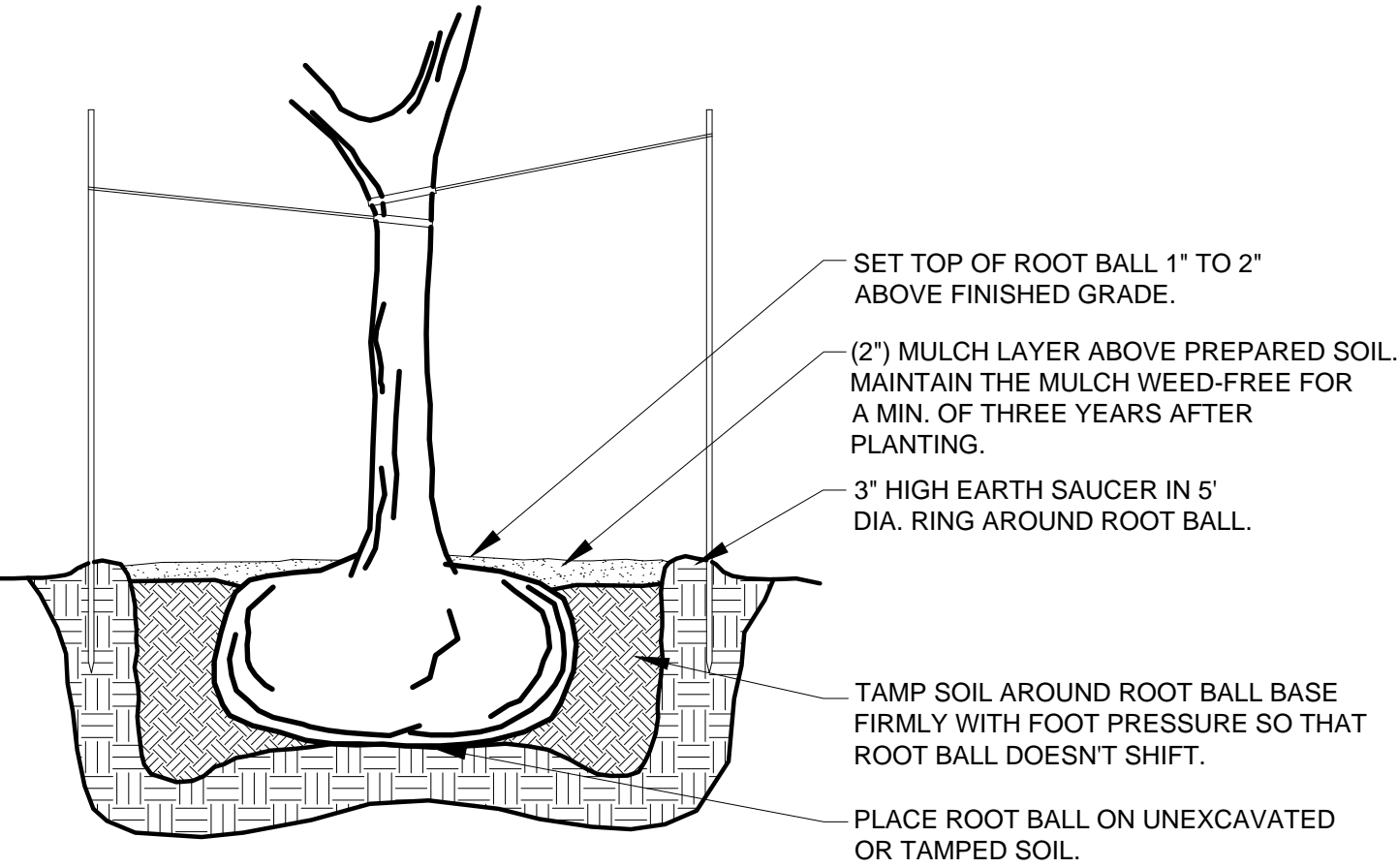
VOZ09

GENERAL NOTES:

1. Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.
2. Contractor shall advise the Owner of Landscape Architect of any condition found on site which prohibits installation as shown on these plans.
3. If a discrepancy between drawings and plant schedule is found, the drawings shall take precedent over the plant schedule.
4. Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard for Nursery Stock.'
5. Contractor shall stake out tree locations and bed configuration for approval by Owner prior to installation.
6. Substitutions shall not be made without prior written authorization from the Owner or Landscape Architect.
7. All disturbed areas not indicated as planting beds shall be sodded or seeded by Contractor to provide an established turf area.
8. Contractor shall remove reasonable amount of stones, dead roots, detritus and other undesirable material from existing soil.
9. If rocks are encountered, remove to a depth of 3" and add 3" of friable fertile topsoil to all sodded areas. Contractor to ensure that site is graded according to the Engineer's grading plan.
10. Lawn areas shall have 3" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet.
11. Soil preparation for planting beds shall be as follows:
 - 3" of organic compost
 - 20 pounds of organic fertilizer / 1,000 sf of bed area
 - Till bed to a depth of 6" to 8"
 - Check soil acidity. Soil acidity should range from 5.0 to 7.0 pH. Regulate if necessary.
12. All plant beds shall be top dressed with a minimum 2" of shredded wood mulch.
13. Provide steel edge between all plant beds and lawn areas unless indicated differently on plans.
14. Tree planting pits shall be cleared of undesirable material and backfilled with prepared top soil. Place 1" of compost and 3" of shredded hardwood mulch on top of root ball.
15. The Contractor will be held liable for any damage caused to trees due to improper staking methods, including absence of staking throughout the warranty period.
16. Trees shall be planted at least 2.5 feet from any right-of-way line, curb, walk or fire hydrant, and outside all utility easements.
17. Trees shall be planted at least 8 feet from any public utility line where possible. In the event this is not possible, Contractor shall install a root barrier, per the detail(s) noted on this sheet.
18. Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
19. Contractor shall warranty plant material to remain alive and healthy for a period of one year after the final acceptance. All plant material shall be maintained in a healthy condition in accordance with the season. Dead, damaged or destroyed plant material shall be replaced in kind within thirty days. Warranty shall not include damage for loss of plant material due to natural causes, acts of vandalism or negligence on the part of the owner.
20. Landscape areas shall be kept free of trash, litter and weeds.
21. An automatic irrigation system shall be provided to maintain all landscape areas. Overspray on streets is prohibited.
22. All trees to be a minimum of 5' away from all above ground and below ground utilities.

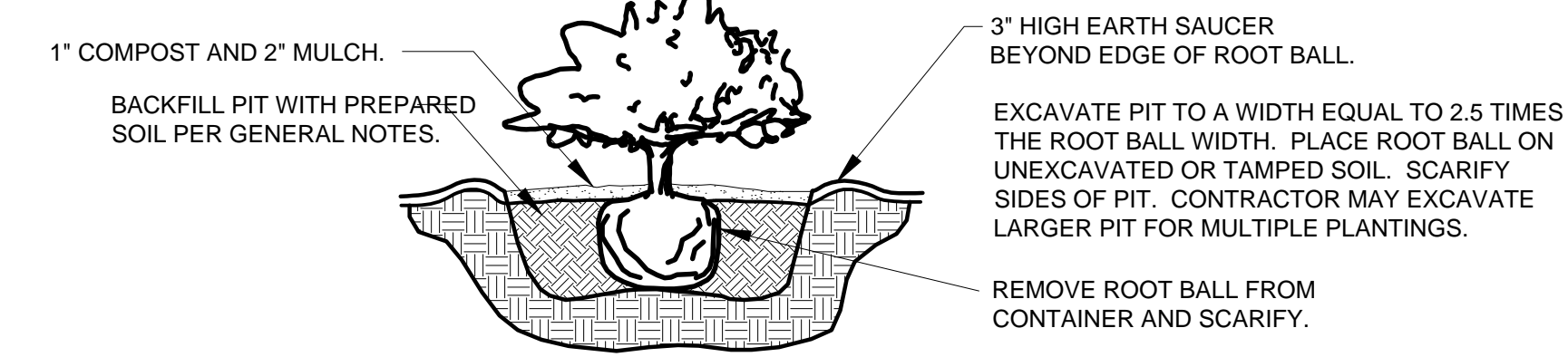
NOTES:

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



A TREE PLANTING DETAIL

NOT TO SCALE

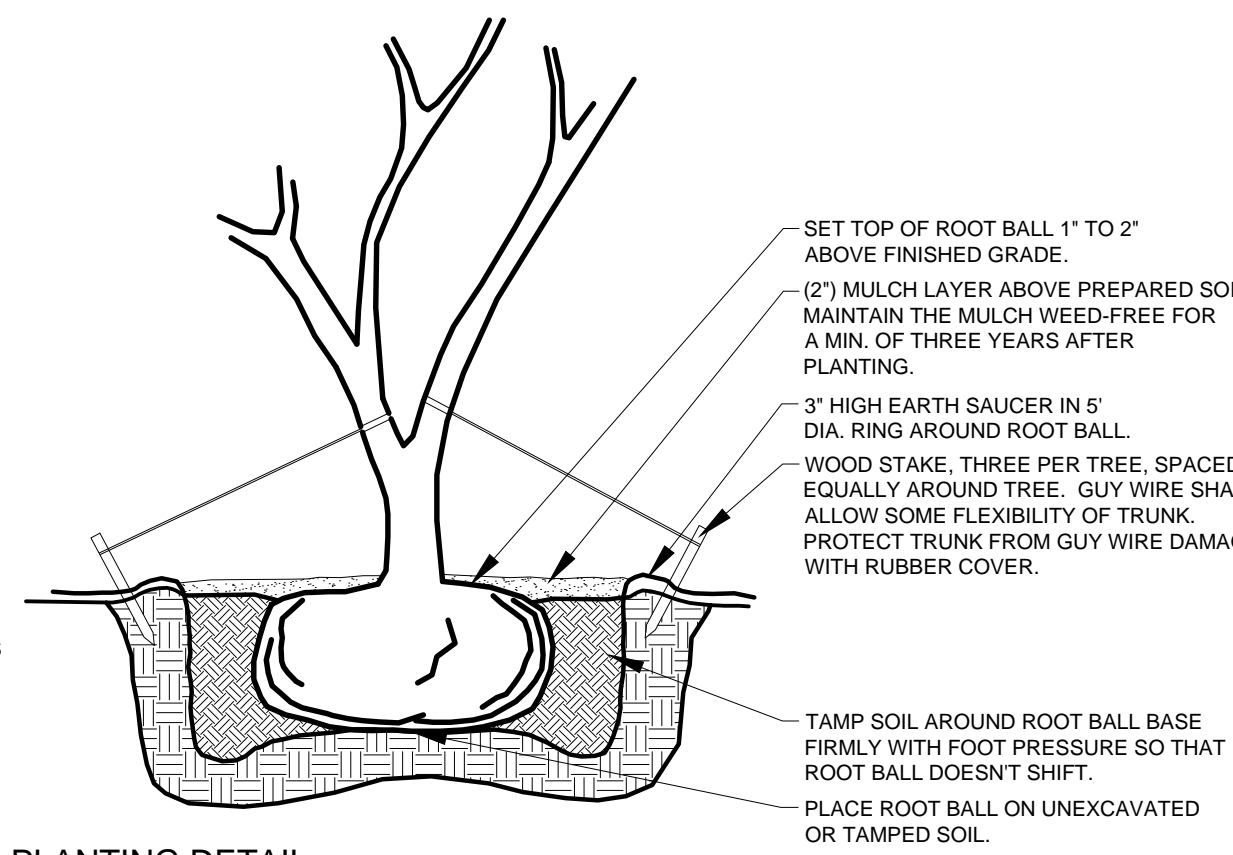


B SHRUB PLANTING DETAIL

NOT TO SCALE

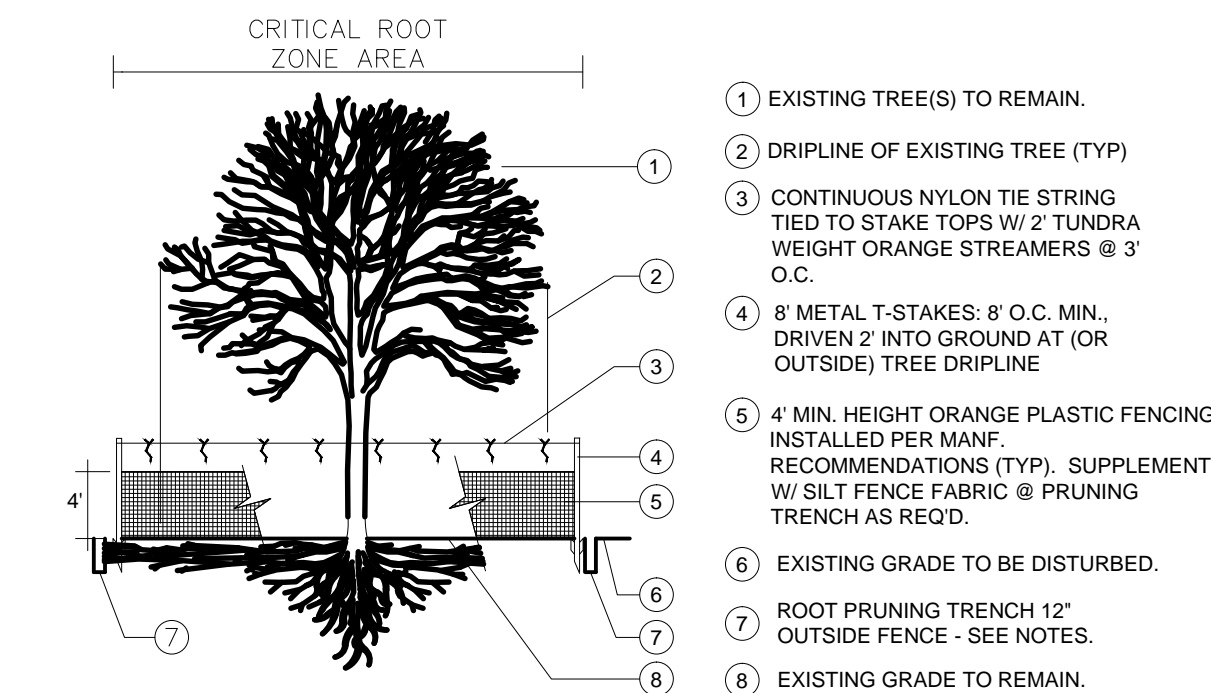
NOTES:

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



C MULTI-TRUNK TREE PLANTING DETAIL

NOT TO SCALE



D TREE PROTECTION DETAIL

NOT TO SCALE

NOTES:

1. PERFORM ROOT PRUNING ON ALL EXISTING TREES TO REMAIN WHERE CONSTRUCTION ACTIVITY FALLS WITHIN DRIP LINE OF EXISTING TREES.
2. ROOT PRUNING METHOD: 2 MONTHS MIN. PRIOR TO EXCAVATION & CONSTRUCTION ACTIVITIES, HAND CUT ROOTS BY DIGGING A 18"-24" DEEP x 8" WIDE TRENCH ALONG THE OUTSIDE PERIMETER OF EXISTING TREE(S) ADJACENT TO CONSTRUCTION AREAS. MAXIMIZE PRUNING TRENCH DISTANCE FROM TRUNK TO THE FULLEST EXTENT POSSIBLE. W/ THE ROOT PRUNING LINE PLACED @ THE EDGE OF CONSTRUCTION LIMITS.

3

PLANT LIST AND SPECIFICATIONS:

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
TREES				
QV	9	Quercus virginiana	Live Oak	3" cal., 10'-12' height, Full, Matching
PC	8	Pistachia chinensis	Chinese Pistache	3" cal., 10'-12' height, Full, Matching
LI	10	Lagerstroemia indica	Crape Myrtle 'Natchez'	6'-8' ht., 3" cal., 3 canes, min., Full, Matched
SHRUBS				
IC	137	Ilex comuta 'Burfordii'	Burford Holly	5 gal., 24" ht., 30" O.C., triangular spacing
ND	31	Nandina domestica 'Firepower'	Nandina 'Firepower'	3 gal., 24" ht., 30" O.C., triangular spacing
HP	10	Hesperaloe parviflora	Red Yucca	3 gal., 24" ht., 30" O.C., triangular spacing
RI	9	Raphiolepis indica	Indian Hawthorn 'Clara'	3 gal., 24" ht., 30" O.C., triangular spacing
RR	15	Rose 'Radrazz' PP#11836	Knockout Rose 'Red'	3 gal., 24" ht., 30" O.C., triangular spacing
LC	24	Loropetalum chinensis 'Purple Diamond'	Loropetalum	3 gal., 24" ht., 30" O.C., triangular spacing
SG	32	Salvia greggii	Salvia 'Purple'	1 gal., 18"-24" ht., 30" O.C., triangular spacing
PH	54	Pennisetum alopecuroides 'Hameln'	Hameln Grass	1 gal., 18"-24" ht., 30" O.C., triangular spacing
IN	4	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	7 gal., 36" ht., 36" O.C., triangular spacing
GROUND COVER				
ANN	110		Seasonal Annuals	4" pots, 8" O.C., triangular spacing
LM	116	Liriope muscari 'Evergreen Giant'	Giant Liriope	1 gal., 18" O.C., triangular spacing
TA	122	Trachelospermum asiaticum	Asian Jasmine	1 gal., 24" O.C., triangular spacing
LAWN	Per Plan	Cynodon transvalensis x C. dactylon	Tifway 419	Sod
STEEL EDGING			Steel Edge	4" steel edging to buried 3" deep. Contractor to install steel stakes at the end of each section of edging.

OWNER:
 SPINE TEAM TEXAS, PA
 MARK HOOD
 1460 MAIN STREET, STE. 202
 SOUTHLAKE, TX 76092
 817-442-930

CASE NUMBER: SP2014-010

BANNISTER
 ENGINEERING
 1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
 REGISTRATION # F-10599 (TEXAS)



ISSUES

REVISIONS

3 PCR 01

Rockwall Medical Plaza

FM3097 (HORIZON RD) LOT 3
 ROCKWALL, TX 75032

Spine Team Texas, PA



JOB 14146.0100
 DATE 11/26/2014
 SHEET

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LANDSCAPE PLAN

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