

LOCATION MAP  
NOT TO SCALE

# SITE DEVELOPMENT PLANS FOR **ROSA'S CAFE**

2245 S. GOLIAD ST  
ROCKWALL, TEXAS

ZONED – COMMERCIAL

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FLOOD NOTE  
ACCORDING TO COMMUNITY PANEL NO. 48397C0040L, DATED SEPTEMBER 26, 2008 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONE "AE" WHICH IS THE AREA OF 100-YEAR FLOOD WITH BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED. THIS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

OWNER/DEVELOPER:  
**BOBBY COX COMPANIES, INC.**

CONTACT: KENNETH R. TAFT (ARCHITECT)  
(817) 223-9009 C  
MICHAEL LYNCH (PROJECT MANAGER)  
(817) 366-6513 C  
4055 INTERNATIONAL PLAZA, SUITE 435  
FORT WORTH, TEXAS 76109

ENGINEER:  
**JOHN THOMAS ENGINEERING**

CONTACT: JOHN MEASELS, PE (ENGINEER)  
800 N. WATTERS, SUITE 170  
ALLEN, TEXAS 75013  
JOHN@JT-ENG.COM  
(214) 491-1830  
FIRM NO. F-12225

SURVEYOR:  
**TEXAS HERITAGE SURVEYING, LLC**

CONTACT: GARY JOHNSON (SURVEYOR)  
10610 METRIC DR., SUITE 124  
DALLAS, TEXAS 75243  
(214) 340-9700

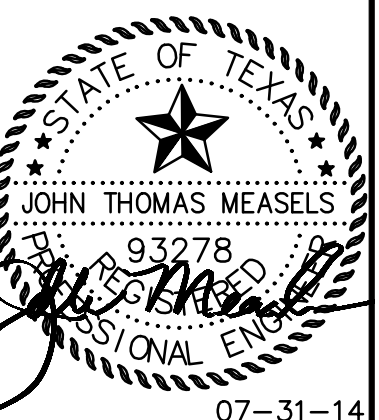
**DISCLAIMER**

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

**AS BUILT**  
07-31-2014



FIRM NO. F-12225



COVER SHEET  
ROSA'S CAFE  
2245 S. GOLIAD ST  
ROCKWALL, TEXAS

REVISION RECORD	
08-09-13	INITIAL SUBMITTAL
12-20-13	CITY COMMENTS
01-03-14	CITY COMMENTS
07-31-14	CITY COMMENTS

SHEET NO.  
**C-1.0**



Know what's below.  
Call before you dig.

JOB NO. 13-177 DATE: 07-31-14



**CAUTION NOTICE TO CONTRACTOR**  
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

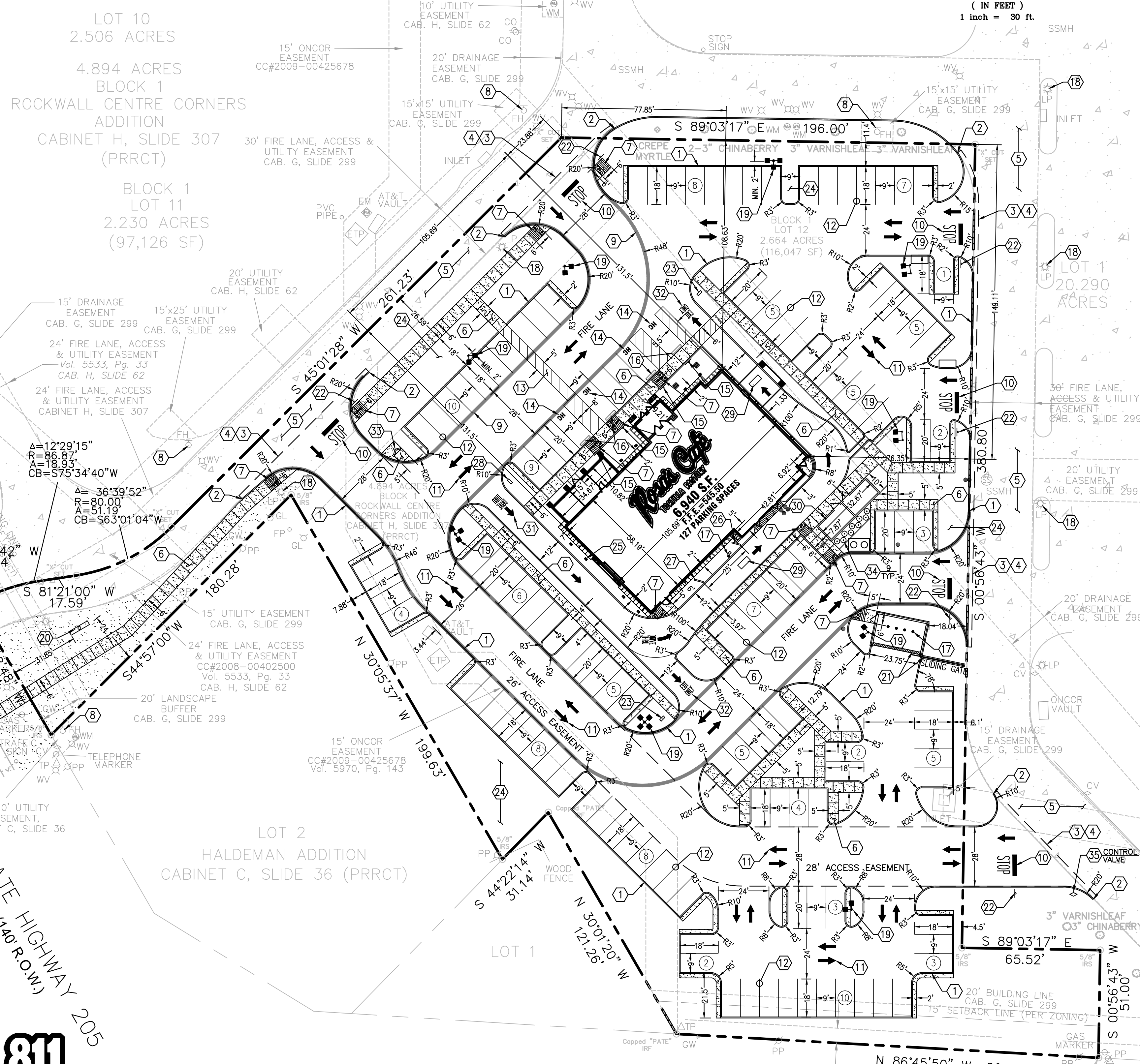
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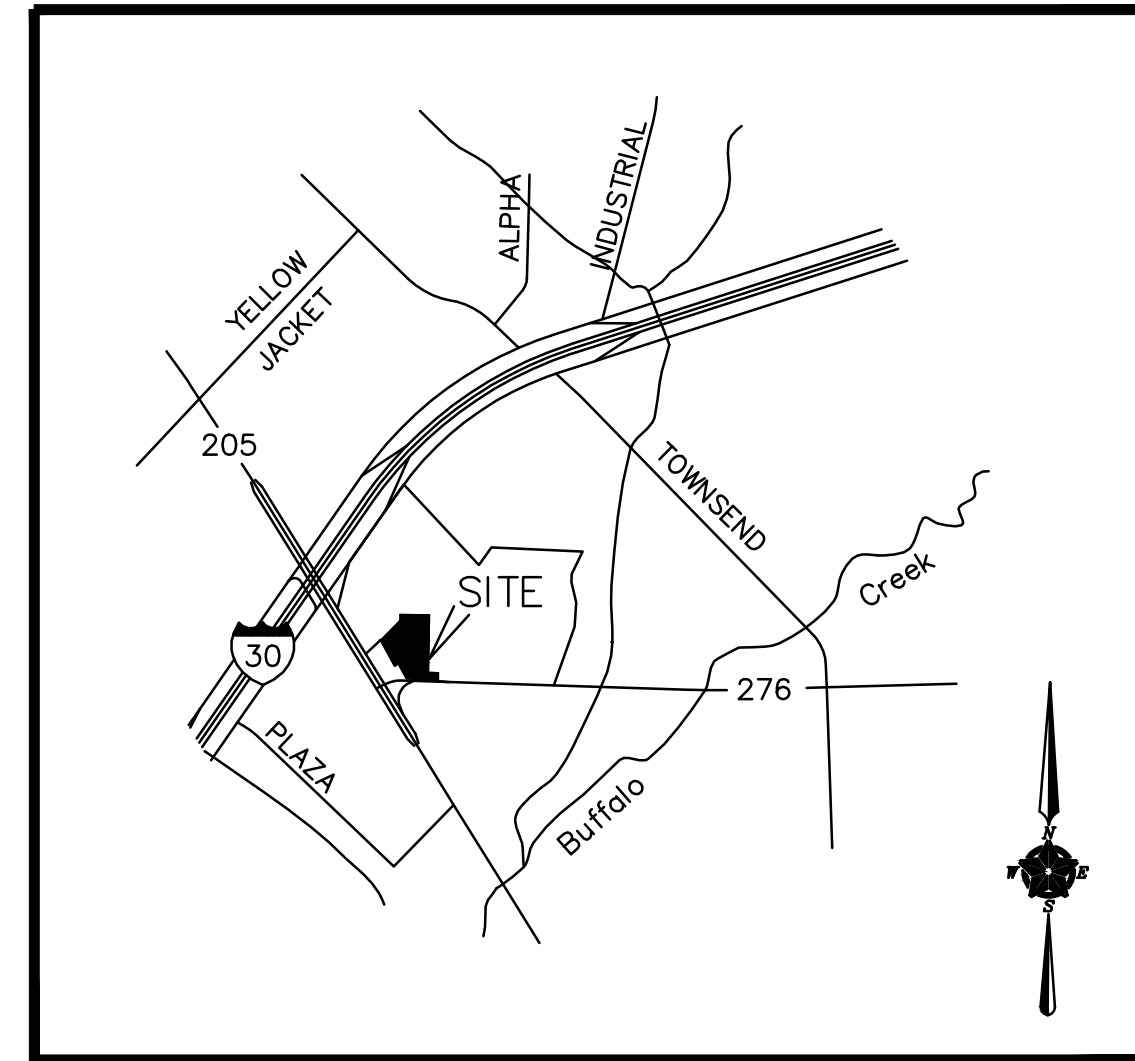
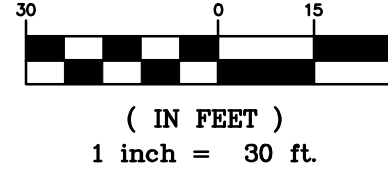
**AS BUILT**  
 07-31-2014

**GENERAL SITE NOTES:**

- PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGIN UNTIL ALL PERMITS HAVE BEEN RECEIVED.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION WAS TAKEN FROM A SURVEY BY TEXAS HERITAGE SURVEYING, LLC, 10610 METRIC DRIVE, SUITE 124, DALLAS TEXAS, 75243. PHONE: 214-340-9700.
- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
- NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
- ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
- ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
- ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
- FOR WORK IN, OR ADJACENT TO, HIGHWAY RIGHT OF WAYS, CONTRACTOR SHALL ENSURE APPROPRIATE PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION. CONTRACTOR TO ERECT AND MAINTAIN TRAFFIC CONTROL SIGNS AND DEVICES IN CONFORMANCE WITH THE STATE MANUAL OF TRAFFIC CONTROL DEVICES, LATEST EDITION, ALONG WITH THE REQUIREMENTS OF THE LOCAL D.O.T. AREA OFFICE.
- ALL CURB RADII SHALL BE 2' OR 10' UNLESS OTHERWISE NOTED ON THE PLANS.
- DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- SIGNAGE NOT APPROVED WITH SITE/CIVIL PLANS. ALL SIGNAGE MUST BE PERMITTED THROUGH THE BUILDING DEPARTMENT IN A SEPARATE PERMIT.



GRAPHIC SCALE



**LOCATION MAP**  
 NOT TO SCALE

**LEGEND:**

- |  |                             |  |                            |
|--|-----------------------------|--|----------------------------|
|  | PROPERTY LINE               |  | MENU BOARD                 |
|  | PROPOSED CURB & GUTTER      |  | LIGHT POLE                 |
|  | LIMITS OF FULL DEPTH SAWCUT |  | BUILDING UP LIGHTS         |
|  | FIRE LANE                   |  | YARD DRAIN                 |
|  | STOP BAR STRIPING           |  | GREASE TRAP                |
|  | HANDICAP SPACES             |  | CLEAN-OUT                  |
|  | ADA RAMP                    |  | DOUBLE CLEAN-OUT           |
|  | BOLLARD                     |  | GAS METER                  |
|  | TRAFFIC/HANDICAP SIGN       |  | WATER METER                |
|  | DIRECTIONAL SIGN            |  | IRRIGATION METER           |
|  | SPEAKER                     |  | FIRE DEPARTMENT CONNECTION |

**SITE KEY NOTES:**

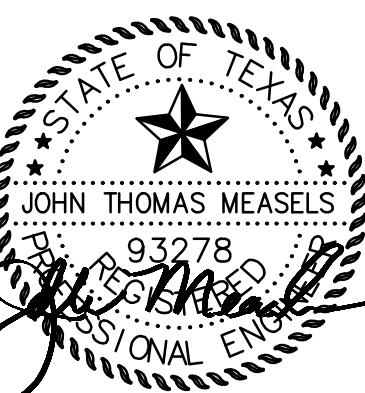
- CONCRETE CURB AND GUTTER PER CITY STANDARDS.
- TAPER CURB TO MATCH EXISTING.
- MATCH EXISTING PAVEMENT ELEVATION.
- LIMITS OF FULL DEPTH SAWCUT AND PAVEMENT REMOVAL. 2' MIN. EXISTING PAVEMENT TO REMAIN.
- CONCRETE SIDEWALK. (PER LOCAL CODES)
- SIDEWALK RAMP @ 8.33% MAX. WITH TRUNCATED DOMES.
- EXISTING FIRE HYDRANT.
- FIRE LANE. (PER LOCAL CODES)
- STOP BAR. (PER LOCAL CODES)
- DIRECTIONAL TRAFFIC ARROW. (PER LOCAL CODES)
- PARKING STALL STRIPING. (PER LOCAL CODES)
- PEDESTRIAN/HANDICAP CROSSWALK STRIPING.
- HANDICAP STRIPING & SYMBOL. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
- HANDICAP SIGNS. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
- WHEEL STOPS PAINTED YELLOW. (SEE NOTE FOR NUMBER)
- BOLLARD. (SEE NOTE FOR NUMBER)
- EXISTING LIGHT POLE.
- PROPOSED LIGHT POLE.
- MONUMENT SIGN. (PER ARCH. PLANS)
- DUMPSTER ENCLOSURE WITH SLIDING GATE DRAIN THROUGH GREASE TRAP. (PER ARCH. PLANS)
- "STOP" SIGN.
- "DO NOT ENTER" SIGN.
- LANDSCAPE AREA. (PER LANDSCAPE PLAN)
- BUILDING LIGHTS.
- MENU BOARD AND SPEAKER BOX.
- PREVIEW MENU BOARD.
- DIRECTIONAL SIGN FOR DRIVE THRU.
- TRAFFIC SENSOR.
- STORAGE UNIT. (PER ARCH. PLANS)
- "DRIVE THRU" MARKING.
- "EXIT ONLY" MARKING.
- REMOTE FIRE DEPARTMENT CONNECTION.
- 15 GAL. HOLLY, 8' HIGH, 5' APART.
- POINT OF RELOCATION.

**OWNER: CARDINAL CAPITAL PARTNERS**  
**ADDRESS: 8214 WESTCHESTER DRIVE**  
**DALLAS, TX 75225**  
**PHONE: 214-696-3600**  
**APPLICANT: BOBBY COX COMPANIES, INC.**  
**ADDRESS: 4055 INTERNATIONAL PLAZA, STE 435**  
**FORT WORTH, TX 76109**  
**PHONE: 817-223-9009**  
**CASE NUMBER: SP2013-015**

SITE DATA TABLE		
<b>LOCATION:</b>	HWY 276 & HWY 205 ROCKWALL, TEXAS	
<b>SITE AREA:</b>	2.664 AC. (116,047 S.F.)	
<b>ZONING:</b>	COMMERCIAL	
<b>CURRENT USE:</b>	VACANT	
<b>PROPOSED USE:</b>	RESTAURANT/W DRIVE-THRU	
<b>LOT COVERAGE DATA:</b>	BUILDING COVERAGE 6,940/116,047 = 0.6%	
<b>BUILDING DATA:</b>	BUILDING 1 STORY (27'-3")	
	TOTAL SQUARE FOOTAGE	6,940 S.F.
<b>PARKING SUMMARY:</b>	REQUIRED	PROVIDED
*1 SP PER 100 S.F.		
PARKING SPACES (9'x18')	67	123
HANDICAP SPACES	3	4
TOTAL SPACES	70	127
<b>LANDSCAPE AREA</b>		
PERVIOUS COVER	30,920 S.F.	
IMPERVIOUS COVER	85,127 S.F.	



FIRM NO. F-12225



01-03-14

**SITE PLAN**  
**ROSA'S CAFE**  
**2245 S. GOLIAD ST**  
**ROCKWALL, TEXAS**

REVISION RECORD

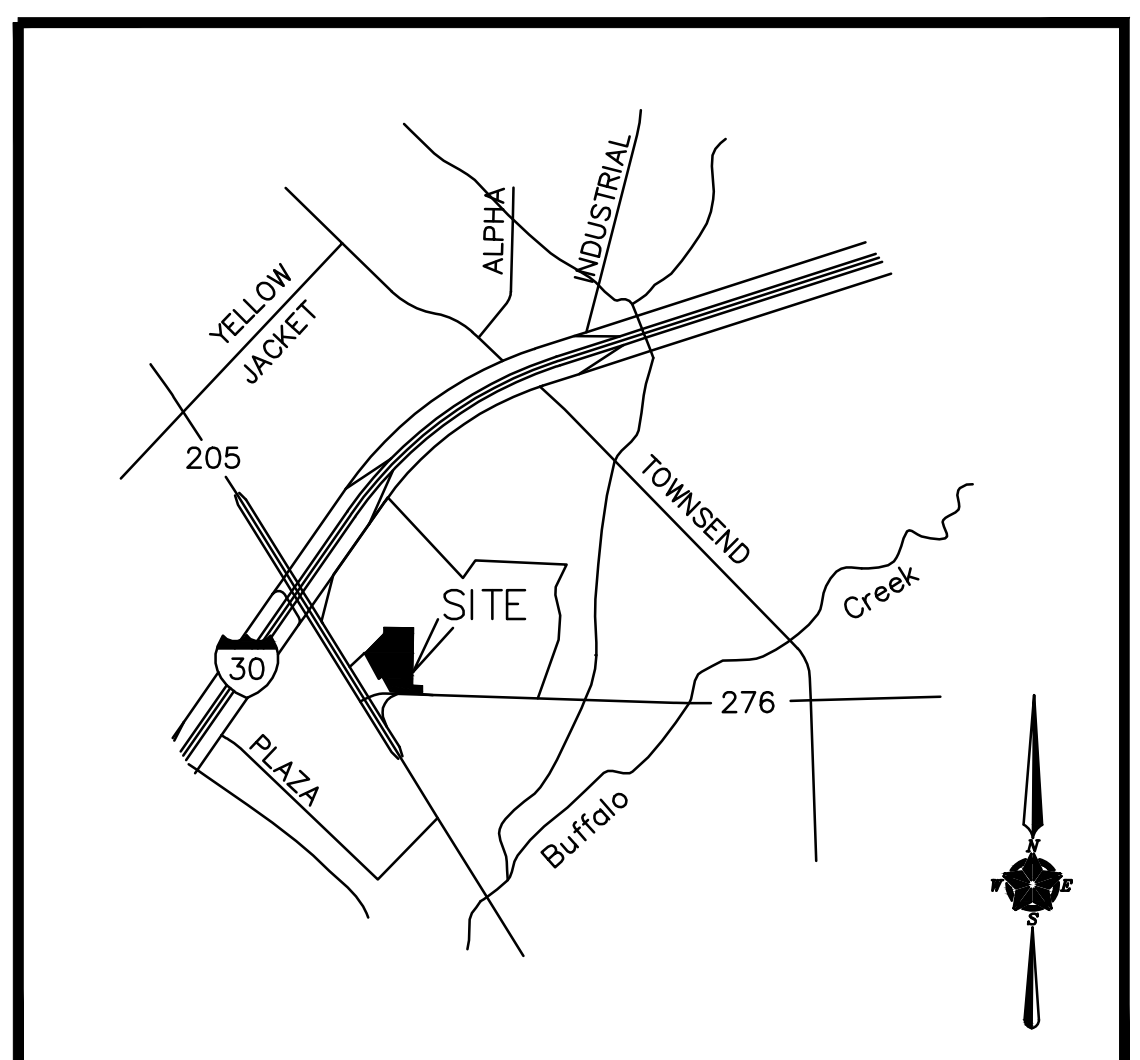
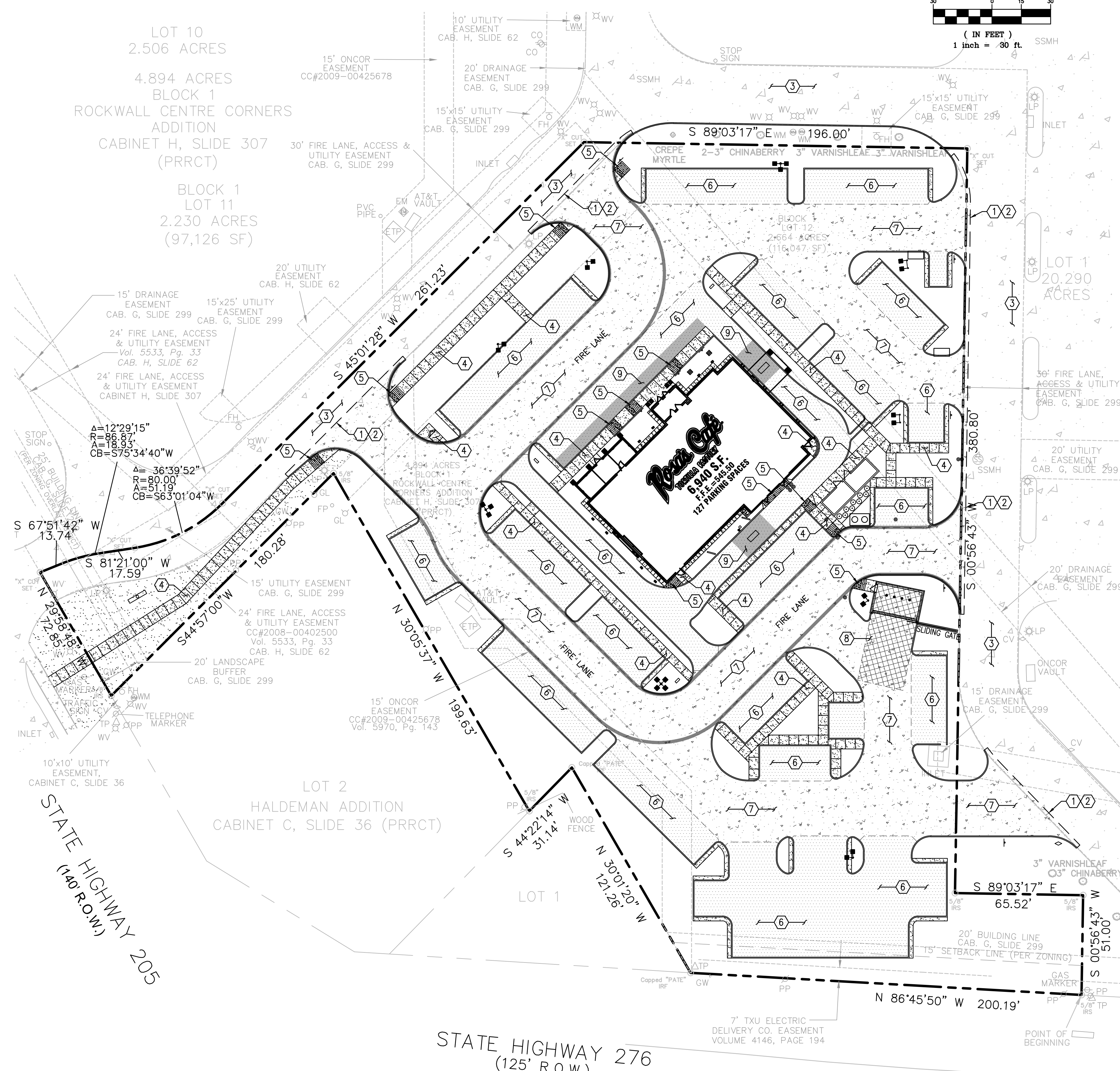
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**SHEET NO.**  
**C-3.0**

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**GENERAL PAVING NOTES:**

- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
- REFER TO GEOTECH REPORT FOR PREPARATION OF THE SUBGRADE.
- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
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- ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
- NO SAND UNDER CONCRETE.



**LOCATION MAP**  
NOT TO SCALE

- LEGEND:**
- PROPERTY LINE
  - PROPOSED CURB & GUTTER
  - LIMITS OF FULL DEPTH SAWCUT
  - ADA RAMP
  - BOLLARD
  - TRAFFIC/HANDICAP SIGN
  - DIRECTIONAL SIGN
  - SPEAKER BOX
  - MENU BOARD
  - LIGHT POLE
  - BUILDING UP LIGHTS
  - YARD DRAIN
  - GREASE TRAP
  - CLEAN-OUT
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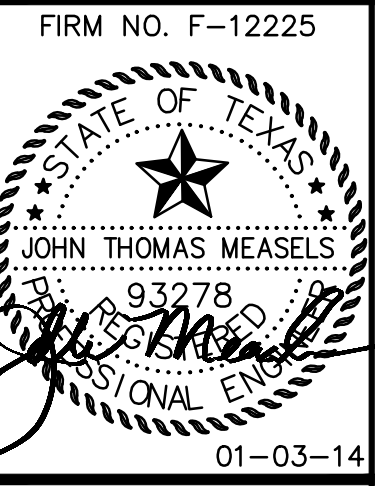
- PAVING KEY NOTES:**
- MATCH EXISTING PAVEMENT ELEVATION.
  - LIMITS OF FULL DEPTH SAWCUT AND PAVEMENT REMOVAL. 2' MIN. EXISTING PAVEMENT TO REMAIN.
  - CONCRETE SIDEWALK. (PER LOCAL CODES)
  - SIDEWALK RAMP @ 8.33% MAX. WITH TRUNCATED DOMES.
  - REGULAR DUTY CONCRETE PAVEMENT.
  - HEAVY DUTY CONCRETE PAVEMENT.
  - HEAVY DUTY CONCRETE PAVEMENT FOR DUMPSTER PAD.
  - BLACK COLOR CONCRETE.

- PROPOSED PAVING LEGEND:**
- CONCRETE SIDEWALK - SEE DETAIL ON SHEET 9.0.
  - 5" REGULAR DUTY CONCRETE PAVEMENT. AT A MINIMUM 3,000 PSI AT 28 DAYS. #3 BARS ON 18" CENTERS BOTH DIRECTIONS. REFER TO GEOTECH FOR SUBGRADE PREPARATION. (MIN. 6.5 SACK MIX)
  - 6" HEAVY DUTY CONCRETE PAVEMENT. AT A MINIMUM 3,600 PSI AT 28 DAYS. #3 BARS ON 18" CENTERS BOTH DIRECTIONS. REFER TO GEOTECH FOR SUBGRADE PREPARATION. (MIN. 6.5 SACK MIX)
  - 7" HEAVY DUTY DUMPSTER CONCRETE PAVEMENT. AT A MINIMUM 3,600 PSI AT 28 DAYS. #3 BARS ON 18" CENTERS BOTH DIRECTIONS. REFER TO GEOTECH FOR SUBGRADE PREPARATION. (MIN. 6.5 SACK MIX)
  - BLACK COLOR CONCRETE

**DISCLAIMER**  
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**AS BUILT**  
 07-31-2014

STATE HIGHWAY 276  
 (125' R.O.W.)



**PAVING PLAN**  
 ROSA'S CAFE  
 2245 S. GOLIAD ST  
 ROCKWALL, TEXAS

REVISION RECORD	DATE	DESCRIPTION
08-09-13	INITIAL SUBMITTAL	
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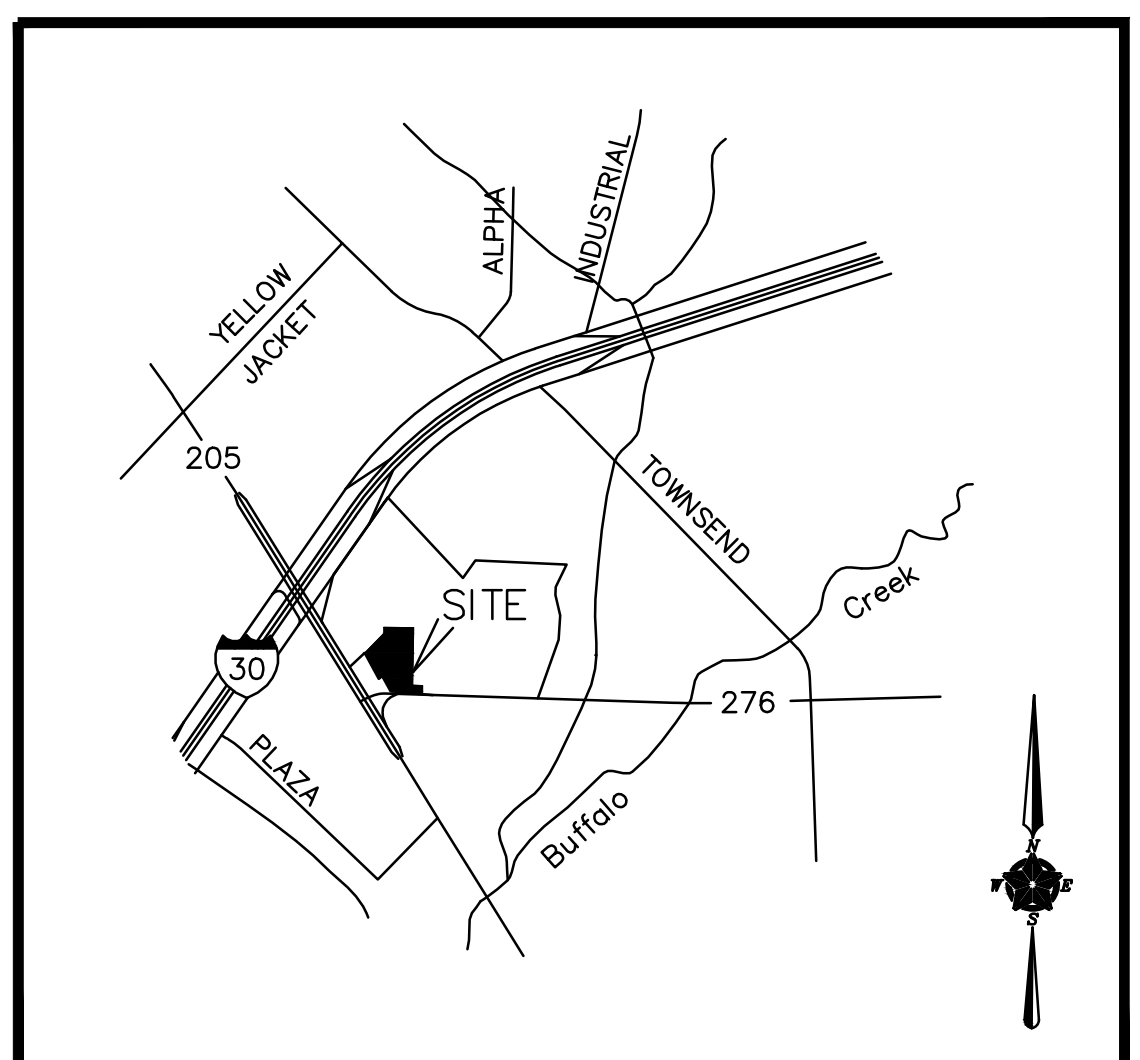
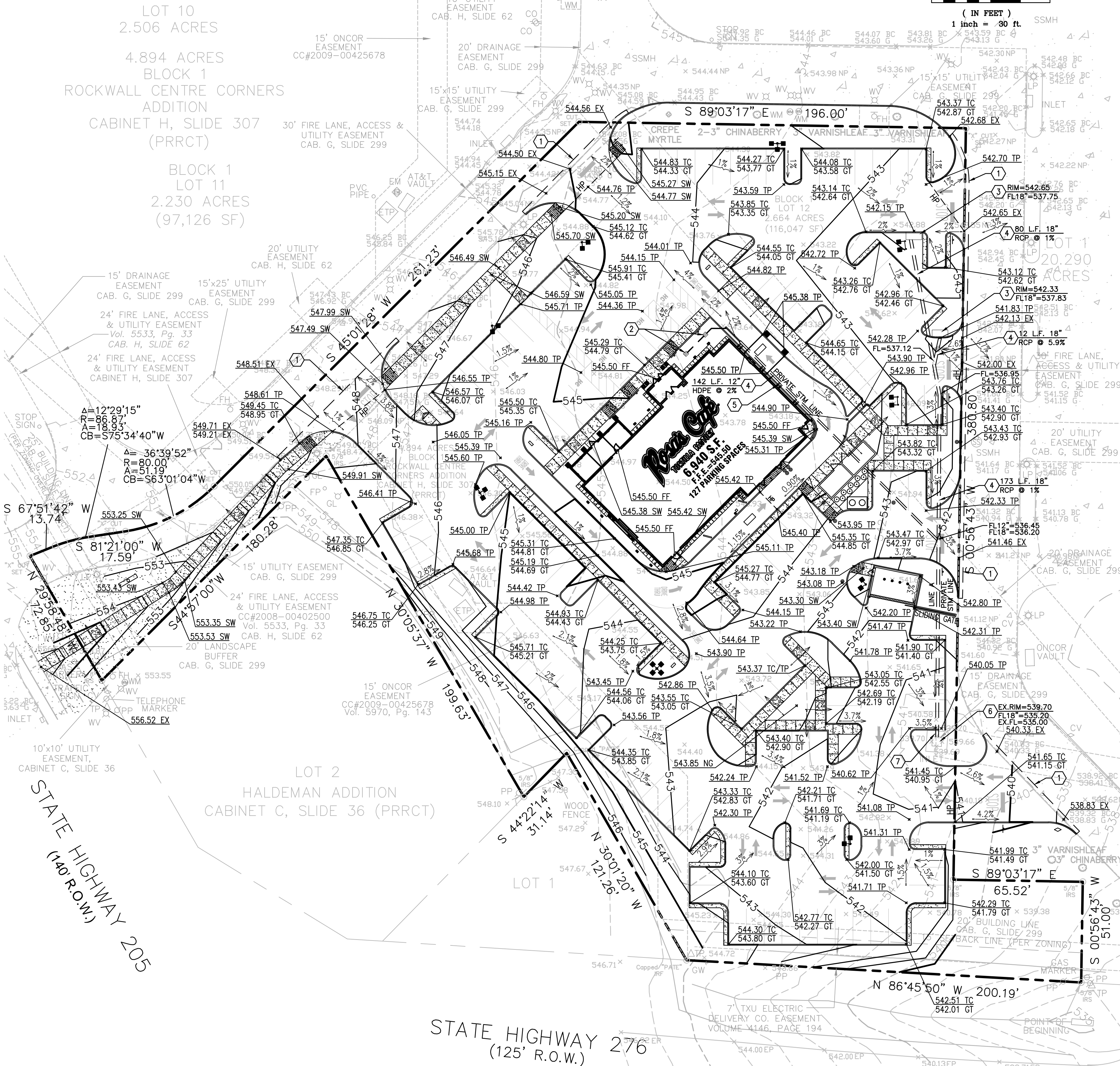
SHEET NO.  
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**GENERAL GRADING/DRAINAGE NOTES:**

- ALL GRADING AND SITE PREPARATION SHALL CONFORM WITH SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE CITY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- PRIOR TO ANY EXCAVATION OF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS AND STAKES.
- ALL INDICATED ELEVATIONS ARE FINISHED ELEVATIONS.
- FIELD VERIFY LOCATIONS, SIZES AND IF APPLICABLE INVERTS OF EXISTING UTILITIES FOR PROPOSED CONNECTIONS PRIOR TO CONSTRUCTION.
- LOCATE AND PROTECT ALL UTILITIES ASSOCIATED WITH THE PROJECT PRIOR TO CONSTRUCTION.
- INSTALL SILT CONTROL MEASURES BEFORE BEGINNING SITE WORK. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
- INSTALL ALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO GRADING.
- CUT AND FILL SLOPES SHALL HAVE A MAXIMUM SLOPE OF 3:1.
- ALL EXCAVATION SHALL INCLUDE CLEARING, STRIPPING AND STOCKPILING TOPSOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EMBANKMENTS, CONSTRUCTION FILLS, AND THE FINAL SHAPING AND TRIMMING TO THE THE LINES AND GRADES SHOWN ON THE PLANS.
- ALL TREES, BRUSH, AND ORGANIC TOPSOIL AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED, UNLESS OTHERWISE SPECIFIED, AND DISPOSED OF AT AN OFF-SITE LOCATION, WITH THE EXCEPTION THAT ENOUGH TOPSOIL SHALL BE RETAINED FOR RESPREAD AND GENERAL LANDSCAPING. AREAS WHICH ARE TO BE FILLED SHALL BE COMPACTED TO A MAXIMUM DENSITY OF 95% AS DETERMINED BY THE MODIFIED AASHTO COMPACTION TEST IN THE PAVED AREAS AND ALL FILL COMPACTED TO 95%.
- STRIP AND STOCKPILE TOPSOIL, SPREAD FOUR (4) INCHES MINIMUM OF TOPSOIL ON LANDSCAPE AREAS AND REMOVE EXCESS TOPSOIL FROM SITE. PREPARE SUB-GRADE FOR PAVEMENT AND CURBS AND BACKFILL CURBS AFTER CURB CONSTRUCTION.
- PROVIDE SUPPLY OF TOPSOIL FOR LANDSCAPE CONTRACTOR FOR INSTALLATION IN ALL LANDSCAPE ISLANDS.
- PROVIDE AND INSTALL TOPSOIL IN DISTURBED AREAS TO BE GRASSED, TO INCLUDE PAVEMENT SHOULDERS AND DETENTION AREAS.
- ALL EARTHWORK AND BASE COURSE FOR THE PARKING AREA SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED LABORATORY DENSITY. CERTIFICATION SAID COMPACTION SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER, OR HIS/HER REPRESENTATIVE, PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. BOTH PROOF ROLLING AND COMPACTION TESTING MUST BE APPROVED AND WITNESSED BY THE ENGINEER OR OWNER REPRESENTATIVE.
- THE PAVEMENT SUBGRADE AND BASE COURSE MATERIAL SHALL BE INSPECTED AND APPROVED BY THE ENGINEER OR OWNER REPRESENTATIVE PRIOR TO CONSTRUCTING THE BASE AND SURFACE COURSES THEREON.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE TO ALL INLETS AND CATCH BASINS. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REGRADING OR REPAIR TO MATCH ORIGINAL EXISTING CONDITIONS.
- SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH ALL O.S.H.A AND LOCAL REGULATIONS.
- STRUCTURES FOR STORM SEWERS SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES, THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.
- CONFIRM INVERTS OF ALL EXISTING STORM INLETS AND SANITARY SEWER MANHOLES BEFORE COMMENCING CONSTRUCTION.
- ALL STORM SEWER LINES 18"-54" DIAMETER ARE TO BE REINFORCED CONCRETE PIPE ACCORDING TO ASTM C-76 TYPE III, UNLESS OTHERWISE SPECIFIED ON PLANS.
- A GEOTEXTILE MATTING (LANDLOCK TRM 450 OR EQUIVALENT) SHALL BE USED FOR EROSION CONTROL AN ALL SLOPES GREATER THAN 3H:1V.
- DRAINAGE STRUCTURES AND DETENTION POND SHALL BE MAINTAINED BY PROPERTY OWNERS.
- CONTRACTOR SHALL ADHERE TO PROPOSED GRADES ALONG CREEKS, ESPECIALLY IN THE AREA OF THE PROPOSED DETENTION POND. IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY PENALTIES INCURRED.
- ALL PROPOSED SPOT ELEVATIONS SHOWN INDICATE FINISHED GRADED ELEVATIONS AT EDGE OF PAVEMENT AND/OR GRADE BREAKS, UNLESS OTHERWISE NOTED.



**LOCATION MAP**  
NOT TO SCALE

**LEGEND:**

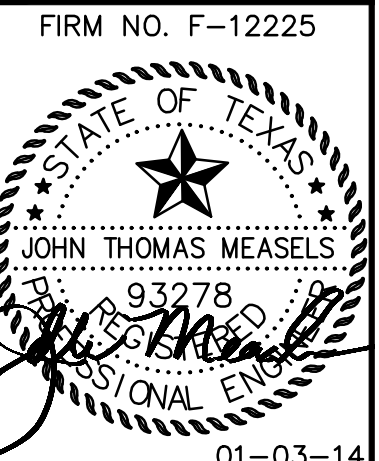
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---	LIMITS OF FULL DEPTH SAWCUT	●	DOUBLE CLEAN-OUT
---	PROPOSED CONTOUR	□	GAS METER
▨	ADA RAMP	□	WATER METER
○	BOLLARD	□	IRRIGATION METER
●	TRAFFIC/HANDICAP SIGN	→	DRAINAGE SLOPE AND DIRECTION
□	DIRECTIONAL SIGN	⊕	LIGHT POLE
□	SPEAKER BOX	□	BUILDING UP LIGHTS
□	MENU BOARD	▨	YARD DRAIN
⊕	LIGHT POLE	⊗	EXISTING SPOT ELEVATION
□	BUILDING UP LIGHTS	⊗	TOP OF CURB
▨	YARD DRAIN	⊗	GUTTER

- GRADING KEY NOTES:**
- MATCH EXISTING PAVEMENT ELEVATION.
  - YARD DRAIN.
  - 10" CURB INLET.
  - STORM SEWER PIPE (SEE NOTE FOR TYPE, SIZE AND SLOPE). CONNECT DOWN SPOUTS UNDERGROUND TO STORM PIPE (SEE NOTE FOR NUMBER AND SIZE). CONNECT TO EXISTING INLET. CONTRACTOR TO VERIFY LOCATION AND ELEVATION.
  - REPAIR CONCRETE APRON AFTER PIPE INSTALLATION.

ALL FILL TO BE COMPACTED TO MIN. 95% USING A SHEEP'S FOOT ROLLER.

**DISCLAIMER**  
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**AS BUILT**  
07-31-2014



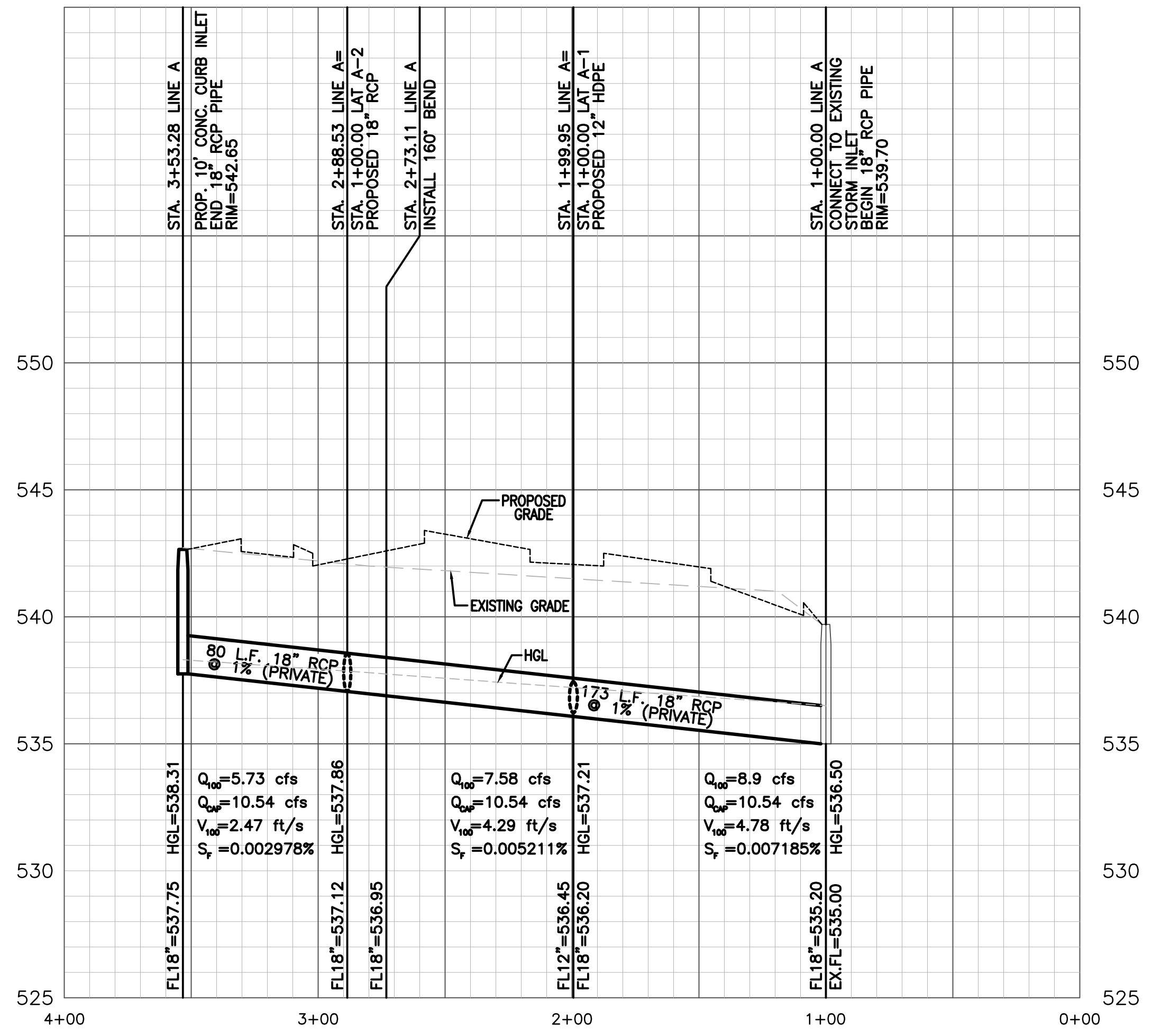
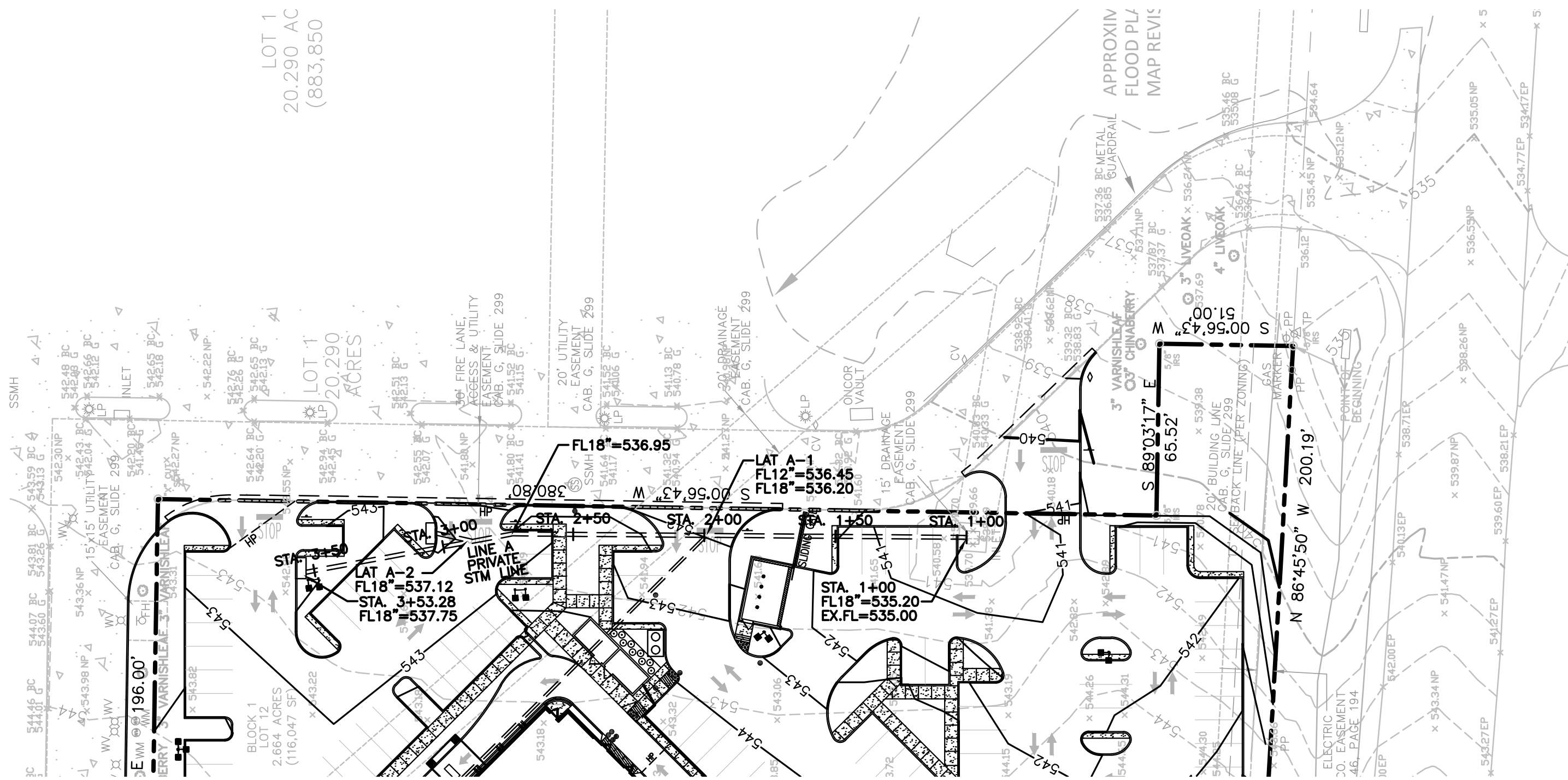
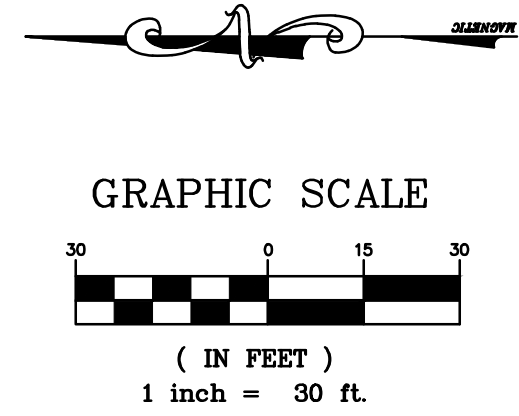
**GRADING PLAN**  
**ROSA'S CAFE**  
 2245 S. GOLIAD ST  
 ROCKWALL, TEXAS

REVISION RECORD	DATE	INITIALS	DESCRIPTION
08-09-13	INITIAL SUBMITTAL		
12-20-13	CITY COMMENTS		
01-03-14	CITY COMMENTS		

SHEET NO.  
**C-5.0**

**STORM PLAN & PROFILE**  
ROSA'S CAFE  
2245 S. GOLIAD ST  
ROCKWALL, TEXAS

REVISION RECORD	
08-09-13	INITIAL SUBMITTAL
12-20-13	CITY COMMENTS
01-03-14	CITY COMMENTS



LINE A 18" RCP (PRIVATE)  
STA. 1+00.00 - 3+53.28  
SCALE: 1"=40' (H), 1"=4' (V)

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**AS BUILT**  
07-31-2014

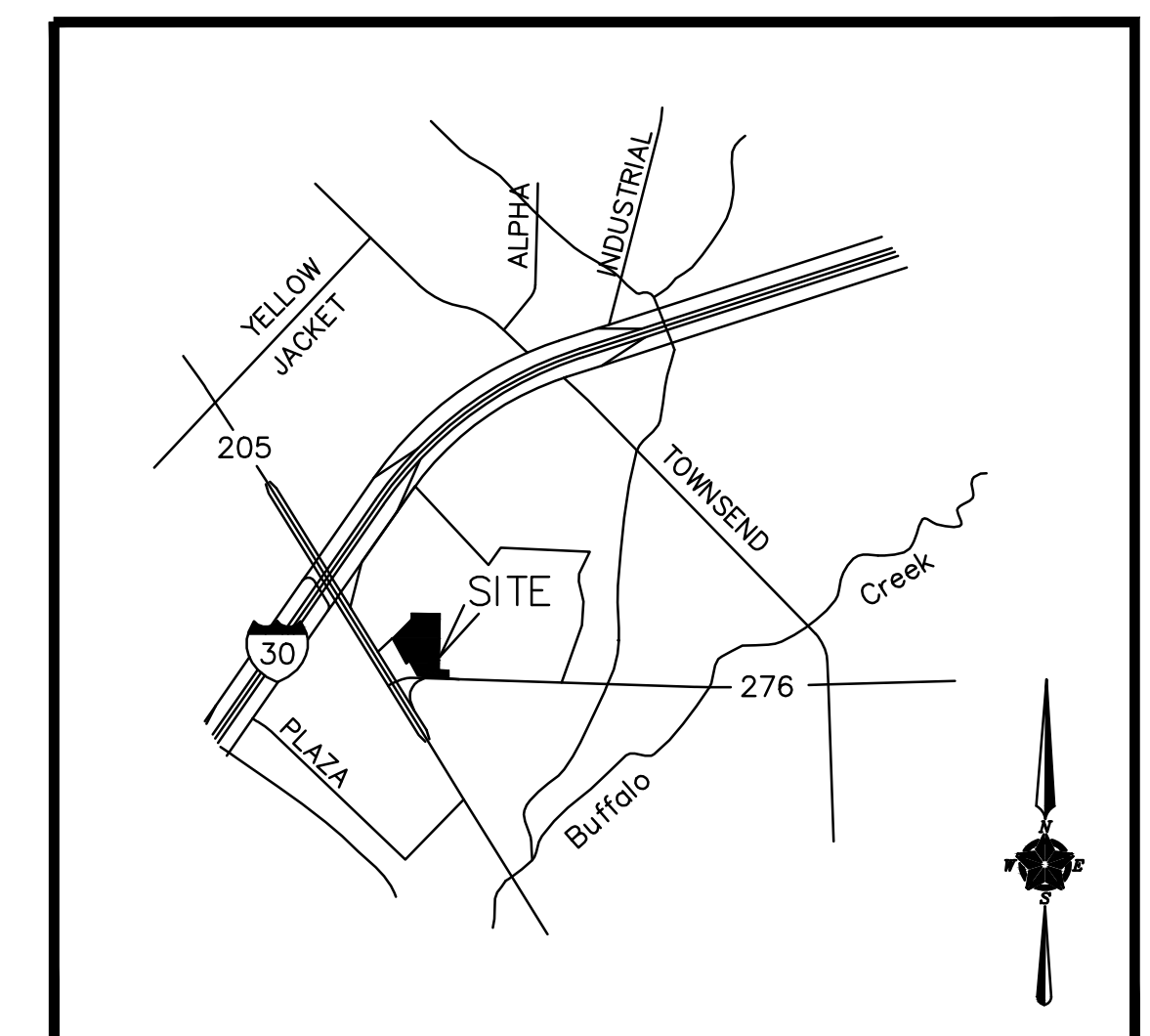
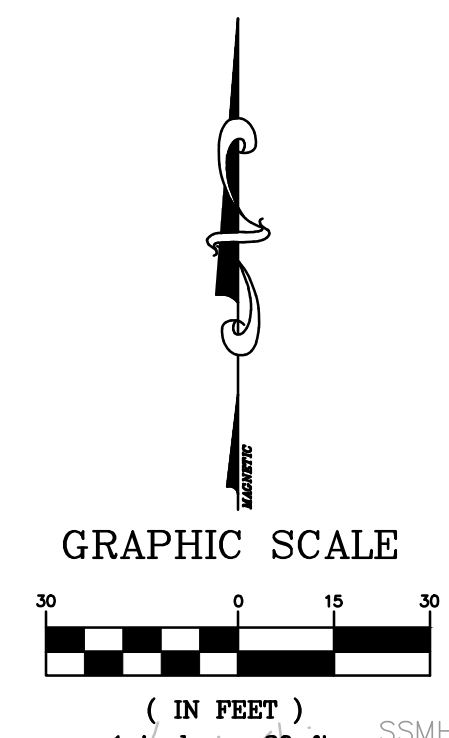
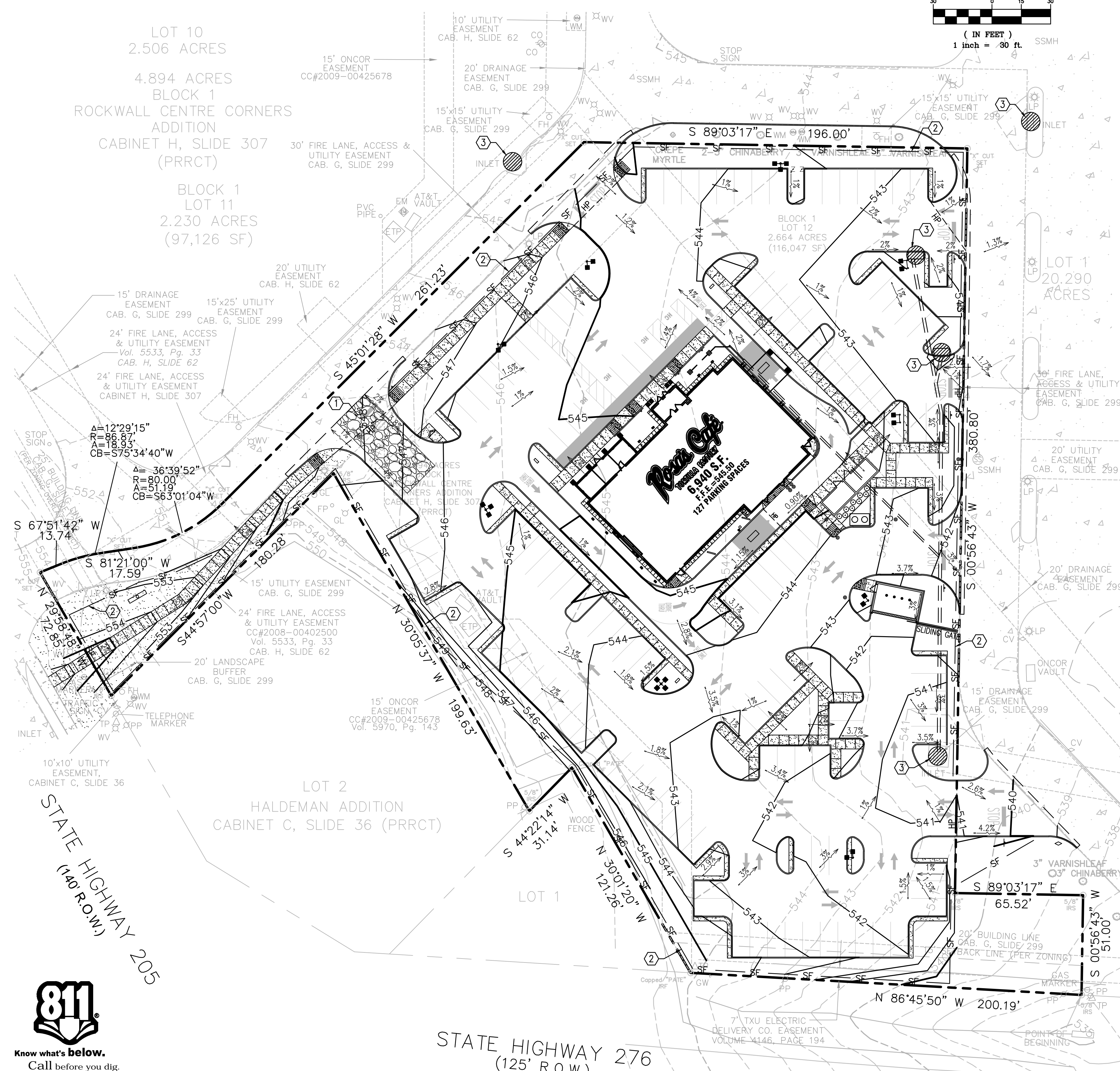
**CAUTION NOTICE TO CONTRACTOR**  
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

**GENERAL EROSION CONTROL NOTES:**

- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND BECOME FAMILIAR WITH TCEQ TPDES GENERAL PERMIT TX150000 PLAN AND ITS CONTENTS.
- CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN SHALL BE INITIATED AS SOON AS PRACTICABLE.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. SLOPES LEFT EXPOSED WILL, WITHIN 14 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.
- DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO PREVENT EROSION.
- ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
- 75-85% OF ALL DISTURBED AREAS TO HAVE A MINIMUM 1" STAND OF GRASS PRIOR TO ENGINEERING ACCEPTANCE AND CO.



LOT 10  
2.506 ACRES  
4.894 ACRES  
BLOCK 1  
ROCKWALL CENTRE CORNERS  
ADDITION  
CABINET H, SLIDE 307  
(PRRCT)  
BLOCK 1  
LOT 11  
2.230 ACRES  
(97,126 SF)



**LOCATION MAP**  
NOT TO SCALE

**LEGEND:**

---	PROPERTY LINE	○	GREASE TRAP
---	PROPOSED CURB & GUTTER	●	CLEAN-OUT
---	LIMITS OF FULL DEPTH SAWCUT	●	DOUBLE CLEAN-OUT
----	PROPOSED CONTOUR	□	GAS METER
▨	ADA RAMP	□	WATER METER
●	BOLLARD	□	IRRIGATION METER
●	TRAFFIC/HANDICAP SIGN	→	DRAINAGE SLOPE AND DIRECTION
□	DIRECTIONAL SIGN	○	INLET PROTECTION
□	SPEAKER BOX	□	BUILDING UP LIGHTS
□	MENU BOARD	□	YARD DRAIN
+	LIGHT POLE		

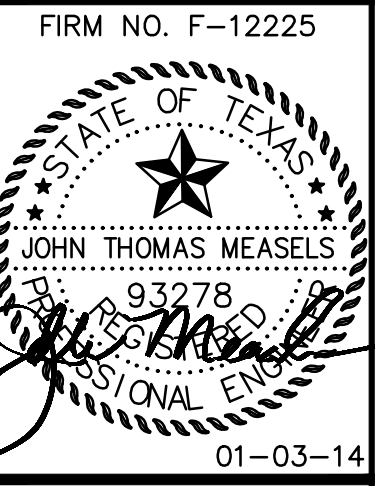
- EROSION CONTROL KEY NOTES:**
- TEMPORARY CONSTRUCTION ENTRANCE.
  - TEMPORARY SILT FENCE.
  - TEMPORARY INLET PROTECTION.

- SEQUENCE OF CONSTRUCTION ACTIVITIES:**
- CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE AND SILT FENCE ACCORDING TO THE APPROXIMATE LOCATION SHOWN ON THE EROSION CONTROL PLAN.
  - CONSTRUCT TEMPORARY SILT FENCE INLET TREATMENT AROUND OPEN STORM DRAIN INLETS ACCORDING TO THE EROSION CONTROL PLAN.
  - KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
  - BEGIN CLEARING AND GRADING OF SITE.
  - INSTALL WATER, SANITARY SEWER AND STORM DRAIN AS SPECIFIED ON PLAN SHEETS.
  - PAVE STREETS AND SIDEWALKS AS SPECIFIED ON PLAN SHEETS.
  - RE-VEGETATE LOTS, PARKWAYS AND ALL DISTURBED AREAS.
  - REMOVE ALL TEMPORARY EROSION CONTROL DEVICES.

- MAINTENANCE:**
- CONTRACTOR TO KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE DURING CONSTRUCTION.
  - CONTRACTOR SHALL MAINTAIN ALONG WITH THE SIGNED EFFECTIVE COPY OF SWP3 DRAWINGS AN UPDATED LIST IDENTIFYING ALL POTENTIAL SOURCES OF POLLUTION INCLUDING PORTA-POTTYS, FUEL TANKS, STAGING AREAS, WASTE CONTAINERS, CHEMICAL STORAGE AREAS, CONCRETE CURE, PAINTS SOLVENTS, ETC., AND A DESCRIPTION OF THE LOCATION.
  - CONTRACTOR TO REMOVE ALL STORM WATER POLLUTION PREVENTION MEASURES AFTER CONSTRUCTION IS COMPLETE AND INSPECTED FOR APPROVAL. LONG TERM MAINTENANCE TO BE PROVIDED BY OWNER.

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**AS BUILT**  
07-31-2014



**EROSION CONTROL PLAN**  
**ROSA'S CAFE**  
**2245 S. GOLIAD ST**  
**ROCKWALL, TEXAS**

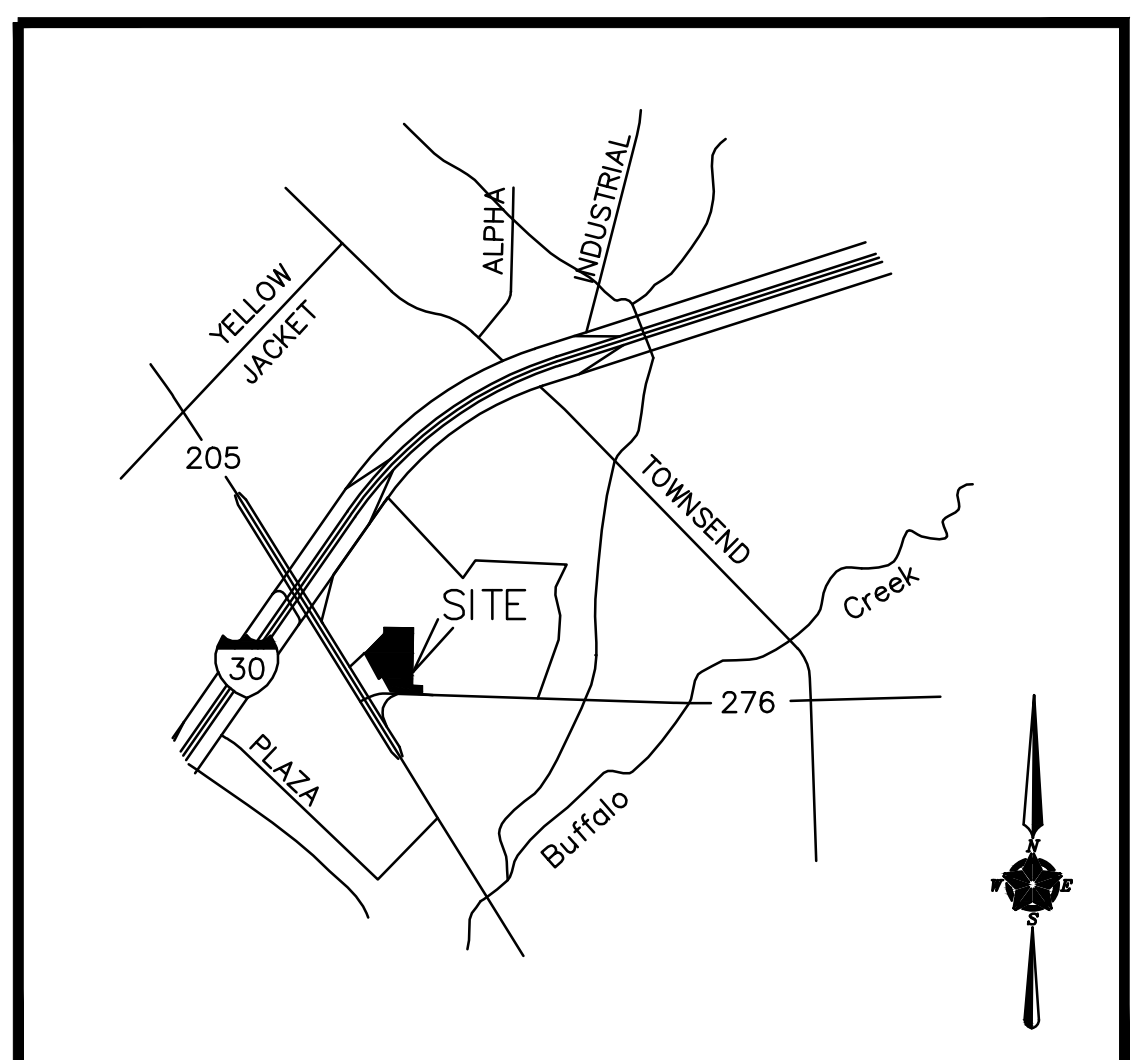
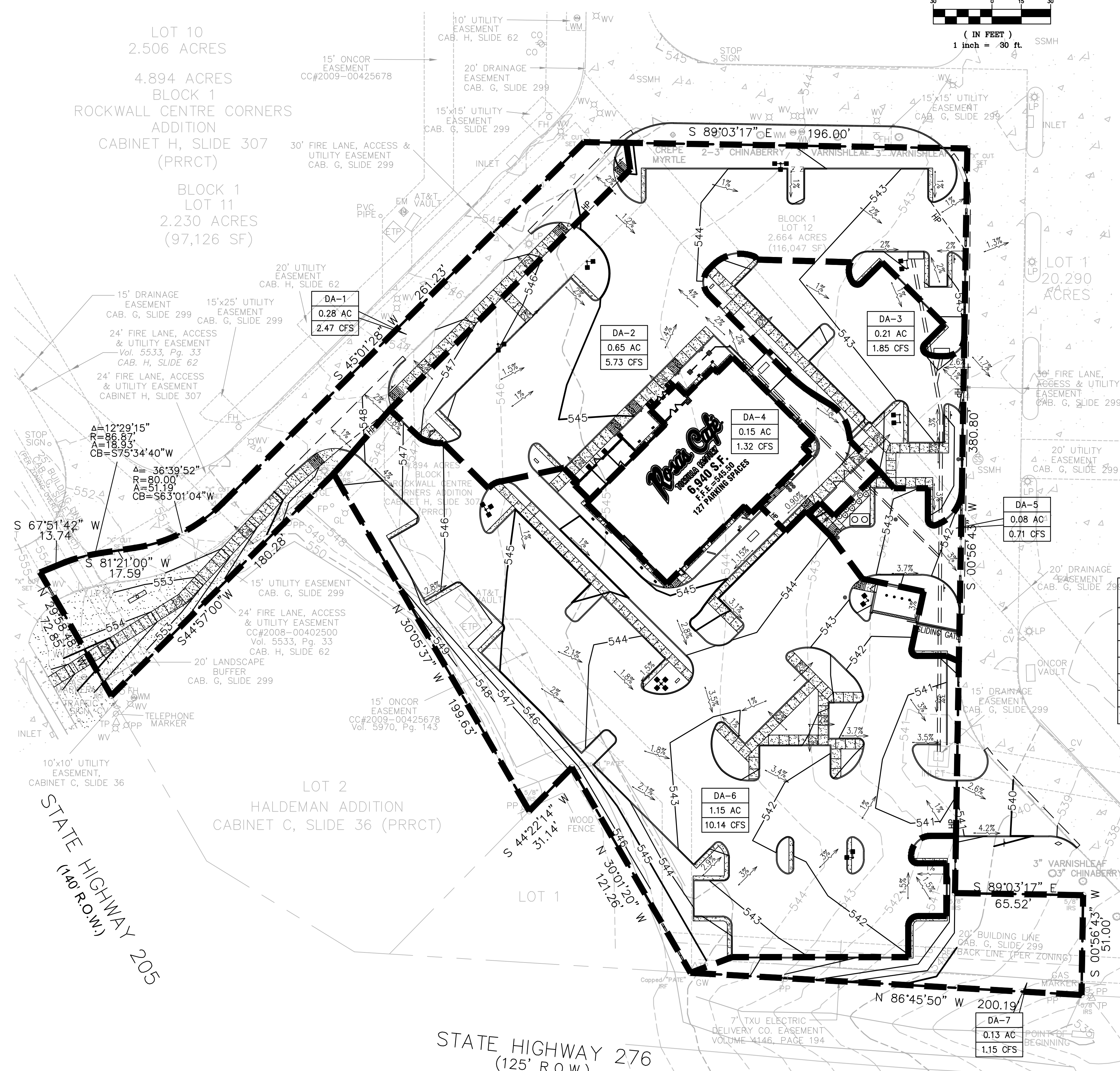
REVISION	DATE	DESCRIPTION
08-09-13	INITIAL SUBMITTAL	
12-20-13	CITY COMMENTS	
01-03-14	CITY COMMENTS	

**SHEET NO.**  
**C-6.0**

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**GENERAL GRADING/DRAINAGE NOTES:**

- ALL GRADING AND SITE PREPARATION SHALL CONFORM WITH SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE CITY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- PRIOR TO ANY EXCAVATION OF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS AND STAKES.
- ALL INDICATED ELEVATIONS ARE FINISHED ELEVATIONS.
- FIELD VERIFY LOCATIONS, SIZES AND IF APPLICABLE INVERTS OF EXISTING UTILITIES FOR PROPOSED CONNECTIONS PRIOR TO CONSTRUCTION.
- LOCATE AND PROTECT ALL UTILITIES ASSOCIATED WITH THE PROJECT PRIOR TO CONSTRUCTION.
- INSTALL SILT CONTROL MEASURES BEFORE BEGINNING SITE WORK. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
- INSTALL ALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO GRADING.
- CUT AND FILL SLOPES SHALL HAVE A MAXIMUM SLOPE OF 3:1.
- ALL EXCAVATION SHALL INCLUDE CLEARING, STRIPPING AND STOCKPILING TOPSOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EMBANKMENTS, CONSTRUCTION FILLS, AND THE FINAL SHAPING AND TRIMMING TO THE THE LINES AND GRADES SHOWN ON THE PLANS.
- ALL TREES, BRUSH, AND ORGANIC TOPSOIL AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED, UNLESS OTHERWISE SPECIFIED, AND DISPOSED OF AT AN OFF-SITE LOCATION, WITH THE EXCEPTION THAT ENOUGH TOPSOIL SHALL BE RETAINED FOR RESPREAD AND GENERAL LANDSCAPING. AREAS WHICH ARE TO BE FILLED SHALL BE COMPACTED TO A MAXIMUM DENSITY OF 95% AS DETERMINED BY THE MODIFIED AASHTO COMPACTION TEST IN THE PAVED AREAS AND 95% IN THE OTHER AREAS.
- STRIP AND STOCKPILE TOPSOIL, SPREAD FOUR (4) INCHES MINIMUM OF TOPSOIL ON LANDSCAPE AREAS AND REMOVE EXCESS TOPSOIL FROM SITE. PREPARE SUB-GRADE FOR PAVEMENT AND CURBS AND BACKFILL CURBS AFTER CURB CONSTRUCTION.
- PROVIDE SUPPLY OF TOPSOIL FOR LANDSCAPE CONTRACTOR FOR INSTALLATION IN ALL LANDSCAPE ISLANDS.
- PROVIDE AND INSTALL TOPSOIL IN DISTURBED AREAS TO BE GRASSED, TO INCLUDE PAVEMENT SHOULDERS AND DETENTION AREAS.
- ALL EARTHWORK AND BASE COURSE FOR THE PARKING AREA SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED LABORATORY DENSITY. CERTIFICATION SAID COMPACTION SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER, OR HIS/HER REPRESENTATIVE, PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. BOTH PROOF ROLLING AND COMPACTION TESTING MUST BE APPROVED AND WITNESSED BY THE ENGINEER OR OWNER REPRESENTATIVE.
- THE PAVEMENT SUBGRADE AND BASE COURSE MATERIAL SHALL BE INSPECTED AND APPROVED BY THE ENGINEER OR OWNER REPRESENTATIVE PRIOR TO CONSTRUCTING THE BASE AND SURFACE COURSES THEREON.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE TO ALL INLETS AND CATCH BASINS. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REGRADING OR REPAIR TO MATCH ORIGINAL EXISTING CONDITIONS.
- SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH ALL O.S.H.A AND LOCAL REGULATIONS.
- STRUCTURES FOR STORM SEWERS SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES, THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.
- CONFIRM INVERTS OF ALL EXISTING STORM INLETS AND SANITARY SEWER MANHOLES BEFORE COMMENCING CONSTRUCTION.
- ALL STORM SEWER LINES 18"-54" DIAMETER ARE TO BE REINFORCED CONCRETE PIPE ACCORDING TO ASTM C-76 TYPE III, UNLESS OTHERWISE SPECIFIED ON PLANS.
- A GEOTEXTILE MATTING (LANDLOCK TRM 450 OR EQUIVALENT) SHALL BE USED FOR EROSION CONTROL AN ALL SLOPES GREATER THAN 3H:1V.
- DRAINAGE STRUCTURES AND DETENTION POND SHALL BE MAINTAINED BY PROPERTY OWNERS.
- CONTRACTOR SHALL ADHERE TO PROPOSED GRADES ALONG CREEKS, ESPECIALLY IN THE AREA OF THE PROPOSED DETENTION POND. IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY PENALTIES INCURRED.
- ALL PROPOSED SPOT ELEVATIONS SHOWN INDICATE FINISHED GRADED ELEVATIONS AT EDGE OF PAVEMENT AND/OR GRADE BREAKS, UNLESS OTHERWISE NOTED.



**LOCATION MAP**  
NOT TO SCALE

- LEGEND:**
- PROPERTY LINE
  - PROPOSED CURB & GUTTER
  - LIMITS OF FULL DEPTH SAWCUT
  - PROPOSED CONTOUR
  - DRAINAGE LIMITS
  - ADA RAMP
  - BOLLARD
  - TRAFFIC/HANDICAP SIGN
  - DIRECTIONAL SIGN
  - SPEAKER BOX
  - MENU BOARD
  - LIGHT POLE
  - BUILDING UP LIGHTS
  - YARD DRAIN
  - GREASE TRAP
  - CLEAN-OUT
  - DOUBLE CLEAN-OUT
  - GAS METER
  - WATER METER
  - IRRIGATION METER
  - DRAINAGE SLOPE AND DIRECTION

**DRAINAGE AREA TABLE:**

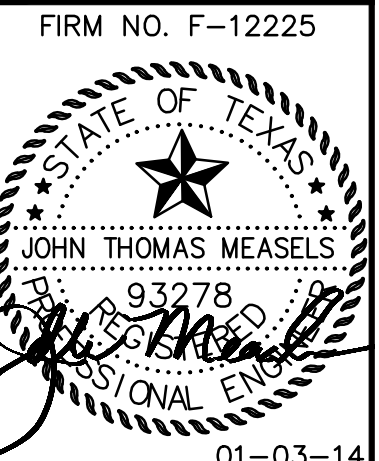
Area	T.C. (Min.)	Area (Acres)	C	I=100 (in./hr)	Q <sub>100</sub> (Cfs)	Drains to
DA-1	10	0.28	0.90	9.80	2.47	EXIST. CURB INLET
DA-2	10	0.65	0.90	9.80	5.73	PROP. CURB INLET
DA-3	10	0.21	0.90	9.80	1.85	PROP. CURB INLET
DA-4	10	0.15	0.90	9.80	1.32	EXIST. AREA INLET
DA-5	10	0.08	0.90	9.80	0.71	HWY. 276
DA-6	10	1.15	0.90	9.80	10.14	EXIST. AREA INLET
DA-7	10	0.13	0.90	9.80	1.15	HWY. 276
					<b>23.37 CFS TOTAL</b>	

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**AS BUILT**  
07-31-2014



**John Thomas ENGINEERING**  
 800 N. WATTERS, SUITE 170 ALLEN, TX 75013 PH:214-491-1830



**DRAINAGE AREA MAP**  
**ROSA'S CAFE**  
 2245 S. GOLIAD ST  
 ROCKWALL, TEXAS

REVISION RECORD

NO.	DATE	DESCRIPTION
08-09-13	INITIAL SUBMITTAL	
12-20-13	CITY COMMENTS	
01-03-14	CITY COMMENTS	

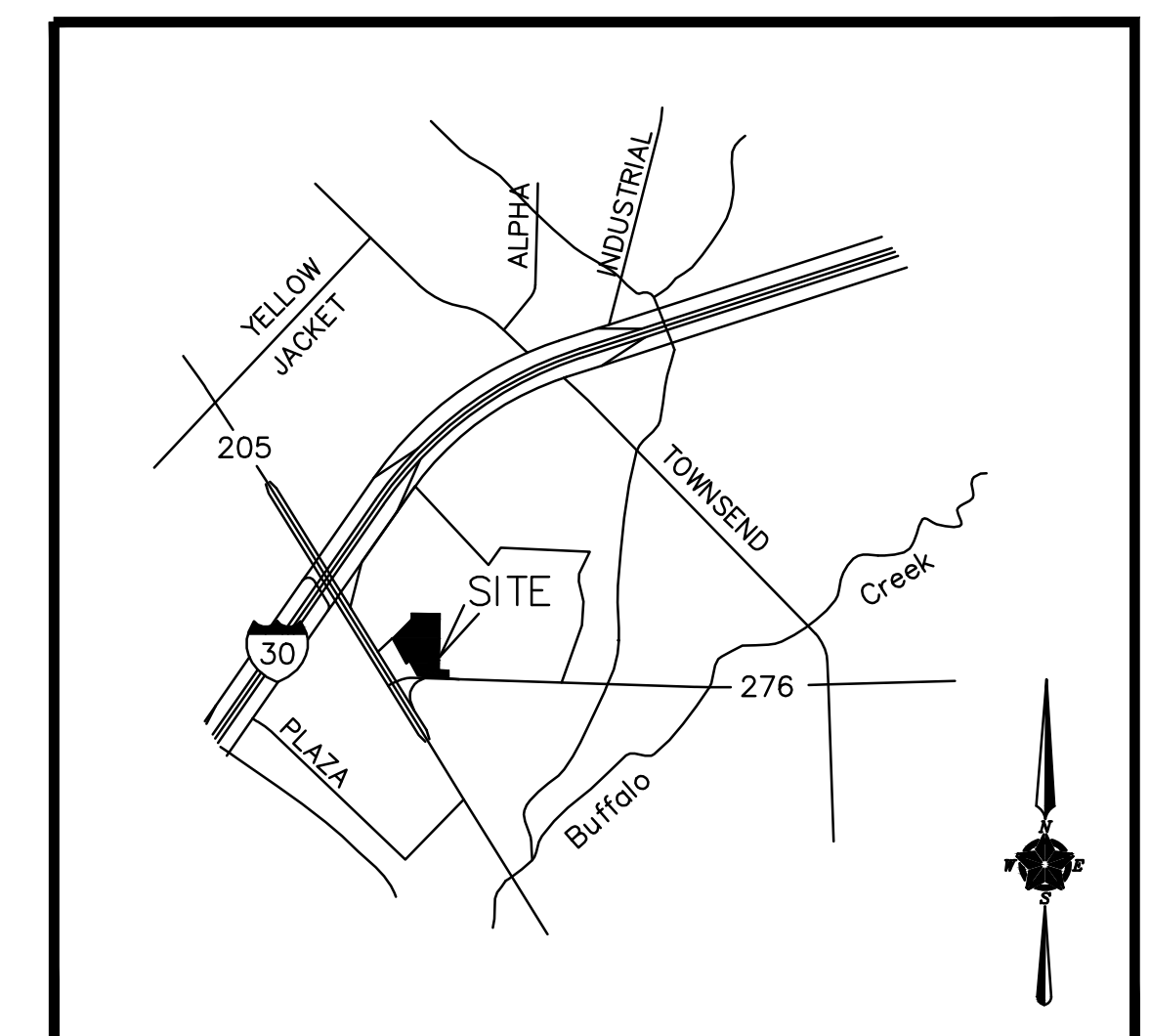
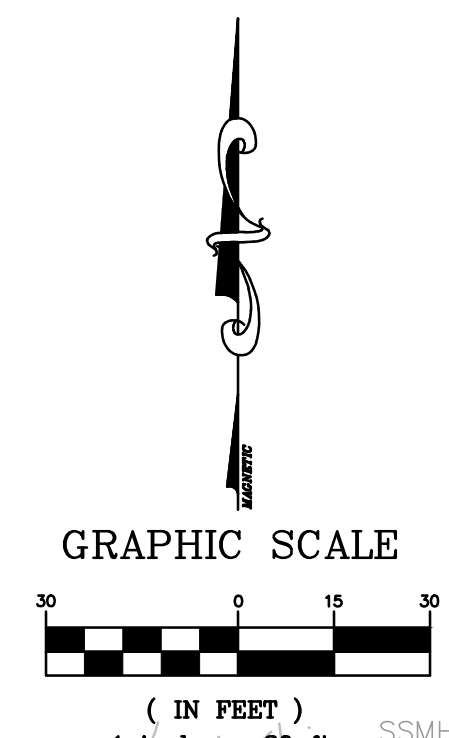
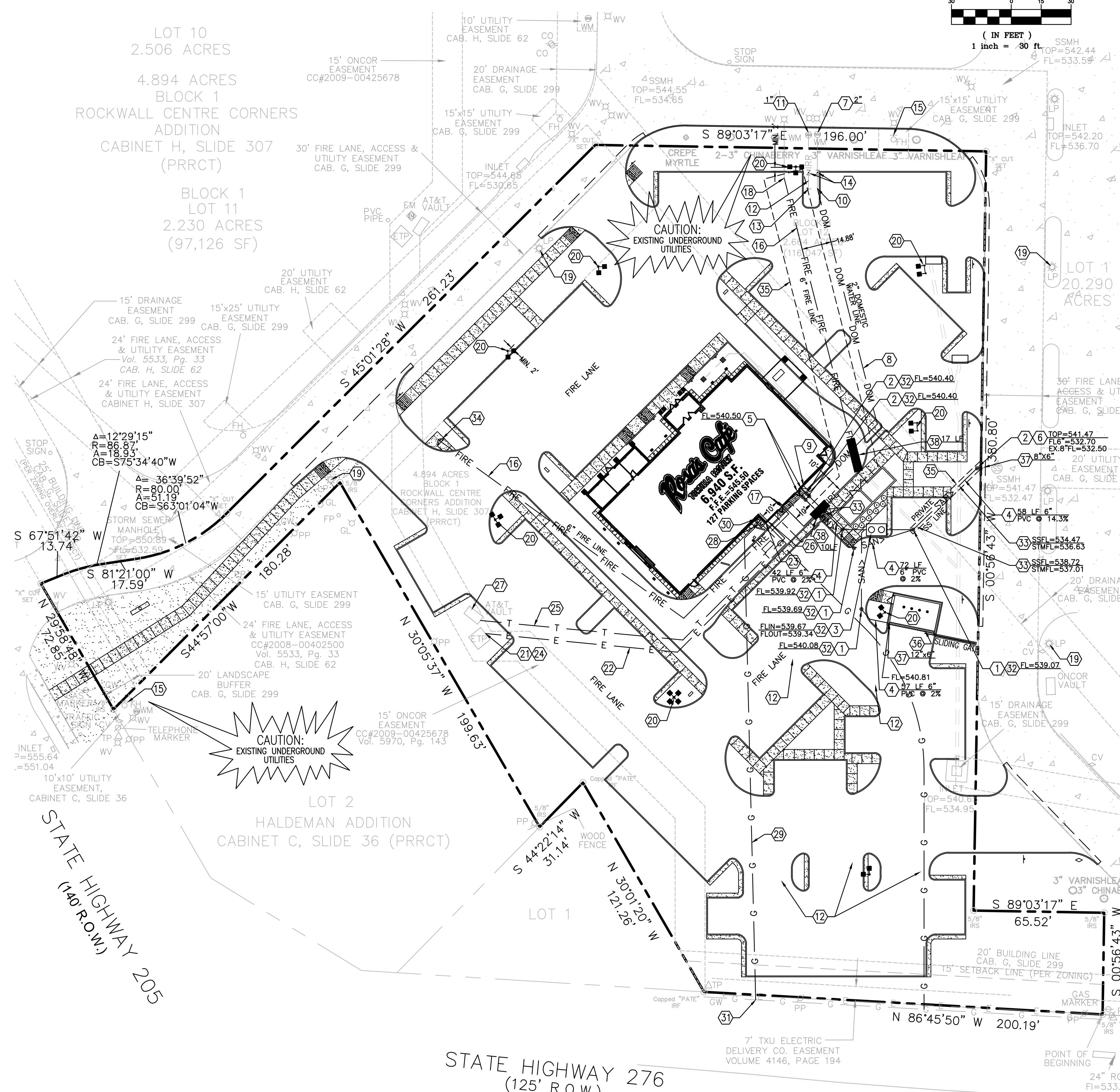
SHEET NO.  
**C-7.0**



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**GENERAL UTILITY NOTES:**

- CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND ENSURE NO CONFLICTS EXIST WITH PROPOSED IMPROVEMENTS. NOTIFY ENGINEER IMMEDIATELY IF UTILITIES ARE LOCATED DIFFERENTLY THAN SHOWN. THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE UTILITY COMPANY IN ORDER TO RELOCATE IF NEEDED IN CONFORMANCE WITH THEIR GUIDELINES.
- CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO THE REMOVAL OF INDICATED UTILITIES ON SITE (SEE DEMOLITION PLAN). CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED FOR DEMOLITION AND HAUL OFF FROM THE APPROPRIATE AUTHORITIES.
- AUTHORIZATION MUST BE OBTAINED FROM THE LOCAL JURISDICTION WATER SYSTEM TO CONSTRUCT, ALTER OR MODIFY A WATER OR SEWER LINE. CONSTRUCTION OF WATER AND SEWER INFRASTRUCTURE WILL BE AUTHORIZED BY THE WATER SYSTEM UPON:
  - APPROVAL OF SUBMITTED PLANS.
  - NOTIFICATION OF THE WATER SYSTEM AT LEAST 24 HOURS PRIOR TO STARTING CONSTRUCTION.
- AT THE COMPLETION OF THE WATER AND/OR SEWER CONSTRUCTION AND PRIOR TO RECORDING THE FINAL PLAT, THE CONTRACTOR WILL FURNISH THE WATER SYSTEM INSPECTOR RECORD DRAWINGS OF THE PROJECT.
- BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE GAS COMPANY FOR THE CONSTRUCTION OF THE GAS LINE BETWEEN METER AND MAIN.
- BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE POWER COMPANY FOR THE CONSTRUCTION OF ELECTRICAL CONDUIT TO PROVIDE SERVICE TO THE TRANSFORMER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING, PRIOR TO CONSTRUCTION, ALL EXISTING LOCATIONS AND INVERT ELEVATIONS OF SANITARY SEWERS, STORM DRAINAGE, AND WATER MAINS. IF ANY INVERT ELEVATION VARIES MORE THAN 0.1 FT. FROM RECORD ELEVATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. WORK SHALL NOT PROCEED UNTIL THE CONTRACTOR IS NOTIFIED BY THE ENGINEER.
- CONNECT TO EXISTING UTILITIES AND INSTALL UTILITIES IN COMPLIANCE WITH REQUIREMENTS OF APPROPRIATE JURISDICTIONAL AGENCIES.
- COORDINATE WITH BUILDING PLANS TO ASSURE ACCURACY OF UTILITY CONNECTIONS AND COMPLIANCE WITH LOCAL CODES.
- ALL SEWERS TO BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING CLEANING OF ANY SILT OR DEBRIS ACCUMULATED IN STRUCTURES.
- ALL SURPLUS EXCAVATED MATERIAL FROM THE TRENCH SHALL BE DISPOSED OFF THE SITE BY CONTRACTOR.
- COORDINATE EXACT TRENCHING, ROUTING, AND POINT OF TERMINATION WITH ALL UTILITY COMPANIES.
- ALL SERVICES TO BE INSTALLED BY PLUMBER.



**LEGEND:**

—	PROPERTY LINE	—	SAN	SANITARY SEWER LINE
—	PROPOSED CURB & GUTTER	—	DOM	DOMESTIC WATER LINE
—	LIMITS OF FULL DEPTH SAWCUT	—	T	TELEPHONE LINE
E	ELECTRIC LINE	—	□	BUILDING UP LIGHTS
G	GAS LINE	—	□	YARD DRAIN
F	FIRE LINE	—	○	GREASE TRAP
—	ADA RAMP	—	●	CLEAN-OUT
—	BOLLARD	—	●	DOUBLE CLEAN-OUT
—	TRAFFIC/HANDICAP SIGN	—	⊗	GAS METER
—	DIRECTIONAL SIGN	—	⊗	WATER METER
—	SPEAKER BOX	—	⊗	IRRIGATION METER
—	MENU BOARD	—		
—	LIGHT POLE	—		

- UTILITY KEY NOTES:**
- SANITARY SEWER CLEAN-OUT.
  - SANITARY SEWER DOUBLE CLEAN-OUT.
  - GREASE TRAP. (PER ARCH./MEP PLANS)
  - SANITARY SEWER LINE. (SEE NOTE FOR TYPE, SIZE AND SLOPE)
  - SANITARY SEWER POINT OF ENTRY. (PER MEP PLANS)
  - SANITARY SEWER POINT OF CONNECTION. (CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION)
  - 2" DOMESTIC WATER METER.
  - DOMESTIC WATER LINE.
  - DOMESTIC WATER LINE POINT OF ENTRY. (PER MEP PLANS)
  - DOMESTIC WATER LINE POINT OF CONNECTION.
  - 1" IRRIGATION WATER METER.
  - IRRIGATION WATER LINE. (PER IRRIGATION PLAN)
  - IRRIGATION WATER LINE PLUG.
  - REDUCED PRESSURE BACKFLOW PREVENTER WITH DOUBLE CHECK.
  - EXISTING FIRE HYDRANT.
  - FIRE LINE.
  - FIRE LINE POINT OF ENTRY.
  - FIRE LINE POINT OF CONNECTION.
  - EXISTING LIGHT POLE.
  - PROPOSED LIGHT POLE.
  - EXISTING TRANSFORMER.
  - UNDERGROUND ELECTRIC LINE.
  - METERING EQUIPMENT AND ELECTRIC LINE POINT OF ENTRY. (PER MEP PLANS)
  - ELECTRIC LINE POINT OF CONNECTION.
  - 2-1" CONDUITS, UNDERGROUND TELEPHONE LINE.
  - TELEPHONE LINE POINT OF ENTRY. (PER MEP PLANS)
  - TELEPHONE LINE POINT OF CONNECTION.
  - GAS METER.
  - GAS LINE. (PER LOCAL GAS COMPANY STANDARDS)
  - GAS LINE POINT OF ENTRY. (PER MEP PLANS)
  - GAS LINE POINT OF CONNECTION.
  - ADJUST RIM TO MATCH FINISH GRADE.
  - MAINTAIN 18" VERTICAL SEPARATION.
  - REMOTE FIRE DEPARTMENT CONNECTION.
  - STEEL CASING.
  - TRENCH DRAIN. CONTECH ULTRAFLO SLOTTED DRAIN WITH 6" TALL GRATE AND 16 GAGE 12" CMP FOR HIGHWAY LOADING OR SIMILAR. (SEE C9.1)
  - REDUCER.
  - CONCRETE ENCASMENT

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

**AS BUILT**  
 07-31-2014

**John Thomas ENGINEERING**  
 800 N. MATTERS, SUITE 170 ALLEN, TX 75013 PH:214-491-1830

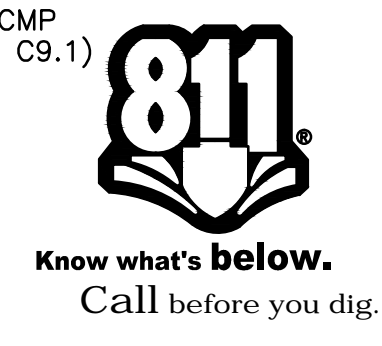
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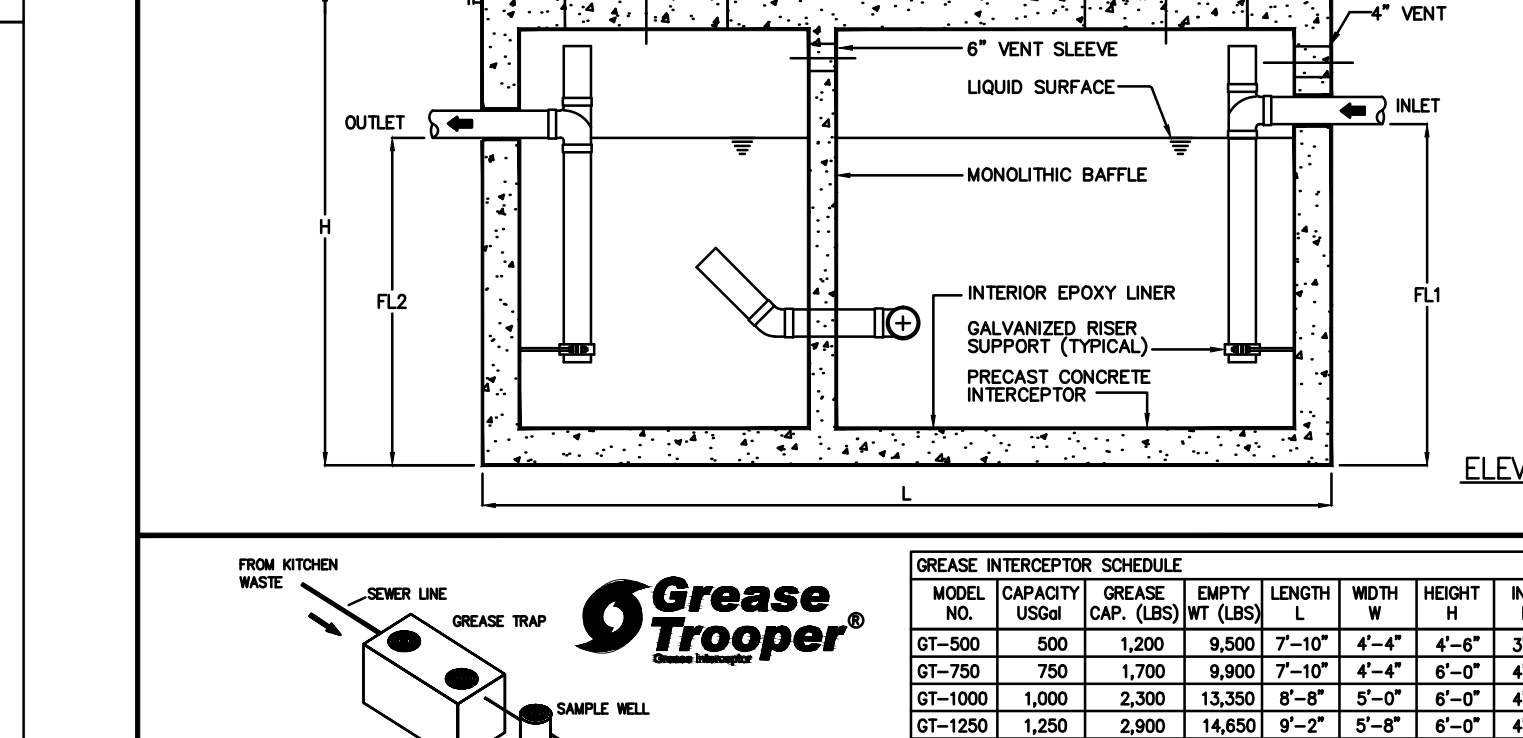
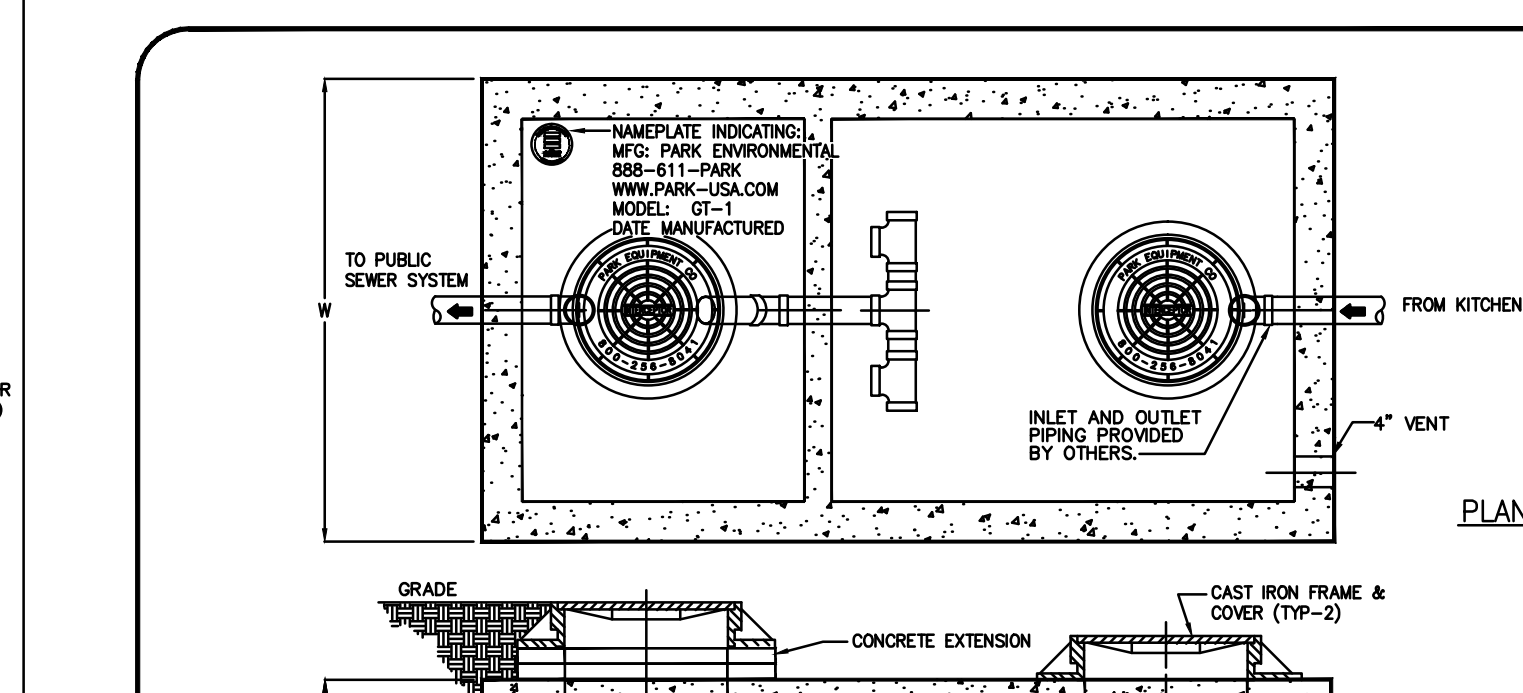
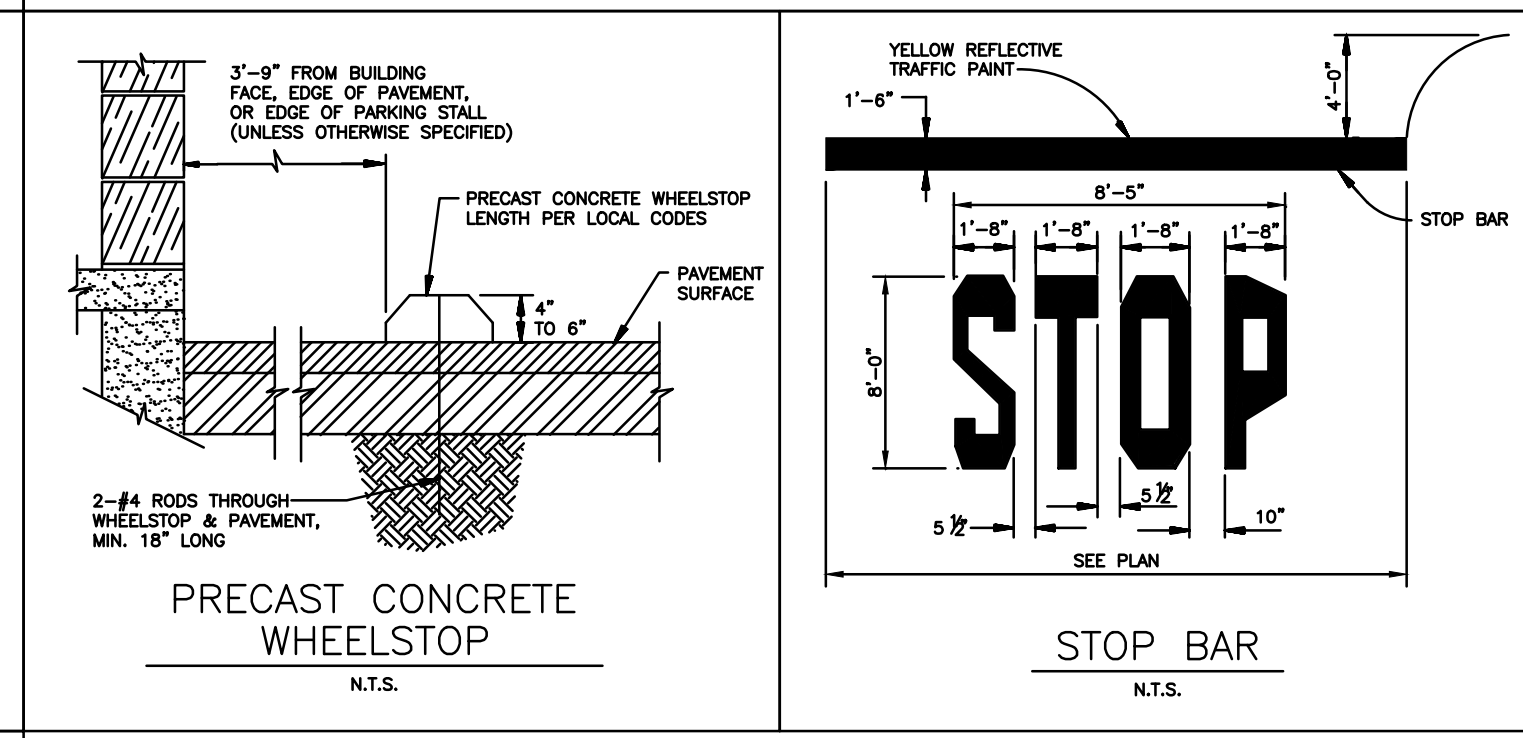
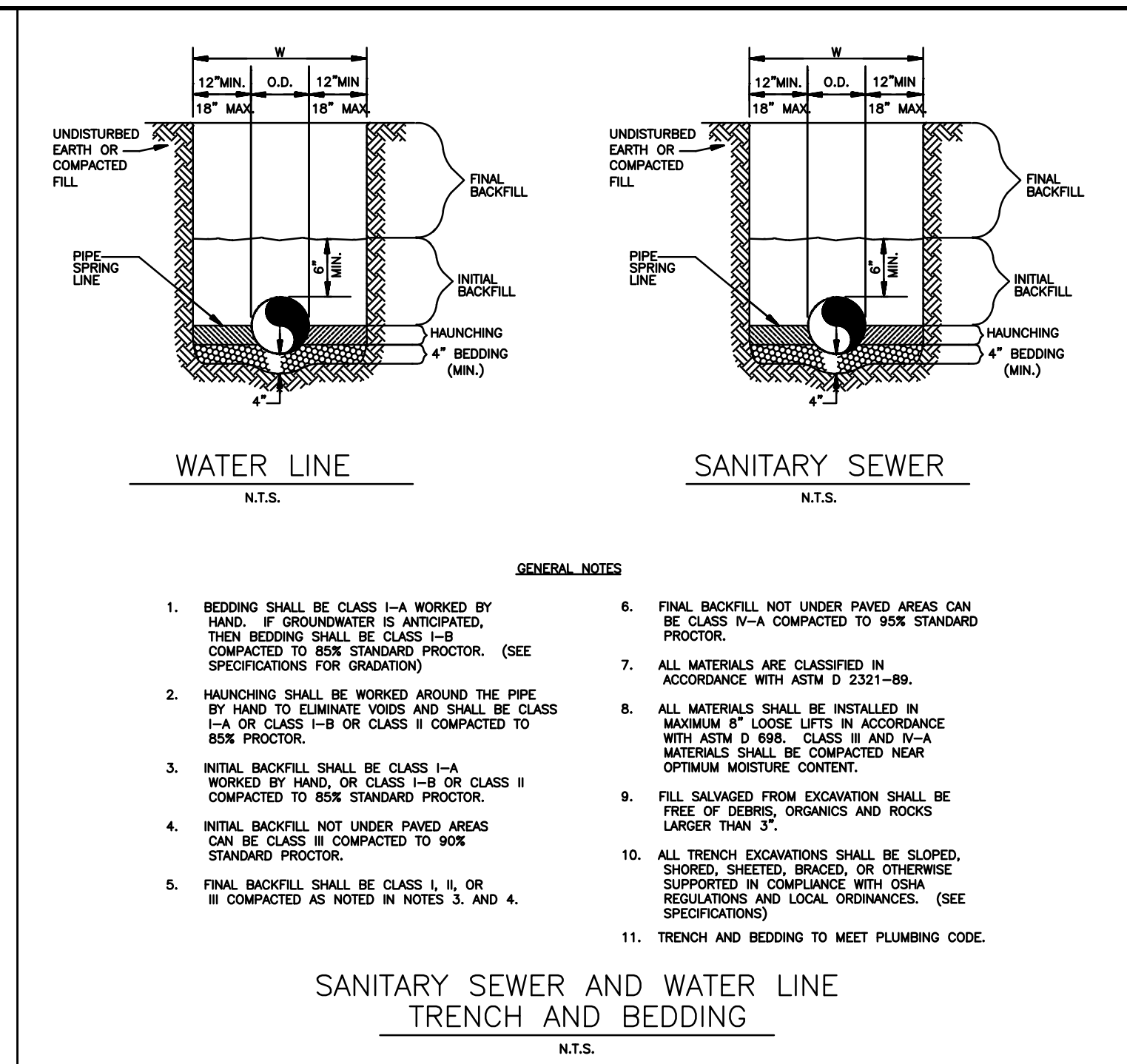
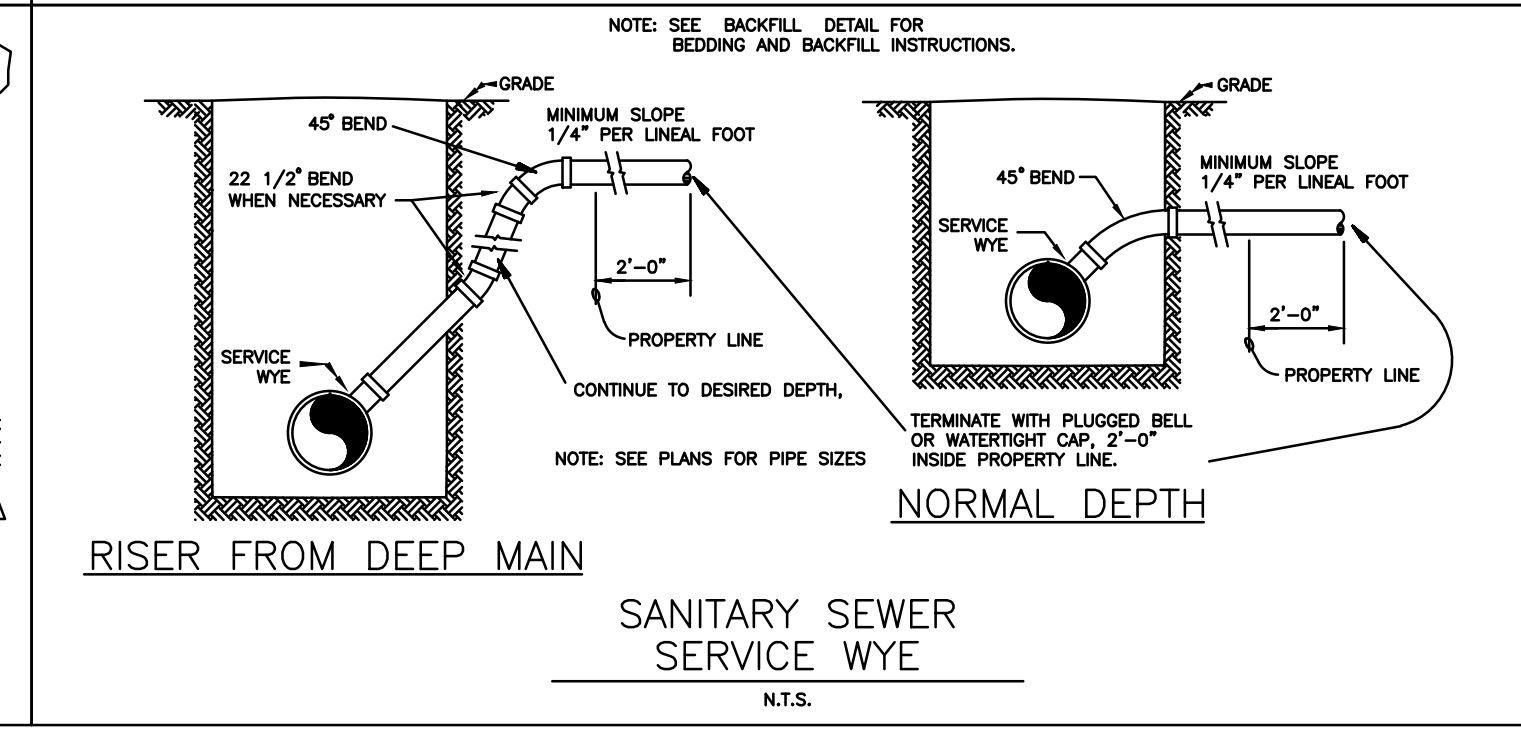
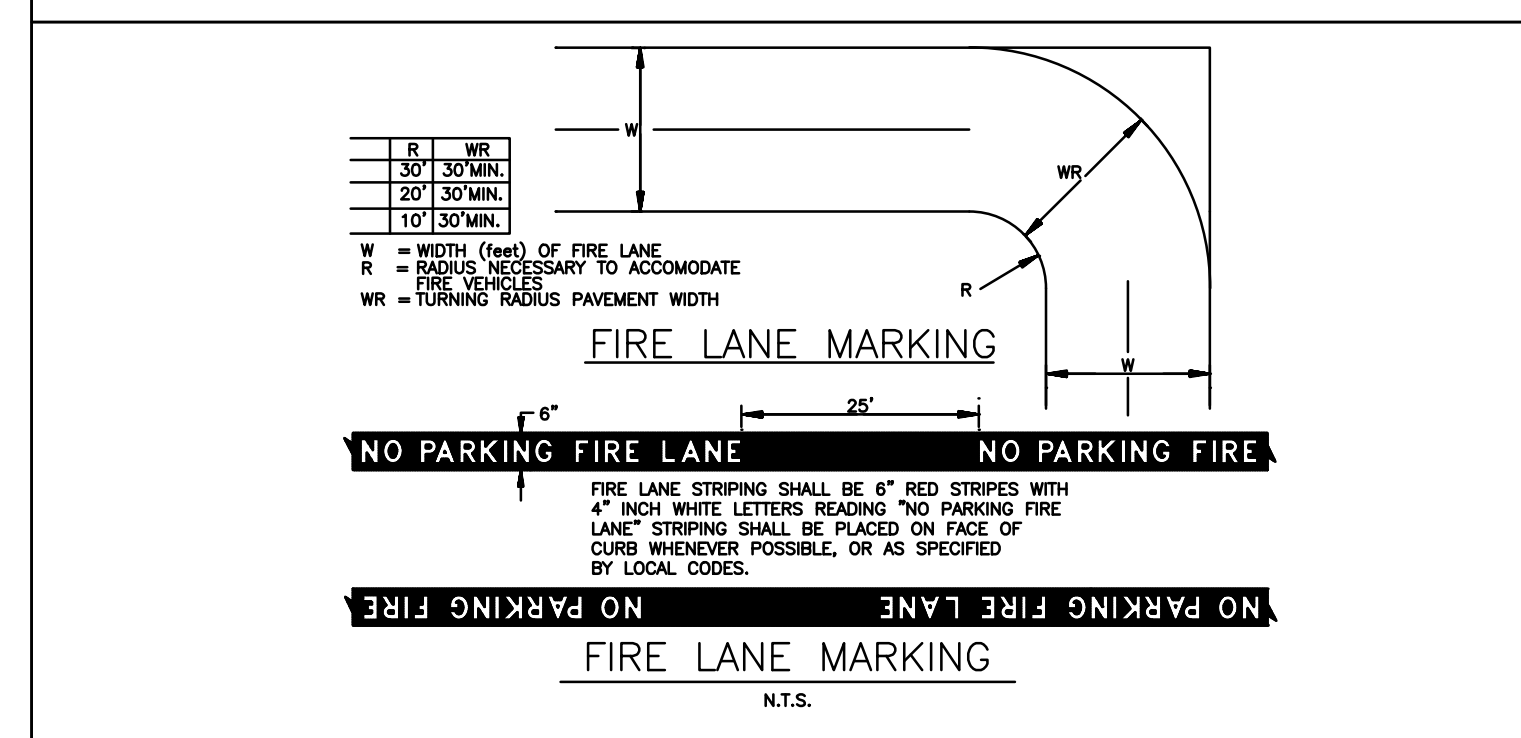
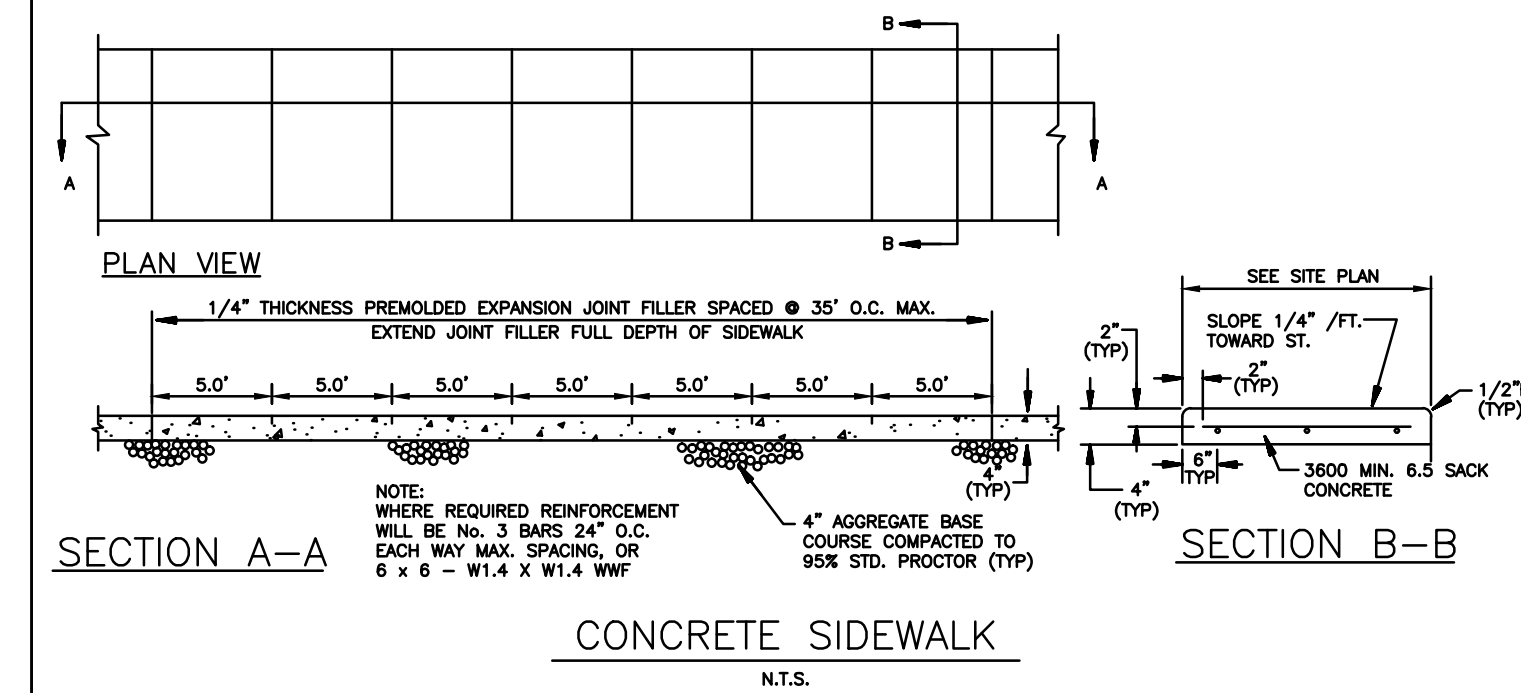
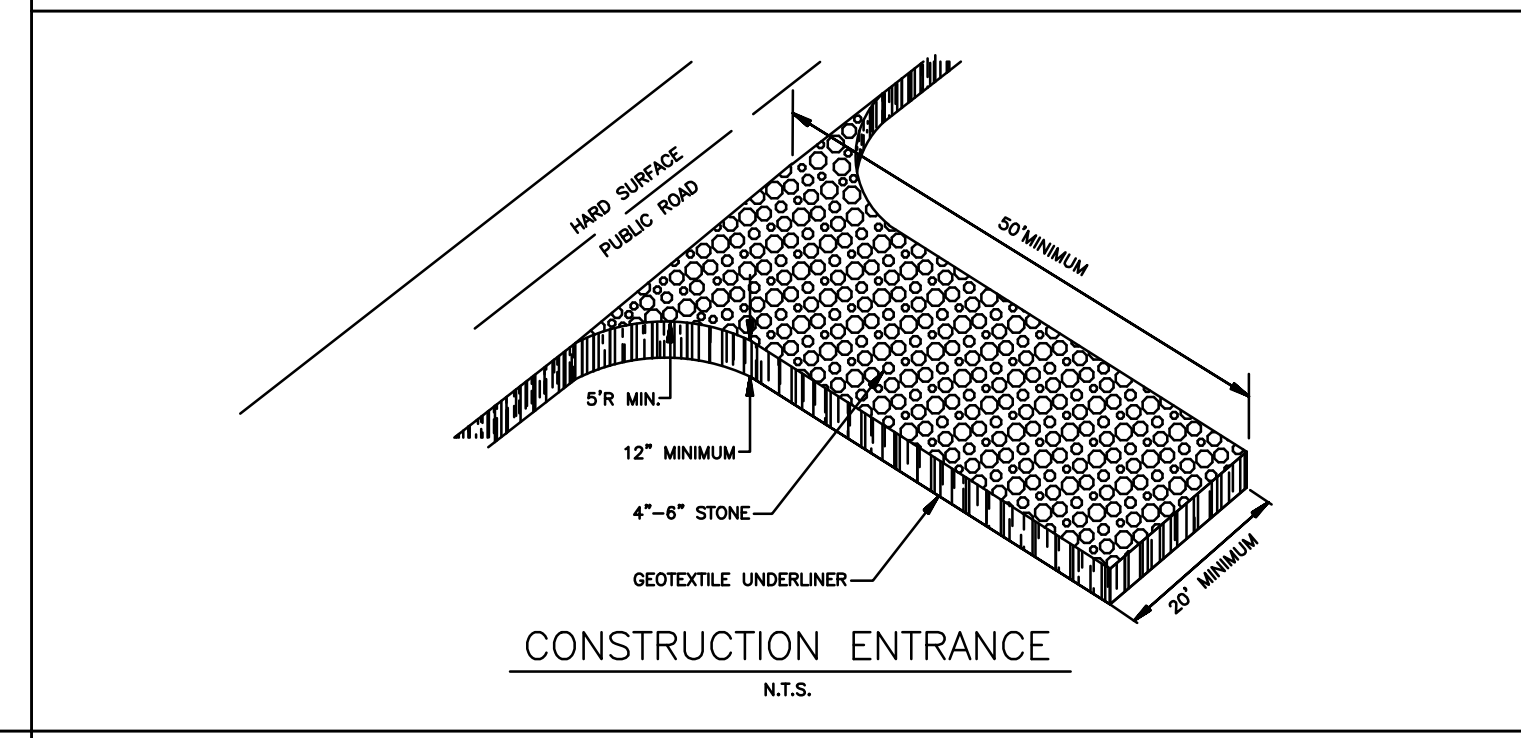
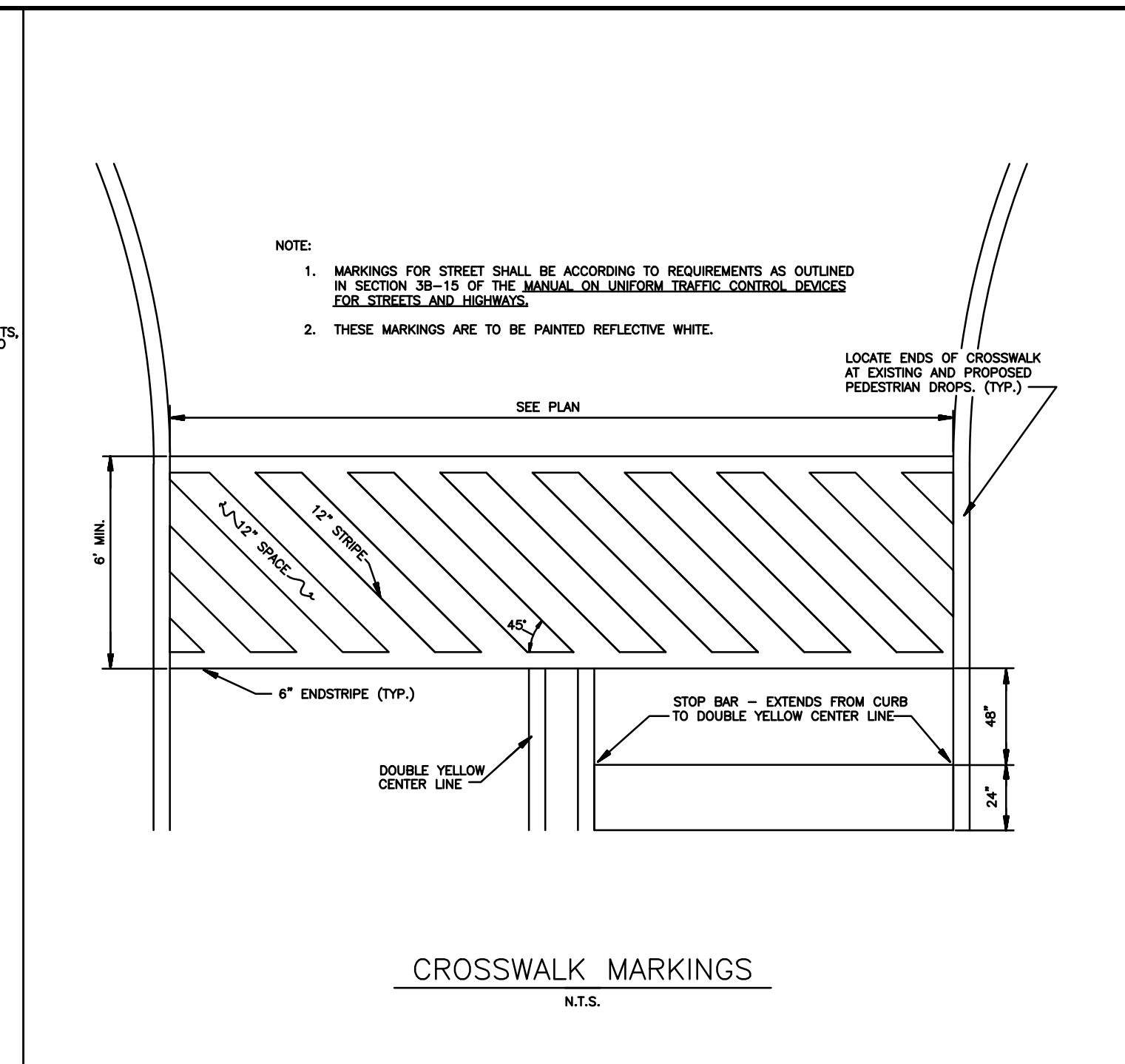
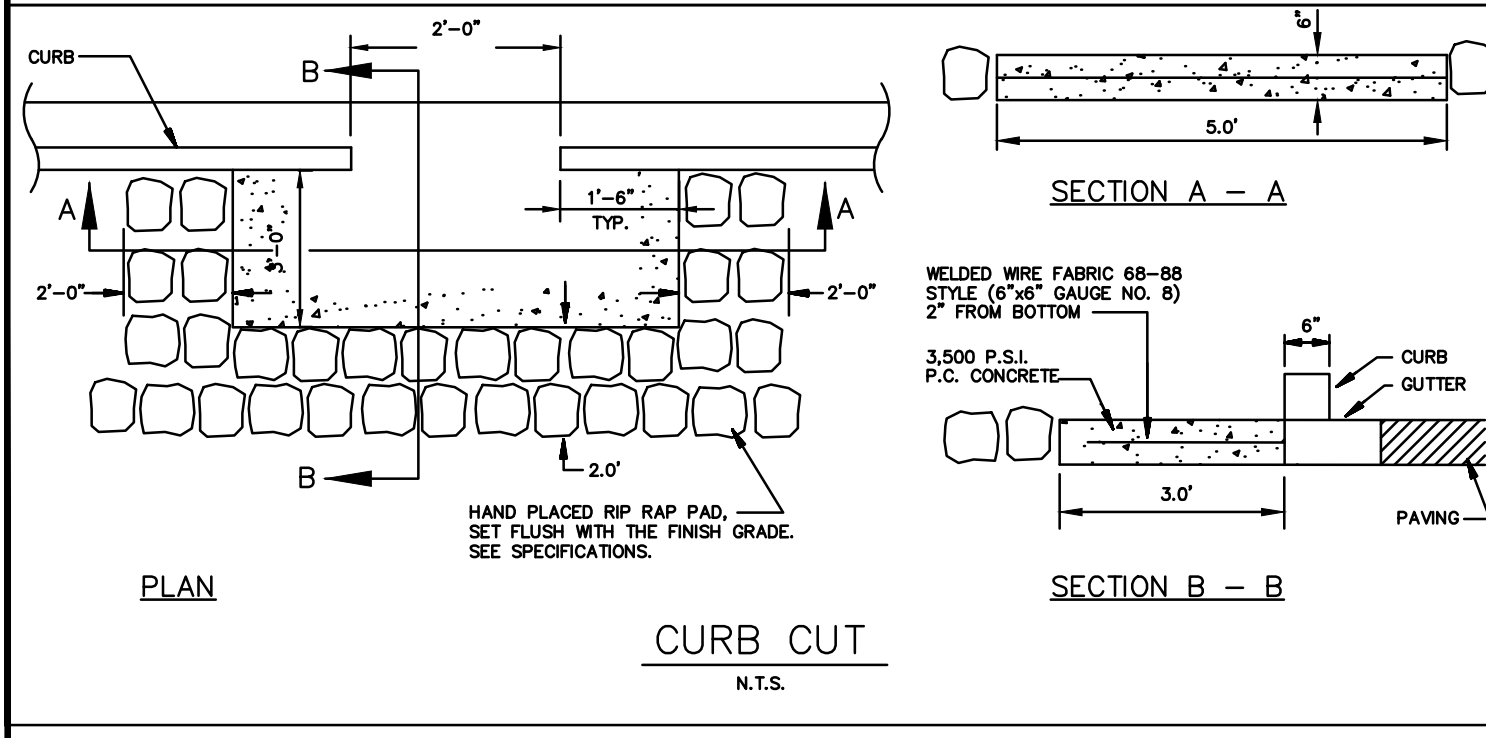
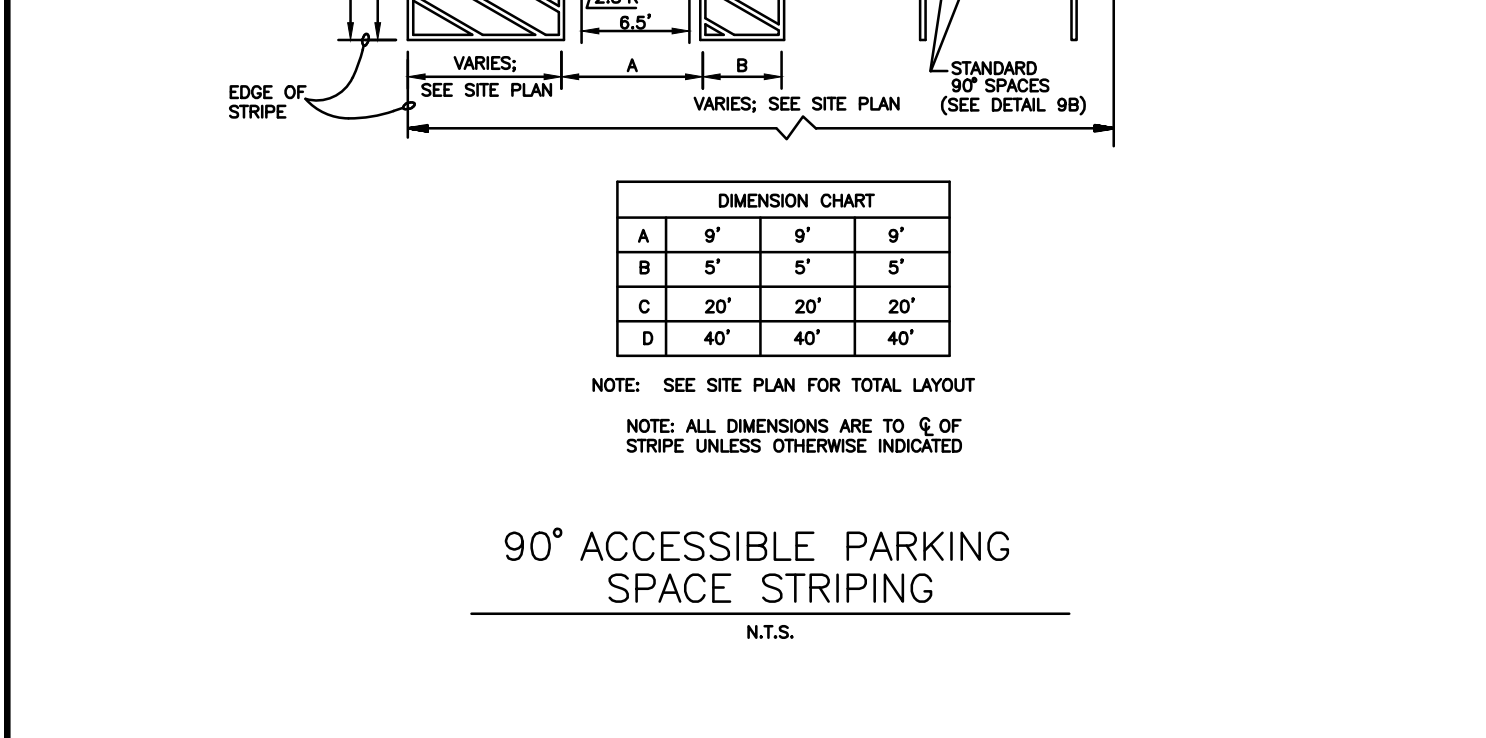
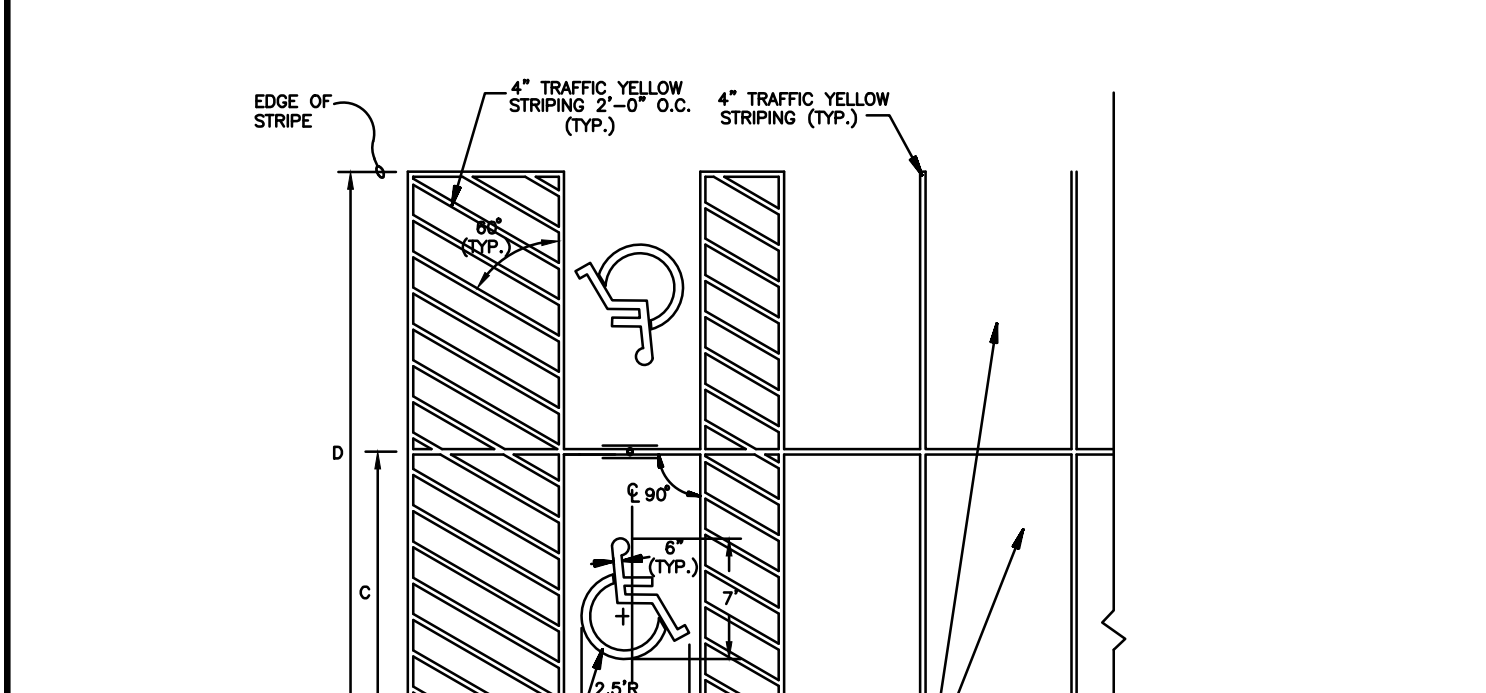
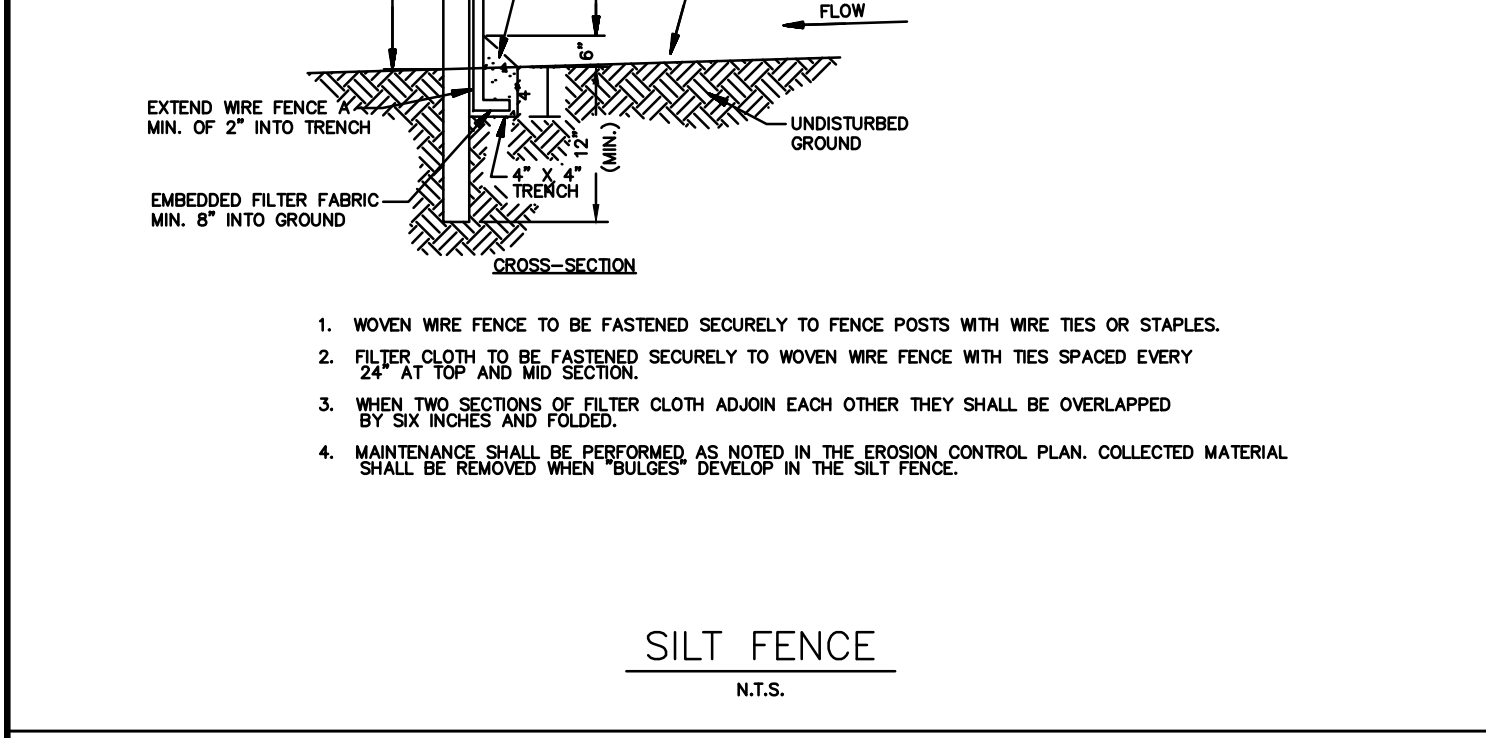
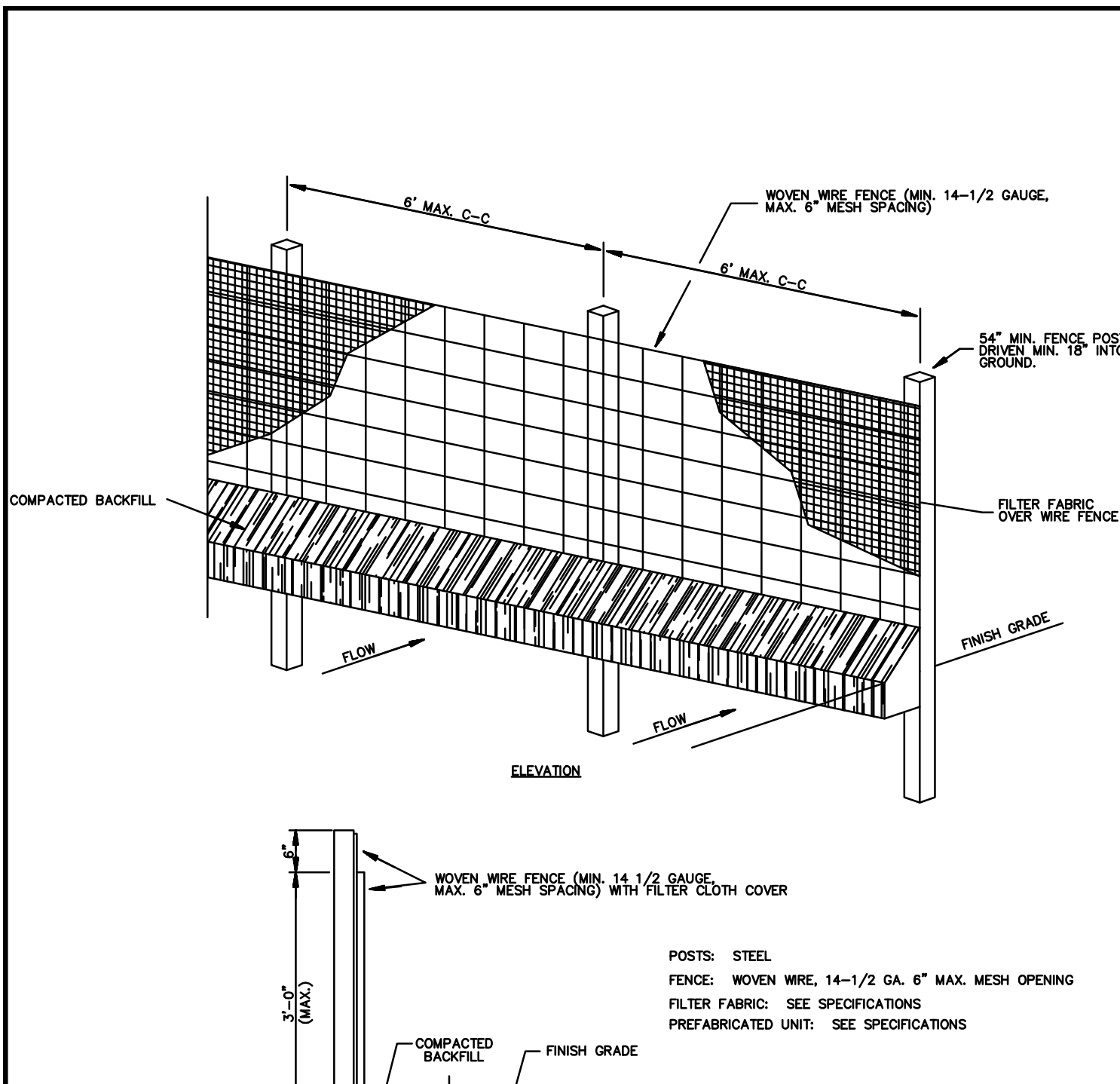
JOHN THOMAS WEASELS  
 PROFESSIONAL ENGINEER  
 01-07-14

**UTILITY PLAN**  
 ROSA'S CAFE  
 2245 S. GOLIAD ST  
 ROCKWALL, TEXAS

REVISION RECORD	DATE	DESCRIPTION
08-09-13	INITIAL SUBMITTAL	
12-20-13	CITY COMMENTS	
01-03-14	CITY COMMENTS	
01-07-14	CITY COMMENTS	

SHEET NO.  
**C-8.0**





**Grease Trooper**

Typical applications include commercial and industrial food service kitchens where excessive grease may interfere with the proper drainage of the sewer system. The grease interceptor is generally buried below grade for gravity flow sewer systems. A sample well is utilized on the outlet side for sampling by the local water authority.

**Specifications**  
CONCRETE: Class II concrete with design strength of 4500 PSI at 28 days. Unit is of monolithic construction of floor, first stage of wall and baffle with sectional floor to required depth. (Monolithic baffle required, slide-in type is not acceptable)  
REINFORCEMENT: Grade 60 reinforced with steel rebar conforming to ASTM A615 on required centers or equal.  
C.I. CASTINGS: Manhole frames, covers or grates are manufactured of grey cast iron conforming to ASTM A48-76 Class 20. Manholes shall be nominal 24 inch diameter and be traffic duty.

MODEL NO.	CAPACITY (GALLONS)	GREASE TRAP (LBS)	EMPTY (LBS)	LENGTH (L)	WIDTH (W)	HEIGHT (H)	INLET (FL1)	OUTLET (FL2)
GT-500	500	1,200	9,500	7'-10"	4'-4"	4'-6"	3'-3"	3'-0"
GT-750	750	1,700	9,800	7'-10"	4'-4"	6'-0"	4'-5"	4'-2"
GT-1000	1,000	2,300	13,300	8'-8"	5'-0"	6'-0"	4'-9"	4'-4"
GT-1250	1,250	2,900	14,650	9'-2"	5'-8"	6'-0"	4'-9"	4'-4"
GT-1500	1,500	3,500	16,050	9'-2"	5'-8"	7'-0"	5'-9"	5'-4"
GT-2000	2,000	4,600	21,250	9'-0"	6'-0"	8'-0"	6'-9"	6'-4"
GT-2500	2,500	5,700	27,050	13'-0"	7'-0"	7'-0"	6'-9"	6'-4"
GT-3000	3,000	6,900	33,150	13'-0"	7'-0"	8'-0"	6'-9"	6'-4"
GT-3500	3,500	8,000	38,550	13'-0"	7'-0"	8'-6"	7'-3"	7'-0"
GT-4000	4,000	9,300	38,100	16'-0"	8'-6"	7'-0"	6'-9"	6'-4"

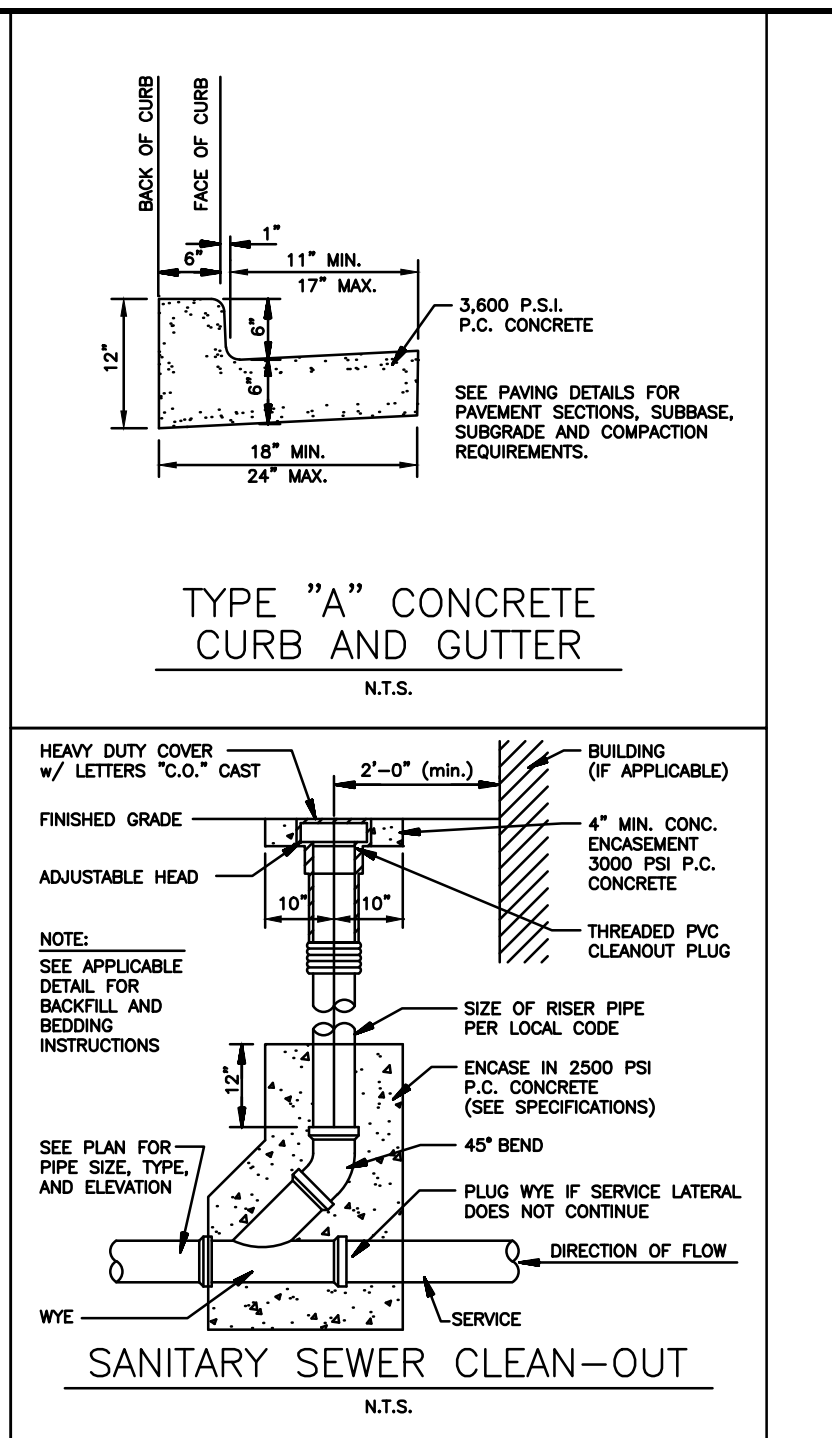
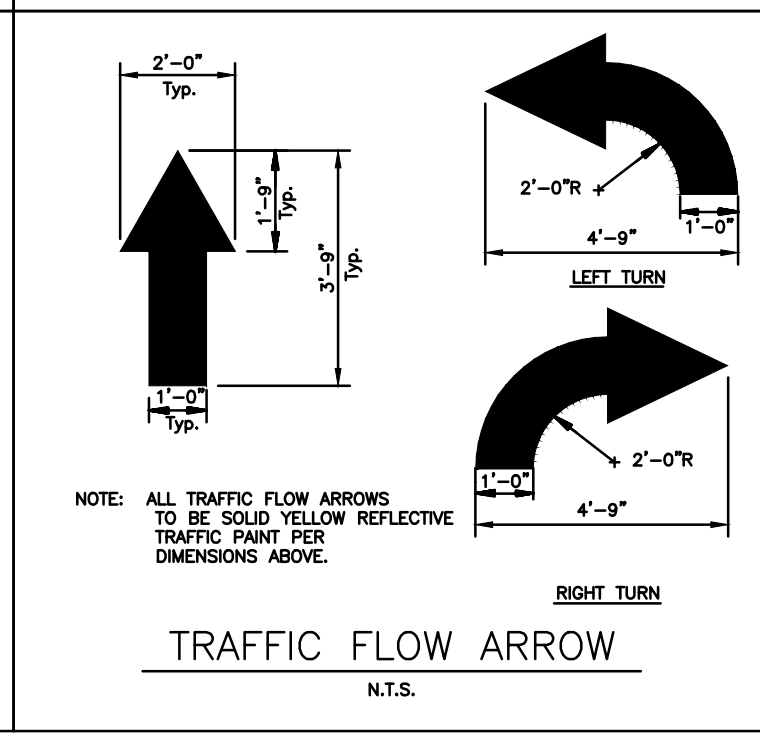
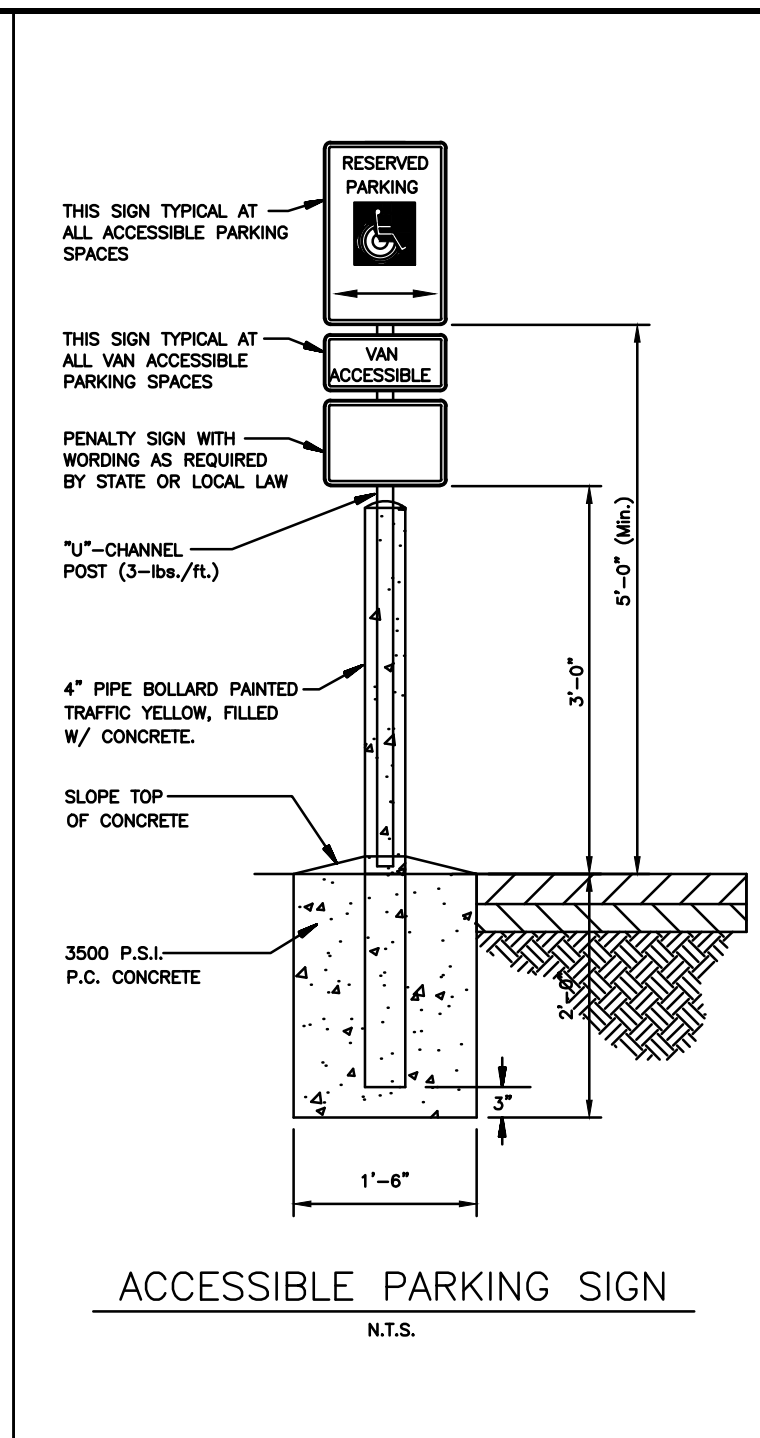
OTHER SIZES ARE AVAILABLE. CONTACT US FOR MORE INFORMATION.

**Engineering Data**  
The grease interceptor is structurally and hydraulically engineered to conform to regional plumbing codes recommended in most cities. Consult with local authorities for specific application requirements.  
Shop drawings shall include complete structural & buoyancy calculations certified by a licensed professional engineer.  
Consult with Park Equipment Company for exact excavation dimensions & shipping information.

**PARK ENVIRONMENTAL EQUIPMENT** 888-611-PARK www.park-usa.com "Expect the Best"

**GREASE INTERCEPTOR SERIES GT - 500 THRU 4000 GALLONS**

SCALE	NONE	DWG. NO.	REV.
DATE	2010	GT-1	A



**John Thomas ENGINEERING**  
800 N. WATTERS, SUITE 170 ALLEN, TX 75013 PH:214-491-1830

FIRM NO. F-12225

STATE OF TEXAS  
JOHN THOMAS MEASELS  
Professional Engineer  
01-03-14

DETAILS  
ROSA'S CAFE  
2245 S. GOLIAD ST  
ROCKWALL, TEXAS

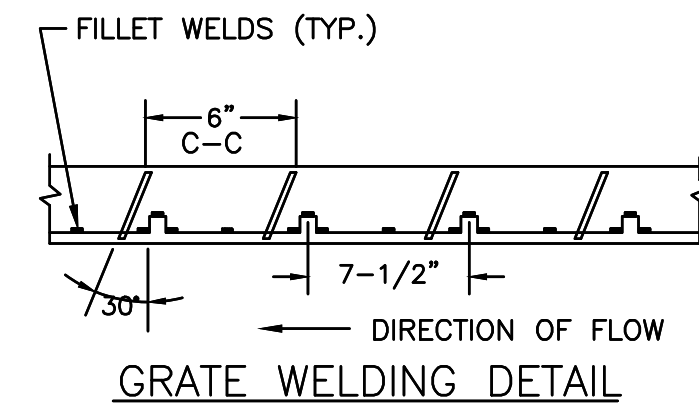
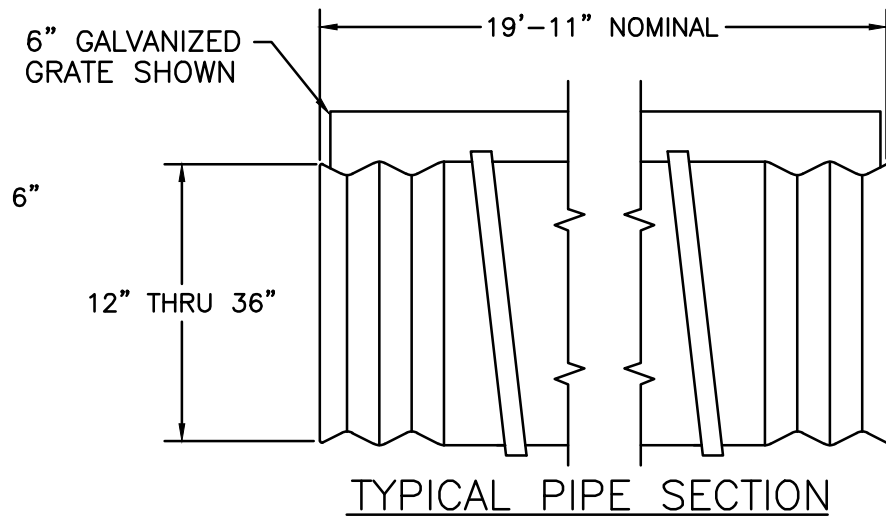
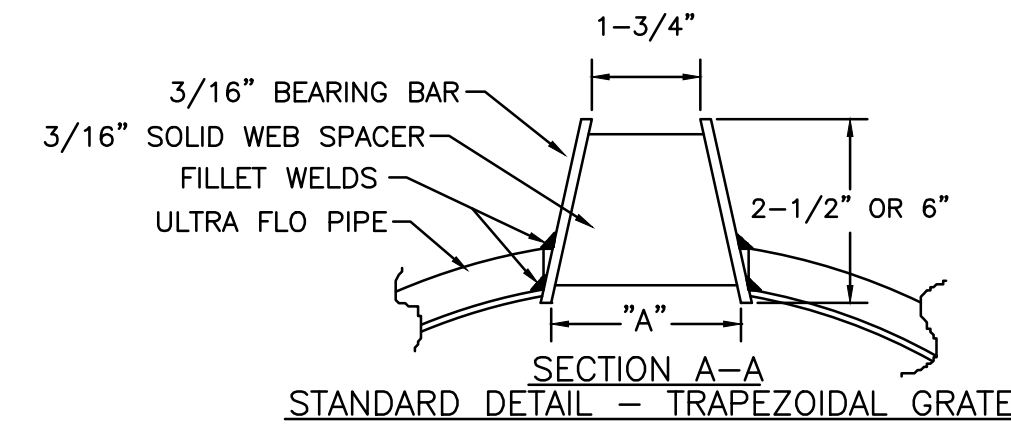
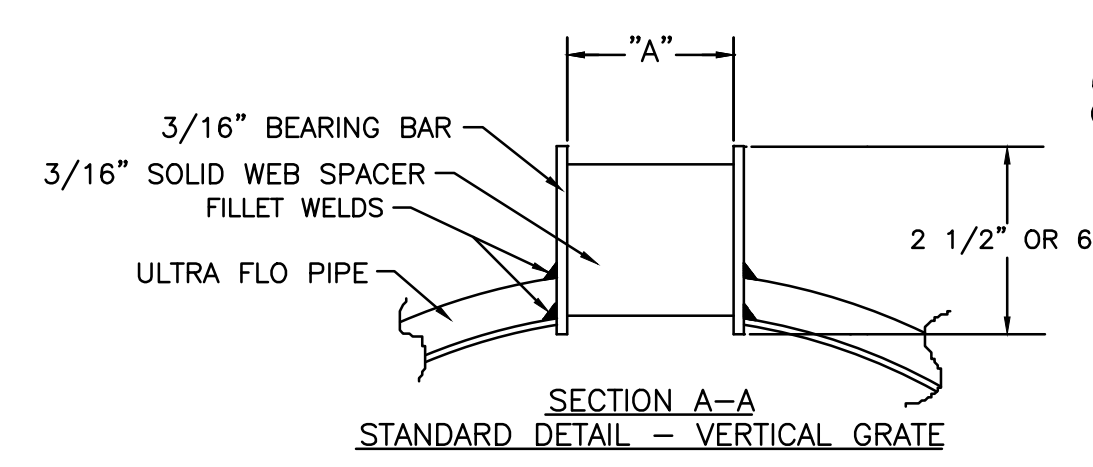
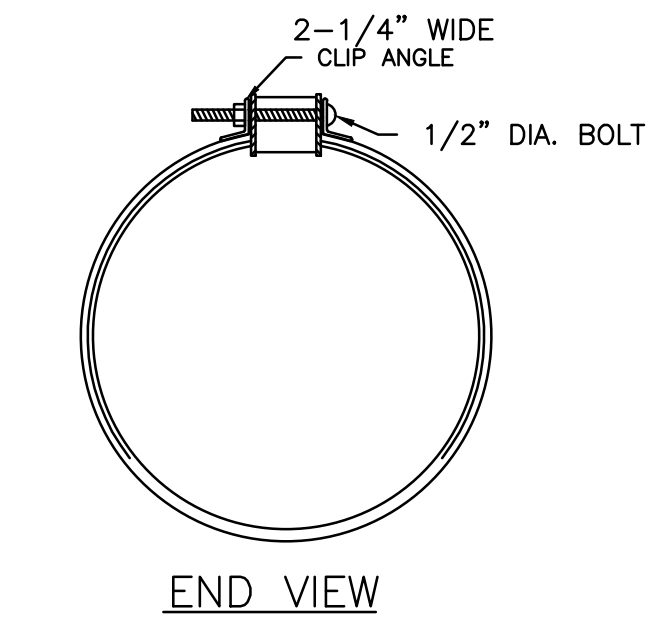
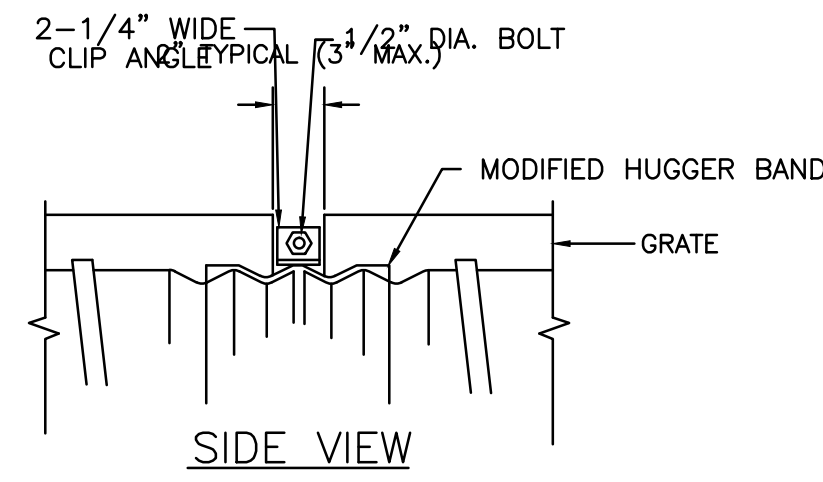
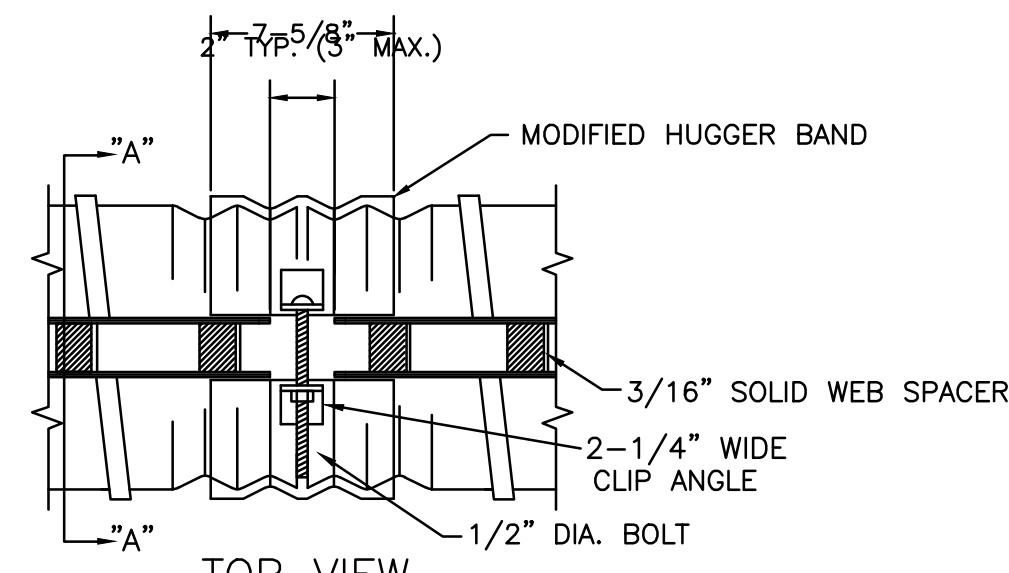
REVISION RECORD

NO.	DATE	DESCRIPTION
08-09-13	INITIAL SUBMITTAL	
12-20-13	CITY COMMENTS	
01-03-14	CITY COMMENTS	

SHEET NO. **C-9.0**

**AS BUILT**  
07-31-2014

NOTE:  
ALL CONSTRUCTION SHALL MEET CITY OF ROCKWALL STANDARDS AND NCTCOG 3RD EDITION



GAGE OF PIPE	STANDARD SIZES						GRATE TYPE	"A"
	12"	15"	18"	24"	30"	36"		
16	X	X	X	X	X	X	VERT 2-1/2" 1-3/4"	
14	X	X	X	X	X	X	VERT 6" 1-3/4"	
12	N.A.	N.A.	N.A.	N.A.	X	X	TRAP 2-1/2" 2-1/4"	
							TRAP 6" 3"	

VERT=VERTICAL  
TRAP=TRAPEZOIDAL

- MANUFACTURING TOLERANCES**
1. VERTICAL BOW ± 3/8"
  2. HORIZONTAL BOW ± 5/8"
  3. TWIST ± 1/2"

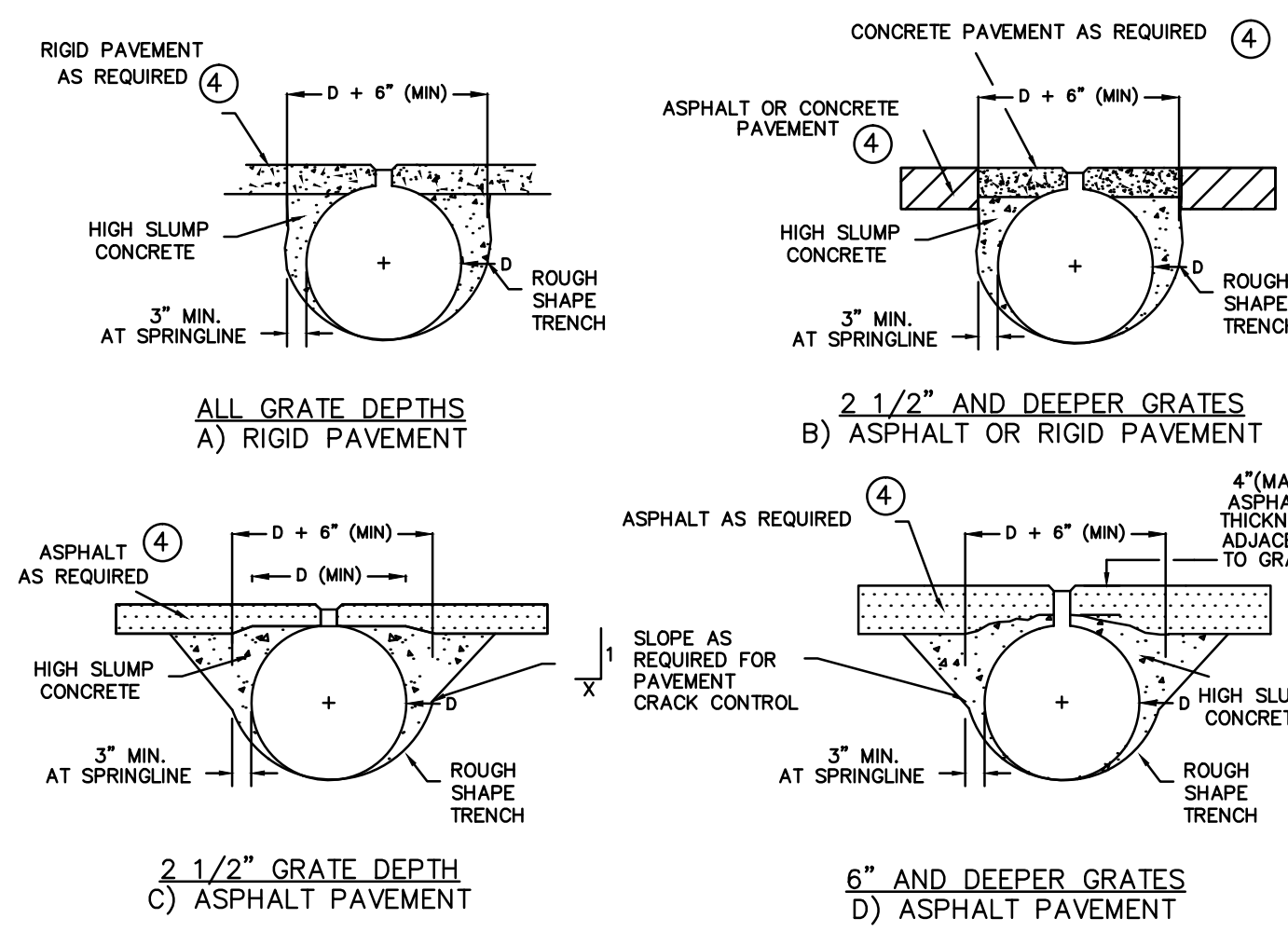
GAP PLATE (OPTIONAL) MAY BE PLACED DIRECTLY OVER BAND BOLT TO PROVIDE CONTINUOUS FORM FOR GROUTING.

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ULTRA FLO SLOTTED DRAIN

DRAWING NO. D.F.S. REVISION NO. DRAWING NO. 1002701A  
DATE 2-3-95 DATE



- REQUIREMENTS:**
1. EITHER 2-1/2" OR 6" DEEP GRATING IS ACCEPTABLE FOR STANDARD HIGHWAY (H10 THROUGH H25) LOADS USING THE GAGES IN TABLE 1, SEE DRAWING NO. 1009776. HIGH SLUMP CONCRETE BACKFILL IS REQUIRED, WITH THE ENVELOPE EXTENDING A MINIMUM OF 3 INCHES BEYOND THE SPRINGLINE, AS SHOWN ABOVE. THE HIGH SLUMP CONCRETE MUST PROVIDE A MINIMUM 750 PSI COMPRESSIVE STRENGTH.
  2. FOR INSTALLATIONS SUBJECTED TO OCCASIONAL LIGHT VEHICLE (LESS THAN H10) LOADS, SELECT GRANULAR BACKFILL MAY BE USED. HOWEVER, THE DRAIN MUST BE SET IN A TRENCH WIDE ENOUGH TO PROPERLY HAUNCH THE PIPE (TYPICALLY D + 36"). THE GRANULAR BACKFILL MUST BE A CLEAN, NON-PLASTIC, WELL GRADED MATERIAL, COMPACTED TO 95% STANDARD PROCTOR DENSITY.
  3. DURING INSTALLATION, RECESS THE TOP OF THE GRATE 1/4" BELOW THE FINISHED GRADE OF THE PAVEMENT.
  4. PAVEMENT DESIGNS AS REQUIRED FOR LOADING CONDITIONS. FOR REINFORCED CONCRETE PAVEMENTS, CONTINUE THE REINFORCEMENT OVER THE SLOTTED DRAIN. FOR UNREINFORCED CONCRETE PAVEMENTS, MINIMUM SHRINKAGE STEEL IS RECOMMENDED.
  5. HEAVY WHEEL LOADS DICTATE THE USE OF A MINIMUM 6" DEEP GRATING AND TYPICALLY A LARGER HIGH SLUMP CONCRETE EMBEDMENT ZONE. (SEE DRAWING 1008136)

SLOTTED DRAIN INSTALLATION  
HIGHWAY WHEEL LOADINGS

DRAWN BY: F.B. REV. BY: D.E.N. SCALE: N/A  
DATE: 3-20-92 DATE: 7-19-95 1008607C

**DISCLAIMER**

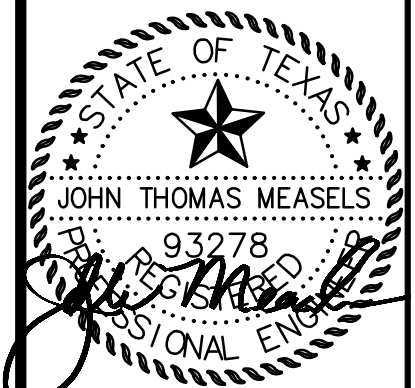
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07-31-2014

NOTE  
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FIRM NO. F-12225



01-07-14

DETAILS  
ROSA'S CAFE  
2245 S. GOLIAD ST  
ROCKWALL, TEXAS

REVISION RECORD	INITIAL SUBMITTAL	CITY COMMENTS	CITY COMMENTS	CITY COMMENTS
08-09-13				
12-20-13				
01-03-14				
01-07-14				

SHEET NO.

**C-9.1**

REVISION RECORD
08-09-13 INITIAL SUBMITTAL
12-20-13 CITY COMMENTS
01-03-14 CITY COMMENTS



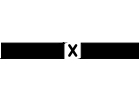
TREE PRESERVATION NOTES

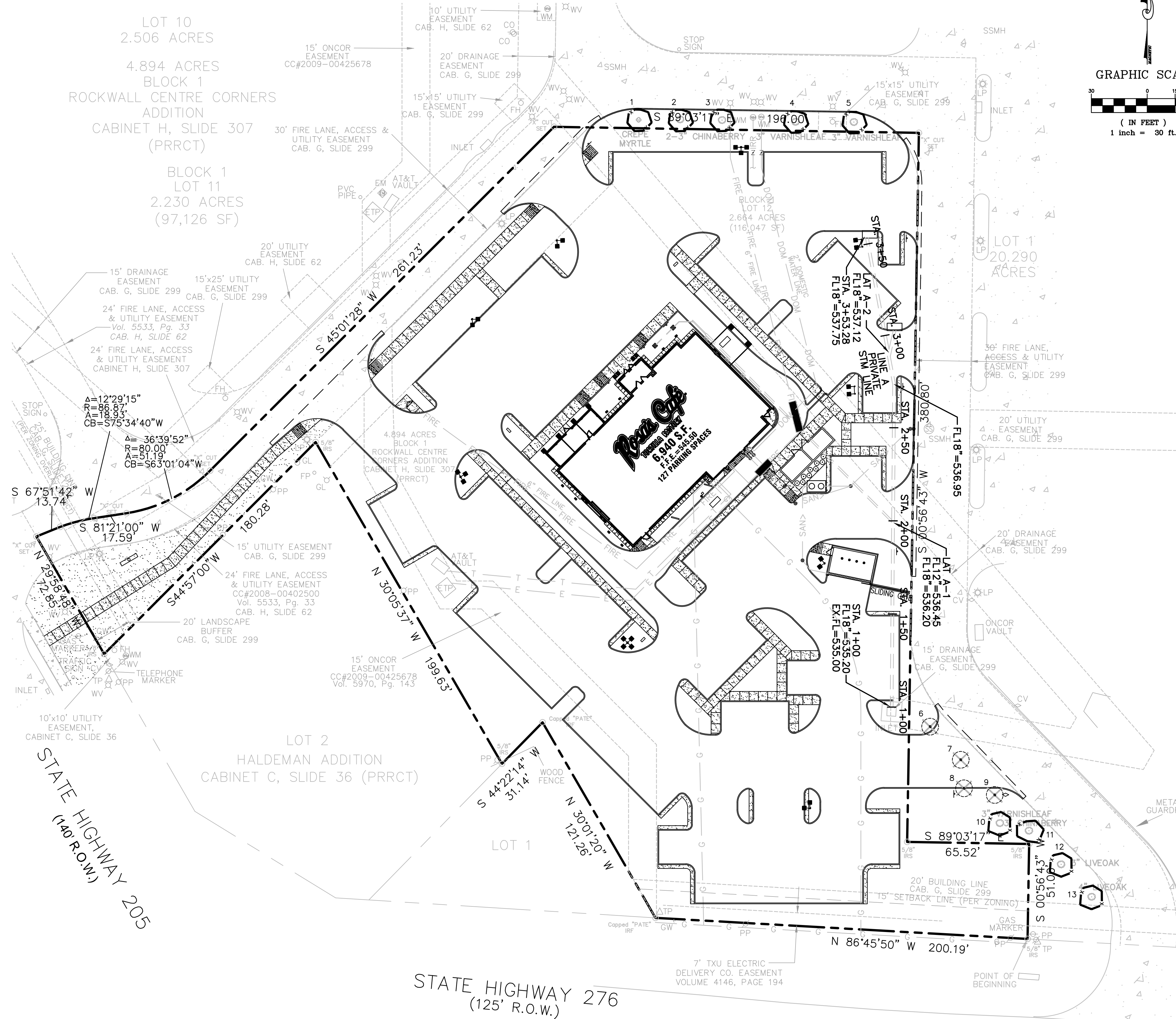
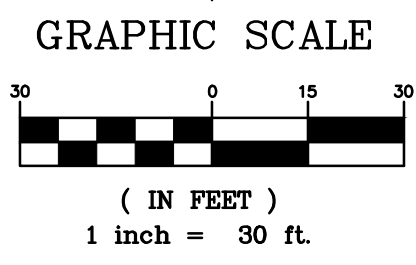
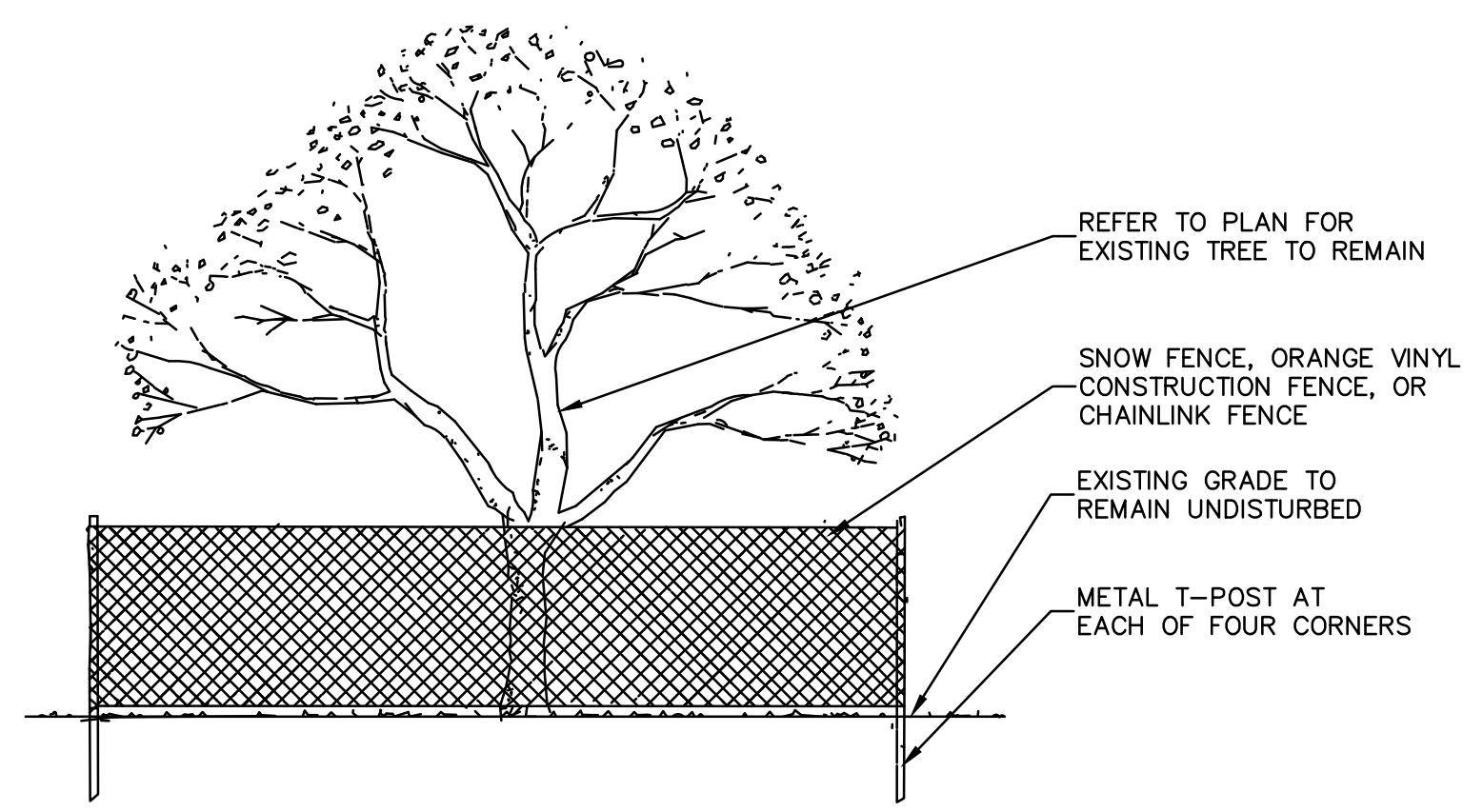
- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
- NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
- IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
- WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

TREE SURVEY FIELD DATA				
NO.	DIA. INCHES	SPECIES (COMMON NAME)	STATUS	REMARKS
1		CREPE MYRTLE	TO REMAIN	NOT IN PROPERTY
2	3	CHINABERRY	TO REMAIN	NOT IN PROPERTY
3	3	CHINABERRY	TO REMAIN	NOT IN PROPERTY
4	3	VARNISHLEAF	TO REMAIN	NOT IN PROPERTY
5	3	VARNISHLEAF	TO REMAIN	NOT IN PROPERTY
6	3	LIVE OAK	TO BE REMOVED	NOT IN PROPERTY
7	3	CHINABERRY	TO BE REMOVED	NOT IN PROPERTY
8	3	LIVE OAK	TO BE REMOVED	NOT IN PROPERTY
9	3	LIVE OAK	TO BE REMOVED	NOT IN PROPERTY
10	3	VARNISHLEAF	TO REMAIN	NOT IN PROPERTY
11	3	CHINABERRY	TO REMAIN	NOT IN PROPERTY
12	3	LIVE OAK	TO REMAIN	NOT IN PROPERTY
13	4	LIVE OAK	TO REMAIN	NOT IN PROPERTY

TOTAL CALIPER INCHES ON SITE 0  
 TOTAL CALIPER INCHES REMOVED 12  
 TOTAL MITIGATION INCHES REQUIRED 0  
 TOTAL MITIGATION INCHES PROVIDED 12

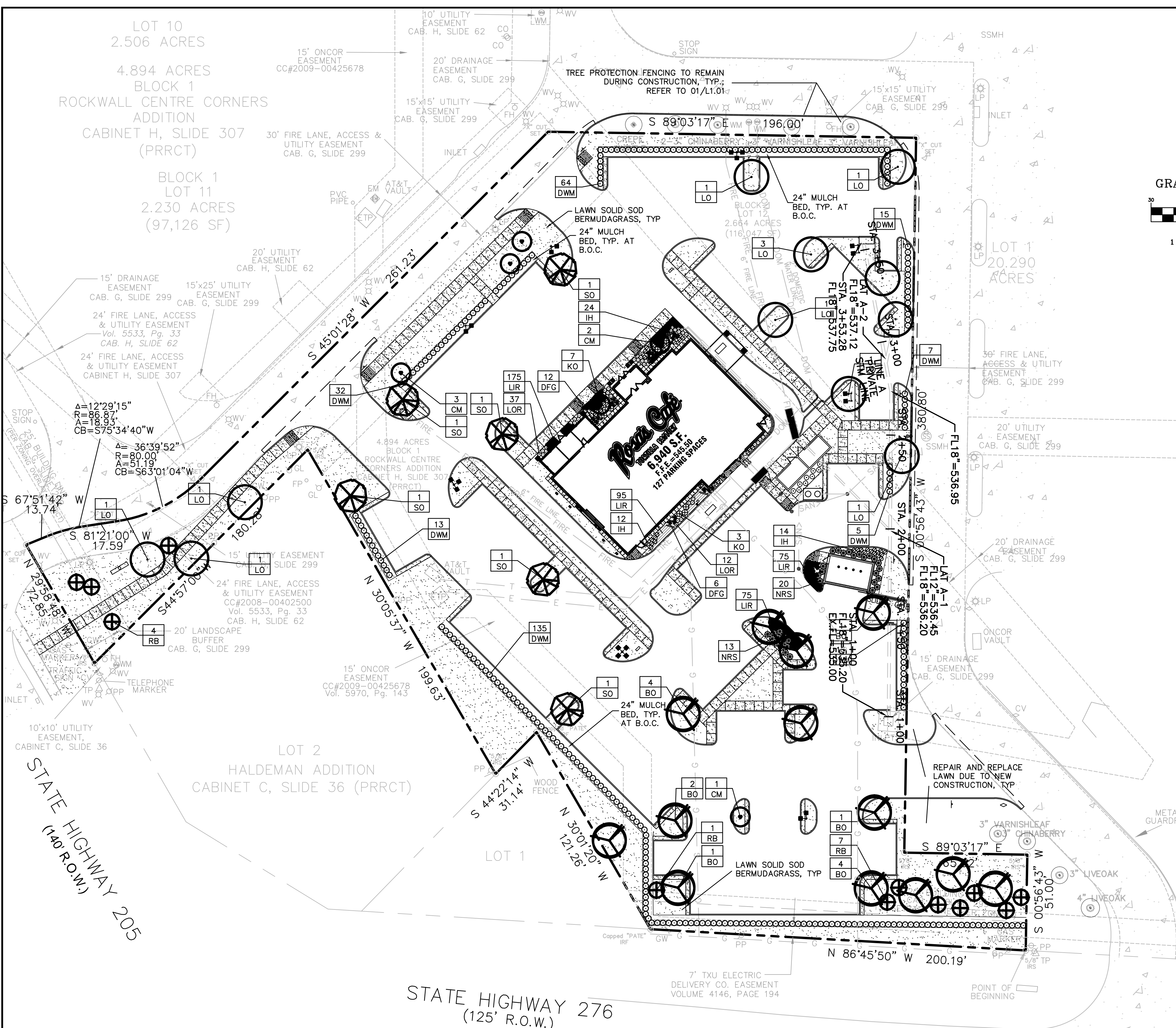
EXISTING TREE LEGEND

-  EXISTING TREE TO REMAIN
-  EXISTING TREE TO BE REMOVED
-  TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01



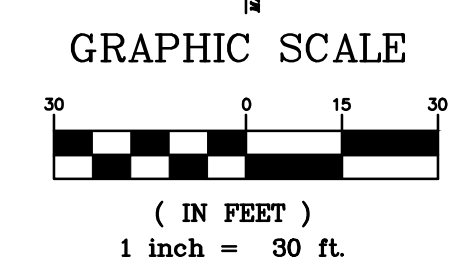
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**AS BUILT**  
 07-31-2014



**LANDSCAPE NOTES**

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.



**MAINTENANCE NOTES**

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

NO TREES WITHIN 5'-0" OF ANY UTILITIES.

**GENERAL LAWN NOTES**

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

**SOLID SOD NOTES**

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

**LANDSCAPE TABULATIONS**  
THE CITY OF ROCKWALL, TEXAS

STREET LANDSCAPING

- 15' wide landscape buffer with one tree per 50 l.f.
- Three (3) canopy trees and four (4) accent trees per 100 l.f.
- Shrubs, 30" ht., along entire frontage.

HIGHWAY 276 - 200 l.f.

Required	Provided
(6) trees, 4" cal.	(6) trees, 4" cal.
(8) accent trees	(8) accent trees
shrubs, 30" ht.	shrubs, 30" ht.

PARKING LOT LANDSCAPING

- 5% of the interior parking lot shall be landscape.

Total interior parking lot area = 69,052 s.f.	
Total parking spaces = 127 spaces	
Required	Provided
3,453 s.f. (5%)	6,706 s.f. (10%)

SITE LANDSCAPING

- 15% of the total site shall be landscaped for COMMERCIAL.
- 50% of the total requirements shall be located in the front of and along side buildings for COMMERCIAL.

Total site = 2,664 AC; 116,047 s.f.	
Required	Provided
17,407 s.f. (15%)	27,220 s.f. (23%)
8,703 s.f. (50%)	9,292 s.f. (53%)

**PLANT LIST**

SYMBOL	BOTANICAL NAME TREES	COMMON NAME	QTY.	SIZE	REMARKS
BO	QUERCUS MACROCARPA	BUR OAK	13	4" CAL.	CONTAINER GROWN, 12" HT., 4" SPREAD, 4' BRANCHING HT., MATCHING
CM	LAGERSTROEM IA INDICA 'TUSKEGEE'	CREPE MYRTLE 'TUSKEGEE'	6	30 GAL.	CONTAINER GROWN, 3-5 TRUNK, NO CROSS CANES, 8' HT., SPREAD, MATCHING
LO	QUERCUS VIRGINIANA	LIVE OAK	11	4" CAL.	CONTAINER GROWN, 12" HT., 4" SPREAD, 4' BRANCHING HT., MATCHING
RB	CERCIS CANADENSIS 'OKLAHOMA'	OKLAHOMA REDBUD	12	30 GAL.	CONTAINER GROWN, 8' HT., 4" SPREAD MIN.
SO	QUERCUS SHUMARDII	SHUMARD RED OAK	6	4" CAL.	CONTAINER GROWN, 12" HT., 4" SPREAD, 4' BRANCHING HT., MATCHING
<b>BOTANICAL NAME TREES</b>					
DFG	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	18	5 GAL.	CONTAINER FULL, 24" O.C.
DWM	MYRICA FUSILLA	DWARF WAX MYRTLE	287	30" HT.	CONTAINER FULL, 24" SPREAD, 36" O.C.
IH	RAPHIOLEPIS INDICA 'JACK EVANS'	INDIAN HAWTHORNE 'JACK EVANS'	50	5 GAL.	CONTAINER FULL, 20" SPREAD, 24" O.C.
KO	ROSA HYBRIDA 'RADTKO'	DOUBLE KNOCK OUT ROSE	10	5 GAL.	CONTAINER FULL, 20" SPREAD, 36" O.C.
LIR	LIRIOPE MUSCARI 'BIG BLUE'	LIRIOPE 'BIG BLUE'	420	4" POTS	CONTAINER FULL TOP OF CONTAINER, 12" O.C.
LOR	LOROPETALUM CHINENSIS 'PLUM DELIGHT'	LOROPETALUM 'PLUM DELIGHT'	49	5 GAL.	CONTAINER FULL, 20" SPREAD, 24" O.C.
NRS	LLEX SPP. 'NELLIE R STEVENS'	NELLIE R STEVENS HOLLY	33	7 GAL.	CONTAINER FULL TO BASE, 36" HT., 36" O.C.
	CYNODON DACTYLON	COMMON BERMUDAGRASS			REFER TO NOTES

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES. PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN. ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

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

**AS BUILT**  
07-31-2014



**LANDSCAPE PLAN**  
ROSA'S CAFE  
2245 S. GOLIAD ST  
ROCKWALL, TEXAS

REVISION RECORD

NO.	DATE	DESCRIPTION
08-09-13		INITIAL SUBMITTAL
12-20-13		CITY COMMENTS
01-03-14		CITY COMMENTS
01-22-14		CITY COMMENTS

SHEET NO.  
**L2.01**

