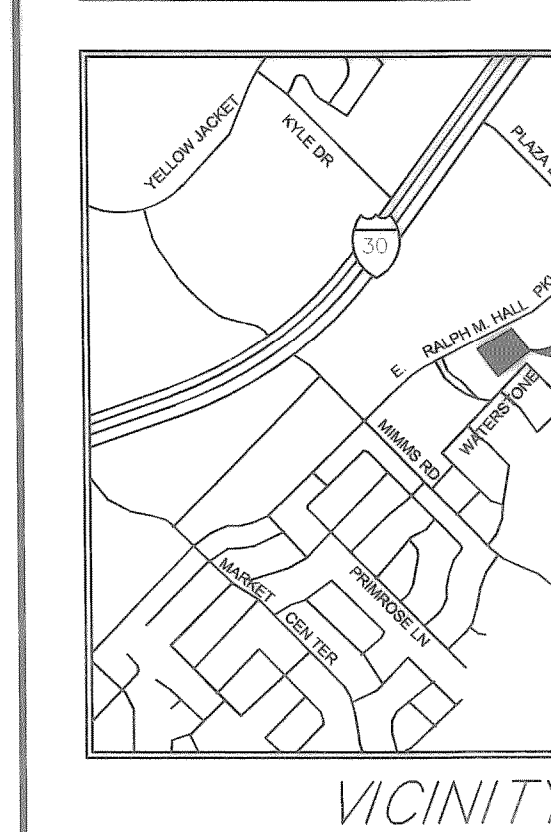
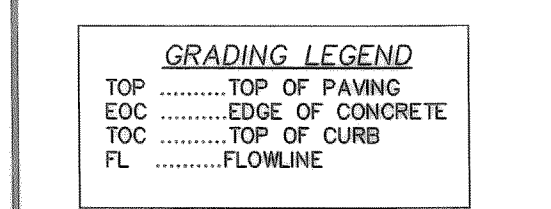
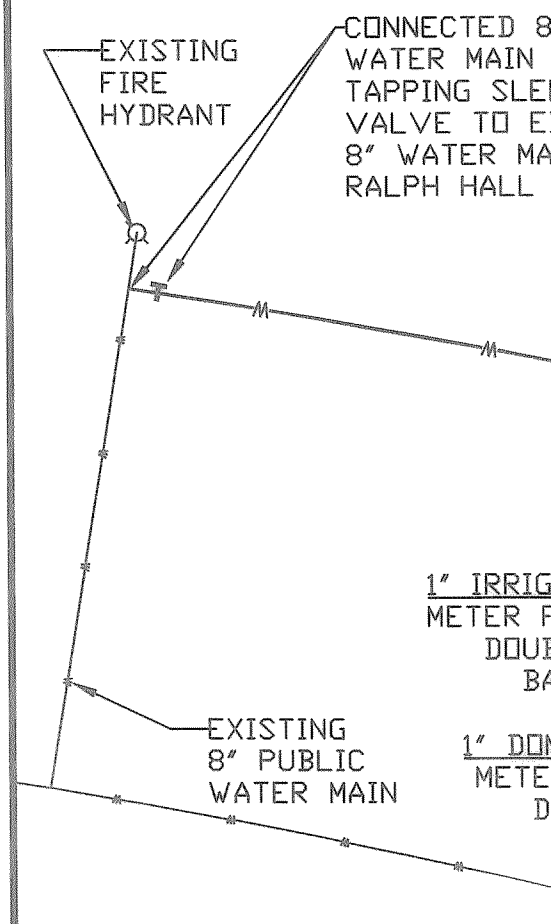
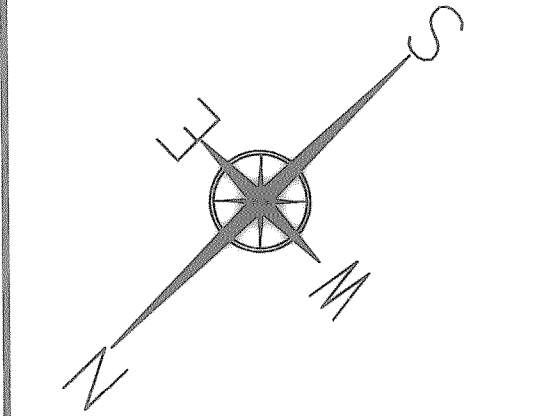
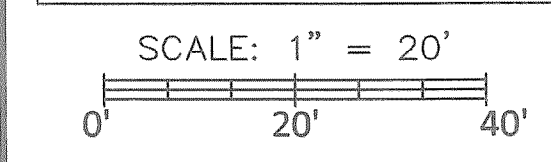


LEGEND

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



GENERAL REQUIREMENTS:

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

CONTACT INFORMATION:

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

Contractor: Jackson Hunter, Inc, dba Parkview Homes
503 Stonebridge Dr., Rockwall, TX 75087
c/o Tommy Satterfield (972) 226-7489

Architect: LKS Designs Woods-Stovall
2201 Dottie Lynn Pkwy., Ste. 145,
Fort Worth, TX 76120
c/o Lance Stovall (817) 548-8714

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

Geotechnical Engineer: Hooper Group Consultants, Ltd
5729 Palo Pinto Ave., Dallas, TX 75206
c/o David Hooper (214) 824-1932

Surveyor: TerraCorp Associates, LLC
3960 Broadway Blvd., Ste. 236
Garland, TX 75043
c/o Ryan Alspaugh (972) 658-7008

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

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

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

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

GENERAL CONSTRUCTION NOTES:

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

PROJECT DESCRIPTION:

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

STORMWATER POLLUTION PREVENTION PLAN (SWP3):

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

FLOODPLAIN INFORMATION:

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

SITE DRAINAGE:

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

ENVIRONMENTAL SERVICES / SOLID WASTE:

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

LANDSCAPE DESIGN / TREE PRESERVATION:

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

OUTDOOR LIGHTING:

Architect is to provide Photometric Plan.

ADA: PRIVATE ACCESSIBILITY REVIEW:

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

FIRE PROTECTION:

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

PAVEMENT DESIGN:

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

TRAFFIC CONTROL:

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

ZONING:

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

SITE SPECIFICATIONS:

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

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

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

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

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

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

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

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

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

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

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

WELDON BROWN ENGINEERING, LC

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

STATE OF TEXAS
RESEE W. BROWN, III
LICENSED PROFESSIONAL ENGINEER
No. 97,600

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

OWNER:
ROCKWALL SALONS, LLC dba SALONS ELITE
P.O. BOX 846
SEAGOVILLE, TX 75159

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

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

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

C-1