

SYMBOLS LEGEND

DETAIL TITLE . . . C1.1-01 SITE DETAIL
 SCALE: 1/4" = 1'-0"

DETAIL REFERENCE C1.1-05

KEYED NOTES

REVISIONS

EXISTING SEWER STRUCTURE

PROPOSED SEWER STRUCTURE

PROPOSED SEWER PIPE RUN

PROPOSED PIPE CROSSING

OWNER

TA

TravelCenters of America

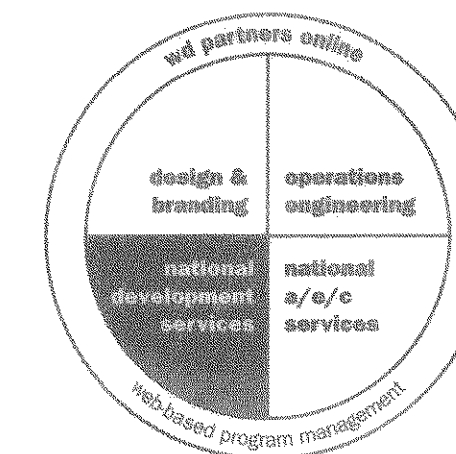
TRAVELCENTERS OF AMERICA
 24601 Center Ridge Road, Suite 200
 Westlake, Ohio 44145

CIVIL ENGINEER



909 Lake Carolyn Parkway
 Suite 600
 Irving, TX 75039
 214.956.3400 T
 214.351.2095 F

wdpartners.com



DWG. NO.

REV. / DATE

- CS COVER SHEET AND INDEX
- C1 SITE IMPROVEMENT PLAN
- C2 SITE GRADING PLAN
- C3 STORM WATER PLAN
- C3.1 DRAINAGE CALCULATIONS
- L1 LANDSCAPE PLAN

GENERAL NOTES

- A. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND LOCAL REQUIREMENTS. CONTRACTORS MUST COMPLY WITH CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES. ALL REQUIRED CITY / COUNTY / STATE PERMITS SHALL BE ACQUIRED AND PAID FOR BY TRAVEL CENTERS OF AMERICA. ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE GENERAL CONTRACTOR.
- B. DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS, DRAWINGS, AND SPECIFICATIONS ARE NOT INTENDED. STATED DIMENSIONS TAKE PRECEDENCE OVER GRAPHICS. DO NOT SCALE DRAWINGS TO DETERMINE LOCATIONS. THE CONTRACTOR IS TO CLARIFY ANY SUCH DISCREPANCIES WITH THE ENGINEER PRIOR TO COMMENCING WORK.
- C. APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF PLANS ON THE PREMISES IN GOOD CONDITION AT ALL TIMES. THIS SHALL INCLUDE ALL ADDENDA AND CHANGE ORDERS.
- D. GENERAL CONTRACTOR TO REFER TO THESE DOCUMENTS AS WELL AS SPECIFICATIONS FOR IDENTIFICATION OF ALL OWNER SUPPLIED ITEMS. ALL ITEMS NOT MARKED AS OWNER SUPPLIED ARE TO BE SUPPLIED BY THE GENERAL CONTRACTOR. UNLESS NOTED OTHERWISE, ALL ITEMS ARE TO BE INSTALLED BY GENERAL CONTRACTOR.
- E. CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL WHILE WORKING IN THE PUBLIC RIGHT OF WAY OR ADJOINING PROPERTIES. ALL SIGNAGE AND TRAFFIC CONTROL DEVICES SHALL BE PROVIDED IN ACCORDANCE WITH TEXAS MUTCD.
- F. TRUCKING ON OR ABOUT THE SITE WILL BE PERMITTED ONLY WITHIN REASONABLE LIMITS AND THE CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE PREMISES WITH EQUIPMENT AND MATERIALS. THE STORAGE SHALL BE CONFINED TO SUCH LIMITS AS MAY BE JOINTLY AGREED UPON BY OWNER AND CONTRACTOR.
- G. THE CONTRACTOR SHALL FURTHER ENFORCE THE OWNER'S INSTRUCTIONS REGARDING TEMPORARY PARKING, USE OF ROADS, AND FIRE PREVENTION.
- H. DEMOLISH AND REMOVE ALL EXISTING STRUCTURES, TREES, FENCES, SLABS, DRIVEWAYS, AND SIDEWALKS, EXCEPT THOSE SPECIFICALLY NOTED TO REMAIN. VERIFY ON-SITE THE EXTENT OF DEMOLITION WORK WHICH MAY OR MAY NOT BE SHOWN ON PLANS.
- I. WHERE IT IS NECESSARY TO CUT PUBLIC CURBS, THEY SHALL BE RECONSTRUCTED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE GOVERNING JURISDICTION. RECONSTRUCT PUBLIC CURBS AFTER DEMOLITION OF EXISTING APPROACHES.
- J. GENERAL CONTRACTOR SHALL PROVIDE GROUND POISONING FOR TERMITES AND OTHER INSECTS PRIOR TO FINAL CONCRETE FLOOR INSTALLATION. GENERAL CONTRACTOR SHALL SUBMIT TO OWNER WRITTEN GUARANTEE FROM REPUTABLE EXTERMINATING COMPANY.
- K. UTILITIES SHOWN ARE TAKEN FROM THE SURVEY AND RECORDS OF RESPECTIVE UTILITY COMPANIES AND DO NOT NECESSARILY REPRESENT ALL UNDERGROUND UTILITIES ADJACENT TO OR ON THE SITE SHOWN ON PLAN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.
- L. CONTRACTOR TO ADJUST AND/OR RECONSTRUCT TO GRADE ALL MANHOLES, CLEANOUTS, AND GREASE TRAPS TO MEET PROPOSED GRADES. SEE THE GRADING PLAN FOR PROPOSED GRADING INFORMATION.
- M. ALL SITE WORK AND PAVING SHALL BE IN ACCORDANCE WITH OR SURPASS RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. IF THE GEOTECHNICAL REPORT CONFLICTS WITH DRAWINGS AND SPECIFICATIONS, THE MORE PROHIBITIVE OF THE TWO SHALL TAKE PRECEDENCE AND BE CONSIDERED THE INTENT OF THE BID DOCUMENTS. THE OWNER AND/OR ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OF THE SOILS REPORT RECOMMENDATIONS REGARDING GRADING, TRENCHING, ETC. CONTACT THE ENGINEER FOR INSTRUCTIONS PRIOR TO THE CONTINUATION OF WORK SHOULD ANY UNUSUAL CONDITIONS BECOME APPARENT DURING GRADING OR FOUNDATION CONSTRUCTION.
- N. THE ACCESSIBLE ROUTE IDENTIFIED ON THE PLAN SHALL BE IN COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE FINAL ACCESSIBLE ROUTE IS CONSISTENT WITH THE DESIGN SHOWN AND CONSTRUCTED IN SUCH A WAY AS TO MEET ALL APPLICABLE REQUIREMENTS. CODE REFERENCES LISTED IN THE PLANS IDENTIFY THE APPLICABLE SECTION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN IN APPENDIX A OF THE TITLE III REGULATIONS (28 CFR PART 36, REVISED JULY 1, 1994) ISSUED BY THE DEPARTMENT OF JUSTICE.
- O. FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURER'S APPROVED SHOP DRAWINGS / DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND LOCAL REGULATIONS.

CODE INFORMATION

SITE DATA

ZONING:

PROPERTY OWNER: TRAVEL CENTERS OF AMERICA
 PROPOSED USE: TRUCK STOP
 SITE ACREAGE: 569.325 SQUARE FEET (13.070 ACRES)
 EXISTING ZONING: C - COMMERCIAL
 ADJACENT ZONING EAST: C - COMMERCIAL
 ADJACENT ZONING WEST: C - COMMERCIAL
 ADJACENT ZONING NORTH: C - COMMERCIAL
 ADJACENT ZONING SOUTH: PLANNED DEVELOPMENT PD-14 (BUSINESS)
 OVERLAY DISTRICTS: I.H. 30 AND S.H. 205

SITE LAYOUT DATA:

MINIMUM DRIVE AISLE WIDTH: 50
 STANDARD PARKING STALL: 70' X 12'
 PARKING SETBACK / BUFFER:
 25' FRONT
 15' SIDE
 15' REAR
 BUILDING SETBACK:
 15' FRONT
 10' SIDE
 15' REAR

PARKING DATA:

EXISTING PARKING AREA:
 98 TRUCK SPACES
 PROVIDED AFTER PARKING EXPANSION:
 131 TRUCK SPACES

DEVELOPMENT CONTACTS

DEVELOPER:

TRAVEL CENTERS OF AMERICA
 24601 CENTER RIDGE ROAD, SUITE 200
 WESTLAKE, OHIO 44145
 DAVID SCHIELE
 440.808.7383

ZONING:

CITY OF ROCKWALL PLANNING DEPARTMENT
 385 SOUTH GOLIAD STREET
 ROCKWALL, TEXAS 75087
 972.771.7745

SURVEYOR:

WEIR & ASSOCIATES, INC.
 4300 BELTWAY PLACE, SUITE 130
 ARLINGTON, TEXAS 75208
 GREGG MADSEN
 817.467.7700

GEOTECHNICAL:

BENCHMARK ENVIRONMENTAL CONSULTANTS
 6116 NORTH CENTRAL EXPRESSWAY, SUITE 808
 DALLAS, TEXAS 75206
 TYRONE M. CLINTON
 214.363.5995

ELECTRIC:

TXU
 510 TURTLE COVE, SUITE 109
 ROCKWALL, TEXAS 75087
 MICHAEL BALDWIN
 972.771.3189

TELEPHONE:

SOUTH-WESTERN BELL TELEPHONE
 900.344.8377

CABLE/SATELLITE:

CHARTER COMMUNICATION
 HIGHWAY 80 EAST
 WILLS POINT, TEXAS 75169
 903.873.2202

NATURAL GAS:

TXU
 510 TURTLE COVE, SUITE 109
 ROCKWALL, TEXAS 75087
 MICHAEL BALDWIN
 972.771.3189

WATER:

CITY OF ROCKWALL PUBLIC WORK DEPARTMENT
 385 SOUTH GOLIAD STREET
 ROCKWALL, TEXAS 75087
 CHERYL SMITH
 972.771.7730

STORM WATER:

CITY OF ROCKWALL PUBLIC WORK DEPARTMENT
 385 SOUTH GOLIAD STREET
 ROCKWALL, TEXAS 75087
 CHUCK TODD
 972.771.7746

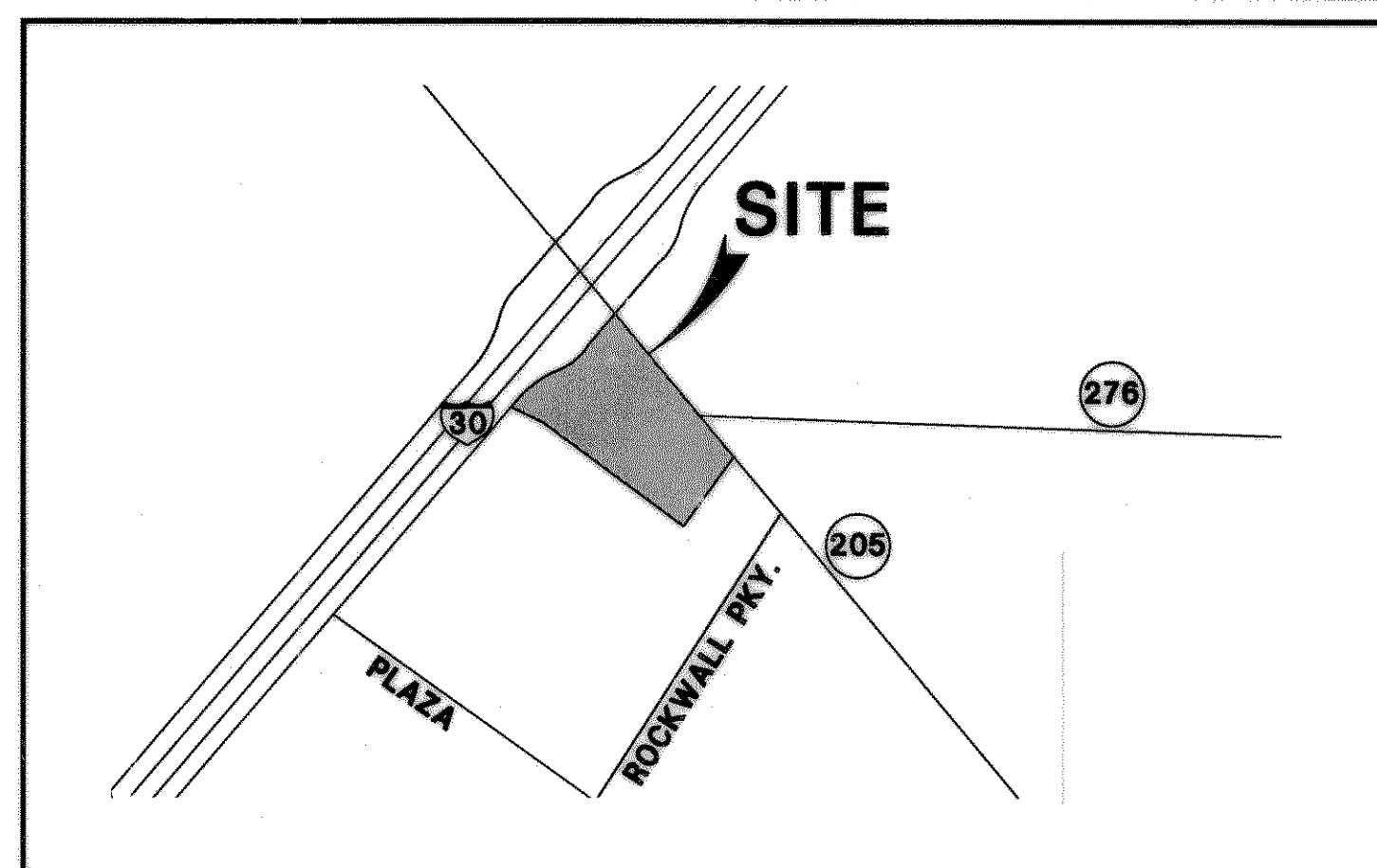
SANITARY SEWER:

CITY OF ROCKWALL PUBLIC WORK DEPARTMENT
 385 SOUTH GOLIAD STREET
 ROCKWALL, TEXAS 75087
 CHERYL SMITH
 972.771.7730

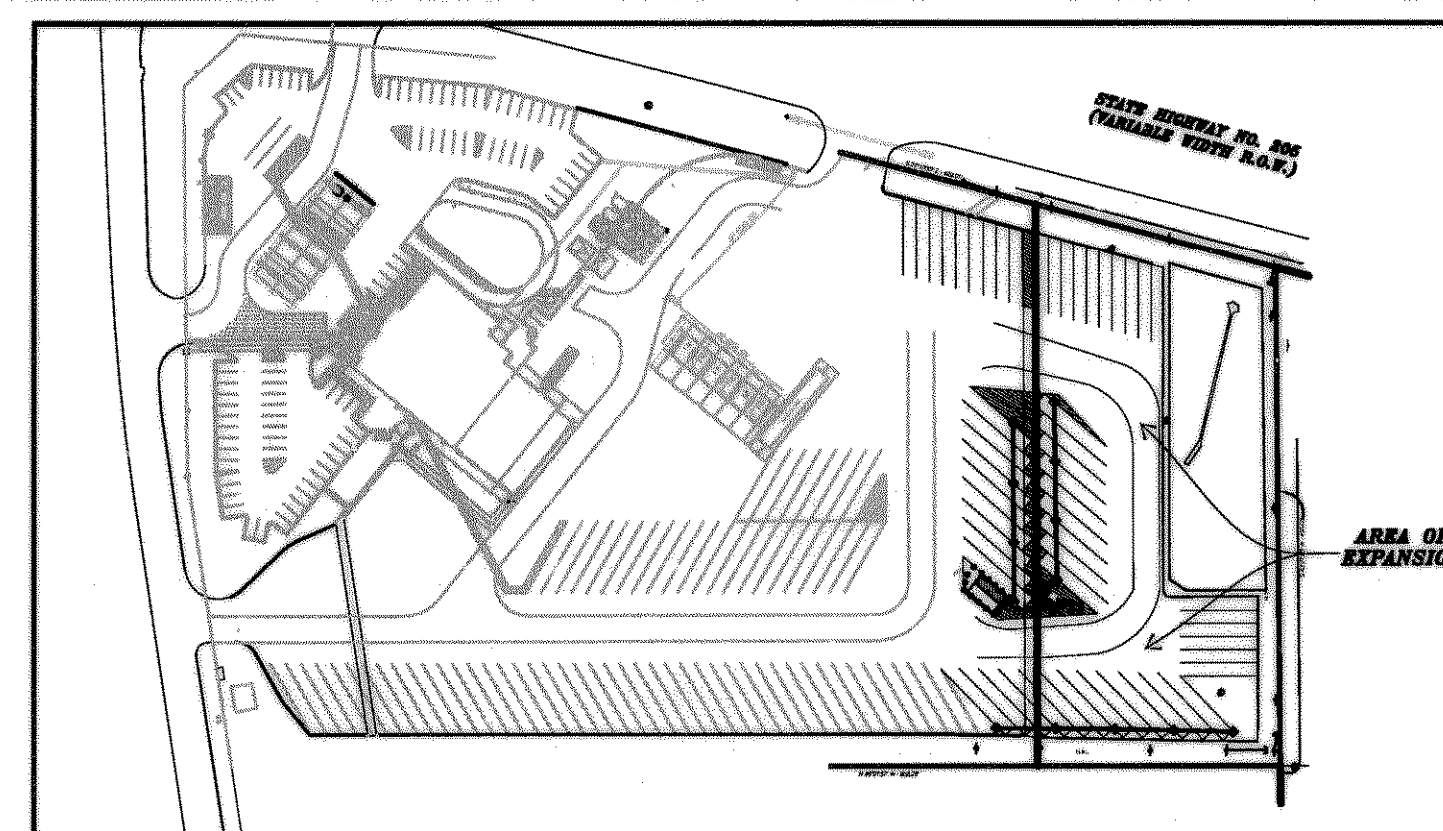
FIRE:

CITY OF ROCKWALL FIRE DEPARTMENT
 385 SOUTH GOLIAD STREET
 ROCKWALL, TEXAS 75087
 ARIANA ADAIR
 972.771.7170

SITE VICINITY MAP



BUILDING LOCATION PLAN



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ISSUE DATES

RECORD DRAWINGS	06.20.2008
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STORE NUMBER
49

WD PROJECT NUMBER
TCATA0968

CS

TRAVEL CENTER OF AMERICA Interstate 30 & State Highway 205 ROCKWALL, TEXAS