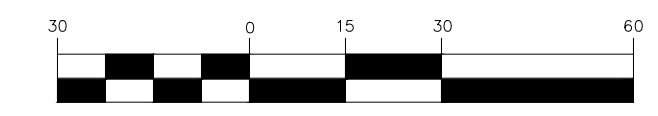


GRAPHIC SCALE



LEGEND

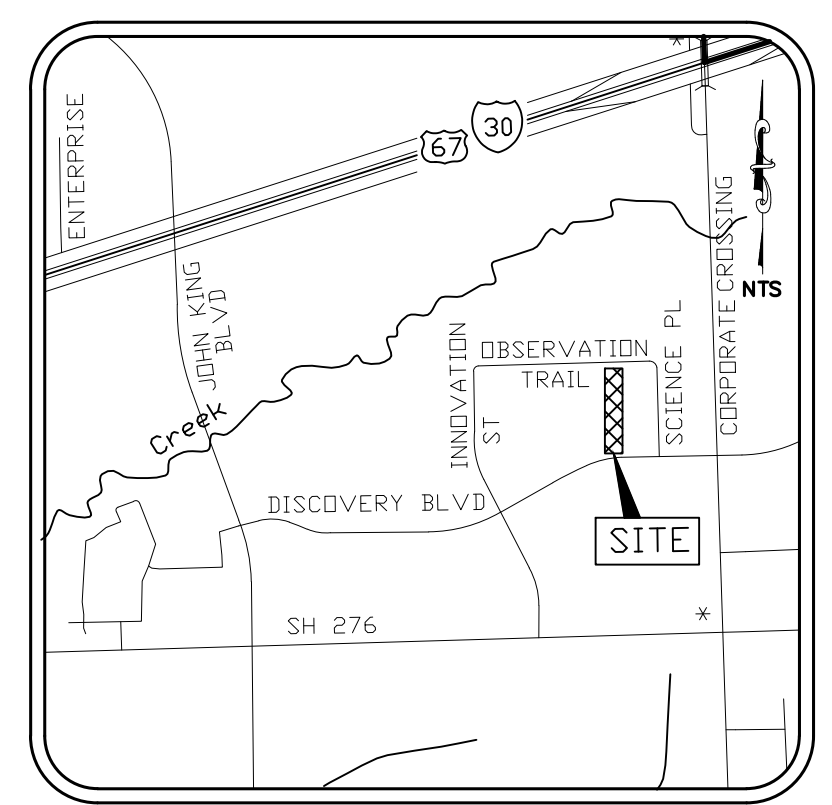
	MEDIUM DUTY CONCRETE PAVEMENT
	LIGHT DUTY CONCRETE PAVEMENT
	LONGITUDINAL BUTT JOINT
	NUMBER OF PARKING SPACES

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

PROJECT DATA:	
ADDRESS:	1701 SCIENCE PL ROCKWALL, TX 75032
LEGAL:	LOTS 1,2,4, BLOCK D ROCKWALL TECHNOLOGY PARK
PROJECT AREA:	1.15 ACRES
PLATTED:	YES
OWNER:	L-3 AEROSPACE SYSTEMS 600 THIRD AVENUE NEW YORK, NY 10016 (212) 697-1111
DEVELOPER:	CORGAN 401 NORTH HOUSTON STREET DALLAS, TX 75202 (214) 748-2000
LAND USE:	COMMERCIAL
PARKING SPACES:	139 (NEW) 56 (NET NEW FROM RESTRIPIG) 195 TOTAL

PARKING TO BE STRIPED PER BUILDING PERMIT NO. BLD 2014-1938 BY OTHERS



VICINITY MAP

BANNISTER
ENGINEERING
1696 COUNTRY CLUB DRIVE | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TEXAS FIRM REGISTRATION F-10599

ROCKWALL SCIENCE PLACE
L-3 AEROSPACE SYSTEMS
1701 SCIENCE PLACE, ROCKWALL, TX

SITE PLAN

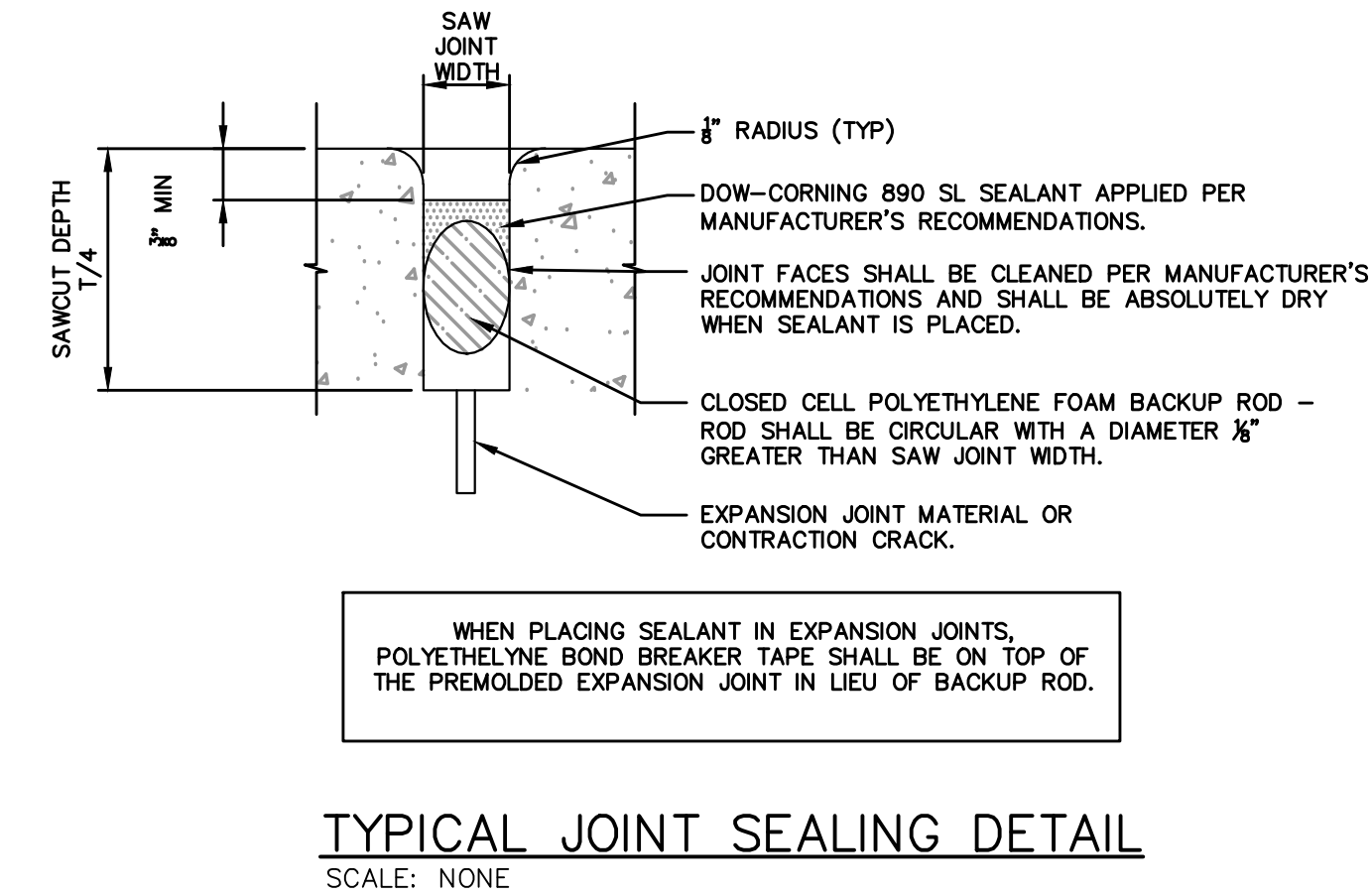
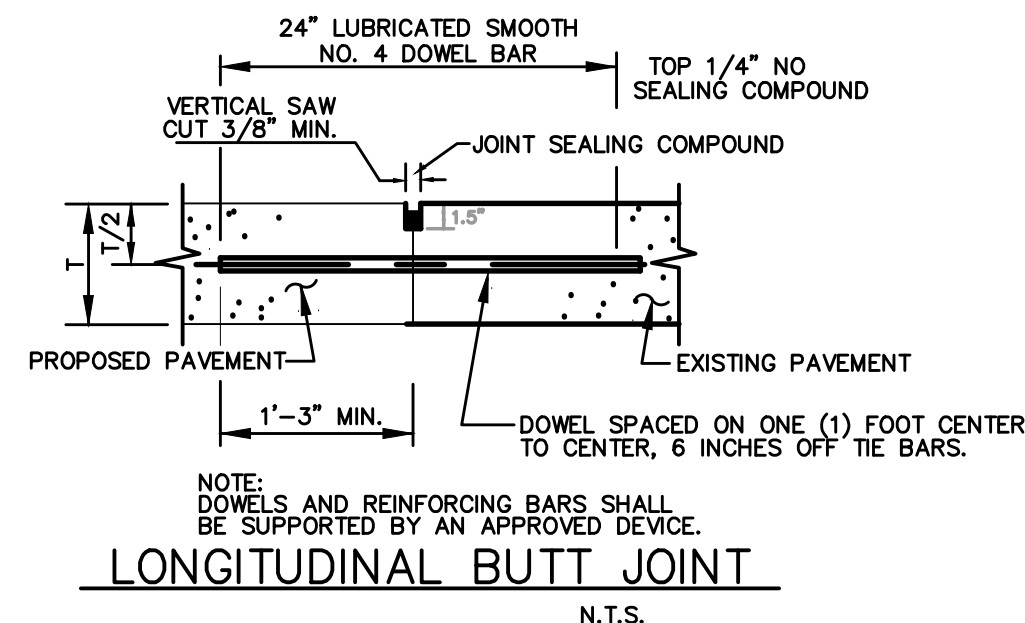
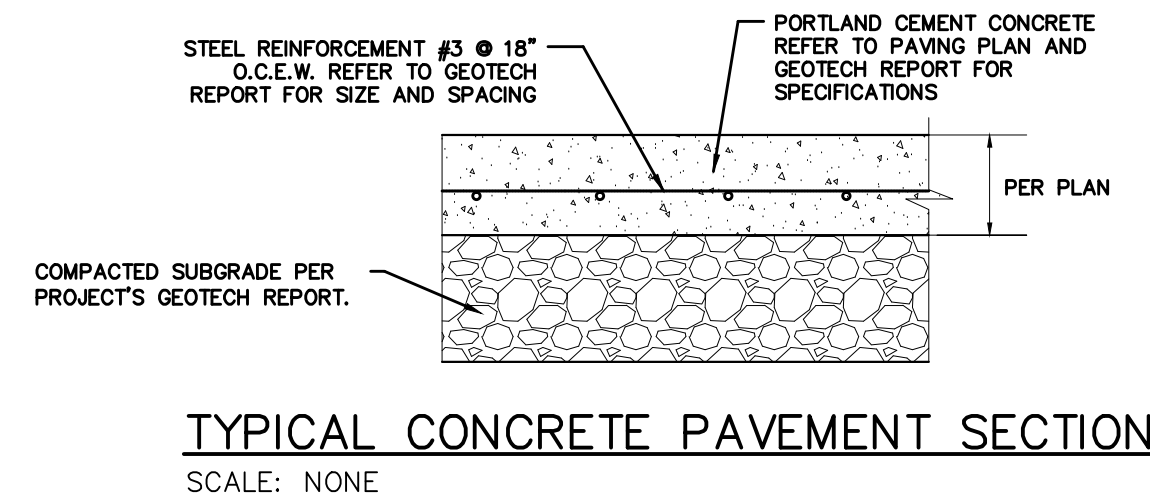
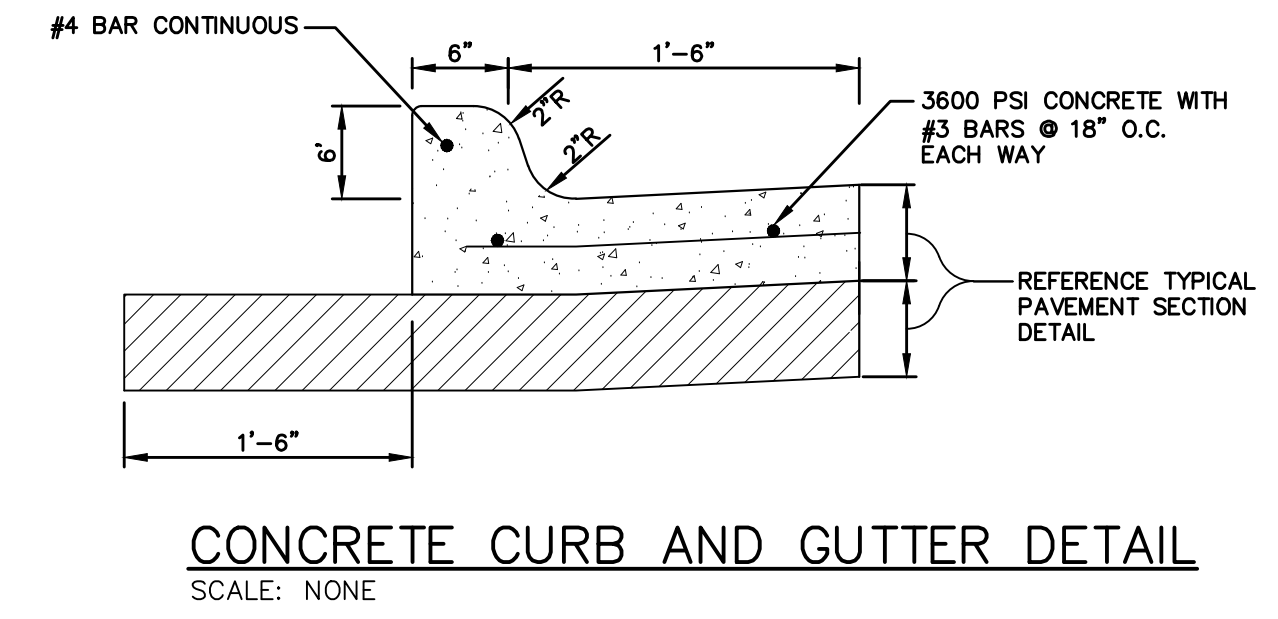
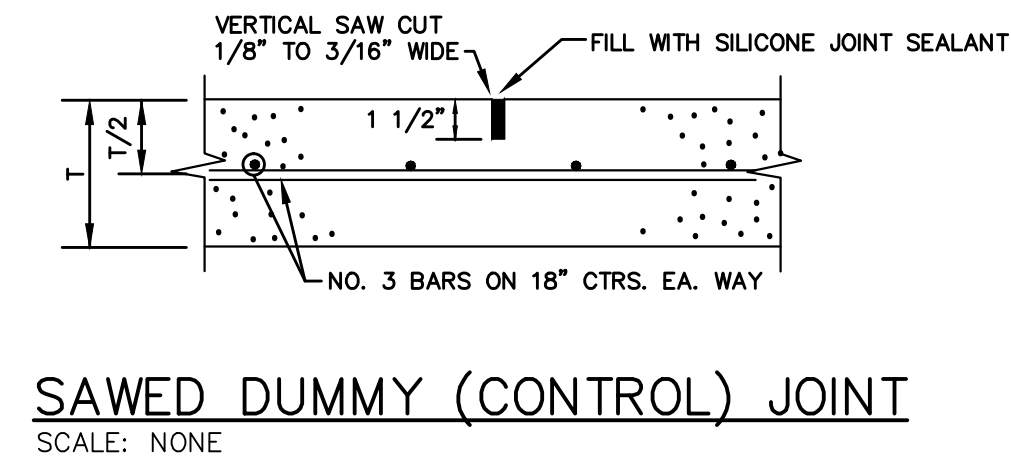
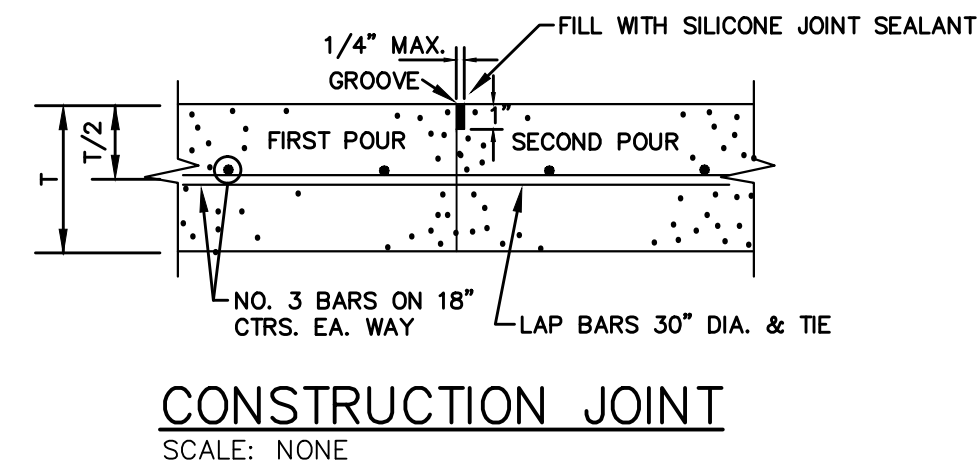
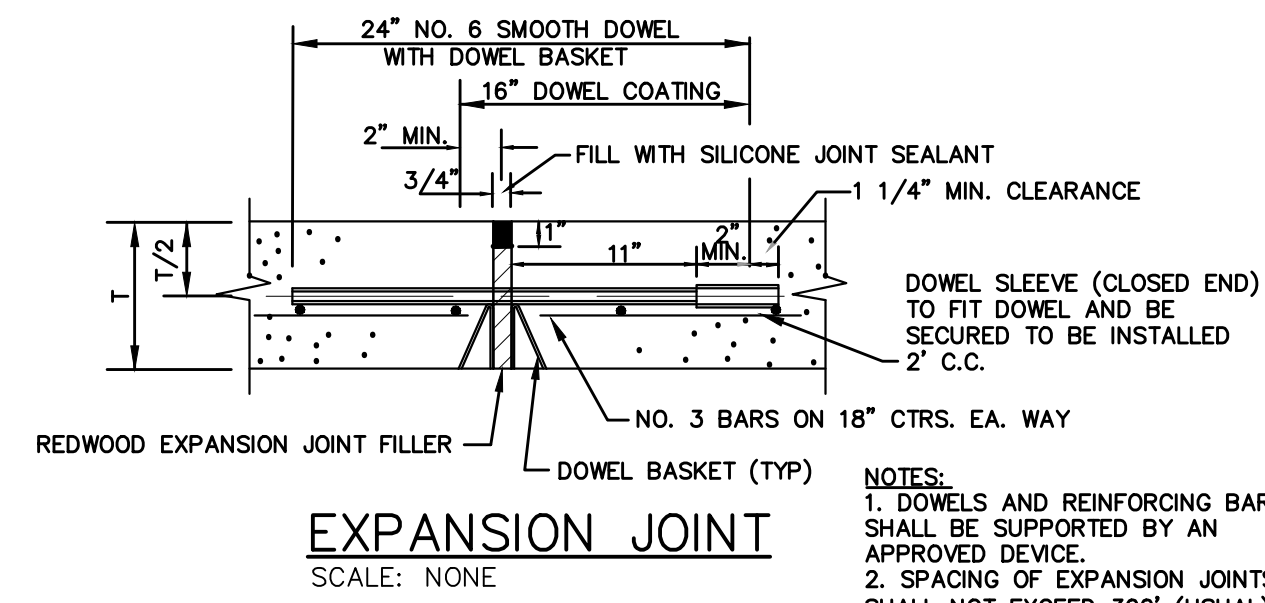
No.	Date	Revision Description

PERMANENT
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION. THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF:
Engineer: TRAVIS N. ATTANASIO
P.E. No. 98433 - Date: 02/18/2015

SHEET NO.

C-2.1

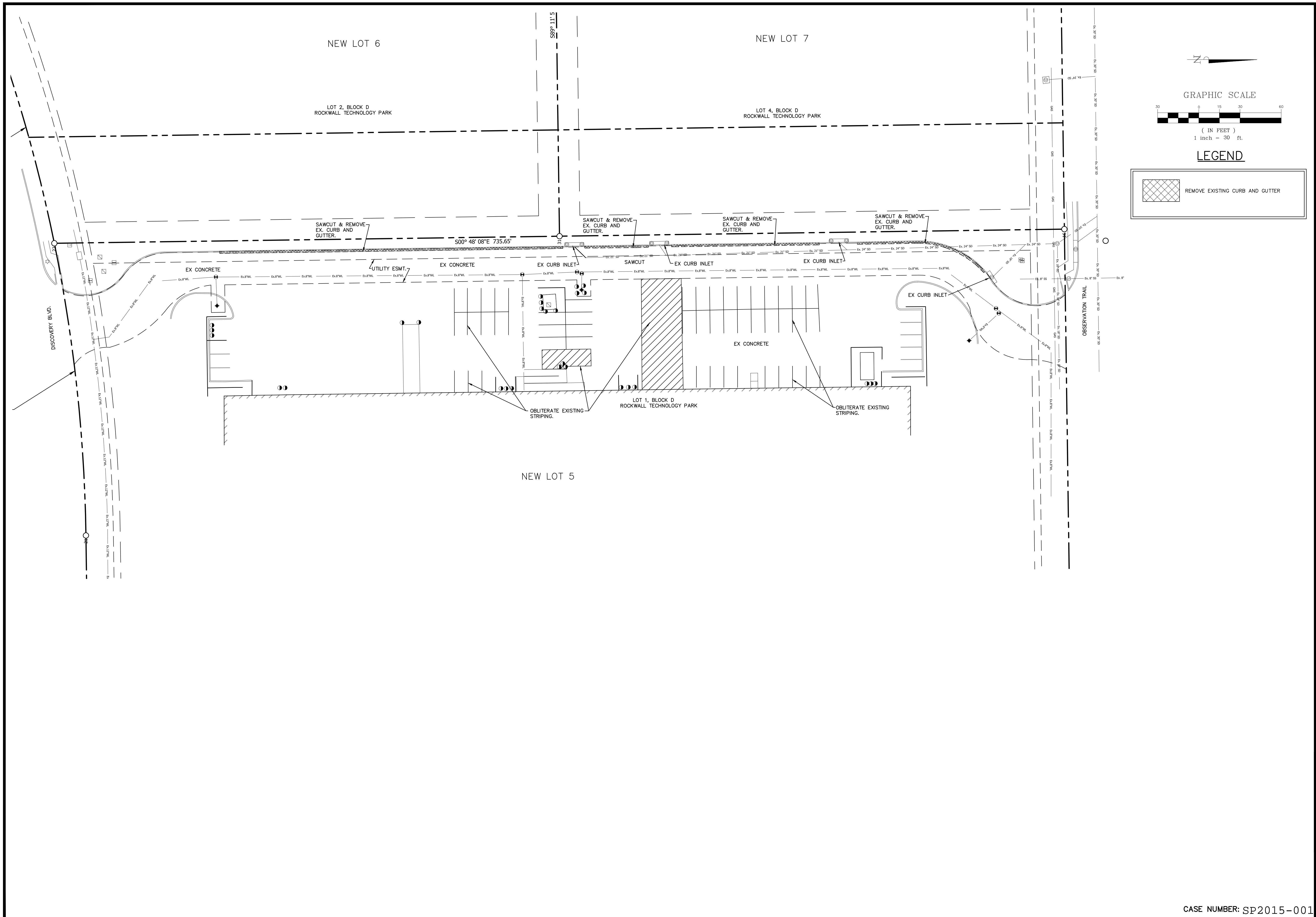
CASE NUMBER: SP2015-001



No.	Date	Revision Description

PROJECT NO.: 112-14-03

FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR
INTENDED FOR CONSTRUCTION,
BIDDING OR PERMITTING. THEY
SHALL NOT BE USED FOR
UNDER THE SUPERVISION OF
Engineer: TRAVIS N. ATTANASIO
P.E. No. 98433 - date: 02/19/2015



BANNISTER
ENGINEERING
1696 COUNTRY CLUB DRIVE | Mesquite, TX 76063 | 817.842.2094 | 817.842.2095 fax
TEXAS FIRM REGISTRATION NO. F-10589

ROCKWALL SCIENCE PLACE
L-3 AEROSPACE SYSTEMS
1701 SCIENCE PLACE, ROCKWALL, TX
DEMOLITION PLAN

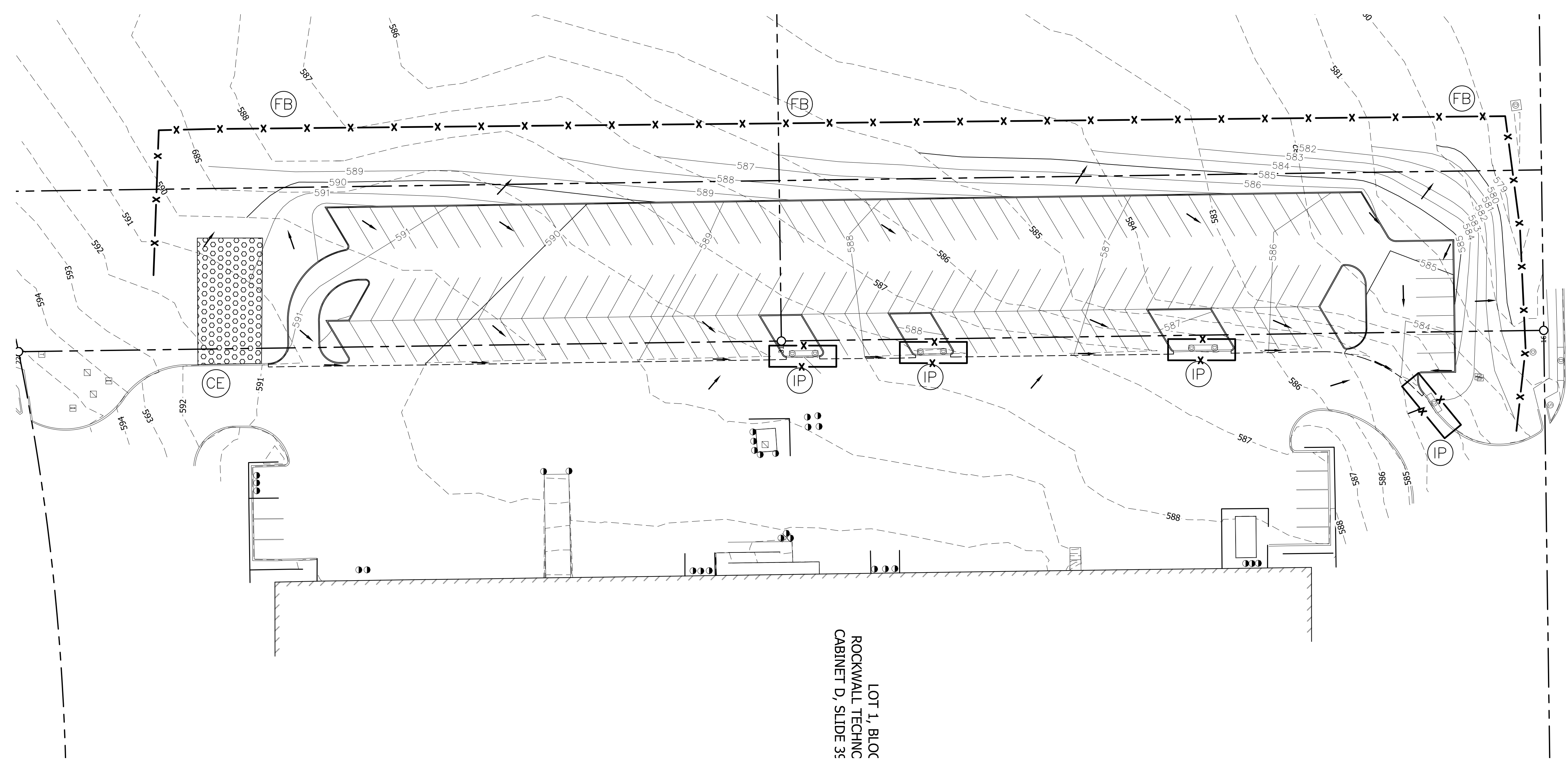
No.	Date	Revision Description

PROJECT NO.: 112-14-03

FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR
REVIEW ONLY AND NOT
INTENDED FOR CONSTRUCTION.
IF YOU ARE A CONTRACTOR,
YOU HAVE BEEN PREPARED BY OR
UNDER THE SUPERVISION OF:
Engineer: TRAVIS N. ATTANASIO
P.E. No. 98433 - Date: 02/18/2015

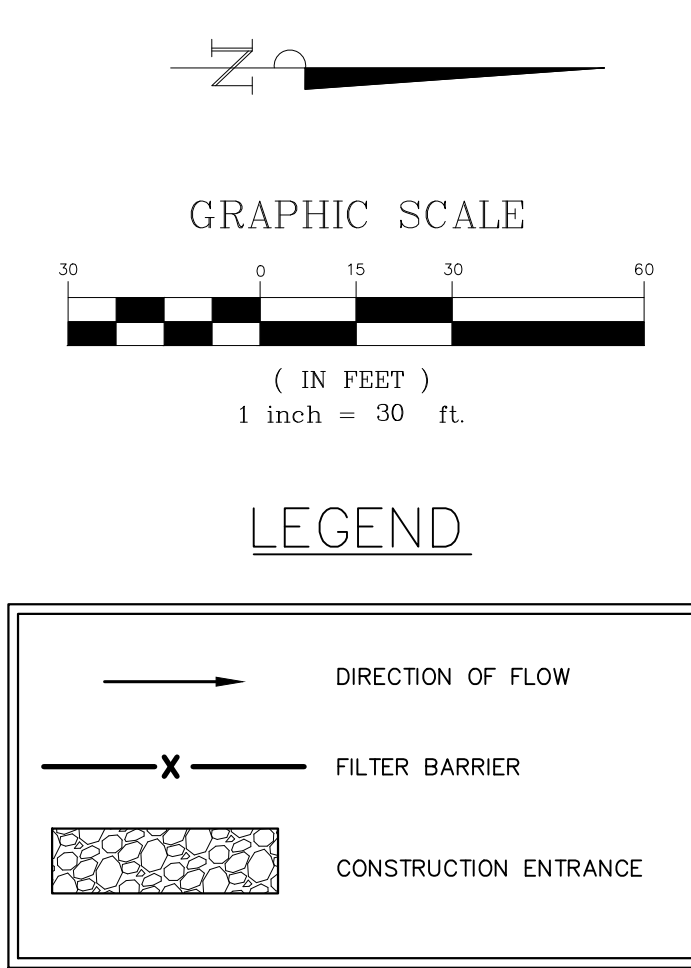
SHEET NO.
C-1.2

CASE NUMBER: SP2015-001



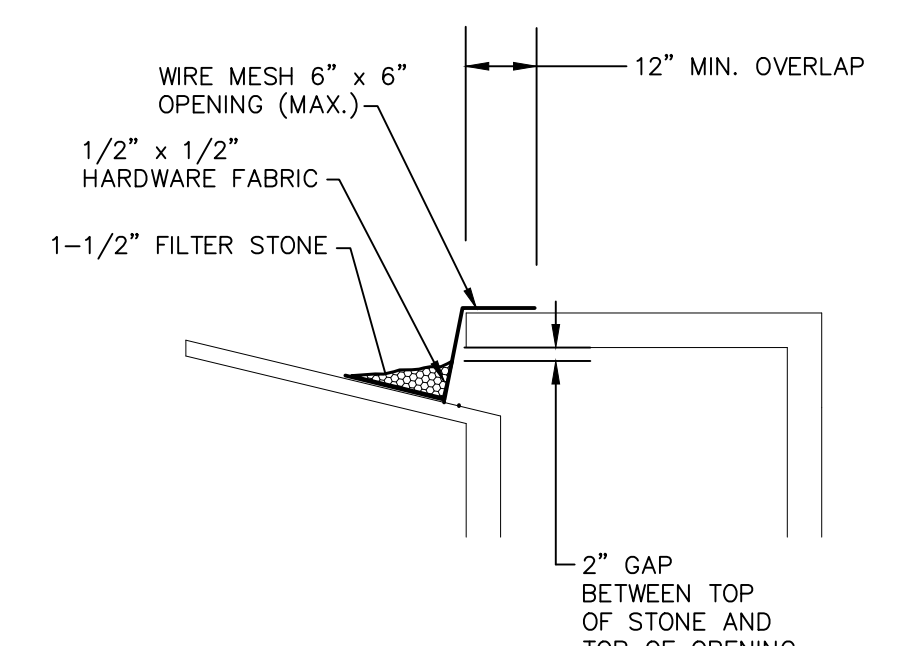
LOT 1, BLOCK
ROCKWALL TECHNIC
CABINET D, SLIDE 35

OBSERVATION TRAIL
60' RIGHT-OF-WAY
DRAWER D, PAGES 175 & 176, P.R.R.C.T.



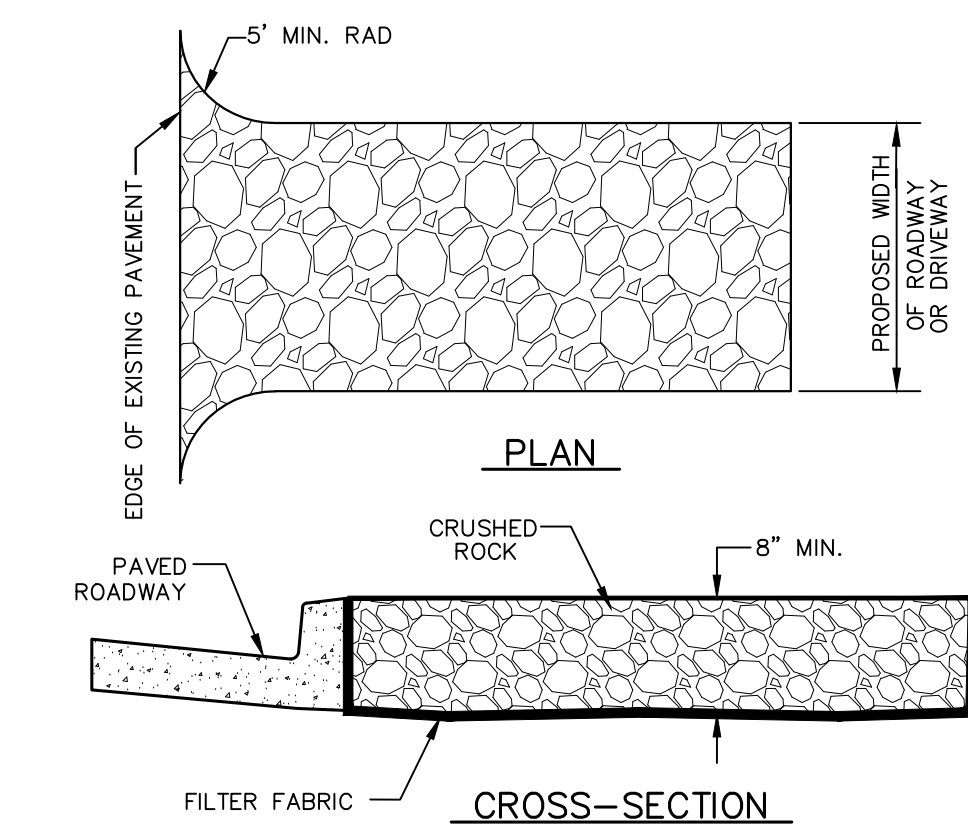
NOTES

1. CONTRACTOR SHALL REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION. THIS SHEET IS PART OF A UNIFIED DESIGN AND IS PERTINENT TO THIS PLAN SHEET.



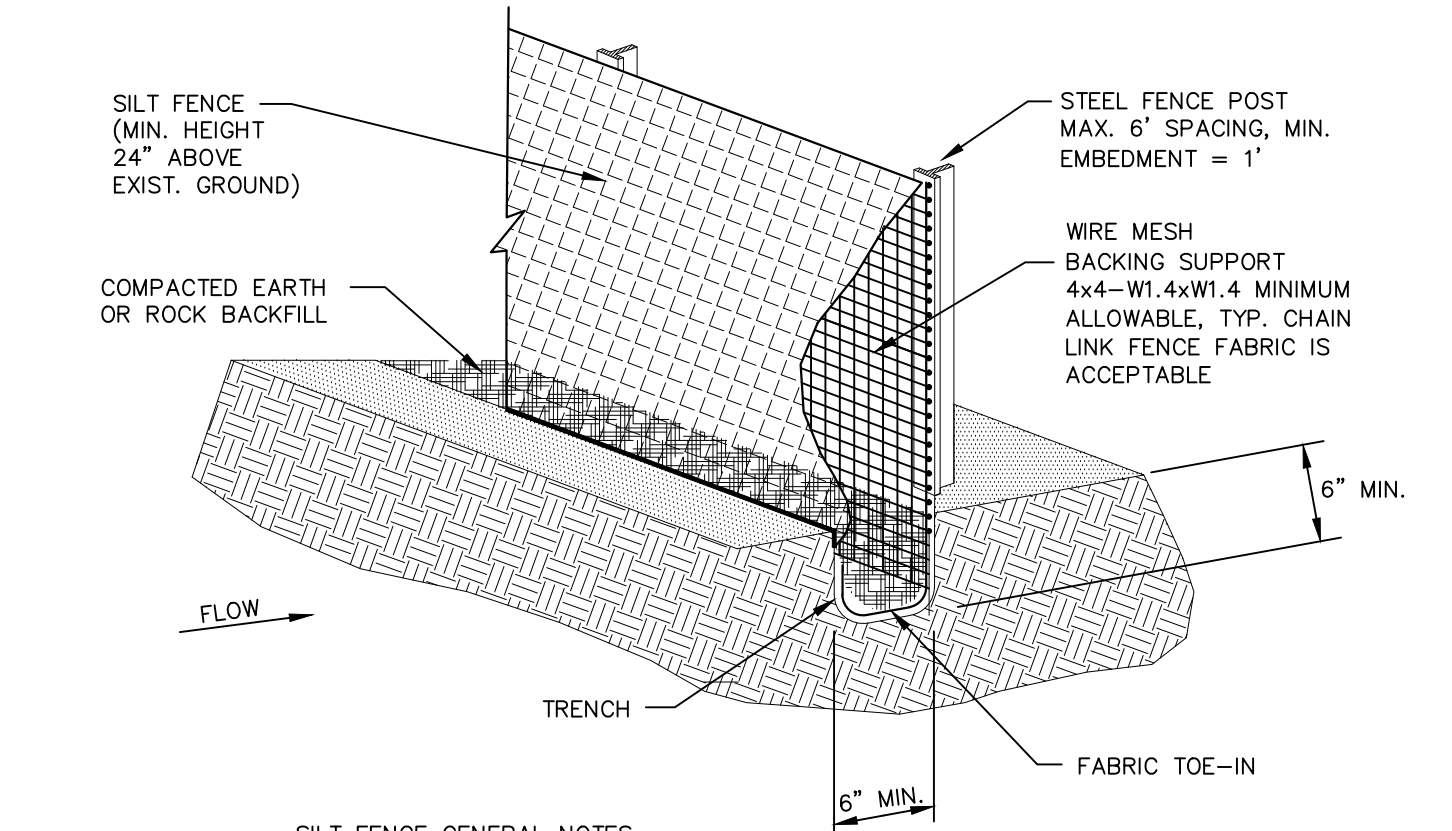
- CURB INLET PROTECTION NOTES:**
- WITHIN FORTY-EIGHT (48) HOURS OF POURING THE BLOCKOUT AND TOP, PLACE WIRE MESH WITH 12" OPENINGS OVER ALL CURB AND GRATE INLET OPENINGS SO THAT AT LEAST 12" OF WIRE EXTENDS ACROSS THE INLET COVER-GUTTER AND AROUND ALL GRATES AS ILLUSTRATED.
 - PLACE SMALL SAND BAGS AGAINST THE WIRE SO AS TO ANCHOR SAME AGAINST THE GUTTER, GRATE AND INLET COVER.
 - 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.
 - 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
N.T.S.



- CONSTRUCTION ENTRANCE NOTES:**
- STONE SIZE - 3 TO 5 INCHES CRUSHED ROCK.
 - LENGTH - PER CITY OR NCTCOG STANDARDS.
 - THICKNESS - NOT LESS THAN 8 INCHES.
 - WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
 - 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.
 - 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 UP OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY, MUST BE REMOVED IMMEDIATELY.
 - DRAINAGE - ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
 - CONTRACTOR TO COORDINATE EXACT LOCATION OF THIS DETAIL.

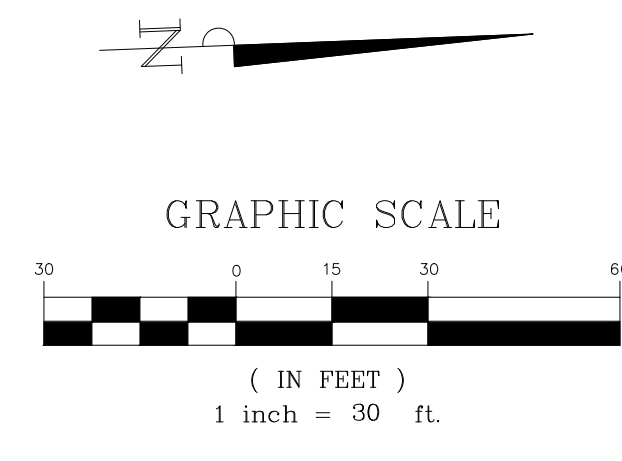
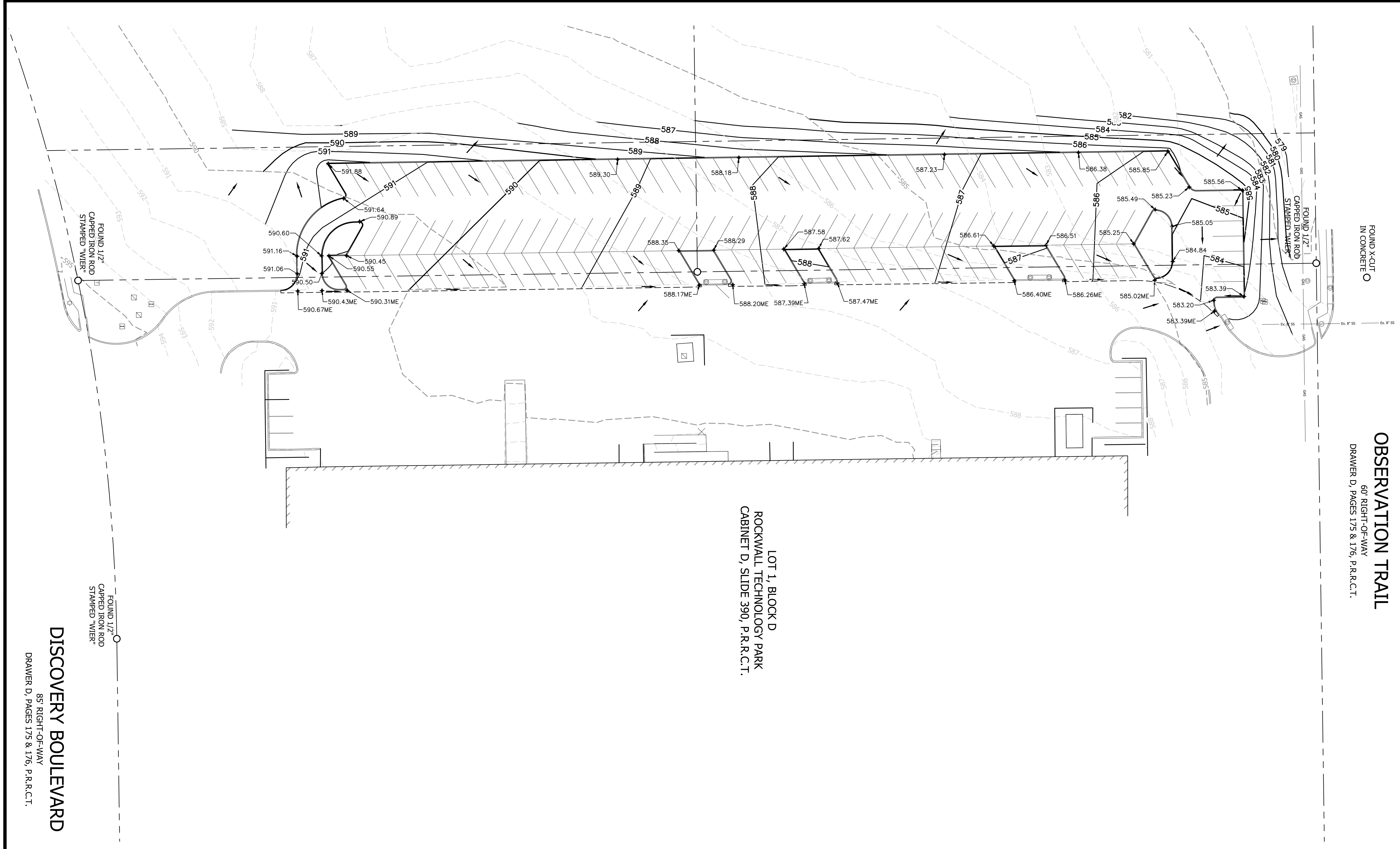
CONSTRUCTION ENTRANCE
N.T.S.



- SILT FENCE GENERAL NOTES:**
- 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.
 - 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.
 - 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.
 - 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.
 - INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
 - SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
 - 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
N.T.S.

No.	Date	Revision Description



GRADING LEGEND

--- 607 ---	EXISTING CONTOUR
— 607 —	PROPOSED CONTOURS
→	DIRECTION OF FLOW
607.50	TOP OF PAVEMENT OR PROPOSED GRADE
ME	MATCH EXISTING

- 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 SPOT 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.
 4. REFER TO GENERAL NOTES SHEET FOR SITE ACCESSIBILITY STANDARDS
 5. CONTRACTOR SHALL REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION. INFORMATION ON GENERAL NOTES SHEET IS PART OF A UNIFIED DESIGN AND IS PERTINENT TO THIS PLAN SHEET.

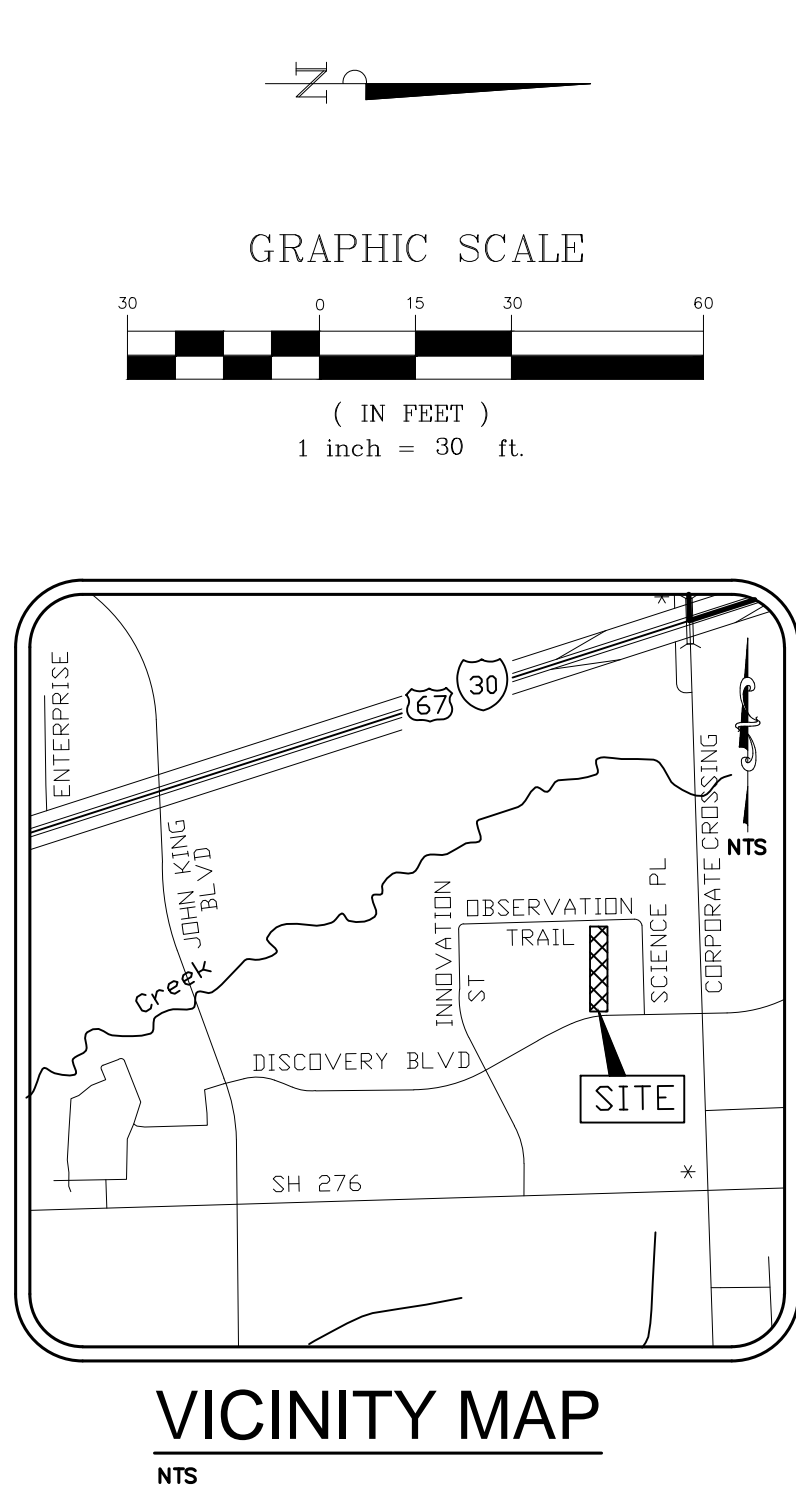
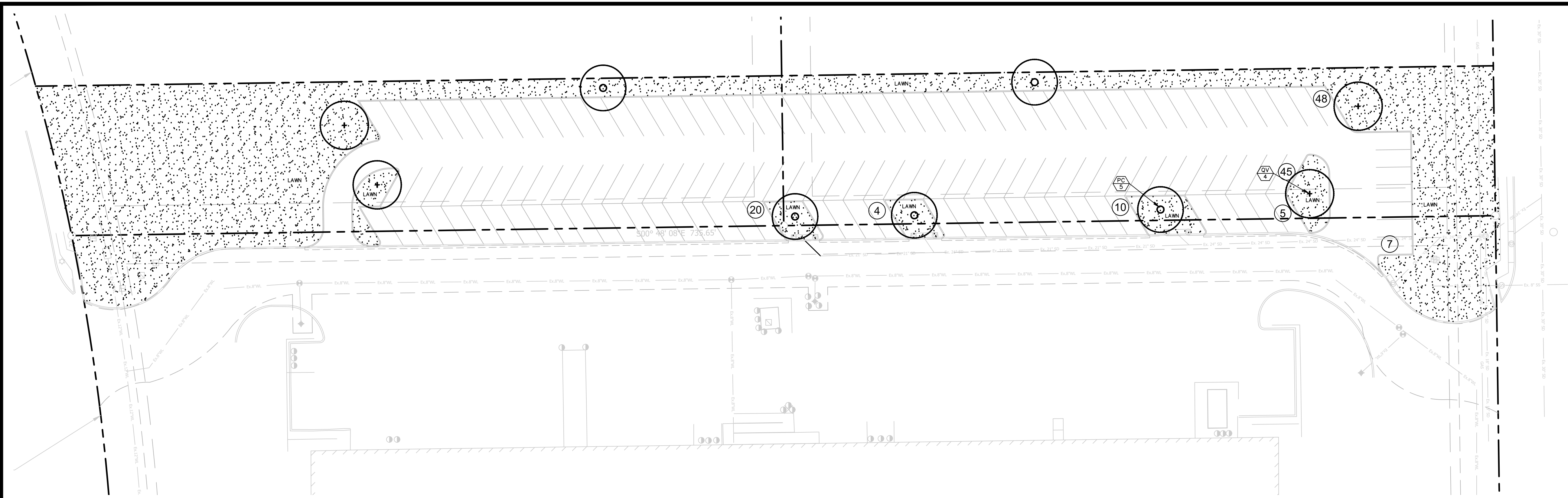
OBSERVATION TRAIL
60' RIGHT-OF-WAY
DRAWER D, PAGES 175 & 176, P.R.C.T.

LOT 1, BLOCK D
ROCKWALL TECHNOLOGY PARK
CABINET D, SLIDE 390, P.R.C.T.

DISCOVERY BOULEVARD
85' RIGHT-OF-WAY
DRAWER D, PAGES 175 & 176, P.R.C.T.

No.	Date	Revision Description

FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR INTENDED FOR CONSTRUCTION, BIDDING OR PERMITTING. THEY ARE NOT TO BE USED FOR OR UNDER THE SUPERVISION OF AN ENGINEER.
Engineer: TRAVIS N. ATTANASIO
P.E. No. - 95433 - 0414 - 02/19/2015
PROJECT NO.: 11214103

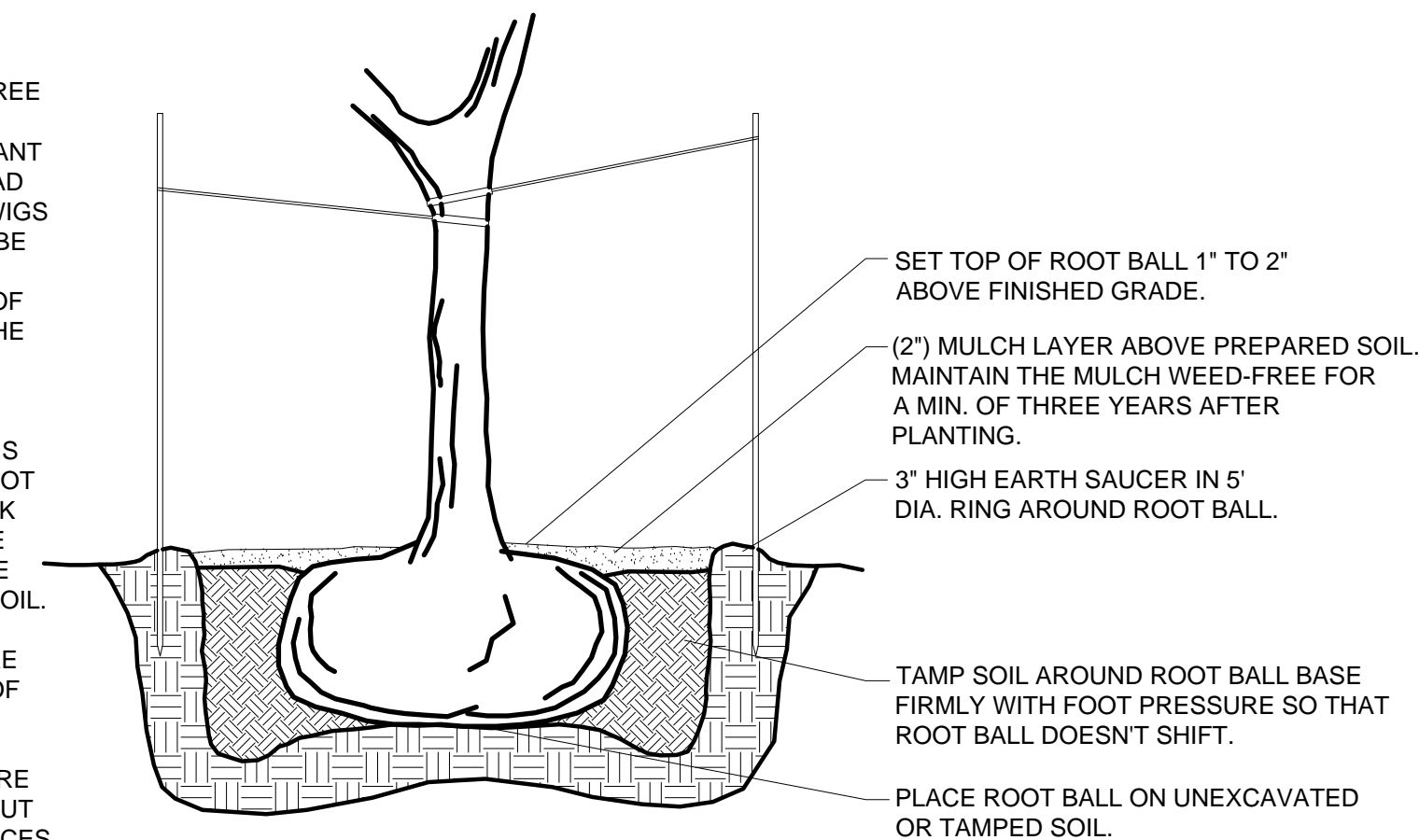


GENERAL NOTES:

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 and 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. Provide steel edge between all plant beds and lawn areas unless indicated differently on plans.
12. 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.
13. 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.
14. 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.
15. 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.
16. Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
17. 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.
18. Landscape areas shall be kept free of trash, litter and weeds.
19. An automatic irrigation system shall be provided to maintain all landscape areas. Overspray on non-permeable surfaces is prohibited.
22. Installing contractor to maintain landscaping for 30 days from owner occupancy to establish plants and grass, mowing and trimming to be included.
23. All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until permanent stand of grass is achieved with a minimum of 70% coverage. This is to include all areas to the back of curb around the property.

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

PLANT LIST AND SPECIFICATIONS:

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
Trees				
QV	4	Quercus virginiana	Live Oak	3" cal., 10-12' ht., Full, Symmetrical, Matching
PC	5	Pistachia chinensis	Chinense Pistache	3" cal., 10-12' ht., Full, Symmetrical, Matching
GROUND COVER				
LAWN	Per Plan	Cynodon dactylon	Common Bermuda	Sod or seed at a rate of 2 lbs/1,000 sf

NOTE:

All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until permanent stand of grass is achieved with a minimum of 70% coverage. This is to include all areas to the back of curb around the property.

The contractor shall verify water restrictions within the City of Rockwall at time of planting. Should water restrictions not allow hydromulch, hydroseeding, or sprigging (Stage 3 and Stage 4 water restrictions), an approved alternative for grass shall be installed.

No.	Date	Revision Description

PROJECT NO.: 112-14-03
 L.A. No. 2033 - 01/16/2015

SHEET NO.

L-1.0

C:\Users\Travis\Desktop\112-14-03 (L3 Parking - Rockwall)\112-14-03 (L3 Parking - Rockwall)\Civil\1-1.0 Landscape Plan.dwg