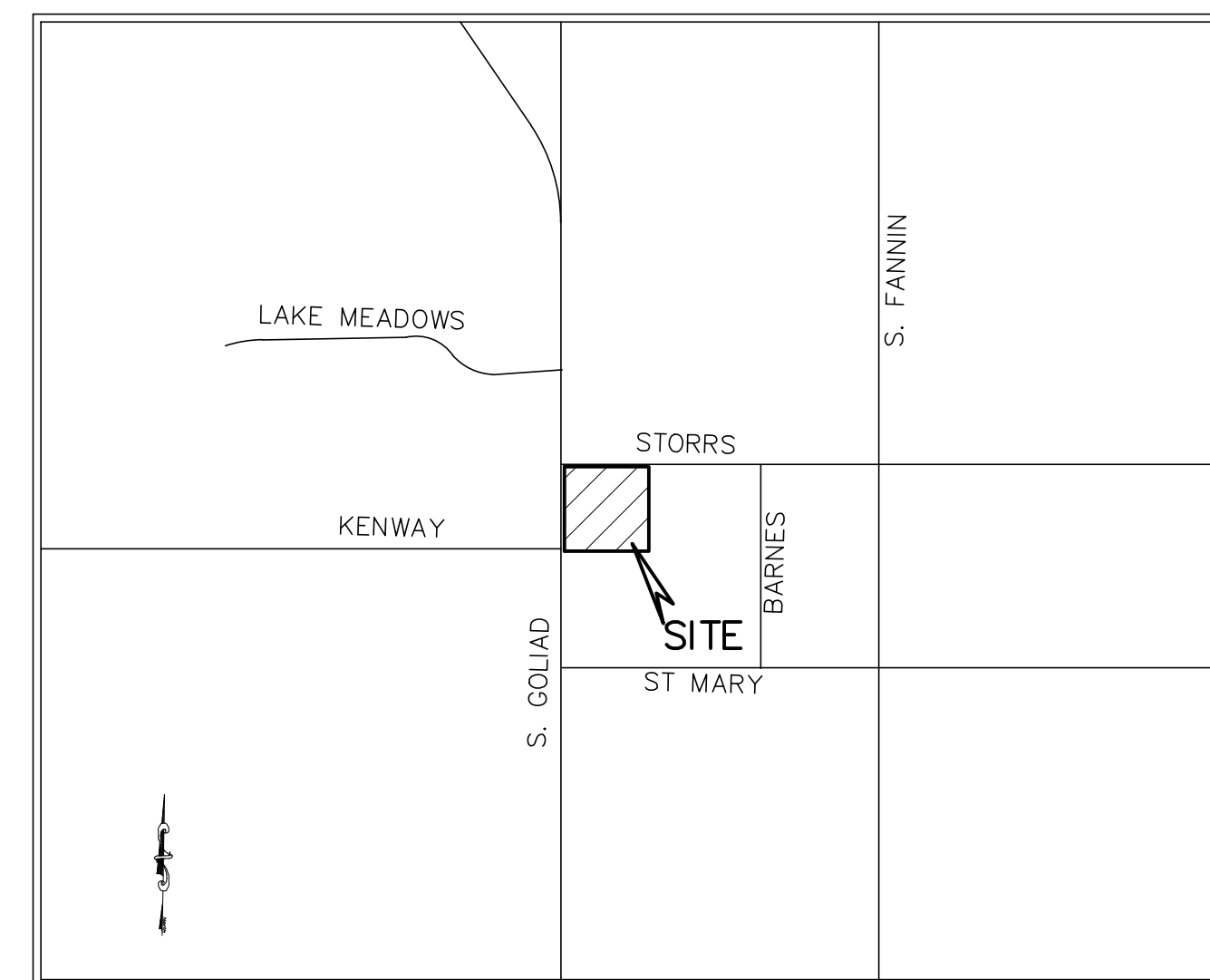


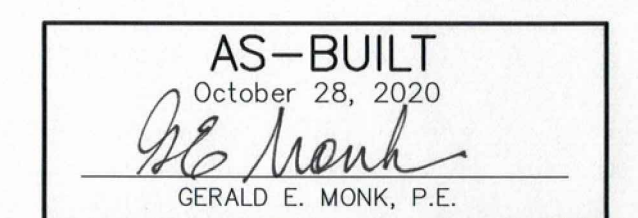
SITE IMPROVEMENT PLANS
for
THE JOUR SALON & SPA ADDITION
501 S. GOLIAD STREET
0.41 ACRES
City of Rockwall
Rockwall County, Texas



Location Map

INDEX

SHEET NO.	DESCRIPTION
C100	Cover Sheet
C101	Plat
C102	Site Plan
C102A	Grading & Drainage Plan
C103	Pond Details & Calcs
	Erosion Control Plan



TO THE BEST OF OUR KNOWLEDGE MONK CONSULTING ENGINEERS, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

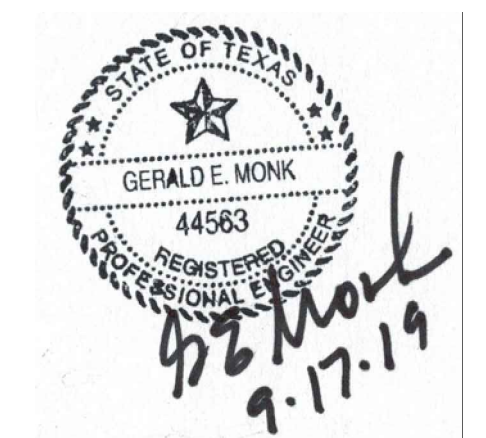
OWNER:
SHANNON RIDDEL
972 979-0866
Shannon@littletipsyboutique.com

ENGINEER:
MONK CONSULTING ENGINEERS, INC.
GERALD E. MONK, P.E.
1200 W. State Street ~ Garland Texas 75040 972) 272-1763 Fax 972) 272-8761
jerry@monkconsulting.com
REG. NO.: F-2567

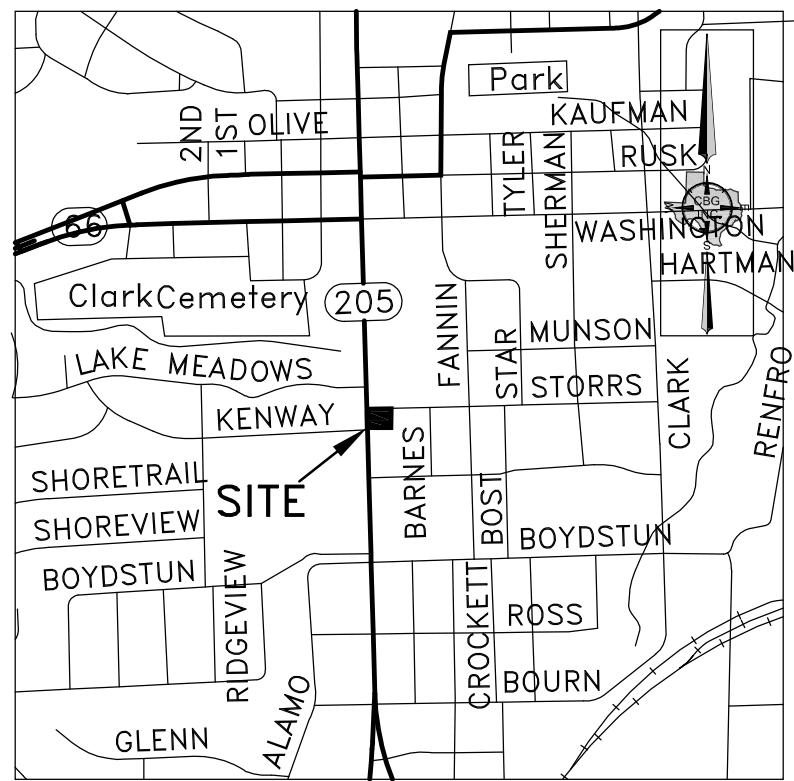
PROJECT #: SP2019-029

SUBMITTAL DATE:

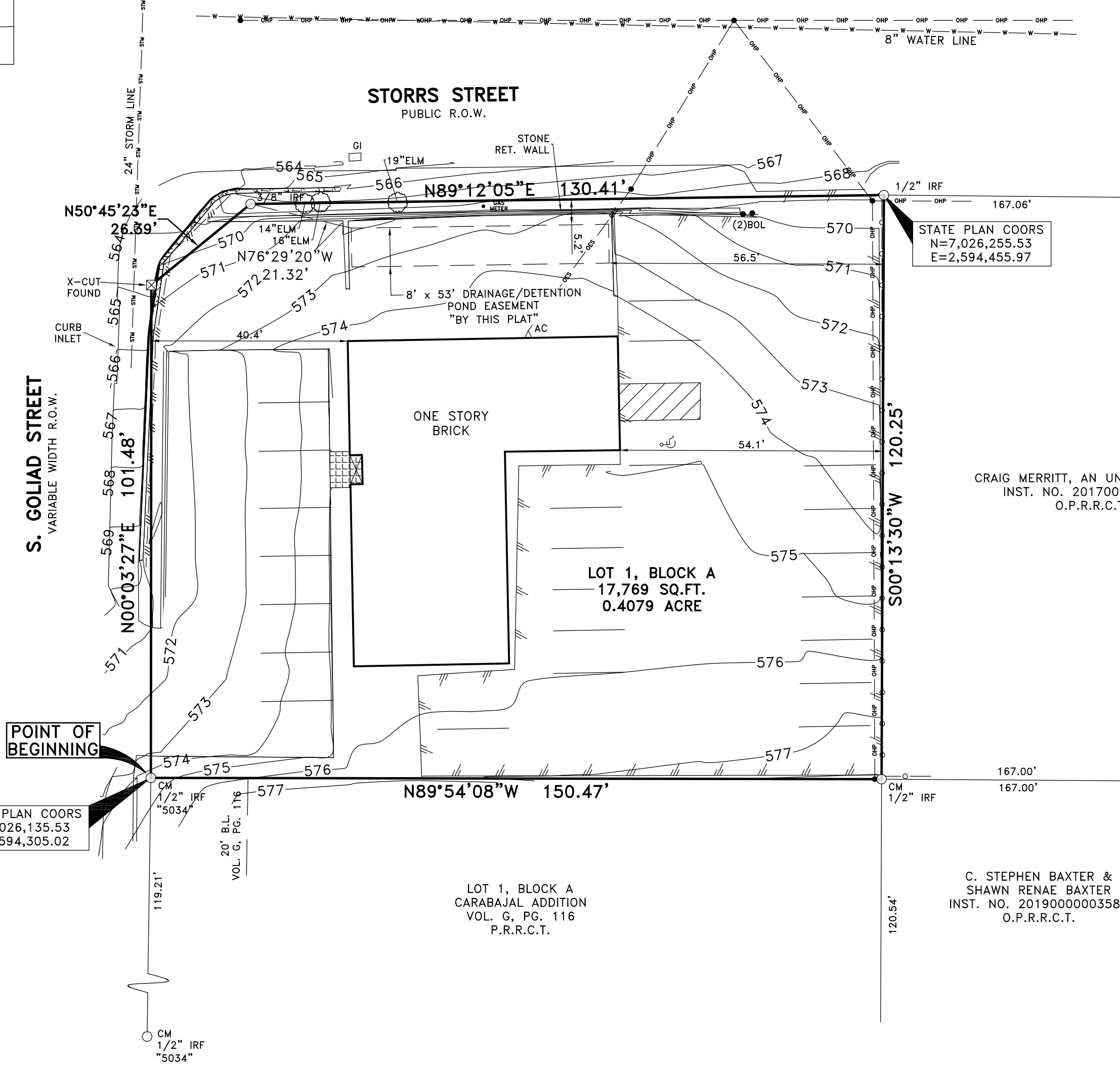
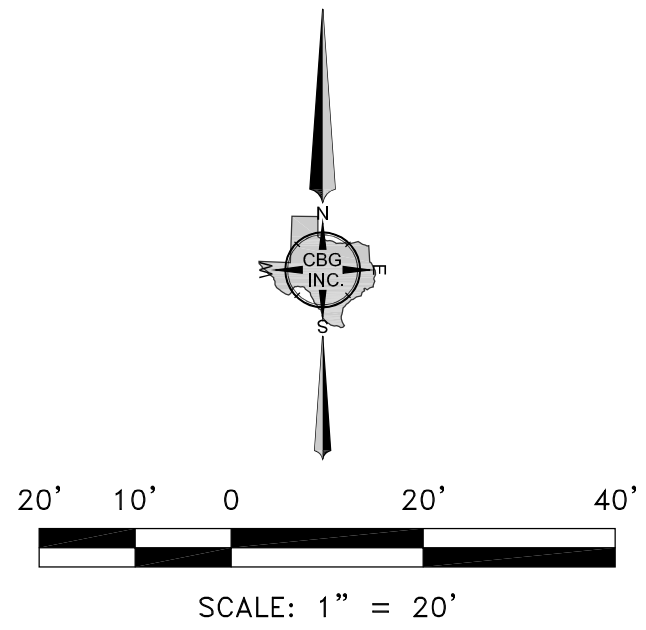
1 st	8/20/19
2 nd	9/17/19



NO.	REVISIONS/CORRECTIONS DESCRIPTION	REVISE(R) ADD(A) SHT. #'S	DATED



VICINITY MAP
NOT TO SCALE



STATE PLAN COORS
N=7,026,135.53
E=2,594,305.02

STATE PLAN COORS
N=7,026,255.53
E=2,594,455.97

LOT 1, BLOCK A
CARABAJAL ADDITION
VOL. G, PG. 116
P.R.R.C.T.

CRAIG MERRITT, AN UNMARRIED MAN
INST. NO. 20170000016401
O.P.R.R.C.T.

C. STEPHEN BAXTER &
SHAWN RENAE BAXTER
INST. NO. 20190000003588
O.P.R.R.C.T.

GENERAL NOTES:

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 5) DRAINAGE/DETENTION EASEMENT SHALL BE OWNED, MAINTAINED, REPAIRED BY PROPERTY OWNER.

LEGEND:

IRS	IRON ROD SET WITH YELLOW PLASTIC CAP
STAMPED "CBG SURVEYING"	
1/2 IRF	1/2 INCH IRON ROD FOUND
CM	CONTROLLING MONUMENT
N	NORTHING
E	EASTING
VOL	VOLUME
PG	PAGE
R.O.W.	RIGHT-OF-WAY
CAB.	CABINET
SQ.FT.	SQUARE FEET
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
R.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

REPLAT
GOLIAD-RIDDELL ADDITION
LOT 1, BLOCK A
17,769 SQ.FT. / 0.4079 ACRES
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginetx.com

OWNER: SHANNON McCORD RIDDELL
501 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
972-979-0866
SHANNON@LITTLETIPSYBOUTIQUE.COM

SCALE: 1"=20' / DATE: 8/16/2019 / JOB NO. 1912983-1PLAT / DRAWN BY: CC

CASE NO. _____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Shannon McCord Riddell, a married woman, being the owner of a tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64 and being that same tract of land conveyed to Shannon McCord Riddell by General Warranty Deed recorded in Instrument No. 20140000018421, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod stamped "5034" found at the Northwest corner of Lot 1, Block A of Carabajal Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the map recorded in Volume G, Page 116, Map Records, Rockwall County, Texas, said point being on the East right-of-way line of S. Goliad Street (variable width right-of-way);

THENCE North 00 degrees 03 minutes 27 seconds East, along said East right-of-way line of said S. Goliad Street, a distance of 101.48 feet to an "X" found at a corner clip;

THENCE North 50 degrees 45 minutes 23 seconds East, along said corner clip, a distance of 26.39 feet to a 3/8 inch iron rod found for corner on the South right-of-way line of Storrs Street (public right-of-way);

THENCE North 89 degrees 12 minutes 05 seconds East, along said South right-of-way line of said Storrs Street, a distance of 130.41 feet to a 1/2 inch iron rod found at the Northwest corner of a tract of land conveyed to Craig Merritt by Deed recorded in Instrument No. 20170000016401, Official Public Records, Rockwall County, Texas, said corner being in the South right-of-way line of said Storrs Street;

THENCE South 00 degrees 13 minutes 30 seconds West, along the West line of said Merritt tract, a distance of 120.25 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Merritt tract, also being the Northwest corner of a tract of land conveyed to C. Stephen Baxter and Shawn Renae Baxter by Deed recorded in Instrument No. 20190000003588, Official Public Records, Rockwall County, Texas, said corner also being the Northeast corner of said Lot 1, Block A, Carabajal Addition;

THENCE North 89 degrees 54 minutes 08 seconds West, along the North line of said Lot 1, Block A, Carabajal Addition, a distance of 150.47 feet to the POINT OF BEGINNING and containing 17,769 square feet or 0.4079 of an acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the GOLIAD-RIDDELL ADDITION, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the GOLIAD-RIDDELL ADDITION have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: Shannon McCord Riddell, (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Shannon McCord Riddell, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____day of_____, 2019.

By: Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated this the ____ day of _____, 2019.

RELEASED FOR REVIEW 8/8/19 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

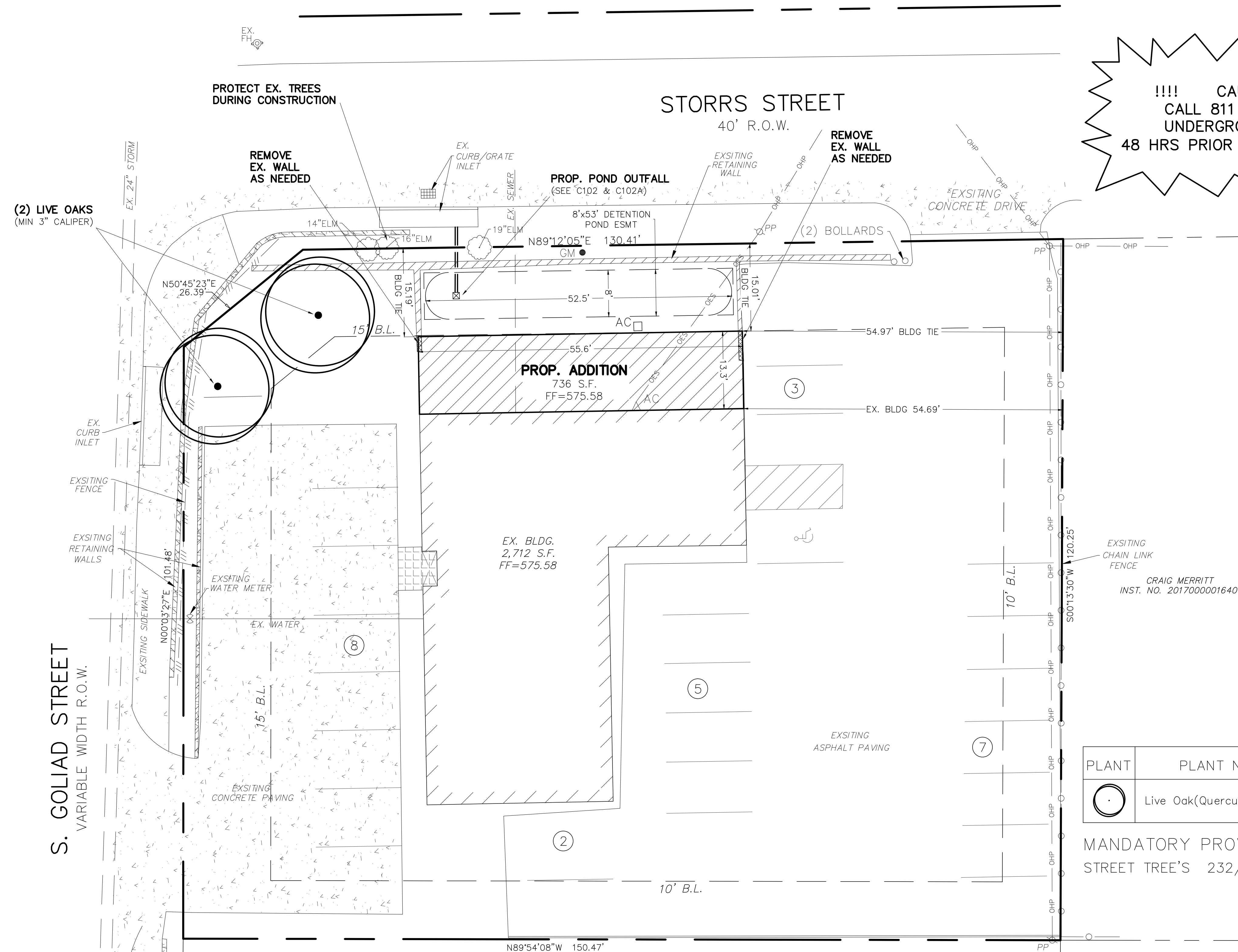
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

RECOMMENDED FOR FINAL APPROVAL
Planning and Zoning Commission Date
APPROVED
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the Council of the City of Rockwall on the ____ day of _____ 2019.
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas within one hundred eighty (180) days from said date of final approval.
WITNESS OUR HANDS, this ____ day of _____, 2019.
Mayor, City of Rockwall
City Secretary
City Engineer

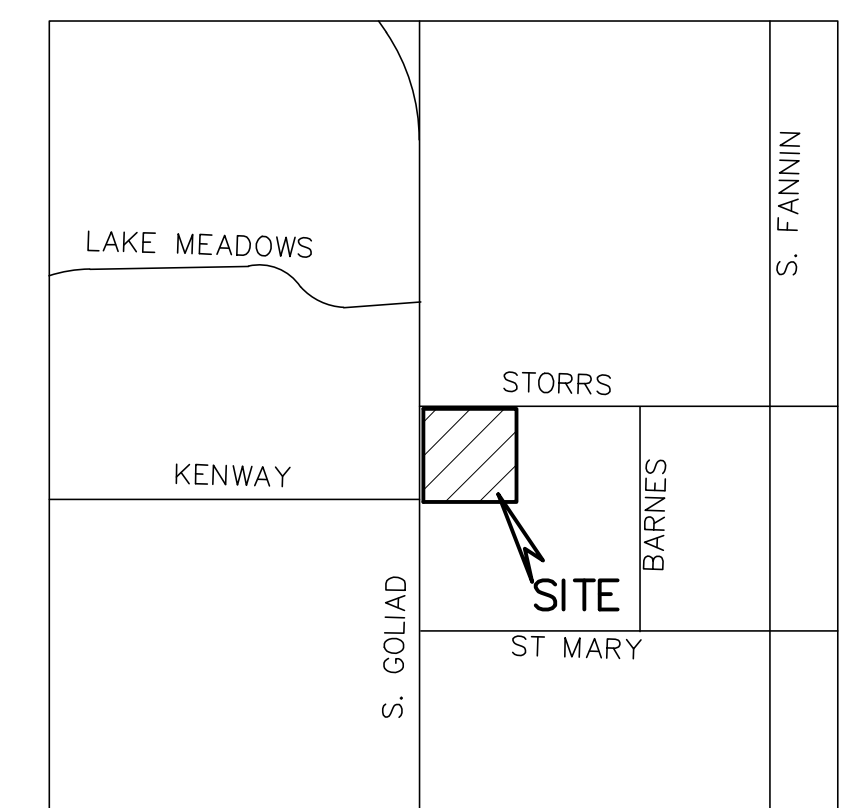
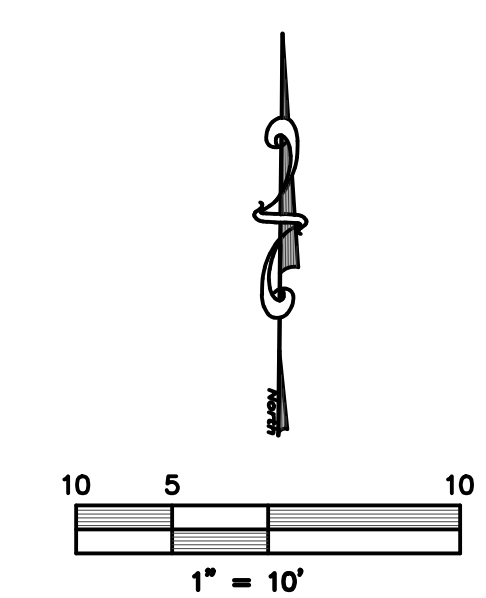
REPLAT
GOLIAD-RIDDELL ADDITION
LOT 1, BLOCK A
17,769 SQ.FT. / 0.4079 ACRES
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



OWNER: SHANNON McCORD RIDDELL
501 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
972-979-0866
SHANNON@LITTLELIPSYBOUTIQUE.COM



!!!! CAUTION !!!!
CALL 811 TO LOCATE
UNDERGROUND LINES
48 HRS PRIOR TO CONSTRUCTION



SITE DATA:

LOT AREA:
 0.41 Acres, 17,769 sq. ft.
LOT COVERAGE:
 EX 15.3%
 PROP 19.4%
FLOOR TO AREA RATIO:
 EX 6.55:1
 PROP 5.15:1
BUILDING AREA:
 EXISTING: 2,712 SQ.FT.
 PROPOSED: 736 SQ.FT.
 TOTAL: 3,448 SQ.FT.
BUILDING HEIGHT:
 20' max
BUILDING SETBACKS:
 Front (double front) = 15'
 Side = 10'
PROPOSED USE:
 Hair Salon & Spa

IMPERVIOUS AREA (including buildings):
 15,036 sq.ft.
ZONING:
 GR-GENERAL RETAIL
PARKING:
 Required:
 1 space/250 (3448/250) = 14
 Handicapped = 1
 Provided:
 Standard = 24
 Handicapped = 1
 Total Provided = 25
LANDSCAPE AREA:
 Required: 2,665 sq.ft. (15%)
 Provided: 2,733 sq.ft. (15.38%)
FIRE SPRINKLER:
 NO
 * THERE ARE EX BUILDINGS ON THIS SITE

NOTES:

- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 4th EDITION.
- 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
- 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
- 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 5) UTILITIES WILL BE TIED INTO EXISTING BUILDING.

LEGEND

- = PROPERTY LINE
- EX. W- = EX. WATER LINE
- EX. SS- = EX. SANITARY SEWER LINE
- (S) = EX. SS MANHOLE
- (WV) = EX. WATER VALVE
- (PP) = EX. POWER POLE
- (TB) = EX. TELEPHONE BOX
- (SM) = EX. STORM MANHOLE
- (FH) = EX. FIRE HYDRANT
- (FPH) = PROPOSED FIRE HYDRANT
- EXIST. or EX. = EXISTING
- ESMNT. = EASEMENT
- LS = LANDSCAPE
- BC = BACK OF CURB
- B-B = BACK OF CURB TO BACK OF CURB

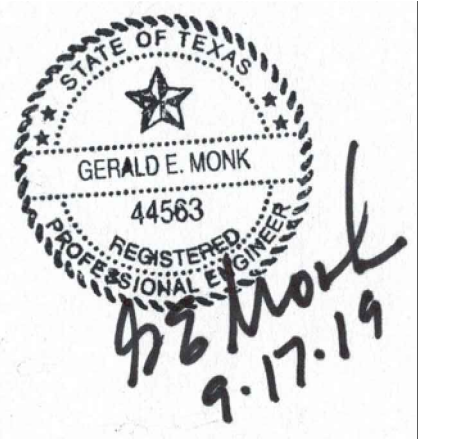
PLANT	PLANT NAME	SIZE	SPACING	HEIGHT	WIDTH	QUANTITY
(Tree Symbol)	Live Oak(Quercus Virginiana)	3" CAL	8'	12'	4'	2

MANDATORY PROVISIONS
 STREET TREE'S 232/50 = 5 2 PROVIDED, 3 EXISTING

AS-BUILT
 October 28, 2020
Gerald E. Monk
 GERALD E. MONK, P.E.

TO THE BEST OF OUR KNOWLEDGE MONK CONSULTING ENGINEERS, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



PROJECT #: SP2019-029

SITE PLAN
THE JOUR SALON & SPA ADDITION

501 S. GOLIAD ST
 Tract of land situated in the
 N.M. BALLARD SURVEY, Abstract 48
 0.41 ACRES
 City of Rockwall, Rockwall County, Texas

owner:
SHANNON RIDDEL
 972-979-0866
 Shannon@tittitipsboutique.com
 prepared by:

MONK CONSULTING ENGINEERS
 1200 W. State Street, Garland Texas 75040
 972-272-1763 Fax 972-272-8761

© 2019 Monk Consulting Engineers, Inc., All Rights Reserved

PROJECT NO.: 2019-09 REG. NO.: F-2567

date: 8/20/19 scale: 1"=10' sheet: C101

GENERAL NOTES

1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance
5. All signage contingent upon Building Inspection Department.
6. Approval of the site plan is not final until all engineering plans are approved.
7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance
8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
9. All electrical transmission, distribution and service lines must be underground.

LOT 1, BLOCK A
 CARABAJAL ADDITION
 VOL. G, PG. 116

C. STEPHEN BAXTER &
 SHAWN RENAE BAXTER
 INST. NO. 2019000003588

**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY CBG SURVEYING TEXAS, INC. OF DALLAS, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

WARNING:

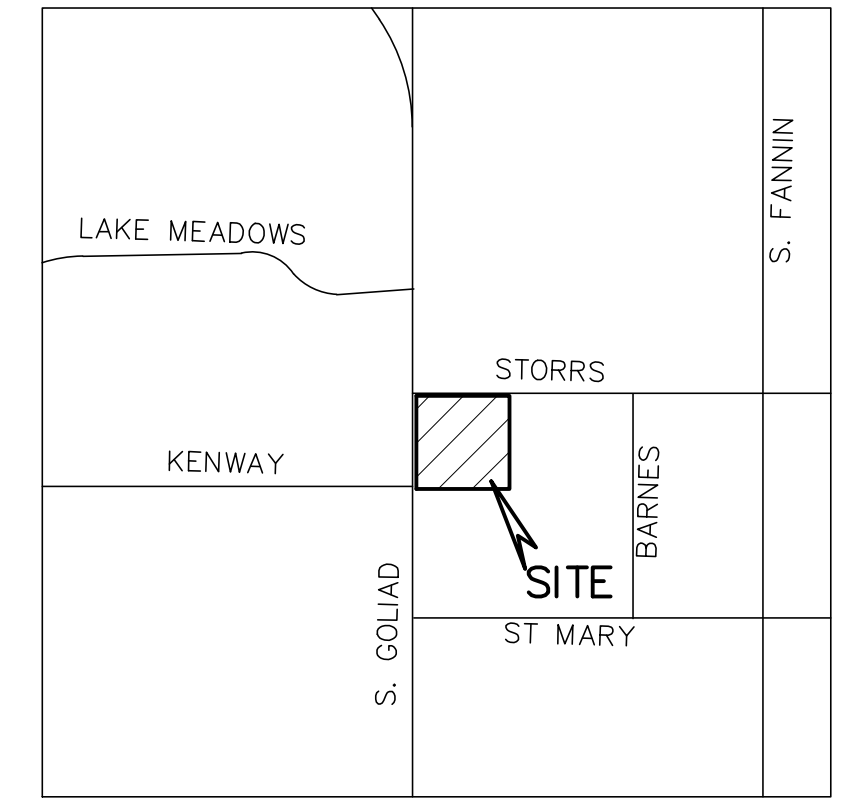
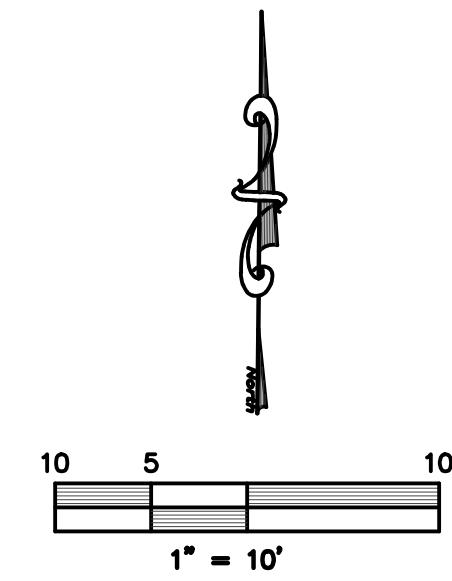
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF ACCURACY OF DESIGN.

**POND OUTFALL
INSTALL 12" NDS
CATCH BASIN &
(1) 2-3/4"
SCHEDULE 40 PVC,
TO BACK OF EX.
INLET -SEE C102A
TOP = 471.5
FL = 470.9**

STORRS STREET
40' R.O.W.

**!!!! CAUTION !!!!
CALL 811 TO LOCATE
UNDERGROUND LINES
48 HRS PRIOR TO CONSTRUCTION**

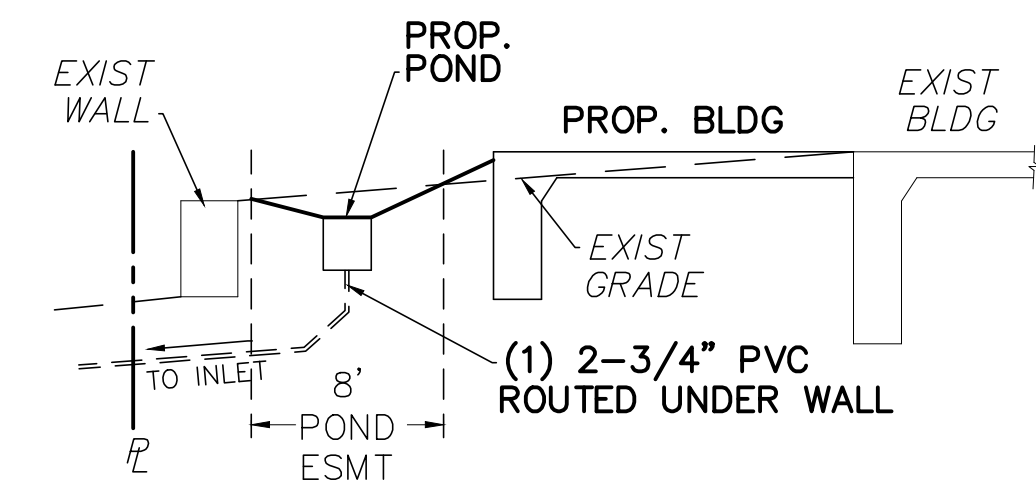


LOCATION MAP
(NOT TO SCALE)

LEGEND

- = PROPERTY LINE
- EX. W- = EX. WATER LINE
- EX. SS- = EX. SANITARY SEWER LINE
- (S) = EX. SS MANHOLE
- (WV) = EX. WATER VALVE
- (PP) = EX. POWER POLE
- (TB) = EX. TELEPHONE BOX
- (SM) = EX. STORM MANHOLE
- (FH) = EX. FIRE HYDRANT
- (P) = PROPOSED FIRE HYDRANT
- EXIST. or EX. = EXISTING
- ESMNT. = EASEMENT
- LS = LANDSCAPE
- BC = BACK OF CURB
- B-B = BACK OF CURB TO BACK OF CURB

Present Conditions											
DRAINAGE AREA CALCULATIONS											
DESIGN POINT ID	RUNOFF COEF. "C"	"Ca"	AREA "A" Acres	TOTAL "CA"	Time of Concentration (Min.)	Intensity 110yr in/hr	Discharge Q 10yr cfs	Intensity 1100yr in/hr	Discharge Q 100yr cfs	Comments	
1	0.5	1	0.034	0.02	10.00	6.42	0.11	9.80	0.17	to Storrs Street Inlet	
Developed										Net Increase	
DRAINAGE AREA CALCULATIONS											
DESIGN POINT ID	RUNOFF COEF. "C"	"Ca"	AREA "A" Acres	TOTAL "CA"	Time of Concentration (Min.)	Intensity 110yr in/hr	Discharge Q 10yr cfs	Intensity 1100yr in/hr	Discharge Q 100yr cfs	Comments	
1	0.9	1	0.034	0.03	10.00	6.42	0.20	9.80	0.30	to Storrs Street Inlet	
Developed										Net Increase	
										0.13	



SECTION A-A
NOT TO SCALE

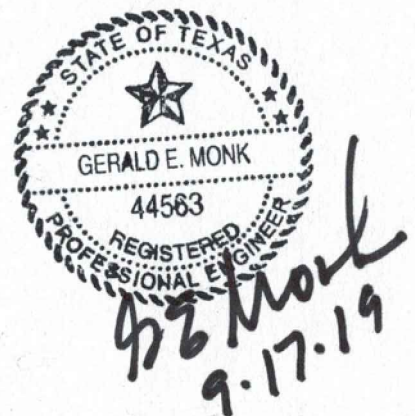
NOTES:

- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 4th EDITION.
- 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS.
- 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
- 4) ALL SPOT GRADE ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- 5) ALL LINES UNDER BUILDING MUST BE TESTED WITH AIR OR WATER TO ENSURE THAT SOIL WILL NOT SEEP INTO PIPE AND RODE THE SOIL UNDER THE FOUNDATION.
- 6) NO PERMANENT STRUCTURES (INCLUDING LIGHT POLES AND INLETS) MAY BE PLACED WITHIN A PUBLIC UTILITY EASEMENT.
- 7) NO PART OF THE WALL (FOOTINGS, TIE BACKS, ETC) CAN BE IN EASEMENTS.
- 8) THE DETENTION POND SHALL BE IN AND FUNCTIONING PER APPROVED PLANS PRIOR TO ANY CONCRETE/SLAB WORK. ALL SIDES & BOTTOM SHALL HAVE ANCHORED SEEDED CURLEX OR SOD PRIOR TO CONSTRUCTION OF ANY PAVING, INCLUDING BUILDING SLAB.

AS-BUILT
October 28, 2020
Gerald E. Monk
GERALD E. MONK, P.E.

TO THE BEST OF OUR KNOWLEDGE MONK CONSULTING ENGINEERS, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



PROJECT #: SP2019-029

GRADING & DRAINAGE PLAN

THE JOUR SALON & SPA ADDITION

501 S. GOLIAD ST
Tract of land situated in the
N.M. BALLARD SURVEY, Abstract 48
0.41 ACRES
City of Rockwall, Rockwall County, Texas

owner:
SHANNON RIDDEL
972-979-0866
Shannon@tittietipsboutique.com

prepared by:
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972-272-1763 Fax 972-272-8761

© 2019 Monk Consulting Engineers, Inc., All Rights Reserved

PROJECT NO.: 2019-09 REG. NO.: F-2567

date: 8/20/19 scale: 1"=10' sheet: C102

**** NOTICE TO CONTRACTORS ****
TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY **CBG SURVEYING TEXAS, INC.** OF DALLAS, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

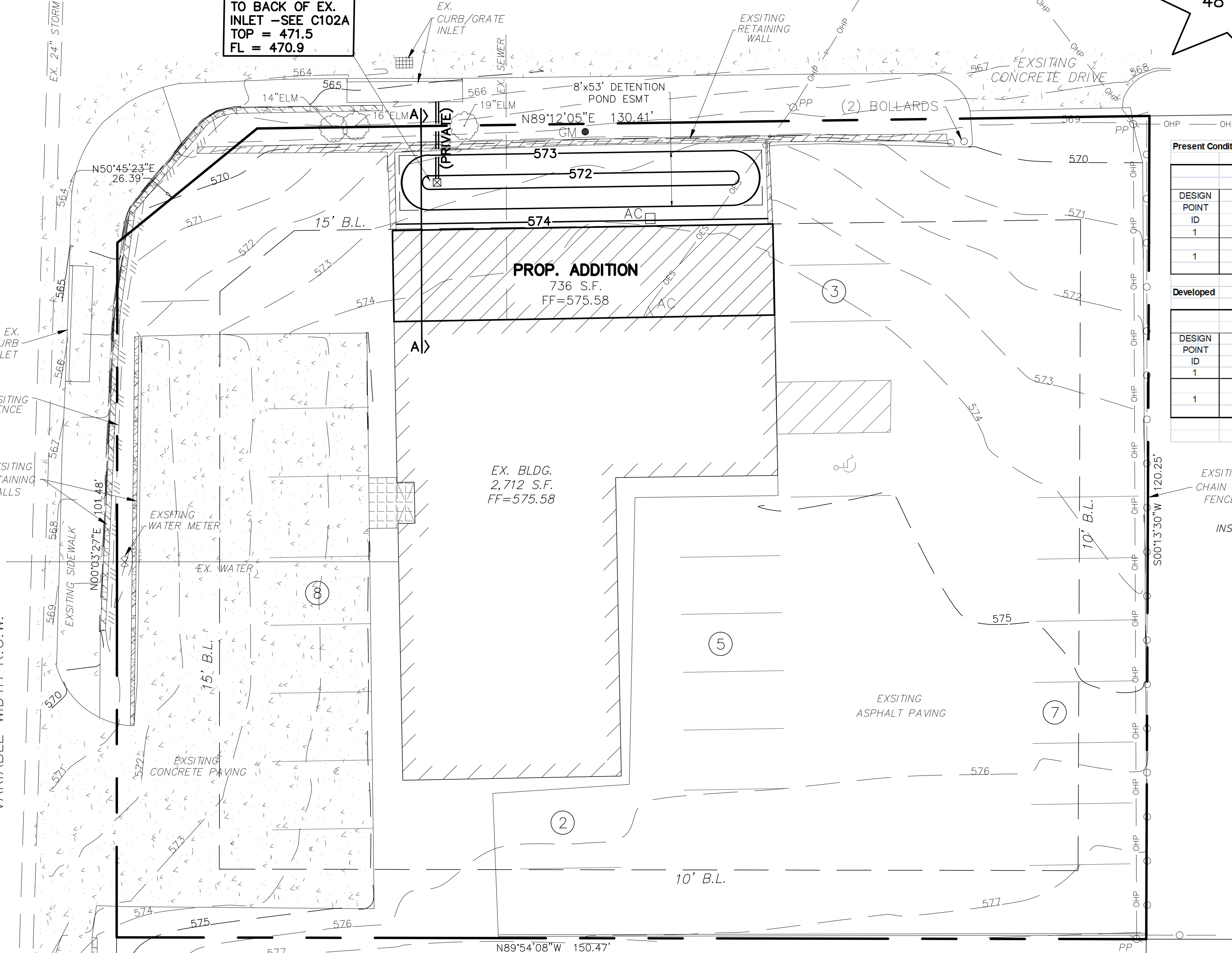
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF ACCURACY OF DESIGN.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

LOT 1, BLOCK A
CARABAJAL ADDITION
VOL. G, PG. 116

C. STEPHEN BAXTER &
SHAWN RENAE BAXTER
INST. NO. 20190000003588

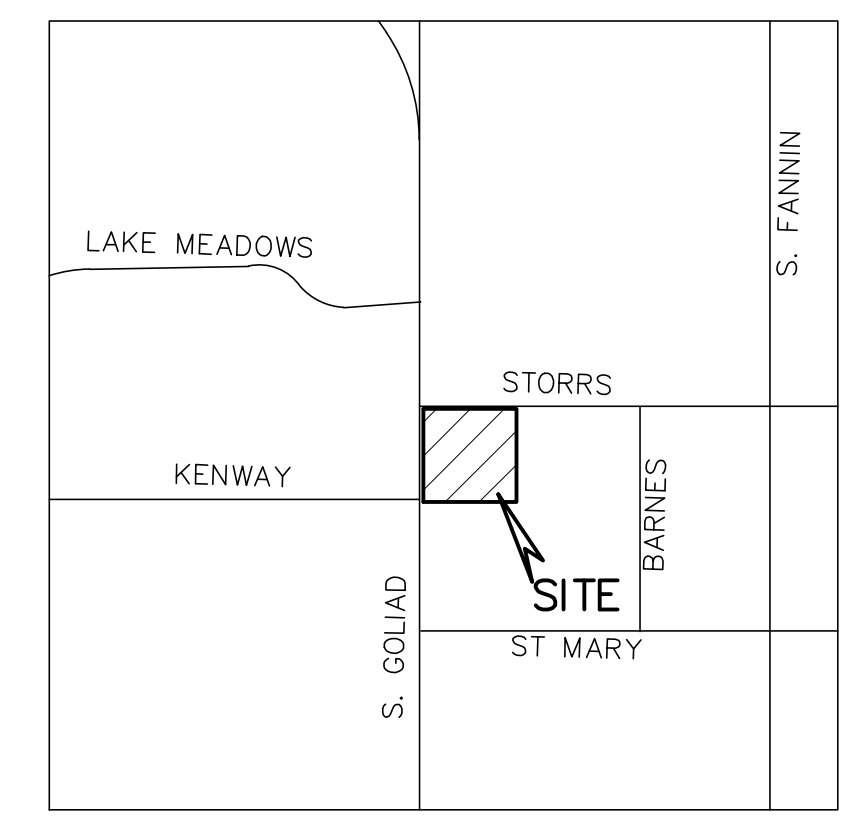
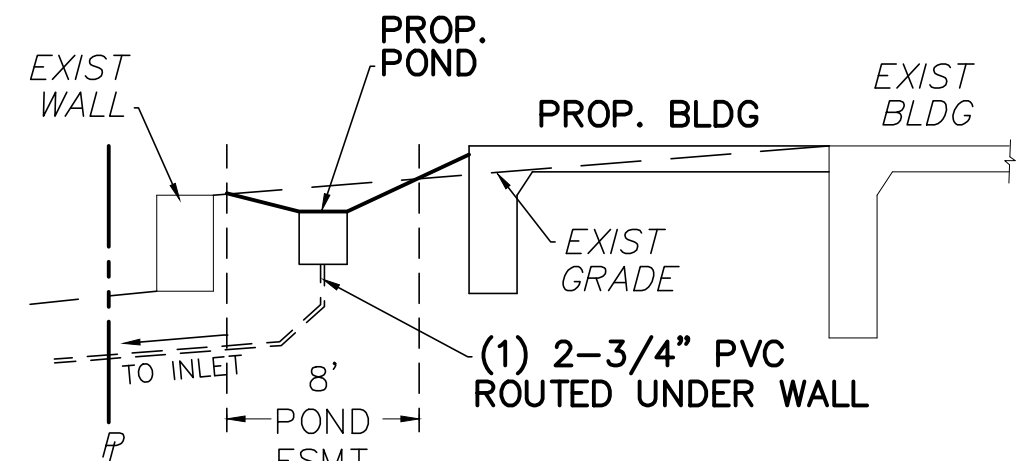
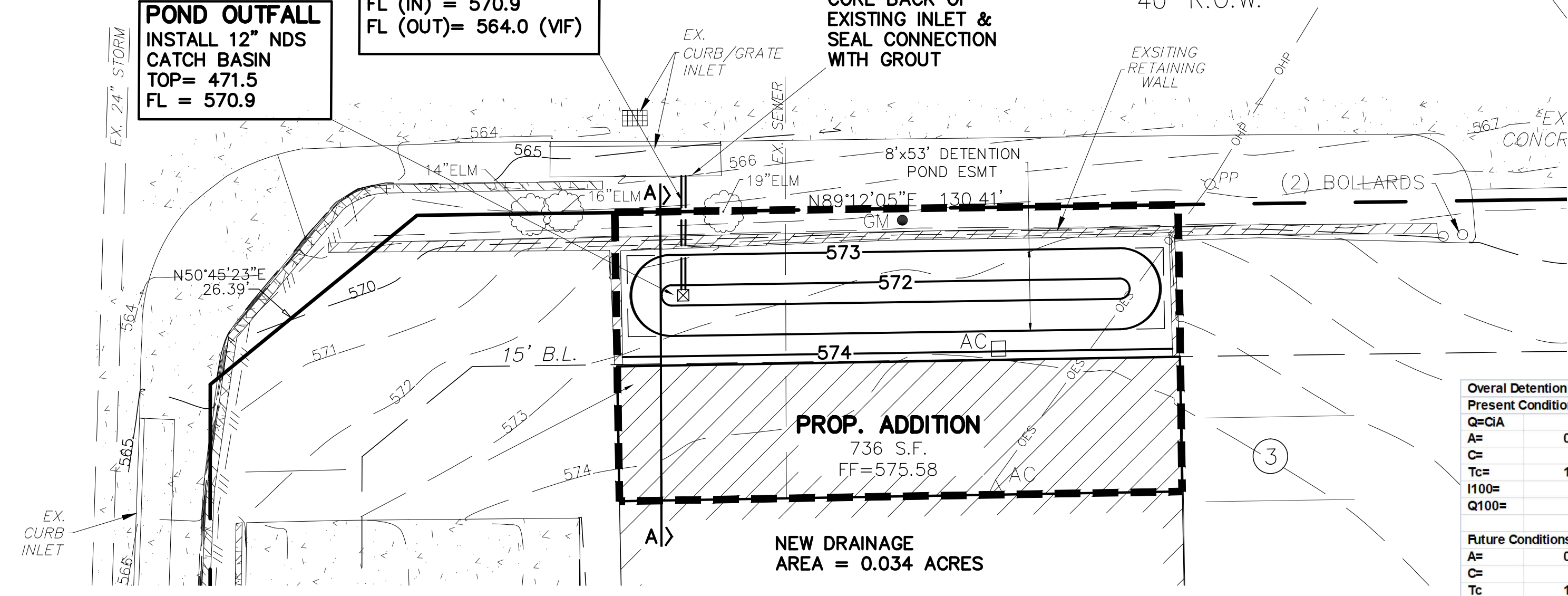
S. GOLIAD STREET
VARIABLE WIDTH R.O.W.



INSTALL (1) 2-3/4" SCHEDULE 40 PVC, TO BACK OF EX. INLET FL (IN) = 570.9 FL (OUT) = 564.0 (VIF)

POND OUTFALL INSTALL 12" NDS CATCH BASIN TOP = 471.5 FL = 570.9

STORRS STREET
40' R.O.W.



LOCATION MAP (NOT TO SCALE)

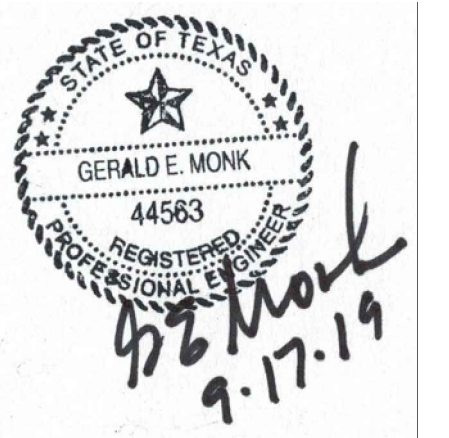
LEGEND

- = PROPERTY LINE
- EX. W — = EX. WATER LINE
- EX. SS — = EX. SANITARY SEWER LINE
- ⊙ = EX. SS MANHOLE
- ∞ W/V = EX. WATER VALVE
- ⊙ PP = EX. POWER POLE
- ⊞ = EX. TELEPHONE BOX
- ⊙ = EX. STORM MANHOLE
- ⊕ FH = EX. FIRE HYDRANT
- ⊕ = PROPOSED FIRE HYDRANT
- EXIST. OF EX. = EXISTING
- ESMNT. = EASEMENT
- LS = LANDSCAPE
- BC = BACK OF CURB
- B-B = BACK OF CURB TO BACK OF CURB

AS-BUILT
October 28, 2020
Gerald E. Monk
GERALD E. MONK, P.E.

TO THE BEST OF OUR KNOWLEDGE MONK CONSULTING ENGINEERS, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



PROJECT #: SP2019-029

POND DETAILS & CALCS

THE JOUR SALON & SPA ADDITION

501 S. GOLIAD ST
Tract of land situated in the
N.M. BALLARD SURVEY, Abstract 48
0.41 ACRES
City of Rockwall, Rockwall County, Texas

owner:
SHANNON RIDDEL
972-979-0866
Shannon@tietipsboutique.com

prepared by:
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972-272-1763 Fax 972-272-8761

© 2019 Monk Consulting Engineers, Inc., All Rights Reserved
PROJECT NO.: 2019-09 REG. NO.: F-2567

date: 8/20/19 scale: 1"=10' sheet: C102A

Present Conditions		New Building / Pond Area Only	
Q=CIA	By-Pass Acreage	By-Pass Acreage	New Acreage
A= 0.034	-	-	0.034
C= 0.50	-	-	-
Tc= 10.00	-	-	-
I100= 9.80	-	-	-
Q100= 0.17	-	-	-
Future Conditions		New Allowable CFS	
A= 0.034	-	-	0.17
C= 0.90	-	-	-
Tc= 10.00	-	-	-
I100= 9.80	-	-	-
Q100= 0.30	-	-	-
Flow for Storm Duration			
Time	I	C	Q (cfs)
10 min	9.80	0.90	0.300
15 min	9.00	0.90	0.275
20 min	8.30	0.90	0.254
30 min	6.90	0.90	0.211
40 min	5.80	0.90	0.177
50 min	5.00	0.90	0.153
60 min	4.50	0.90	0.138
70 min	4.00	0.90	0.122
80 min	3.70	0.90	0.113
90 min	3.50	0.90	0.107
100 min	3.40	0.90	0.104
110 min	3.20	0.90	0.098
120 min	3.00	0.90	0.092
Storage Calculations			
Time	Inflow	Outflow	Storage
10 min	180	100	80
15 min	248	125	123
20 min	305	150	155
30 min	380	200	180
40 min	426	250	176
50 min	459	300	159
60 min	466	350	146
70 min	514	400	114
80 min	543	450	94
90 min	578	500	76
100 min	624	550	74
110 min	646	600	47
120 min	661	650	11

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

Present Conditions										
DRAINAGE AREA CALCULATIONS										
DESIGN POINT ID	RUNOFF COEF. "C"	"Ca"	AREA "A" Acres	TOTAL "CA"	Time of Concentration (Min.)	Intensity I 110yr in/hr	Discharge Q 10yr cfs	Intensity I 100yr in/hr	Discharge Q 100yr cfs	Comments
1	0.5	1	0.034	0.02	10.00	6.42	0.11	9.80	0.17	to Storrs Street inlet
Developed										
DRAINAGE AREA CALCULATIONS										
1	0.9	1	0.034	0.03	10.00	6.42	0.20	9.80	0.30	to Storrs Street inlet
									Net Increase	0.13

- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 4th EDITION.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS.
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.

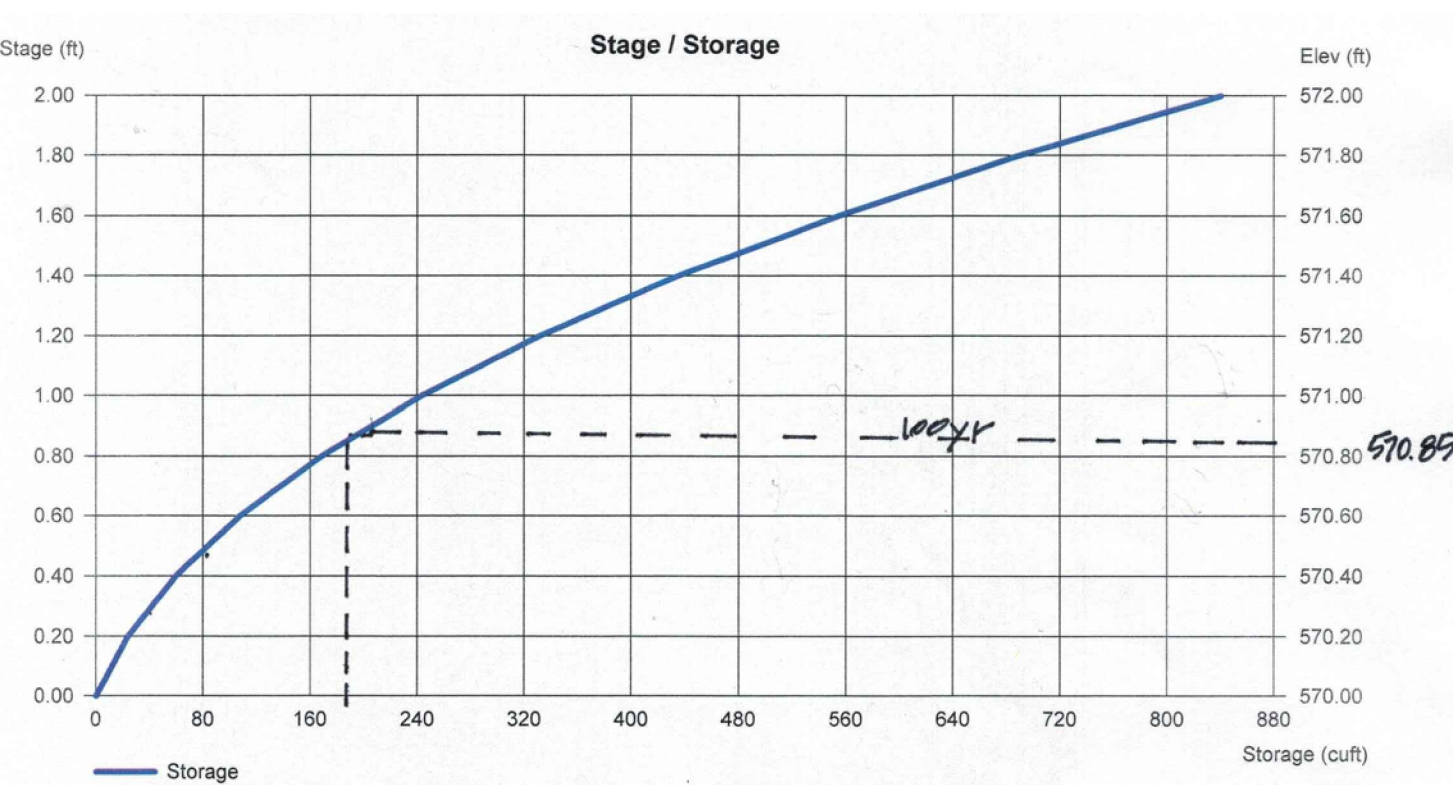
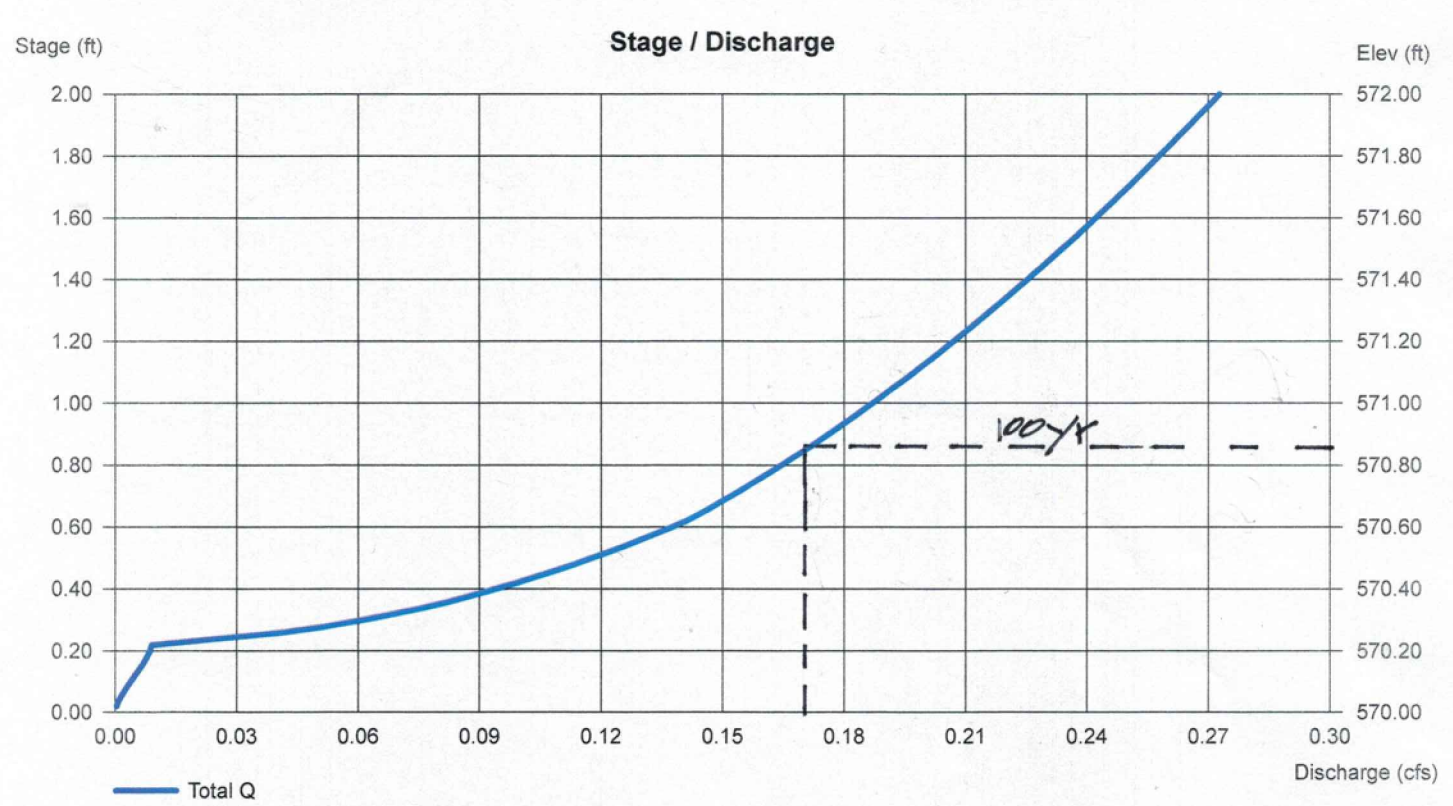
Pond Report

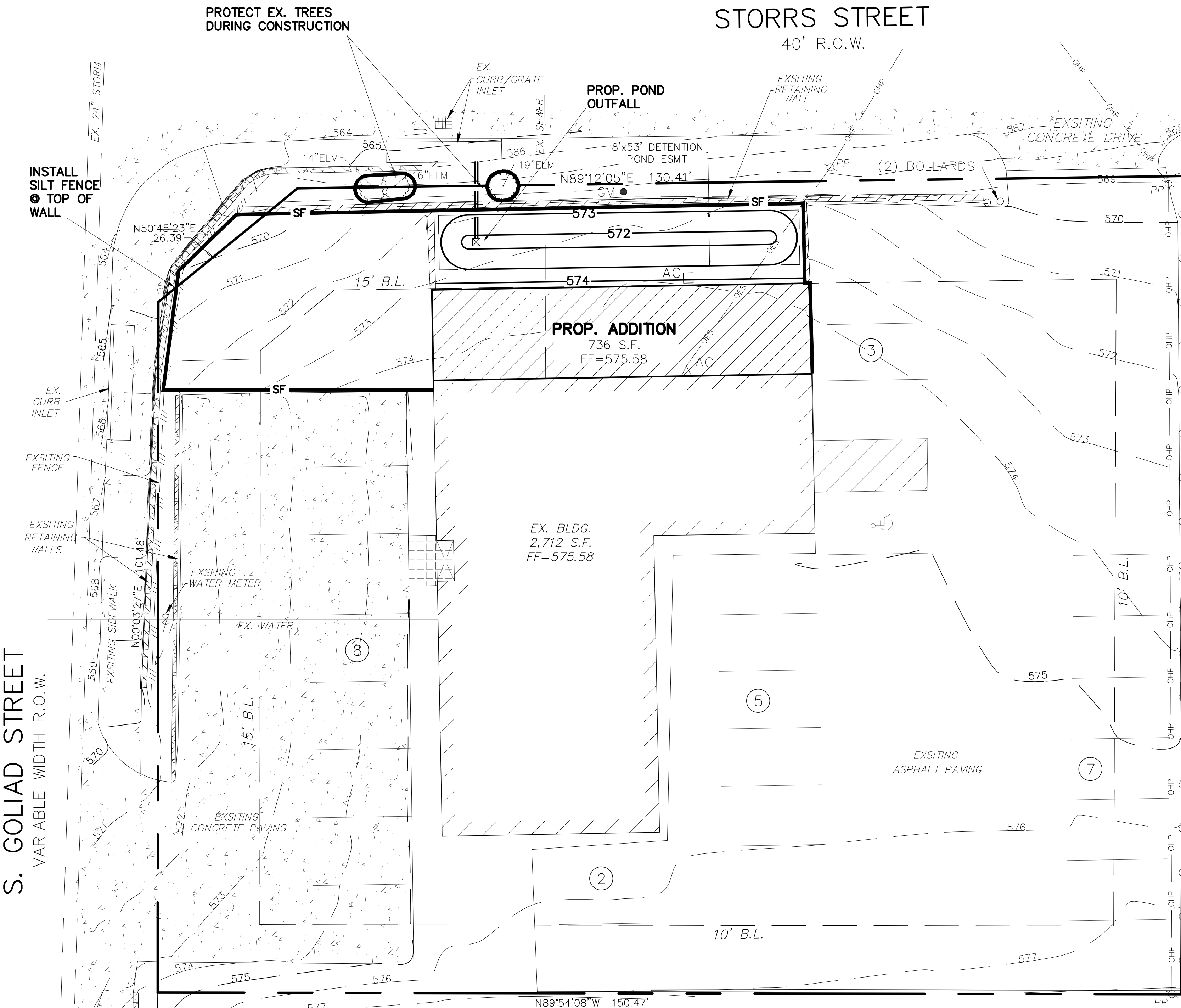
Hydroflow Hydrographs by Intelisolve v9.01
Pond No. 2 - Grass area
Pond Data
Trapezoid - Bottom L x W = 45.0 x 2.0 ft. Side slope = 3.0:1. Bottom elev. = 570.00 ft. Depth = 2.00 ft

Stage / Storage Table				
Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	570.00	90	0	0
0.20	570.20	148	24	24
0.40	570.40	209	36	59
0.60	570.60	272	48	107
0.80	570.80	339	61	168
1.00	571.00	408	75	243
1.20	571.20	480	89	332
1.40	571.40	555	104	435
1.60	571.60	633	119	554
1.80	571.80	714	135	689
2.00	572.00	798	151	840

Culvert / Orifice Structures				Weir Structures			
[A]	[B]	[C]	[Pr/Rsr]	[A]	[B]	[C]	[D]
Rise (in) = 2.75	0.00	0.00	0.00	Crest Len (ft) = 0.00	0.00	0.00	0.00
Span (in) = 2.75	0.00	0.00	0.00	Crest El. (ft) = 0.00	0.00	0.00	0.00
No. Barrels = 1	0	0	0	Weir Coeff. = 3.33	3.33	3.33	3.33
Invert El. (ft) = 570.00	0.00	0.00	0.00	Weir Type =			
Length (ft) = 3.00	0.00	0.00	0.00	Multi-Stage = No	No	No	No
Slope (%) = 0.05	0.00	0.00	n/a				
N-Value = 0.13	0.13	0.13	n/a				
Orifice Coeff. = 0.60	0.60	0.60	0.60	Exfil. (in/hr) = 0.000	(by Wet area)		
Multi-Stage = n/a	No	No	No	TW Elev. (ft) = 0.00			

Stage / Storage / Discharge Table													
Stage ft	Storage cuft	Elevation ft	Cv A cfs	Cv B cfs	Cv C cfs	Pr/Rsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	570.00	0.00										0.00
0.20	24	570.20	0.01										0.01
0.40	59	570.40	0.09										0.09
0.60	107	570.60	0.14										0.14
0.80	168	570.80	0.18										0.18
1.00	243	571.00	0.19										0.19
1.20	332	571.20	0.21										0.21
1.40	435	571.40	0.23										0.23
1.60	554	571.60	0.24										0.24
1.80	689	571.80	0.26										0.26
2.00	840	572.00	0.27										0.27





S. GOLIAD STREET
VARIABLE WIDTH R.O.W.

PROTECT EX. TREES
DURING CONSTRUCTION

STORRS STREET
40' R.O.W.

PROP. ADDITION
736 S.F.
FF=575.58

EX. BLDG.
2,712 S.F.
FF=575.58

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

LOT 1, BLOCK A
CARABAJAL ADDITION
VOL. G, PG. 116

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF ACCURACY OF DESIGN.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

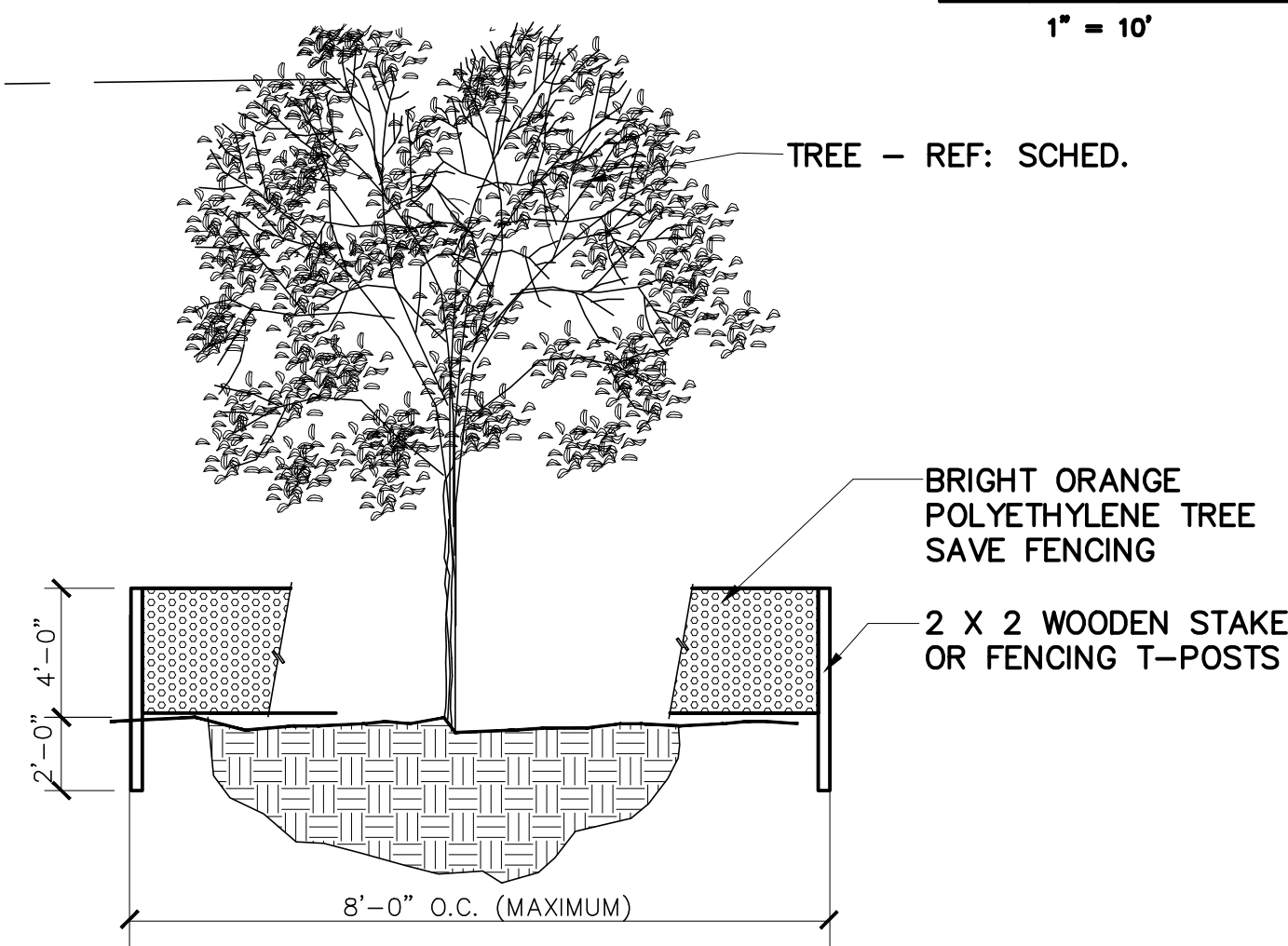
- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 4th EDITION.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) ALL CURB INLETS MUST BE PROTECTED TO PREVENT SEDIMENT FROM ENTERING STORM SYSTEM.
 - 5) ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION
 - 6) THERE ARE NO ONSITE OR ADJACENT SURFACE WATERS OR WETLANDS
 - 7) 75-80% OF ALL DISTURBED AREA TO HAVE A MIN. 1" TALL GRASS ESTABLISHED PRIOR TO ENGINEERING ACCEPTANCE.
 - 8) ALL CITY R.O.W. MUST BE SODDED IF DISTURBED.

EROSION CONTROL PHASES:

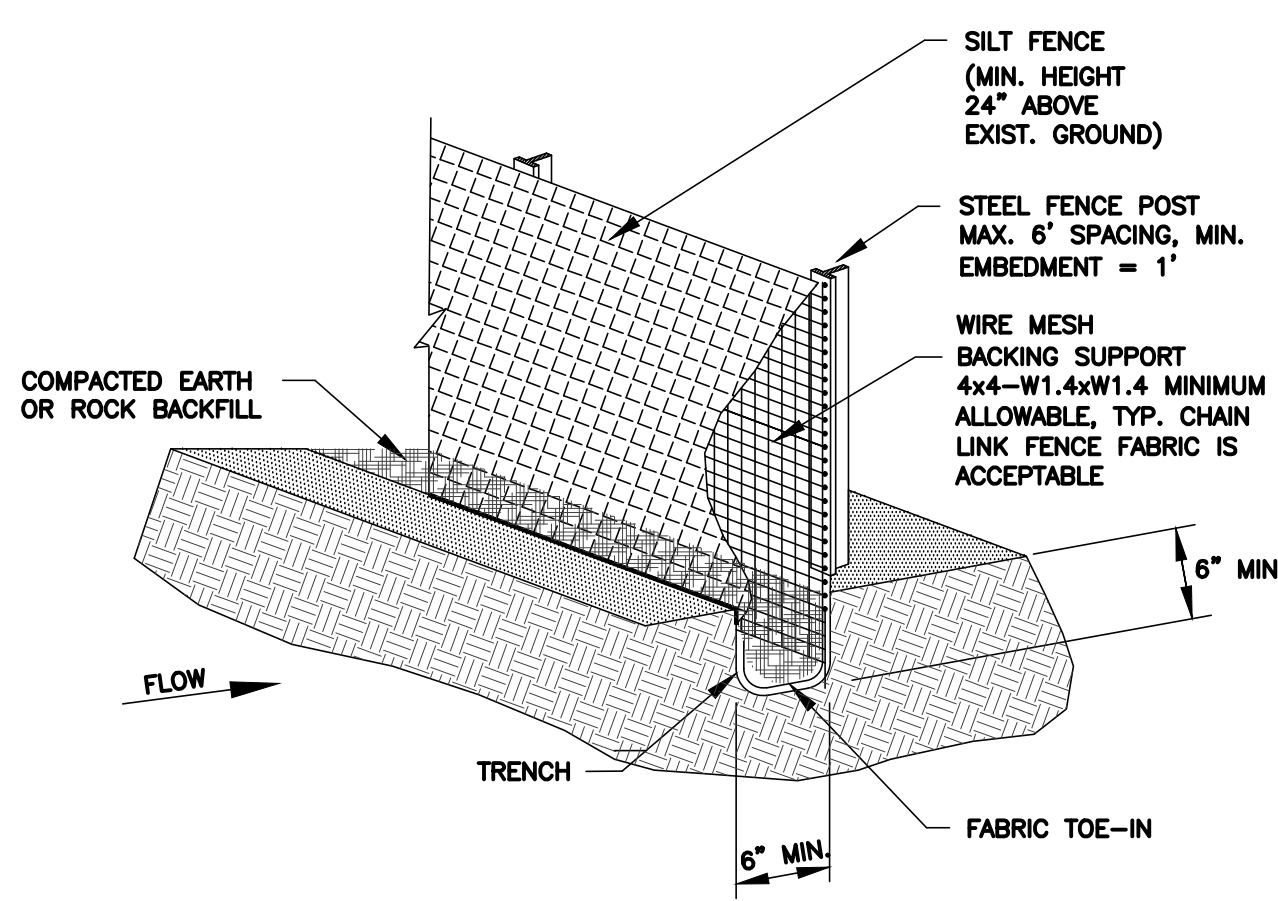
- PHASE 1 Install initial erosion control devices
- PHASE 2 Clearing & grubbing, demolition & rough grading
- PHASE 3 Install underground utilities
- PHASE 4 Paving operations
- PHASE 5 Building construction
- PHASE 6 Landscaping, cleanup, & permanent ground cover

- GENERAL NOTES:**
- 1) ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION.
 - 2) THE BOTTOM & SIDES OF DETENTION POND SHALL BE SODDED OR SEEDED MATTING ANCHORED BEFORE PAVING CAN BEGIN.
 - 3) 75-80% OF ALL DISTURBED AREAS SHALL BE ESTABLISHED W/MIN. OF 1" HIGH GRASS PRIOR TO CITY ACCEPTANCE.

C. STEPHEN BAXTER &
SHAWN RENAE BAXTER
INST. NO. 2019000003588



TREE PROTECTION DETAIL
NOT TO SCALE

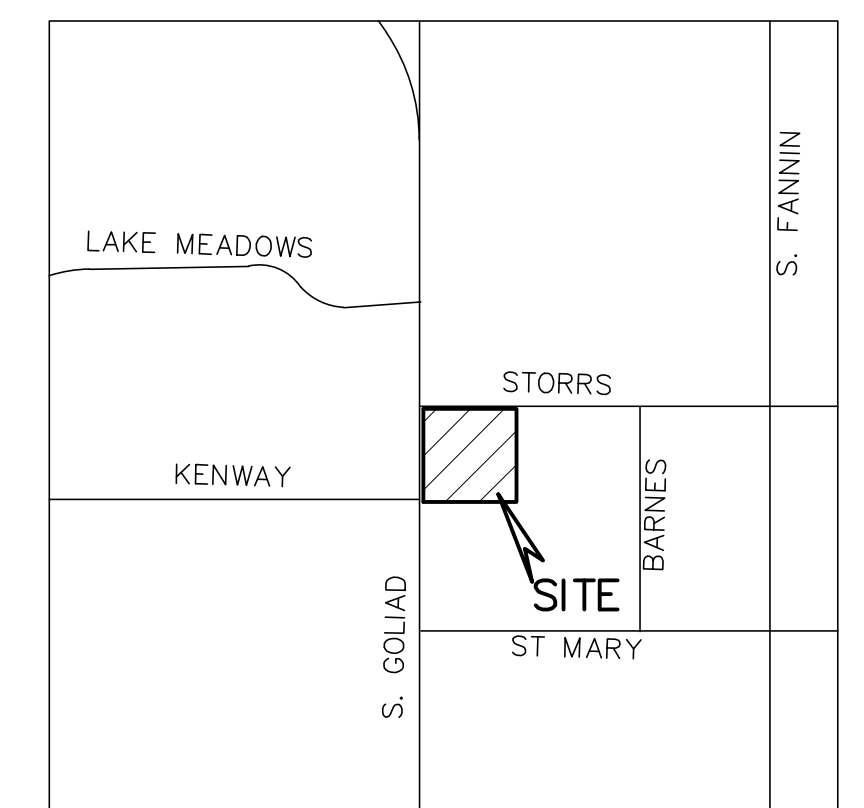


ISOMETRIC PLAN VIEW
N.T.S.

SILT FENCE GENERAL NOTES:

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

SILT FENCE



LOCATION MAP
(NOT TO SCALE)

LEGEND

- = PROPERTY LINE
- EX. W. = EX. WATER LINE
- EX. SS = EX. SANITARY SEWER LINE
- (S) = EX. SS MANHOLE
- WV = EX. WATER VALVE
- PP = EX. POWER POLE
- ☐ = EX. TELEPHONE BOX
- ⊙ = EX. STORM MANHOLE
- FH = EX. FIRE HYDRANT
- = PROPOSED FIRE HYDRANT
- EXIST. or EX. = EXISTING
- ESMNT. = EASEMENT
- LS = LANDSCAPE
- BC = BACK OF CURB
- B-B = BACK OF CURB TO BACK OF CURB

AS-BUILT
October 28, 2020
Gerald E. Monk
GERALD E. MONK, P.E.

TO THE BEST OF OUR KNOWLEDGE MONK CONSULTING ENGINEERS, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



PROJECT #: SP2019-029

EROSION CONTROL PLAN

**THE JOUR SALON & SPA
ADDITION**

501 S. GOLIAD ST
Tract of land situated in the
N.M. BALLARD SURVEY, Abstract 48
0.41 ACRES
City of Rockwall, Rockwall County, Texas

owner:
SHANNON RIDDEL
972-979-0868
Shannon@tittletipsboutique.com
prepared by:

MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972-272-1763 Fax 972-272-8761

© 2019 Monk Consulting Engineers, Inc., All Rights Reserved
PROJECT NO.: 2019-09 REG. NO.: F-2567

date: 8/20/19 scale: 1"=10' sheet: C103

**** NOTICE TO CONTRACTORS ****
TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY CBG SURVEYING TEXAS, INC. OF DALLAS, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.