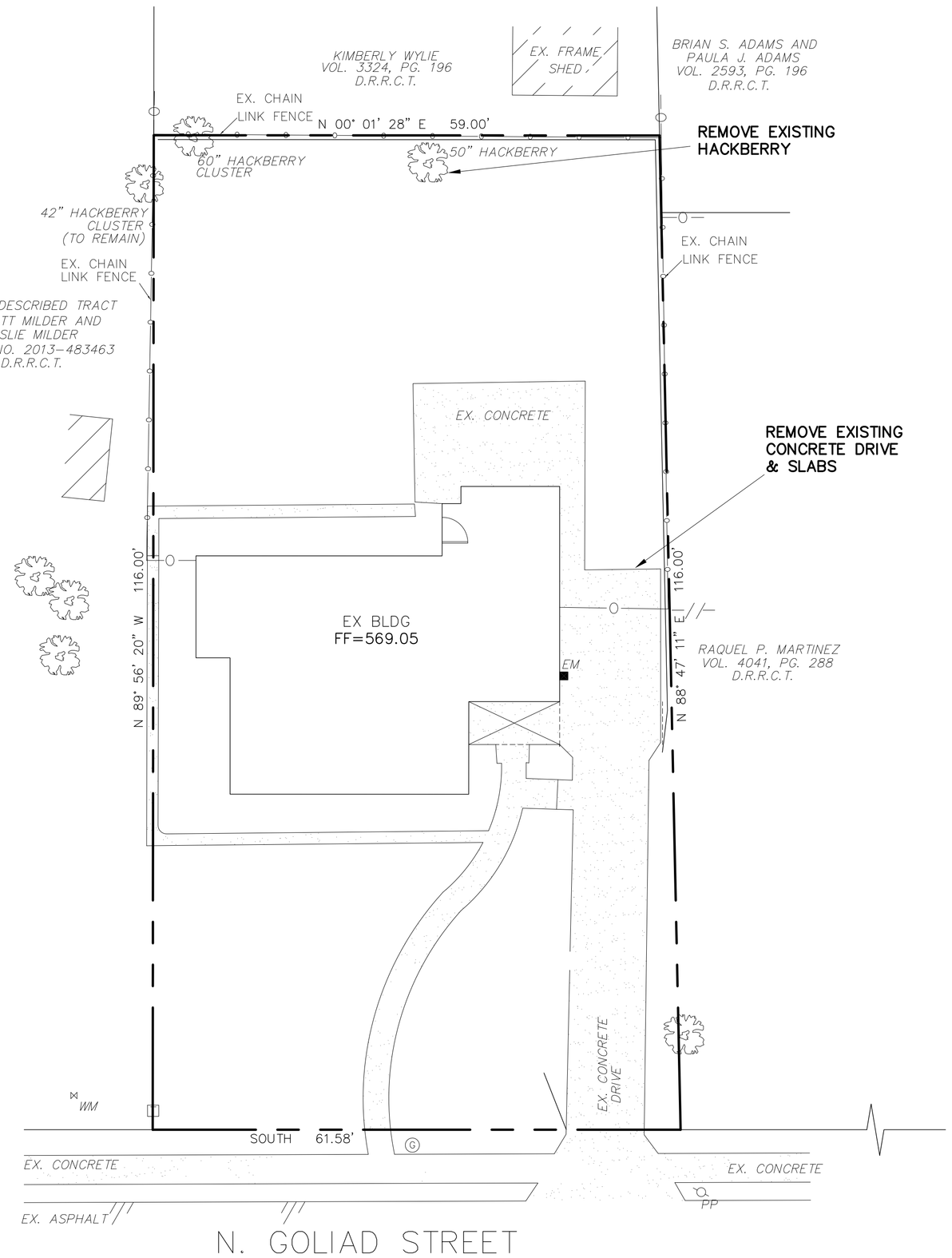
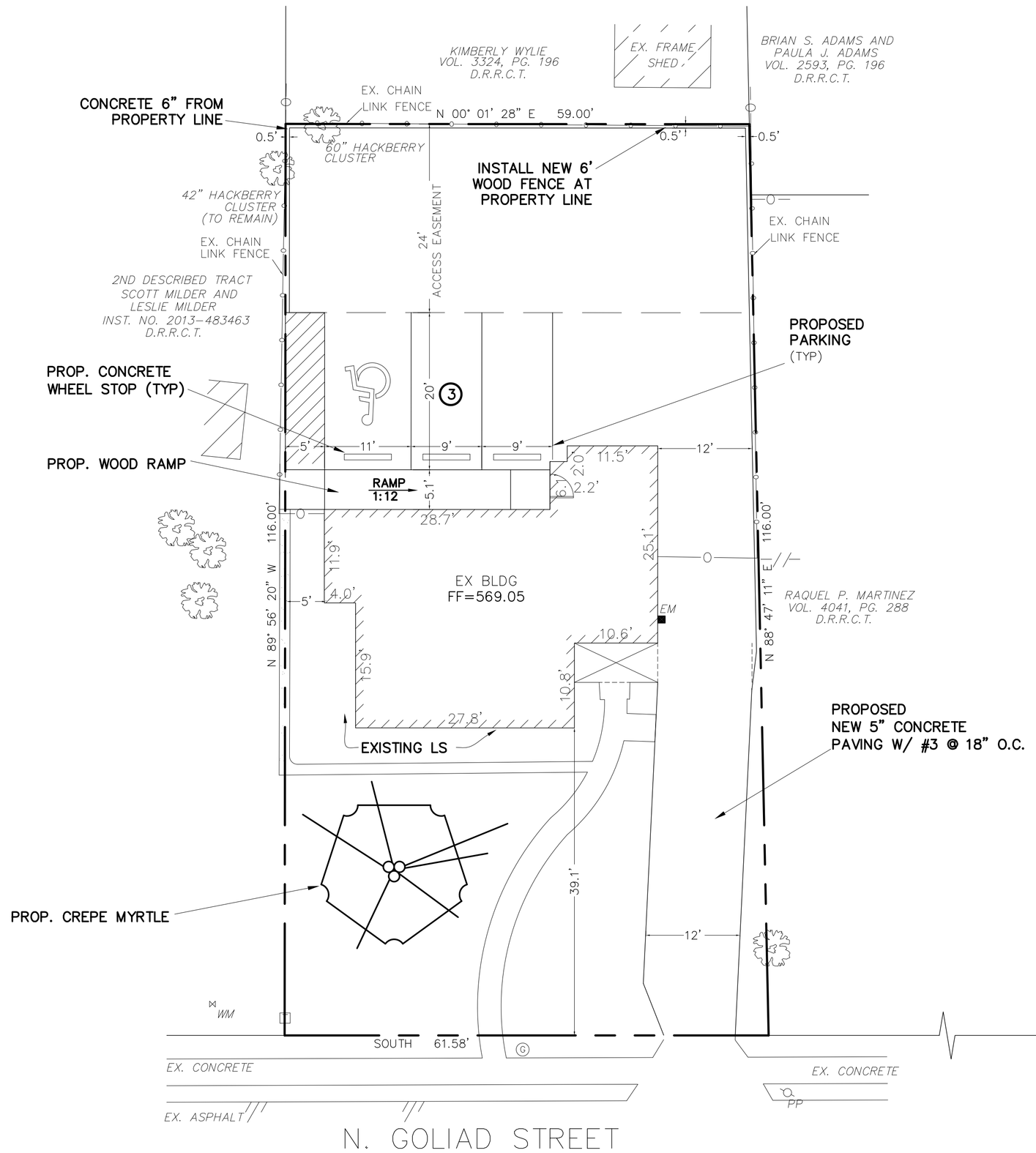


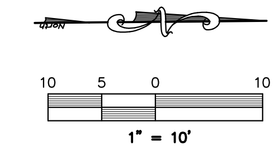
DEMO PLAN

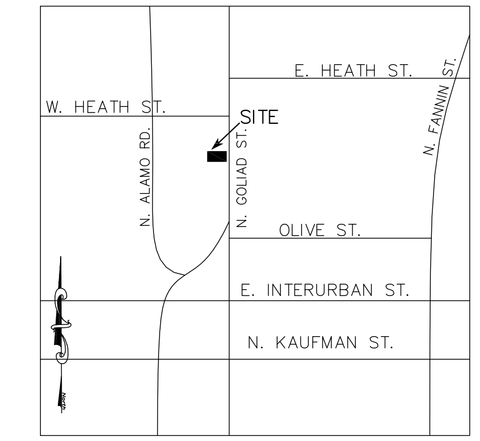
SCALE: 1"=10'



SITE PLAN

SCALE: 1"=10'





LOCATION MAP
(NOT TO SCALE)

SITE DATA:

LOT AREA:
0.16 Acres, 6,993 sq. ft.
LOT COVERAGE:
15.8%
FLOOR TO AREA RATIO:
6.3:1
BUILDING AREA:
1,102 sq.ft.
PROPOSED USE:
Office
ZONING:
PD-50
PARKING:
Required: = 3
Provided:
Standard= 2
Handicapped =1
Total Provided = 3
FIRESPRINKLER:
NO

* THERE ARE EX. BUILDINGS ON THIS SITE
* THERE ARE EX. TREES ON THIS SITE

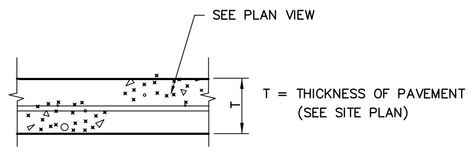
LEGEND

	= PROPERTY LINE
460	= EXISTING CONTOURS
460	= PROPOSED CONTOURS
x 463.00 TC or x 462.50	= PROPOSED SPOT GRADES tc = TOP OF CURB ep = EDGE OF PAVEMENT tw = TOP OF WALL bw = BOTTOM OF WALL (ALL SPOT GRADES ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED)
EX. SS	= EXISTING SANITARY SEWER LINE
EX. W	= EXISTING WATER LINE
FH	= EXISTING FIRE HYDRANT
WM	= EXISTING WATER METER
PP	= EXISTING POWER POLE
LP	= EXISTING LIGHT POLE
T	= EX. WATER VALVE
G	= EXISTING GAS METER
S	= EXISTING SS MANHOLE
T	= EX. TELEPHONE BOX
EXIST. or EX.	= EXISTING
PROP.	= PROPOSED
LS	= LANDSCAPE
RCP	= REINFORCED CONCRETE PIPE
min	= MINIMUM
max	= MAXIMUM
EM	= ELECTRIC METER

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTORS 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.

PAVING NOTES:
1) APPROACHES TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
2) ALL NON-FIRELANE PAVING CAN BE 5" THICK, 3000 psi, MIN. 5.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" O.C.
3) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.



PAVING DETAIL
N.T.S.

NOTES:
1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 3rd 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) ANY WORK IN N. GOLIAD R.O.W. MUST BE APPROVED BY TXDOT.
6) ALL WORK MUST CONFORM TO UNIFIED DEVELOPMENT CODE, THE 2009 INTERNATIONAL BUILDING CODE, THE ROCKWALL MUNICIPAL CODE OF ORDINANCE, FIRE CODES

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.

RECORD DRAWING 5-30-14
THIS DOCUMENT IS SUBMITTED AS A "RECORD DRAWING" FOR RECORD PURPOSES ONLY. ANY MODIFICATION OR CHANGES THAT HAVE BEEN MADE DURING CONSTRUCTION AND NOTED ON THIS DRAWING HAVE BEEN SUPPLIED BY THE OWNER, HIS REPRESENTATIVE OR THE CONTRACTOR. FIELD INSPECTION/CONTRACT SUPERVISION OF THE CONSTRUCTION WAS PERFORMED BY OTHERS. IT IS NOT GUARANTEED BY MONK CONSULTING ENGINEERS, INC. THAT THIS DOCUMENT REPRESENTS "AS BUILT" CONDITIONS.
GERALD E. MONK, P.E. 5/30/14

TBM:
½" IRON PIPE FOUND @ COMMON EAST CORNER OF MARTINEZ TRACT & LOT 2, BLK A OF THE REPLAT OF LOT 25, BLK A, AMICK ADDITION
ELEV=565.34'

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

STATE OF TEXAS
GERALD E. MONK
44563
REGISTERED
PROFESSIONAL ENGINEER
2/27/14

DEMO & SITE PLAN

807 N. GOLIAD

City of Rockwall, Rockwall County, Texas

owner
TERRY ROWE
1500 S. Kreymer Lane, Wylie Texas 75098
972-567-1800

prepared by
MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761
REG NO.: F-2567

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date:	scale:	sheet:
2/27/14	1" = 10'	C101

CASE NO: SP2013-027