



LOCATION MAP
SCALE: N.T.S.

SITE DATA TABLE	
TOTAL SITE AREA	0.653 AC (28,452 SF)
TOTAL BUILDING SIZE	4,924 SF
SITE ZONING DISTRICT	GR - GENERAL RETAIL
SITE OVERLAY DISTRICT	SH-205 OVERLAY DISTRICT
PROPOSED LAND USE	COMMERCIAL (AUTO REPAIR GARAGE, MINOR)
FRONT BUILDING SETBACK (S. GOLIAD)	25 FT
FRONT BUILDING SETBACK (YELLOW JACKET)	15 FT
SIDE BUILDING SETBACK	0 FT (PROVIDED BLDG IS FIRE RETARDANT)
TYPICAL PARKING SPACE	9' x 18'
CODE REQUIRED PARKING SPACES	2 SPACES PER SERVICE BAY = 16 SPACES
CODE REQUIRED ADA SPACES	1 SPACE
PROVIDED PARKING SPACES	20 SPACES
PROVIDED ADA SPACES	1 SPACE
EXISTING IMPERVIOUS AREA	26,234 SF (92.20%)
PROPOSED IMPERVIOUS AREA	19,933 SF (70.06%)
NET IMPERVIOUS AREA	-6,301 SF (-22.14%)

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING DESIGN
SUSTAINABLE DESIGN

PERMITTING SERVICES
TRANSPORTATION SERVICES
ARCHITECTURE
PLANNING

CHARLOTTE, NC
ATLANTA, GA
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DENVER, CO
FORT WORTH, TX
HOUSTON, TX
INDIANAPOLIS, IN
KANSAS CITY, MO
MEMPHIS, TN
MIAMI, FL
MINNEAPOLIS, MN
NEW YORK, NY
PHILADELPHIA, PA
RICHMOND, VA
SAN ANTONIO, TX
SAN JOSE, CA
WASHINGTON, DC

REVISIONS		
REV	DATE	COMMENT
1	3/18/19	DOMESTIC WATER REVISION
2	4/19/19	TAS REVIEW COMMENTS

811

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ASBUILT RECORD DRAWING

PROJECT No.: TD180033
DRAWN BY: MJH
CHECKED BY: DOC
DATE: 02/25/2019
SCALE: 1"=10'
CAD I.D.: SP0

CONSTRUCTION DOCUMENTS

FOR

brakes plus

LOCATION OF SITE
1902 S. GOLIAD ST
LOTS 1 & 2, BLOCK A, BILLY PEOPLES ADDITION NO. 1
ROCKWALL, TX 75087
ROCKWALL COUNTY

BOHLER ENGINEERING

6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com

STATE OF TEXAS
DEAN O. CARDWELL
115432
LICENSED PROFESSIONAL ENGINEER
1.16.20

SHEET TITLE:
SITE & PAVING PLAN

SHEET NUMBER:
C-301

CASE NUMBER: SP2018-030

GENERAL NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII ARE 4'0" UNLESS OTHERWISE NOTED.
- ALL PROPOSED SIDEWALKS, LANDINGS, AND BARRIER-FREE RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
- HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
- CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.
- FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES IMMEDIATELY PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATION WHERE NECESSARY AND PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN). IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT THEIR OWN EXPENSE.
- ON-SITE DETENTION IS NOT REQUIRED BASED PRE-DEVELOPMENT PERVIOUS/IMPERVIOUS COVER AREAS COMPARED TO POST-DEVELOPMENT COVER AREAS. PROPOSED IMPROVEMENTS INCREASE THE AMOUNT OF PERVIOUS AREA COVER.
- ALL PAVED AREAS SHALL BE CONCRETE. HEAVY DUTY PAVED AREAS SHALL BE 6" CONCRETE WITH A MINIMUM STRENGTH OF 3,600 PSI AND A MINIMUM 6.5 SACK MIX OVER 6" LIME STABILIZED CLAY. ALL PAVED AREAS NOT INDICATED AS HEAVY DUTY SHALL BE STANDARD DUTY CONCRETE. STANDARD DUTY CONCRETE SHALL BE 5" CONCRETE OVER 6" LIME STABILIZED CLAY. SEE SHEET C-903.
- PROPOSED TRASH ENCLOSURE MUST BE SCREENED FROM SH 205 (S GOLIAD) AND SHALL BE 4-SIDED WITH AN OPAQUE SELF-LATCHING GATE.
- ALL SAWCUTS INTO ROAD ARE TO BE A MINIMUM OF 2' IN LENGTH.
- DRIVEWAYS CONNECTING TO YELLOW JACKET LANE AND S. GOLIAD STREET ARE TO CONNECT TO EXISTING PAVEMENT WITH A LONGITUDINAL BUTT JOINT.
- 8" MASONRY TRASH ENCLOSURE IS TO MATCH THE BUILDING AND IS TO BE INSTALLED WITH A SELF-LATCHING, OPAQUE GATE.
- ALL BARRIER FREE RAMPS WITHIN ROW SHALL BE COLONIAL OR BRICK RED TRUNCATED DOME PLATES.

LEGEND	
	PROP. HEAVY DUTY PAVEMENT
	PROP. 10' 3,600 PSI, MIN. 6.5 SACK MIX HEAVY DUTY PAVEMENT
	PROP. 7' 3,600 PSI, MIN. 6.5 SACK MIX HEAVY DUTY PAVEMENT
	PROP. STANDARD DUTY PAVEMENT
	PROP. SIDEWALK
	PROP. FIRE LANE
	PROPERTY BOUNDARY
	PROPERTY BOUNDARY TO BE REMOVED VIA PLAT
	BUILDING SETBACK
	STREET CENTERLINE
	EXST. WATER
	PROP. WATER
	EXST. SANITARY MAIN
	EXST. SANITARY LATERAL
	PROP. SANITARY LATERAL
	PROP. SANITARY SEWER MANHOLE
	PROP. WATER METER
	EXST. FIRE HYDRANT
	EXST. POWER POLE
	PROP. CURB TRANSITION
	TO REMAIN
	TO BE REMOVED
	TO BE ABANDONED

SURVEYOR:
BOHLER ENGINEERING
6017 MAIN STREET
FRISCO, TX 76107
PHONE: (469) 458-7300
CONTACT: BILLY LOGSDON
DATE: JULY 2018

APPLICANT:
BRAKES PLUS, LLC
1800 SOUTHPARK DR
BIRMINGHAM, AL 35244
PHONE: (205) 397-1184
CONTACT: JOHN DAVIS

OWNER:
DYNAMIC DEVELOPMENT
1725 21ST ST
SANTA MONICA, CA 90404
PHONE: (310) 662-5167
CONTACT: DANIEL J. PORTER

ENGINEER:
BOHLER ENGINEERING
6017 MAIN STREET
FRISCO, TX 75034
PHONE: (469) 458-7300
CONTACT: MATHIAS HAUBERT