

AS-BUILT DRAWINGS

KROGER SW574

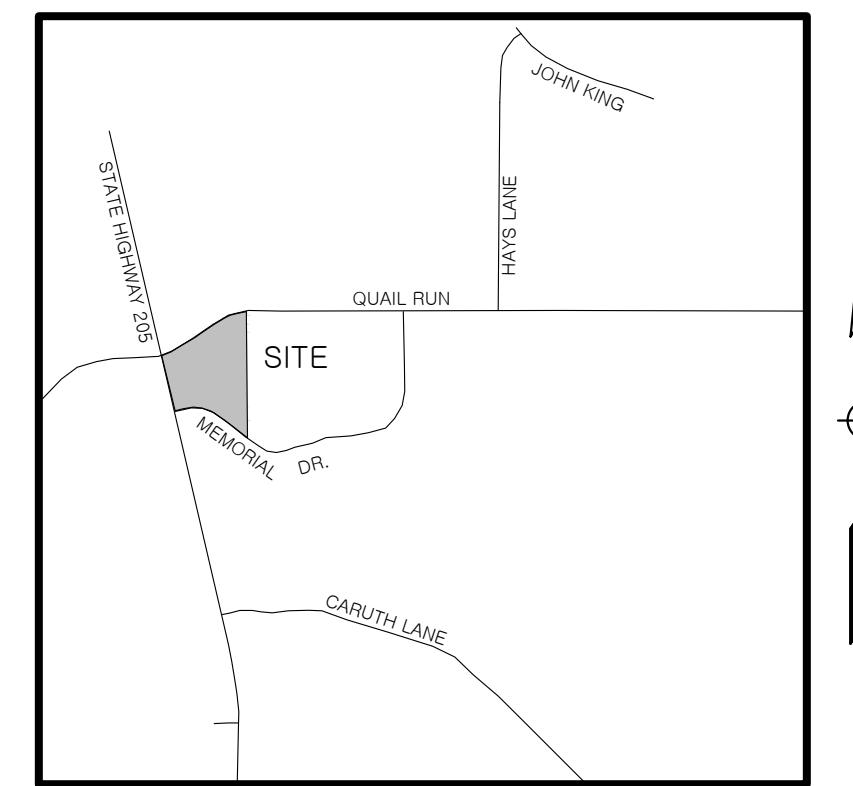
GOLIAD STREET AND QUAIL ROAD

ROCKWALL, TX

GENERAL NOTES:

THIS PLAN IS BASED ON DRAWINGS PROVIDED BY WINKELMANN & ASSOCIATES, INC. DATED 08/17/15. THE CONTRACTOR SHALL VERIFY THAT THE IMPROVEMENTS HAVE BEEN COMPLETED PER THE KROGER STORE CONSTRUCTION PLANS. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE OWNER'S REPRESENTATIVE OF ANY DEVIATIONS OR OMISSIONS THAT MAY AFFECT THE CONSTRUCTION OF THE PROPOSED FUELING STATION.

- A. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
- B. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- C. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- D. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- E. **WARRANTY/Disclaimer:** THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORANEOUS BASIS AT THE SITE.
- F. **SAFETY NOTICE TO CONTRACTOR:** IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- G. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT ENGINEER FOR KAUFMAN/ ROCKWALL COUNTY AREA.
- H. **WETLANDS NOTE:** ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.
- I. **RESIDENT ENGINEERING SERVICES:** WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCE AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.



Vicinity Map

Not to Scale

PLAN INDEX:

- C-0 COVER SHEET
- C-2 SITE PLAN
- C-3 GRADING PLAN



KROGER TEXAS, L.P.
FACILITY ENGINEERING
751 FREEPORT PARKWAY
COPPELL, TX 75019

APPROVED _____ DATE _____

CITY OF ROCKWALL, TX

RESOURCE LIST:

WINKELMANN & ASSOCIATES, INC.
 6750 HILLCREST PLAZA DRIVE, STE 325
 DALLAS, TX 75230
 PHONE: 972-490-7090

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

FLOOD CERTIFICATION:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48439C0340K DATED SEPTEMBER 25, 2009, THIS PROPERTY IS WITHIN FLOOD ZONE X.

ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.)

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



Know what's below.
Call before you dig.

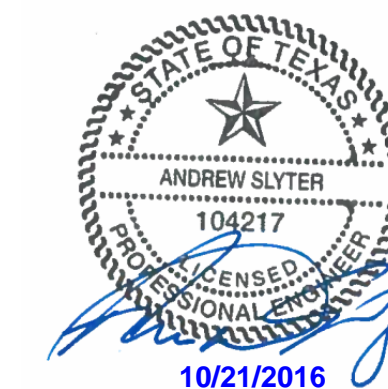


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Arkansas * California * Georgia * Minnesota * Pennsylvania * Texas

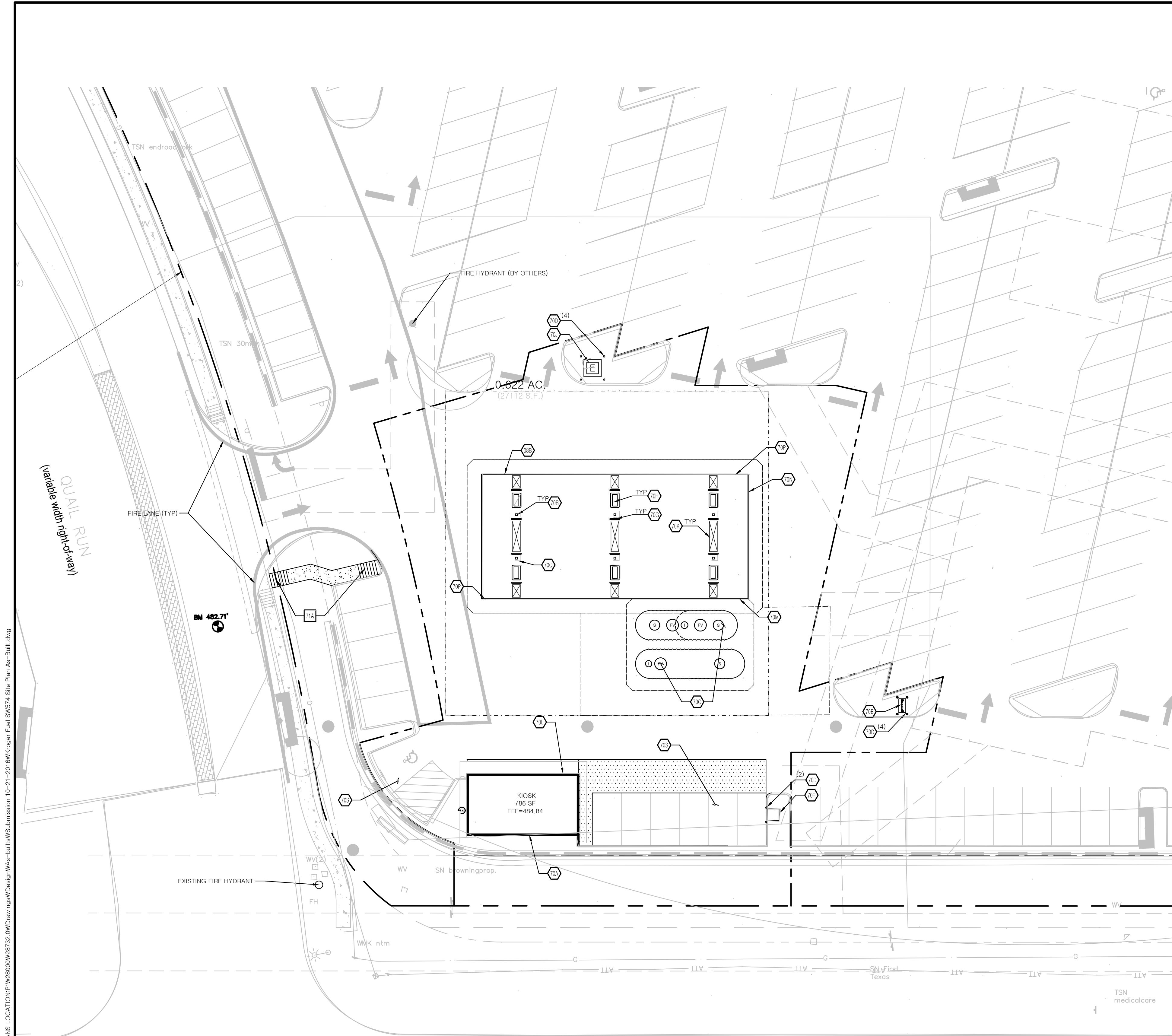
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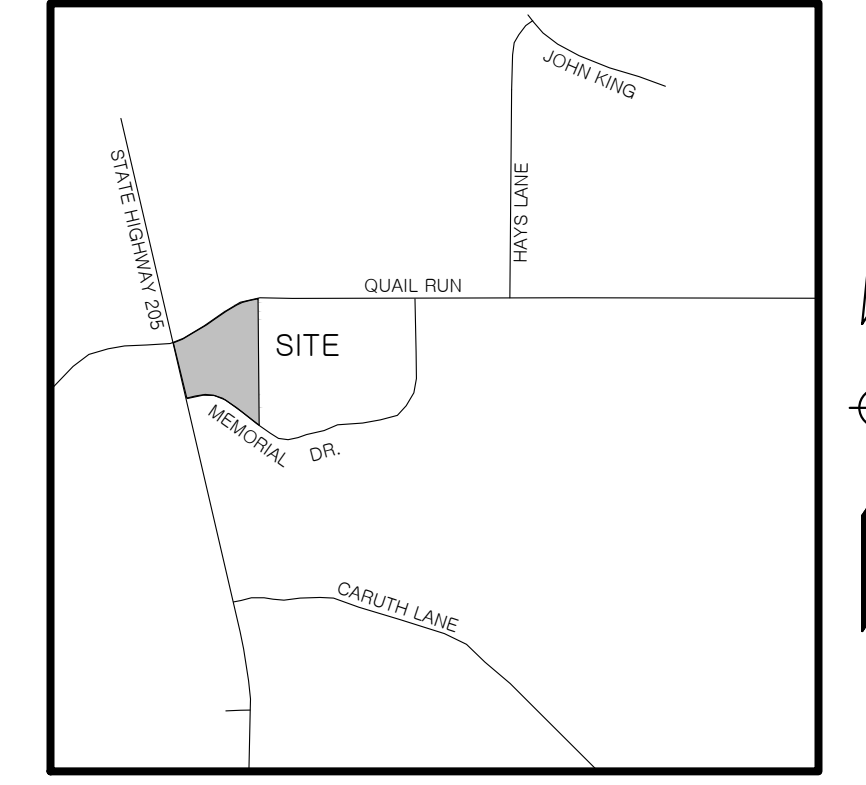
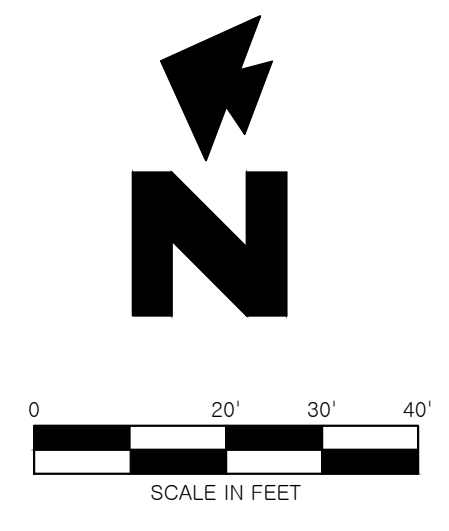
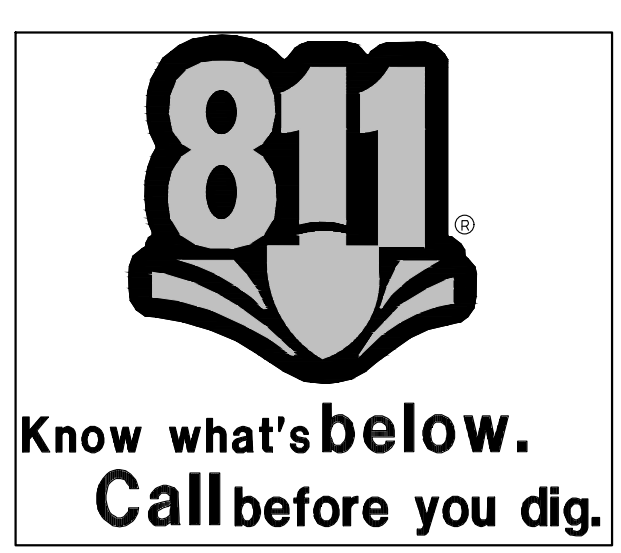
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 DWG NAME: 28732CS

DATE: 10/21/16
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 AS BUILT

SHEET NO.
 C-0



SITE BENCHMARK
 BM#1 - 1" X 1" CUT BRICK 9" X 12" CUT AT THE CENTERLINE OF A CURB INLET, SOUTHEASTERLY CURB LINE QUAIL RUN, 123.6 FEET NORTHEAST OF THE P.O.C. ELEVATION = 482.71 FEET



Vicinity Map
Not to Scale

LEGEND

EXISTING			
---	PROPERTY LINE	X'G	GAS
---	RIGHT OF WAY LINE	OHE	OVERHEAD ELECTRIC
---	STORM DRAIN	OHE&T	OVERHEAD ELECTRIC AND TELEPHONE
---	EXISTING CONTOURS	OHT	OVERHEAD TELEPHONE
---	EX. SPOT GRADE	OHTV	OVERHEAD TV
●	FIRE HYDRANT	X'SS	SANITARY SEWER
●	MANHOLE	UGE	UNDERGROUND ELECTRIC
●	CURB INLET	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
□	DROP/GRATE INLET	UGT	UNDERGROUND TELEPHONE
		UGTV	UNDERGROUND TV
		X'W	WATER

PROPOSED	
---	PROPERTY LINE/RIGHT OF WAY LINE
---	CONCRETE CURB AND GUTTER. SEE DETAIL 01B.
●	BUILDING CONTROL POINT
○	PROPOSED PARKING SPACES
▨	LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)

□ SITE DETAILS

71A	ADA RAMP IN SIDEWALK (PER TXDOT) TRUNCATED DOME PLATES TO BE BRICK RED OR COLONIAL RED
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GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 2' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08C & 08E OVER THE FUEL CENTER.

○ SITE NOTES

08B OVERHEAD CANOPY - (PER ARCH PLANS).

12F PEDESTRIAN CROSSING - 4' WIDE PAINTED YELLOW STRIPES, 2' O.C.@45°, CROSS SLOPE NOT TO EXCEED 2%

70A KIOSK BUILDING PER ARCH PLANS.

70B CANOPY COLUMN PER ARCH PLANS.

70C UNDERGROUND STORAGE TANKS PER ARCH. PLANS.

70D 6" BOLLARDS PER ARCH PLANS.

70E VENT RISERS PER ARCH PLANS.

70F 6" THICK 4'x4' CONCRETE PAD FOR AIR AND WATER WITH STUB OUTS. AIR/WATER UNITS TO BE PROVIDED BY DEVELOPER. FUEL GC TO INSTALL THE UNITS (REFER TO ARCHITECTURAL PLANS)

70G 42" U SHAPE BOLLARD PER ARCH PLANS.

70H FUEL DISPENSER PER ARCH PLANS.

70I MERCHANDISER (PER ARCHITECTURAL PLANS)

70J ELECTRIC TRANSFORMER CONCRETE PAD AND BOLLARDS PROVIDED BY DEVELOPER

70K KROGER LOGO & LETTERING PER ARCH PLAN.

70L FUEL LOGO & LETTERING PER ARCH PLAN.

70M FUEL LOGO PER ARCH PLANS.

70N TRIPLE PRICE MOUNTED PER ARCH PLAN.

70O CENTER OF CANOPY COLUMN.

70S ALL PARKING STRIPING BY DEVELOPER

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

SH 205 (N. GOLIAD STREET)

"AS BUILT DRAWINGS"

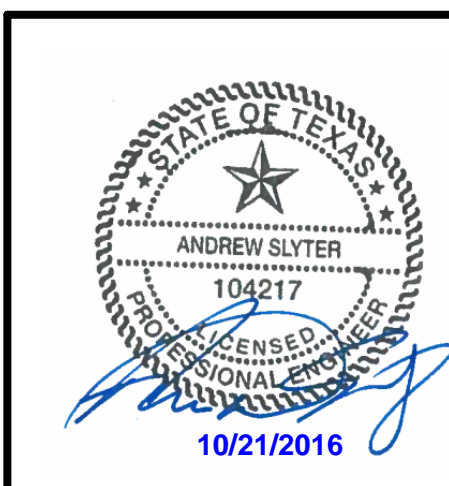
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10/21/16	AS BUILT		

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28732	10/21/16	ADS	JEE	PKN	PKN

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KROGER SW574 FUEL CENTER
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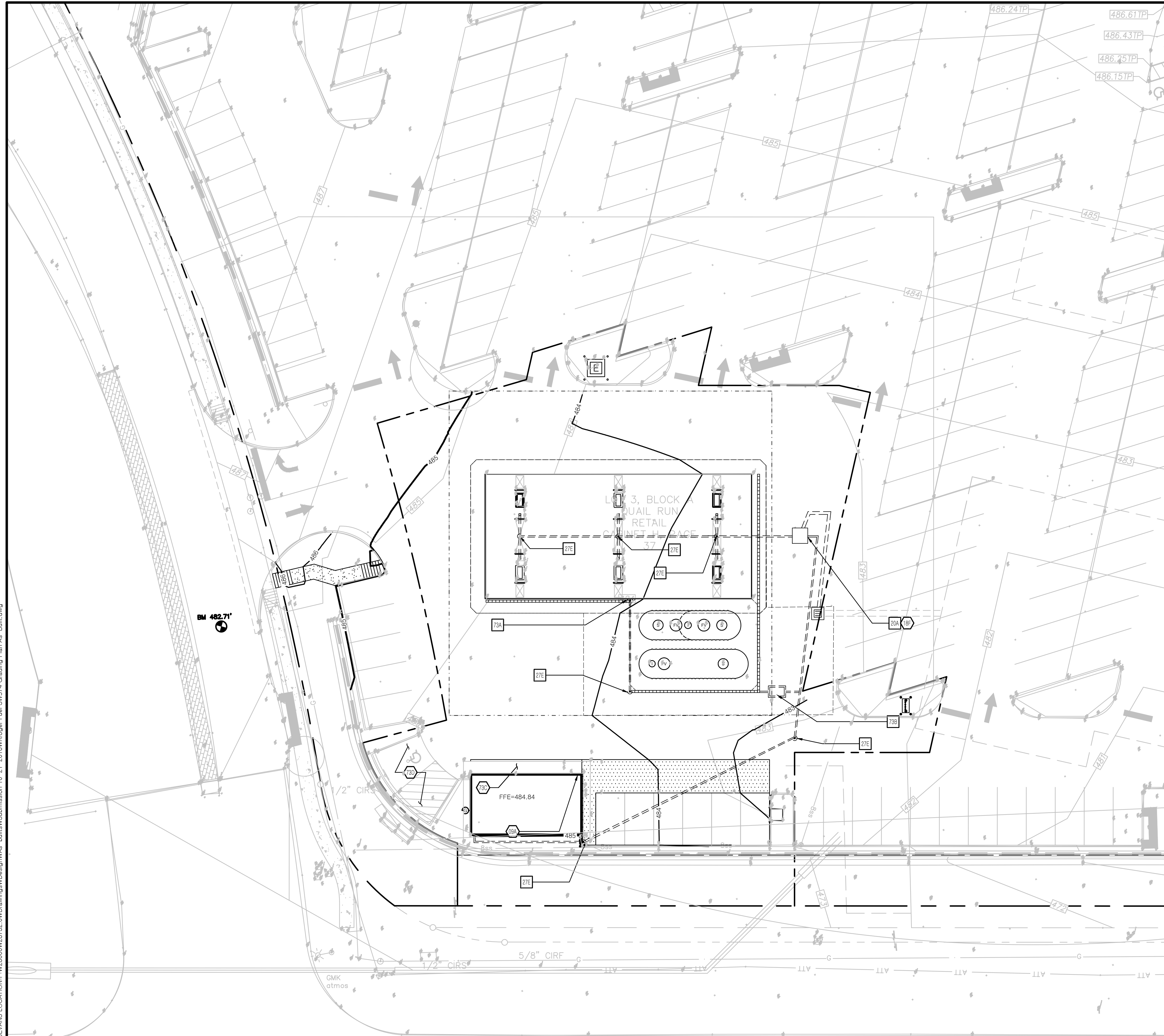


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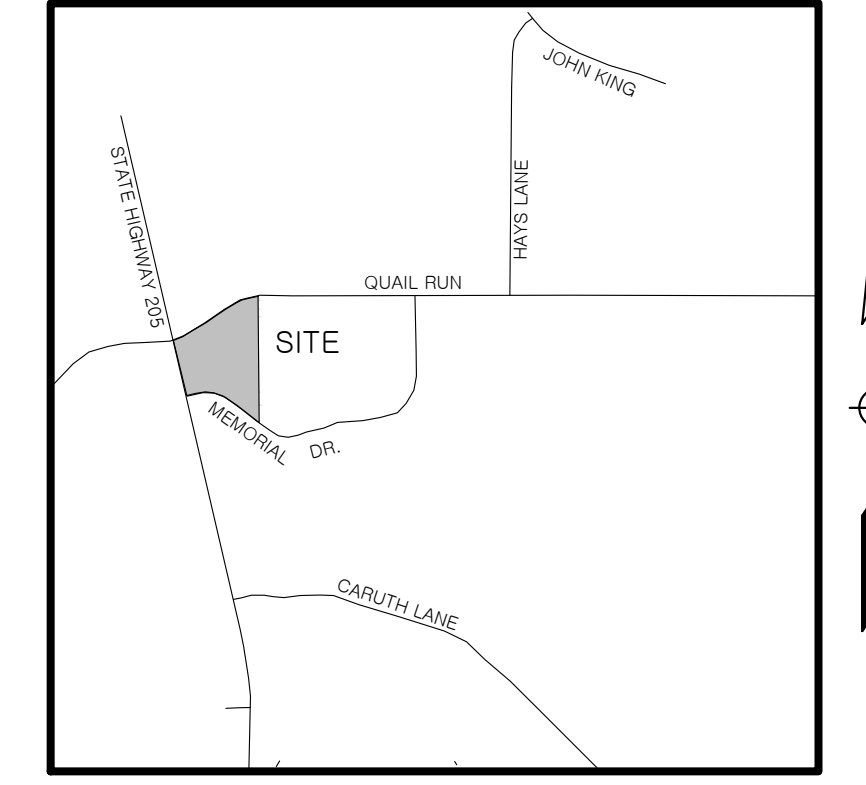
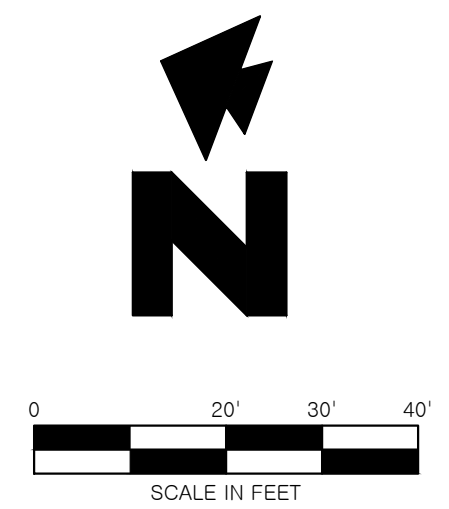
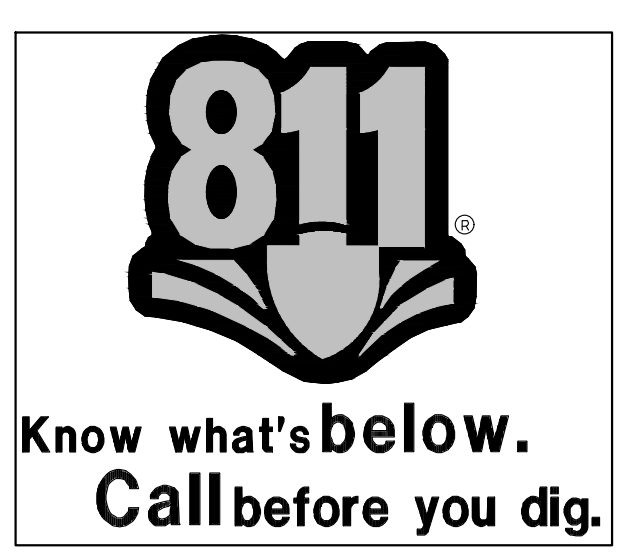
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JOB # 28732 DRAWING: Kroger Fuel SW574 Site Plan As-Built.dwg LAST SAVED BY: JEVANS LOCATION: W:\28000\28732_KrogerFuelSW574\DWG\28000\28732_KrogerFuelSW574_SitePlan_As-Built.dwg

JOB # 28732 CDRAWING: Kroger Fuel SHE74 Grading Plan As-Built.dwg LAST SAVED BY: JEVANS LCCAT:DWG:10/21/2016 10:21:20 AM 10/21/2016 10:21:20 AM



SITE BENCHMARK
 BM#1 - 1" CUT BRICK OF 12" CUT AT THE CENTERLINE OF A CURB INLET, SOUTHEASTERLY CURB LINE QUAIL RUN, 423.6 FEET NORTHEAST OF THE P.O.C. ELEVATION = 482.71 FEET



Vicinity Map
 Not to Scale

LEGEND

EXISTING	
---	PROPERTY LINE
---	RIGHT OF WAY LINE
---	STORM DRAIN
---	EXISTING CONTOURS
---	EX. SPOT GRADE
●	FIRE HYDRANT
○	MANHOLE
○	CURB INLET
□	DROP/GRATE INLET
---	X'G
---	OHE
---	OHE&T
---	OHT
---	OHTV
---	X'SS
---	UGE
---	UGE&T
---	UGT
---	UGTV
---	X'W
---	GAS
---	OVERHEAD ELECTRIC
---	OVERHEAD ELECTRIC AND TELEPHONE
---	OVERHEAD TELEPHONE
---	SANITARY SEWER
---	UNDERGROUND ELECTRIC
---	UNDERGROUND ELECTRIC AND TELEPHONE
---	UNDERGROUND TELEPHONE
---	UNDERGROUND TV
---	WATER

PROPOSED	
---	PROPERTY LINE/RIGHT OF WAY LINE
---	GRADE BREAK
XXX	CONTOUR ELEVATIONS
---	STORM DRAIN
XX.XX	SPOT ELEVATIONS: FL = FLOW LINE FS = FINISH GRADE TOI = TOP OF ISLAND TC = TOP OF CURB

- GENERAL GRADING NOTES**
- PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
 - UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL STORM DRAIN PIPE BEDDING SHALL BE INSTALLED PER DETAIL 76A. ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND ENDS OF FLARED END SECTIONS.
 - REFER TO WINKELMANN & ASSOCIATES, INC GRADING PLANS.

GRADING DETAILS

- 20A JUNCTION BOX
- 27E STORM DRAIN CLEAN OUT
- 73A POLYDRAIN TRENCH DRAIN WITH DUCTILE IRON FRAME & ADA HEEL PROOF SLOTTED GRATE (PART #2516AF). CONTACT ABT, INC. AT 800-458-6057 TO ORDER.
- 73B POLYETHYLENE OIL SEPARATOR BY "SCHIER PRODUCTS", MODEL #OS-75 CONTRACTOR TO CONTACT JUSTIN SAMPLES WITH MORRISON SUPPLY @ 469-433-0002 FOR ORDERING INFORMATION. MORRISON SUPPLY ORDER # 06612763

GRADING NOTES

- 09A DOWN SPOUTS - (TYP. -PER ARCH. PLANS).
- 18F CONNECT TO EXISTING/PROPOSED STORM STUB (PER WINKELMANN & ASSOCIATES, INC PLANS)
- 73C LEVEL CONCRETE LANDING AT DOOR. SLOPE SHALL BE LESS THAN 2% IN ALL DIRECTIONS.
- 73D CONTRACTOR IS TO ENSURE THAT SLOPE IN THIS AREA WILL NOT EXCEED 2% IN ANY DIRECTION.

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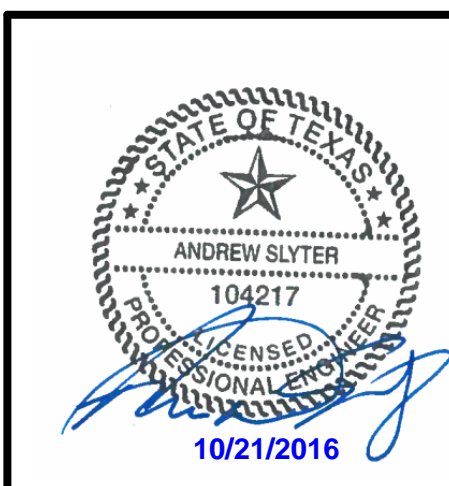
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GRADING PLAN	REV DATE 10/21/16 AS BUILT	SHEET NO. C-3
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