

327.42'

PROPERTY LINE

ROCKWALL BUSINESS PARK EAST PHASE THREE LOT 1 BLK. C

S45°50'36"E 883.65'

ROCKWALL CROSSING  
LOT 1  
22.246 AC.

PBA East  
17,692 s.f. Retail  
FF 551.00

**SITE CALLS**

- ① CONSTRUCT 5" THICK 3,000 PSI REINFORCED CONCRETE PAVEMENT PER GEOTECHNICAL REPORT AND DETAILS.
- ② CONSTRUCT 6" INTEGRAL CONCRETE CURB PER DETAIL.
- ③ PAINT 4" WHITE PARKING STRIPE PER SPECS.
- ④ CONSTRUCT DUMPSTER ENCLOSURE PER DETAIL SHEET 15.
- ⑤ PAINT WHITE ACCESSIBLE PARKING SYMBOL PER DETAIL.
- ⑥ PAINT 4" YELLOW ACCESSIBLE PARKING AISLE STRIPES PER DETAIL.
- ⑦ CONSTRUCT CONCRETE ACCESSIBLE RAMP PER DETAIL. CITY OF ROCKWALL BUILDING DEPARTMENT MUST APPROVE ALL STAIRS.
- ⑧ CONSTRUCT CONCRETE STAIRS WITH HANDRAILS ON BOTH SIDES.
- ⑨ CONSTRUCT CONCRETE RETAINING WALL PER DETAIL.
- ⑩ CONSTRUCT CONCRETE SIDEWALK PER DETAIL.
- ⑪ INSTALL ACCESSIBLE PARKING SIGN PER DETAIL.
- ⑫ CONSTRUCT 10' CURB INLET PER GRADING PLAN.
- ⑬ INSTALL WOODEN BARRICADE PER TXDOT DETAIL.
- ⑭ CONSTRUCT 8" THICK 3,000 PSI REINFORCED CONCRETE PAVEMENT PER GEOTECHNICAL REPORT AND DETAILS.
- ⑮ INSTALL CONCRETE BOLLARDS PER DETAIL.
- ⑯ PAINT 4" RED FIRE LANE PER DETAIL.
- ⑰ CONSTRUCT 6" 3,600 PSI REINFORCED CONCRETE PAVEMENT, 6-SACK MIN. FOR MACHINE POUR AND 6.5-SACK MIN. FOR HAND POUR.

**PAVEMENT NOTES**

- 1. PROVIDE #3 REBAR AT 18" O.C.E.W.
- 2. PROVIDE SAWCUT CONTRACTION JOINTS AT INTERVALS NOT EXCEED 15' O.C.E.W. FOR 5" THICK PAVEMENT AND 18' O.C.E.W. FOR 6" THICK PAVEMENT.
- 3. SCARIFY AND RECOMPACT SUBGRADE TO 95% STD. PROCTOR DENSITY AND BETWEEN -2% AND +3% OF OPTIMUM MOISTURE.
- 4. ALL DIMENSIONS ARE FACE TO FACE.
- 5. NO SAND SHALL BE INSTALLED UNDER PAVING.

PROP. 6" W.L.  
24' FIRELANE, ACCESS & UTIL. ESMT. (F.F.)

UTILITY ESMT.

12.8' LOADING ZONE

14.8'

EXIST. UTILITY ESMT. TO BE RELEASED

UTILITY ESMT.

9 SPACES

10 SPACES

10 SPACES

6 SPACES

3 SPACES

DUMPSTER ENCLOSURE

24' FIRELANE, ACCESS & UTIL. ESMT. (F.F.)

**DISCLAIMER**  
TO THE BEST OF OUR KNOWLEDGE, THE WALLACE GROUP, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT/RECORD DRAWINGS. THE INFORMATION PROVIDED IS BASED ON SURVEYING CONDUCTED AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

EXIST. UTILITY ESMT.

24' FIRELANE, ACCESS & UTIL. ESMT. (F.F.)

EX. 42" RCP

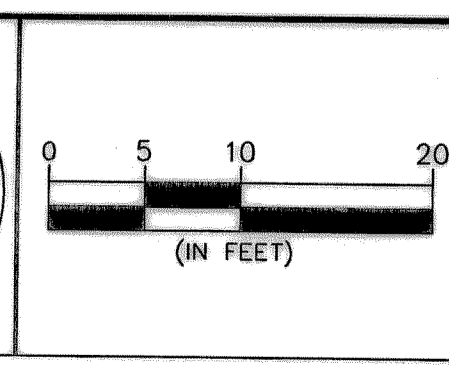
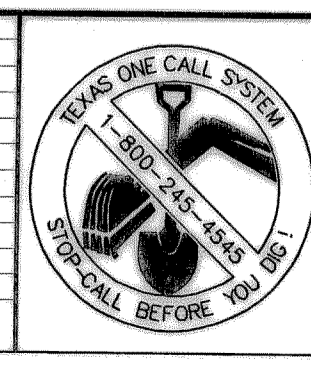
EX. 18" RCP

UTILITY ESMT.

EX. 42" RCP

EX. 18" RCP

REV	DATE	BY	DESCRIPTION



DESIGNED: DPS  
DRAWN: SRM  
CHECKED: DPS



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ENGINEER ARCHITECT  
**THE WALLACE GROUP INC.**  
SURVEYORS PLANNERS

PBA WEST RETAIL BUILDING  
ROCKWALL CROSSING  
**PBA EAST SITE PLAN**  
SHEET 10  
OF 1 SHEETS

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