

**PAVEMENT DESIGN:**  
 All concrete to be placed in accordance with construction details as outlined in the Standard Specifications for Public Works Construction, North Central Texas, Third Edition and as revised by City of Rockwall Standards of Design and Construction of the Public Works Department, August 2003. All 3,000 psi concrete shall be a minimum of 5.0 sack mix for machine placed or a minimum of 5.5 sack mix for hand placed; all 3,600 psi concrete shall be a minimum of 6.0 sack mix for machine placed or a minimum of 6.5 sack for hand placed. All pavement areas are to be constructed with concrete, depths of concrete vary, see below. No lime stabilization for subgrade on site is required, all paving areas require 12" of moisture conditioned subgrade and compacted to a minimum of 95% of the respective ASTM-698 standard proctor in accordance with the Subsurface Investigation report for the site prepared by Hooper Group Consultants, Ltd. in Dallas, TX.  
**Parking:** Parking areas to be constructed with 5" thick of 3,000 psi concrete with #3 reinforcing bars spaced at 24" on centers each way.  
**Firelane:** Fire lanes to be constructed with 7" thick of 3,600 psi concrete with #3 reinforcing steel bars spaced at 24" on centers each way.  
**Dumpster Pad:** Dumpster pad area to be constructed with 8" thick of 3,600 psi concrete with #5 reinforcing bars spaced at 12" on centers each way.  
**Ralph Hall Right-of-Way:** R.O.W. area to be constructed with 10" thick of 3,600 psi concrete with #3 reinforcing bars spaced at 24" on centers each way.  
**Sidewalks:** Sidewalks to be constructed with 4" thick of 3,000 psi concrete with 6"x6" reinforcing steel mesh.

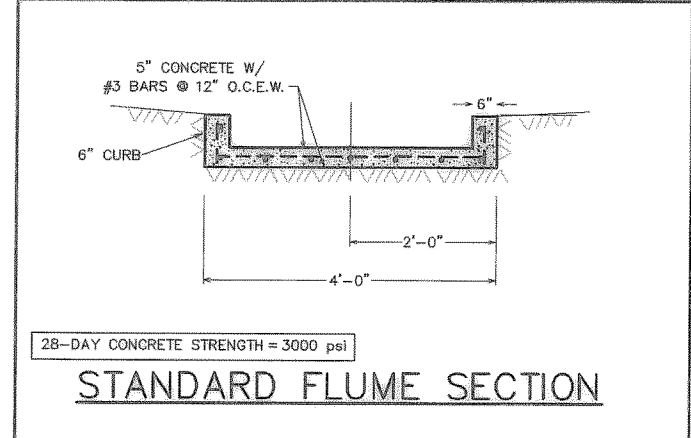
LEGEND	
---	WATER LINE
---	SANITARY SEWER
---	STORM SEWER
---	ELECTRIC
---	RIGHT OF WAY
---	LOT BOUNDARY
---	FIRELANE
---	EASEMENT BOUNDARY
---	100 YEAR FLOODPLAIN
---	SIDEWALK
---	GRADING BREAKLINE
---	EDGE OF PAVING/BACK OF CURB
---	FIRE HYDRANT
---	WATER BLOW OFF VALVE
---	WATER GATE VALVE
---	SANITARY MANHOLE
---	SANITARY CLEANOUT
---	STORM INLET/JUNCTION
---	DRAINAGE SLOPE/DIRECTION
---	EXISTING CONTOURS
---	PROPOSED CONTOURS

SURVEY/REPLAT PROVIDED BY:  
**TerraCorp Associates LLC**  
 3960 Broadway Blvd. Ste 236  
 Garland, TX 75043  
 ph. 972-805-4529, fax 972-805-4527  
 www.terraCorpsurvey.com

SURVEY LEGEND	
(CM)	CONTROL MONUMENT
IPF	IRON PIPE FOUND
SRF	STEEL ROD FOUND
TCS	5/8-INCH STEEL ROD
W	TERRACORP® CAP SET
( )	DEED CALLS

**SURVEY NOTES**  
 1. Bearings shown hereon are based on NAD83(CORS98, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using the Geosack "GeoNet" RTK GPS Network.  
 The convergence/mapping angle at the P.O.B is 01°07'01" with a combined scale factor of 0.999854015.

CONSTRUCTION DETAILS ARE AS OUTLINED IN THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NORTH CENTRAL TEXAS, THIRD EDITION AND CITY OF ROCKWALL STANDARDS OF DESIGN AND CONSTRUCTION

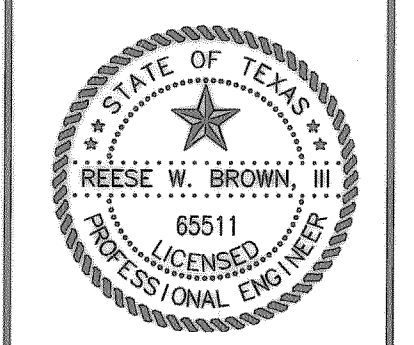


**ALL CURB DIMENSIONS ARE TO BACK OF CURBS, NO FRONT OF CURB LINES SHOWN THIS SHEET**

- GENERAL REQUIREMENTS:**
- Governing Code: The City of Rockwall Adopted Code published by Municipal Code Corporation, consisting of Chapters 1 through 44, each inclusive. City of Rockwall Standards of Design and Construction of the Public Works Department, August 2003; the 2010 Unified Development Code; the 2012 Fire Marshall Office Guidelines, and the 2009 International Fire Code.
  - The reference standards to a specific section in a code does not relieve the contractor from compliance with the entire standard. The latest edition of the standard shall be used unless a specific date is indicated.
  - Notes on the individual drawings govern over these general notes.
  - Refer to the latest architectural drawings for building information including but not limited to: architectural changes, dimensions, building elevations and utility connections.
  - The contractor is responsible for the means and methods of construction and all job related safety and environmental standards. The contractor is responsible to be familiar with the work required in the construction documents and the requirements for executing the work in accordance with the governing ordinances and codes. The contractor is responsible to verify all existing utility locations with Dig Toss and the City of Rockwall Public Works prior to commencement of work, report discrepancies to the Engineers, Architects and Owner.
  - In case of discrepancies between these general notes, contract specifications and reference standards, the strictest shall govern unless directed otherwise by the Engineer. Discrepancies shall be brought to the attention of the Engineer before proceeding with work. Accordingly, any conflict in or between the contract documents shall not be a basis for adjustment in the contract price, without approval of Engineer or Owner. Any existing utility information shown on the drawings and details is considered approximate and are not necessarily complete.
  - The contractor shall verify all dimensions and conditions at the site and verify all underground utilities in the field prior to construction. Conflicts between the drawings and actual site conditions shall be brought to the attention of the Engineer and Owner prior to starting work.
  - Dimensions are to back of curb.

**WELDON BROWN ENGINEERING, L.C.**

TBPE #10477  
 297 WATERFORD WAY  
 MONTGOMERY  
 TEXAS 77356  
 (832) 691-1581



THE SEAL AND SIGNATURE APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY REESE W. BROWN, III, P.E. TBPE #65511 ON 11-13-12

OWNER:  
**ROCKWALL SALONS, LLC**  
 dba SALONS ELITE  
 P.O. BOX 846  
 SEAGOVILLE, TX 75159

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

**PFEFFER/INMAN ADDITION**  
 2 LOTS - 1.6989 ACRES  
 J.D. McFARLAND SURVEY, ABSTRACT NO. 145  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET TITLE:  
**AS-BUILT DIMENSION CONTROL & PAVING PLAN**

DATE: 11/13/12  
**C-3**