



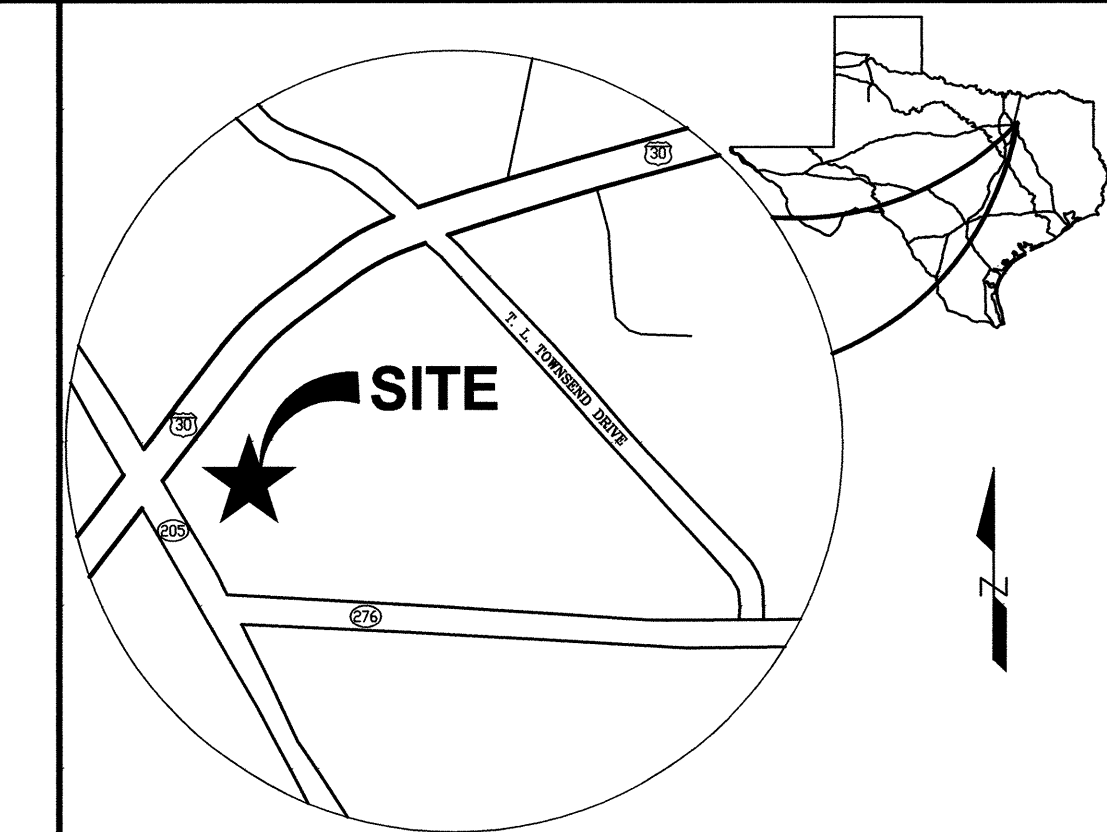
5728 LBJ Freeway
Suite 330
Dallas, Texas 75240
Phone: 972.490.1515
Fax: 972.490.1517

Certificate of
Authorization No. F4830
© 2008

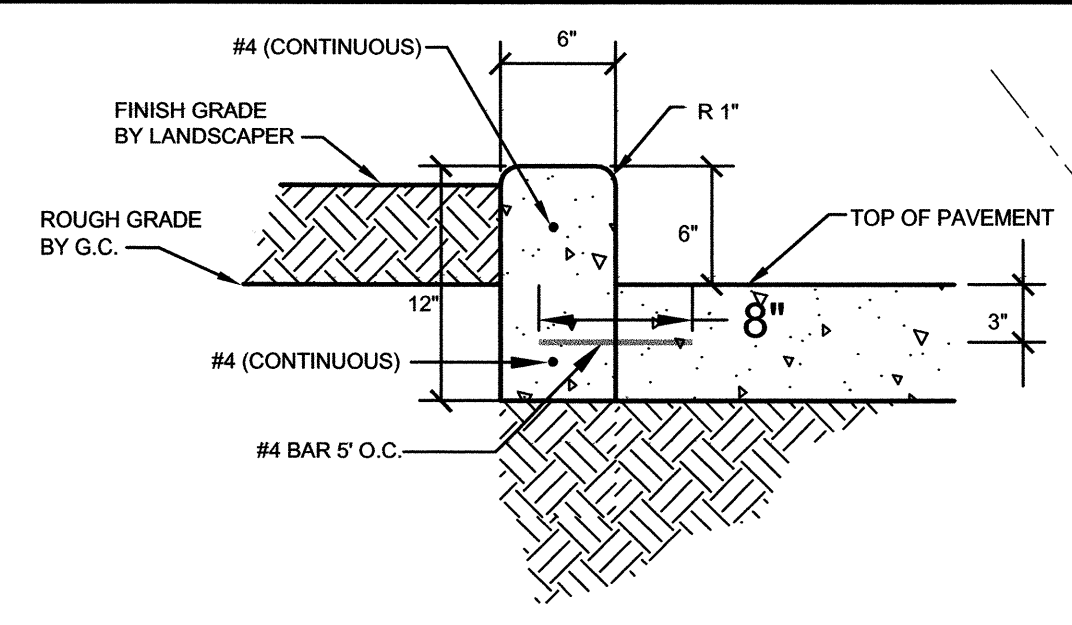
Engineers
Surveyors
Architects
Planners

Landscape Architects
Environmental Scientists

Construction
Management
Design / Build



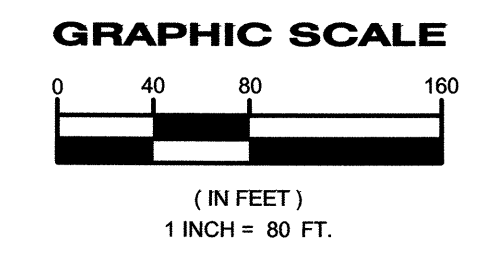
VICINITY MAP
N.T.S.



- GENERAL NOTES:
1. PROVIDE EXPANSION JOINTS @ 20' O.C. (MAX)
 2. REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 15'
 3. CONCRETE SHALL BE A MINIMUM OF 3600 PSI (MIN 6.5 SACK)

6"X12" CONCRETE CURB
N.T.S.

LOT 1, BLOCK 1
TOYOTA OF ROCKWALL
CABINET G, SLIDE 153-155,
P.R.R.C.T.



NOTE:
ROADWAY ALIGNMENT AND ELEVATIONS
OF S.H. 205 AND I.H. 30 ARE BASED ON
TXDOT CONSTRUCTION PLANS (0451-01)
DATED MAY 17, 2006; CURRENTLY UNDER
CONSTRUCTION. CONTRACTOR TO
VERIFY ALL TIE-IN CONDITIONS AND
REPORT ANY DISCREPANCIES.

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH R.O.W.)

HIGHWAY 205
(140' R.O.W.)

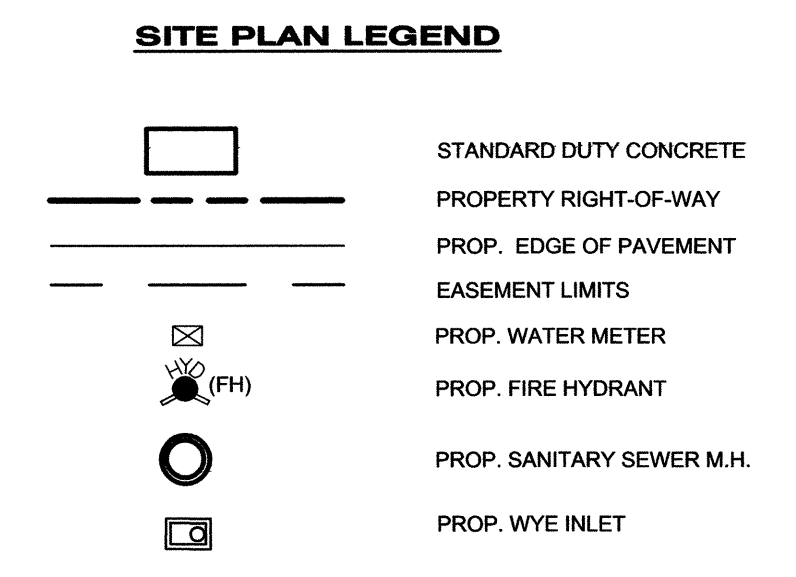
HIGHWAY 276
(120' R.O.W.)

ROCKWALL RETAIL CENTER SITE DATA

ZONED:	GENERAL RETAIL
PROPOSED USE:	RETAIL & RESTAURANT
SITE AREAS:	
LOT 1:	893,850 SF± (20.290 AC±)
LOT 2:	109,710 SF± (2.519 AC±)
LOT 3:	128,543 SF± (2.951 AC±)
LOT 4:	56,313 SF± (1.293 AC±)
LOT 5:	53,491 SF± (1.229 AC±)
LOT 6:	109,163 SF± (2.506 AC±)
LOT 7:	104,009 SF± (2.388 AC±)
TOTAL SITE AREA:	1,445,079 SF± (33.175 AC±)

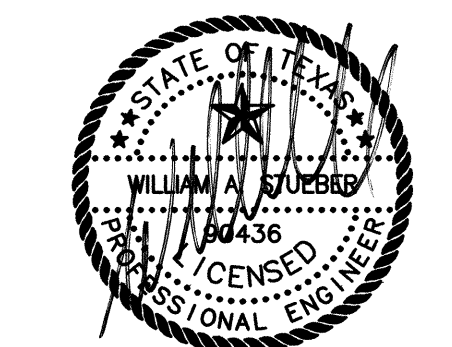
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	35.66	115.00	17°45'57"	N26°50'07"W	35.52
C2	26.36	85.00	17°45'57"	S36°50'07"E	26.25
C3	X	X	X	X	X
C4	13.12	62.00	12°07'25"	S38°12'57"W	13.09
C5	42.16	45.00	53°40'37"	S18°01'06"W	40.63
C6	61.76	105.00	33°42'04"	N08°01'50"E	60.87
C7	9.54	35.00	15°37'11"	N32°41'27"E	9.51



- SITE NOTES**
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF ROCKWALL REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 2. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
 3. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
 4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 5. TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY ROCKWALL SURVEY COMPANY.
 6. SITE BOUNDARY INFORMATION TAKEN FROM A SURVEY BY AJ BEDFORD SURVEY COMPANY.
 7. HEAVY DUTY CONCRETE SHALL BE USED ON ALL FIRELANES AND DUMPSTER PADS. MINIMUM 3600PSI (6 SACK MACHINE PLACED, 6-1/2 SACK HAND PLACED)
 8. FIRE LANES TO BE MARKED IN ACCORDANCE WITH THE CITY OF ROCKWALL SPECIFICATIONS. SEE SHEET C-21 FOR FIRE LANE MARKING DETAILS.

* FOR CONSTRUCTING WITHIN
TXDOT R.O.W., SEE TXDOT PAVING
AND STRIPING DETAIL SHEETS



RECORD DRAWING
TO THE BEST OF OUR KNOWLEDGE CPH
ENGINEERS, INC., HEREBY STATES THAT
THIS PLAN IS A REPRESENTATION OF THE
AS-BUILT CONDITIONS OF THE SUBJECT
PROJECT. THE INFORMATION PRESENTED IS
BASED ON INFORMATION PROVIDED BY THE
CONTRACTOR ALONG WITH DATA PROVIDED
BY THE PROJECT LAND SURVEYOR.

THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY WILLIAM A. STUEBER, P.E. 00436
ON 05/04/2009. ALTERATION OF A SEALED
DOCUMENT TO THE RESPONSIBLE ENGINEER IS
AN OFFENSE UNDER THE TEXAS ENGINEERING
PRACTICE ACT.

"NOTICE"
THE SIZE OF THIS PLAN MAY HAVE BEEN SLIGHTLY
ALTERED BY REPRODUCTION PROCESSES. THIS MUST
BE CONSIDERED WHEN SCALING ANY REPRODUCED
PLAN FOR THE PURPOSE OF COLLECTING DATA.

By	Date	Revision
WAS	12/03/07	PER CITY COMMENTS 10/22/07
WAS	10/19/07	PER CLIENTS NEW SITE LAYOUT
WAS	11/15/07	PER CITY COMMENTS 11/05/07
WAS	01/29/08	NO COMMENTS ON THIS SHEET
WAS	05/08/08	PER COSTCO PLANS
WAS	05/23/08	NO CHANGES TO THIS SHEET
WAS	08/10/08	PER COSTCO ENGINEERING PLANS
WAS	08/30/08	NO CHANGES TO THIS SHEET
WAS	09/08/08	NO CHANGES TO THIS SHEET
WAS	09/23/08	PER COPI# AND RFI #3
WAS	11/08/08	NO CHANGES TO THIS SHEET
WAS	01/09/09	PER CLIENT REQUEST
WAS	05/04/09	PER AS-BUILTS

OVERALL SITE DIMENSION PLAN

ROCKWALL CENTRE CORNERS

INTERSTATE HIGHWAY 30 AND S.H. 205
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Sheet No.

G-7