

8,000 SQ. FT. RETAIL BUILDING ROCKWALL CROSSING ROCKWALL, TEXAS

OWNER/DEVELOPER:
ROCKWALL CROSSING LTD.
2100 WEST 7TH STREET
FORT WORTH, TEXAS 76107
PHONE: (817) 377-7736
FAX: (817) 735-4738
CONTACT: DON DALTON

CIVIL ENGINEER:
THE WALLACE GROUP, INC.
1825 MARKET CENTER BLVD., SUITE 210
DALLAS, TEXAS 75207
PHONE: (214) 747-3733
FAX: (214) 747-7331
CONTACT: MATTHEW D. MORGAN, P.E.

ARCHITECT:
HERSCHMAN ARCHITECTS
25001 EMERY ROAD, SUITE 400
CLEVELAND, OHIO 44128
PHONE: (216) 223-3230
FAX: (216) 223-3210
CONTACT: JIM FREEMAN, A.I.A.

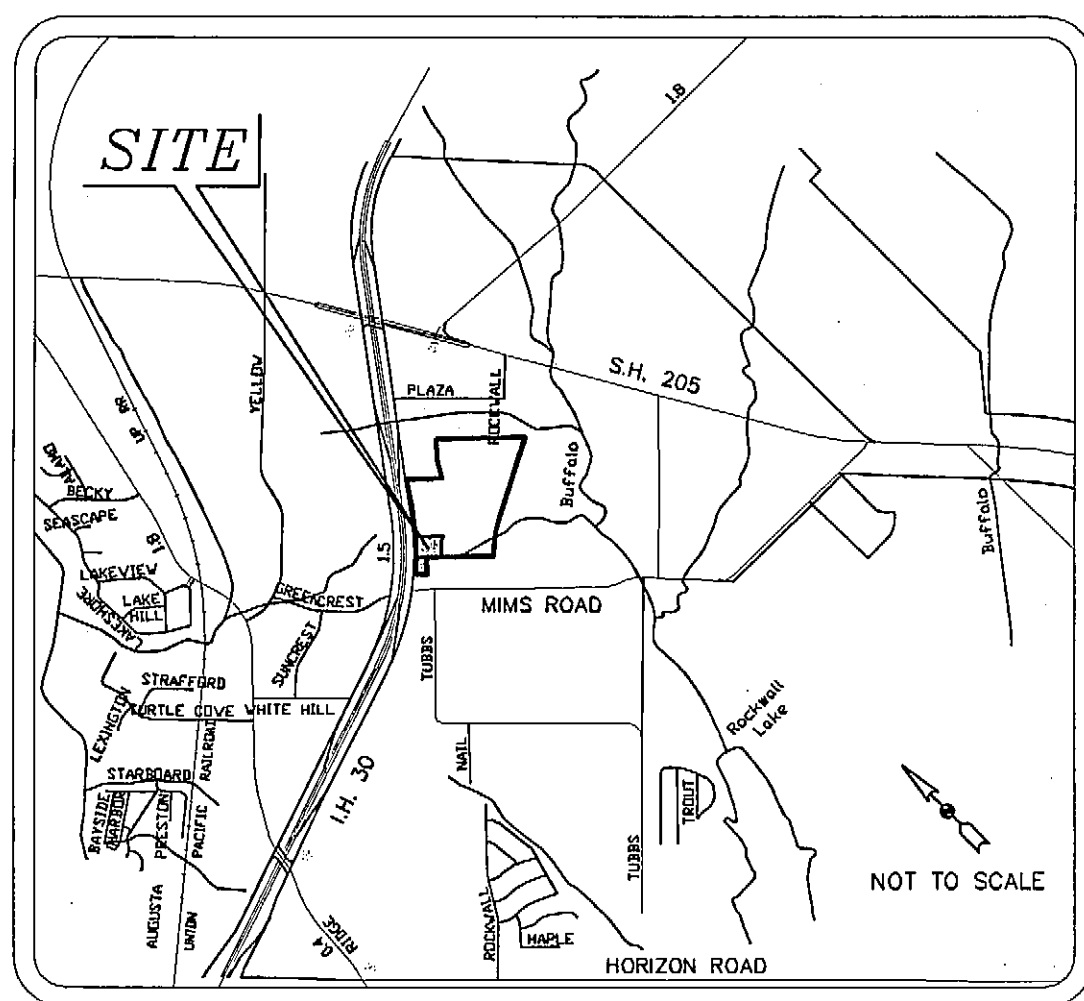
GEOTECHNICAL ENGINEER:
REED ENGINEERING GROUP
2424 STUTZ DRIVE, SUITE 400
DALLAS, TEXAS 75235
PHONE: (214) 350-5600
FAX: (214) 350-0019
CONTACT: RONALD F. REED, P.E.

GENERAL NOTES:

- ALL WORK ON THIS PROJECT/CONTRACT SHALL COMPLY WITH ALL REQUIREMENTS OF THE CITY OF ROCKWALL AND OTHER AUTHORITIES HAVING JURISDICTION.
- REFER TO CITY OF ROCKWALL SPECIAL PROVISIONS TO SECTION II, STANDARD DRAWINGS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, THIRD EDITION, 1998 (CITY REVISIONS - AUGUST 2003).
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS WAS COMPILED FROM RECORD INFORMATION. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION OF EXISTING UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE. THE CONTRACTOR AT ITS EXPENSE SHALL IMMEDIATELY REPAIR ANY DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR'S OPERATIONS AND NOTIFY THE APPLICABLE UTILITY COMPANY.
- CONTRACTOR SHALL NOTIFY AND COOPERATE WITH APPLICABLE UTILITY COMPANY TO MAINTAIN EXISTING UTILITY SERVICES TO THE SATISFACTION OF THE UTILITY COMPANY AND ITS CUSTOMERS.
- CONTRACTOR SHALL LOCATE AT ITS EXPENSE ALL EXISTING UTILITIES AT LEAST TWO WEEKS PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY THE ENGINEER IF FIELD CONDITIONS VARY FROM THOSE SHOWN ON THE PLANS.
- CONTRACTOR SHALL USE CITY OF ROCKWALL STANDARD AND NCTCOG CONSTRUCTION DETAILS. NON-STANDARD DETAILS ARE SHOWN ON SHEET C6.0 OF THIS DRAWING SET.

RE-PLAT LOTS 6 & 7, BLOCK A OF ROCKWALL CROSSING

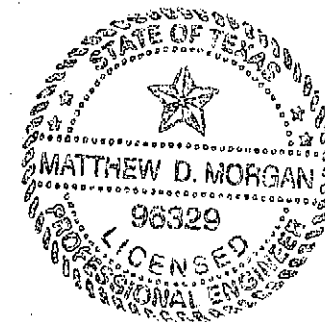
PROJECT LOCATION MAP



SUBMITTED BY:

Matthew D. Morgan
MATTHEW D. MORGAN, P.E. #96329
THE WALLACE GROUP, INC.

5/1/08
DATE



I, MATTHEW D. MORGAN, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.



The
Wallace
Group, Inc.
Engineers ■ Architects ■ Planners ■ Surveyors

• WATER/WASTEWATER
• ENVIRONMENTAL
• STREETS/DRAINAGE
• BUILDING DESIGN
• FACILITIES MANAGEMENT

• MECHANICAL
• ELECTRICAL
• STRUCTURAL
• CADD
• GIS

3636 EXECUTIVE CENTER DRIVE, SUITE 210, AUSTIN, TEXAS 78731 PH: (512) 833-6828 FAX: (512) 833-3811

SHEET INDEX

SHEET #	DESCRIPTION
C1.0	COVER SHEET
C2.0	PLAT
C3.0	SITE PLAN
C4.0	UTILITY PLAN
C5.0	GRADING, DRAINAGE & PROFILE PLAN
C5.1	DRAINAGE AREA MAP
L1.0	LANDSCAPE PLAN

CONTRACTOR SHALL CALL 1-800-DIG-TESS FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN EASEMENTS OR RIGHT-OF-WAY

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.

SITE PLAN KEY NOTES:

BUILDING

- 8,000 S.F. "SPLITFACE" CONCRETE BLOCK BUILDING PER ARCHITECTURAL PLANS.
- CANOPIES PER ARCHITECTURAL DETAILS.
- DUMPSTER ENCLOSURE PER ARCHITECTURAL DETAILS.
- DOWNSPOUTS

PAVING

- CONSTRUCT 5" THICK 3,000 PSI REINFORCED CONCRETE PAVEMENT PER GEOTECHNICAL REPORT AND DETAILS.
- CONSTRUCT 6" 3,600 PSI REINFORCED CONCRETE PAVEMENT, 6-SACK MIN. FOR MACHINE POUR AND 6.5-SACK MIN. FOR HAND POUR PER GEOTECHNICAL REPORT AND DETAILS - (FIRE LANE)
- CONSTRUCT 8" THICK 3,600 PSI REINFORCED CONCRETE PAVEMENT PER GEOTECHNICAL REPORT AND DETAILS.
- CONSTRUCT 6" INTEGRAL CONCRETE CURB PER CITY DETAIL.
- CONSTRUCT CONCRETE ADA RAMP, MAX SLOPE 1:12.
- CONSTRUCT CONCRETE SIDEWALK PER CITY DETAIL MAXIMUM CROSS SLOPE IS 2%.
- CONSTRUCT COMMERCIAL TYPE CONCRETE DRIVEWAY PER DETAIL. CITY OF ROCKWALL STD DETAIL. (8" THICK 3,600 PSI REINFORCED CONCRETE).
- CURB CUT FOR DETENTION OUTFALL. SEE DETAIL C6.1.
- CONTRACTOR TO VERIFY EXISTING GAS LINE AND DEPTH PRIOR TO CONSTRUCTION OF DECELERATION LANE.
- 12' WIDE x 250' DECELERATION LANE AT 2.0% CROSS SLOPE. MATCH SEE DECELERATION PAVEMENT CROSS-SECTION THIS SHEET.
- SAW CUT EXISTING PAVEMENT AND MATCH GRADES FOR DECELERATION LANE.

PAINT

- PAINT 4" WIDE WHITE PARKING STRIPING PER DETAIL. PARKING SPACES: 9' WIDE x 18' DEEP @ 90° TO AISLE.
- PAINT 4" WIDE WHITE PARKING STRIPING PER DETAIL. PARKING SPACES: 9' WIDE x 20' DEEP @ 90° TO AISLE.
- NOT USED
- PAINT WHITE ACCESSIBLE PARKING SYMBOL PER DETAIL.
- PAINT 4" WHITE ACCESSIBLE PARKING AISLE STRIPES PER DETAIL. ACCESSIBLE ROUTE MAXIMUM CROSS SLOPE IS 2%
- PAINT 4" RED FIRE LANE PER DETAIL.
- PAINT 8" SINGLE SOLID WHITE STRIPE ENTIRE LENGTH OF 150 LF STORAGE LANE.

SIGNS

- INSTALL "ACCESSIBLE PARKING" SIGN PER DETAIL.

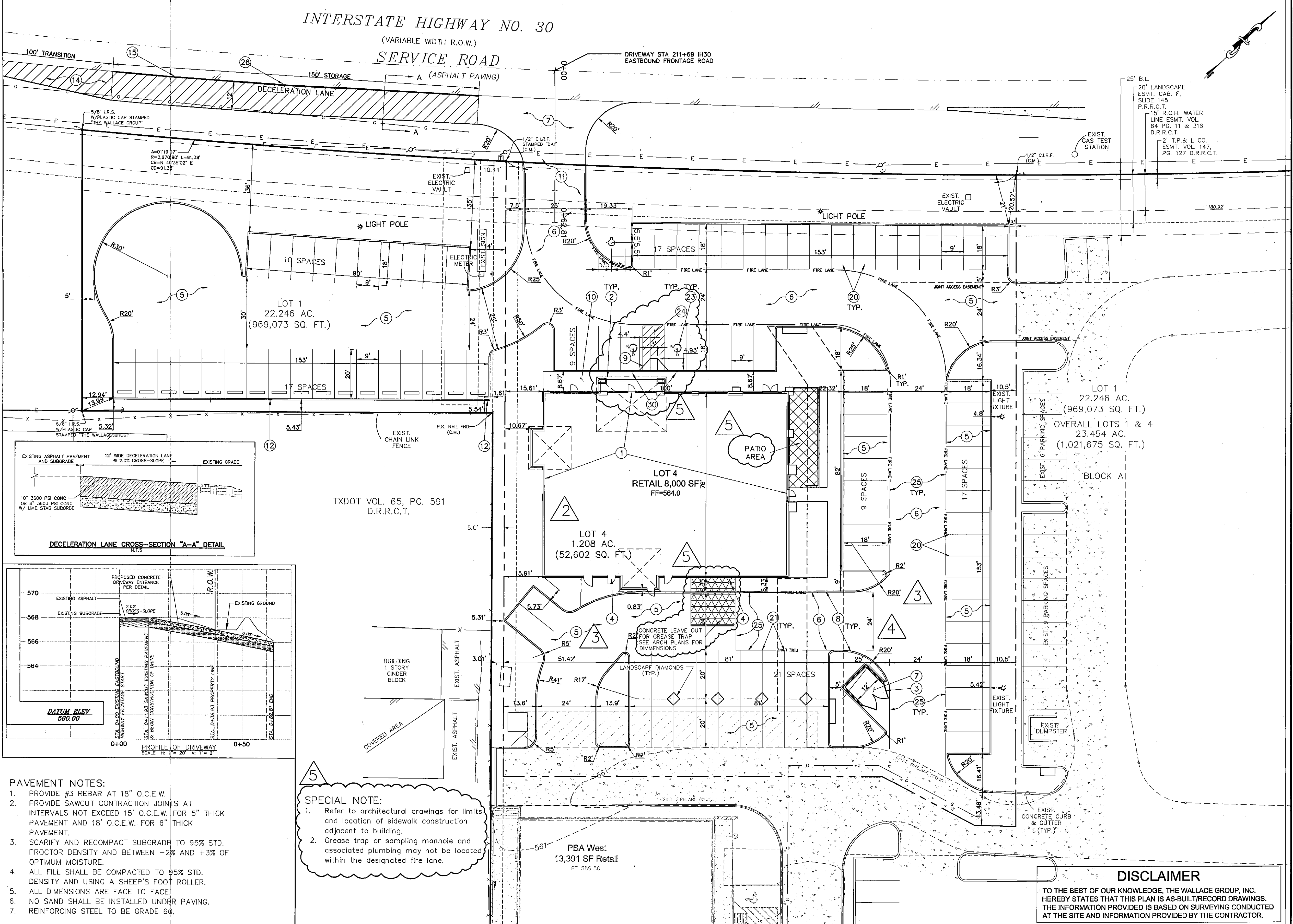
SITE DATA:		
PARKING PROVIDED		
REGULAR:	98	
VAN ACCESSIBLE:	2	
TOTAL:	100	
USES:		
SITE AREA:	1.208 ACRES	
GROSS FLOOR AREA:	8,000 S.F.	
NUMBER OF STORIES:	1	
FOUNDATION:	SLAB ON GRADE	
BUILDING HEIGHT:	21'-4"	
BUILDING FINISHED FLOOR:	564.0	

PAVEMENT PAINT SPECIFICATIONS:

- FIRE LANE PAVEMENT PAINT SHALL BE GLIDDEN #4520 OIL ENAMEL "SAFETY RED".
- TRAFFIC ARROW AND DIRECTIONAL TEXT ON PAVEMENT SHALL BE GLIDDEN #22693 OIL ENAMEL "TRAFFIC WHITE".
- CROSSWALK PAVEMENT PAINT STRIPE SHALL BE GLIDDEN #22693 "TRAFFIC WHITE".

NOTES:

- CURB HEIGHT IS 6" UNLESS SPECIFIED.
- ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS SPECIFIED.
- CONTRACTOR SHALL CALL ROCKWALL CITY SERVICE CENTER (972-771-7700) & TEXAS EXCAVATION SAFETY SYSTEM (1-800-DIG-TESS) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN THE CITY.
- SEE GEOTECH REPORT FOR ALL ON-SITE PAVING.
- LAND USE IS RETAIL.



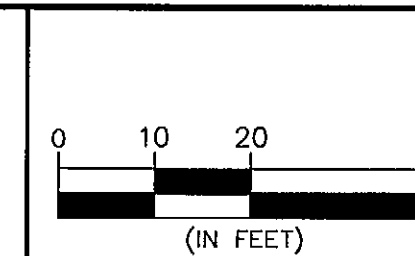
PAVEMENT NOTES:

- PROVIDE #3 REBAR AT 18" O.C.E.W.
- 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.
- SCARIFY AND RECOMPACT SUBGRADE TO 95% STD. PROCTOR DENSITY AND BETWEEN -2% AND +3% OF OPTIMUM MOISTURE.
- ALL FILL SHALL BE COMPACTED TO 95% STD. DENSITY AND USING A SHEEP'S FOOT ROLLER.
- ALL DIMENSIONS ARE FACE TO FACE.
- NO SAND SHALL BE INSTALLED UNDER PAVING.
- REINFORCING STEEL TO BE GRADE 60.

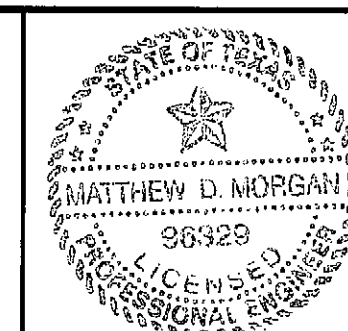
SPECIAL NOTE:

- Refer to architectural drawings for limits and location of sidewalk construction adjacent to building.
- Grease trap or sampling manhole and associated plumbing may not be located within the designated fire lane.

REV	DATE	BY	DESCRIPTION
1	8/22/07	MM	CONCRETE LEAVE-OUT FOR GREASE TRAP, HANDICAP RAMP
2	8/22/07	MM	REVISE CURB RETURN RADIUS TO 20' / REVISE FIRELANE
3	8/22/07	MM	REVISED ENTRY LOCATION TO AVOID BOLLARDS
4	1/31/07	RS3	INSERTED NEW BUILDING FOOTPRINT
5	1/31/07	MM	SITE LAYOUT REVISION



DESIGNED: _____
 DRAWN: _____
 CHECKED: _____



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY
 MATT D. MORGAN, P.E.
 ON THE DATE SHOWN ON THE DAYSTAMP.
 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE
 ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT

8/1/08 *Matthew D. Morgan*
 DATE NAME

ENGINEERS ARCHITECTS
 THE WALLACE GROUP INC.
 SURVEYORS PLANNERS

ROCKWALL CROSSING		SHEET C3.0
S	8000 SQ. FT. RETAIL BUILDING	
SITE PLAN		
		OF 12 SHEETS

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.

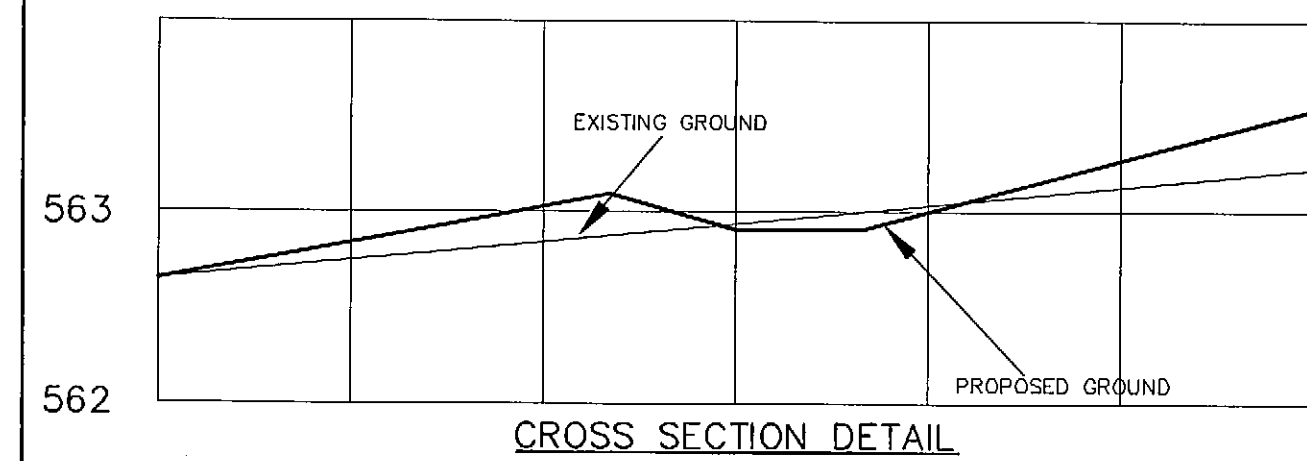
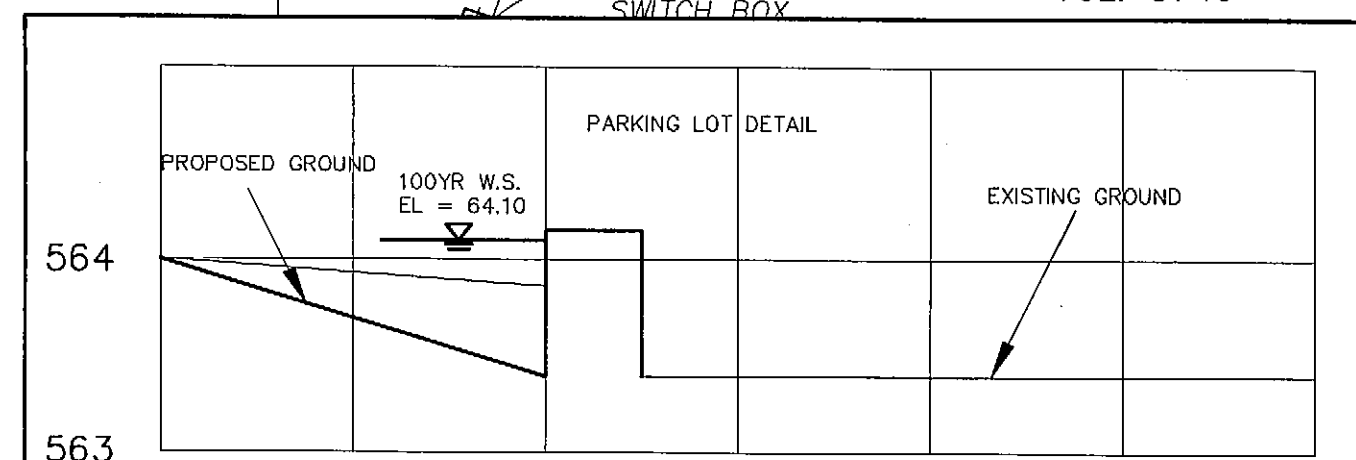
INTERSTATE HIGHWAY NO. 30
(VARIABLE WIDTH R.O.W.)
SERVICE ROAD
(ASPHALT PAVING)

GRADING PLAN CALLOUTS

1. CONSTRUCT 10" CURB INLET PER DETAIL. 18" RCP FL(OUT)=558.75 (HGL=560.4)
2. CONSTRUCT 10" CURB INLET PER DETAIL. TOP=560.15 18" RCP FL(OUT)=556.15 (HGL=559.4)
3. REMOVE EXISTING AREA INLET. CONNECT 18" RCP TO EXISTING 18" RCP FL(IN)=553.40±
4. 10 LF 18" RCP@1.0%
5. 40 LF 18" RCP@1.0%
6. 124 LF 18" RCP@3.9%
7. CROSSING: STORM DRAIN AND WASTE WATER 18" RCP FL=553.66, 6" W.W. FL=555.68
8. CURB CUT, PART OF PARKING LOT DETENTION POND. SEE DETAIL, SHEET C6.1.
9. 31 LF VALLEY GUTTER. SEE DETAIL.

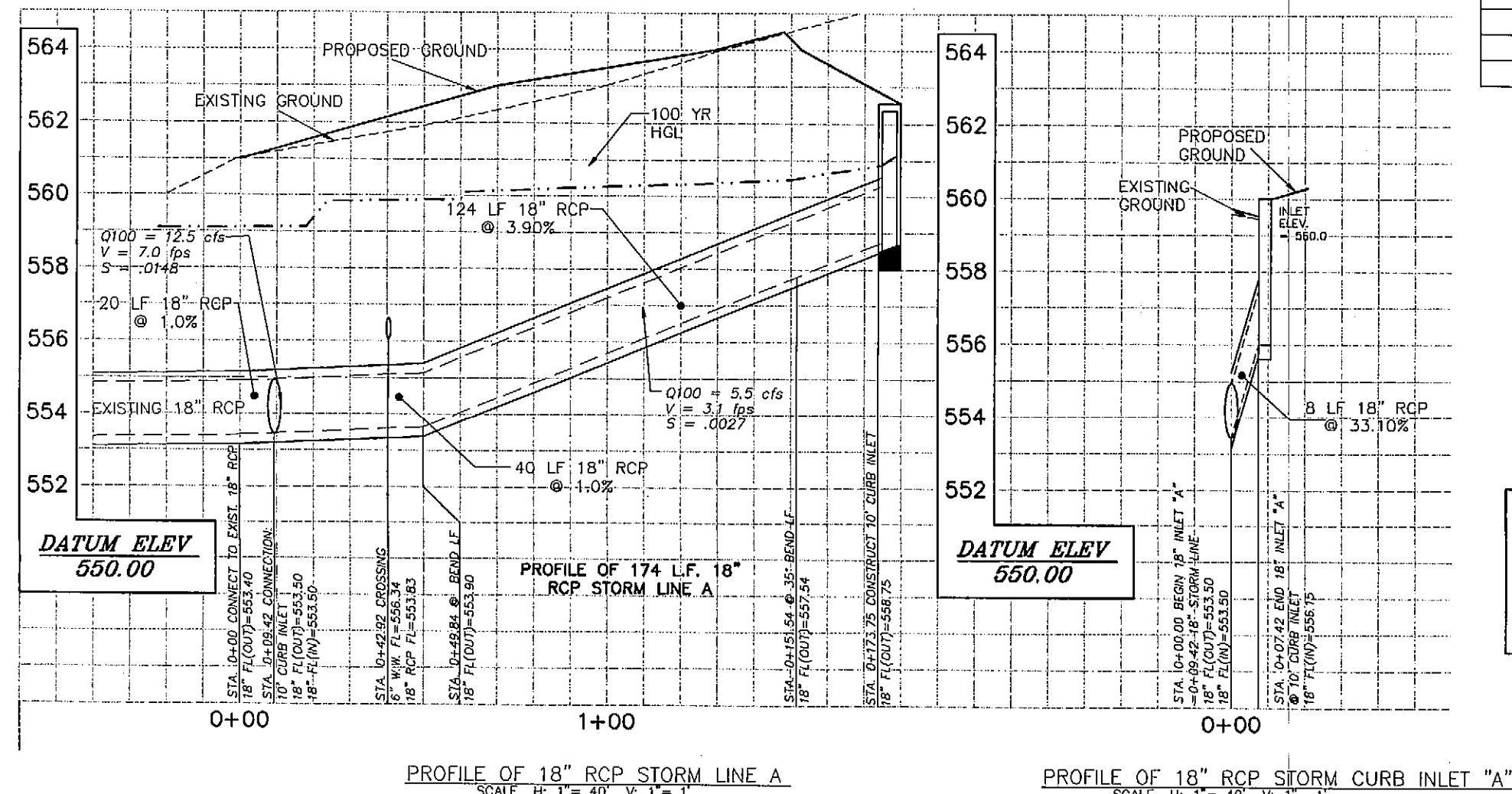
1

CITY OF ROCKWALL
0.316 AC.
VOL. 3746



Parking Lot Detention Pond				
Elev	Pond Area	Inc. Vol	Total Cum Volume	Volume Ac.-Ft
563.25	-	-	-	-
563.50	5,323	665	665	0.02
563.75	6,683	1,501	2,166	0.05
564.00	8,043	1,841	4,007	0.09
564.10	8,100	807	4,814	0.11

Outfall Structure - Parking Detention Pond				
Elevation	Weir Elev	Length (ft)	H (ft)	Q (cfs)
563.25	563.25	0.729	0.00	0.0
563.50	563.25	0.729	0.25	0.5
563.75	563.25	0.729	0.50	0.93
564.00	563.25	0.729	0.75	1.4
564.10	563.25	0.729	0.85	1.6



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.

ENGINEERS THE WALLACE GROUP INC. SURVEYORS ARCHITECT PLANNERS

ROCKWALL CROSSING
8000 SQ. FT. RETAIL BUILDING

GRADING, DRAINAGE AND PROFILE PLAN

SHEET C5.0

OF 12 SHEETS

