

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.

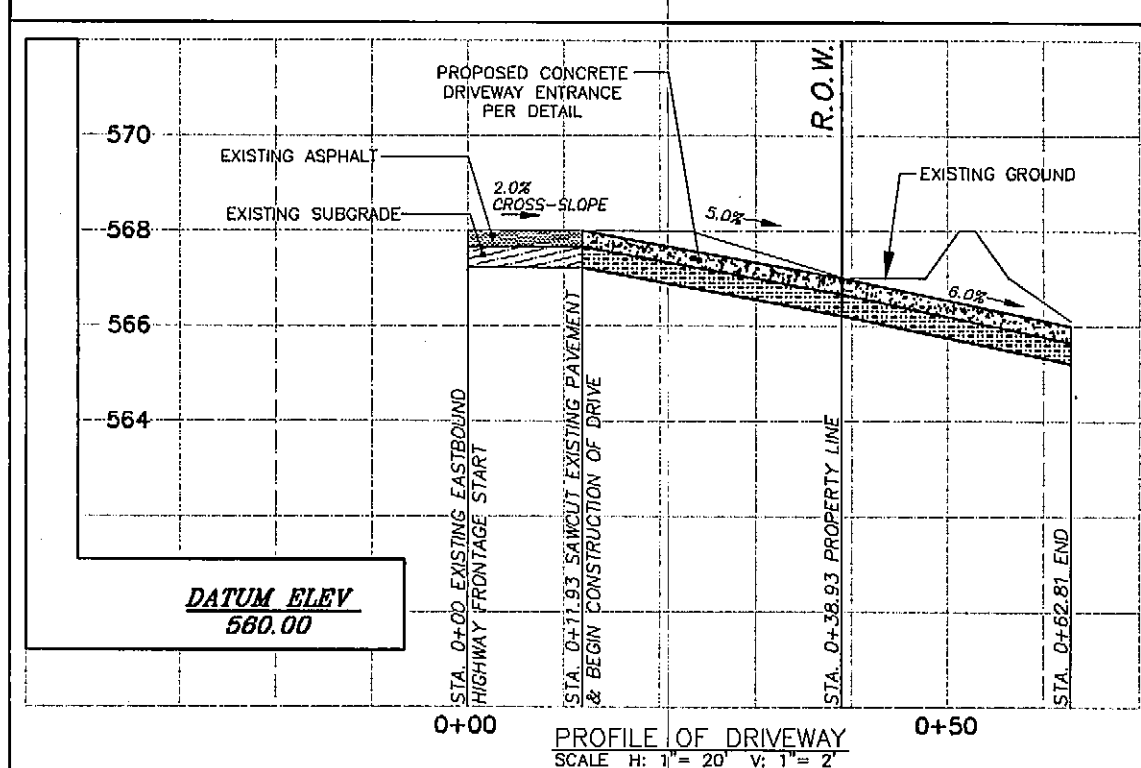
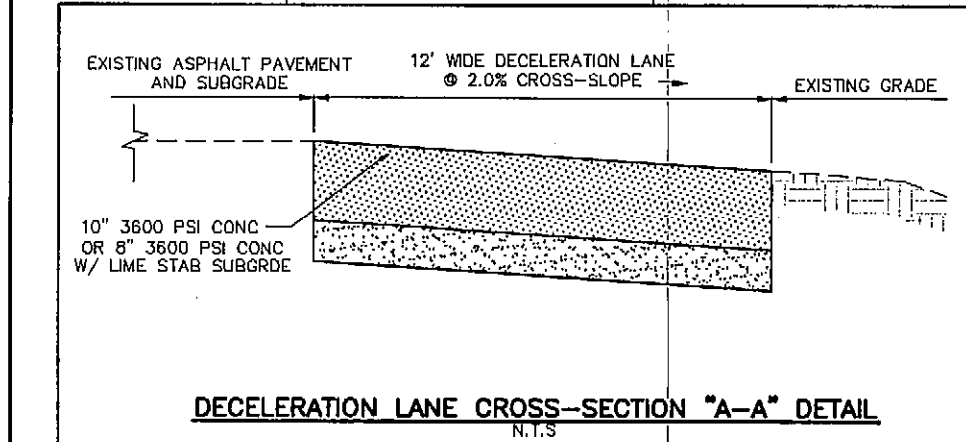
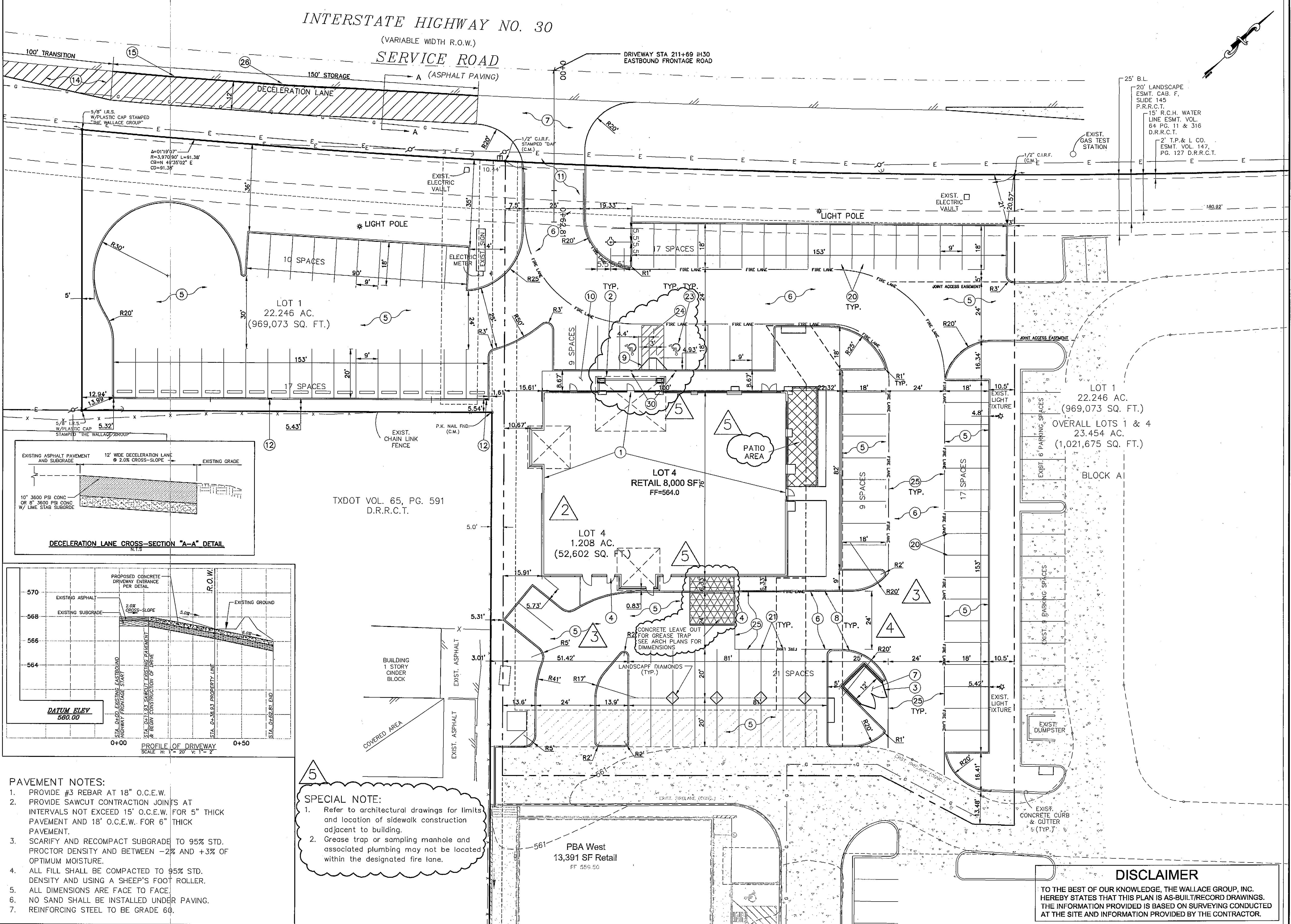
SITE DATA:		
PARKING PROVIDED		
REGULAR:	98	
VAN ACCESSIBLE:	2	
TOTAL:	100	
USES:		
SITE AREA:	1.208 ACRES	
GROSS FLOOR AREA:	8,000 S.F.	
NUMBER OF STORIES:	1	
FOUNDATION:	SLAB ON GRADE	
BUILDING HEIGHT:	21'-4"	
BUILDING FINISHED FLOOR:	564.0	

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.

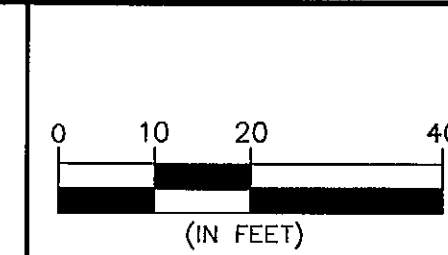
SPECIAL NOTE:

- 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.

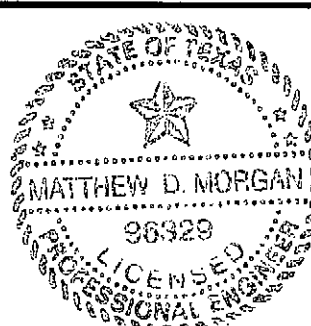
DISCLAIMER

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.

REV	DATE	BY	DESCRIPTION
1	8/22/07	MM	CONCRETE LEAVE-OUT FOR GREASE TRAP, HANDICAP RAMP
2	6/26/07	MM	REVISE CURB RETURN RADIUS TO 20' / REVISE FIRELANE
3	6/12/07	MM	REVISED ENTRY LOCATION TO AVOID BOLLARDS
4	1/31/07	RS3	INSERTED NEW BUILDING FOOTPRINT
5	1/8/07	MM	SITE LAYOUT REVISION



DESIGNED: _____
DRAWN: _____
CHECKED: _____



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5/1/08 *Matthew D. Morgan*
DATE NAME

ENGINEERS ARCHITECTS
THE WALLACE GROUP INC.
SURVEYORS PLANNERS

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