

CIVIL CONSTRUCTION PLANS

# RUSTIC WAREHOUSE

1411 S. GOLIAD ST.

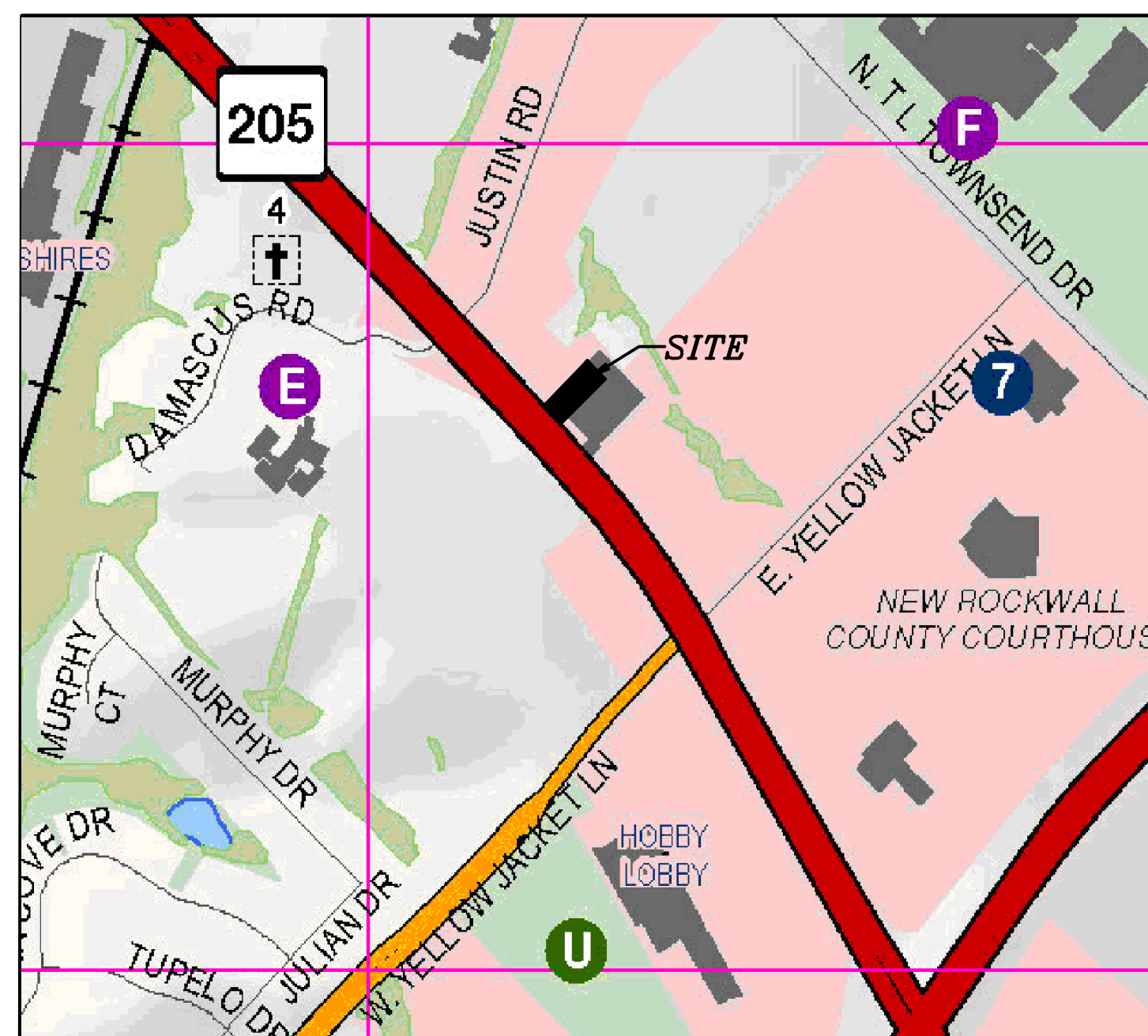
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

GENERAL NOTES  
(APPLICABLE TO ALL SHEETS)

- Excavated material shall be placed as directed by the Owner.
- Construction shall meet the requirements of the latest revision of the Standards of Design and Standard Details for the City of Rockwall & NTCOG Standards, 3rd Edition.
- All fill areas to be density controlled and compacted to 95% density at optimum moisture content. Compacted with sheep foot roller.
- Pavement thickness and strength shall be as follows:  
Fire Lanes.....6", 3,600 psi (6.5 sack mix)  
Parking areas.....5", 3,000 psi (5.5 sack mix)  
Sidewalks.....4", 3,000 psi (5.5 sack mix) with No.3 bar at 24" centers each way.
- All subgrade of proposed parking shall be compacted to 95% standard proctor density. All general fill material to be compacted with a sheepsfoot roller.
- It shall be the responsibility of the Contractor to locate and verify all existing utilities prior to the beginning of construction to insure no conflicts between all utility lines.
- All handicap ramps shall be installed with paving.
- Contractor is responsible for acquiring NTCOG 3rd Edition and Rockwall Standards and Details.
- Existing 4" Sanitary Sewer and 3/4" Water will continue to be used for the service of this structure. No irrigation system is planned to be installed at this time.



LOCATION MAP  
NTS

INDEX

ITEM	SHEET
COVER.....	1
SITE AND DIMENSION	
CONTROL PLAN.....	2
GRADING AND PAVING.....	3
DRAINAGE AREA MAP.....	4 & 4A
DETENTION CALCULATIONS...	5
EROSION CONTROL.....	6
DETAIL SHEETS.....	7

**CAUTION!!!**

UNDERGROUND UTILITIES

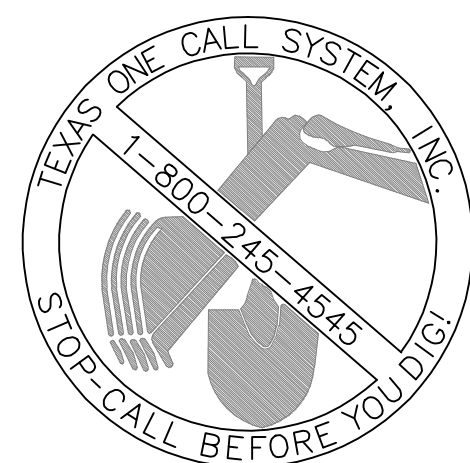
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY THE VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES, PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING FACILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE.

GENERAL NOTES  
(APPLICABLE TO ALL SHEETS)

- ALL WORKS ON THIS PROJECT/CONTRACT SHALL COMPLY WITH ALL THE REQUIREMENT OF CITY OF ROCKWALL AND AUTHORITIES HAVING JURISDICTION.

REVISED TO CONFORM TO CONSTRUCTION RECORDS.  
*W. Douphrate* DATE: 6-16-16

NOTE: CONTRACTOR TO VERIFY IN THE FIELD THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. INFORMATION PROVIDED WITHIN THESE PLANS DOES NOT RELIEVE THE CONTRACTOR OF THE FULL AND TOTAL RESPONSIBILITY FOR THE PROTECTION OF EXISTING UTILITIES NOR ANY DAMAGES CAUSED BY SAID CONTRACTOR DURING CONSTRUCTION.



**CIVIL ENGINEER**  
DOUPHRATE & ASSOCIATES, INC.  
ENGINEERING • PROJECT MANAGEMENT • SURVEYING  
P.O. BOX 1336 ROCKWALL, TEXAS 75087  
PHONE: (972)771-9004 FAX: (972)771-9005

**SURVEYOR**  
MADDOX SURVEYING & MAPPING, INC.  
P.O. Box 2109  
Forney, Texas 75126  
(972) 564-4416  
Firm No. 10013200

**Owner**  
TEASDALE INVESTMENTS, LLC  
1411 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
214-454-1881

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II, TEXAS P.E. NO. 60102, F-886, ON FEB 2, 2016