

SOUTHERN PACIFIC RAIL ROAD

PROPOSED VARIABLE HEIGHT
RETAINING WALL, REFER TO
01 & 02/C3.01

(100' R.O.W.)
S 88°52'39" E

584.53'

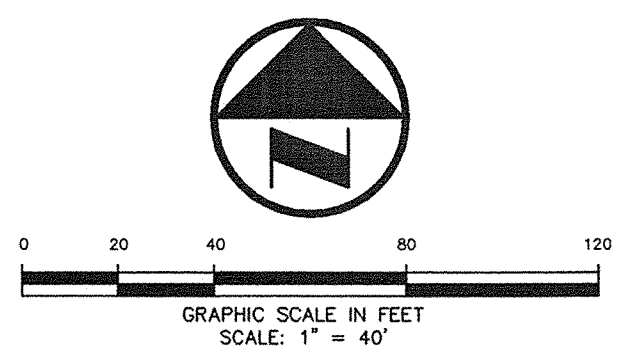
S 02°17'07" W
81.19'

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN
THIS AREA. 48 HOURS PRIOR TO ANY
CONSTRUCTION ACTIVITIES, CONTACT LINE
LOCATES FOR FRANCHISE UTILITY INFO.
CALL BEFORE YOU DIG!
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5



BEFORE
YOU DIG...

BENCHMARK LIST:
BENCHMARK #1
X-CUT FOUND ON THE TOP OF CURB OF THE SOUTHERN CURB RETURN
AT EAST SIDE OF INDUSTRIAL BLVD. 590'± SOUTH FROM CENTERLINE OF
RAILROAD. ELEVATION = 564.27
BENCHMARK #2
X-CUT SET AT THE SOUTHEAST CORNER OF CURB INLET LOCATED IN
NORTH SIDE OF JUSTIN ROAD 40'± WEST OF SOUTHWEST CORNER OF SITE.
ELEVATION = 574.35



LEGEND

- B BOLLARD
- EM ELECTRIC METER
- PP POWER POLE
- LS LIGHT STANDARD
- WM WATER METER
- WV WATER VALVE
- ICV IRRIGATION CONTROL VALVE
- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- CO CLEAN OUT
- MH MANHOLE
- GM GAS METER
- TSC TRAFFIC SIGNAL CONTROL
- TSP TRAFFIC SIGNAL POLE
- TR TRAFFIC SIGN
- TELE TELEPHONE BOX
- TV TV BOX
- FP FLAG POLE
- PROPERTY LINE
- O.H. POWER LINES
- U/G TELE. U/G TELEPHONE LINES
- WATER U/G WATER LINE
- GAS U/G GAS LINE
- X-X- FENCE
- EJ- EXPANSION JOINT

PAVEMENT LEGEND

- CONCRETE PAVEMENT
- FIRE LANE PAVEMENT
- HEAVY DUTY PAVEMENT
- DUMPSTER PAD AND APRON
- EMERGENCY ACCESS PAVEMENT
(REFER ARCHITECTURAL PLANS FOR MATERIALS)

NOTE:
REFER TO C1.02 & C7.01 FOR
PAVEMENT DETAILS, THICKNESS,
STRENGTHS, AND SPECIFICATIONS.

NOTE:
REFER TO ARCHITECTURAL PLANS
FOR DIMENSIONS.

RECORD DRAWINGS:
IT WAS THE INTENT THAT THE IMPROVEMENTS SHOWN BE CONSTRUCTED
ACCORDING TO THESE PLANS AS APPROVED BY THE CITY. THE LINES AND
GRADES WERE SET ON THE GROUND FOR CONSTRUCTION ACCORDING TO
SAID PLANS. THE CITY INSPECTED THE CONSTRUCTION. THE ENGINEER DID
NOT VERIFY LINES OR GRADES AFTER CONSTRUCTION. WE ARE NOT AWARE
OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION
OTHER THAN THOSE SHOWN. DATE: SEPTEMBER 27, 2011

PROPOSED LOT 2, BLOCK A,
A REPLAT OF
LOT 1, BLOCK A,
SPR PACKAGING ADDITION
(CAB. G, SLIDE 107)
10.1893 ACRES
(443,847 SF)

EXISTING
ONE-STORY
TILT WALL BUILDING

1480 JUSTIN ROAD

INDUSTRIAL BLVD.
(VARIABLE WIDTH R.O.W.)

JUSTIN ROAD
(VARIABLE WIDTH R.O.W.)

LOT 4, BLOCK A
WHITMORE INDUSTRIAL PARK
(CAB. F, SLIDE 291)

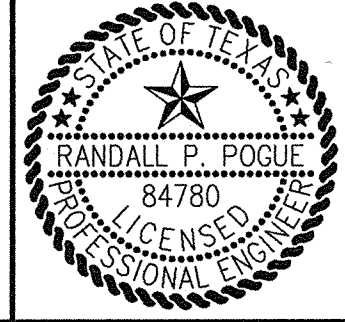
- FRANCHISE UTILITY NOTES:**
- TXU ELECTRIC - (972) 771-3979 - JOE PECINA
 - ATMOS ENERGY (GAS) - (972) 485-8277 - MS. DINAH WOOD
 - SBC - (903) 457-2092 - CAROLYN NAYLOR
 - CHARTER COMM. (CABLE) - (817) 509-8272 #8886 - HECTOR ELIZONDO

NAN L. SMARTT, TRUSTEE
(VOL. 1036, PG. 188)

OWNER
FLEXLAND, L.P.
1480 JUSTIN ROAD
ROCKWALL, TEXAS 75087
MR. STEVEN ROSENBERG
(469) 252-1070 PHONE
(469) 252-1069 FAX

DEVELOPER
SPR PACKAGING, INC.
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ROCKWALL, TEXAS 75087
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ENGINEER IS AN OFFENSE UNDER THE TEXAS
ENGINEERING PRACTICE ACT.



POGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.

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SUITE 100
MCKINNEY, TEXAS 75069

(214) 544-8880 PHONE
(214) 544-8882 FAX
www.PogueEngineering.com

PAVING PLAN
SPR PACKAGING - EXPANSION
BLOCK A, LOT 2, SPR PACKAGING ADDITION
NWC OF INDUSTRIAL BLVD. @ JUSTIN ROAD
CITY OF ROCKWALL, TEXAS

SHEET
NO.
C1.01

RPOQUE 09/27/2011 - 1:48PM
N:\WORKS\1300-1399\1312-10-069\DWG\1312-10-069-PAVING PLANDWG
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