

LEGEND

- 7" CONCRETE PAVEMENT (HEAVY DUTY) (3,600 psi, MINIMUM 6.5 SACKS)
- CONCRETE PAVEMENT TO MATCH EXISTING 10" GOLIAD STREET SECTION (3,600 psi, MINIMUM 6.5 SACKS)
- 6" CONCRETE PAVEMENT (MEDIUM DUTY) (3,600 psi, MINIMUM 6.5 SACKS)
- 5" CONCRETE PAVEMENT (LIGHT DUTY) (3,600 psi, MINIMUM 6.5 SACKS)
- 4" SIDEWALK/FLATWORK (3,000 psi, MINIMUM 5.5 SACKS)
- DENOTES HANDICAP PARKING SPACE
- FIRE LANE STRIPING
- SITE LIGHTING. SEE NOTE 8, THIS SHEET.
- LONGITUDINAL BUTT JOINT

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
3. REFER TO SHEET C-1.1 FOR ADDITIONAL NOTES.
4. ALL SIDEWALKS TO BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.0%.
5. FIRE LANES SHALL REMAIN OPEN AND ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION.
6. FIRE LANE SHALL BE INSTALLED AND ACCEPTED BY THE CITY PRIOR TO ANY CONSTRUCTION ABOVE THE FOUNDATION.
7. ALL WORK WITHIN THE NORTH GOLIAD STREET RIGHT OF WAY TO BE PER TXDOT PERMIT.
8. SITE LIGHTING IS SHOWN ON THIS PLAN FOR REFERENCE ONLY. REFER TO SITE LIGHTING PLAN, BY OTHERS, FOR POLE AND BASE DESIGN, POWER REQUIREMENTS, CONDUIT LOCATIONS AND EXACT POLE LOCATIONS.
9. ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF ACCURACY OR DESIGN.

PAVEMENT NOTES

REFERENCE PROJECT GEOTECHNICAL REPORT BY ALPHA TESTING (REPORT NO. G150778, DATED APRIL 30, 2015) FOR ALL SUBGRADE PREPARATION, REINFORCING STEEL REQUIREMENTS, AND PAVEMENT JOINT SPACING.

PER SECTION 6.8.2, LIME TREATED SUBGRADE CAN BE ELIMINATED BY INCREASING PAVEMENT THICKNESS BY 1-INCH.

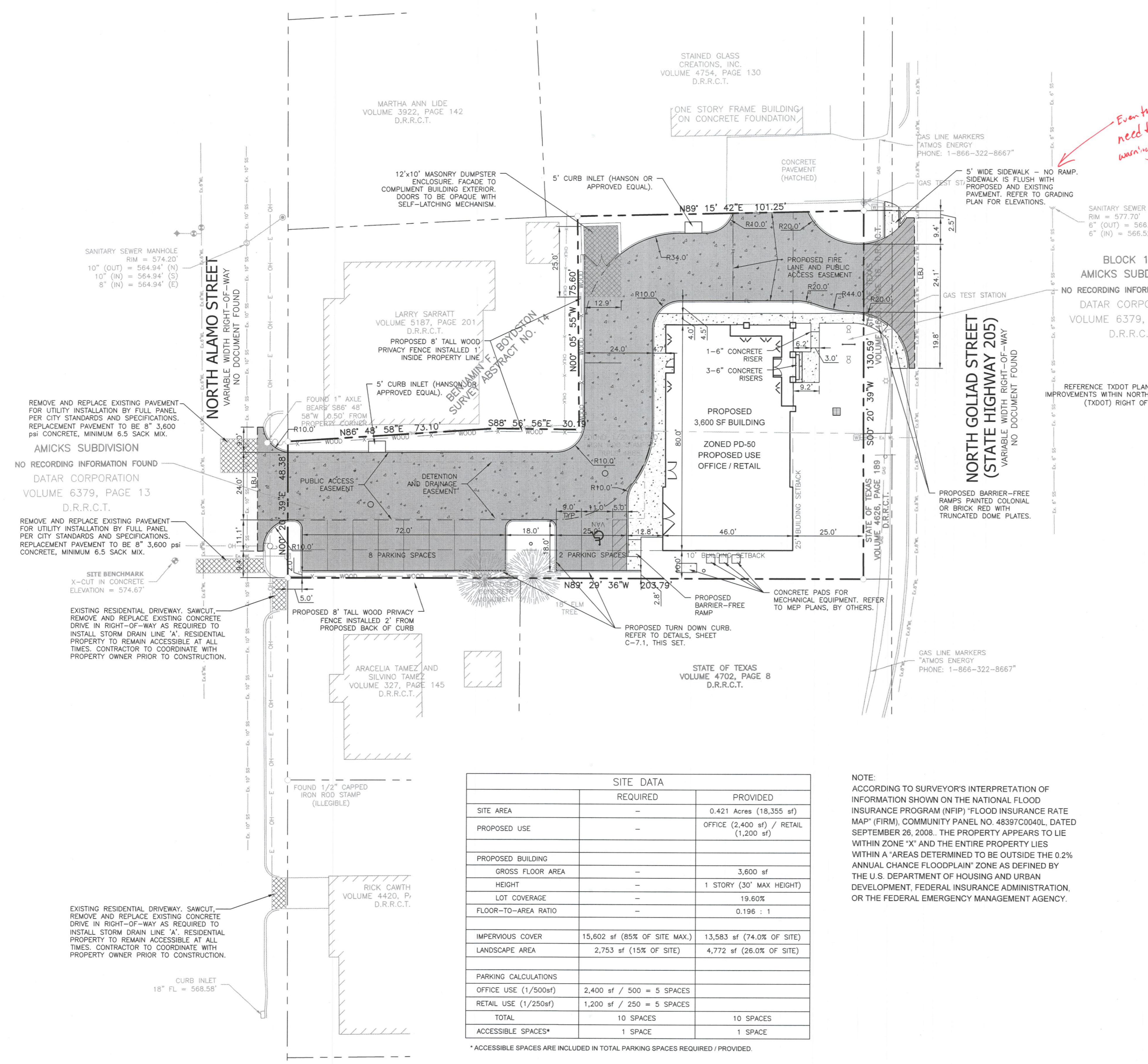
PAVEMENT JOINT SPACING SHOULD NOT EXCEED 15 FEET.

PAVEMENT CONCRETE REINFORCEMENT TO BE #3 BARS AT 18 INCHES ON CENTER EACH WAY.

No sand under pavement

NOTES TO CONTRACTOR

1. INFORMATION ON THIS SHEET AND OTHER SHEETS THROUGHOUT THIS PLAN SET IS PART OF A UNIFIED DESIGN. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.
2. CONTRACTOR SHALL REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION. INFORMATION ON THE GENERAL NOTES SHEET IS PART OF A UNIFIED DESIGN AND IS PERTINENT TO THIS PLAN SHEET.
3. CONTRACTOR SHALL REFERENCE ALL IRRIGATION PLANS, MEP SITE PLANS, AND CIVIL ENGINEERING UTILITY PLANS FOR INFORMATION REGARDING SLEEVES BENEATH PAVEMENT.



SITE DATA		
	REQUIRED	PROVIDED
SITE AREA	-	0.421 Acres (18,355 sf)
PROPOSED USE	-	OFFICE (2,400 sf) / RETAIL (1,200 sf)
PROPOSED BUILDING		
GROSS FLOOR AREA	-	3,600 sf
HEIGHT	-	1 STORY (30' MAX HEIGHT)
LOT COVERAGE	-	19.60%
FLOOR-TO-AREA RATIO	-	0.196 : 1
IMPERVIOUS COVER	15,602 sf (85% OF SITE MAX.)	13,583 sf (74.0% OF SITE)
LANDSCAPE AREA	2,753 sf (15% OF SITE)	4,772 sf (26.0% OF SITE)
PARKING CALCULATIONS		
OFFICE USE (1/500sf)	2,400 sf / 500 = 5 SPACES	
RETAIL USE (1/250sf)	1,200 sf / 250 = 5 SPACES	
TOTAL	10 SPACES	10 SPACES
ACCESSIBLE SPACES*	1 SPACE	1 SPACE

* ACCESSIBLE SPACES ARE INCLUDED IN TOTAL PARKING SPACES REQUIRED / PROVIDED.

NOTE: ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), COMMUNITY PANEL NO. 48397C0040L, DATED SEPTEMBER 26, 2008. THE PROPERTY APPEARS TO LIE WITHIN ZONE "X" AND THE ENTIRE PROPERTY LIES WITHIN A "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

Even though flush with driveways need to provide truncated dome warning pad for each drive

AMICKS SUBDIVISION
NO RECORDING INFORMATION FOUND
DATAR CORPORATION
VOLUME 6379, PAGE 13
D.R.R.C.T.

BLOCK 19A
AMICKS SUBDIVISION
NO RECORDING INFORMATION FOUND
DATAR CORPORATION
VOLUME 6379, PAGE 17
D.R.R.C.T.

STATE OF TEXAS
VOLUME 4702, PAGE 8
D.R.R.C.T.

EXISTING RESIDENTIAL DRIVEWAY. SAWCUT, REMOVE AND REPLACE EXISTING CONCRETE DRIVE IN RIGHT-OF-WAY AS REQUIRED TO INSTALL STORM DRAIN LINE 'A'. RESIDENTIAL PROPERTY TO REMAIN ACCESSIBLE AT ALL TIMES. CONTRACTOR TO COORDINATE WITH PROPERTY OWNER PRIOR TO CONSTRUCTION.

REMOVE AND REPLACE EXISTING PAVEMENT FOR UTILITY INSTALLATION BY FULL PANEL PER CITY STANDARDS AND SPECIFICATIONS. REPLACEMENT PAVEMENT TO BE 8" 3,600 psi CONCRETE, MINIMUM 6.5 SACK MIX.

SANITARY SEWER MANHOLE
RIM = 574.20'
10" (OUT) = 564.94' (N)
10" (IN) = 564.94' (S)
8" (IN) = 564.94' (E)



**Know what's below.
Call before you dig.**
(@ least 48 hours prior to digging)

BENCHMARK

SOURCE BENCHMARK: City of Rockwall monument No. Reset R005-1, Concrete monument with a brass cap stamped "Reset R005-1" found in the median of Summit Ridge Drive at the intersection of Summit Ridge Drive and F.M. Highway No. 740.
Elevation = 578.631'