

NOTES:

- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 4TH EDITION.
- 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS.
- 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
- 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

PAVING NOTES:

- 1) APPROACHES TO BE 6" THICK, 4200 PSI, 7.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
- 2) FIRELANE TO BE 6" THICK, 3600 PSI, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
- 3) DUMPSTER PAD TO BE 7" THICK, 3600 PSI, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
- 4) ALL OTHER (NON-FIRELANE) PAVING CAN BE 6" THICK (SIDEWALK TO BE 4"), 3000 PSI, 6 SACK MIX, REINFORCED WITH #3 BARS @ 18" O.C.
- 5) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
- 6) SIDEWALK TO BE 4" THICK CONCRETE, 3000 PSI, 5.5 SACK MIX IN R.O.W.
- 7) NO SAND UNDER PAVING.
- 8) NO PAVING, INCLUDING SLAB, TO BE INSTALLED UNTIL THE DETENTION SYSTEM(S) ARE FULLY INSTALLED FUNCTIONALLY, PER PLAN, & HAVE ANCHORED SEEDED CURLEX OR SOD ON THE SIDES & BOTTOM OF POND

SITE DATA:

LOT AREA:
3.57 Acres, 155,294 sq.ft.

LOT COVERAGE:
14.6%

FLOOR TO AREA RATIO:
6.85:1

BUILDING AREA:
Warehouse: 10,331 sq.ft.
General Office: 12,345 sq.ft.
Phase 1 TOTAL: 22,676 sq.ft.
Phase 2: 12,920 sq.ft.

BUILDING HEIGHT:
1 STORY (/)

PROPOSED FUTURE USE:
Office/Warehouse

IMPERVIOUS AREA (including buildings):
106,733 sq.ft.

ZONING:
LI

PARKING:
Required:
Office (1/300sf) = 42
Warehouse (1/1000sf) = 11
TOTAL = 53
Handicap = 3
Provided:
Standard = 126
Handicap = 5
Total Provided = 131

LANDSCAPE AREA:
Required: (15%) 23,294 sq.ft.
Provided: 48,561

FIRESPRINKLER:
YES
* THERE ARE NO EXIST. BUILDINGS ON THIS SITE
* NO TREES ON THIS SITE

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 11th day of February, 2020.

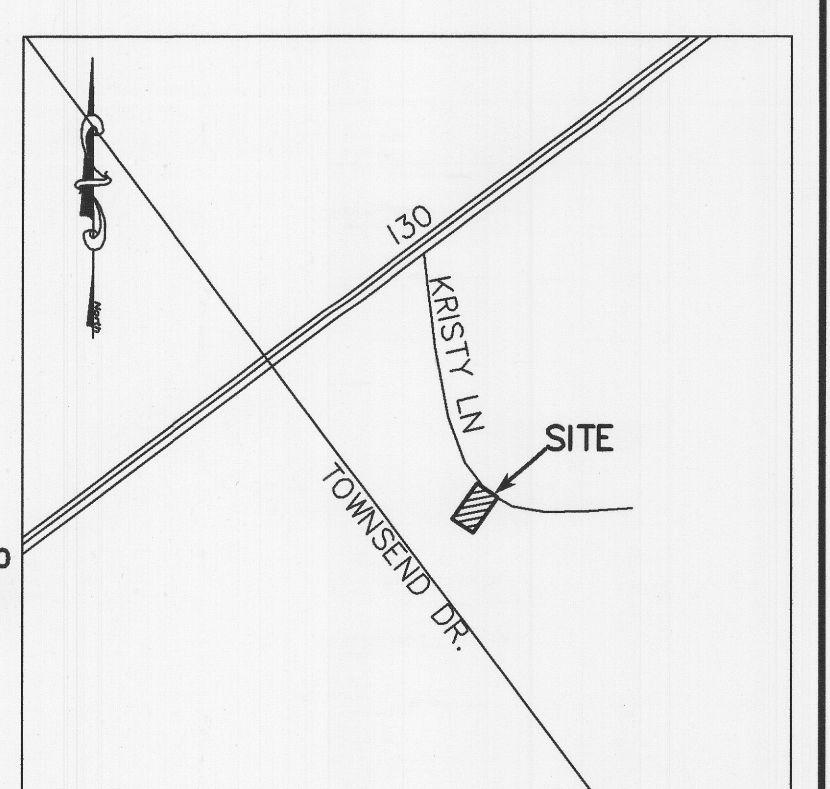
WITNESS OUR HANDS, this 11th day of February, 2020.

[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning and Zoning

**** NOTICE TO CONTRACTORS ****

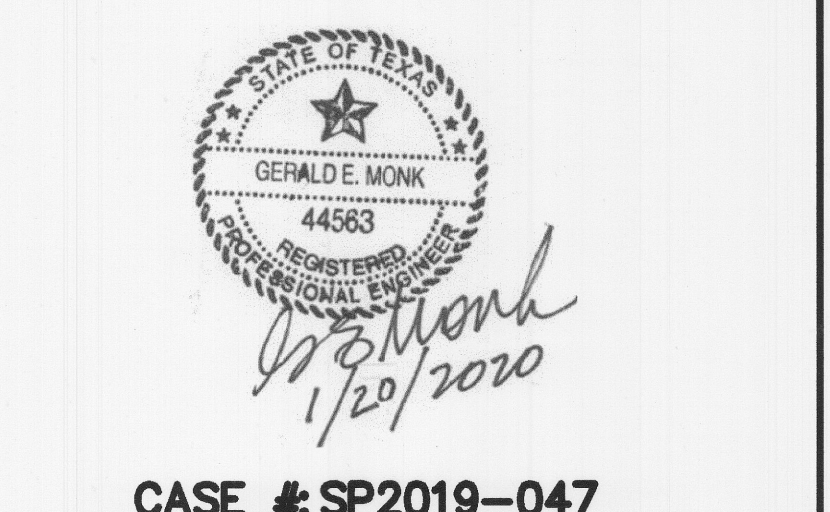
TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY H.D. FETTY OF ROYSE CITY, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.



LEGEND

- = PROPERTY LINE
- 460 --- = EXISTING CONTOURS
- 460 --- = PROPOSED CONTOURS
- x 463.00 TC or x 462.50 = PROPOSED SPOT GRADES
tc = TOP OF CURB
ep = EDGE OF PAVEMENT
tw = TOP OF WALL
bw = BOTTOM OF WALL
(ALL SPOT GRADES ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED)
- EX SS --- = EXISTING SANITARY SEWER LINE
- EX W --- = EXISTING WATER LINE
- FH --- = EXISTING FIRE HYDRANT
- WM --- = EXISTING WATER METER
- PP --- = EXISTING POWER POLE
- LP --- = EXISTING LIGHT POLE
- T --- = EX. WATER VALVE
- S --- = EXISTING SEWER MANHOLE
- G --- = EXISTING GAS METER
- B-B --- = BACK OF CURB TO BACK OF CURB
- EXIST. or EX. --- = EXISTING
- PROP. --- = PROPOSED
- LS --- = LANDSCAPE
- RCP --- = REINFORCED CONCRETE PIPE
- min --- = MINIMUM
- max --- = MAXIMUM
- = PROPOSED FIRE HYDRANT
- = PROPOSED FIRELANE
- = PHASE 2

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



CASE # SP2019-047

SITE PLAN

BACON PLUMBING OFFICE

2055 KRISTY LANE
LOT 1-M, BODIN INDUSTRIAL TRACT, 3.54 ACRES
City of Rockwall, Rockwall County, Texas

OWNER:
BACON PROPERTY, LLC
295 RANCH TRAIL
ROCKWALL, TEXAS 75032
CONTACT: BRAD BACON (972)236-5794

prepared by
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REG NO.: F-2567
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date: 1/20/20 scale: 1" = 30' sheet: C101

