

OFFICE BUILDING SITE DEVELOPMENT

1.082 ACRES OF LAND BEING LOT 6, BLOCK A OF TEMUNOVIC ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF ROCKWALL & NCTCOG STANDARD SPECIFICATION 4TH EDITION.
- A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS", VOL. 29, SUBPART P, PG. 128 - 137, AND ANY AMENDMENTS THERETO.
- ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

SITE DATA SUMMARY TABLE

PHYSICAL ADDRESS	TO BE DETERMINED
GROSS SITE AREA	1.082 ACRES (47,134 S.F.)
NET AREA	1.082 ACRES (47,134 S.F.)
ZONING	PD-9
CURRENT USE	VACANT
PROPOSED USE	MEDICAL OFFICE
LOT COVERAGE DATA	
BUILDING COVERAGE	6,454 S.F. (13.69%)
IMPERVIOUS COVERAGE	35,199 S.F. (74.68%)
PERVIOUS COVERAGE	11,935 S.F. (25.32%)
PARKING SUMMARY	
PARKING REQUIREMENT	REQUIRED PROVIDED
1 SPACE PER 200 GFA	33 43
TOTAL PARKING	43 43
BUILDING DATA	
BUILDING	1
PEAK HEIGHT	30'-0"
TOTAL SQUARE FOOTAGE	6,454 S.F.

RECORD DRAWING

CASE # SP2017-023

SITE PLAN
OFFICE BUILDING
 1306 SUMMER LEE DRIVE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS



T: 214.609.9271 | F: 469.359.6709 | E: kpatel@triangle-engr.com
 W: triangle-engr.com | O: 1784 W. McDermott Drive, Suite 110, Allen, TX 75013

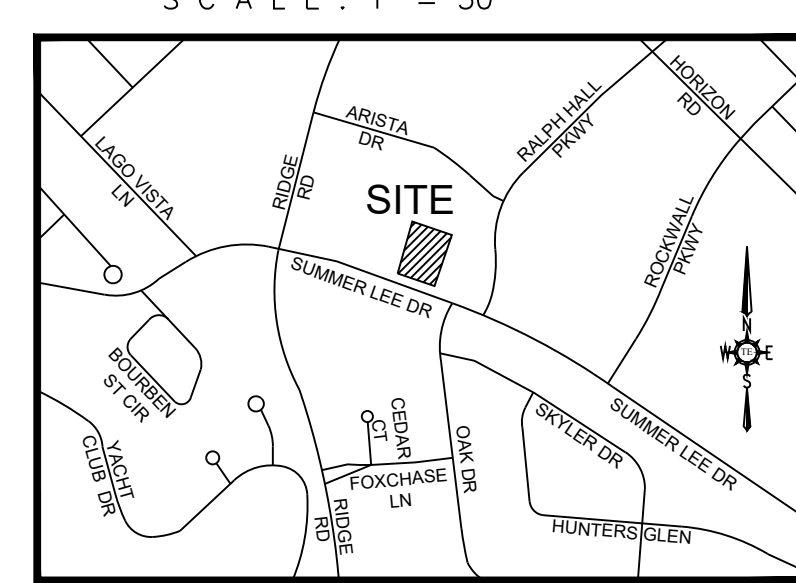
Planning | Civil Engineering | Construction Management

DESIGN/DRAWN DATE SCALE PROJECT NO. SHEET NO.

KP DS 07/04/17 SEE SCALE BAR 018-17

TX PE FIRM #11525

SP



VICINITY MAP
N.T.S.

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.	SAN. SEW.
(D)	DOM.	2"	1	6"
(I)	IRR.	1"	1	N/A

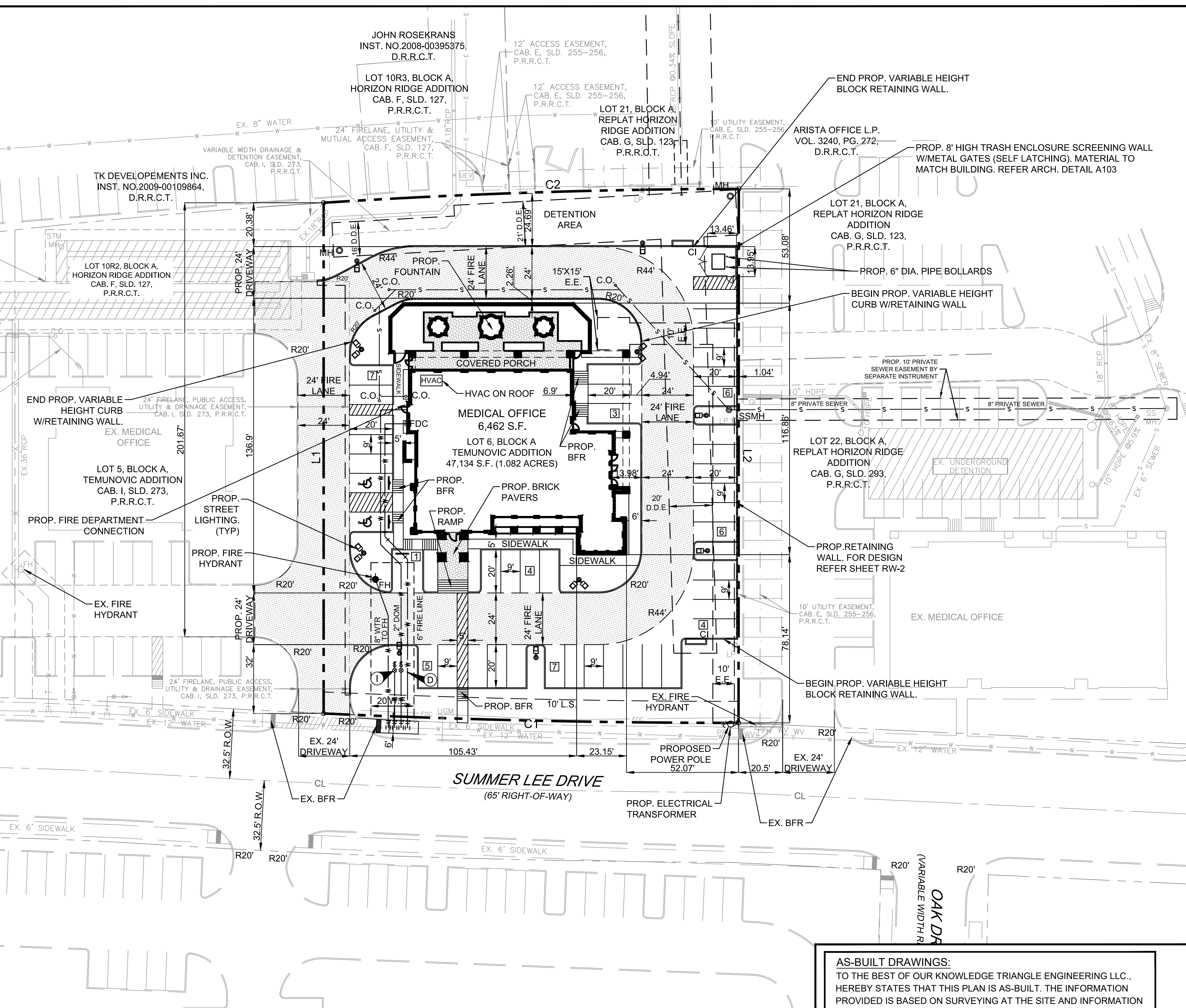
LEGEND

UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMENT	S.S.E.
DRAINAGE EASEMENT	D.E.
WATERLINE EASEMENT	W.E.
VISIBILITY EASEMENT	V.E.
SIDEWALK EASEMENT	S.E.
ELECTRICAL EASEMENT	E.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL VAULT	EV
LIGHT POLE	LP
TRAFFIC SIGN	TS
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	STMMH
BUILDING SET BACK	B.S.
LANDSCAPE BUFFER	L.B.
PRESSURE REDUCING VALVE	PRV
FIRE DEPARTMENT CONNECTION	F.D.C.
PEDESTRIAN SIGN & VISIBILITY EASEMENT	P.S.&V.E.
BARRIER FREE RAMP	BFR

LEGENDS

--- P	PROPERTY LINE	--- W	EXISTING WATER LANE	SSMH	EXISTING SEWER MANHOLE
--- W	PROPOSED WATER LINE	--- S	EX. SANITARY SEWER LINE	PP	PROPOSED HANDICAP PARKING SPACE
--- S	PROP. SANITARY SEWER LINE	PP	EXISTING POWER POLE	FH	EXISTING FIRE HYDRANT
--- FH	PROPOSED FIRE HYDRANT	FW.V.	EXISTING WATER VALVE	PP	PROPOSED BOLLARDS
--- F.D.C.	PROPOSED FIRE CONNECTION	PP	PROPOSED CAR STACKING	PP	PROPOSED 6" HIGH WROUGHT IRON FENCE
--- W.M.	PROPOSED WATER METERS	PP	EXISTING TREE	ET	TRANSFORMER
--- P.S.&V.E.	PEDESTRIAN SIGN & VISIBILITY EASEMENT	PP	F.A.U.E.	FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT	
--- U.E.	UTILITY EASEMENT	PP	GREASE TRAP	SAMPLING WELL	
--- W.E.	WATER EASEMENT	PP	C.O.	SINGLE CLEAN OUT	
--- S.S.E.	SANITARY SEWER EASEMENT	PP	C.O.	DOUBLE CLEAN OUT	
--- D.E.	DRAINAGE EASEMENT	PP	MONUMENT/POLE SIGN	PROPOSED WHEEL STOP	
--- F.A.W.E.	FIRE LANE, PUBLIC ACCESS & WATER EASEMENT	PP	PROPOSED HANDICAP SIGN	BRICK PAVERS/STAMPED CONCRETE	
--- V.E.	VISIBILITY EASEMENT	PP			
---	PROPOSED FIRE LANE				
---	FRONT SET BACK				
---	LANDSCAPE SET BACK				
---	BARRIER FREE RAMP				
---	EXISTING STORM SEWER				

- ### NOTE
- ALL EXTERIOR SIGNAGE REQUIRES SUBMITTAL AND APPROVAL OF SEPARATE BUILDING PERMIT THROUGH THE BUILDING INSPECTION DEPARTMENT.
 - THE PROPOSED BUILDING IS EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM.



OWNER/DEVELOPER 1306 SUMMER LEE LLC 1020 W RALPH PKWY #101 ROCKWALL, TX 75087 CONTACT: MICHAEL FISHER TEL: (972) 771-4000	ENGINEER TRIANGLE ENGINEERING LLC 1784 W. McDERMOTT DRIVE, SUITE 110 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: (214) 609-9271	SURVEYOR A&W SURVEYORS INC. P.O. BOX 870029 MESQUITE, TEXAS 75157 CONTACT: JOHN TURNER, R.P.L.S. TEL: (972) 881-4975	ARCHITECT THE STENSLAND GROUP 5151 BENT TREE FOREST DR, SUITE 560 DALLAS, TEXAS 75248 CONTACT: ROBERT STENSLAND TEL: (214) 680-1287
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BOUNDARY LINE DATA			CURVE DATA TABLE					
LINE	BEARING	DISTANCE	NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
L1	N 16°57'35" E	237.27'	C1	192.85'	4243.50'	02°36'14"	S 71°44'41" E	192.83'
L2	S 16°59'12" W	248.08'	C2	193.04'	3074.27'	03°35'52"	N 74°57'15" W	193.01'

NO.	DATE	DESCRIPTION	BY
1	12/13/2019	AS-BUILT RECORD DRAWING	KP

AS-BUILT DRAWINGS:
 TO THE BEST OF OUR KNOWLEDGE TRIANGLE ENGINEERING LLC., HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

KARTAVYA S. PATEL, P.E. NO. 97534