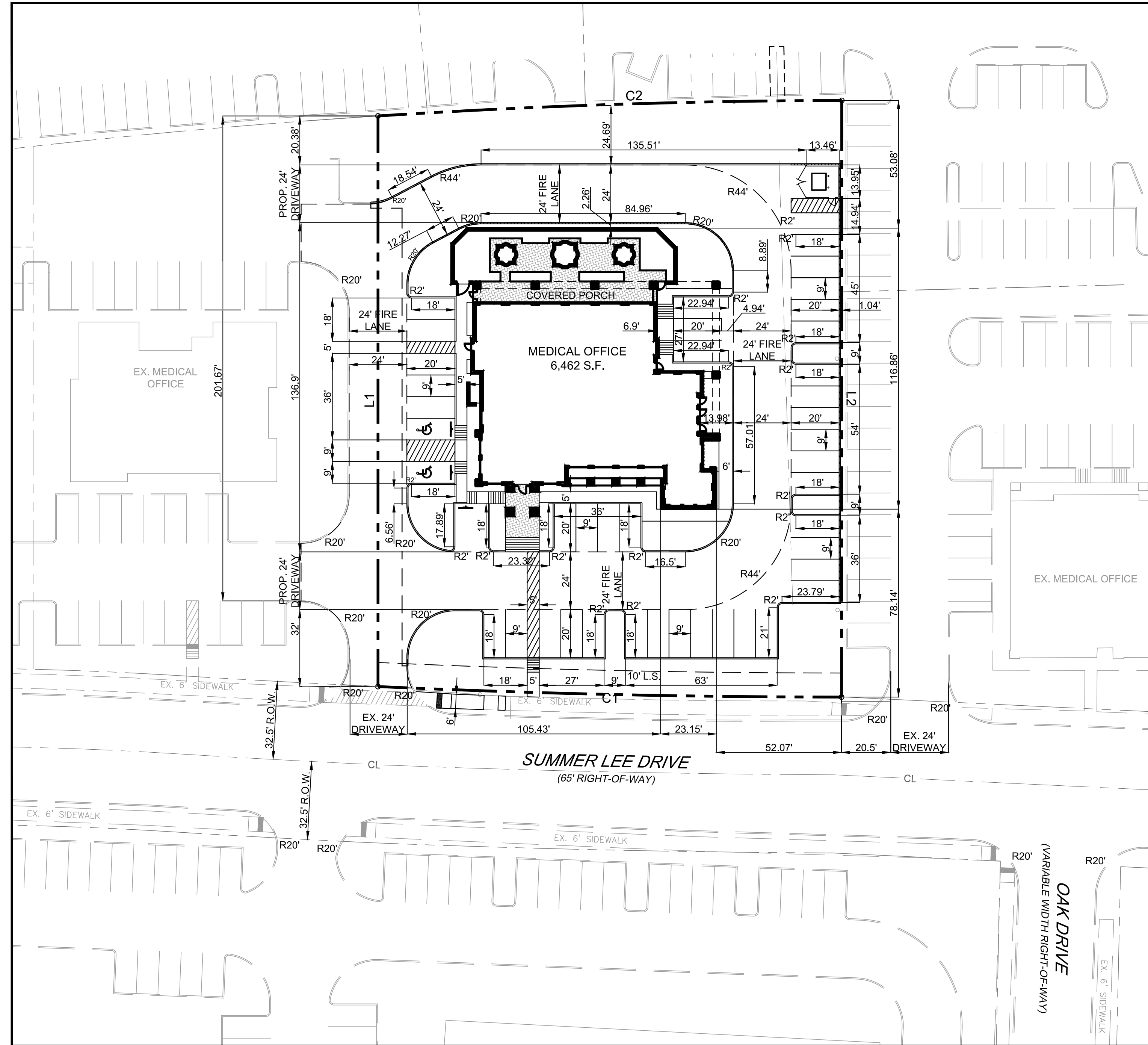
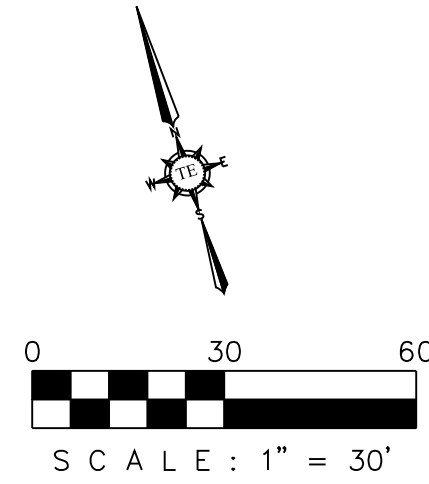


OFFICE BUILDING SITE DEVELOPMENT

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



CURVE DATA TABLE					
NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	192.85'	4243.50'	02°36'14"	S 71°44'41" E	192.83'
C2	193.04'	3074.27'	03°35'52"	N 74°57'15" W	193.01'

BOUNDARY LINE DATA		
LINE	BEARING	DISTANCE
L1	N 16°57'35" E	237.27'
L2	S 16°59'12" W	248.08'

DIMENSION GENERAL NOTES:

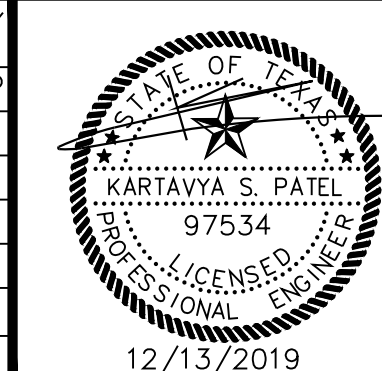
- ALL DIMENSIONS ARE MEASURED TO FACE OF CURB AS SHOWN. CONTACT ENGINEER/ARCHITECT IF THERE IS ANY DISCREPANCIES IN THE DIMENSION.
- REFER TO ARCHITECTURAL FLOOR PLAN FOR EXACT BUILDING DIMENSIONS.
- POLE/MONUMENT SIGN SHALL BE BY SEPARATE PERMIT.

LEGEND	
PUBLIC UTILITY EASEMENT	P.U.E.
SANITARY SEWER EASEMENT	S.E.
DETENTION & DRAINAGE EASEMENT	D.D.E.
WATERLINE EASEMENT	W.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	SSMMH
BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.B.
PRESSURE REDUCING VALVE	PRV
24' FIRE LANE	
FIRE DEPARTMENT CONNECTION	F.D.C.
VISIBILITY CLIP	

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.

[Signature]
 KARTAVYA S. PATEL, P.E. NO. 97534

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



RECORD DRAWING

CASE # SP2017-023
 DIMENSION CONTROL PLAN
 OFFICE BUILDING
 1306 SUMMER LEE DRIVE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC

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 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	SEC 018-17	4

TX PE FIRM #11525