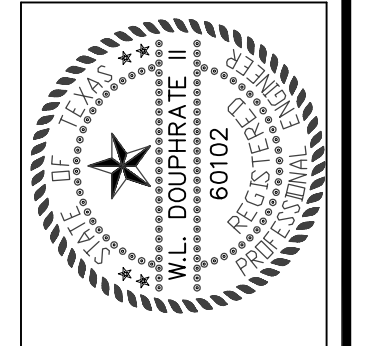
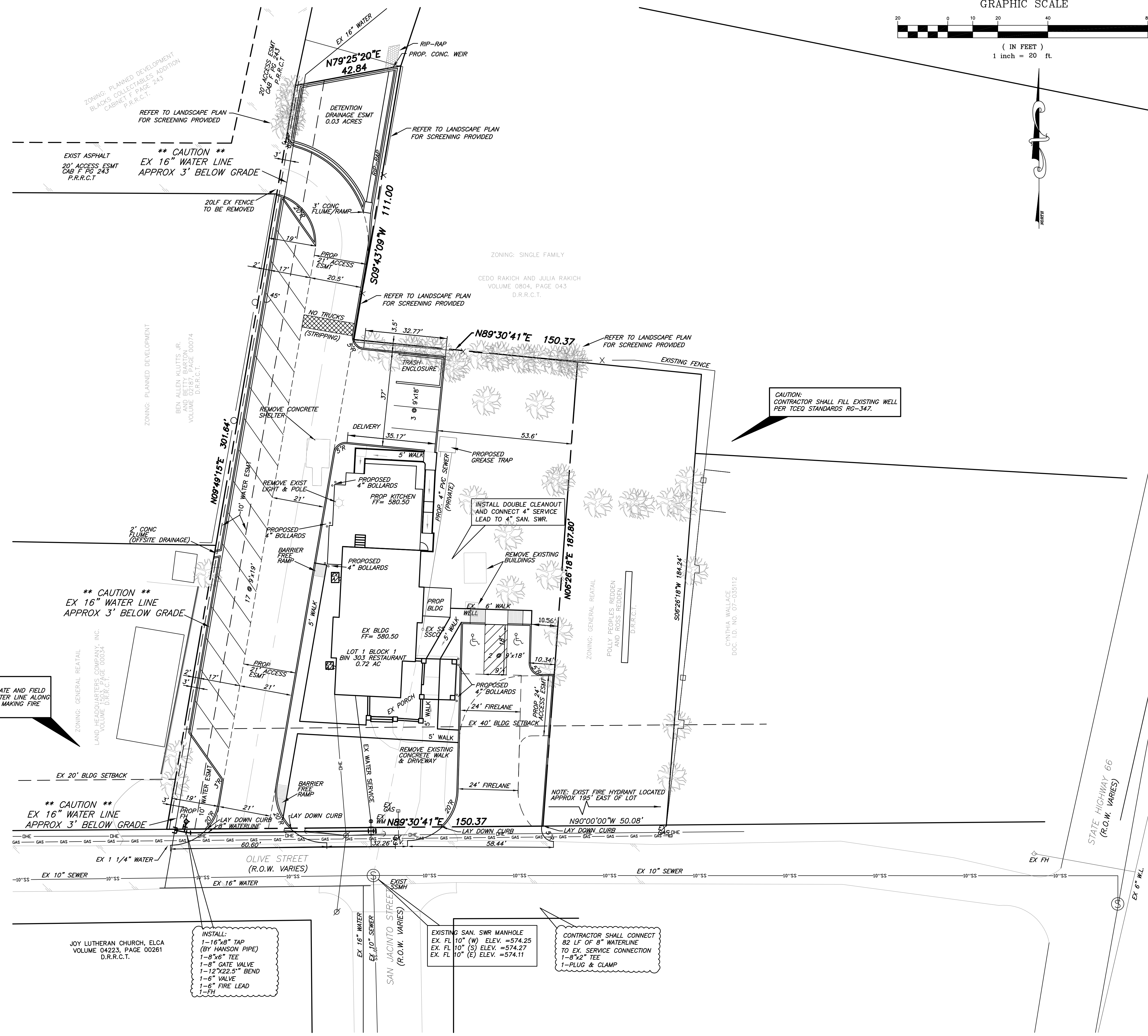


VICINITY MAP



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60102 ON

**DOUPHRATE & ASSOCIATES, INC.**  
 ENGINEERING - PROJECT MANAGEMENT - SURVEYING  
 2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087  
 PHONE: (972)771-9004 FAX: (972)771-9005



**SITE DATA SUMMARY**

ZONING	GENERAL RETAIL RESTAURANT
PROPOSED USE	RESTAURANT
LOT AREA	0.72 ACRES
EX. BUILDING SQUARE FOOTAGE	2,847 SF
PROP. BUILDING SQUARE FOOTAGE	1,328 SF
BUILDING FOOTPRINT	4,178 SF
BUILDING HEIGHT	25 FT. 3 IN.
LOT COVERAGE	71.7%
FAR	0.16:1
SEATING CAPACITY	88 SEATS
PARKING REQUIRED	1 SPACE/4 SEATS = 22 SPACES
HANDICAP PARKING REQ'D	2 SPACES
PARKING PROVIDED	22 SPACES
HANDICAP PARKING PROVIDED	2 SPACES
INTERIOR LANDSCAPING REQ'D	15% OF TOTAL SITE (4,704 SF)
INTERIOR LANDSCAPING PROVIDED	10,570 SF
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	21,241 sf

**LEGEND**

- FIRELANE STRIPPING
- - - ACCESS EASEMENT
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- ⊙ EXISTING SANITARY SEWER MANHOLE

NOTE: MARK FIRELANE TO CITY SPECIFICATIONS, "NO PARKING FIRELANE" EVERY 25' IN WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND

NOTE: PLUMBING CONTRACTOR SHALL CONNECT GREASE TRAP TO EXISTING SANITARY SERVICE.

ALL DIMENSIONS AND RADII ARE TO FACE OF CURB

NOTE: ALL SERVICES TO HAVE DOUBLECHECK VALVES AND BACKFLOW PREVENT.

ALL WATER TO BE CLASS 200 PVC

MANHOLES TO BE SEALED.

FIRELINE MUST BE INSPECTED BY FIRE DEPARTMENT PRIOR TO COVERING.

NO SAND SHALL BE PLACED UNDER PAVMENT

**RECORD DRAWING**

THIS DRAWING HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT.  
 CONTRACTOR = DEAN CATHY  
 DATE REVISED = 5-14-09

**OWNER/DEVELOPER**

SYLVIA & ROD NUGENT  
 11508 ROYALSHIRE DR.  
 DALLAS, TX 75230  
 (214) 365-9410

**ENGINEER/SURVEYOR**

DOUPHRATE & ASSOCIATES, INC.  
 2235 RIDGE RD., # 200  
 ROCKWALL, TEXAS 75087  
 (972) 771-9004

**SITE PLAN / UTILITY PLAN**  
**BIN 303 RESTAURANT**  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**REVISION**

W.L.D. CHECKED
D.A.C. DRAWN
09/08 DATE
0808 SITE PROJECT