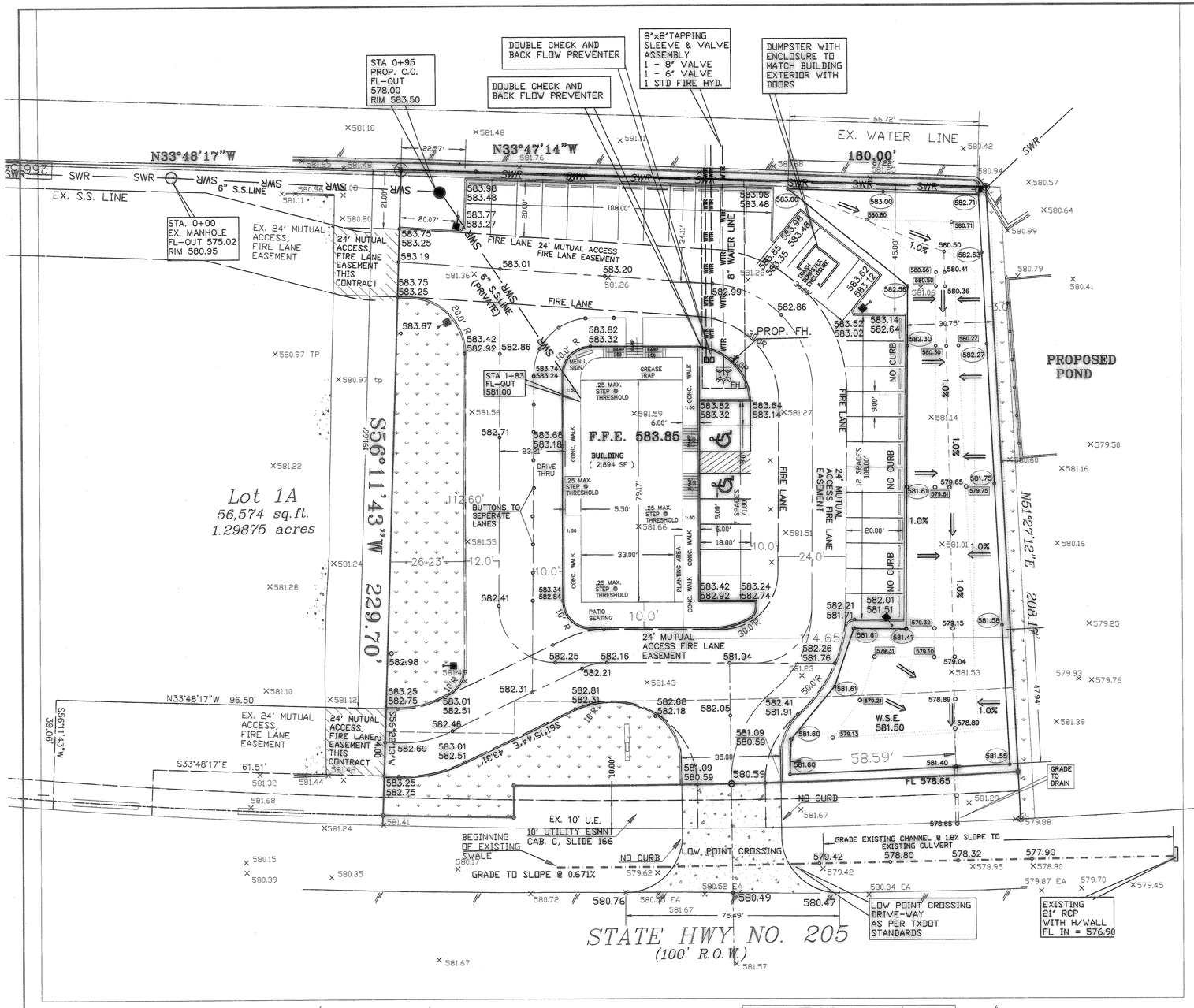

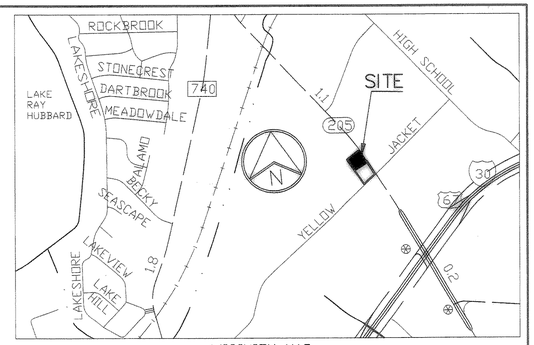

VICINITY MAP

LEGEND

- LANDSCAPE
- HANDICAP PARKING
- SIGNAGE
- WTR — PROP. WATER LINE
- SWR — PROP. SEWER LINE
- WTR — EX WATER LINE
- SWR — EX. SEWER LINE
- PROP. PAVEMENT
- FIRE LANE
- LIGHTPOLE
- TXDOT APPROVED DRIVEWAY
- EX. MANHOLE
- PROP. MANHOLE

ALL DIMENSIONS ARE TO FACE OF CURB

ALL WATER LINES SHALL BE CLASS 200 DR14

SIGN TO MEET CITY OF ROCKWALL STANDARDS AND SPECIFICATIONS.

SIGN PERMIT TO BE OBTAINED FROM THE CITY OF ROCKWALL PRIOR TO CONSTRUCTION OF SIGN

ERNEST HEDGCOTH 27886 — Record Drawing 10-5-04

RECORD DRAWING

SITE DATA		
ZONING	COMMERCIAL	
SITE AREA	46,699.03 S.F (1.072 Ac)	
BUILDING AREA	2894 S.F.	
COVERAGE	6.2%	
PARKING		
PARKING REQUIRED (1 PER 100 S.F.)		28 SPACES
HANDICAP PARKING PROVIDED		2 SPACES
PARKING PROVIDED		29 SPACES
TOTAL PARKING PROVIDED		31 SPACES
LANDSCAPE		
LANDSCAPE REQUIRED (15% SITE AREA S.F.)		7003.66 S.F
LANDSCAPE PROVIDE		16802.89 S.F. 35.98%

PARKING REQUIREMENTS
STANDARD 9' X 20'
HANDICAP 13' X 20'

FIRELANES TO BE 6-INCH 3600 PSI

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING GROUND GRADES PRIOR TO COMMENCING CONSTRUCTION AND THE DEPTH AND LOCATIONS OF AND PROTECTING ALL EXISTING SERVICE LINES, OR OTHER PROPERTY CROSSED OR EXPOSED BY HIS CONSTRUCTION OPERATIONS. 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 OWNER OF THE DAMAGED UTILITY OR SERVICE LINE. HE SHALE COOPERATE WITH THE OWNERS OF ALL UTILITIES TO LOCATE EXISTING UNDERGROUND FACILITIES AND IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.

SCALE 1" :20'

The seal appearing in this document was authorized by ERNEST HEDGCOTH, P.E. #27886
DATE 5/20/04

CHICKEN EXPRESS
LOT 2A, BLOCK A
BRAUM'S ADDITION
CITY OF ROCKWALL

OWNER/DEVELOPER
LONE STAR CHICKEN, L.P.
2502 RICHOAK.
GARLAND, TEXAS 75044
TEL: 972 459 3546
CONTACT: JOHN McKENZIE

SITE/UTILITY PLAN

ERNEST HEDGCOTH
CONSULTING ENGINEERS. INC.
5701-C MIDWAY ROAD, FORT WORTH, TX 76117
TEL: 817 831 7711, FAX 817 831 6368

Job No 2003-123	Design:	VKM
Date: 5/20/04	Draft:	VKM
Scale:	Review:	EH

SHEET 2 OF

HORIZON ADDITION - 2003-057