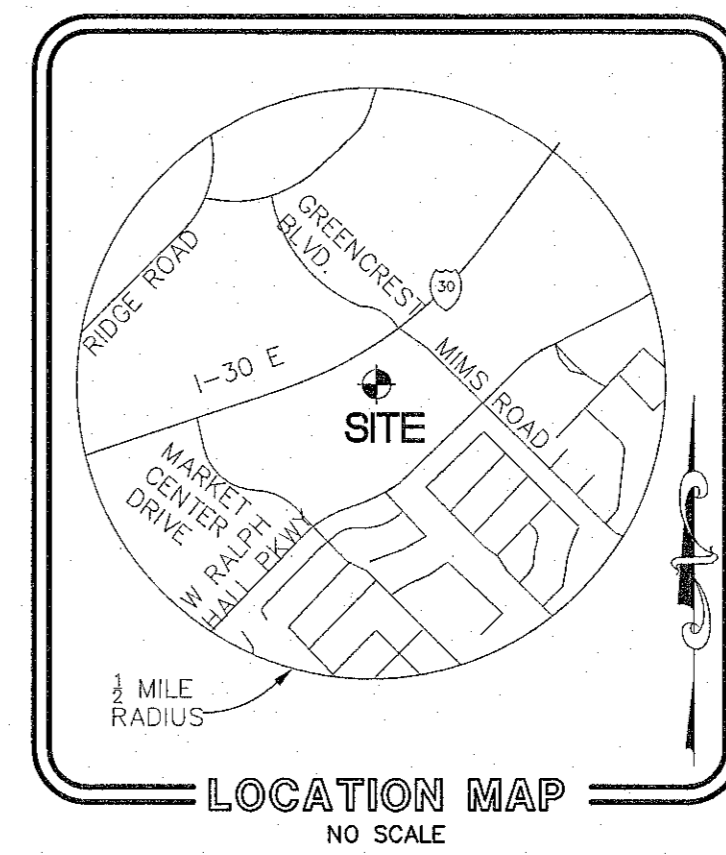


GRAPHIC SCALE
VERTICAL AND HORIZONTAL
1"=20' FOR 24" X 36" PLANS

RECORD
L=189.74' R=3969.72'
A=244.19°
N58°22'19"E-189.73'

EXISTING CHUCK E. CHEESE
PROPERTY ID# 50236
N/F
MCKINNEY LAND 252 LTD
DB 2016000009843
PB D-3-97



EXISTING	PROPOSED
CONTOUR	CONTOUR
SPOT EL.*	SPOT EL.*
SANITARY SEWER	SANITARY SEWER
MANHOLE	MANHOLE
CLEAN OUT	CLEAN OUT
WATER LINE	WATER LINE
OVERHEAD ELEC.	OVERHEAD ELEC.
UNDERGROUND ELEC.	UNDERGROUND ELEC.
UNDERGROUND GAS	UNDERGROUND GAS
CATCH BASIN	CATCH BASIN
GATE VALVE	GATE VALVE
FIRE HYDRANT	FIRE HYDRANT
UTILITY POLE	UTILITY POLE
LIGHT POLE	LIGHT POLE
PARKING COUNT	PARKING COUNT

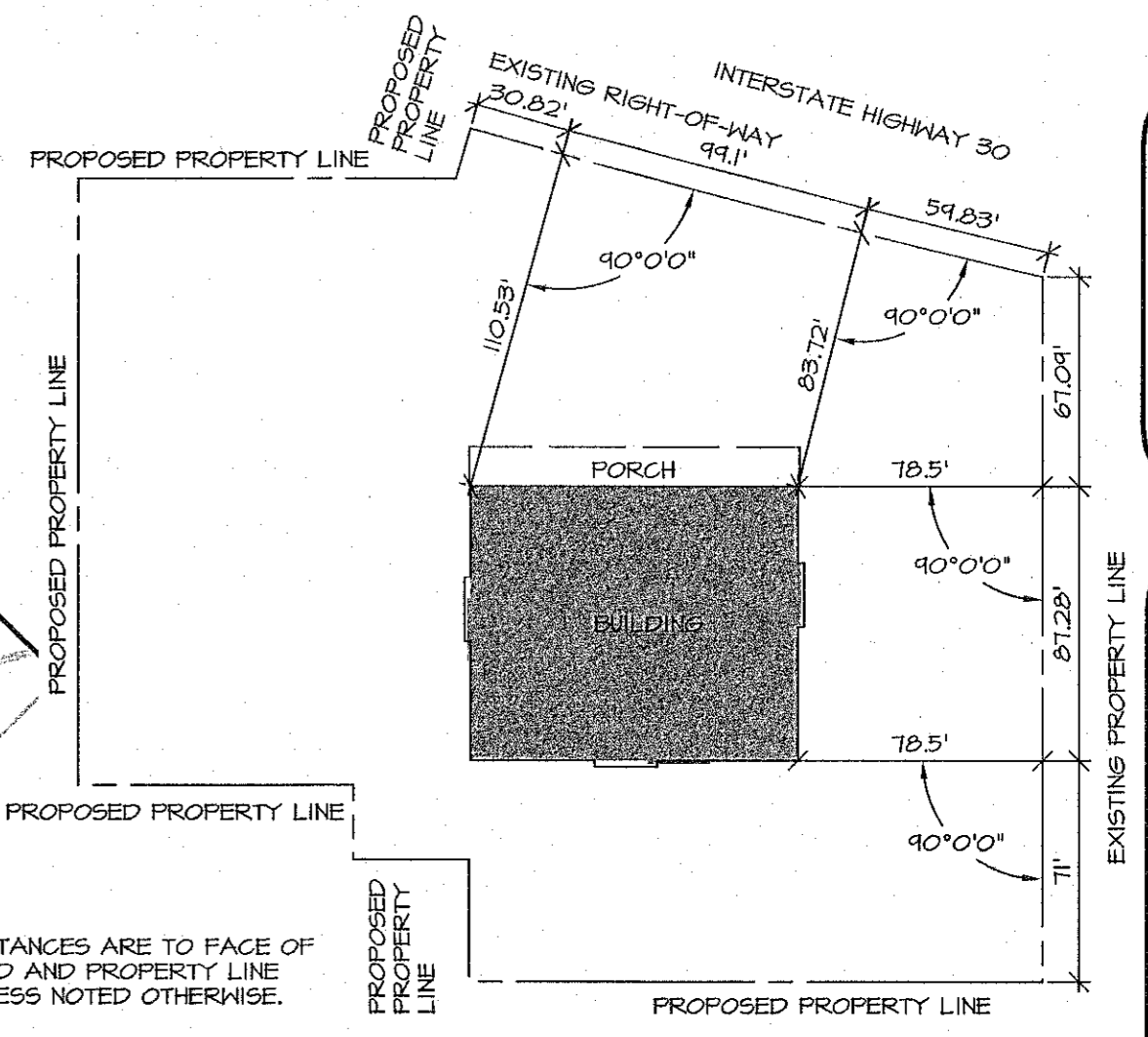
* SPOT ELEVATION ABBREVIATIONS:
TO - TOP OF CURB
FL - FLOW LINE
TR - TOP OF RAMP
BR - BOTTOM OF RAMP
TLIP - TOP OF CONCRETE LIP
BLIP - BOTTOM OF CONCRETE LIP

CONCRETE PAVEMENT LEGEND

	4" CONCRETE SIDEWALK. SEE DETAIL 12/SD-3.
	5" CONCRETE PAVEMENT FOR PARKING BAY AREAS. SEE DETAIL 6/SD-3.
	6" CONCRETE PAVEMENT FOR DRIVE AISLES. SEE DETAIL 7/SD-3.
	7" HEAVY DUTY CONCRETE PAVEMENT. SEE DETAIL 10/SD-4.

RECORD NOTES

- RECORD INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY REFERENCED ON C-0.
- TOTAL AREA OF SITE: 1.63 ACRES (10956 SF)
- PARKING SUMMARY:
84 PARKING SPACES FOR CARS
6 ACCESSIBLE PARKING SPACES
94 TOTAL PARKING SPACES
- PERSONS USING THIS DRAWING SHOULD CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS OF UNDERGROUND UTILITIES.
- ALL DIMENSIONS ARE TO FACE OF CURB AND FACE OF STUD, UNLESS OTHERWISE NOTED.
- UNLESS NOTED OTHERWISE, CURB RADIUS 3.0' AND ANGLES ARE 90°.
- DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
- SEE SHEET C-1A FOR ADDITIONAL NOTES.



BUILDING STAKEOUT PLAN

NO SCALE

SITE DATA TABLE		
PROPOSED LAND USE:	COMMERCIAL	
ZONING DISTRICT:	C, COMMERCIAL	
MAXIMUM PERCENT IMPERVIOUS REQUIRED:	85%	
PERCENT IMPERVIOUS PROVIDED:	84.6%	
PARKING LOT LANDSCAPE AREA:	4,187 SF / 61,337 SF = 6.2%	
PROPOSED SITE SUMMARY		
USE	ACRES	% SITE
SITE AREA	1.63	100.0
BUILDING AREA	0.24	14.7
IMPERVIOUS AREA	1.14	69.9
LANDSCAPE AREA	0.25	15.4
PARKING SUMMARY		
USE	REQUIRED	PROVIDED
RESTAURANT (TOTAL)	93	94
ACCESSIBLE	5	6
PARKING REQUIREMENTS		
USE	PARKING REQUIREMENT	
RESTAURANT	1 SPACE/100 SF = 9,290 = 43 SPACES OR 1 SPACE/4 SEATS = 180 / 4 = 45 SPACES MINIMUM = 43 SPACES	

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

PROPERTY: KOHL'S ILLINOIS, INC. 18617000 RIDGEWOOD DRIVE MENOMONEE FALLS, WISCONSIN 53051 ERIC BORKENHAGEN (202) 703-1000

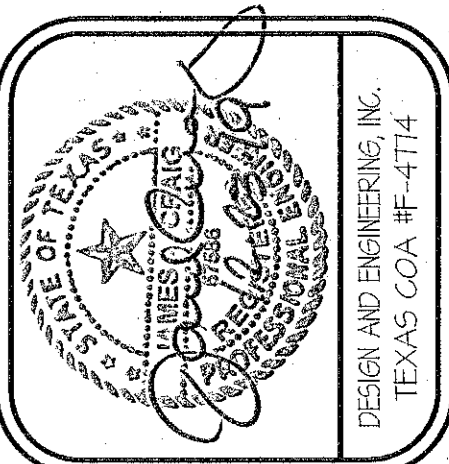
OWNER: CBO05 TEXAS LIMITED PARTNERSHIP P.O. BOX 181 LEBANON, TENNESSEE 37088-0181 TELEPHONE: (615) 444-5533

PLANS PREPARED BY: JAMES A. CRAIG, P.E. DESIGN AND ENGINEERING, INC. 1645 WESTGATE CIRCLE BRENTWOOD, TENNESSEE 37027 (615) 370-1174

CRACKER BARREL
OLD COUNTRY STORE, INC.
845 E. INTERSTATE 30 FRONTAGE RD.
ROCKWALL, TEXAS 75087
BLOCK A, LOT 1
CASE NUMBER: SP2018-028

CRACKER BARREL PROJECT NUMBER: CB 104 ROCKWALL, TX -03
CRACKER BARREL
OLD COUNTRY STORE, INC.
845 EAST INTERSTATE 30
ROCKWALL, TEXAS 75087

Cracker Barrel
P.O. Box 787
Hartmann Drive, Lebanon, TN 37087



DESIGN and ENGINEERING
ESTN
1645 Westgate Circle
Brentwood, TN 37027
615-370-1177
615-370-9108
www.dobdesign.com

STRUCTURAL AND CIVIL ENGINEERS

DATE:	REVISIONS:
12-18-19	
PROJECT NO. 11-1645	

Cracker Barrel
Old Country Store
RECORD DIMENSIONAL CONTROL AND PAVING PLAN
RC-1
PROTO 116-19F

CAUTION
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.