

LEGEND	
	FIRE LANE EASEMENT 6" PAVING
	PARKING AREA 5" PAVING
	CURB
	ACCESS AND FIRE LANE EASEMENT (BY OTHERS)

**NOTES:**

- REFER TO REPLAT OF ROCKWALL TOWNE CENTRE - PHASE 4, BY ROCKWALL SURVEYING, INC., FOR DEDICATION OF FIRE LANE AND UTILITY EASEMENTS.
- ALL SITE SURVEY DATA PROVIDED BY ROCKWALL SURVEYING, INC.

PARKING	QTY.	QTY	PROVIDED
REQUIRED	1 / 100	46	58
REQUIRED HC	1 / 25	2	3
		<b>TOTAL</b>	<b>61</b>

ZONING = COMMERCIAL

BUILDING SIZE = APPROX. 98'± x 48'±  
4,538 SQ. FT.  
FAST FOOD RESTAURANT

BUILDING HEIGHT = 20.0'

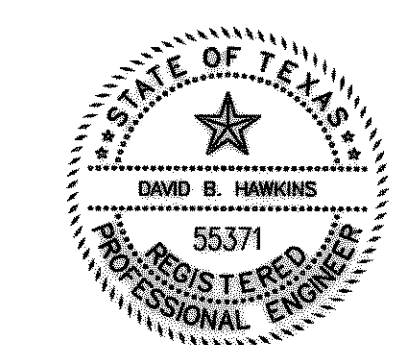
SIGN = MONUMENT SIGN  
5'-0" HIGH x 12' LONG  
INTERNAL LIGHTING

OWNERS:  
JAMES & GEORGIA LITTLEPAGE  
4201 ENGLISH IVY  
MCKINNEY, TEXAS 75070  
TEL: 972-540-6381

**RECORD DRAWINGS**

THESE RECORD DRAWINGS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. THE ENGINEER HAS NOT VERIFIED THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT OR WHICH MAY BE ASSOCIATED WITH THE INFORMATION PROVIDED. JOHN E. HAWKINS & ASSOCIATES, INC.

By: Date: 8/16/02



REVISION	DATE	DESCRIPTION	BY
4	10/23/02	ABANDONED EASEMENT REMOVED	TAN
3	10/10/02	DETENTION POND LAYOUT (BY OTHERS), CITY COMMENTS	DBH
2	9/16/02	GENERAL REVISIONS	DBH
1	8/16/02	GENERAL REVISIONS	JTB

SHEET NO. **C13**

**JOHN E. HAWKINS & ASSOCIATES, INC.**  
CONSULTING ENGINEERS SINCE 1957  
103 E. VIRGINIA ST. SUITE 206  
MCKINNEY, TEXAS 75069, 972-548-2678

**JAMES LITTLEPAGE  
CULVER'S RESTAURANT  
CIVIL SITE PLAN**

Scale: 1"=20' Date: AUG '02 Job No. 776.2  
Dsn. By: JTB Dwn. By: AEP Ckd. By: JTB

**CIVIL SITE PLAN**  
SCALE: 1"= 20'  
3 GENERAL REVISIONS

