

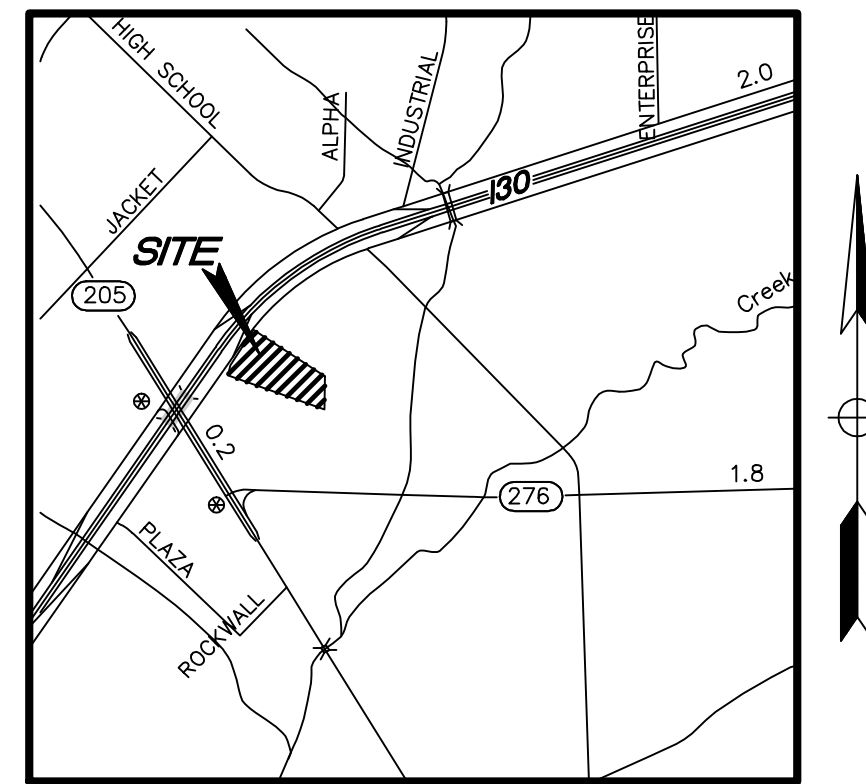
SITE DEVELOPMENT PLANS

DRIVE-THRU RESTAURANT

1106 E. I. H. 30

ROCKWALL, TEXAS

ROCKWALL CENTRE CORNERS ADDITION
LOT 4, BLOCK 1



Vicinity Map
Not to Scale

PLAN INDEX:

C1 COVER SHEET	C9 DETAIL SHEET 1
SHT 1 ALTA SURVEY	L1 LANDSCAPE PLAN
C2 SITE PLAN	L1.1 TREE PLAN
C3 PAVING PLAN	L1.2 PLANTING PLAN
C4 DEMOLITION PLAN	L2 LANDSCAPE NOTES & DETAILS
C5 GRADING PLAN	L3 IRRIGATION PLAN
C5A STORM SEWER PLAN AND PROFILE	L4 IRRIGATION NOTES & DETAILS
C6 POST-DRAINAGE AREA MAP	
C7 EROSION & SEDIMENT CONTROL PLAN	
C8 UTILITY PLAN	

GENERAL NOTES:

- A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:
- TOPO/
BOUNDARY: PEISER SURVEYING CO.
623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
Tel No. 817-481-1806
Fax No. 817-481-1809
- B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER/DEVELOPER SITE WORK SPECIFICATIONS.
- C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- F. **WARRANTY/DISCLAIMER:**
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.
- G. **SAFETY NOTICE TO CONTRACTOR:**
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- H. ALL CONSTRUCTION IN RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF ROCKWALL ENGINEERING DEPARTMENT.
- I. **WETLANDS NOTE:**
ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.
- J. SIGNAGE TO BE PERMITTED SEPARATELY.
- K. **ZONING:**
C (COMMERCIAL)
- L. **BENCHMARKS:**
- ELEVATION ARE BASED ON ROADWAY ALIGNMENT AND ELEVATIONS OF S.H. 205 AND I.H. 30, BASED ON TXDOT CONSTRUCTION PLANS (0451-01) DATED MAY 17, 2008. HIGHWAY MONUMENT AT THE NORTH END OF CORNER CLIP AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF I.H. 30 WITH THE NORTHEAST RIGHT-OF-WAY LINE OF S.H. 205. ELEVATION=551.36'
 - TBM: SQ. CUT ON THE TOP OF THE HEAD WALL AT SOUTHWEST CORNER OF THE PROPERTY. ELEV=547.74'
- M. **BASIS OF BEARINGS:**
BASED ON THE EAST LINE (SOUTH 00DEG. 56 MIN. 43 SEC WEST) OF BEING LOT 4, BLOCK 1 ROCKWALL CENTRE CORNERS ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET G, SLIDE 299, PLAT RECORDED OF ROCKWALL COUNTY, TEXAS.

NOTICE TO BIDDERS:

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S PROJECT MANAGER AT (559) 440-9049. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

FLOOD CERTIFICATION: (PER SURVEY)

AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR ROCKWALL COUNTY, A PORTION OF THE SUBJECT PROPERTY DOES APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD). MAP DATE 09/26/08 COMMUNITY PANEL NO. 4839700040L. SUBJECT LOT IS LOCATED IN ZONE "A" & "X". IF THIS SITE IS NOT WITHIN AN IDENTIFIED FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. BY GRAPHICAL PLOTTING ONLY, THIS SITE IS IN ZONE "A" & "X". PER FIRM 4839700040L, DATED 09/26/08.

"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."

CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
3030 LBJ Freeway, Suite 100 (972)488-3737
Dallas, TX 75234 (972)488-6732

MAPSCO#: 20C.Z & 20D.W
CONSTRUCTION DATE: JUNE, 2011
CONTACT INFORMATION:
OWNER: S-SI ROCKWALL VENTURE NO. ONE LP.
CARROLLTON VENTURE NO. ONE LP
ADDRESS: 16910 DALLAS PARKWAY, SUITE 100
DALLAS, TX 75248
CONTACT: (972)235-7888
ARCHITECT: GHA ARCHITECTS
ADDRESS: 14110 DALLAS PARKWAY
SUITE 300, DALLAS, TX 75254
CONTACT: BRIAN FETZ (972)850-0816
ENGINEER: CEI ENGINEERING ASSOCIATES, INC.
ADDRESS: 3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
CONTACT: FEMI ADEOYE, PE, CFM, PMP
(972)488-3737
DEVELOPER: REHL, LLC, A TEXAS L.L.C
ADDRESS: 8135 N. YORKTOWN DRIVE
FRESNO, CA. 93720
CONTACT: MARK J NOACK (626) 277-7913

APPROVED _____

DATE _____

CITY OF ROCKWALL

RESOURCE LIST:

CITY OF ROCKWALL
SENIOR PLANNER
385 SOUTH GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7745
CONTACT: CHRIS SPENCER
EMAIL: CSPENCER@ROCKWALL.COM

CITY OF ROCKWALL
BUILDING INSPECTIONS/SIGN
385 SOUTH GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7709
CONTACT: JOHN ANKRUM
EMAIL: JANKRUM@ROCKWALL.COM

CITY OF ROCKWALL
CITY ENGINEER
385 SOUTH GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7746
CONTACT: CHUCK TODD
EMAIL: CTODD@ROCKWALL.COM

ELECTRIC
ONCOR
310 HWY 205 N.
TERRELL, TEXAS 75160
PHONE: (972) 569-6310
CONTACT: RUSSELL M. LEWIS

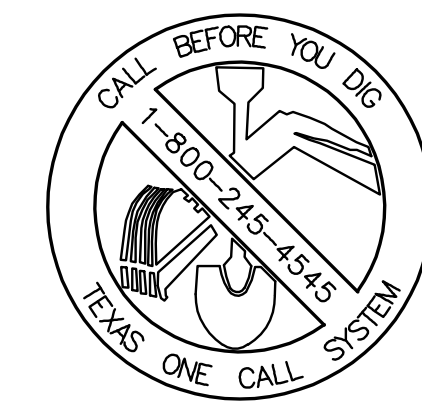
CITY OF ROCKWALL
ENGINEER
385 SOUTH GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7746
CONTACT: AMY WILLIAMS
EMAIL: AWILLIAMS@ROCKWALL.COM

TELEPHONE
AT&T
PHONE: (903) 457-2097
CONTACT: DUANE WELS
EMAIL: DW7826@ATT.COM

CITY OF ROCKWALL
FIRE MARSHAL
385 SOUTH GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7770
CONTACT: ARIANA HARGROVE
EMAIL: AHARGROVE@ROCKWALL.COM

GAS
ATMOS ENERGY
PHONE: (972) 485-6277
CONTACT: DINAH WOOD
EMAIL: DINAH.WOOD@ATMOSENERGY.COM

CITY OF ROCKWALL
CODE ENFORCEMENT SUPERVISOR
385 SOUTH GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 772-6449
CONTACT: CLIFF GRIFFIN
EMAIL: CBRIFFIN@ROCKWALL.COM



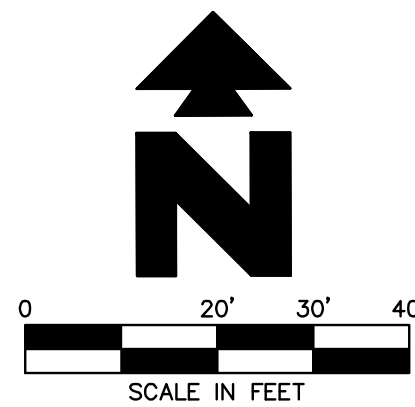
Arkansas * California * Georgia * Minnesota * Pennsylvania * Texas

JOB NO.: 26475.0		SHEET NO.	
DWG NAME: 26475PROJ		C1	
DATE	REVISED CONSTRUCTION SET	DATE	NO.
09/28/11		09/28/11	
2:18 PM		REV-5	
NO.	DATE	DESCRIPTION	

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BENCHMARK:
 BM: HIGHWAY MONUMENT AT THE NORTH END OF CORNER CLIP AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF I.H. 30 WITH THE NORTHEAST RIGHT-OF-WAY LINE OF S.H. 205. ELEVATION = 551.36'
 TBM: SQ. CUT ON THE TOP OF THE HEAD WALL AT SOUTHWEST CORNER OF THE PROPERTY.
 ELEV.=547.74'

NOTE:
 SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



LEGEND

EXISTING	
○	GAS METER
○	IRR. CONTROL VALVE
○	TELEPHONE PEDESTAL
○	POWER POLE
○	DOWN GUY
○	S.S. MAN HOLE
○	CLEAN OUT
○	FIRE HYDRANT
○	WATER METER
○	FUEL PORT
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○	TRAFFIC SIGNAL BOX
○	A/T&T MAN HOLE
○	GAS MAN HOLE
○	VAULT
○	GRATE INLET
○	SI
○	LIGHT POLE
○	BRICK
○	CONCRETE
○	BOLLARD
○	COVERED AREA
○	A/C PAD
---	BOUNDARY LINE
---	CONTOUR LINE
---	W
---	OHE
---	SS
---	FOC
---	YL
---	PS
---	ST
---	EASEMENT LINE
---	BUILDING LINE

SITE INFORMATION

TOTAL SITE ACREAGE:	1.29 ACRE (56,314 SF)
ZONING:	C (COMMERCIAL)
USES OF STRUCTURES:	DRIVE-THRU RESTAURANT
NUMBER OF STORIES:	1
GROSS FLOOR AREA:	3,806 SF
GROSS BUILDING AREA:	3,806 SF
PERCENT LOT COVERAGE:	6.8%
PERCENT OPEN SPACE:	70.5%
IMPERVIOUS AREA:	39,705 SF
LANDSCAPE AREA:	16,609 SF
PARKING COUNT:	PROPOSED 67 SPACES REQUIRED 48 SPACES

ALL SIGNS WILL BE REVIEWED AND APPROVED UNDER SEPARATE SIGN PERMITS

NOTES:

1. AN APPROVED WATER SUPPLY CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW OF 1500 GPM FOR FIRE PROTECTION SHALL BE PROVIDED TO THE BUILDING. THE FIRE DEPARTMENT SHALL BE NOTIFIED PRIOR TO THE WATER SUPPLY TEST. THE FIRE DEPARTMENT AND WATER DEPARTMENT SHALL WITNESS WATER SUPPLY TESTS AND APPROVED DOCUMENTATION OF THE TEST SHALL BE PROVIDED TO THE FIRE DEPARTMENT PRIOR TO FINAL APPROVAL OF VERTICAL CONSTRUCTION.
2. MARK FIRE LANE TO CITY SPECIFICATION. "NO PARKING FIRELANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
3. THERE SHALL BE NO OBSTRUCTION TO THE REQUIRED 24-FOOT WIDE FIRE LANE.
4. PROVIDE PROTECTION FROM VEHICULAR DAMAGE AROUND FIRE HYDRANTS NOT OTHERWISE PROTECTED, SUCH AS CURB OR BOLLARDS.

PROPOSED

---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	CONCRETE CURB AND GUTTER. SEE DETAIL 1B.
○	PROPOSED PARKING SPACES
---	LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)
○	FDC CONNECTION
○	CURB INLET
○	JUNCTION BOX
○	BUILDING CONTROL POINT
○	BENCHMARK INDICATOR

GENERAL SITE NOTES

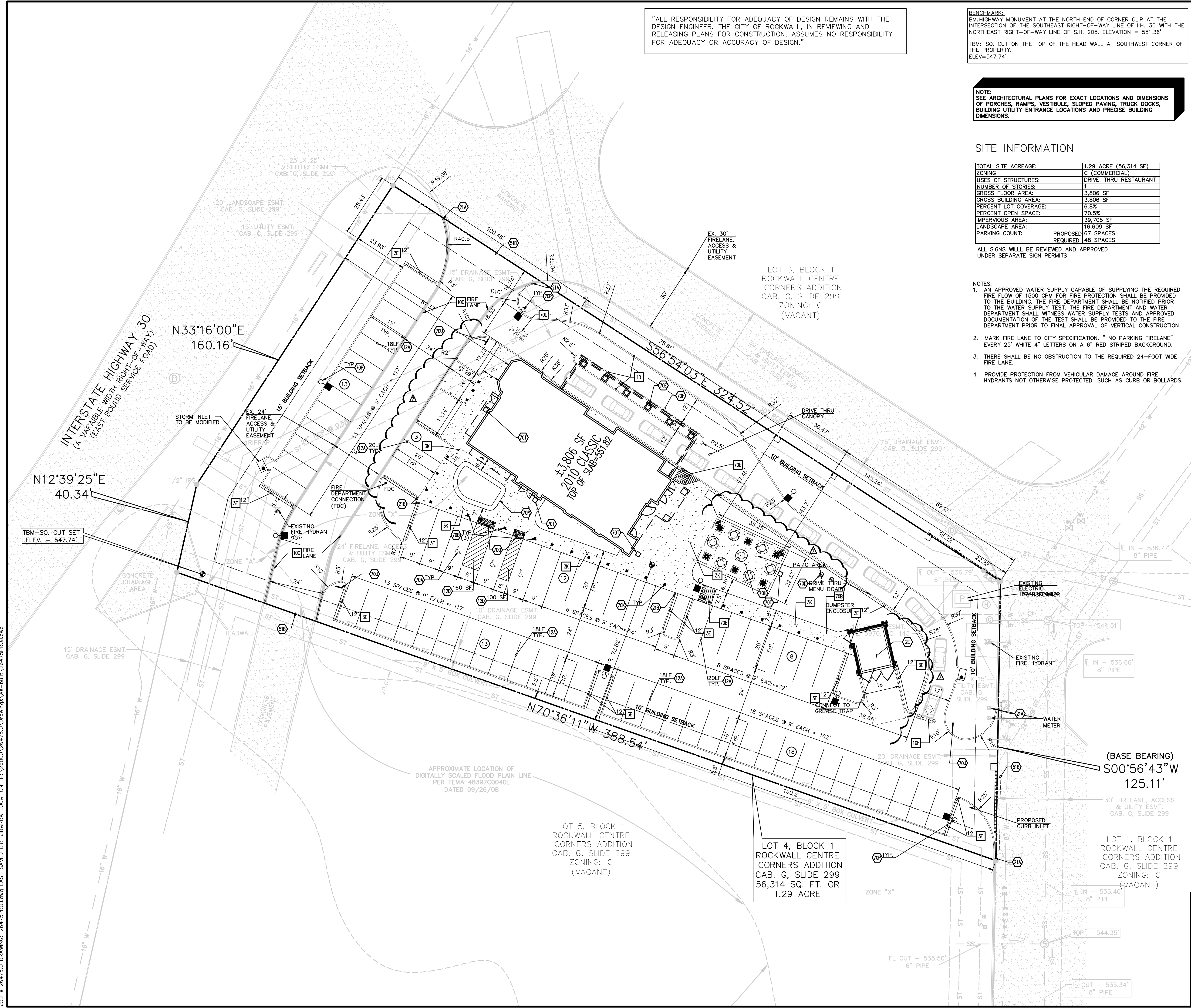
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII SHALL BE 2' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS:
 ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 1B.
 ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12E.

SITE DETAILS

- 1D INTEGRAL CURB & GUTTER (AT DRIVE-THRU)
- 3E CONCRETE SIDEWALK AT BACK OF CURB (SEE SIZE INDICATED AT SYMBOL)
- 3K CONCRETE SIDEWALK
- 10C FIRE LANE MARKING
- 10F ENTER PAVEMENT MARKING W/ ARROW
- 70B WHEELCHAIR RAMP IN SIDEWALK (WITH TRUNCATED DOME PLATES)
- 70C WHEELCHAIR RAMP IN SIDEWALK (WITH TRUNCATED DOME PLATES)
- 70L "ONE WAY" PAVEMENT MARKING SIGN

SITE NOTES

- 2E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS)
- 12A 4 INCH TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL)
- 12D 4 INCH WIDE PAINTED YELLOW STRIPES, 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL)
- 21A TAPER CURB TO MATCH EXISTING CURB
- 21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET
- 51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL
- 70A ACCESSIBLE PARKING SYMBOL PER ARCH. PLANS
- 70B HANDICAP PARKING SIGN PER ARCH. PLANS
- 70D SPEAKER BOX/MENU BOARD PER ARCH. PLANS
- 70E CANOPY COLUMNS PER ARCH. PLANS
- 70F DRIVE-THRU CANOPY PER ARCH. PLANS
- 70H OUTSIDE SITTING AREA PER ARCH. PLANS
- 70K 4" SQUARE BOLLARD PER ARCH. PLANS
- 70P PROPOSED PARKING LOT LIGHT POLE (PER MEP PLANS)
- 70Q TRUNCATED DOME PLATES PER TEXAS ACCESSIBILITY STANDARDS 4.29.2.
- 70R SEAT WALL PLANTER PER ARCH. PLANS
- 70T TRASH RECEPTACLE WITH 24"x24" CONCRETE PAD (PER ARCH. PLANS)
- 70U DRIVE THRU SIGN (REFER TO SIGN PLANS FOR DETAILS)



LOT 4, BLOCK 1
 ROCKWALL CENTRE
 CORNERS ADDITION
 CAB. G, SLIDE 299
 56,314 SQ. FT. OR
 1.29 ACRE

LOT 5, BLOCK 1
 ROCKWALL CENTRE
 CORNERS ADDITION
 CAB. G, SLIDE 299
 ZONING: C
 (VACANT)

LOT 1, BLOCK 1
 ROCKWALL CENTRE
 CORNERS ADDITION
 CAB. G, SLIDE 299
 ZONING: C
 (VACANT)

ROCKWALL CENTRE CORNERS ADDITION LOT 4, BLOCK 1

CONSTRUCTION SET	10/11/11	LWY	FOA	PHY	PHY
DATE	PRN	PM	DES	DRW	
DRIVE-THRU RESTAURANT					
Engineering Associates, Inc.					
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3030 LBJ Freeway, Suite 100 Dallas, TX 75234			(972)488-3737 FAX: (972)488-6732		
SITE PLAN 1106 E. I. H. 30			DATE: 09/28/11 2:18 PM REV-6		
ROCKWALL, TX			SHEET NO. C2		

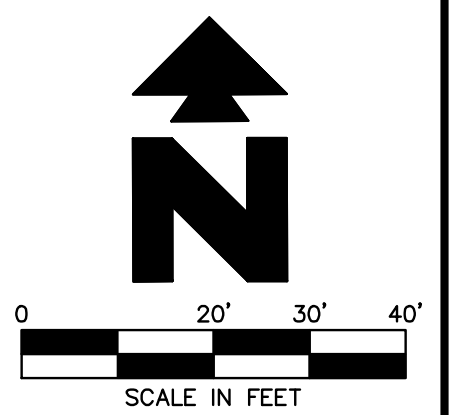


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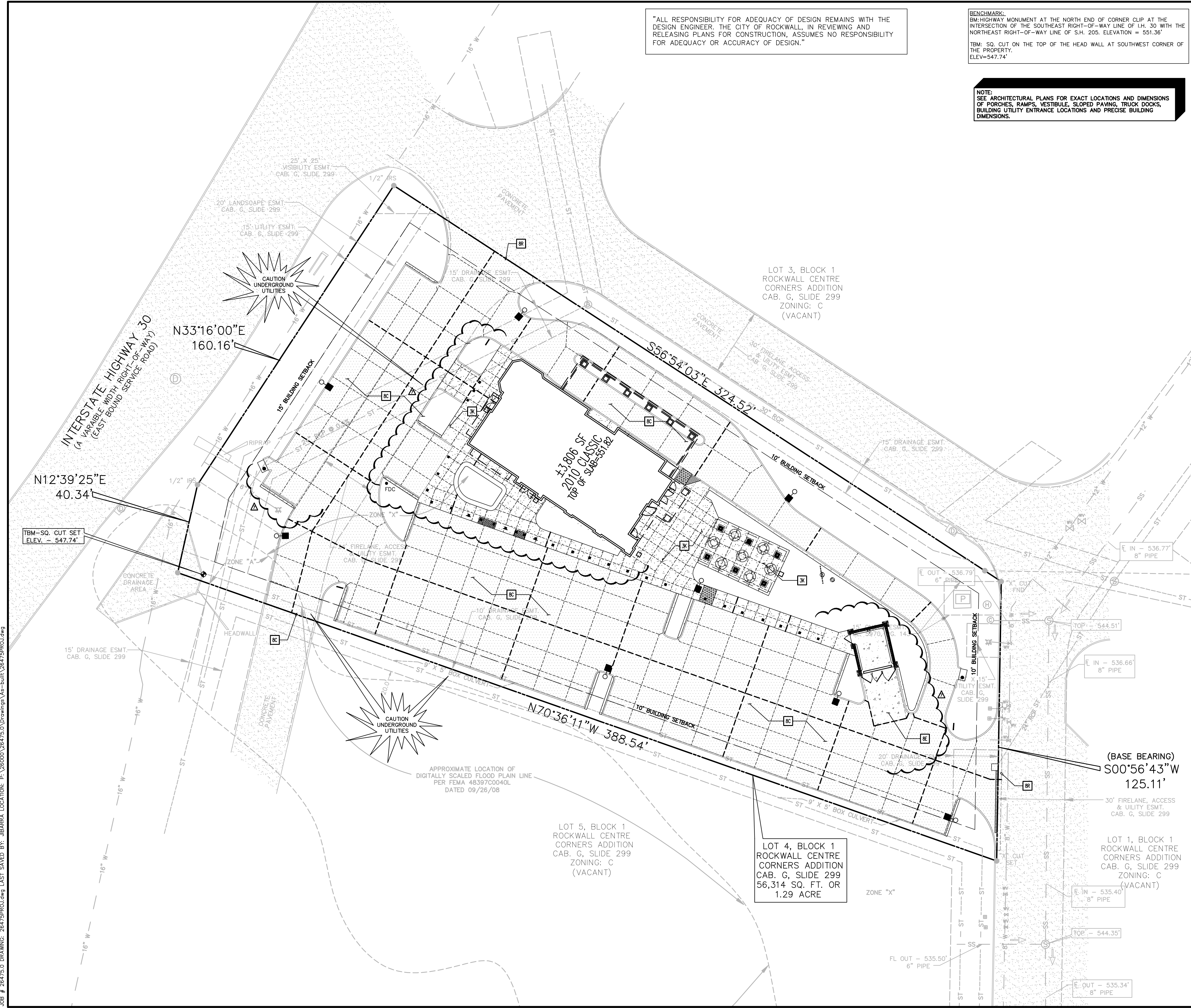
EXISTING	
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(Symbol)	IRR. CONTROL VALVE
(Symbol)	TELEPHONE PEDESTAL
(Symbol)	POWER POLE
(Symbol)	DOWN GUY
(Symbol)	S.S. MAN HOLE
(Symbol)	CLEAN OUT
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(Symbol)	TRAFFIC SIGNAL POLE
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(Symbol)	AT&T MAN HOLE
(Symbol)	GAS MAN HOLE
(Symbol)	VAULT
(Symbol)	GRATE INLET
(Symbol)	SIGN
(Symbol)	LIGHT POLE
(Symbol)	BRICK
(Symbol)	CONCRETE
(Symbol)	BOLLARD
(Symbol)	COVERED AREA
(Symbol)	A/C PAD
(Symbol)	BOUNDARY LINE
(Symbol)	500' CONTOUR LINE
(Symbol)	WATER LINE
(Symbol)	OHE
(Symbol)	OVERHEAD SERVICE LINE
(Symbol)	SS
(Symbol)	SANITARY SEWER LINE
(Symbol)	FOC
(Symbol)	FIBER OPTIC LINE
(Symbol)	YELLOW PAINT STRIPE LINE
(Symbol)	PS
(Symbol)	RED PAINT STRIPE LINE
(Symbol)	ST
(Symbol)	STORM SEWER LINE
(Symbol)	EASEMENT LINE
(Symbol)	BUILDING LINE

PROPOSED	
(Symbol)	BOUNDARY LINE
(Symbol)	RIGHT OF WAY LINE
(Symbol)	CONSTRUCTION/EXPANSION JOINT (PER CITY OF ROCKWALL STANDARD DETAIL & NCTCOG 3RD EDITION CITY'S REVISION)
(Symbol)	CONTRACTION JOINT (PER CITY OF ROCKWALL STANDARD DETAIL & NCTCOG 3RD EDITION CITY'S REVISION)

- GENERAL PAVING NOTES**
- THE PAVING CONTRACTOR SHALL COORDINATE W/ THE UTILITY & IRRIGATION CONTRACTORS TO INSURE THAT ALL SLEEVING HAS BEEN INSTALLED PRIOR TO PLACEMENT OF PERMANENT PAVEMENT.
 - ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
 - CONTRACTOR TO INSTALL CONSTRUCTION JOINT EVERY 60' AND CONTRACTION JOINT EVERY 20' PER DETAIL BR.
 - REFER TO GEOTECHNICAL REPORT PROVIDED BY TERRACON CONSULTANTS, INC. PROJECT NUMBER 94105172 DATED AUGUST 17, 2010, FOR PAVING SUBGRADE PREPARATION REQUIREMENTS.
 - PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 8C OVER THE ENTIRE PARKING LOT AREA.

PAVING DETAILS

(Symbol)	3X 4" REINFORCED CONCRETE SIDEWALK PAVEMENT (SEE SHEET C9)
(Symbol)	8C 6" REINFORCED CONCRETE PAVEMENT (SEE SHEET C9)
(Symbol)	8E 7" REINFORCED CONCRETE PAVEMENT (SEE SHEET C9)
(Symbol)	8R LONGITUDINAL BUTT JOINT (PER CITY OF ROCKWALL STANDARD DETAIL & NCTCOG 3RD EDITION CITY'S REVISION)



ROCKWALL CENTRE CORNERS ADDITION LOT 4, BLOCK 1

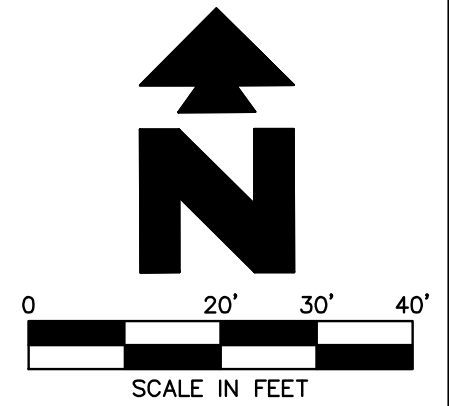
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DATE	PRN	PM	DES	DRW	
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Engineering Associates, Inc.					
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3030 LB Freeway, Suite 100 (972)488-3737 Dallas, TX 75234 FAX: (972)488-6732					
PAVING PLAN 1106 E. I. H. 30				DATE 10/11/11 2:36 PM	SHEET NO. C3
F-7524 ROCKWALL TX					



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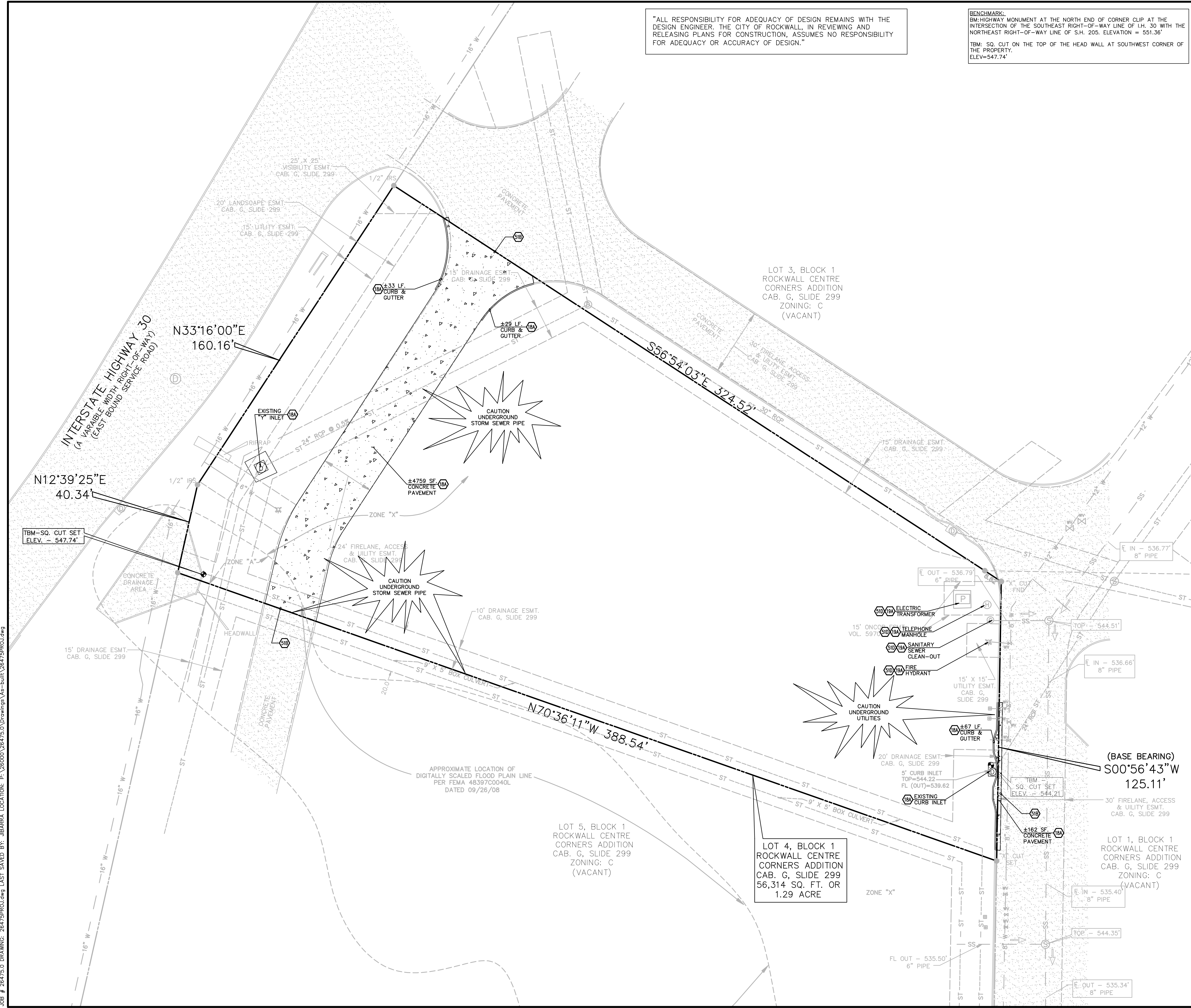
LEGEND

EXISTING					
	GAS METER		MONITORING WELL		BOUNDARY LINE
	IRR. CONTROL VALVE		TRAFFIC SIGNAL POLE		500 CONTOUR LINE
	TELEPHONE PEDESTAL		TRAFFIC SIGNAL BOX		WATER LINE
	POWER POLE		AT&M MAN HOLE		OVERHEAD SERVICE LINE
	DOWN GUY		GAS MAN HOLE		SANITARY SEWER LINE
	S.S. MAN HOLE		VAULT		FIBER OPTIC LINE
	CLEAN OUT		GRATE INLET		YELLOW PAINT STRIPE LINE
	FIRE HYDRANT		SIGN		RED PAINT STRIPE LINE
	WATER METER		LIGHT POLE		STORM SEWER LINE
	FUEL PORT		BRICK		EASEMENT LINE
	WATER VALVE		CONCRETE		BUILDING LINE
	TRANSFORMER PAD		BOLLARD		
	ELECTRIC METER		COVERED AREA		
	STORM DRAIN MAN HOLE		A/C PAD		

PROPOSED	
	BOUNDARY LINE
	RIGHT OF WAY LINE
	CURB AND GUTTER TO BE REMOVED
	LIMITS OF PAVEMENT REMOVAL

- GENERAL DEMOLITION NOTES**
- THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "GR LRE, LLC" STANDARD SITE WORK SPECIFICATIONS".
 - CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. WORK SPECIFICATIONS.
 - CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
 - THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
 - ENGINEER'S NOTICE TO CONTRACTOR**
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

- DEMOLITION NOTES**
- 18A EXISTING TO BE REMOVED
 - 18B EXISTING TO REMAIN
 - 51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL
 - 51D PROTECT EXISTING STRUCTURES AND/OR PIPES DURING DEMOLITION AND CONSTRUCTION PHASES.



LOT 5, BLOCK 1
 ROCKWALL CENTRE
 CORNERS ADDITION
 CAB. G. SLIDE 299
 ZONING: C
 (VACANT)

LOT 4, BLOCK 1
 ROCKWALL CENTRE
 CORNERS ADDITION
 CAB. G. SLIDE 299
 56,314 SQ. FT. OR
 1.29 ACRE

(BASE BEARING)
 S00°56'43"W
 125.11'

ROCKWALL CENTRE CORNERS ADDITION LOT 4, BLOCK 1

CONSTRUCTION SET	10/11/11	LWY	FOA	PHY	PHY
DATE	PRN	PM	DES	DRW	
DRIVE-THRU RESTAURANT					
Engineering Associates, Inc.					
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3030 LBJ Freeway, Suite 100 Dallas, TX 75234			(972)488-3737 FAX: (972)488-6732		
DEMOLITION PLAN				DATE	SHEET NO.
1106 E. I. H. 30				09/28/11	C4
REV-5				2:18 PM	
TX					

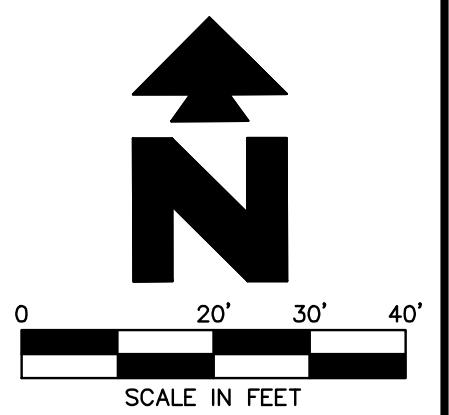


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"ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN."

BM: HIGHWAY MONUMENT AT THE NORTH END OF CORNER CLIP AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF I.H. 30 WITH THE NORTHEAST RIGHT-OF-WAY LINE OF S.H. 205. ELEVATION = 551.36'
 TBM: SQ. CUT ON THE TOP OF THE HEAD WALL AT SOUTHWEST CORNER OF THE PROPERTY.
 ELEV=547.74'

NOTE: SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



LEGEND

EXISTING	
	GAS METER
	IRR. CONTROL VALVE
	TELEPHONE PEDESTAL
	POWER POLE
	DOWN GUY
	S.S. MAN HOLE
	CLEAN OUT
	FIRE HYDRANT
	WATER METER
	FUEL PORT
	WATER VALVE
	TRANSFORMER PAD
	ELECTRIC METER
	STORM DRAIN MAN HOLE
	MONITORING WELL
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGNAL BOX
	AT&T MAN HOLE
	GAS MAN HOLE
	VAULT
	GRATE INLET
	SIGN
	LIGHT POLE
	BRICK
	CONCRETE
	BOLLARD
	COVERED AREA
	A/C PAD
	BOUNDARY LINE
	CONTOUR LINE
	WATER LINE
	OVERHEAD SERVICE LINE
	SANITARY SEWER LINE
	FIBER OPTIC LINE
	YELLOW PAINT STRIPE LINE
	RED PAINT STRIPE LINE
	STORM SEWER LINE
	EASEMENT LINE
	BUILDING LINE

PROPOSED	
	BOUNDARY LINE
	GRADE BREAK
	STORM DRAIN
	CONTOUR ELEVATIONS
	SPOT ELEVATIONS:
	TC = TOP OF CURB
	SW = SIDEWALK
	G = GUTTER
	TP = TOP OF PAVEMENT

- #### GENERAL GRADING NOTES
- PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
 - ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS (SEE LANDSCAPE PLAN FOR SEED MIX AND PROPER APPLICATION RATE). ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
 - UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS:
 - ALL STORM DRAIN PIPE BEDDING SHALL BE INSTALLED PER NCTCOG STANDRAD DRAWING CITY'S REVISION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
 - ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND ENDS OF FLARED END SECTIONS.
 - CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR PAVING AND SUBGRADE PREPARATION AND CONSTRUCTION RECOMMENDATION.
 - ALL FILL TO BE MINIMUM 95% STANDARD DENSITY.
 - ALL FILL TO BE COMPACTED USING SHEEPSFOOT ROLLER.

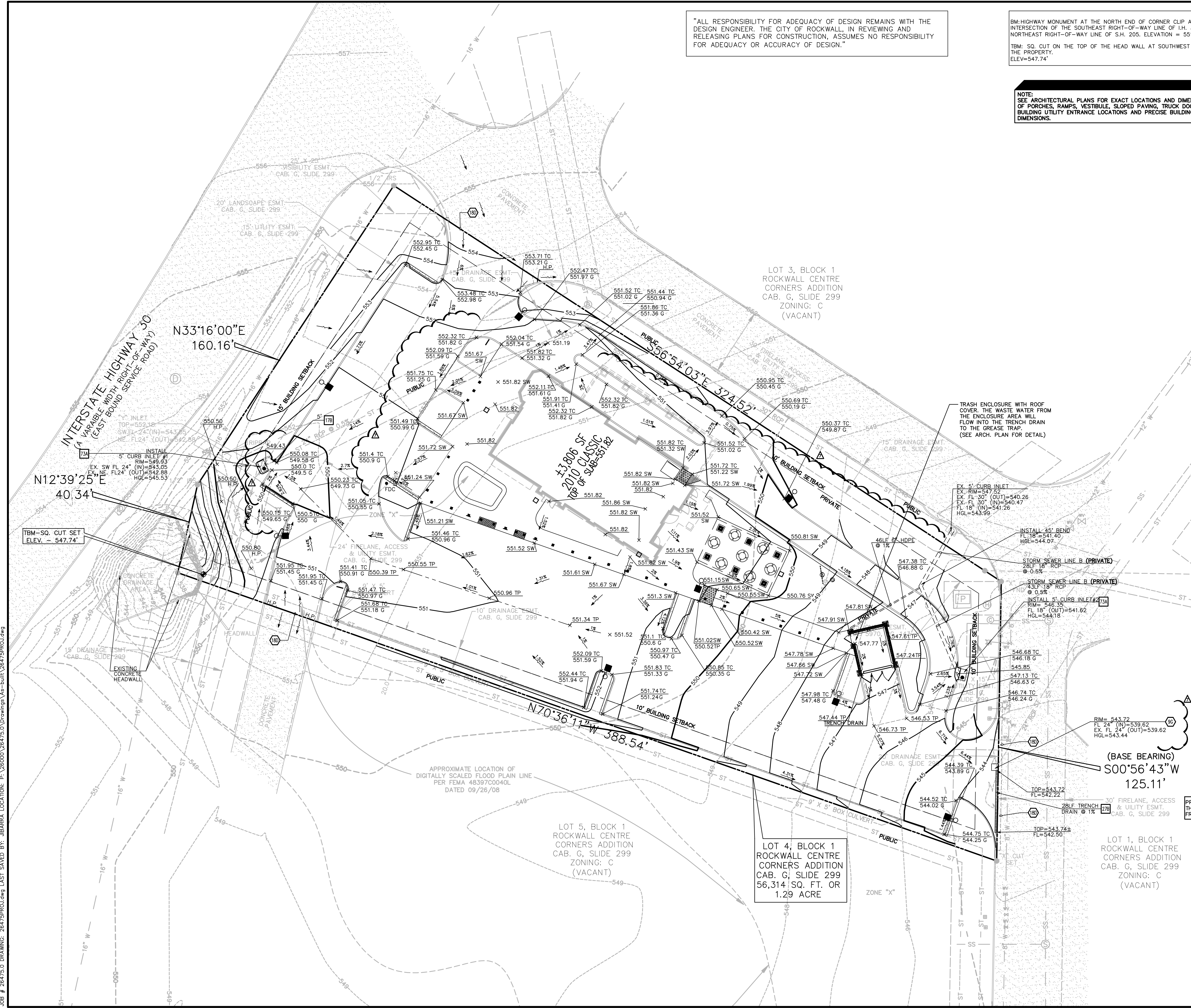
GRADING DETAILS

	17B CONCRETE FLUME (SEE SIZE THIS SHEET)
	27B TRENCH DRAIN
	73A 5' CURB INLET PER NCTCOG STANDARD DETAIL (CITY'S REVISION)

GRADING NOTES

- REMOVE TOP OF EXISTING DRAINAGE STRUCTURE AND CONVERT TO JUNCTION BOX.
- MATCH EXISTING PAVEMENT ELEVATIONS

PROPERTY OWNERS SHALL KEEP THE TRENCH DRAIN CLEAN AND FREE OF DEBRIS AT ALL TIMES



ROCKWALL CENTRE CORNERS ADDITION LOT 4, BLOCK 1

CONSTRUCTION SET	10/11/11	LWY	FOA	PHY	PHY
DATE	PRN	PM	DES	DRW	
DRIVE-THRU RESTAURANT					
Engineering Associates, Inc.					
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3030 LBJ Freeway, Suite 100 Dallas, TX 75234			(972)488-3737 FAX: (972)488-6732		
GRADING PLAN 1106 E. I. H. 30				DATE 09/28/11	SHEET NO. C5
				2:18 PM	REV-7
				TX	

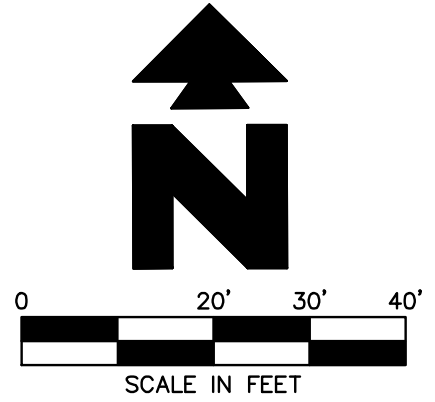


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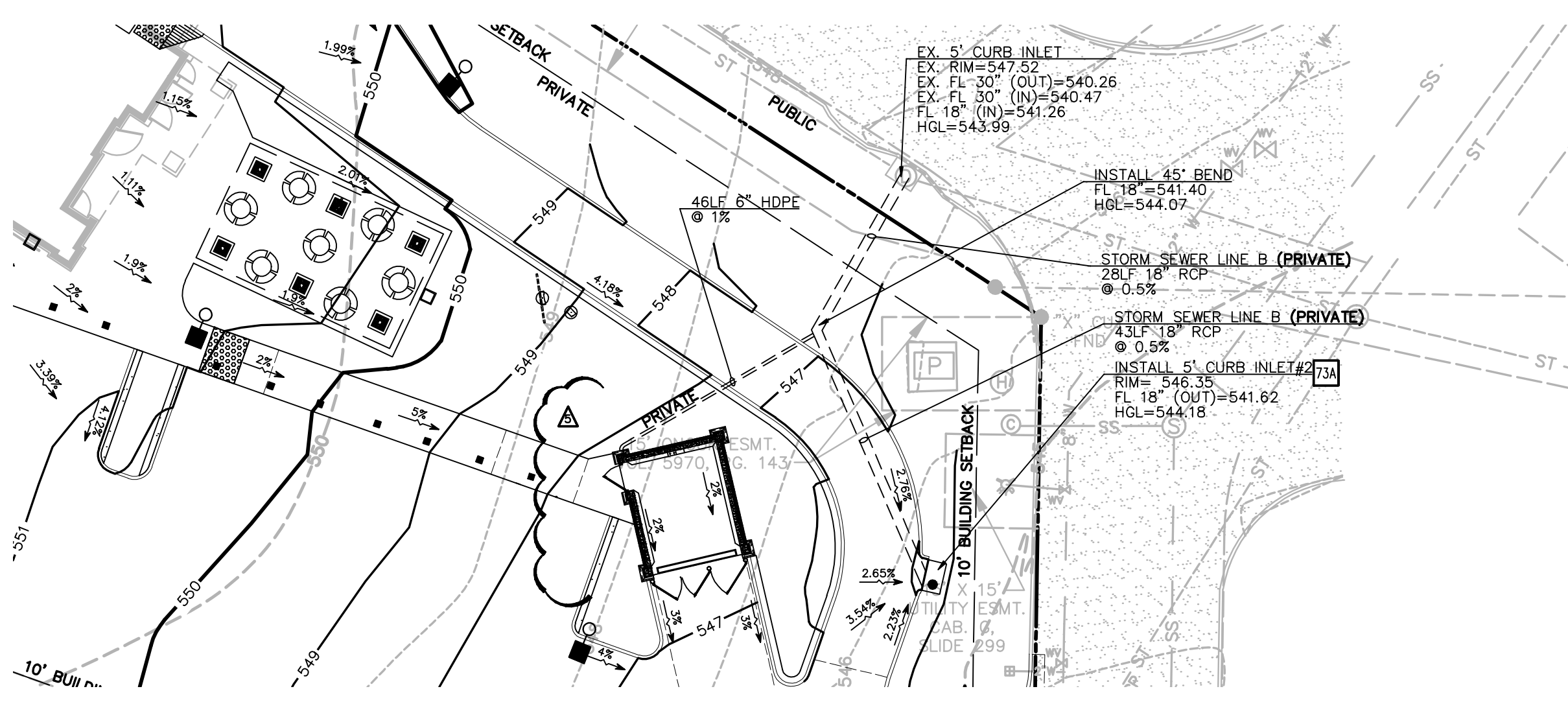
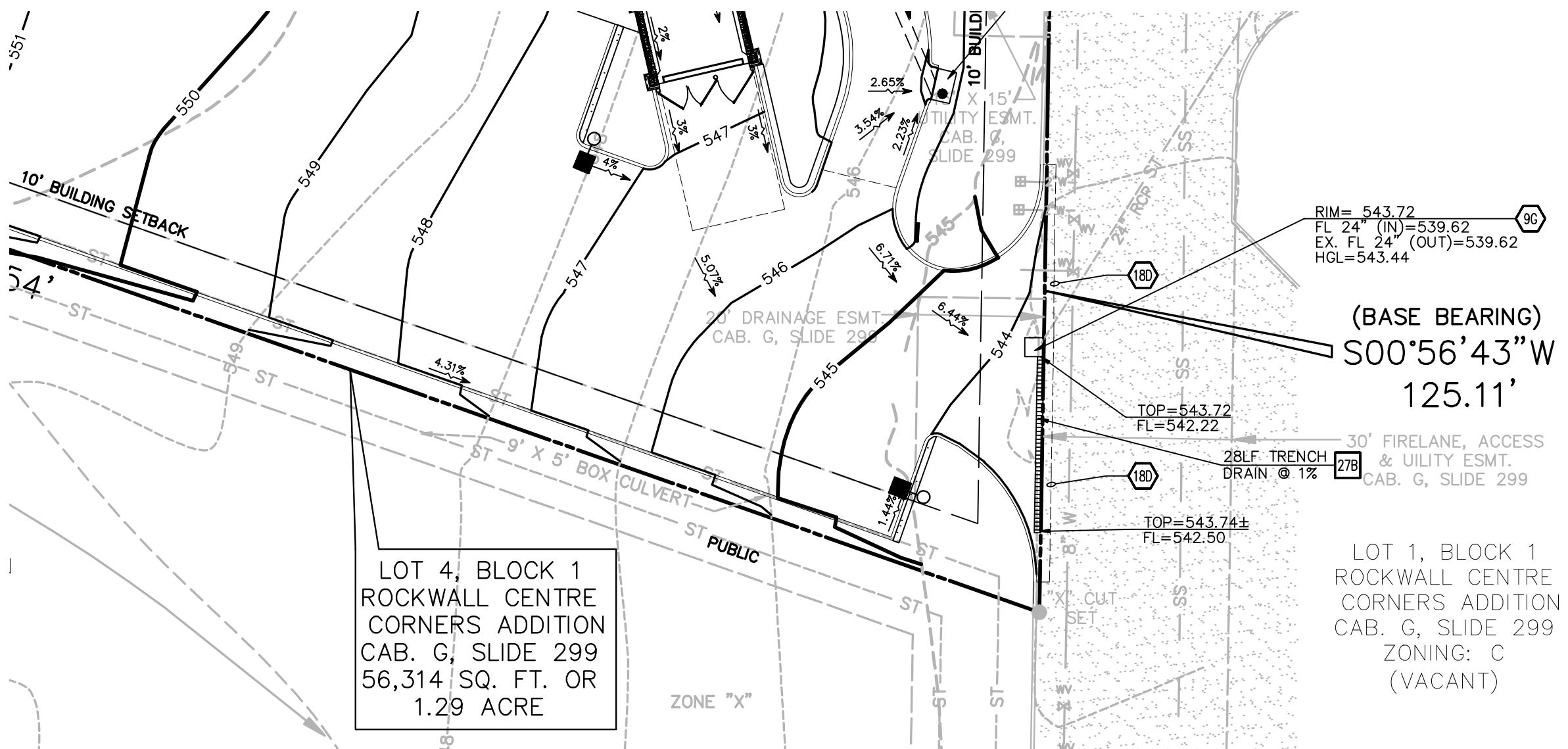
BENCHMARK:
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 TBM: SQ CUT ON THE TOP OF THE HEAD WALL AT SOUTHWEST CORNER OF THE PROPERTY.
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NOTE:
 SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

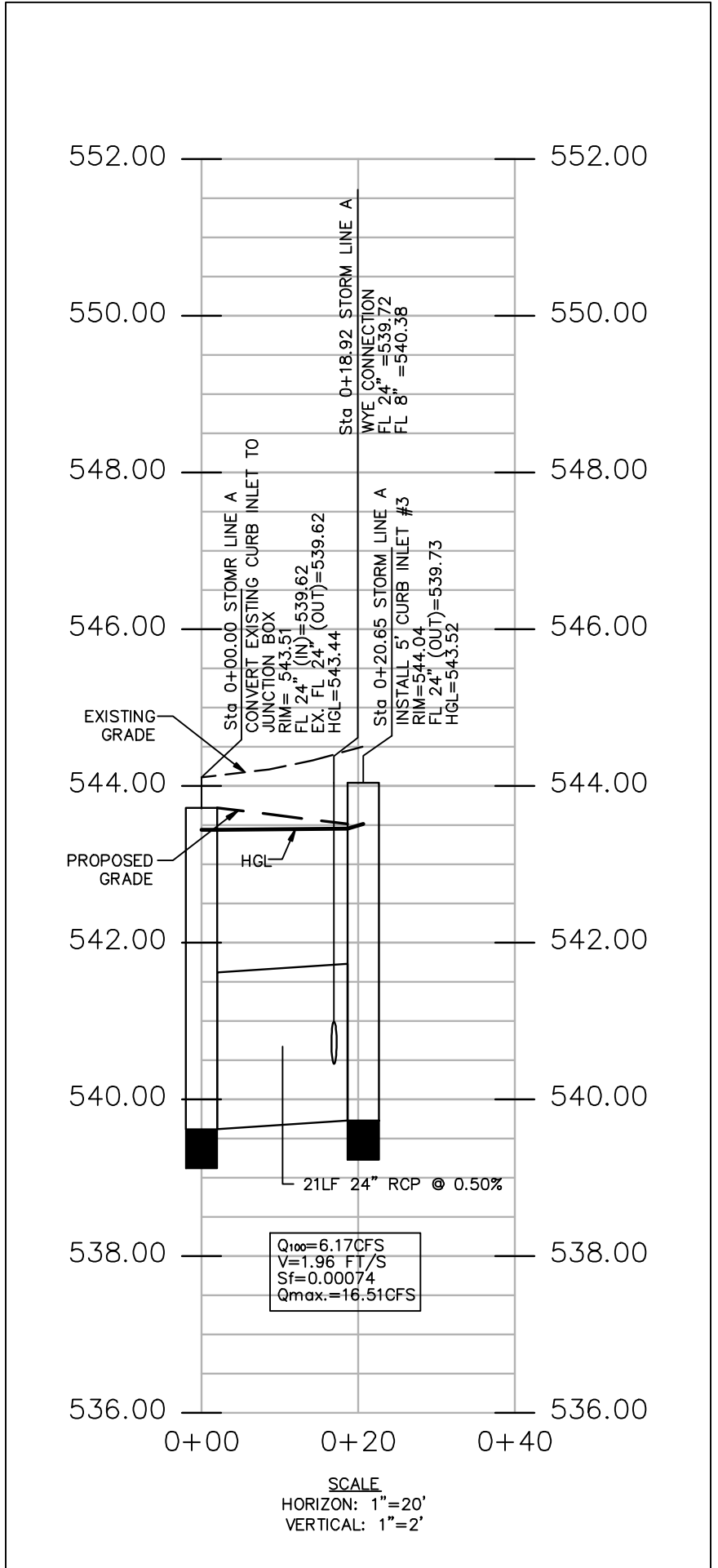


LEGEND

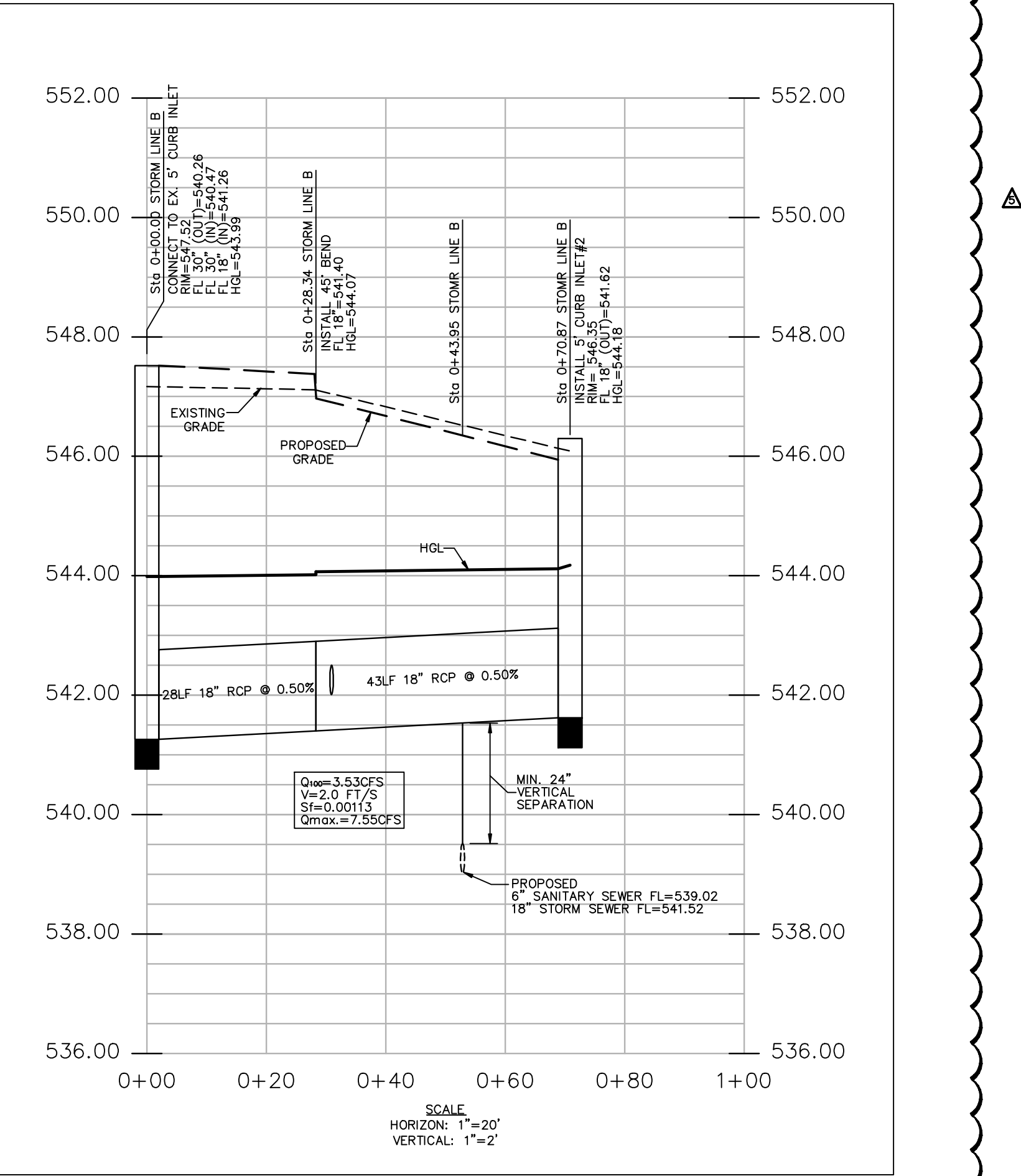
EXISTING	
	GAS METER
	IRR. CONTROL VALVE
	TELEPHONE PEDESTAL
	POWER POLE
	DOWN GUY
	S.S. MAN HOLE
	CLEAN OUT
	FIRE HYDRANT
	WATER METER
	FUEL PORT
	WATER VALVE
	TRANSFORMER PAD
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	SIGN
	LIGHT POLE
	CONCRETE
	BOLLARD
	COVERED AREA
	A/C PAD
	BOUNDARY LINE
	CONTOUR LINE
	WATER LINE
	OVERHEAD SERVICE LINE
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	FIBER OPTIC LINE
	YELLOW PAINT STRIPE LINE
	RED PAINT STRIPE LINE
	STORM SEWER LINE
	EASEMENT LINE
	BUILDING LINE
PROPOSED	
	BOUNDARY LINE
	GRADE BREAK
	STORM DRAIN
	CONTOUR ELEVATIONS



STORM LINE A PROFILE



STORM LINE B PROFILE



ROCKWALL CENTRE CORNERS ADDITION
 LOT 4, BLOCK 1

CONSTRUCTION SET	10/11/11	LWY	FOA	PHY	PHY
DATE	PRN	PM	DES	DRW	
DRIVE-THRU RESTAURANT					
Engineering Associates, Inc.					
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3030 LBJ Freeway, Suite 100 Dallas, TX 75234			(972)488-3737 FAX: (972)488-6732		
STORM SEWER PLAN AND PROFILE				DATE 09/28/11	SHEET NO. C5A
1106 E. I. H. 30				2:18 PM	REV-5
TX					

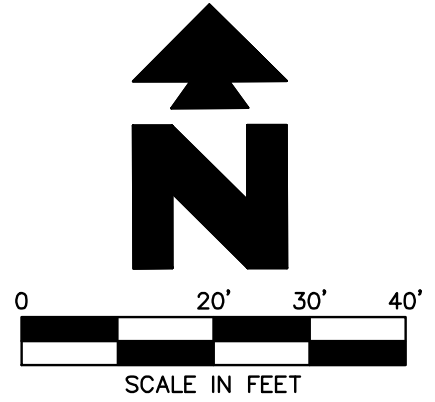


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NOTE:
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POST DEVELOPMENT RUNOFF SUMMARY

Area No.	Total Area (AC.)	Average Runoff Coefficient "C"	TC	I100	Q100 (cfs)	Comments
A1-ONSITE	0.60	0.9	10.0	9.80	5.29	Sheet flow to Inlet 1
A2-ONSITE	0.40	0.9	10.0	9.80	3.53	Sheet flow to inlet 2
A3-ONSITE	0.29	0.9	10.0	9.80	2.56	Sheet flow to inlet 3
A4-OFFSITE	0.41	0.9	10.0	9.80	3.62	Sheet flow to Inlet 3

LEGEND

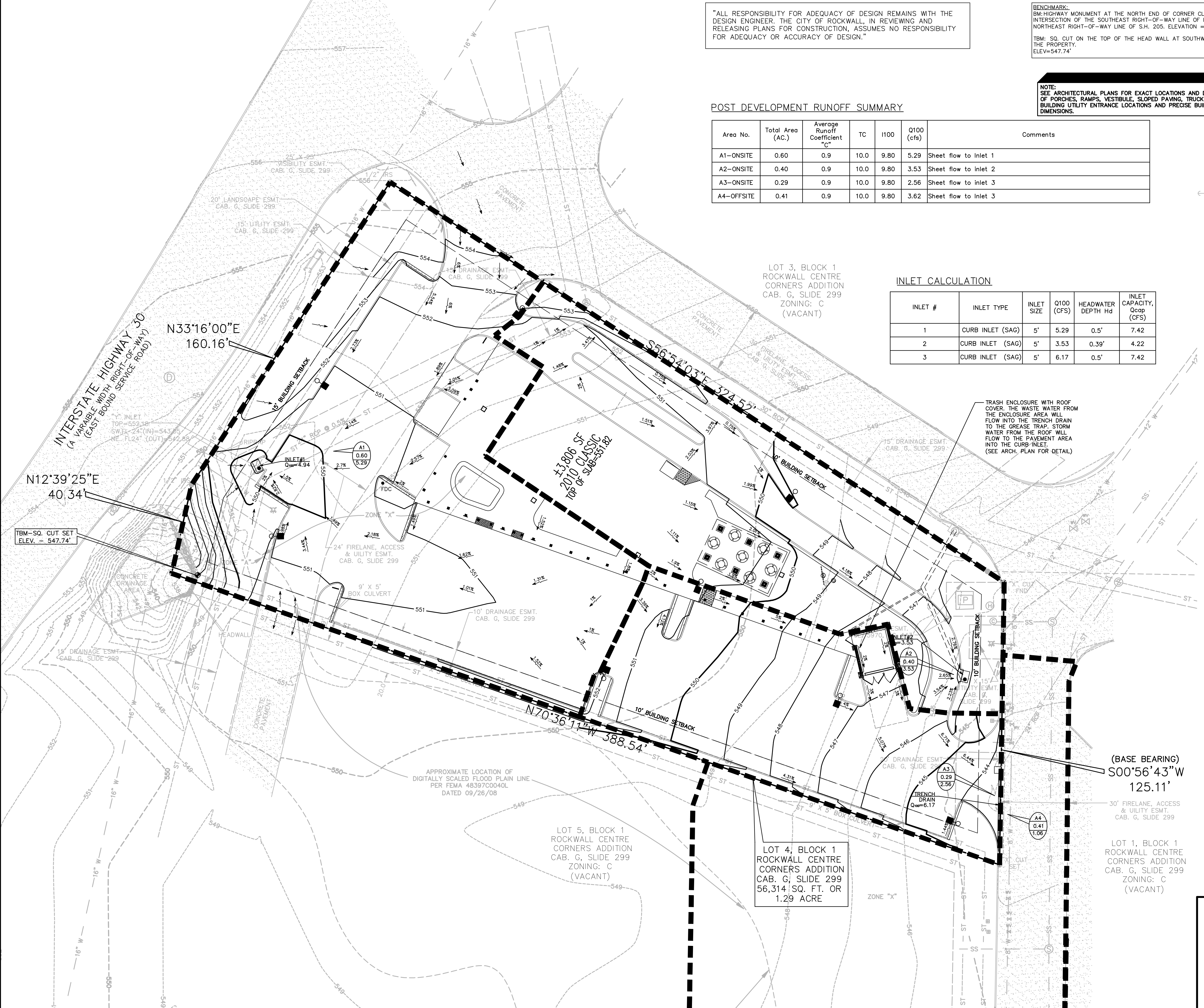
- EXISTING
- GAS METER
 - IRR. CONTROL VALVE
 - TELEPHONE PEDESTAL
 - POWER POLE
 - DOWN GUY
 - S.S. MAN HOLE
 - CLEAN OUT
 - FIRE HYDRANT
 - WATER METER
 - FUEL PORT
 - WATER VALVE
 - TRANSFORMER PAD
 - ELECTRIC METER
 - STORM DRAIN MAN HOLE
 - MONITORING WELL
 - TRAFFIC SIGNAL POLE
 - AT&T MAN HOLE
 - GAS MAN HOLE
 - VAULT
 - GRATE INLET
 - SIGN
 - LIGHT POLE
 - BRICK
 - CONCRETE
 - BOLLARD
 - COVERED AREA
 - A/C PAD
 - BOUNDARY LINE
 - 500' CONTOUR LINE
 - WATER LINE
 - OHE OVERHEAD SERVICE LINE
 - SS SANITARY SEWER LINE
 - FCC FIBER OPTIC LINE
 - YELLOW PAINT STRIPE LINE
 - RED PAINT STRIPE LINE
 - PS STORM SEWER LINE
 - ST EASEMENT LINE
 - BUILDING LINE

PROPOSED

- BOUNDARY LINE
- GRADE BREAK
- SUB AREA
- ACRES
- DRAINAGE AREA DIVIDE

INLET CALCULATION

INLET #	INLET TYPE	INLET SIZE	Q100 (CFS)	HEADWATER DEPTH Hd	INLET CAPACITY, Q _{cap} (CFS)
1	CURB INLET (SAG)	5'	5.29	0.5'	7.42
2	CURB INLET (SAG)	5'	3.53	0.39'	4.22
3	CURB INLET (SAG)	5'	6.17	0.5'	7.42



LOT 3, BLOCK 1
 ROCKWALL CENTRE
 CORNERS ADDITION
 CAB. G. SLIDE 299
 ZONING: C
 (VACANT)

TRASH ENCLOSURE WITH ROOF COVER. THE WASTE WATER FROM THE ENCLOSURE AREA WILL FLOW INTO THE TRENCH DRAIN TO THE GREASE TRAP. STORM WATER FROM THE ROOF WILL FLOW TO THE PAVEMENT AREA INTO THE CURB-INLET. (SEE ARCH. PLAN FOR DETAIL)

LOT 5, BLOCK 1
 ROCKWALL CENTRE
 CORNERS ADDITION
 CAB. G. SLIDE 299
 ZONING: C
 (VACANT)

LOT 4, BLOCK 1
 ROCKWALL CENTRE
 CORNERS ADDITION
 CAB. G. SLIDE 299
 56,314 SQ. FT. OR
 1.29 ACRE

(BASE BEARING)
 S00°56'43"W
 125.11'

LOT 1, BLOCK 1
 ROCKWALL CENTRE
 CORNERS ADDITION
 CAB. G. SLIDE 299
 ZONING: C
 (VACANT)

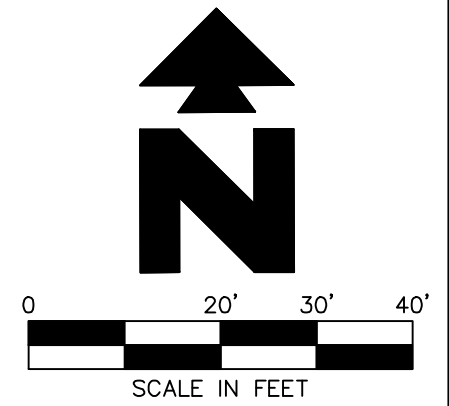
ROCKWALL CENTRE CORNERS ADDITION
 LOT 4, BLOCK 1

CONSTRUCTION SET	10/11/11	LWY	FOA	PHY	PHY
	DATE	PRN	PM	DES	DRW
DRIVE-THRU RESTAURANT					
Engineering Associates, Inc.					
LEONG-WEE YEE 93589 LICENSED PROFESSIONAL ENGINEER					
3030 LBJ Freeway, Suite 100 Dallas, TX 75234					
(972)488-3737 FAX: (972)488-6732					
POST-DRAINAGE AREA MAP					
1106 E. I. H. 30					
DATE	09/28/11	SHEET NO.		C6	
REV	2:18 PM	TX		REV-5	

JOB # 26475.0 DRAWING: 26475PROJ.dwg LAST SAVED BY: JBARRA LOCATION: P:\26000\26475.0 Drawings\A4-buil\26475PROJ.dwg

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BENCHMARK:
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TBM: SQ. CUT ON THE TOP OF THE HEAD WALL AT SOUTHWEST CORNER OF THE PROPERTY.
 ELEV.=547.74'



GENERAL EROSION NOTES

- A. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF TEXAS NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- B. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNER'S CONSTRUCTION MANAGER.
- C. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.
- D. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLotation BOOMS TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- E. DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- F. NO RUBBISH, TRASH, GARBAGE OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- G. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
- H. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL STOPPED FOR AT LEAST 21 DAYS, SHALL BE TEMPORARILY SEEDED WITHIN 14 DAYS.
- I. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS BEEN PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE LANDSCAPING PLAN. ALL DISTURBED AREAS SHALL HAVE 75-80% MIN. 1" GRASS COVERING PRIOR TO CITY ACCEPTANCE.

- J. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNER'S CONSTRUCTION MANAGER.
- K. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- L. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AFTER THE STABILIZATION OF THE SITE AND ALSO ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS.
- M. IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
- N. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- O. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
- P. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.
- Q. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAINS & UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

NOTE:
 SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

LEGEND

EXISTING

○ GAS METER	○ MONITORING WELL	---	BOUNDARY LINE
○ IRR. CONTROL VALVE	○ TRAFFIC SIGNAL POLE	---	500 CONTOUR LINE
○ TELEPHONE PEDESTAL	○ TRAFFIC SIGNAL BOX	---	W WATER LINE
○ POWER POLE	○ AT&T MAN HOLE	---	OHE OVERHEAD SEWER LINE
○ DOWN GUY	○ GAS MAN HOLE	---	SS SANITARY SEWER LINE
○ S.S. MAN HOLE	○ VAULT	---	FCC FIBER OPTIC LINE
○ CLEAN OUT	○ GRAPE INLET	---	YL YELLOW PAINT STRIPE LINE
○ FIRE HYDRANT	○ SIGN	---	PS RED PAINT STRIPE LINE
○ WATER METER	○ LIGHT POLE	---	ST STORM SEWER LINE
○ FUEL PORT	○ BRICK	---	EASEMENT LINE
○ WATER VALVE	○ CONCRETE	---	BUILDING LINE
○ TRANSFORMER PAD	○ BOLLARD	---	
○ ELECTRIC METER	○ COVERED AREA	---	
○ STORM DRAIN MAN HOLE	○ A/C PAD	---	

PROPOSED

---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	LIMITS OF DISTURBANCE
---	GRADE BREAK
---	CONTOUR ELEVATIONS
---	STORM DRAIN

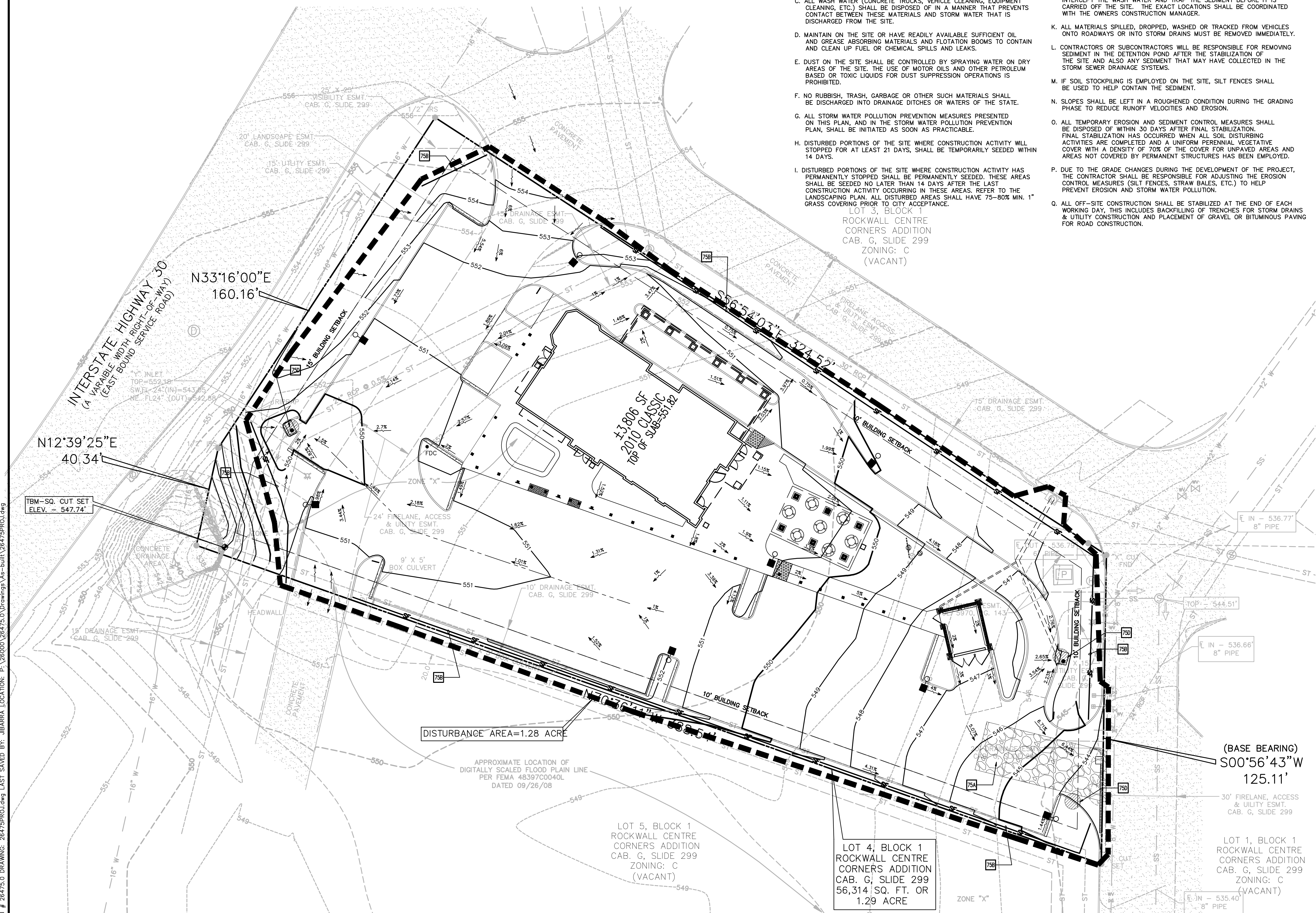
EROSION DETAILS

75A	STABILIZED CONSTRUCTION ENTRANCE PER N.C.T.C.O.G. STANDARD (STD DRAWING NO. 1070A & 1070B) WITH MIN. 12" THICK, 3"-5" WELL GRADED STONE AND NO CRUSH CONCRETE ALLOWED.
75B	SILT FENCE PER N.C.T.C.O.G. STANDARD (STD DRAWING NO. 1020A & 1020B)
75D	INLET PROTECTION—CURB BLOCK AND GRAVEL PER N.C.T.C.O.G. STANDARD (STD DRAWING NO. 1140)

MAINTENANCE

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT, AND SHOULD BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETEIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD TO ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.



ROCKWALL CENTRE CORNERS ADDITION LOT 4, BLOCK 1

CONSTRUCTION SET	10/11/11	LWY	FOA	PHY	PHY
DATE	PRN	PM	DES	DRW	
DRIVE-THRU RESTAURANT					
CEI Engineering Associates, Inc.					
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3030 LBJ Freeway, Suite 100 Dallas, TX 75234			(972)488-3737 FAX: (972)488-6732		
EROSION AND SEDIMENT CONTROL PLAN				DATE	SHEET NO.
1106 E. I. H. 30				09/28/11	C7
TX				2:18 PM	REV-5



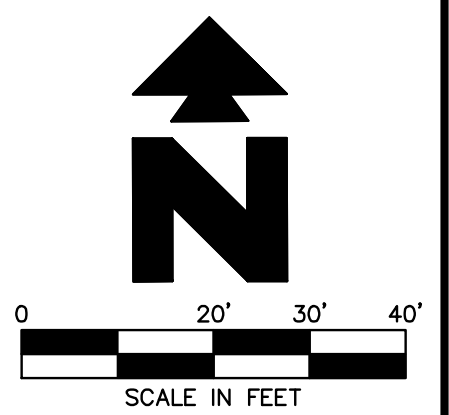
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"ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN."

NOTE:
ALL SANITARY SEWER WORK DESIGNATED AS "PRIVATE" IN THIS SET OF PLANS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, PERMITTED AND INSPECTED BY THE CITY BUILDING INSPECTION DEPARTMENT AND INSTALLED BY A LICENSED PLUMBER."

BENCHMARK:
BM: HIGHWAY MONUMENT AT THE NORTH END OF CORNER CLIP AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF I.H. 30 WITH THE NORTHEAST RIGHT-OF-WAY LINE OF S.H. 205. ELEVATION = 551.36'
TBM: SQ. CUT ON THE TOP OF THE HEAD WALL AT SOUTHWEST CORNER OF THE PROPERTY. ELEV=547.74'

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



LEGEND

EXISTING	
	GAS METER
	IRR. CONTROL VALVE
	TELEPHONE PEDESTAL
	POWER POLE
	DOWN GUY
	S.S. MAN HOLE
	CLEAN OUT
	FIRE HYDRANT
	WATER METER
	FUEL PORT
	WATER VALVE
	TRANSFORMER PAD
	ELECTRIC METER
	STORM DRAIN MAN HOLE
	MONITORING WELL
	TRAFFIC SIGNAL POLE
	AT&T MAN HOLE
	GAS MAN HOLE
	VAULT
	GRATE INLET
	SIGN
	LIGHT POLE
	BRICK
	CONCRETE
	BOLLARD
	COVERED AREA
	A/C PAD
	BOUNDARY LINE
	CONTOUR LINE
	WATER LINE
	OVERHEAD SERVICE LINE
	SANITARY SEWER LINE
	FIBER OPTIC LINE
	YELLOW PAINT STRIPE LINE
	RED PAINT STRIPE LINE
	STORM SEWER LINE
	EASEMENT LINE
	BUILDING LINE

PROPOSED	
	BOUNDARY LINE
	RIGHT OF WAY LINE
	STORM DRAIN
	6" SANITARY SEWER SERVICE
	UNDERGROUND ELECTRIC AND TELEPHONE SERVICE
	UNDERGROUND TELEPHONE SERVICE
	8" WATER SERVICE

- GENERAL UTILITY NOTES**
- ALL WATER LINES 6" & 4" SHALL BE PVC AHW A C900 WITH MIN. COVER PER LOCAL CODE. ALL DOMESTIC WATER LINES SHALL BE 2" TYPE K COPPER WITH MIN. COVER PER LOCAL CODE.
 - ALL PRIVATE SANITARY SEWER LINES SHALL BE 6" SDR 35 PVC WITH 42" MIN. COVER.
 - CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
 - ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
 - CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
 - PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEI ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
 - UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN SPECIFICATIONS:
 - ALL WATER LINE PIPE BEDDING SHALL BE INSTALLED PER NCTCOG STANDARD (CITY'S REVISION)
 - ALL SANITARY SEWER PIPE BEDDING SHALL BE INSTALLED PER NCTCOG STANDARD (CITY'S REVISION)
 - FIRE SPRINKLER LINE IS REQUIRED TO HAVE SEPARATE PERMIT FROM THE FIRE DEPARTMENT AND LABEL MIN 10-FOOT SEPARATION DISTANCE FROM ALL OTHER UTILITIES.

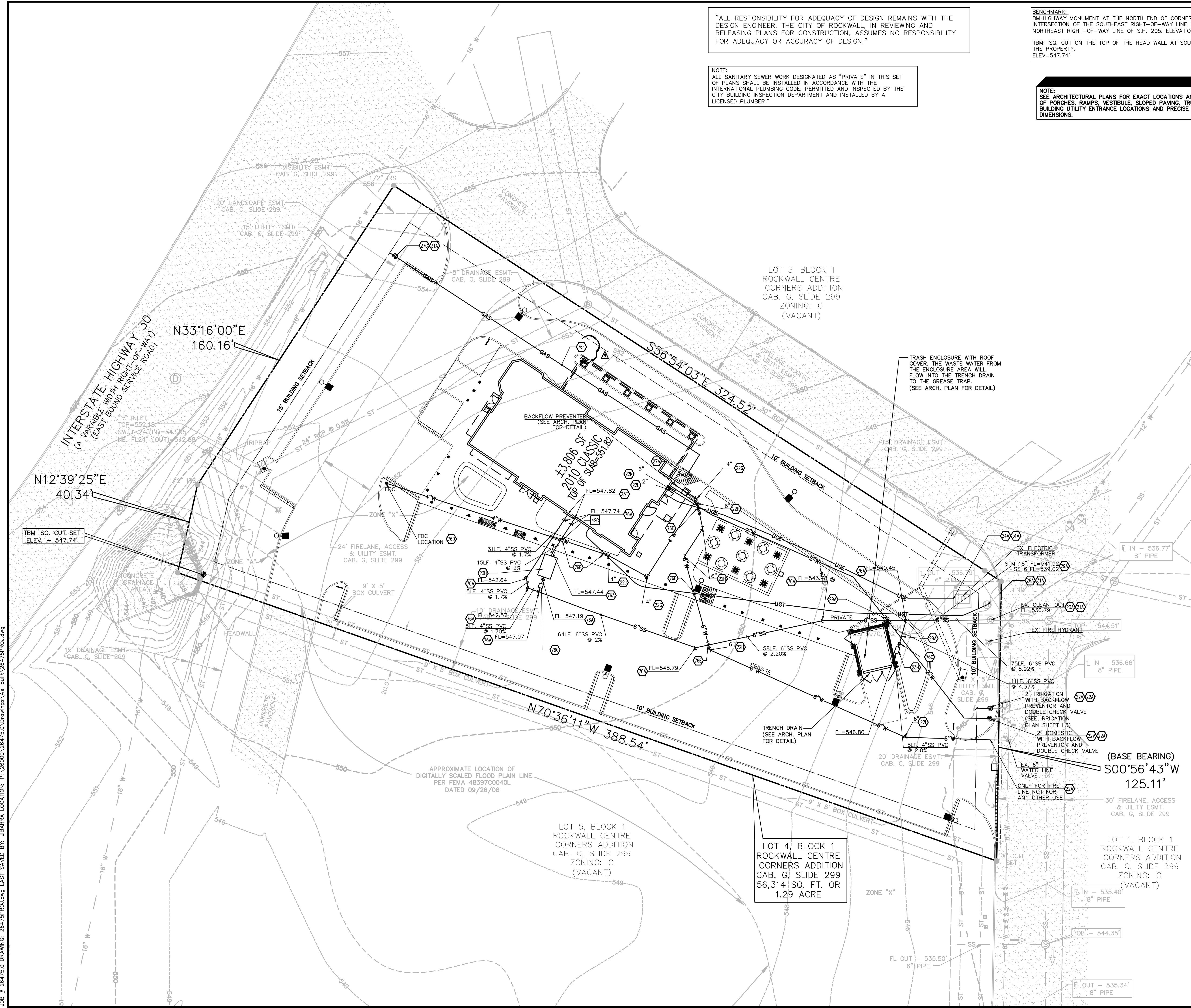
- UTILITY NOTES**
- POINT OF CONNECTION - WATER SERVICE (PER LOCAL CODES)
 - 90 DEGREE M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET)
 - 45 DEGREE M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET)
 - 22-1/2 DEGREE M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET)
 - 11-1/4 DEGREE M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET)
 - SPRINKLER ENTRY PER ARCH. PLANS (SEE SIZES THIS SHEET)
 - METERED DOMESTIC WATER SERVICE ENTRY PER ARCH. PLANS (SEE SIZES THIS SHEET)
 - PROPOSED WATER METER (PER LOCAL CODES AND SPECIFICATIONS)
 - SANITARY SEWER SERVICE ENTRY (PER ARCH. PLANS)
 - GREASE TRAP WITH CLEAN-OUT (PER MEP. PLANS)
 - POINT OF CONNECTION FOR ELECTRICAL SERVICE (PER ELECTRIC COMPANY REQUIREMENTS)
 - POINT OF CONNECTION FOR UNDERGROUND TELEPHONE (PER TELEPHONE COMPANY REQUIREMENTS)
 - POINT OF CONNECTION FOR GAS SERVICE (PER LOCAL GAS COMPANY REQUIREMENTS)
 - PROPOSED GAS METER
 - MAINTAIN MIN. 18 INCHES VERTICAL SEPARATION
 - LOCATION FOR THIS UTILITY AS SHOWN IS FOR DRAWING PURPOSES ONLY. CONTRACTOR SHALL VERIFY THE EXACT LOCATION IN FIELD PRIOR TO THE CONSTRUCTION OF THE PROPOSED UTILITY LINE TO BE CONNECTED. CONTRACTOR SHALL NOTIFY CEI ENGINEERING ASSOCIATES INC. IF THE DESIGN AS SHOWN IS NOT ACHIEVABLE.
 - WASTEWATER DOUBLE CLEAN OUT PER NCTCOG STANDARD (CITY'S REVISION)
 - SAMPLING BOX PER MEP PLANS
 - FIRE DEPARTMENT CONNECTION VAULT PER LOCAL CODE
 - UTILITY CONCRETE ENCASUREMENT PER LOCAL CODE
 - 1/2" HOPE PIPE WITH TRACER WIRE WITH 3 PSI OUTLET (UP TO 1,000 FT.).

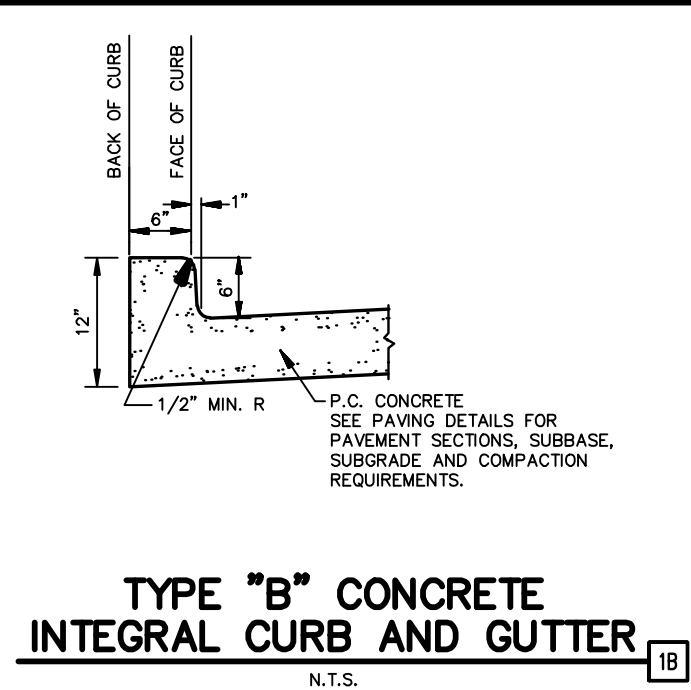
ROCKWALL CENTRE CORNERS ADDITION LOT 4, BLOCK 1

CONSTRUCTION SET	10/11/11	LWY	FOA	PHY	PHY
DATE	PRN	PM	DES	DRW	
DRIVE-THRU RESTAURANT					
CEI Engineering Associates, Inc.					
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3030 LB Freeway, Suite 100 (972)488-3737 Dallas, TX 75234 FAX: (972)488-6732					
UTILITY PLAN 1106 E. I. H. 30					
DATE	09/28/11	SHEET NO.			
TIME	2:18 PM	REV			
REV	5				
F-7524 ROCKWALL TX					

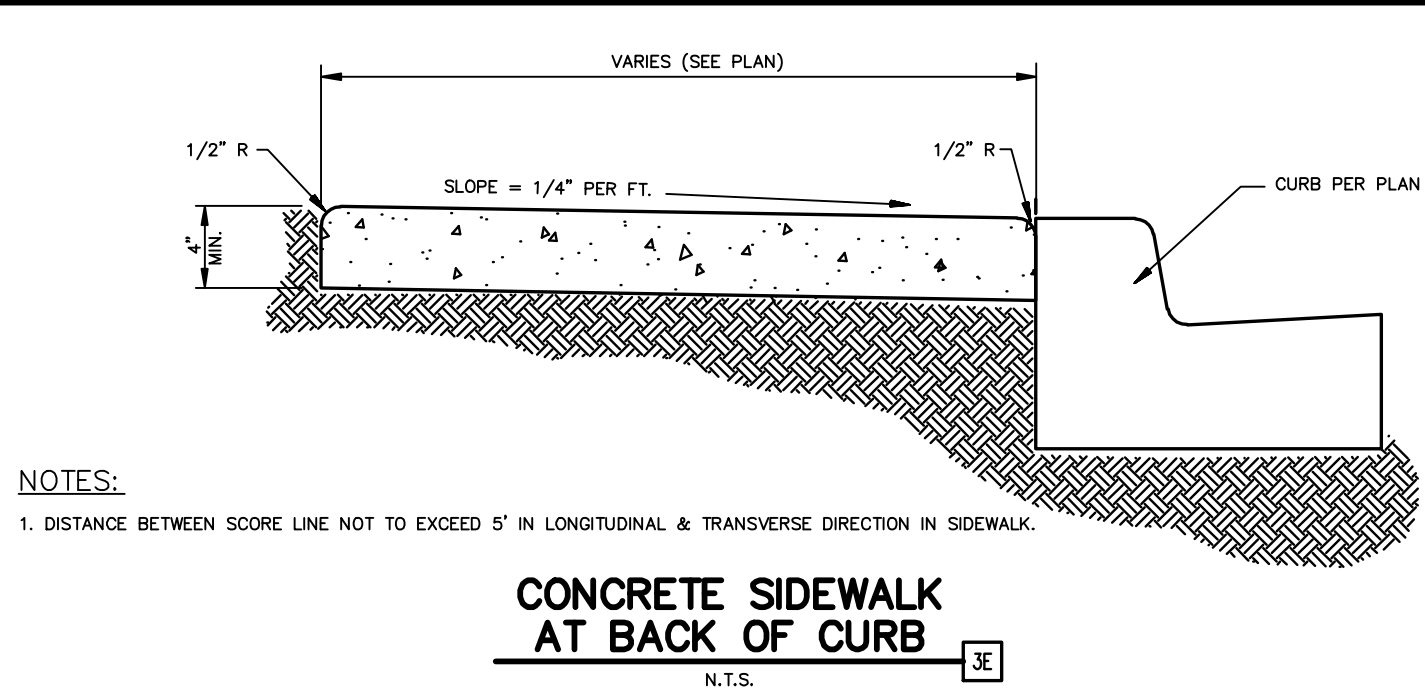


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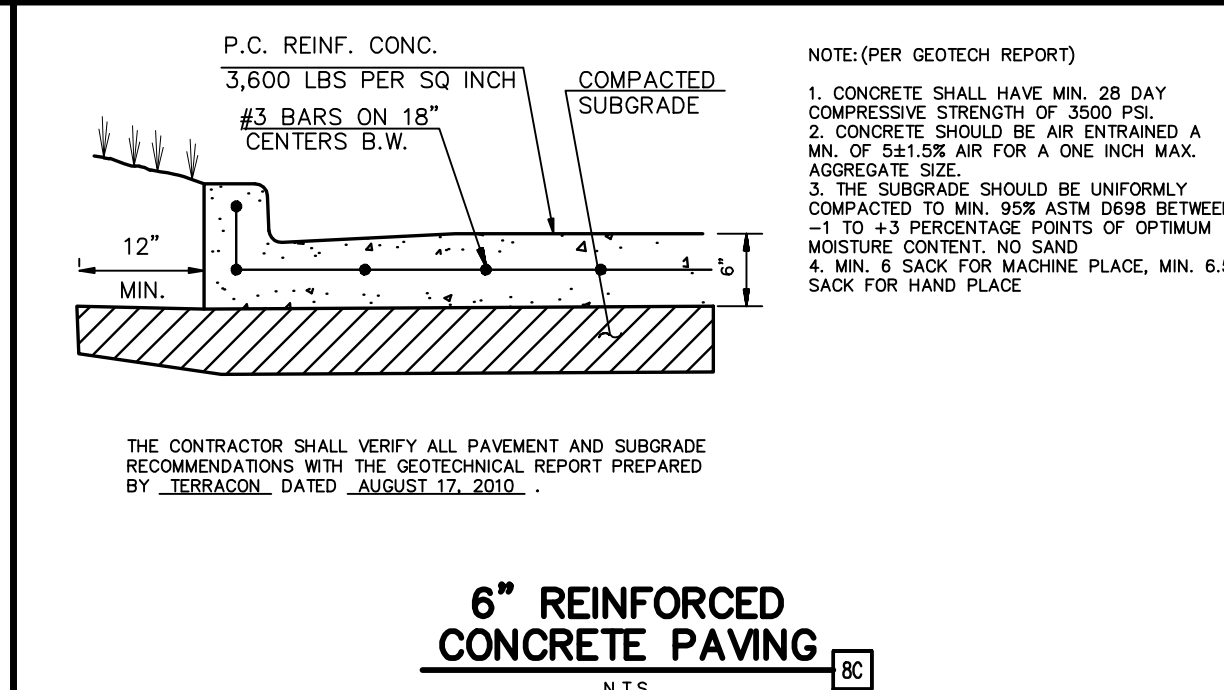




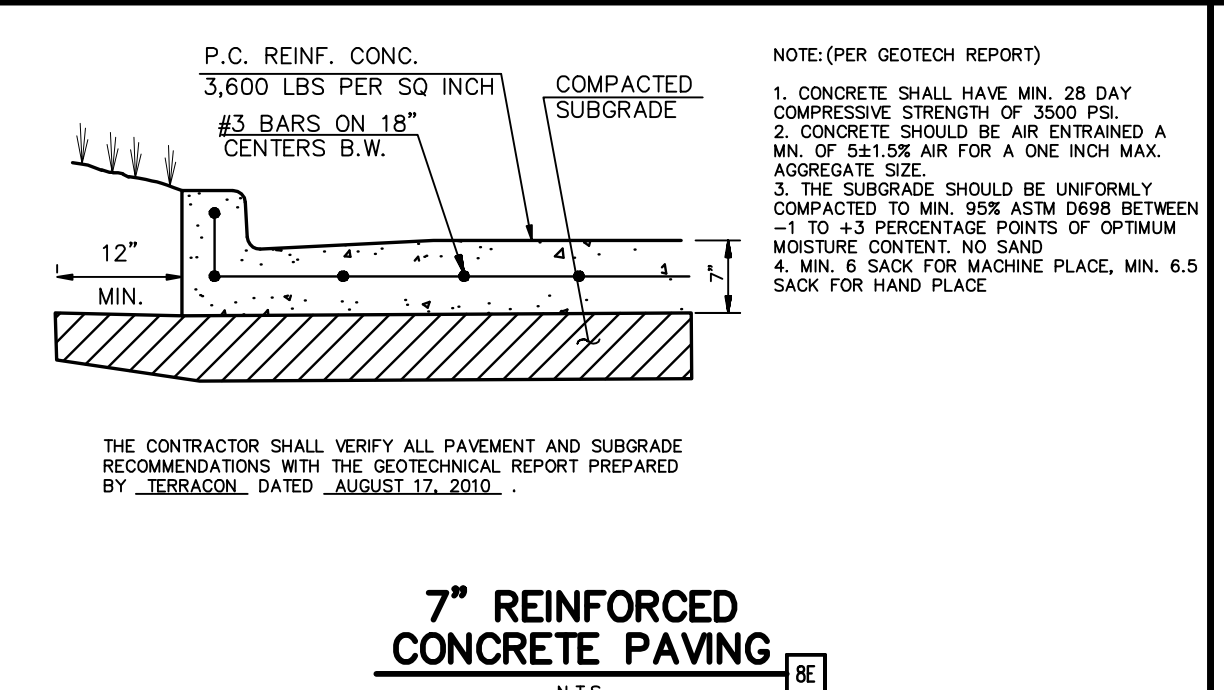
TYPE "B" CONCRETE INTEGRAL CURB AND GUTTER
N.T.S.



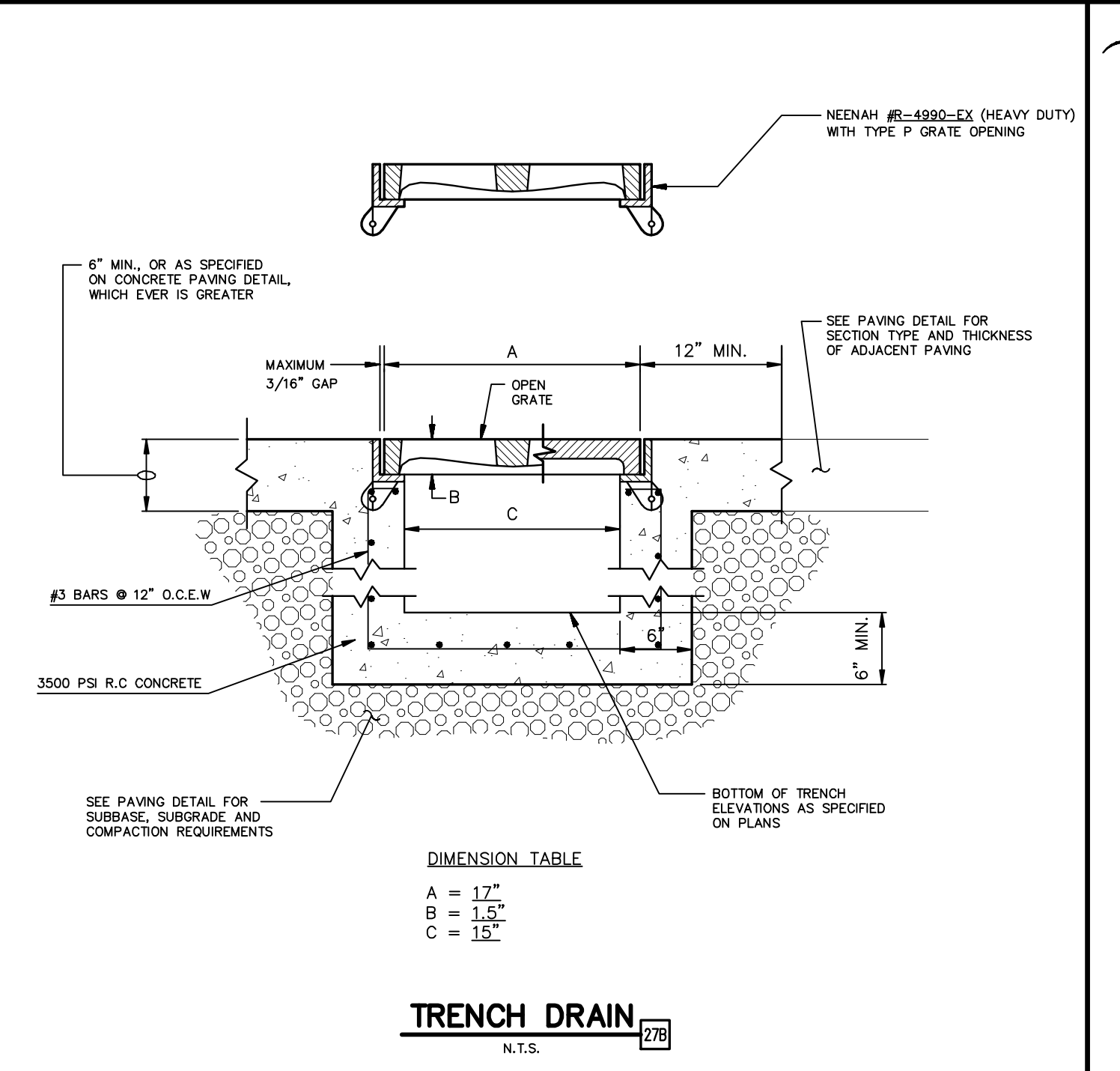
CONCRETE SIDEWALK AT BACK OF CURB
N.T.S.



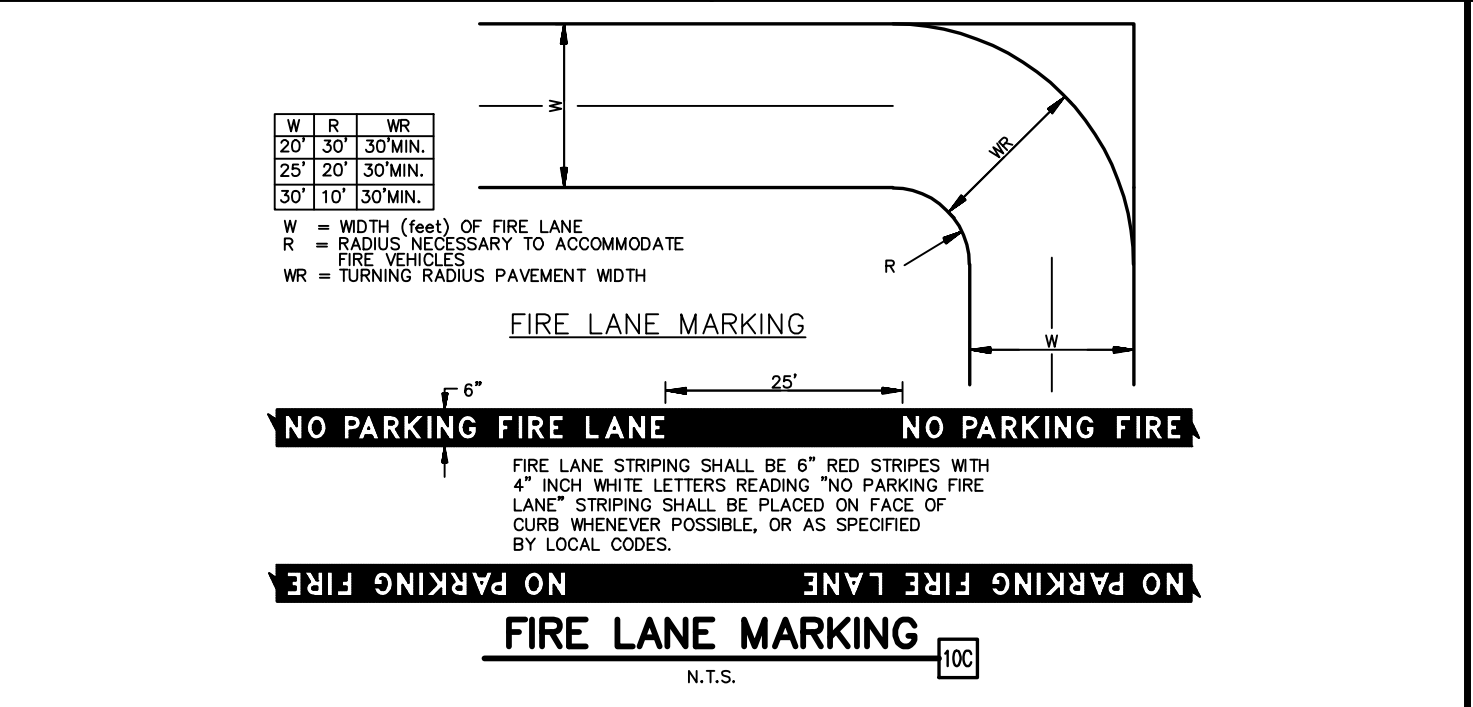
6" REINFORCED CONCRETE PAVING
N.T.S.



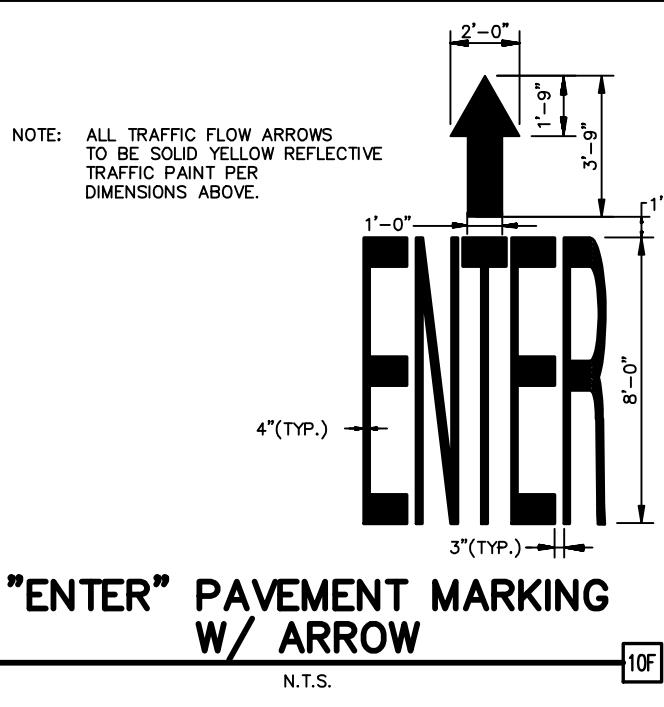
7" REINFORCED CONCRETE PAVING
N.T.S.



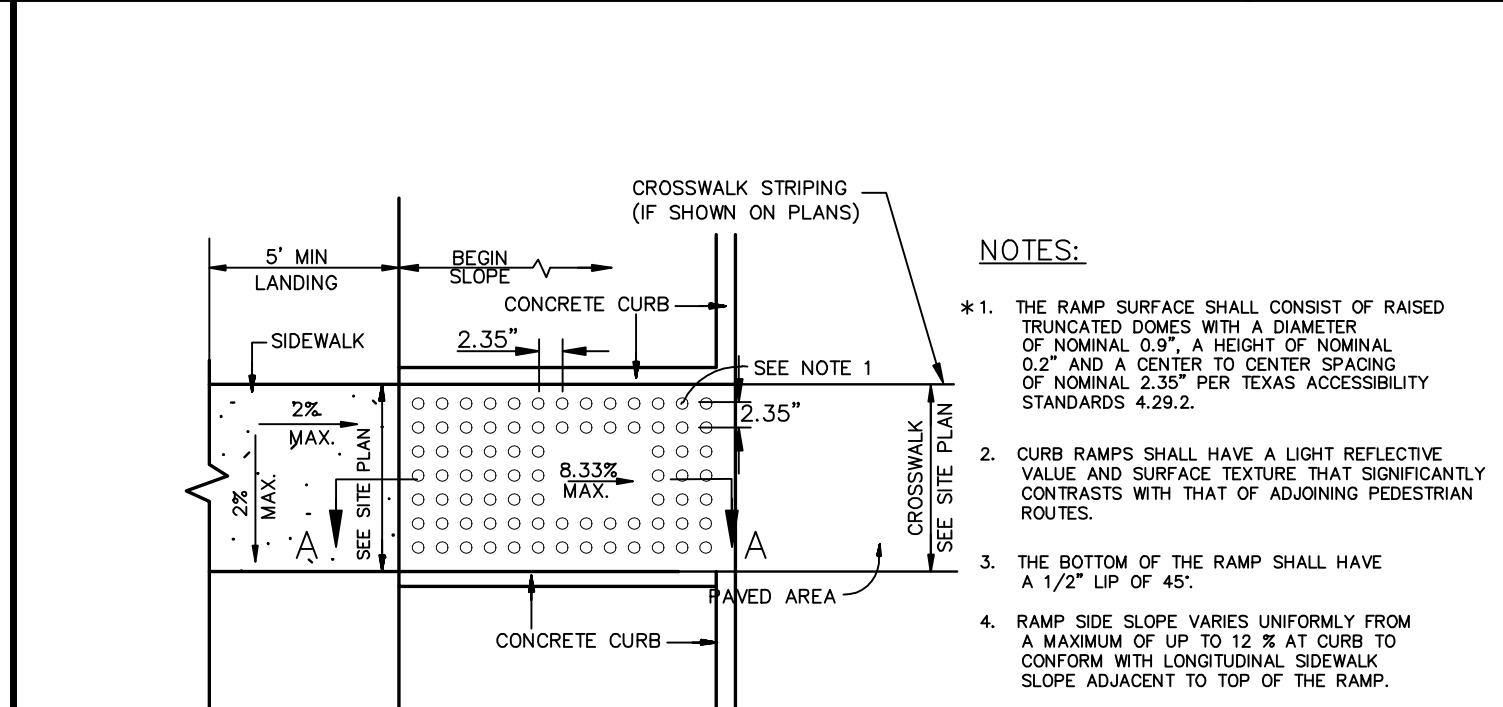
TRENCH DRAIN
N.T.S.



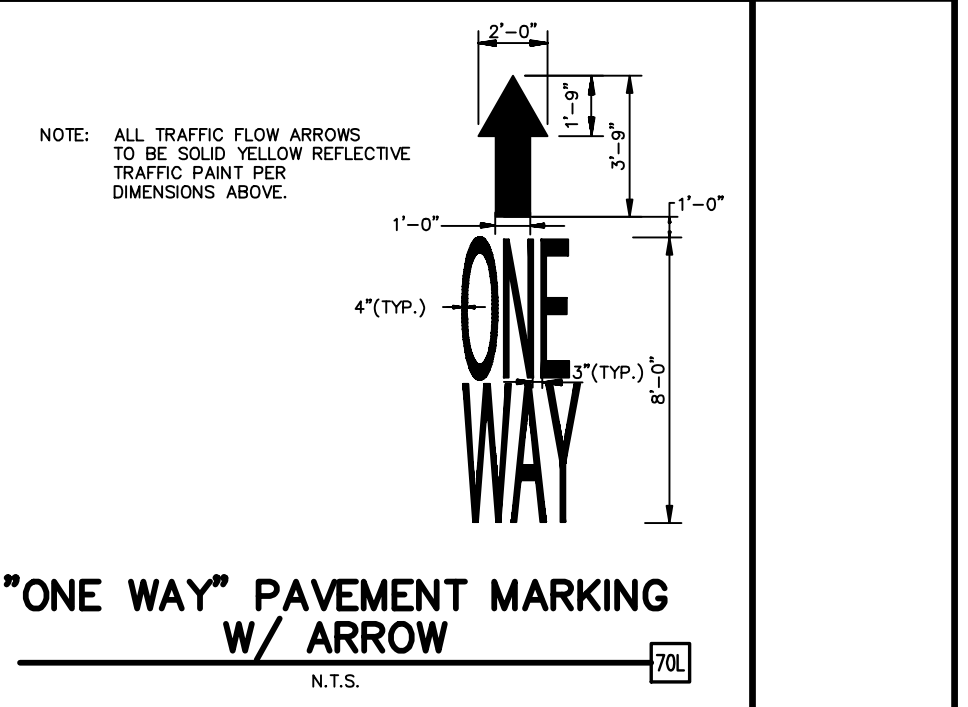
FIRE LANE MARKING
N.T.S.



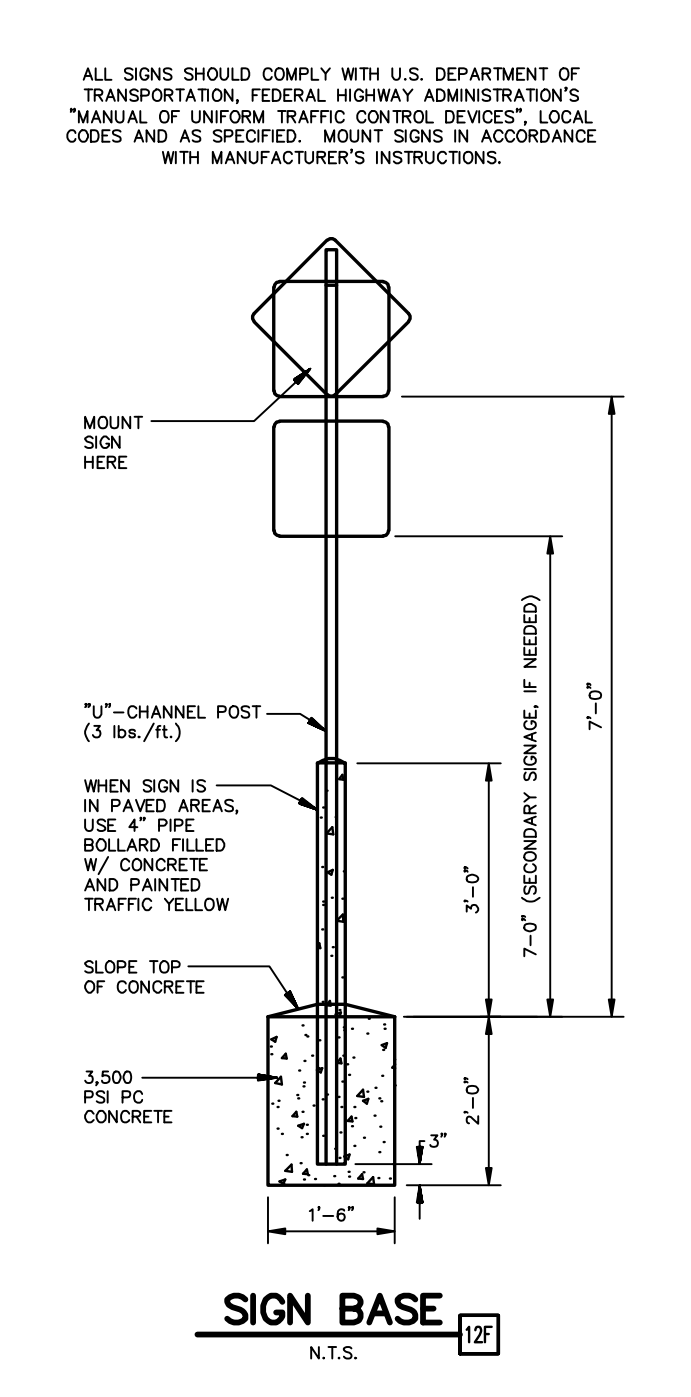
"ENTER" PAVEMENT MARKING W/ ARROW
N.T.S.



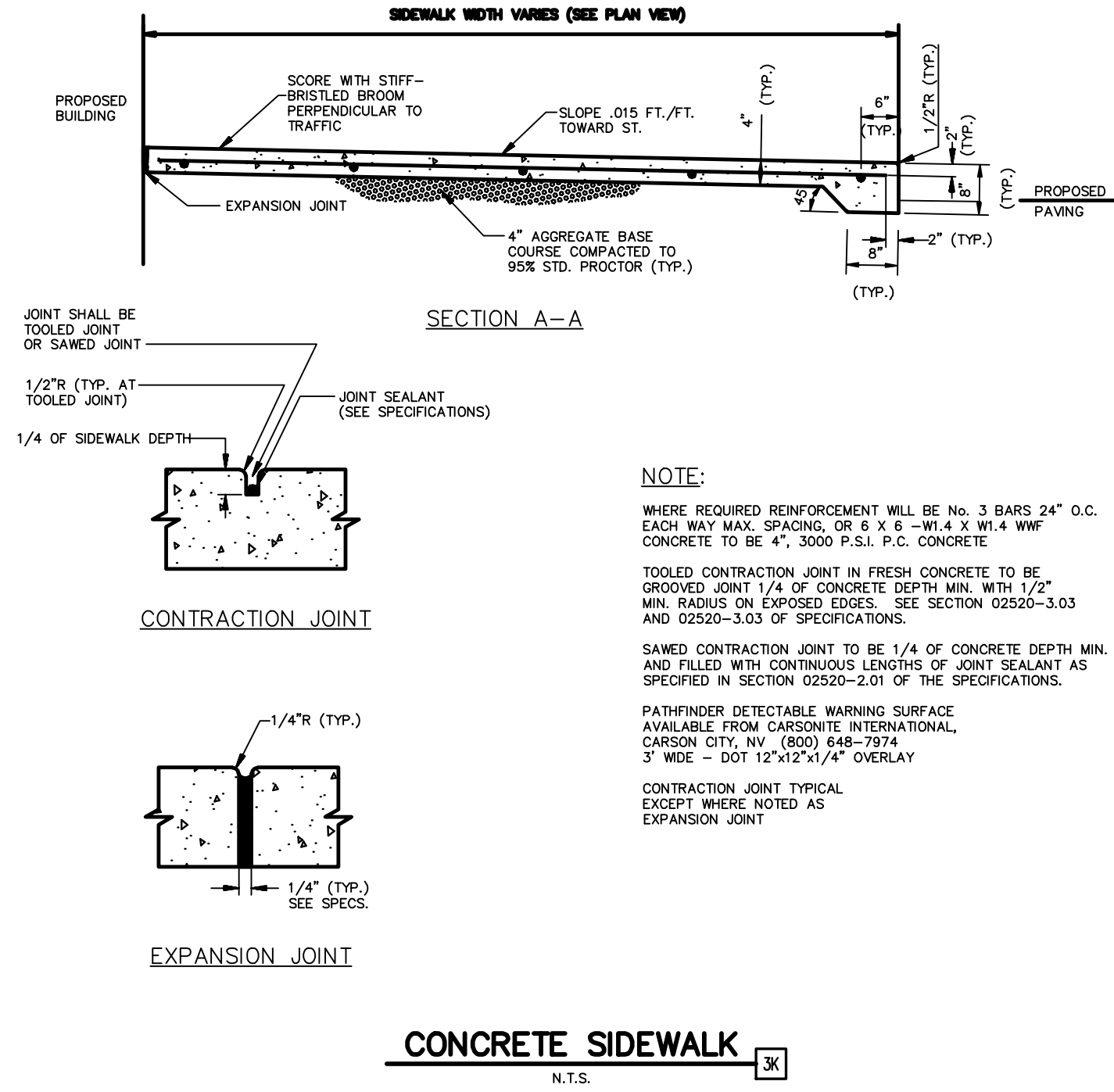
WHEELCHAIR RAMP IN SIDEWALK AT DRIVEWAY CURB RETURN NOT IN RIGHT-OF-WAY
N.T.S.



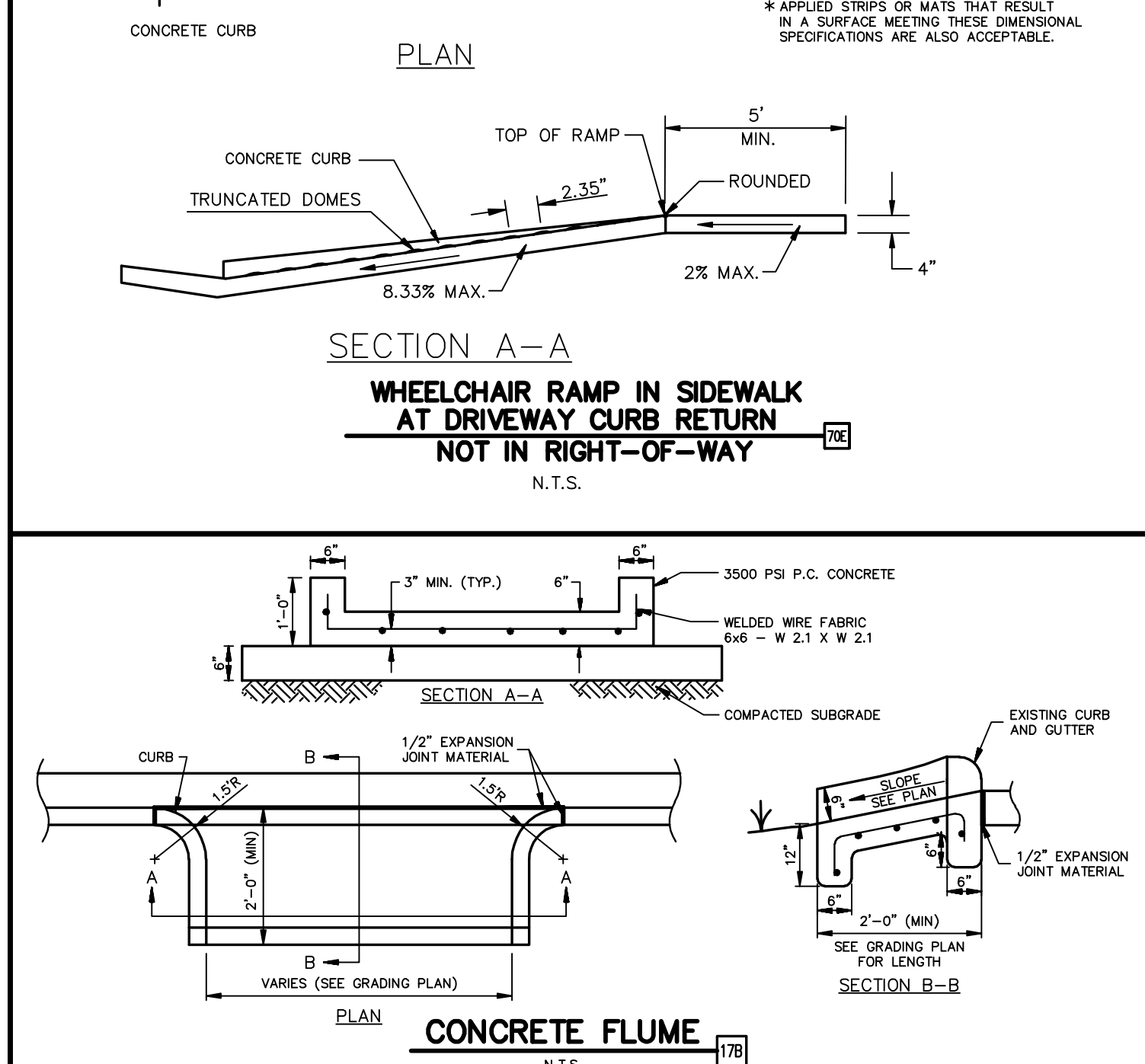
"ONE WAY" PAVEMENT MARKING W/ ARROW
N.T.S.



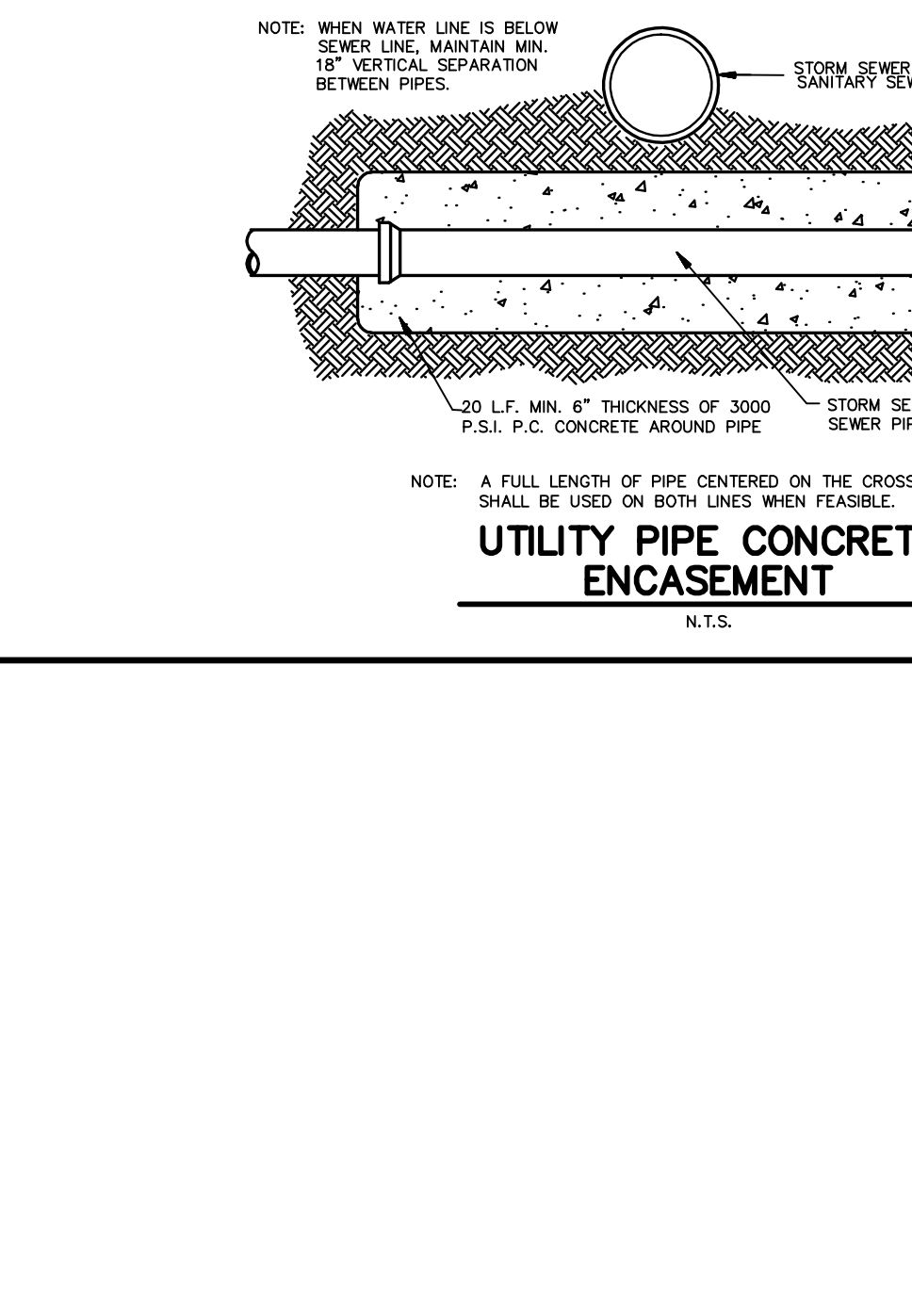
SIGN BASE
N.T.S.



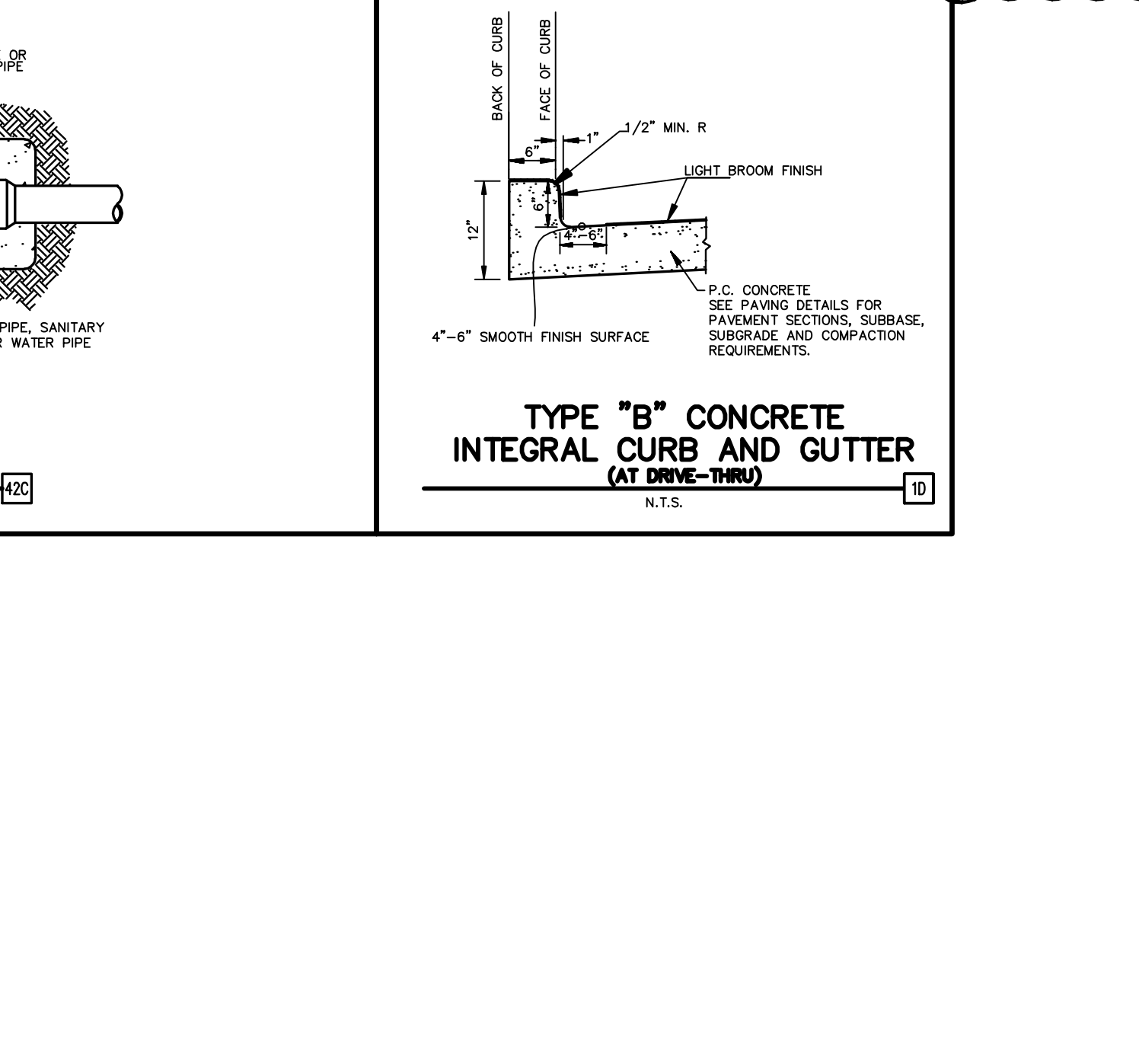
CONCRETE SIDEWALK
N.T.S.



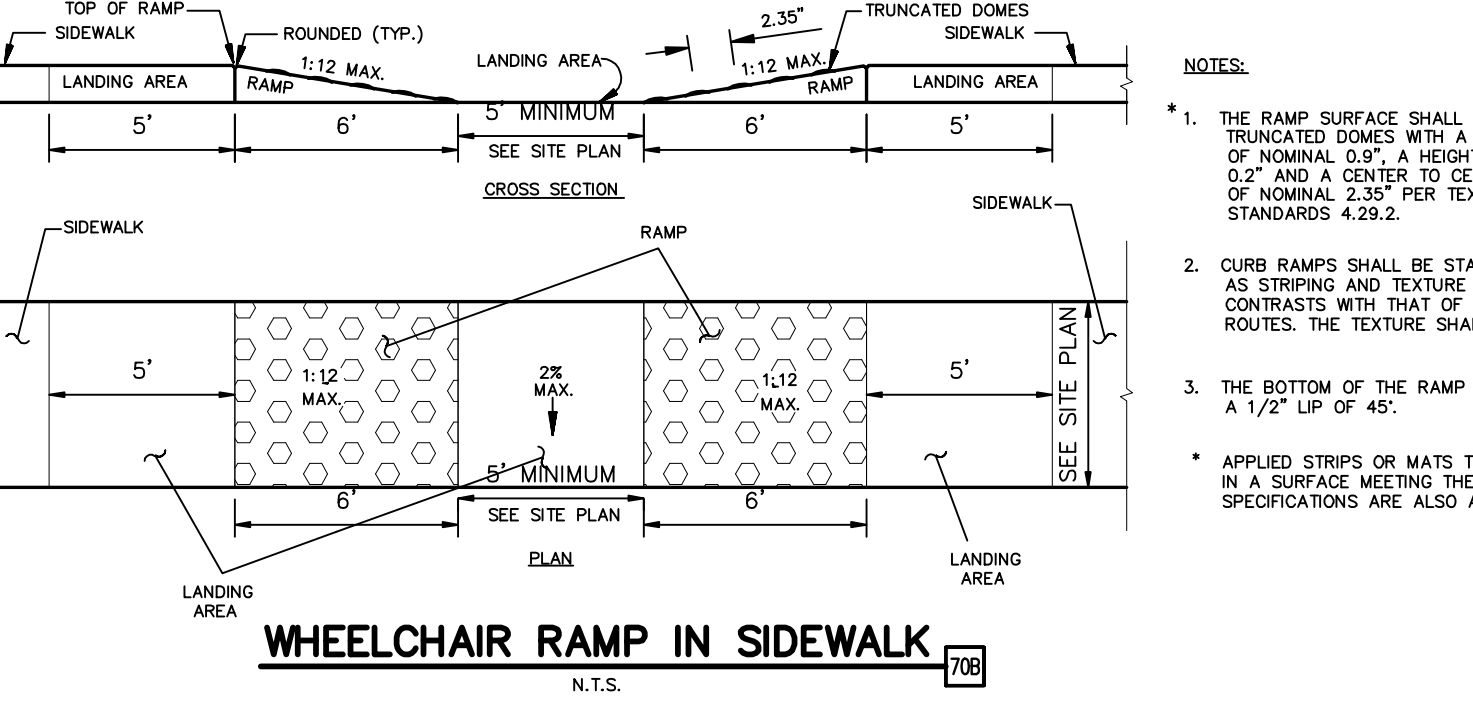
CONCRETE FLUME
N.T.S.



UTILITY PIPE CONCRETE ENCASEMENT
N.T.S.



TYPE "B" CONCRETE INTEGRAL CURB AND GUTTER (AT DRIVE-THRU)
N.T.S.



WHEELCHAIR RAMP IN SIDEWALK
N.T.S.



WHEELCHAIR RAMP IN SIDEWALK
N.T.S.

ROCKWALL CENTRE CORNERS ADDITION
LOT 4, BLOCK 1

CONSTRUCTION SET	10/11/11	LWY	FOA	PHY	PHY
DATE	PRN	PM	DES	DRW	
DRIVE-THRU RESTAURANT					
Engineering Associates, Inc.					
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3030 LBJ Freeway, Suite 100 (972)488-3737 Dallas, TX 75234 FAX: (972)488-6732					
DETAILSHEET 1					
1106 E. I. H. 30					
DATE 09/28/11 SHEET NO. C9 REV-5					



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