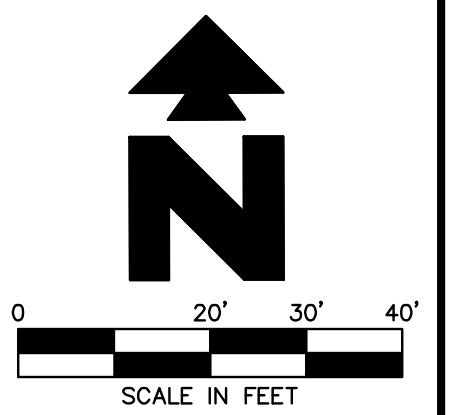


"ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN."

**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.



**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
PERCENT LOT COVERAGE:	6.8%
PERCENT OPEN SPACE:	70.5%
IMPERVIOUS AREA:	39,705 SF
LANDSCAPE AREA:	16,609 SF
PARKING COUNT:	PROPOSED 66 SPACES REQUIRED 48 SPACES

ALL SIGNS WILL BE REVIEWED AND APPROVED UNDER SEPARATE SIGN PERMITS

- NOTES:**
- 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.
  - MARK FIRE LANE TO CITY SPECIFICATION. "NO PARKING FIRELANE" EVERY 25' WHITE "4" LETTERS ON A 6" RED STRIPED BACKGROUND.
  - THERE SHALL BE NO OBSTRUCTION TO THE REQUIRED 24-FOOT WIDE FIRE LANE.
  - PROVIDED PROTECTION FROM VEHICULAR DAMAGE AROUND FIRE HYDRANTS NOT OTHERWISE PROTECTED, SUCH AS CURB OR BOLLARDS.

**LEGEND**

EXISTING		PROPOSED	
	GAS METER		BOUNDARY LINE
	IRR. CONTROL VALVE		RIGHT OF WAY LINE
	TELEPHONE PEDESTAL		CONCRETE CURB AND GUTTER. SEE DETAIL 1B.
	POWER POLE		PROPOSED PARKING SPACES
	DOWN GUY		LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)
	S.S. MAN HOLE		FDC CONNECTION
	CLEAN OUT		CURB INLET
	FIRE HYDRANT		JUNCTION BOX
	WATER METER		BUILDING CONTROL POINT
	FUEL PORT		BENCHMARK INDICATOR
	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		
	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		

**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)
- 70E 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)

**ROCKWALL CENTRE CORNERS ADDITION LOT 4, BLOCK 1**

CONSTRUCTION SET	7/12/11	LWY	FOA	PHY	PHY
DATE	PRN	PM	DES	DRW	
<b>DRIVE-THRU RESTAURANT</b>					
<b>Engineering Associates, Inc.</b>					
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3030 LBJ Freeway, Suite 100 Dallas, TX 75234			(972)488-3737 FAX: (972)488-6732		
<b>SITE PLAN</b> 1106 E. I. H. 30				DATE 06/22/11 12:33 PM	SHEET NO. <b>C2</b>
F-7524 ROCKWALL, TX				REV-5	

JOB # 26475.0 DRAWING: 26475.0.DRAWINGS Design: VEV-7A, 26475.0.DWG