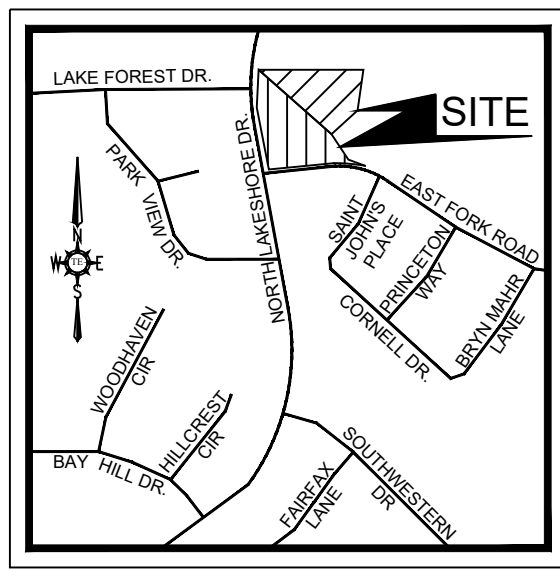


0 40 80
SCALE: 1" = 40'



VICINITY MAP
NTS

LEGEND	
UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMENT	S.S.E.
DETENTION & DRAINAGE EASEMENT	D.D.E.
WATERLINE EASEMENT	W.E.
VISIBILITY EASEMENT	V.E.
SIDEWALK EASEMENT	S.E.
ELECTRICAL EASEMENT	E.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL VAULT	EV
LIGHT POLE	LP
TRAFFIC SIGN	TS
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	STMMH
BUILDING SET BACK	B.S.
LANDSCAPE BUFFER	L.B.
PRESSURE REDUCING VALVE	PRV
FIRE DEPARTMENT CONNECTION	F.D.C.
SCREENING WALL & LANDSCAPE EASEMENT	S.W.L.E.
BARRIER FREE RAMP	BFR
VISIBILITY EASEMENT	V.E.
VISIBILITY CLIP	

LEGEND	
	PROPERTY LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EX. SANITARY SEWER LINE
	PROP. SANITARY SEWER LINE
	PROPOSED STORM SEWER
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE CONNECTION
	PROPOSED WATER METERS
	PROPOSED BACK FLOW PREVENTER
	PEDESTRIAN SIGN & VISIBILITY EASEMENT
	UTILITY EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT
	DRAINAGE EASEMENT
	FIRE LANE, PUBLIC ACCESS & WATER EASEMENT
	VISIBILITY EASEMENT
	PROPOSED FIRE LANE
	FRONT SET BACK
	LANDSCAPE SET BACK
	BARRIER FREE RAMP
	EXISTING STORM SEWER
	EXISTING PAVEMENT/CURB
	EXISTING SEWER MANHOLE
	PROPOSED HANDICAP PARKING SPACE
	EXISTING POWER POLE
	EXISTING STORM INLETS
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED BOLLARDS
	PROPOSED CAR STACKING
	PROP. 6' HIGH WROUGHT IRON FENCE
	EXISTING TREE
	TRANSFORMER
	FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
	GREASE TRAP
	SAMPLING WELL
	SINGLE CLEAN OUT
	DOUBLE CLEAN OUT
	MONUMENT/POLE SIGN
	PROPOSED WHEEL STOP
	PROPOSED HANDICAP SIGN

SITE DATA SUMMARY TABLE		
PHYSICAL ADDRESS	TO BE DETERMINED	
GROSS SITE AREA	2.960 ACRES (128,943 S.F.)	
R.O.W. DEDICATION	0.023 ACRES (981 S.F.)	
NET AREA	2,937 ACRES (127,962 S.F.)	
ZONING	PD-41	
CURRENT USE	VACANT	
PROPOSED USE	DAYCARE	
LOT COVERAGE DATA		
DAYCARE COVERAGE	10,005 S.F. (7.75%)	
OFFICE COVERAGE	6,000 S.F. (4.65%)	
TOTAL BLDG AREA	16,005 S.F. (12.40%)	
IMPERVIOUS COVERAGE	49,465 S.F. (38.65%)	
PERVIOUS COVERAGE	78,497 S.F. (61.35%)	
PARKING SUMMARY		
PARKING REQUIREMENT	REQUIRED	PROVIDED
1 SPACE PER 300 GFA	54	55
TOTAL PARKING	54	55
BUILDING DATA		
BUILDING	2	
PEAK HEIGHT	29'-0"	
TOTAL SQUARE FOOTAGE	16,005 S.F.	

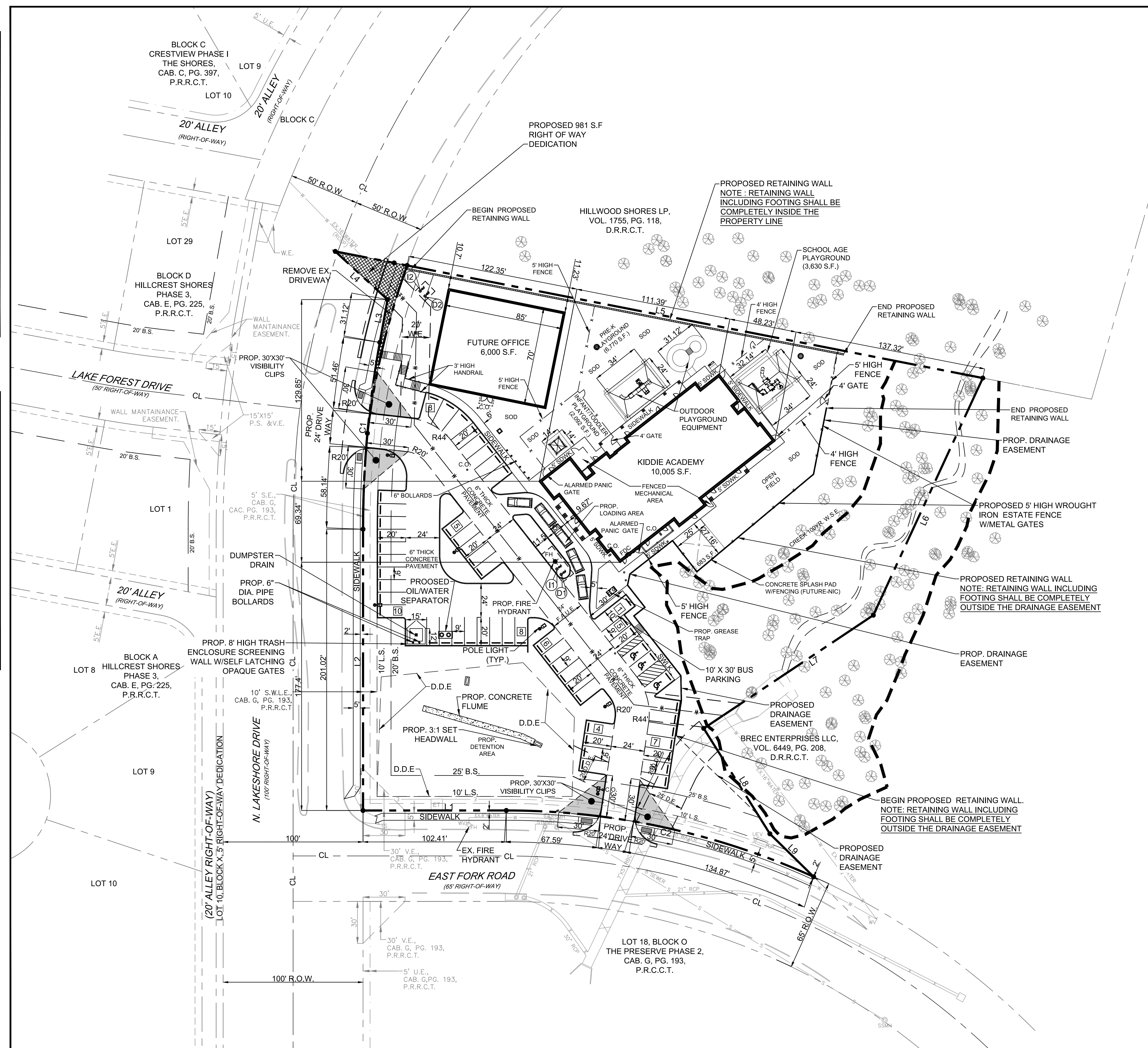
DETENTION NOTE
1. ONSITE DETENTION WILL BE PROVIDED.

WATER METER & SANITARY SEWER SCHEDULE				
ID	TYPE	SIZE	NO.	SAN. SEW.
D1	DOM.	1 1/2"	1	6"
I1	IRR.	1"	1	
D2	DOM.	1"	1	
I2	IRR.	1"	1	

BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	S 78°34'14" W	102.41'
L2	N 11°25'13" W	201.02'
L3	N 01°10'03" W	31.12'
L4	N 58°45'59" W	50.79'
L5	S 89°38'31" E	471.62'
L6	S 13°21'59" W	186.68'
L7	S 44°51'38" W	145.74'
L8	S 43°32'33" E	88.95'
L9	S 56°56'31" E	43.84'

CURVE DATA TABLE					
NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	134.21'	750.00'	10°15'10"	N 06°17'38" W	134.03'
C2	226.46'	532.50'	24°21'59"	N 89°14'47" W	224.76'

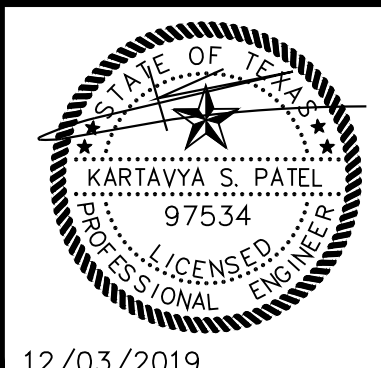
OWNER/DEVELOPER DUNKIN ACADEMY ROCKWALL LLC 320 N TOWN EAST BLVD SUNNYVALE, TEXAS 75182 CONTACT: JOHN DUNKIN TEL: (469) 358-5590	ENGINEER TRIANGLE ENGINEERING LLC 1784 W. McDERMOTT DR. SUITE 110 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: (214) 609-9271	SURVEYOR A&W SURVEYORS INC. P.O. BOX 870029 MESQUITE, TEXAS 75157 CONTACT: JOHN TURNER, R.P.L.S. TEL: (972) 881-4975	ARCHITECT GARY WOOD ARCHITECTS 4606 PARK SPRINGS BLVD. SUITE 110 ARLINGTON, TEXAS 76017 CONTACT: GRAY WOOD TEL: (817) 975-9767
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AS-BUILT DRAWINGS:
TO THE BEST OF OUR KNOWLEDGE TRIANGLE ENGINEERING LLC., HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

KARTAVYA S. PATEL, P.E. NO. 97534

NO.	DATE	DESCRIPTION	BY
1	12/03/2019	AS-BUILT RECORD DRAWINGS	KP



- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF ROCKWALL.
 - A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.
 - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
 - 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 ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
 - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS," VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.
 - ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
 - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
 - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
 - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

**CASE # SP2017-014
RECORD DRAWING**

REDESIGNED SITE PLAN
KIDDIE ACADEMY
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
T: 214.609.9271 F: 469.358.6709 E: kpatel@triangle-engr.com
W: triangle-engr.com I: 1784 W. McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	08/23/16	SEE SCALE BAR	028-16

TX PE FIRM #11525

12/03/2019