

6.	09/13/2016	PUNCHLIST REVISION 1	M.B.
5.	01/07/2016	BULLETIN #2	M.B.
4.	12/18/2015	ISSUE FOR CONSTRUCTION	M.B.
3.	12/09/2015	BULLETIN #1	M.B.
2.		REVISION	
1.		DATE	
No.		NO.	

Winkelmann & Associates, Inc.  
CONSULTING CIVIL ENGINEERS • SURVEYORS  
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(972) 460-7099 FAX  
Texas Surveyor Registration No. 89  
Texas Professional Engineer Registration No. 100866-00  
Professional Seal of State, Winkelmann & Associates, Inc.

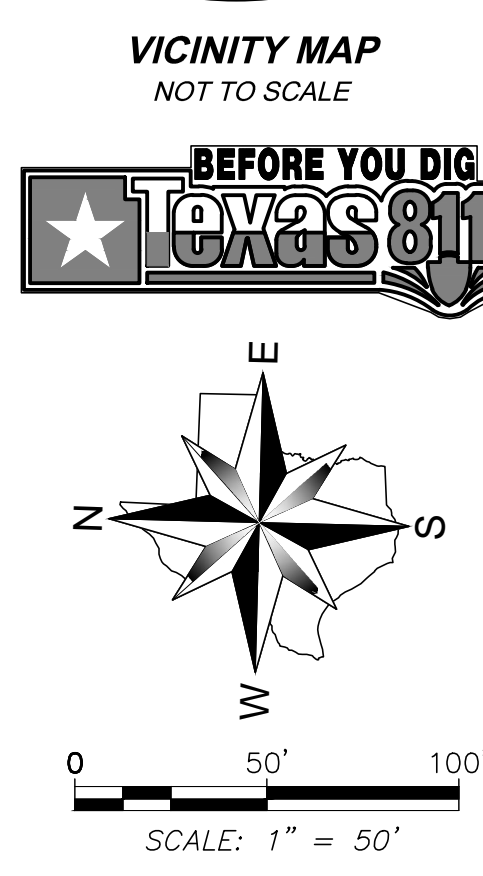
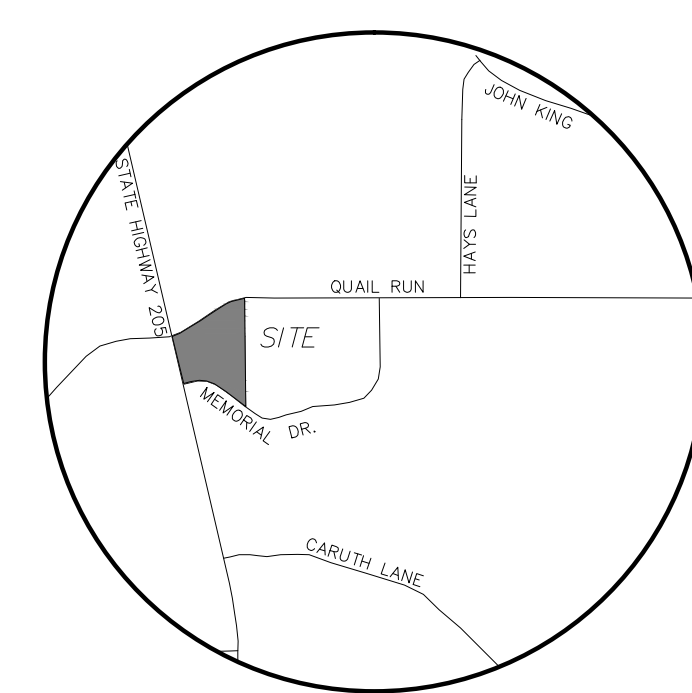
10-19-2016  
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIA C. BOJILLA-NICHOLS, P.E. # 100106

STATE OF TEXAS  
MARIA C. BOJILLA-NICHOLS  
100106  
LICENSED PROFESSIONAL ENGINEER

SITE PLAN  
SEC. N. GOLIAD ST. AND E. QUAIL RUN RD., ROCKWALL, TEXAS

C-01.00  
DAL574

LAST SAVED BY: BHOQUE October 19, 2016



LEGEND

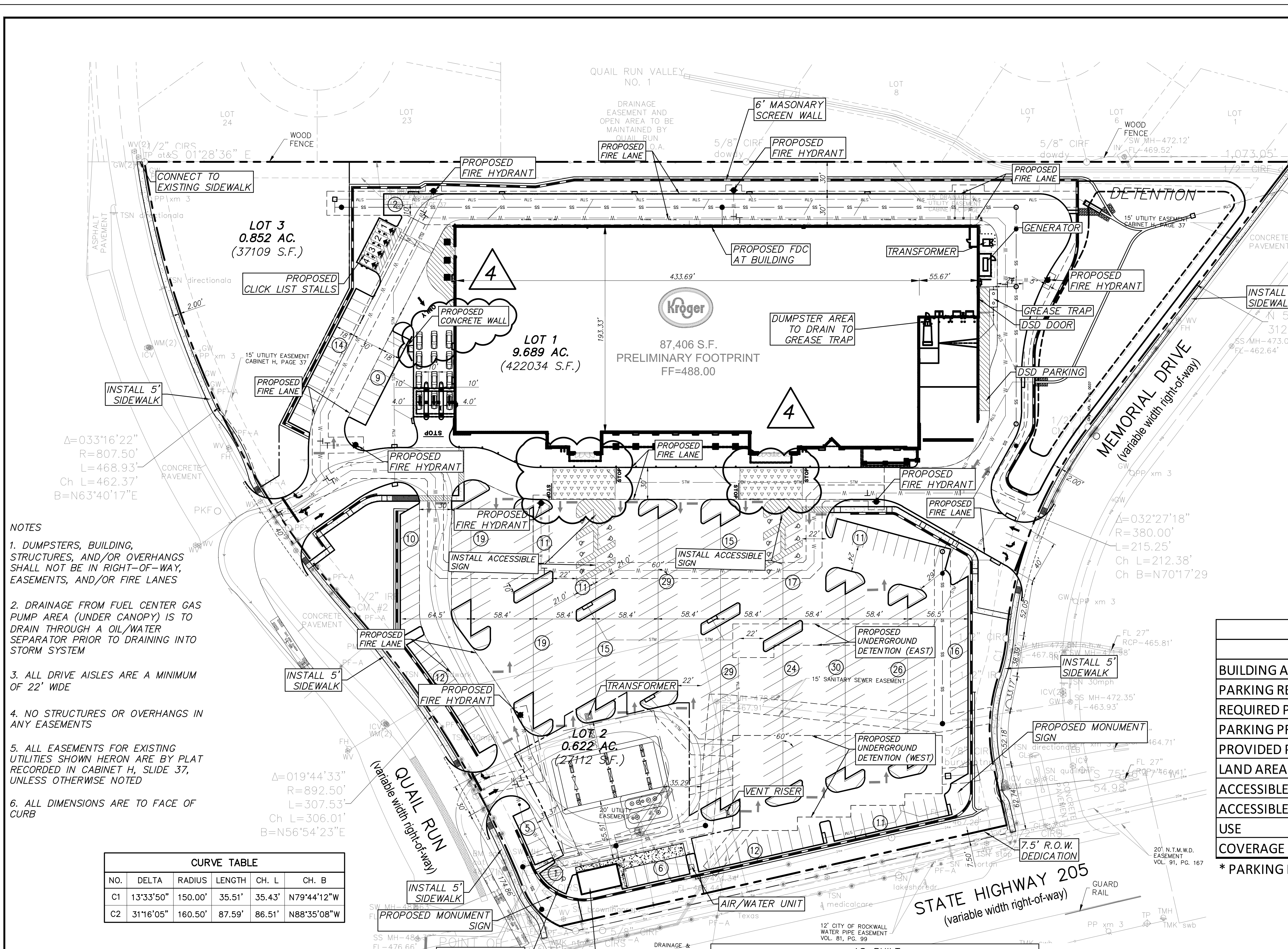
— W —	PROPOSED WATER
— SS —	PROPOSED SANITARY SEWER
— STM —	PROPOSED STORM

SITE DATA TABLE

	KROGER LOT 1	FUEL LOT 2
BUILDING AREA	87,406 SF	786 SF
PARKING REQUIRED	350 SPACES	4 SPACES
REQUIRED PARKING RATIO	4:1	4:1
PARKING PROVIDED	351 SPACES	7 SPACES
PROVIDED PARKING RATIO	4.0 :1	8.9 :1
LAND AREA	9.689 ACRES	0.622 ACRES
ACCESSIBLE REQUIRED	9 SPACES	1 SPACES
ACCESSIBLE PROVIDED	14 SPACES	1 SPACES
USE	GROCERY	FUEL
COVERAGE	20.71 %	2.90 %

\* PARKING PROVIDED TOTAL INCLUDES ACCESSIBLE PARKING

\*\*\*NOTICES TO CONTRACTOR\*\*\*  
EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.  
CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.  
CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.



- NOTES
- DUMPSTERS, BUILDING, STRUCTURES, AND/OR OVERHANGS SHALL NOT BE IN RIGHT-OF-WAY, EASEMENTS, AND/OR FIRE LANES
  - DRAINAGE FROM FUEL CENTER GAS PUMP AREA (UNDER CANOPY) IS TO DRAIN THROUGH A OIL/WATER SEPARATOR PRIOR TO DRAINING INTO STORM SYSTEM
  - ALL DRIVE AISLES ARE A MINIMUM OF 22' WIDE
  - NO STRUCTURES OR OVERHANGS IN ANY EASEMENTS
  - ALL EASEMENTS FOR EXISTING UTILITIES SHOWN HERON ARE BY PLAT RECORDED IN CABINET H, SLIDE 37, UNLESS OTHERWISE NOTED
  - ALL DIMENSIONS ARE TO FACE OF CURB

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	13°33'50"	150.00'	35.51'	35.43'	N79°44'12"W
C2	31°16'05"	160.50'	87.59'	86.51'	N88°35'08"W

**BENCH MARKS:**  
BM#1 - "x" cut inside of "a" cut at the centerline of a curb inlet, southeasterly curb line of Quail Run, ±23.6 feet northeast of the POINT OF BEGINNING.  
ELEVATION - 482.71 feet  
BM#2 - "x" cut at the southeast end of a curb inlet, northeasterly curb line of Memorial Drive, ±13.4 feet southeast of the southeast property corner.  
ELEVATION - 472.19 feet

AS-BUILT

THIS RECORD DRAWING IS COMPILATION OF A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT; MODIFIED BY ADDENDA, CHANGE ORDERS, AND INFORMATION FURNISHED BY THE CONTRACTOR. THE INFORMATION SHOWN ON THE RECORD DRAWINGS IS PROVIDED BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR OR OTHERS NOT ASSOCIATED WITH THE DESIGN ENGINEER. THE ORIGINAL SEALED DRAWING ARE ON FILE AT THE OFFICES OF WINKELMANN AND ASSOCIATES, INC.

*Maria L. Bojilla*  
WINKELMANN AND ASSOCIATES, INC.  
10-19-2016  
DATE

LEGEND

PP	Power Pole	IRF	Iron Rod Found
GW	Guy Wire	IRS	Iron Rod Set
MH	Manhole	CIRS	Iron Rod Set w/ cap "WAI"
WV	Water Valve	CIRF	Iron Rod Found w/ cap
TP	Telephone Pedestal	XCS	"X" Cut in Concrete Set
WM	Water Meter	XCF	"X" Cut in Concrete Found
FH	Fire Hydrant	PKF	PK Nail Found
LP	Light Pole	PKF	PK Nail Found
IV	Irrigation Valve	SS	Sanitary Sewer
CO	Clean Out	SW	Storm Sewer
AC	Air Conditioner	TF	Transformer pad
TV	Cable Box	GM	Gas Meter
SB	Signal Box	GMK	Gas Marker
SP	Signal Pole	UCG	Underground Cable Marker
SN	Sign	EB	Electric Box
CM	Control Monument	EM	Electric Meter