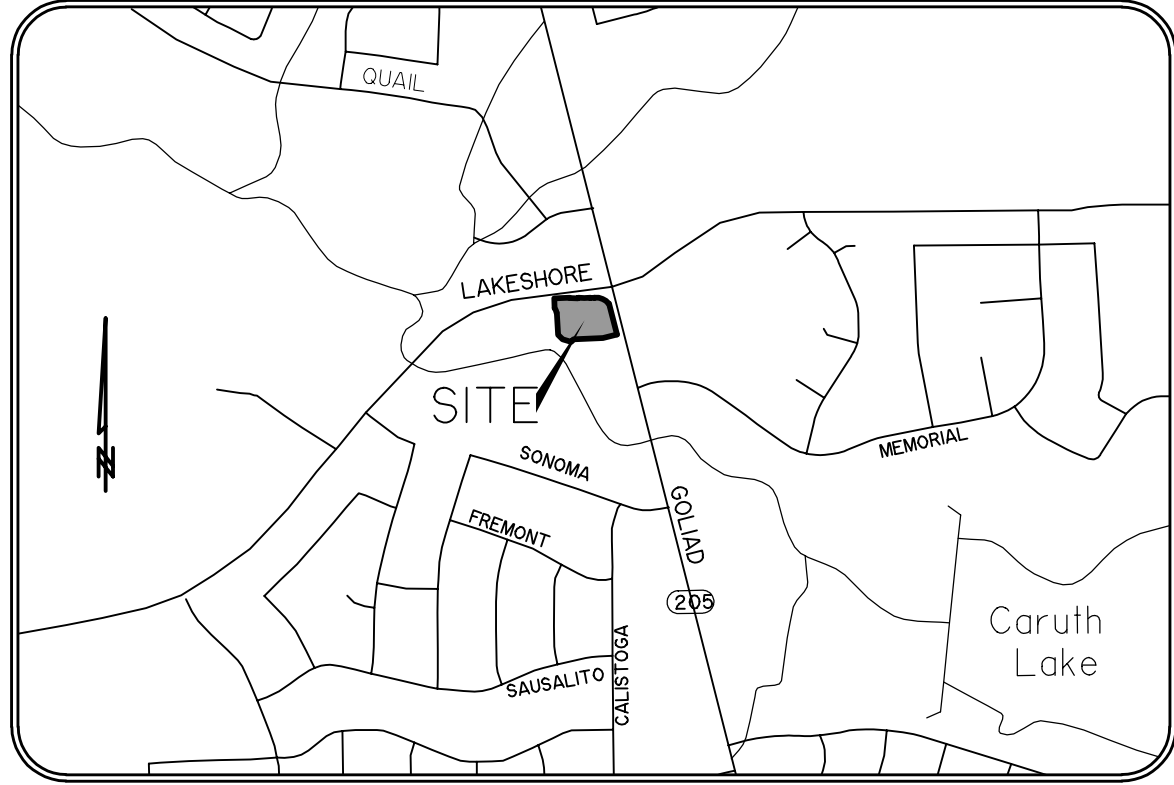
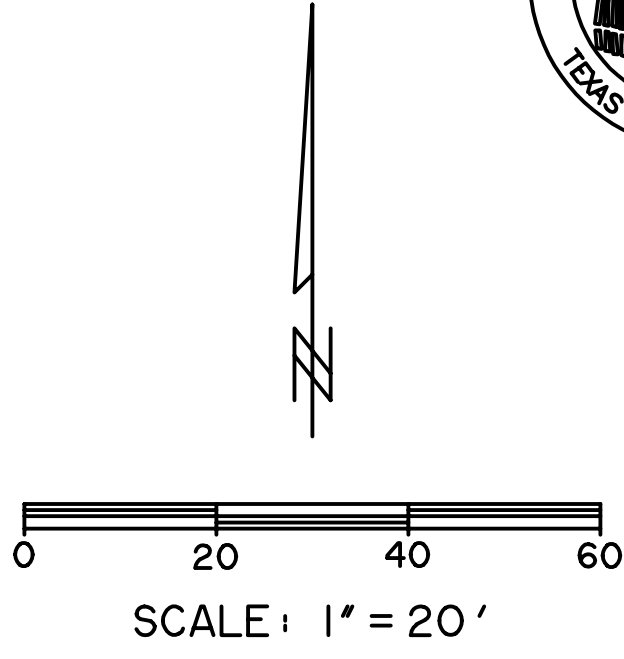


SITE DATA	
SITE ADDRESS	1979 LAKESHORE DRIVE, ROCKWALL, TX 75087
ZONING/EXISTING LAND USE	"PD" - Planned Development, "GR" - General Retail, North SH 205 Corridor Overlay District, vacant
PROPOSED USE	Fast Food Restaurant
LOT AREA	1.401 Acres
NET BUILDING AREA	61,014 Sq. Ft.
PERVIOUS AREA	4,754 Sq. Ft.±
IMPERVIOUS AREA	14,577 Sq. Ft.± (24%)
F.A.R. (BUILDING COVERAGE)	46,437 Sq. Ft.± (76%)
TOTAL PARKING REQUIRED	48 (1 stall/100 sf)
TOTAL PARKING PROVIDED	50
HANDICAP-ACCESSIBLE PARKING REQUIRED	2
HANDICAP-ACCESSIBLE PARKING PROVIDED	3



VICINITY MAP
N.T.S.

NOTES

- ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHECK-FIL-A SPECIFICATIONS AND CITY OF ROCKWALL STANDARDS OF DESIGN, WHICHEVER IS MORE RESTRICTIVE.
- ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
- IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- ALL RADI ARE 2' UNLESS OTHERWISE NOTED.
- ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.
- BUILDING IS PARALLEL & PERPENDICULAR TO WEST PROPERTY LINE.

SITE LEGEND

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LAYOUT NOTES

- ENCLOSED STORAGE
- 25'x10' DUMPSTER ENCLOSURES
- OIL & WATER SEPARATOR FOR DUMPSTER
- GREASE TRAP
- ORDER POINT & MENU BOARD
- COLUMN & FOOTING (TYPICAL)
- PROP. UNDERGROUND DETENTION POND
- CLEARANCE BAR
- DRIVE-THRU WINDOW
- MEAL DELIVERY CANOPY
- DRIVE-THRU CANOPY
- PROPOSED DOMESTIC METER
- PROPOSED IRRIGATION METER
- PROPOSED MONUMENT SIGN
- EXISTING FIRE HYDRANT
- DRIVE-THRU PAVEMENT STRIPING
- PAVEMENT STRIPING
- REMOVE EXISTING CONCRETE DRIVEWAY
- FLAGPOLE
- EXISTING TRANSFORMER AND PAD TO SERVE SITE DEVELOPMENT
- WHEEL STOP
- 12'x12' DUMPSTER GRATE INLET
- EX. WATER METER TO BE REMOVED
- REMOTE FIRE DEPARTMENT CONNECTION
- TESTABLE BACKFLOW DEVICE W/ DOUBLE CHECK VALVE
- PROP CURB CUT
- EXISTING TRANSFORMER AND PAD TO SERVE PUBLIC DEVELOPMENT

TOPOGRAPHIC LEGEND

- BOL BOLLARD
- CI CURB INLET
- CM CONTROLLING MONUMENT
- EB ELECTRIC BOX
- EM ELECTRIC METER
- FH FIRE HYDRANT
- FOVLT FIBER OPTIC VALVE
- GM GAS METER
- GTS GAS TEST STATION
- GW GUY WIRE
- HOWL CONCRETE HEADWALL
- ICV IRRIGATION CONTROL VALVE
- IRF IRON ROD FOUND
- LP LIGHT POLE
- PP POWER POLE W/CONDUIT
- PLP POWER POLE W/LIGHT POLE
- PFT POWER POLE W/TRANSFORMER
- PCP CONCRETE STORM DRAIN PIPE
- PPTC POWER POLE W/CONDUIT AND TRANSFORMER
- SDMH STORM DRAIN MANHOLE
- SN SNIP
- SNIT UNDERGROUND TELEPHONE SIGN
- SNST GAS PIPELINE MARKER
- SSMH SANITARY SEWER MANHOLE
- SSCO SANITARY SEWER CLEANOUT
- TPD TELEPHONE PEDESTAL
- TSP TRANSFORMER PAD
- TRNS TRAFFIC SIGNAL POLE
- TSVLT TRAFFIC SIGNAL VAULT
- WM WATER METER
- WMH WATER MANHOLE
- WV WATER VALVE
- WVLT WATER VAULT
- OE OVERHEAD ELECTRIC LINE
- UE UNDERGROUND ELECTRIC LINE
- W WATER LINE
- SS SANITARY SEWER LINE
- FO FIBER OPTIC LINE
- G UNDERGROUND GAS
- UT UNDERGROUND TELEPHONE

VERTICAL DATUM NOTE:
REFERENCE DATUM = NORTH AMERICAN VERTICAL DATUM (NAD) 88 UTILIZING THE RTK NETWORK ADMINSTRATED BY WESTERN DATA SYSTEMS.

SITE BENCHMARK NO. 1 AN "X" CUT ON THE SOUTHWEST CORNER OF THE CONCRETE PAD OF A TRAFFIC SIGNAL BOX LOCATED AT THE SOUTHWEST CORNER OF N LAKESHORE DR AND N GOLIAH ST. 4'±/- SOUTH OF THE SOUTHWEST CORNER OF THE TRAFFIC SIGNAL BOX, 16' ±/- SOUTH OF A FIBER OPTIC PEDESTAL, AND 17' ±/- WEST OF THE TRAFFIC SIGNAL POLE.
ELEVATION = 476.04'

SITE BENCHMARK NO. 2 AN "X" CUT IN CONCRETE BACK OF CURB WEST SIDE OF ACCESS DRIVE WEST OF LOT 2, LAKESHORE COMMONS, ±3' EAST OF FIRE HYDRANT AND ±12' SOUTHWEST OF SANITARY SEWER MAN HOLE.
ELEVATION = 471.87'

SITE BENCHMARK NO. 3 AN "X" CUT IN PAVERS BRICK MEDIAN OF NORTH LAKESHORE DRIVE ±45' DIRECTLY EAST OF A LIGHT POLE ±176' WEST OF INTERSECTION WITH NORTH GOLIAH STREET.
ELEVATION = 472.68'

RECORD DRAWING
June 9, 2020

To the best of our knowledge Wier & Associates, Inc., states this plan is AS-BUILT. This information provided is based on surveying at the site and information provided by the contractor.

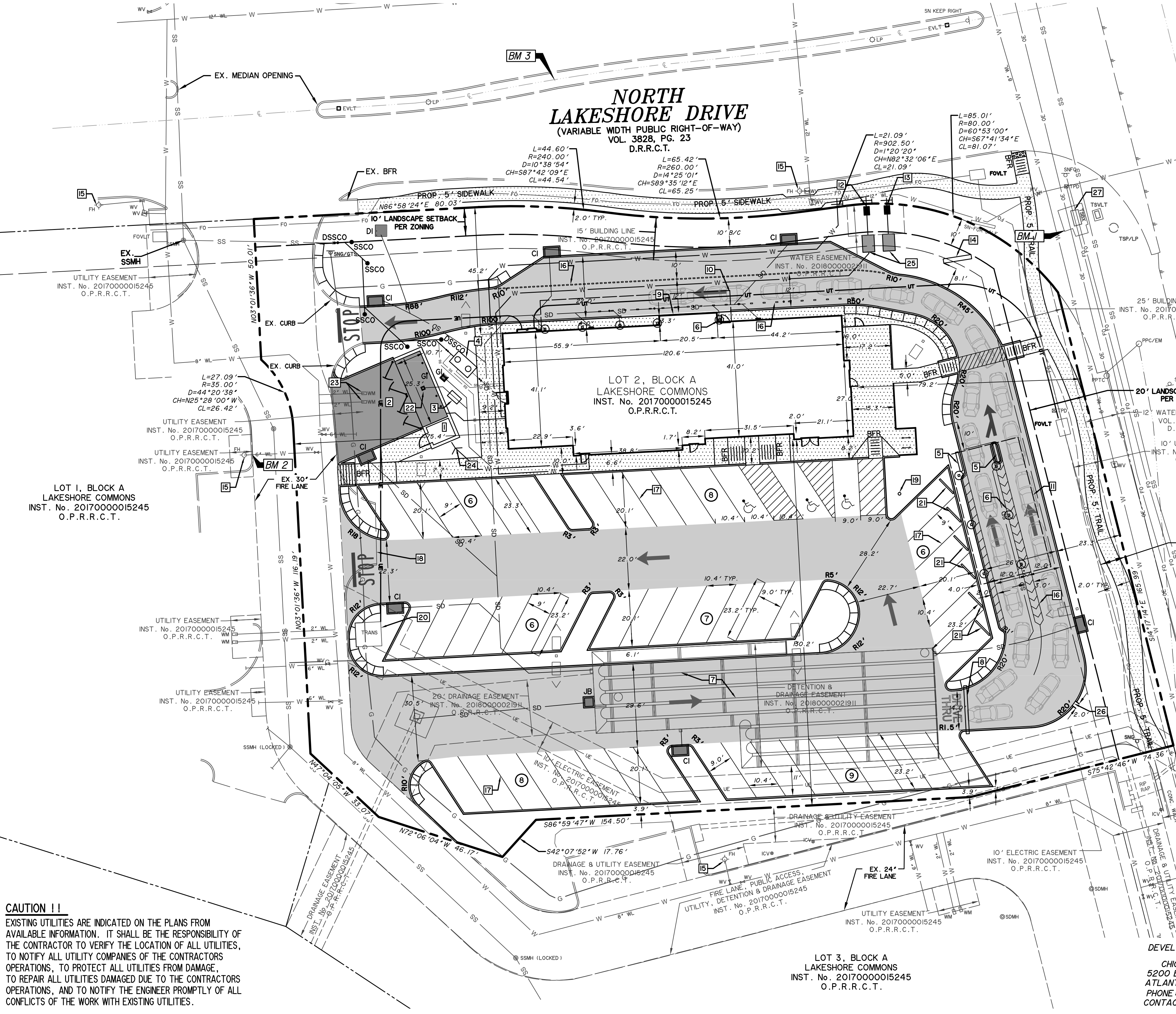
OWNER:
MOORE WORTH INVESTMENTS, LLC
8446 FREEPORT PARKWAY, STE 175
DALLAS, TEXAS 75063

ENGINEER:
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TEXAS 76006
PHONE: (817) 467-7700
CONTACT: PRIYA ACHARYA, P.E.
PriyaA@WierAssociates.com

SITE PLAN
CHICK-FIL-A #03897
SOUTHWEST CORNER OF N. LAKESHORE DR. & GOLIAH ST.

LOT 2, BLOCK A
LAKESHORE COMMONS
CITY OF ROCKWALL, TEXAS
CASE # SP2018-020

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com



CAUTION !!
EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

LOT 3, BLOCK A
LAKESHORE COMMONS
INST. No. 2017000015245
O.P.R.R.C.T.

DEVELOPER/APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: GETRA SANDERS

PRINTED: 1/2/2020 STB FILE: WIER-PAVING-STB LAST SAVED: 1/2/2020 10:23 AM FILE: C-4.0 SITE PLAN 17144.DWG

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:
Mark Date By
12/17/19 RBC

ISSUED FOR
CONSTRUCTION

Mark Date By

Mark Date By

Mark Date By

LOT 2, BLOCK A
LAKESHORE COMMONS
1979 NORTH LAKESHORE DRIVE
ROCKWALL, TEXAS

STORE# 03897

STORE
SERIES
P13-LSR

SHEET TITLE
CITY OF
ROCKWALL
SITE PLAN

For Permit
For Bid
For Construction

Job No. : 17144
Store : #03897
Date : 1/2/2020
Drawn By : MSG
Checked By: RRR

Sheet
C-4.0