

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.

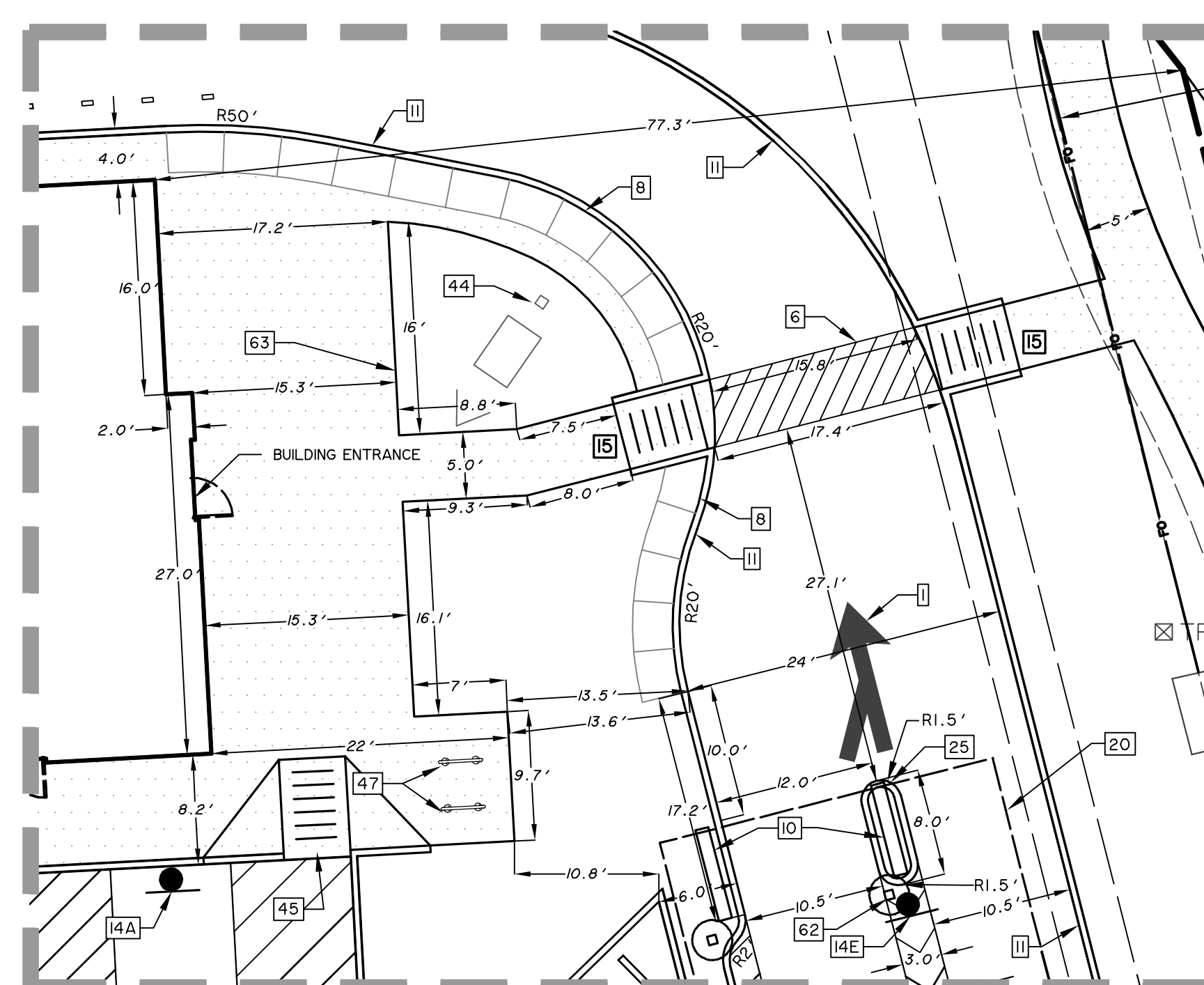
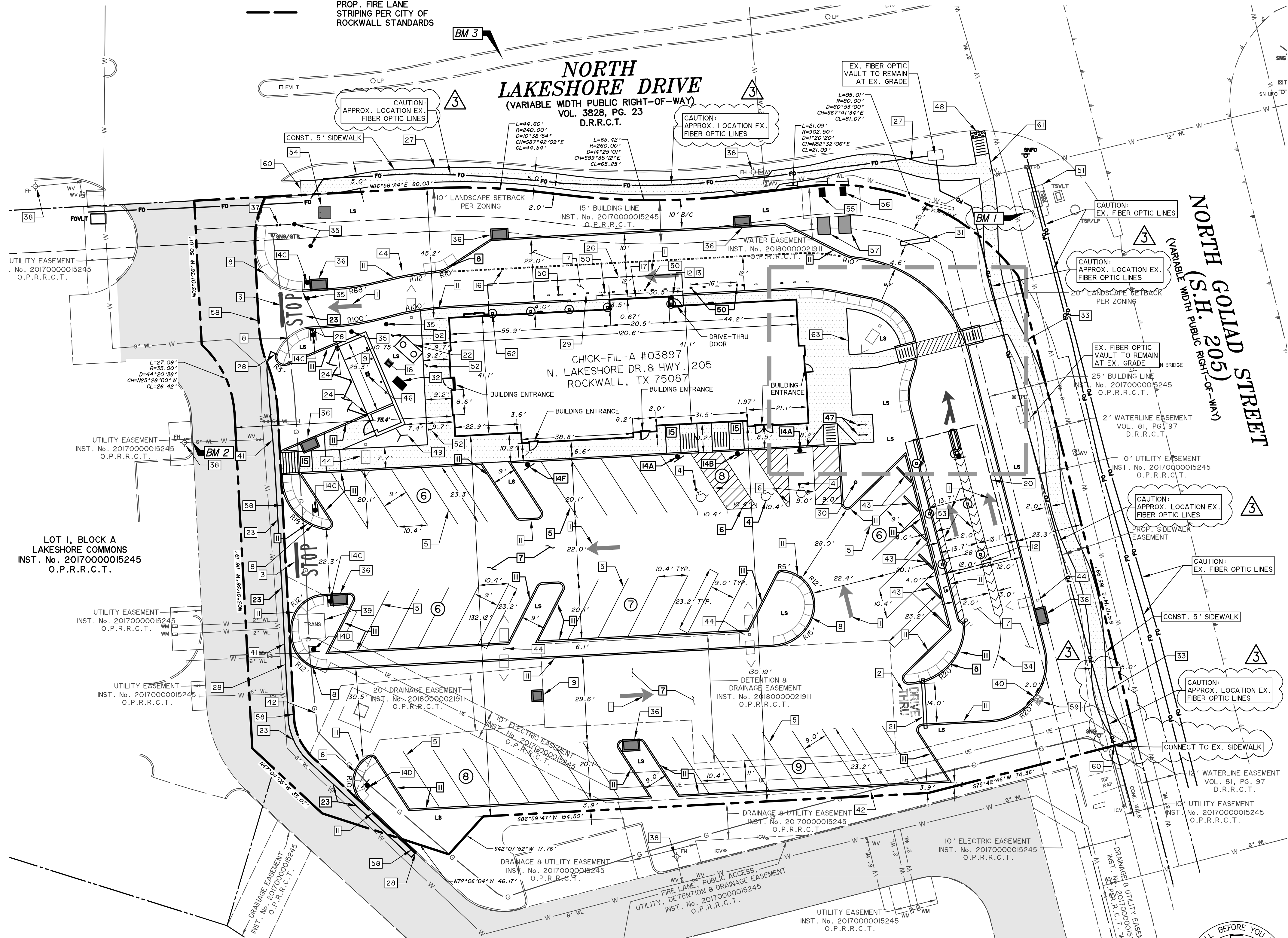
LEGEND

- LS LANDSCAPE AREA
- LIGHT POLE
- BFR BARRIER FREE RAMP
- ⊗ PARKING COUNT LABEL
- ▨ SIDEWALK
- ▨ EXIST. CONCRETE FIRELANE
- PROP. FIRE LANE STRIPING PER CITY OF ROCKWALL STANDARDS

LAYOUT NOTES

- 1 PAINTED TRAFFIC ARROW
- 2 DRIVE THRU STRIPING
- 3 STOP BAR
- 4 PAINTED HANDICAP PARKING SYMBOL
- 5 PARKING STALLS / 4' PAINTED STRIPE
- 6 STRIPING (SEE SHEET C-10.1, DETAIL 5)
- 7 CONCRETE PAVEMENT
- 8 LANDSCAPE & IRRIGATION PROTECTION
- 9 DUMPSTER/STORAGE AREA W/SCREENING
- 10 MENU BOARD AND ORDERING STATION
- 11 INTEGRAL CURB
- 12 STEEL PIPE BOLLARD
- 13 DRIVE THRU PLAN VIEW
- 14 DIRECTIONAL SIGNAGE
- REFER TO SIGN PLAN FOR MORE INFORMATION.
- 14A *VAN ACCESSIBLE H.C.* SIGN WITH BOLLARD
- 14B *ACCESSIBLE H.C.* SIGN WITH BOLLARD
- 14C *STOP*/"DO NOT ENTER" SIGNS
- 14D *DRIVE THRU* SIGN (CAUTION!) SIGN IS ABOVE GAS AND/OR ELECTRIC LINES)
- 14E *CAUTION LANES MERGE* SIGN
- 14F *CURBSIDE DELIVERY* SIGN WITH BOLLARD
- 15 RETURNED CURB ACCESS RAMP
- 16 BYPASS LANE STRIPING 4' W X 9' L DASH @ 18" O.C. (REFER TO ARCHITECTURAL SITE PLAN)
- 17 DRIVE THRU ISOMETRIC VIEW
- 18 12' x 12' GRATE INLET
- 19 3' x 3' STORM DRAIN JUNCTION BOX W/ UNLOCKED LID
- 20 ORDER POINT CANOPY (REFER TO PLANS BY LANE SUPPLY, INC.)
- 21 CLEARANCE BAR (REFER TO SIGN PLAN)
- 22 1000 GAL GREASE TRAP, COORDINATE WITH MEP PLANS.
- 23 MATCH EXISTING CONCRETE PAVEMENT
- 24 END CURB AT DUMPSTER
- 25 MULTI-ORDER POINT ISLAND
- 26 MEAL DELIVERY CANOPY (REFER TO PLANS BY LANE SUPPLY, INC.)
- 27 PROPOSED 5' PUBLIC SIDEWALK PER CITY OF ROCKWALL STANDARDS
- 28 MATCH EXISTING GRADE
- 29 STRIPING 4' W X 10' L DASH @ 54" O.C.
- 30 50' FLAGPOLE & GROUNDING ROD BY APPROVED VENDOR (REFER TO SIGN PLANS)
- 31 MONUMENT SIGN BY APPROVED VENDOR (REFER TO SIGN PLAN)
- 32 200 GAL OLD CASTLE OIL/WATER SEPARATOR OR EQUAL
- 33 PROPOSED 5' TRAIL PER CITY OF ROCKWALL STANDARDS
- 34 4' PAINTED STRIPE (SEE SHEET 10.1, DETAIL 5 FOR DETAIL)
- 35 SANITARY SEWER CLEANOUT
- 36 CURB INLET
- 37 DOUBLE SANITARY SEWER CLEANOUT PER CITY OF ROCKWALL STANDARDS
- 38 EX. FIRE HYDRANT
- 39 EX. TRANSFORMER & PAD TO SERVE CFA & SITE DEVELOPMENT
- 40 2' CURB CUT
- 41 PROPOSED SAWCUT LINE
- 42 EXISTING GAS LINE
- 43 PROPOSED WHEEL-STOP
- 44 PROPOSED LIGHT POLE (REFER TO ELECTRICAL SITE PLAN)
- 45 CURB RAMP WITH FLARED SIDES
- 46 DUMPSTER FLOOR DRAIN (REFER TO SHEET P-101)
- 47 BIKE RACKS (REFER TO ARCHITECT PLANS)
- 48 BARRIER FREE RAMP PER CITY OF ROCKWALL STANDARDS
- 49 REMOTE FDC
- 50 MAGNETIC POST DELINEATOR (REFER TO ARCHITECTURAL SITE PLAN)
- 51 EXIST. TRAFFIC SIGNAL BOX, DOUBLE SANITARY SEWER CLEANOUT PER CFA PRIVATE DETAILS
- 52
- 53 ORDER POINT STRIPING PER DETAIL (SEE SHEET C-10.3)
- 54 2' x 2' DROP INLET
- 55 2' DOMESTIC METER
- 56 1" IRRIGATION METER
- 57 TESTABLE BACKFLOW DEVICE W/ DOUBLE CHECK VALVE PER CITY OF ROCKWALL STANDARDS
- 58 FIRE LANE MARKING PER CITY OF ROCKWALL STANDARDS
- 59 PROP. 3' WIDE RIVER ROCK (REFER TO LANDSCAPE MULCH SPECIFICATION #3, SHEET L102)
- 60 MATCH LOCATION & ELEVATION OF EXISTING SIDEWALK
- 61 PROP. SIDEWALK WITHIN TXDOT R.O.W. (TXDOT PERMIT REQ'D)
- 62 PROP. CANOPY COLUMN, TYPICAL. (REFER TO PLANS BY LANE SUPPLY, INC.)
- 63 PATIO (REFER TO ARCHITECT PLANS)

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



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.

- NOTES**
- ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS, CITY OF ROCKWALL STANDARDS OF DESIGN, AND NCTCOG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 4TH EDITION, 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.
 - REFER TO ARCHITECTURAL PLANS FOR HAND RAIL LOCATIONS, PATIO TABLE AND BICYCLE RACK CONFIGURATION.
 - ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
 - ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.
 - BUILDING IS PARALLEL & PERPENDICULAR TO WEST AND SOUTH PROPERTY LINES.

SCALE: 1" = 20'

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

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

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

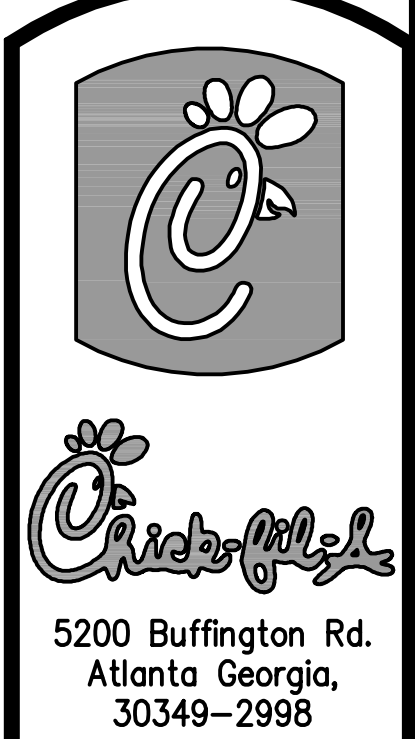
VERTICAL DATUM NOTE:
REFERENCE DATUM = NORTH AMERICAN VERTICAL DATUM (NAD) 88 UTILIZING THE RTK NETWORK ADMINISTERED BY WESTERN DATA SYSTEMS.

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 LAKESHORE DR AND N GOLIAD ST., 4' +/- SOUTHWEST 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 ±1.5' 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 GOLIAD STREET.
ELEVATION = 472.88'

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



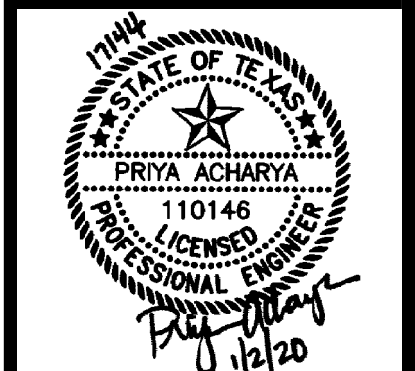
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:
Mark Date By
3 12/17/19 RBC

ISSUED FOR CONSTRUCTION

Mark Date By

Mark Date By



LOT 2, BLOCK A
LAKESHORE COMMONS
1979 NORTH LAKESHORE DRIVE
ROCKWALL, TEXAS
STORE# 03897

SHEET TITLE
SITE & DIMENSIONAL CONTROL PLAN

For Permit
For Bid
For Construction

Job No. : 17144
Store : #03897
Date : 12/2020
Drawn By : RRW
Checked By : RSE

Sheet
C-4.1