

1	RECORD DRAWING

PLAN OF RECORD

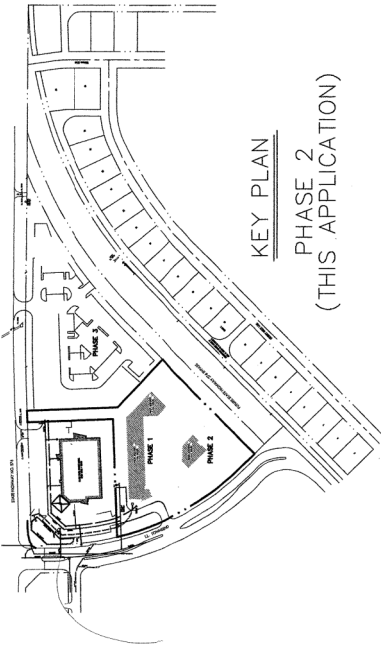
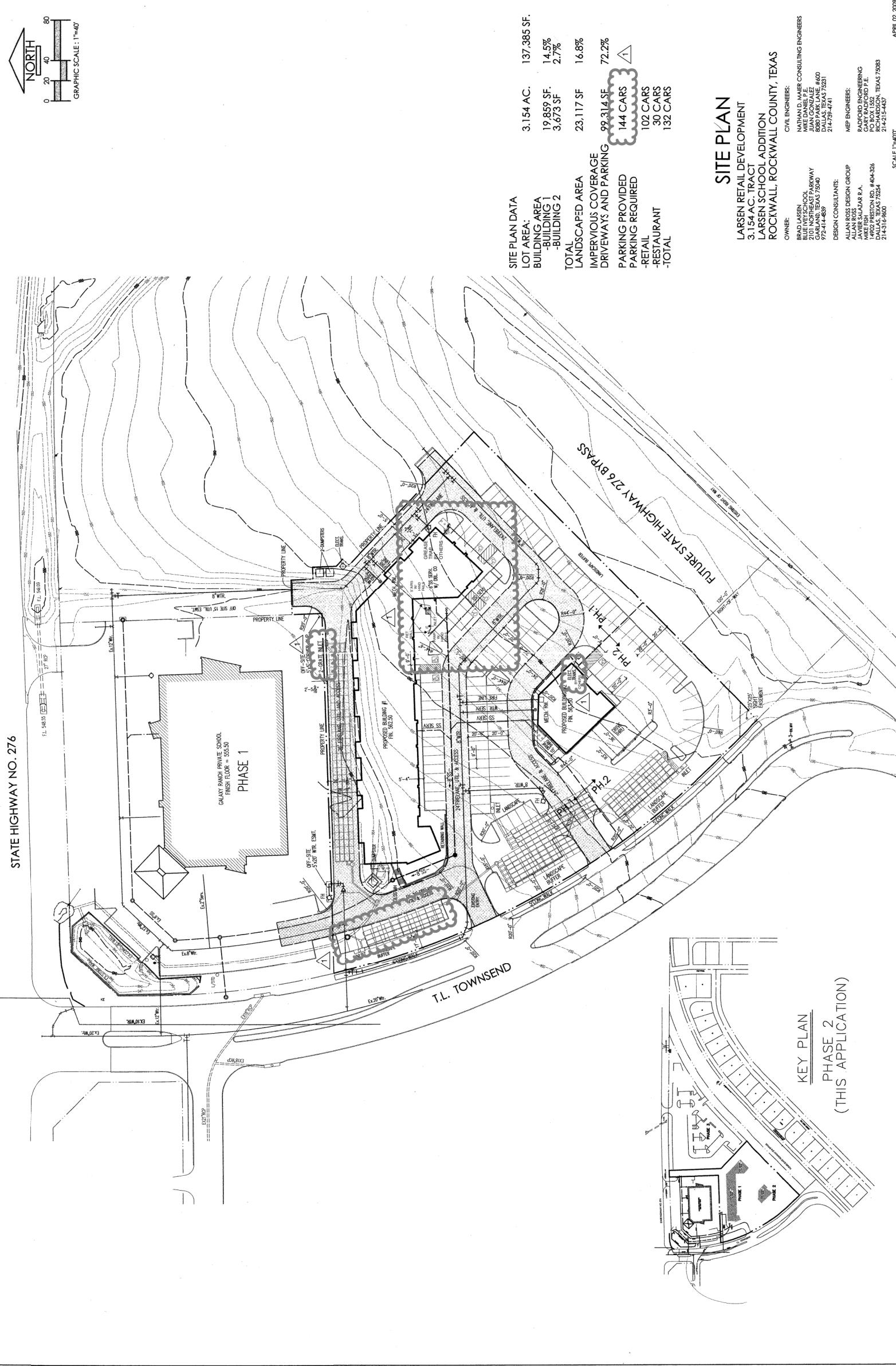
This record drawing is a compilation of the sealed engineering drawing for permit and construction, by others; modified based on a field observation by BIG REDDOG. The information shown on the record drawing that was provided for permit and construction, by others not associated with the record drawing engineer, cannot be verified for accuracy or completeness. Review is for general conformance with construction documents and on-site improvements. The original approved sealed drawings are on file at the offices of the City of Rockwall.

Therefore, with the exceptions noted and clouded, this "Plan of Record" is true and correct to the best of my knowledge and was prepared under my supervision.

[Signature]



September 29, 2018



SITE PLAN DATA

LOT AREA:	3.154 AC.	137,385 SF.
BUILDING AREA	19,859 SF.	14.5%
-BUILDING 1	3,673 SF	2.7%
-BUILDING 2		
TOTAL	23,117 SF	16.8%
LANDSCAPED AREA	99,314 SF	72.2%
IMPERVIOUS COVERAGE		
DRIVEWAYS AND PARKING	144 CARS	
PARKING PROVIDED	102 CARS	
-RETAIL	30 CARS	
-RESTAURANT	132 CARS	
-TOTAL		

SITE PLAN
 LARSEN RETAIL DEVELOPMENT
 3.154 AC. TRACT
 LARSEN SCHOOL ADDITION
 ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
 BRAD LARSEN
 2101 NORTHEAST PARKWAY
 GARLAND, TEXAS 75040
 972-414-4609

DESIGN CONSULTANTS:
 ALLAN ROSS DESIGN GROUP
 JAVIER VILLAR R.A.
 MIKE FISHER
 DALLAS, TEXAS 75254
 214-316-9800

CIVIL ENGINEERS:
 NATHAN D. MAIER CONSULTING ENGINEERS
 5800 PARK LANE, #600
 ROCKWALL, TEXAS 75087
 214-739-4741

MEP ENGINEERS:
 RADFORD ENGINEERING
 CARY RADFORD P.E.
 ROCKWALL, TEXAS 75083
 214-215-4437

APRIL 02, 2019

SCALE 1"=40'