

M.E.P. ENGINEER:
ROBERT D. ANDERSON, INC.
11836 Judd Court, Inc.
Dallas, Texas 75243
T 972.669.0915 F 972.669.0917

LANDSCAPE ARCHITECT:
T.H. PRITCHETT / Associates
Landscape Architects
1218 Camino Lago
Irving, Texas 75039
T 972.869.3535 F 214.697.2580

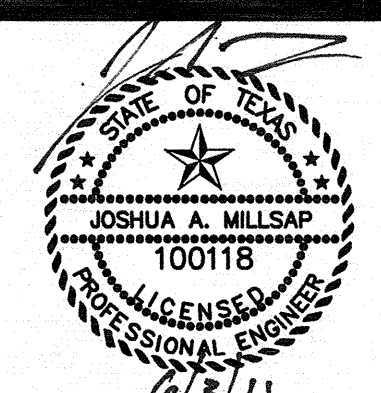
STRUCTURAL ENGINEER:
HUNT & JOINER
1825 Market Center Blvd.
Suite 620
Dallas, Texas 75207
T 214.760.7000 F 214.760.7050

CIVIL ENGINEER:
Bury+Partners
ENGINEERING SOLUTIONS
5310 Harvest Hill Road, Suite 100
Dallas, Texas 75230
Tel. (972)991-0111 Fax (972)991-0278
Texas Registration #F-1048

**ROCKWALL PLAZA
PHASE II
SHELL BUILDINGS 10-15
ROCKWALL, TEXAS 75087**

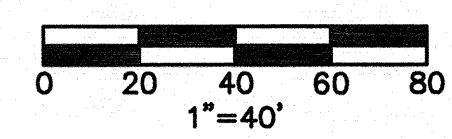
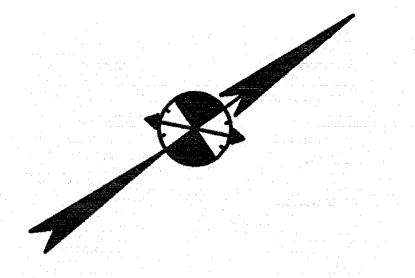
ISSUE	DATE	DESCRIPTION
1	JAN 09/09/10	ADDENDUM #1
3	JAN 10/21/10	ADDENDUM #10
10	JAN 03/15/11	RFT #2
12	JAN 05/24/11	AS BUILT DRAWINGS

RAA Project # : 1010
Project Manager : MWL



C2.1a

LAYOUT & DIMENSIONAL
CONTROL PLAN



CAUTION !!
CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. BURY & PARTNERS IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED

* CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

* CONTRACTOR SHALL REFERENCE SITE MEP PLANS FOR FRANCHISE UTILITY & SIGHT LIGHTING LAYOUTS & SPECIFICATIONS.

SITE DATA	
ROCKWALL BUSINESS PARK EAST SUBDIVISION	LOT 10
LOT AREA	12.66 AC 551,527.57 SF
ZONING	C - COMMERCIAL
G.L.A SQUARE FOOTAGE	108,787 SF 23,040 SF
RESTAURANT	23,040 SF
MAXIMUM BUILDING HEIGHT	36'-0"
RETAIL PARKING REQUIRED (1 PER 250 SF)	436 SPACES
RESTAURANT PARKING REQUIRED (1 PER 100 SF)	231 SPACES
TOTAL PARKING REQUIRED	667 SPACES
TOTAL PARKING PROVIDED	562 SPACES
FBA PARKING PROVIDED	45 SPACES
HANDICAP PARKING REQUIRED	11 STD / 2 VAN
HANDICAP PARKING PROVIDED	11 STD / 15 VAN
IMPERVIOUS AREA	483,516 SF
LANDSCAPE AREA	68,011 SF

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CH. LENGTH
C1	300.00'	12°21'31"	64.71'	S38°26'19"E	64.58'
C2	300.00'	22°22'48"	117.18'	N43°26'58"W	116.44'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CH. LENGTH
CV1	65.00'	21°21'39"	64.71'	S65°19'11"E	64.58'
CV2	300.00'	22°22'48"	117.18'	S43°26'58"E	116.44'
CV3	300.00'	22°22'48"	117.18'	N43°26'58"W	116.44'
CV4	51.00'	98°36'26"	87.77'	N84°39'50"W	77.33'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S76°00'01"W	10.38'
L2	N35°21'38"E	63.85'
L3	N35°21'38"E	48.33'

LEGEND

CONTRACTOR SHALL PROVIDE ALTERNATE BID ITEM FOR IMPROVEMENTS WITHIN SHADED AREA FOR FUTURE TENANT.

NOTE:
5-FOOT WIDE WALKWAY SHALL BE STRIPED FROM FDC TO FIRE LANE INDICATING NO PARKING IN INSTANCES WHERE FDC IS WITHIN PARKING OR SERVICE YARD AREAS. CONTRACTOR TO COORDINATE EXACT LOCATION OF STRIPING WITH FIRE MARSHAL DURING CONSTRUCTION.

CITY OF ROCKWALL CONTROL MONUMENT RESET #1 = 557.70'
CONCRETE MONUMENT WITH BRASS CAP STAMPED RESET #1, CITY OF ROCKWALL. THE MONUMENT IS LOCATED IN GREEN AREA SEPARATING A BANK AND AN OFFICE BUILDING, IN THE SOUTH RIGHT OF WAY LINE OF SUMMER LEE DRIVE, 272'± WEST OF THE CENTERLINE INTERSECTION OF RIDGE ROAD (FM 740) WITH SUMMER LEE DRIVE, AND 120'± SOUTHEAST OF THE CENTERLINE INTERSECTION OF LAGO VISTA AND SUMMER LEE DRIVE.

BM #1 = 554.30'
SQUARE CUT ON THE CENTER OF A CURB INLET ON THE SOUTH SIDE OF EASTBOUND SERVICE ROAD FOR INTERSTATE HIGHWAY 30, 925'± SOUTHWEST OF THE INTERSECTION OF INTERSTATE HIGHWAY 30 EASTBOUND SERVICE ROAD WITH THE SOUTHWEST RIGHT OF WAY LINE STATE HIGHWAY 205.

BM #2 = 542.89'
"X" CUT IN CONCRETE OF A PARKING ISLAND 1460'± SOUTHWEST FROM THE CENTERLINE INTERSECTION OF THE EASTBOUND SERVICE ROAD OF INTERSTATE HIGHWAY 30 AND STATE HIGHWAY 205, AND 630'± SOUTHEAST FROM THE SOUTH RIGHT OF WAY OF THE EASTBOUND SERVICE ROAD OF INTERSTATE HIGHWAY 30. THE "X" IS IN THE CENTER OF THE EASTERMOST PARKING ISLAND OF THE MAIN CONCOURSE OF PARKING ISLANDS, HAVING ARBORS AND 420'± NORTH OF THE MAIN BUILDINGS WITH STAPLES OFFICE SUPPLY WHICH IS IN BETWEEN THE DICKS SPORTING GOODS AND JC PENNY.

RECORD DRAWINGS:
THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE FACILITIES ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OR GOVERNING AUTHORITY. TO THE BEST OF THE ENGINEERS KNOWLEDGE THE PLANS REFLECT REVISIONS MADE DURING CONSTRUCTION BASED ON A VISUAL SITE OBSERVATION BY THE ENGINEER AND INFORMATION PROVIDED BY:
W.B. KIBLER CONSTRUCTION CO, LTD
9722 ABERNATHY
DALLAS, TEXAS 75220
CONTACT: PHIL GULSVIG

CONTRACTOR SHALL PROVIDE BOLLARDS AS PER ONCOR REQUIREMENTS TO PROTECT ALL TRANSFORMERS AND METERS.

