



EXISTING LAND USE - LAKEPOINTE HEALTH CENTER
EXISTING ZONING - COMMERCIAL W/SCENIC OVERLAY RESTRICTIONS

EXISTING LAND USE - VACANT
EXISTING ZONING - COMMERCIAL W/SCENIC OVERLAY RESTRICTIONS
LOT 6, BLOCK A, ROCKWALL TOWN CENTRE PHASE II

ALL HANDICAP RAMPS, STALLS,
PARKING AND ACCESS TO BLDG
TO MEET ADA, TAS AND ALL
APPLICABLE STANDARDS

GENERAL NOTES

1. Fire lanes shall be designed and constructed to meet city standards (6" THICK 3600 PSI).
2. Handicapped parking areas shall be designed and constructed in accordance with provided per city standards and shall comply with requirements of the current, adopted International Building Code.
3. Mechanical units, dumpsters and trash enclosures shall be screened in accordance with the Zoning Ordinance.
4. All signage contingent upon approval of Building Inspection Department.
5. Approval of the site plan is not final until all engineering plans are approved.
6. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
7. Building facades within this development shall be compatible as provided in the "Scenic Overlay District C".
8. All curb out dimensions are back of curb.
9. Any water or sanitary sewer service located outside of a street, alley, or easement shall be installed by a plumber and be inspected by code enforcement.

LOT 4R, BLOCK A, ROCKWALL TOWN CENTRE DATA SUMMARY

1. ZONING: C, COMMERCIAL W/SCENIC OVERLAY DISTRICT PROVISIONS
2. PROPOSED USE: DRIVE IN RESTAURANT
3. PROPERTY AREA: 27,963,9041 SF - 0.6420 ACRES
4. BUILDING AREA: 2,140 SF
5. BUILDING HEIGHT: 1 - STORY - 35' MAX
6. LOT COVERAGE: 7.65%
7. F.A.R. = .0765:1
8. PARKING REQUIRED: 21.4 SPACES
2140/100 = 21.4 SPACES
9. PARKING PROVIDED: 24 SPACES + 2 ACCESSIBLE = 26 SPACES
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 20,578 SF
11. PARKING LOT LANDSCAPING (5% OF 4,050 S.F.) = 202.5 SF
12. PARKING LOT LANDSCAPE PROVIDED: 202.5 SF

WATER METER SCHEDULE

TYPE	SIZE	NUMBER	SANITARY SEWER
DOMESTIC	1"	1	6"
IRRIGATION	1"	1	NA

AS-BUILT 10-03-02

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SITE PLAN

POPEYES CHICKEN & BISCUITS

LOT 4R, BLOCK A, ROCKWALL TOWN CENTRE

ROCKWALL, TEXAS

HELMBERGER ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS
124 HOOVER ROAD, WYLIE, TEXAS 75098 (972) 442-7450

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	MAY 2002	1"=20'	SPLAN	0207	C1

20' UTIL EASEMENT SLIDE B

