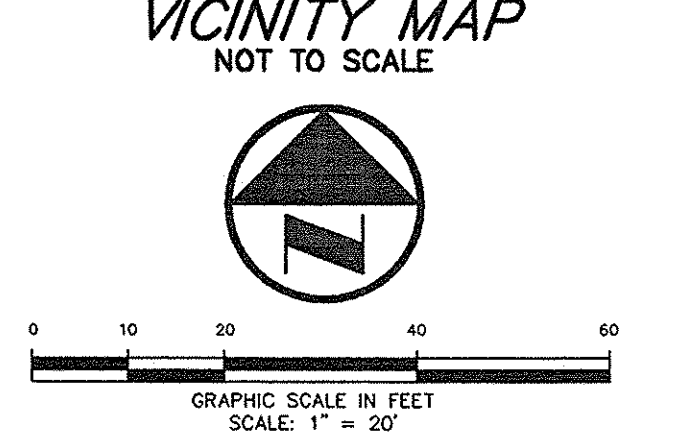
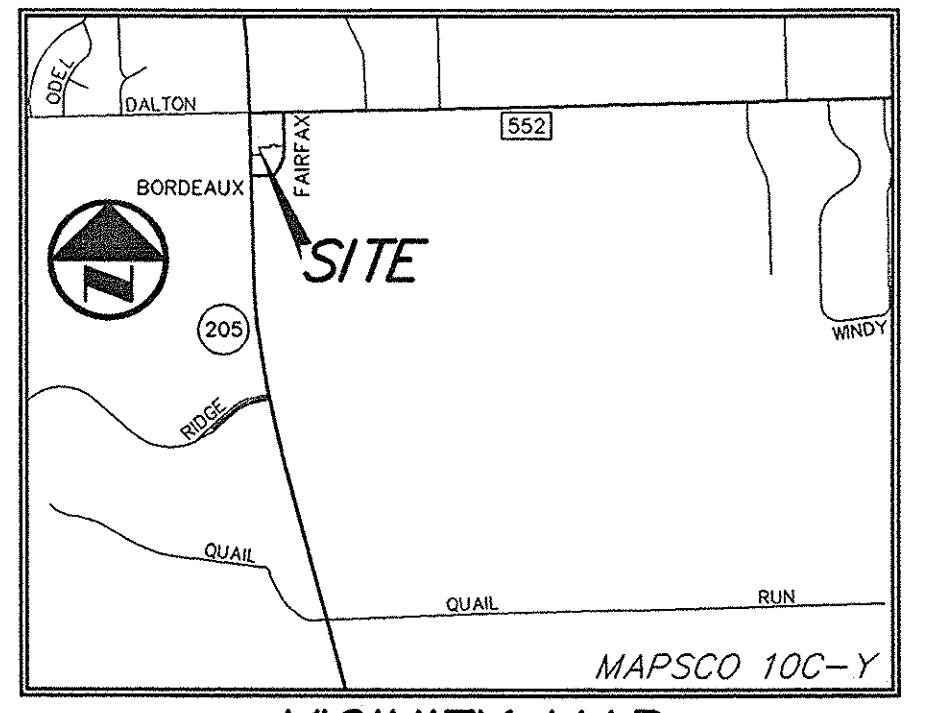


RECORDS 10/10/2013 3:02PM  
 STONE CREEK BLOCK A LOT 4 (DMA) 193-12-073-DIMENSIONAL CONTROL PLAN.DWG  
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**LEGEND**

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FD	FIRE HYDRANT
FC	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
SIG	TRAFFIC SIGN
TELE	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
L.A.	LANDSCAPE AREA
---	PROPERTY LINE
O.H.	O.H. POWER LINES
U/G	U/G TELEPHONE LINES
U/G	U/G WATER LINE
U/G	U/G GAS LINE
X-X	FENCE
(C.M.)	CONTROLLING MONUMENT
SIR	5/8-INCH IRON ROD WITH "POGUE ENG & DEV" CAP SET SURFACE FLOW DIRECTION

**PAVEMENT LEGEND**

[Symbol]	STANDARD PAVEMENT
[Symbol]	FIRE LANE PAVEMENT
[Symbol]	DUMPSTER PAD AND APRON

**PARKING TABULATION:**

PARKING RATIOS:  
 RESTAURANT: 1 SPACE / 100 SF  
 RETAIL: 1 SPACE / 300 SF

PROPOSED BUILDING:  
 RESTAURANT: 6,812 SF

REQUIRED PARKING:  
 6,812 SF / 100 = 69 SPACES

PARKING PROVIDED:  
 73 REGULAR PARKING SPACES  
 4 HANDICAPPED PARKING SPACES  
 77 TOTAL PARKING SPACES PROVIDED

**Stone Creek Lot 4 Block A**

Pervious Area	11746.41	0.2697
Impervious Area	40045.47	0.9193
<b>Total</b>	<b>51791.88</b>	<b>1.1890</b>

**NOTE:**  
 SITE ELECTRICAL POWER TO BE OBTAINED FROM EXISTING TRANSFORMER ON GAS STATION SITE TO THE SOUTH. REFER TO MEP FOR DETAILS.

**NOTE:**  
 ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB, UNLESS OTHERWISE NOTED.

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.

**ADA ROUTE**

**NOTE:**  
 MAXIMUM SLOPE FOR ALL ADA ROUTES 5% MAX. CROSS FALL IS 2% FOR THE FIRST FIVE FOOT FROM THE DOOR. A 2% SLOPE (MAX.) MUST BE MAINTAINED.

**RECORD DRAWINGS:**

IT WAS THE INTENT THAT THE IMPROVEMENTS SHOWN BE CONSTRUCTED ACCORDING TO THESE PLANS AS APPROVED BY THE CITY. THE LINES AND GRADES WERE SET ON THE GROUND FOR CONSTRUCTION ACCORDING TO SAID PLANS. THE CITY INSPECTED THE CONSTRUCTION. WE ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION OTHER THAN THOSE SHOWN. DATE: OCTOBER 10, 2013

**FRANCHISE UTILITY NOTES:**

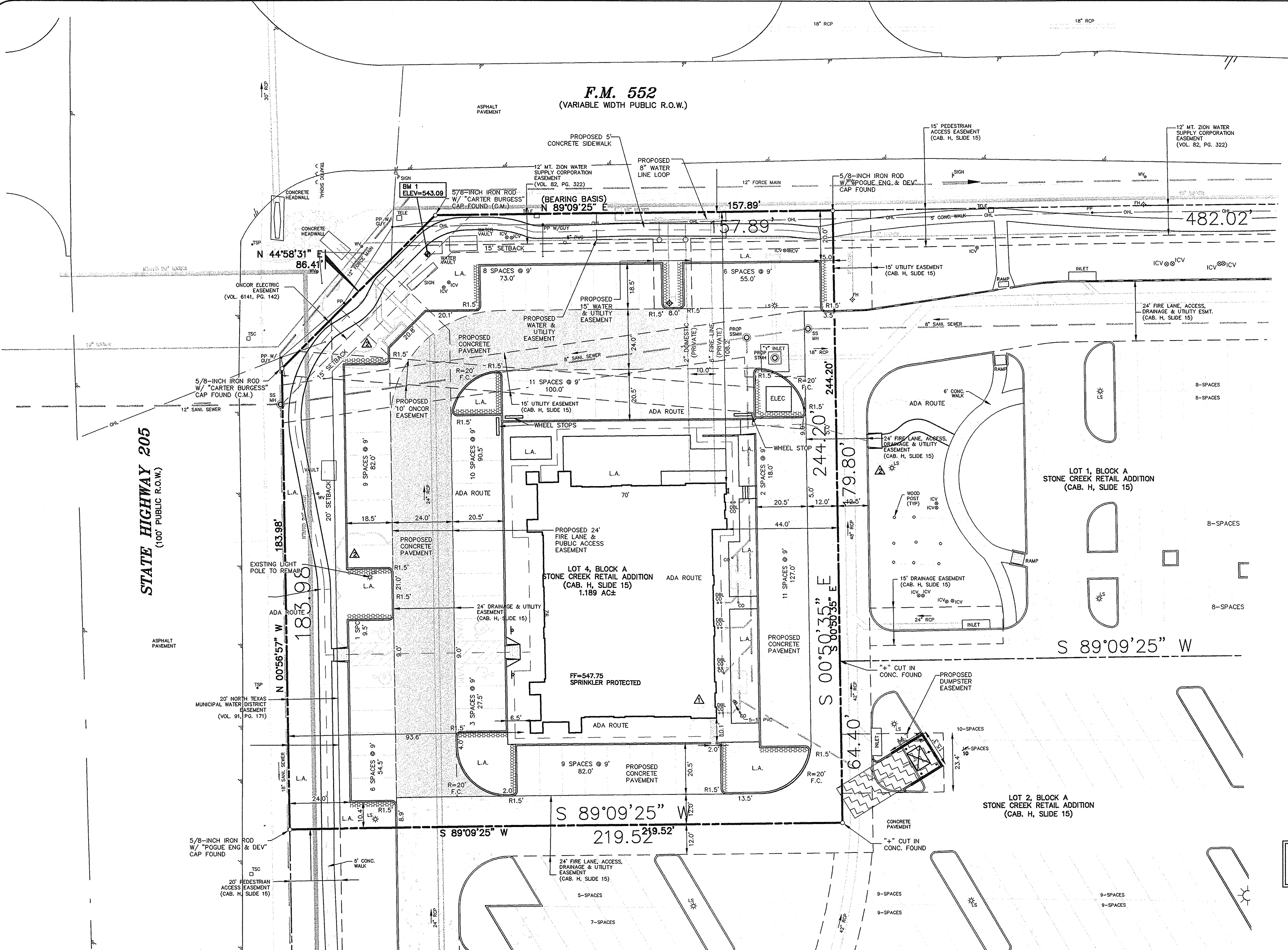
1. TXU ENERGY CONSTRUCTION SERVICES - (800) 711-9112
2. ATMOS ENERGY (GAS) - 903-457-2092 - DINAH WOOD
3. AT&T (PHONE) - 903-457-2092 - DWAYNE WELLS

**BENCH MARK LIST:**

BENCHMARK #1	SQUARE CUT FOUND AT SOUTHWEST CORNER OF WATER VAULT LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SH 205 AND THE SOUTH RIGHT-OF-WAY LINE OF FM 552
ELEVATION	= 443.09
BENCHMARK #42	CITY OF ROCKWALL MONUMENT (R010) FOUND.
ELEVATION	= 524.788

**CAUTION!**  
 UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.  
 TEXAS EXCAVATION SAFETY SYSTEM (TESS)  
 1-800-344-8377  
 TEXAS ONE CALL SYSTEMS  
 1-800-245-4545  
 LONE STAR NOTIFICATION CENTER  
 1-800-669-8344 EXT. 5

**BEFORE YOU DIG...**



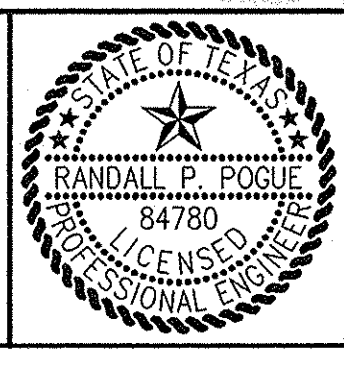
NO.	DATE	DESCRIPTION	
2	10-10-13	RECORD DRAWINGS	
1	5-9-13	REVISED ROOF DRAINAGE DESIGN	
DESIGN	DRAWN	DATE	PI NUMBER
RPP	RND	10-10-2013	1393-12-073

**PROJECT INFORMATION**  
 STONE CREEK RETAIL ADDITION  
 BLOCK A, LOT 4, STONE CREEK RETAIL ADDITION  
 CITY OF ROCKWALL, TEXAS  
 W.T. DEWEESE SURVEY, ABSTRACT NO. 71  
 PROPOSED USE: RETAIL  
 ZONING: PD-70

**OWNER/DEVELOPER**  
 METROPLEX ACQUISITION FUND, L.P.  
 15150 PRESTON ROAD, SUITE 210  
 DALLAS, TEXAS 75248  
 MR. GREY STOGNER  
 (214) 343-4477 PHONE  
 (214) 340-2029 FAX

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RANDALL P. POGUE, P.E. 84780 ON 07-07-2013 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

*MP 10-13-113*



**POGUE**  
 ENGINEERING & DEVELOPMENT COMPANY, INC.

1512 BRAY CENTRAL DRIVE SUITE 100  
 MCKINNEY, TEXAS 75069  
 TX BOARD PROF. ENGINEERS, CERT. #F-000481; TX BOARD PROF. LAND SURVEYING, CERT. 100421-00

(214) 544-8880 PHONE  
 (214) 544-8882 FAX  
 www.PogueEngineering.com

**DIMENSIONAL CONTROL PLAN**  
 STONE CREEK RETAIL ADDITION  
 BLK A, LOT 4, STONE CREEK RETAIL ADD'N  
 W.T. DEWEESE SURVEY, ABSTRACT NO. 71  
 CITY OF ROCKWALL, TEXAS

SHEET NO.  
**C1.01**