

- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE CITY OF ROCKWALL, TEXAS.
 - CONTRACTOR SHALL PROVIDE "AS BUILT" PLANS TO THE ENGINEER SO THAT THE REPRODUCIBLES OF THE ENGINEERING PLANS MAY BE CORRECTED TO REFLECT "AS BUILT" CONDITIONS.
 - THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE AND MAINTAIN ALL NECESSARY WARNING AND SAFETY DEVICES (FLASHING LIGHTS, BARRICADES, SIGNS, ETC.) TO PROTECT THE PUBLIC SAFETY AND HEALTH UNTIL THE WORK HAS BEEN COMPLETED AND ACCEPTED BY THE CITY.
 - THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY IN THE FIELD ANY UTILITIES THAT MAY CONFLICT WITH THIS CONSTRUCTION. AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION IN THE VICINITY OF UNDERGROUND UTILITIES, NOTIFY THE FOLLOWING AGENCIES:
- LONE STAR GAS
SOUTHWESTERN BELL TELE. TEXAS UTIL. ELECT. TEXAS CALL ONE
- IRRIGATION NOTES:**
- ALL WORK IN ACCORDANCE WITH CITY OF ROCKWALL, TEXAS AND N.T.C.O.G. STANDARD DETAILS AND SPECIFICATIONS.
 - IRRIGATION CONTRACTOR TO SUBMIT SHOP DRAWINGS OF IRRIGATION SYSTEM LAYOUT AND LIST OF EQUIPMENT PRIOR TO INSTALLATION.
 - POWER TO CONTROLLER SUPPLIED BY OTHERS.
 - ALL HEAD PLACEMENT AND PIPING IS DIAGRAMMATIC.
 - HEADS AND PIPING SHALL BE INSTALLED INSIDE PROPERTY LINE.
 - ALL LATERAL PIPING NOT SIZED IS 1/2".
 - ADJUST SPRAYS SUCH THAT MINIMAL WATER OVER SPRAYS PARKING AREAS AND DRIVEWAYS, YET ALLOW SUFFICIENT COVERAGE.
 - DISTRIBUTION LINES ARE TO BE BURIED 12" BELOW FINISHED GRADE. MULCH TOP COVERING IS NOT TO BE CONSIDERED SOIL.
 - ALL EQUIPMENT TO BE RAINBIRD MODEL OR APPROVED EQUAL.
 - ALL DISTRIBUTION LINES SHALL BE CL 200 PVC.
 - ALL SLEEVES SHALL BE SCH 40 PVC.
- TRAFFIC CONTROL NOTES:**
- THE CONTRACTOR SHALL PLACE ALL SIGNS AND OTHER TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE BARRICADE AND CONSTRUCTION STANDARDS BC(1)-9 THROUGH BC(9)-92 OF THE TEXAS DEPT. OF TRANSPORTATION.
 - LOCATIONS OF SIGNS AND TRAFFIC CONTROL DEVICES AS SHOWN ON C7 ARE APPROXIMATE AND MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER TO FIT THE CONDITIONS OF THE WORK.
 - THE ENGINEER MAY DIRECT THE CONTRACTOR TO PLACE ADDITIONAL SIGNS AND TRAFFIC CONTROL DEVICES AS NECESSARY TO FIT THE CONDITIONS OF THE WORK. NO ADDITIONAL PAYMENT SHALL BE MADE FOR THESE CHANGES.
 - THE CONTRACTOR SHALL CLEAN AND MAINTAIN ALL SIGNS AND WARNING DEVICES THROUGHOUT CONSTRUCTION AND SHALL REPLACE ANY THAT BECOME DAMAGED OR UNSERVICEABLE AT NO ADDITIONAL COST.

SITE DATA SUMMARY		BLOCK A, LOT 1	
ZONING	COMMERCIAL		
PROPOSED USE	OFFICE/RETAIL		
LOT AREA	1,129 AC. / 49,188.00 S.F.		
LEASE SPACE TOTAL AREA	15,709.00 S.F. OFFICE/RETAIL		
NON-LEASE SPACE 1ST & 2ND FLOOR (ELEC., STO., STAIRS & CORRIDOR)	2,272.00 S.F.		
TOTAL AREA WITHIN THE BUILDING FOOTPRINT	17,981.00 S.F.		
BUILDING HEIGHT (TO HIGHEST POINT)	33' - 3"		
LOT COVERAGE	8,903.00 S.F.		
FLOOR AREA RATIO	38.37 %		
TOTAL PARKING REQUIRED	RETAIL/OFFICE = 60 SPACES		
TOTAL PARKING PROVIDED	61 SPACES		
INTERIOR LANDSCAPING REQUIRED	PLS. SEE LANDSCAPE PLAN		
INTERIOR LANDSCAPING PROVIDED	PLS. SEE LANDSCAPE PLAN		
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	35,682.87 S.F.		

DESCRIPTION	RETAIL AREA (1st & 2nd Floors)	OFFICE AREA (1st & 2nd Floors)	TOTAL
AREA OF LEASE SPACES	9,727.00 S.F.	6,017.00 S.F.	15,744.00 S.F.
PARKING REQUIRED	(1 SPACE/250 S.F.) = 39 SPACES	(1 SPACE/300 S.F.) = 21 SPACES	60 SPACES
PARKING FURNISHED			61 SPACES
HC PARKING REQUIRED			3 SPACES
HC PARKING FURNISHED	4 SPACES (2 VAN)		4 SPACES

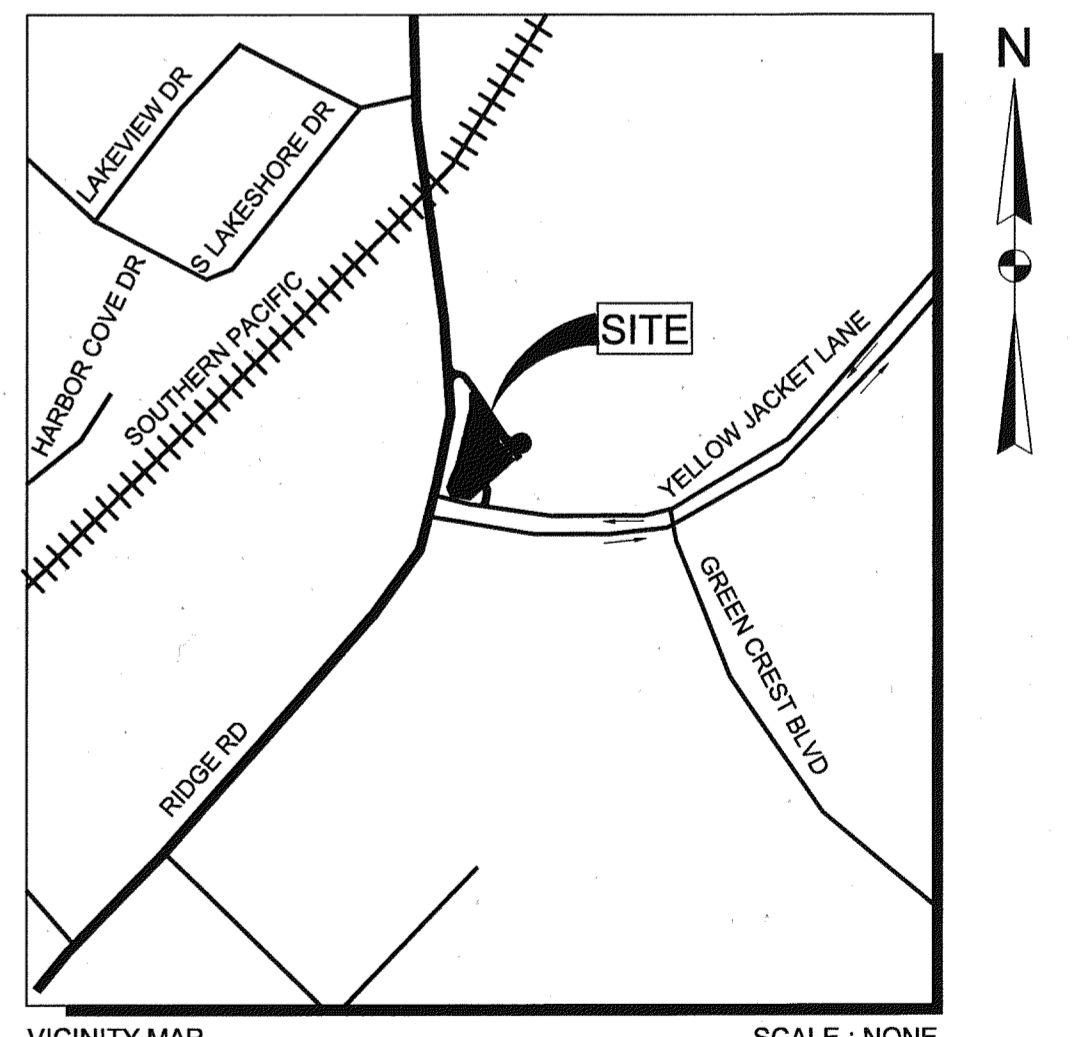
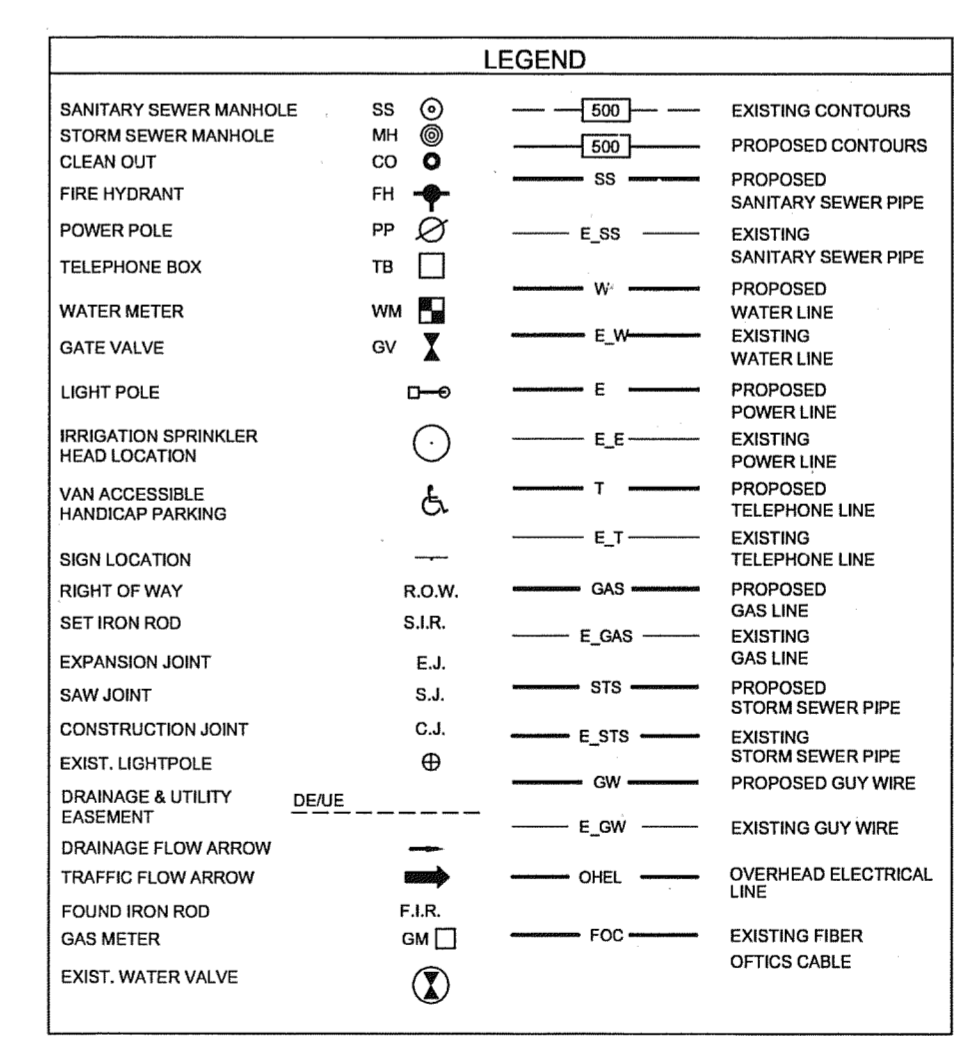
FIRE LANE STRIPING SPECIFICATIONS AND REQUIREMENTS

THE ACCESS ROADWAY AND/OR FIRE LANE SHALL BE STRIPPED ON A PAVED SURFACE, AND BE CLEARLY MARKED ON THE PAVEMENT WITH A "RED" LINE AT LEAST SIX (6) INCHES WIDE. "NO PARKING" AND "FIRE LANE" IN NOT LESS THAN FOUR (4) INCH LETTERS IN "WHITE" SHALL BE PLACED EVERY OTHER TWENTY-FIVE (25) FEET ON THE STRIP. WHERE THE FIRE LANE IS ADJACENT TO A CURB, THE ENTIRE CURB SHALL BE PAINTED. A LEGEND STATING "NO PARKING - FIRE LANE" OF A MINIMUM OF EIGHTEEN (18) INCHES PAINTED IN "YELLOW" SHALL BE PLACED AT ALL ENTRANCES TO THE FIRE LANE (LETTERING MAY BE LARGER, BUT 18" IS MINIMUM). ALL FIRE LANES SHALL CONNECT AT BOTH ENDS TO A DEDICATED STREET OR BE CONSTRUCTED WITH TURNAROUND AREAS AT THE DEAD-END WITH A MINIMUM RADIUS OF FIFTY (50) FEET. ALL PAINT REFERRED TO SHALL BE A TRAFFIC MARKING PAINT.

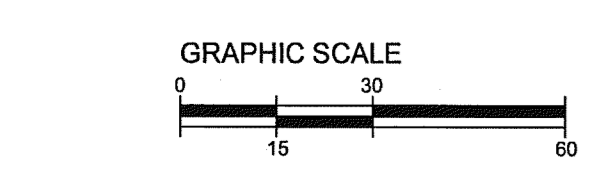
WHEN REQUIRED DURING CONSTRUCTION OR OTHER TEMPORARY USE, APPROVED SIGNS SHALL BE PROVIDED AND MAINTAINED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS AND PROHIBIT THE OBSTRUCTION THEREOF OR BOTH. SIGN MUST BE SECURED SO THAT THEY CANNOT BE MOVED UNTIL PERMANENT FIRE LANE IS PAINTED.

NAD-83 GEODETIC POSITION		NAD-83 TX STATE PLANE, NORTH CENTRAL ZONE	
LATITUDE	N 32° 53' 48.99684"	US SURVEY FT.	7015228.12285
LONGITUDE	N 99° 27' 38.61128"	EASTING	2589247.61172
ORTHOMETRIC HEIGHT	154.2439	ELEVATION	506.0486
		NAVD 88:	CONVERGENCE: +1° 08' 11.22874"
			SCALE FACTOR: 0.999575247

NAD-83 GEODETIC POSITION		GRID		GEODETIC	
AZIMUTH #1 - P.O. W/T OMNI. ANT:	28° 15' 35"	N 32° 53' 48.99684"			
AZIMUTH #2 - IH30 W/T OMNI. ANT:	73° 31' 25"	N 99° 27' 38.61128"			



01 ENGINEERING SITE PLAN AND DIMENSION CONTROL
SCALE: 1" = 30'-0"



AS - BUILT DRAWINGS.
TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS AS - BUILT, AND THE INFORMATION IS BASED ON SURVEYING CONDUCTED AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

BILLY W. HUDSON

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PROJECT STATUS:
AS-BUILT DRAWING

PROJECT MANAGER:
BILLY W. HUDSON

DESIGN COORDINATOR:
DANTE ABAYON

DATE:
03/04/08

DRAWING DONE BY:
CEDRIC BAÑAS

ENGINEER'S SEAL
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BILLY W. HUDSON, P.E. 38421 ON THE DATE INDICATED HEREIN. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING ACT.

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MARCH 04, 2008

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ENGINEERING SITE PLAN AND DIMENSION CONTROL
YELLOW JACKET CROSSING
INTERSECTION OF YELLOW JACKET LANE and FM 7047 (Ridge Road)
CITY OF ROCKWALL, TEXAS 75087
LOT 1, BLOCK A
1.129 AC

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