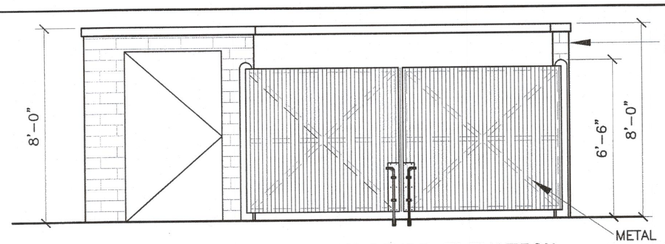
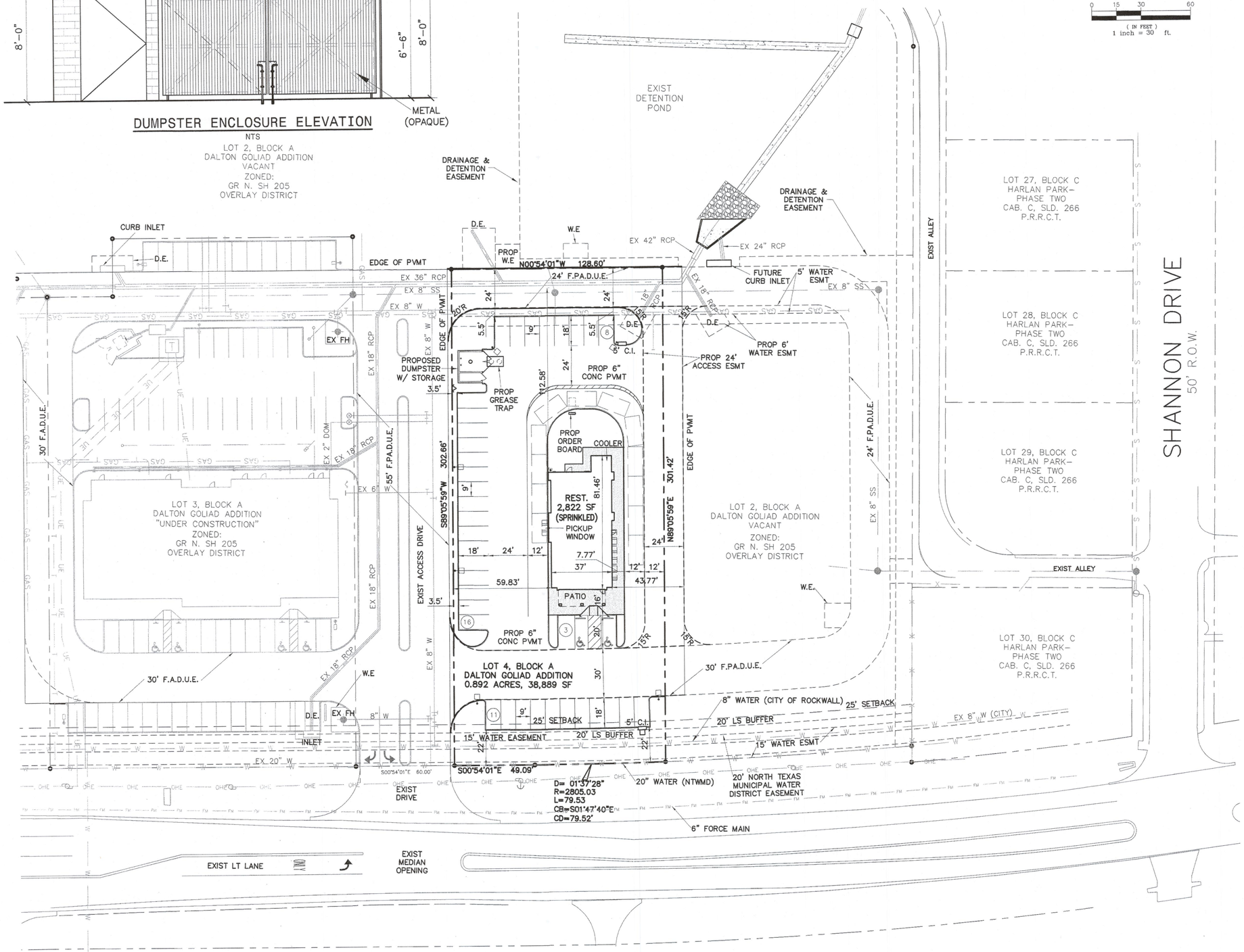
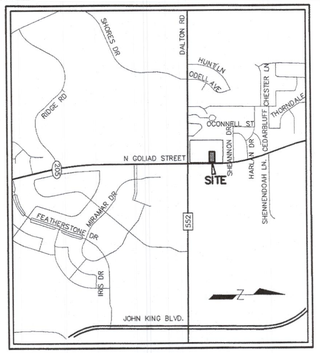


DUMPSTER ENCLOSURE ELEVATION

NTS

LOT 2, BLOCK A
DALTON GOLIAD ADDITION
VACANT
ZONED:
GR N. SH 205
OVERLAY DISTRICT





LOCATION MAP

N.T.S.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	PAVEMENT	
	SIDEWALK	
	LIGHT POLE	
	FIRE LANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT	F.PA.D.U.E.
	STACKING SPACE	
W	WATER LINE	
S	SAN. SEWER LINE	
	STORM SEWER	
GAS	GAS	
OHE	O.E. ELECTRIC	
UE	U.G. ELECTRIC	
T	COMMUNICATIONS	
FM	FORCE MAIN	

BENCHMARK:

MONUMENT 179.7' WEST OF WEST EDGE OF SH 205 PAVEMENT AND 6.8' NORTH OF BACK OF CURB DALTON ROAD.
ELEVATION = 541.57'

NOTES:

1. EXISTING TOPOGRAPHY BASED ON SURVEY PREPARED BY PEISER & MANKIN SURVEYING, LLC DATED 1/14/2016.
2. SEE CIVIL SHEETS FOR CIVIL SITE DESIGN.
3. SEE LANDSCAPE PLANS FOR SITE LANDSCAPE.
4. REFERENCE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS.
5. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
6. ALL CURB RADII NOT LISTED ARE 2' FACE OF CURB.

SITE SUMMARY TABLE		
Address	3611 N. GOLIAD STREET	
Project Name	FREDDY'S FROZEN CUSTARD	
Zoning District	GR N. SH 205 OVERLAY DISTRICT	
Proposed use	RESTAURANT WITH DRIVE THRU	
Site Area:	0.892 Acres 38,889 S.F.	
Building Area	2,822 S.F. (TOTAL)	
Building Height:	26'2" - 1 STORY	
Lot Coverage:	2,822/38,889 = 7.3%	
Floor Area Ratio:	2,822/38,889 = 1:07.3	
Parking Required:	2,822 SF (REST)/100 SF/SPC	= 28 SPACES
	Total	= 28 SPACES
Parking Provided:	Regular	= 36 SPACES
	Handicap	= 2 SPACES
	Total	= 38 SPACES
Impervious Area:	32,136 / 38,889 SF = 82.6%	
Pervious Area:	6,753 / 38,889 SF = 17.4%	

SITE PLAN
FREDDY'S FROZEN CUSTARD
LOT 4, BLOCK A
DALTON GOLIAD ADDITION
0.892 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
DECEMBER 12, 2017
CASE #SP2017-024

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER:
ROCKWALL 205-552, LLC
1408 QUORUM DRIVE, SUITE 160
DALLAS, TEXAS 75254
PHONE: 214-402-8702
CONTACT: JAY HOLMAN

DEVELOPER:
MCCLURE PARNTERS
P.O. BOX 802047
DALLAS, TEXAS 75380
PHONE: 214-384-3470
CONTACT: JOHN MCCLURE

NO.	DATE		APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 85852, ON 12/12/2017

STATE OF TEXAS
JUAN J. VASQUEZ
85852
LICENSED
PROFESSIONAL ENGINEER

DEVELOPER:
MCCLURE PARTNERS
P.O. BOX 802047
DALLAS, TX 75380

SITE PLAN
LOT 4, BLOCK A
DALTON GOLIAD ADDITION
CITY OF ROCKWALL, TEXAS

Scale: 1" = 30'
Designed by: JJV
Drawn by: JJV
Checked by: JJV
008-08\dwg\CP1-CONCEPT PLAN .dwg
Date: 12/12/2017

SHEET
SP1