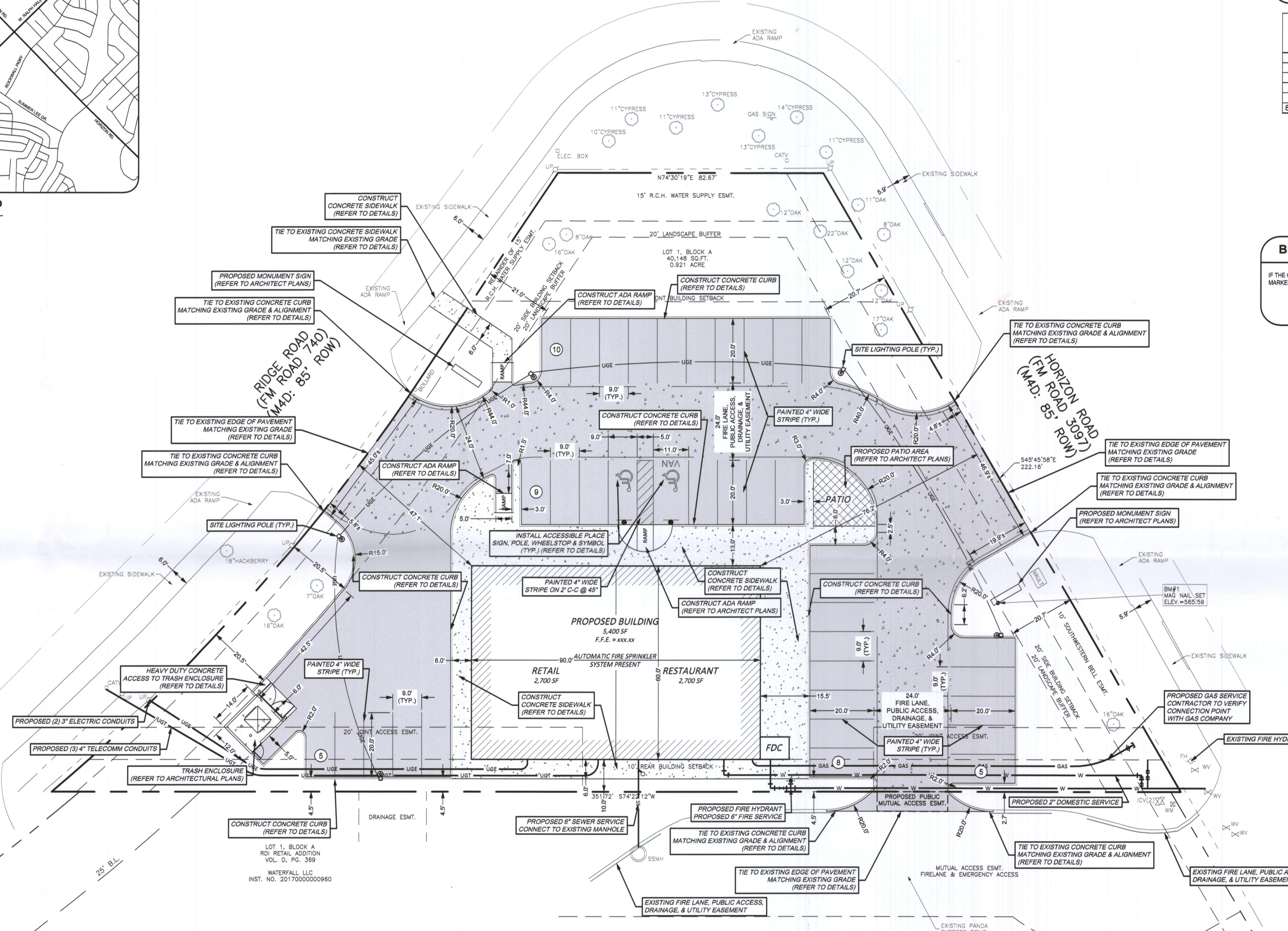


VICINITY MAP  
NOT TO SCALE



**SITE PLAN INFORMATION**

ZONED: PD-9  
 LAND USE: CURRENT: GR - GENERAL RETAIL  
 PROPOSED: GR - GENERAL RETAIL

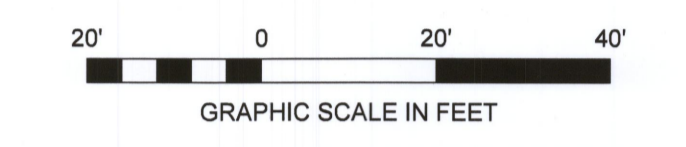
TOTAL LOT AREA: 0.921 ACRES (40,148 S.F.)  
 TOTAL LOT PERIMETER: 6906 LF

BUILDING AREA: 5,400 S.F.  
 BUILDING HEIGHT: 20'-0" - 24'-0"

	REQUIRED	PROVIDED
STANDARD PARKING	35	35
ACCESSIBLE PARKING	2	2
TOTAL	37	37

Time of Day	Retail	Restaurant	Retail	Rest	Total
8:00 a.m. - 12:00 noon	0.97	0.50	10	14	24
12:00 noon - 1:00 p.m.	1.00	0.70	11	19	30
1:00 p.m. - 4:00 p.m.	0.97	0.60	10	16	27
4:00 p.m. - 8:00 p.m.	0.82	0.60	9	24	33
8:00 p.m. - 8:00 p.m.	0.89	1.00	10	27	37
8:00 p.m. - 12:00 midnight	0.61	1.00	7	27	34
			<b>Total #</b>	<b>37</b>	

Retail SF	Rest SF	Retail Req.	Rest Req.
2,700	2,700	1/250	1/100



**BENCHMARK**

IF THE CONTRACTOR RELOCATES REFERENCE MARKERS WITH A NEW REFERENCE MARKER, IT SHALL BE LOCATED WITHIN A HORIZONTAL AND VERTICAL TOLERANCE OF 0.10'

BM#1 MAG NAIL SET  
 ELEVATION = 565.59

**LEGEND**

EXISTING	PROPOSED	
8" WV	8" WV	WATER METER
4" WV	4" WV	WATER VALVE
4" FH	4" FH	FIRE HYDRANT
8" GV	8" GV	GAS METER
SSMH	SSMH	SANITARY SERVICE MANHOLE
SSCD	SSCD	SANITARY SEWER CLEANOUT
UP	UP	UTILITY POLE
LP	LP	SITE LIGHTING POLE
TSP	TSP	TRAFFIC SIGNAL POLE
TSB	TSB	TRAFFIC SIGNAL BOX
STMH	STMH	STORM MANHOLE
SB	SB	STORM JUNCTION BOX
CI	CI	CURB INLET
GI	GI	GRATE INLET
		SIGN
		EXISTING OVERHEAD ELECTRIC LINE
		EXISTING CONCRETE CURB
		PROPOSED CONCRETE CURB
		NUMBER OF PARKING SPACES
		FIRE LANE
		PROPOSED FIRE LANE
		PROPOSED 3,500 PSI 4" SIDEWALK PAVEMENT WITH #3 BARS AT 18" O.C.E.W.
		PROPOSED 3,500 PSI 5" CONCRETE STANDARD DUTY PAVEMENT WITH #4 BARS AT 18" O.C.E.W.
		PROPOSED 3,500 PSI 6" CONCRETE HEAVY DUTY PAVEMENT WITH #4 BARS AT 18" O.C.E.W.
		WATER LINE
		SANITARY SEWER
		UNDERGROUND ELECTRIC LINE
		UNDERGROUND TELEPHONE LINE

- SITE NOTES**
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY AND STATE REGULATIONS AND CODES, OSHA STANDARDS AND PROJECT SITE WORK SPECIFICATIONS.
  2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULES, SLOPED PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING ENTRANCE LOCATIONS.
  3. CONTRACTOR SHALL REFER TO MEP PLANS FOR TOTAL NUMBER, LOCATIONS, SIZES AND DETAILS OF ROOF DOWNSPOUTS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  4. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING EXISTING ITEMS DAMAGED DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, ORANGE UTILITIES, PAVEMENT, STRIPING, CURB, ETC. DAMAGES SHALL BE REPORTED TO ENGINEER OF RECORD PRIOR TO REPAIR. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
  5. CONTRACTOR IS REQUIRED TO REMOVE OR RELOCATE, IN A PROPER MANNER, EXISTING IMPROVEMENTS/NATURAL FEATURES TO ALLOW FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS INDICATED ON THE PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.
  6. CONTRACTOR IS RESPONSIBLE FOR PROTECTION & REPLACEMENT OF ALL PROPERTY CORNERS, PROPERTY CORNERS DAMAGED BY CONTRACTOR SHALL BE REPLACED BY A REGISTERED PROFESSIONAL LAND SURVEYOR AT CONTRACTOR'S EXPENSE.
  7. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
  8. CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS.
  9. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE LATEST EDITION OF THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
  10. ALL SIGNS PLACED IN AREAS ACCESSIBLE BY VEHICLE TRAFFIC SHALL BE PLACED IN GUARD POST.
  11. ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB, CENTER OR END OF STRIPE, FACE OF BUILDING OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
  12. ALL CURB RAMP SHALL BE 4' UNLESS OTHERWISE NOTED.
  13. FIRE LINES ARE SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO LOCAL CITY REQUIREMENTS FOR EXACT LOCATION.

- ACCESSIBILITY NOTES**
1. PROPOSED CONSTRUCTION ON THIS SITE SHALL COMPLY WITH THE LATEST REVISION OF THE ADA REGULATIONS AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
  2. ALL SLOPES ON SIDEWALKS ADJACENT TO BUILDINGS SHALL BE AT 1% PER FOOT MAX. DOWN TO THE TOP OF CONCRETE CURB.
  3. ALL SLOPES WITHIN ACCESSIBLE PARKING SPACES AND ADJACENT MANEUVERING AREAS SHALL BE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS. ADA COMPLIANT SIGNAGE SHALL BE PROVIDED FOR EACH ACCESSIBLE SPACE.
  4. ALL SLOPES ON SIDEWALKS SHALL BE A MAXIMUM OF 2% CROSS SLOPE AND 5% IN THE DIRECTION OF TRAVEL.
  5. ACCESSIBLE ROUTES WITH A RUNNING SLOPE GREATER THAN 5.0% (1:20) IS A RAMP AND SHALL BE CONSTRUCTED WITH HANDRAILS AND 5' X 5' LANDINGS. RAMP SLOPE SHALL NOT EXCEED 8.3% (1:12).
  6. RAMP RUNS WITH A RISE GREATER THAN 6 INCHES SHALL HAVE HANDRAILS. SURFACE OF CURB RAMP SHALL BE CONSTRUCTED WITH ADA COMPLIANT SURFACE. SURFACE OF ACCESSIBLE ROUTES AND CURB RAMP SHALL BE STABLE, FIRM AND SLIP RESISTANT. CURB RAMP SHALL NOT EXCEED 9' IN LENGTH.
  6. THE RISE OF ANY RAMP SHALL BE 30 INCHES MAXIMUM.

**INSPECTIONS/CERTIFICATIONS NOTE**

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY LOCAL CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO SUBSTANTIAL PROJECT COMPLETION.

**PERMITS NOTE**

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED BY FEDERAL, STATE, OR LOCAL CODES AND/OR UTILITY SERVICE COMPANIES PRIOR TO START OF CONSTRUCTION.

**TOPOGRAPHIC SURVEY NOTE**

EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WAS PREPARED BY CBS SURVEYING TEXAS LLC. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW. THE ENGINEER'S SEAL ON THESE PLANS DOES NOT APPLY TO THE PROPERTY BOUNDARY INFORMATION SHOWN HEREON.

**OWNER**

SDI ROCKWALL HOLDINGS, LLC  
 1800 WEST LOOP SOUTH  
 SUITE 1850  
 HOUSTON, TEXAS 77027

**811**  
 Know what's below.  
 Call before you dig.

SEAL: TBPE Firm Registration No. F-1356  
 SHEET NO.

**CITY OF ROCKWALL**

**APPROVED:**  
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 28th DAY OF April, 2020.

WITNESS OUR HANDS, THIS 6th DAY OF May, 2020.

*[Signature]*  
 PLANNING AND ZONING COMMISSION, CHAIRMAN

*[Signature]*  
 DIRECTOR OF PLANNING AND ZONING

**SITE PLAN**

**KROGER OUTLOT**  
 2901 RIDGE ROAD  
 ROCKWALL, TEXAS 75032

**KSA**  
 6781 Oak Hill Blvd.,  
 Tyler, Texas 75703  
 T. 903-583-8141 F. 888-224-9418  
 www.ksaeng.com

**811**  
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SEAL: TBPE Firm Registration No. F-1356  
 SHEET NO.

**C1.0**

DATE: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 MARK: \_\_\_\_\_

DRAWN BY: TG  
 DESIGNED BY: DK  
 LATEST REVISION: 03/18/20  
 KSA JOB NO.: 19-1505-39

PROJECT TITLE: \_\_\_\_\_  
 SHEET NAME: \_\_\_\_\_