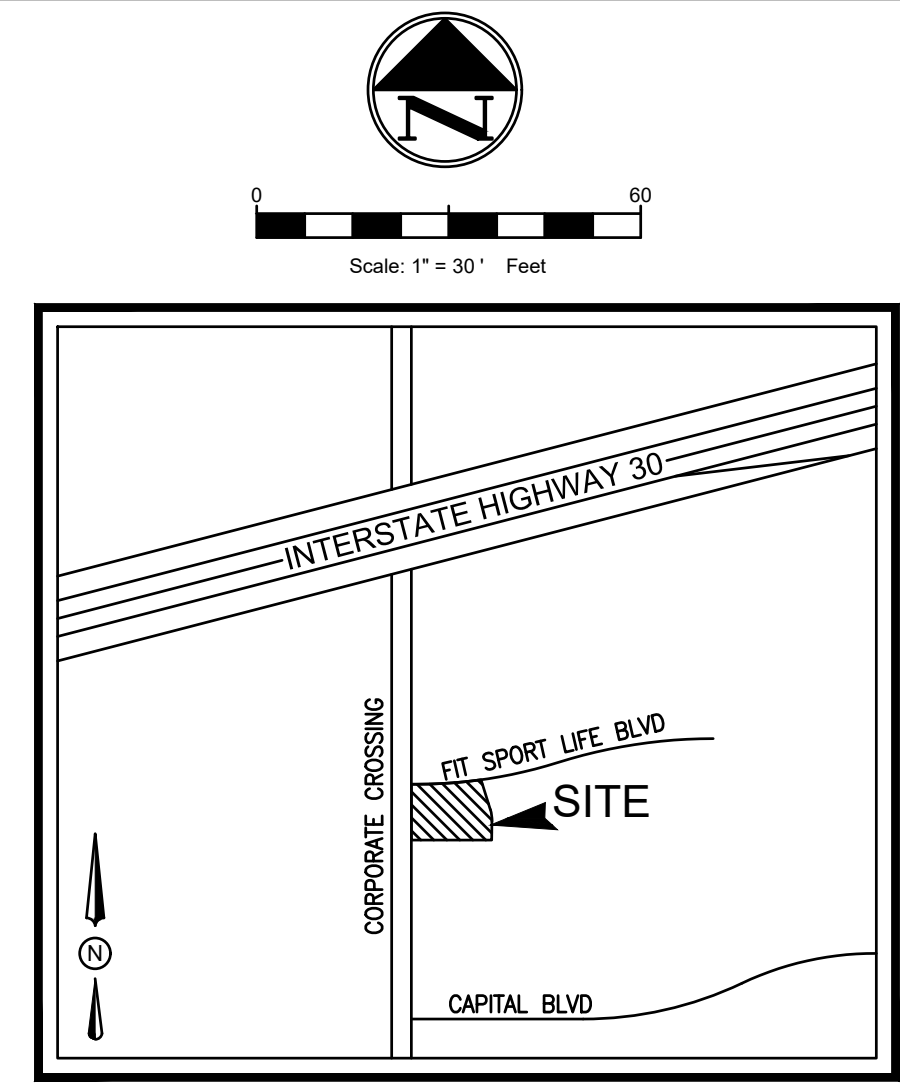


FLOOD PLAIN NOTE
 NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0045L, DATED SEPTEMBER 26, 2008. THE SUBJECT PROPERTY IS LOCATED IN THE AREA DESIGNATED AS ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

- KEYED NOTES**
1. PROP. 6" BOLLARDS WITH 4.5' SPACING O.C. (TYP.)
 2. PROP. 5'X10' PROPANE TANK
 3. 3' WIDE ADA DETECTABLE SURFACE
 4. ICE MERCHANTISER
 5. PROP. DOOR. REFER TO ARCH PLAN FOR DETAIL.
 6. BUILDING TRANSFORMER
 7. PROP. CO2 CAGE AND NITROGEN CAGE
 8. PROP. DUMPSTER ENCLOSURE (24'X12')
 9. WITH 8' TALL MASONRY SCREENING WALLS AND METAL GATES. REFER TO ARCH PLANS FOR DETAIL.
 10. PROP. OVERHEAD STORAGE TANKS. REFER TO FUEL PLANS FOR DETAILS.
 11. EX. FIRE HYDRANT
 12. EX. SIDEWALK
 13. EX. RAMPS
 14. PROP. JUNCTION BOX
 15. 15'X15' VISIBILITY TRIANGLE
 16. 30'X30' VISIBILITY TRIANGLE
 17. PROP. FUEL VENT THROUGH CANOPY COLUMN
 18. PROP. AIR VAC
 19. PROP. 6'X2' BOX CULVERT.
 20. PROP. HEADWALL AND RIP RAP.
 21. PROP. OIL WATER SEPARATOR.
 22. PROP. 5' SIDEWALK
 23. PROP. BFR RAMP
 24. PROP. 4" PVC DRAIN
 25. PROP. 12" CURB
 26. EXISTING 6'X2' BOX CULVERT & 5'X2' BOX CULVERT.
 27. PROP. 5'X2' BOX CULVERT.
 28. PROP. 6" SANITARY SEWER LINE.
 29. PROP. UGE & UGT CONNECTION LINE TO BUILDING.
 30. PROP. 2" DOMESTIC WATER LINE & 1" IRRIGATION WATER LINE CONNECTION.
 31. PROP. GAS CONNECTION TO BUILDING.
 32. PROP. CURB INLET.



VICINITY MAP
N.T.S.

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
7. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.
8. AREA UNDER CANOPY AND DUMPSTER AREA DRAINS TO PROPOSED OIL WATER SEPARATOR.

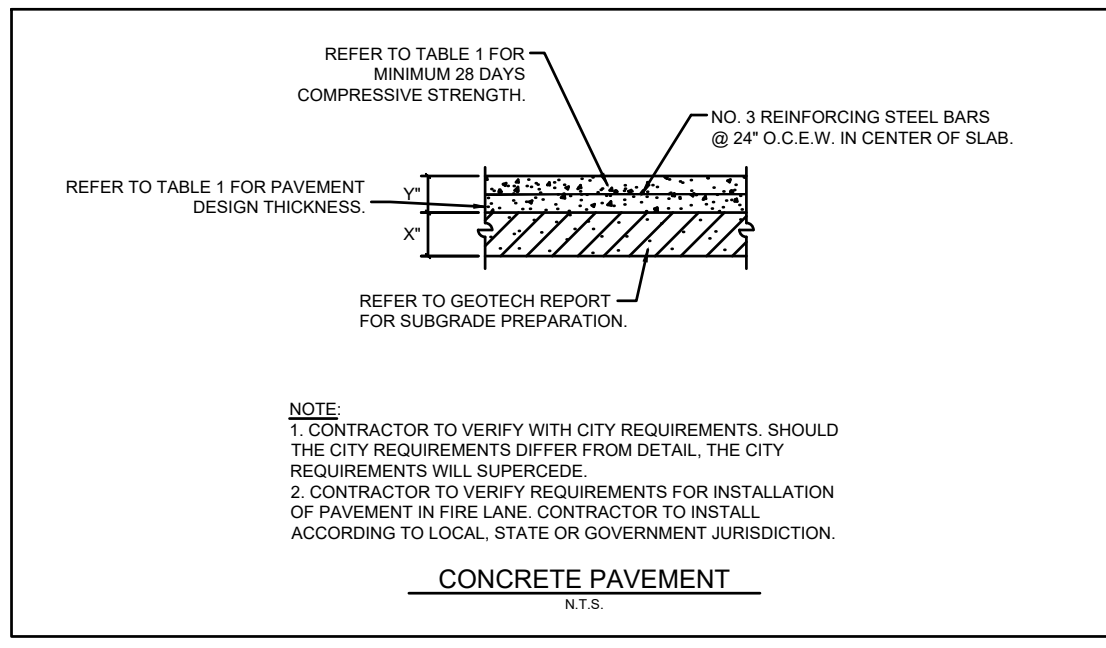
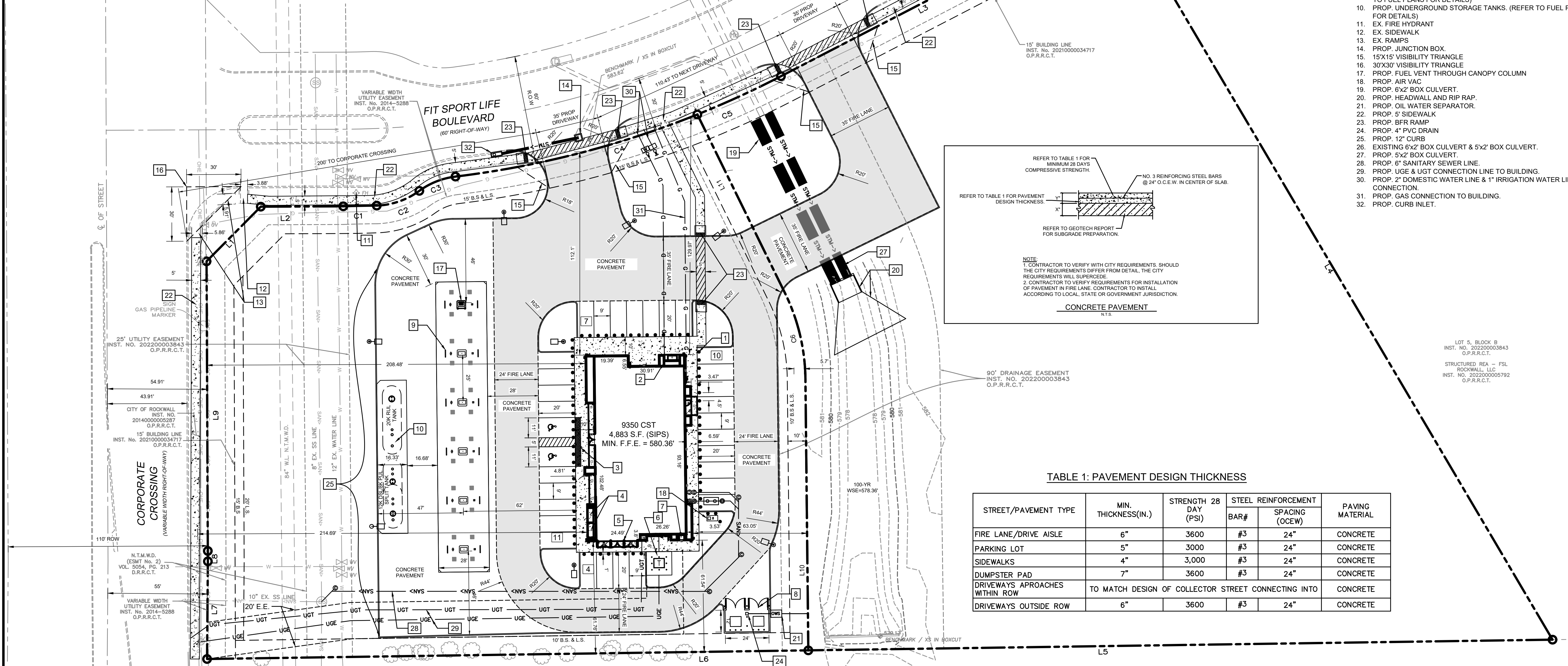


TABLE 1: PAVEMENT DESIGN THICKNESS

STREET/PAVEMENT TYPE	MIN. THICKNESS(IN.)	STRENGTH 28 DAY (PSI)	STEEL REINFORCEMENT		PAVING MATERIAL
			BAR#	SPACING (OCEW)	
FIRE LANE/DRIVE AISLE	6"	3600	#3	24"	CONCRETE
PARKING LOT	5"	3000	#3	24"	CONCRETE
SIDEWALKS	4"	3,000	#3	24"	CONCRETE
DUMPSTER PAD	7"	3600	#3	24"	CONCRETE
DRIVEWAYS APPROACHES WITHIN ROW	TO MATCH DESIGN OF COLLECTOR STREET CONNECTING INTO				
DRIVEWAYS OUTSIDE ROW	6"	3600	#3	24"	CONCRETE

SITE LEGEND

- CONCRETE CURB
- SAW-CUT LINE
- FENCE
- FIRE LANE
- STRIPING
- PARKING SPACES
- MONUMENT/PYLON SIGN
- WHEEL STOPS
- HANDICAP LOGO
- HANDICAP SIGN
- RAMP
- BOLLARD
- TRAFFIC ARROW
- OIL WATER SEPARATOR
- FIRE HYDRANT
- DUMPSTER
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER DOUBLE CLEANOUT
- SANITARY SEWER SAMPLE PORT
- GREASE TRAP
- DOMESTIC WATER METER
- IRRIGATION METER
- GAS METER
- TRANSFORMER
- LIGHT POLE
- POWER POLE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- GAS LINE
- SANITARY SEWER LINE
- WATER MAIN
- DOMESTIC WATER LINE

EXISTING LEGEND

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- EASEMENT LINE (AS NOTED)
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE (AS NOTED)
- OVERHEAD ELECTRIC LINE
- SET IRON ROD (AS NOTED)
- FOUND IRON ROD (AS NOTED)
- "X" CUT FOUND
- "X" CUT SET
- SANITARY SEWER MAN HOLE
- CABLE VAULT
- UTILITY VAULT
- FIBER OPTIC MARKER
- WATER VALVE
- TRAFFIC SIGN
- STORM MAN HOLE
- LIGHT POLE
- POWER POLE
- BENCH MARK
- CONTROL MONUMENT
- OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
- DEED RECORDS ROCKWALL COUNTY, TEXAS
- PLAT RECORDS ROCKWALL COUNTY, TEXAS
- CHAIN LINK FENCE
- METAL FENCE POST
- IRRIGATION CONTROL VALVE
- SEWER CLEAN OUT
- TRANSFORMER
- ELECTRIC BOX
- ELECTRIC METER
- TELEPHONE SIGNAL BOX
- TRAFFIC SIGNAL LIGHT
- GAS MARKER
- GAS METER
- AIR CONDITIONER UNIT

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	N 44°45'06" E	42.43'
L2	N 89°45'06" E	45.46'
L3	N 62°39'05" E	208.73'
L4	S 30°31'32" E	471.96'
L5	S 89°10'38" W	410.08'
L6	S 89°10'38" W	331.30'
L7	N 00°28'18" E	53.84'
L8	N 00°17'15" W	5.72'
L9	N 00°14'54" W	159.68'
L10	S 00°36'39" E	149.65'
L11	S 28°06'50" E	109.77'

BOUNDARY CURVE DATA

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	542.50'	18.48'	1°57'07"	N 88°46'32" E	18.48'
C2	42.50'	25.17'	33°55'38"	N 70°50'15" E	24.80'
C3	42.50'	21.64'	29°10'40"	N 68°27'40" E	21.41'
C4	530'	137.98'	14°55'00"	N 75°35'16" E	137.55'
C5	530'	50.67'	5°28'40"	N 65°23'26" E	50.65'
C6	110'	48.96'	25°30'11"	S 13°21'44" E	48.56'

SITE DATA SUMMARY TABLE

SITE ACREAGE:	1.95 AC (84,939 S.F.)
ZONING:	C-COMMERCIAL W/ I-30 OVERLAY DISTRICT
PROPOSED USE:	FUELING STATION W/ CONVENIENCE STORE
BUILDING AREA:	4,883 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	26'-8"
BUILDING COVERAGE:	5.75%
FLOOR AREA RATIO:	0.06
IMPERVIOUS AREA:	48,947 S.F. (57.63%)
PERVIOUS/LANDSCAPE AREA:	35,992 S.F. (42.37%)
REGULAR PARKING REQUIRED:	20 SPACES
1 SP PER 250 S.F.	
REGULAR PARKING PROVIDED:	30 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (2 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	32 SPACES

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.
⊙	DOMESTIC	2"	1
⊙	IRRIGATION	1"	1
⊙	SANITARY SEWER	6"	

EASEMENT/SETBACK LEGEND

BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FORGOING 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 ___ DAY OF ____.

WITNESS OUR HANDS, THIS ___ OF ____.

PLANNING & ZONING COMMISSION, CHAIRMAN
 DIRECTOR OF PLANNING & ZONING

PROJECT CONTACT LIST

ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566	DEVELOPER SCHAFER CONSTRUCTION 2601 NETWORK BLVD., SUITE 413 FRISCO, TEXAS 75034 ERIN MILLER PHONE: 214-888-6923 EMAIL: emiller@schafferconst.com
SURVEYOR TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321	ARCHITECT THE DIMENSION GROUP 10755 SANDHILL RD DALLAS, TEXAS 75238 SARAH RANDALL 214-343-9400
OWNER STRUCTURED REA-ROCKWALL LAND LLC 3104 E CAMELBACK RD, STE 2387 PHOENIX, ARIZONA 85016 CONOR KEILTY PHONE: 480-656-8808 EMAIL: conor@structuredrea.com	

SITE PLAN

7-ELEVEN
1200 CORPORATE CROSSING
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS 75032
FIT SPORT LIFE ADDITION, BLOCK B, LOT 6

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
 W: triangle-engr.com | I: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	EB	02/19/24	SCALE BAR	125-23	C-3.0

TX. P.E. FIRM #11525