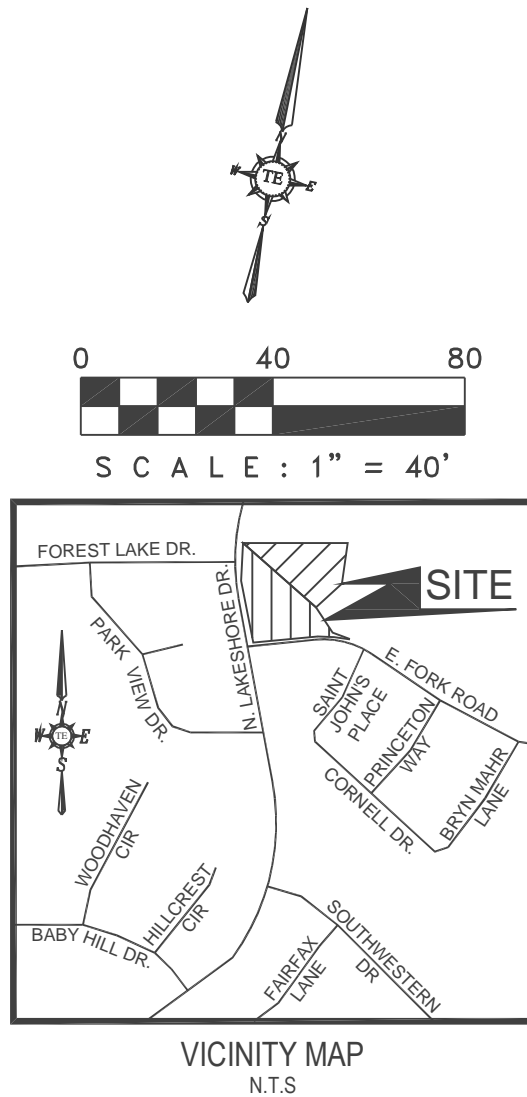


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





LEGEND

	PROPERTY LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EX. SANITARY SEWER LINE
	PROP. SANITARY SEWER LINE
	PROPOSED STORM SEWER
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE CONNECTION
	PROPOSED WATER METERS
	PROPOSED BACK FLOW PREVENTER
	PEDESTRIAN SIGN & VISIBILITY EASEMENT
	UTILITY EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT
	DRAINAGE EASEMENT
	FIRE LANE, PUBLIC ACCESS & WATER EASEMENT
	VISIBILITY EASEMENT
	PROPOSED FIRE LANE
	FRONT SET BACK
	LANDSCAPE SET BACK
	BARRIER FREE RAMP
	EXISTING STORM SEWER
	EXISTING PAVEMENT/CURB
	EXISTING SEWER MANHOLE
	PROPOSED HANDICAP PARKING SPACE
	EXISTING POWER POLE
	EXISTING STORM INLETS
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED BOLLARDS
	PROPOSED CAR STACKING
	PROP. 6' HIGH WROUGHT IRON FENCE
	EXISTING TREE
	TRANSFORMER
	FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
	GREASE TRAP
	SAMPLING WELL
	SINGLE CLEAN OUT
	DOUBLE CLEAN OUT
	MONUMENT/POLE SIGN
	PROPOSED WHEEL STOP
	PROPOSED HANDICAP SIGN

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF ROCKWALL.
- A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. 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.
- 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 IN GRADES AND ALIGNMENT.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS.", VOL. 29, SUBPART P, PG. 128 - 137, AND ANY AMENDMENTS THERETO.
- ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
- 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, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
- 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.

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	S 78°34'14" W	102.41'
L2	N 11°25'13" W	201.02'
L3	N 01°10'03" W	31.12'
L4	N 58°45'59" W	50.79'
L5	S 89°38'31" E	471.62'
L6	S 13°21'59" W	186.68'
L7	S 44°51'38" W	145.74'
L8	S 43°32'33" E	88.95'
L9	S 56°56'31" E	43.84'

CURVE DATA TABLE

NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	134.21'	750.00'	10°15'10"	N 06°17'38" W	134.03'
C2	226.46'	532.50'	24°21'59"	N 89°14'47" W	224.76'

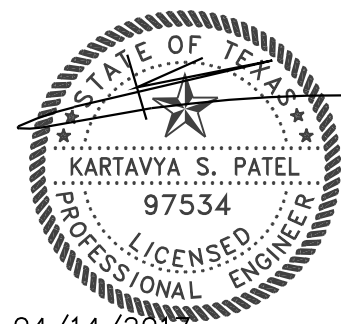
OWNER/DEVELOPER
DUNKIN ACADEMY ROCKWALL LLC
320 N TOWN EAST BLVD
SUNNYVALE, TEXAS 75182
CONTACT: JOHN DUNKIN
TEL: (469) 358-5590

ENGINEER
TRIANGLE ENGINEERING LLC
1333 McDERMOTT ROAD STE 200
ALLEN, TEXAS 75013
CONTACT: KARTAVYA PATEL
TEL: (214) 609-9271

SURVEYOR
A&W SURVEYORS INC.
P.O. BOX 870029
MESQUITE, TEXAS 75157
CONTACT: JOHN TURNER, R.P.L.S.
TEL: (972) 881-4975

ARCHITECT
GARY WOOD ARCHITECTS
4606 PARK SPRINGS BLVD. SUITE 110
ARLINGTON, TEXAS 76017
CONTACT: GRAY WOOD
TEL: (817) 975-9767

NO.	DATE	DESCRIPTION	BY
1	09/16/16	1st CITY SUBMITTAL	KP
2	10/04/16	2nd CITY SUBMITTAL	KP
3	11/09/16	1st ENGINEERING SUBMITTAL	KP
4	04/14/17	REDESIGNED SITE PLAN SUBMITTAL	KP



LEGEND	
UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMENT	S.S.E.
DRAINAGE EASEMENT	D.E.
WATERLINE EASEMENT	W.E.
VISIBILITY EASEMENT	V.E.
SIDEWALK EASEMENT	S.E.
ELECTRICAL EASEMENT	E.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL VAULT	EV
LIGHT POLE	LP
TRAFFIC SIGN	TS
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	SSMMH
BUILDING SET BACK	B.S.
LANDSCAPE BUFFER	L.B.
PRESSURE REDUCING VALVE	PRV
FIRE DEPARTMENT CONNECTION	F.D.C.
PEDESTRIAN SIGN & VISIBILITY EASEMENT	P.S.&V.E.
BARRIER FREE RAMP	BFR

SITE DATA SUMMARY TABLE

PHYSICAL ADDRESS		TO BE DETERMINED	
GROSS SITE AREA	2.960 ACRES (128,943 S.F.)		
NET AREA	2.960 ACRES (128,943 S.F.)		
ZONING	PD-41		
CURRENT USE	VACANT		
PROPOSED USE	DAYCARE		
LOT COVERAGE DATA			
BUILDING COVERAGE	13,142 S.F. (10.19%)		
IMPERVIOUS COVERAGE	82,111 S.F. (63.68%)		
PERVIOUS COVERAGE	46,832 S.F. (36.32%)		
PARKING SUMMARY			
PARKING REQUIREMENT	REQUIRED	PROVIDED	
1 SPACE PER 300 GFA	44	54	
TOTAL PARKING	44	54	
BUILDING DATA			
BUILDING	1		
PEAK HEIGHT	29'-0"		
TOTAL SQUARE FOOTAGE	13,142 S.F.		

DETENTION NOTE

1. ONSITE DETENTION WILL BE PROVIDED.

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.	SAN. SEW.
(D)	DOM.	2"	1	6"
(I)	IRR.	1"	1	N/A

CASE # SP2017-.....

REDESIGNED SITE PLAN

DUNKIN ACADEMY
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



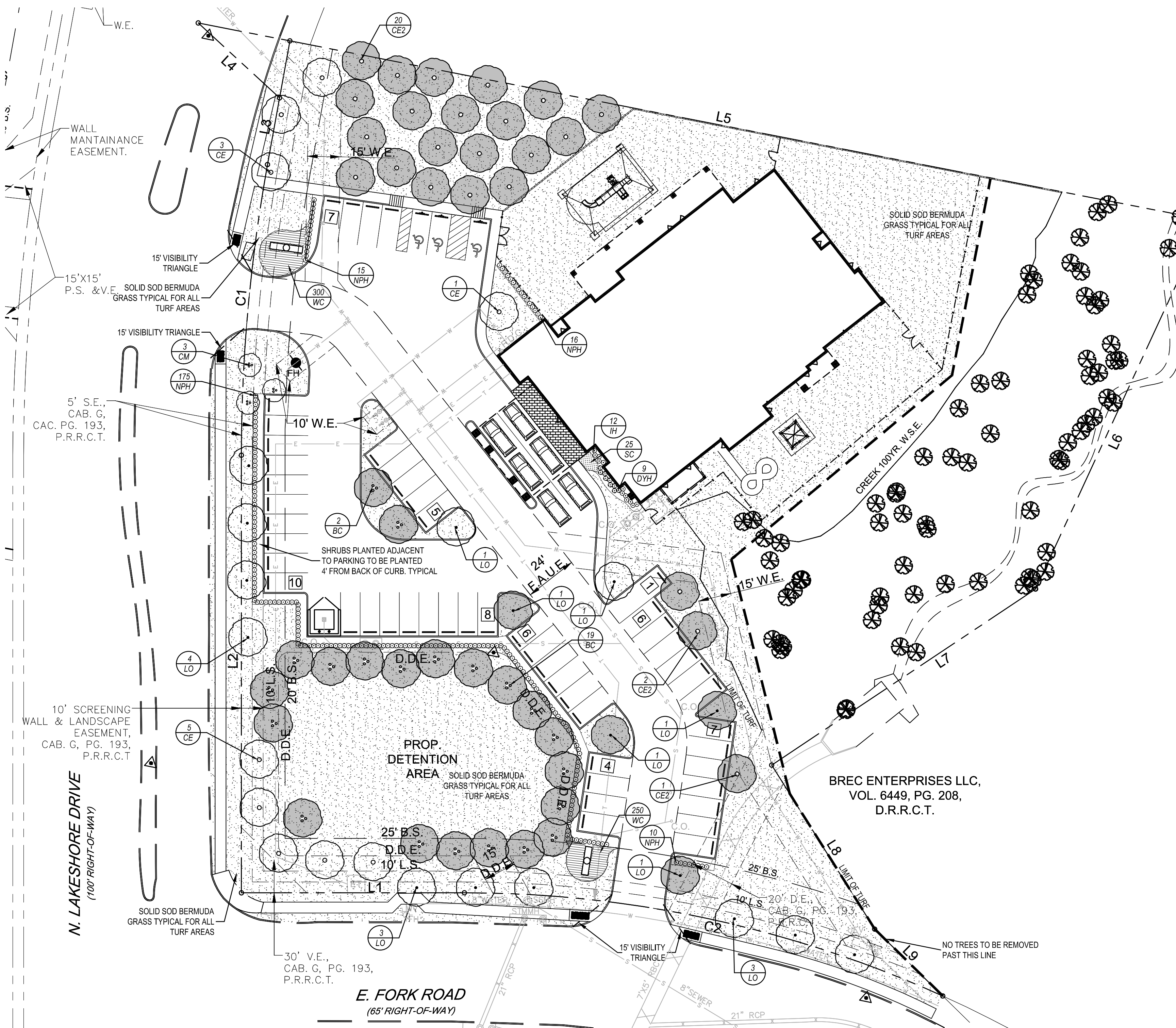
T: 214.609.9271 | F: 469.359.6709 | E: kpatel@triangle-engr.com
W: triangle-engr.com | O: 1333 McDermott Drive, Suite 200, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	08/23/16	SEE SCALE BAR	028-16	3

TX PE FIRM #11525

2.6 ACRES OF LAND BEING A REPLAT OF LOT 1, BLOCK S OF THE PRESERVE PHASE II, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

[illegible]

CURVE DATA TABLE					
NO.	LENGTH	RADIUS	DELTA	CH EARING	CH LENGTH
C1	112.21	5.5	10°15'10"	N 06°17'38" W	112.21
C2	226.6	5.25	24°21'59"	N 89°14'47" W	222.6

OWNER/DEVELOPER COOPER GENERAL CONTRACTORS 2560 TECHNOLOGY DRIVE SUITE 100 PLANO, TEXAS 75074 CONTACT DOUG A. ALLOWAY TEL 972.622.2222	ENGINEER TRIANGLE ENGINEERING, LLC 1100 N. DERMOTT ROAD STE 200 ALLEN, TEXAS 75011 CONTACT KARTIYA PATEL TEL 972.622.2211	CO
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[illegible]

**ALL TREES TO BE LOCATED A MINIMUM OF 5'
FROM PUBLIC UTILITIES.
ALL SHRUBS ADJACENT FROM HEAD IN PARKING
SHALL BE PLANTED 4' FROM BACK OF CURB**

IRRIGATION IS REQUIRED PER THE UDC

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM SLOPING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRAGILE SOD, FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT, ROCKS, BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ALL LAWN INSTALLATION
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL. 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEED WITH WINTER RYEGRASS AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOLO BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

PLANT MATERIAL SCHEDULE					
TREES					
TYPE	TY	COMMON NAME	BOTANICAL NAME	SI E	REMARKS
C	21	Caid C r	<i>Taxodium distichum</i>	5"	r, 16", d r, r
CE	2	C d E r	<i>Ulmus crassifolia</i>	5"	r, 16", d r, 5" r
CE2	21	C r	<i>Ulmus crassifolia</i>	5"	r, 16", d r, 5" r
CM	5	Cr M r	<i>Lagerstroemia indica</i>	6"	r, 16", d r, 5" r
LO	16	L O r	<i>Quercus virginiana</i>	6"	r, 16", d r, 5" r
SHRUBS					
TYPE	TY	COMMON NAME	BOTANICAL NAME	SI E	REMARKS
DYH		D r Y r H r	<i>Ilex vomitoria 'nana'</i>		r, 2" r, d
NPH	12	H d r C r	<i>Elaeagnus indica 'clara'</i>		r, 2" r, d
NPH	216	N d r H r	<i>Ilex cornuta 'Needlepoint'</i>	5"	r, 2" r, 2" r, d
GROUNDCOVERS					
TYPE	TY	COMMON NAME	BOTANICAL NAME	SI E	REMARKS
SC	25	S r C r	<i>Eunymus fortunei 'Coloratus'</i>	(r)	r, r, 5" r, 12" r
WC	55:	P r W r	<i>Cynodon dactylon '419'</i>	(r)	d r, 5" r, 12" r
NOTE: The following plants are listed as "Not Recommended" due to their potential for causing allergic reactions or other health issues. They should not be used in landscaping projects.					

SP-2016----

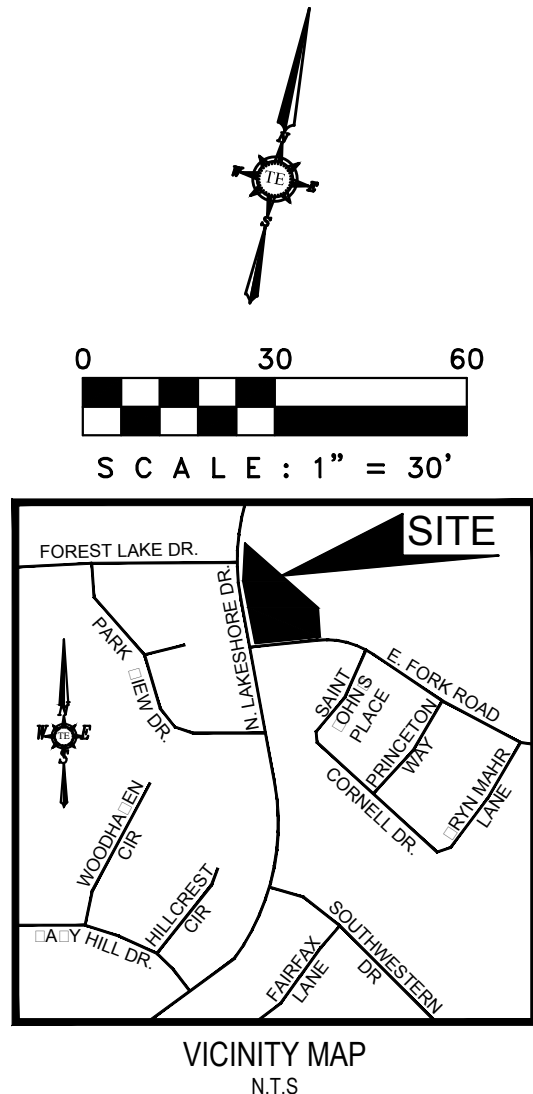
LANDSCAPE PLAN
DUNKIN ACADEMY
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



TRIANGLE
ENGINEERING LLC

T: 21-611-21 F: 611-56 E: info@l2engineering.com			
W: 10000000000 O: 1000 M.D.Road Dr., Suite 21, Alt., TX 510			
Planning Civil Engineering		Construction Management	
DESIGN/DRAWN	DATE	SCALE	PROJECT NO.
KP	DS	08/23/16 SEE SCALE BAR	028-16
TX PE FIRM #11525			





EXISTING TREE NOTES

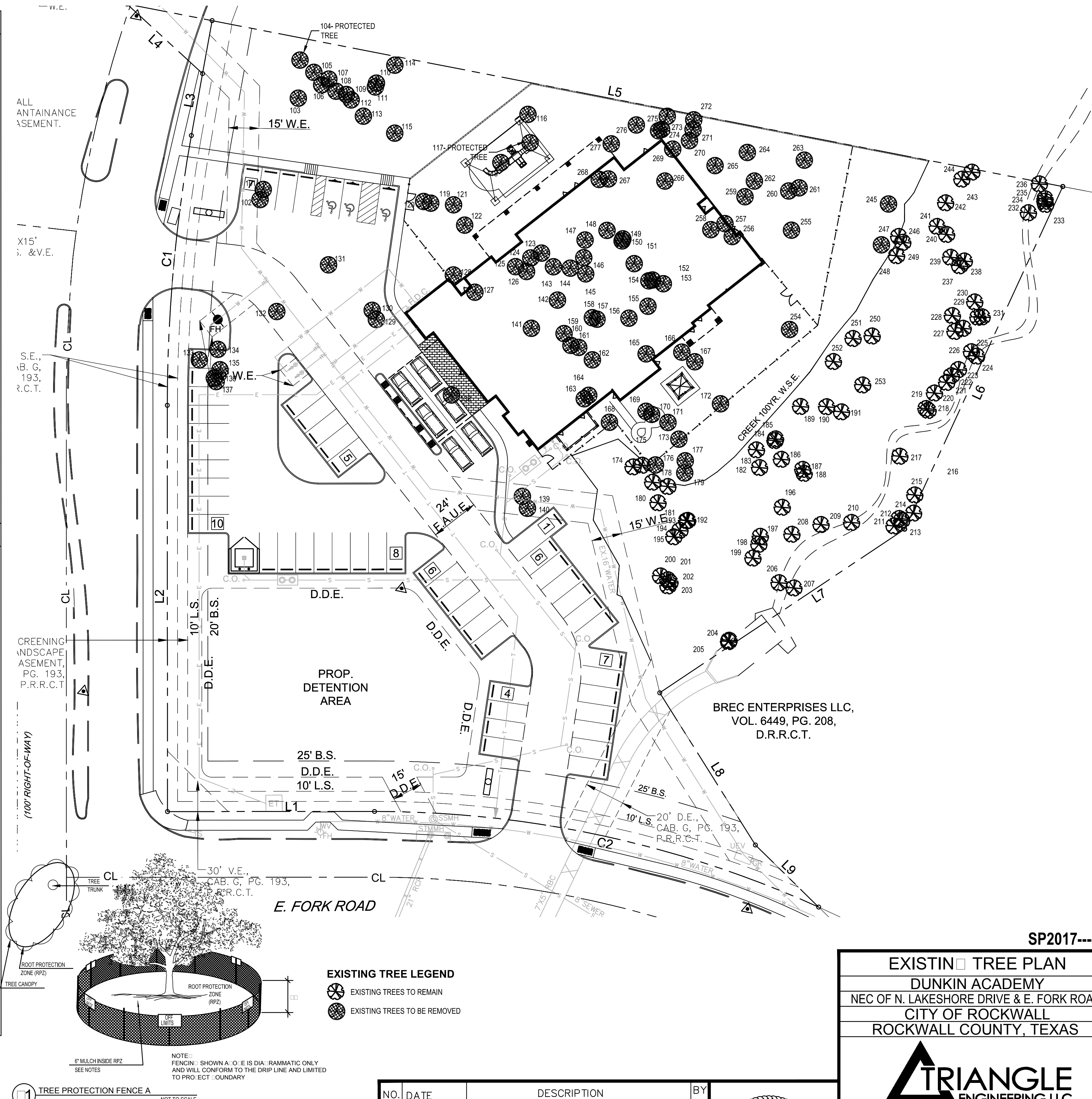
- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
- No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
- Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
- Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
- Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
- Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
- Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
- Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
- Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4) feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
- Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4) foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).
- Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).
- Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.

BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N 78°34'14" W	1.2
L2	N 11°25'13" W	2.1
L3	N 01°10'03" W	1.12
L4	N 58°45'59" W	5.1
L5	S 89°38'31" E	1.62
L6	S 13°21'59" W	1.6
L7	S 44°51'38" W	1.5
L8	S 43°32'33" E	1.5
L9	S 56°56'31" E	1.1

CURVE DATA TABLE					
NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	1.21	5.1	10°15'10"	N 06°17'38" W	1.1
C2	228.6	5.25	24°21'59"	N 89°14'47" W	22.16

NO.	DIA. INCHES	SPECIES (COMMON NAME)	REMARKS	MITIGATION REQUIRED	NO.	DIA. INCHES	SPECIES (COMMON NAME)	REMARKS	MITIGATION REQUIRED
101	8	CEDAR	TO BE REMOVED	6.5	151	6	CEDAR	TO BE REMOVED	
102	8	CEDAR	TO BE REMOVED		152	7	CEDAR	TO BE REMOVED	
103	8	CEDAR	TO BE REMOVED		153	8	CEDAR	TO BE REMOVED	
104	13	CEDAR	PROTECTED- TO BE REMOVED		154	6	CEDAR	TO BE REMOVED	
105	7	CEDAR	TO BE REMOVED		155	6	CEDAR ELM	PROTECTED- TO BE REMOVED	
106	6	CEDAR	TO BE REMOVED		156	6	TEXAS ASH	PROTECTED- TO BE REMOVED	
107	6	CEDAR	TO BE REMOVED		157	6	TEXAS ASH	PROTECTED- TO BE REMOVED	
108	7	CEDAR	TO BE REMOVED		158	8	TEXAS ASH	PROTECTED- TO BE REMOVED	
109	6	CEDAR	TO BE REMOVED		159	7	CEDAR ELM	PROTECTED- TO BE REMOVED	
110	7	CEDAR	TO BE REMOVED		160	6	CEDAR ELM	PROTECTED- TO BE REMOVED	
111	6	CEDAR	TO BE REMOVED	6	161	6	CEDAR ELM	PROTECTED- TO BE REMOVED	12
112	6	CEDAR	TO BE REMOVED		162	12	CEDAR ELM	PROTECTED- TO BE REMOVED	
113	8	CEDAR	TO BE REMOVED		163	8	AMERICAN ELM	PROTECTED- TO BE REMOVED	
114	6	CEDAR	TO BE REMOVED		164	10	AMERICAN ELM	PROTECTED- TO BE REMOVED	
115	7	CEDAR	TO BE REMOVED		165	11	CEDAR	PROTECTED- TO BE REMOVED	
116	6	CEDAR	TO BE REMOVED		166	9	CEDAR	TO BE REMOVED	
117	12	CEDAR	TO BE REMOVED		167	10	HACKBERRY	PROTECTED- TO BE REMOVED	
118	10	CEDAR	TO BE REMOVED		168	31	AMERICAN ELM	PROTECTED- TO BE REMOVED	
119	6	CEDAR ELM	TO BE REMOVED		169	6	CEDAR ELM	PROTECTED- TO BE REMOVED	
120	7	CEDAR	TO BE REMOVED		170	8	CEDAR ELM	PROTECTED- TO BE REMOVED	
121	6	HACKBERRY	TO BE REMOVED		171	13	CEDAR ELM	PROTECTED- TO BE REMOVED	13
122	7	CEDAR	TO BE REMOVED		172	8	CEDAR ELM	PROTECTED- TO BE REMOVED	
123	8	CEDAR	TO BE REMOVED		173	13	CEDAR ELM	PROTECTED- TO BE REMOVED	
124	8	CEDAR	TO BE REMOVED		174	8	HACKBERRY	TO REMAIN	
125	8	CEDAR	TO BE REMOVED		175	7	HACKBERRY	TO REMAIN	
126	8	CEDAR	TO BE REMOVED		176	8	HACKBERRY	TO BE REMOVED	
127	7	HACKBERRY	TO BE REMOVED		177	14	CEDAR ELM	PROTECTED- TO BE REMOVED	
128	9	HACKBERRY	TO BE REMOVED		178	9	CEDAR ELM	TO REMAIN	
129	8	CEDAR	TO BE REMOVED		179	14	CEDAR ELM	PROTECTED- TO BE REMOVED	
130	9	CEDAR	TO BE REMOVED		180	8	HACKBERRY	TO REMAIN	
131	6	CEDAR	TO BE REMOVED		181	7	HACKBERRY	TO REMAIN	
132	8	DEAD	TO BE REMOVED		182	8	CEDAR ELM	TO REMAIN	
133	6	HACKBERRY	TO BE REMOVED		183	7	CEDAR ELM	TO REMAIN	
134	10	HACKBERRY	TO BE REMOVED		184	8	CEDAR ELM	TO REMAIN	
135	9	HACKBERRY	TO BE REMOVED		185	9	CEDAR ELM	TO REMAIN	
136	10	HACKBERRY	TO BE REMOVED		186	6	CEDAR ELM	TO REMAIN	
137	6	HACKBERRY	TO BE REMOVED		187	7	CEDAR ELM	TO REMAIN	
138	7	CEDAR	TO BE REMOVED		188	7	CEDAR ELM	TO REMAIN	
139	8	CEDAR	TO BE REMOVED		189	8	HACKBERRY	TO REMAIN	
140	7	CEDAR	TO BE REMOVED		190	7	HACKBERRY	TO REMAIN	
141	10	HACKBERRY	TO BE REMOVED		191	7	HACKBERRY	TO REMAIN	
142	7	HACKBERRY	TO BE REMOVED		192	8	HACKBERRY	TO REMAIN	
143	8	CEDAR	TO BE REMOVED		193	6	HACKBERRY	TO REMAIN	
144	7	HACKBERRY	TO BE REMOVED		194	6	HACKBERRY	TO REMAIN	
145	6	CEDAR	TO BE REMOVED		195	9	HACKBERRY	TO REMAIN	
146	6	CEDAR	TO BE REMOVED		196	7	HACKBERRY	TO REMAIN	
147	6	CEDAR	TO BE REMOVED		197	13	AMERICAN ELM	TO REMAIN	
148	6	CEDAR	TO BE REMOVED		198	10	AMERICAN ELM	TO REMAIN	
149	6	CEDAR	TO BE REMOVED		199	12	AMERICAN ELM	TO REMAIN	
150	6	CEDAR	TO BE REMOVED		200	11	CEDAR ELM	TO REMAIN	
201	7	CEDAR ELM	TO REMAIN		251	10	HACKBERRY	TO REMAIN	7.5
202	8	CEDAR ELM	TO REMAIN		252	6	HACKBERRY	TO REMAIN	
203	7	CEDAR ELM	TO REMAIN		253	7	HACKBERRY	TO REMAIN	
204	8	WILLOW	TO REMAIN		254	10	HACKBERRY	TO BE REMOVED	
205	6	WILLOW	TO REMAIN		255	7	CEDAR	TO BE REMOVED	
206	16	AMERICAN ELM	TO REMAIN		256	6	CEDAR	TO BE REMOVED	
207	21	AMERICAN ELM	TO REMAIN		257	7	CEDAR	TO BE REMOVED	
208	12	AMERICAN ELM	TO REMAIN		258	9	CEDAR	TO BE REMOVED	
209	9	AMERICAN ELM	TO REMAIN		259	10	CEDAR	TO BE REMOVED	
210	36	AMERICAN ELM	TO REMAIN		260	6	CEDAR	TO BE REMOVED	
211	24	AMERICAN ELM	TO REMAIN		261	7	CEDAR	TO BE REMOVED	
212	6	TEXAS ASH	TO REMAIN		262	8	CEDAR	TO BE REMOVED	
213	11	TEXAS ASH	TO REMAIN		263	7	CEDAR	TO BE REMOVED	
214	6	TEXAS ASH	TO REMAIN		264	6	CEDAR	TO BE REMOVED	
215	12	AMERICAN ELM	TO REMAIN		265	15	CEDAR	PROTECTED- TO BE REMOVED	
216	7	HACKBERRY	TO REMAIN		266	6	CEDAR	TO BE REMOVED	
217	14	AMERICAN ELM	TO REMAIN		267	7	CEDAR	TO BE REMOVED	
218	12	CEDAR ELM	TO REMAIN		268	6	CEDAR	TO BE REMOVED	
219	8	CEDAR ELM	TO REMAIN		269	6	CEDAR	TO BE REMOVED	
220	9	AMERICAN ELM	TO REMAIN		270	6	CEDAR	TO BE REMOVED	
221	15	AMERICAN ELM	TO REMAIN		271	6	CEDAR	TO BE REMOVED	
222	7	AMERICAN ELM	TO REMAIN		272	6	CEDAR	TO BE REMOVED	
223	7	AMERICAN ELM	TO REMAIN		273	6	CEDAR	TO BE REMOVED	
224	10	CEDAR ELM	TO REMAIN		274	6	CEDAR	TO BE REMOVED	
225	9	AMERICAN ELM	TO REMAIN		275	6	CEDAR	TO BE REMOVED	
226	10	CEDAR ELM	TO REMAIN		276	8	CEDAR	TO BE REMOVED	
227	7	AMERICAN ELM	TO REMAIN		277	8	CEDAR	TO BE REMOVED	
228	6	AMERICAN ELM	TO REMAIN						
229	9	AMERICAN ELM	TO REMAIN						
230	7	AMERICAN ELM	TO REMAIN						
231	9	AMERICAN ELM	TO REMAIN						
232	17	CEDAR ELM	TO REMAIN						
233	8	CEDAR ELM	TO REMAIN						
234	18	CEDAR ELM	TO REMAIN						
235	8	HACKBERRY	TO REMAIN						
236	19	CEDAR ELM	TO REMAIN						
237	6	AMERICAN ELM	TO REMAIN						
238	6	AMERICAN ELM	TO REMAIN						
239	7	AMERICAN ELM	TO REMAIN						
240	7	AMERICAN ELM	TO REMAIN						
241	6	AMERICAN ELM	TO REMAIN						
242	9	AMERICAN ELM	TO REMAIN						
243	8	AMERICAN ELM	TO REMAIN						
244	10	AMERICAN ELM	TO REMAIN						
245	7	AMERICAN ELM	PROTECTED- TO BE REMOVED						
246	6	AMERICAN ELM	TO REMAIN						
247	10	AMERICAN ELM	PROTECTED- TO BE REMOVED						
248	6	AMERICAN ELM	TO REMAIN						
249	14	AMERICAN ELM	TO REMAIN						
250	10	HACKBERRY	TO REMAIN						

256 CALIPER INCHES OF TREES REQUIRED TO BE MITIGATED ON SITE.
232 CALIPER INCHES OF TREES TO BE PLANTED ON SITE-REFER TO SHEET L2 FOR PROPOSED TREE LOCATIONS
24 TREE CREDITS TO BE PAID TO THE CITY OF ROCKWALL TREE REFORESTATION FUND (24 X 125= \$3,000.00)



1 TREE PROTECTION FENCE A

NO.	DATE	DESCRIPTION	BY
1	04/13/17	CITY SUBMITTAL	KP
			KP



SP2017----

EXISTING TREE PLAN

DUNKIN ACADEMY

NEC OF N. LAKESHORE DRIVE & E. FORK ROAD

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC

T: 214.611.2111 F: 214.611.5611 E: info@triangle-engineering.com

W: www.triangle-engineering.com I: 10111 M.D. Dr., Suite 201, Addison, TX 75001

Planning | Civil Engineering | Construction Management

DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	08/23/16	SEE SCALE BAR	028-16

TX PE FIRM #11525

L.1



10' SCREENING WALL & LANDSCAPE EASEMENT, CAB. G, PG. 193, P.R.R.C.T.

SHORE DRIVE (RIGHT-OF-WAY)

DEDICATION

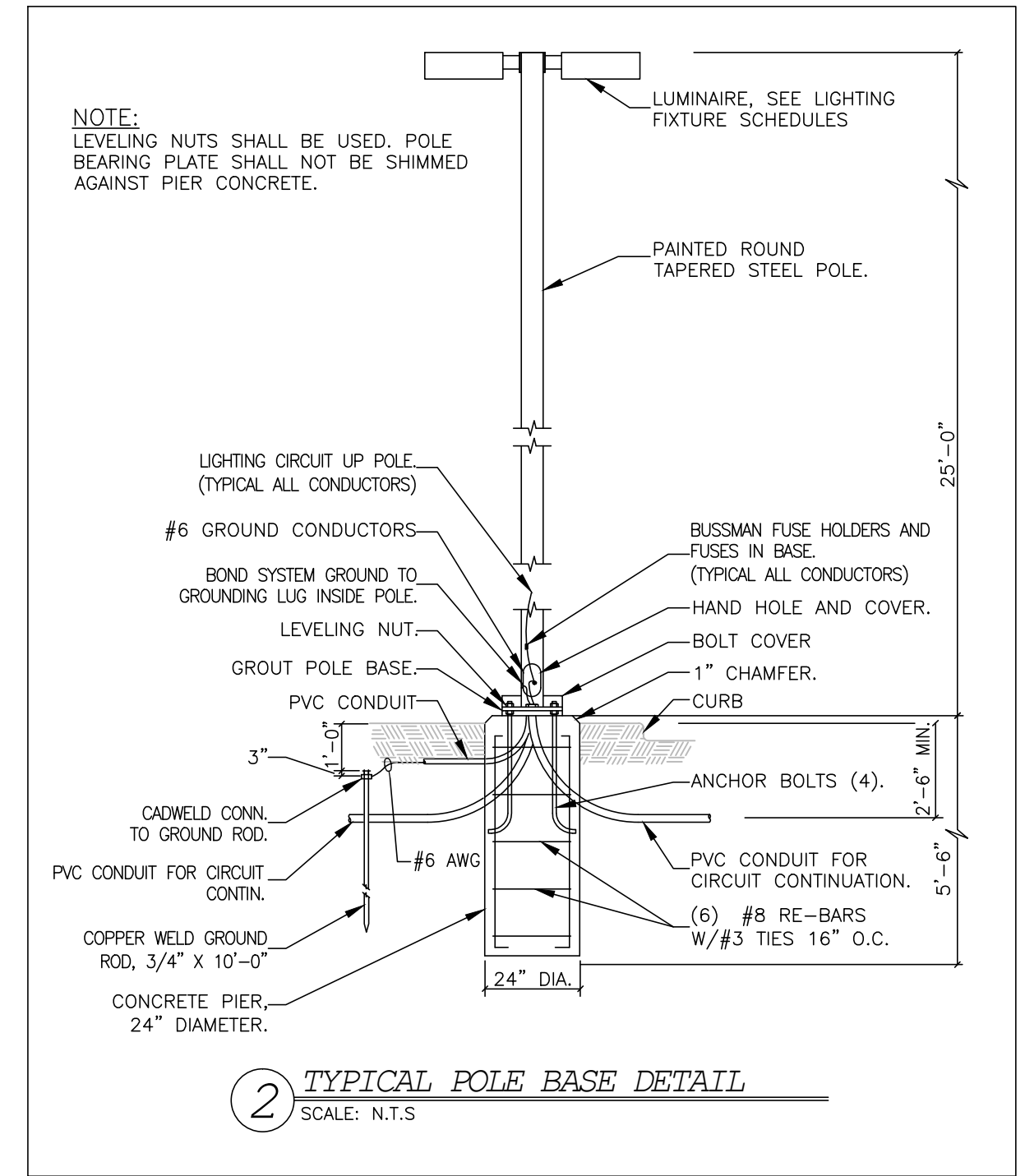
PROPOSED PAD MOUNTED TRANSFORMER. VERIFY EXACT LOCATION WITH POWER COMPANY PRIOR TO INSTALLATION.

FOR CONTINUATION BY UTILITY. VERIFY LOCATIONS PRIOR TO INSTALLATION.

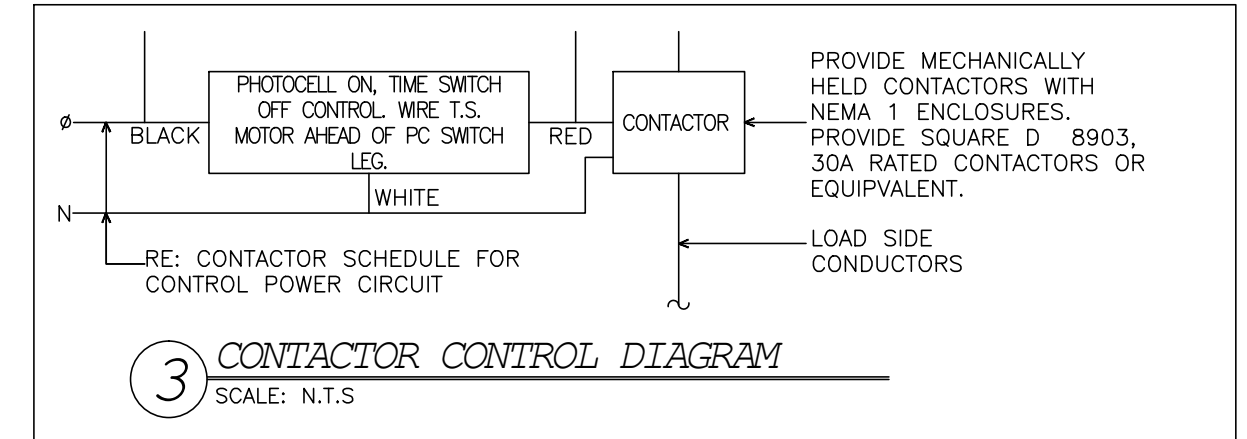
1 SITE PLAN
SCALE: 1/24" = 1'-0"

- KEY NOTES:**
- J.BOX FOR MAIN SIGN. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.
 - J.BOX FOR FLAG POLE. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.

LIGHTING FIXTURE SCHEDULE					
TYPE	MANUFACTURER AND MODEL	FINISH	MOUNTING	No., SIZE AND TYPE LAMPS	NOTES
SA	LITHONIA LIGHTING # KAD LED 20C 700 30K R3 MVOLT	BRONZE	POLE MOUNTED	1-46W/LED	
SB	LITHONIA LIGHTING # KAD LED 20C 700 30K R3 MVOLT	BRONZE	POLE MOUNTED	2-46W/LED	
SC	LITHONIA LIGHTING # KAD LED 20C 700 30K R3 MVOLT	BRONZE	POLE MOUNTED	3-46W/LED	



- GENERAL SITE NOTES:**
- FOR PARKING LOT LIGHTING CONTROL DIAGRAM SEE #3, E6.0
 - PROVIDE METER AND CT'S PER UTILITY CO. SPECIFICATIONS.
 - INSTALL PAD MOUNTED TRANSFORMER PER UTILITY CO. SPECIFICATIONS. COORDINATE ALL OTHER REQUIREMENTS WITH LOCAL UTILITY CO.
 - CONTRACTOR SHALL PROVIDE 5" SCHEDULE 80 PVC CONDUITS WITH PULL ROPE AT A MINIMUM OF 30" BELOW GRADE. TERMINATE CONDUIT AT A LOCATION SPECIFIED BY UTILITY CO. COORDINATE ALL REQUIREMENTS.
 - CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL UTILITY SERVICES TO THE BUILDING WITH THEIR RESPECTIVE PROVIDERS. FAILURE TO DO SO WILL NOT RESULT IN ANY EXTRA FINANCIAL COMPENSATION FROM THE OWNER. CONTRACTOR SHALL HAVE ALL UTILITY SERVICE REQUIREMENTS IN THE BASE BID.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR BACK FILLING, TRENCHING AND SITE RESTORATION. THE SELECT BACKFILL MATERIAL MUST NOT CONTAIN ANY SHARP OR FOREIGN OBJECTS.
 - THE ELECTRICAL CONTRACTOR SHALL COORDINATE AS NECESSARY ALL UNDERGROUND LOCATIONS WITH OTHER TRADES PRIOR TO DIGGING BEING DONE.
 - THE CONTRACTOR SHALL INCLUDE IN THE BID ALL ELECTRIC UTILITY FEES TO PROVIDE ELECTRICAL SERVICE TO THE PROJECT.



ELECTRICAL SITE PLAN

DUNKIN ACADEMY

NEC OF N. LAKESHORE DRIVE & E. FORK ROAD

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC

T: 214.609.9271 | F: 469.359.6709 | E: kpatel@triangle-engr.com
W: triangle-engr.com | O: 1333 McDermott Drive, Suite 200, Allen, TX 75013

Planning | Civil Engineering | Construction Management

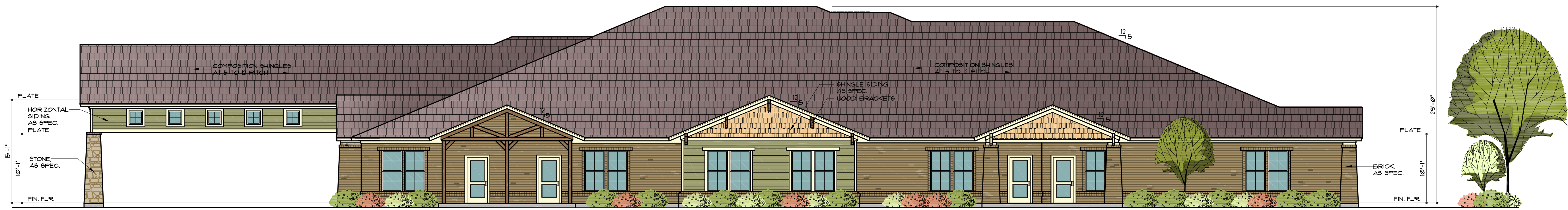
DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	04/12/17	AS SHOWN	028-16

TX PE FIRM #11525

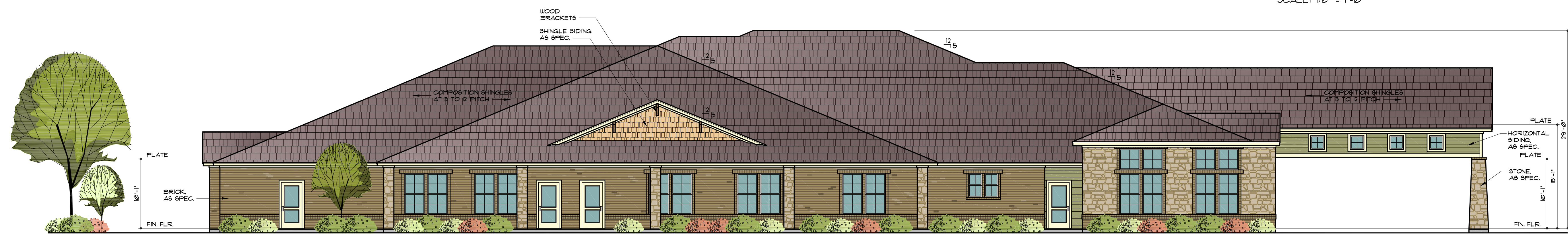
E6.



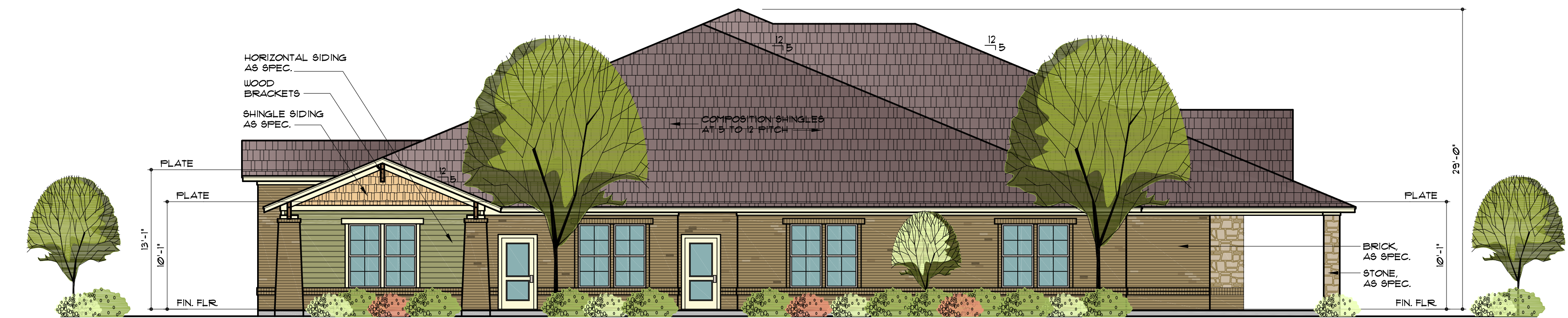
MEP GREEN DESIGNS & BUILD, PLLC.
REGISTRATION # F-10982
17047 D Conning Road, #211
Houston, TX 77058
Tel: (281)-786-1195
Fax: (281)-283-9144
www.meggreen-designs.com



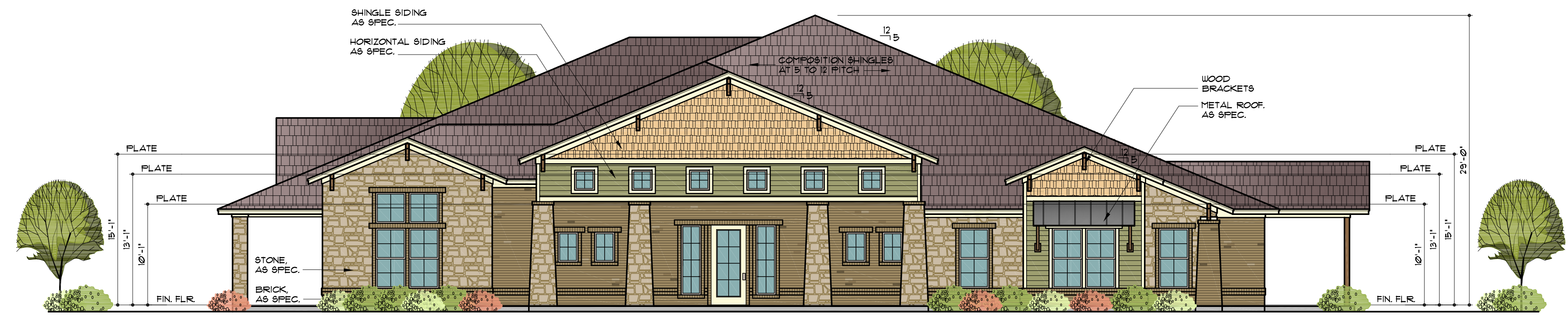
4 RIGHT ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



3 LEFT ELEVATION (WEST)
SCALE: 1/8" = 1'-0"
(FACING LAKESHORE DRIVE)



2 REAR ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"
(FACING FORK ROAD)

FACADE MATERIAL AREA.		
FRONT ELEVATION (SOUTH)		
MASONRY: 199 SF	=	6%
BRICK: 369 SF	=	46%
STONE: 430 SF	=	54%
CEMENTITIOUS SIDING/SHINGLES: 351 SF	=	31%
TOTAL SURFACE AREA: 1,156 SF	=	100%
REAR ELEVATION (NORTH)		
MASONRY: 513 SF	=	80%
CEMENTITIOUS SIDING/SHINGLES: 141 SF	=	20%
TOTAL SURFACE AREA: 714 SF	=	100%
LEFT ELEVATION (WEST)		
MASONRY: 1069 SF	=	85%
BRICK: 814 SF	=	76%
STONE: 255 SF	=	24%
CEMENTITIOUS SIDING/SHINGLES: 182 SF	=	15%
TOTAL SURFACE AREA: 1,251 SF	=	100%
RIGHT ELEVATION (EAST)		
MASONRY: 382 SF	=	74%
CEMENTITIOUS SIDING/SHINGLES: 342 SF	=	26%
TOTAL SURFACE AREA: 1,324 SF	=	100%

FACADE MATERIAL SPECS.	
BRICK: 'ACME' - CEDAR VALLEY	
STONE: GRANBURY: REGULAR CHOPPED GRAY	
PAINT FOR HORIZONTAL SIDING: 'SHERWIN WILLIAMS' - SW 6424	
PAINT FOR SHINGLE SIDING: 'SHERWIN WILLIAMS' - SW 6366	
PAINT FOR TRIM: 'SHERWIN WILLIAMS' - SW 6100	
WINDOWS: 'VINYL' - ALMOND	
COMPOSITION SHINGLE ROOF: WEATHERED WOOD	
AWINGS: 'STANDING BEAM METAL' - ALUMINUM	
GUTTERS: 'ALUMINUM' - PEBBLESTONE CLAY	

- FACADE NOTES**
- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE COMPREHENSIVE ZONING ORDINANCE.
 - WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
 - ANY/ALL SIGNAGE IS SUBJECT TO FINAL APPROVAL UNDER SEPARATE APPLICATION/PERMIT BY THE CHIEF BUILDING OFFICIAL OR DESIGNEE.
 - MONUMENT SIGN TO BE CONSTRUCTED OF SAME MATERIALS & COLORS AS BUILDINGS.
 - SEE LANDSCAPE PLAN FOR MASONRY SCREENING (COLORS & MATERIALS TO MATCH BUILDING).

ARCHITECT
ARCHON CORPORATION
ARCHITECTS & PLANNERS
2929 CARLISLE, STE 130
DALLAS, TX 75204
817-915-9161
ATTN: GARY WOOD

OWNER
DUNKIN ACADEMY ROCKWALL LLC
320 N TOWN EAST BLVD
SUNNYVALE, TX 75182
469-358-5590
ATT: JOHN DUNKIN

A CHILD CARE FACILITY IN ROCKWALL, TEXAS

FACADE/ELEV. PLAN

N. LAKESHORE DRIVE & E. FORK ROAD

A 2.960 acre tract of land situated in the A. Hanna Survey, Abstract Number 38, Rockwall County, Texas

REVISIONS	BY

PROJECT NAME & ADDRESS
DUNKIN ACADEMY
N. LAKE SHORE DRIVE
ROCKWALL, TEXAS

DUNKIN ACADEMY
ROCKWALL, TEXAS

ARCHON CORPORATION
ARCHITECTS / PLANNERS
2929 CARLISLE STREET
SUITE 130 - DALLAS, TX
75204
214/526-0731

PRELIMINARY
NOT FOR CONSTRUCTION
OR REGULATORY APPROVAL

Date: 3-28-17
Drawn:
Job:
Sheet
ELEVS
Of Sheets



(A) HORIZONTAL SIDING
'SW 6424'
SHERWIN WILLIAMS



(B) SHINGLE SIDING
'SW 6366'
SHERWIN WILLIAMS



(C) TRIM
'SW 6700'
SHERWIN WILLIAMS



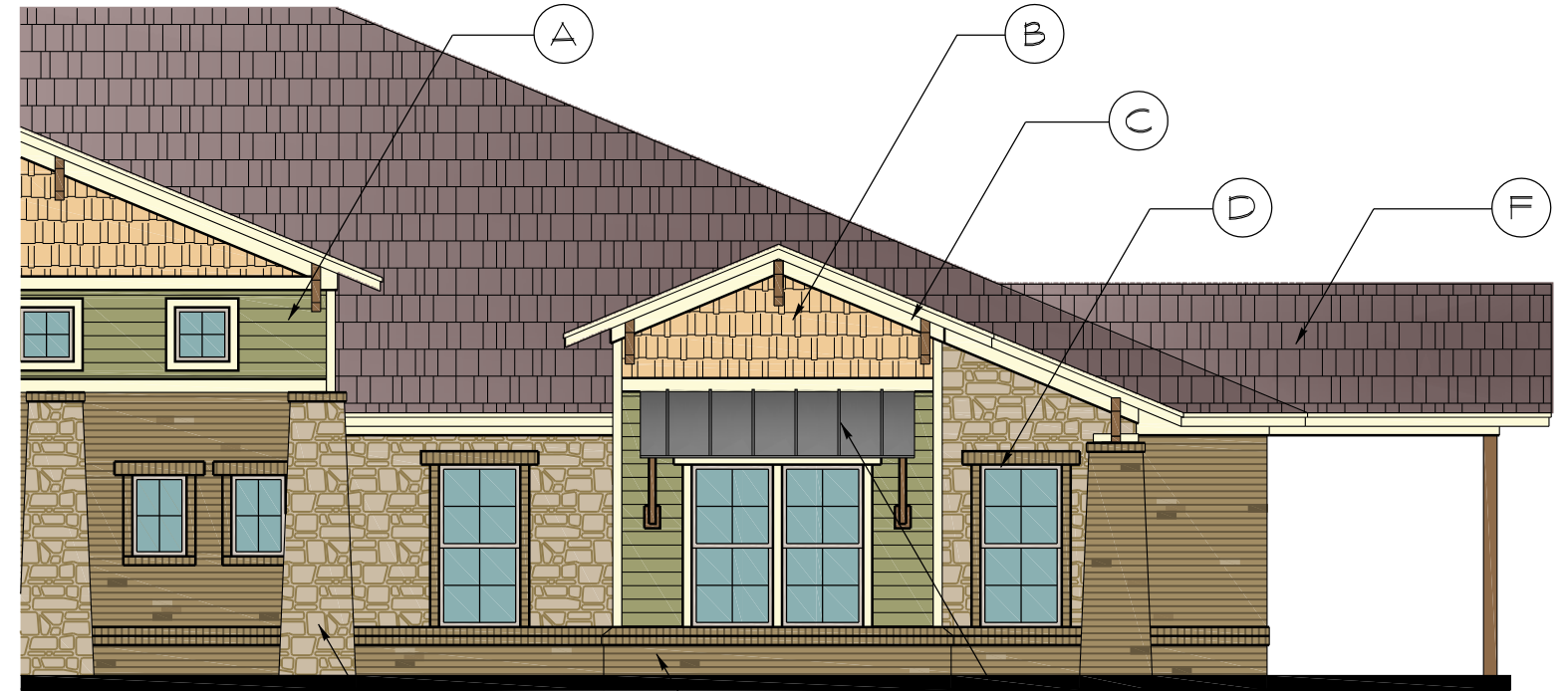
(D) WINDOWS
'ALMOND'
VINYL



(F) ROOF
'WEATHERED WOOD'
COMPOSITION SHINGLE



(G) AWNINGS
'ALUMINUM'
STANDING SEAM METAL



(E) STONE
GRANBURY REGULAR
CHOPPED GRAY



(H) BRICK
'CEDAR VALLEY'
ACME BRICK

ARCHITECT
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SUNNYVALE, TX 75182
469-358-5590
ATT: JOHN DUNKIN

DUNKIN ACADEMY
CASE NO.