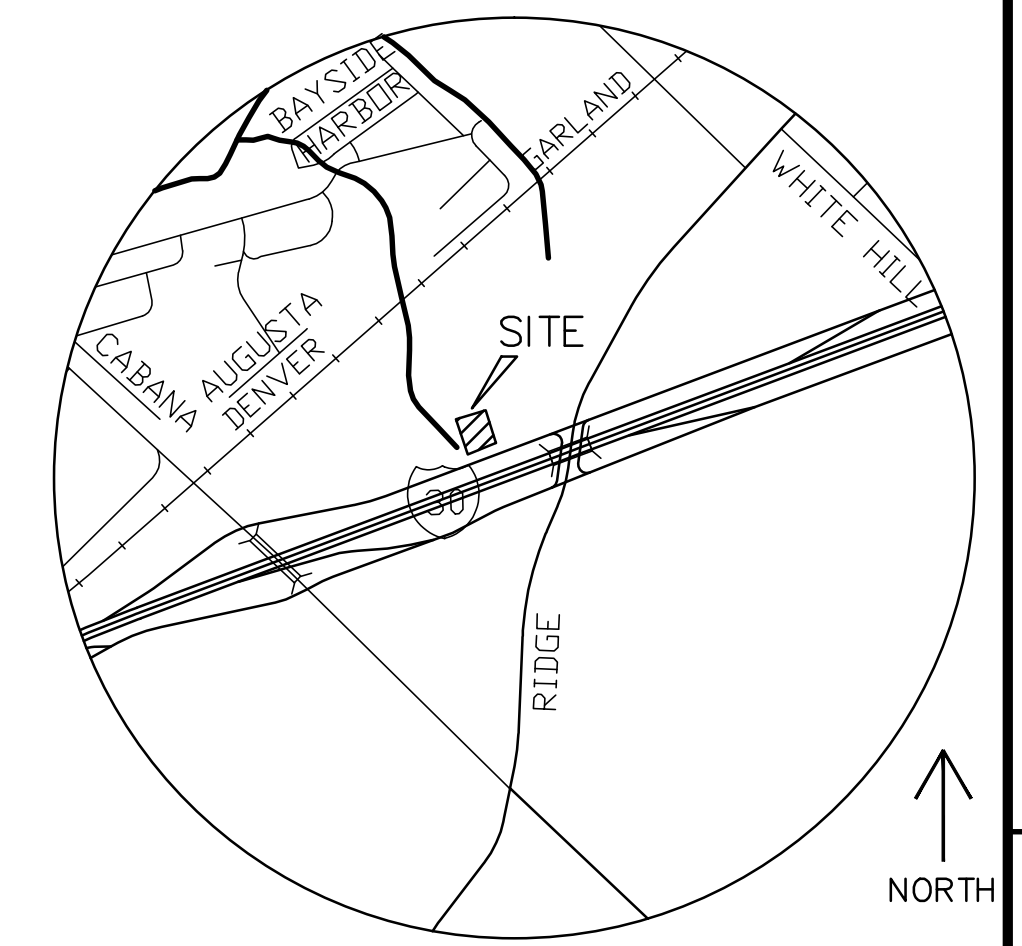


THIS DOCUMENT IS FOR SITE INFORMATION ONLY. IT IS RELEASED UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 05/22/14.



VICINITY MAP
 NTS

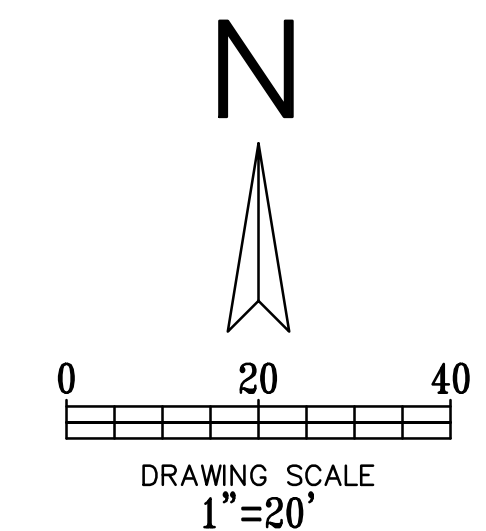
SITE DATA TABLE	
EXISTING ZONING:	C (COMMERCIAL DISTRICT)
LAND USE:	RESTAURANT
SITE ACREAGE:	1.364 ACRES (49,416 SQ FT)
BUILDING FOOTPRINT:	6,795 SQUARE FEET
SITE COVERAGE:	6,795/49,416 : 14%
OPEN SPACE:	19,860/49,416 : 40%
IMPERVIOUS AREA:	29,556 SQ FT
PERCENT IMPERVIOUS AREA:	29,556/49,416: 60%
PARKING REQUIRED (1 PER 100 SQ FT):	68 SPACES
PARKING PROVIDED: (ON-SITE)	53 SPACES
PARKING PROVIDED: (PARKING AGREEMENT)	15 SPACES
PARKING PROVIDED: (TOTAL)	68 SPACES
PARKING PROVIDED: (ACCESSIBLE)	3 SPACES
BUILDING HEIGHT:	36' (2 STORIES)
CONSTRUCTION TYPE:	SLAB ON GRADE AND METAL

LEGEND

- EXISTING CURB
- PROPOSED CURB
- BFR — PROPOSED BARRIER FREE RAMP
- ⊙ — PARKING SPACES IN A ROW
- LS — PROPOSED LANDSCAPING
- [Pattern] — SIDEWALK PAVEMENT
- [Pattern] — REINFORCED CONCRETE PAVEMENT

SITE NOTES:

1. THE PROPOSED BUILDING WILL BE FIRE SPRINKLERED.
2. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
3. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ECT AS REQUIRED BY CODE.
4. THERE ARE NO EXISTING TREES TO BE REMOVED FROM THE SITE FOR CONSTRUCTION.



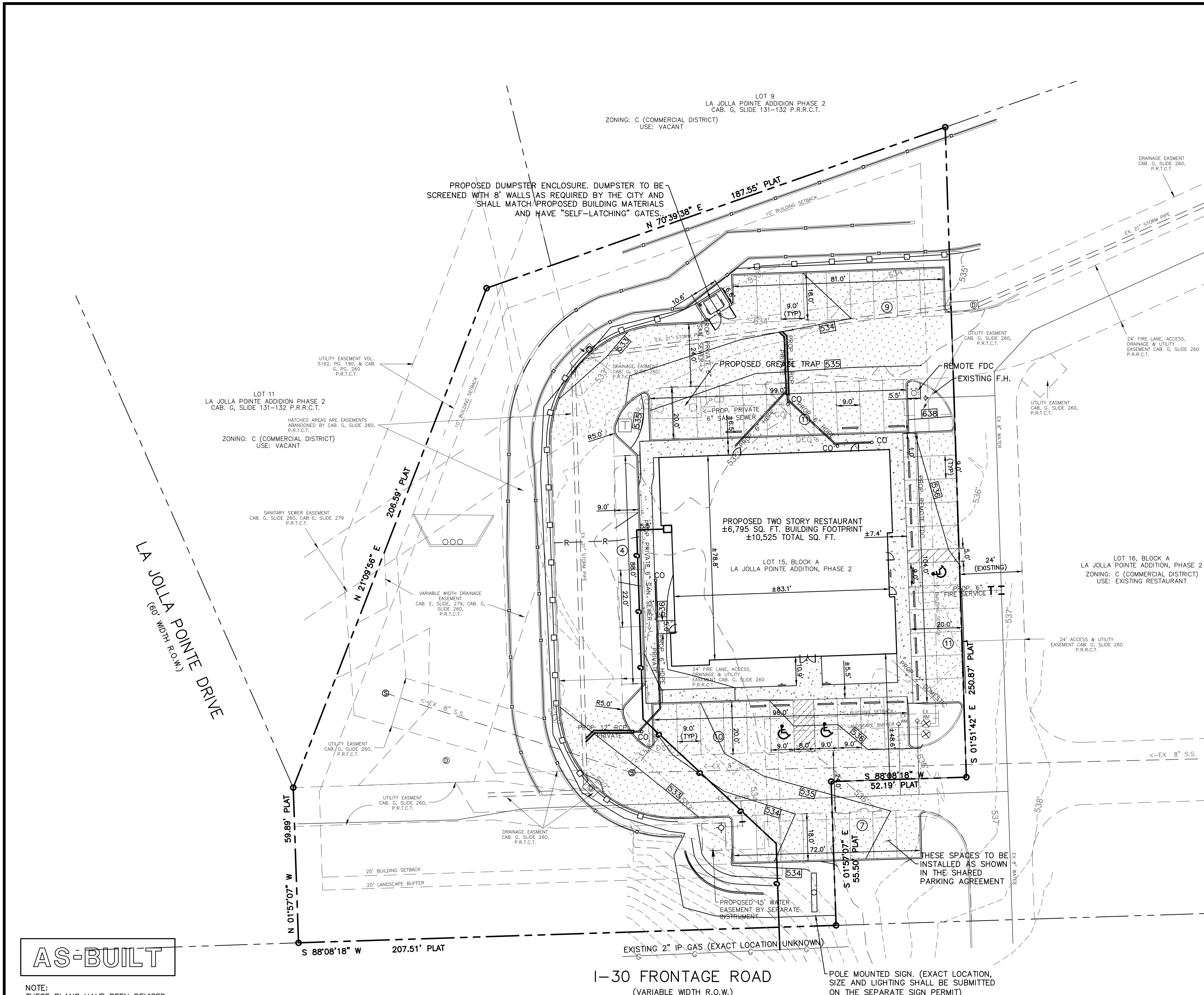
BENCHMARK
 SQUARE CUT ON THE TOP OF THE EXISTING CURB LOCATED ON THE SOUTHERN EDGE OF THE SOUTHERN DRIVE OF THE EXISTING FIRELANE APPROXIMATELY 20' WEST OF THE INTERSECTION OF THE DRIVE TO THE IH30 FRONTAGE ROAD
 ELEVATION 535.77'

REVISIONS		
REV. NO.	DATE	DESCRIPTION
1	06/18/2013	MINOR SITE REVISIONS
2	06/22/2013	MINOR SITE REVISIONS

ENGINEER:
 CUMULUS DESIGN, INC.
 P.O. BOX 2119
 EULESS, TEXAS 76039
 PH: 214-235-0367

DEVELOPER:
 JIM AUBUCHON
 2820 EAST SOUTHLAKE BOULEVARD
 SOUTHLAKE, TEXAS 76092
 PHONE: 817-749-1111

OWNER:
 ROCKWALL MUSHROOM LLC
 4739 MARINER DRIVE
 FRISCO, TEXAS 75034



AS-BUILT

NOTE:
 THESE PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY CONTRACTOR.

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

SITE PLAN
 MELLOW MUSHROOM ON IH-30
 LA JOLLE POINTE, PHASE 2, CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

PLOT DATE
 05/22/14
 DRAWING SCALE
 1" = 20'
 PROJECT NUMBER
 CD13012
 SHEET NUMBER
 SP