

- LEGEND**
- BOLLARD
 - ELECTRIC METER
 - POWER POLE
 - LIGHT STANDARD
 - WATER METER
 - WATER VALVE
 - IRRIGATION CONTROL VALVE
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - CLEAN OUT
 - MANHOLE
 - GAS METER
 - TRAFFIC SIGNAL CONTROL
 - TRAFFIC SIGNAL POLE
 - TRAFFIC SIGN
 - TELEPHONE BOX
 - TV BOX
 - FLAG POLE
 - LANDSCAPE AREA
 - PROPERTY LINE
 - O.H. POWER LINES
 - U/G TELEPHONE LINES
 - U/G WATER LINE
 - U/G GAS LINE
 - FENCE
 - EXISTING CONTOURS
 - EXISTING SPOT GRADES
 - (C.M.) CONTROLLING MONUMENT
 - SIR 5/8-INCH IRON ROD WITH "POSITIVE ENG. & DEV." CAP SET
 - PROPOSED CONTOURS
 - PROPOSED SPOT GRADES
 - PROPOSED EROSION CONTROL
 - PROPOSED DRAINAGE DIVIDES

- PAVEMENT LEGEND**
- STANDARD PAVEMENT
 - FIRE LANE PAVEMENT
 - DUMPSTER PAD AND APRON
 - COLORS CONCRETE W/4"
 - DIAGONAL SAW CUT PATTERN

PARKING TABULATION:

LOT 1	LOT 2
PARKING RATIOS: RETAIL: 1 SPACE / 250 SF	PARKING RATIOS: RETAIL: 1 SPACE / 250 SF
PROPOSED BUILDING: RETAIL: 14,700 SF	PROPOSED BUILDING: RETAIL: 59,313 SF
REQUIRED PARKING: 14,700 SF / 250 SF = 59 SPACES	REQUIRED PARKING: 59,313 SF / 250 SF = 238 SPACES
PARKING PROVIDED: 97 REGULAR PARKING SPACES 5 HANDICAPPED PARKING SPACES 102 TOTAL PARKING SPACES PROVIDED	PARKING PROVIDED: 308 REGULAR PARKING SPACES 14 HANDICAPPED PARKING SPACES 322 TOTAL PARKING SPACES PROVIDED

ADA ROUTE
NOTE: MAXIMUM SLOPE FOR ALL ADA PATHS 5% MAX. CROSS FALL IS 2% FOR THE FIRST FIVE FEET FROM THE DOOR A 2% SLOPE (MAX.) MUST BE MAINTAINED

NOTE:
ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB, UNLESS OTHERWISE NOTED.

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-6377
TEXAS ONE CALL SYSTEMS 1-800-245-4545
LONE STAR NOTIFICATION CENTER 1-800-689-8344 EXT. 5

BENCH MARK LIST:
BENCHMARK #1
SQUARE CUT SET AT SOUTHWEST CORNER OF WATER VAULT LOCATED AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SH 205 AND THE SOUTH RIGHT-OF-WAY LINE OF FM 552.
ELEVATION = 543.09
BENCHMARK #2
CITY OF ROCKWALL MONUMENT (R010) FOUND.
ELEVATION = 524.788

FRANCHISE UTILITY NOTES:
1. TXU ENERGY CONSTRUCTION SERVICES - (800) 711-9112
2. ATMOS ENERGY (GAS) - 903-457-2092 - DINAH WOOD
3. AT&T (PHONE) - 903-457-2092 - DWAYNE WELLS

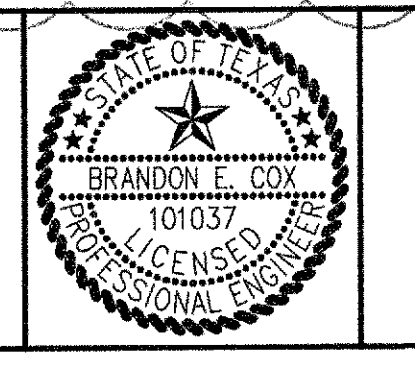
RECORD DRAWINGS:
IT WAS THE INTENT THAT THE IMPROVEMENTS SHOWN BE CONSTRUCTED ACCORDING TO THESE PLANS AS APPROVED BY THE CITY. THE LINES AND GRADES WERE SET ON THE GROUND FOR CONSTRUCTION ACCORDING TO SAID PLANS. THE CITY INSPECTED THE CONSTRUCTION. THE ENGINEER DID NOT VERIFY LINES OR GRADES AFTER CONSTRUCTION. WE ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION OTHER THAN THOSE SHOWN.
RANDALL P. POGUE, P.E.
TX LIC. NO. 84780
DATE: APRIL 15, 2010

NO.	DATE	REVISION / DESCRIPTION
04-15-10		RECORD DRAWINGS
02-24-10		ADDED RIGHT TURN LANE ON S.H. 205
07-17-09		SANITARY SEWER & ADA ROUTE REVISIONS
06-19-09		TXDOT COMMENTS

OWNER
METROPLEX ACQUISITION FUND, LP
8214 WESTCHESTER, SUITE 850
DALLAS, TEXAS 75225
MR. GREY STOGNER
(214) 343-4477 PHONE
(214) 340-2029 FAX

DEVELOPER
CRESTVIEW REAL ESTATE, L.L.C.
8214 WESTCHESTER, SUITE 850
DALLAS, TEXAS 75225
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THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BRANDON E. COX P.E. 101037 ON 05-21-09 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.
BRANDON E. COX
101037
PROFESSIONAL ENGINEER



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www.PogueEngineering.com

SITE PLAN (1 of 3)
STONE CREEK RETAIL
BLOCK A, LOTS 1-6, STONE CREEK RETAIL ADDITION
W.T. DEWEESE SURVEY, ABSTRACT NO. 71
CITY OF ROCKWALL, TEXAS

SHEET NO. C1.01

TILLMAN 04/29/2010 - 3:40PM
N:\JOBS\1393-1399\1393-08-087-07A.DWG
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STONE CREEK RETAIL - ROCKWALL
TEXAS BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF REGISTRATION 104021-00
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, CERTIFICATE OF REGISTRATION 104021-00