

# RIDGE ROAD (F.M. 740)

(VARIABLE WIDTH RIGHT-OF-WAY)

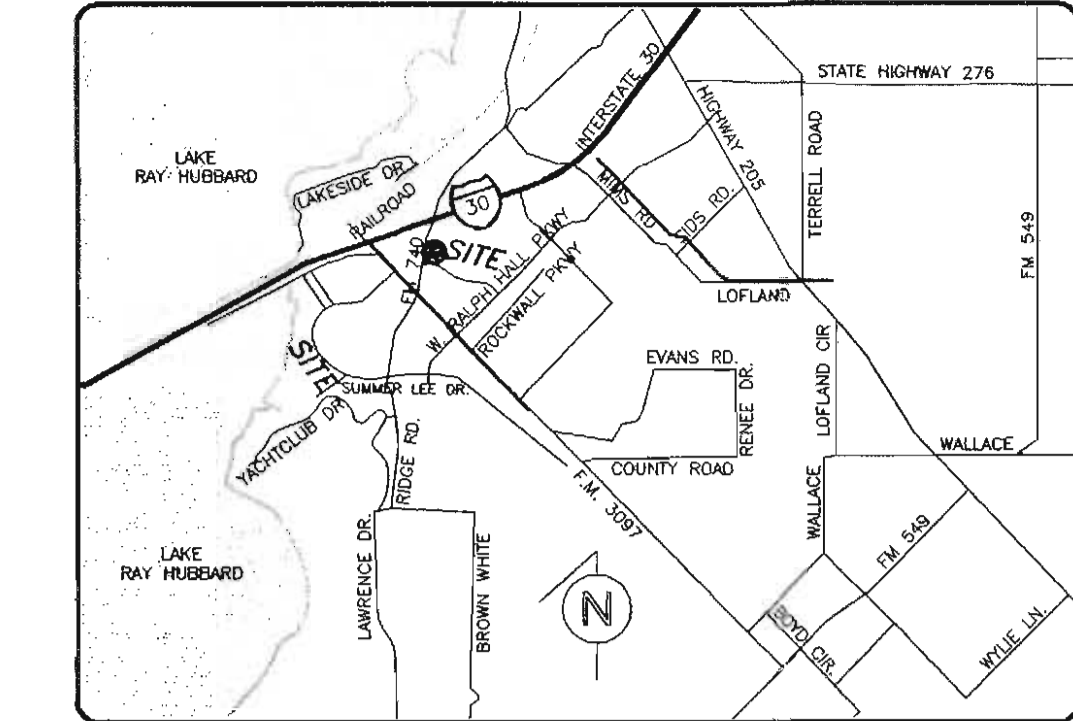
~ BOUNDARY CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	365.00'	24°18'55"	154.90'	N 69°39'34" W	153.74'

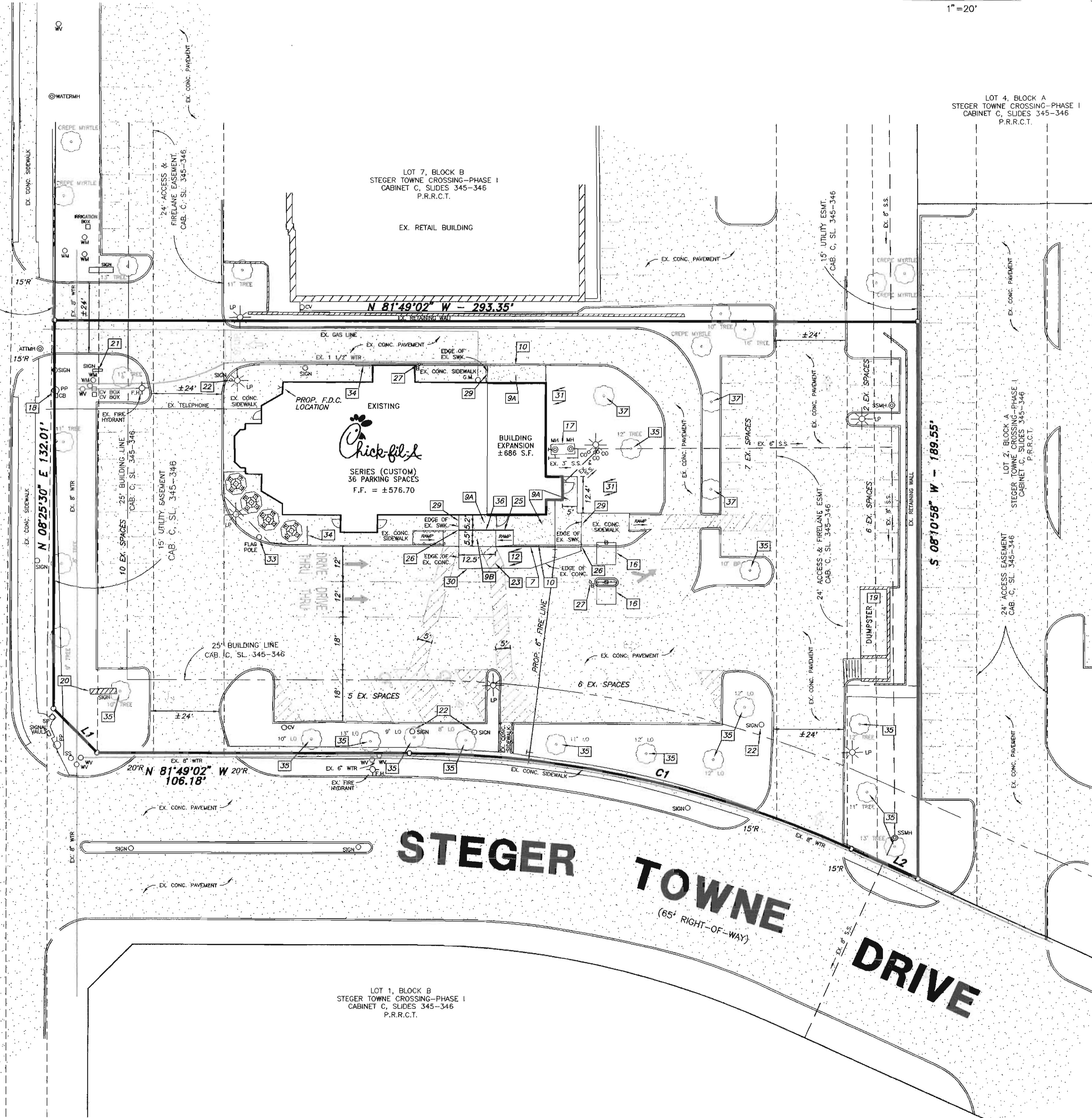
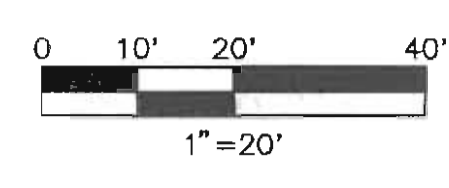
~ BOUNDARY LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N 36°41'46" W	21.17'
L2	N 57°30'07" W	24.69'

- LEGEND
- F.H. FIRE HYDRANT
  - CHISELED "X" SET
  - CHISELED "X" FOUND
  - IRON ROD FOUND (SIZE AS NOTED)
  - IRON ROD SET (SIZE AS NOTED)
  - OVERHEAD UTILITY POLE W/ CUY
  - UNDERGROUND ELECTRIC OR TELEPHONE LIGHT POLE
  - LP
  - SSMH SANITARY SEWER MANHOLE
  - C.C. SAN. SWP. CLEAN OUT
  - G.V. GAS VALVE
  - W.V. WATER VALVE
  - TREE
  - MH MANHOLE (TYPE AS NOTED)
  - TRAF. SIGNAL BOX
  - TRANS. ELECTRIC TRANSFORMER BOX
  - TOWER ELECTRIC TRANSMISSION STEEL TOWER
  - CABLE SIGN UNDERGROUND CABLE MARKER



VICINITY MAP  
N.T.S.



### LAYOUT NOTES

- 1 PAINTED TRAFFIC ARROW (NOT USED)
- 2 DRIVE THRU STRIPING (NOT USED)
- 3 STOP BAR (NOT USED)
- 4 PAINTED HANDICAP PARKING SYMBOL (NOT USED)
- 5 PARKING STALLS / 4" PAINTED STRIPE (NOT USED)
- 6 DIRECTIONAL SIGNAGE (OTHER THAN CHICK-FIL-A SIGNS) (NOT USED)
- 7 INTEGRAL CONCRETE CURB
- 8 TYPICAL POLE BASE DETAIL (SEE SHEET ES-1) (NOT USED)
- 9 TYPICAL SIDEWALK DETAIL "B" - PICTURE FRAME PATTERN "B" - BROOM FINISH
- 10 SIDEWALK ADJACENT TO CURB
- 11 ASPHALT PAVEMENT SECTION (NOT USED)
- 12 CONCRETE PAVEMENT
- 13 1" CURB OPENING (NOT USED)
- 14 CONTRACTION JOINT (SEE SHEET C-6)
- 15 CONSTRUCTION JOINT (SEE SHEET C-6)
- 16 EX. MENU BOARD AND CANOPY ORDERING STATION
- 17 EX. GREASE TRAP
- 18 EX. POLE MOUNTED TRANSFORMER
- 19 EX. DUMPSTER/STORAGE AREA W/SCREENING
- 20 EX. CHICK-FIL-A MONUMENT SIGN
- 21 EX. CHICK-FIL-A ENTER SIGN
- 22 EX. DIRECTIONAL SIGN
- 23 STRIPING
- 24 CURBED HANDICAP RAMP (NOT USED)
- 25 CHICK-FIL-A MAIN ENTRY HANDICAP RAMP
- 26 MATCH LOCATION & ELEVATION OF EX. CURB
- 27 EX. BOLLARD
- 28 1" WIDE MOUNTABLE CURB (NOT USED)
- 29 MATCH EX. CONCRETE SIDEWALK
- 30 MATCH EX. CONCRETE OR ASPHALT
- 31 REPAIR EX. SOD & IRRIGATION
- 32 SOLID PLASTIC WHEEL STOP (NOT USED)
- 33 EX. FLAG POLE
- 34 EX. ALUMINUM RAIL
- 35 EX. TREE TO REMAIN
- 36 TURN DOWN CURB (SEE SHEET C-6)
- 37 PROP. 3" GALIPER LIVE OAK

### NOTES

1. ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS AND/OR CITY STANDARD SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
2. ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
5. IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
7. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
8. ALL RADII ARE 2" UNLESS OTHERWISE NOTED.
9. ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.

SITE DATA

ZONING:	C (COMMERCIAL)
LOT AREA:	1,044 ACRES (45,476 S.F.)
PROPOSED USE:	DINE IN & DRIVE THRU RESTAURANT
BUILDING AREA:	3,644 S.F.
F.A.R.:	0.08:1
TOTAL SEATING:	66 SEATS
PARKING REQUIRED:	1 SPACE FOR EVERY 100 S.F. 3,644/100 = 36 SPACES
PARKING PROVIDED:	36 SPACES (2 H.C.)
BUILDING HEIGHT:	18'-6 1/2" (EX. 1 STORY)
LANDSCAPE AREA REQUIRED:	6,821 S.F. (15%)
LANDSCAPE AREA PROVIDED:	11,119 S.F. (24.45%)
IMPERVIOUS AREA PROVIDED:	34,357 S.F. (75.55%)
STREET TREES REQUIRED:	16
STREET TREES EXISTING:	16
PARKING LOT TREES REQUIRED:	3
PARKING LOT TREES PROVIDED:	5

SITE BENCH MARKS:

SITE BENCH MARK NO. 1: TOP OF CURB AT PARKING CORNER 15 FEET EAST OF RIDGE ROAD AND 22 FEET NORTH OF LOT 8 NORTH PROPERTY LINE.	ELEVATION = 575.43'
SITE BENCH MARK NO. 2: TOP OF CURB AT PARKING CORNER LOCATED 27 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 8.	ELEVATION = 570.10'

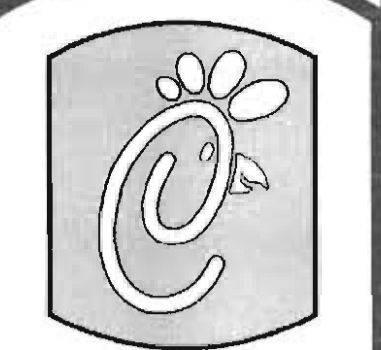
APPLICANT:  
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Revisions:  
Mark Date By

Mark Date By

Mark Date By



2855 RIDGE ROAD  
LOT 8, BLOCK A  
STEGER TOWNE CROSSING, PHASE 1  
THE CITY OF ROCKWALL, TEXAS

STORE  
SERIES  
CUSTOM

SHEET TITLE

SITE  
PLAN

Preliminary  
 80% Submittal  
 For Construction

Job No. : 013-095  
Store : 01242  
Date : 6/13  
Drawn By : JAC  
Checked By: BMB

Sheet

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