



513 MAIN STREET, SUITE 300  
FORT WORTH, TEXAS 76102  
(817) 820-0433

THIS DRAWING IS A DESIGN DEVELOPMENT DOCUMENT. SITE SPECIFIC MODIFICATIONS MADE UNDER THE RESPONSIBLE CHARGE OF THE ARCHITECT AND/OR ENGINEER-OF-RECORD WILL BE REQUIRED PRIOR TO USING THIS DOCUMENT FOR BIDDING, PERMITTING, OR CONSTRUCTION.

FACADE PLAN: 1/17/2021



CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

REVISION SCHEDULE

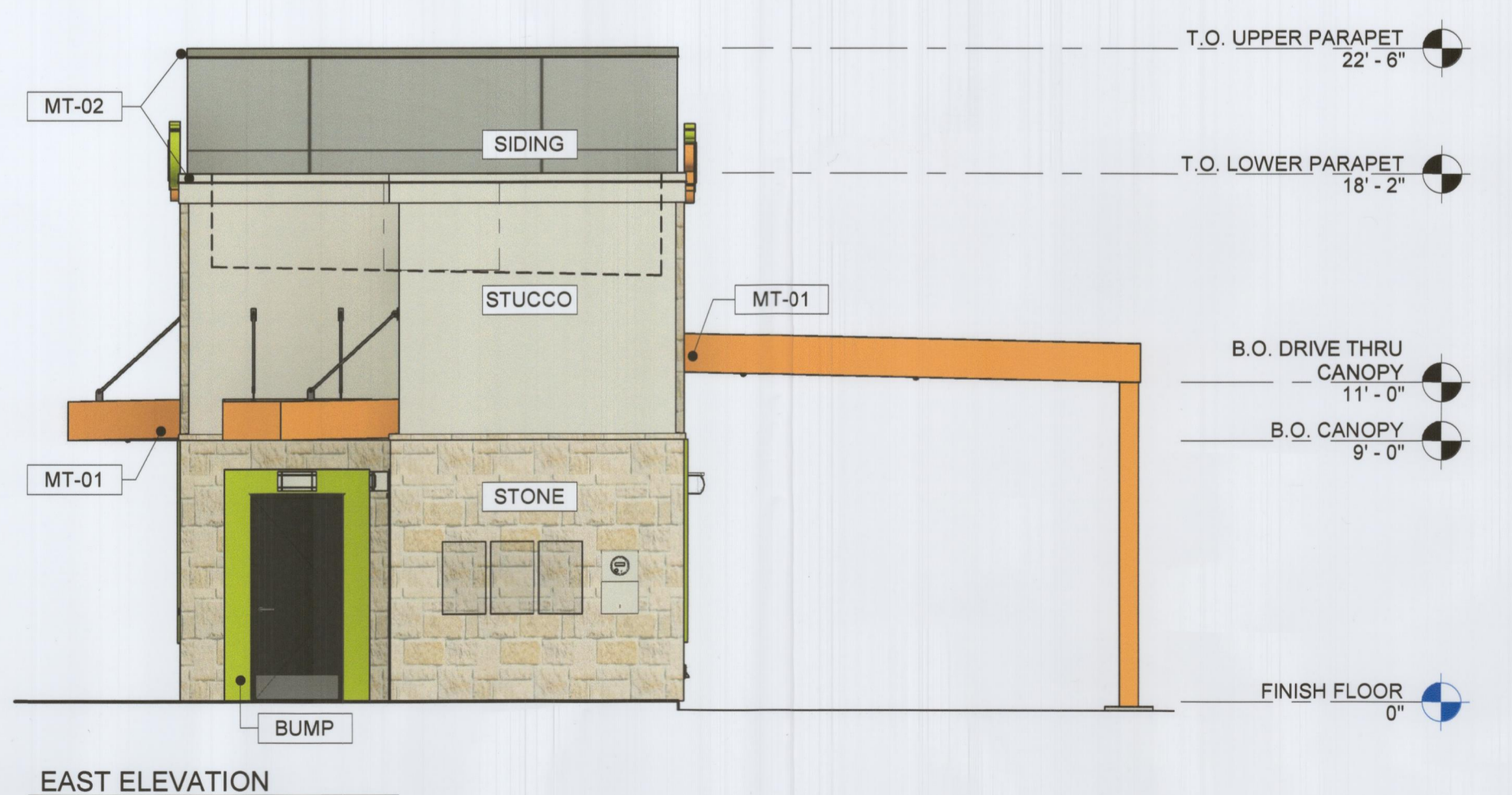
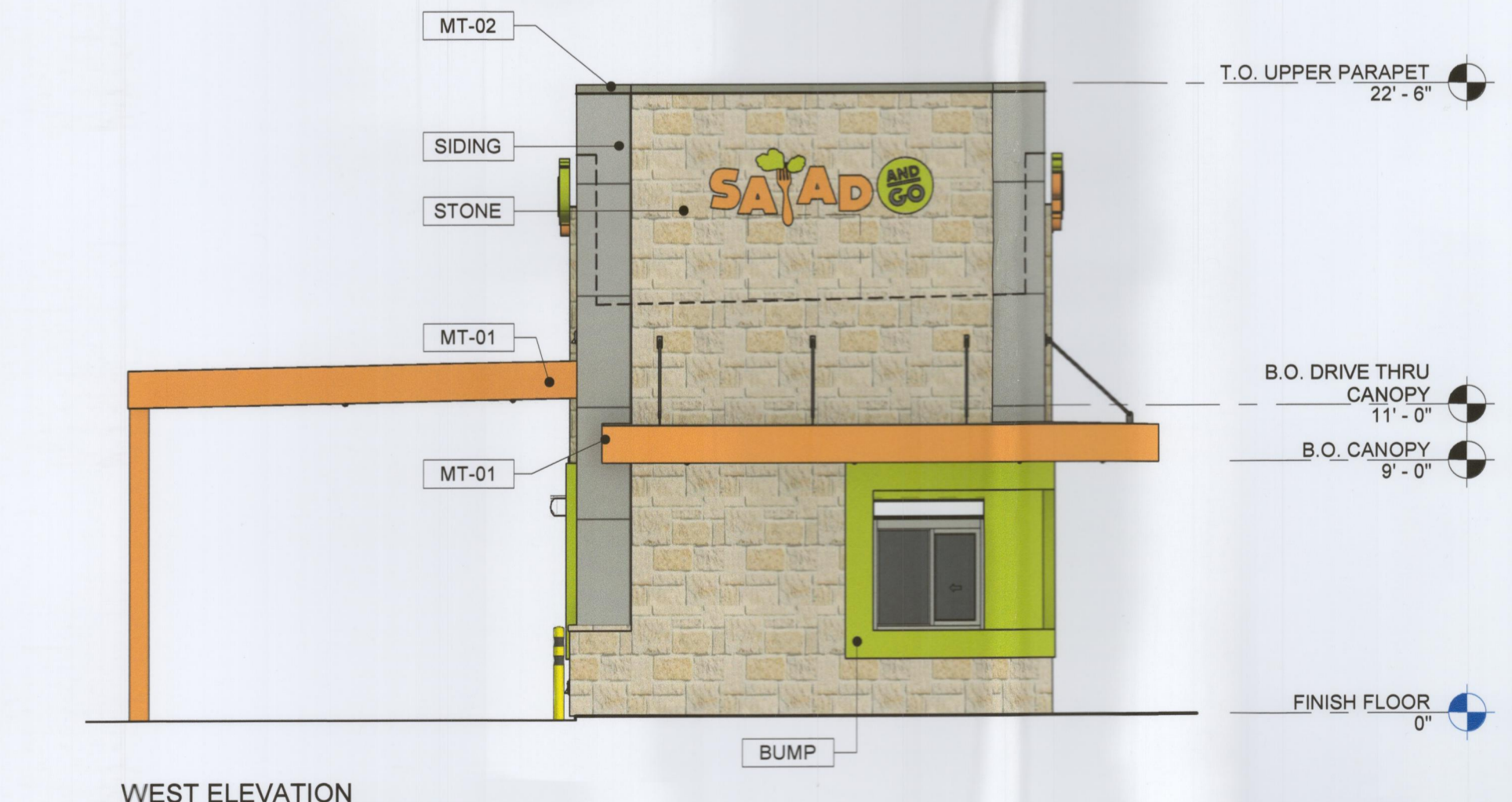
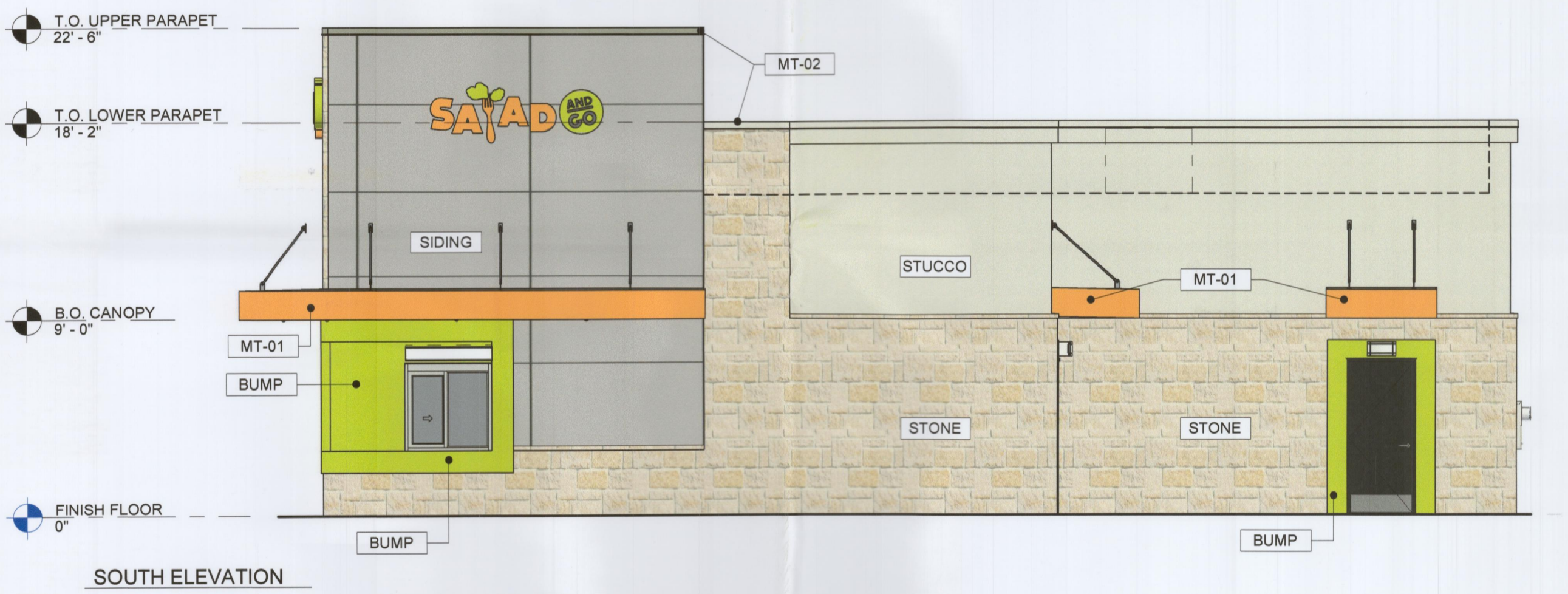
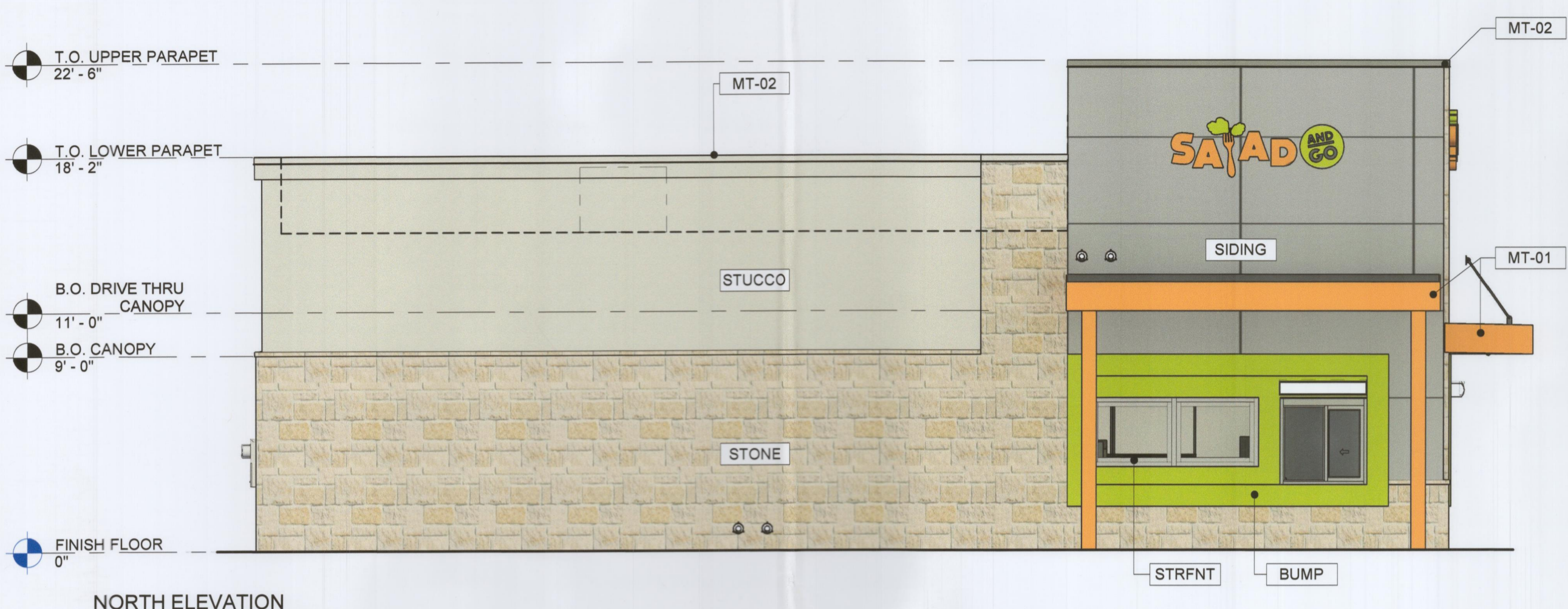
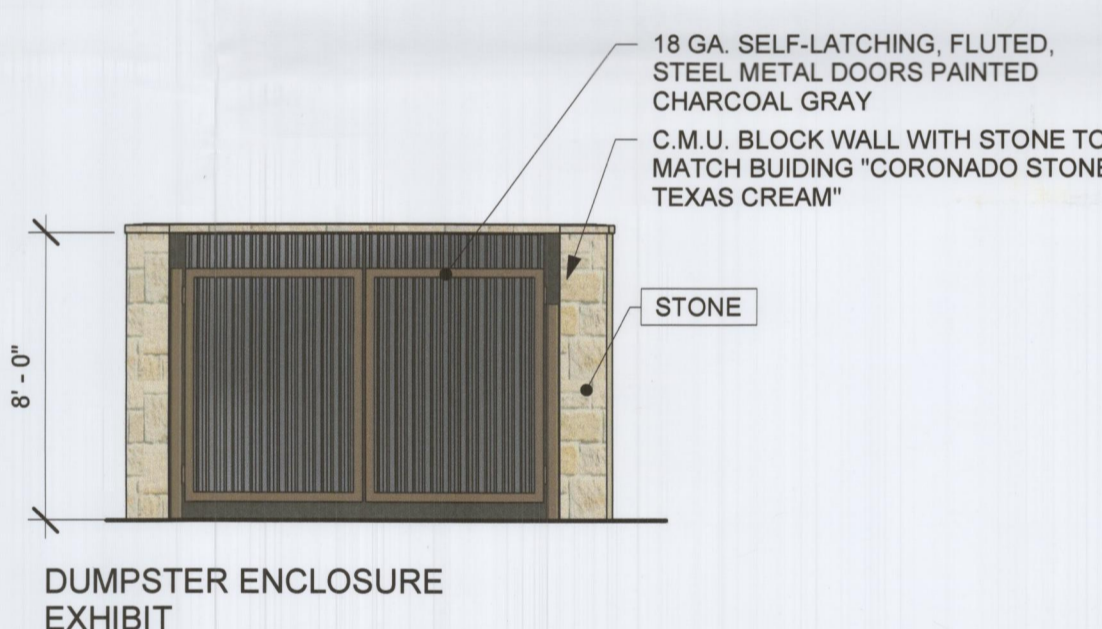
REV	DATE	BY	DESCRIPTIONS

MATERIAL	NORTH		EAST		SOUTH		WEST		TOTAL	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
TOTAL ELEVATION AREA	1094	100	386	100	1091	100	385	100	2956	100
NON-GLAZED DOORS AND WINDOWS	0	0	21	5	21	2	0	0	42	1
GLAZED DOORS AND WINDOWS	41	4	0	0	16	1	16	4	73	2
TOTAL (GLAZED/NON-GLAZED DOORS AND WINDOWS)	1053	100	365	100	1075	100	369	100	2883	100
STONE	416	40	121	33	380	37	266	72	1183	41
SIDING (HARDI BOARD)	255	25	74	20	288	28	66	18	683	24
STUCCO	305	29	153	42	305	29	0	0	763	26
EIFS	58	5	16	4	62	6	38	10	174	6
TOTAL MASONRY MATERIAL	995	94	349	96	995	92	331	90	2669	93

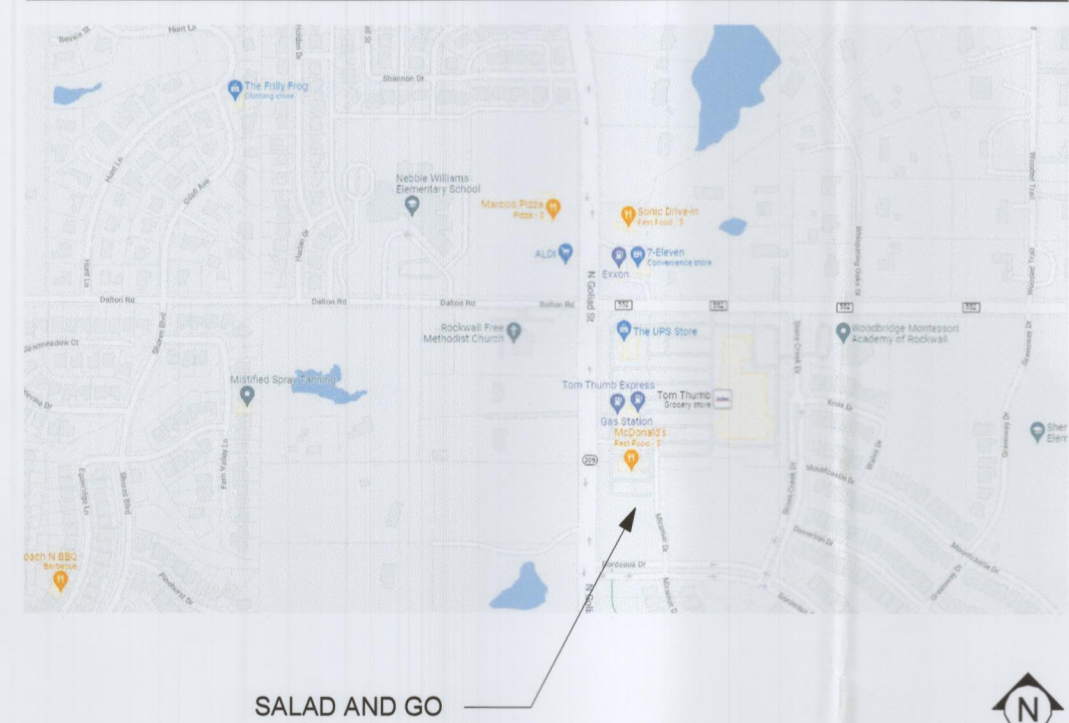
FINISH SAMPLES

 <p>MT-02 SIDING HARDI BOARD 4X8 PANEL GRAY SLATE</p>	 <p>STONE SALADO STONE- SONOMA CREAM</p>	 <p>STRFNT STOREFRONT CLEAR ANODIZED</p>
 <p>STUCCO SHERMAN WILLIAMS- "SNOWBOUND" SW 7004</p>	 <p>BUMP SW 6921 146-C3 'ELECTRIC LIME'</p>	 <p>MT-01 SW 6887 116-C5 'NAVEL'</p>

NOTE: ALL SIGNAGE IS FOR ILLUSTRATIVE PURPOSES ONLY. NOT A PART OF THIS APPLICATION, AND WILL BE ADDRESSED UNDER SEPARATE SUBMITTAL.



VICINITY MAP



SIGNATURE BLOCK

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING 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 8 DAY OF February, 2021.

WITNESS OUR HANDS, THIS 8 DAY OF February, 2021.

PLANNING & ZONING COMMISSION, CHAIRMAN  
DIRECTOR OF PLANNING AND ZONING

OWNER

METROPLEX ACQUISITION FUND, LP  
12720 HILLCREST RD.  
SUITE 650  
DALLAS, TX 75230

TIM THOMPSON  
(214) 365-4632

ENGINEER

JONES | CARTER, INC.  
4500 MERCANTILE PLAZA DRIVE  
SUITE 210  
FORT WORTH, TX 76137

RYAN ALCALA, PE  
(972) 265-7190

DEVELOPER

SALAD AND GO CONCEPTS, LLC  
743 N. GILBERT RD  
GILBERT, AZ 85234

MATTHEW COPENHAVER  
(410) 371-1563

ARCHITECT

ROGUE ARCHITECTS  
513 MAIN STREET, SUITE 300  
FORT WORTH, TEXAS 76102

ASHLEY MORELAND  
(817) 820-0433



STONE CREEK RETAIL ADDITION - LOT 11, BLOCK A  
CASE NUMBER: SP2021-033

PROJECT #: 21-1098  
ORIGINAL ISSUE DATE: 12/15/2021  
PRODUCTION DESIGNER: J. JEFFERY  
CHECKED BY: A. MORELAND

SHEET TITLE:  
FACADE SAMPLE PLAN

SHEET NUMBER:  
FP-01



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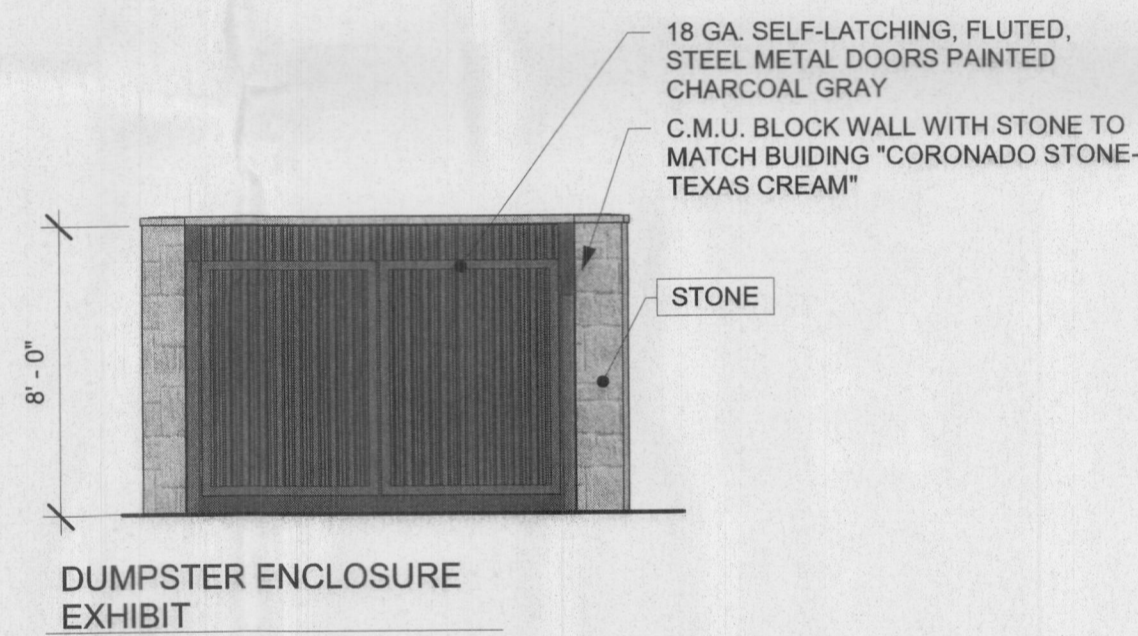
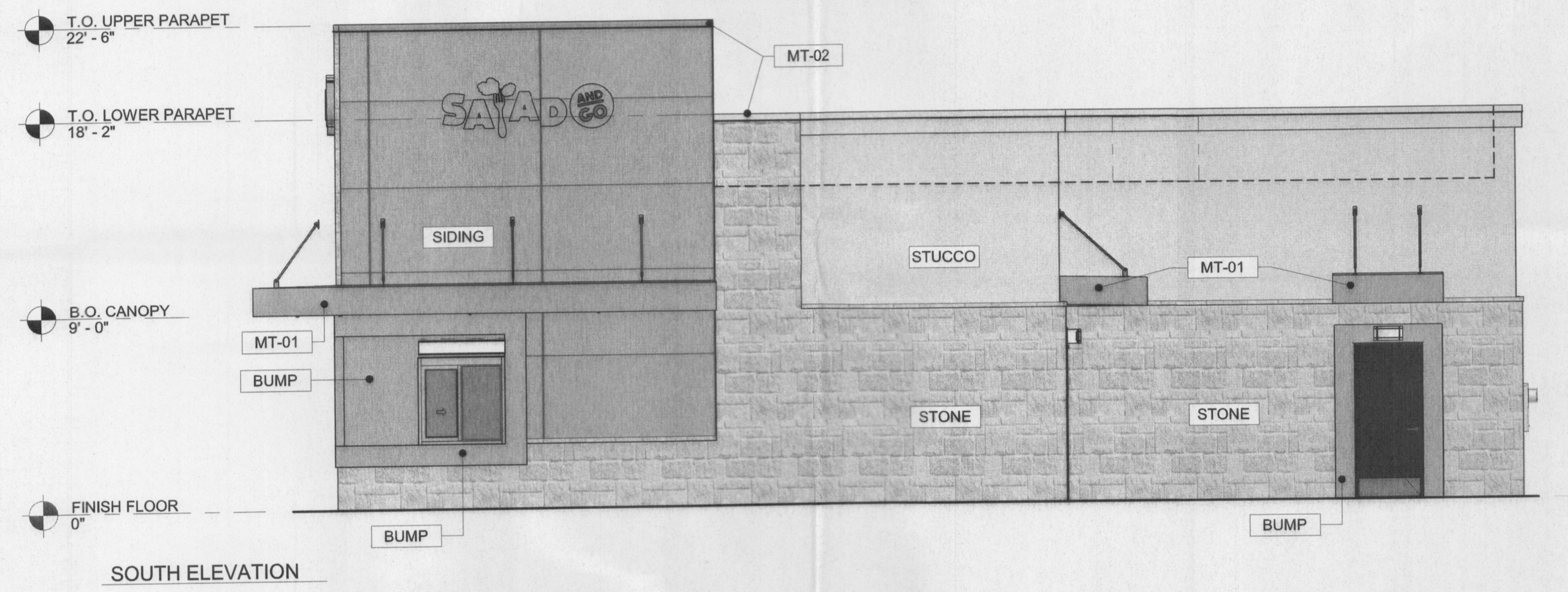
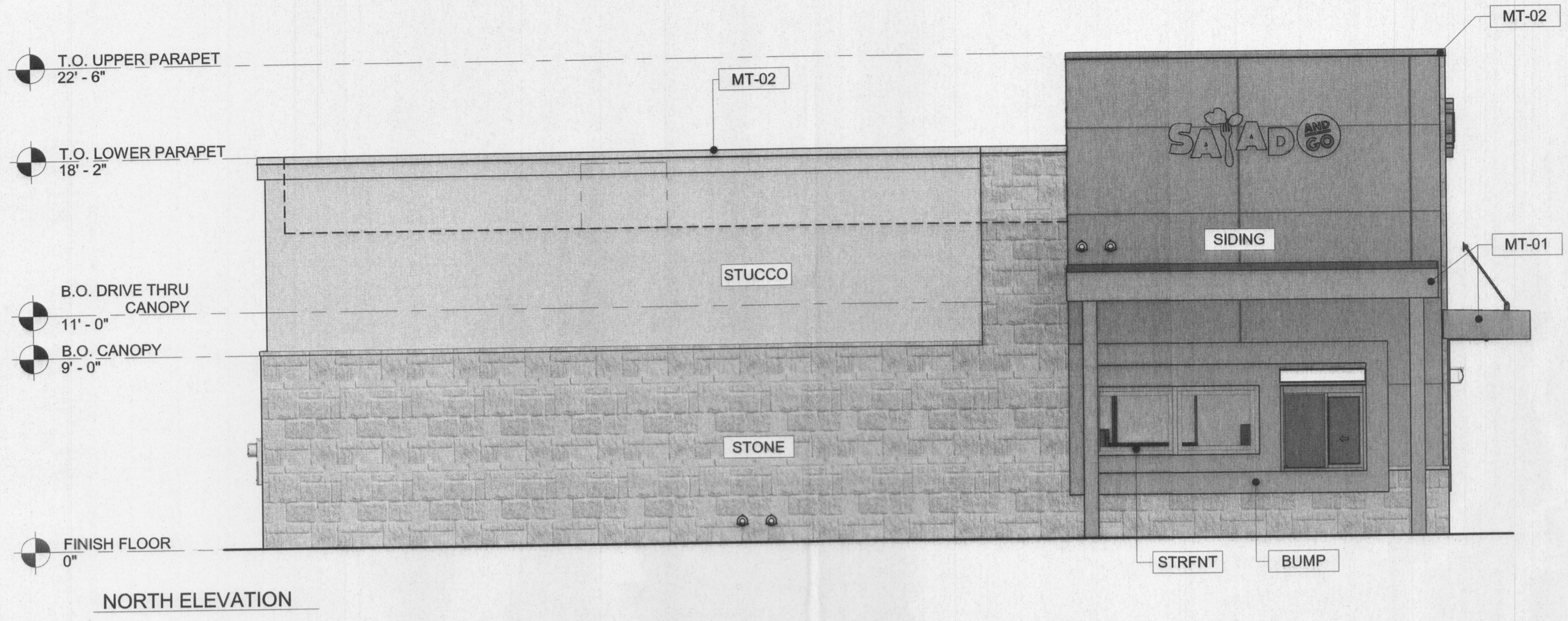
FACADE PLAN: 1/17/20211

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### FINISH SAMPLES

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*[Signature]*  
PLANNING & ZONING COMMISSION, CHAIRMAN

*[Signature]*  
TITLE OF PLANNING AND ZONING

### OWNER

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TIM THOMPSON  
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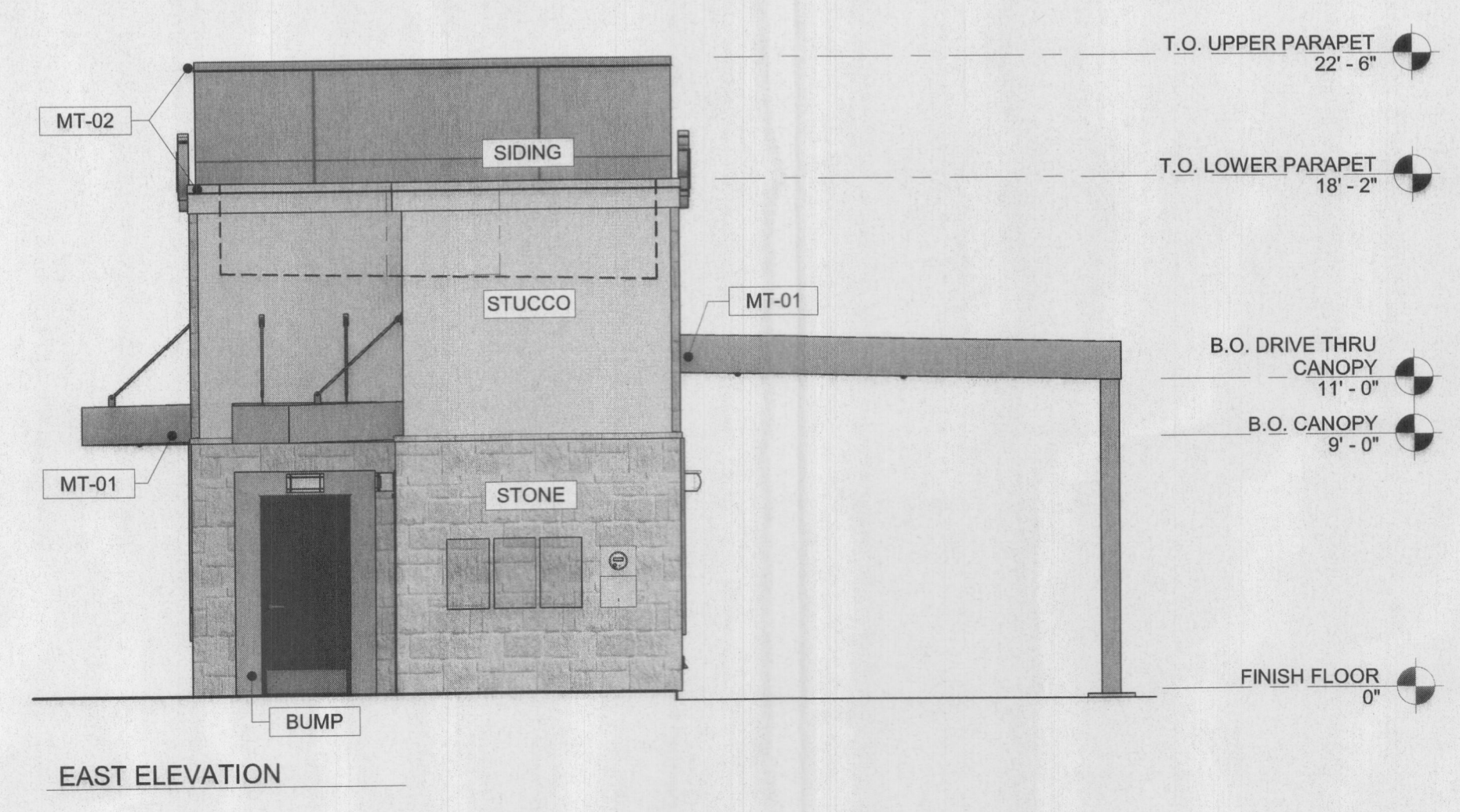
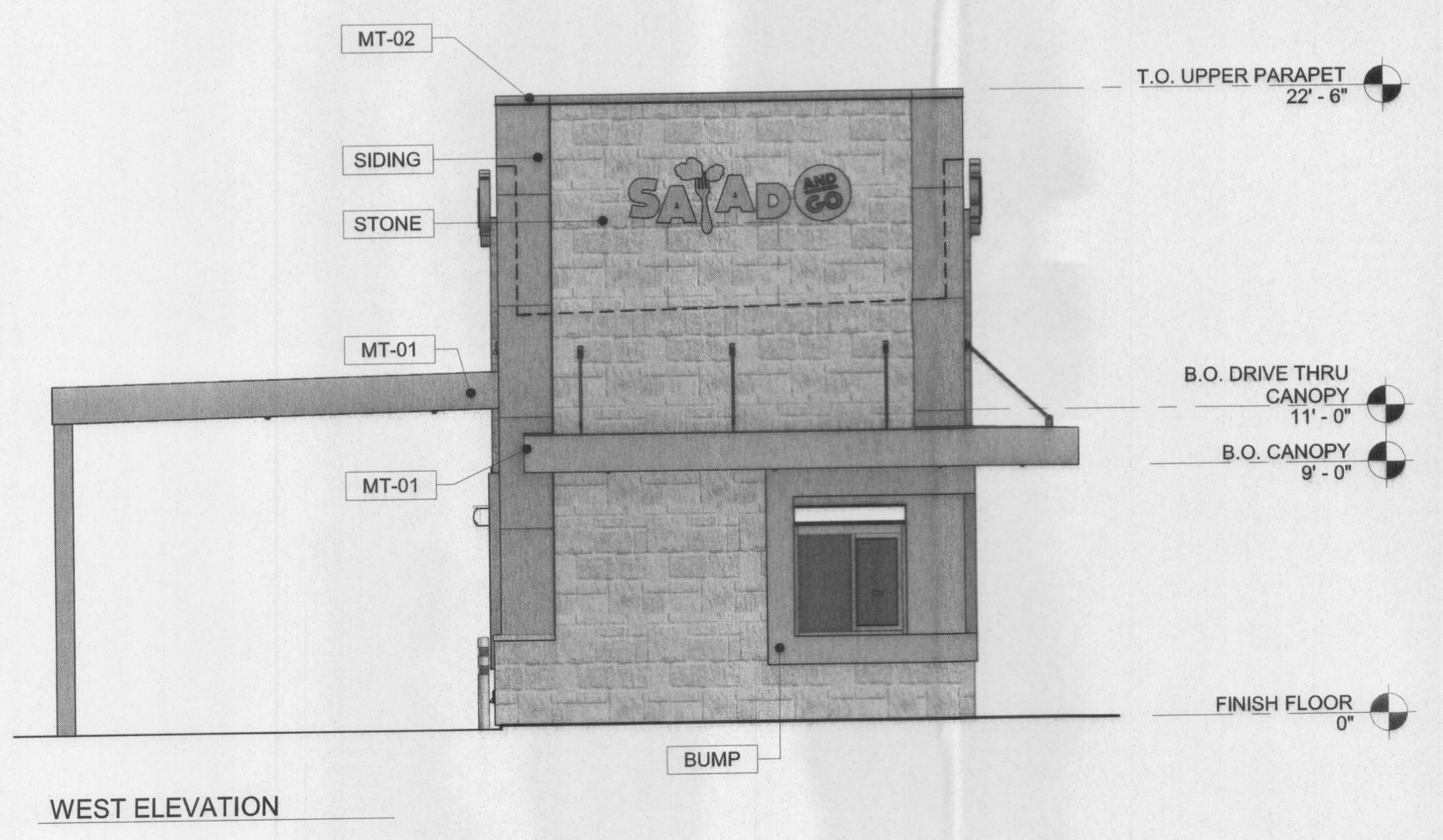
**SALAD AND GO**  
GOLIAD & FM 522  
3064 N. GOLIAD ST.  
ROCKWALL, TX 75087

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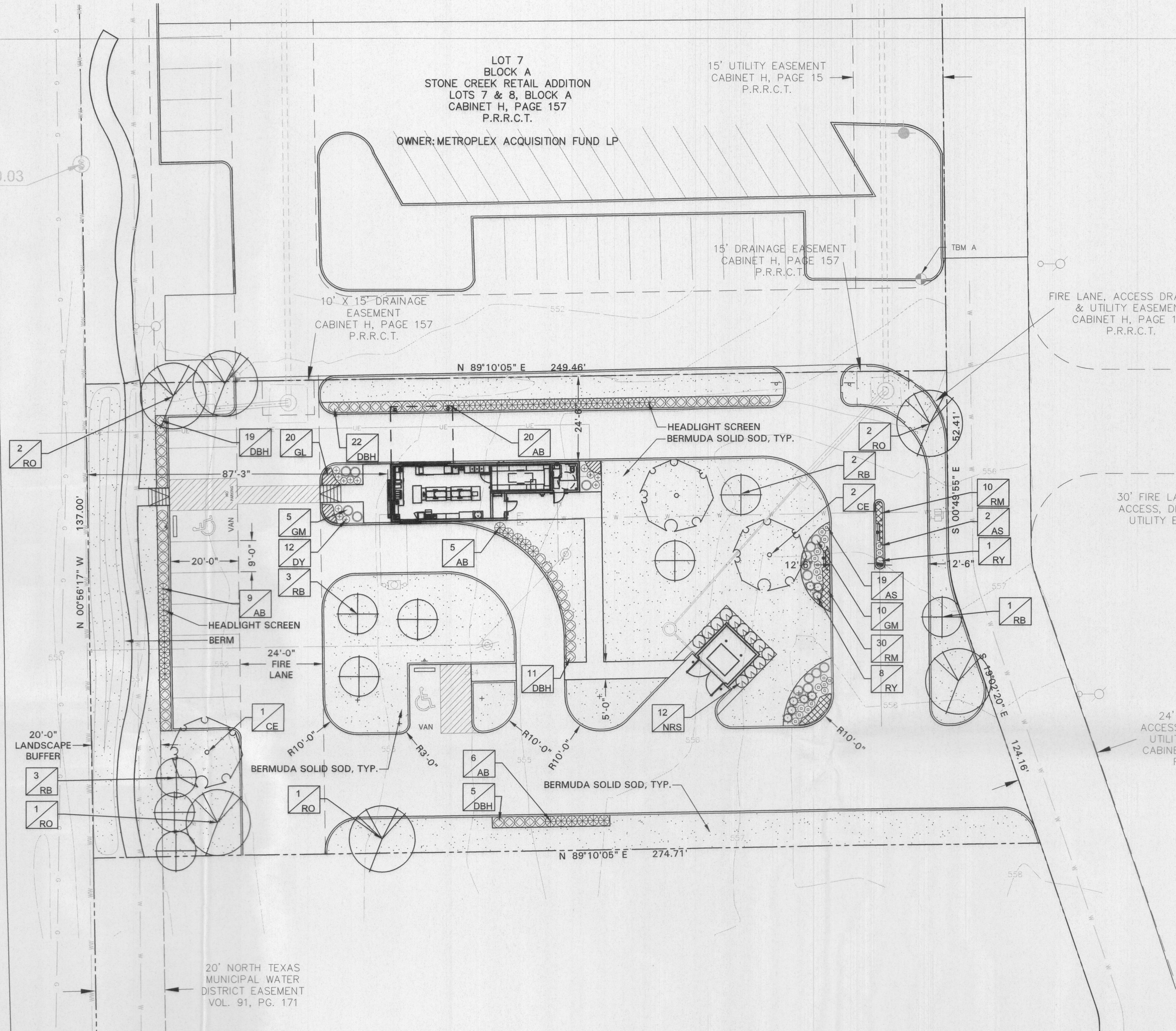
SHEET TITLE:  
FACADE SAMPLE PLAN

SHEET NUMBER:  
**FP-01**



SSMH-RIM=550.03  
 FL= 538.83 (E)  
 FL= 527.45 (N)  
 FL= 527.28 (S)

STATE HIGHWAY 205



GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER PRIOR TO TOPSOIL INSTALLATION.
  - CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS, ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
  - ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
  - CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLOUDS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
  - CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.
- SOLID SOD:**
- SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
  - SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
  - LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
  - TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY.
  - SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
  - SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.
- HYDROMULCH:**
- SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
  - BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
  - FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "COMBER" OR EQUAL.
  - FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE "TERRO-TACK ONE," AS MANUFACTURED BY GROENERS, INC OR APPROVED EQUAL.
  - HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F.
  - USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
  - IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
  - IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
  - AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
  - ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OF DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
  - CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
  - A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
  - CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
  - LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
  - PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
  - EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
  - MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
  - QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
  - CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
  - TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
  - 4" OF SHREDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
  - WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
  - CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.
- IRRIGATION:**
- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE-RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.
- MAINTENANCE REQUIREMENTS:**
- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
  - MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
  - ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.
- MISCELLANEOUS MATERIALS:**
- STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGINGS UNLESS NOTED OTHERWISE ON PLANS/DETAILS.

IRRIGATION REQUIREMENTS WILL MEET THE UNIFIED DEVELOPMENT CODE (UDC), (SUBSECTION 05.04, OF ARTICLE 06)

SITE DATA FOR SALAD AND GO PROPOSED DEVELOPMENT

3064 N GOLIAD ST  
 ROCKWALL, TEXAS 75087  
 STONE CREEK RETAIL ADDITION - LOT 11, BLOCK A

GENERAL	
EXISTING ZONING:	PD-70 PLANNED DEVELOPMENT
FRONT SETBACK:	25 FEET
SIDE SETBACK:	0 FEET
REAR SETBACK:	0 FEET
TOTAL LOT AREA:	35,150 SQUARE FEET (0.81 AC)
EXISTING USE:	UNDEVELOPED
PROPOSED BUILDING:	RESTAURANT, WITH DRIVE-THROUGH SERVICE ONLY
BUILDING AREA:	780 SQUARE FEET (0.018 AC)
FLOOR AREA RATIO:	0.03 : 1
PROPOSED BUILDING HEIGHT:	1 STORY - 20 FEET
PARKING RATIO:	1 SPACE / 250 SF GROSS BUILDING AREA
PARKING REQUIRED:	4 SPACES
ADA PARKING REQUIRED:	1 SPACE
PARKING PROVIDED:	10 SPACES
ADA PARKING PROVIDED:	2 SPACES
QUEUING PROVIDED:	15 SPACES
STACKING (PICKUP TO MENU BOARD)	9 SPACES
STACKING (MENU BOARD TO ENTRANCE)	6 SPACES
LANDSCAPE/PERVIOUS AREA:	14,824 SQUARE FEET (0.34 AC)
LANDSCAPE AREA PERCENTAGE:	41.9%
IMPERVIOUS AREA:	20,326 SQUARE FEET (0.47 AC)
IMPERVIOUS AREA PERCENTAGE:	58.1%

PLANT SCHEDULE

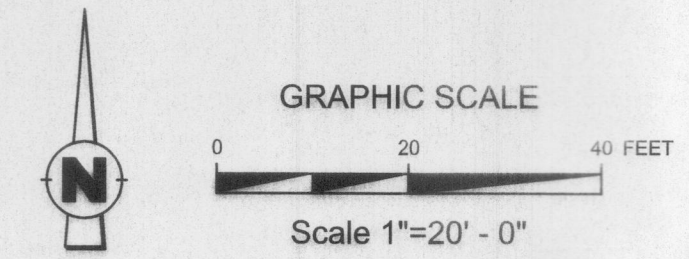
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
<b>SHADE TREES</b>					
3	CE	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	12' ht., 4' spread, matching
6	RO	Texas Red Oak	<i>Quercus texana</i>	4" cal.	12' ht., 4' spread, matching
<b>ORNAMENTAL TREES</b>					
9	RB	Oklahoma Redbud	<i>Cercis reniformis 'Oklahoma'</i>	30 gal.	8' ht., 4' spread, 3 trunk min.
<b>SHRUBS</b>					
40	AB	Abelia 'Twist of Lime'	<i>Abelia x grandiflora 'Hopley's'</i>	3' ht.	full, 24" spread, 36" o.c.
21	AS	Autumn Sage	<i>Salvia greggii</i>	3 gal.	full, 24" o.c.
57	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burford Nana'</i>	3' ht.	full, 20" spread, 36" o.c.
28	DY	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	5 gal.	full, 24" sprd, 24" o.c.
15	GM	Gulf Muhly	<i>Muhlenbergia capillaris</i>	3 gal.	full, 30" o.c.
7	GL	Nellie R Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	full, 40" o.c.
9	RY	Red Yucca	<i>Hesperaloe parviflora</i>	5 gal.	full, 24" sprd, 30" o.c.
<b>GROUND COVER/VINES/GRASS</b>					
20	GL	Giant Liriope	<i>Liriope gigantea</i>	1 gal.	full, 18" o.c.
40	RM	Creeping Rosemary	<i>Rosmarinus officinalis 'Prostratus'</i>	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

LANDSCAPE TABULATIONS  
 ROCKWALL, TEXAS - SH205 Overlay

Site Area: 35,150 s.f.  
 Building Area: 780 s.f.  
 Total Landscape/Pervious area provided: 14,824 s.f.

General	
1. Buffer strips shall be a minimum of 20' wide and include a berm or shrubbery or a combination of both along the entire length of the property's frontage along the SH-205 r.o.w. The minimum required height is 30" and shall not exceed a maximum height of 48".	
2. Three canopy trees along with four accent trees are required per 100 feet of the SH-205 r.o.w.	
SH205 = 137 I.F.	
REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
berm and/or shrubs	shrubs 36" ht.
4 canopy trees, 4" cal.	4 canopy trees, 4" cal.
6 accent trees, 4' ht.	6 accent trees, 4' ht.
Parking Lot Landscape	
1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.	
2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars. (9 parking spaces)	
REQUIRED	PROVIDED
36" screen	36" screen
1 canopy trees, 4" cal.	1 canopy trees, 4" cal.



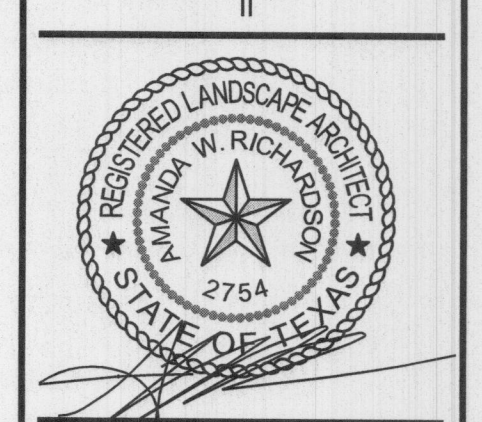
**AWR**  
 AWR Designs, LLC  
 P.O. Box 1746  
 Alledo, Texas 76008  
 amanda@awr-designs.com  
 c. 512.517.5589

REVISIONS

No.	Date

**JONES CARTER**  
 Texas Board of Professional Engineers Registration No. F-439  
 4500 Mercuriale Plaza Drive, Suite 210 - Fort Worth, Texas 76137 - 682.288.2200

DESIGNED BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 SCALE: AS SHOWN  
 DATE: OCTOBER 2021  
 JOB NO.: \_\_\_\_\_



**SALAD AND GO - ROCKWALL - GOLIAD AND FM 522**  
 3064 N GOLIAD ST, ROCKWALL, TX 75087

**LANDSCAPE PLAN**

APPROVED:

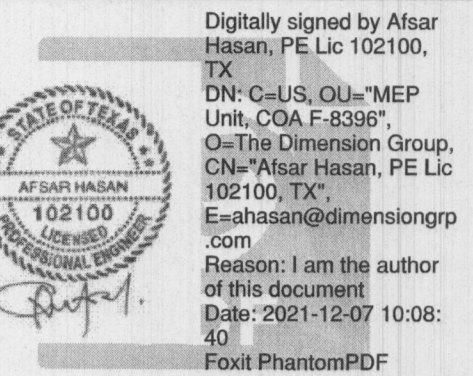
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 CLERK OF PLANNING AND ZONING



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FORT WORTH, TEXAS 76102  
(817) 820-0433



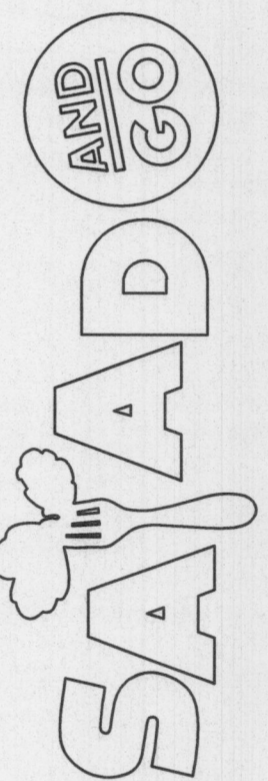
REVISION 1: 12/06/2021

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTIONS
1	12/06/21	JP	CITY COMMENTS

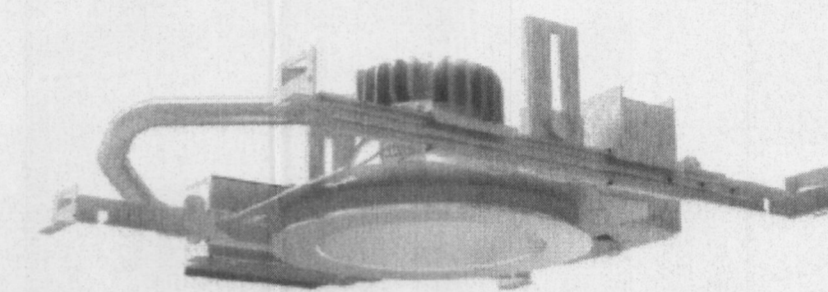
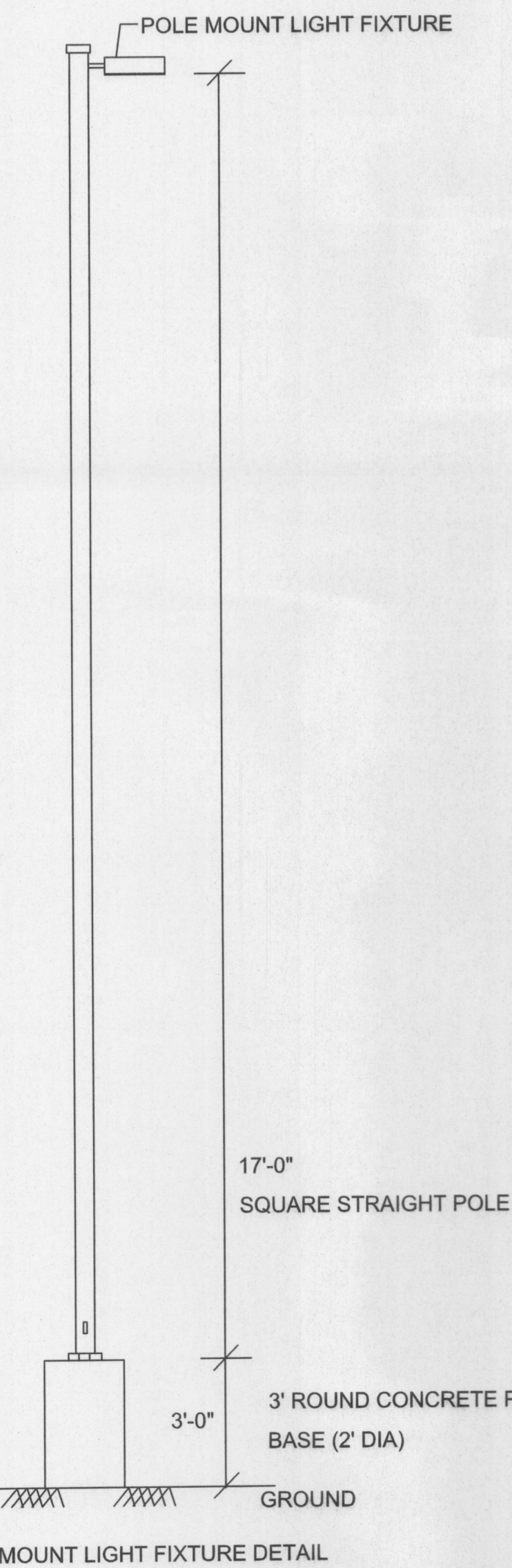


10785 SANDHILL ROAD  
DALLAS, TEXAS 75238  
O: 214-343-9400  
dimensiongroup.com

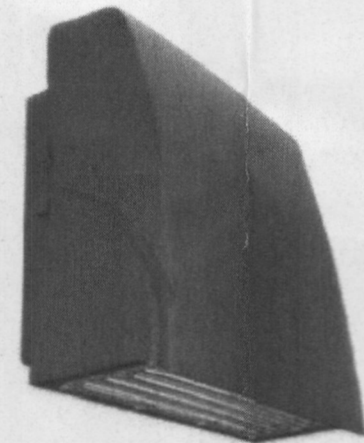


GOLIAD & FM 522  
3068 N. GOLIAD ST.  
ROCKWALL, TX 75087

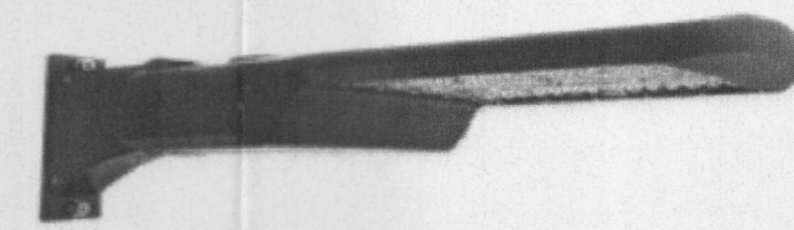
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Wattage	Mounting Height
	D	11	Lithonia Lighting	LBR6 AL01 (750LM) SWW1 (3000K) AR LSS WD 80CRI	6 INCH LBR DOWNLIGHT 750LM 3000K CLEAR SEMI-SPECULAR WIDE 80 CRI	813	8.89	9' Recessed in Canopy 10' Recessed in Drive Thru Canopy
	W	2	RAB Lighting Inc.	SLIM17FA15ADJ_4K	LED WALL PACK, BRONZE FINISH, ADJUSTABLE ANGLE	1904	13.96	9'
	S	1	RAB Lighting Inc.	A17-5T70N	ARCHITECTURAL OUTDOOR LED POLE LIGHT, TYPE 5 DISTRIBUTION, DIE CAST ALUMINUM HOUSE, 4000K	9385	70.81	Base: 3' Pole: 17' Total: 20'
	S1	2	RAB Lighting Inc.	A17-3T70N	ARCHITECTURAL OUTDOOR LED POLE LIGHT, TYPE 3 DISTRIBUTION, DIE CAST ALUMINUM HOUSE, 4000K	10148	69.84	Base: 3' Pole: 17' Total: 20'
	S1A	1	RAB Lighting Inc.	A17-3T70N	ARCHITECTURAL OUTDOOR LED POLE LIGHT, TYPE 3 DISTRIBUTION, DIE CAST ALUMINUM HOUSE, 4000K, HOUSESIDE SHIELD	9898	102	Base: 3' Pole: 17' Total: 20'
	S1B	1	RAB Lighting Inc.	A17-3T70N	ARCHITECTURAL OUTDOOR LED POLE LIGHT, 3 HEAD, TYPE 3 DISTRIBUTION, DIE CAST ALUMINUM HOUSE, 4000K	10148	209.52	Base: 3' Pole: 17' Total: 20'



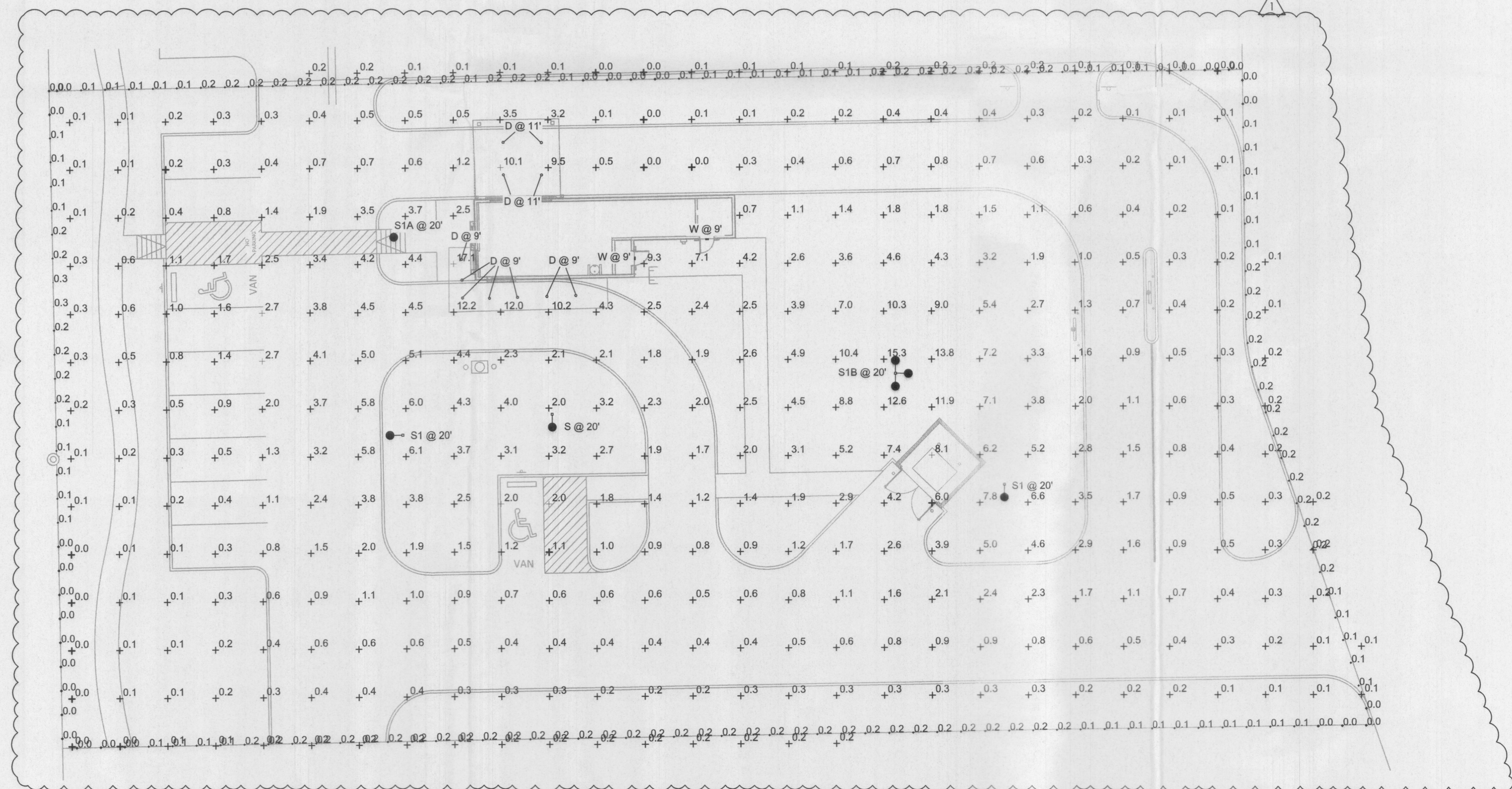
LITHONIA LIGHTING: LBR6  
TYPE D



RAB LIGHTING: SLIM17  
TYPE W



RAB LIGHTING: A17  
TYPE S, S1, S1A, S1B



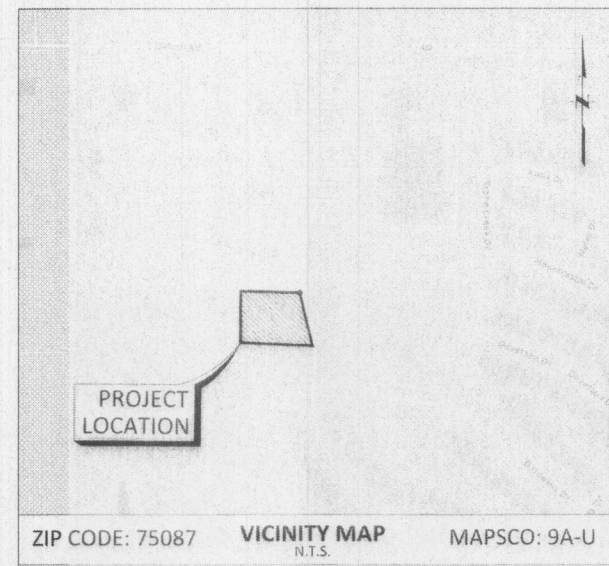
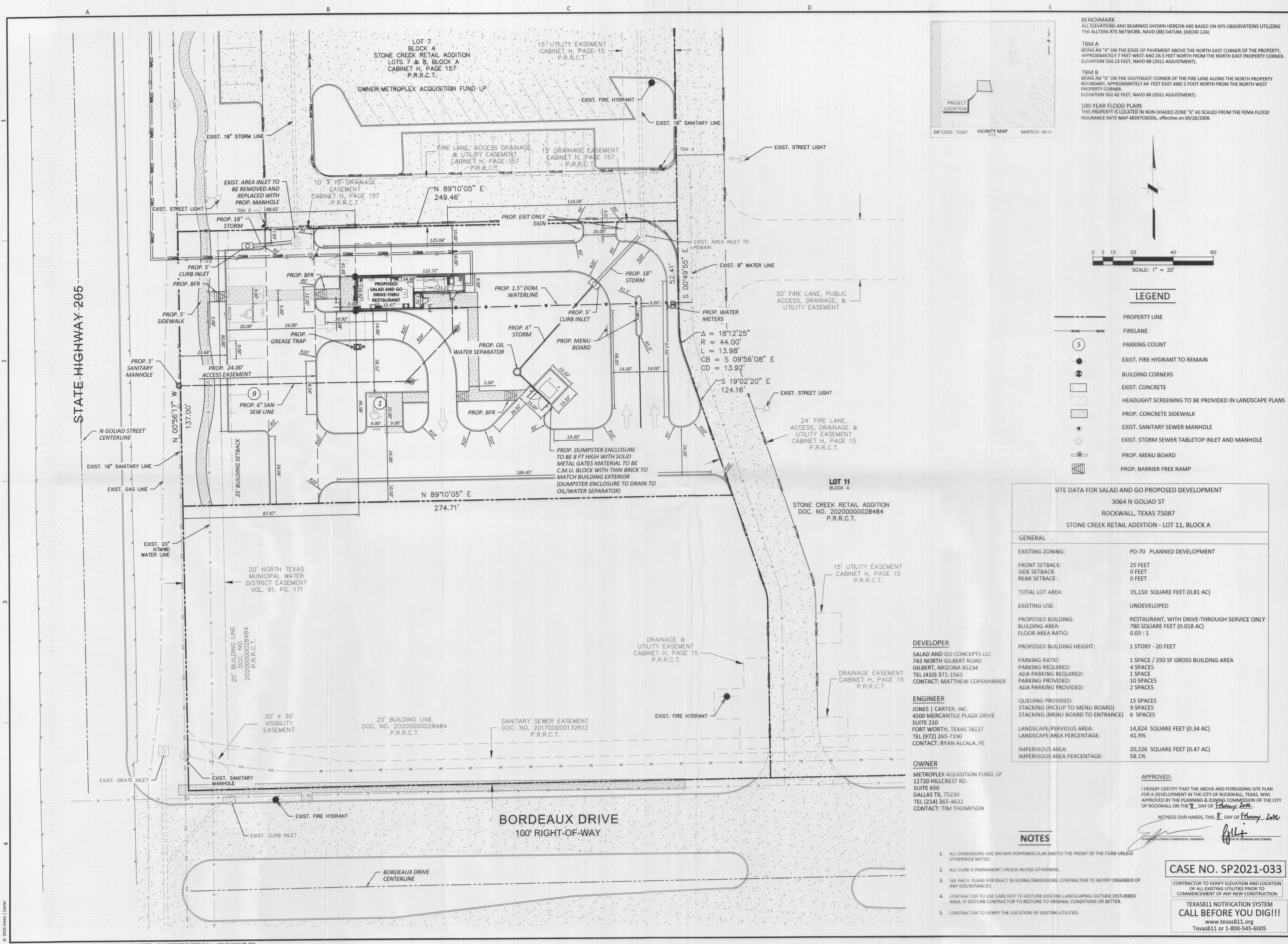
SIGNATURE BLOCK

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING 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 8 DAY OF February, 2024.

WITNESS OUR HANDS, THIS 8 DAY OF February, 2024.

*[Signature]*  
PLANNING & ZONING COMMISSION, CHAIRMAN

*[Signature]*  
DIRECTOR OF PLANNING AND ZONING

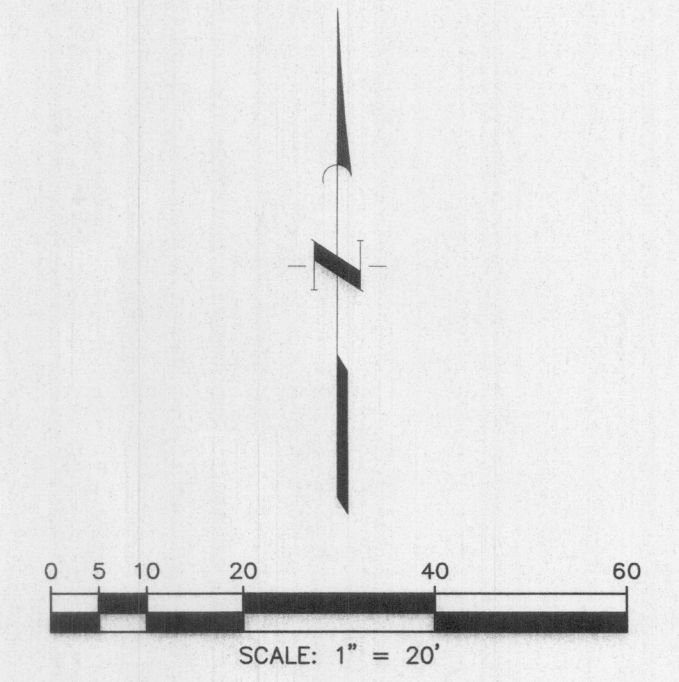


**BENCHMARK**  
ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERA RTX NETWORK, NAVD (88) DATUM, (GEOID 12A)

**TBM A**  
BEING AN "X" ON THE EDGE OF PAVEMENT ABOVE THE NORTH EAST CORNER OF THE PROPERTY, APPROXIMATELY 7 FEET WEST AND 26.5 FEET NORTH FROM THE NORTH EAST PROPERTY CORNER. ELEVATION 554.23 FEET, NAVD 88 (2011 ADJUSTMENT).

**TBM B**  
BEING AN "X" ON THE SOUTHEAST CORNER OF THE FIRE LANE ALONG THE NORTH PROPERTY BOUNDARY, APPROXIMATELY 44 FEET EAST AND 1 FOOT NORTH FROM THE NORTH WEST PROPERTY CORNER. ELEVATION 552.42 FEET, NAVD 88 (2011 ADJUSTMENT).

**100-YEAR FLOOD PLAIN**  
THIS PROPERTY IS LOCATED IN NON-SHADED ZONE "X" AS SCALED FROM THE FEMA FLOOD INSURANCE RATE MAP 48397C0030L, effective on 09/26/2008.



**LEGEND**

- PROPERTY LINE
- FIRELANE
- PARKING COUNT
- EXIST. FIRE HYDRANT TO REMAIN
- BUILDING CORNERS
- EXIST. CONCRETE
- ▨ HEADLIGHT SCREENING TO BE PROVIDED IN LANDSCAPE PLANS
- ▨ PROP. CONCRETE SIDEWALK
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER TABLETOP INLET AND MANHOLE
- PROP. MENU BOARD
- ▨ PROP. BARRIER FREE RAMP

**SITE DATA FOR SALAD AND GO PROPOSED DEVELOPMENT**  
3064 N GOLIAD ST  
ROCKWALL, TEXAS 75087  
STONE CREEK RETAIL ADDITION - LOT 11, BLOCK A

GENERAL	
EXISTING ZONING:	PD-70 PLANNED DEVELOPMENT
FRONT SETBACK:	25 FEET
SIDE SETBACK:	0 FEET
REAR SETBACK:	0 FEET
TOTAL LOT AREA:	35,150 SQUARE FEET (0.81 AC)
EXISTING USE:	UNDEVELOPED
PROPOSED BUILDING:	RESTAURANT, WITH DRIVE-THROUGH SERVICE ONLY
BUILDING AREA:	780 SQUARE FEET (0.018 AC)
FLOOR AREA RATIO:	0.03 : 1
PROPOSED BUILDING HEIGHT:	1 STORY - 20 FEET
PARKING RATIO:	1 SPACE / 250 SF GROSS BUILDING AREA
PARKING REQUIRED:	4 SPACES
ADA PARKING REQUIRED:	1 SPACE
PARKING PROVIDED:	10 SPACES
ADA PARKING PROVIDED:	2 SPACES
QUEUEING PROVIDED:	15 SPACES
STACKING (PICKUP TO MENU BOARD):	9 SPACES
STACKING (MENU BOARD TO ENTRANCE):	6 SPACES
LANDSCAPE/PERVIOUS AREA:	14,824 SQUARE FEET (0.34 AC)
LANDSCAPE AREA PERCENTAGE:	41.9%
IMPERVIOUS AREA:	20,326 SQUARE FEET (0.47 AC)
IMPERVIOUS AREA PERCENTAGE:	58.1%

**DEVELOPER**  
SALAD AND GO CONCEPTS LLC  
743 NORTH GILBERT ROAD  
GILBERT, ARIZONA 85234  
TEL (410) 371-1563  
CONTACT: MATTHEW COPENHAVER

**ENGINEER**  
JONES | CARTER, INC.  
4500 MERCANTILE PLAZA DRIVE  
SUITE 210  
FORT WORTH, TEXAS 76137  
TEL (972) 265-7190  
CONTACT: RYAN ALCALA, PE

**OWNER**  
METROPLEX ACQUISITION FUND, LP  
12720 HILLCREST RD.  
SUITE 650  
DALLAS TX, 75230  
TEL (214) 365-4632  
CONTACT: TIM THOMPSON

**APPROVED:**  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING 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 7 DAY OF February, 2021.

WITNESS OUR HANDS, THIS 8 DAY OF February, 2021

**NOTES**

- ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
- ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
- SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR TO USE CARE NOT TO DISTURB EXISTING LANDSCAPING OUTSIDE DISTURBED AREA. IF DISTURB CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.
- CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.

**CASE NO. SP2021-033**

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS811 NOTIFICATION SYSTEM  
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Texas811 or 1-800-545-6005

App. No. Date

**REVISIONS**

**JONES CARTER**  
Texas Board of Professional Engineers Registration No. F-499  
4500 Mercantile Plaza Drive, Suite 210 - Fort Worth, Texas 76137 - 682.268.2200

DESIGNED BY: MLD  
CHECKED BY: RJA  
DATE: SEPTEMBER 2021  
DRAWN BY: ZTS

SCALE: AS SHOWN  
DATE: SEPTEMBER 2021  
JOB NO.: 17007-0037-00

**INTERIM REVIEW**  
Not intended for construction, bidding or permit purposes.  
Engineer: RYAN J. ALCALA, P.E.  
P.E. Serial No.: 137823  
Date: DECEMBER 2021

**SITE PLAN**  
LOT 11, BLOCK A  
STONE CREEK RETAIL ADDITION  
3064 N GOLIAD ST.  
ROCKWALL, TX 75087

**SALAD AND GO - ROCKWALL - GOLIAD AND FM 522**  
3064 N GOLIAD ST. - ROCKWALL, TX 75087

SHEET NO. OF