

15
es
age 150

Lot 1 - Block 1
7-Eleven/Goliad Addition
Cabinet H. Slide 24.5

South Goliad Street (SH 205)
(Variable Width R.O.W.)

- GENERAL LAWN NOTES**
- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
 - LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE 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. HOLDING 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 CLODS, 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 BERMDUAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

- LANDSCAPE NOTES**
- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR 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 CURBS.
 - QUANTITIES ON THIS PLAN 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 SHALL AND SUBLAP 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 SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED 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 MIRAFI 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 DURAEDEGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
 - RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.
 - DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

PLANT SCHEDULE					
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
2	LO	Live Oak	<i>Quercus virginiana</i>	4" cal.	12' ht., 4' spread, matching
SHRUBS					
8	AB	Glossy Abelia	<i>Abelia grandiflora</i>	3' ht.	full, 20" spread, 36" o.c.
6	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burford Nana'</i>	3' ht.	full, 20" spread, 36" o.c.
12	DY	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Condeaux'</i>	5 gal.	full, 24" sprd, 24" o.c.
35	NRS	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	3 gal.	full, 40" o.c.
7	RY	Red Yucca	<i>Hesperaloe parvifolia</i>	5 gal.	full, 24" sprd, 30" o.c.
6	TS	Texas Sage 'Green Cloud'	<i>Leucophyllum frutescens 'Green Cloud'</i>	5 gal.	full, 24" sprd, 36" o.c.
GROUNDCOVER/VINES/GRASS					
8	GL	Giant Liriope	<i>Liriope gigantea</i>	1 gal.	full, 18" o.c.
Mountain Berry River Rock					

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.

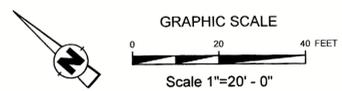
LANDSCAPE TABULATIONS ROCKWALL, TEXAS	
NON RESIDENTIAL BUFFERS ABUTTING R-O-W	
1. Buffer strips shall be a minimum of 10' wide along the entire length of the property's frontage abutting the right of way. All landscape buffers shall incorporate groundcover, a built up berm and shrubbery. Berms and shrubs shall have a minimum height of 30".	
2. One canopy tree and one accent tree shall be incorporated for every 50 l.f. S. Goliad = 237 l.f.	
REQUIRED	PROVIDED
10' wide buffer	23.5' wide buffer
berm and/or shrubs	shrubs both existing and proposed 36" ht.
5 canopy trees, 4" cal.	7 existing canopy trees
5 accent trees, 4' ht.	9 existing accent trees

LANDSCAPE BY ZONING DISTRICT	
1. 20% of the site shall be landscape area.	
2. A minimum of 50% of the required landscape shall be located in the front and along the sides of buildings.	
Site: 50,310 s.f.	
REQUIRED	PROVIDED
10,062 s.f. (20%)	14,612 s.f. (29%)
5,031 s.f. (50%)	6,463 s.f.

PARKING LOT LANDSCAPE	
1. 5% of the parking area shall be landscape.	
2. One shade tree shall be provided for every 10 cars.	
3. No parking space shall be located more than 80' from the trunk of a canopy tree.	
4. Parking shall be screened using berms and evergreen shrubs.	
Parking Spaces: 47	
REQUIRED	PROVIDED
36" screen	36" screen
5 canopy trees, 4" cal.	3 existing canopy trees, 2 proposed canopy trees, 4" cal.

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 10th day of February, 2026.

Debra Correy
Chairman
Director of Planning & Zoning



SITE RENOVATION
1801 S. GOLIAD
ROCKWALL, TEXAS



Project Number: 26014

Drawn By: AWR

Checked By: AWR

Issue Date: 2-2-2026

Revisions

Sheet Title:

PROPOSED LANDSCAPE PLAN

Sheet Number:

L1.02

PROFESSIONAL SEAL REQUIRED
 INFORMATION CONTAINED IN THESE DRAWINGS AND SPECIFICATIONS IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
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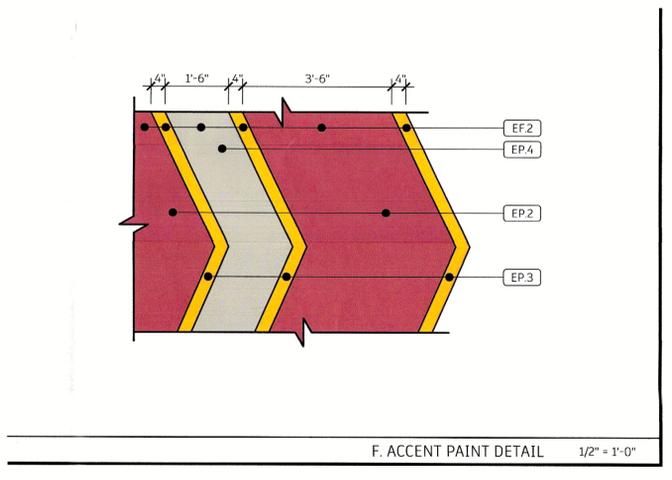
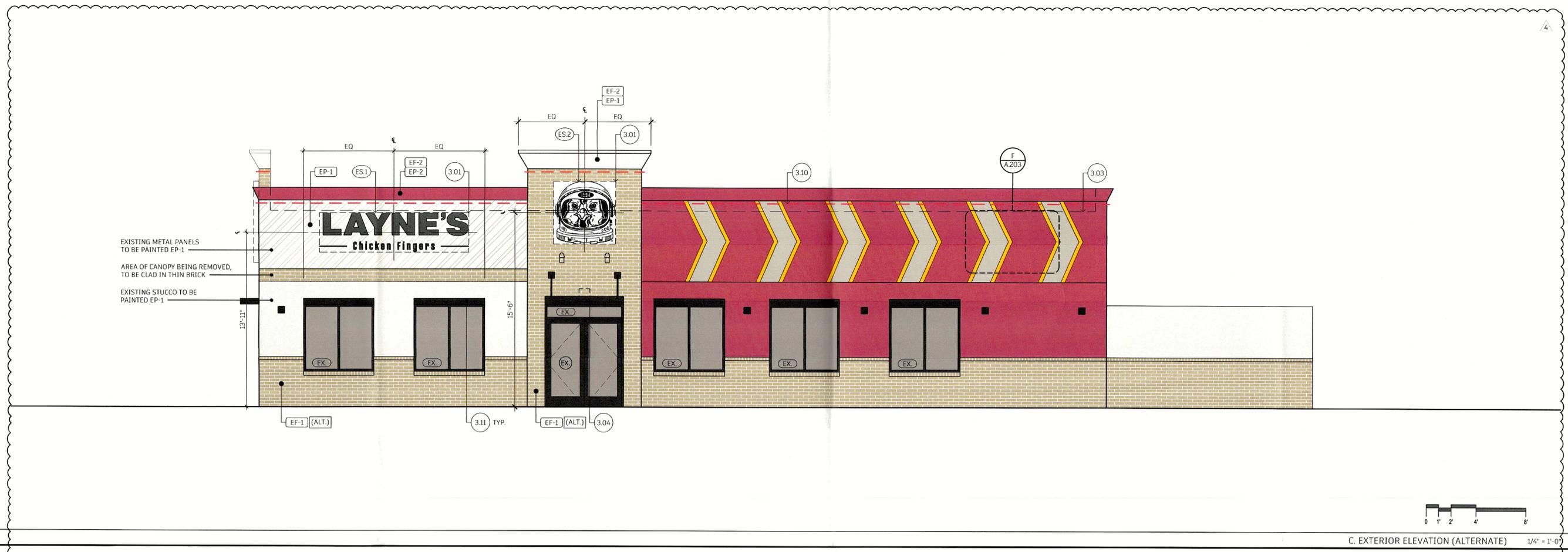


LAYNE'S CHICKEN FINGERS
 RAWRA GROUP
 1801 S GOLIAD ST.
 ROCKWALL, TX 75087



EXTERIOR ELEV. (ALT.)

SHEET A.203



- E. KEYED NOTES**
- 3.01 INTERNALLY ILLUMINATED BUILDING SIGNAGE PROVIDED AND INSTALLED BY SIGN SUPPLIER. G.C. TO PREP AREA WITH 3/4" CDX PLYWOOD & SOLID BLOCKING AND APPROPRIATE ELECTRICAL JUNCTION BOXES/ELECTRICAL CONNECTIONS.
 - 3.02 EXIST. COLLECTOR BOX AND DOWNSPOUT, PAINT TO MATCH ADJACENT FINISHES.
 - 3.03 DASHED LINE INDICATES APPROXIMATE T.O. ROOF LINE BEHIND PARAPET.
 - 3.04 EXTERIOR LIGHTING, REFERENCE RCP & ELECTRICAL DRAWINGS.
 - 3.05 EXIST. CANOPY TO REMAIN, PAINT EP-6
 - 3.06 LINE OF EXISTING TOWER ELEMENT BEYOND
 - 3.07 EXIST. OVERFLOW PORT
 - 3.08 EXIST. ROOF ACCESS LADDER, PAINT EP-6
 - 3.09 EXIST. PARAPET WALL OPENING FOR ROOF ACCESS LADDER
 - 3.10 LED STRIP LIGHT, STREET WRAP FLEX WIDE BY PRINCIPAL SLOAN OR APPROVED EQUAL
 - 3.11 GC TO PROVIDE AND INSTALL NEW METAL CANOPY. COLOR TO MATCH EXIST. STOREFRONT (DARK BRONZE)

B. FACADE MATERIAL PERCENTAGES

FACADE MATERIAL PERCENTAGES - EXISTING		FACADE MATERIAL PERCENTAGES - PROPOSED	
ENTRANCE ELEVATION (SE)		ENTRANCE ELEVATION (SE)	
STONE	= 31%	BRICK	= 31%
METAL PANELS	= 10%	METAL PANELS	= 10%
STUCCO	= 44%	STUCCO	= 44%
GLAZING	= 15%	GLAZING	= 15%
DRIVE-THRU ELEVATION (NW)		DRIVE-THRU ELEVATION (NW)	
STONE	= 20%	BRICK	= 26%
METAL PANELS	= 11%	METAL PANELS	= 11%
STUCCO	= 47%	STUCCO	= 47%
GLAZING	= 16%	GLAZING	= 16%
TILE	= 6%	TILE	= 0%
FRONT ELEVATION (SW)		FRONT ELEVATION (SW)	
STONE	= 42%	BRICK	= 42%
METAL PANELS	= 5%	METAL PANELS	= 5%
STUCCO	= 36%	STUCCO	= 36%
GLAZING	= 17%	GLAZING	= 17%
REAR ELEVATION (NE)		REAR ELEVATION (NE)	
STONE	= 25%	BRICK	= 25%
STUCCO	= 75%	STUCCO	= 75%

A. ADD ALTERNATE ITEMS

ADD ALTERNATE ITEMS:
 EXTERIOR:
 4. ADD ALTERNATE (4) TO DEMOLISH EXISTING STONE ON WAINSCOT AND TOWERS AND REPLACE WITH THIN BRICK

APPROVED:
 I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 10th day of February 2026.

De Juan Gonzalez Planning & Zoning Chairman
Blitz Director of Planning & Zoning

