

PROJECT LOCATION MAP  
N.T.S.

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**ISSUE/REVISION RECORD**

DATE	DESCRIPTION
12/19/16	SITE PLAN
07/23/17	SITE PLAN
07/27/17	SITE PLAN SUBMITTAL
04/07/17	SITE PLAN SUBMITTAL
04/27/17	COORDINATION SET
05/07/17	SITE PLAN SUBMITTAL

**PROPOSED LEGEND:**

- PROPERTY LINE
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED PARKING STALL COUNT
- PROPOSED CONCRETE WHEEL STOP
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE AND VALVE BOX
- PROPOSED TAPPING SLEEVE AND VALVE

**GENERAL SITE NOTES:**

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE WORKING CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SITE SETBACKS, EASEMENTS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST STATE AND LOCAL GOVERNMENT CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- ALL HANDICAP ACCESSIBLE SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS.
- IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER, UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED BY THE CONTRACTOR AFTER SUCH A DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
- CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS ARCHITECTURAL PLANS SHALL BE USED FOR BUILDING STAKEOUT.
- CONTRACTOR SHALL COORDINATE ALL LANDSCAPE IMPROVEMENTS, INCLUDING NEW PLANTINGS AND TURF AREA RESTORATION REQUIREMENTS, WITH LANDSCAPE PLANS.
- CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB TO FACE OF CURB OR EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL NEW ASPHALT AND/OR CONCRETE PAVING SHALL MATCH EXISTING PAVEMENTS FLUSH.
- CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
- CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE CURBS, SIDEWALKS, ETC., RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- ALL FIRE ACCESS LINES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
- SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

**PROFESSIONAL IN CHARGE**  
JOHN HERRERA  
PROFESSIONAL ENGINEER  
LICENSE NO. 85192

**PROJECT MANAGER**  
JEFF RATH

**QUALITY CONTROL**  
LARRY DEIL

**DRAWN BY**  
MITCH HETTERMAN

**PROJECT NAME**  
**TEXAS ROADHOUSE**

**ROCKWALL TEXAS**

**912. E INTERSTATE 30**



**PROJECT NUMBER**  
201512910

**SHEET TITLE**  
**SITE PLAN**

**SHEET NUMBER**  
**C3.0**

**SITE KEY NOTES:**

- S1 PROPOSED TEXAS ROADHOUSE BUILDING (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S2 PROPOSED TRASH ENCLOSURE WITH SELF-LATCHING MECHANISM (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S3A PROPOSED CONCRETE CURB AND GUTTER
- S3B PROPOSED CONCRETE BARRIER CURB
- S3C PROPOSED DEPRESSIONED CONCRETE CURB AND GUTTER
- S4 PROPOSED REVERSE PITCH CONCRETE CURB AND GUTTER (TBD)
- S5 PROPOSED MONOLITHIC CONCRETE CURB AND SIDEWALK
- S6A PROPOSED 5" CONCRETE SIDEWALK
- S6B PROPOSED INTEGRAL BLACK CONCRETE SIDEWALK
- S7A PROPOSED CONCRETE LANDING (SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S7B PROPOSED INTEGRAL BLACK COLORED CONCRETE LANDING (SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S8 PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE
- S9 PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE SLAB
- S10 PROPOSED CONCRETE PAVEMENT
- S11 PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- S13 PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S15 PROPOSED PRECAST CONCRETE WHEEL STOP (TYP. OF 8)
- S16 PROPOSED 4" PAVEMENT STRIPING PER LOCAL CODE
- S19 PROPOSED HANDICAP ACCESSIBLE PARKING SIGN PER LOCAL CODE (TYP. OF 6)
- S20 PROPOSED HANDICAP ACCESSIBLE PARKING STALL STRIPING AND SYMBOL PER LOCAL CODE (TYP.)
- S21 PROPOSED HANDICAP ACCESSIBLE CURB RAMP AT 12:1 MAXIMUM SLOPE PER LOCAL CODES
- S22 PROPOSED CONCRETE TRANSFORMER PAD WITH STEEL BOLLARD PROTECTION (CONTRACTOR SHALL COORDINATE CONCRETE TRANSFORMER PAD LOCATION, SIZE AND THICKNESS WITH ELECTRIC COMPANY PRIOR TO INSTALLATION)
- S23 PROPOSED FIRE HYDRANT
- S26 PROPOSED BLOCK RETAINING WALL
- S30 PROPOSED LIGHT POLE
- S40 EXISTING ASPHALT PAVEMENT TO REMAIN
- S41A EXISTING CONCRETE CURB AND GUTTER TO REMAIN
- S41B EXISTING CONCRETE CURB TO REMAIN
- S42 EXISTING FIRE HYDRANT TO REMAIN
- S43 EXISTING LIGHT POLE TO REMAIN
- S44 EXISTING PAVEMENT STRIPING TO REMAIN
- S45 EXISTING PAVEMENT SIGN TO REMAIN
- S46 EXISTING SIDEWALK TO REMAIN
- S47 EXISTING SIGN TO REMAIN
- S48 EXISTING TREE TO REMAIN AND BE PROTECTED

**SITE PLAN NOTES:**

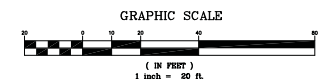
- REFER TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON CONSULTANTS, INC. AND DATED OCTOBER 18TH, 2016 FOR ADDITIONAL INFORMATION REGARDING THE EXISTING SOIL CONDITIONS AND SUBGRADE PREPARATION REQUIREMENTS AND PROPOSED PAVEMENT RECOMMENDATIONS (TERRACON PROJECT NO. 94165431).

**PROJECT INFORMATION:**

**SITE AREA:** 22.075 ACRES  
**ZONED:** COMMERCIAL  
**PROPOSED BUILDING AREA:** 7,420 SQ. FT.  
**PROPOSED USE:** RESTAURANT  
**BUILDING HEIGHT:** 28'-10"  
**PARKING REQUIRED:** 75 STALLS  
(1 STALL PER 4 SEATS AND 281 SEATS TOTAL OR 1 STALL PER 100 SF FLOOR AREA, WHICHEVER IS GREATER)  
**PARKING PROVIDED:** 162 STALLS  
(INCLUDING 6 ADA STALLS)

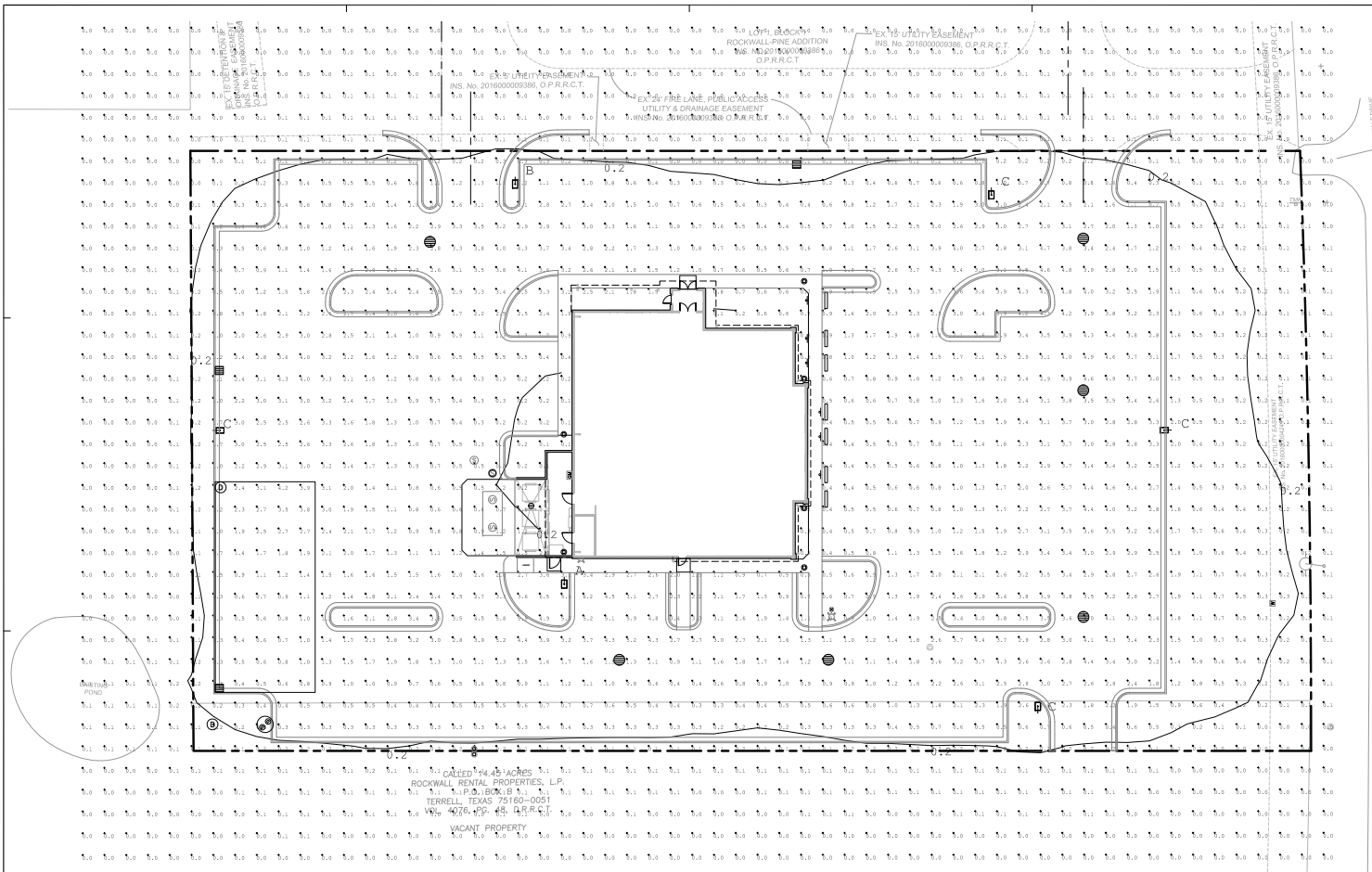
**PAVEMENT HATCH LEGEND:**

- S3A PROPOSED CONCRETE SIDEWALK  
5" PORTLAND CEMENT CONCRETE  
6" MOISTURE CONDITIONED SUBGRADE
- S3B PROPOSED INTEGRAL BLACK CONCRETE SIDEWALK  
5" PORTLAND CEMENT CONCRETE  
6" MOISTURE CONDITIONED SUBGRADE
- S7A PROPOSED CONCRETE  
6" PORTLAND CEMENT CONCRETE  
(SEE STRUCTURAL PLANS FOR REINFORCEMENT, AGGREGATE, AND SUBGRADE REQUIREMENTS)
- S7B PROPOSED INTEGRAL BLACK COLORED CONCRETE  
6" PORTLAND CEMENT CONCRETE  
(SEE STRUCTURAL PLANS FOR REINFORCEMENT, AGGREGATE, AND SUBGRADE REQUIREMENTS)
- S8 PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE  
7" PORTLAND CEMENT CONCRETE  
6" MOISTURE CONDITIONED SUBGRADE  
(SEE GEOTECHNICAL REPORT)
- S9 PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE SLAB  
7" PORTLAND CEMENT CONCRETE  
(SEE STRUCTURAL PLANS FOR REINFORCEMENT AND SUBGRADE REQUIREMENTS)
- S10 PROPOSED CONCRETE PAVEMENT  
5" REINFORCED CONCRETE  
6" MOISTURE CONDITIONED SUBGRADE  
(SEE GEOTECHNICAL REPORT)
- S11 PROPOSED HEAVY DUTY CONCRETE PAVEMENT  
6" REINFORCED CONCRETE  
6" MOISTURE CONDITIONED SUBGRADE  
(SEE GEOTECHNICAL REPORT)
- S13 PROPOSED LANDSCAPE AREA  
(SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)



CASE NO. SP2017-012





TEXAS ROADHOUSE  
ROCKWALL, TX  
PREPARED BY: JOHN HUIJAKA  
ACCURACY LIGHTING & EQUIPMENT  
817-707-1378  
502-961-0057 FAX  
jhujaka@accu-equip.com  
MAY 1, 2017

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
EXISTING	0.28	0.3	0.2	0.4	1.5
PARKING LOT SURFACE	1.88	0.2	0.2	0.30	31.00

LIGHT LEVELS ARE MAINTAINED FOOT-CANDLES, INITIAL LEVELS ARE SLIGHTLY HIGHER

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Lot Lumens	Lot
A	1	THREE	THREE	10,000	100
B	1	THREE	THREE	10,000	100
C	1	THREE	THREE	10,000	100

LIGHTING RESTRICTIONS: ALL FIXTURES MUST BE FULL CUTOFF  
LIGHT LEVEL AT THE PROPERTY LINES NOT TO EXCEED 0.2 FOOT-CANDLE  
FIXTURES B & C HAVE BACKLIGHT CONTROL  
POLES ARE 25'-0" FOR AN OVERALL FIXTURE MOUNTING HEIGHT OF 27'-6" A.F.G.

**GreenbergFarrow**  
P.C.  
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**PROJECT TEAM**

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**TEXAS**  
**912. E INTERSTATE 30**



**PROJECT NUMBER**  
201512910

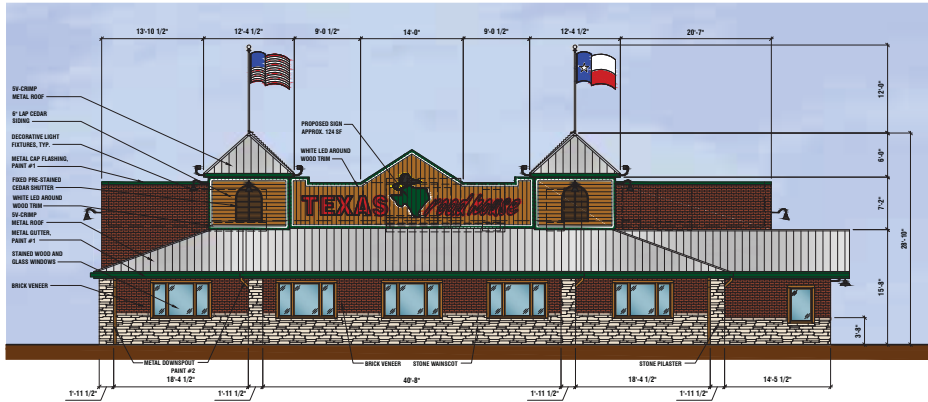
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**PHOTOMETRIC**  
**PLAN**

**SHEET NUMBER**

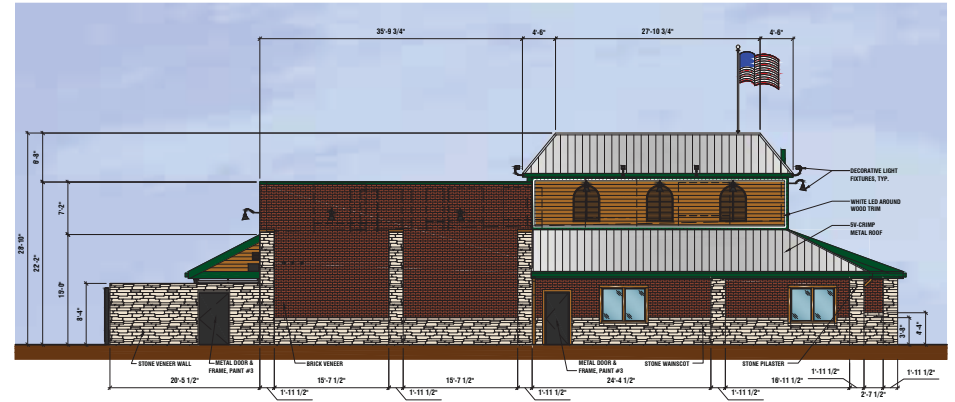
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CASE NO. SP2017-012

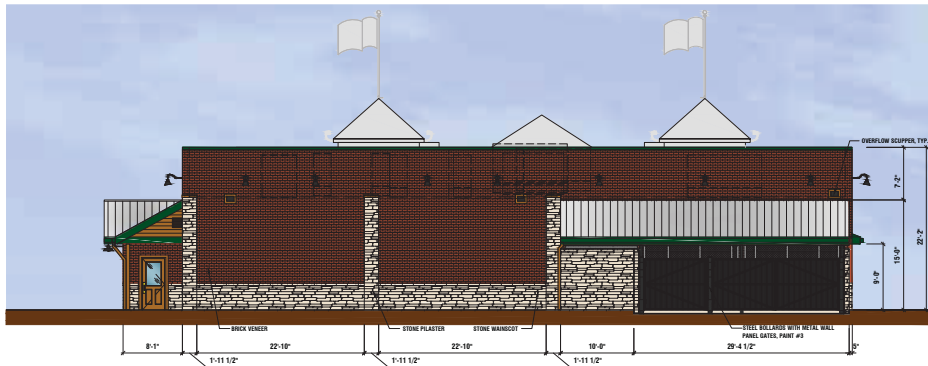




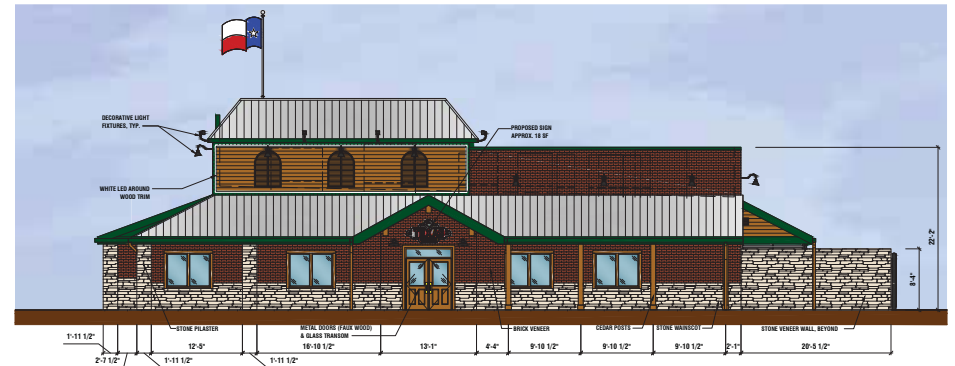
**FRONT ELEVATION (SOUTHEAST)**



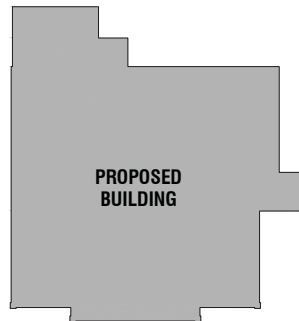
**LEFT ELEVATION (SOUTHWEST)**



**REAR ELEVATION (NORTHWEST)**



**RIGHT ELEVATION (NORTHEAST)**



**PROPOSED  
BUILDING**



EXTERIOR FINISH SCHEDULE			
BUILDING ITEMS	DESCRIPTION	BUILDING ITEMS	DESCRIPTION
WOOD SIDING, TRIM, & WOOD SHUTTERS	PRE-STAINED CEDAR, HENRY POOR LUMBER CEDARTONE TWP #1501 STAIN FORMULA	METAL DOORS AND FRAMES	PAINT #2: SHERWIN WILLIAMS PAINTS, GLOSS BLACK
FRONT ENTRANCE DOORS	METAL DOORS (FAUX WOOD)	BRICK VENEER	CLAYTEX OLD DENVER
STEELCRAFT "GRAIN-TECH" (MAPLE FINISH)		BRICK VENEER (ALTERNATE)	GENERAL SHALE PHOENIX CSS2
TRIM, METAL FLASHING AND GUTTERS	PAINT #1: SHERWIN WILLIAMS PAINTS, GREEN	STONE VENEER	HERITAGE STONE OTTAWA DRYSTACK
DOWNSPOUTS	PAINT #2: SHERWIN WILLIAMS PAINTS, #2195 "ROADSIDE" FINISH COLOR TO MATCH PRE-STAINED CEDAR	METAL ROOF	METAL SALES SV-CRIMP, GALVALUME
DUMPSTER GATES & BOLLARDS	PAINT #2: SHERWIN WILLIAMS PAINTS, GLOSS BLACK		

DISCLAIMER NOTE:  
THE COLORS DEPICTED ON THESE ELEVATIONS ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY. PLEASE REFER TO MATERIAL BOARD FOR ACTUAL SAMPLE OF COLORS AND TEXTURES

EXTERIOR CALCULATIONS				PRIMARY MATERIALS		SECONDARY MATERIALS	
ELEVATION	TOTAL SURFACE AREA	GLAZING SURFACE AREA (INCLUDING DOORS & WINDOWS)	NET SURFACE AREA (EXCLUDING DOORS AND WINDOWS)	STONE AREA (%)	BRICK AREA (%)	WOOD SIDING, FASCIA & TRIM AREA (%)	METAL CAP AREA (%)
FRONT	1,865 S.F.	234 S.F.	1,431 S.F.	426 S.F. (30%)	517 S.F. (36%)	464 S.F. (32%)	24 S.F. (2%)
LEFT	1,781 S.F.	131 S.F.	1,650 S.F.	455 S.F. (28%)	844 S.F. (51%)	337 S.F. (20%)	14 S.F. (1%)
REAR	1,901 S.F.	30 S.F.	1,871 S.F.	417 S.F. (22%)	1381 S.F. (74%)	43 S.F. (2%)	30 S.F. (2%)
RIGHT	1,821 S.F.	199 S.F.	1,432 S.F.	465 S.F. (33%)	564 S.F. (39%)	391 S.F. (27%)	12 S.F. (1%)

**GreenbergFarrow**

21 S. Evergreen Ave. Suite 200  
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t: 847 788 9200 f: 847 788 9536



OWNER	APPLICANT
Rockwall Rental Properties LP P.O. BOX 510 Terrell, TX 75160 (972) 244-5488	GreenbergFarrow 21 S. Evergreen Ave. #200 Arlington Heights, IL 60005 Paula Hubert, AIA, LEED AP BD+C (224) 218-9872 phubert@greenbergfarrow.com

**TEXAS ROADHOUSE**  
ROCKWALL, TX  
7420 SF  
Architect #: 20151291.0  
Case #:

**EXTERIOR ELEVATIONS**  
SCALE: 1/8" = 1'-0"  
**A2.0**

04/06/2017

