

**NOTES:**  
 THE BANK USES A NIGHTLY SERVICE FOR REFUSE AND WILL NOT NEED A DUMPSTER.  
 SITE IS NOT LOCATED WITHIN THE 100 YEAR FEMA FLOOD PLAIN.

**CAUTION!!!**  
 CALL: TEXAS ONE CALL @ 1-800-245-4545  
 48 HRS PRIOR TO CONSTRUCTION.

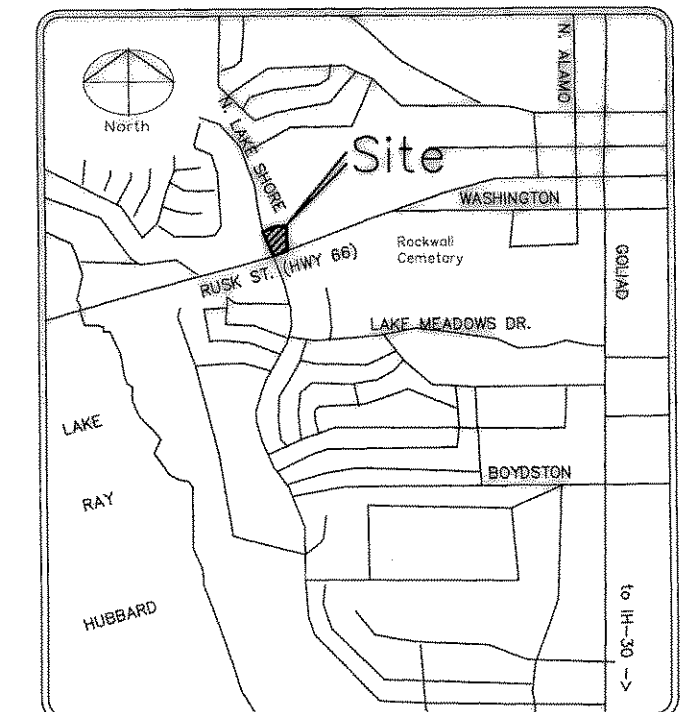
**!!! CAUTION !!!**  
**UNDERGROUND UTILITIES**

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE.

**SITE DATA SUMMARY**

CURRENT ZONING	R RETAIL
PROPOSED USE	BANKING CENTER
LOT AREA	1.001 AC. (43,590 S.F.)
BUILDING AREA	4,307 S.F.
BUILDING HEIGHT:	20'-6" (SINGLE STORY)
LOT COVERAGE	8.8% OF SITE
FLOOR AREA RATIO	1:11.3
PARKING REQUIRED (1/300)	14 SPACES
PARKING PROVIDED	31 SPACES
HC PARKING REQUIRED	2 SPACES
HC PARKING PROVIDED	2 SPACES
TOTAL PARKING PROVIDED	33 SPACES
LANDSCAPED AREA	7,299 S.F.
IMPERVIOUS AREA	36,291 S.F.

ACCESSIBLE PARKING IS PROVIDED IN ACCORDANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS (TAS)



**OWNER**  
 J.P. MORGAN CHASE  
 8111 PRESTON ROAD  
 SUITE 250  
 DALLAS, TEXAS 75226

**ENGINEER**  
 O'DONALD ENGINEERING, PLLC  
 1601 E. LAMAR BLVD.  
 SUITE 210  
 ARLINGTON, TEXAS 76011

**AS-BUILT**

NOTE:  
 THESE PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY CONTRACTOR.

THIS DOCUMENT IS REQUIRED BY THE CITY AND IS INTENDED TO BE USED FOR INFORMATIONAL PURPOSES ONLY. IT SHALL NOT BE USED FOR CONSTRUCTION. THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF BRANDON O'DONALD, P.E. NO. 90241.

**SITE PLAN**  
**CHASE BANK-S.H. 66 & LAKE SHORE DRIVE**  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

**O'DONALD ENGINEERING LLC**

1601 E. Lamar Blvd, Suite 210  
 Arlington, Texas 76011  
 Phone 817.794.0202  
 Fax 817.548.8430

DATE	08/28/08
SCALE	1"=20'
JOB NO	0007012
SHEET	