

PROPOSED 4 STORY HOTEL WITH INDOOR POOL		
ZONING	COMMERCIAL	
LOT AREA	75,794.4 S.F. (1.74 AC)	
FLOOR AREA RATIO	0.616:1	
BUILDING AREA, TOTAL	46,695 S.F.	
FIRE FLOW REQUIREMENTS	4,312 GPM, 4 HRS DURATION	
BUILDING CONSTRUCTION TYPE	V-A	
FIRE SPRINKLER SYSTEM	NFPA-13R	
HC PARKING	REQUIRED	FURNISHED
	3, 1(VAN)	4, 2(VANS)
TOTAL PARKING	68	68
TOTAL LANDSCAPING		10,091 S.F. 14.4% OF LOT
FRONT YARD LANDSCAPING		3,550 S.F. 35.2% OF TOTAL LANDSCAPING
BUILDING COVER		
CONCRETE	54,139 S.F.	70.3% OF TOTAL LOT AREA
BUILDING	11,565 S.F.	15.3% OF TOTAL LOT AREA
VEGETATION	10,091 S.F.	14.4% OF TOTAL LOT AREA

NOTE:
SPECIFICATIONS AND STANDARD
DETAILS SHALL BE IN ACCORDANCE
WITH NCTCOG 3RD EDITION WITH CITY
OF ROCKWALL ADDENDA/REVISIONS.

OWNER/DEVELOPER:

PASTEM CORP.
PO Box 600433, Dallas, TX 75360
Contact Person: T. DAYALJI
tekdayalji@aol.com

CIVIL ENGINEER:

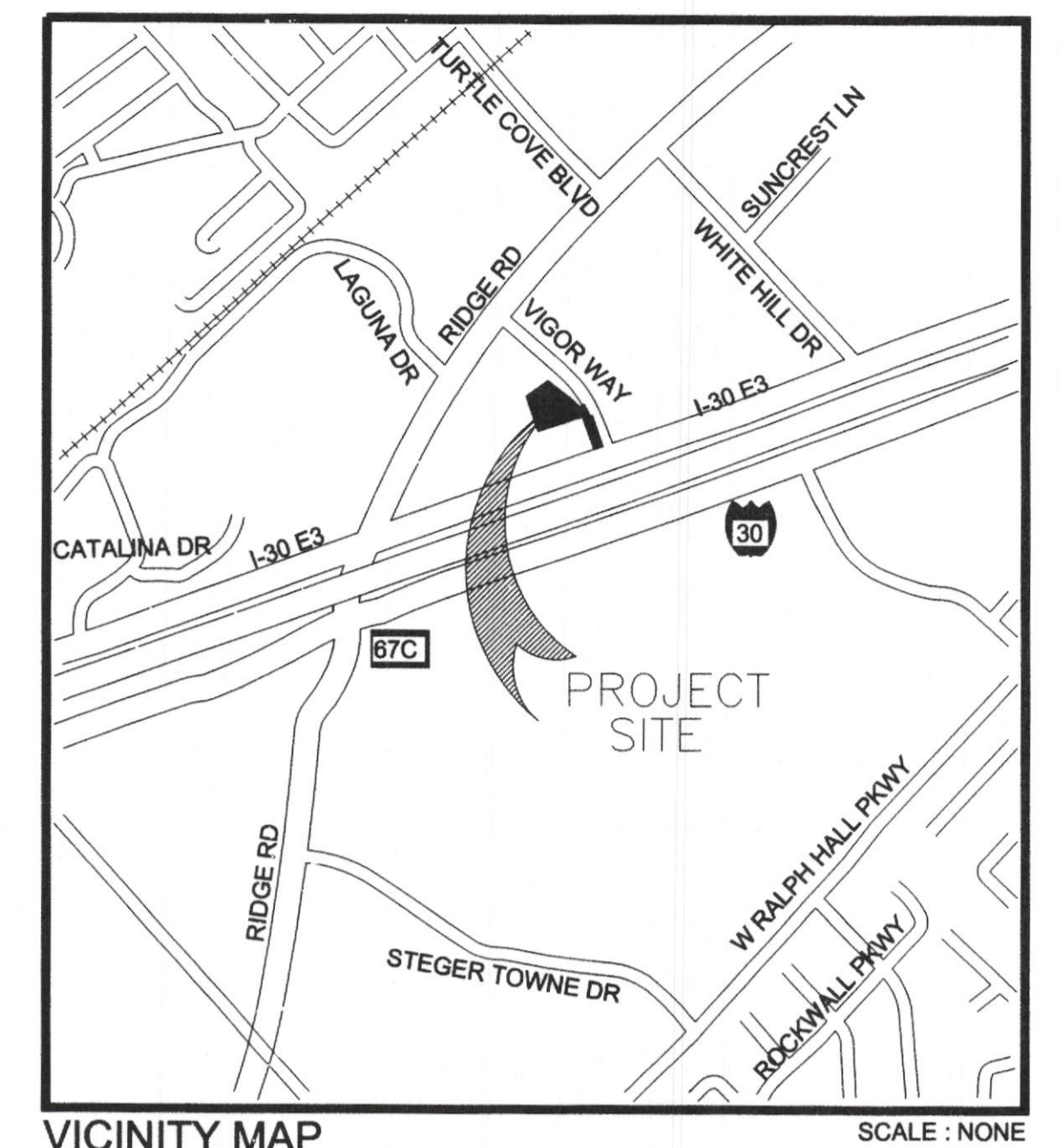
MLD ENGINEERING SOLUTIONS, INC.

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BY CHOICE HOTELS

COMFORT INN & SUITES
68 UNITS, 4 STORY HOTEL
VIGOR WAY
ROCKWALL, TX 75087



CIVIL ENGINEERING PLANS

APPROVED BY:



INDEX OF SHEETS

SHEET	DESCRIPTION
	COVER SHEET
1	FINAL PLAT - SHEET 1
2	FINAL PLAT - SHEET 2
C1	ENGINEERING SITE PLAN AND DIMENSION CONTROL
C2	UTILITY PLAN
C2a	SANITARY SEWER PROFILE
C2b	LIFT STATION CALCULATIONS AND DETAILS
C3	GRADING AND DRAINAGE PLAN
C3a	STORM DRAIN PROFILE AND RETAINING WALL DETAILS
C3b	LOW RETAINING WALL PLAN AND DETAIL
C3.1	RECORD DRAWING-RIDGE ROAD TOWN CENTER DRAINAGE AREA MAP
PLATE NO.4	RECORD DRAWING-WENDY'S DRAINAGE PLAN
C4	PAVING AND JOINTING PLAN
C5	LANDSCAPE PLAN
C6	EROSION CONTROL PLAN

SUBMITTAL #5
JUN 23 2009

FD Yes