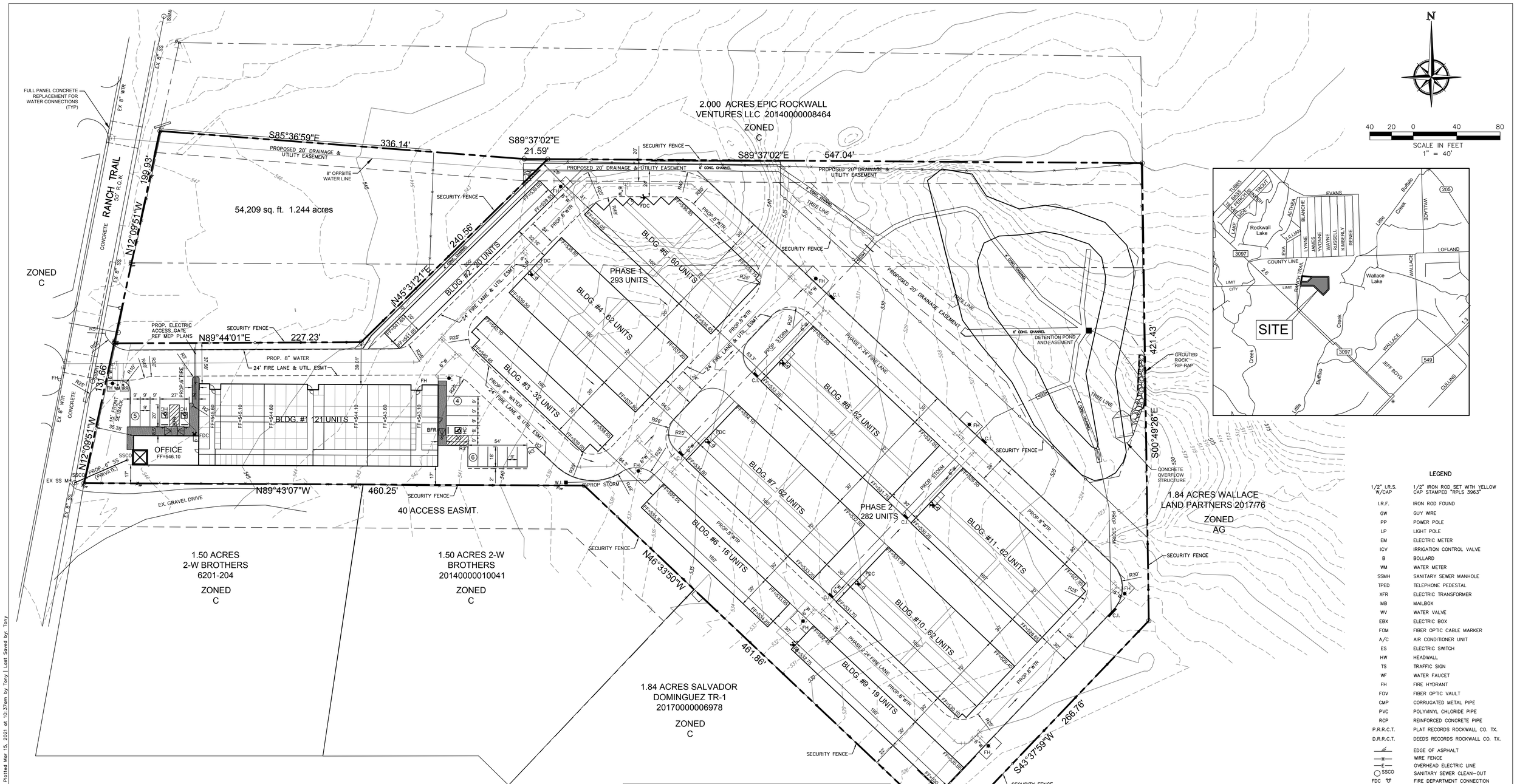


SITE INFORMATION

LOT COVERAGE (MAX 35.5%)
= 102,845/326,202 = 31.5%
IMPERVIOUS AREA (MAX 90%) = 205,190/326,202 = 62.9%
FLOOR RATIO = 31.5%
LANDSCAPE AREA = 121,012/326,202 = 37.1%

HEIGHT OF PROP STRUCTURES:
BLDG. OFFICE 1,620 SF – HT 24'
BLDG. 1 16,500 SF – HT. 11'–4.5"
BLDG. 2 4,000 SF – HT. 10'
BLDG. 3 4,600 SF – HT. 10'–3"
BLDG. 4 11,200 SF – HT. 9'–6"
BLDG. 5 9,650 SF – HT. 9'–10.5"
BLDG. 6 4,800 SF – HT. 10'–3"
BLDG. 7 11,200 SF – HT. 9'–6"
BLDG. 8 11,200 SF – HT. 9'–6"
BLDG. 9 5,700 SF – HT. 10'–3"
BLDG. 10 11,200 SF – HT. 9'–6"
BLDG. 11 11,200 SF – HT. 9'–6"

PROP USE OF STRUCTURES: MINI PUBLIC STORAGE WAREHOUSES

SITE SETBACK PER 'C' ZONING

15' FRONT SETBACK

10' SIDE SETBACK WITH OUT FIRE RETARDANT WALLS
0' SIDE SETBACK WITH FIRE RETARDANT WALLS

10' REAR SETBACK WITH OUT FIRE RETARDANT WALLS
0' REAR SETBACK WITH FIRE RETARDANT WALLS

NOTE: FIRE LANE PAVEMENT IS TO BE A MINIMUM OF
6" 3600 PSI CONCRETE
6 SAC MIX FOR MACHINE PLACED
6.5 SAC MIX FOR HAND PLACED

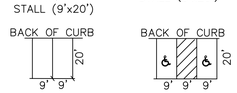
SITES NOTES

1. RETAINING WALLS 3' AND OVER MUST BE ENGINEERED. ALL RETAINING WALLS MUST BE ROCK OR STONE FACE. NO SMOOTH CONCRETE WALLS.
2. MAXIMUM 4:1 SLOPE FOR GRADES.
3. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT ALL SELF-SERVICE FACILITIES. EXCEPTION: ONE-STORY SELF-STORAGE FACILITIES THAT HAVE NO INTERIOR CORRIDORS AND ARE LASS THAN 5,000 SQUARE FEET.

PARKING LEGEND

STANDARD SINGLE PARKING STALL (9'x20')

HANDICAP PARKING STALL (9'x20')



NOTE: FIRE LANE PAVEMENT IS TO BE A MINIMUM OF 6" 3600 PSI CONCRETE
6 SAC MIX FOR MACHINE PLACED
6.5 SAC MIX FOR HAND PLACED

PARKING CALCULATIONS:

NEW OFFICE BUILDING – 1,620 SF 1/300 = 6 PARKING SPACES REQUIRED
TOTAL PARKING SPACES REQUIRED – 6
TOTAL REGULAR PARKING SPACES – 11 REGULAR PARKING SPACES
TOTAL HANDICAP PARKING SPACES – 4 HANDICAP PARKING
TOTAL PARKING SPACES PROVIDED – 15 TOTAL PARKING

LEGEND

1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
GW	GUY WIRE
PP	POWER POLE
LP	LIGHT POLE
EM	ELECTRIC METER
ICV	IRRIGATION CONTROL VALVE
B	BOLLARD
WM	WATER METER
SSMH	SANITARY SEWER MANHOLE
TPED	TELEPHONE PEDESTAL
XFR	ELECTRIC TRANSFORMER
MB	MAILBOX
WV	WATER VALVE
EBX	ELECTRIC BOX
FOM	FIBER OPTIC CABLE MARKER
A/C	AIR CONDITIONER UNIT
ES	ELECTRIC SWITCH
HW	HEADWALL
TS	TRAFFIC SIGN
WF	WATER FAUCET
FH	FIRE HYDRANT
FOV	FIBER OPTIC VAULT
CMP	CORRUGATED METAL PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
P.R.R.C.T.	PLAT RECORDS ROCKWALL CO. TX.
D.R.R.C.T.	DEEDS RECORDS ROCKWALL CO. TX.
	EDGE OF ASPHALT
—x—	WIRE FENCE
—E—	OVERHEAD ELECTRIC LINE
SSCO	SANITARY SEWER CLEAN-OUT
FDC	FIRE DEPARTMENT CONNECTION
C.I.	CURB INLET
W.I.	WYE INLET

RECORD DRAWINGS

To the best of our knowledge Engineering Concepts & Design, L.P., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

3-15-2021

TODD WINTTERS DATE

SITE PLAN
HORIZON ROAD SELF STORAGE

326,202 sf 7.489 Acres
TRACT 23 OF RAINBOW ACRES
WILLIAM W. FORD SURVEY, A-20
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner/Applicant:
HORIZON ROAD SELF STORAGE, LLC
5763 S. SH-205 SUITE 100
ROCKWALL, TX 75032

Engineer
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

Scale 1"=40' | JANUARY 7, 2020 | Project No. 05211 | SP2019-027 | Sheet 1 of 1

Y:\PROJECTS\05211 Rockwall Mini Storage\dwg\SHEETS\04-SITE PLAN.dwg-SITE PLAN Plotted Mar 15, 2021 at 10:37am by Tony | Last Saved by: Tony