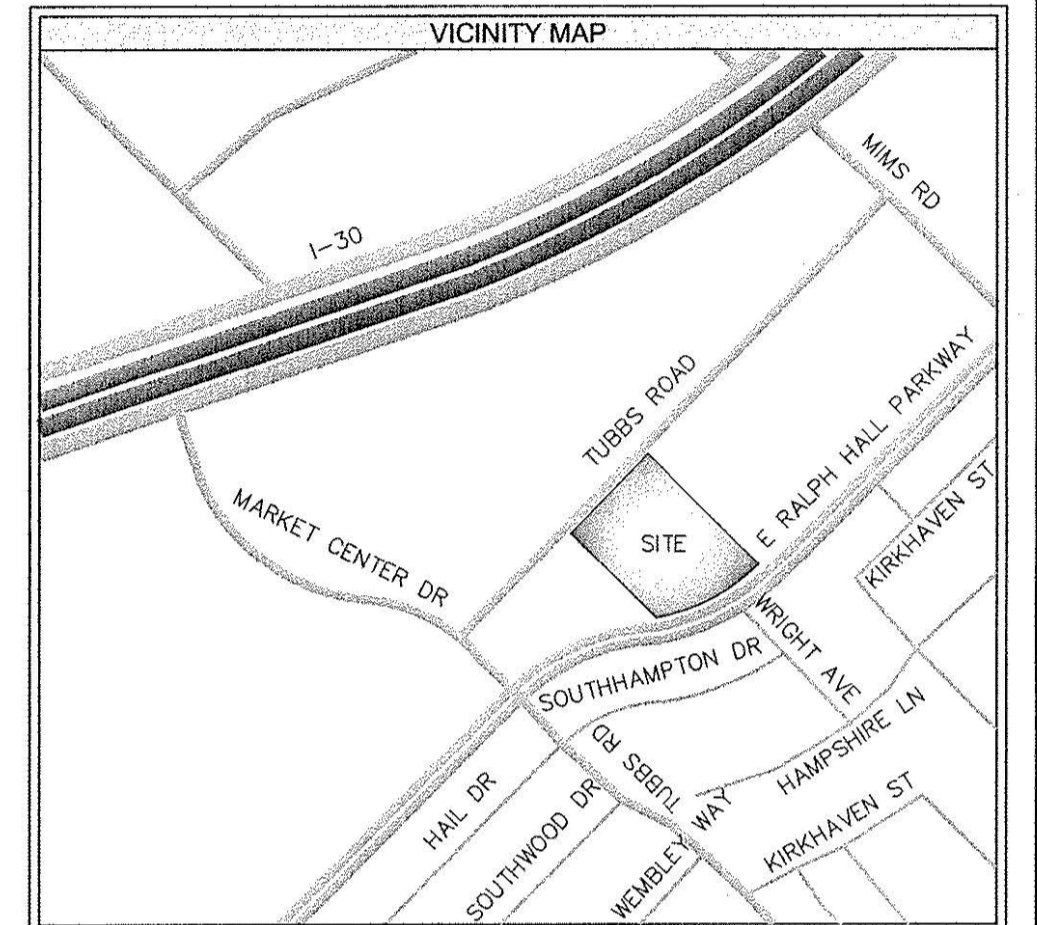


SITE DATA		
	REQUIRED	PROVIDED
LOT AREA (ACRES)		3.215
LOT AREA (SQUARE FOOTAGE)		140,034
BUILDING FOOTPRINT AREA (SQ.FT.)		25,380
CONSTRUCTION TYPE		V-A
MAX LOT COVERAGE	60%	18.57%
FLOOR AREA RATIO	4:1	0.2:1
PROPOSED DENSITY	N/A	N/A
MAXIMUM BUILDING HEIGHT		24'
MAXIMUM IMPERVIOUS COVERAGE	85%-90%	46.37%
LANDSCAPE AREA	21,007 SF	62,072 SF
OPEN SPACE (LANDSCAPE + POND)		75098 SF
FRONT YARD SETBACK	15'	15'
SIDE YARD SETBACK	10'	10'
REAR YARD SETBACK	10'	10'
OFF-STREET PARKING RATIO: 1 PER 6 BEDS + 1 PER STAFF (LARGEST SHIFT) + 46 BEDS / 10 STAFF MAX	18	27
ACCESSIBLE PARKING	2	2



LEGEND	
PROPERTY LINE	FL FL
FIRE LANE	FL FL
PROPERTY SETBACK	FL FL
PARKING COUNT	(P)
PROPOSED FENCE	□
TRANSFORMER PAD (BY OTHERS)	T
STORM SEWER CURB INLET	□
STORM SEWER GRATE INLET	□
DRAINAGE HIGH POINT	HP HP HP
DRAINAGE FLOW ARROW	→
PROPOSED CONTOUR	—
EXISTING CONTOUR	○
PROPOSED LIGHT POLE	○

APPROXIMATELY 2.88 AC. OF OFFSITE, UNDEVELOPED STORM WATER FLOWS ONTO LOT 1 FROM THE ADJACENT PROPERTY TO THE EAST, PER RALPH HALL PARKWAY PLANS, DATED 6/30/09. OFFSITE AREA IS CAPTURED BY EXISTING DRAINAGE SWALE AS SHOWN EAST OF PROPERTY LINE AND ENTERS SUBJECT SITE AT SOUTHEAST CORNER OF LOT 1. Y INLET IS PROPOSED AS SHOWN TO CATCH & CONVEY THESE FLOWS INTO DOWNSTREAM SYSTEM IN RALPH HALL PARKWAY. TOPOGRAPHY OBTAINED ON 11/01/2010. NO OFFSITE DRAINAGE IMPROVEMENTS ANTICIPATED.

FIRE NOTE

THE PROPOSED STRUCTURE WILL HAVE A FIRE SPRINKLER SYSTEM

SIGN PERMIT

SIGNS SHOWN WILL REQUIRE A SEPARATE SIGN PERMIT

SITE PLAN

ROCKWALL MARKET CENTER EAST ADDITION
 LOT 1
 3.215 GROSS ACRES
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS
 E.P. GAINES CHISUM SURVEY,
 ABSTRACT NO. 64
 SUBMITTED OCTOBER 15, 2010
 RESUBMITTED NOVEMBER 3, 2010
 RESUBMITTED NOVEMBER 11, 2010

NO.	REVISIONS	BY	DATE

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 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928

KHA PROJECT	067773505
DATE	10/15/2010
SCALE	AS SHOWN
DESIGNED BY	JCA
DRAWN BY	JCA
CHECKED BY	HKV

SITE PLAN

AUTUMN LEAVES
 PREPARED FOR
THE LASALLE GROUP

CITY OF ROCKWALL, TEXAS

SHEET NUMBER
C-101

Plotted By: Armando, John. Sheet Set: 067773505-AutumnLeaves. Layout: C-101. SITE PLAN. October 12, 2011. 02:33:13pm. K:\gdl-civil\067773505-AutumnLeaves\Gdl\plansets\C-101 SITE PLAN.dwg
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