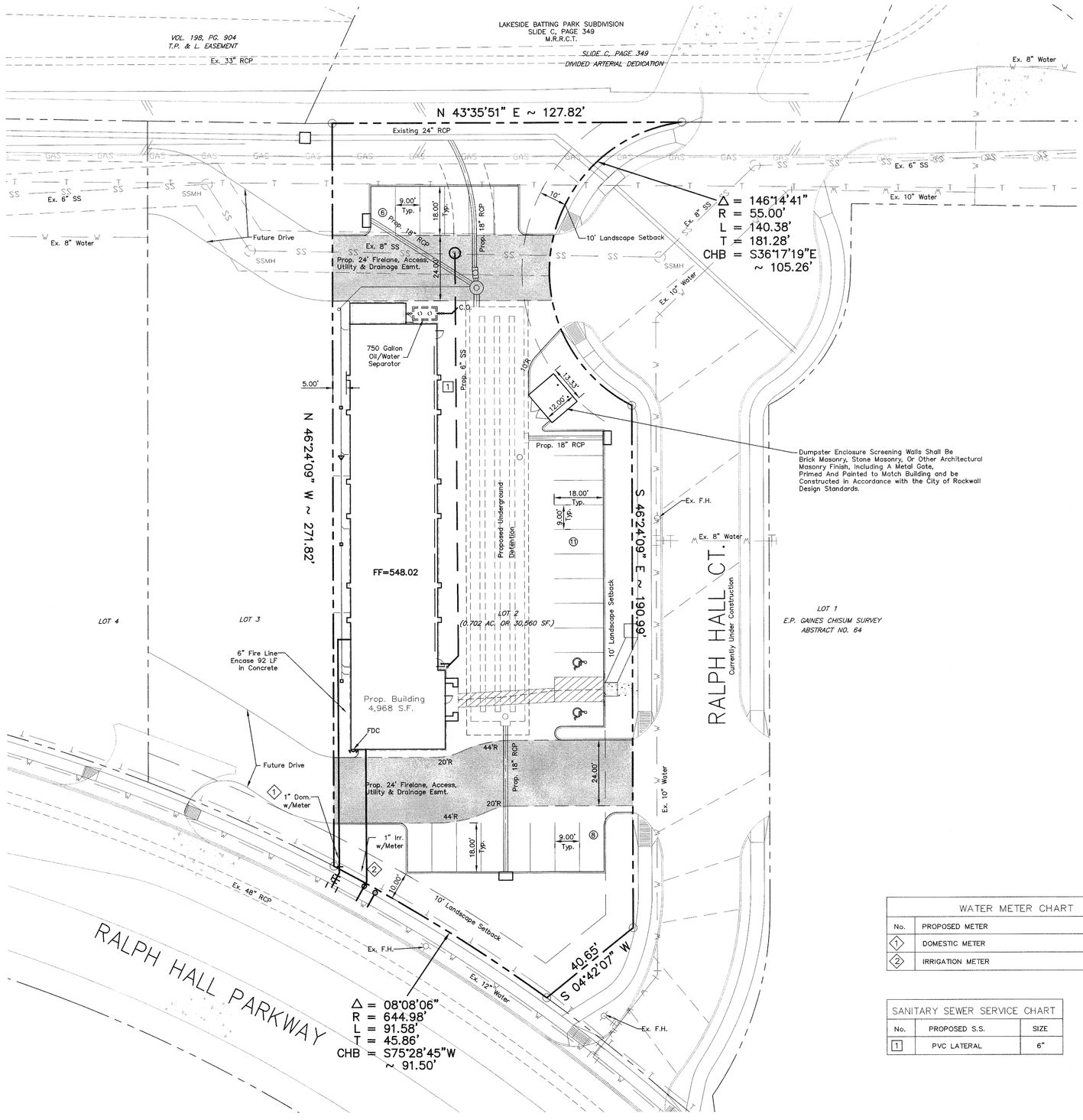
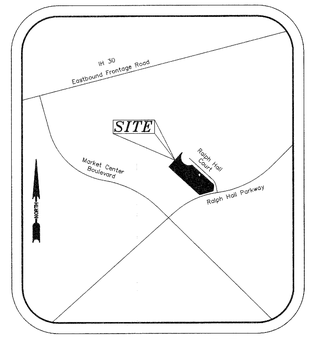
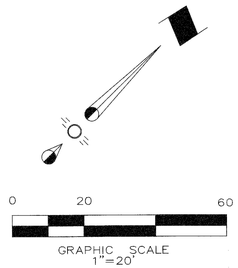




Vicinity Map
NTS



Note:
All site lighting shall be located on the building and be fully shielded from adjacent properties

NOTE:

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

LIGHTING FOR THE SITE SHALL MEET CITY STANDARDS.

THERE ARE NO TREES ON THIS SITE.

LEGEND

- Proposed Firelane
- Proposed Sidewalk
- Existing Fire Hydrant
- SSMH — Existing Sanitary Sewer Manhole
- Existing Water Valve
- Proposed Water Meter
- PP — Existing Power Pole
- SS — Existing Sanitary Sewer Line
- W — Existing Water Line
- OHP — Existing Overhead Power Line
- GAS — Existing Gas Line
- T — Existing Telephone Line

SYNOPSIS

Zoning	C (S 81)
Proposed Use	Light Automotive Repair
Lot Area	0.702 Ac. (30,560 s.f.)
Building Area:	4,968 s.f.
Lot Coverage:	16.25%
Floor Area Ratio:	0.16:1
Impervious Area:	21,737 s.f.
Building Height:	24' (To The Ridge), 1 Story
Parking Required: (2 per service bay)	(18 Spaces)
Total Parking Provided:	(25 Spaces)
Handicap Parking Provided:	(2 Spaces)
Legal Description:	Lot 2, Block 1, Rockwall Market Center South Addition

WATER METER CHART		
No.	PROPOSED METER	SIZE
1	DOMESTIC METER	1"
2	IRRIGATION METER	1"

SANITARY SEWER SERVICE CHART		
No.	PROPOSED S.S.	SIZE
1	PVC LATERAL	6"

BENCHMARK:
BM#1

TOP NORTHEAST CORNER OF CONCRETE WYE INLET LOCATED IN SOUTHWEST CORNER OF HOME DEPOT.

ELEV. = 540.69

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY.

SURVEYOR
AJ Bedford Group, Inc.
301 N. Alamo Road
Rockwall, Texas 75087
Phone (972) 722-0225
Fax (972) 722-0361
Contact: Jay Bedford

DEVELOPER
Christian Brothers Automotive
15995 N. Barker Landing
Suite 145
Houston, Texas 77079
281-870-8900 ext.105
Contact: Curtis Cain

ENGINEER
Cross Engineering Consultants, Inc.
106 W. Louisiana Street
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jon David Cross, P.E.

STOP!
CALL BEFORE YOU DIG
1-800 DIG TESS
(@ least 72 hours prior to digging)

Issue Dates:	Revisions:	Date:
1 4/22/11	1 Water	6/14/11
2	2 Grd & SW	8/31/11
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS
106 W. Louisiana Street • McKinney, Texas 75069
972.562.4409 • Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
C.E.C.I.	J.D.C.	1" = 20'

SITE PLAN

CHRISTIAN BROTHERS - ROCKWALL

Rockwall Market Center South Addition

CITY OF ROCKWALL, TEXAS

Sheet No. SP

Project No. 11014

CHRISTIAN BROTHERS AUTOMOTIVE