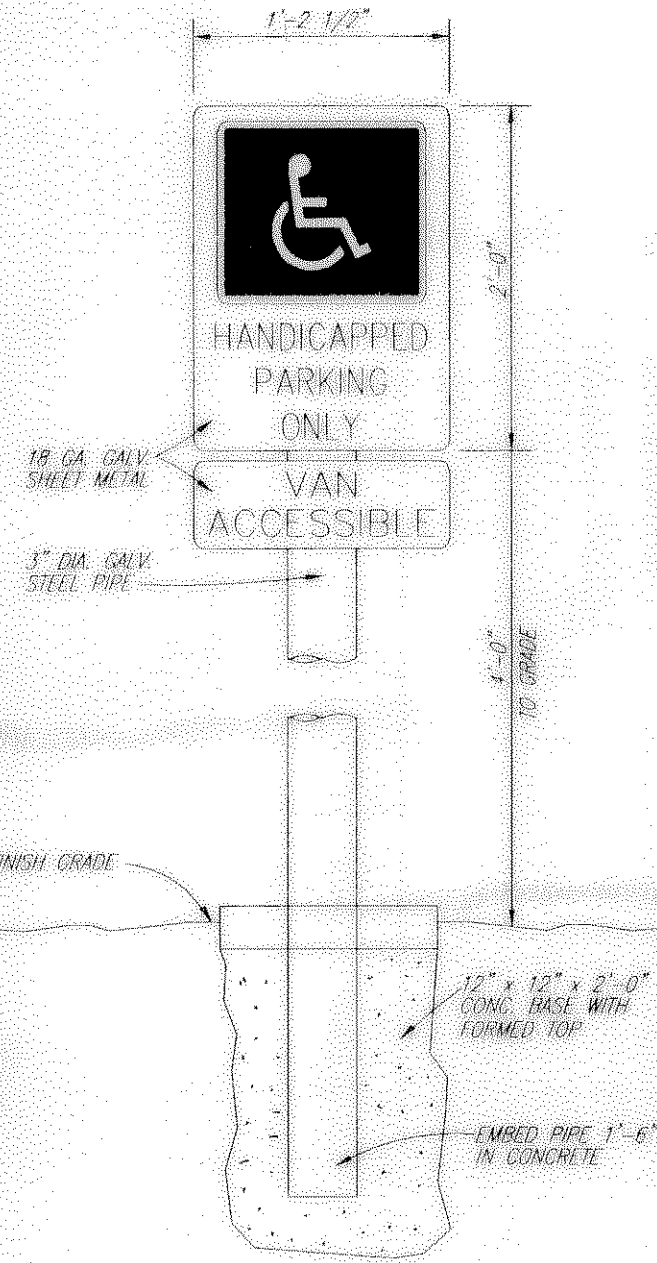


LOCATION MAP

N.T.S.

- CHARACTER WIDTH TO HEIGHT RATIO BETWEEN .35 AND 1:1
- CHARACTER STROKE WIDTH TO HEIGHT RATIO BETWEEN 1:5 AND 1:10
- CHARACTERS AND BACKGROUND SHALL HAVE AN EQUALIZED WHITE OR OTHER NON-GLARE FINISH
- DARK CHARACTERS ON LIGHT BACKGROUND



HANDICAP PARKING SIGN

NOT TO SCALE

- NOTES:
- 24,733.72 S.F. (0.5678 Ac.) of the property is located in the 100 year flood plain as shown on the Flood Insurance Rate Map for Rockwall County, Texas, Map No. 480547 0005 C dated June 16, 1992. Revision to map, case pending, reference Lomar case No. 01-06-355P.
  - Amenity Center and all Open Space shall be owned & maintained by H.O.A.
  - Contact Robert LaCroix at the City of Rockwall Planning Department at (972) 771-7745 ext. 110 for a landscape inspection. Landscape installation must comply with approved landscape plans prior to receiving a certificate of occupancy.
  - Entire lot exclusive of floodplain to be grassed & irrigated.
  - Pool drains to 4" Sanitary Sewer Service.
  - The amenity center, pool, paving & grading are to conform to ADA standards.
  - Shaded areas (▨) for barrier free ramps have a contrasting texture to adjacent flat work. Barrier free ramps to comply with architectural detail 4.7.

**RECORD DRAWINGS**  
 NOTE: THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE IMPROVEMENTS ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OF ROCKWALL. THE LINES AND GRADES WERE SET ON THE GROUND FOR CONSTRUCTION ACCORDING TO SAID PLANS. WE ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION EXCEPT AS NOTED ON THE PLANS.

**SUMMARY TABLE**  
 Zoning: Ordinance No. 96-3 - Tract Seven  
 Single Family = SF-10  
 Proposed Use: Private Recreation Center  
 Lot Area: 108,572.87 SF (2.493 acres)  
 Building Area: 1,000 SF  
 Building Height: 21' (One Story)  
 Lot Coverage: 0.92%  
 Parking Required: 10  
 Parking Provided: 10  
 Handicap Parking Required: 1  
 Handicap Parking Provided: 1  
 S.F. Of Impervious Surface: 18,016.53 (16.59%)

**DEVELOPER**  
**PAPAGOLOS DEVELOPMENT COMPANY**  
 5225 VILLAGE CREEK DRIVE SUITE 300  
 972-931-9537 PLANO, TEXAS 75093

**OWNER**  
**HICKORY RIDGE, LTD.**  
 5225 VILLAGE CREEK DRIVE SUITE 300  
 972-931-9537 PLANO, TEXAS 75093

NO.	DATE	BY	REVISION
1	5-15-03	JDS	SIDEWALKS, BFR & HC SIGN DETAILS
2	6-27-03	RE	AS-BUILT

LANDSCAPE SUMMARY			
ITEM	Type	Size	Quantity
TREE	LIVE OAK	3"	5
TREE	RED OAK	3"	5
TREE	CEDAR ELM	3"	7
TREE	N.R. STEVENS	30 gal.	4
SHRUB	BURFORD HOLLY	5 gal.	163

WATER METER SCHEDULE			
No.	Type	Size	Sewer
1	Domestic	1"	4"
2	Irrigation	2"	N/A

**BENCHMARK:**  
 CITY OF ROCKWALL, TEXAS CONTROL MONUMENT #929. TOP OF HEADWALL IN NORTHWEST CORNER OF BRIDGE OVER SQUABBLE CREEK, SOUTHWESTERLY SIDE OF FM 205.  
 ELEV = 524.55

**BENCHMARK:**  
 SQUARE CUT ON TOP OF HEADWALL AT THE MOST NORTHERLY CORNER OF BRIDGE. NORTHEASTERLY SIDE OF FM 205.  
 1680± NORTHWEST OF CL OF MIMS ROAD.  
 ELEV = 529.11

**SITE PLAN**

**AMENITY CENTER  
 HICKORY RIDGE PHASE TWO**

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
 5225 VILLAGE CREEK DR., STE. 200 (972) 931-0694 PLANO, TEXAS

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
MSD	LAC	DMD	9/12/01	1"=20'	99-066	1

