

-UNPLATED-
PETER TEMUNOVIC &
CWIJETA TEMUNOVIC
VOL. 959, PG. 150

LOT 9R, BLOCK A
HORIZON RIDGE ADDITION
CAB. E, SLIDE 393-394

LOT 14, BLOCK A
PROPOSED BUILDING
FF 559.6

NOTE:
SEE ARCHITECTURAL FLOOR
PLAN FOR BUILDING DIMENSIONS.
ALL DIMENSIONS ARE TO FACE
OF CURB.

R = 2824.27'
D = 04'06"03"
T = 101.11'
L = 202.14'
CH = 202.10'
CB = S 70°53'03" E

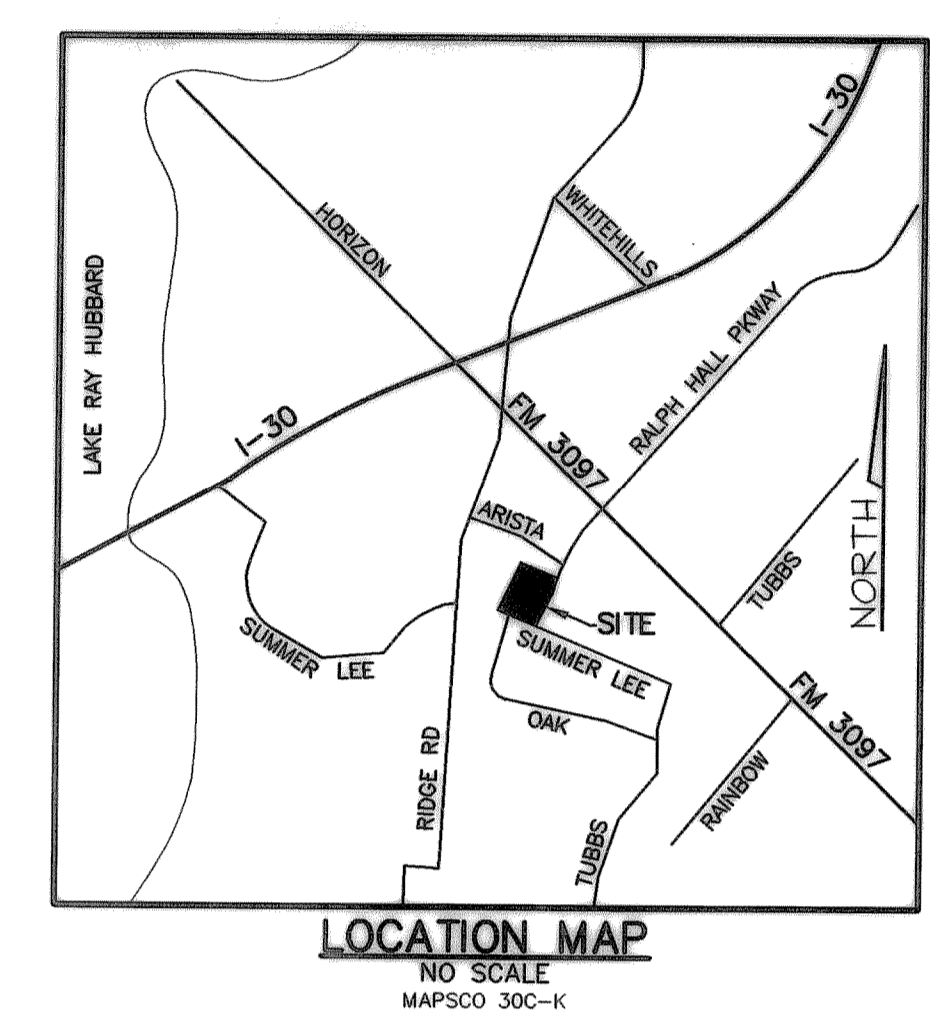
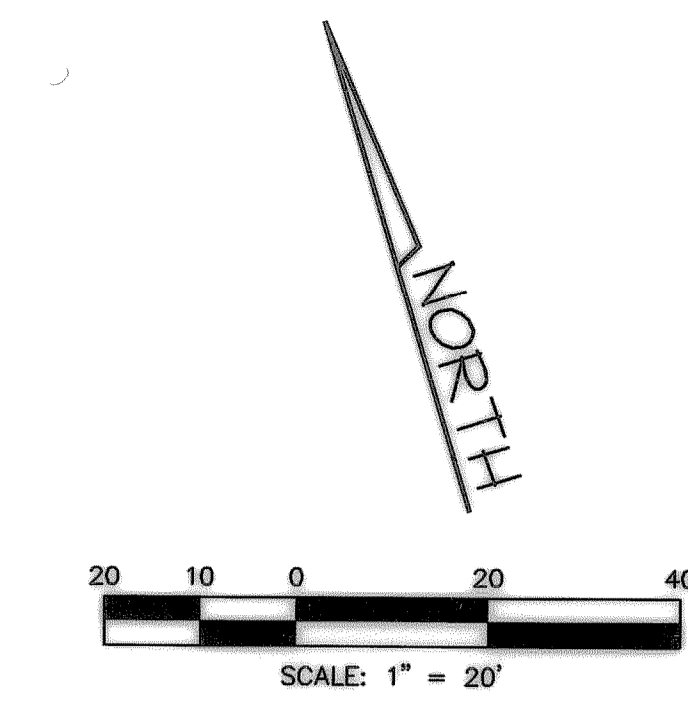
R = 420.00'
D = 22°43'53"
T = 84.43'
L = 166.63'
CH = 165.54'
CB = S 08°06'19" W

BENCHMARK: SQUARE CUT TOP OF CURB RETURN LOCATED AT THE
NORTHWEST CORNER OF RALPH HALL PKWAY & SUMMER
LEE DRIVE INTERSECTION AND 11± EAST OF THE
SOUTHEAST PROPERTY CORNER.

ELEV. 560.86

RECORD DRAWING
IMPROVEMENTS INDICATED ON THESE PLANS ARE BASED ON
VISUAL OBSERVATION AND SURVEY WORK PERFORMED
AT THE SITE BY BEI OR SURVEY SUBCONTRACTOR.

DATE: DECEMBER 19, 2008



SITE DATA SUMMARY CHART

| | |
|----------------------------|----------------------------|
| ZONING: | PLANNED DEVELOPMENT (PD-9) |
| SITE USE: | OFFICE |
| SITE AREA: | 37,817 SF (0.868 ACRES) |
| PROPOSED BUILDING AREA: | 8,431 SF |
| PROPOSED BUILDING HEIGHT: | ONE STORY |
| IMPERVIOUS COVERAGE | |
| BUILDING COVERAGE: | 8,431 SF |
| PAVING COVERAGE: | 19,137 SF |
| TOTAL IMPERVIOUS COVERAGE: | 27,568 SF |
| LANDSCAPE: | |
| PARKING REQUIRED | |
| MEDICAL (4,200 SF): | 21 SPACES (1/200) |
| OFFICE (4,231 SF): | 14 SPACES (1/300) |
| PARKING REQUIRED: | 35 SPACES |
| PARKING PROVIDED: | 42 SPACES |
| HANDICAP PARKING REQUIRED: | 2 SPACES |
| HANDICAP PARKING PROVIDED: | 2 SPACES |

NOTE: DUMPSTER TO BE SHARED WITH LOT 9 BLOCK A, HORIZON RIDGE ADDITION.
ALL PAVEMENT 6" 3600 PSI REINFORCED CONCRETE PAVEMENT.

LEGEND

| | |
|-----|-------------------|
| BL | BUILDING LINE |
| SW | SIDEWALK |
| FH | FIRE HYDRANT |
| PP | POWER POLE |
| LP | LIGHT POLE |
| BFR | BARRIER FREE RAMP |

HORIZON RIDGE TWO
HORIZON RIDGE ADDITION
LOT 15, BLOCK A
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS: ROCKWALL CAPITAL ADVISORS, LLC
1010 W. RALPH HALL PKWY, SUITE 200
ROCKWALL, TEXAS 75032
(469) 698-4200

ENGINEER: BENTLEY ENGINEERING, INC.
4125 BROADWAY BLVD.
SUITE A250
GARLAND, TX. 75043

CONTACT: MARC BENTLEY
(972) 240-4821

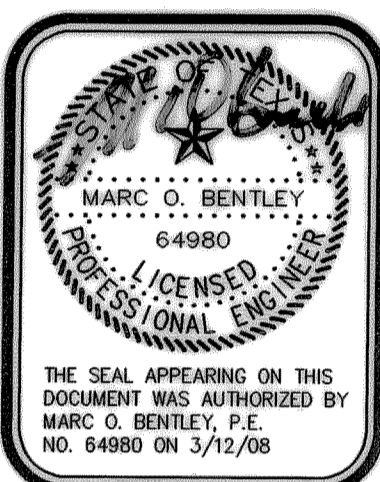
RECORD DRAWING

| | | | |
|-----|---------|---------------------------|----------|
| 4 | 6/30/08 | RELOCATE FIRE ACCESS WALK | |
| 3 | 4/10/08 | ISSUED FOR CONSTRUCTION | |
| 2 | 4/02/08 | PER CITY COMMENTS | |
| 1 | 3/12/08 | PER CITY COMMENTS | |
| No. | Date | | Revision |

Scale: 1"=20'
File Name: ARISTASITE
Date: JAN. 2008
Project No.: 27160

Sheet
C1

SITE PLAN
HORIZON RIDGE ADDITION
CITY OF ROCKWALL, TEXAS



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