

NATIONAL TIRE & BATTERY (NTB)
 W. RALPH HALL PKWY.
 CITY OF ROCKWALL, TEXAS

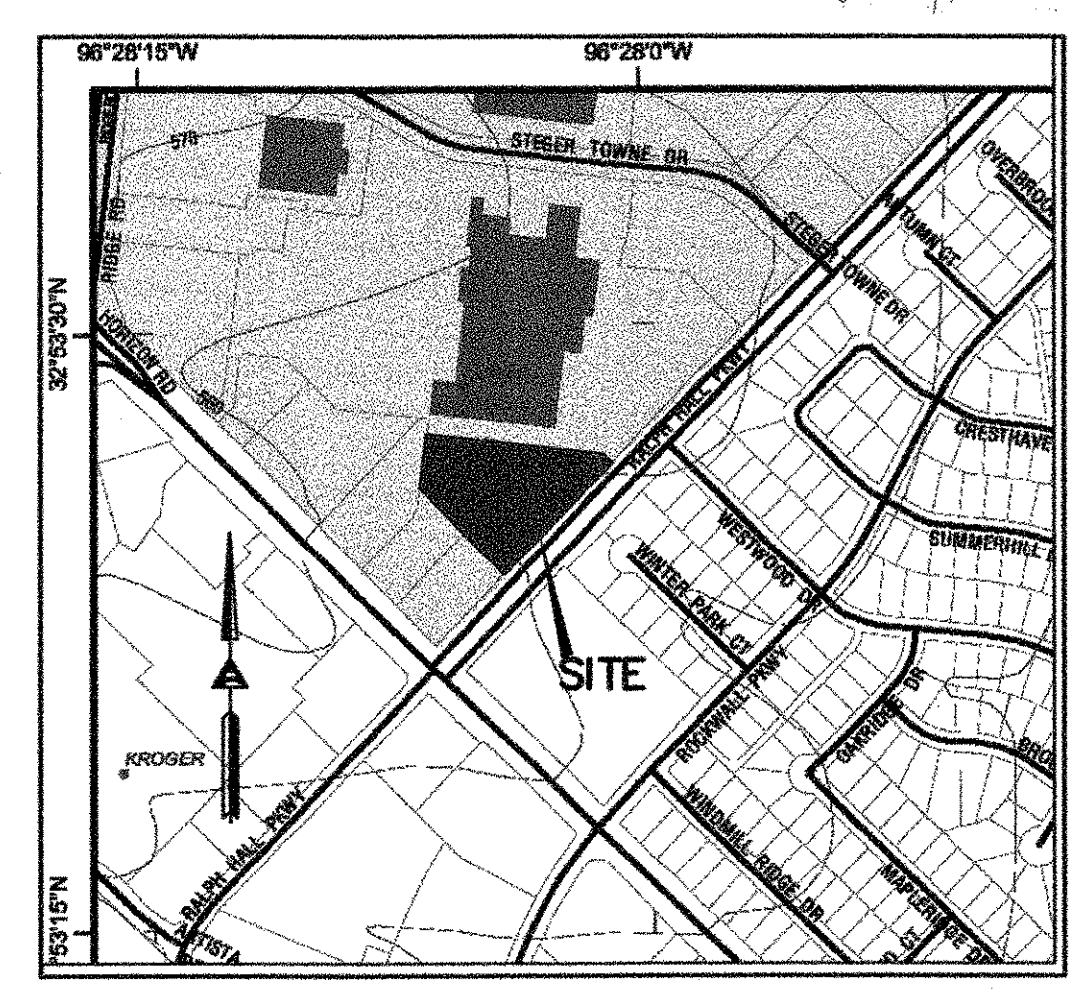
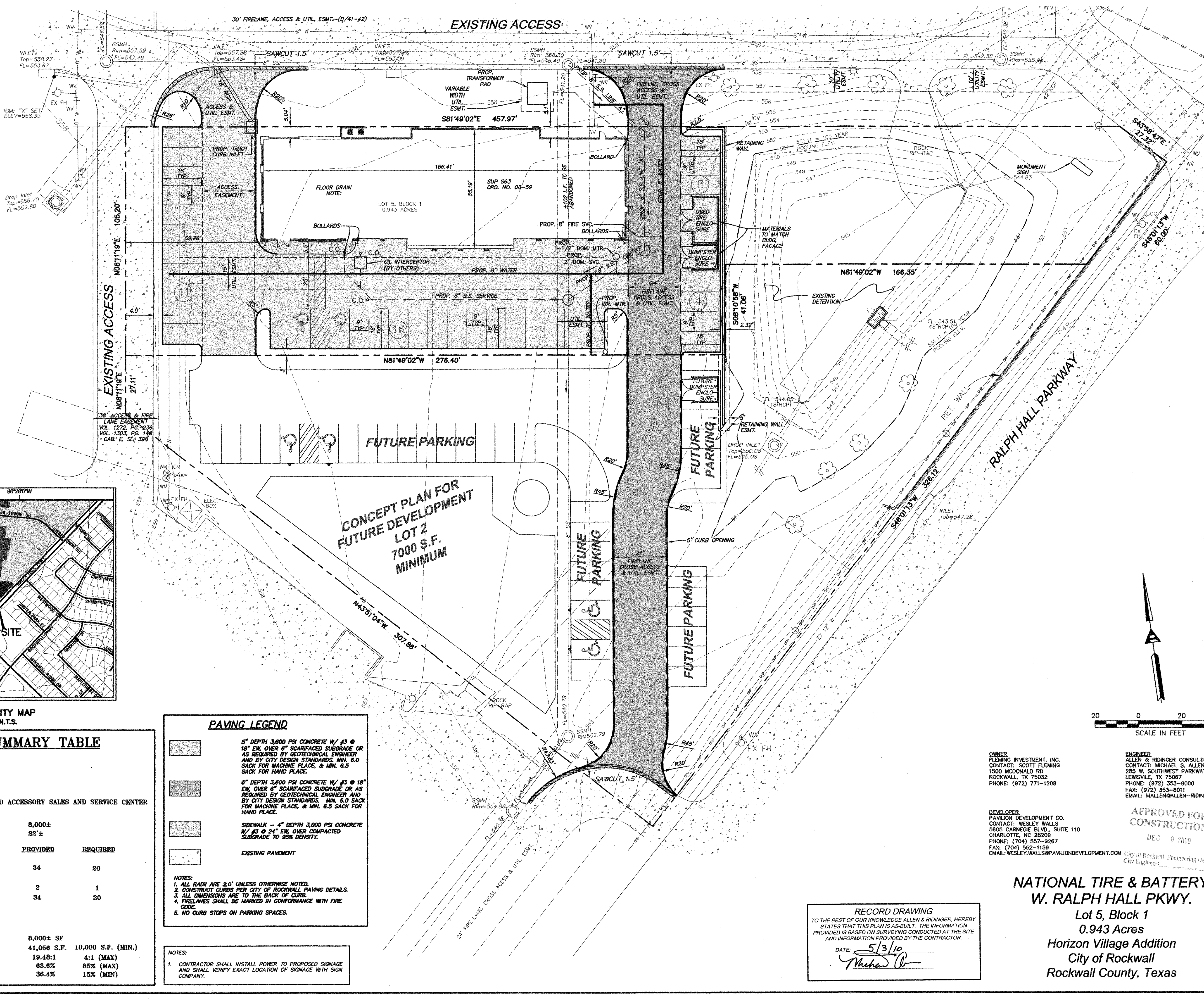
SITE PLAN / CONCEPT PLAN

Scale: 1"=20'

Designed by:	MSA
Drawn by:	MAB
Checked by:	MSA
Date:	SEPTEMBER 30, 2009

Project No. 082-010

SHEET	1
OF	1



SITE DATA SUMMARY TABLE

EXISTING ZONING:
C - COMMERCIAL DISTRICT

PROPOSED USE:
AUTO REPAIR GARAGE MINOR + NATIONAL TIRE & BATTERY - AUTO ACCESSORY SALES AND SERVICE CENTER

BUILDING DATA

BUILDING AREA	8,000±
BUILDING HEIGHT	22±

PARKING SUMMARY:

	PROVIDED	REQUIRED
AUTO REPAIR (2SP/SERVICE BAY)	34	20
10 SERVICE BAYS		
HANDICAP PARKING	2	1
TOTAL PARKING	34	20

LOT COVERAGE DATA:

BUILDING FOOTPRINT	8,000± SF
LOT AREA	41,056 S.F. 10,000 S.F. (MIN.)
FAR	19.48:1 4:1 (MAX)
IMPERVIOUS COVERAGE	83.0% 85% (MAX)
PERVIOUS COVERAGE	36.4% 15% (MIN)

PAVING LEGEND

[Pattern]	5" DEPTH 3,600 PSI CONCRETE W/ #3 @ 18" EW, OVER 6" SCARIFIED SUBGRADE OR AS REQUIRED BY GEOTECHNICAL ENGINEER AND BY CITY DESIGN STANDARDS. MIN. 6.0 SACK FOR MACHINE PLACE, & MIN. 6.5 SACK FOR HAND PLACE.
[Pattern]	6" DEPTH 3,600 PSI CONCRETE W/ #3 @ 18" EW, OVER 6" SCARIFIED SUBGRADE OR AS REQUIRED BY GEOTECHNICAL ENGINEER AND BY CITY DESIGN STANDARDS. MIN. 6.0 SACK FOR MACHINE PLACE, & MIN. 6.5 SACK FOR HAND PLACE.
[Pattern]	SIDEWALK - 4" DEPTH 3,000 PSI CONCRETE W/ #3 @ 24" EW, OVER COMPACTED SUBGRADE TO 95% DENSITY.
[Pattern]	EXISTING PAVEMENT

NOTES:

- ALL RADII ARE 2.0' UNLESS OTHERWISE NOTED.
- CONSTRUCT CURBS PER CITY OF ROCKWALL PAVING DETAILS.
- ALL DIMENSIONS ARE TO THE BACK OF CURB.
- FIRELANES SHALL BE MARKED IN CONFORMANCE WITH FIRE CODE.
- NO CURB STOPS ON PARKING SPACES.

NOTES:

- CONTRACTOR SHALL INSTALL POWER TO PROPOSED SIGNAGE AND SHALL VERIFY EXACT LOCATION OF SIGNAGE WITH SIGN COMPANY.

RECORD DRAWING
 TO THE BEST OF OUR KNOWLEDGE ALLEN & RIDINGER, HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING CONDUCTED AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

DATE: 5/3/10
 Michael S. Allen

APPROVED FOR CONSTRUCTION
 DEC 9 2009

City of Rockwall Engineering Dept.
 City Engineer

NATIONAL TIRE & BATTERY
 W. RALPH HALL PKWY.
 Lot 5, Block 1
 0.943 Acres
 Horizon Village Addition
 City of Rockwall
 Rockwall County, Texas

