



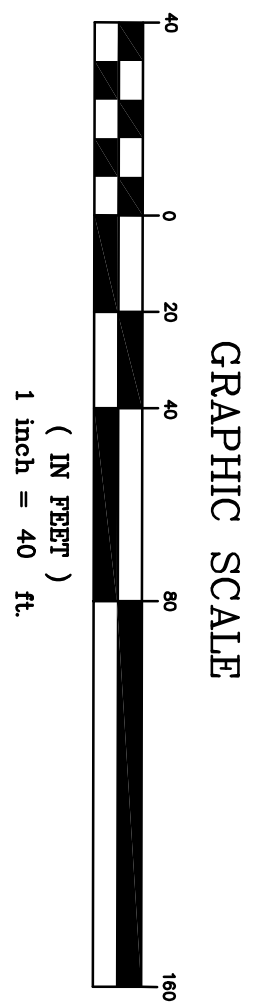
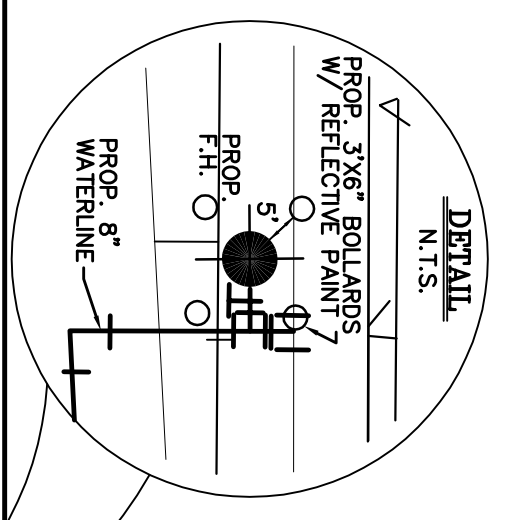
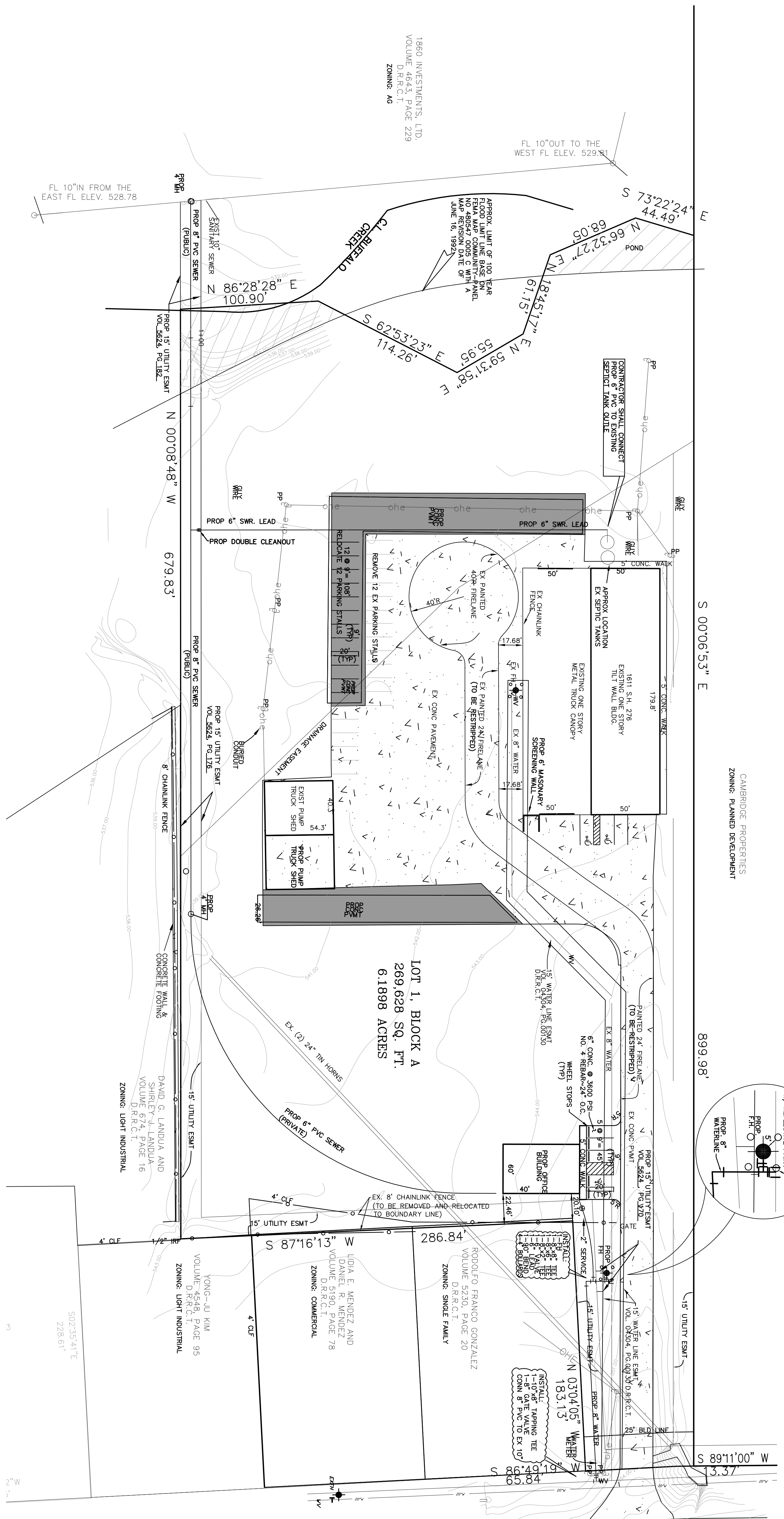
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DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE & UTILITY PLAN
HOUSER ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

REVISION	DATE	BY	DESCRIPTION
1	10/08	KEB	CONTRACTOR TO BE MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT. DATE REVISION = 9-24-09
2	08/12-09	SP	PRODUCT

S.H. 276



RECORD DRAWING
THIS DRAWING HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT.
CONTRACTOR = WILL MORROW
DATE REVISION = 9-24-09

OWNER/DEVELOPER

GERALD HOUSER
1108 ASPEN COURT
ROCKWALL, TEXAS 75087
(214) 566-1577

ENGINEER/SURVEYOR

DOUPHRATE & ASSOCIATES, INC.
2235 RIDGE RD., # 200
ROCKWALL, TEXAS 75087
(972) 771-9004

LEGEND

- FIRELANE STRIPPIING
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED CONCRETE PAVEMENT

SITE DATA SUMMARY

- ZONING: LIGHT INDUSTRIAL
- PROPOSED USE: HEAVY COMMERCIAL
- PROPOSED LOT AREA: 269,628 SF
- PROPOSED SQUARE FOOTAGE: 6,189.8 ACRES
- EX. BUILDING SQUARE FOOTAGE: 2,400 SF
- PROP. BUILDING SQUARE FOOTAGE: 2,400 SF
- BUILDING FOOTPRINT: 15'-6"
- BUILDING HEIGHT: 11'-7"
- LOT COVERAGE: 4.1%
- FAR: 5
- PARKING REQUIRED: 5
- HANDICAP PARKING PROVIDED: 1
- INTERIOR LANDSCAPING PROVIDED: 10% OF TOTAL SITE
- EXTERIOR LANDSCAPING PROVIDED: 236 SF
- DECKING PROVIDED: 87,971 SF

NOTE:
MARK FIRELANE TO CITY SPECIFICATIONS. "NO PARKING FIRELANE" EVERY 25' IN WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND ALL DIMENSIONS AND RADII ARE TO FACE OF CURB
NOTE: ALL SERVICES TO HAVE DOUBLECHECK VALVES AND BACKFLOW PREVENT.
ALL WATER TO BE CLASS 200 PVC
MANHOLES TO BE SEALED.
FIRELANE MUST BE INSPECTED BY FIRE DEPARTMENT PRIOR TO COVERING.

VICINITY MAP

