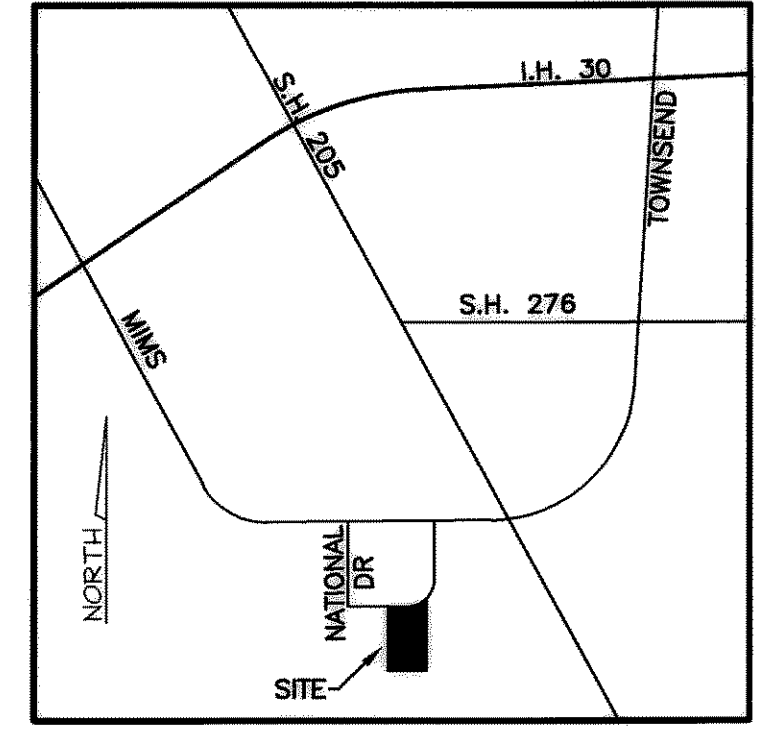
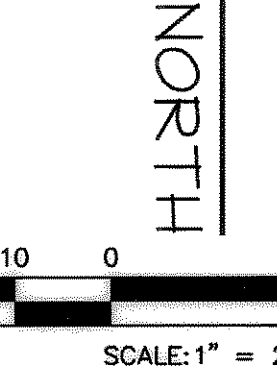


R = 380.00'  
 D = 24°50'01\"/>

**PROPOSED BUILDING  
 FF 556.50**

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



- NOTES:
1. ALL SIGNS & LIGHTING SHALL COMPLY WITH CITY ORDINANCES.
  2. DUMPSTER SCREENING SHALL COMPLY WITH CITY ORDINANCES.

**SITE DATA SUMMARY CHART**

ZONING:	H-HEAVY COMMERCIAL
SITE USE:	OFFICE / WAREHOUSE
SITE AREA:	65,339 S.F. (1.50 ACRES)
PROPOSED BUILDING AREA:	
OFFICE AREA:	1,800 S.F.
WAREHOUSE AREA:	3,000 S.F.
TOTAL:	4,800 S.F.
MAXIMUM BLDG. HEIGHT:	23'
PARKING REQUIRED:	
OFFICE:	1 / 300 S.F. = 6
WAREHOUSE AREA:	1 / 1000 S.F. = 3
TOTAL:	9 SPACES
PARKING PROVIDED:	9 SPACES
HANDICAP PARKING PROVIDED:	1 SPACE

**LEGEND**

	EXISTING CONTOUR
	PROPOSED CONTOUR
	DUMPSTER PAD & APPROACH

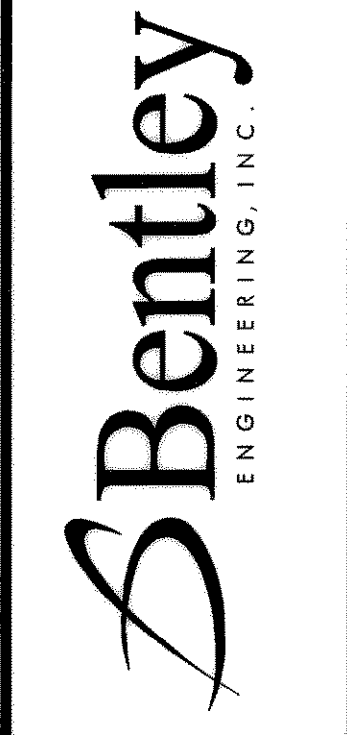
BENCHMARK: NAIL IN SOUTHWEST SIDE OF POWER POLE LOCATED 12'± NORTHEAST OF THE NORTH PROPERTY CORNER. ELEV. 554.04

**LEMMOND OFFICE / WAREHOUSE  
 ROCKWALL 205 BUSINESS PARK  
 BLOCK A, LOT 6  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

**RECORD DRAWING**  
 IMPROVEMENTS INDICATED ON THIS PLAN WHERE MADE IN ACCORDANCE WITH THE PROJECT PLANS & SPECIFICATIONS. THE DESIGN ENGINEER IS NOT AWARE OF ANY CHANGES TO THESE PLANS OTHER THAN THOSE SHOWN.  
 DATE: MAY 11, 2004

OWNER: HARVEY LEMMOND  
 1831 STATE HWY. 205  
 ROCKWALL TX. 75032  
 ENGINEER: BENTLEY ENGINEERING, INC.  
 4125 BROADWAY BLVD.  
 SUITE A250  
 GARLAND, TX. 75043  
 CONTACT: MARC BENTLEY  
 (972) 240-4821

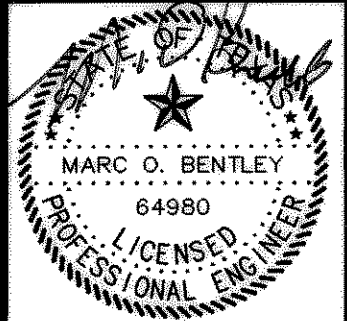
4125 BROADWAY BLVD.  
 SUITE A250  
 GARLAND, TEXAS 75043  
 PH. 972.240.4821  
 FAX. 972.240.0922



**RECORD DRAWING**

No.	Date	Revision	MTK	By
1	1/9/03			

**SITE PLAN**  
 LEMMOND OFFICE / WAREHOUSE  
 CITY OF ROCKWALL, TEXAS



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARC O. BENTLEY, P.E. NO. 64980 ON 8/30/02

Scale: 1"=20'  
 File Name: OWSITE  
 Date: AUG. 2002  
 Project No.: 22147  
 Designed: B.E.I.  
 Drawn: B.E.I.  
 Checked: M.O.B.

**C1**