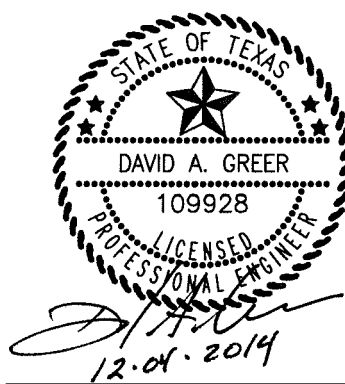


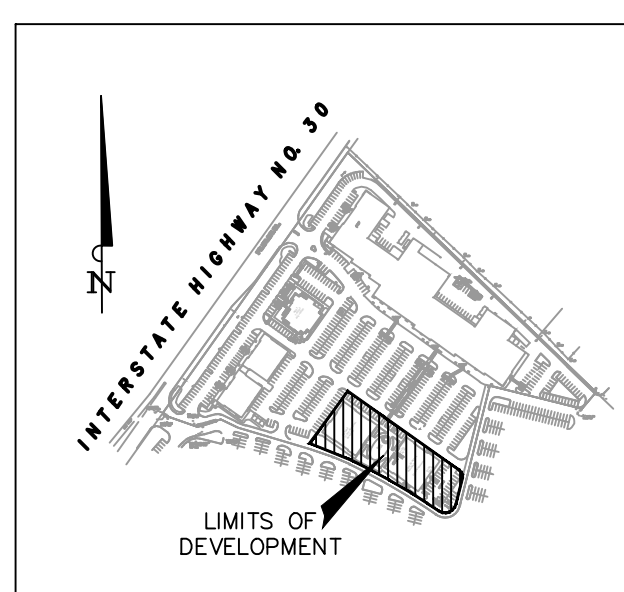
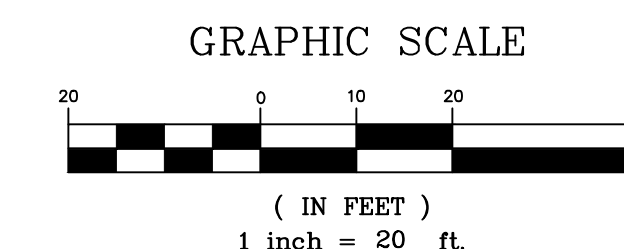
NOTE: INFORMATION ON THIS SHEET AND OTHER SHEETS THROUGHOUT THIS PLAN SET IS PART OF A UNIFIED DESIGN. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.



Design and construction documents are instruments of service and remain the property of Herschman Architects. The use of this design and these construction documents for purposes other than the specific project named herein is strictly prohibited without expressed written consent of Herschman Architects, Incorporated.

Date	Issue
9-26-2014	BD/PERMIT
11-07-2014	CITY COMMENTS
12-04-2014	CITY COMMENTS

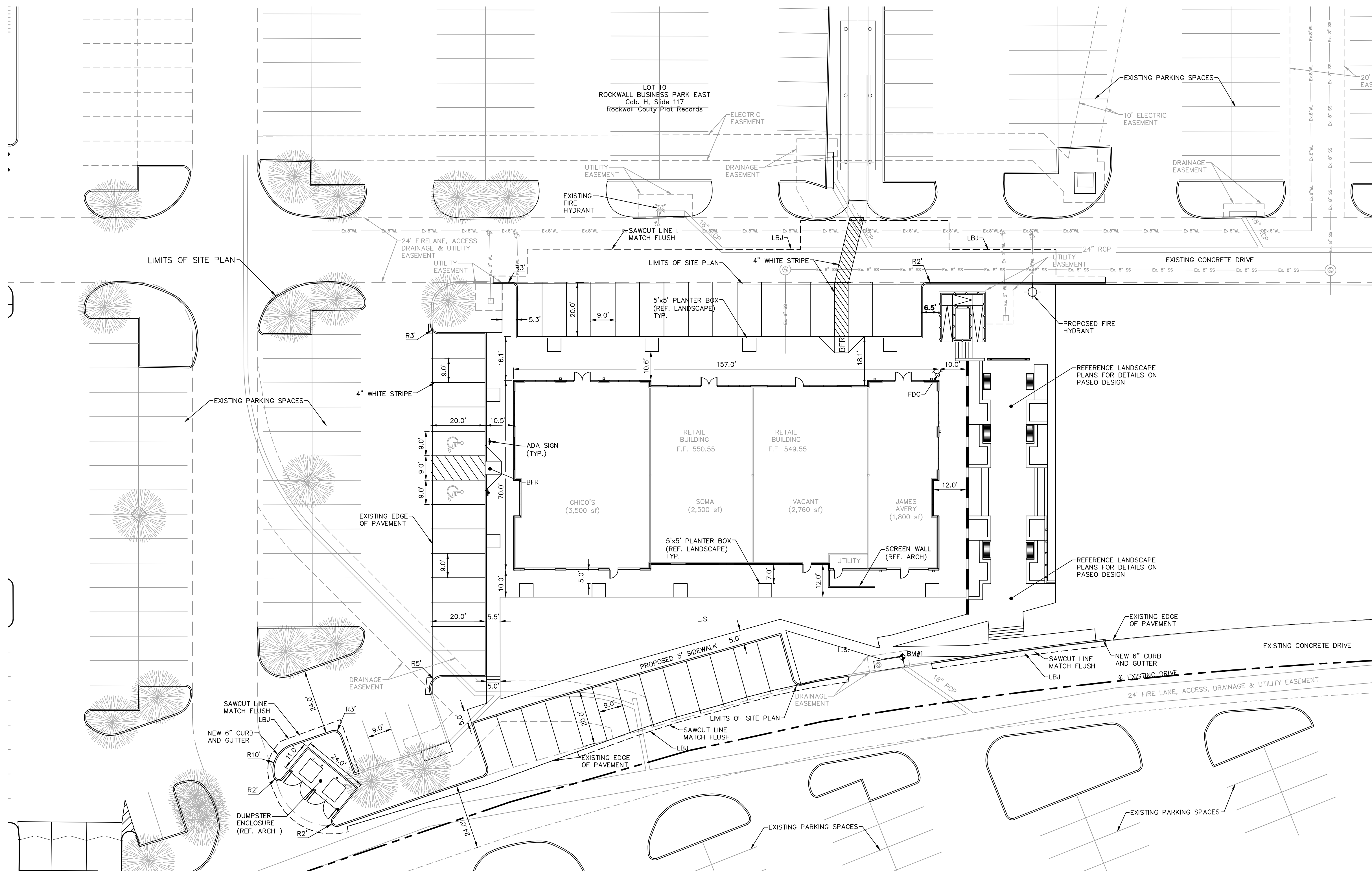
Drawn By: _____
Project No.: 14389



KEY MAP
N.T.S.

- NOTES:
- ALL SIDEWALKS AND/OR CURB RAMPS WITHIN THE ADJACENT PUBLIC RIGHT OF WAY MUST BE BUILT ACCORDING TO APPLICABLE STANDARDS OF THE CITY'S PUBLIC WORKS DEPARTMENT, AND A SIDEWALK PERMIT MUST BE PROCURED FROM THE ENGINEERING DIVISION.
 - ALL OUTDOOR LIGHTING SHALL BE FULLY SHIELDED.
 - THE STORAGE OF WASTE CONTAINERS SHALL MEET THE MINIMUM STANDARDS OF THE CITY'S SOLID WASTE DIVISION.
- BFR - BARRIER FREE RAMP
LS - LANDSCAPE AREA

RECORD DRAWING
TO THE BEST OF OUR KNOWLEDGE, BANNISTER ENGINEERING, LLC, HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR. IN THE EVENT THAT THE ORIGINAL DESIGN WAS MODIFIED IN THE FIELD WITHOUT THE ENGINEER'S KNOWLEDGE, THE SEAL OR SIGNATURE ON THIS DRAWING IS NOT INTENDED TO INDICATE THE ENGINEER'S APPROVAL OR ACCEPTANCE OF ANY SUCH DEVIATIONS FROM THE DESIGN.
DAAG
DATE: 09.25.15
DAVID A. GREER, P.E. 109928

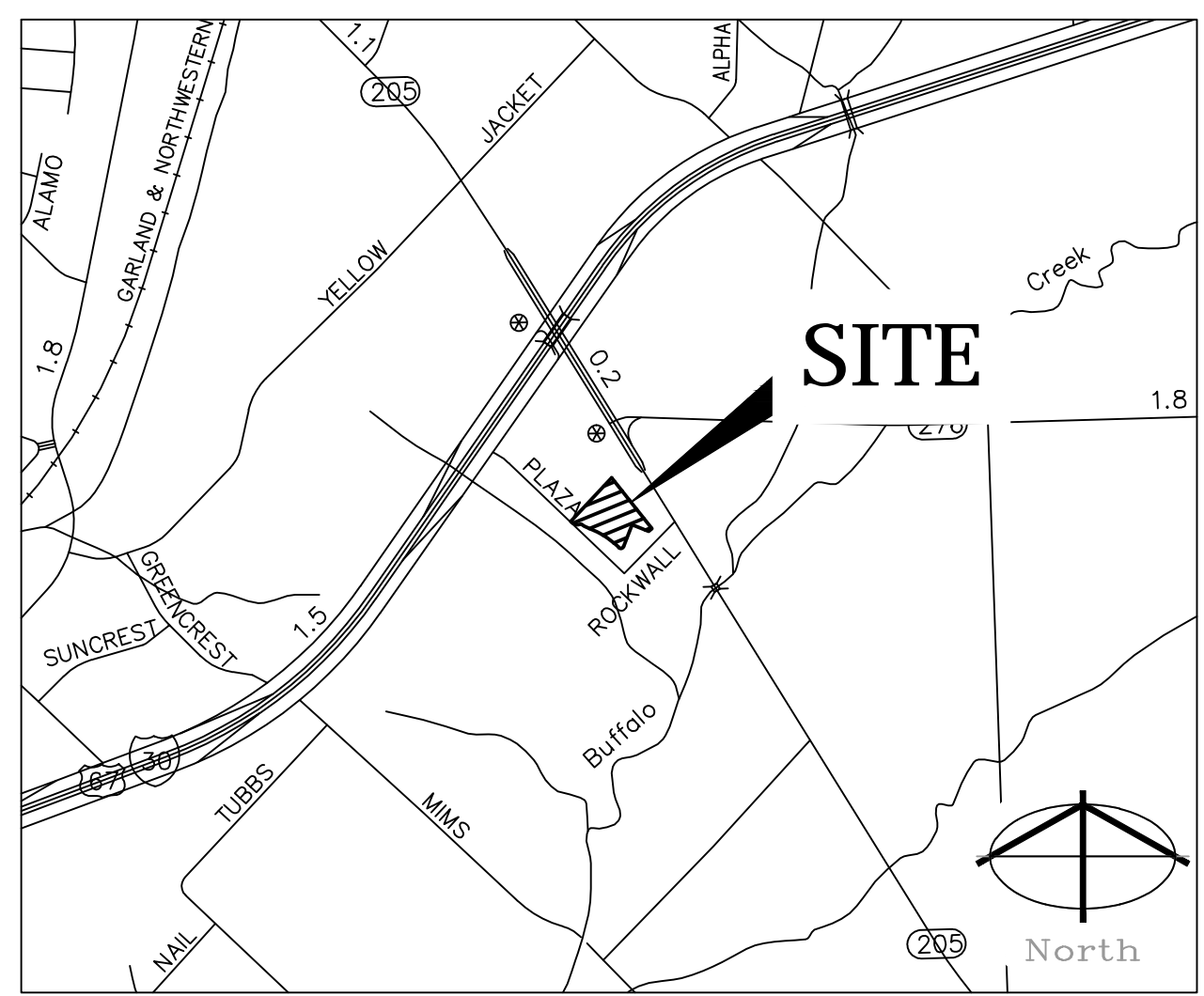


SITE PLAN
for
ROCKWALL BUSINESS PARK EAST SUBDIVISION
INTERSTATE HIGHWAY NO. 30
Lot 10
City of Rockwall
Rockwall County, Texas

SITE SUMMARY TABLE

SITE DATA SUMMARY TABLE:

General Site Data:	
Zoning	Commercial
Land Use	Retail
Lot Area	74,465 sf (1.7095 ac)
Total Building Area (square feet)	10,650 sf
Building Height (stories)	1 story
Lot Coverage	14.3%
Floor Area Ratio	0.143:1
Landscape Area	33,644 sf
Landscape Percentage	45%



VICINITY MAP

PHASE 1 AND 2 TOTALS:
TOTAL PARKING REQUIRED: 2,014 SPACES (1,740 RETAIL, 274 REST.)
EXISTING PARKING: 1,990 SPACES

CITY OF ROCKWALL SHARED PARKING REQUIREMENT:

Time of Day	Office	Retail	Restaurant	Total
6:00 a.m. - 12:00 noon	1.00x167= 167	0.97x 1,740=1,687	0.50x 274=137	1,824
12:00 noon - 1:00 p.m.	0.90x167= 150	1.00x 1,740=1,740	0.70x 274=192	1,932 PEAK PARKING REQUIREMENT
1:00 p.m. - 4:00 p.m.	0.97x167= 163	0.97x 1,740=1,687	0.60x 274=164	1,851
4:00 p.m. - 6:00 p.m.	0.47x167= 78	0.82x 1,740=1,427	0.90x 274=246	1,673
6:00 p.m. - 8:00 p.m.	0.07x167= 12	0.89x 1,740=1,548	1.00x 274=274	1,822
8:00 p.m. - 12:00 midnight	0.03x167= 5	0.61x 1,740=1,061	1.00x 274=274	1,335

Per Parking Study - Plaza at Rockwall by Herchman Architects Dated 11-1-2012

BANNISTER ENGINEERING
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

SITE PLAN
RETAIL BUILDING
PLAZA AT ROCKWALL SHOPPING CENTER
INTERSTATE HIGHWAY 30
ROCKWALL, TX

HERSCHMAN ARCHITECTS INCORPORATED
25001 EMERY ROAD, SUITE 400
CLEVELAND, OH 44128
TEL (216) 223-3200
FAX (216) 223-3210
www.herschmanarchitects.com

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CITY OF ROCKWALL CASE NO.: SP2013-003