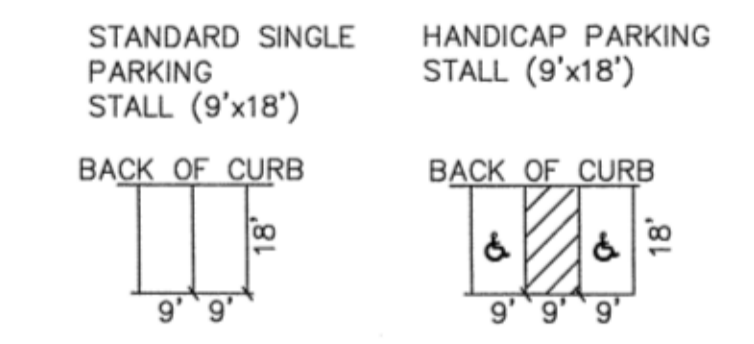


PARKING LEGEND



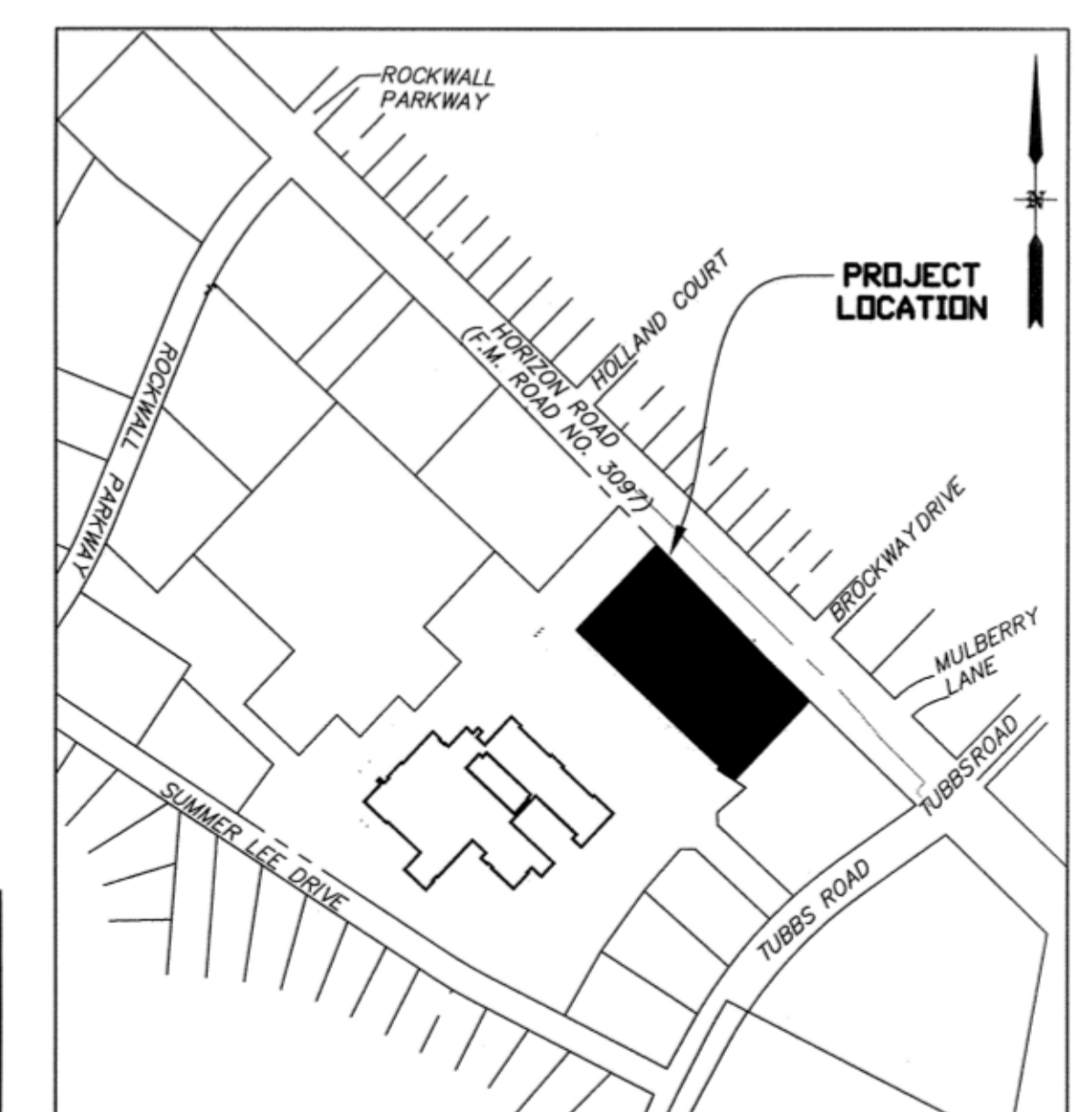
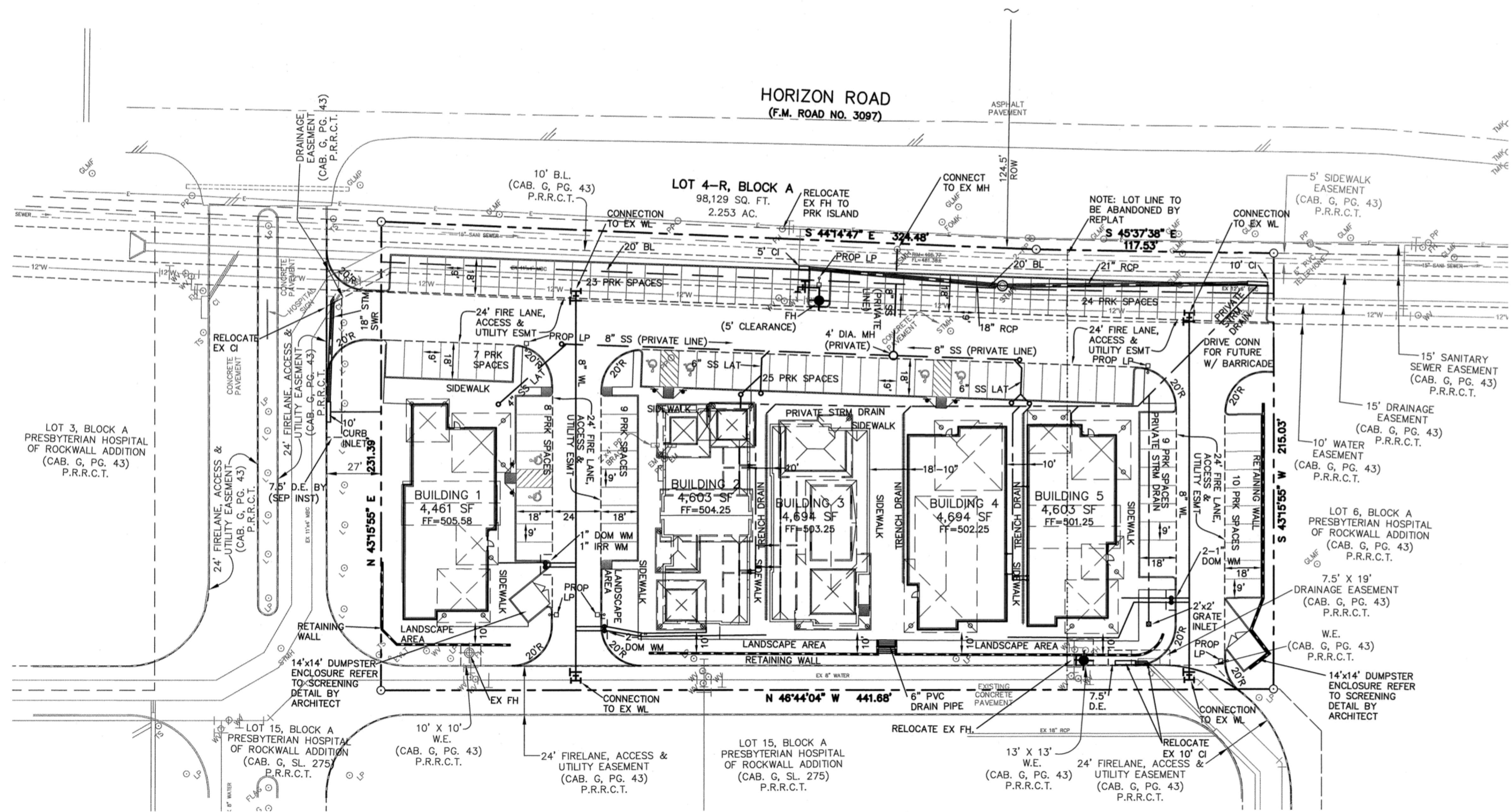
SITE INFORMATION

IMPERVIOUS AREA/LANDSCAPE AREA (REQ): 90%/10%
 IMPERVIOUS AREA/LANDSCAPE AREA (PROP): 1.93AC/0.32AC
 IMPERVIOUS AREA/LANDSCAPE AREA (REQ): 85.66%/14.34%
 MAXIMUM BUILDING COVERAGE (REQ): 40% OF LOT
 MAXIMUM BUILDING COVERAGE (PROP): 21.9% OF LOT
 HEIGHT OF PROP STRUCTURES: 29' - 8 1/2"
 PROP USE OF STRUCTURES: DOCTOR OFFICE CONDOS
 PARKING REQ: 1/200SF = 115 SPACES
 PARKING PROP = 115 SPACES

SITE SETBACK PER PD-9

FRONT: 20'
 SIDE: 0' IF BUILDINGS ARE CONST WITH FIREWALLS
 REAR: 0' IF ABUTTING NON-RESIDENTIAL WITH FIREWALL

NOTE: FIRE LANE PAVEMENT IS TO BE A MINIMUM OF
 6" 3600 PSI CONCRETE
 6 SAC MIX FOR MACHINE PLACED
 6.5 SAC MIX FOR HAND PLACED



RECORD DRAWINGS
 THESE RECORD DRAWINGS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. THE ENGINEER HAS NOT VERIFIED THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES WHICH MAY BE INCORPORATED HEREIN AS A RESULT.
 ENGINEERING CONCEPTS & DESIGNS, L.P.
 TODD WINTTERS, P.E. 12-11-12 DATE

BENCHMARK:
 ROCKWALL MONUMENT "RESET #1" 3" BRASS DISK FOUND AT FM 740 (RIDGE ROAD) AND SUMMER LEE DRIVE NEAR THE NORTH WEST CORNER OF THE PARKING LOT FOR THE COMMUNITY BANK.
 NORTHING: 7011544.252 EASTING: 2590135.160
 ELEVATION: 567.704
 BASED ON NAD-83 TX, STATE PLANE, NORTH CENTRAL ZONE

ENGINEERINGCONCEPTS & DESIGN, L.P.
 ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145
 2801 CAPITAL, WYLIE, TX 75098
 972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:	
DRAWN: ECD	DATE: 11 December 2012
CHECKED: TW	DATE: MAY 2009
PROJECT NO.: 09810	
DWG FILE NAME: 9810 SITE PLN.DWG	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CONSTRUCTION. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TODD D. WINTTERS, P.E. 87085

SITE PLAN
PRESBYTERIAN HOSPITAL OFFICE CONDOS, LOT 4-R BLK A
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 3 OF 14