

40 20 0 40 80
SCALE IN FEET
1" = 40'

LEGEND

1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
GW	GUY WIRE
PP	POWER POLE
LP	LIGHT POLE
EM	ELECTRIC METER
ICV	IRRIGATION CONTROL VALVE
B	BOLLARD
WM	WATER METER
SSMH	SANITARY SEWER MANHOLE
TPED	TELEPHONE PEDESTAL
XFR	ELECTRIC TRANSFORMER
MB	MAILBOX
WV	WATER VALVE
EBX	ELECTRIC BOX
FOM	FIBER OPTIC CABLE MARKER
A/C	AIR CONDITIONER UNIT
ES	ELECTRIC SWITCH
HW	HEADWALL
TS	TRAFFIC SIGN
WF	WATER FAUCET
FH	FIRE HYDRANT
FOV	FIBER OPTIC VAULT
CMP	CORRUGATED METAL PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
P.R.R.C.T.	PLAT RECORDS ROCKWALL CO. TX.
D.R.R.C.T.	DEEDS RECORDS ROCKWALL CO. TX.
—	EDGE OF ASPHALT
—	WIRE FENCE
—	OVERHEAD ELECTRIC LINE
—	PROPOSED FIRE HYDRANT
—	CLEAN-OUT
—	FIRE DEPARTMENT CONNECTION
—	ABANDONED WATER/SEWER LINES REMOVE OVERHEAD DOWNGUY

SITE INFORMATION
 LOT COVERAGE (MAX 60%)
 = (15,300+12,729+27,020)/822,202 = 6.7%
 IMPERVIOUS AREA (MAX 90%) = 223,230/822,202 = 27.2%
 FLOOR RATIO (4:1 MAX) = 19.1%
 LANDSCAPE AREA = 598,972/822,202 = 72.9%
 HEIGHT OF PROP STRUCTURES: 27'
 PROP USE OF STRUCTURES: OFFICE WAREHOUSE

SITE SETBACK PER 'C' ZONING
 FRONT: 25' & 40'
 SIDE: 0' IF BUILDINGS ARE CONST WITH FIREWALLS
 REAR: 0' IF ABUTTING NON-RESIDENTIAL WITH FIREWALL

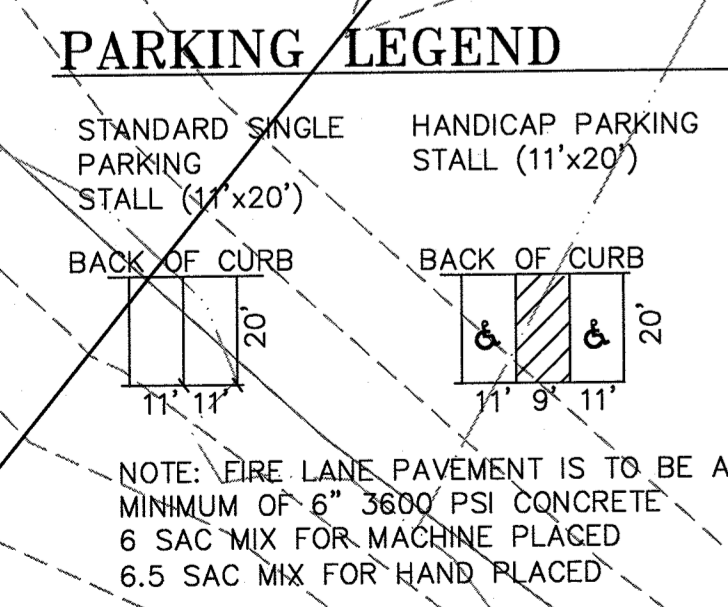
NOTE: FIRE LANE PAVEMENT IS TO BE A MINIMUM OF 6" 3600 PSI CONCRETE
 8 SAC MIX FOR MACHINE PLACED
 6.5 SAC MIX FOR HAND PLACED

OWNER
 Rayburn Country Electric
 980 Sids Road
 Rockwall, TX 75087
 Telephone: 469.402.1100
 "Case No. SP2017-041"

RECORD DRAWINGS
 To the best of our knowledge Engineering Concepts & Design, L.P., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.
 Todd Winters
 6-13-19
 DATE

PARKING CALCULATIONS:

EXISTING OFFICE - 15,300 SF/300 = 51 PARKING SPACES REQUIRED
NEW OFFICE BUILDING - 12,279 SF/300 = 41 PARKING SPACES REQUIRED
NEW WAREHOUSE OFFICES - 3,500 SF/300 = 12 PARKING SPACES REQUIRED
NEW WAREHOUSE - 23,520 SF/1000 = 23 PARKING SPACES REQUIRED
TOTAL PARKING SPACES REQUIRED - 127
TOTAL PARKING SPACES PROVIDED - 68 SPACES WITH 64 FUTURE SPACES = 132



BENCHMARK:
 "X" CUT IN CURB 23± SOUTH OF EAST DRIVE APPROACH OF EXISTING RAYBURN COUNTRY ELECTRIC BUILDING.

ENGINEERINGCONCEPTS & DESIGN, L.P.
 ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145
 201 WINDCO CIR, STE 200, WYLIE, TX 75098
 972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS: ADDENDUM 1 NOTE

2. 06-07-2018 MOVED WATER AND F.L.A.U.E. FOR TOWER.	
ADDED RETAINING WALL.	
DRAWN: TONY	DATE: JUNE 7, 2018
CHECKED: TW	DATE: MAY 23, 2018
PROJECT NO.: 3560	
DWG FILE NAME:	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CONSTRUCTION.



SITE PLAN
 RAYBURN ELECTRIC COOP. PHASE 2
 LOT 5, BLK 1 RAYBURN COUNTRY ADDITION
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
 04
 OF
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