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IMAGES
XREFS
PLOTTED BY
DWG NAME
LAST SAVED
XREF c-2x36 - XREF c-xtb - XREF c-sprr - XREF dFG - XREF c-dtble-Lot 4
BENTLEY, ELIZABETH 7/16/2015 1:18 PM
X:\DAL_CIVIL\064475400-SUNBELT_ROCKWALL\CAD-SD\PLAN SHEETS\C-SITE.DWG
7/16/2015 1:14 PM

SPRINGER ROAD
(80' RIGHT-OF-WAY)

INLET
TOP=603.26
FL=599.26

EX 16" WATER

BM 3

FULL DEPTH SAWCUT AND REMOVE AND REPLACE ±168SF PAVEMENT

PROP. DRIVE CONNECTION

1/2" IRF

609.23'

1/2" IRF

EX. 12" RCP

EX. CHAIN LINK FENCE

11' COTTONWOOD

PROP. 24' CONC. FIRELANE

REMOVE PORTION OF CHAIN LINK FENCE CROSSING ACCESS EASEMENT

PROP. 25' TEMPORARY CONSTRUCTION EASEMENT

PROP. 25' TEMPORARY CONSTRUCTION EASEMENT

PROP. 30' FIRELANE, PUBLIC ACCESS, DRAINAGE & UTILITYEASEMENT

EX. 30' UTILITY & DRAINAGE EASEMENT DOC#2012-00460818 VOLUME 6662, PAGE 125

LOT 5, BLOCK A
1.914 Acres
(83,390 Sq. Ft.)

EX. CHAIN LINK FENCE

EX. CHAIN LINK FENCE

PROPOSED WAREHOUSE FACILITY 4,996 SQ. FT.

MAG TREES

8" ELM

EX. ONE STORY METAL BUILDING

EX. LIGHT POLE TO BE RELOCATED

PROP. 24' CONC. FIRELANE

N 88°30'52" W

EX. LIGHT POLE TO BE RELOCATED

EX. LIGHT POLE TO BE RELOCATED

(3) 10" WILLOW

10" ELM

(4) 10" WILLOW

X-CUT SET

N 88°57'48" E

428.36'

5/8" IRS

PROP. 8' CHAIN LINK FENCE

PROP. RELOCATED LIGHT POLE

PROP. MOTORIZED GATE

PROP. RELOCATED LIGHT POLE

CONNECT TO EXISTING FENCE

LOT 4, BLOCK A
1.095 ACRES
(47,720 SQ. FT.)

PROP. DETENTION AREA

16" ELM

6", 8", 10", 14" ELM

8" ELM

14" ELM

WOOD FENCE

15' SET BACK (PER ZONING)

6", 8", 10", 14" WILLOW

PROP. EQUIPMENT STORAGE AREA

LOT 6, BLOCK A
3.212 ACRES
(139,905 SQ. FT.)
ZONED: PD-46

24' FIRELANE

S 00°59'46" E

R70'

R100'

R20'

R20'

PROP. 15' WATER EASEMENT

PROP. 24' CONC. FIRELANE

10'

PROP. CONC. PAD EXTENSION

PROP. CONC. CHARGING STATION

PROP. HANDICAP PARKING

PROP. CONC. PARKING

EX. 30' UTILITY & DRAINAGE EASEMENT DOC#2012-00460818 VOLUME 6662, PAGE 125

PROP. FH WITH ± 155 LF 8" WATER AND 4 BOLLARDS

EX. FH

PROP. 25'X25' CONC. FUEL PAD AND THREE 500-GAL FUEL TANKS

EX. CONC. PAD

150.2'

PROP. BOLLARDS

EX. POWER POLE W/LIGHT

LOT 1, BLOCK A *YETTS ADDITION CABINET H, PAGE 254*

EX. ONE-STORY METAL BUILDING (24.5' - 15,000 SF)

PROP. 5' ACCESSIBLE PATH

2578 STATE HIGHWAY 276

EXISTING GRAVEL/ CRUSHED CONCRETE DRIVE

LATTIMORE MATERIALS COMPANY, L.P. VOLUME 1986, PAGE 20

7" LIVE OAK

12",14",18" WILLOW

15' SET BACK (PER ZONING)

WOOD FENCE

BM 2

PROP. 8" SANITARY

FF ELEV. = 602.26±

150.2'

24" WILLOW

10" ELM

16" ELM

16" ELM

6", 28" ELM

6" OAK

10" OAK

10" LIVE OAK

10" WILLOW

14" ELM

EX. WATER

PROP. OIL/WATER SEPARATOR

EX. CONC. TO REMAIN

PROP. CONC. PARKING

LOT 3, BLOCK A
SHARP ADDITION
CABINET H, SLIDE 361
1.023 ACRES
44,577 SQ.FT.

281.01'

S 88°57'48" W

PROP. 8' CHAIN LINK FENCE

360.10'

X-CUT IN CONC. SET

CONNECT TO EXISTING FENCE

EX. CHAIN LINK FENCE

PROP. MANUAL GATE

12" WILLOW

UGE

PROPANE TANKS

PHONE

N 00°37'39" W

EX. GRAVEL/CRUSHED CONCRETE DRIVE

EX. CHAIN LINK FENCE

EX. 12' FIRE LANE & ACCESS EASEMENT VOL. 6722, PG. 249

EX. 12' FIRE LANE & ACCESS EASEMENT (BY PLAT)

EX. ONE STORY METAL BUILDING

LOT 1, BLOCK A
SHARP ADDITION
CABINET H, SLIDE 361
1.964 ACRES
85,557 SQ.FT.

A/C

PHONE

CABINET H, SLIDE 361 EX. 57' WIDE MUTUAL ACCESS EASEMENT

5/8" IRS

CONC. MON. FOUND

EX. CHAIN LINK FENCE

25' SET BACK LINE CABINET H, SLIDE 361

268.16'

561.24'

CABINET H, SLIDE 361 5' RIGHT-OF-WAY DEDICATION

EX. CHAIN LINK FENCE

POINT OF BEGINNING

PROP. MONUMENT SIGN (PERMIT REQUIRED)

EX. 10" PVC

X-CUT IN CONC. FND.

EX. 18" CMP

EX. MAILBOX

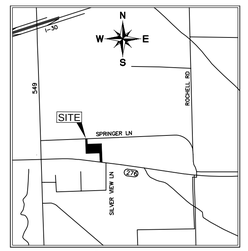
5/8" IRS

STATE HIGHWAY NO. 276
(100' RIGHT-OF-WAY)

N 81°21'23" W

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80



VICINITY MAP
(NOT TO SCALE)

SITE DATA TABLE - LOT 6, BLOCK A

PHYSICAL ADDRESS	2578 STATE HWY 276 ROCKWALL, TX	
GROSS SITE AREA	3.212 AC. / 139,905 S.F.	
ZONING	PD - 46 / COMMERCIAL	
BUILDING DATA		
HEIGHT	24.5 FEET - 1 STORY	
TOTAL SQUARE FOOTAGE	15,000 S.F.	
PARKING SUMMARY	REQUIRED	PROVIDED
SURFACE PARKING	21	21
HANDICAP PARKING	1	2
LOT COVERAGE DATA		
BUILDING COVERAGE	10.7%	
TOTAL OPEN AREA	101,075 S.F. / 72.2%	
TOTAL IMPERVIOUS AREA	38,830 S.F. / 27.8%	

NOTE:

1. ALL LOT 4 IMPROVEMENTS WILL BE DESIGNED BY OTHERS. LOT 4 IMPROVEMENTS SHOWN ON THIS PLAN ARE INCLUDED FOR COORDINATION PURPOSES ONLY.

LEGEND

611	EXISTING CONTOUR LINE
611	PROPOSED CONTOUR LINE
FL	FIRE LANE STRIPING
	PROPERTY LINE
	EASEMENT LINE
X	PROPOSED CHAIN LINK FENCE
5	PARKING STALL COUNT
	DRAINAGE FLOW DIRECTION

DEVELOPER:

TKC CLXXXVI, LLC
5935 CARNEGIE BLVD
SUITE 200
CHARLOTTE, NC 28209
CONTACT: BETH GODFREY
PHONE: 704-365-6000

ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
12750 MERIT DR
SUITE 1000
DALLAS, TX 750251
CONTACT: SARAH SCOTT, P.E.
PHONE:972-770-1347

CAUTION
EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO ANY TRENCHING OR EXCAVATION.

811. Know what's **below.** **Call** before you dig.

"RECORD DRAWING"
THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.
DATE: 7.16.15 BY: Sarah Scott

BENCH MARK LIST

BM 1 CITY OF ROCKWALL CONTROL MONUMENT R019; BRASS DISK FOUND AT THE NORTHWEST CORNER OF THE INTERSECTION OF THE NORTH R.O.W. LINE OF DIAMOND WAY AND THE WEST R.O.W. LINE OF SILVER VIEW.
ELEV=600.69

BM 2 " ☒ " SET ON THE NORTH SIDE OF A CONCRETE PAD FOR A SANITARY SEWER MANHOLE LOCATED 150'± WEST OF 1 STORY METAL BUILDING 264'± NORTH OF THE NORTH R.O.W. LINE OF STATE HIGHWAY NO. 276.
ELEV=603.37

BM 3 " ☒ " SET ON TOP OF A CONCRETE CURB ON THE NORTH SIDE OF SPRINGER ROAD 943'± WEST OF THE WEST R.O.W. LINE OF DATA DRIVE.
ELEV=605.79

NO.	REVISIONS	DATE	BY
	ADDED ABOVE GROUND FUEL TANKS	2.24.2015	SES

Kimley»Horn
12750 MERIT DRIVE, SUITE 1000, DALLAS, TEXAS
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
SARAH E. SCOTT
113285
LICENSED
PROFESSIONAL ENGINEER
7-16-15

PROJECT No.	064475400
DATE:	JULY 2015
SCALE:	AS SHOWN
DESIGNED BY:	BAG
DRAWN BY:	WTB
CHECKED BY:	SES

SUNBELT DEVELOPMENT
ROCKWALL, TX

PREPARED FOR
TKC LAND DEVELOPMENT II, LLC

SITE PLAN

SHEET NUMBER
C-01