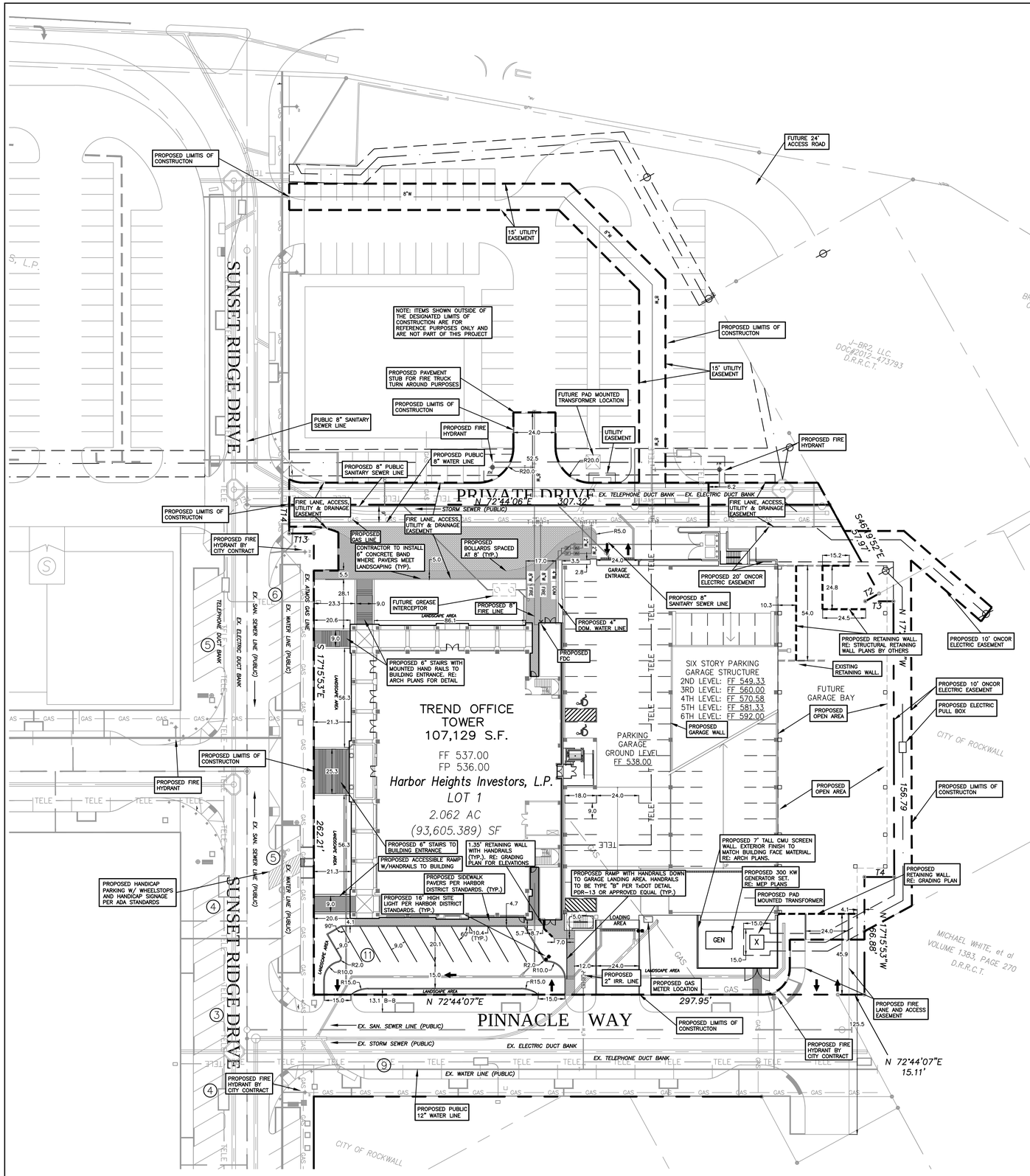
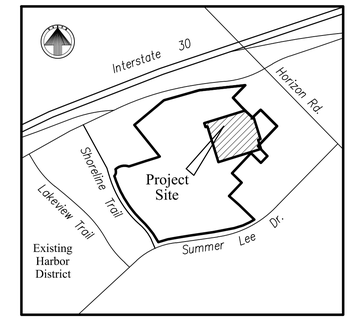
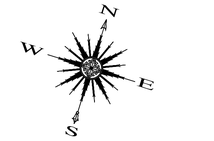




LOCATION MAP



30 15 0 30 60

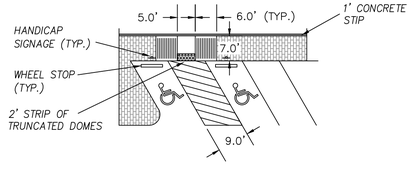
1" = 30'

SITE INFORMATION

LAND AREA:	2.062 ACRES (89,808 S.F.)
CURRENT ZONING:	PD-32
EXISTING USE:	UNUSED
PROPOSED USE:	COMMERCIAL BUILDING/PARKING GARAGE
BUILDING AREA (7 FLOORS):	±107,129 S.F.
PARKING GARAGE AREA (6 LEVELS)	±140,571 S.F.
BUILDING TO LOT COVERAGE:	45,237/89808=.503 -> 50.3%
BUILDING HEIGHT:	116 FEET
GARAGE HEIGHT:	69.75 FEET
BUILDING REQUIRED PARKING:	OFFICE: 76,700/300=256 SPACES RESTAURANT: 2,900/100=29 SPACES =285 TOTAL
BUILDING PARKING PROVIDED:	441 TOTAL (47 STREET, 394 GARAGE) (INCLUDES 11 HANDICAP SPACES)
IMPERVIOUS AREA:	65,283 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	24,525 S.F.

LINE TABLE

TANGENT	BEARING	LENGTH
T2	N 43°20'47" E	9.05'
T3	S 72°44'07" W	16.05'
T4	N 72°44'07" E	16.94'
T13	N 72°44'07" E	14.00'
T14	S 17°15'53" E	16.41'



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RECORD DRAWINGS

Revision	Date	Description

Owner:
Harbor Heights Investors L.P.
#2 Horizon Court • Heath, Texas 75032 • 469-772-9400

Trend Tower at the Harbor
Rockwall, Texas

~ Civil Engineer ~
F.C. CUNY CORPORATION
#2 Horizon Court • Heath, Texas 75032 • (469) 402-7700
Texas Registered Engineering Firm F-7449

07/29/2014

STATE OF TEXAS
CAMERON A. SLOWN
106317
LICENSED PROFESSIONAL ENGINEER

Drawn By:	Checked By:
F.C. CUNY	F.C. CUNY
Date: 05/12	Project No.: -

Sheet Title: Site Plan

Scale:	Sheet No.:
1"=30'	4 of 11