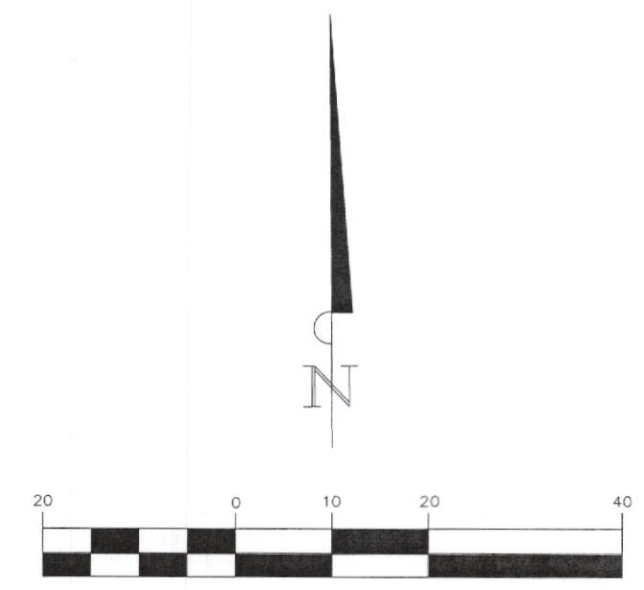


VICINITY MAP
NOT TO SCALE



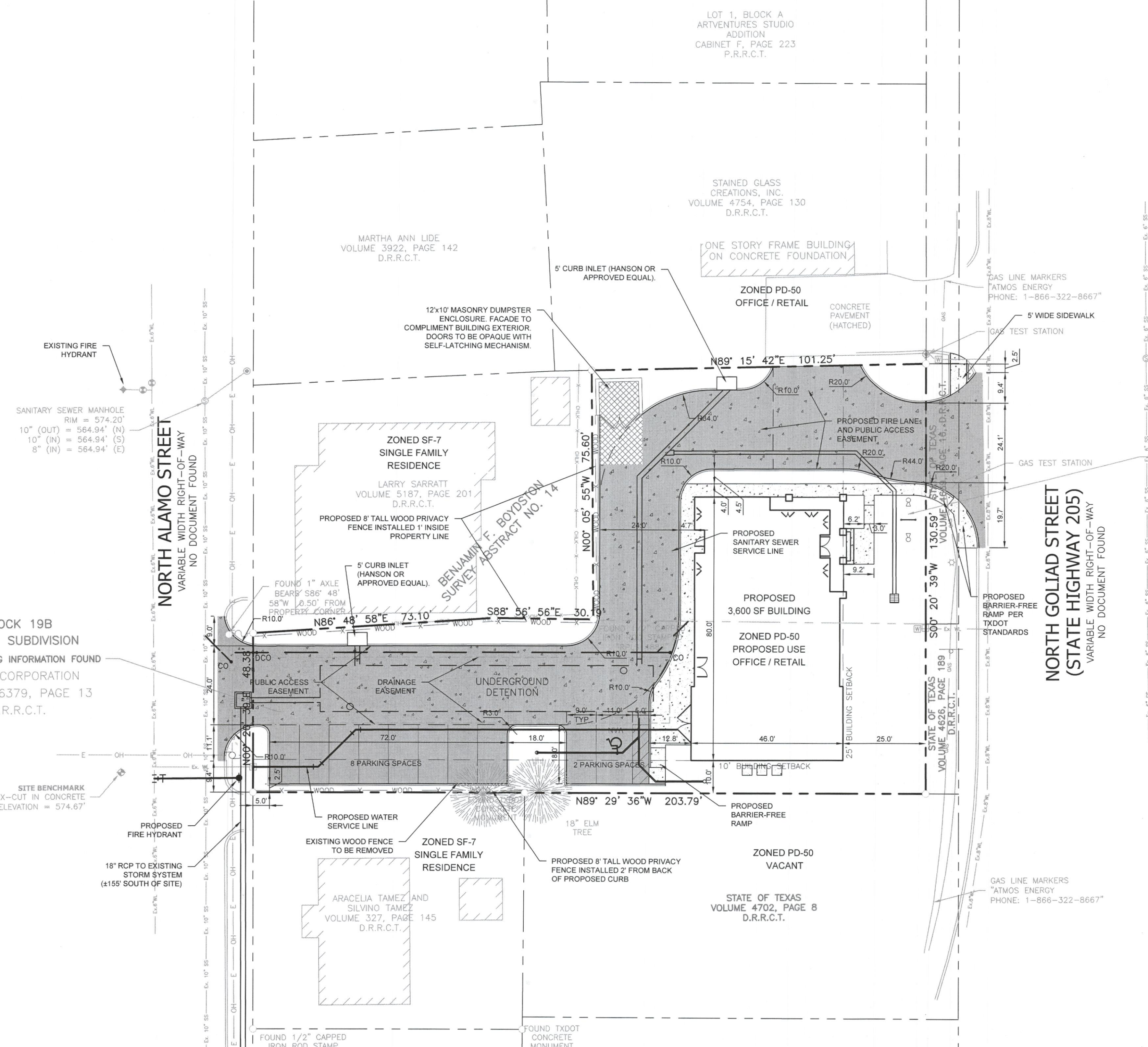
LEGEND

	7" CONCRETE PAVEMENT (HEAVY DUTY)
	6" CONCRETE PAVEMENT (MEDIUM DUTY)
	5" CONCRETE PAVEMENT (LIGHT DUTY)
	SIDEWALK/FLATWORK 4" THICK OTHERWISE

NOTE:
ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), COMMUNITY PANEL NO. 48397C0040L, DATED SEPTEMBER 26, 2008, THE PROPERTY APPEARS TO LIE WITHIN ZONE "X" AND THE ENTIRE PROPERTY LIES WITHIN A "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

	REQUIRED	PROVIDED
SITE AREA	-	0.421 Acres (18,355 sf)
PROPOSED USE	-	OFFICE (2,400 sf) / RETAIL (1,200 sf)
PROPOSED BUILDING		
GROSS FLOOR AREA	-	3,600 sf
HEIGHT	-	1 STORY (30' MAX HEIGHT)
CONSTRUCTION TYPE	-	
LOT COVERAGE	-	19.60%
FLOOR-TO-AREA RATIO	-	0.196 : 1
IMPERVIOUS COVER	15,602 sf (85% OF SITE - MAX.)	13,583 sf (74.0% OF SITE)
LANDSCAPE AREA	2,753 sf (15% OF SITE)	4,772 sf (26.0% OF SITE)
PARKING CALCULATIONS		
OFFICE USE (1 / 500 sf)	2,400 sf / 500 = 5 SPACES	
RETAIL USE (1 / 250 sf)	1,200 sf / 250 = 5 SPACES	
TOTAL	10 SPACES	10 SPACES
ACCESSIBLE SPACES*	1 SPACE	1 SPACE

* ACCESSIBLE SPACES ARE INCLUDED IN TOTAL PARKING SPACES REQUIRED / PROVIDED.



GENERAL NOTES:

- BUILDINGS 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS
- HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
- FIVE FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF THE PROPERTY LINE WITHIN THE RIGHTS-OF-WAY, UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A MEANDERING SIDEWALK OR AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY. BARRIER-FREE RAMPS, PER CITY STANDARDS, SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS.
- MECHANICAL UNITS, DUMPSTERS AND TRASH ENCLOSURES SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE
- ALL SIGNAGE CONTINGENT UPON APPROVAL OF BUILDING INSPECTION DEPARTMENT.
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
- OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 6-366 OF THE CODE OF ORDINANCES.
- PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
- ALL ELECTRICAL TRANSMISSION, DISTRIBUTION AND SERVICE LINES MUST BE UNDERGROUND.
- USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 3-1300 OF THE ZONING CODE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION AND/OR OTHER PERFORMANCE STANDARDS.
- ALL SIGNS REQUIRE A SEPARATE SIGN PERMIT.

OWNER / DEVELOPER:

BEN McMILLAN PROPERTIES, LLC
304 NORTH SAN JACINTO
ROCKWALL, TX 75087

ENGINEER:

BANNISTER ENGINEERING, LLC
1696 COUNTRY CLUB DRIVE
MANSFIELD, TX 76063
(817) 842-2094
(817) 842-2095 - FAX
CONTACT: DAVID GREER

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

SITE PLAN
FOR
AMICKS SUBDIVISION
LOT 1, BLOCK 19A

0.421 ACRES OUT OF
BENJAMIN F. BOYDSTUN SURVEY,
ABSTRACT NO. 14
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CASE NO. SP215-011