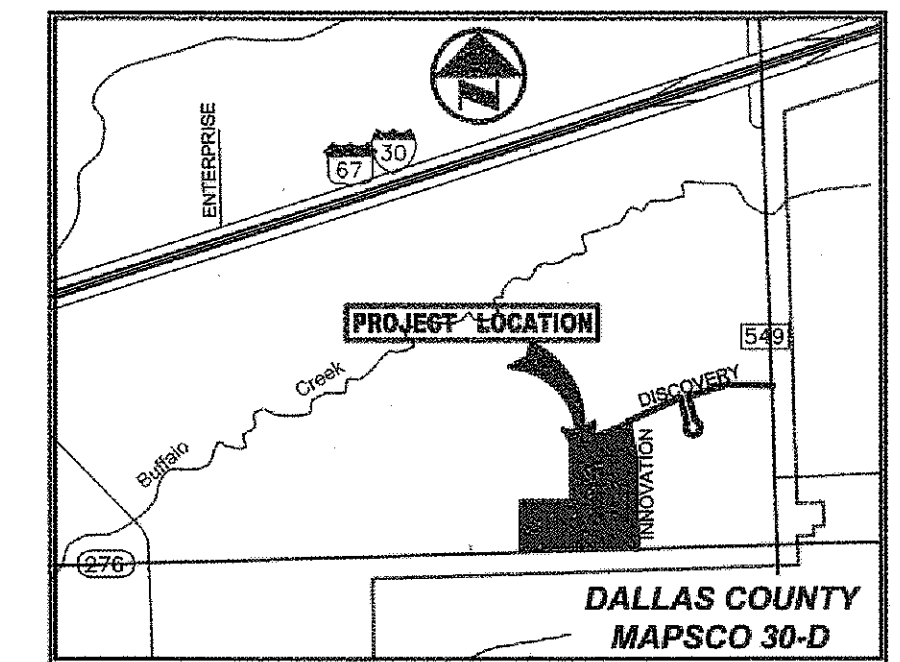
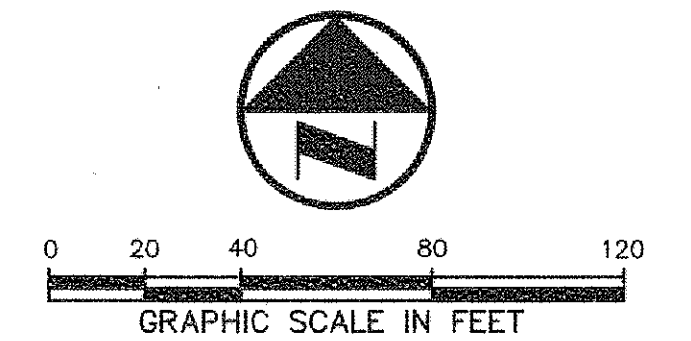


Z06 PROPERTIES, INC.  
(INST. NO. 2006-00369018)

**SITE DATA INFORMATION**

- PROPOSED USE:**  
OFFICE/WAREHOUSE
- BUILDING AREA:**  
WAREHOUSE=37,460 S.F.  
OFFICE=12,648 S.F.
- BUILDING HEIGHT:**  
BUILDING HEIGHT ABOVE FINISHED FLOOR: 30' 0"  
BUILDING HEIGHT ABOVE LOWEST ADJACENT GRADE: 34' 8"
- PARKING REQUIRED:**  
WAREHOUSE = 38 SPACES  
OFFICE = 42 SPACES  
TOTAL = 38 + 42 = 80 SPACES
- PARKING PROVIDED:**  
PROPOSED PARKING = 73 SPACES  
PROPOSED H.C. PARKING = 4 H.C. (1 VAN, 3 H.C.)  
TOTAL PROVIDED = 77 SPACES
- NUMBER OF EMPLOYEES:**  
PROJECTED TOTAL = ±30 EMPLOYEES
- SITE COVERAGE:**

TOTAL SITE	159,639 S.F. (3.66 AC.)
BUILDING	50,108 S.F. (1.15 AC.)
PAVEMENT	69,556 S.F. (1.60 AC.)
FOOTPRINT S.F.	50,676 S.F. (1.16 AC.)
INCLUDES COVERED PATIO	
FLOOR TO AREA RATIO	3.2:1
BUILDING COVERAGE	31.3%
PAVEMENT COVERAGE	43.7%
- ZONING:**  
LIGHT INDUSTRIAL



**VICINITY MAP**  
(NOT TO SCALE)

LOT 7, BLOCK C  
ROCKWALL TECHNOLOGY PARK  
(CAB. E, SLIDE 329)  
ROCKWALL ECONOMIC  
DEVELOPMENT  
(VOL. 1410, PG. 247)

**DISCOVERY BOULEVARD**

$\Delta=08^{\circ}21'17''$   
 $R=1142.50'$   
 $L=166.60'$   
 $T=83.45'$   
 $CB=N 66^{\circ}07'16'' E$   
 $CD=166.45'$

LOT 2, BLOCK A  
ROCKWALL TECHNOLOGY PARK  
(CAB. F, SLIDE 275)

SPECIAL PRODUCTS REALTY, LTD.  
(INST. NO. 2008-00395349)

**INNOVATION DRIVE**

EXISTING  
OFFICE/WAREHOUSE

$S 28^{\circ}03'22'' E$   
400.43'

**PROPOSED  
50,108 SF  
ONE STORY  
CONCRETE TILT-WALL  
OFFICE/WAREHOUSE  
FF 594.00**

3.66 ACRES  
OUT OF  
LOT 2, BLOCK B  
ROCKWALL TECHNOLOGY PARK  
(CAB. D, SLIDE 220)

ROCKWALL ECONOMIC  
DEVELOPMENT  
(VOL. 1410, PG. 247)

LOT 1, BLOCK B  
ROCKWALL TECHNOLOGY PARK  
(CAB. D, SLIDE 220)

FALCON FINE WIRE & WIRE  
PRODUCTS, INC.  
(VOL. 1714, PG. 63)

EXISTING  
OFFICE/WAREHOUSE

NOTE:  
ALL DIMENSIONS SHOWN ARE TO THE BACK  
OF CURB, UNLESS OTHERWISE NOTED.

NOTE:  
THIS FACILITY WILL HAVE A FIRE PROTECTION  
SYSTEM WITH FIRE SPRINKLERS.

PROPOSED DRAINAGE	AREA (ACRES)	Q <sub>100</sub> (cfs)
DRAINAGE TO REGIONAL DETENTION (EXISTING STORM SYSTEM TO THE NE)	1.84	12.49
DRAINAGE TO ON-SITE DETENTION (PROPOSED TRUCK-COURT DETENTION AT THE SW CORNER)	1.82	16.29

- NOTES:
- A SEPARATE SIGN PERMIT WILL BE REQUIRED FOR ALL SIGNS.
  - THIS PROJECT REQUIRES STORMWATER DETENTION. THE STORM PLANS WILL BE SUBMITTED FOR ENGINEERING REVIEW ONCE SITE PLAN HAS BEEN APPROVED. IT IS THE INTENT THAT THE STORMWATER DESIGN WILL WORK WITHIN THE BOUNDS OF THIS SITE PLAN, SO THAT FUTURE CHANGES TO THE SITE PLAN WILL NOT BE REQUIRED FOR STORMWATER DETENTION.
  - THE DESIGN ENGINEER IS WORKING WITH THE CITY OF ROCKWALL ENGINEER TO DETERMINE INLET TYPES, LOCATIONS, AND STORM LAYOUT FOR THE DETENTION AREA. GRATE INLETS ARE SHOWN PER THE CURRENT LAYOUT, HOWEVER, FURTHER COORDINATION IS REQUIRED FOR FINAL STORM SYSTEM CONFIGURATION AND INLET TYPE.
  - A TRUCK TURNING ANALYSIS HAS BEEN COMPLETED FOR THE CIRCULATION OF A FIRE TRUCK THROUGH THE SITE.
  - BUILDING FORM-LINER PATTERN PERCENTAGES ARE:
    - EAST ELEVATION: 23.6%
    - NORTH ELEVATION: 22.4%
  - THE DESIGN TEAM ACKNOWLEDGES THE CITY LIGHTING REQUIREMENTS THAT:
    - THE LIGHT LEVELS ALONG ALL PROPERTY LINES AND STREET FRONTAGES MUST BE 0.2-FC OR LESS
    - MAX LIGHT LEVEL CAN BE 20-FC AT ANY POINT ON SITE
    - MAX HEIGHT OF FIXTURES MUST BE 30-FT OR LESS, INCLUDING POLE BASE
    - ALL FIXTURES MUST BE FULL CUT-OFF, WITH A MAXIMUM 1" REVEAL

architects  
**maa**  
merriman  
associates

architecture • planning  
interior design

300 N. FIELD ST.  
DALLAS, TEXAS 75202  
214.967.1299  
214.967.2138 (FAX)

**HILL & WILKINSON**  
GENERAL CONTRACTORS  
2703 TELECOM PARKWAY, SUITE 120,  
RICHARDSON TX 75082  
(214) 299-4300,  
FAX: (214) 299-4444

**HATFIELD AND COMPANY**  
206 S. TOWN EAST BLVD.  
MESQUITE, TX. 75149-2897 (972) 285-0115  
(800) 879-9191

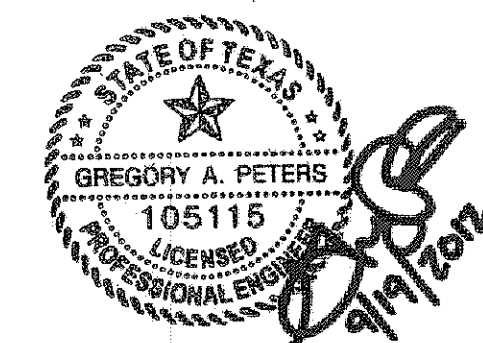
NO.	DATE	REVISION
1	08/30/2012	RECORD DRAWING

**Pacheco Koch**  
8350 N. CENTRAL EXPWY, SUITE 1000  
DALLAS, TX 75206 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
DALLAS • FORT WORTH • HOUSTON TX REG. SURVEYING FIRM LS-100080-00

**SITE PLAN**  
**HATFIELD & COMPANY, INC.**  
**DISCOVERY BLVD. & INNOVATION ST.**  
**ROCKWALL**  
CITY OF ROCKWALL, ROCKWALL COUNTY, TX

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
GAP	GAP	FEB. 2012	1"=40'			<b>SP-1</b>

**RECORD DRAWING**  
THIS DRAWING HAS BEEN REVISED TO RE-  
FLECT CONSTRUCTION RECORDS MAINTAINED  
AND PROVIDED BY THE CONTRACTOR FOR  
CONTRACTOR: HILL & WILKINSON  
DATE REVISED: 08/30/2012



KIMMELER 08/18/2012 - 12:17PM M:\DWG-20\0058-11\325\DWG\C3D\2008-11-325 SITE PLAN FINAL.DWG