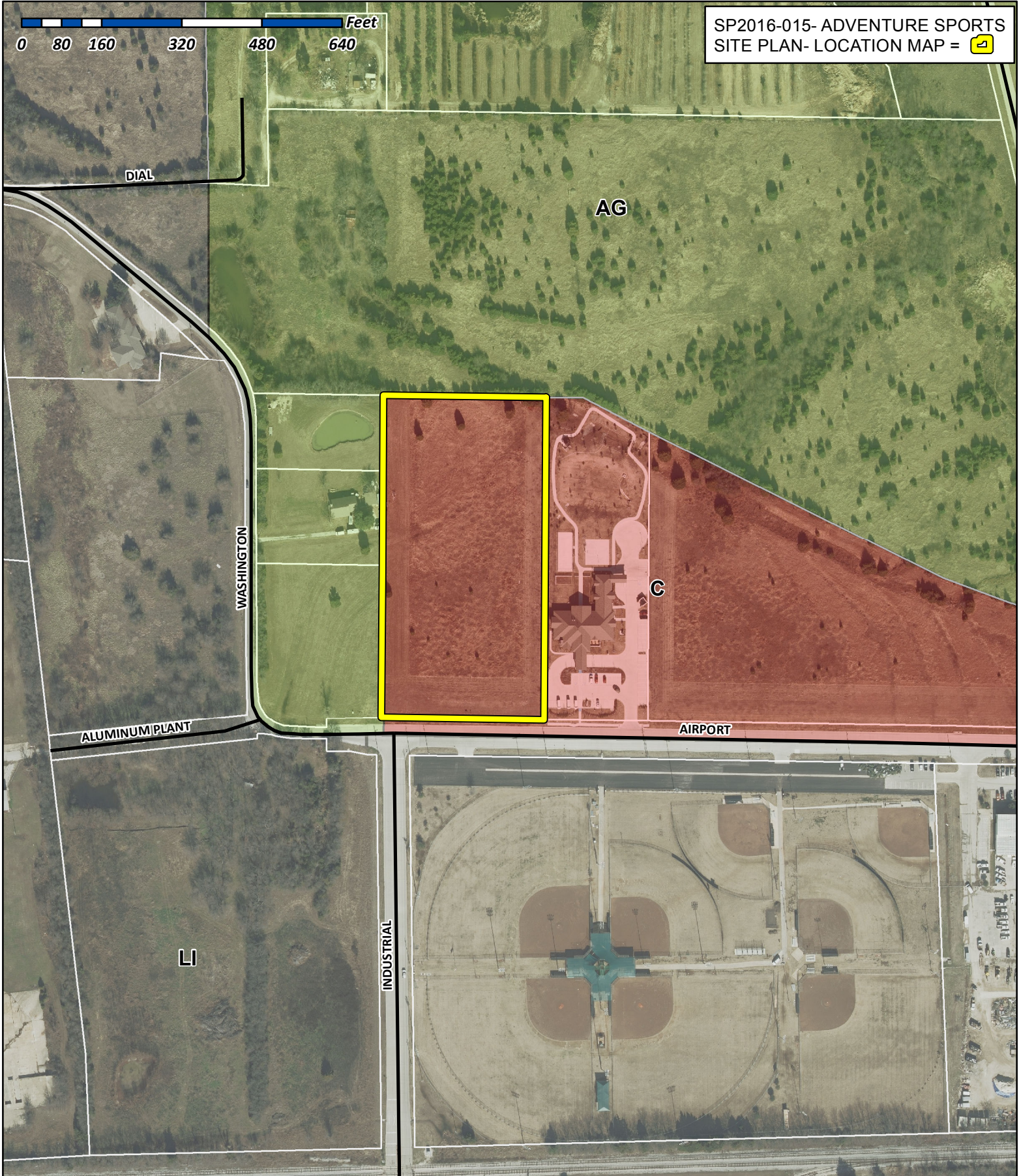


SP2016-015- ADVENTURE SPORTS
SITE PLAN- LOCATION MAP =

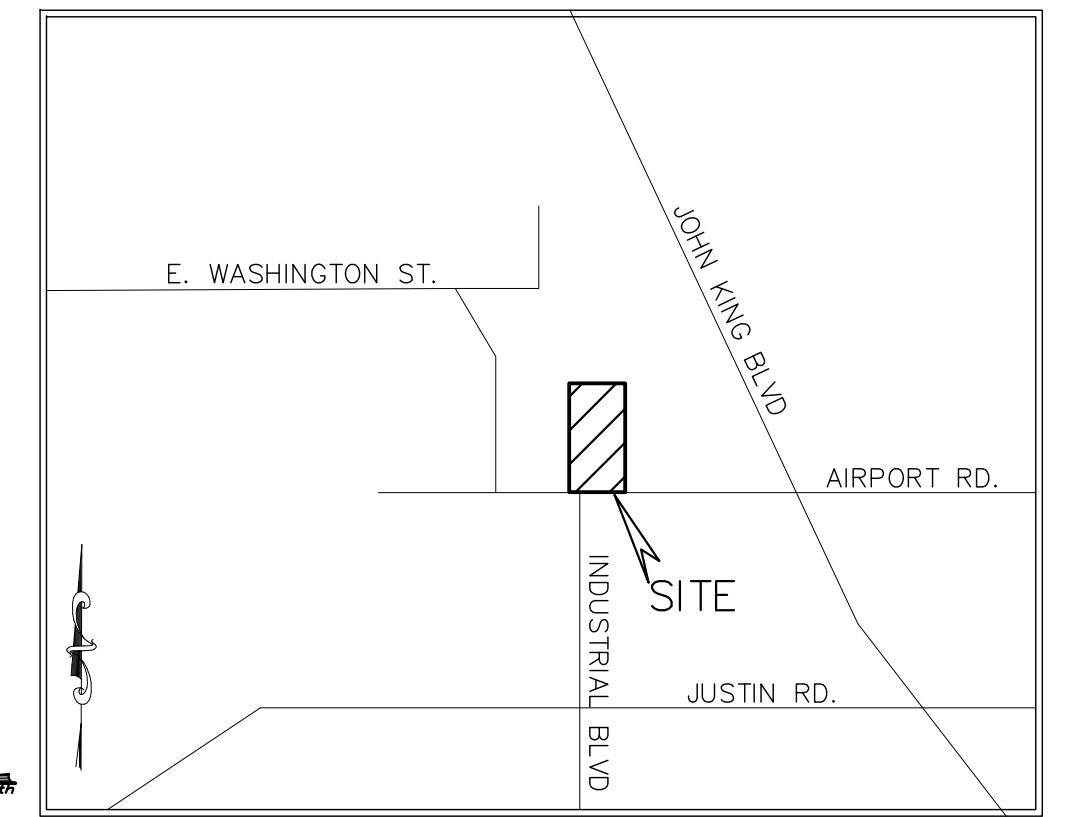


City of Rockwall

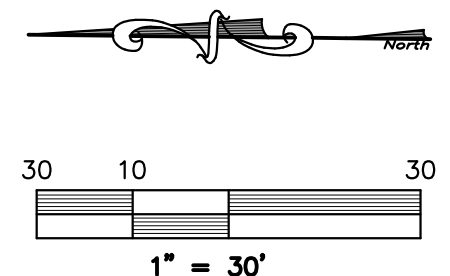
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





VICINITY MAP
NOT TO SCALE



SITE DATA:

LOT AREA:
4.88 Acres, 212,491 sq. ft.
LOT COVERAGE:
5.9%
FLOOR TO AREA RATIO:
16.9:1
BUILDING AREA:
Recreation Club: 6,488 sq.ft.
General Office: 6,072 sq.ft.
TOTAL: 12,560 sq.ft.
CONSTRUCTION TYPE:
IIB & IV
BUILDING HEIGHT:
1 STORY (23')
PROPOSED USE:
Recreation Club
General Office
IMPERVIOUS AREA
(including buildings):
59,022 sq.ft.
ZONING:
C
PARKING:
Required: Rec.(1/250sf) = 32
Office (1/300sf) = 14
Handicap = 2
Provided:
Standard = 81
Handicapped = 4
Total Provided = 85
LANDSCAPE AREA:
Required: (15%) 31,874 sq.ft.
Provided: 153,469 sq.ft.
FIRESPRINKLER:
YES

LEGEND

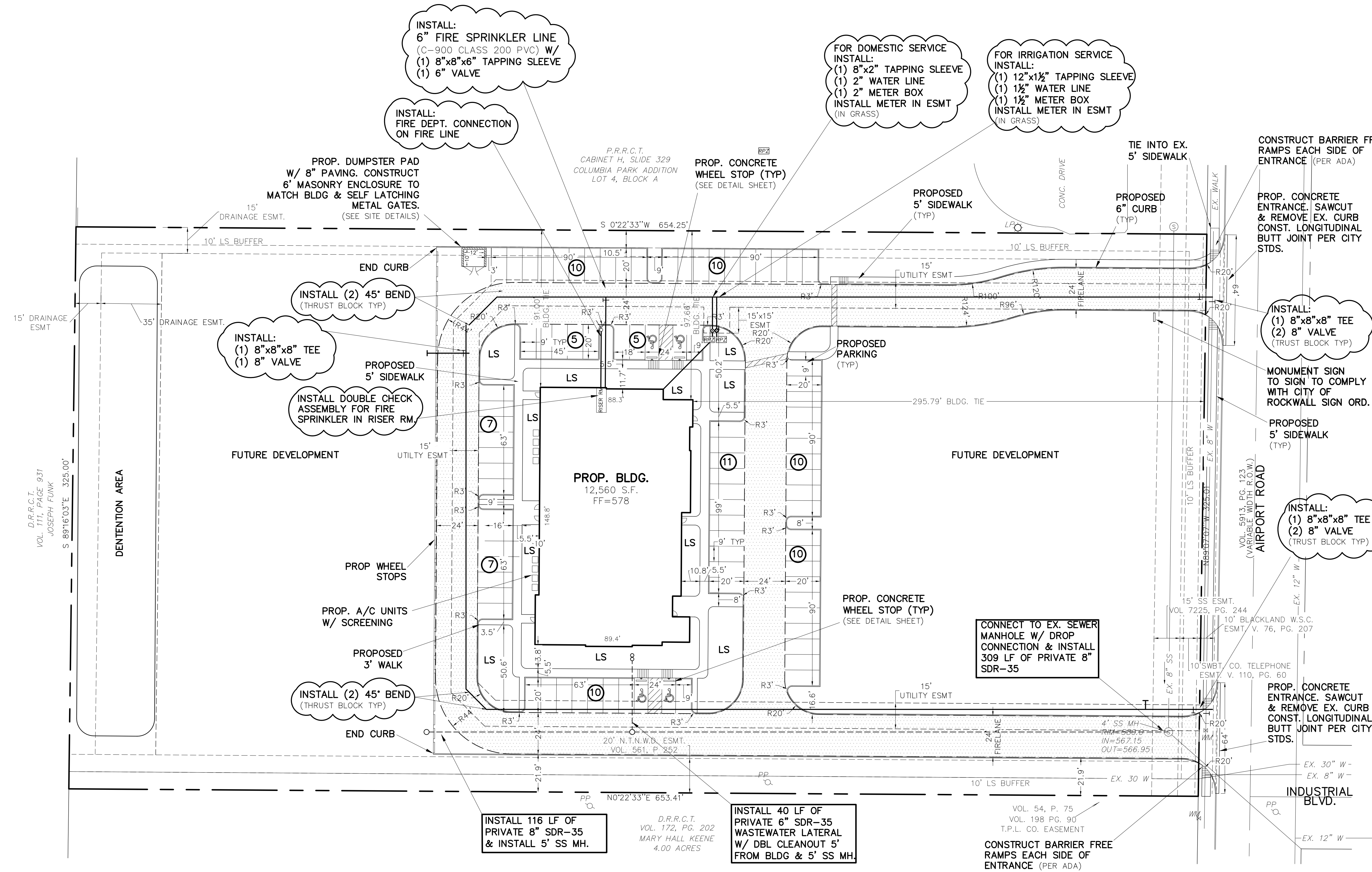
- = PROPERTY LINE
- EX. SS --- = EXISTING SANITARY SEWER LINE
- EX. W --- = EXISTING WATER LINE
- ⊕ = EXISTING FIRE HYDRANT
- ⊗ = EXISTING WATER METER
- ⊙ = EXISTING POWER POLE
- ⊙ = EXISTING LIGHT POLE
- ⊙ = EXISTING SS MANHOLE
- = EX. TELEPHONE BOX
- EXIST. or EX. = EXISTING
- ⊕ = CENTERLINE
- PROP. = PROPOSED
- LS = LANDSCAPE
- RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM
- = PROPOSED FIRELANE

* THERE ARE NO BUILDINGS ON THIS SITE

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



REVISIONS



INSTALL:
6" FIRE SPRINKLER LINE
(C-900 CLASS 200 PVC) W/
(1) 8"x8"x6" TAPPING SLEEVE
(1) 6" VALVE

INSTALL:
FIRE DEPT. CONNECTION
ON FIRE LINE

FOR DOMESTIC SERVICE
INSTALL:
(1) 8"x2" TAPPING SLEEVE
(1) 2" WATER LINE
(1) 2" METER BOX
INSTALL METER IN ESMT
(IN GRASS)

FOR IRRIGATION SERVICE
INSTALL:
(1) 12"x1 1/2" TAPPING SLEEVE
(1) 1 1/2" WATER LINE
(1) 1 1/2" METER BOX
INSTALL METER IN ESMT
(IN GRASS)

INSTALL:
(1) 8"x8"x8" TEE
(1) 8" VALVE

INSTALL DOUBLE CHECK
ASSEMBLY FOR FIRE
SPRINKLER IN RISER RM.

INSTALL:
(1) 8"x8"x8" TEE
(2) 8" VALVE
(TRUST BLOCK TYP)

MONUMENT SIGN
TO SIGN TO COMPLY
WITH CITY OF
ROCKWALL SIGN ORD.

INSTALL:
(1) 8"x8"x8" TEE
(2) 8" VALVE
(TRUST BLOCK TYP)

CONNECT TO EX. SEWER
MANHOLE W/ DROP
CONNECTION & INSTALL
309 LF OF PRIVATE 8"
SDR-35

INSTALL 116 LF OF
PRIVATE 8" SDR-35
& INSTALL 5' SS MH.

INSTALL 40 LF OF
PRIVATE 6" SDR-35
WASTEWATER LATERAL
W/ DBL CLEANOUT 5'
FROM BLDG & 5' SS MH.

CONSTRUCT BARRIER FREE
RAMPS EACH SIDE OF
ENTRANCE (PER ADA)

**** NOTICE TO CONTRACTORS ****
TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY H.D. FETTY LAND SURVEYOR OF ROYSE CITY, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 3rd EDITION.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

- PAVING NOTES:**
- 1) FIRELANE & APPROACHES TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
 - 2) ALL NON-FIRELANE PAVING CAN BE 6" THICK, 3000 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
 - 3) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
 - 4) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
 - 5) NO SAND UNDER PAVING.

FIRE SPRINKLER LINE IS SEPARATE PERMIT FROM THE FIRE DEPARTMENT

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF DESIGN.

- GENERAL NOTES**
1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
 2. Fire lanes shall be designed and constructed per city standards.
 3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
 4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance.
 5. All signage contingent upon Building Inspection Department approval.
 6. Approval of the site plan is not final until all engineering plans are approved.
 7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
 9. All electrical transmission, distribution and service lines must be underground.

CASE #:

SITE PLAN

ADVENTURE SPORTS FACILITY

1551 AIRPORT ROAD
4.88 ACRES
City of Rockwall, Rockwall County, Texas

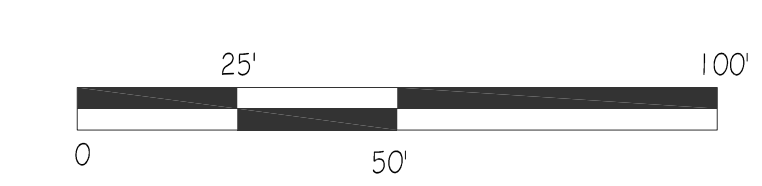
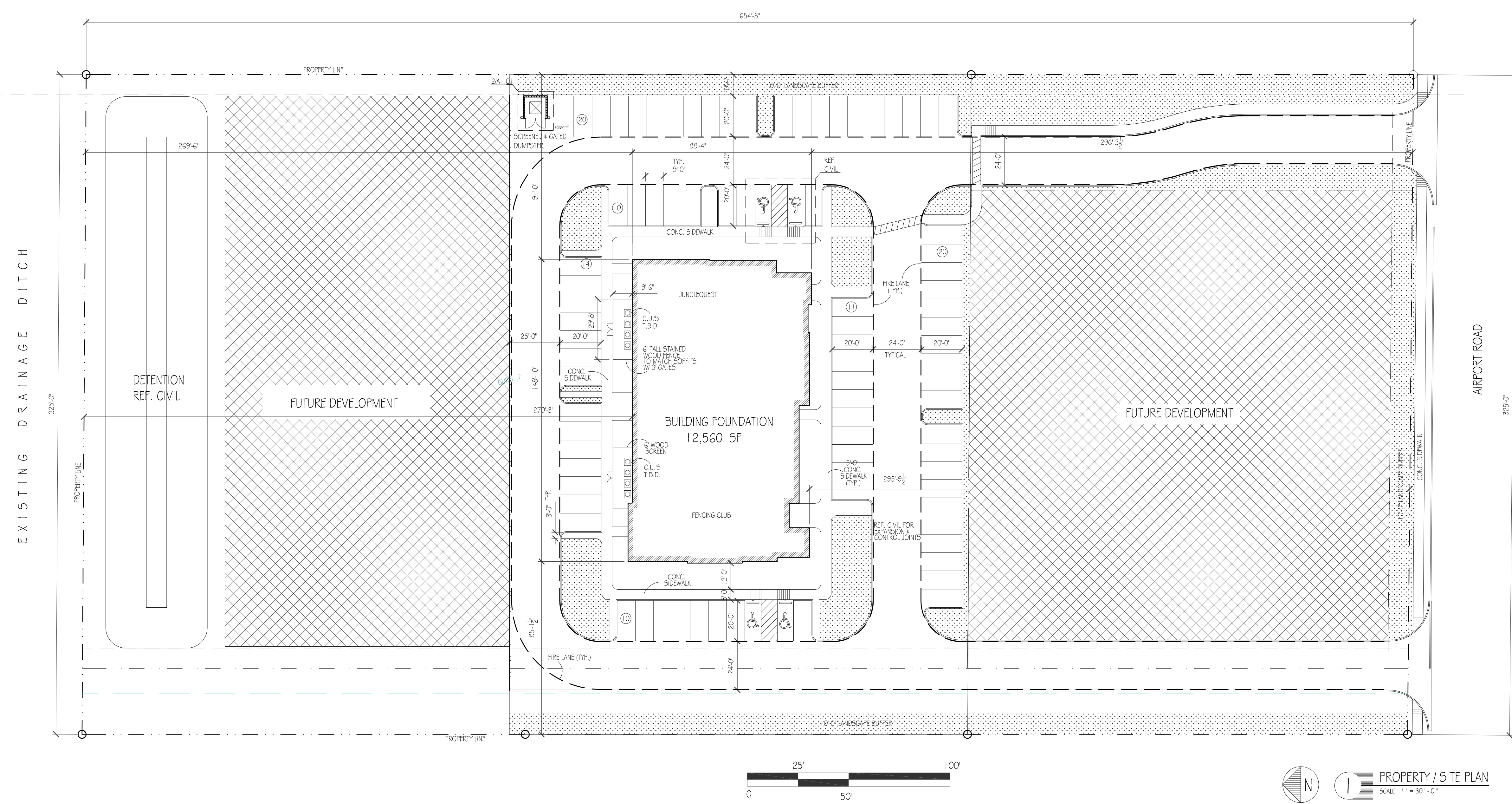
owner
Zaph & Ath Properties, LLC
1125 Waterside Circle
Rockwall, TX 75087-6007
Contact: Steve Arze arze@mac.com

prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

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PROJECT NO.: 2016-07 REG. NO.: F-2567

date: 7/14/16 scale: 1"=30' sheet: C101



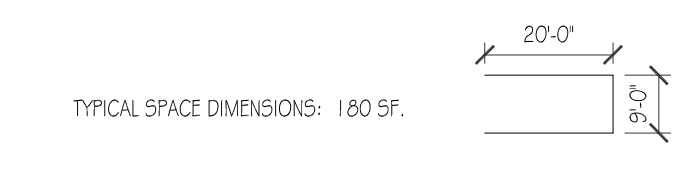
PROPERTY / SITE PLAN
SCALE: 1" = 30' - 0"

SITE NOTES:

- TOTAL LOT / SITE AREA = 212,487 SF.
PHASE 1 AREA = 72,430 SF / 1.66 ACRES
- IMPERVIOUS AREA = 59,022 SF.
- PERVIOUS / LANDSCAPE = 14,675 SF. OR 20%

REC. CLUB	TOTAL # REQ. / USE	TOTAL # REQ. H.C.	TOTAL # PROV.
	32	-	01
GEN. OFF.	14	-	4 H.C.
			85 TOTAL

- OFFICE PORTION TO BE WOOD FRAME CONSTRUCTION.
 - SPORTS CLUB AREA TO BE PRE-ENGINEERED METAL BUILDING CONSTRUCTION.
- ** REF. LP-1 FOR LANDSCAPING & IRRIGATION



STANLEY C. CROMARTIE, AIA
TEXAS REG. # 15126
DATE: 7-15-16
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EXPIRES: 3/31/17

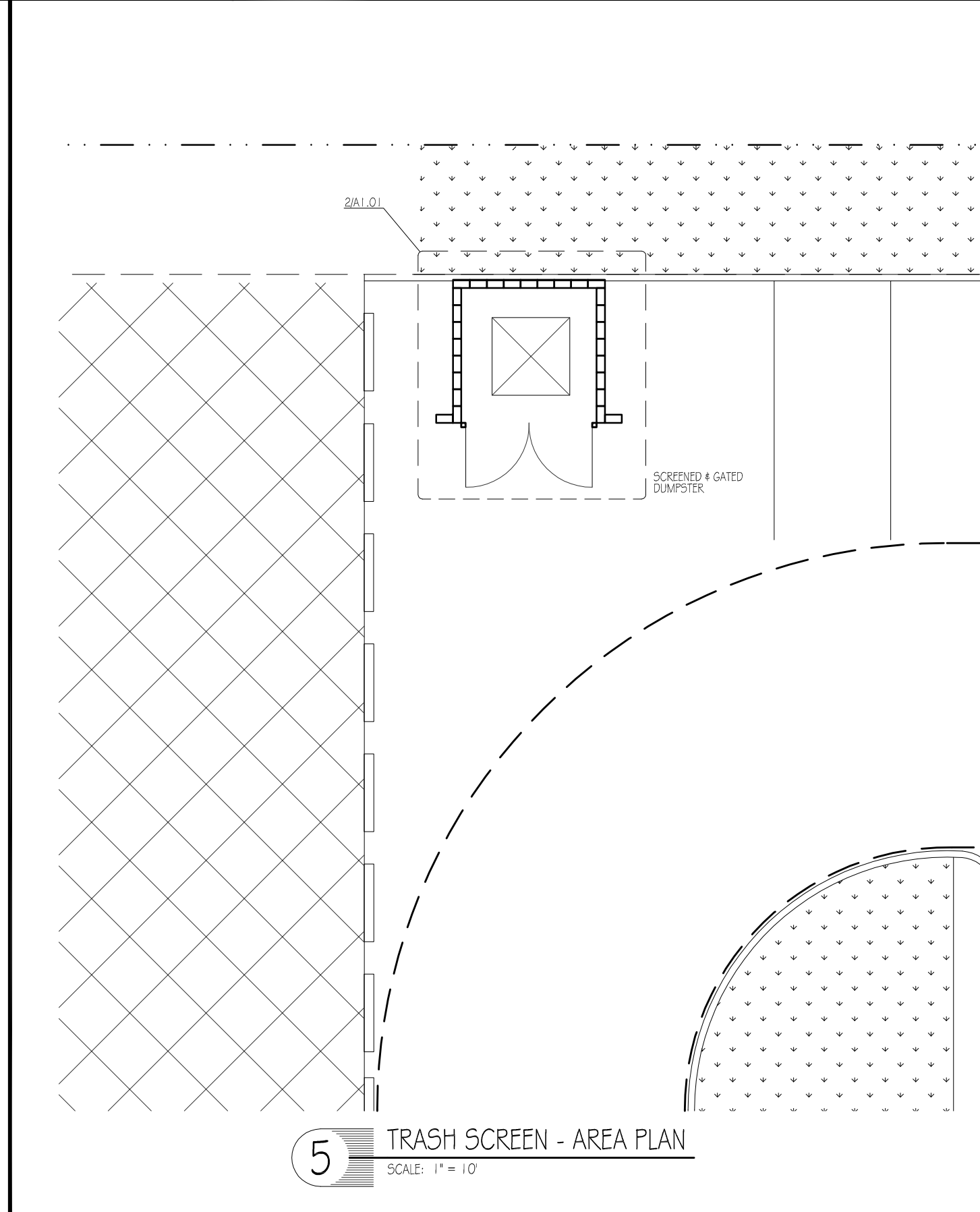
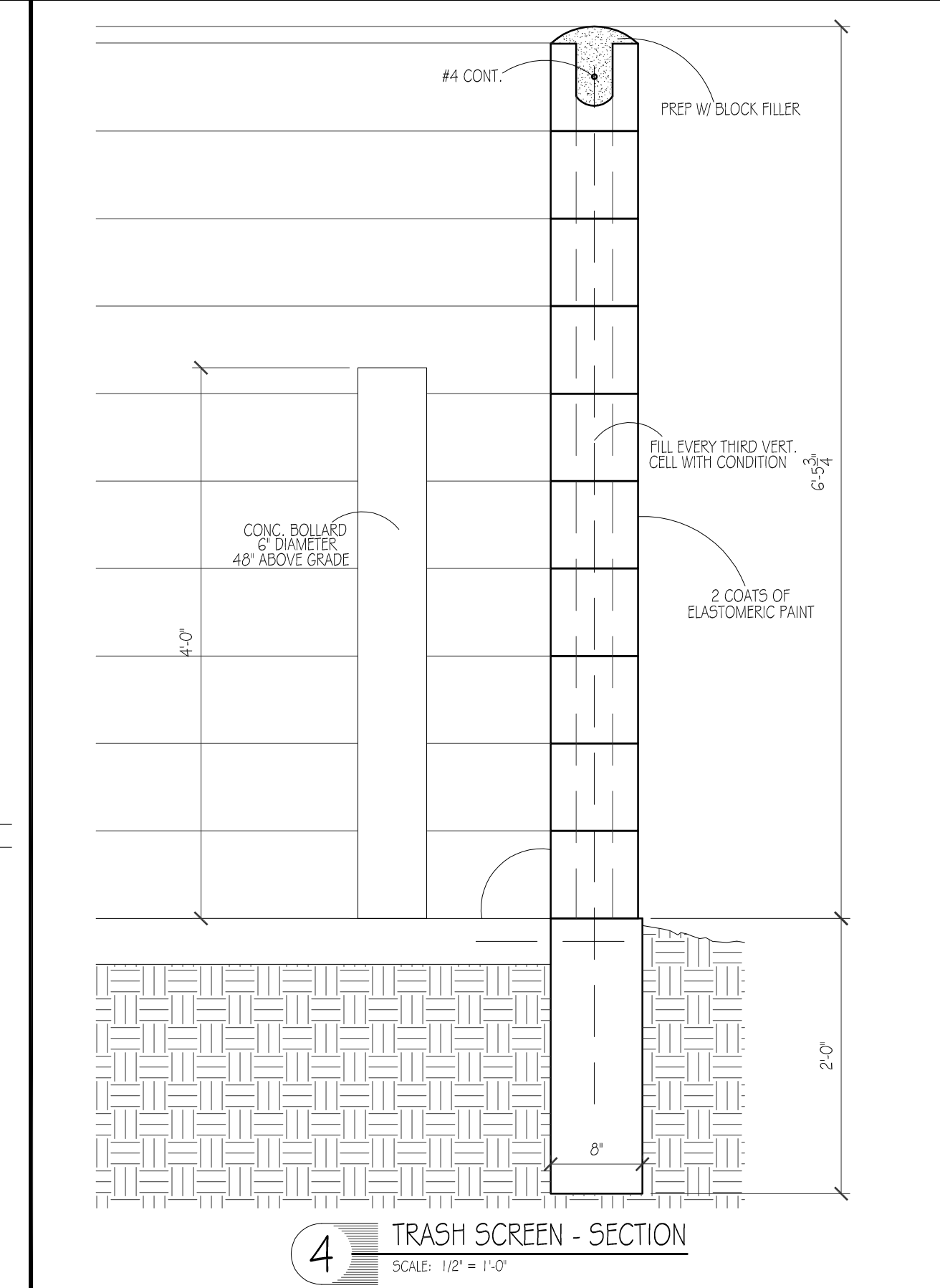
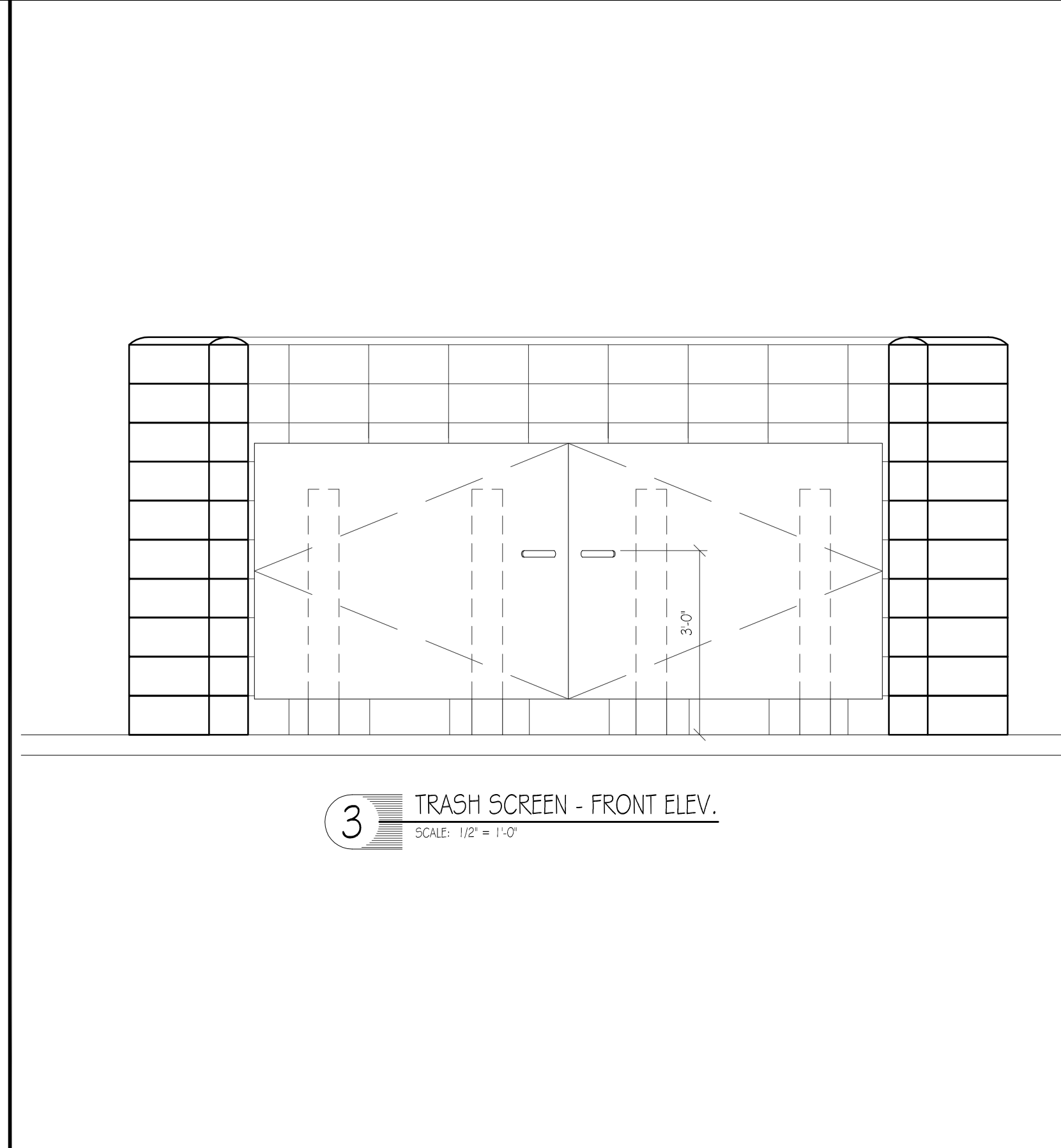
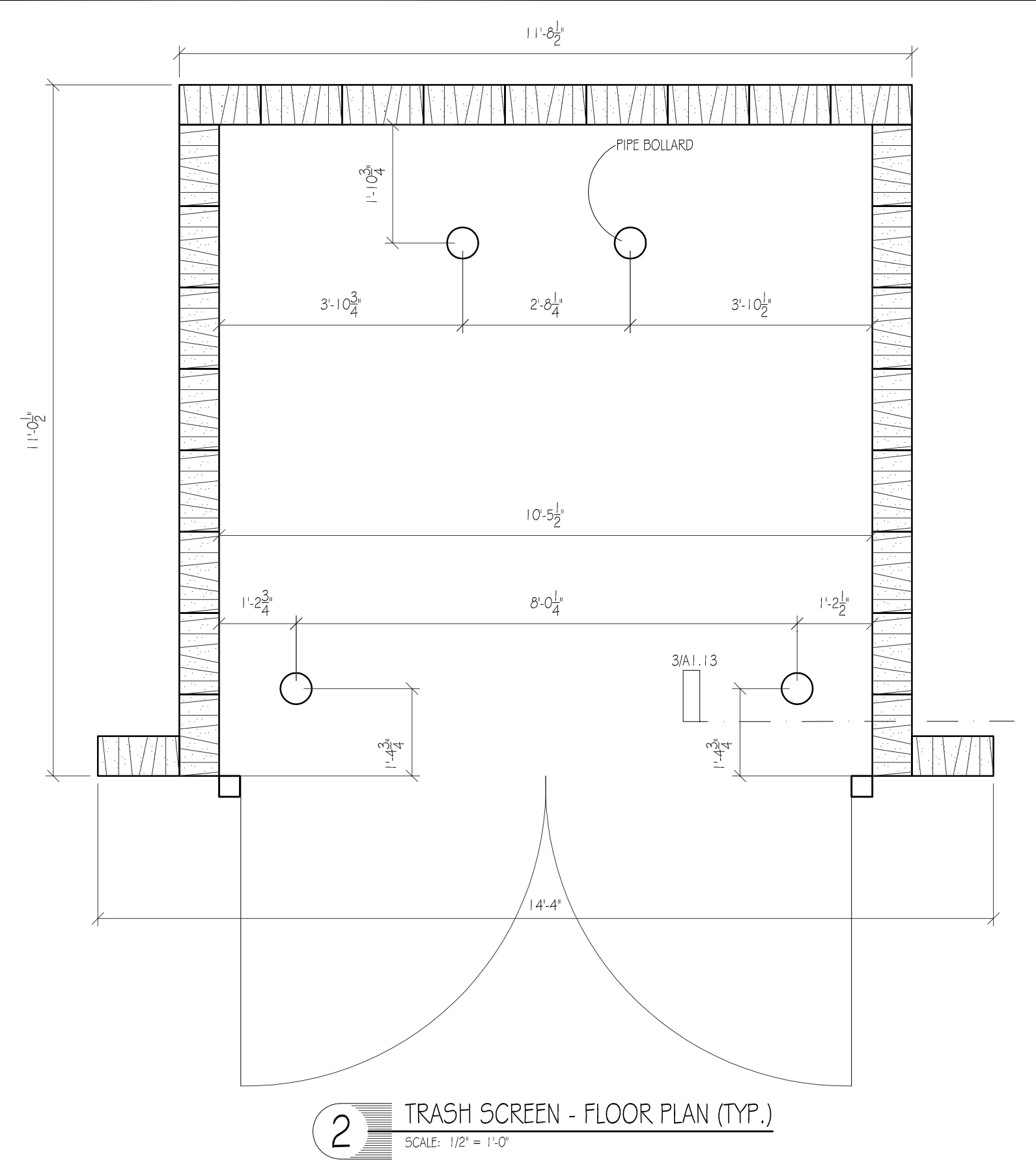
New Construction of Adventure Sports Facility
New Construction of Adventure Sports Facility
1551 Airport Rd.
Rockwall, Texas 75087

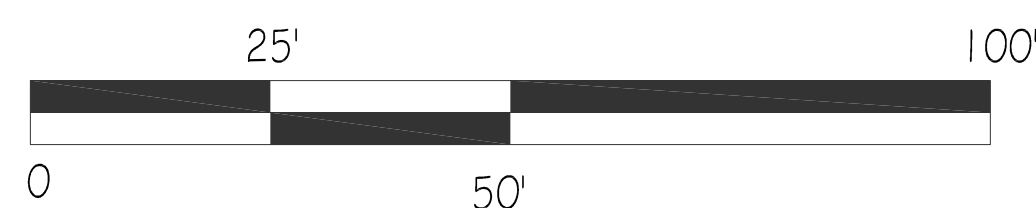
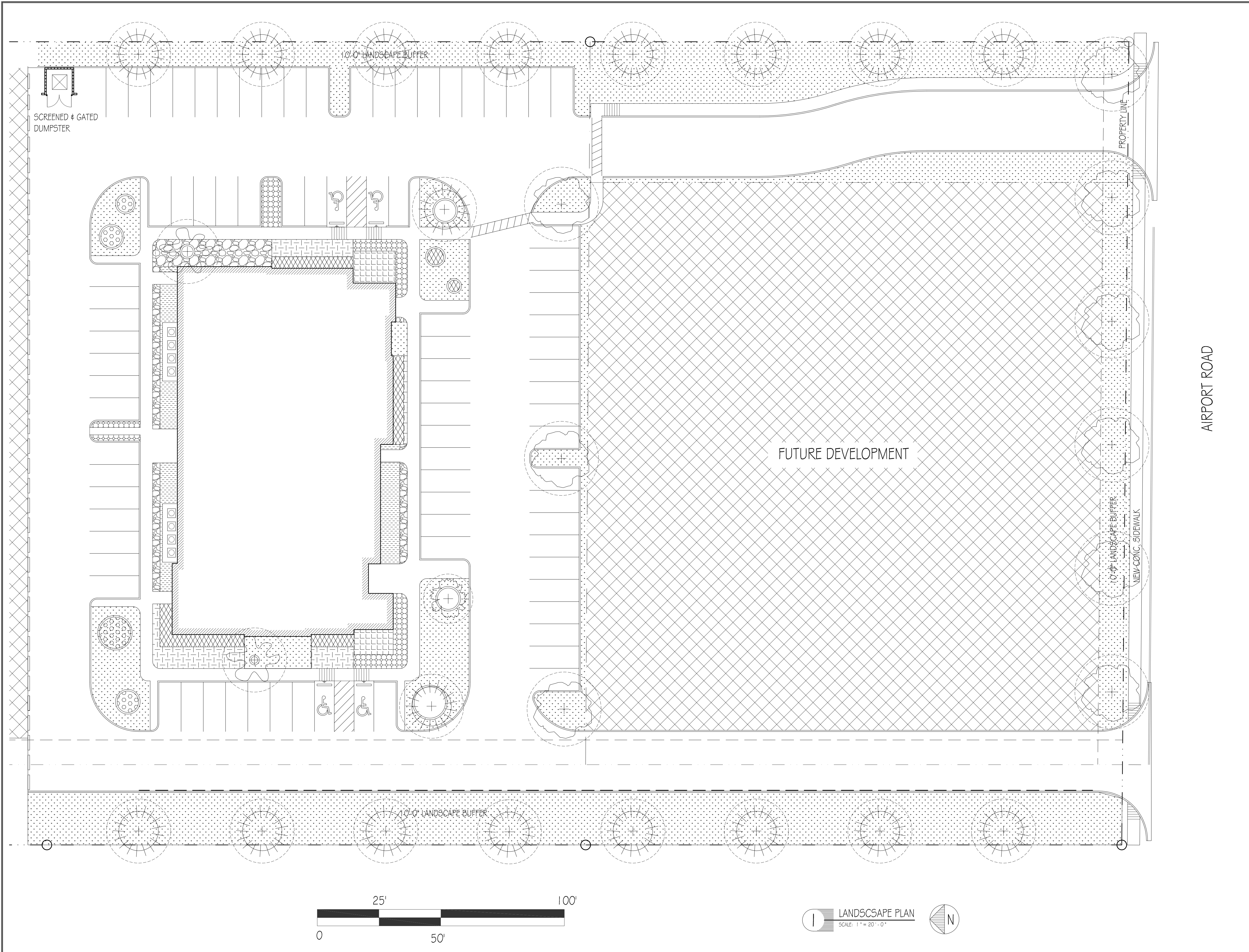
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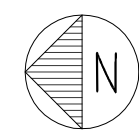
SITE PLAN
SHEET NUMBER

SP.01





LANDSCAPE PLAN
SCALE: 1" = 20'-0"



LANDSCAPE KEY:

	MEXICAN FEATHERGRASS 1 GALLON. 24" O.C. INSTALL HEIGHT ~12'. MATURE HEIGHT ~24'.
	DWARF BOTTLEBRUSH 3 GALLON. 36" O.C. INSTALL HEIGHT ~24'. MATURE HEIGHT ~36'.
	VARIEGATED SHELL GINGER 3 GALLON. 48" O.C. INSTALL HEIGHT ~36'. MATURE HEIGHT ~60'.
	BLOOD BANANA PLANT 3 GALLON. 48" O.C. INSTALL HEIGHT ~60'. MATURE HEIGHT ~96'.
	MEXICAN BEACH PEBBLES 3" COVERAGE OVER WEED BARRIER. RANDOM SIZES.
	JAPANESE YEW 3 GALLON. 60" O.C. INSTALL HEIGHT ~60'. MATURE HEIGHT ~144'.
	CLUMPING BAMBOO 3 GALLON. 72" O.C. INSTALL HEIGHT ~60'. MATURE HEIGHT ~200'.
	TURF: (ZOYSIA JAMMER SOD ADJACENT TO BUILDING) (BERMUDA HYDROMULCH ELSEWHERE)
	BALD CYPRESS: (STREET TREE) 100 GALLON. 50" O.C. INSTALL HEIGHT ~12'. MATURE HEIGHT ~30'.
	TEXAS SABAL PALM 100 GALLON. 50" O.C. INSTALL HEIGHT ~12'. MATURE HEIGHT ~30'.
	TEXAS REDBUD 100 GALLON. INSTALL HEIGHT ~8'. MATURE HEIGHT ~18'.
	LITTLE GEM MAGNOLIA 100 GALLON. INSTALL HEIGHT ~12'. MATURE HEIGHT ~24'.

NOTE: ALL LANDSCAPED AREAS TO BE IRRIGATED TO "UDC" REQUIREMENTS.



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TEXAS REG. # 15126
DATE: 7-15-16
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EXPIRES:
3/31/17

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1551 Airport Rd.
Rockwall, Texas 75087

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SITE PLAN SUBMITTAL	7-15-16

LANDSCAPE PLAN

SHEET NUMBER

LP.01

New Construction of Adventure Sports Facility
New Construction of Adventure Sports Facility

Rockwall, Texas 75087

1551 Airport Rd.

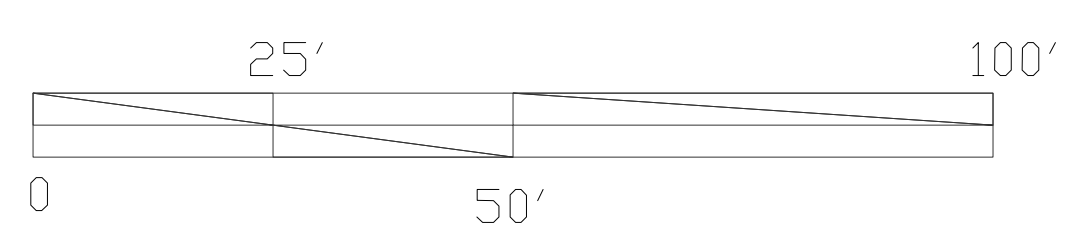
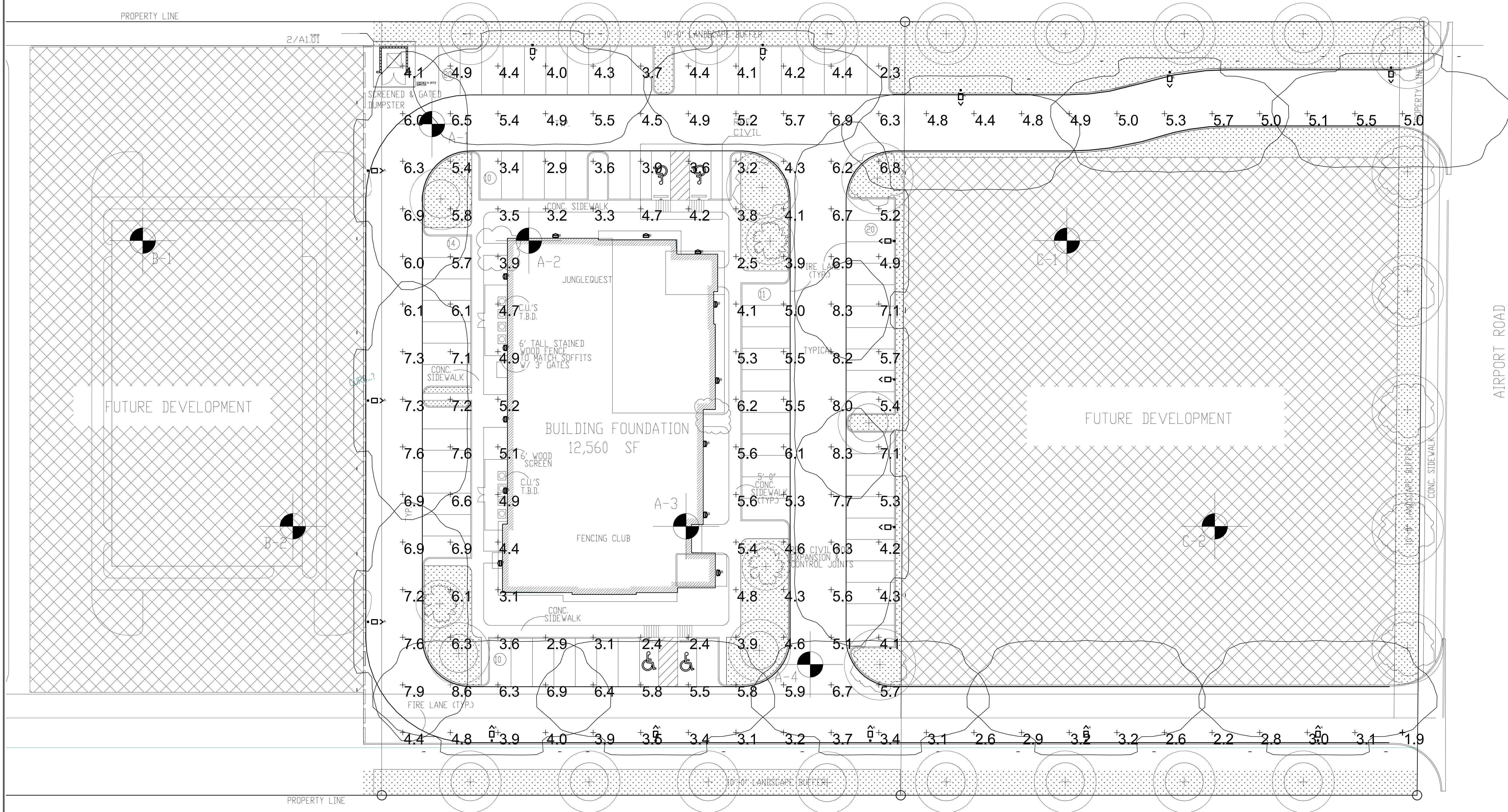
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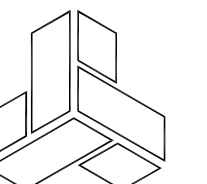
PHOTOMETRICS /
SITE LIGHTING PLAN

SHEET NUMBER

PH.01



PHOTOMETRICS / SITE LIGHTING PLAN
SCALE: 1" = 20'-0"



ARCON
ARCHITECTS
REAL ESTATE
CONSTRUCTION

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EXPIRES:
3/31/17

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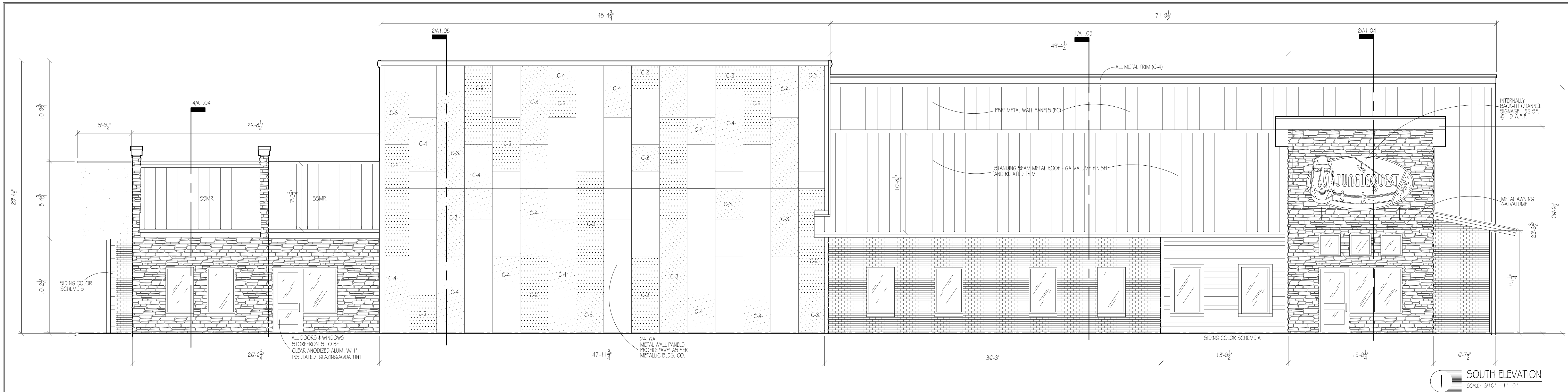
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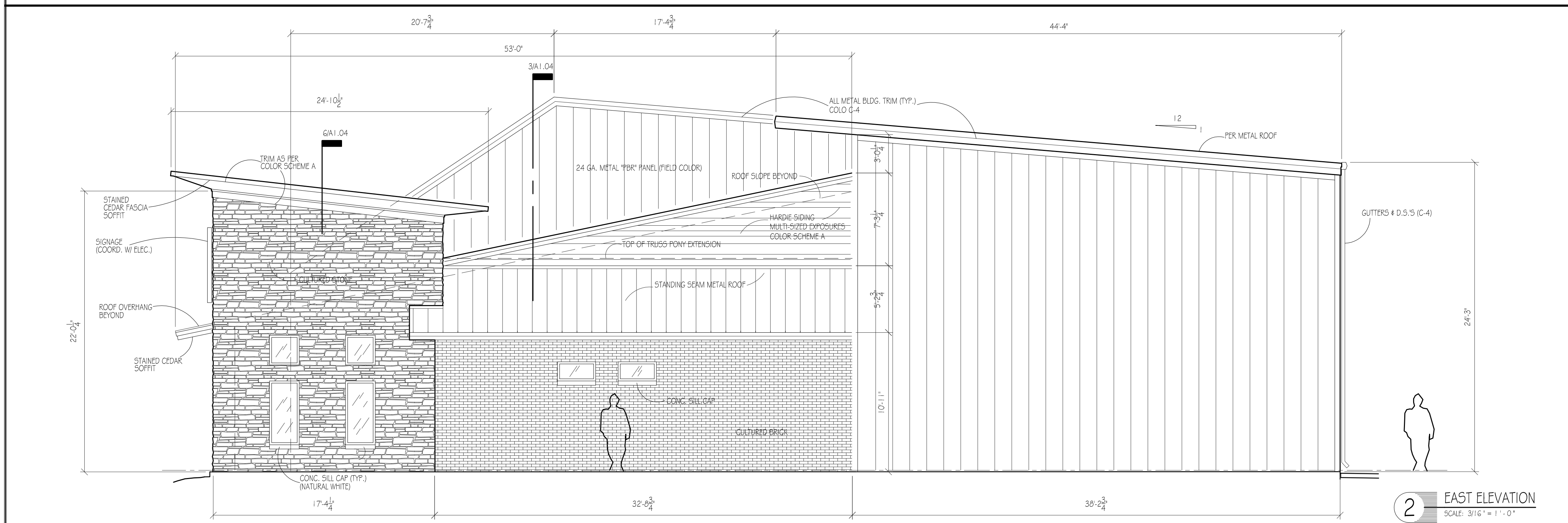
EXT. ELEVATIONS

SHEET NUMBER

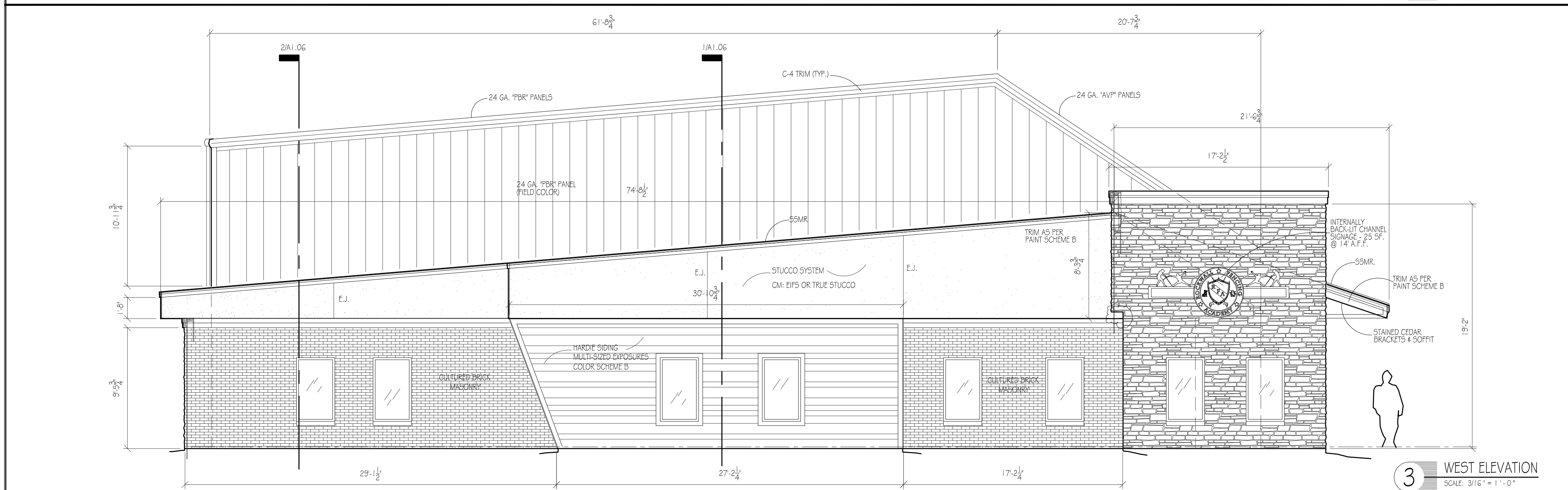
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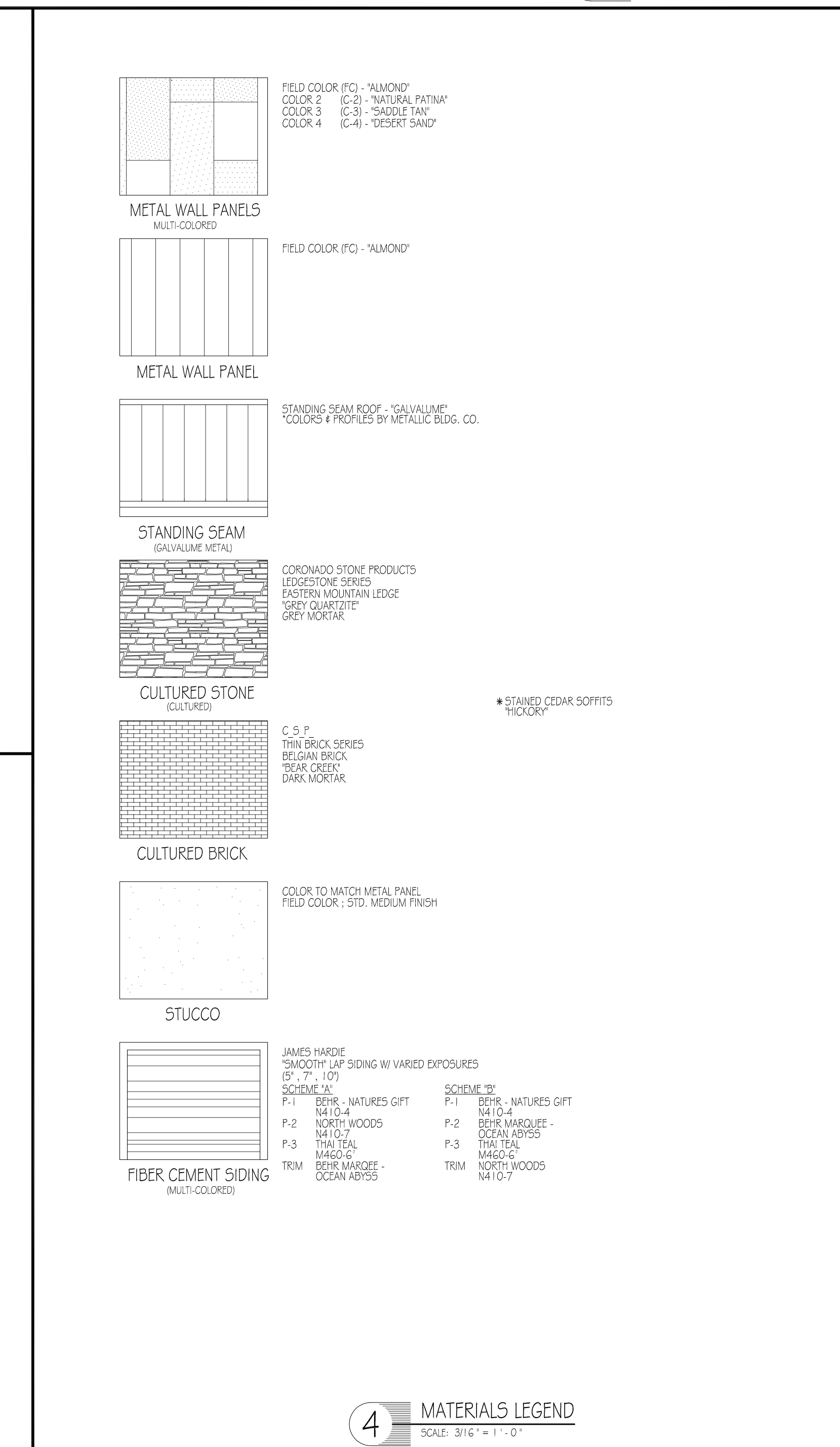
1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



3 WEST ELEVATION
SCALE: 3/16" = 1'-0"

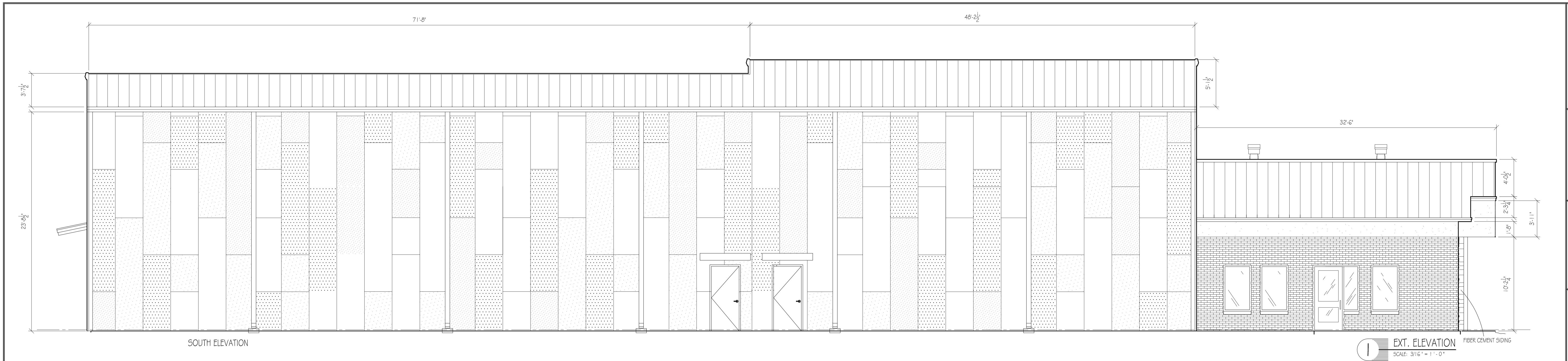


4 MATERIALS LEGEND
SCALE: 3/16" = 1'-0"

New Construction of Adventure Sports Facility
New Construction of Adventure Sports Facility

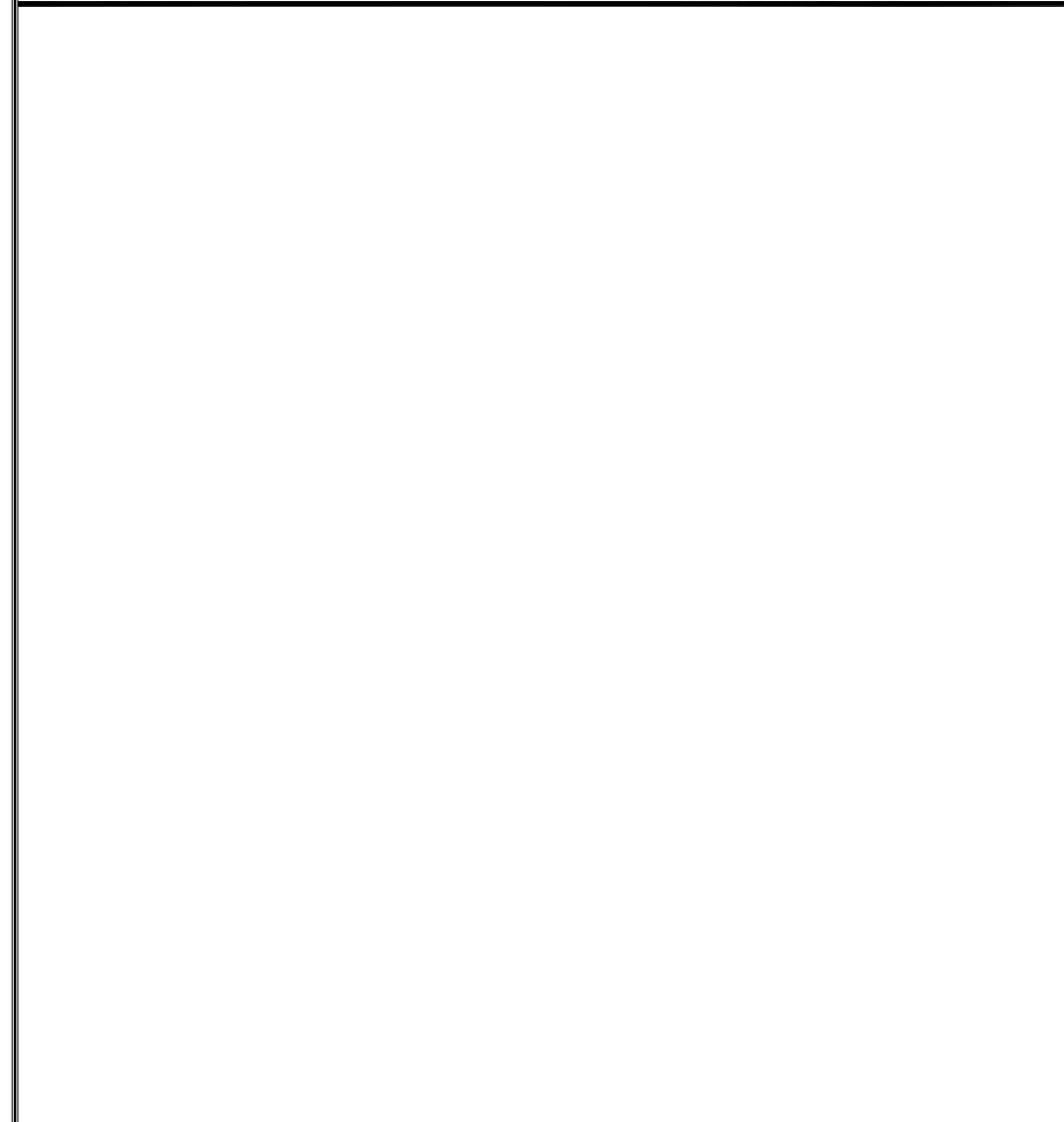
Rockwall, Texas 75087

1551 Airport Rd.

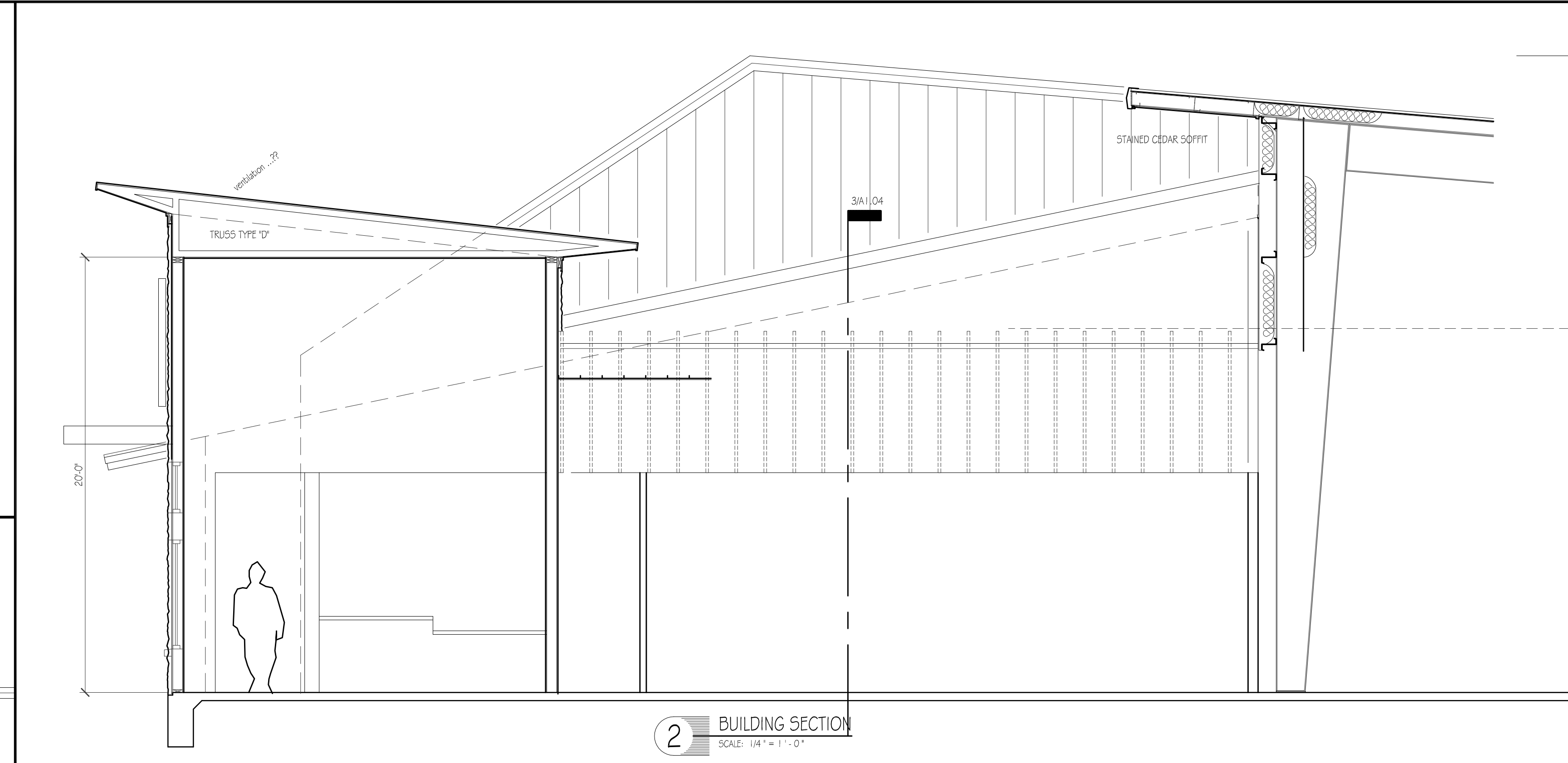


SOUTH ELEVATION

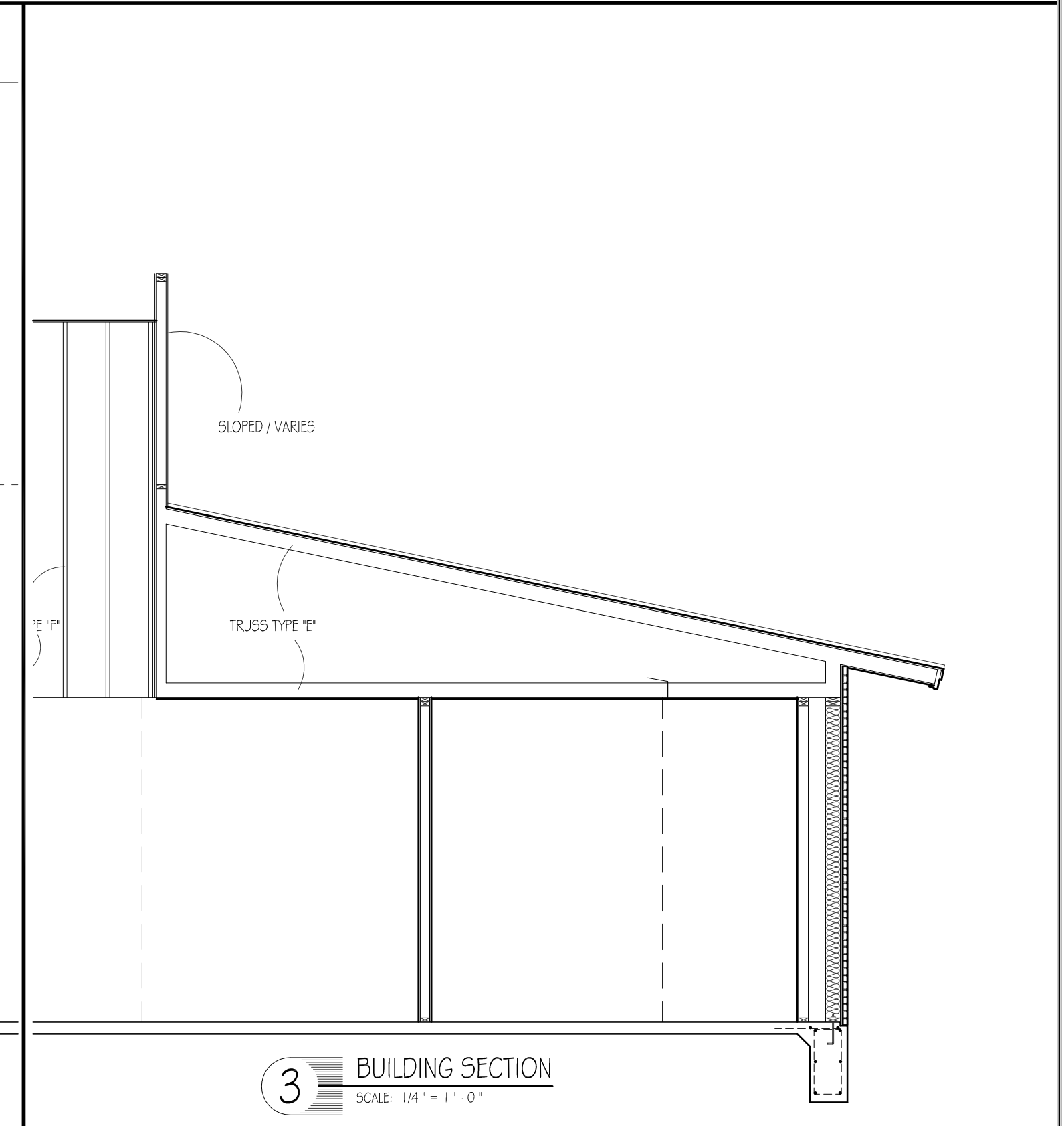
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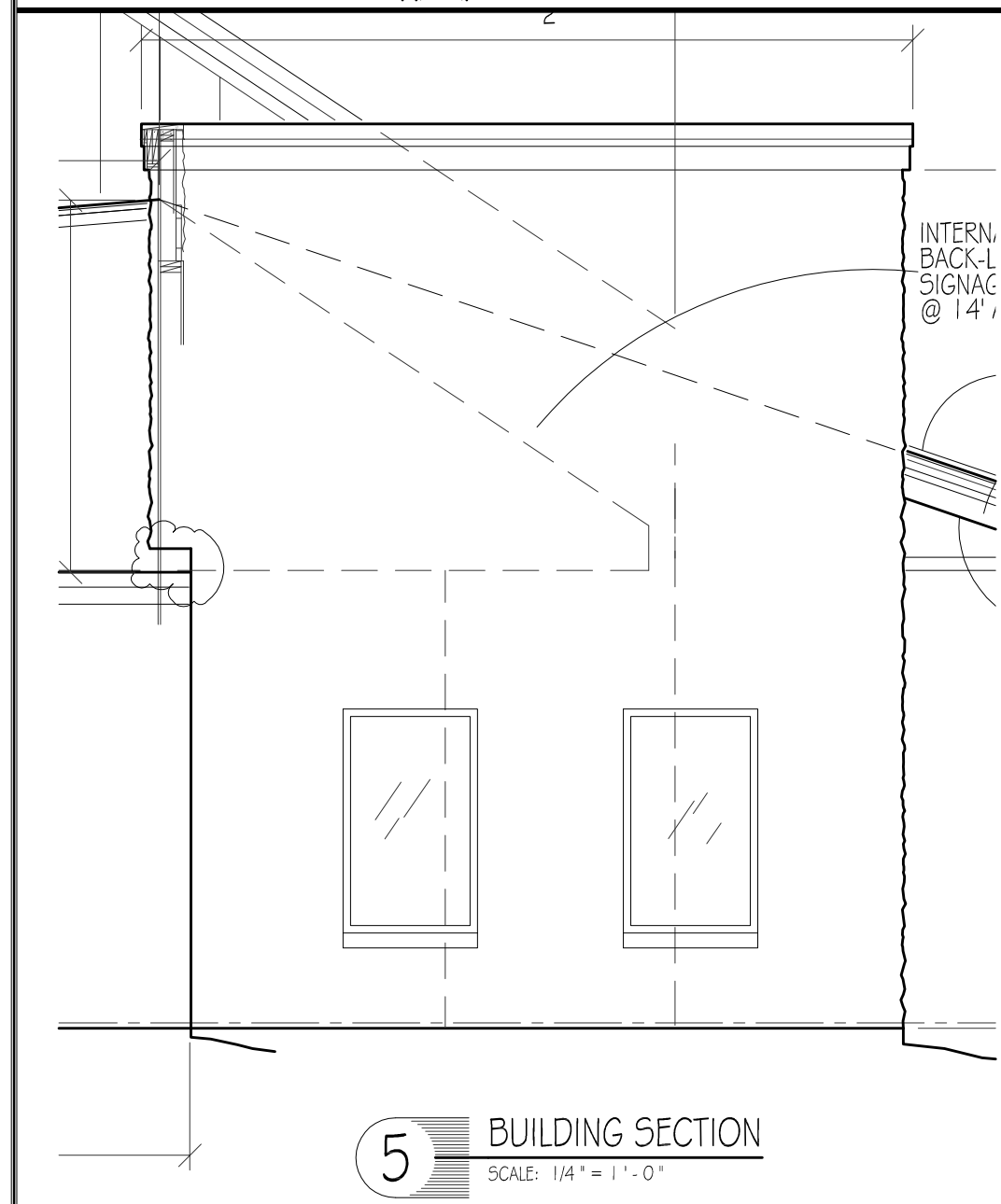
6 DETAIL
SCALE: 1/2" = 1'-0"



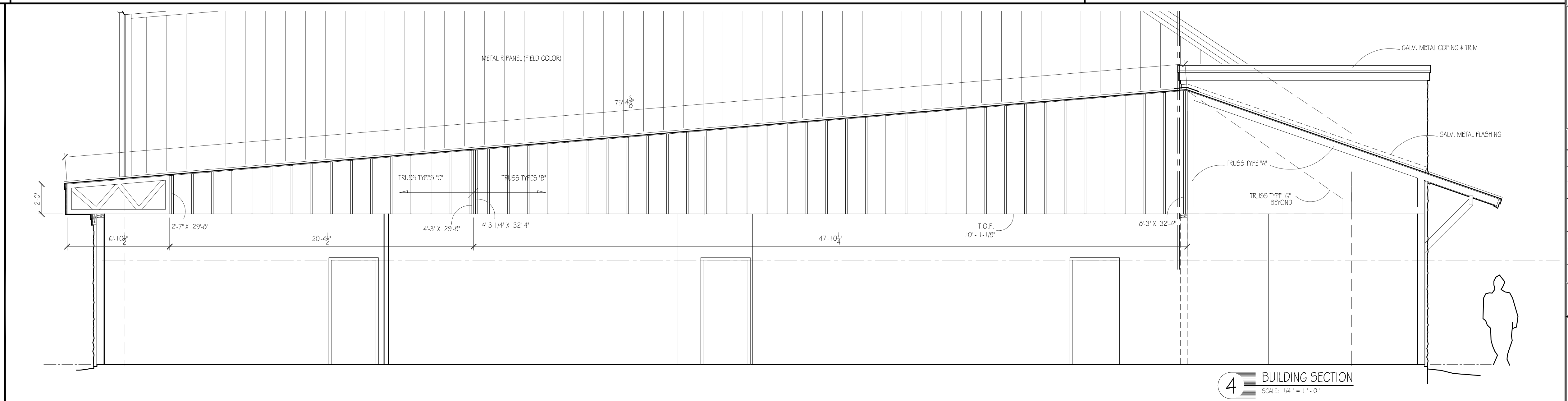
2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



3 BUILDING SECTION
SCALE: 1/4" = 1'-0"



5 BUILDING SECTION
SCALE: 1/4" = 1'-0"



4 BUILDING SECTION
SCALE: 1/4" = 1'-0"

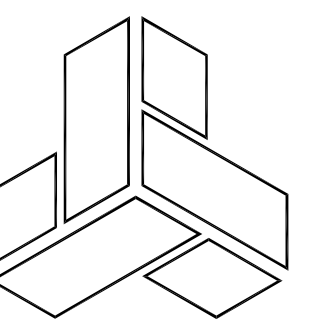
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ISSUED FOR:
SITE PLAN SUBMITTAL 7-15-16

EXT. ELEVATIONS

SHEET NUMBER

A1.04



ARCON

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REAL ESTATE
CONSTRUCTION



ARCON Architects, Inc.
814 Hall Ave., Seabrook, Tx. 77586
Stan Cromartie, AIA - 281-316-6392

Owner: Zaph & Ath Properties, LLC
1125 Waterside Circle
Rockwall, Texas 75087-6007
Dr. Steve Arze - 469-834-6757

Adventure Sports Facility
Case No. -