

PRELIMINARY

THIS PLAN SHEET IS ISSUED FOR INTERIM REVIEW ONLY AND IS NOT FOR BIDDING, CONSTRUCTION OR PERMIT PURPOSES.

PREPARED BY:
MARC O. BENTLEY, P.E.
NO. 64980 ON 1/14/08

SITE PLAN

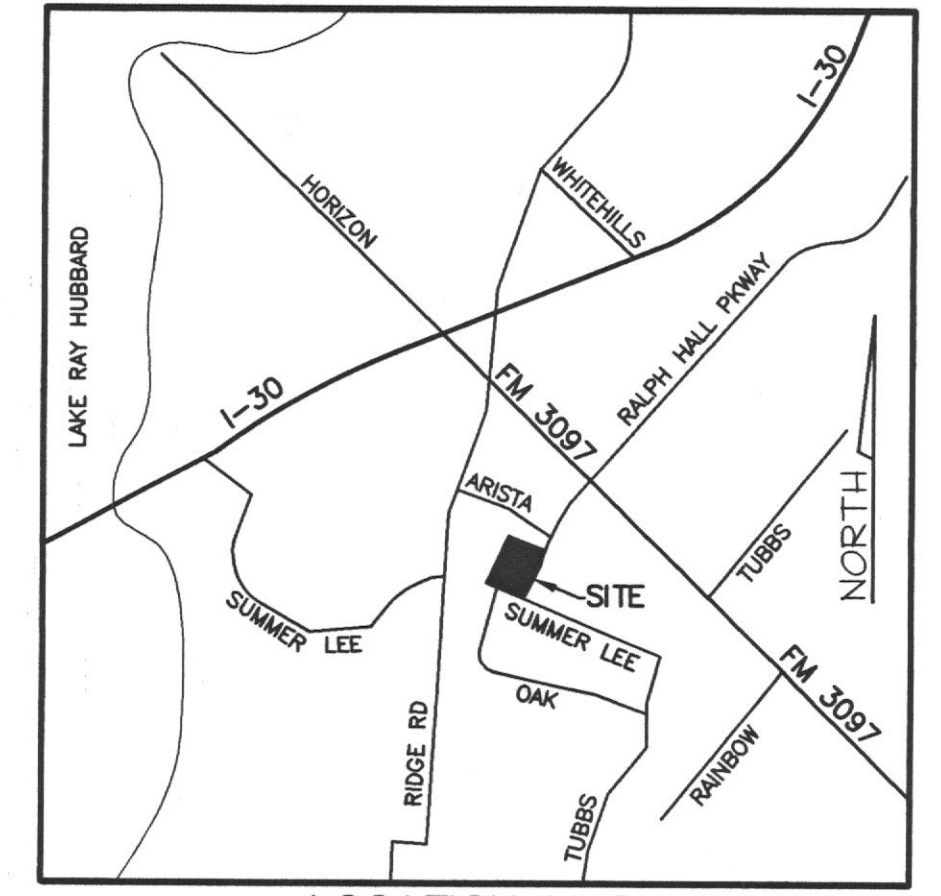
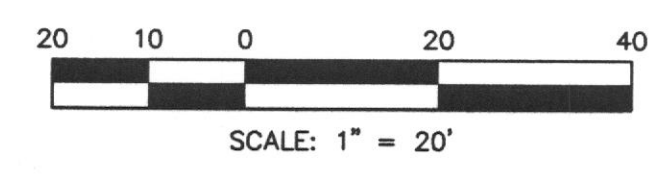
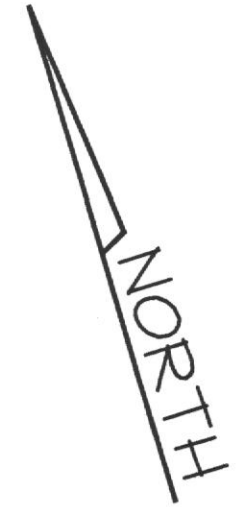
LOT 14, HORIZON RIDGE ADDITION
CITY OF ROCKWALL, TEXAS

FILE COPY

Revision
No.

Scale: 1"=20'
File Name: ARISTASITE
Date: JAN. 2008
Project No.: 27160

Sheet
C1



SITE DATA SUMMARY CHART

ZONING:	PLANNED DEVELOPMENT (PD-9)
SITE USE:	OFFICE
SITE AREA:	37,817 SF (0.868 ACRES)
PROPOSED BUILDING AREA:	8,431 SF
PROPOSED BUILDING HEIGHT:	ONE STORY
IMPERVIOUS COVERAGE	
BUILDING COVERAGE:	8,431 SF
PAVING COVERAGE:	19,137 SF
TOTAL IMPERVIOUS COVERAGE:	27,568 SF
LANDSCAPE:	10,249 SF
PARKING REQUIRED	
MEDICAL (4,200 SF):	21 SPACES (1/200)
OFFICE (4,231 SF):	14 SPACES (1/300)
PARKING PROVIDED:	35 SPACES
PARKING REQUIRED:	42 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES
HANDICAP PARKING PROVIDED:	2 SPACES

NOTE: DUMPSTER TO BE SHARED WITH LOT 9 BLOCK A, HORIZON RIDGE ADDITION. ALL PAVEMENT 6" 3600 PSI REINFORCED CONCRETE PAVEMENT.

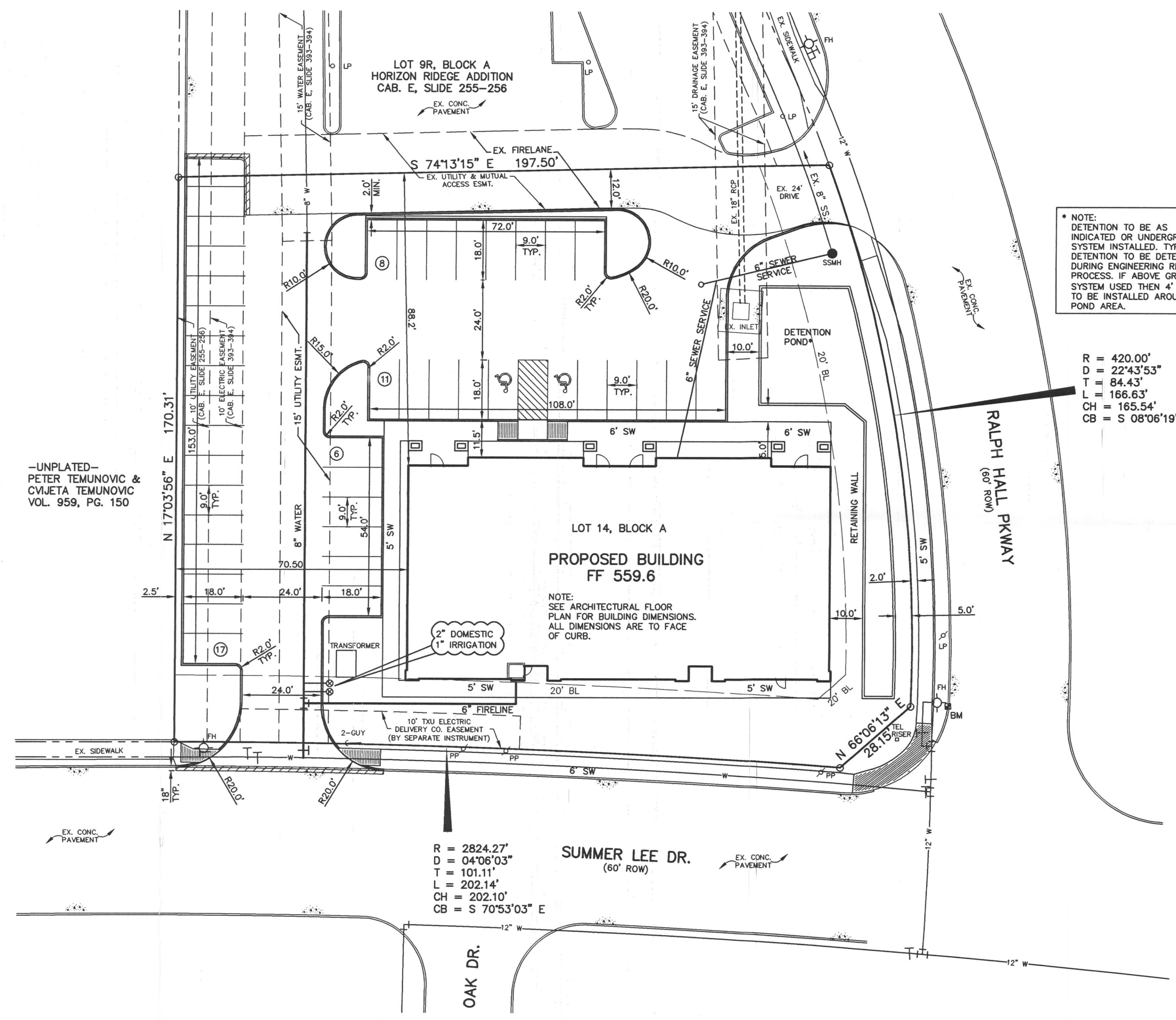
TWO HORIZON RIDGE
HORIZON RIDGE ADDITION
LOT 14, BLOCK A
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS: ROCKWALL CAPITAL ADVISORS, LLC
1010 W. RALPH HALL PKWY. SUITE 200
ROCKWALL, TEXAS 75032
(469) 698-4200

ENGINEER: BENTLEY ENGINEERING, INC.
4125 BROADWAY BLVD.
SUITE A250
GARLAND, TX 75043

CONTACT: MARC BENTLEY
(972) 240-4821

BENCHMARK: SQUARE CUT TOP OF CURB RETURN LOCATED AT THE NORTHWEST CORNER OF RALPH HALL PKWY & SUMMER LEE DRIVE INTERSECTION AND 11± EAST OF THE SOUTHEAST PROPERTY CORNER.
ELEV. 560.86



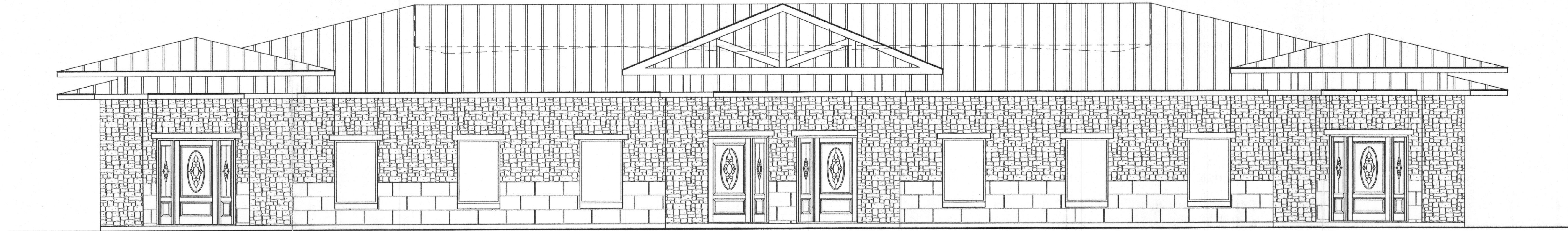
* NOTE: DETENTION TO BE AS INDICATED OR UNDERGROUND SYSTEM INSTALLED. TYPE OF DETENTION TO BE DETERMINED DURING ENGINEERING REVIEW PROCESS. IF ABOVE GROUND SYSTEM USED THEN 4' FENCE TO BE INSTALLED AROUND POND AREA.

R = 420.00'
D = 22'43"53"
T = 84.43'
L = 166.63'
CH = 165.54'
CB = S 08°06'19" W

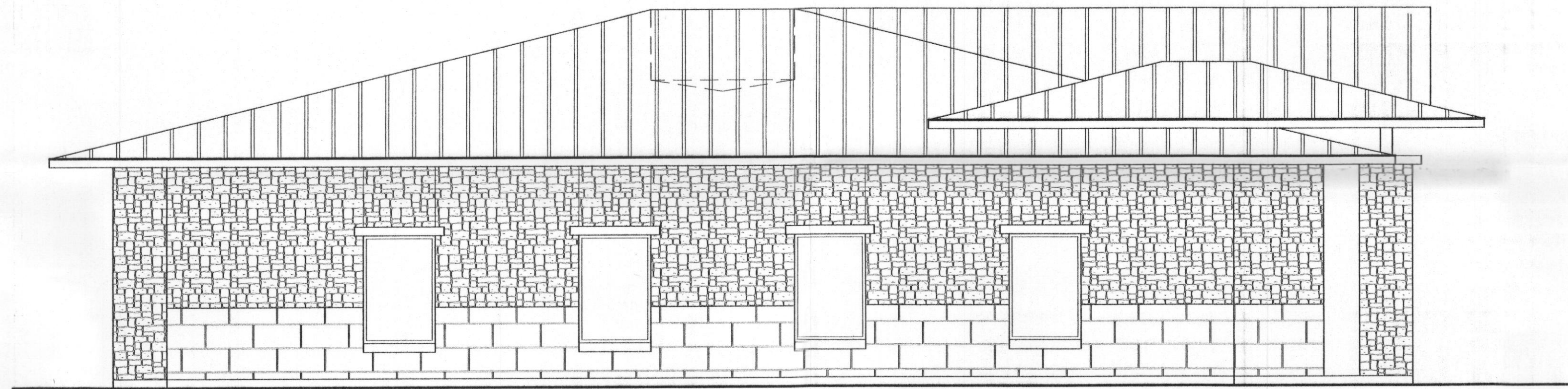
R = 2824.27'
D = 04°06'03"
T = 101.11'
L = 202.14'
CH = 202.10'
CB = S 70°53'03" E

-UNPLATED-
PETER TEMUNOVIC &
CVIJETA TEMUNOVIC
VOL. 959, PG. 150

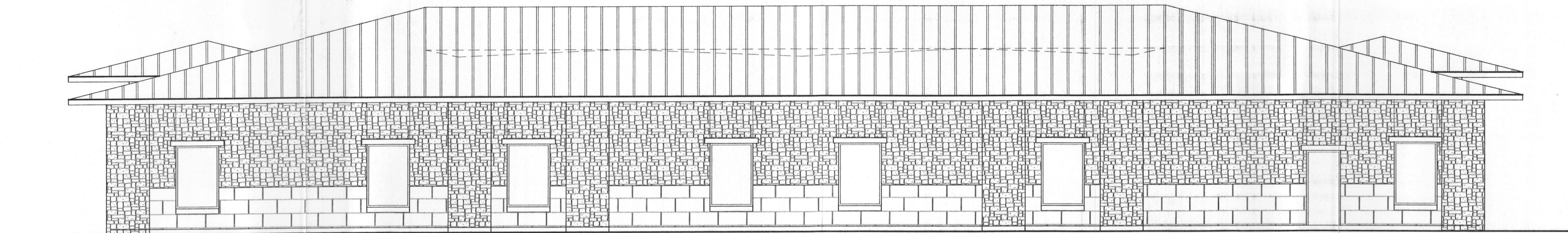
CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



FRONT ELEVATION



RIGHT ELEVATION (LEFT ELEVATION SIMILAR)



REAR ELEVATION

2008 001



RESIDENTIAL RESTAURANTS
INSTITUTIONAL
ARCHITECTS
MERSHAWN
MEDICAL COMMERCIAL
CHURCHES
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9636
FAX: 972-722-9299

REVISION
DATE



ROCKWALL, CAPITAL ADVISORS, LLC
TWO HORIZON, HORIZON RIDGE ADDITION

ELEVATIONS

Scale: 3/16"=1'-0"
Date: 02/05/08
Project No.: 07158
Drawn: SM
Checked: WM

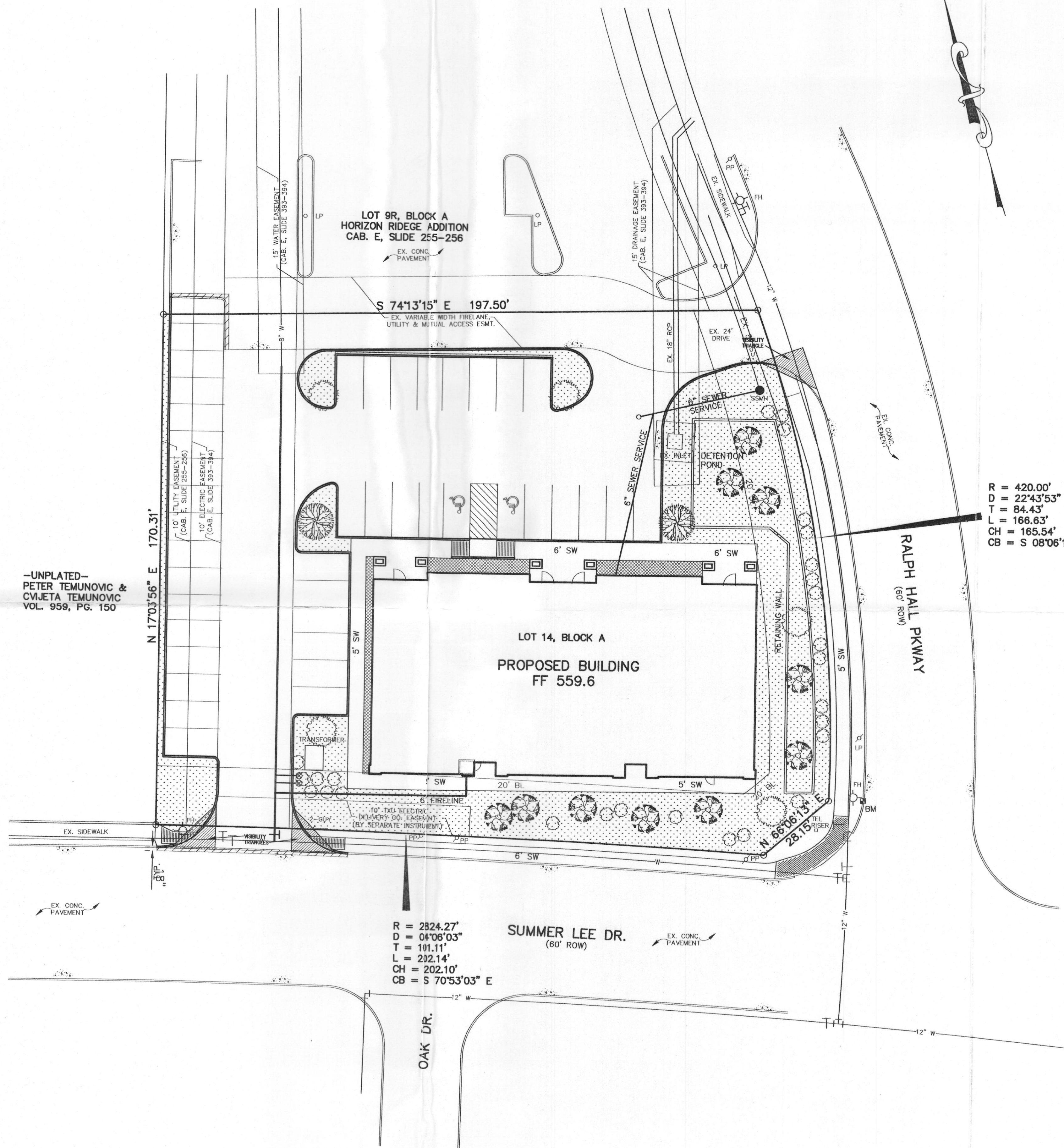
SHEET OF

FILE COPY

© COPYRIGHT 2008 MERSHAWN ARCHITECTS, LLC

M:\2007 PROJECTS\07158_Arty Qualls Shell Space\Elev.dwg Tue Feb 05 10:39:30 2008 Tin

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



LEGEND

- LIVE OAK, 3" CAL.
- BALD CYPRESS, 3" CAL.
- CEDAR ELM, 3" CAL.
- WAX MYRTLE, 4' HT.
- LAWN
- ASIAN JASMINE, 4" PLANTS

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AS PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
5. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
6. ALL LAWN AREAS TO BE SOLID SOO BERMUDGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
7. NO TREES WITHIN 5' OF UTILITIES

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

LANDSCAPE/SITE TABULATIONS

	REQUIRED	PROVIDED
1. LANDSCAPE BUFFER	10'	15'
2. DETENTION BASINS - ONE TREE FOR EVERY 750 SF OF LAND AREA.	2	5
3. STREET TREES - ONE LARGE TREE FOR EVERY 50' OF ROAD FRONTAGE.	8	12
4. FRONT YARD REQUIREMENT - 50% OF REQUIRED LANDSCAPE MUST BE LOCATED IN FRONT YARD.	50%	82%
5. SITE REQUIREMENTS - 15% OF TOTAL SITE AREA TO BE LANDSCAPED.*	15%	27%

* REFER TO CIVIL DRAWING FOR ACTUAL SQUARE FOOTAGE CALCULATIONS.

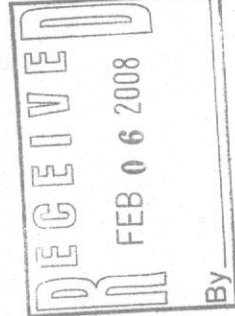
THERE ARE NO EXISTING PROTECTED TREES ON THIS SITE

R = 420.00'
D = 22'43"53"
T = 84.43'
L = 166.63'
CH = 165.54'
CB = S 08'06"19" W

R = 2824.27'
D = 04'08"03"
T = 101.11'
L = 232.14'
CH = 202.10'
CB = S 70'53"03" E

2008 001

PRELIMINARY
NOT FOR CONSTRUCTION



FILE COPY

TWO HORIZON RIDGE
HORIZON RIDGE ADDITION
LOT 14, BLOCK A
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS: ROCKWALL CAPITAL ADVISORS, LLC
1010 W. RALPH HALL PKWY. SUITE 200
ROCKWALL, TEXAS 75032
(469) 698-4200

ARCHITECT: MERSHAWN ARCHITECTS, LLC.
2313 RIDGE RD.
SUITE 103
ROCKWALL, TX 75087

CONTACT: WAYNE MERSHAWN
(972) 722-9302

2008 001

© COPYRIGHT 2008 MERSHAWN ARCHITECTS, LLC

RESIDENTIAL RESTAURANTS
INSTITUTIONAL
ARCHITECTS

MEDICAL COMMERCIAL
CHURCHES
MERSHAWN

2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087

PHONE: 972-722-9636
FAX: 972-722-9299

DATE	REVISION



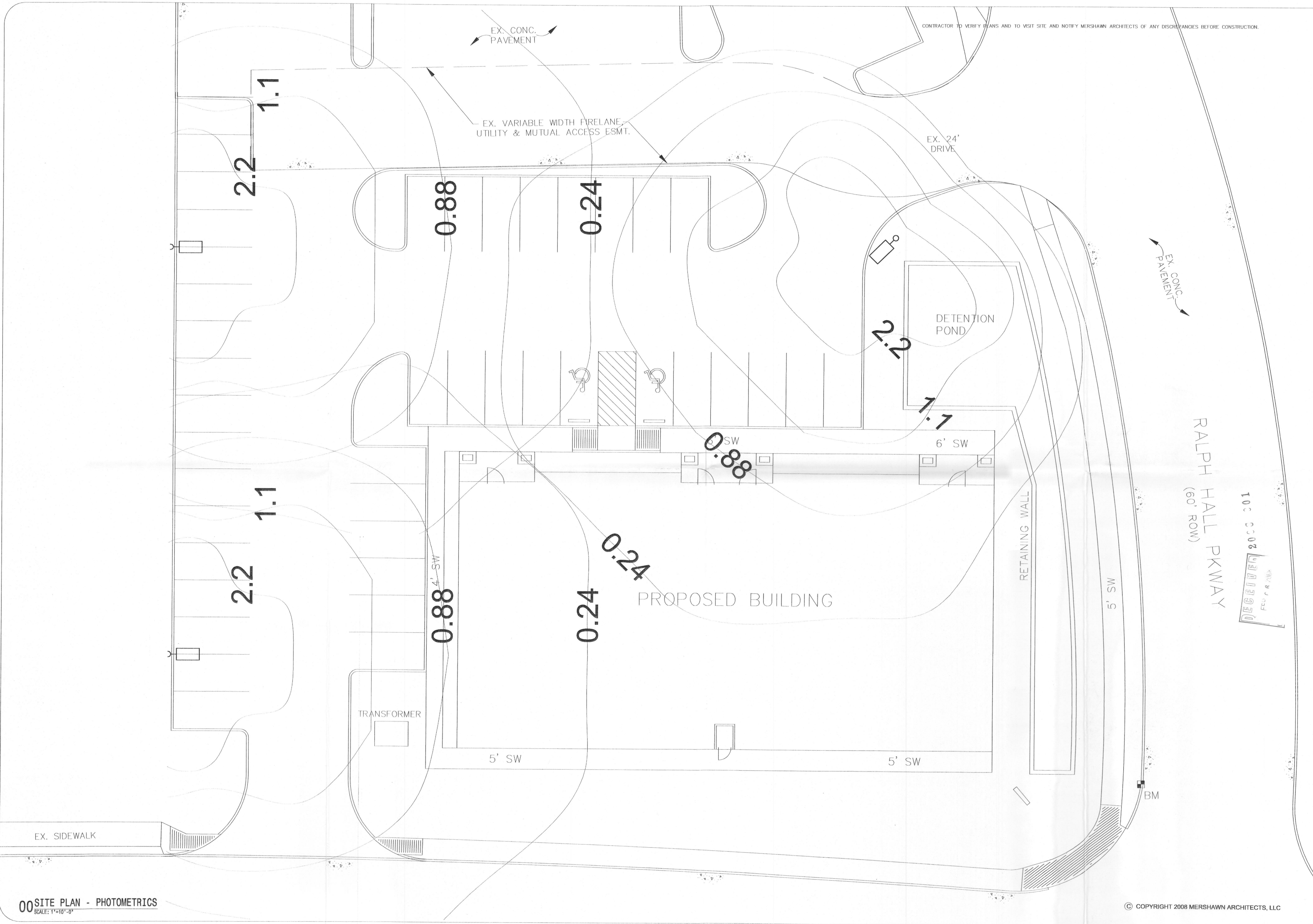
ROCKWALL CAPITAL ADVISORS, LLC
TWO HORIZON, HORIZON RIDGE ADDITION

LANDSCAPE PLAN

Scale:	1"=20'
Date:	02/05/08
Project No.:	07158
Drawn:	SM
Checked:	WM

SHEET
L1 OF
1

K:\2007 PROJECTS\07158_Archie\07158_Landscape_Plan.dwg Tue Feb 05 16:01:13 2008 T:in



CONTRACTOR TO VERIFY BEANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

00 SITE PLAN - PHOTOMETRICS
SCALE: 1"=10'-0"

© COPYRIGHT 2008 MERSHAWN ARCHITECTS, LLC

RESIDENTIAL RESTAURANTS
INSTITUTIONAL ARCHITECTS

MEDICAL COMMERCIAL CHURCHES
MERSHAWN ARCHITECTS

2313 RIDGE ROAD #03
ROCKWALL, TEXAS 75087
PHONE: 972-722-9636
FAX: 972-722-9299

DATE	REVISION



ROCKWALL CAPITAL ADVISORS, LLC
TWO HORIZON, HORIZON RIDGE ADDITION

PHOTOMETRICS

FILE COPY

Scale:	3/16"=1'-0"
Date:	01/09/08
Project No.:	07158
Drawn:	SM
Checked:	YM

SHEET
s1101 OF