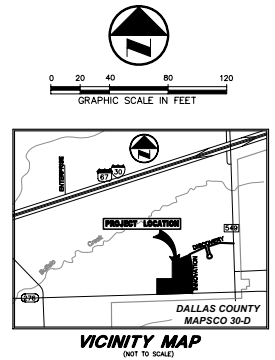


SITE DATA INFORMATION

- 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' 6"
- 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 = 230 EMPLOYEES
- 7. SITE COVERAGE:** TOTAL SITE 159,639 S.F. (3.66 AC.) BUILDING 50,108 S.F. (1.15 AC.) PAVEMENT 70,015 S.F. (1.61 AC.) FOOTPRINT S.F. 50,879 S.F. (1.16 AC.) INCLUDES COVERED PATIO FLOOR TO AREA RATIO BUILDING COVERAGE 31.3% PAVEMENT COVERAGE 43.9%
- ZONING:** LIGHT INDUSTRIAL



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

PROPOSED DRAINAGE	AREA (ACRES)	Cu (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 FRONTS 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

PRELIMINARY
NOT FOR CONSTRUCTION
THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.
PLANS PREPARED UNDER THE DIRECT SUPERVISION OF BREGG A. PETERS, P.E. TEXAS REGISTRATION NO. 10515
DATE: 01/24/2012

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HILL & WILKINSON
GENERAL CONTRACTORS
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RICHARDSON TX 75082
(214) 299-4300
FAX: (214) 299-4444

HATFIELD AND COMPANY
305 S. TOWN EAST BLVD. 972 955-9318
MERCER, TX 76149-2897 (800) 979-9191

NO.	DATE	REVISION

Pacheco Koch 8350 N. CENTRAL EXPY., SUITE 1000
DALLAS, TX 75206 972.235.3031
DALLAS • FORT WORTH • HOUSTON TX REG. ENGINEERING FIRM F-469
TX REG. ENGINEERING FIRM LS-100090-00

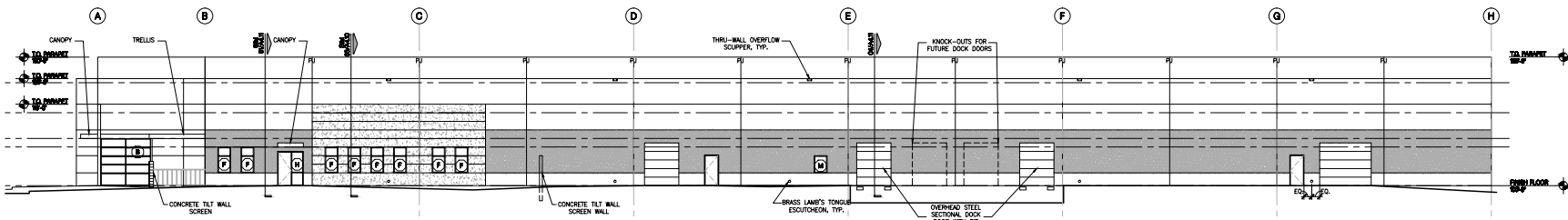
SITE PLAN
HATFIELD & COMPANY, INC.
DISCOVERY BLVD. & INNOVATION ST.
ROCKWALL
CITY OF ROCKWALL, ROCKWALL COUNTY, TX

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
GAP	GAP	JAN. 2012	1"=1'			SP-1

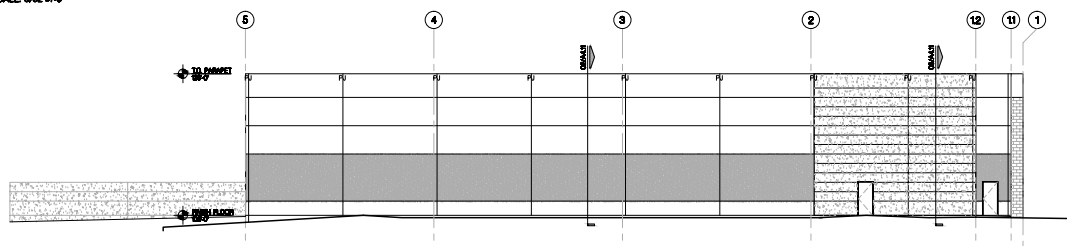
OPERATED BY: 8174M
M. (CADD) 20-0208-11-325 (DWG) (CADD) 2008-11-325 SITE PLAN FINAL.DWG

MASONRY REQUIREMENT	
MASONRY PORTLANDS REQUIRED:	
NORTH ELEVATION:	20%
EAST ELEVATION:	20%
MASONRY PORTLANDS PROVIDED:	
NORTH ELEVATION:	22.4%
EAST ELEVATION:	23.6%

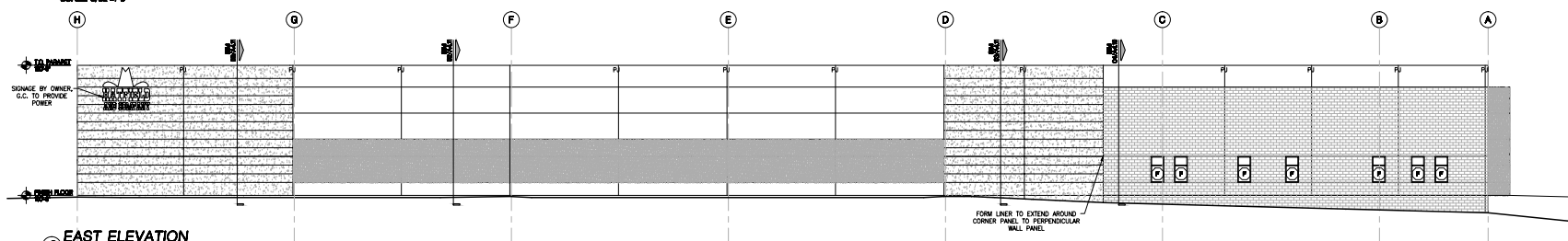
ELEVATION LEGEND	
	FORM LINER 1 - FITZGERALD FORMLINERS, PATTERN 180556P "24" SMOOTH BLOCK", PAINTED W/ EXTERIOR PAINT 2 "PORTABELLO"
	EXTERIOR PAINT 1 - SW 6100 "PRACTICAL BEIGE"
	EXTERIOR PAINT 2 - SW 6102 "PORTABELLO"
	EXTERIOR PAINT 3 - SW 6104 "WATTEE"
	PJ PANEL JOINT



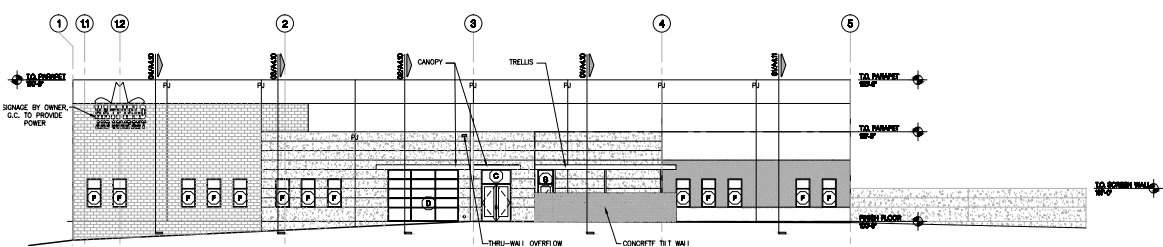
4 WEST ELEVATION
SCALE 3/32"=1'-0"



3 SOUTH ELEVATION
SCALE 3/32"=1'-0"



2 EAST ELEVATION
SCALE 3/32"=1'-0"



1 NORTH ELEVATION
SCALE 3/32"=1'-0"



Hatfield
rockwall, texas
maa.2011 | 81

12.06.11

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GENERAL CONTRACTORS

