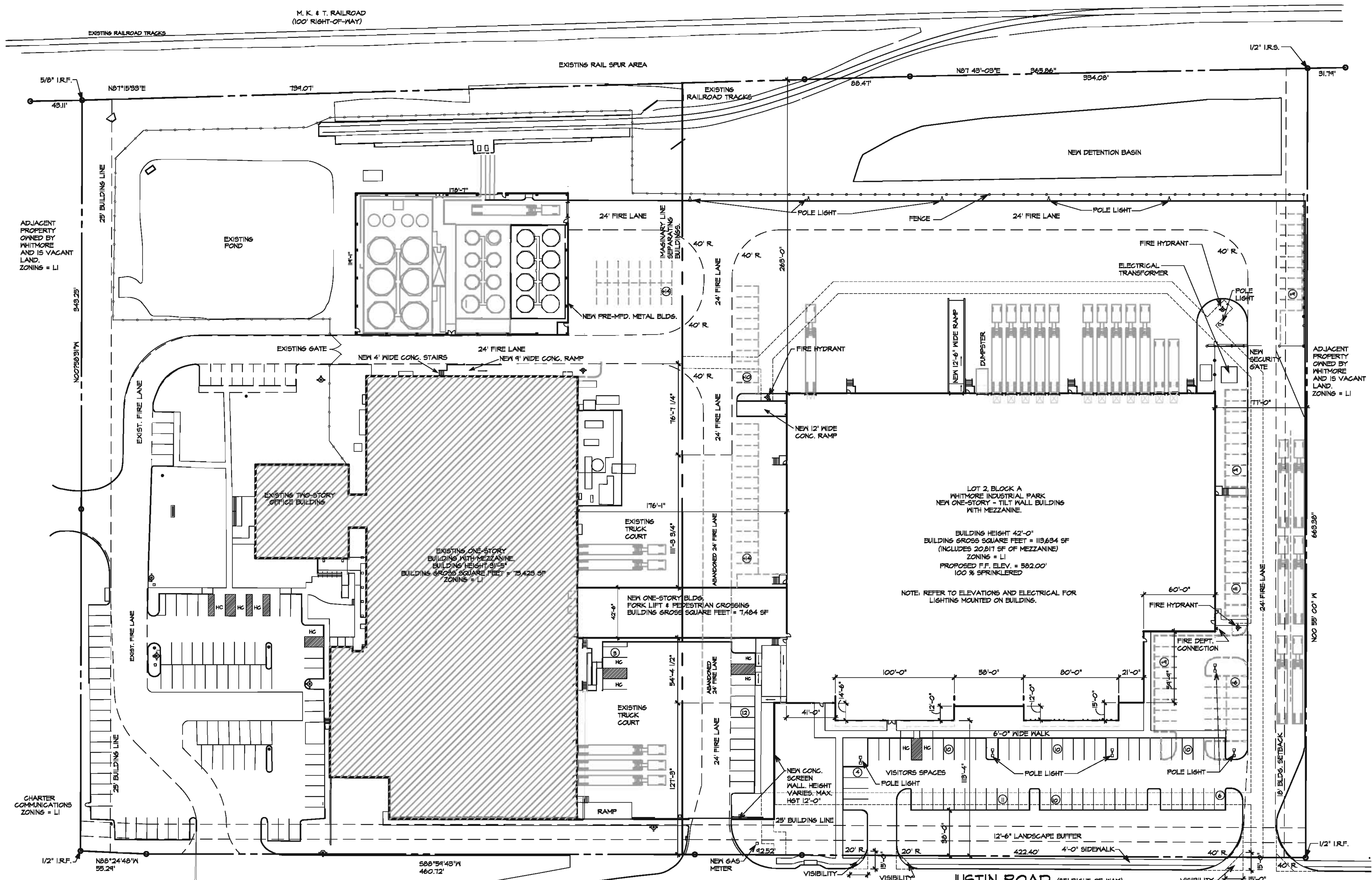


Jacobs & Associates
 Architecture, Planning, Interiors
 3737 Mapleshade Lane
 Plano, Texas 75075
 972 331-5699



THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR PERMITTING, OR CONSTRUCTION. (TBAE - effective 10-01-2009)
 GARY J. JACOBS, ARCHITECT
 TEXAS REGISTRATION NO. 8499
 DATE: 02/17/12

WHITMORE'S

PHASE ONE EXPANSION

WHITMORE MANUFACTURING COMPANY

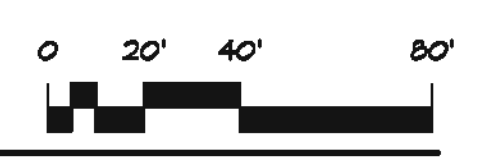
NAME OF BUILDING
 WHITMORE MANUFACTURING
 ADDRESS 430 WHITMORE DRIVE
 CITY ROCKWALL STATE TEXAS
 ZIP 75087

JOB NO. 11060

DATE	ISSUE FOR	DRAWN BY
02/17/12	CITY SUBMITTAL	---

SHEET NO. **A1.1**
 OF

SITE PLAN
 SCALE 1" = 40'-0"

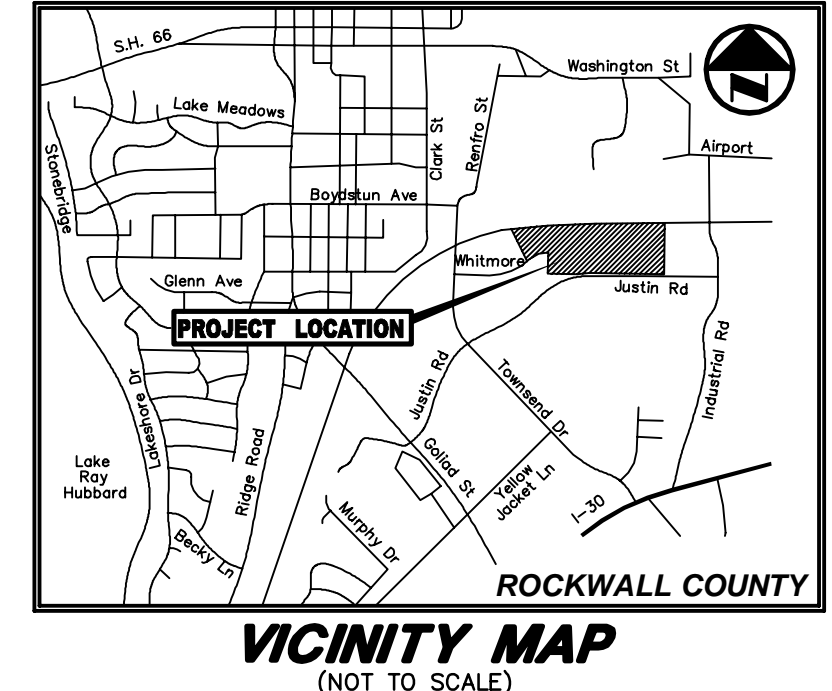
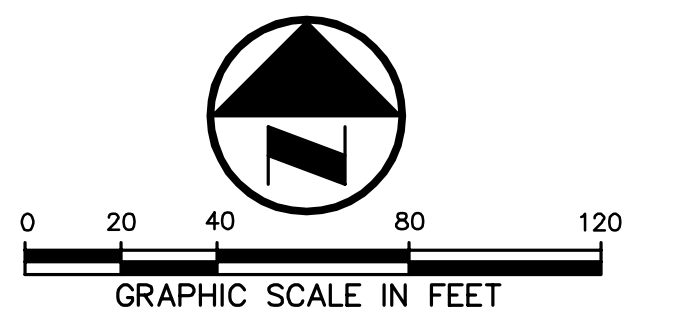
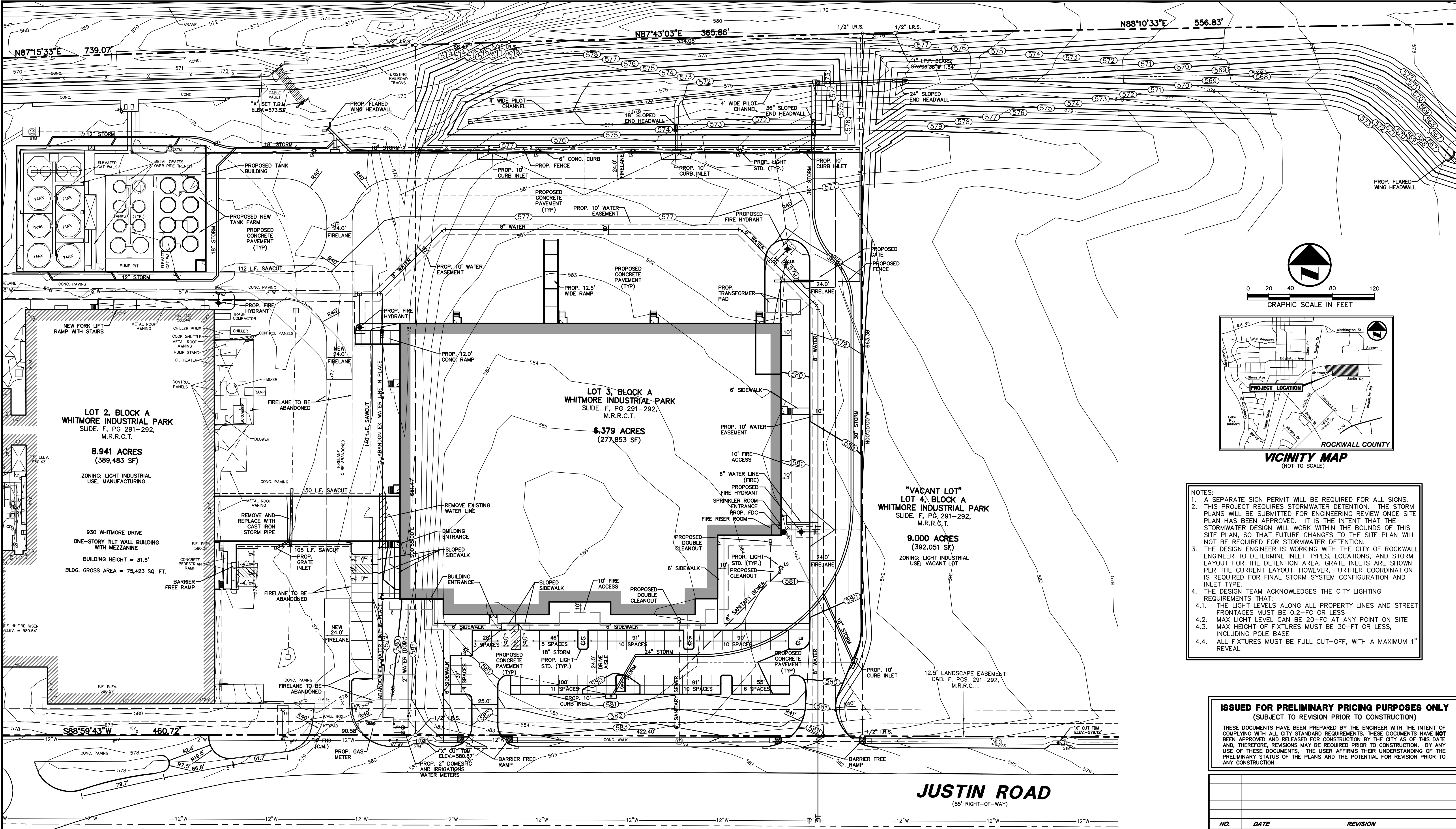


NOTE: All calculations based on imaginary line between buildings (old / new) and not Civil area calculations.

Item	Required	Provided	Density of each Use
Zoning = "LI"			
Min. Site Size	12,000 SF	343,747 SF / 7.89 Acre	
Min. Site Frontage	100'-0"	523'-6"	
Min. Site Depth	125'-0"	663'-3"	
Min. Front Yard Setback (South)	25'-0"	113'-4"	
Min. Side Yard Setback (East)	15'-0" + 3'-0"	77'-0"	
Min. Side Yard Setback (West)	15'-0" + 3'-0"	87'-6"	
Min. Rear Yard Setback (North)	10'-0"	263'-0"	
Min. Distance Between Bldgs.	15'-0" + 3'-0"	176'-1"	
Exterior Storage		5,990 SF	
Bldg. Use - Office / B		10,997 SF	9%
Bldg. Use - Manufacturing / F-1		9,820 SF	8%
Bldg. Use - Warehouse / S-1		92,817 SF	77%
Bldg. Use - Connector		7,484 SF	6%
Gross Total Square Feet		121,118 SF	100%

	Allowed	Provided
Max. Building Coverage Site	60%	29%
Max. Impervious Coverage	90%	46%
Max. FAR	2:1	0.292
Max. Building Height	120'-0"	42'-0"
Min. Number Exits (Arterial St.)	1 per 200'-0"	3
Min. Landscape / Open Space	Required 10%	Provided 25%
Parking Requirements	Required	Provided
Office - 1 per 300 SF	37	37
Manufacturing - 1 per 500 SF	20	20
Warehouse - 1 per 1000 SF	93	19
Total	150	76

*NOTE: The balance of Required Spaces (74) will be added, if needed in the future, by the Owner. These future spaces are shown as dashed spaces on the Site Plan. Refer to Site Plan for the locations of these future spaces.



- 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.
 - 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

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

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

CONCEPT CIVIL PLAN
WHITMORE MANUFACTURING
PHASE I EXPANSION
930 WHITMORE DRIVE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
KFW	GKH	FEB 2012	1"=40'			C1.1

BENCH MARK LIST

- BM# 1 "X" CUT FOUND, CENTER RADIUS POINT, EAST END OF WHITMORE DRIVE WEST OF LOT 2, BLOCK A - WHITMORE INDUSTRIAL PARK, SOUTH SIDE OF LOT 4, BLOCK A - MUNICIPAL INDUSTRIAL PARK (B/30)
ELEV=568.90'
- BM# 2 "X" CUT FOUND, 55.29' EAST OF THE SOUTHWESTERLY CORNER OF LOT 2, BLOCK A - WHITMORE INDUSTRIAL PARK, NORTH SIDE OF WHITMORE DRIVE
ELEV=574.02'
- BM# 3 "X" CUT SET ON CONC. STORM INLET, NORTH SIDE OF JUSTIN ROAD 8' EAST OF THE SOUTHEASTERLY CORNER OF LOT 2, BLOCK A AND THE SOUTHWESTERLY CORNER OF LOT 3, BLOCK A - WHITMORE INDUSTRIAL PARK
ELEV=580.87'

PROPOSED DRAINAGE	AREA (AC)	Q ₁₀₀ (CFS)
DRAINAGE TO ON-SITE DETENTION (PROPOSED DETENTION AT THE NORTH SIDE OF PROPOSED LOT)	4.46	39.34
DRAINAGE TO EXISTING MULTI-BOX CULVERT	1.86	16.41

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

ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED.

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 C. JACK EVANS, P.E.
TEXAS REGISTRATION NO. 93840
DATE: 02/17/2012

TOPOGRAPHIC SURVEY PREPARED BY:
NORTH TEXAS SURVEYING, LLC
MICHAEL B. ARTHUR, RPLS NO. 5686
DATED: 12/09/2011

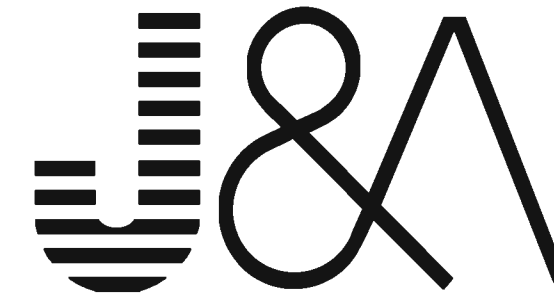
NOTE:
ELEVATIONS SHOWN HAVE NOT BEEN VERIFIED ON THE GROUND BY PACHECO KOCH AND ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY THE OWNER. CONTRACTOR IS TO CONFIRM EXISTING ELEVATIONS PRIOR TO COMMENCING WORK.

ARCHITECT:
JACOBS AND ASSOCIATES INC.
3737 MAPLESHADE LANE
PLANO, TEXAS 75075
972-331-5699

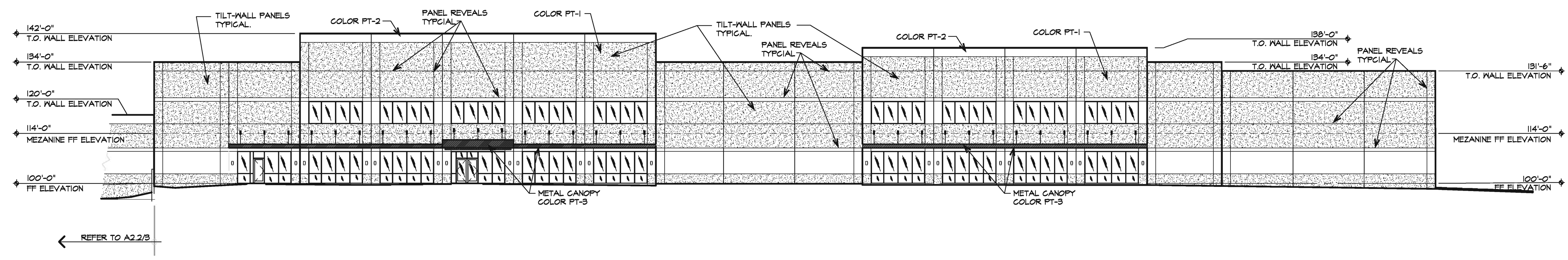
OWNER:
THE WHITMORE GROUP
4500 W. ELDORADO PKWY
ROCKWALL, TEXAS 75087
972-771-1000

PROJECT MANAGER:
CYMOCR
4500 W. ELDORADO PKWY
MCKINNEY, TEXAS 75070
214-544-9080

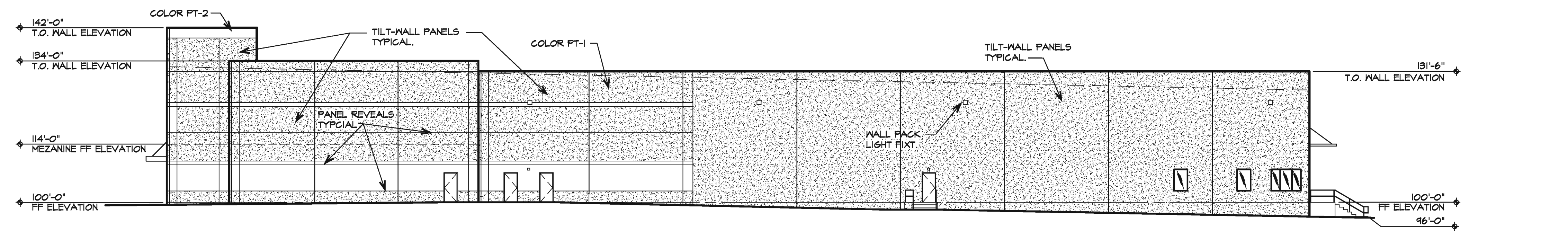
KHARKINS 02/17/2012 10:04AM
PK: \\PWS-32\3273-11.381\CV.DWG



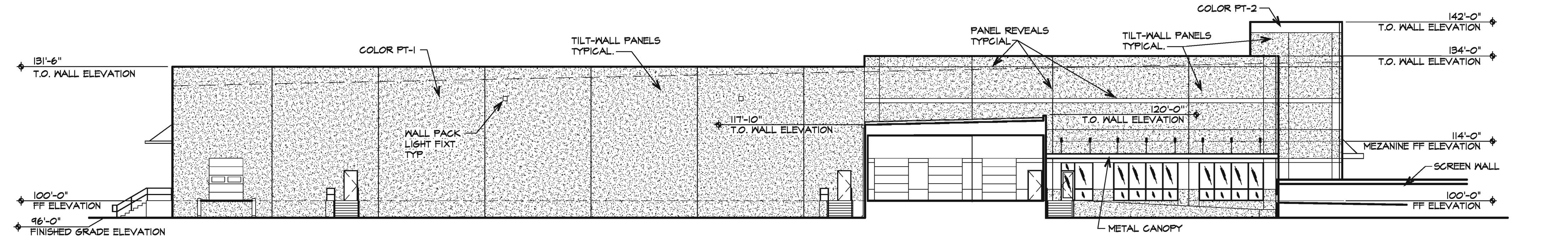
Jacobs & Associates
 Architecture, Planning, Interiors
 3737 Mapleshade Lane
 Plano, Texas 75075
 972 331-5699



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



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



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

THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR PERMITTING, OR CONSTRUCTION. (TBAE - effective 10-01-2003)
 GARY J. JACOBS, ARCHITECT
 TEXAS REGISTRATION NO. 84999
 DATE: 02/17/12

WHITMORE'S

PHASE ONE EXPANSION

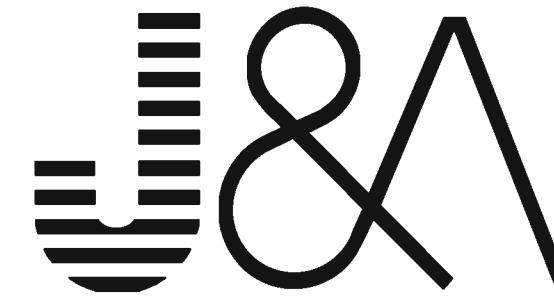
WHITMORE MANUFACTURING COMPANY

NAME OF BUILDING
 WHITMORE MANUFACTURING
 ADDRESS SUITE NO.
 430 WHITMORE DRIVE
 CITY STATE
 ROCKWALL TEXAS
 ZIP
 75087

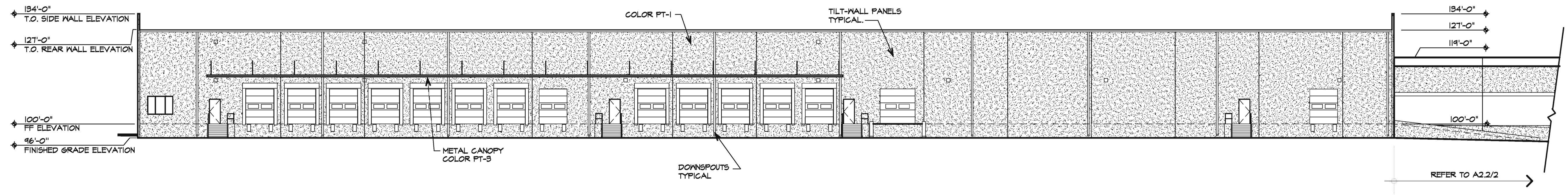
JOB NO. 11060

DATE	ISSUE FOR	DRAWN BY
02/17/12	CITY SUBMITTAL	---

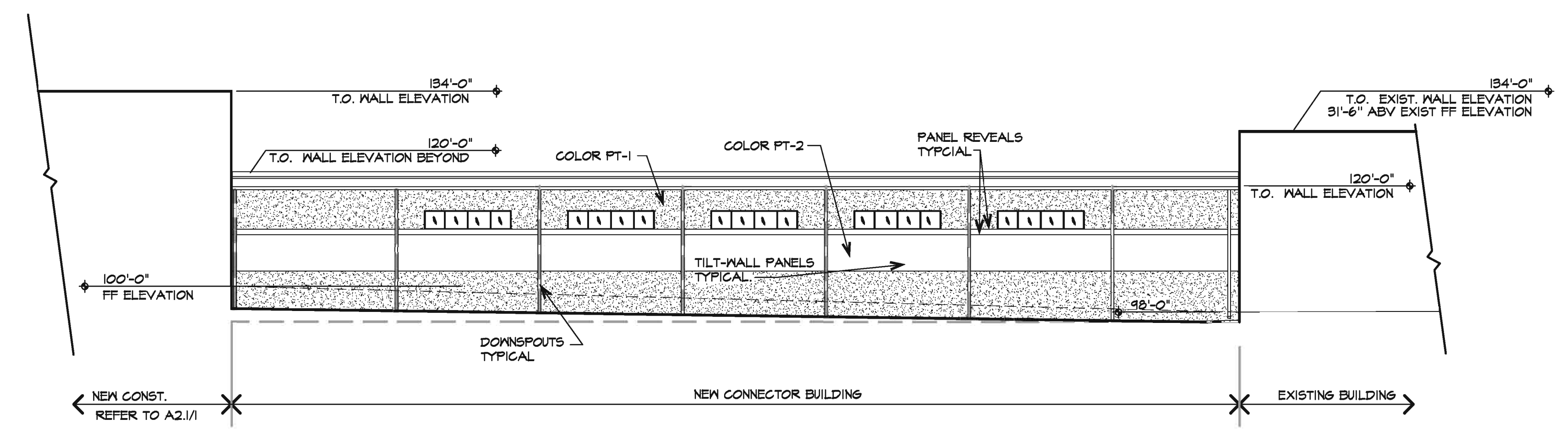
SHEET NO.
A2.1
 OF



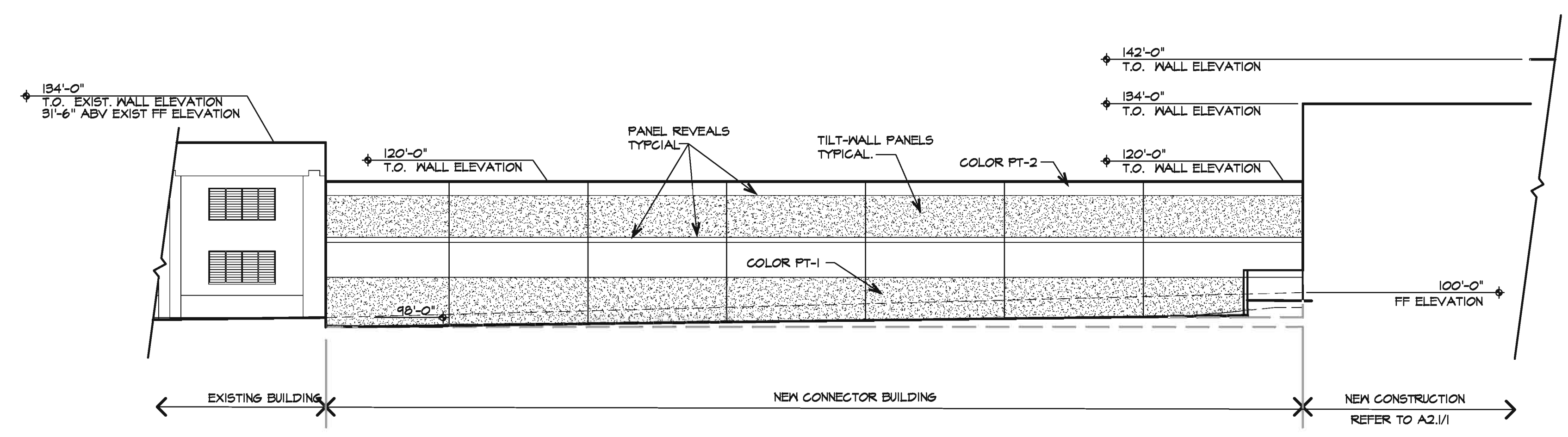
Jacobs & Associates
 Architecture, Planning, Interiors
 3737 Mapleshade Lane
 Plano, Texas 75075
 972 331-5699



1 NORTH ELEVATION
 SCALE 1/16" = 1'-0"



2 CONNECTOR BUILDING - NORTH
 SCALE 1/16" = 1'-0"



3 CONNECTOR BUILDING SOUTH
 SCALE 1/16" = 1'-0"

THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR PERMITTING, OR CONSTRUCTION. (TBAE - effective 10-01-2009)
 GARY J. JACOBS, ARCHITECT
 TEXAS REGISTRATION NO. 8499
 DATE: 02/17/12

WHITMORE'S

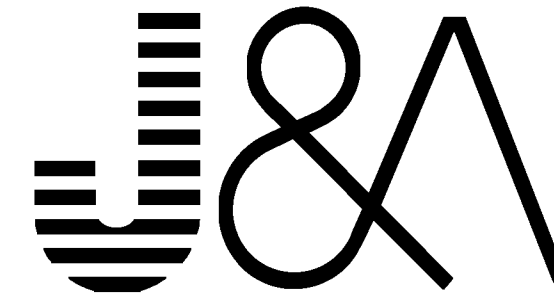
PHASE ONE EXPANSION

WHITMORE MANUFACTURING COMPANY

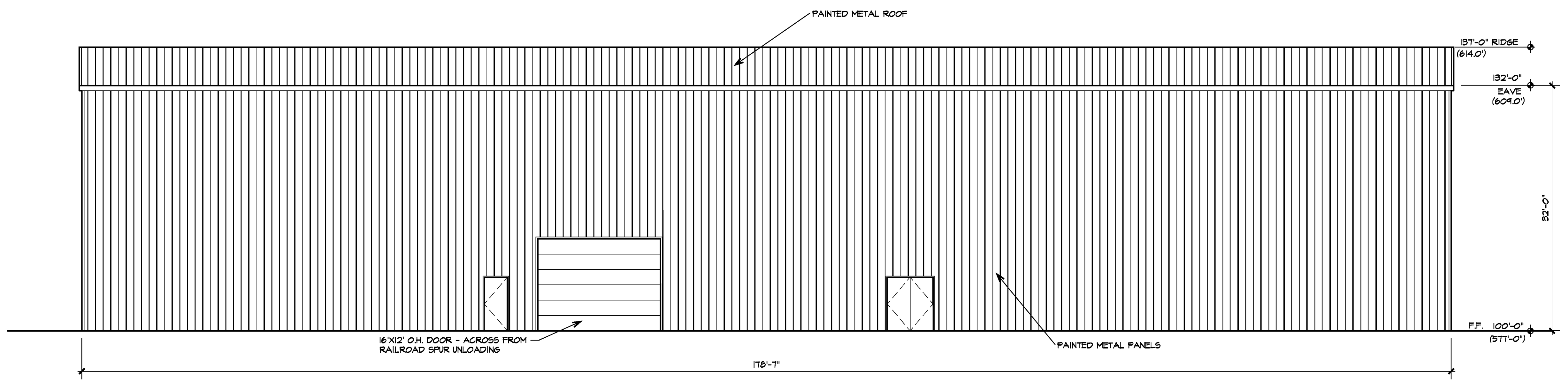
NAME OF BUILDING
 WHITMORE MANUFACTURING
 ADDRESS SUITE NO.
 430 WHITMORE DRIVE
 CITY STATE
 ROCKWALL TEXAS
 ZIP
 75087

JOB NO. 11060

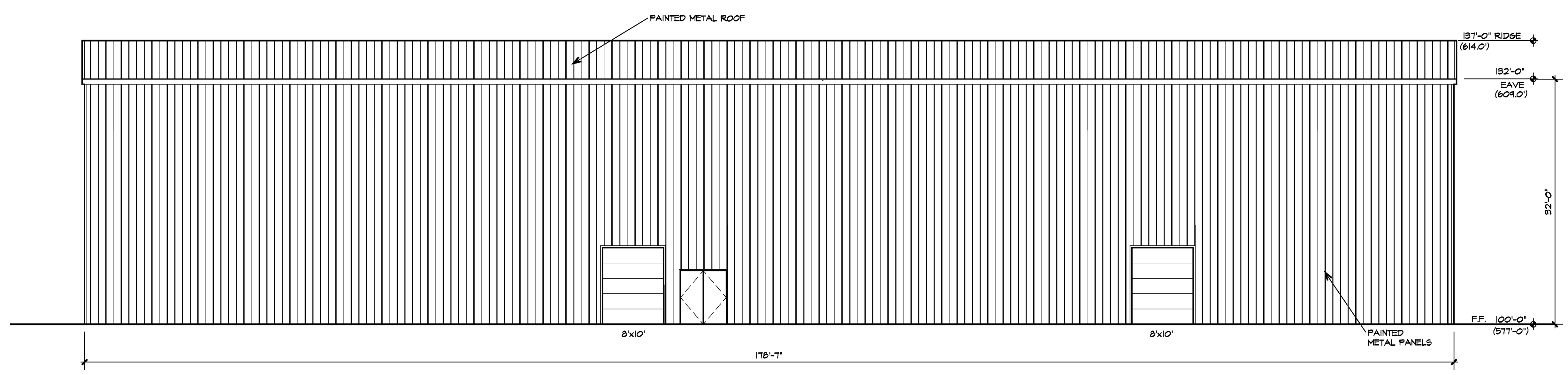
DATE	ISSUE FOR	DRAWN BY
02/17/12	CITY SUBMITTAL	---



Jacobs & Associates
 Architecture, Planning, Interiors
 3737 Mapleshade Lane
 Plano, Texas 75075
 972 331-5699



2 NORTH ELEVATION - TANK FARM BLDG.
 SCALE 1/8" = 1'-0"



1 SOUTH ELEVATION - TANK FARM BLDG.
 SCALE 1/8" = 1'-0"

THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR PERMITTING, OR CONSTRUCTION. (TBAE - effective 10-01-2009)
 GARY J. JACOBS, ARCHITECT
 TEXAS REGISTRATION NO. 8499
 DATE: 02/17/12

WHITMORE'S

PHASE ONE EXPANSION

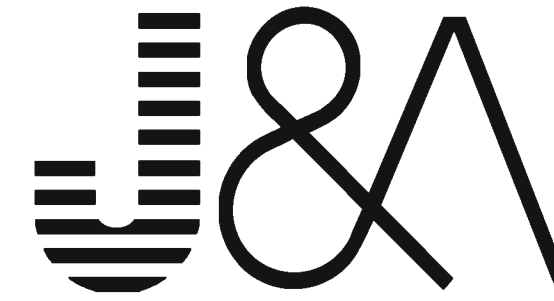
WHITMORE MANUFACTURING COMPANY

NAME OF BUILDING: WHITMORE MANUFACTURING
 ADDRESS: 930 WHITMORE DRIVE
 CITY: ROCKWALL STATE: TEXAS
 ZIP: 75087

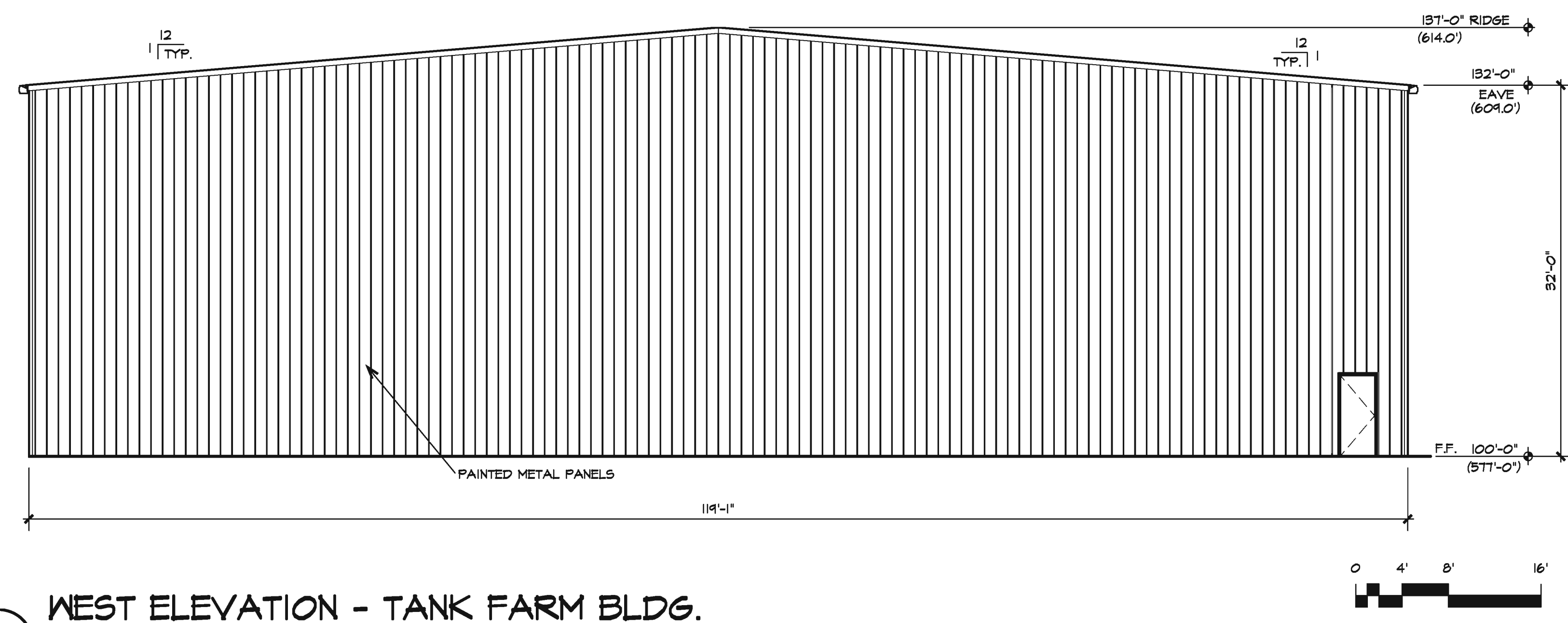
JOB NO. 11060

DATE	ISSUE FOR	DRAWN BY
02/17/12	CITY SUBMITTAL	--

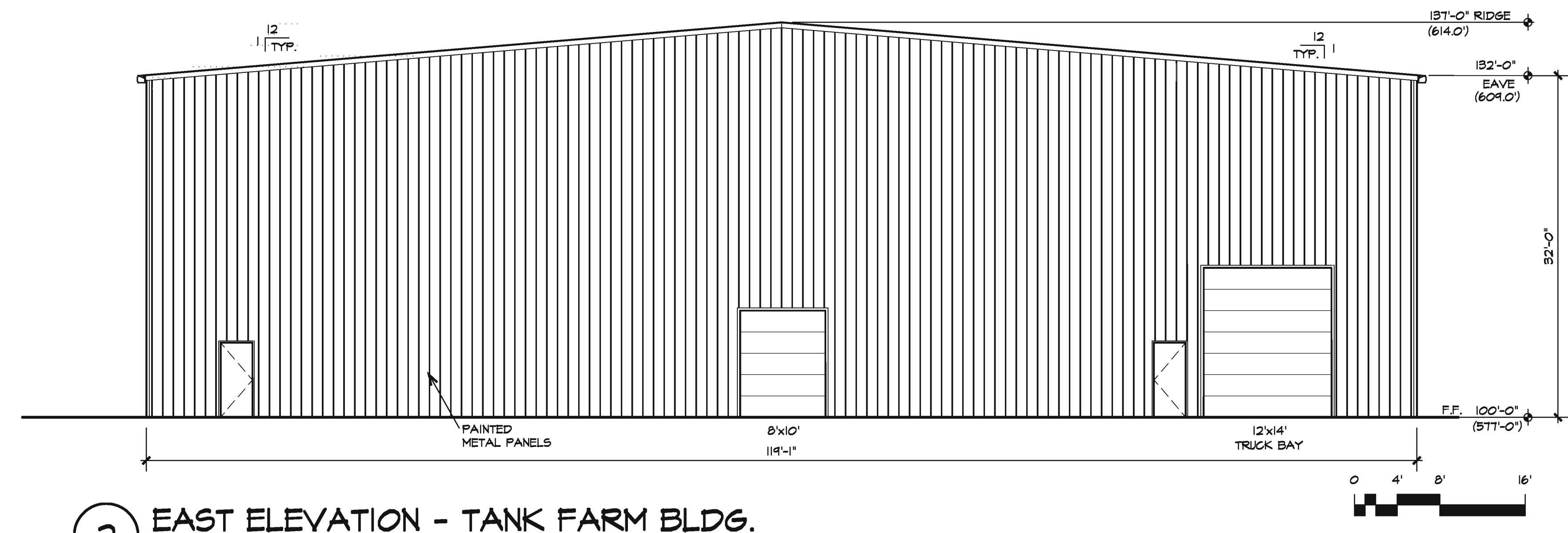
SHEET NO.
A2.3
 OF



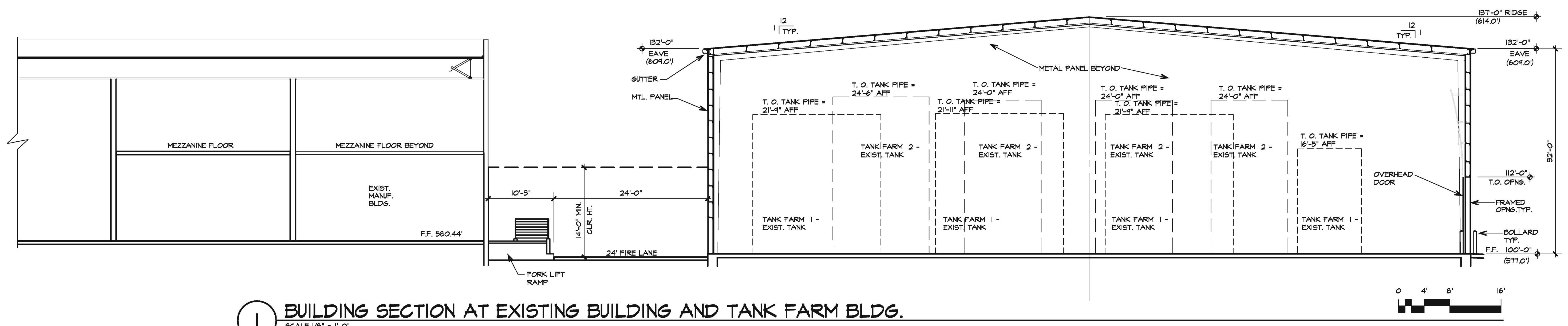
Jacobs & Associates
 Architecture, Planning, Interiors
 3737 Mapleshade Lane
 Plano, Texas 75075
 972 331-5699



3 WEST ELEVATION - TANK FARM BLDG.
 SCALE 1/8" = 1'-0"



2 EAST ELEVATION - TANK FARM BLDG.
 SCALE 1/8" = 1'-0"



1 BUILDING SECTION AT EXISTING BUILDING AND TANK FARM BLDG.
 SCALE 1/8" = 1'-0"

THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR PERMITTING, OR CONSTRUCTION. (TBAE - effective 10-01-2009)
 GARY J. JACOBS, ARCHITECT
 TEXAS REGISTRATION NO. 8499
 DATE: 02/17/12

WHITMORE'S

PHASE ONE EXPANSION

WHITMORE MANUFACTURING COMPANY

NAME OF BUILDING: WHITMORE MANUFACTURING
 ADDRESS: 930 WHITMORE DRIVE
 CITY: ROCKWALL STATE: TEXAS
 ZIP: 75087

JOB NO. 11060

DATE	ISSUE FOR	DRAWN BY
02/17/12	CITY SUBMITTAL	---