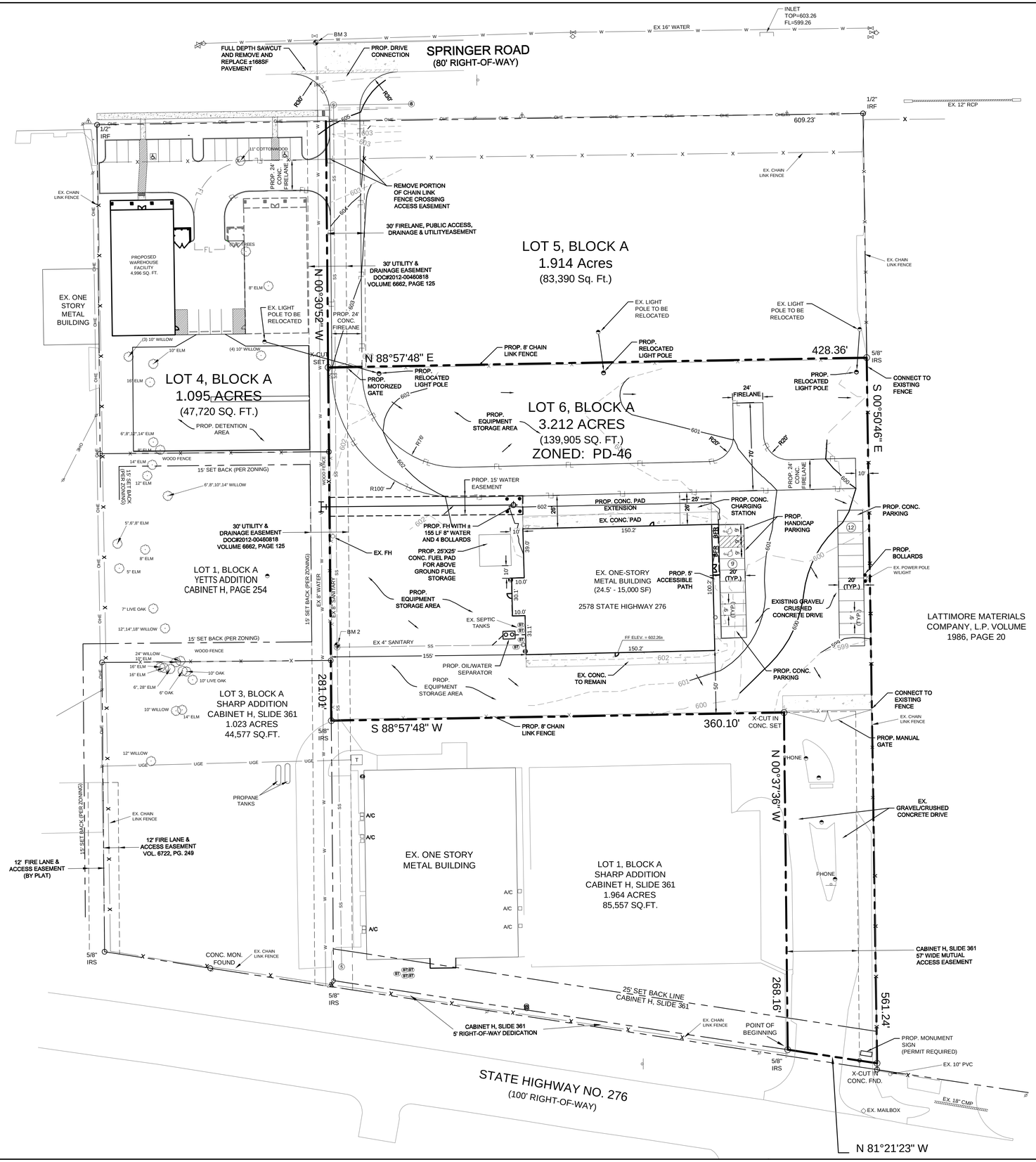

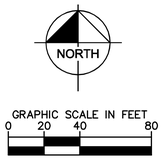

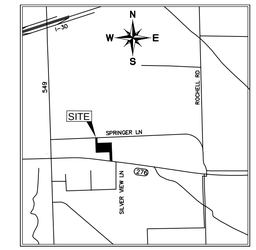

VICINITY MAP
(NOT TO SCALE)

SITE DATA TABLE

PHYSICAL ADDRESS	2578 STATE HWY 276 ROCKWALL, TX	
GROSS SITE AREA	3.212 AC. / 139,905 S.F.	
ZONING	PD - 46 / COMMERCIAL	
BUILDING DATA		
HEIGHT	24.5 FEET - 1 STORY	
TOTAL SQUARE FOOTAGE	15,000 S.F.	
PARKING SUMMARY	REQUIRED	PROVIDED
SURFACE PARKING	21	21
HANDICAP PARKING	1	2
LOT COVERAGE DATA		
BUILDING COVERAGE	10.7%	
TOTAL OPEN AREA	101,075 S.F. / 72.2%	
TOTAL IMPERVIOUS AREA	38,830 S.F. / 27.8%	

NOTE:

1. ALL LOT 4 IMPROVEMENTS WILL BE DESIGNED BY OTHERS. LOT 4 IMPROVEMENTS SHOWN ON THIS PLAN ARE INCLUDED FOR COORDINATION PURPOSES ONLY.

LEGEND

611	EXISTING CONTOUR LINE
611	PROPOSED CONTOUR LINE
FL	FIRE LANE STRIPING
	PROPERTY LINE
	EASEMENT LINE
X	PROPOSED CHAIN LINK FENCE
5	PARKING STALL COUNT
	DRAINAGE FLOW DIRECTION

DEVELOPER:

TKC CLXXXVI, LLC
5935 CARNEGIE BLVD
SUITE 200
CHARLOTTE, NC 28209
CONTACT: BETH GODFREY
PHONE: 704-365-6000

ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
12750 MERIT DR
SUITE 1000
DALLAS, TX 750251
CONTACT: SARAH SCOTT, P.E.
PHONE:972-770-1347

CAUTION
EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO ANY TRENCHING OR EXCAVATION.

811 Know what's **below.** **Call** before you dig.

BENCH MARK LIST

BM 1 CITY OF ROCKWALL CONTROL MONUMENT R019; BRASS DISK FOUND AT THE NORTHWEST CORNER OF THE INTERSECTION OF THE NORTH R.O.W. LINE OF DIAMOND WAY AND THE WEST R.O.W. LINE OF SILVER VIEW.
ELEV=600.69

BM 2 " ☒ " SET ON THE NORTH SIDE OF A CONCRETE PAD FOR A SANITARY SEWER MANHOLE LOCATED 150'± WEST OF 1 STORY METAL BUILDING 264'± NORTH OF THE NORTH R.O.W. LINE OF STATE HIGHWAY NO. 276.
ELEV=603.37

BM 3 " ☒ " SET ON TOP OF A CONCRETE CURB ON THE NORTH SIDE OF SPRINGER ROAD 943'± WEST OF THE WEST R.O.W. LINE OF DATA DRIVE.
ELEV=605.79

No.	REVISIONS	DATE	BY

Kimley»Horn
12700 PARK CENTRAL DRIVE, SUITE 1800, DALLAS, TEXAS
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES.
Kimley»Horn
Engineer SARAH E. SCOTT, P.E.
P.E. No. 113285 Date 10/22/2014

PROJECT No. 064475400
DATE: OCT. 2014
SCALE: AS SHOWN
DESIGNED BY: ---
DRAWN BY: WTB
CHECKED BY: ---

SUNBELT DEVELOPMENT
ROCKWALL, TX
PREPARED FOR
TKC LAND DEVELOPMENT II, LLC

SITE PLAN

SHEET NUMBER
C-01

IMAGES: XREF:r-2k3b XREF:r-ir9p XREF:r-ucrv XREF:ALTA_Bwtbnd XREF:dFG XREF:xdfbbe Lot 4
PLOTTED BY GOUGH, BRAD 10/22/2014 1:05 PM
DWG NAME K:\DAL_CIV\064475400-SUNBELT_ROCKWALL\CAD-3D\PLAN SHEET\SC-SITE.DWG
LAST SAVED 10/22/2014 1:05 PM
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