

SITE DATA TABLE	
SITE AREA	5.691 ACRES (247,900 SF)
ZONING	HEAVY INDUSTRIAL
PROPOSED USE	OFFICE/WAREHOUSE
PROPOSED BUILDING AREA-	
OFFICE AREA:	25,608 SF
WAREHOUSE AREA:	10,372 SF
TOTAL AREA:	35,980 SF
EXISTING BUILDING AREA-	
OFFICE AREA:	18,450 SF
WAREHOUSE AREA:	33,920 SF
TOTAL AREA:	52,370 SF
LOT COVERAGE	36%
FLOOR TO AREA RATIO	0.36 : 1
BUILDING HEIGHT	60 ft. MAX

PARKING TABLE	
PROPOSED PARKING-	
OFFICE PARKING:	1:300 = 86
WAREHOUSE PARKING:	1:1000 = 11
TOTAL PARKING:	97 SPACES
EXISTING PARKING-	
OFFICE PARKING:	1:300 = 62
WAREHOUSE PARKING:	1:1000 = 34
TOTAL PARKING:	96 SPACES
PARKING REQUIRED	193 SPACES (7 ADA)
PARKING PROVIDED	195 SPACES (7 ADA)

ISSUE:	
OWNER REVIEW	12-14-2018
REVISED	11-5-2018

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**OFFICE/WAREHOUSE PROJECT**  
for  
**ZO6 PROPERTIES LLC.**  
**2500 DISCOVERY BLVD.**  
**ROCKWALL, TX 75032**

**ZO6 PROPERTIES LLC.**  
2500 DISCOVERY BLVD.  
ROCKWALL, TX

**CARROLL architects**  
750 E. Interstate 30  
Suite 110  
Rockwall, TX 75087  
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f: 972-732-8058

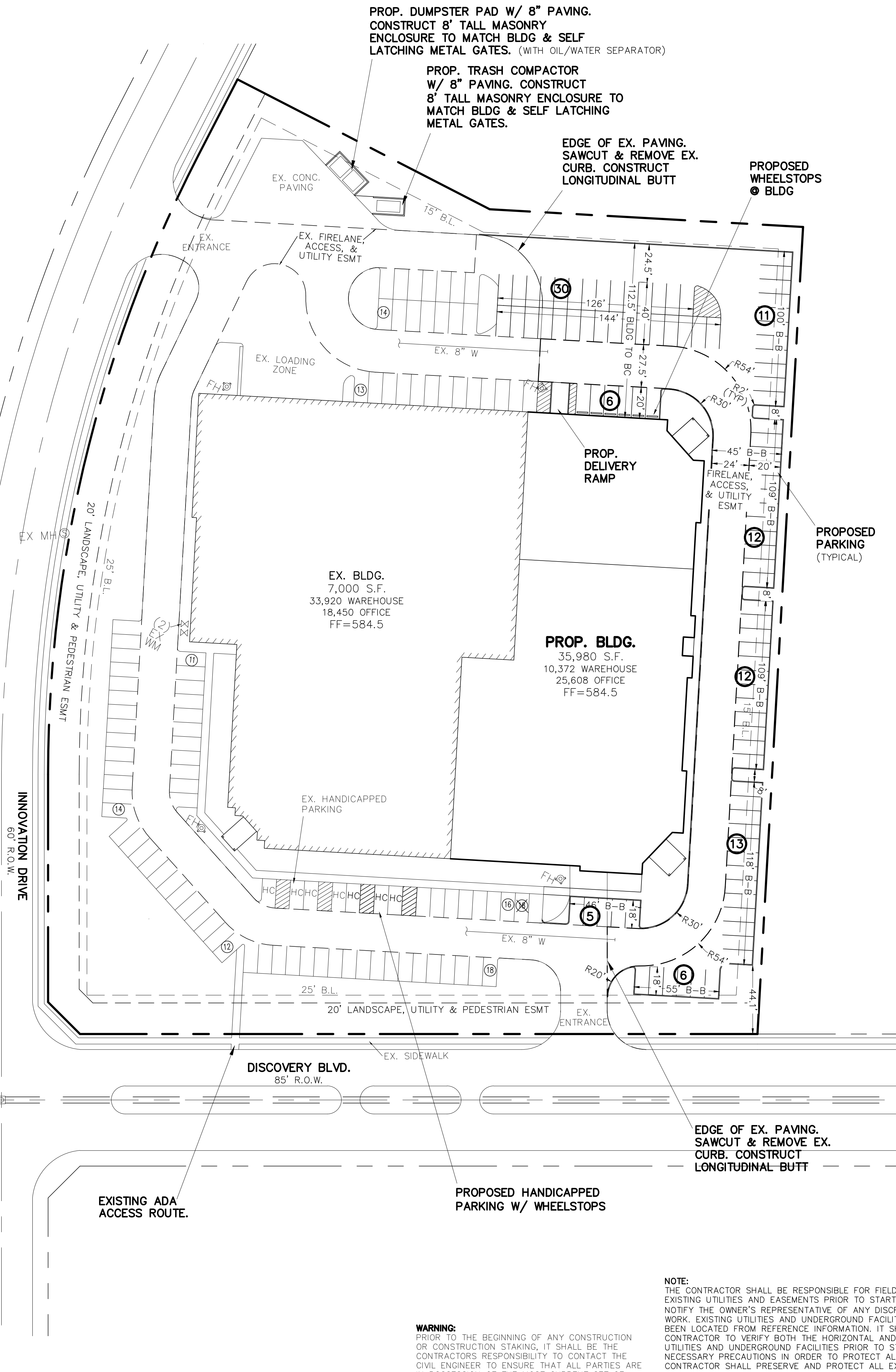
<b>ZO6 Properties LLC.</b>
<small>LEGAL DESCRIPTION AND OR ADDRESS:</small> <b>LOT 2c, BLOCK D</b> <b>Rockwall Technology Park</b> <b>Rockwall, Texas</b> <b>Volume X, Page XX map of</b> <b>Records of Rockwall County Texas</b> <b>5.691 Acres</b>
<b>OWNER</b> ZO6 Properties LLC. 2500 Discovery Blvd. Rockwall, TX 75032
<b>APPLICANT</b> Carroll Architects, INC 750 E. Interstate 30 #110 Rockwall, TX 75087 Ph: 972-732-6085 Email: jc@carrollarch.com
<b>CASE NUMBER</b> 2018XXX

**ARCHITECTURAL SITE PLAN**

DATE:	DEC 2018	SHEET NO:	A100
PROJECT NO:	2018034		
DRAWN BY:			
CHECKED BY:			







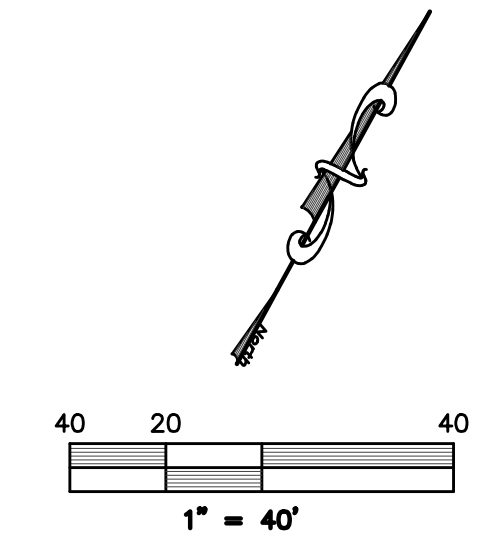
PROP. DUMPSTER PAD W/ 8" PAVING. CONSTRUCT 8" TALL MASONRY ENCLOSURE TO MATCH BLDG & SELF LATCHING METAL GATES. (WITH OIL/WATER SEPARATOR)

PROP. TRASH COMPACTOR W/ 8" PAVING. CONSTRUCT 8" TALL MASONRY ENCLOSURE TO MATCH BLDG & SELF LATCHING METAL GATES.

EDGE OF EX. PAVING. SAWCUT & REMOVE EX. CURB. CONSTRUCT LONGITUDINAL BUTT

PROPOSED WHEELSTOPS @ BLDG

- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 4th 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.
  - 5) NO SAND UNDER SIDEWALKS.



**SITE DATA:**

LOT AREA: 5.69 Acres, 247,899 sq. ft.  
 LOT COVERAGE: 35.64%  
 FLOOR TO AREA RATIO: 2.8:1  
 BUILDING AREA: EX: 52,370 sq.ft. PROP: 35,980 sq.ft. TOTAL = 88,350 sq.ft.  
 CONSTRUCTION TYPE: XX  
 BUILDING HEIGHT: 20'  
 BUILDING SETBACKS: Front = 25', Rear = 15', Side = 15'  
 PROPOSED USE: Office/Warehouse IMPERVIOUS AREA (including buildings): xx sq.ft.  
 ZONING: LI  
 PARKING: Required: Office 1 space/300 Ex (18450/300) = 62 Prop (25,608/300) = 86 Warehouse 1 space/1000 Ex (33,920/1000) = 34 Prop (10,372/1000) = 11 Handicap = 7 Total required = 193 Provided: Standard: Existing 98 Proposed 95 Handicapped = 7 Total Provided = 193  
 LANDSCAPE AREA: Required: 37,185 sq.ft. (15%) Provided: xx sq.ft.  
 FIRE SPRINKLER: YES

\* THERE ARE EX BUILDINGS ON THIS SITE.

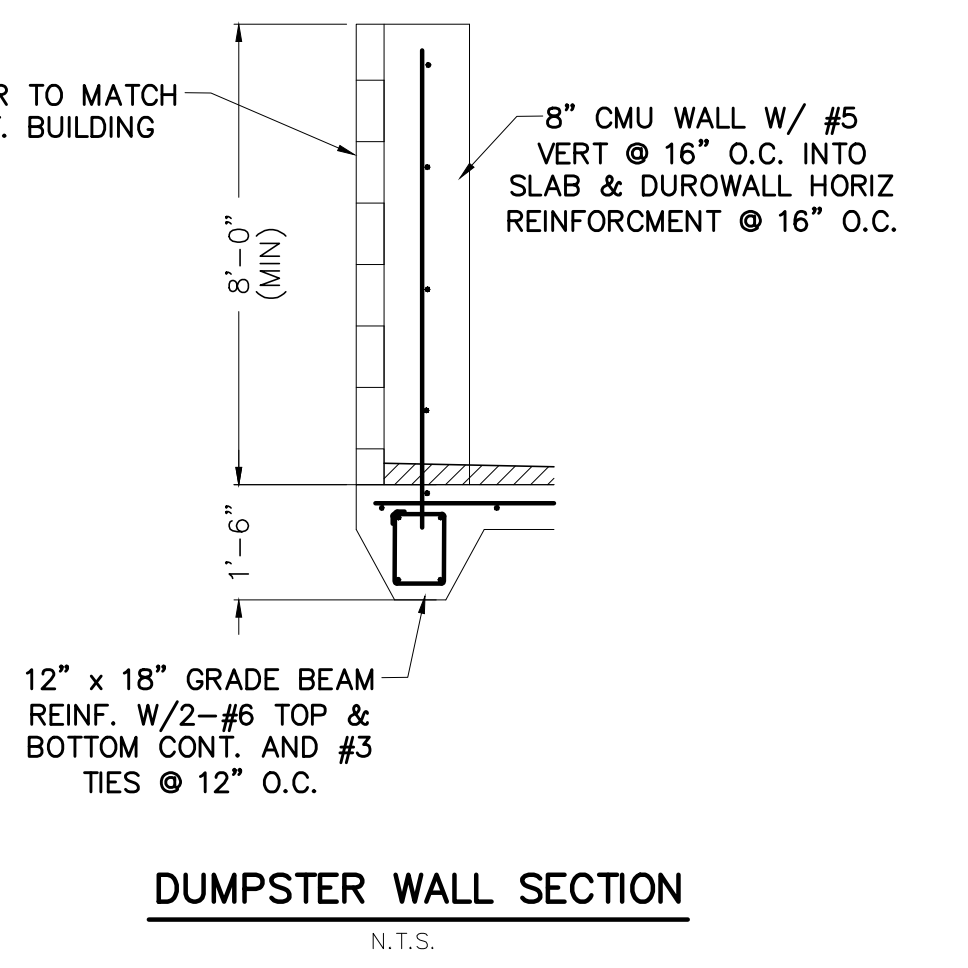
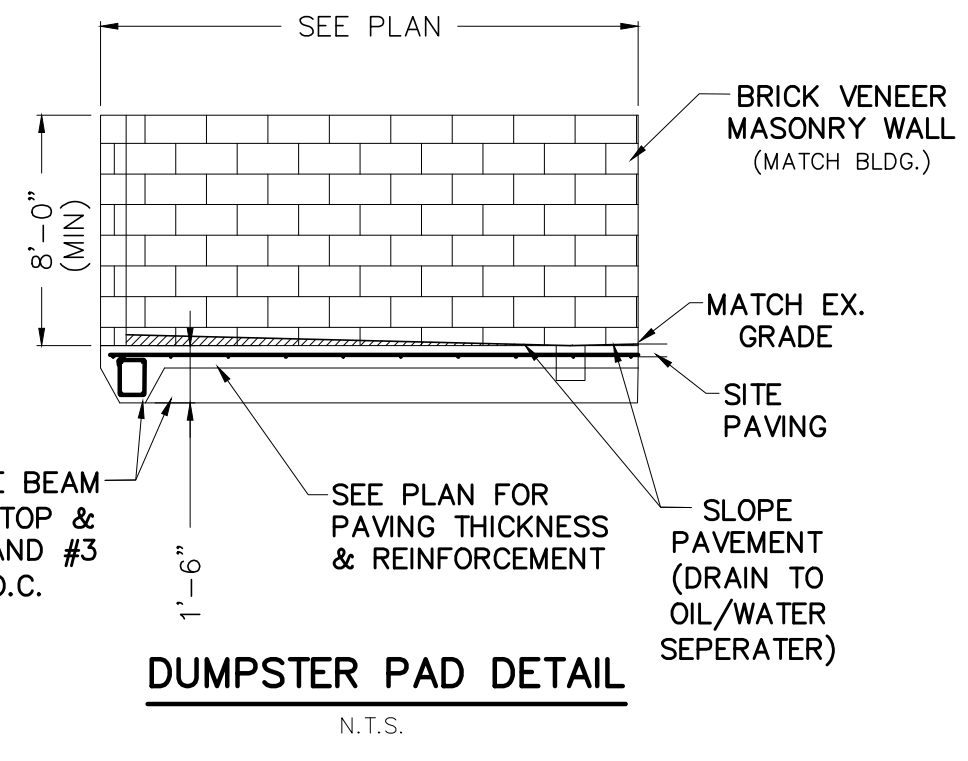
**PAVING NOTES:**

- 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.

**EX. FIRE SPRINKLER TO BE TIED IN TO NEW BUILDING**

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 ACCURACY 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.
  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.



**LEGEND**

- = PROPERTY LINE
- EX. W- = EX. WATER LINE
- EX. SS- = EX. SANITARY SEWER LINE
- (S) = EX. SS MANHOLE
- ∞/WV = EX. WATER VALVE
- PP = EX. POWER POLE
- = EX. TELEPHONE BOX
- ⊙ = EX. STORM MANHOLE
- FH = EX. FIRE HYDRANT
- = PROPOSED FIRE HYDRANT
- EXIST. or EX. = EXISTING
- ESMNT. = EASEMENT
- LS = LANDSCAPE
- BC = BACK OF CURB
- B-B = BACK OF CURB TO BACK OF CURB
- RCP = REINFORCED CONCRETE PIPE
- [Pattern] = PROPOSED FIRELANE
- [Pattern] = PROPOSED SIDEWALK

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



CASE #

**SITE PLAN**

**OFFICE WAREHOUSE PROJECT**

2500 DISCOVERY BLVD  
 ROCKWALL TECHNOLOGY PARK ADDITION  
 Lot 2C, Blk D, 5.69 ACRES  
 City of Rockwall, Rockwall County, Texas 75087

owner  
**Z06 PROPERTIES, LLC**

# CONTACT  
 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.: 2018-15 REG. NO.: F-2567

date: 12/13/18 scale: 1"=40' sheet: C101

**WARNING:**  
 PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S 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.

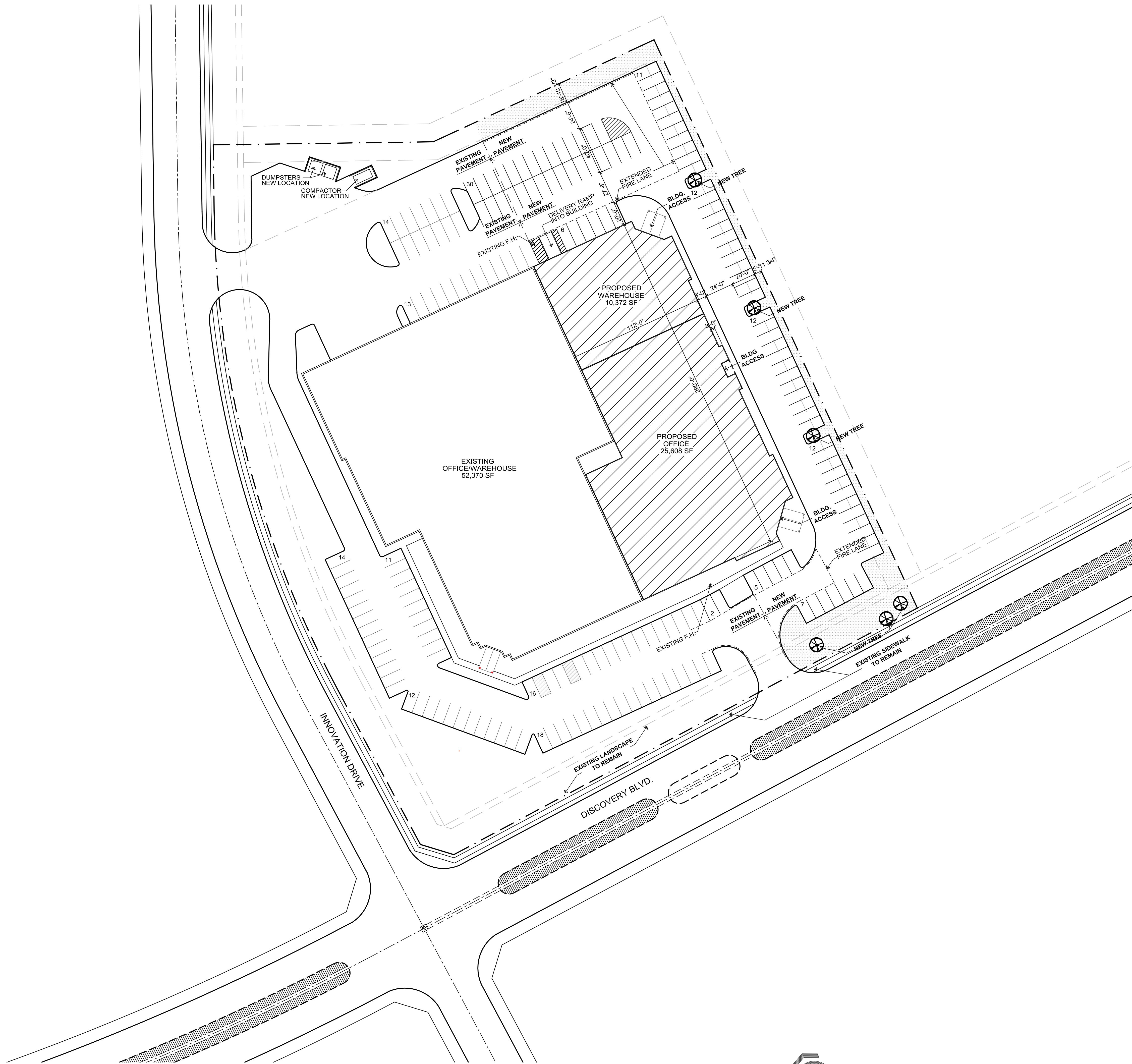












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LANDSCAPE TABULATION

Gross Area	(5.691 acres)	= 247,899 S.F.
Required Landscape Area - 15% of 247,899 S.F.		= 37,185 S.F.
Provided Landscape Area - 15% of 247,899 S.F.		= 37,185 S.F.
Provided Parking Area Landscape		= 1/12 Spaces Along Side Yard

DESCRIPTION OF NEW LANDSCAPE AREA MATERIAL	QTY
Frontage 115 LF (NIC DRIVES) = 3 trees - Live Oak, 3" caliper	3 Each
Parking Area = 3 trees - Live Oak, 3" caliper	3 Each
Grass to match existing species onsite	10,558 S.F.

NOTES:  
 - IRRIGATION SHALL BE PROVIDED TO ALL LANDSCAPED AREAS  
 - TREESCAPE PLAN - NO EXISTING TREES

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ISSUE: OWNER REVIEW 12-14-2018

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 Suite 110  
 Rockwall, TX 75087  
 t: 972-732-6085  
 f: 972-732-8058

**LANDSCAPING PLAN**

DATE: DEC 2018 SHEET NO:  
 PROJECT NO: 2018034  
 DRAWN BY:  
 CHECKED BY:

