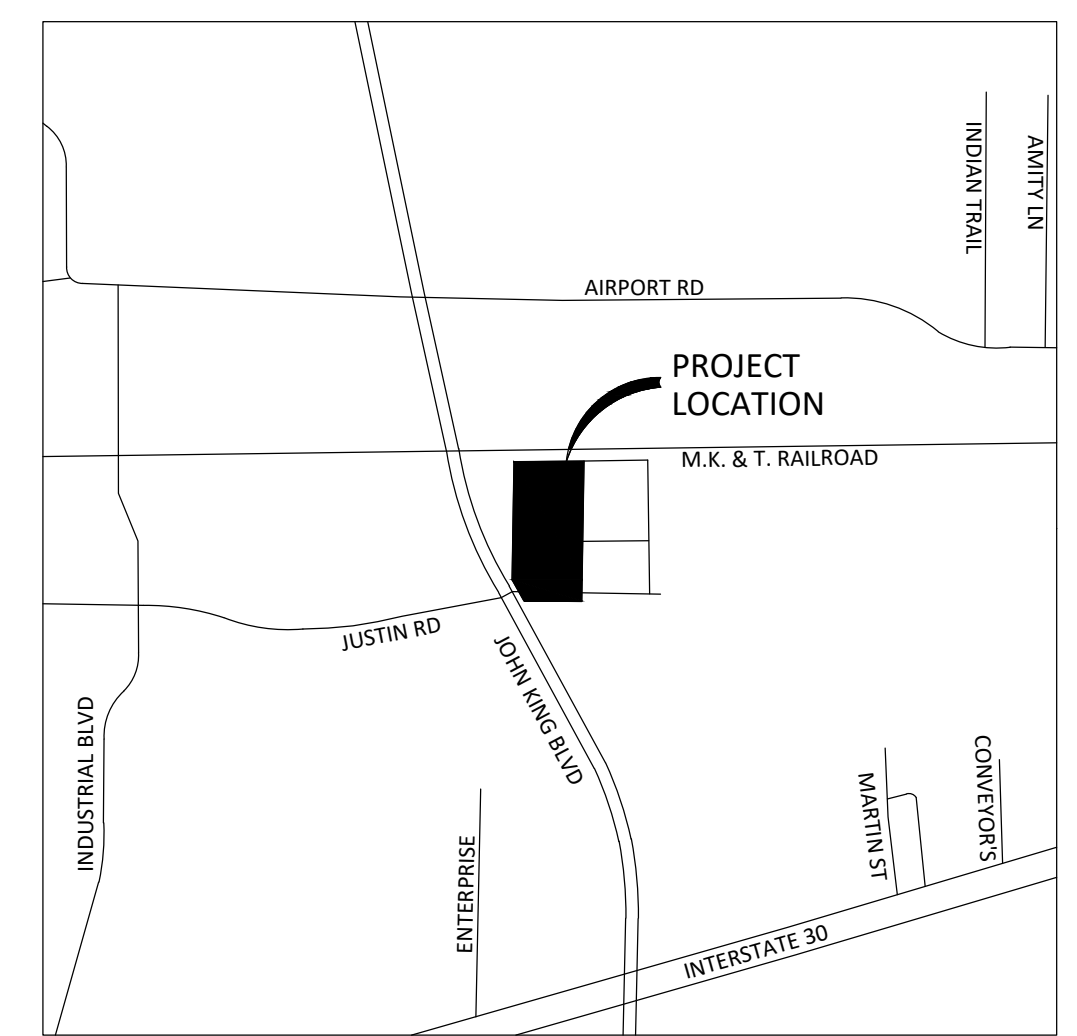


M.K.&T. RAILROAD
(100' Right-of-Way)

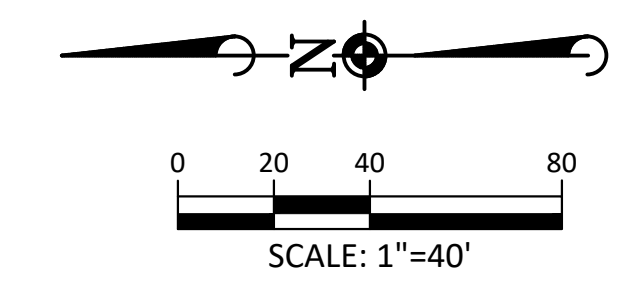
JO ANN ATHEY
VOL 4875 PG 133
D.R.R.C.T.
4.114 ACRES

BOBBY FRANK ATHEY
VOL. 4875 PG 117
D.R.R.C.T.
2.0 ACRES

CITY OF ROCKWALL
INST # 2008.00396138
O.P.R.R.C.T.



VICINITY MAP
NTS



PROJECT INFORMATION	
NAME OF PROJECT	ROCKWALL FRIENDSHIP BAPTIST CHURCH
PROPOSED LAND USE	CHURCH
GENERAL	PROPOSED
ZONING DISTRICT	LIGHT INDUSTRIAL (LI)
OVERLAY	JOHN KING (SH 205)
OVERALL SITE	
TOTAL SITE AREA	6.033 AC.
IMPERVIOUS SURFACE	62% (3.76 AC)
PERVIOUS SURFACE AREA	38% (2.27 AC)
BUILDING	
TOTAL SQUARE FOOTAGE	27,352 S.F.
TOTAL GROSS INTENSITY (FAR)	0.10 OR 10%
SANCTUARY SEATING	598 SEATS
PROPERTY DEVELOPMENT REGULATIONS	
MAXIMUM LOT COVERAGE	60%
MINIMUM LOT AREA	43,560 SF
MINIMUM LOT WIDTH	100
MINIMUM LOT DEPTH	125
SETBACKS	
FRONT	25
REAR	1/2 H > 36 w/ FRW & ALLEY
SIDE	1/2 H > 36 w/ FRW
STRUCTURE HEIGHT	60' MAX
PARKING & ACCESS	
REQUIRED	
TOTAL PARKING	150
(598 SEATS @ 1 PER 4 SEATS)	
PROVIDED	
TOTAL PARKING	239
NO. OF HANDICAP (REGULAR)	4
NO. OF HANDICAP (VAN)	3

- NOTES:
- ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, AND EDGE OF PAVEMENT.
 - FIRE HYDRANTS TO BE LOCATED 5 FT FROM BACK OF CURB PER CITY STANDARDS.
 - LANDSCAPE SETBACKS PER JOHN KING OVERLAY.
 - A. 50' ALONG JOHN KING BLVD.
 - B. 10' ALONG JUSTIN ROAD.

CASE NO: SP 2019-024

SITE PLAN
6.03 ACRES

ROCKWALL FRIENDSHIP BAPTIST CHURCH

VOL. 4875, PG. 117 D.R.R.C.T.

OWNER/DEVELOPER
ROCKWALL FRIENDSHIP BAPTIST CHURCH
MR. SHANON THOMAS, SENIOR PASTOR
5651 STATE HWY 276
ROYSE CITY, TX 75189
972-712-7520

SURVEYOR
H.D. FETTY LAND SURVEYOR, LLC
TRACY FETTY
6770 FM 1565
ROYSE CITY, TEXAS 75189
972-635-2255

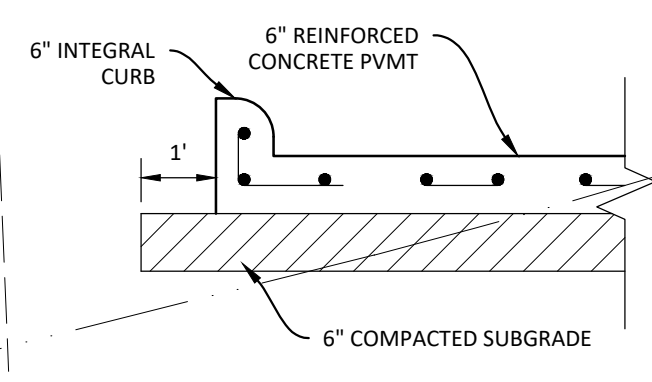
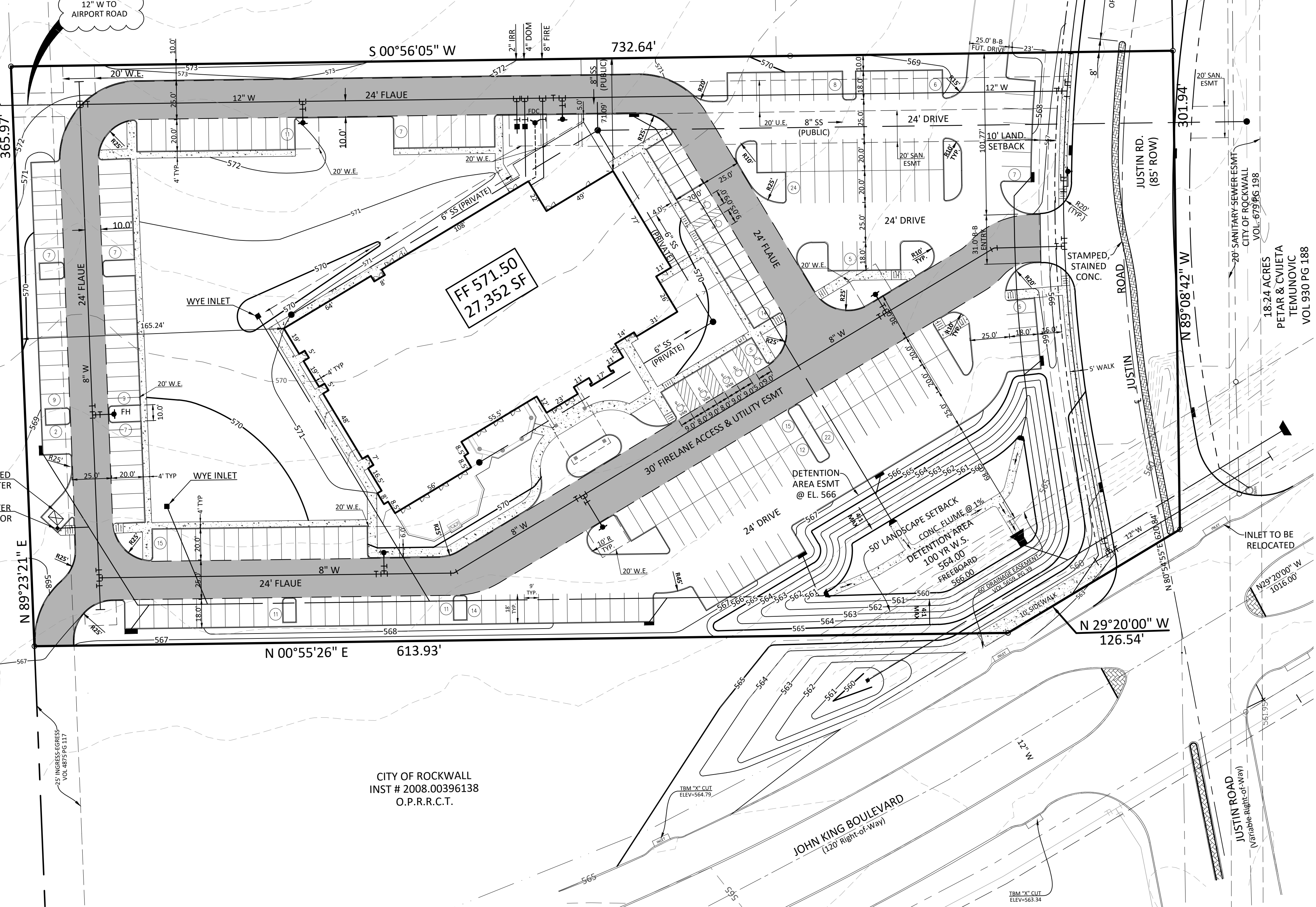
PROJ. MGR.: TPI
PROJ. ASSOC.: ADC
DRAWN BY:
DATE: 08/06/2019

SHEET
SP1

SITE PLAN
ROCKWALL FRIENDSHIP BAPTIST CHURCH
ROCKWALL, TEXAS

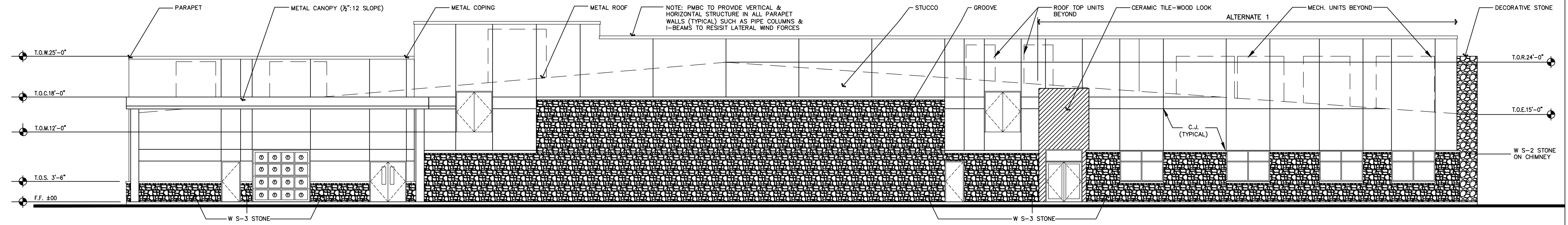
TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679-1679
FIRM No. 19244
tjones@tomden.com

DATE	REVISIONS	BY	APP'D
08/06/2019 <td>RESUBMITTAL <td>TPI <td>TPI </td></td></td>	RESUBMITTAL <td>TPI <td>TPI </td></td>	TPI <td>TPI </td>	TPI
07/02/2019 <td>REVISION NO. 1 <td></td> <td></td> </td>	REVISION NO. 1 <td></td> <td></td>		

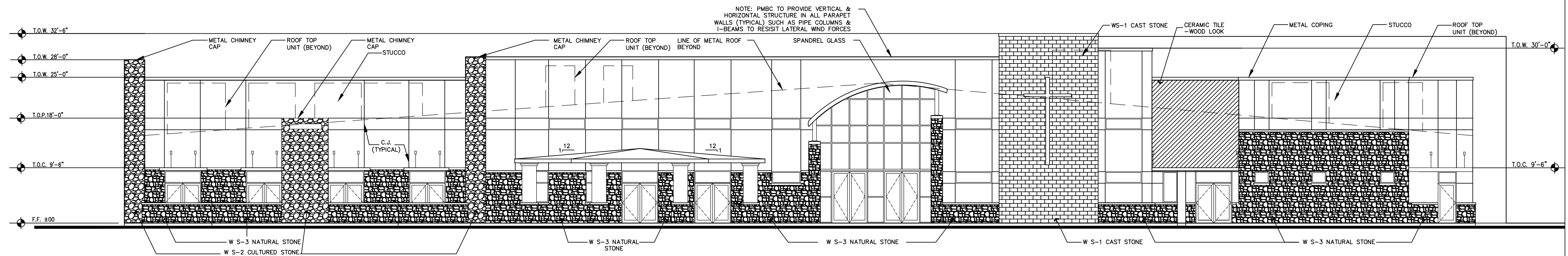


PAVEMENT SECTION	
FOR FIRELANE & DRIVE AISLES	6" 3600 PSI, 6.5 SACK PVMT 6" LIME STAB SUBGRADE
FOR DUMPSTER PAD	8" 4000 PSI, 6.5 SACK PVMT 6" LIME STAB SUBGRADE
FOR PARKING AREAS	5" 3600 PSI, 5.5 SACK MIN PVMT 6" COMPACTED SUBGRADE

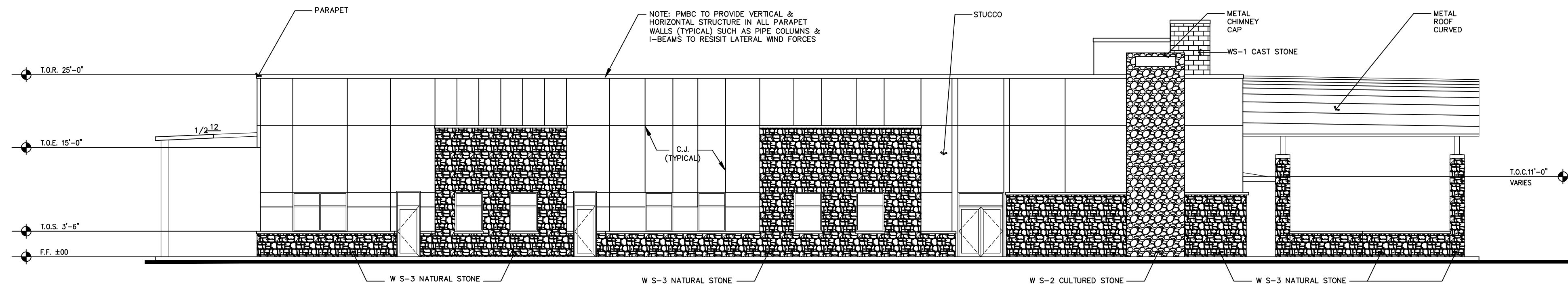
SOUTH FACADE AREAS		
MATERIAL	AREA (Sq. Ft.)	PERCENTAGE
TOTAL AREA : 6012 Sq. Ft.		
WS1 (CAST STONE)	196.89	3.3%
WS2 (CULTURED STONE)	85.82	1.4%
WS3 (NATURAL STONE)	1975.13	32.8%
CERAMIC TILE	109	1.8%
STUCCO	3484.49	58%



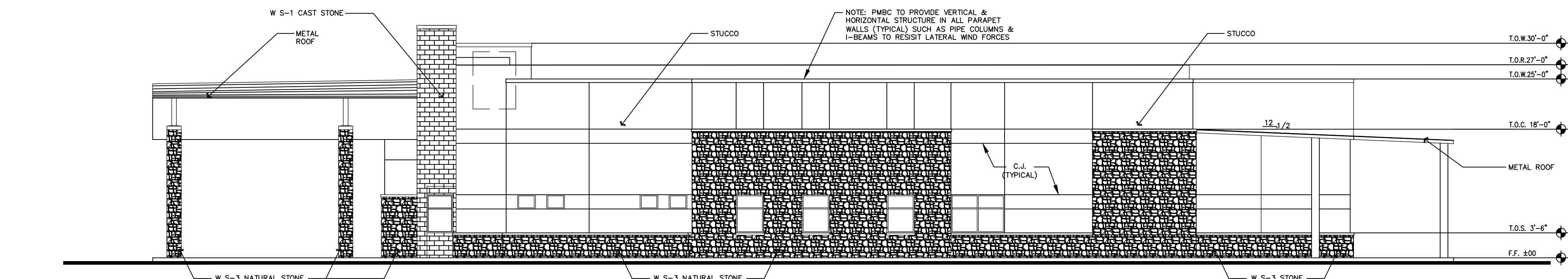
NORTH FACADE AREAS		
MATERIAL	AREA (Sq. Ft.)	PERCENTAGE
TOTAL AREA : 5372.96 Sq. Ft.		
WS1 (CAST STONE)	694.93	12.74%
WS2 (CULTURED STONE)	333.62	6.2%
WS3 (NATURAL STONE)	1178	21.92%
CERAMIC TILE	223.75	4.16%
STUCCO	2655.72	49.42%



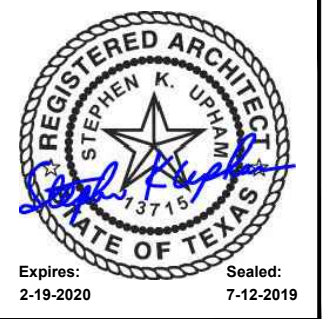
EAST FACADE AREAS		
MATERIAL	AREA (Sq. Ft.)	PERCENTAGE
TOTAL AREA : 3663.54 Sq. Ft.		
WS1 (CAST STONE)	152.42	4.1%
WS2 (CULTURED STONE)	216.32	5.9%
WS3 (NATURAL STONE)	1121	30.6%
STUCCO	1808.09	49.35%



WEST FACADE AREAS		
MATERIAL	AREA (Sq. Ft.)	PERCENTAGE
TOTAL AREA : 3870.28 Sq. Ft.		
WS1 (CAST STONE)	266.8	6.89%
WS3 (NATURAL STONE)	1184.01	30.6%
STUCCO	2276.01	58.6%



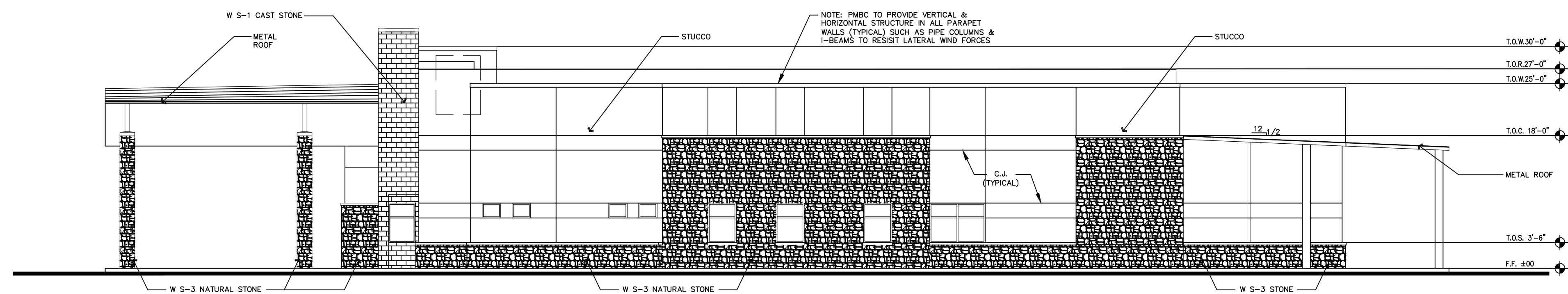
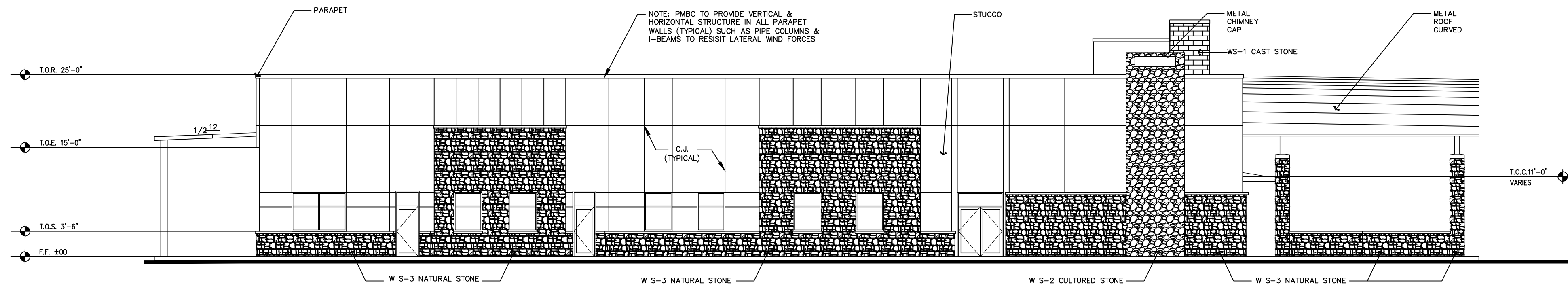
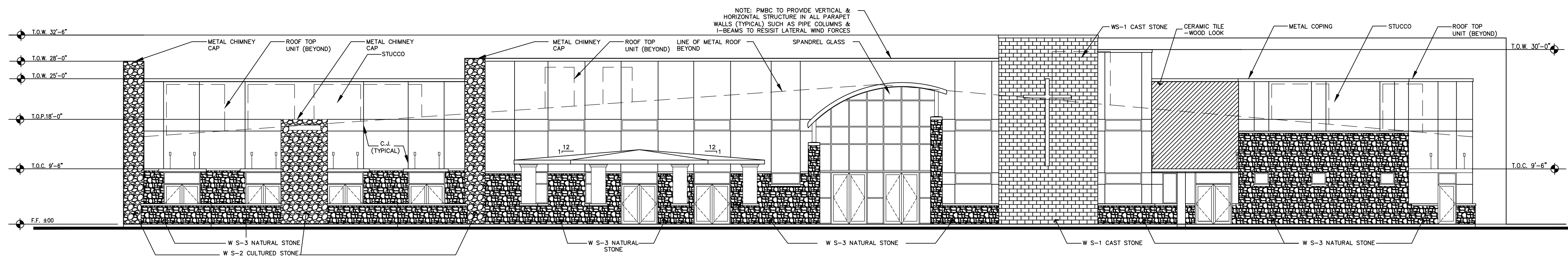
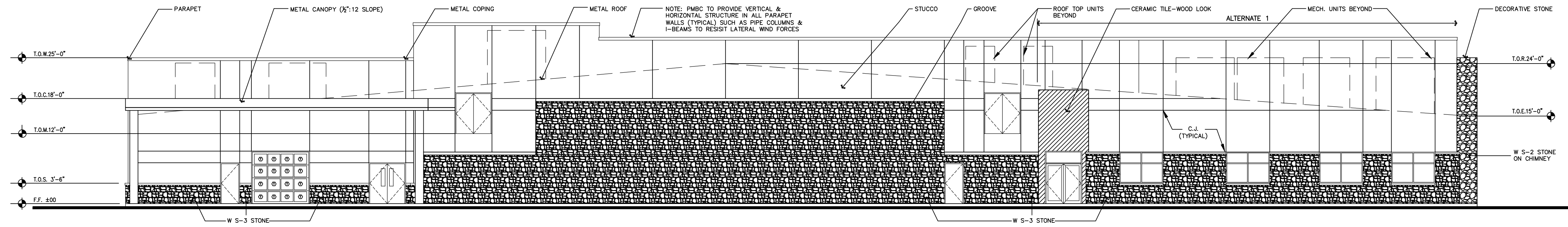
LEGEND	
	WS-1 (Cast Stone)
	WS-2 (Cultured Stone)
	WS-3 (Natural Stone)
	Ceramic Tile
	Stucco



NOTE: These drawings are preliminary and shall not be used for construction of final bidding unless sealed by the architect above

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Drawn by: C.S.
Project No: 1705
Checked by: SKU
Revisions:



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