

**SHEET DATA:**

<b>CURRENT ZONING:</b>	LIGHT INDUSTRIAL	
<b>PROPOSED LAND USE:</b>	LIGHT INDUSTRIAL	
<b>TOTAL SITE AREA:</b>	7.02 ACRES	
<b>BUILDING:</b>		
BUILDING 1	50,400	SF
BUILDING 2	25,200	SF
BUILDING 3	12,000	SF
<b>PARKING:</b>		
REQUIRED: 1 SPACE/1,000 SF (75%)	1 SPACE/300 SF (25%)	
<b>TOTAL REQUIRED:</b>	139	SPACES
<b>PROVIDED:</b>	159	SPACES
<b>ACCESSIBLE SPACES PROVIDED:</b>	6	SPACES

\*SPACES ARE INCLUDED IN TOTAL ABOVE

**PAVING LEGEND**

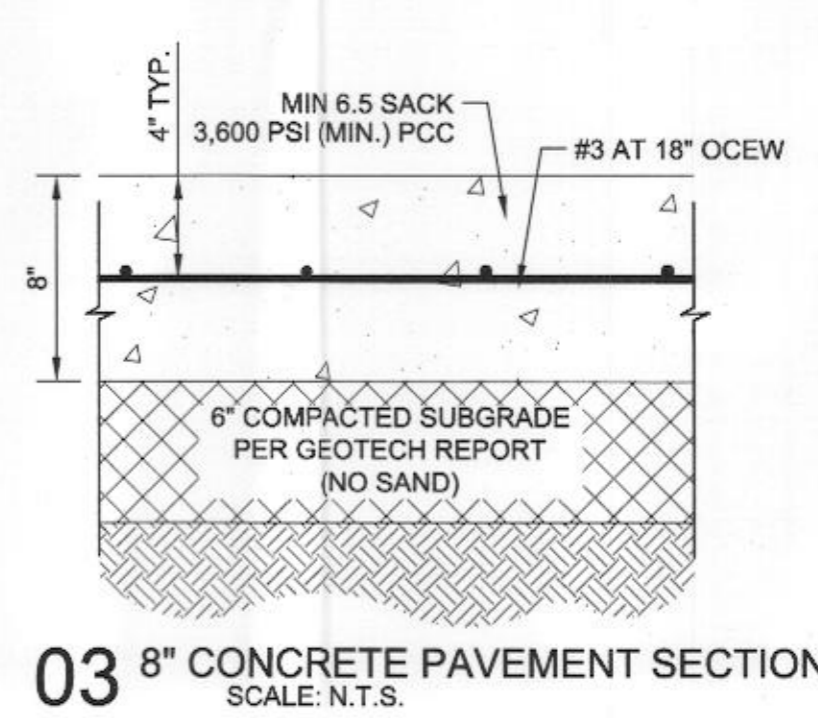
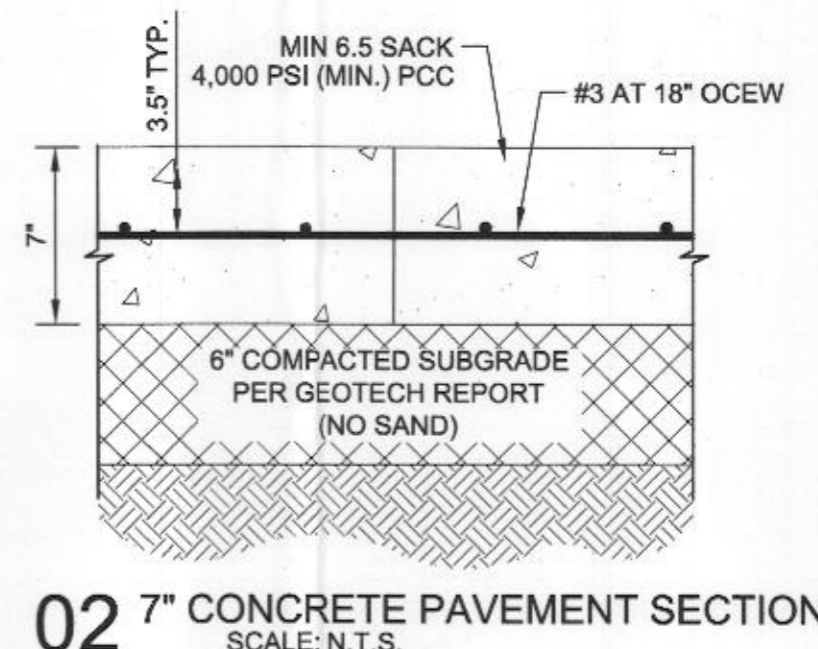
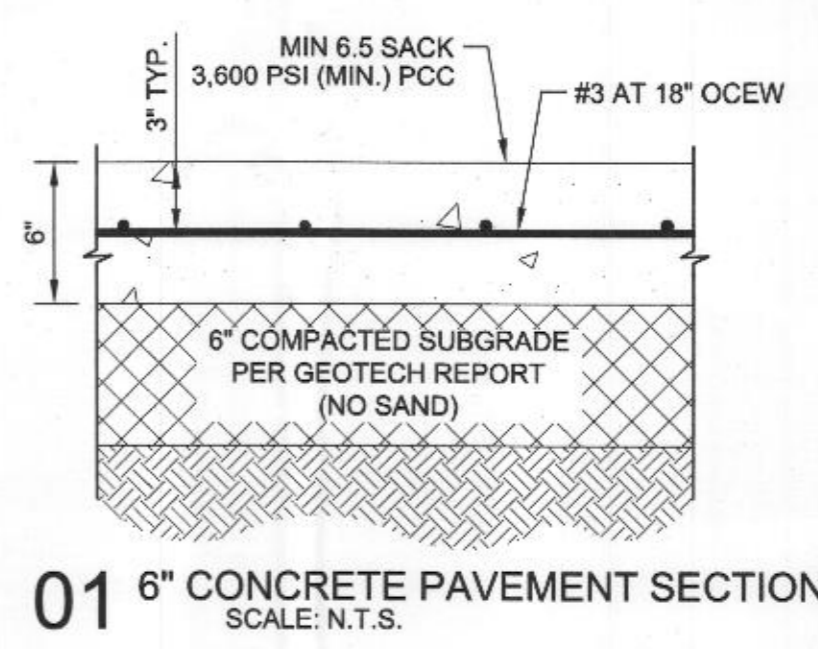
	6" 3,600 PSI CONCRETE PAVEMENT.		4" SIDEWALK
	7" 4,000 PSI CONCRETE PAVEMENT.		6" CURB
	8" 3,600 PSI CONCRETE PAVEMENT.		FIRE LANE
			PROPERTY LINE

**EXISTING FEATURES LEGEND**

	F.H. FIRE HYDRANT
	PP OVERHEAD POWERPOLE
	SSMH SANITARY SEWER MANHOLE
	WV WATER VALVE
	558 EXISTING CONTOURS
	FDC

**PROPOSED FEATURES LEGEND**

	POWER POLE
	FIRE HYDRANT
	GRATE INLET
	CURB INLET
	STORM HEADWALL
	TRANSFORMER PAD
	558 PROPOSED CONTOURS
	LIGHT POLE
	# NO. OF PARKING SPACES



**NOTES:**

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

**OWNER/ DEVELOPER**  
ROCKWALL URBAN INDUSTRIAL, LP  
13150 COIT ROAD  
DALLAS, TX. 75240  
CONTACT: REID CALDWELL  
EMAIL: reid@longbowinterests.com  
TEL: (214) 457-8198

**ENGINEER**  
HALFF ASSOCIATES, INC.  
1201 NORTH BOWSER ROAD  
RICHARDSON, TX. 75081  
CONTACT: DYLAN HEDRICK  
EMAIL: dhedrick@halff.com  
TEL: (214) 217-6426  
TBPE FIRM# F-312

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAIN WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF DESIGN.

**APPROVED:**

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 12<sup>TH</sup> DAY OF November, 2019.

WITNESS OUR HANDS, THIS 12<sup>TH</sup> DAY OF November, 2019.

*[Signature]*  
PLANNING AND ZONING COMMISSION, CHAIRMAN

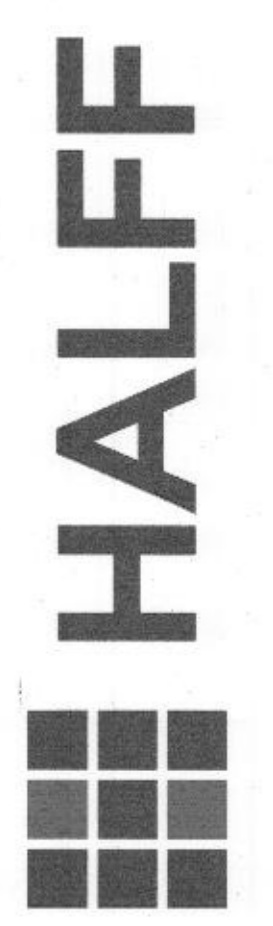
*[Signature]*  
DIRECTOR OF PLANNING AND ZONING

**BENCHMARKS:**

CITY BENCHMARK NO. 1 = ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" IN HARRY MYERS PARK NORTHEAST OF THE WESTERLY BASEBALL FIELD (FIELD #1) RIGHT FIELD FENCE. STATE PLANE COORDINATES: 7,028,087.646 N, 2,597,870.985 W. ELEVATION = 523.27'

CITY BENCHMARK NO. 6 = ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" IN GRASS MEDIAN ±387' WEST OF INTERSECTION OF JOHN KING BLVD. AND AIRPORT RD. ±100' SOUTH OF AIRPORT RD. CL. ELEVATION = 558.61'

**Rockwall Urban + Industrial Center**  
END OF ALPHA DRIVE  
ROCKWALL, TX 75087

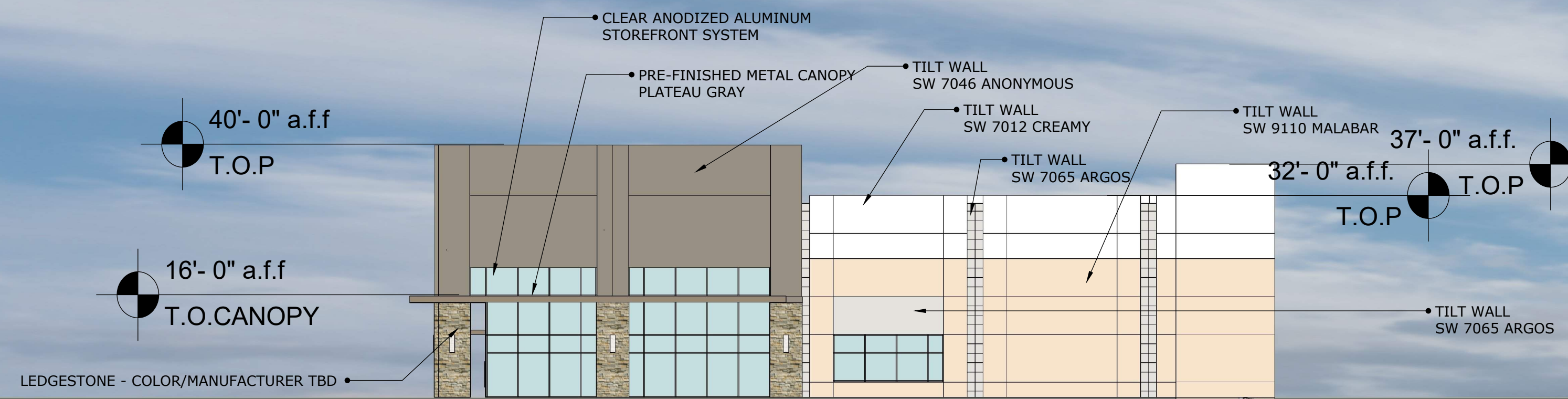


Revision No.	Date	Description

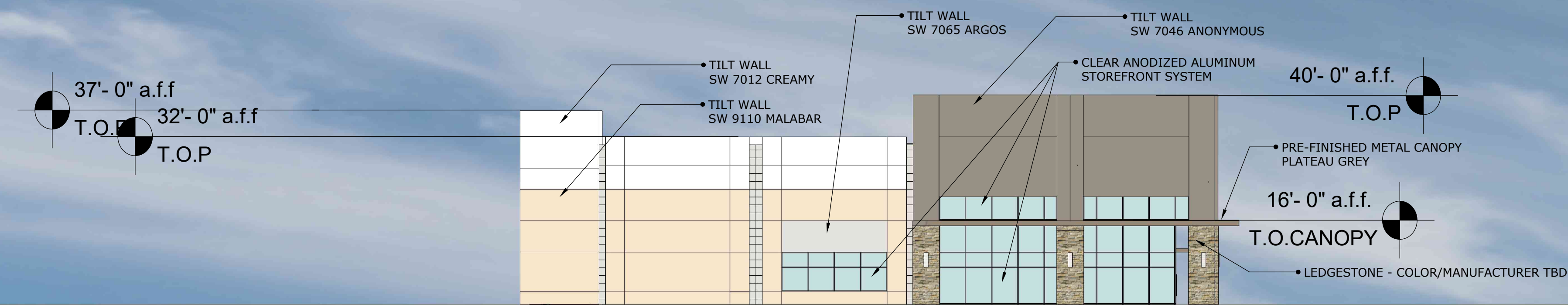
**PRELIMINARY**  
FOR INTERIM REVIEW ONLY  
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMITTING, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

DYLAN B. HEDRICK 102108  
NAME P.E. NO.  
DATE 11/15/2019  
TBPE FIRM# F-312

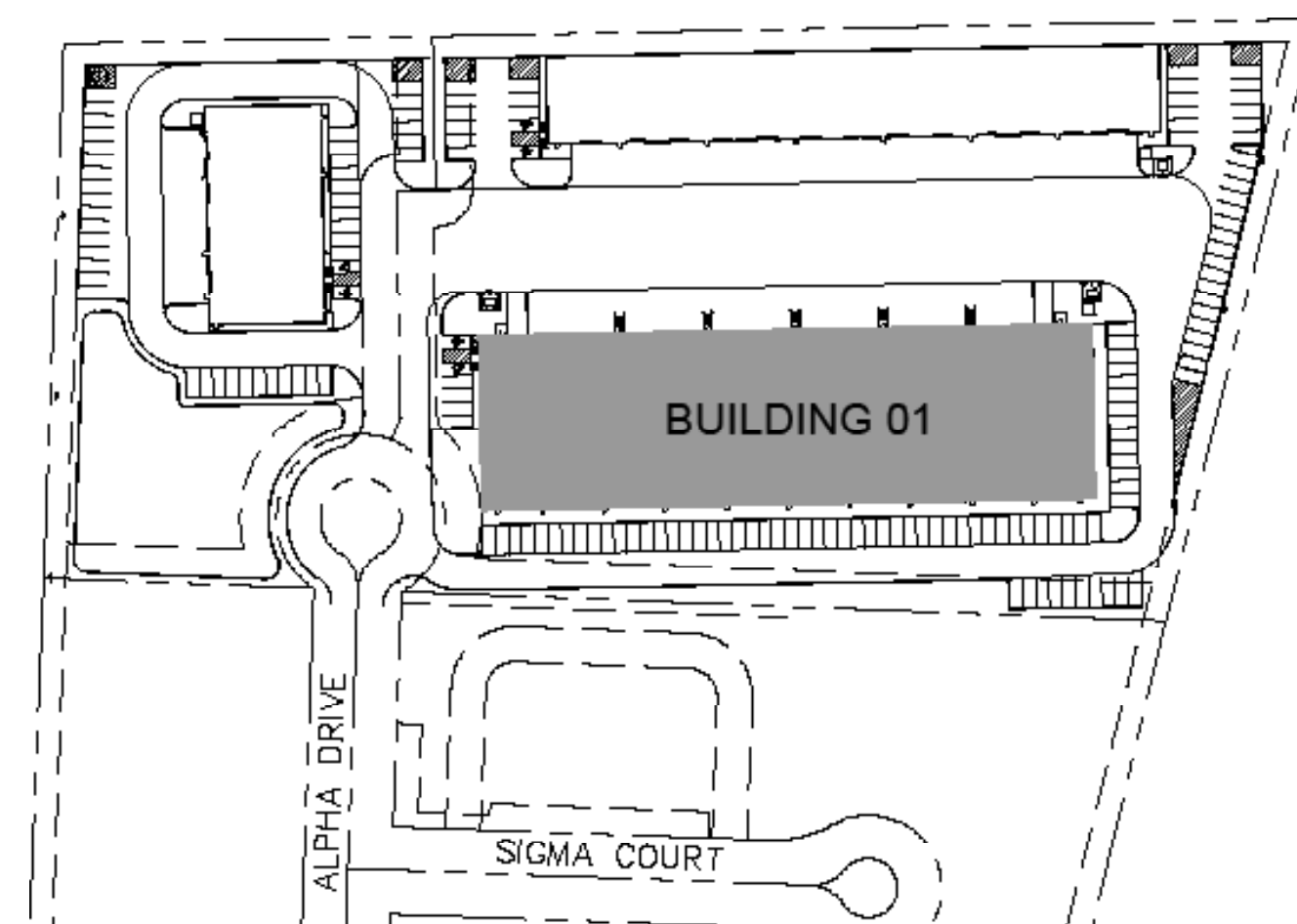
Project No.:	35989
Issued:	NOVEMBER 2019
Drawn By:	REP
Checked By:	DBH
Scale:	AS SHOWN
Sheet Title	DETAILED SITE PLAN
1 OF 1	Sheet Number



EAST



WEST

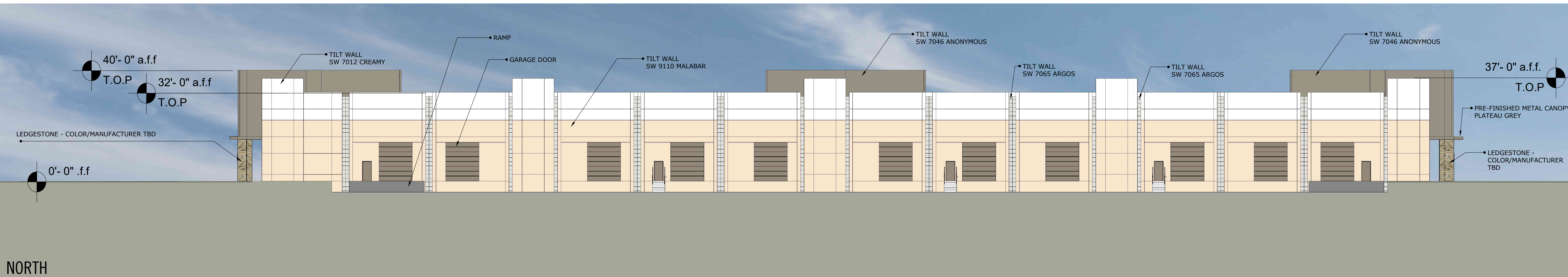


FAÇADE	BLDG 1			FAÇADE TOTAL SF (EXCLUSIVE OF DOORS & WINDOWS)
	METAL CANOPY	MASONRY	PRIMARY MASONRY: PAINTED CONCRETE TILT WALL	
NORTH	0	0	14,051	14,051
SOUTH	235	580	10,586	11,401
EAST	59	241	3,533	3,833
WEST	59	241	3,533	3,833
<b>SF of Materials</b>	<b>353</b>	<b>1,062</b>	<b>31,702</b>	<b>33,117</b>
<b>Percentage of Material</b>	<b>1%</b>	<b>3%</b>	<b>96%</b>	<b>100%</b>

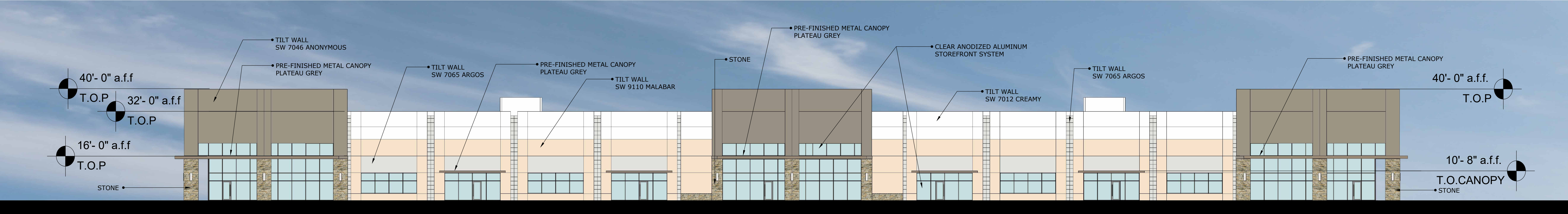
BUILDING ELEVATIONS

Scale: 1" = 20'-0"



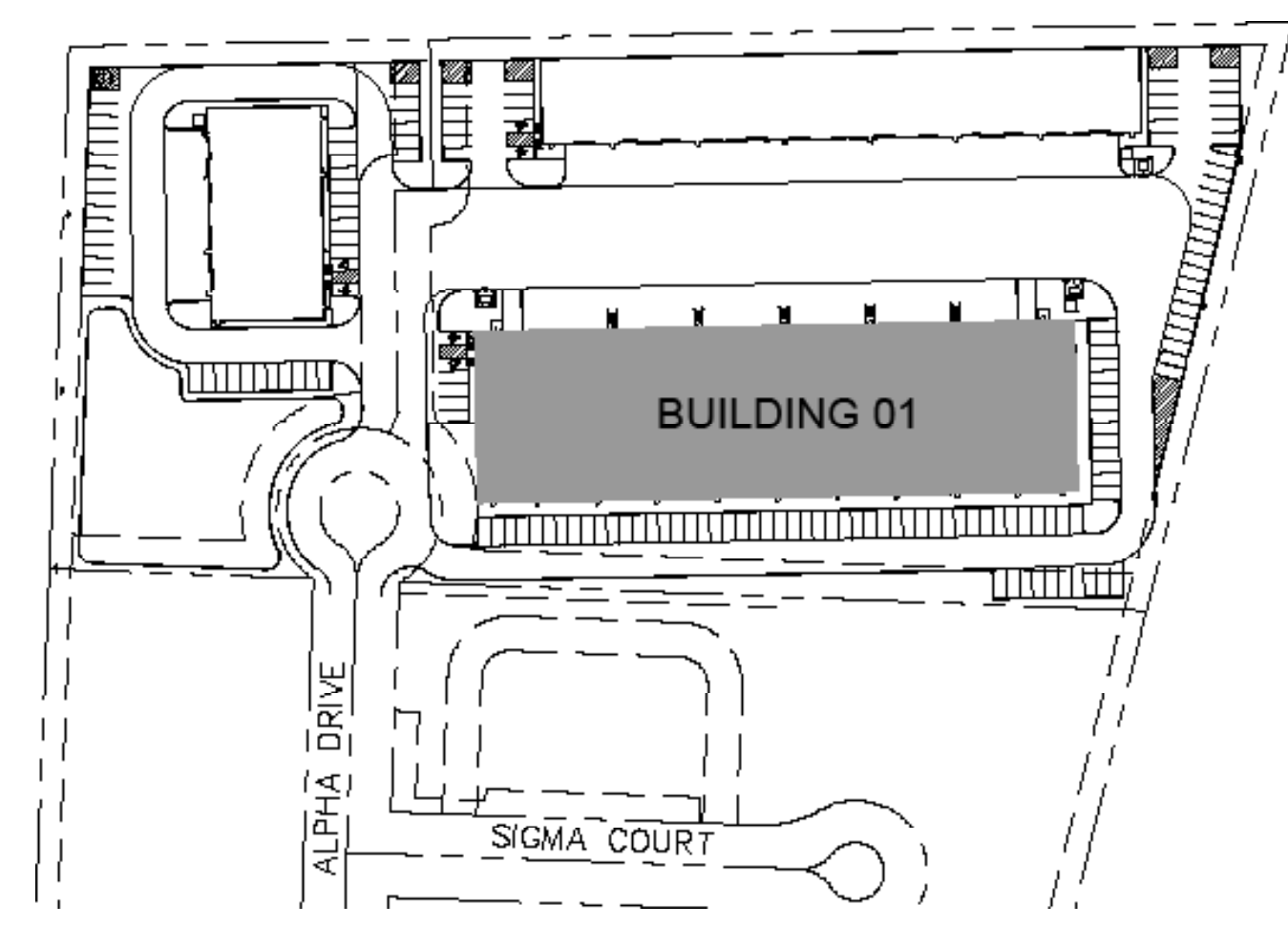
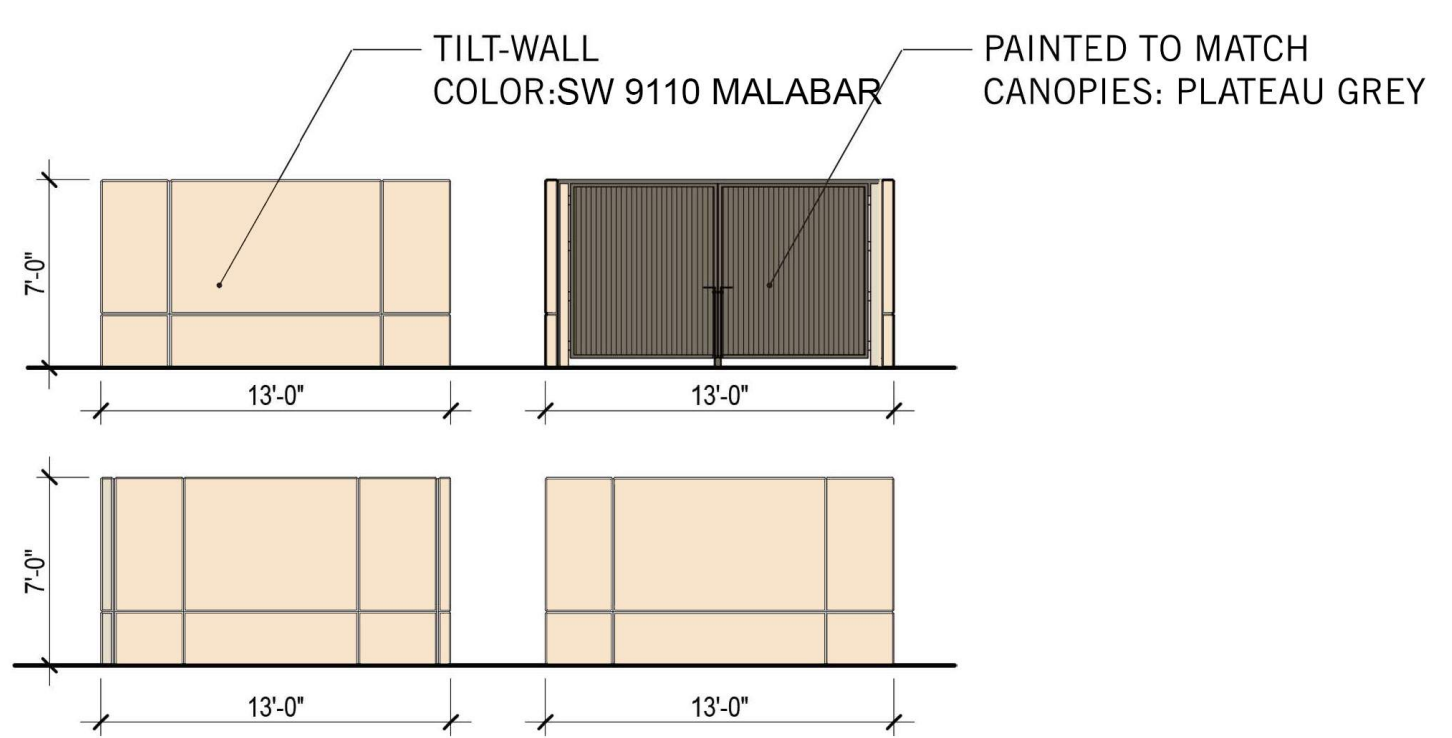


NORTH



SOUTH

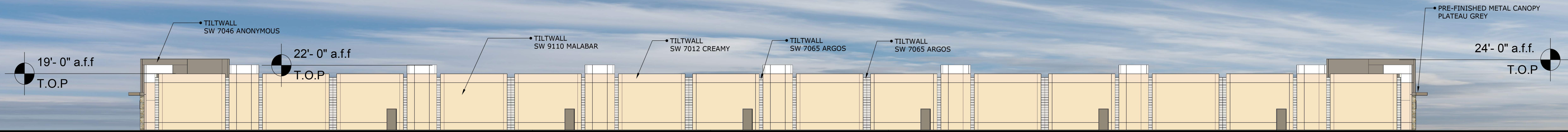
TYPICAL DUMPSTER ENCLOSURE ELEVATIONS



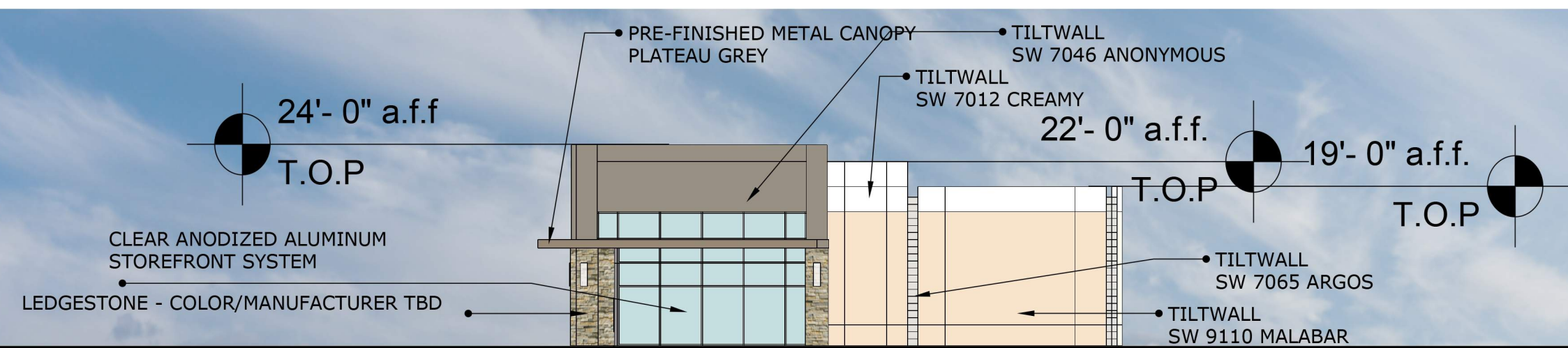
FAÇADE		BLDG 1		
	METAL CANOPY	MASONRY	PRIMARY MASONRY: PAINTED CONCRETE TILT WALL	FAÇADE TOTAL SF (EXCLUSIVE OF DOORS & WINDOWS)
NORTH	0	0	14,051	14,051
SOUTH	235	580	10,586	11,401
EAST	59	241	3,533	3,833
WEST	59	241	3,533	3,833
<b>SF of Materials</b>	<b>353</b>	<b>1,062</b>	<b>31,702</b>	<b>33,117</b>
<b>Percentage of Material</b>	<b>1%</b>	<b>3%</b>	<b>96%</b>	<b>100%</b>



SOUTH



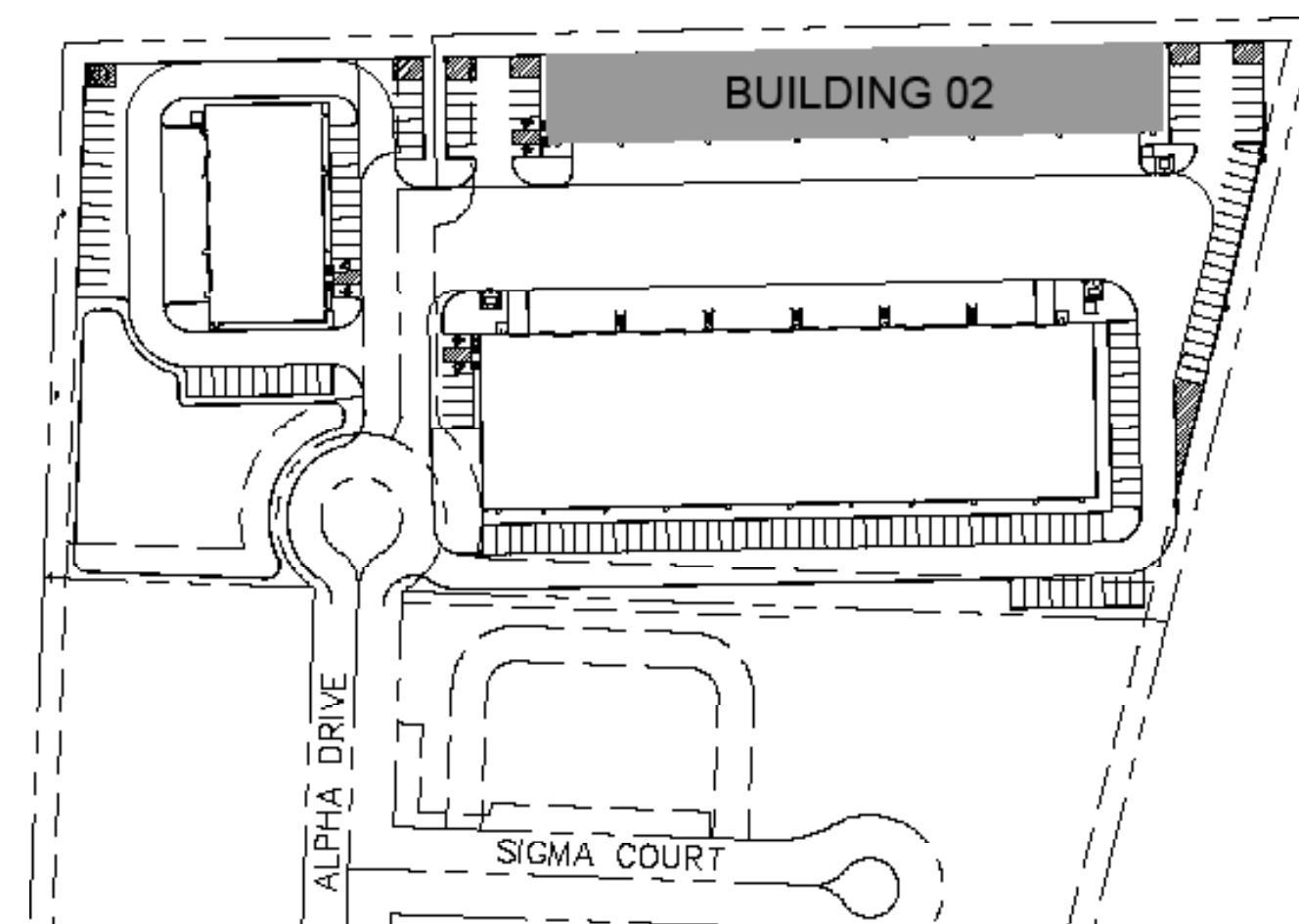
NORTH



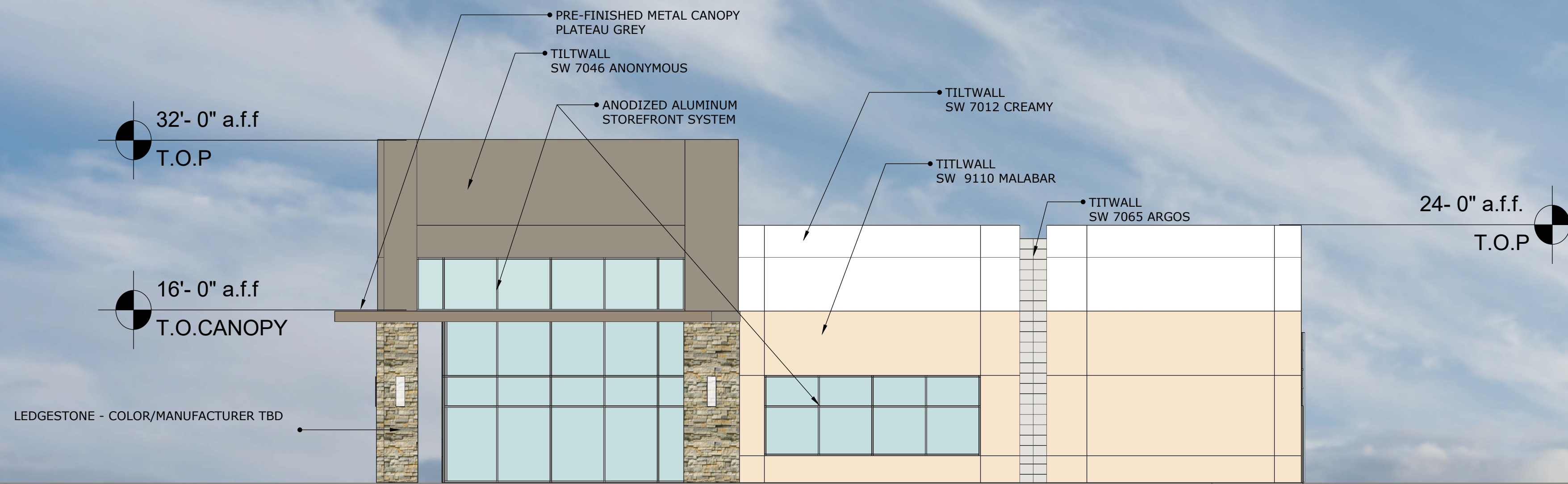
EAST



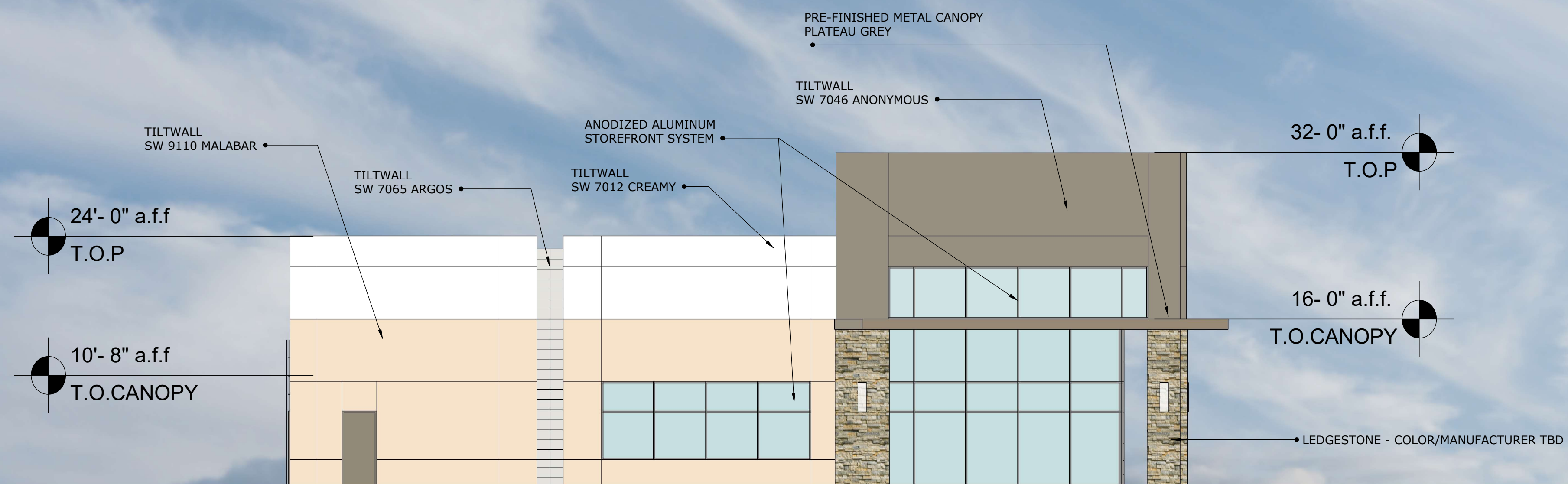
WEST



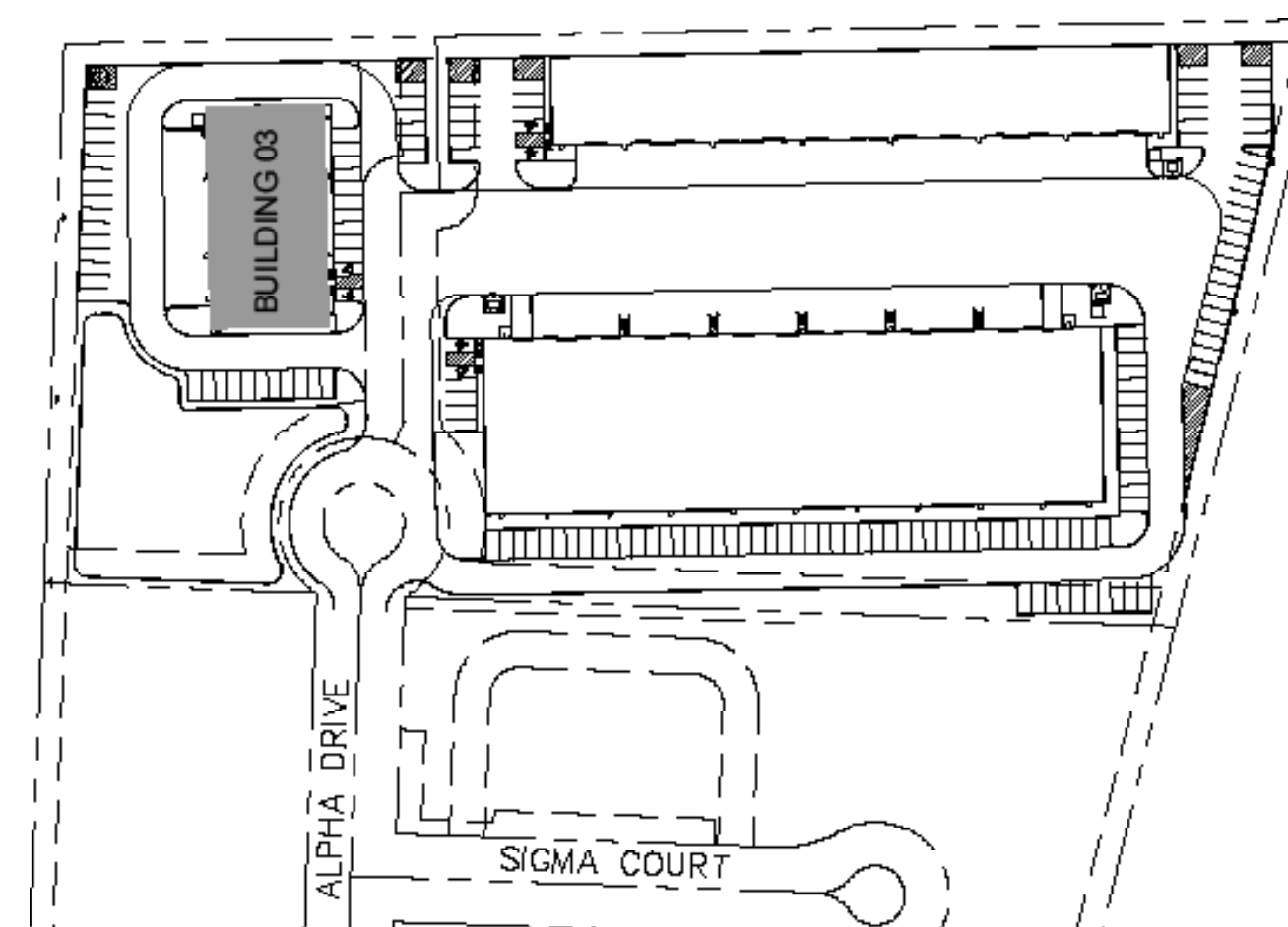
BLDG 2	MATERIALS			FAÇADE TOTAL SF (EXCLUSIVE OF DOORS & WINDOWS)
	METAL CANOPY	MASONRY	PRIMARY MASONRY: PAINTED CONCRETE TILT WALL	
NORTH	0	0	9,178	9,178
SOUTH	66	190	3,592	3,848
EAST	33	73	946	1,052
WEST	33	73	946	1,052
<b>SF of Materials</b>	<b>132</b>	<b>336</b>	<b>14,662</b>	<b>TOTAL</b>
<b>Percentage of Material</b>	<b>1%</b>	<b>2%</b>	<b>97%</b>	<b>15,129</b>
				<b>100%</b>



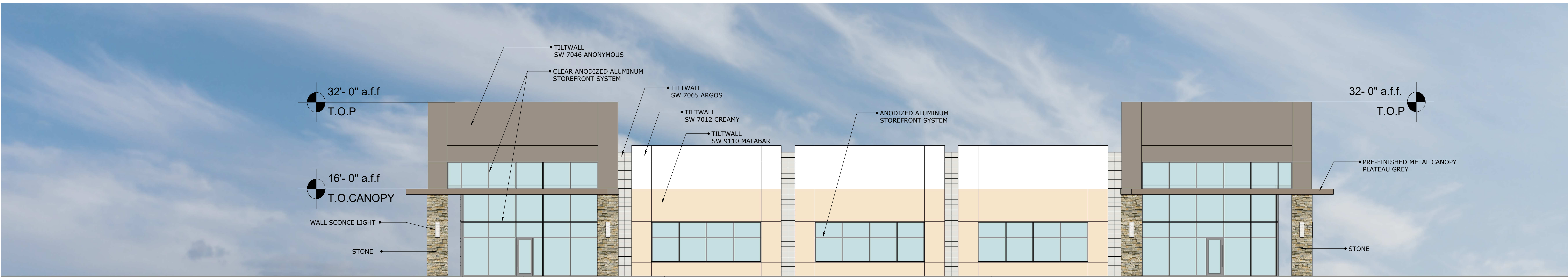
NORTH



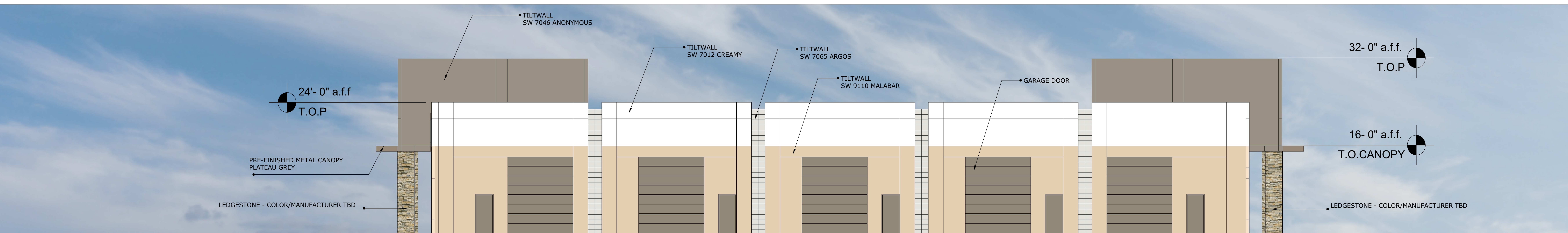
SOUTH



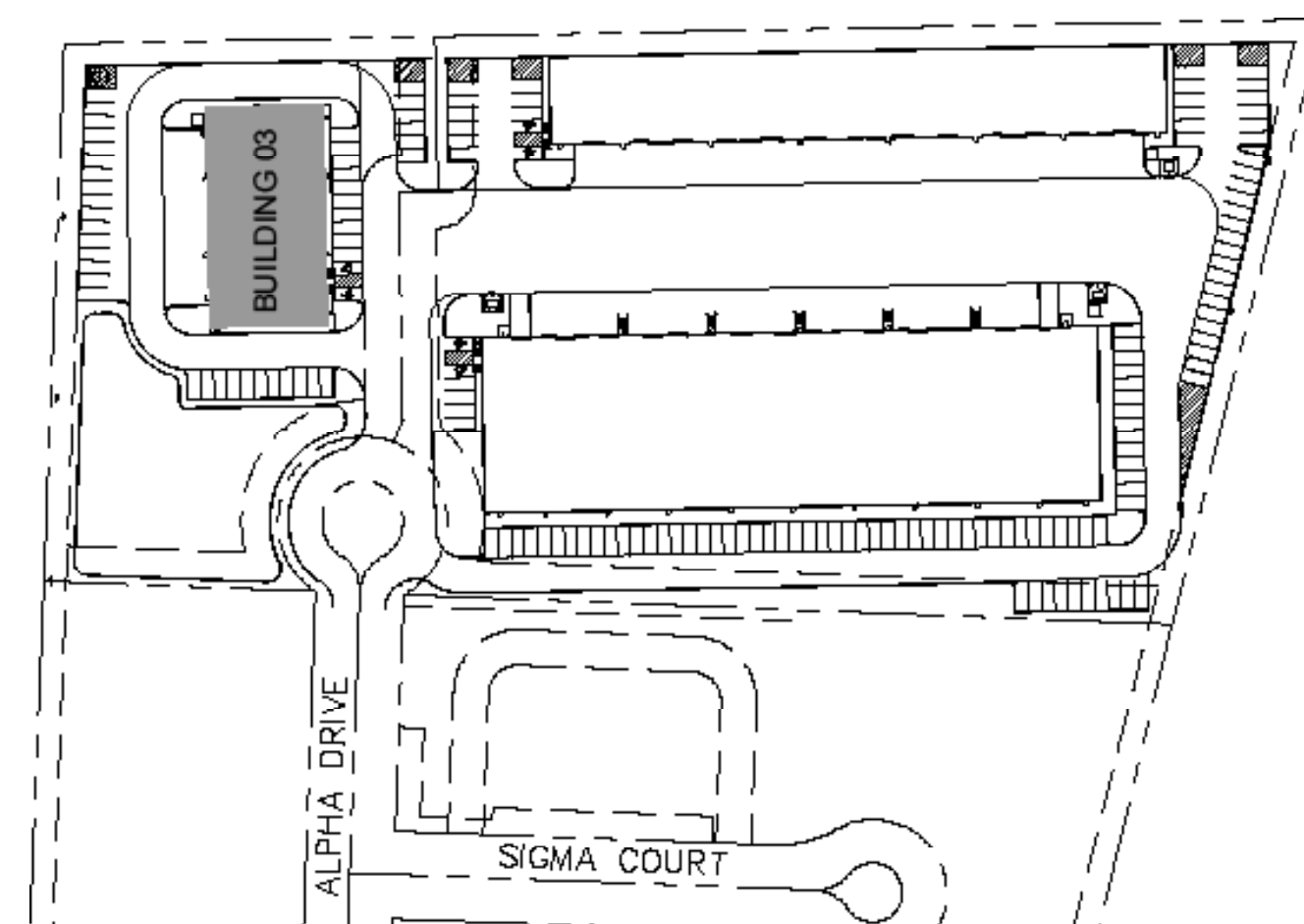
BLDG 3				FAÇADE TOTAL SF (EXCLUSIVE OF DOORS & WINDOWS)
	METAL CANOPY	MASONRY	PRIMARY MASONRY: PAINTED CONCRETE TILT WALL	
NORTH	35	136	1,495	1,666
SOUTH	35	136	1,495	1,666
EAST	74	230	2,592	2,896
WEST	0	0	3,000	3,000
<b>SF of Materials</b>	<b>144</b>	<b>502</b>	<b>8,582</b>	<b>9,228</b>
<b>Percentage of Material</b>	<b>2%</b>	<b>5%</b>	<b>93%</b>	<b>100%</b>



EAST



WEST



BLDG 3	MATERIALS			FAÇADE TOTAL SF (EXCLUSIVE OF DOORS & WINDOWS)
	METAL CANOPY	MASONRY	PRIMARY MASONRY: PAINTED CONCRETE TILT WALL	
NORTH	35	136	1,495	1,666
SOUTH	35	136	1,495	1,666
EAST	74	230	2,592	2,896
WEST	0	0	3,000	3,000
<b>SF of Materials</b>	<b>144</b>	<b>502</b>	<b>8,582</b>	<b>9,228</b>
<b>Percentage of Material</b>	<b>2%</b>	<b>5%</b>	<b>93%</b>	<b>100%</b>