

NOTES:

DUMPSTER ENCLOSURE MATERIAL AND FINISH TO MATCH THAT OF THE PROPOSED BUILDING.

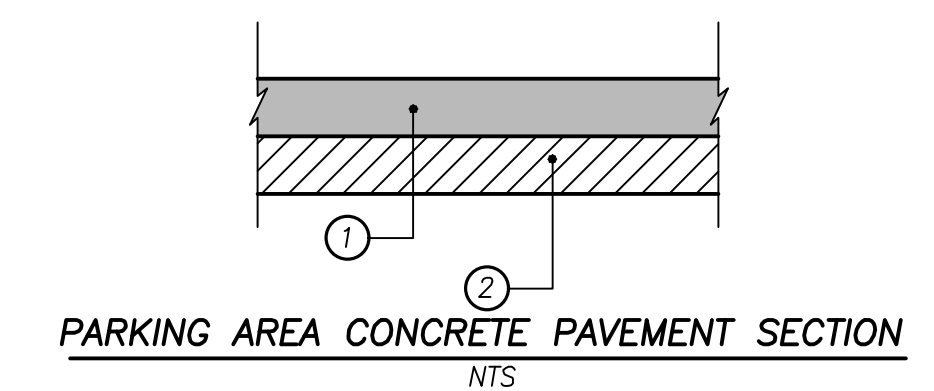
LEGEND

- PROPOSED FIRE LANE
- FLATWORK HATCH
- PROPOSED CONCRETE FIRE LANE
- PROPOSED RANCH TRAIL/TRASH ENCLOSURE PAVEMENT
- PROPOSED PARKING AREA PAVEMENT
- EXISTING SAN SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE

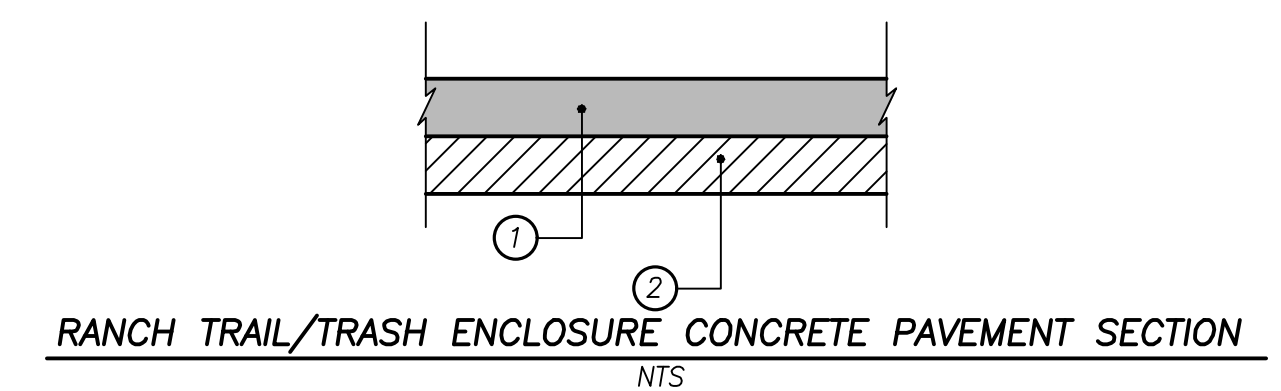
SITE INFORMATION

LAND AREA:	7.215 ACRES (314,295 S.F.)
CURRENT ZONING:	COMMERCIAL
EXISTING USE:	COMMERCIAL
PROPOSED USE:	COMMERCIAL
BUILDING AREA:	4,900 S.F. EXISTING OFFICE 3,669 S.F. EXISTING STORAGE 3,669 S.F. EXISTING STORAGE 4,885 S.F. EXISTING STORAGE 12,096 S.F. PROPOSED OFFICE
BUILDING TO LOT COVERAGE:	29,219/314,295=.093 -> 9.3%
PROPOSED BUILDING HEIGHT:	31 FEET 10 INCHES
BUILDING REQUIRED PARKING:	16,996 S.F./300=57 SPACES
BUILDING PARKING PROVIDED:	92 TOTAL (INCLUDES 4 HANDICAP SPACES)
IMPERVIOUS AREA:	125,398 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	188,897 S.F. (4.34 ACRES)

- FIRE LANE PAVEMENT SECTION**
NTS
- 6"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
 - 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



- 5"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



- 8"-3,600 PSI CONCRETE PAVEMENT WITH NO. 4 BARS 18" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.

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 and Zoning Commission of the City of Rockwall on the ____ day of _____, 2020.
Witness our hands this ____ day of _____, 2020.

Planning & Zoning Commission, Chairman

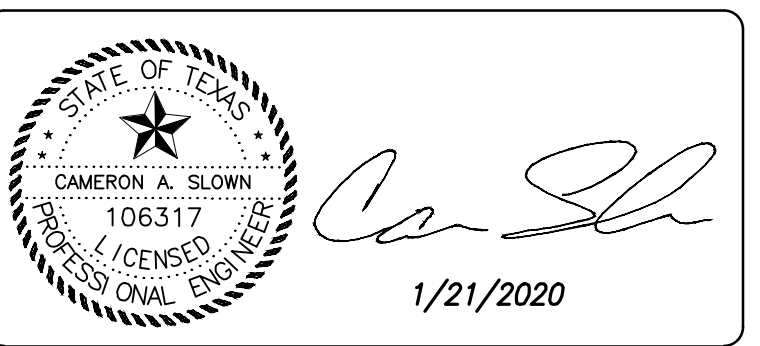
Director of Planning & Zoning

CASE NUMBER: SP2019-050

no.	revision	by	date



teague nall and perkins, inc
825 Waters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
www.tnpsc.com
TBPE: F-230; TBLS: 10011600, 10011601, 10194381



scale
when bar is
1 inch long
horiz
1"=40'
vert
N/A
JAN 2020

ROCKWALL EPIC VENTURES, LLC

City of RockWall, Texas
Improvements for
315 - Ranch Trail
SITE PLAN

tnp project
RSY20508
sheet
C1.06