

SHEET DATA:

CURRENT ZONING:	LIGHT INDUSTRIAL
PROPOSED LAND USE:	LIGHT INDUSTRIAL
TOTAL SITE AREA:	7.02 ACRES

BUILDING:		
BUILDING 1	50,400	SF
BUILDING 2	25,200	SF
BUILDING 3	12,000	SF

PARKING:		
REQUIRED: 1 SPACE/1,000 SF (75%)	1 SPACE/300 SF (25%)	
TOTAL REQUIRED:	139	SPACES
PROVIDED:	159	SPACES
ACCESSIBLE SPACES PROVIDED:	6*	SPACES

*SPACES ARE INCLUDED IN TOTAL ABOVE

PAVING LEGEND

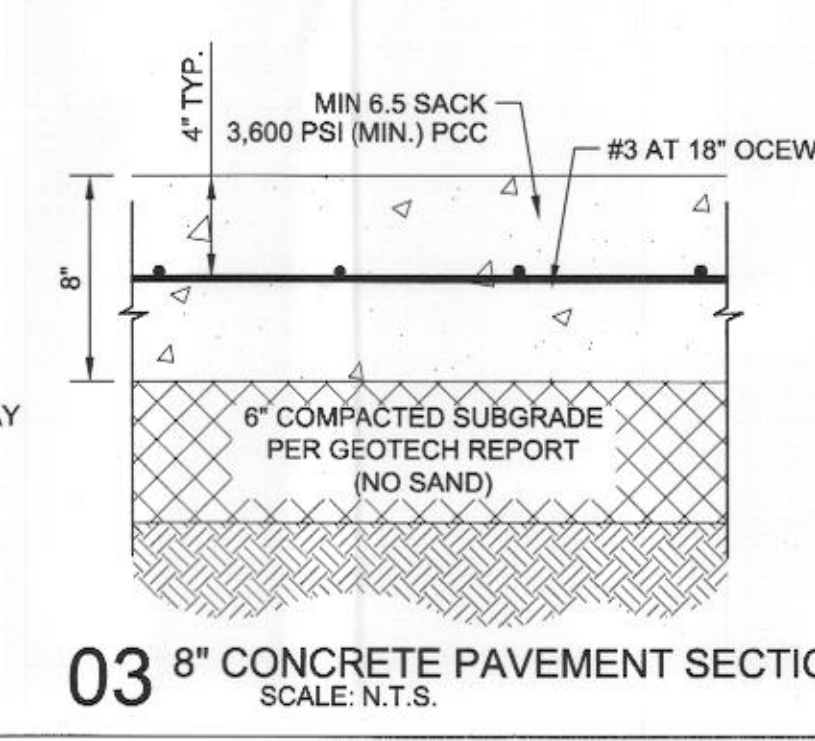
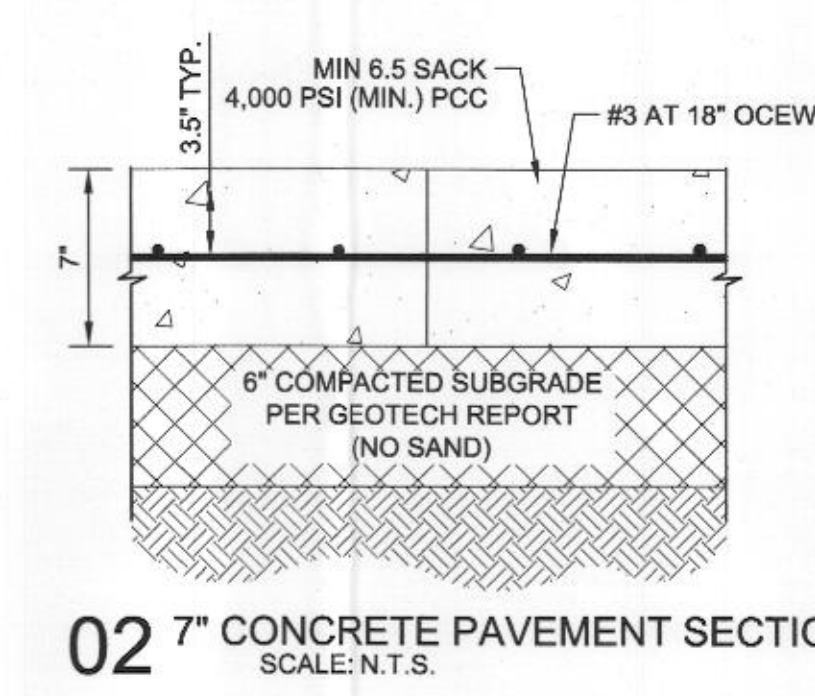
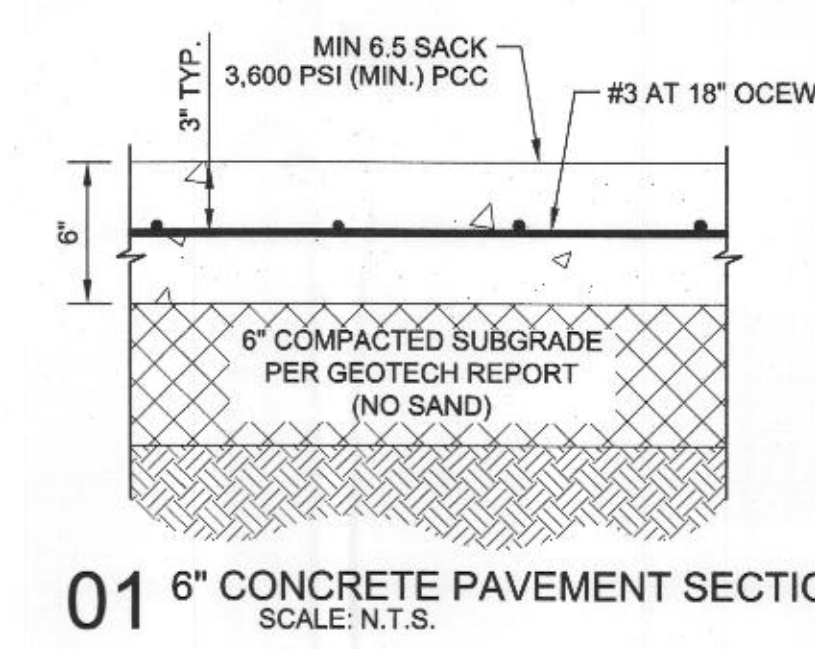
	6" 3,600 PSI CONCRETE PAVEMENT.		4" SIDEWALK
	7" 4,000 PSI CONCRETE PAVEMENT.		6" CURB
	8" 3,600 PSI CONCRETE PAVEMENT.		FIRE LANE
			PROPERTY LINE

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
	LP 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.

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