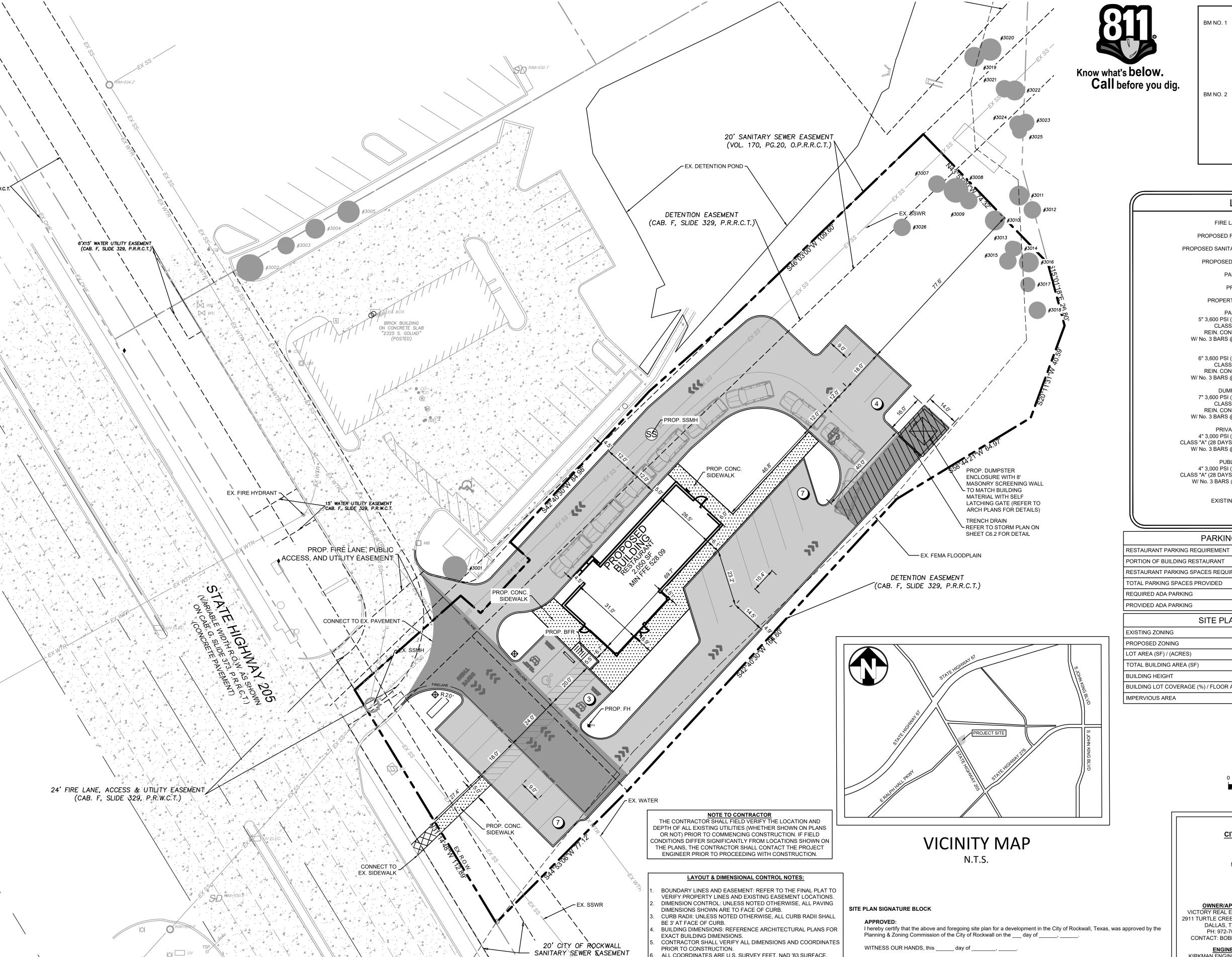


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VOL. 1552, PAGE 16, P.R.W.C.T.

ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.

MOUNTED MECHANICAL EQUIPMENT, HVAC, OR SATELLITE DISHES

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ALL BUILDINGS MUST BE DESIGNED SUCH THAT NO ROOF

SHALL BE VISIBLE FROM ANY DIRECTION.

REFER TO SHEET(S) C10.0 FOR SITE DETAILS.

SITE BENCHMARKS

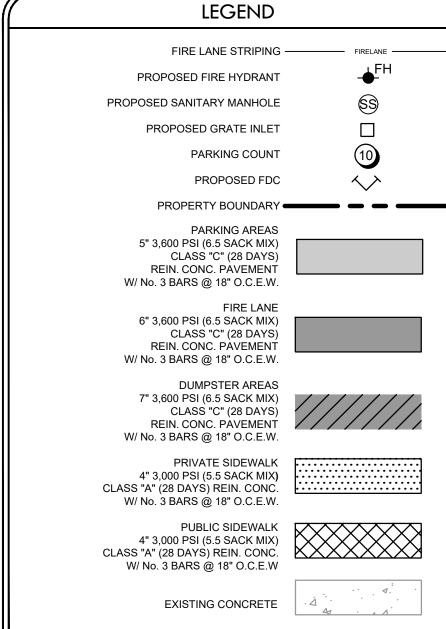
Know what's below. Call before you dig.

BM NO. 1 THE SITE BENCHMARK IS AN "X" CUT SET IN THE NORTHEAST LINE OF A CONCRETE SIDEWALK ADJACENT TO THE NORTH LINE OF STATE HIGHWAY 205, BEING LOCATED APPROXIMATELY 22 FEET NORTH OF A STREET SIGN POSTED "40 MPH SPEED LIMIT", AND BEING APPROXIMATELY 17 FEET SOUTH OF A POWER POLE IN THE NORTH LINE OF SAID STATE HIGHWAY 205.

ELEVATION = 533.19' (NAVD '88)

BM NO. 2 THE SITE BENCHMARK IS AN "X" CUT SET AT THE NORTHEAST CORNER OF A CONCRETE HEADWALL WITHIN THE SITE, BEING LOCATED APPROXIMATELY 150 FEET NORTHEAST OF THE NORTHEAST CORNER OF A DUMPSTER PAD ENCLOSURE NEAR THE WEST LINE OF THE SITE AND BEING LOCATED APPROXIMATELY 190 FEET EAST OF THE SOUTHERNMOST BUILDING CORNER OF THE BUILDING SITUATED ON SITE.

ELEVATION = 527.62' (NAVD '88)



RESTAURANT PARKING REQUIREMENT	1 SPACE PER 100 SF
PORTION OF BUILDING RESTAURANT	100% / 1700 SF
RESTAURANT PARKING SPACES REQUIRED	17 SPACES
TOTAL PARKING SPACES PROVIDED	21 SPACES
REQUIRED ADA PARKING	1 SPACES (1 VAN)
PROVIDED ADA PARKING	1 SPACES (1 VAN)
SITE PLAN DATA TABLE	
EXISTING ZONING	C-COMMERCIAL
PROPOSED ZONING	C-COMMERCIAL
LOT AREA (SF) / (ACRES)	84,103 /1.93
TOTAL BUILDING AREA (SF)	2,050
BUILDING HEIGHT	24'-0" (1 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	2.43% / 0.024:1
IMPERVIOUS AREA	19,006 SF / 84,103 SF

PARKING DATA TABLE



GRAPHIC SCALE

SCALE: 1'' = 20'

SITE PLAN

CITY PROJECT NO. SP2022-033

ROCKWALL RETAIL 1.93 ACRES LOT 2, BLOCK 1 MEADOWCREEK BUSINESS PARK CENTER PHASE 1 (INST. NO. 20190215010000670) CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARATION DATE: 04/19/2022 <u>OWNER/APPLICANT</u> VICTORY REAL ESTATE GROUP

DALLAS, TX, 75219 PH: 972-707-9555

2911 TURTLE CREEK BLVD, STE 700 P.O. BOX 28 COLLINSVILLE, TX 76223 PH: 972-800-0676 CONTACT: BOBBY MENDOZA CONTACT: AMY LONDON, RLA

KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 PH: 817-488-4960 CONTACT: JOHN GARDNER, PE CONTACT: JACK BARTON, RPLS

<u>SURVEYOR</u> BARTON CHAPA SURVEYING 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034

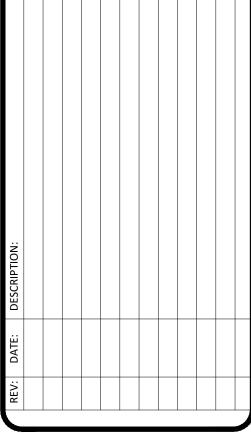
PH: 817-864-1957

LANDSCAPE ARCHITECT

DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF

> JOHN D. GARDNER P.E.# 138295 DATE: August 11, 2022

Victory Real Estate Group





TEXAS FIRM NO. 15874 JOB NUMBER: VIC21014

ISSUE DATE:

SITE PLAN