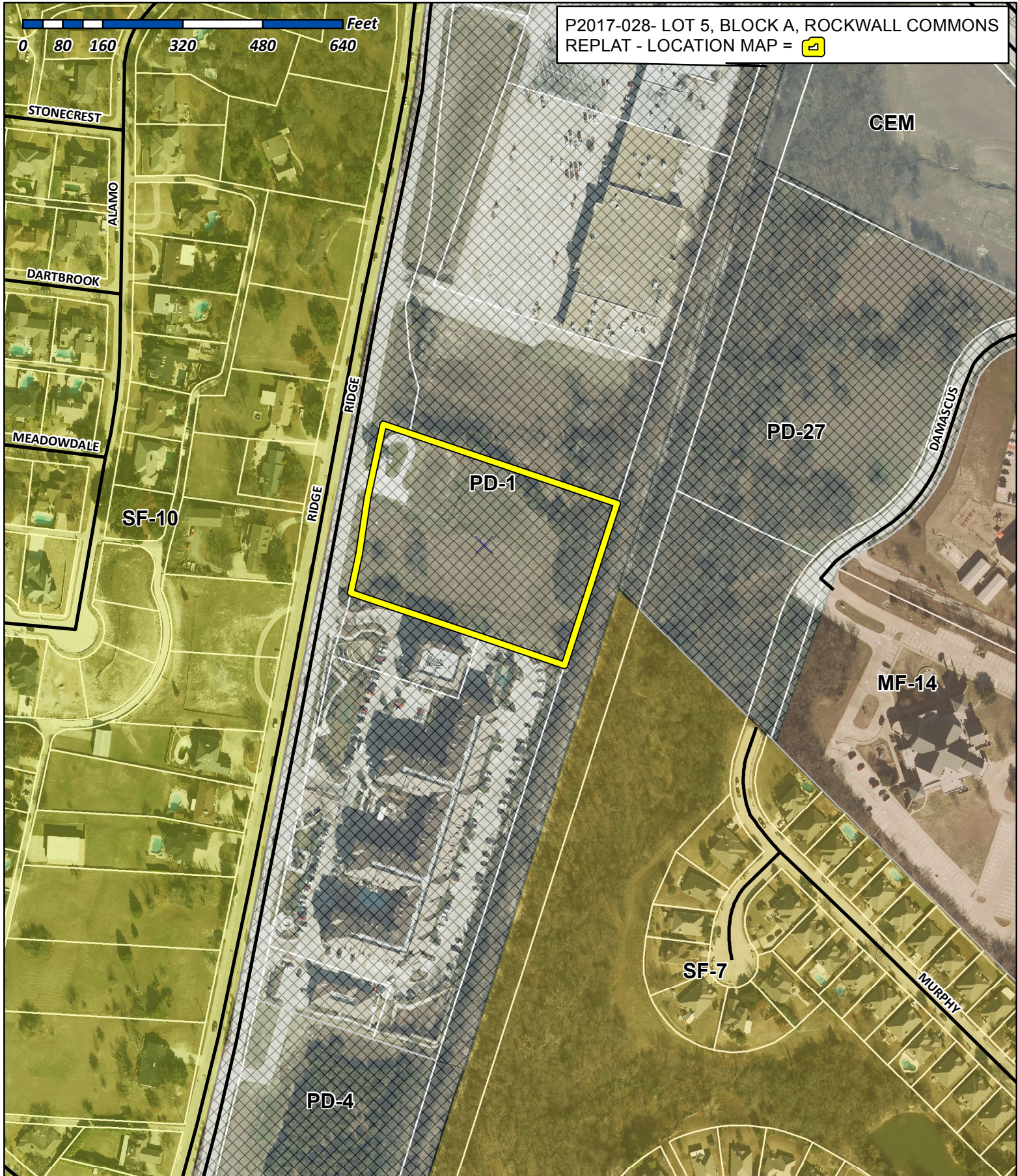


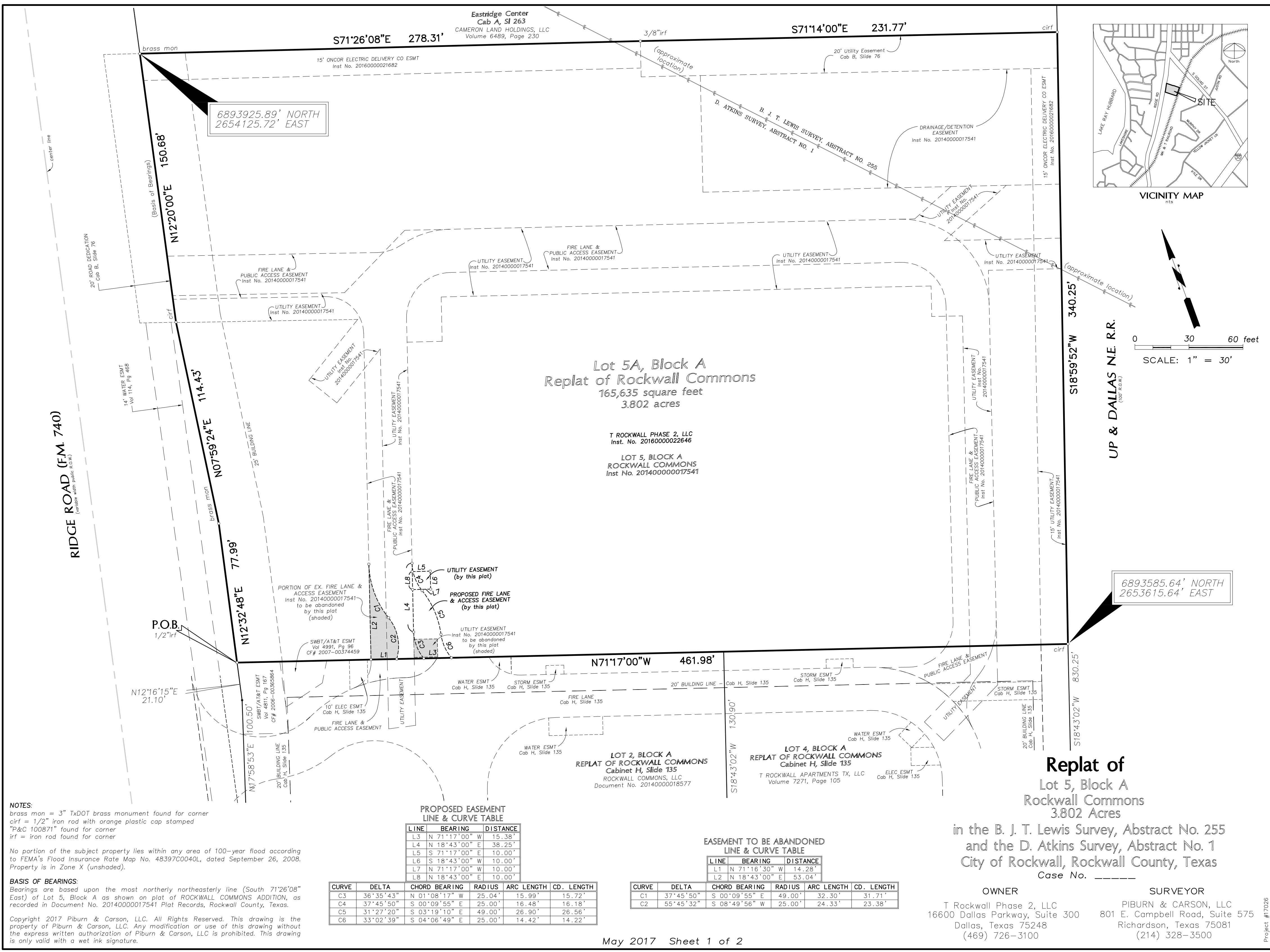


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





NOTES:
brass mon = 3" TxDOT brass monument found for corner
cirf = 1/2" iron rod with orange plastic cap stamped
"P&C 100871" found for corner
irf = iron rod found for corner

No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48397C0040L, dated September 26, 2008. Property is in Zone X (unshaded).

BASIS OF BEARINGS:
Bearings are based upon the most northerly northeasterly line (South 71°26'08" East) of Lot 5, Block A as shown on plat of ROCKWALL COMMONS ADDITION, as recorded in Document No. 20140000017541 Plat Records, Rockwall County, Texas.

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PROPOSED EASEMENT LINE & CURVE TABLE						
CURVE	DELTA	CHORD BEARING	RADIUS	ARC LENGTH	CD. LENGTH	
C3	36°35'43"	N 01°08'17" W	25.04'	15.99'	15.72'	
C4	37°45'50"	S 00°09'55" E	25.00'	16.48'	16.18'	
C5	31°27'20"	S 03°19'10" E	49.00'	26.90'	26.56'	
C6	33°02'39"	S 04°06'49" E	25.00'	14.42'	14.22'	

EASEMENT TO BE ABANDONED LINE & CURVE TABLE						
CURVE	DELTA	CHORD BEARING	RADIUS	ARC LENGTH	CD. LENGTH	
C1	37°45'50"	S 00°09'55" E	49.00'	32.30'	31.71'	
C2	55°45'32"	S 08°49'56" W	25.00'	24.33'	23.38'	

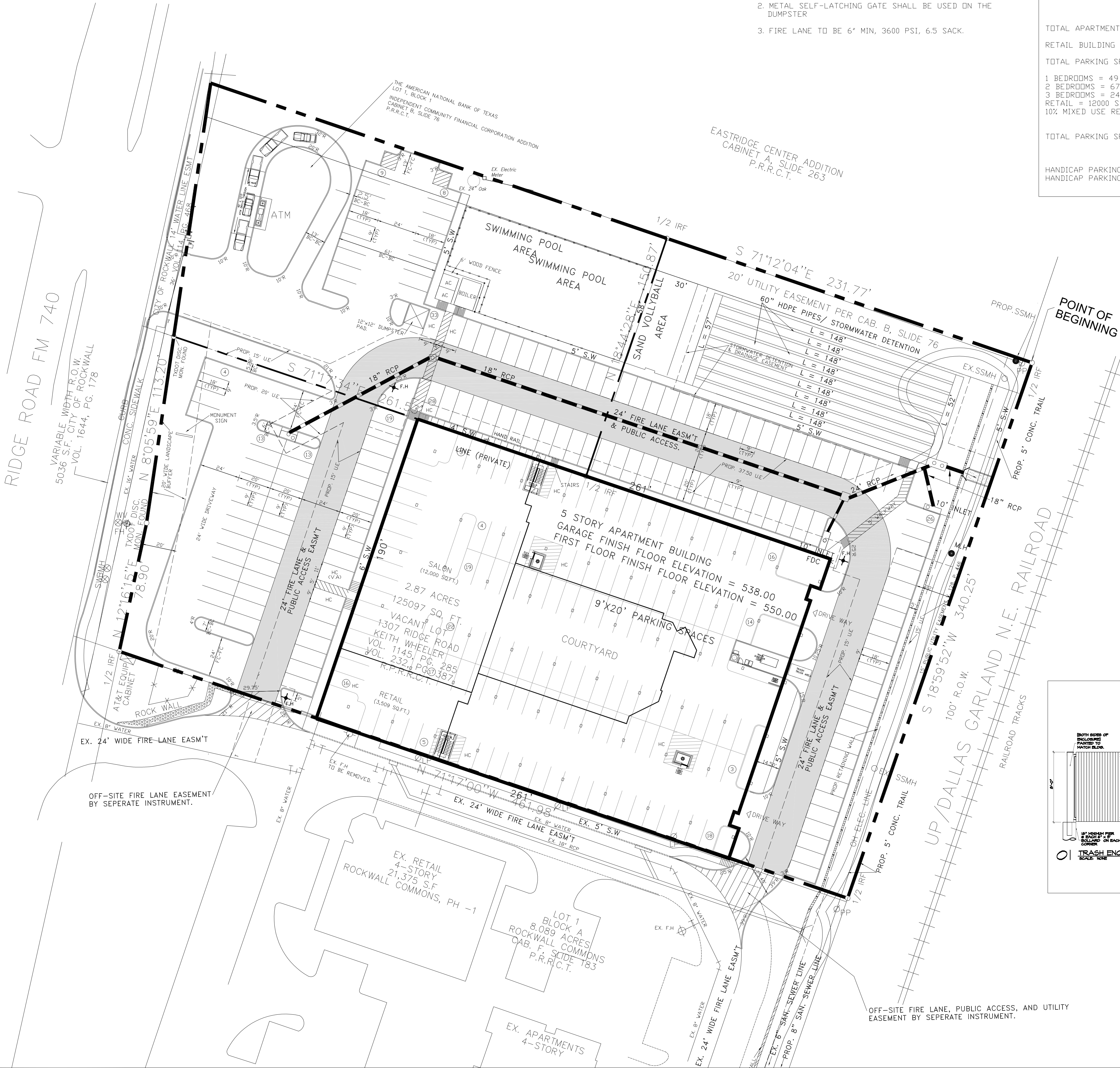
Replat of
Lot 5, Block A
Rockwall Commons
3.802 Acres

in the B. J. T. Lewis Survey, Abstract No. 255
and the D. Atkins Survey, Abstract No. 1
City of Rockwall, Rockwall County, Texas

Case No. -----

OWNER
T Rockwall Phase 2, LLC
16600 Dallas Parkway, Suite 300
Dallas, Texas 75248
(469) 726-3100

SURVEYOR
PIBURN & CARSON, LLC
801 E. Campbell Road, Suite 575
Richardson, Texas 75081
(214) 328-3500



NOTES:

1. NO CONSTRUCTION WORK TO BE DONE INSIDE THE RAIL ROAD RIGHT OF WAY WITHOUT LETTER OF PERMISSION FROM RAIL ROAD AUTHORITIES.
2. METAL SELF-LATCHING GATE SHALL BE USED ON THE DUMPSTER
3. FIRE LANE TO BE 6' MIN, 3600 PSI, 6.5 SACK.

SITE TABULATION:

APARTMENT BUILDING - 5 STORY OVER ONE LEVEL GARAGE

AVERAGE AREA = 1,059 S.F./ UNIT
ONE (1) BEDROOMS = 36,423 S.F. = 25% (49 UNITS)
TWO (2) BEDROOMS = 73,676 S.F. = 50% (67 UNITS)
THREE (3) BEDROOMS = 38,105 S.F. = 25% (24 UNITS)

TOTAL APARTMENTS: 148,204 S.F. , 140 UNITS

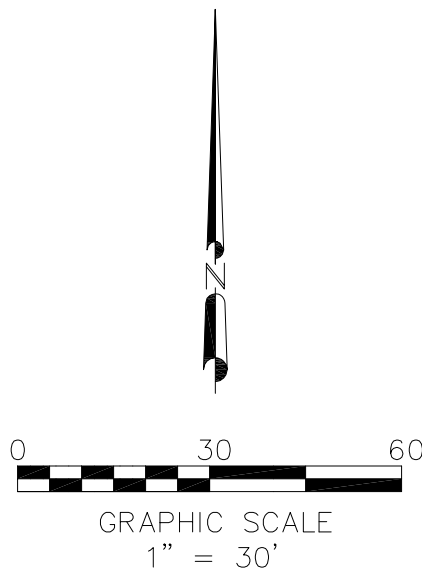
RETAIL BUILDING = 12,000 S.F

TOTAL PARKING SPACES REQUIRED = 284

1 BEDROOMS = 49 X 1.5 = 73.5
2 BEDROOMS = 67 X 2 = 134
3 BEDROOMS = 24 X 2.5 = 60
RETAIL = 12000 S.F. X 4/1000 = 48
10% MIXED USE REDUCTION = -32

TOTAL PARKING SPACES PROVIDED = 292
139 SPACES - GARAGE
153 SPACES - OUTDOOR

HANDICAP PARKING SPACES REQUIRES = 8
HANDICAP PARKING SPACES PROVIDED = 9



POINT OF BEGINNING

UP/DALLAS GARLAND N.E. RAILROAD

01 TRASH ENCLOSURE ELEVATION
SCALE: NONE

02 TRASH ENCLOSURE PLAN
SCALE: NONE

03 MASONRY ENDWALL DETAIL
SCALE: NONE

DUMPSTER DETAIL
(NTS)

LEGEND:

FC-FC = FACE OF THE CURB TO FACE OF THE CURB
BC-BC = BACK OF THE CURB TO BACK OF THE CURB

Rockwall Commons, Phase-2

1301 Ridge Road
Rockwall, Texas

JAHVANI CONSULTING

ENGINEERS, INC.

TBPE REGISTRATION NO. F-10198

2121 N. JOSEY LANE, #100

CARROLLTON, TEXAS 75006

TEL. (214) 718-9469

jahvani@hotmail.com

REVISIONS DATE

SEAL



DWG. TITLE:

SITE PLAN

PROJECT #:

DRAWN BY: HJ

SCALE: 1" = 30'

FILE NO:

DATE 8-1-2013

4 OF 20

SHEET NUMBER

PROJECT NO. SP2012-032

