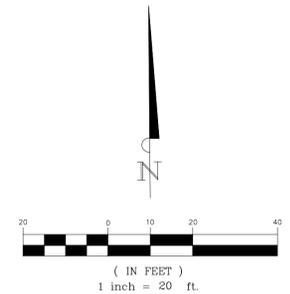


VICINITY MAP  
NOT TO SCALE



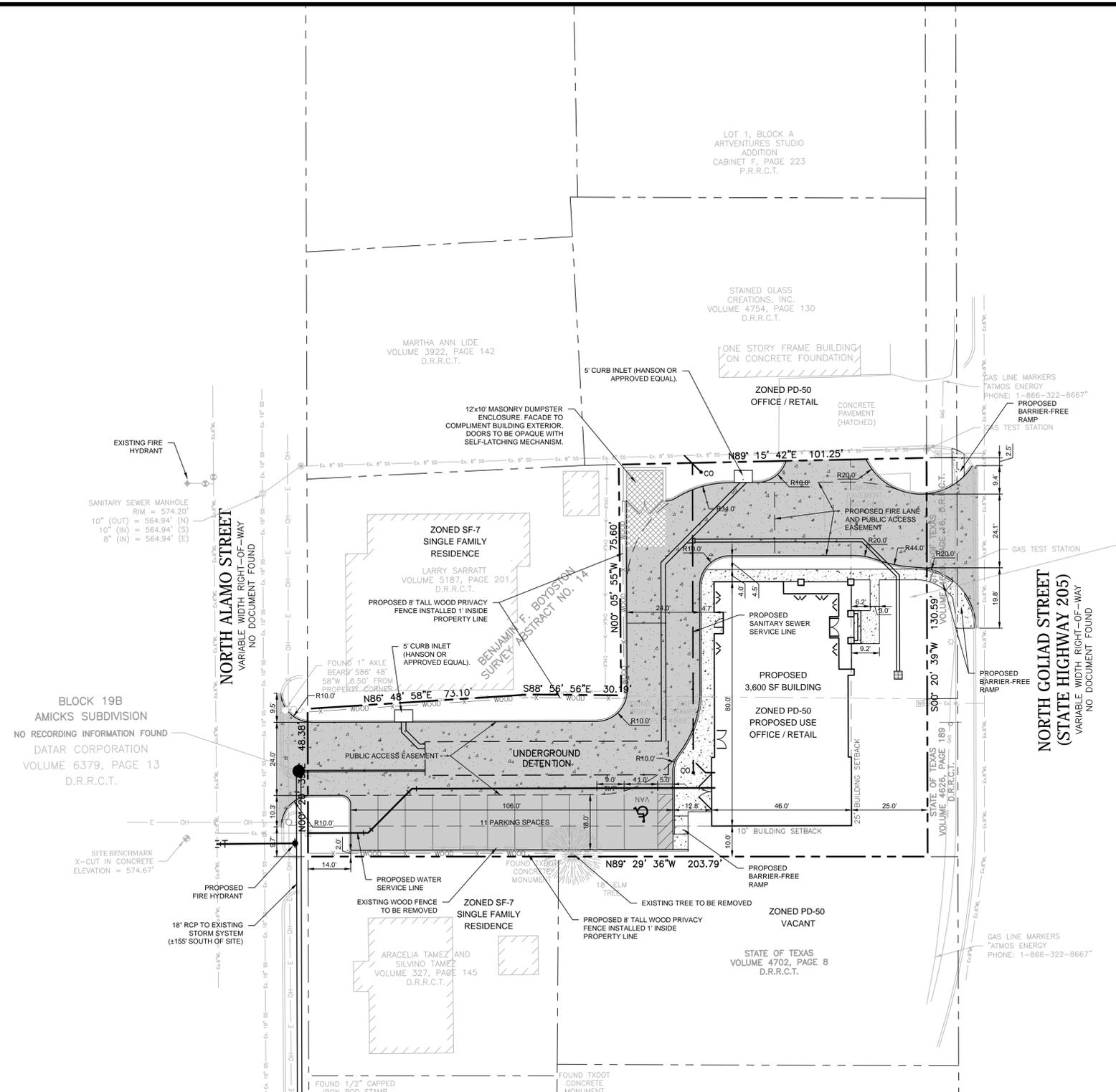
LEGEND

	7" CONCRETE PAVEMENT (HEAVY DUTY)
	6" CONCRETE PAVEMENT (MEDIUM DUTY)
	5" CONCRETE PAVEMENT (LIGHT DUTY)
	SIDEWALK/FLATWORK 4" THICK OTHERWISE

NOTE:  
ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), COMMUNITY PANEL NO. 48397C0040L, DATED SEPTEMBER 26, 2008.. THE PROPERTY APPEARS TO LIE WITHIN ZONE "X" AND THE ENTIRE PROPERTY LIES WITHIN A "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SITE DATA		
	REQUIRED	PROVIDED
SITE AREA	-	0.421 Acres (18,355 sf)
PROPOSED USE	-	OFFICE (2,400 sf) / RETAIL (1,200 sf)
PROPOSED BUILDING	-	
GROSS FLOOR AREA	-	3,600 sf
HEIGHT	-	1 STORY (30' MAX HEIGHT)
CONSTRUCTION TYPE	-	
LOT COVERAGE	-	19.60%
FLOOR-TO-AREA RATIO	-	0.196 : 1
IMPERVIOUS COVER	15,602 sf (85% OF SITE - MAX.)	13,914 sf (75.8% OF SITE)
LANDSCAPE AREA	2,753 sf (15% OF SITE)	4,441 sf (24.2% OF SITE)
PARKING CALCULATIONS		
OFFICE USE (1 / 500 sf)	2,400 sf / 500 = 5 SPACES	
RETAIL USE (1 / 250 sf)	1,200 sf / 250 = 5 SPACES	
TOTAL		11 SPACES
ACCESSIBLE SPACES*	1 SPACE	1 SPACE

\*ACCESSIBLE SPACES ARE INCLUDED IN TOTAL PARKING SPACES REQUIRED / PROVIDED.



GENERAL NOTES:

- BUILDINGS 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
- HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
- FOUR FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF THE PROPERTY LINE WITHIN THE RIGHTS-OF-WAY, UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A MEANDERING SIDEWALK OR AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY. BARRIER-FREE RAMPS, PER CITY STANDARDS, SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS.
- MECHANICAL UNITS, DUMPSTERS AND TRASH ENCLOSURES SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- ALL SIGNAGE CONTINGENT UPON APPROVAL OF BUILDING INSPECTION DEPARTMENT.
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
- OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 6-366 OF THE CODE OF ORDINANCES.
- PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
- ALL ELECTRICAL TRANSMISSION, DISTRIBUTION AND SERVICE LINES MUST BE UNDERGROUND.
- USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 3-1300 OF THE ZONING CODE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION AND/OR OTHER PERFORMANCE STANDARDS.
- ALL SIGNS REQUIRE A SEPARATE SIGN PERMIT.

OWNER / DEVELOPER:  
BEN McMILLAN PROPERTIES, LLC  
304 NORTH SAN JACINTO  
ROCKWALL, TX 75087

ENGINEER:  
BANNISTER ENGINEERING, LLC  
1696 COUNTRY CLUB DRIVE  
MANSFIELD, TX 76063  
(817) 842-2094  
(817) 842-2095 - FAX  
CONTACT: DAVID GREER

**BANNISTER**  
ENGINEERING

1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)

**SITE PLAN**  
FOR  
**AMICKS SUBDIVISION**  
LOT 1, BLOCK 19A

0.421 ACRES OUT OF  
BENJAMIN F. BOYDSTUN SURVEY,  
ABSTRACT NO. 14  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

CASE NO. SP215-011



*Hazel & Olive*

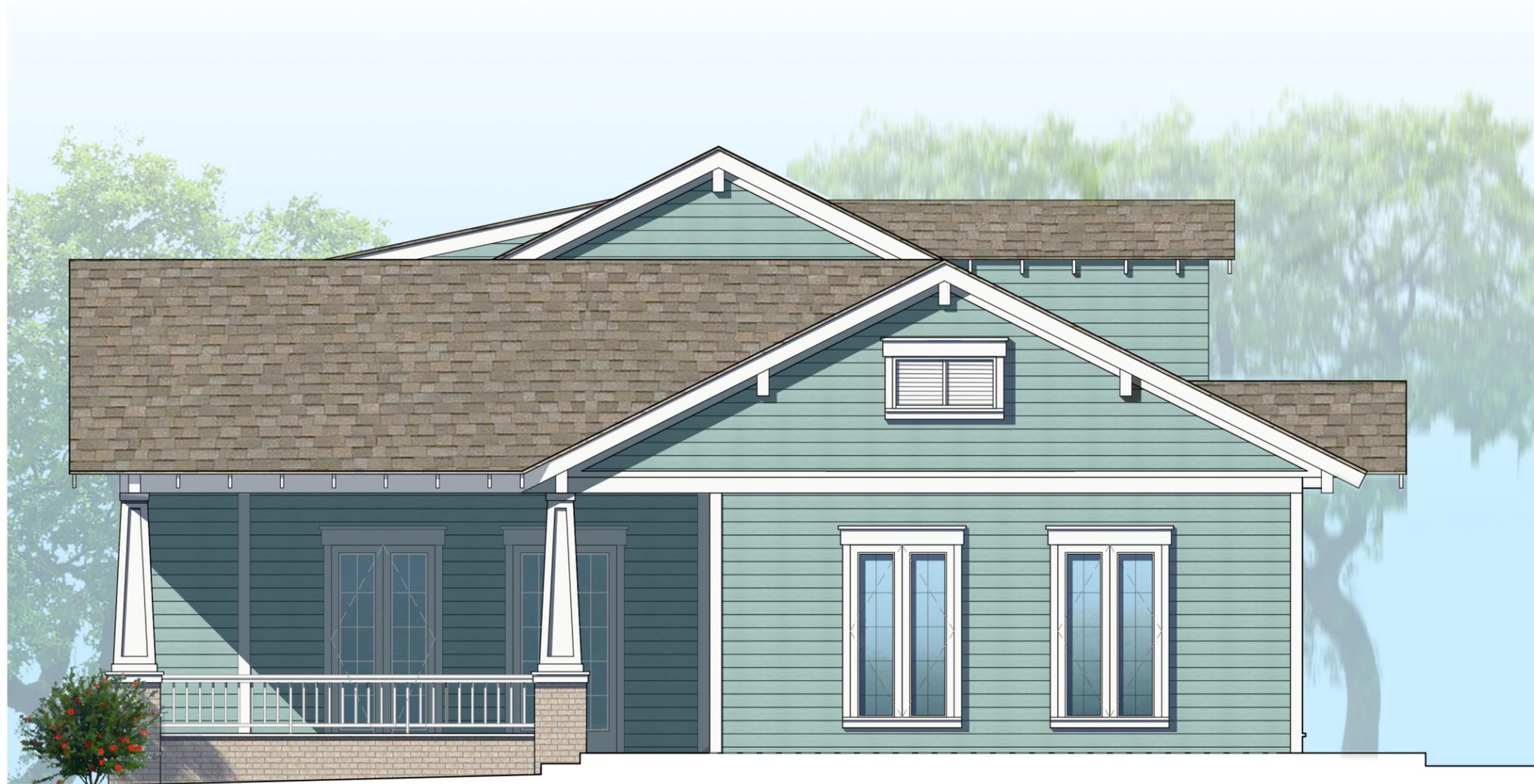
503 N. GOLIAD ST.  
APRIL 06, 2015

**EAST ELEVATION**

SCALE: 3/16" = 1'-0"



**CIVITARESE | MORGAN**  
ARCHITECTURE



*Hazel & Olive*

503 N. GOLIAD ST.  
APRIL 06, 2015

**NORTH ELEVATION**

SCALE: 3/16" = 1'-0"



**CIVITARESE | MORGAN**  
ARCHITECTURE



*Hazel & Olive*

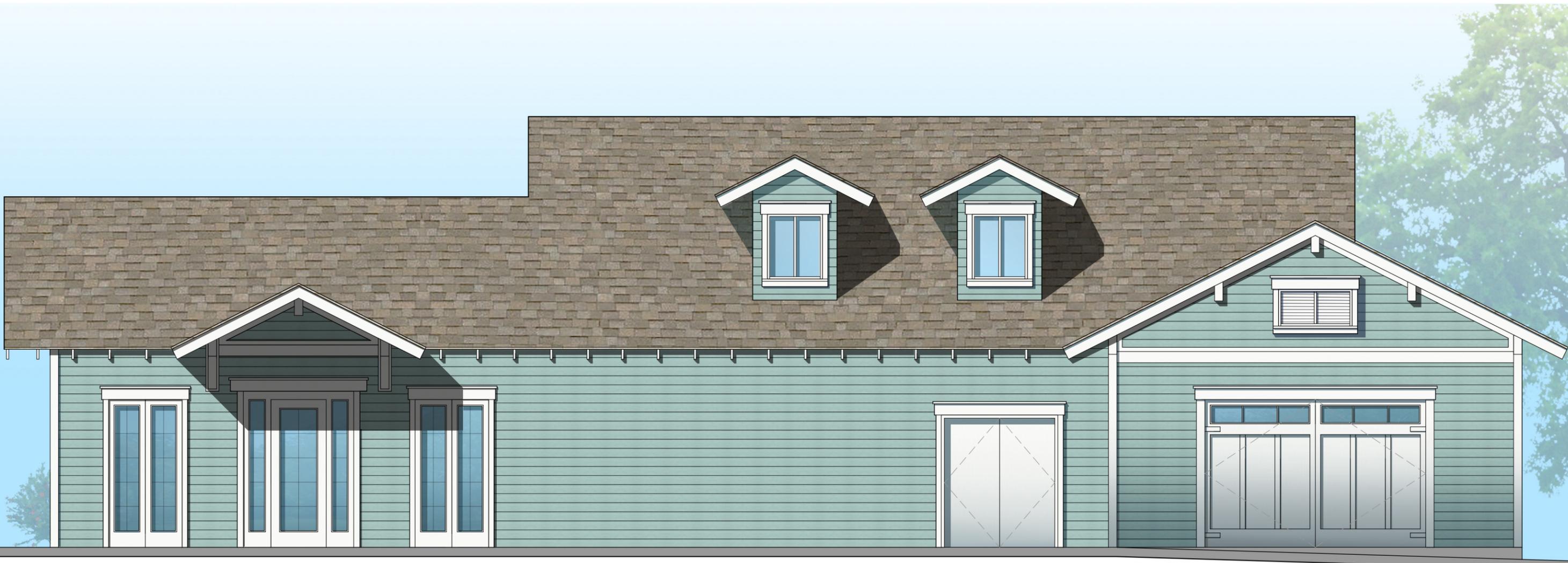
503 N. GOLIAD ST.  
APRIL 06, 2015

**SOUTH ELEVATION**

SCALE: 3/16" = 1'-0"



CIVITARESE | MORGAN  
ARCHITECTURE



*Hazel & Olive*

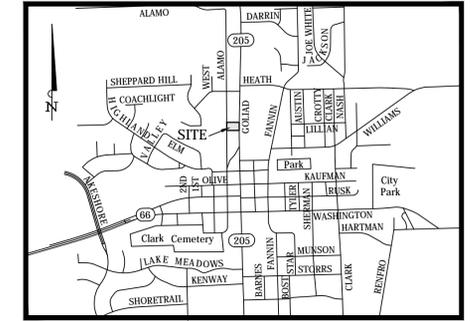
503 N. GOLIAD ST.  
APRIL 06, 2015

WEST ELEVATION

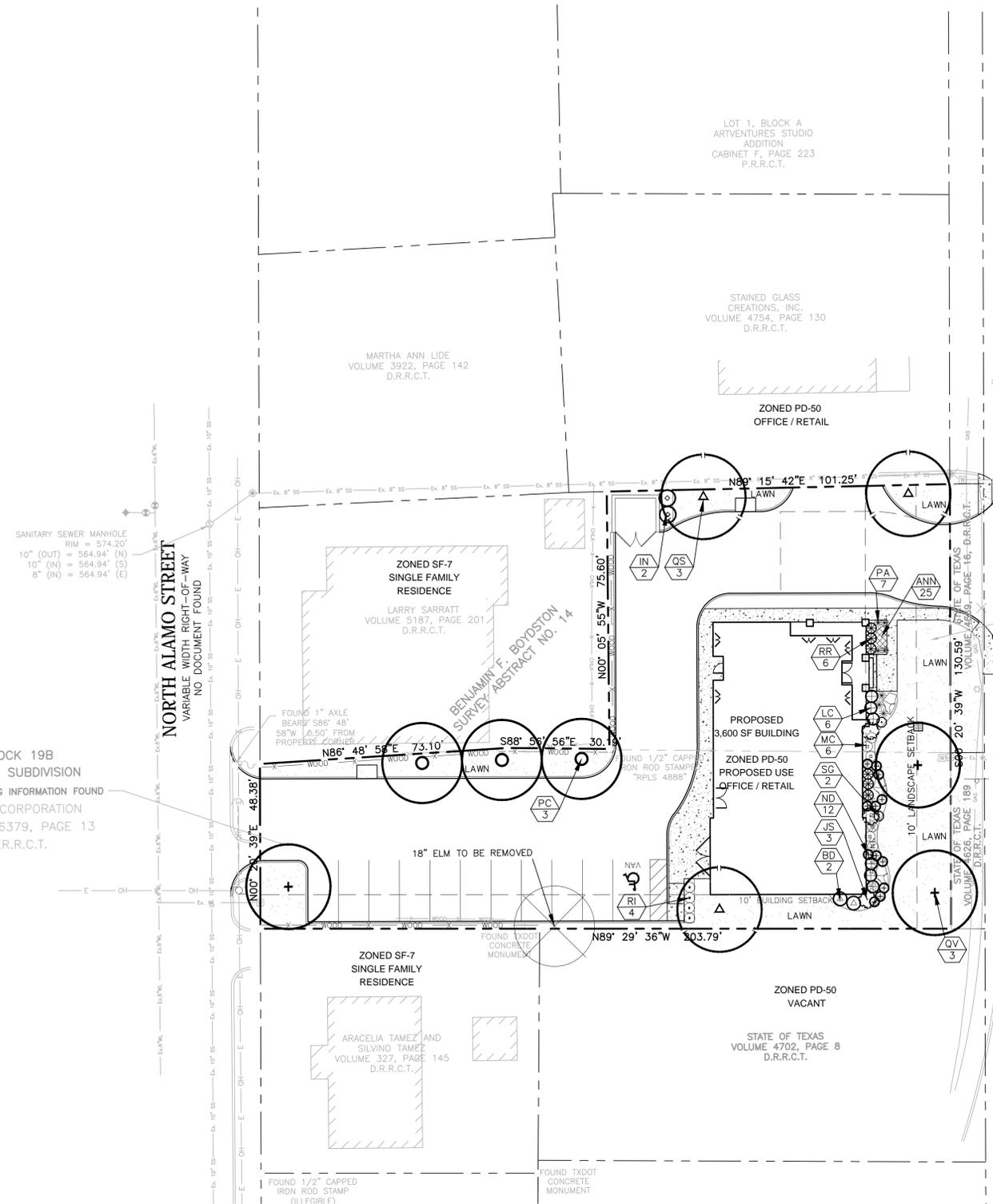
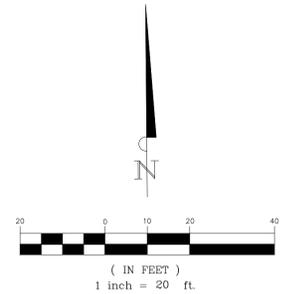
SCALE: 3/16" = 1'-0"



CIVITARESE | MORGAN  
ARCHITECTURE



VICINITY MAP  
NOT TO SCALE



NORTH GOLIAD STREET  
(STATE HIGHWAY 205)  
VARIABLE WIDTH RIGHT-OF-WAY  
NO DOCUMENT FOUND

NORTH ALAMO STREET  
VARIABLE WIDTH RIGHT-OF-WAY  
NO DOCUMENT FOUND

SANITARY SEWER MANHOLE  
RIM = 577.70'  
6" (OUT) = 566.52' (N)  
6" (IN) = 566.52' (S)

BLOCK 19A  
AMICKS SUBDIVISION  
NO RECORDING INFORMATION FOUND  
DATAR CORPORATION  
VOLUME 6379, PAGE 17  
D.R.R.C.T.

LANDSCAPE TABULATIONS:

TOTAL LOT AREA:	18,355.4 SF (0.42 AC)
LANDSCAPE AREA PROVIDED:	4,440.6 SF (24%)
STREET TREES REQUIRED: 1/50LF (104 LF)	2 TREES
STREET TREES PROVIDED:	2 TREES
TREE MITIGATION REQUIRED:	18 CALIPER INCHES
TREE MITIGATION PROVIDED:	18 CALIPER INCHES
TOTAL LANDSCAPE PROVIDED:	9 SHADE TREES 50 SHRUBS

PLANTS AND SPECIFICATIONS:

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPECIFICATION
<b>TREES</b>					
OV	3	Quercus virginiana	LIVE OAK	45 GAL.	3" CAL., 10'-12' HT., FULL, MATCHING, SYMMETRICAL
QS	3	Quercus shumardii	RED OAK	45 GAL.	3" CAL., 10'-12' HT., FULL, MATCHING, SYMMETRICAL
PC	3	Pistachio chinensis	CHINESE PISTACHIE	45 GAL.	3" CAL., 10'-12' HT., FULL, MATCHING, SYMMETRICAL
<b>SHRUBS</b>					
ND	12	Nandina domestica 'Firepower'	NANDINA 'FIREPOWER'	3 GAL.	24" HT., 30" O.C., TRIANGULAR SPACING
RR	6	Rose 'Radrazz' PP#11836	DOUBLE KNOCKOUT ROSE 'RED'	3 GAL.	24" HT., 30" O.C., TRIANGULAR SPACING
LC	6	Loropetalum chinensis 'Purple Diamond'	LOROPETALUM	3 GAL.	24" HT., 30" O.C., TRIANGULAR SPACING
SG	2	Salvia greggii 'Red'	AUTUMN SAGE 'RED'	1 GAL.	18"-24" HT., 30" O.C., TRIANGULAR SPACING
PA	7	Pennisetum alopecuroides 'Hamel'	DWARF FOUNTAIN GRASS	1 GAL.	18"-24" HT., 30" O.C., TRIANGULAR SPACING
RI	4	Rhaphiolepis indica 'Clara'	INDIAN HAWTHORN 'CLARA'	3 GAL.	24" HT., 30" O.C., TRIANGULAR SPACING
IN	2	Ilex x 'Nellie R. Stevens'	NELLIE R. STEVENS HOLLY	7 GAL.	36" HT., 48" SPACING
JS	3	Juniperus scopulorum 'Wichita Blue'	WICHITA BLUE JUNIPER	15 GAL.	MIN. 48" HT.
MC	6	Muhlenbergia capillaris	GULF MUHLY	3 GAL.	24" HT., 30" O.C., TRIANGULAR SPACING
BD	2	Buddleja davidii	BUTTERFLY BUSH	3 GAL.	24" HT., 30" O.C., TRIANGULAR SPACING
<b>GROUNDCOVER</b>					
ANN	25		SEASONAL ANNUALS	4" POTS	10" O.C., TRIANGULAR SPACING
LAWN	PER PLAN	Cynodon transvaalensis x C. dactylon	TIFWAY 419		SOD OR SEED PER PLAN
STEEL EDGING			STEEL EDGING		4" STEEL EDGING TO BE BURIED 3" DEEP. CONTRACTOR TO INSTALL STEEL STAKES AT THE END OF EACH SECTION.
BOULDER	PER PLAN				3'-4" DIA., BURIED IN SOIL TO PREVENT MOVEMENT

**PRELIMINARY**  
FOR REVIEW ONLY  
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Architect: JEFFREY W. LINDER  
L.A. No. 2033 Date 04/28/2015

LANDSCAPE PLAN  
FOR  
AMICKS SUBDIVISION  
LOT 1, BLOCK 19A

0.421 ACRES OUT OF  
BENJAMIN F. BOYDSTUN SURVEY,  
ABSTRACT NO. 14  
CITY OF ROCKWALL  
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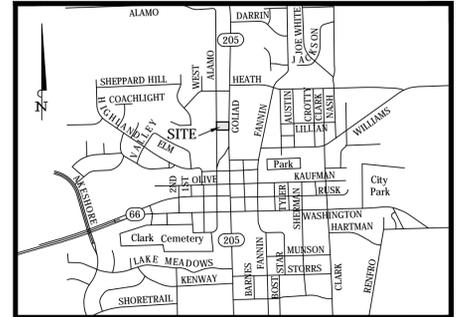
CASE NO. SP215-011

NORTH ALAMO STREET  
 VARIABLE WIDTH RIGHT-OF-WAY  
 NO DOCUMENT FOUND

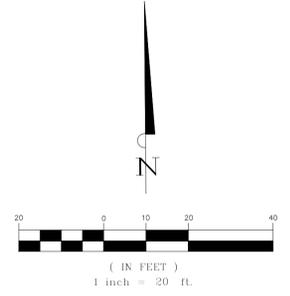


NORTH GOLIAD STREET  
 (STATE HIGHWAY 205)  
 VARIABLE WIDTH RIGHT-OF-WAY  
 NO DOCUMENT FOUND

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	3	Lithonia Lighting	KAD 100M R4 HS	Area Luminaire, 100W MH, R4 Reflector, Full Cutoff, Houseside Shield MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE 100-WATT CLEAR E-17 METAL HALIDE, HORIZONTAL POSITION.	1	KAD_100M_R4_HS.ies	8500	1	140
○	B	5	Goham Architectural Lighting	A 6AR GL(100A19)	A 6" APERTURE LENSED DOWNLIGHT CLEAR GLASS LENS 100 A19	ONE 100-WATT INSIDE FROSTED A-19 INCANDESCENT, VERTICAL BASE-UP POSITION.	1	A_6AR_GL(100A19).ies	1750	1	100
◐	C	6	LSI INDUSTRIES	EURM2-HC-26-CFL2-W-UE	TWO 26 WATT COMPACT FLUORESCENT LAMPS RATED AT 1800 LUMENS		2	EURM2-HC-26-CFL2-W-UE.ies	1800	1	51



VICINITY MAP  
 NOT TO SCALE



OWNER / DEVELOPER:  
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ENGINEER:  
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 Engineer: T. JASON BANNISTER  
 P.E. No. 90853 Date 5/5/2015

**PHOTOMETRIC PLAN**  
 FOR  
**AMICKS SUBDIVISION**  
 LOT 1, BLOCK 19AR

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 ROCKWALL COUNTY, TEXAS