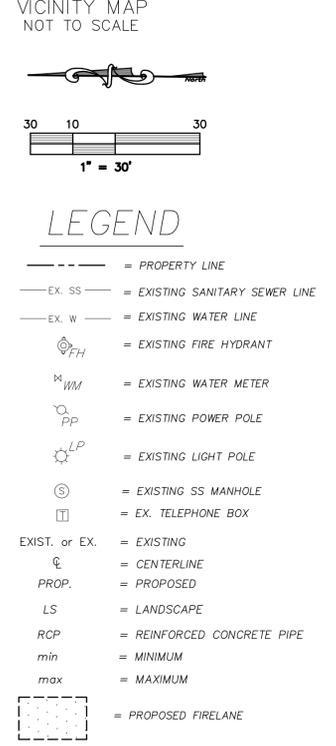


**SITE DATA:**

LOT AREA:  
 4.88 Acres, 212,491 sq.ft.  
 Lot 1: 0.95 Acres, 41,310 sq.ft.  
 Lot 2: 1.36 Acres, 59,394 sq.ft.  
 Lot 3: 3.09 Acres, 111,787 sq.ft.  
 LOT COVERAGE:  
 11.24% (LOT 3)  
 FLOOR TO AREA RATIO:  
 8.9:1 (LOT 3)  
 BUILDING AREA:  
 Recreation Club: 6,488 sq.ft.  
 General Office: 6,072 sq.ft.  
 TOTAL: 12,560 sq.ft.  
 CONSTRUCTION TYPE:  
 IIB & IV  
 BUILDING HEIGHT:  
 1 STORY (23')  
 PROPOSED FUTURE USE:  
 Recreation Club  
 General Office  
 IMPERVIOUS AREA  
 (including buildings):  
 38,562 sq.ft.  
 ZONING:  
 C  
 PARKING:  
 Required:  
 Rec. (1/250sf) = 32  
 Office (1/300sf) = 14  
 TOTAL = 46  
 Handicap = 2  
 Provided:  
 Standard = 59  
 Handicapped = 4  
 Total Provided = 63  
 LANDSCAPE AREA:  
 Required: (15%) 31,874 sq.ft.  
 Provided: n/a  
 FIRESPRINKLER:  
 YES  
 \* THERE ARE NO EXIST. BUILDINGS ON THIS SITE



ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



PROJECT #: SP2016-015

**SITE DEVELOPMENT PLAN**  
**LANDING POINT**

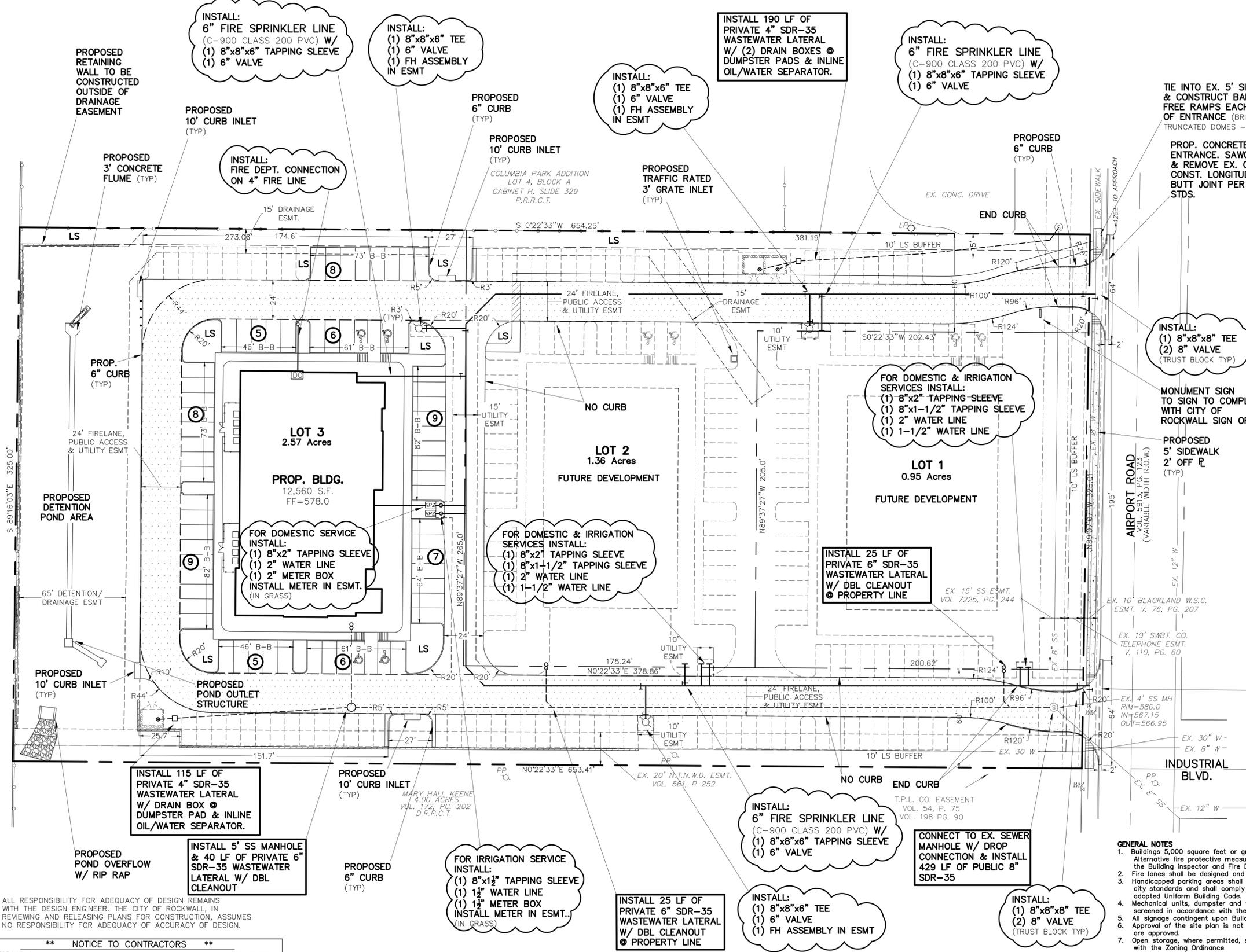
1505 AIRPORT ROAD  
 LANDING POINT ADDITION  
 Lots 1-3, Blk A, 4.88 ACRES  
 City of Rockwall, Rockwall County, Texas 75087

OWNER  
**Zaph & Ath Properties, LLC**  
 1125 Waterside Circle  
 Rockwall, TX 75087-6007  
 Contact: Steve Arze arze@zaph.com

PREPARED BY  
**MONK CONSULTING ENGINEERS**  
 1200 W. State Street, Garland Texas 75040  
 972 272-1763 Fax 972 272-8761

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 PROJECT NO.: 2016-07 REG. NO.: F-2567

date: 6/26/17 scale: 1"=30' sheet: C101



ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER, THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF ACCURACY OF DESIGN.

**\*\* NOTICE TO CONTRACTORS \*\***

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY H.D. FETTY LAND SURVEYOR OF ROYSE CITY, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

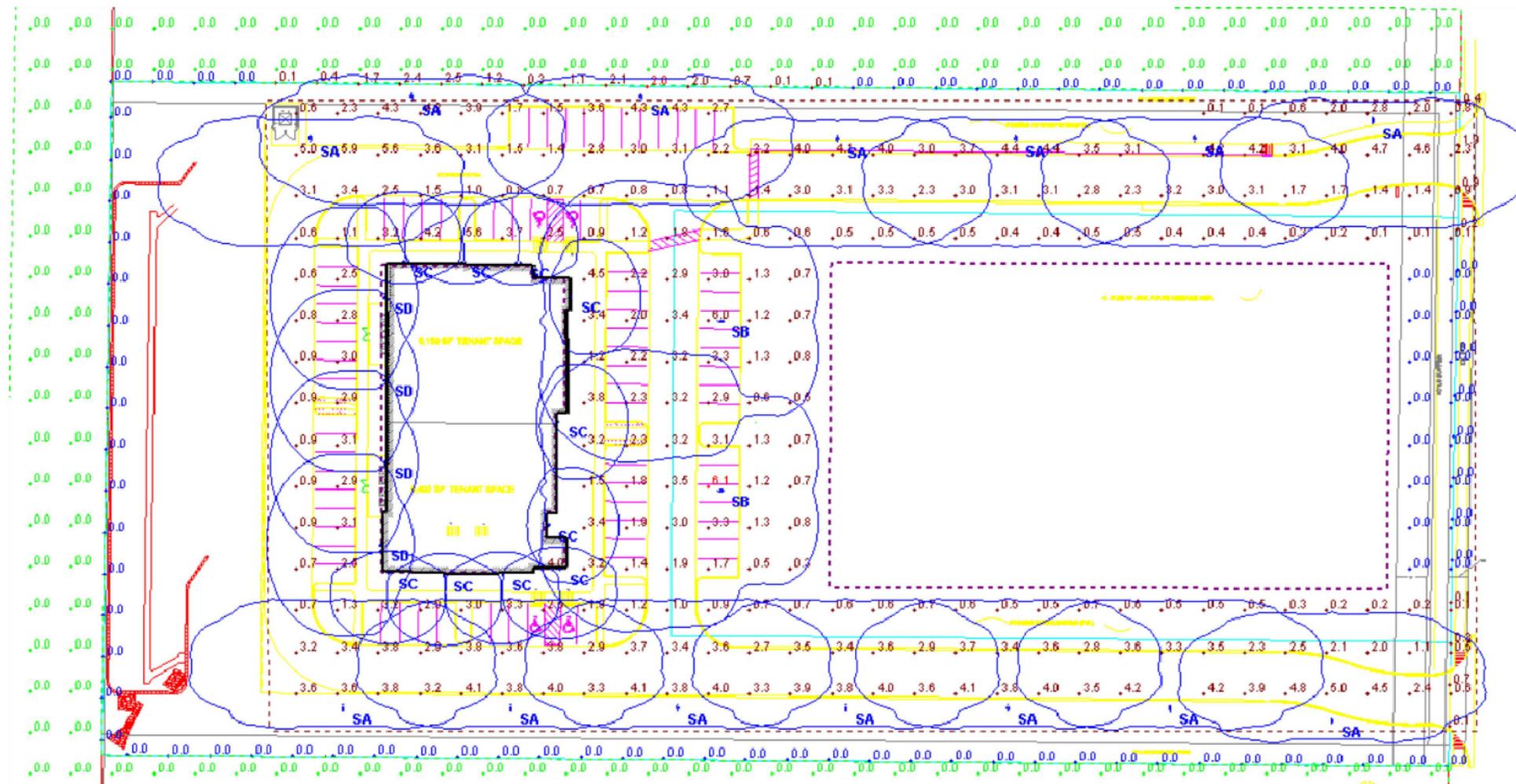
- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 3rd EDITION.
  - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
  - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
  - 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

- PAVING NOTES:**
- 1) FIRELANE & APPROACHES TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
  - 2) ALL NON-FIRELANE PAVING CAN BE 6" THICK, 3000 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
  - 3) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
  - 4) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
  - 5) NO SAND UNDER PAVING.

**WARNING:**  
 PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

**NOTE:**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL UTILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.





Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Outside Property	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Parking Lot	+	2.2 fc	6.1 fc	0.0 fc	N/A	N/A
Property Line	+	0.2 fc	2.6 fc	0.0 fc	N/A	N/A

**Note**

1. Pole height: 20'-0" on 2.5' base
2. SC height: 12'-0"
3. SD height: 20'-0"
4. Calc grid at ground level
5. Light levels based on initial output

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
SD	SD	4	Lithonia Lighting	WST LED P3 40K VF MVOLT	WST LED, Performance package 3, 4000 K, visual comfort forward throw, MVOLT	LED	1	6609	1	50
SA	SA	14	Lithonia Lighting	DSX2 LED 80C 530 40K BLC MVOLT SPA	DSX2 LED WITH 80 LEDs @530 mA, 4000K, BACKLIGHT CONTROL OPTIC	LED	1	13189	1	137
SB	SB	2	Lithonia Lighting	DSX2 LED 80C 700 40K TFTM MVOLT SPA	DSX2 LED WITH 80 LEDs @700mA, 4000K, TYPE FORWARD THROW MEDIUM OPTICS	LED	1	21346	1	188
SC	SC	10	Lithonia Lighting	WST LED P2 40K VF MVOLT	WST LED, Performance package 2, 4000 K, visual comfort forward throw, MVOLT	LED	1	3469	1	25



New Construction of  
**Adventure Sports Facility**

1505 Airport Rd. Rockwall, Texas 75087



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ISSUED FOR :	
SITE PLAN SUBMITTAL	7-15-16
REVISIONS	7-27-16
SITE PLAN APPROVED BY C.C.	8-15-16
REVISED SITE PLAN SUBMITTAL	6-26-17

PHOTOMETRICS

SHEET NUMBER

**PM1.01**



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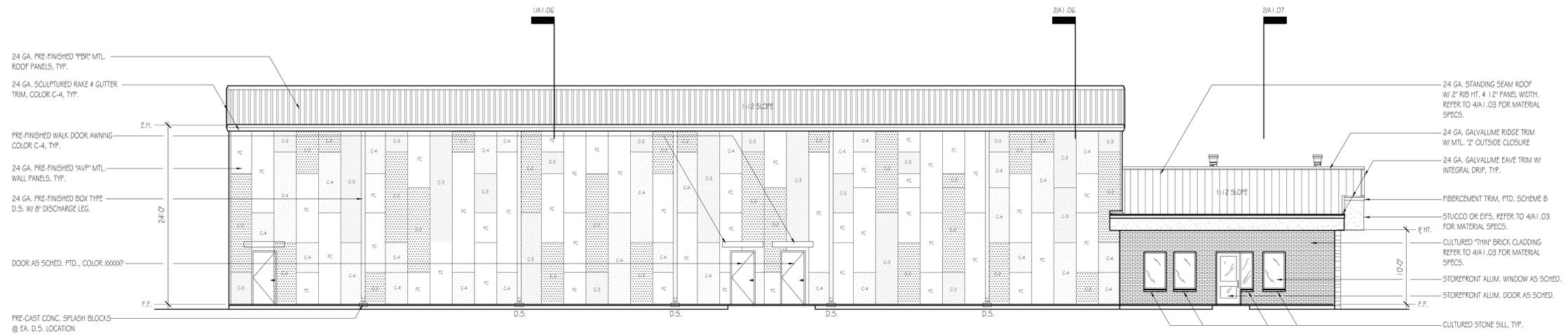
ISSUED FOR :

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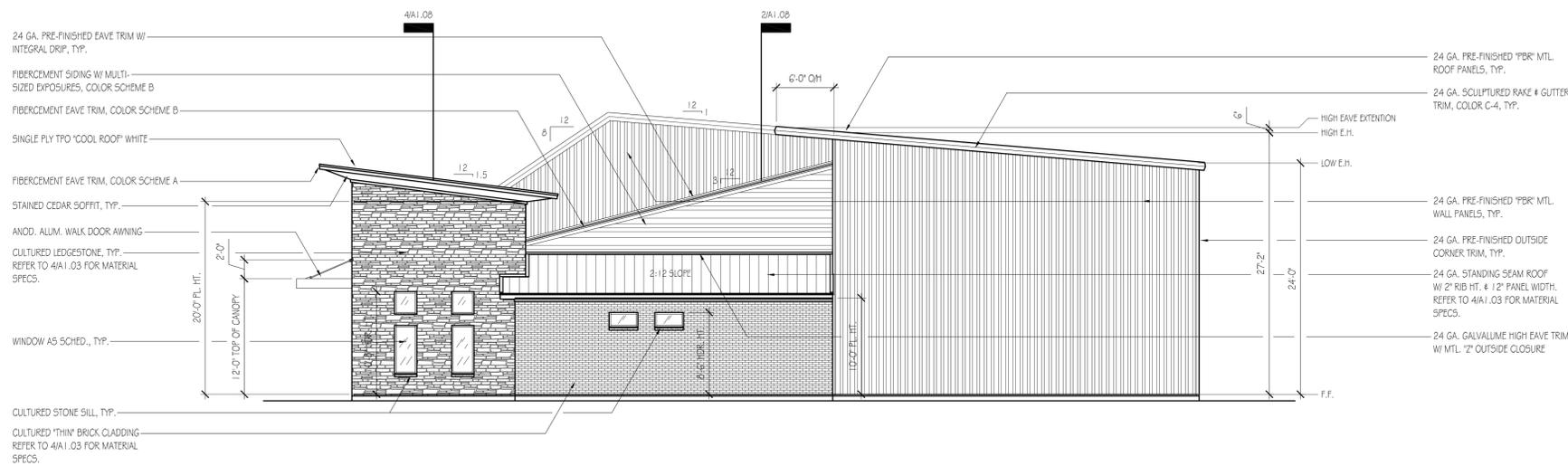
EXT. ELEVATIONS

SHEET NUMBER

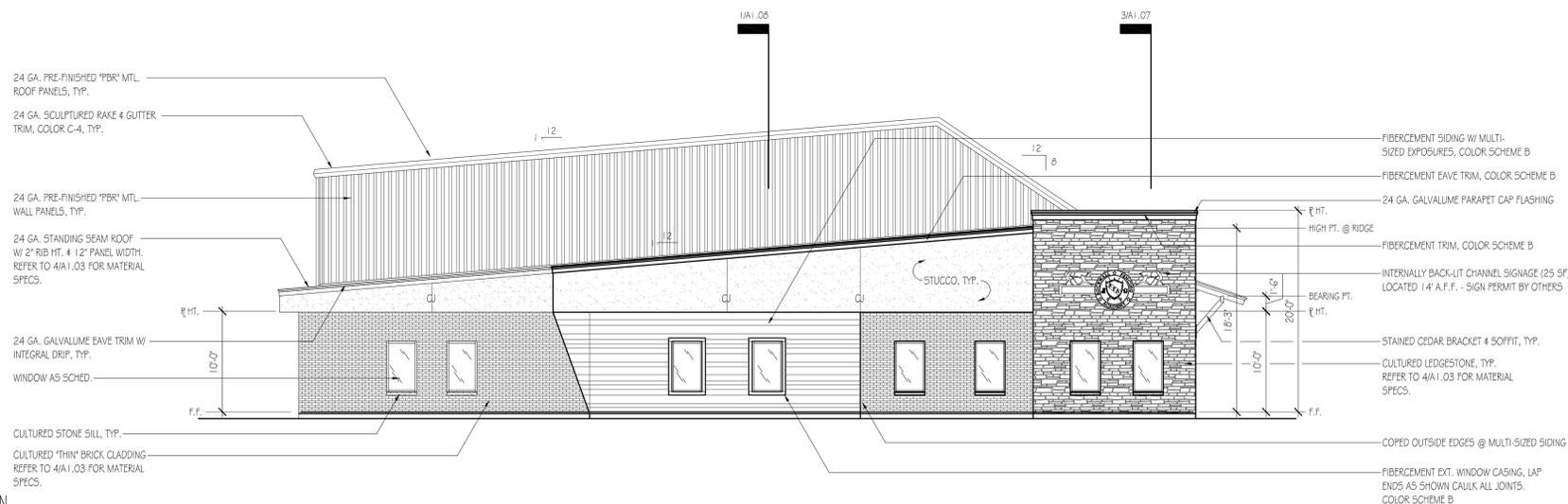
**A1.03**



**1 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

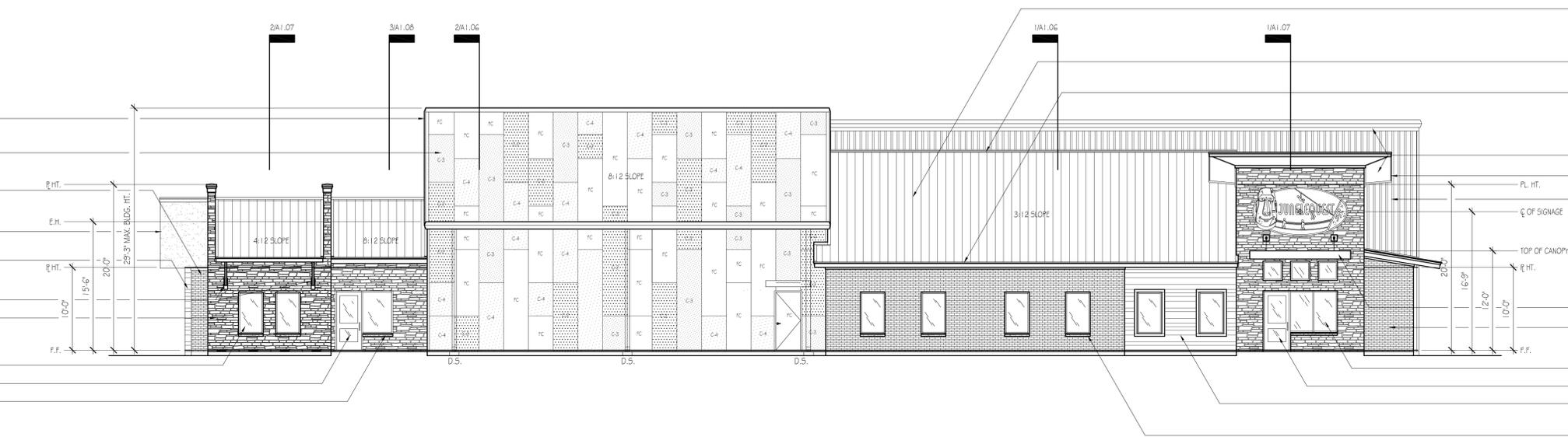
**4 MATERIALS LEGEND**  
SCALE: NONE

	MATERIAL: "AVP" ROOF WALL PANEL FINISH COLORS: FIELD COLOR (FC) - "ALMOND" COLOR 2 (C-2) - "NATURAL PATINA" COLOR 3 (C-3) - "SADDLE TAN" COLOR 4 (C-4) - "DESERT SAND" PRODUCT DIMS.: STANDARD WIDTH DRAWINGS BASED ON "AVP" PANEL AS MANUF. BY METALLIC BLDG. CO. OR APPROVED EQ.	<p><b>MATERIAL PERCENTAGE CALC.</b></p> <p><b>NORTH</b></p> <p>METAL WALL PANELS (MC) - 91% CULTURED BRICK - 7% STUCCO - 2% FIBER CEMENT SIDING - 1%</p> <p><b>SOUTH</b></p> <p>METAL WALL PANELS (MC) - 51% CULTURED BRICK - 15% CULTURED STONE - 16% FIBER CEMENT SIDING - 4% METAL WALL PANEL - 14%</p> <p><b>EAST</b></p> <p>CULTURED STONE - 17% CULTURED BRICK - 17% METAL WALL PANEL - 60% FIBER CEMENT SIDING - 6%</p> <p><b>WEST</b></p> <p>STUCCO - 18% CULTURED BRICK - 19% FIBER CEMENT SIDING - 12% CULTURED STONE - 13% METAL WALL PANEL - 38%</p>
	MATERIAL: "PBR" ROOF & "R" WALL PANEL FINISH COLOR: FIELD COLOR (FC) - ALMOND PRODUCT DIMS.: STANDARD WIDTH DRAWINGS BASED ON "PBR & R" PANELS AS MANUF. BY METALLIC BLDG. CO. OR APPROVED EQ.	
	MATERIAL: STANDING SEAM ROOF FINISH COLOR: GALVALUME PRODUCT DIMS.: 2" RIB X 12" WIDTH DRAWINGS BASED ON SUPERLOK, FIELD SEAMED STANDING SEAM ROOF AS MANUF. BY METALLIC BLDG. CO. OR APPROVED EQ.	
	CORONADO STONE PRODUCTS LEDGESTONE SERIES EASTERN MOUNTAIN LEDGE "GREY QUARTZITE" GREY MORTAR	
	C.S.P. THIN BRICK SERIES BELGIAN BRICK "BEAR GREY" DARK MORTAR	
	COLOR TO MATCH METAL PANEL FIELD COLOR ; STD. MEDIUM FINISH	
	STUCCO (3 COAT) SYSTEM OVER METAL OR SYNTHETIC LATH & TYVEK STUCCO WRAP WEATHER BARRIER, TYPE ALL JOINTS.	
	JAMES HARDIE "SMOOTH LAP SIDING W/ VARIED EXPOSURES (5" - 7" (10") SCHEME "A" P-1 BEHR - NATURES GIFT N410-4 P-2 NORTH WOODS N410-7 P-3 TRIN TEAL N405-6 TRIM BEHR MARQUEE - OCEAN ABYSS N410-7	

\* STAINED CEDAR SOFFITS  
"ICKORY"

**1 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

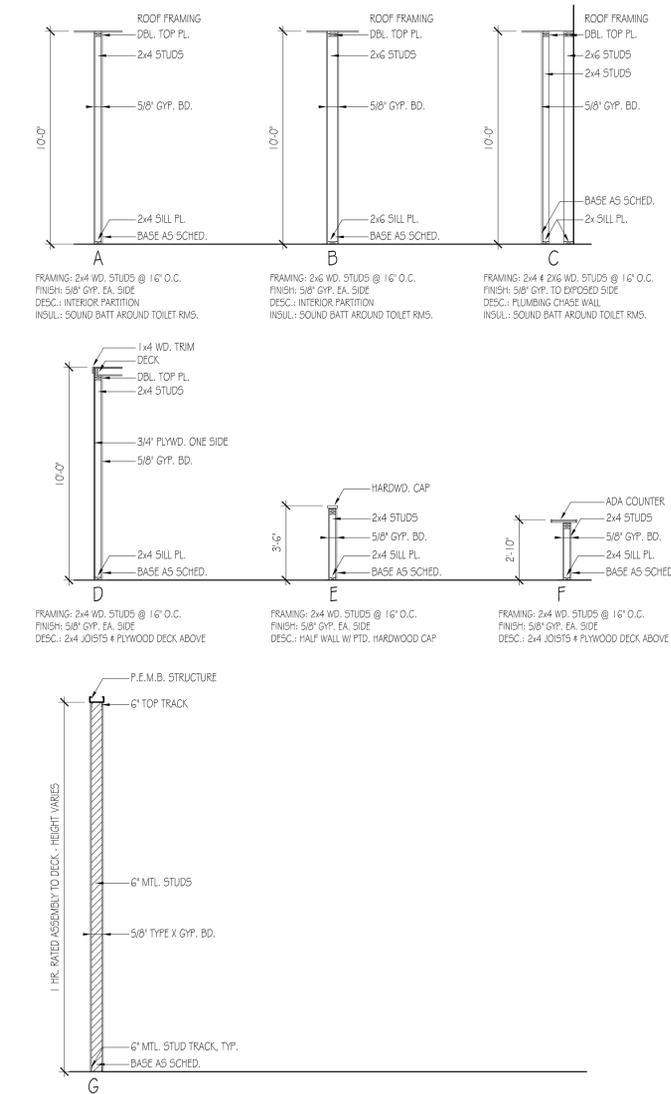
- 24 GA. SCULPTURED RAKE & GUTTER TRIM, COLOR C-4, TYP.
- 24 GA. PRE-FINISHED 'AVP' MTL. ROOF & WALL PANELS, TYP.
- CULTURED 'THIN' BRICK CLADDING REFER TO 4/A1.03 FOR MATERIAL SPECS.
- STUCCO OR EIFS, REFER TO 4/A1.03 FOR MATERIAL SPECS.
- FIBERCEMENT SIDING W/ MULTI-SIZED EXPOSURES, COLOR SCHEME B
- STAINED CEDAR BRACKET & SOFFIT, TYP.
- CULTURED LEDGESTONE, TYP. REFER TO 4/A1.03 FOR MATERIAL SPECS.
- STOREFRONT ALUM. WINDOW AS SCHED.
- STOREFRONT ALUM. DOOR AS SCHED.
- CULTURED STONE SILL, TYP.



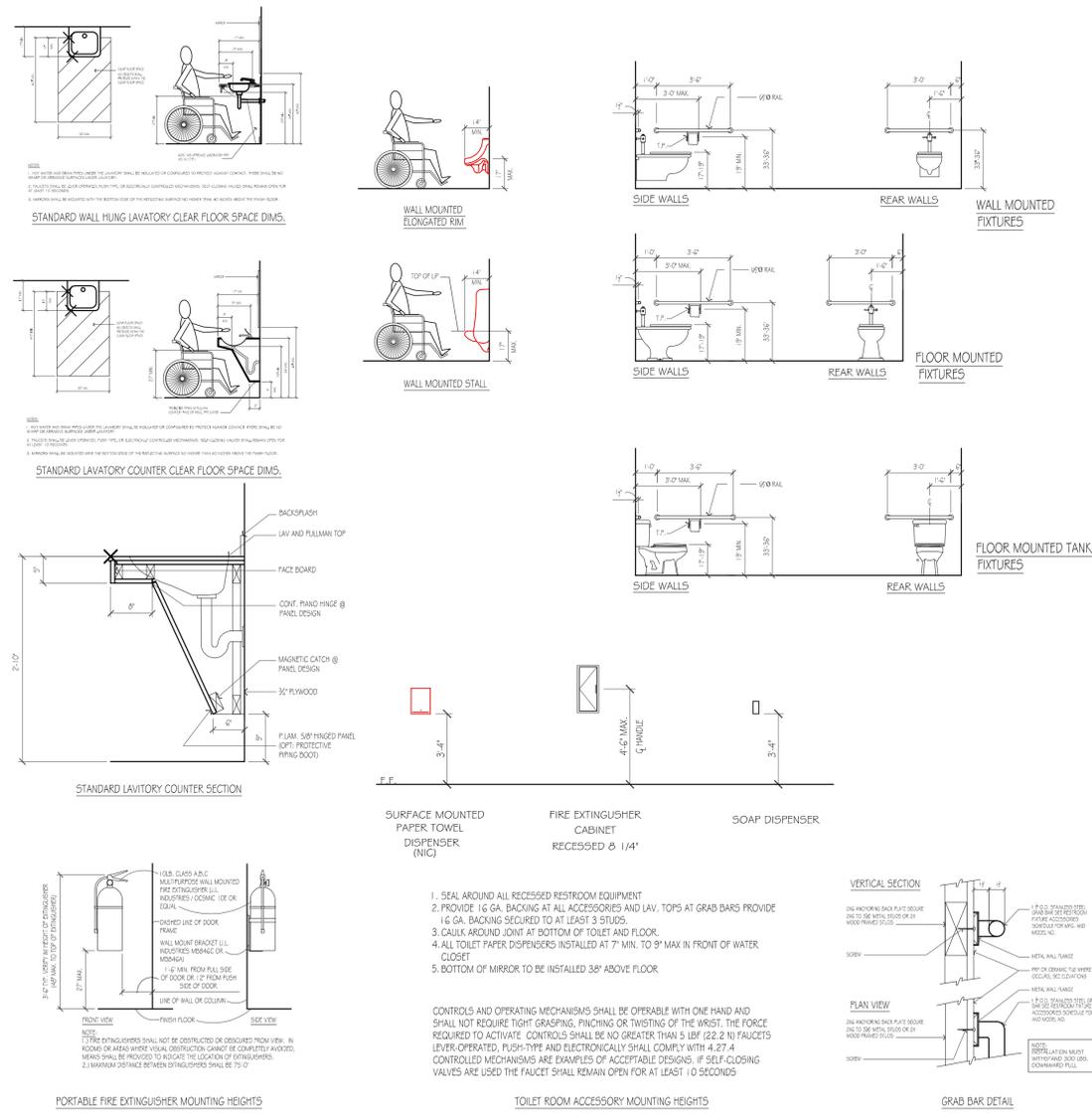
- 24 GA. STANDING SEAM ROOF W/ 2" RB HT., # 12" PANEL WIDTH. REFER TO 4/A1.03 FOR MATERIAL SPECS.
- 24 GA. GALVALUME RIDGE TRIM W/ MTL. 'Z' OUTSIDE CLOSURE
- 24 GA. GALVALUME EAVE TRIM W/ INTEGRAL DRIP, TYP.
- STAINED CEDAR SOFFIT, TYP.
- FIBERCEMENT TRIM, PTD. SCHEME A
- 24 GA. PRE-FINISHED 'PBR' WALL PANEL REFER TO 4/A1.03 FOR MATERIAL SPECS.
- ANOD. ALUM. WALK DOOR CANOPY
- CULTURED 'THIN' BRICK CLADDING REFER TO 4/A1.03 FOR MATERIAL SPECS.
- STOREFRONT ALUM. WINDOW AS SCHED.
- STOREFRONT ALUM. DOOR AS SCHED.
- FIBERCEMENT SIDING W/ MULTI-SIZED EXPOSURES, COLOR SCHEME B
- CULTURED STONE SILL, TYP.



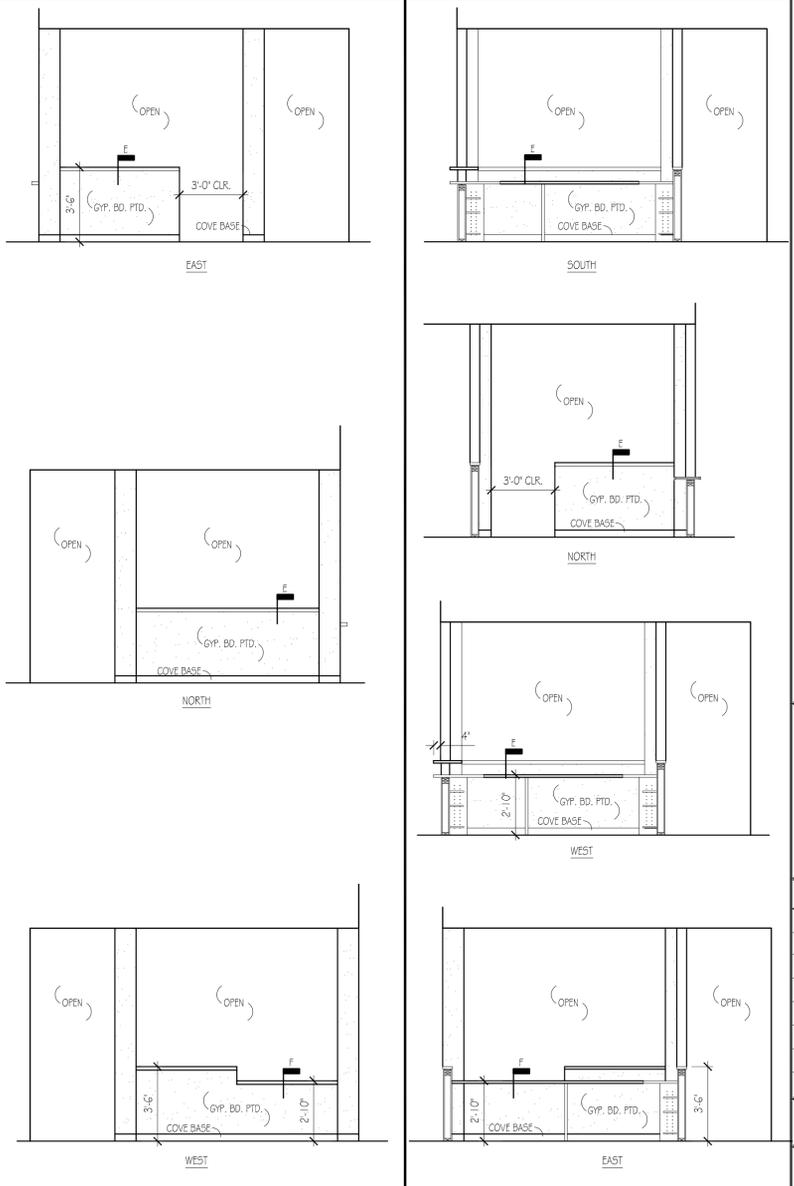
**New Construction of**  
**Adventure Sports Facility**  
 1505 Airport Rd. Rockwall, Texas 75087



**2 WALL TYPES**  
SCALE: 1/4" = 1'-0"



**3 ADA REFERENCE DETAILS**  
SCALE: NONE



**4 INTERIOR ELEVATION - RECEPT. HUT**  
SCALE: 1/4" = 1'-0"

**5 INTERIOR ELEVATION - RECEPT. HUT**  
SCALE: 1/4" = 1'-0"



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REVISIONS	7-27-16
SITE PLAN APPROVED BY C.C.	8-15-16
REVISED SITE PLAN SUBMITTAL	6-36-17

EXT. ELEV. & WALL TYPES

SHEET NUMBER

**A1.04**