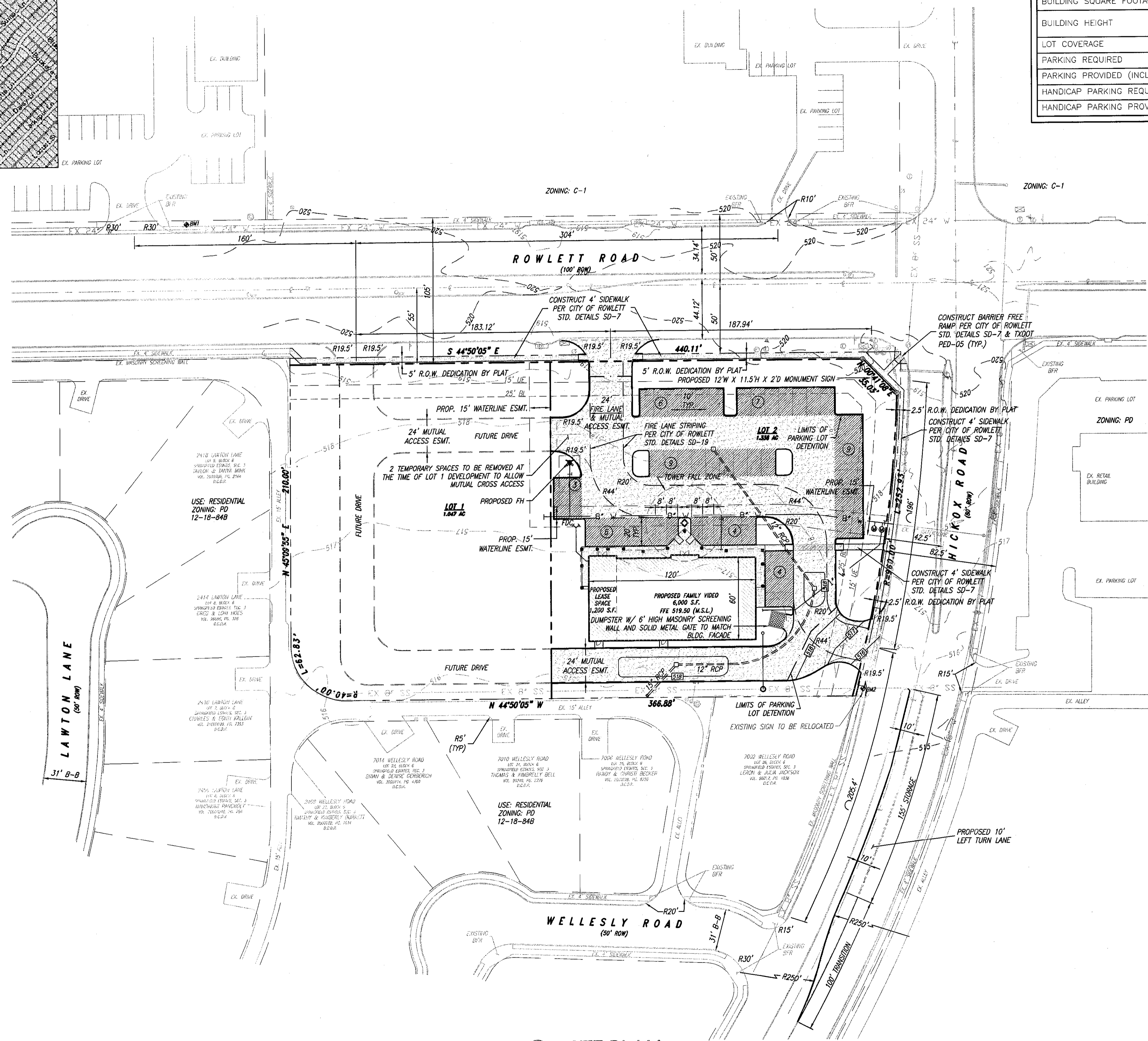
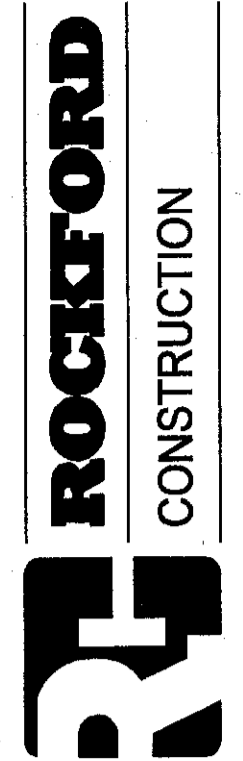
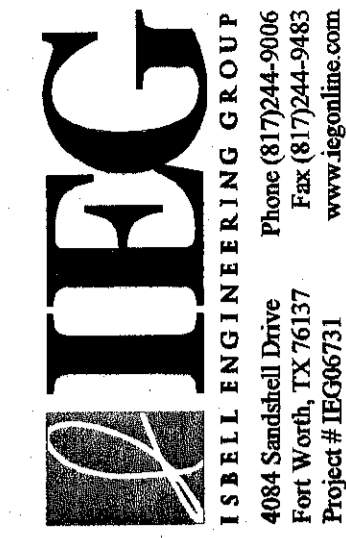


SITE DATA TABLE (LOT 2)	
ZONING OF PROPERTY	PD 12-18-84B
PROPOSED USE	NEIGHBORHOOD RETAIL/VIDEO STORE
TOTAL LOT AREA	1.336 Ac. (58,215 S.F.)
BUILDING SQUARE FOOTAGE	7,200 S.F.
BUILDING HEIGHT	22'-8" (BUILDING) 27'-8 3/4" (TOWER)
LOT COVERAGE	12.2%
PARKING REQUIRED	(1/300) 7200 SF/300 SF=24 SPACES
PARKING PROVIDED (INCL. HC)	50 SPACES (INCL. 2 TEMP. SPACES)
HANDICAP PARKING REQUIRED	2 SPACES
HANDICAP PARKING PROVIDED	2 SPACES



- NOTES:
- ALL ADA RAMPS SHALL HAVE TRUNCATED DOME DETECTABLE WARNINGS PER TXDOT PED-05 DETAILS.
 - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ROWLETT, COMMUNITY No. 481130, EFFECTIVE DATE AUGUST 23, 2001 AND THIS PROPERTY FALLS WITHIN THE ZONE "X", UNSHADED DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD ZONE" AS SHOWN ON PANEL 0240 J OF SAID MAP.
 - ZONED PD-PLANNED DEVELOPMENT (12-18-84B).

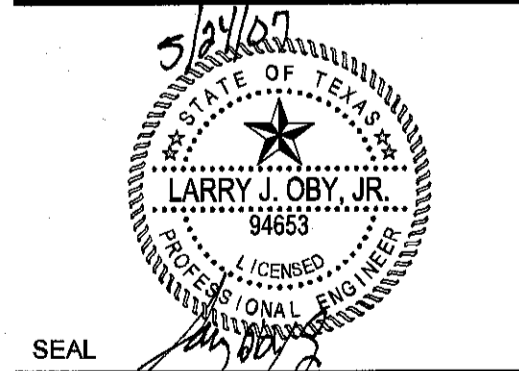
LEGEND

	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	PROPOSED EASEMENT
	PROPOSED BUILDING SETBACK
	EXISTING BUILDING SETBACK
	LIMITS OF PARKING LOT DETENTION
	PROPOSED CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING CONTOUR
	PROPOSED 8" WATER LINE
	PROPOSED 1" WATER LINE
	PROPOSED 6" SANITARY SEWER LINE
	EXISTING 24" WATER LINE
	EXISTING 8" WATER LINE
	EXISTING 8" SANITARY SEWER LINE
	PROPOSED 5" THICK 3500 PSI CONCRETE PAVEMENT OVER COMPACTED SUBGRADE
	PROPOSED 6" THICK 3500 PSI CONCRETE PAVEMENT OVER COMPACTED SUBGRADE
	PROPOSED 8" THICK 3500 PSI CONCRETE PAVEMENT OVER COMPACTED SUBGRADE
	PROPOSED SIDEWALK

PERMITS
REVISED PER REVIEW
REVIEW
PERMITS
ISSUED FOR:

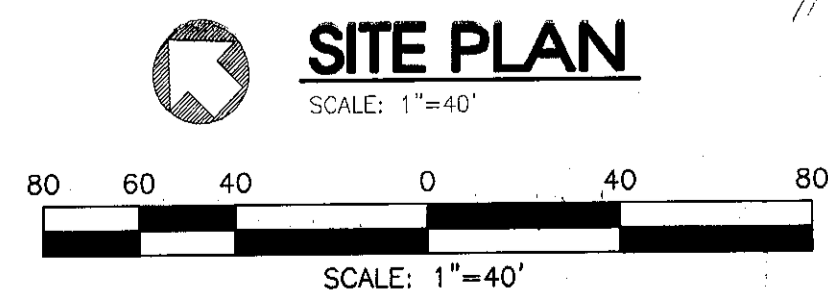


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SITE PLAN
OF
LOT 2, BLOCK 1
FAMILY VIDEO ADDITION
OUT OF THE
REASON CRIST SURVEY, ABSTRACT No. 225,
CITY OF ROWLETT,
DALLAS COUNTY, TEXAS

ORIGINAL SUBMITTAL DATE: DECEMBER 19, 2006
REVISION DATE: MARCH 2, 2007
REVISION DATE: APRIL 5, 2007
REVISION DATE: MAY 3, 2007



OWNER
KEITH HOOGLAND LIMITED PARTNERSHIP
2500 LEHIGH AVE.
PLAZA DRIVE #222
GLENVIEW, IL 60026

ENGINEER
IEC
5450 STRATUM DRIVE
SUITE 190
FORT WORTH, TEXAS 76137
(817) 244-9006
CONTACT: LARRY OBY, P.E.

BENCH MARK 1:
TOP OF FIRE HYDRANT LOCATED
122' NORTH OF THE NORTH
PROPERTY CORNER.
ELEVATION 522.57'

BENCH MARK 2:
RIM OF SANITARY SEWER MH
LOCATED AT PROPOSED HICKOX
ROAD DRIVE APPROACH.
ELEVATION 515.48'

SEAL

DATE 5-24-07
DRAWN BY SMC
CHECKED BY LJO
PROJECT NUMBER IEG06731

SITE PLAN
C2.1