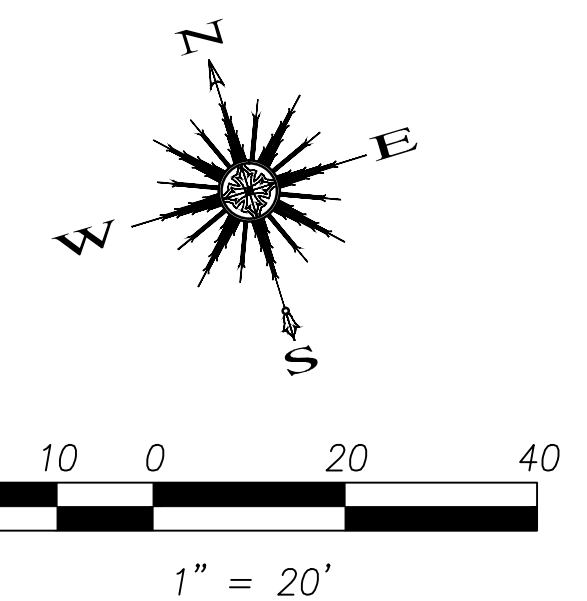


LOCATION MAP



DR. LOWRANCE SITE INFORMATION

LAND AREA:	0.75 ACRES (32,670 S.F.)
CURRENT ZONING:	PD-9 (SCENIC OVERLAY)
EXISTING USE:	UNUSED
PROPOSED USE:	MEDICAL OFFICE
BUILDING AREA:	±4,990 S.F.
BUILDING HEIGHT:	25'-2"
BUILDING TO LOT COVERAGE:	4,990/32,670=.152 -> 15.2%
BUILDING REQUIRED PARKING:	MEDICAL OFFICE: 1/200 S.F.=25 SPACES
BUILDING PARKING PROVIDED:	38 TOTAL (INCLUDES 2 HANDICAP SPACES)
IMPERVIOUS AREA:	25,154 S.F.
LANDSCAPE AREA REQUIRED:	15% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	7,516/32,670 = .23 OR 23%

DR. YOUNG SITE INFORMATION

LAND AREA:	0.75 ACRES (32,670 S.F.)
CURRENT ZONING:	PD-9 (SCENIC OVERLAY)
EXISTING USE:	UNUSED
PROPOSED USE:	MEDICAL OFFICE
BUILDING AREA:	±4,860 S.F.
BUILDING HEIGHT:	23'-11"
BUILDING TO LOT COVERAGE:	4,860/32,670=.148 -> 14.8%
BUILDING REQUIRED PARKING:	MEDICAL OFFICE: 1/200 S.F.=25 SPACES
BUILDING PARKING PROVIDED:	40 TOTAL (INCLUDES 2 HANDICAP SPACES)
IMPERVIOUS AREA:	23,707 S.F.
LANDSCAPE AREA REQUIRED:	15% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	8,963/32,670 = .27 OR 27%

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.

Benchmark Note

"X" cut on curb lying on the South side of Summer Lee Drive approximately 766 feet East from the intersection of Summer Lee Drive and Ridge Road. At the Northwest PC of the curb line of Summer Lee Drive and Oak Drive. Elevation = 562.80

Revision	Date	Description
1	1/12/16	UPDATED TRASH ENCLOSURE AND DOWNSPOUTS

Ownter:  
**LOWDENT, LLC.**  
 17393 Adams Trail • Forney, TX 75126 • (214) 869-7181

**LOWRANCE / YOUNG MEDICAL OFFICE BUILDINGS**  
 Rockwall, Texas

HALL AND LEE LAND COMPANY, LLC.  
 217 Rush Creek • Heath, TX 75032 • (972) 816-2904

~ Civil Engineer ~  
**F.C. CUNY CORPORATION**  
 #2 Horizon Court • Heath, Texas 75032 • (469) 402-7700  
 Texas Registered Engineering Firm F-7449

7/28/2016

Drawn By: F.C. CUNY  
 Checked By: F.C. CUNY

Date: 04/15  
 Project No: -

Sheet Title: **Site Plan**

Scale: 1"=20'  
 Sheet No: 4 of 9