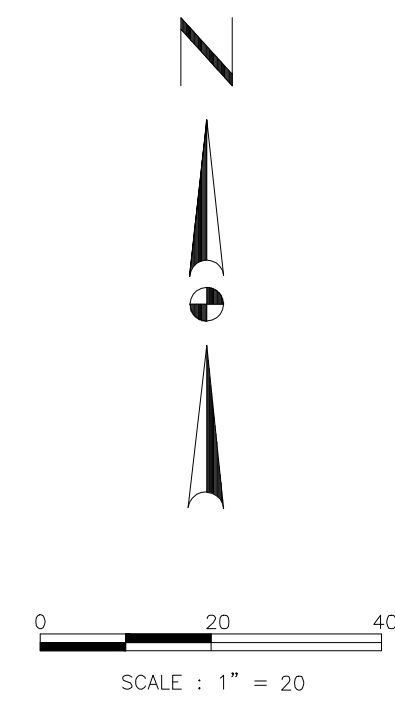
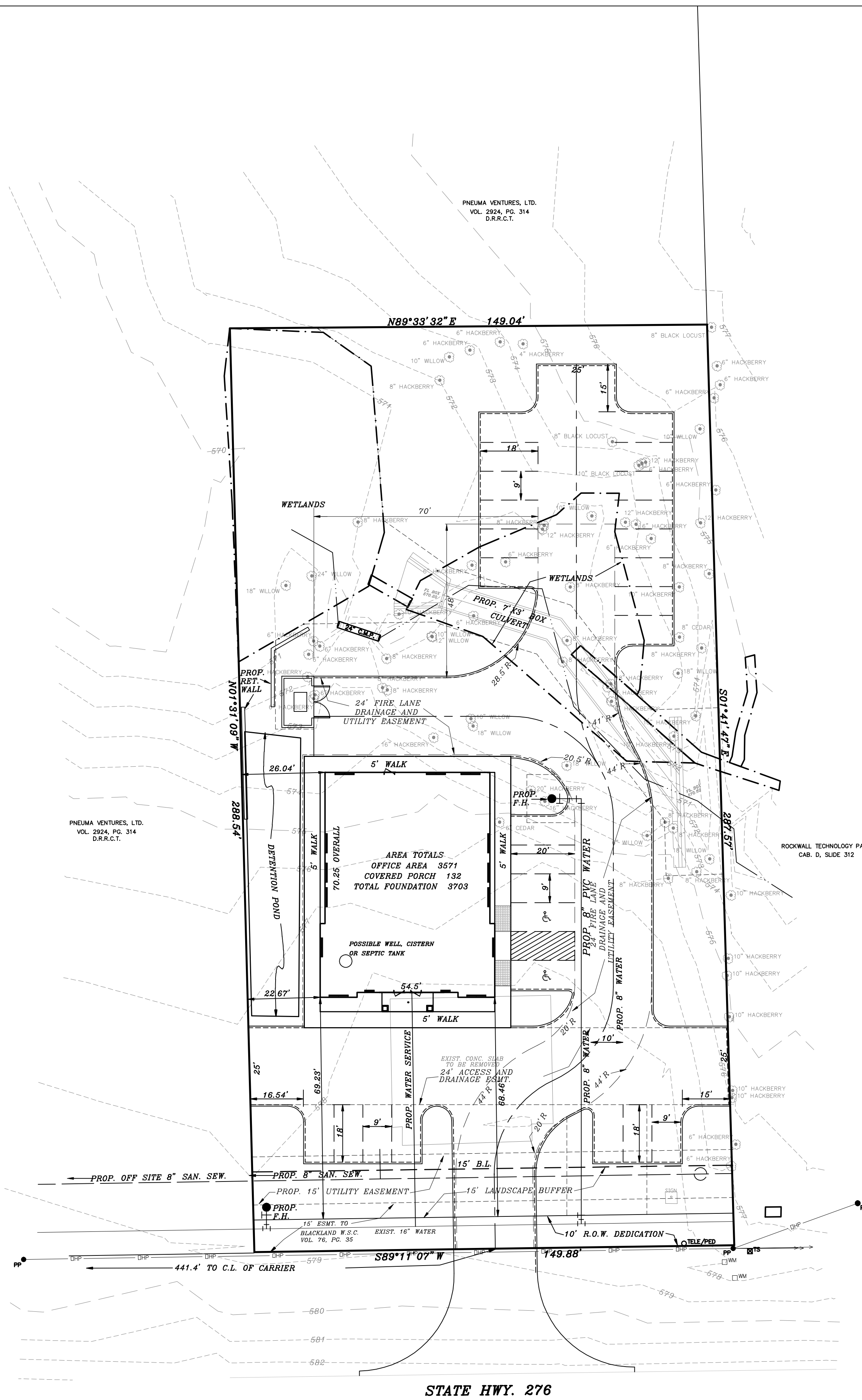


LOCATION MAP
NTS



REVISED TO CONFORM TO CONSTRUCTION RECORDS.
W. L. D. DATE: 12-15-15

SITE DATA SUMMARY

ZONING	LI (LIGHT INDUSTRIAL)
PROPOSED USE	HWY. 276 OVERLAY DISTRICT MEDICAL OFFICE BUILDING
LOT AREA	0.99 ACRES
BUILDING SQUARE FOOTAGE	3,571 SQ. FT.
BUILDING FOOTPRINT	3,703 SQ. FT.
BUILDING HEIGHT	27 FT.
LOT COVERAGE	0.85%
PARKING REQUIRED	1 SPACE/200 S.F. = 18 SPACES
HANDICAP PARKING REQ'D	2 SPACE
PARKING PROVIDED	24 SPACES
HANDICAP PARKING PROVIDED	2 SPACES
INTERIOR LANDSCAPING REQ'D	15% OF TOTAL SITE (6,466.05 SQ.FT.)
INTERIOR LANDSCAPING PROVIDED	20,931 SQ. FT.
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	22,176 SQ. FT.

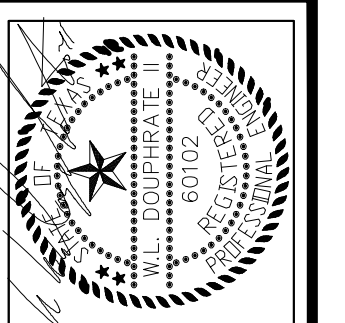
- SITE NOTES:**
- 0.079 ACRES OF WETLANDS DISTURBED
 - PARKING SPACES ARE 9'X18' UNLESS AGAINST THE SIDEWALK, IN WHICH CASE THEY ARE 9'X20'

TAX ROLL DESCRIPTION:
 ABSTRACT 0002 - J.M. ALLEN SURVEY
 TRACT 1-02, ACRES 1.00

Owner
PEAK PEDI, LLC
 6222 BROADWAY BLVD.
 SUITE 101
 GARLAND, TEXAS 75043
 (972) 226-5853

SURVEYOR
MADDOX SURVEYING & MAPPING, INC.
 P.O. Box 2109
 Forney, Texas 75126
 (972) 564-4416
 Firm No. 10013200

SP2014-006



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II, TEXAS P.E. LICENSE NO. 60102, EXPIRES ON 01/01/2014. DATE: MAY 6, 2014.

DOUPHRATE & ASSOCIATES, INC.
 ENGINEERING • PROJECT MANAGEMENT • SURVEYING
 2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
 PHONE: (972) 771-9004 FAX: (972) 771-9005

SITE PLAN
LOT 1, BLOCK A
PEAR PEDI MEDICAL OFFICE
 J.M. ALLEN SURVEY, ABST. 2
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

REVISION	
CHECKED	W.L.D.
DRAWN	G.C.W.
SCALE	1" = 20'H 1" = V
DATE	MAY 6, 2014
PROJECT	13029
	2A OF 10