

PRS REALTY II
VOL. 961, PG. 55
D.R.R.C.T.

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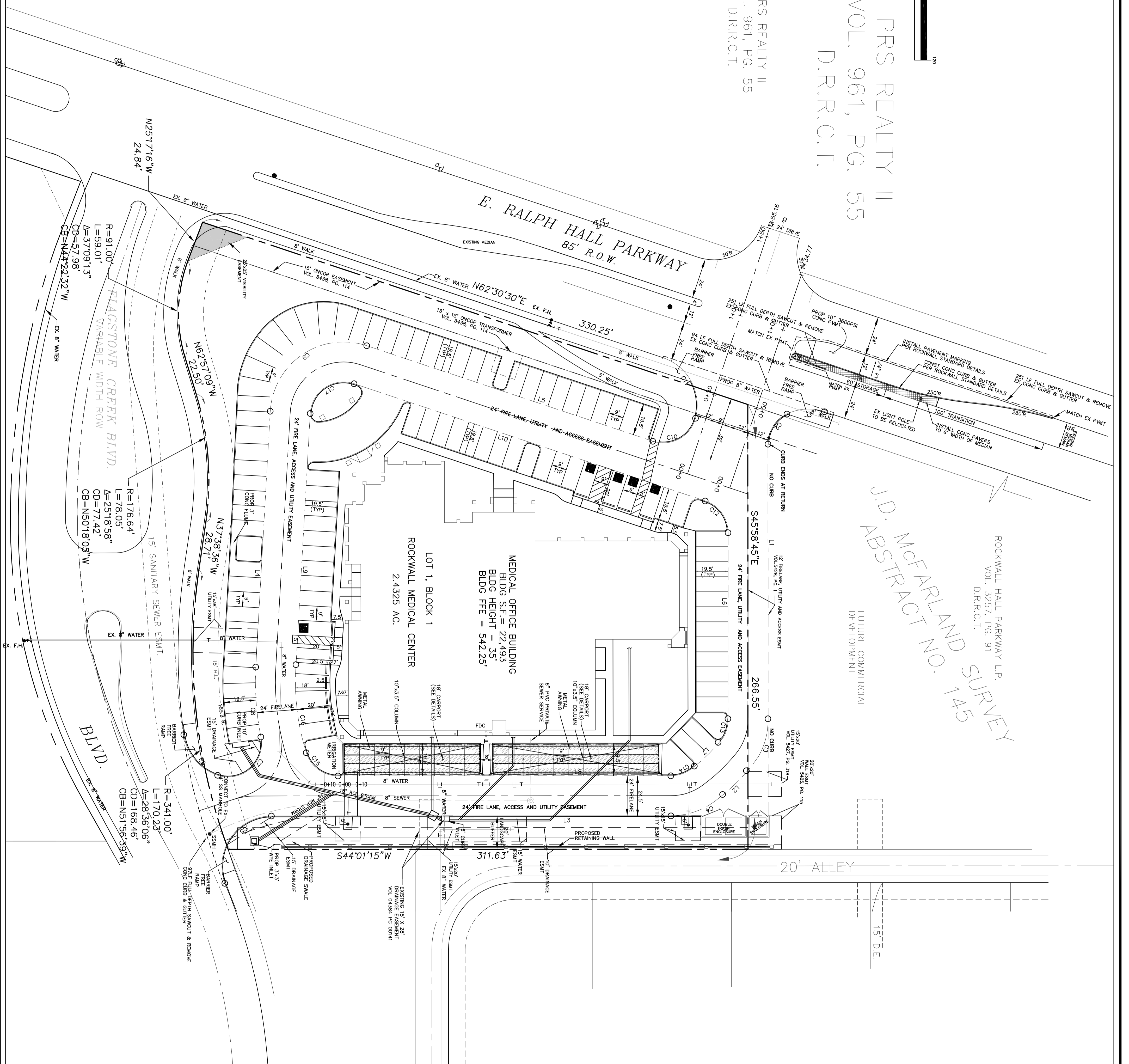
CURVE	LENGTH	RADIUS	DELTA	CD
C1	23.13	30.00	44.10720°	22.56
C2	22.46	20.00	64.1850°	21.29
C3	34.45	44.00	44.5115°	33.58
C4	34.45	44.00	109.4832°	49.08
C5	33.40	30.00	63.4648°	31.70
C6	33.40	30.00	118.4833°	34.61
C7	41.82	20.00	152.738°	48.82
C8	62.82	20.00	182.738°	68.82
C9	32.62	20.00	32.2736°	29.13
C10	45.32	30.00	86.3343°	41.13
C11	24.97	20.00	71.9215°	23.38
C12	15.74	20.00	45.0455°	15.33
C13	15.74	20.00	134.9545°	15.33
C14	25.37	20.00	72.0792°	23.70
C15	53.34	142.17	21.2946°	53.03
C16	53.34	20.00	108.7000°	53.78
C17	36.73	20.00	108.7000°	31.78

LINE	LENGTH	BEARING
L1	20.15	S07°51'51"E
L2	239.52	N47°00'00"E
L3	180.76	N62°23'00"E
L4	111.39	N45°59'40"W
L5	281.52	S82°03'51"E
L6	150.77	S44°34'30"E
L7	221.91	S82°29'00"W

OWNER/DEVELOPER
DR. SCOTT PIERCE
3605 SHEPLEY AVENUE
GREENVILLE, TEXAS 75402
(903) 455-1447

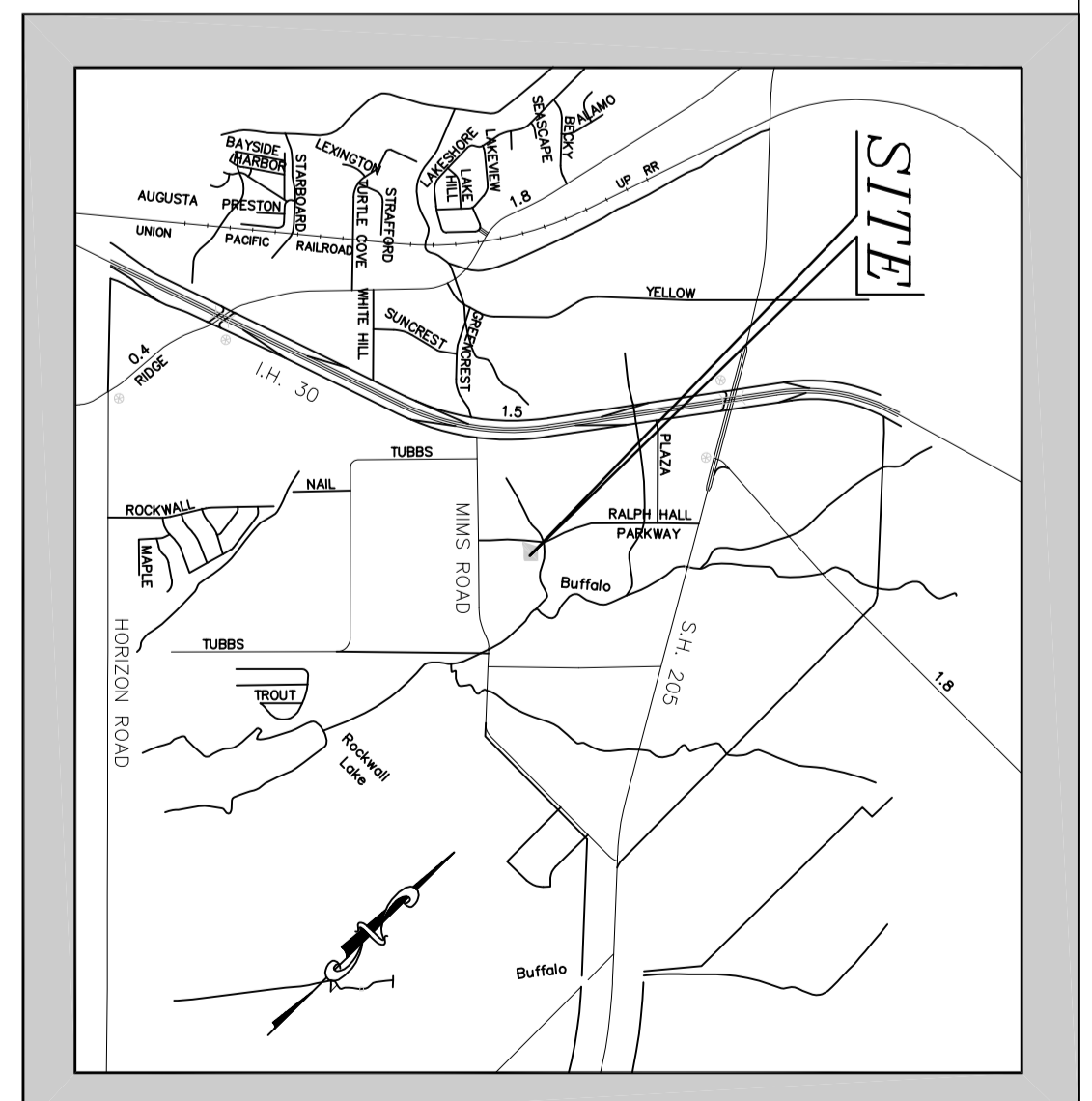
ENGINEER/SURVEYOR
DOUPHRADE & ASSOCIATES, INC.
2235 RIDGE RD. # 200
ROCKWALL, TEXAS 75087
(972) 771-9004

REVISED TO CONFORM TO CONSTRUCTION RECORDS
DATE _____



ROCKWALL HALL PARKWAY L.P.
VOL. 3257, PG. 91
D.R.R.C.T.

J.D. McFARLAND SURVEY
ABSTRACT NO. 145
FUTURE COMMERCIAL DEVELOPMENT



VICINITY MAP

SITE DATA SUMMARY

ZONING: RP-54
MEDICAL OFFICE BUILDING
LOT AREA: 24,493 ACRES
BUILDING SQUARE FOOTAGE: 22,493 SQ. FT.
BUILDING FOOTPRINT: 24,011 SQ. FT.
BUILDING HEIGHT: 35 FT.
LOT COVERAGE: 21.2%

FAR REQUIRED: 0.3112/200 S.F. = 112 SPACES
5 SPACES
112 SPACES
HANDICAP PARKING PROVIDED: 5 SPACES
INTERIOR LANDSCAPING PROVIDED: 15% OF TOTAL SITE (15,893.95 SQ. FT.)
TOTAL SQUARE FOOTAGE: 33,980 SQ. FT.
OF IMPERVIOUS SURFACE: 72,989 SQ. FT.

NOTE: CL OF VERTICAL RETAINING WALL IS TO BE CONSTRUCTED 1.5' INSIDE OF THE PROPERTY LINE.

LEGEND

FIRELANE STRIPPING
NOTE: MARK FIRELANE TO CITY SPECIFICATIONS. "NO PARKING FIRELANE" EVERY 25' IN WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND

NOTE:
ALL DIMENSIONS AND RADII ARE TO BACK OF CURB
NOTE: ALL SERVICES TO HAVE DOUBLECHECK VALVES AND BACKFLOW PREVENT.
ALL WATER TO BE CLASS 200 PVC
MANHOLES TO BE SEALED.
FIRELANE MUST BE INSPECTED BY FIRE DEPARTMENT PRIOR TO COVERING.
NO PART OF THE CARPORT WILL BE CONSTRUCTED OR OVERHANG ANY EASEMENTS (INCLUDING FIRE LANE).

SITE PLAN
RALPH HALL PARKWAY
ROCKWALL MEDICAL CENTER
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRADE II TEXAS P.E. NO. 60102 ON

ERBISON	WLD	CHECKED	DATE	PROJECT
	KEB		11/07	060315E
				1
				0'