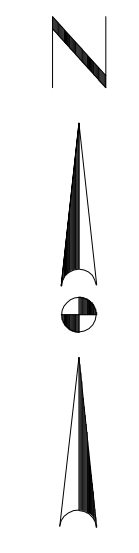
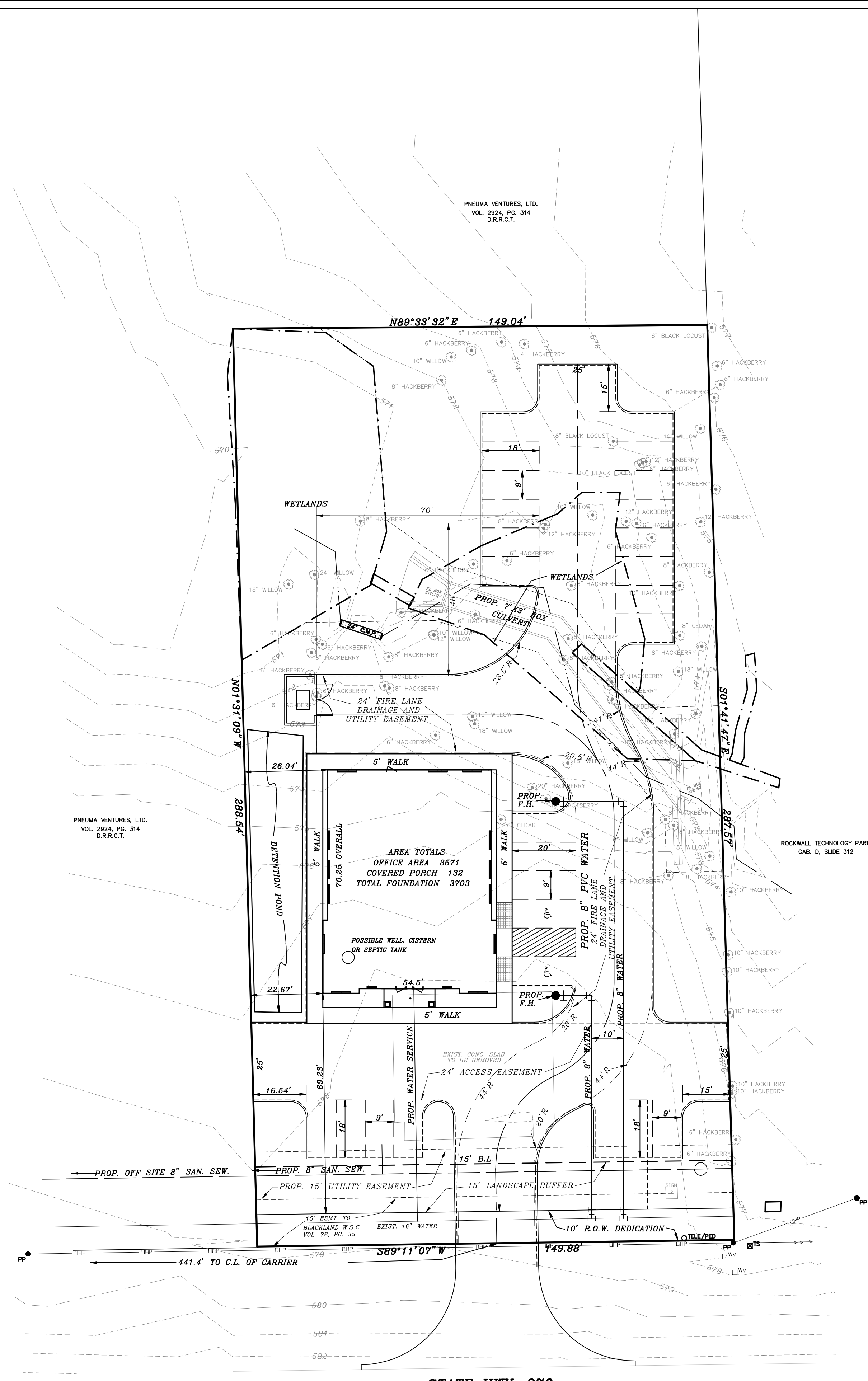


LOCATION MAP
N15



SCALE : 1" = 20'

SITE DATA SUMMARY

ZONING	LI (LIGHT INDUSTRIAL) HWY. 276 OVERLAY DISTRICT
PROPOSED USE	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	SURVEYOR
PEAK PEDI, LLC	MADDOX SURVEYING & MAPPING, INC.
6222 BROADWAY BLVD.	P.O. Box 2109
SUITE 101	Forney, Texas 75126
GARLAND, TEXAS 75043	(972) 564-4416
(972) 226-5853	Firm No. 10013200

SP2014-006



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THE STATE OF TEXAS P.L.E. NO. 60102, F-866, ON DATE: MAY 6, 2014

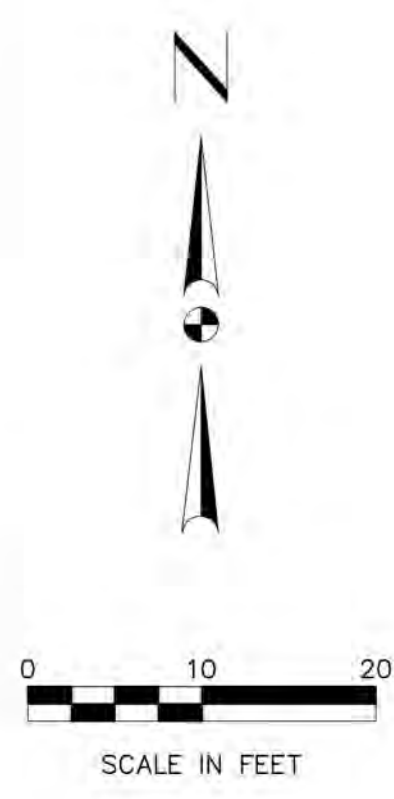
DOUPHRADE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

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

REVISION	W.L.D.
CHECKED	G.C.W.
DRAWN	
SCALE	1" = 20' H 1" = 5' V
DATE	MAY 6, 2014
PROJECT	13029
	1 OF 1

N89°32'34" E

149.02'



N01°30'08" W

S01°43'07" E

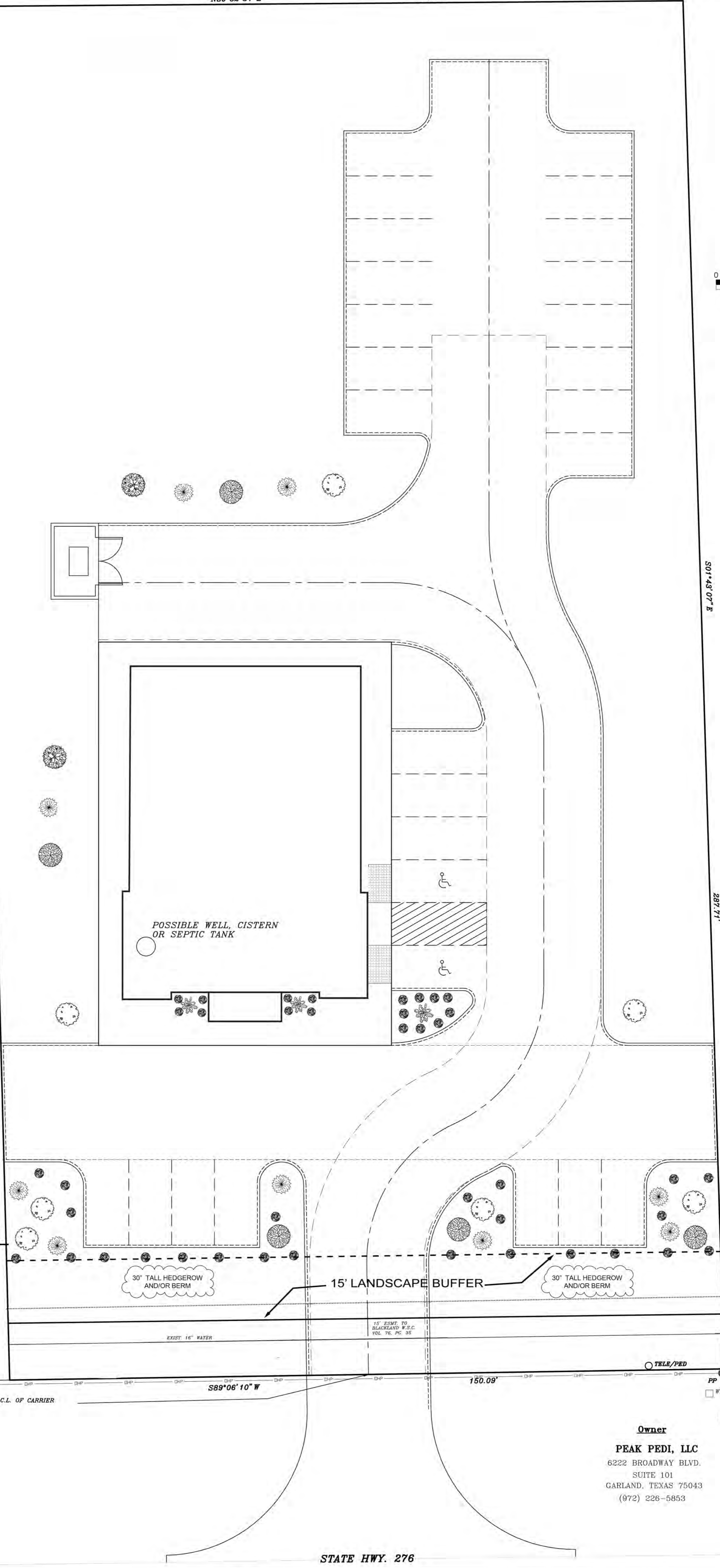
288.84'

287.71'

LANDSCAPE LEGEND

QTY.	SYMBOL	DESCRIPTION
7		4" CALIPER LIVE OAK
5		4" CALIPER BUR OAK
2		4" RED OAK
9		48" WAX MYRTLE
3		48" YAUPON HOLLY
41		3 GALLON DWARF YAUPON SHRUB

LANDSCAPE PLAN
SCALE: 1" = 10'-0"



30" TALL HEDGEROW AND/OR BERM

15' LANDSCAPE BUFFER

30" TALL HEDGEROW AND/OR BERM

EXIST 16" WATER

15' ESMF TO BLACKLAND W.S.C. VOL. 76, PG. 32

S89°06'10" W

150.09'

441.4' TO C.L. OF CARRIER

TEL/PED

PP
WM

Owner

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

STATE HWY. 276

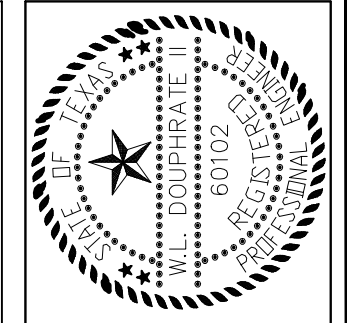
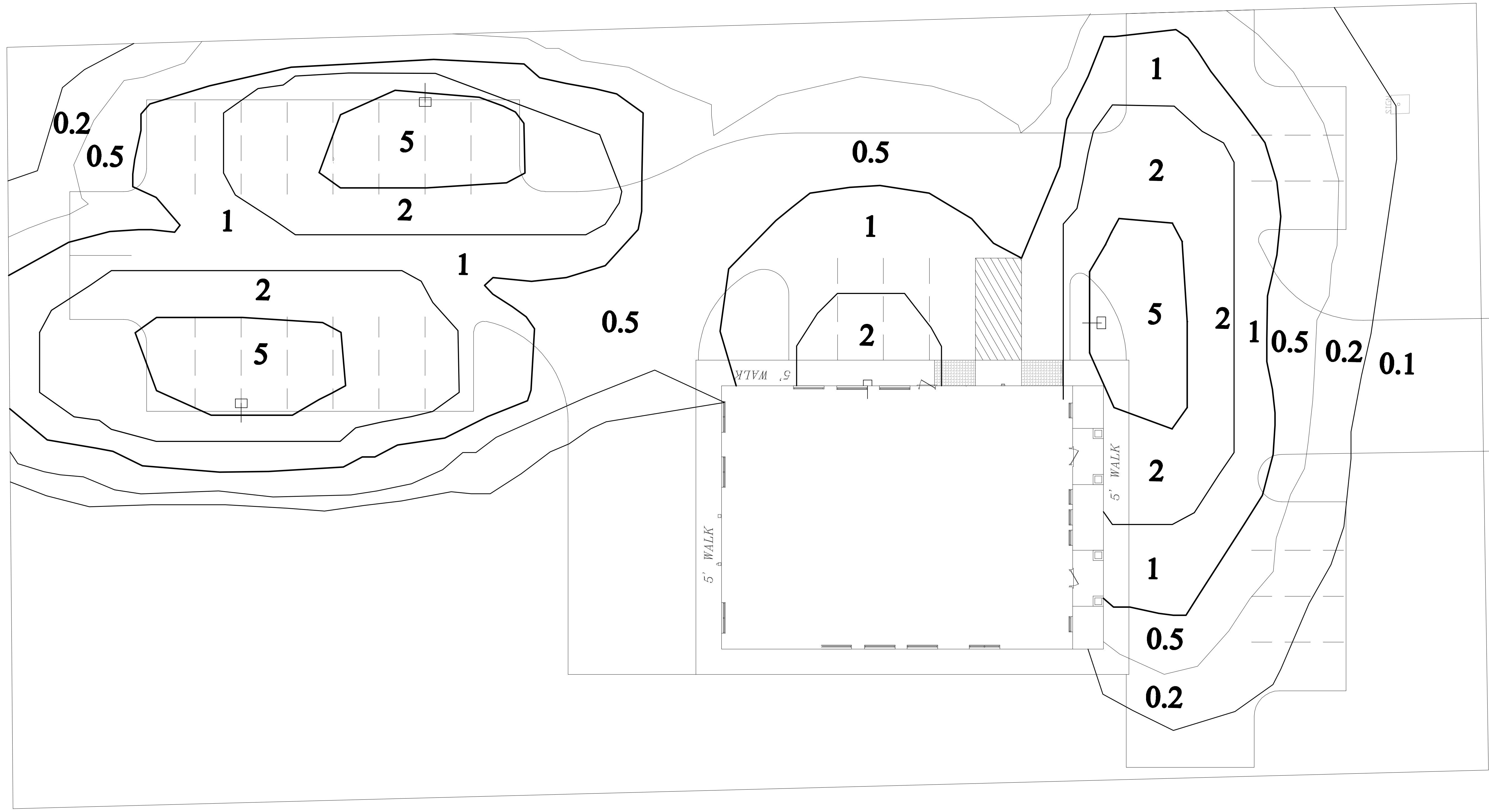
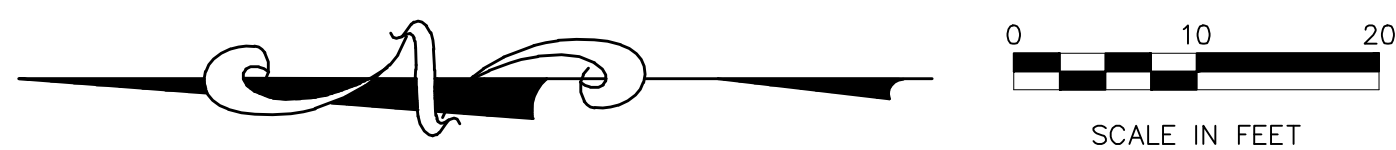
SP2014-006

REVISION:	W.L.D.
CHECKED:	G.C.W.
DATE:	APR. 15, 2014
PROJECT:	13029
1 OF 1	

LANDSCAPE PLAN
LOT 1, BLOCK A
PEAR PEDI MEDICAL OFFICE
J.M. ALLEN SURVET, ABST. 2
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, F-886, ON DATE: APRIL 15, 2014.



THE SEAL APPEARING ON THIS PLAN IS THE PROPERTY OF W.L. DOUPHRATE & ASSOCIATES, INC. NO. 60102, F-886, ON DATE: APRIL 15, 2014.

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

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

STATE HWY. 276

REVISION	W.L.D.
CHECKED	G.C.W.
DRAWN	
SCALE	1" = 10'H
	1" = 5' V
DATE	APR. 15, 2014
PROJECT	13029
	1 OF 1