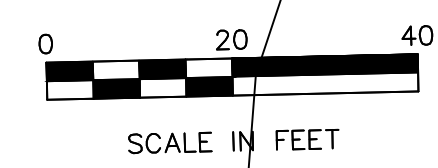


**CURVE DATA**

CA=01°31'00"  
 R=2915.00'  
 T=38.58  
 ARC=77.16  
 CHORD= S 22°44'15" E 77.16'



**SITE DATA SUMMARY**

**ZONING**

RO (RESIDENTIAL OFFICE DISTRICT)  
 ST. HWY. OVERLAY DISTRICT  
 BUSINESS OFFICE  
 0.32 ACRES  
 1,122.5 SQ. FT.  
 28 FT.  
 0.08%

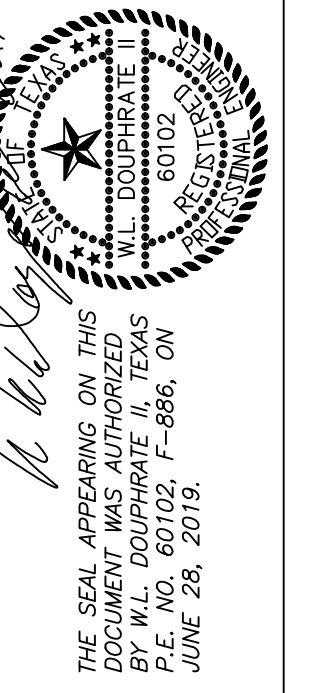
PROPOSED USE  
 LOT AREA  
 BUILDING SQUARE FOOTAGE  
 BUILDING FOOTPRINT  
 BUILDING HEIGHT  
 LOT COVERAGE

PARKING REQUIRED  
 HANDICAP PARKING REQ'D  
 PARKING PROVIDED  
 HANDICAP PARKING PROVIDED  
 INTERIOR LANDSCAPING REQ'D

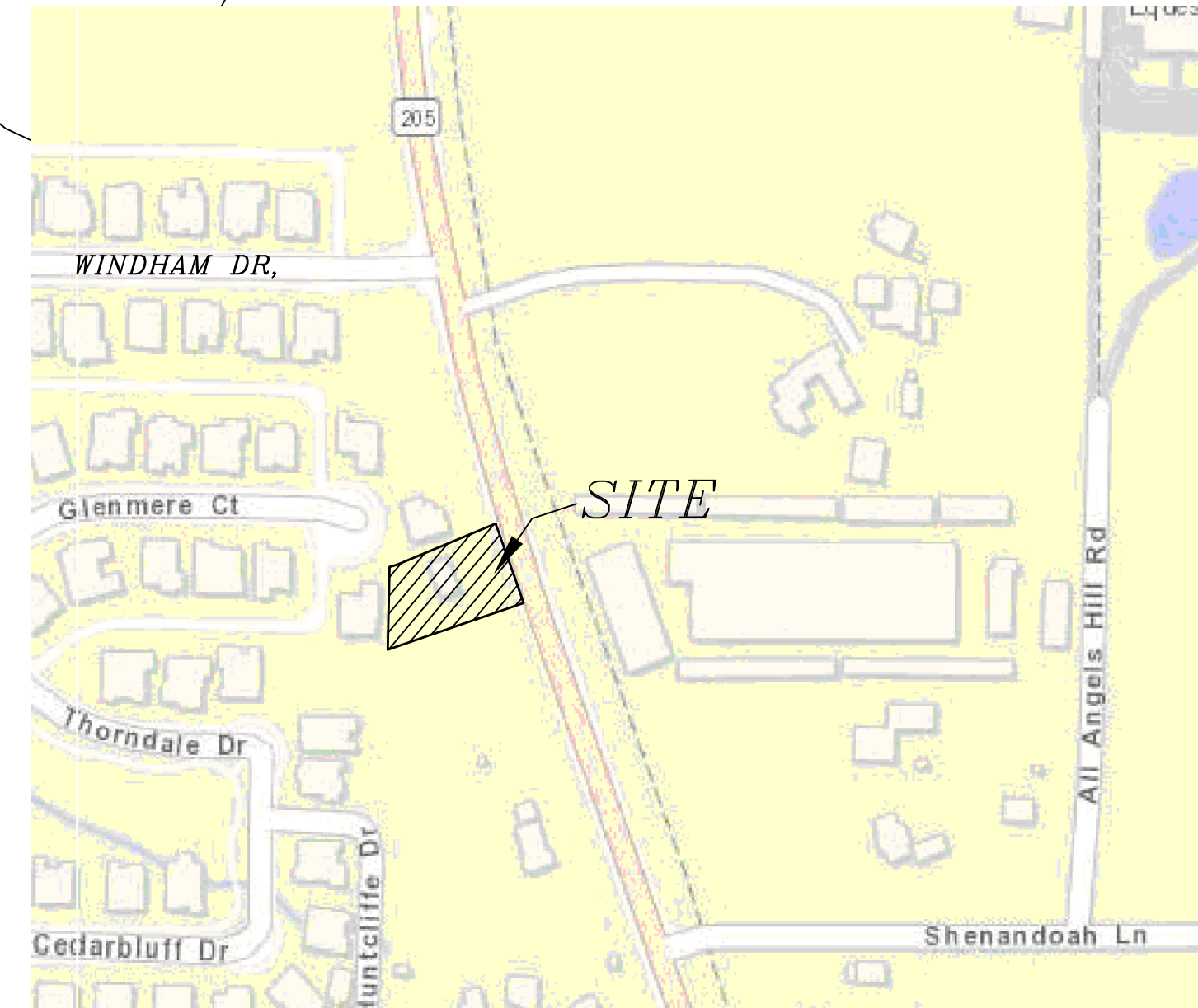
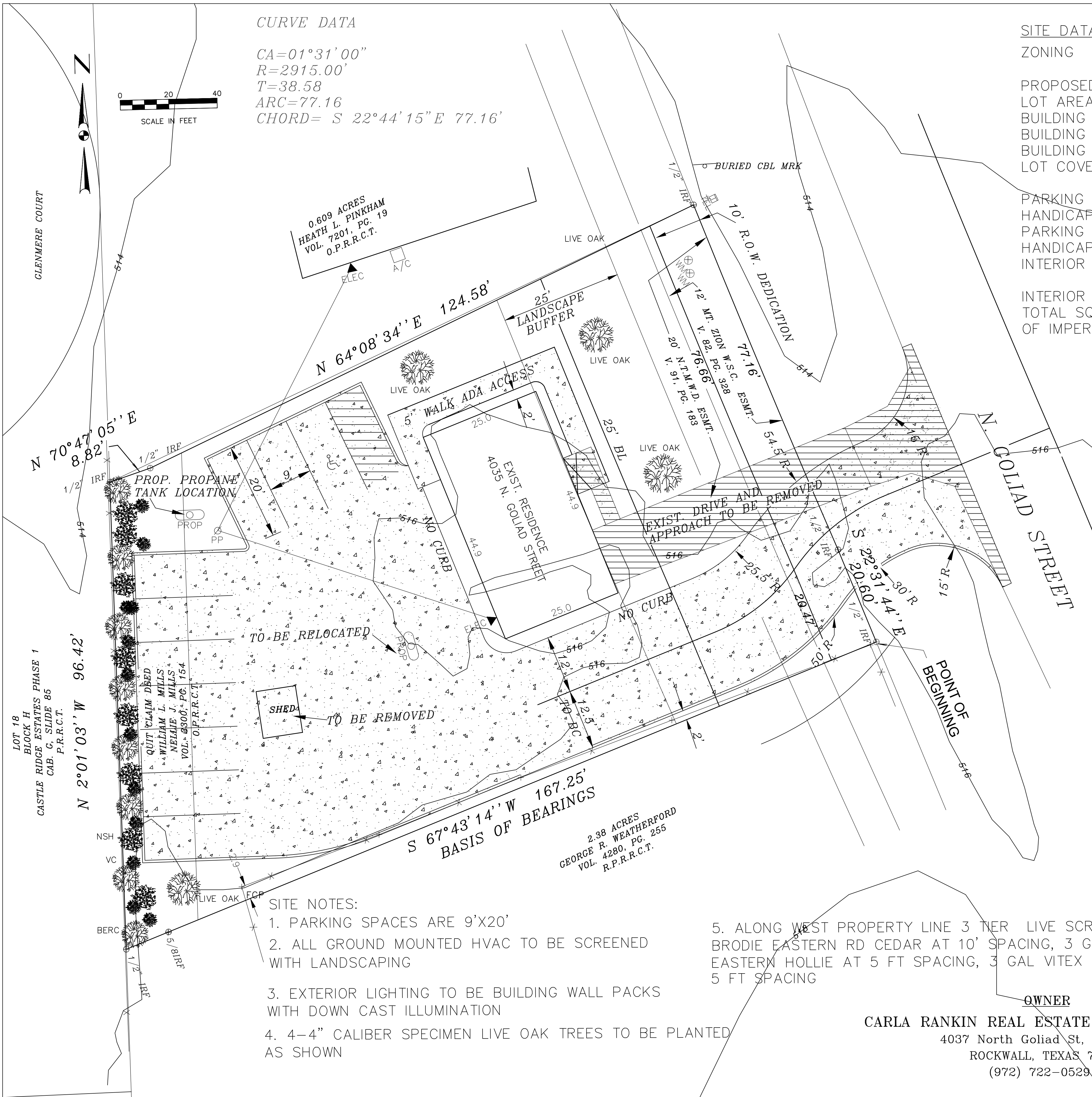
1 SPACE/300 S.F. = 4 SPACES  
 1 SPACE  
 10 SPACES TOTAL  
 1 SPACE  
 15% OF TOTAL SITE  
 (2,100 SQ.FT.)  
 5,879SQ. FT.

INTERIOR LANDSCAPING PROVIDED  
 TOTAL SQUARE FOOTAGE  
 OF IMPERVIOUS SURFACE

8,122 SQ. FT.



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



LOCATION MAP  
 NTS

**TAX ROLL DESCRIPTION:**  
 ABSTRACT 0187 - J. STRICKLAND SURVEY  
 TRACT 12317, ACRES 0.29

0.32 ACRES

**SITE NOTES:**

1. PARKING SPACES ARE 9'X20'
2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH LANDSCAPING
3. EXTERIOR LIGHTING TO BE BUILDING WALL PACKS WITH DOWN CAST ILLUMINATION
4. 4-4" CALIBER SPECIMEN LIVE OAK TREES TO BE PLANTED AS SHOWN
5. ALONG WEST PROPERTY LINE 3 TIER LIVE SCREENING W/ 5 GAL BRODIE EASTERN RD CEDAR AT 10' SPACING, 3 GAL NELLIE EASTERN HOLLIE AT 5 FT SPACING, 3 GAL VITEX CACTUS AT 5 FT SPACING

**OWNER**

CARLA RANKIN REAL ESTATE HOLDINGS LLC  
 4037 North Goliad St, Suite 117  
 ROCKWALL, TEXAS 75087  
 (972) 722-0529

**SURVEYOR**

A.J. BEDFORD GROUP INC.  
 301 N. ALAMO ROAD  
 ROCKWALL, TEXAS 75087  
 972-722-0225  
 Firm Registration no. 10118200

REVISION	W.L.D.
CHECKED	G.C.W.
DRAWN	
SCALE	1" = 20'H
DATE	JUNE 28, 2019
PROJECT	19013
	10

SP2019-020

19013 SITE PLAN