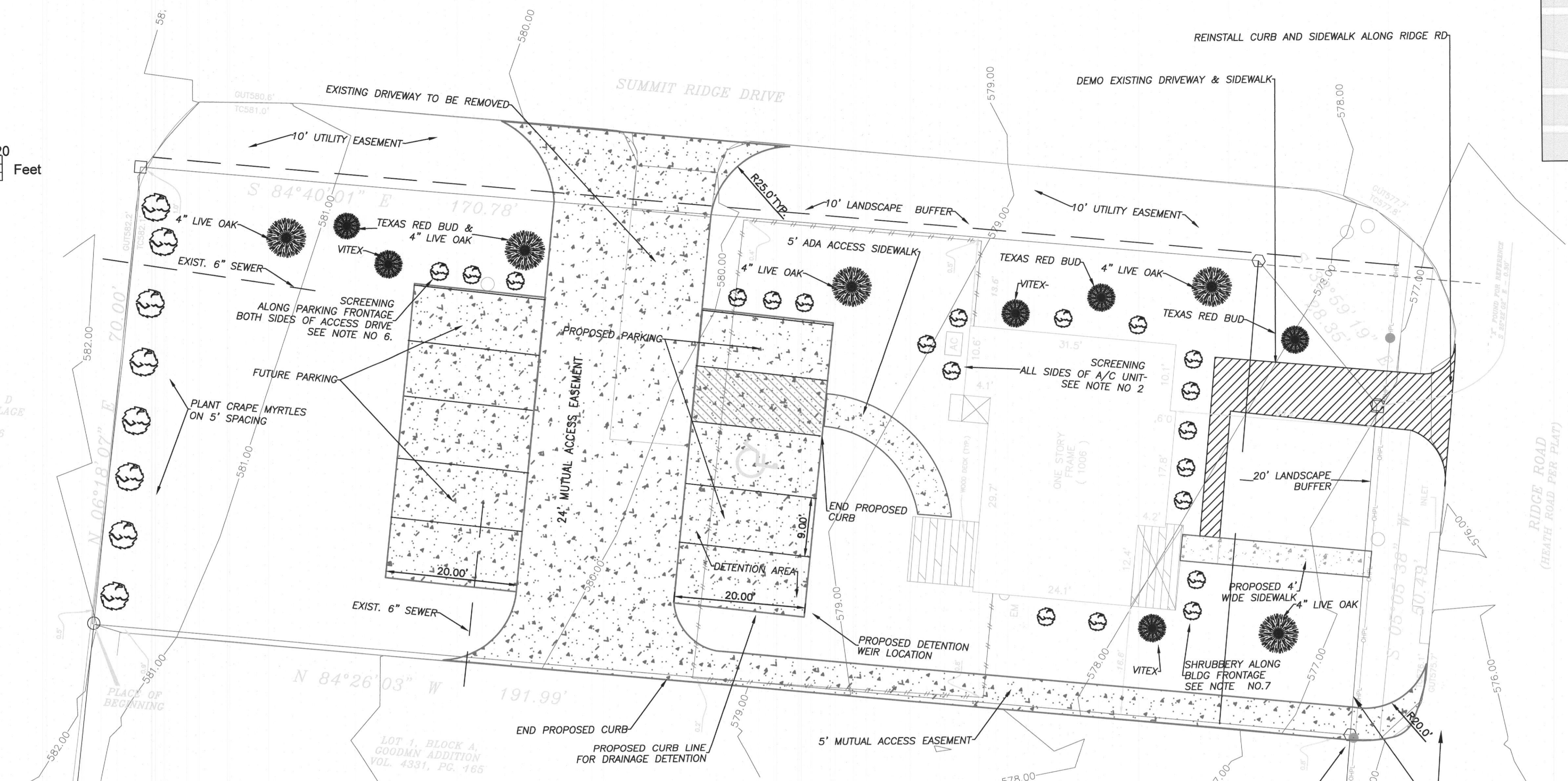


PROJECT LOCATION



LOT 3, BLOCK D
RIDGE ROAD VILLAGE
ADDITION
VOL. 4, PG. 36

LOT 1, BLOCK A,
GOODMAN ADDITION
VOL. 4331, PG. 165

NOTES:

1. PARKING SPACES ARE 9'X20'
2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
3. EXTERIOR SIDE LIGHTING IS BUILDING WALL PACK WITH DOWN CAST ILLUMINATION
4. 1- 4" LIVE OAK, 1-TEXAS RED BUD, 1-VITEX TO BE PLANTED AS SHOWN FRONTING RIDGE RD
5. IN LIEU OF THE RESIDENT SCREENING CRAPE MYRTLES ARE TO BE PLANTED AT SAME 5' SPACING AS 1008 RIDGE RD ALONG WEST PROPERTY LINE
6. SCREEN PARKING FRONTAGE WITH LANDSCAPED WITH A MIXTURE OF 3-7 GAL TEXAS SAGE DESPERADO & 3-5 GAL WAX LEAF LIGUSTRUM BUSHES
7. LANDSCAPE BLDG FRONTAGE & SIDES WITH 16-5 GAL TEXAS RED YUCCA PLANTS
8. 2 TEXAS RED BUDS, 4-4" LIVE OAKS, 2 VITEX TO BE PLANTED ALONG SUMMIT RIDGE FRONTAGE AS SHOWN
9. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN

SITE DATA SUMMARY:

ZONING: RO (RESIDENTIAL OFFICE DISTRICT) PD-53
 PROPOSED USE: BUSINESS OFFICE
 BUILDING SQUARE FOOTAGE: 1123 SF
 BUILDING FOOTPRINT: 1123 SF
 BUILDING HEIGHT: 28 FT
 LOT COVERAGE: 8.4%
 PARKING SPACES REQUIRED: 1 SPACE/300 SF= 4
 HANDICAP PARKING REQUIRED: 1
 PARKING SPACES PROVIDED: 4
 HANDICAP PARKING PROVIDED: 1
 INTERIOR LANDSCAPING REQUIRED: 30%
 INTERIOR LANDSCAPING PROVIDED: 58% 7519 SF
 TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=5549 SF

APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL
 ON THE _____ DAY OF _____
 WITNESS OUR HANDS, THIS _____ DAY OF _____
 PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING
 CASE NO. SP2020-009

OWNER

DORMAN BELL & KRAMER
CHICAGO TITLE
 1006 RIDGE ROAD
 ROCKWALL, TEXAS 75087
 (972) 977-5442

SURVEYOR

BURNS SURVEYING
 7509 PENNRIDGE CIRCLE
 ROWLETT, TEXAS 75088
 214-326-1090
 Firm Registration no. 10194366

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

CHICAGO TITLE SITE PLAN/LANDSCAPING PLAN
 1006 RIDGE ROAD

CITY ROCKWALL
 ROCKWALL COUNTY, TEXAS

REVISION	WLD.
CHECKED	
DRAWN	DLL
SCALE	1" = 10' H 1" = V
DATE	MAY 14, 2020
PROJECT	20011
	20