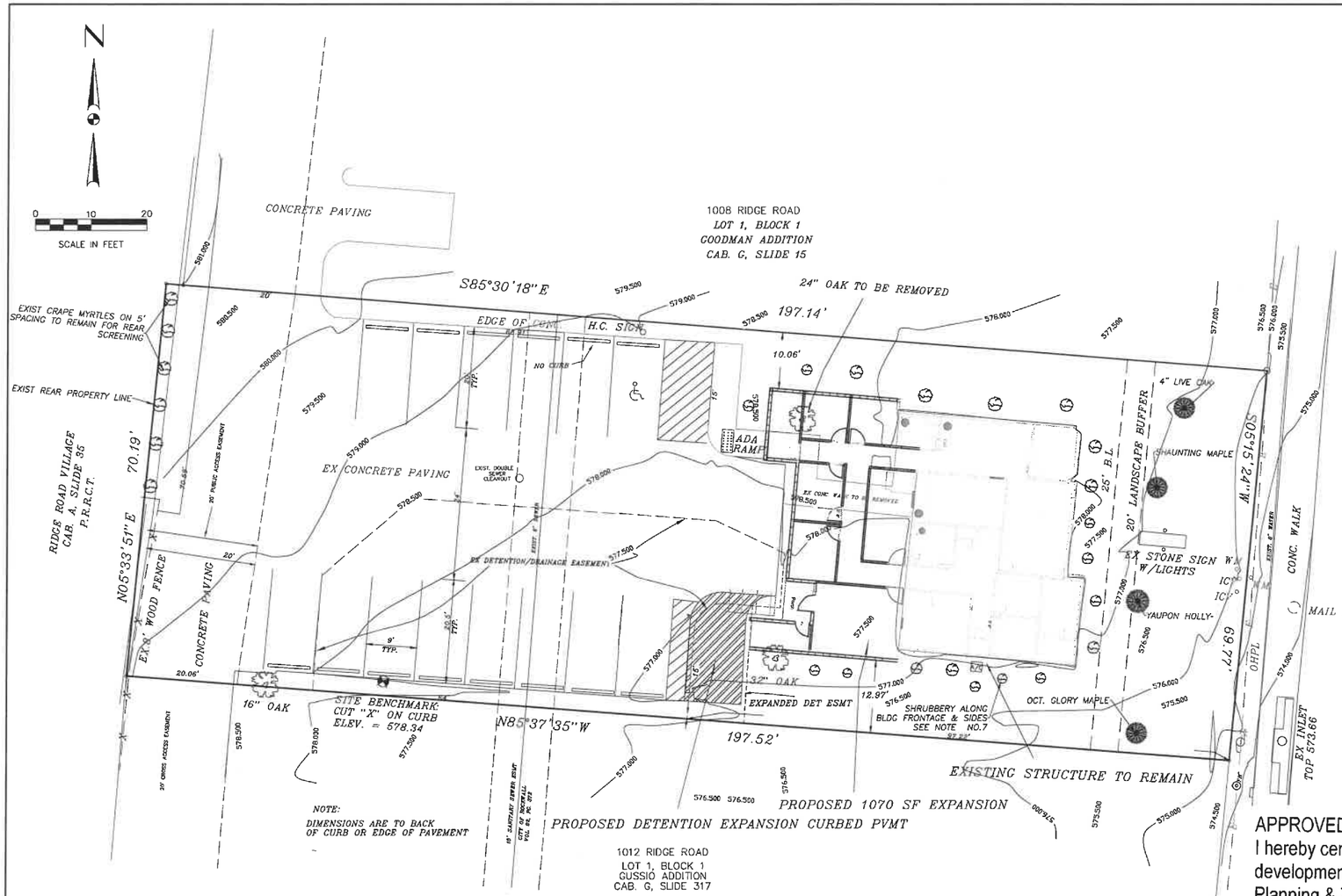

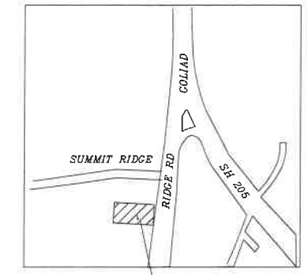

LOCATION MAP
NTS

NOTES:
1. PARKING SPACES ARE 9'X20'
2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
3. THE EXISTING CRAPE MYRTLES LOCATED ALONG THE WEST PROPERTY LINE ARE TO BE PRESERVED FOR RESIDENT SCREENING
4. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 3-7 GAL TEXAS SAGE DESPERADO & 3-5 GAL WAX LEAF LIGUSTRUM BUSHES
5. LANDSCAPE BLDG FRONTAGE & SIDES WITH 16-5 GAL TEXAS RED YUCCA PLANTS
6. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN
7. ALL SHRUBS SHALL BE A 5 GAL MINIMUM IN SIZE.
8. 2 CANOPY TREES TO BE PLANTED WITHIN THE 20' LANDSCAPE BUFFER 1-4" LIVE OAK , 1-4" OCTOBER GLORY MAPLE
9. 2 ACCENT TREES TO BE PLANTD WITHIN THE 20' LANDSCAPE BUFFER 1-SHAUNTING MAPLE & 1- YAUPON HOLLY

SITE DATA SUMMARY:
NAME OF FINAL PLAT: PREGNANCY RESOURCE CENTER LOT 1 BLOCK A BEING A REPLAT OF LOT 3 R.S. LOFLAND SUBD
ZONING: RO (RESIDENTIAL OFFICE DISTRICT) PD-53
PROPOSED USE: BUSINESS OFFICE
EXIST BUILDING SQUARE FOOTAGE: 1200 SF
PROPOSED BUILDING EXPANSION SQUARE FOOTAGE 1070 SF
TOTAL BUILDING FOOTPRINT: 2270 SF
BUILDING HEIGHT: 28 FT
LOT COVERAGE: 16.44%
PARKING SPACES REQUIRED: 1 SPACE/300 SF= 8
HANDICAP PARKING REQUIRED: 1
TOTAL PARKING SPACES PROVIDED: 14
HANDICAP PARKING PROVIDED: 1
INTERIOR LANDSCAPING REQUIRED: 30%
INTERIOR LANDSCAPING PROVIDED: 30% 4150 SF
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=9314 SF

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 14 day of March, 2023.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

PREGNANCY RESOURCE CENTER
1010 RIDGE RD
ROCKWALL , TX 75087
972-722-8292

CASE NO. SP2023-005

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILL DOUPHRATE II TEXAS P.E. 60102 DATE: FEBRUARY 2, 2023

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

SITE PLAN BUILDING EXPANSION & LANDSCAPING
PREGNANCY RESOURCE CENTER
1010 RIDGE ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
CHECKED	W.L.D.
DRAWN	G.C.W.
SCALE	1"=10' H 1"= V
DATE	JUNE 16, 2015
PROJECT	22029
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