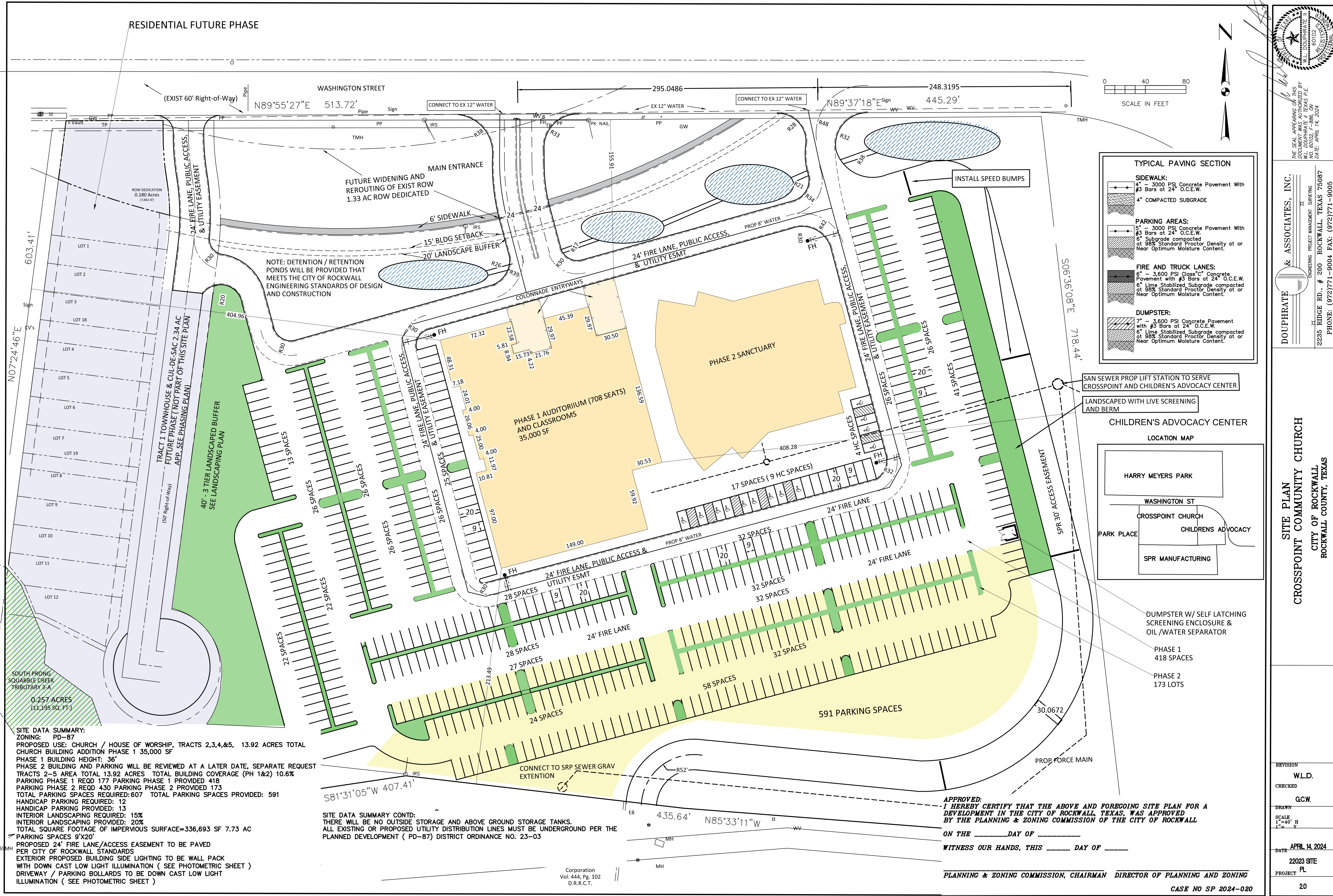


RESIDENTIAL FUTURE PHASE



**TYPICAL PAVING SECTION**

**SIDEWALK:**  
 4" - 3000 PSI Concrete Pavement With #3 Bars at 24" O.C.E.W.  
 4" COMPACTED SUBGRADE

**PARKING AREAS:**  
 5" - 3000 PSI Concrete Pavement With #3 Bars at 24" O.C.E.W.  
 6" Subgrade compacted at 95% Standard Proctor Density at or Near Optimum Moisture Content.

**FIRE AND TRUCK LANES:**  
 6" - 3,600 PSI Class "C" Concrete Pavement with #3 Bars at 24" O.C.E.W.  
 6" Lime Stabilized Subgrade compacted at 95% Standard Proctor Density at or Near Optimum Moisture Content.

**DUMPSTER:**  
 7" - 3,600 PSI Concrete Pavement with #3 Bars at 24" O.C.E.W.  
 6" Lime Stabilized Subgrade compacted at 95% Standard Proctor Density at or Near Optimum Moisture Content.

SAN SEWER PROP LIFT STATION TO SERVE CROSSPOINT AND CHILDREN'S ADVOCACY CENTER

LANDSCAPED WITH LIVE SCREENING AND BERM

**CHILDREN'S ADVOCACY CENTER**

LOCATION MAP

HARRY MEYERS PARK  
 WASHINGTON ST  
 CROSSPOINT CHURCH  
 PARK PLACE  
 CHILDRENS ADVOCACY  
 SPR MANUFACTURING

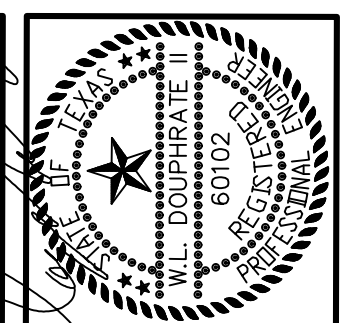
**SITE DATA SUMMARY:**  
 ZONING: PD-87  
 PROPOSED USE: CHURCH / HOUSE OF WORSHIP, TRACTS 2,3,4,&5, 13.92 ACRES TOTAL  
 CHURCH BUILDING ADDITION PHASE 1 35,000 SF  
 PHASE 1 BUILDING HEIGHT: 36'  
 PHASE 2 BUILDING AND PARKING WILL BE REVIEWED AT A LATER DATE, SEPARATE REQUEST  
 TRACTS 2-5 AREA TOTAL 13.92 ACRES TOTAL BUILDING COVERAGE (PH 1&2) 10.6%  
 PARKING PHASE 1 REQD 177 PARKING PHASE 1 PROVIDED 418  
 PARKING PHASE 2 REQD 430 PARKING PHASE 2 PROVIDED 173  
 TOTAL PARKING SPACES REQUIRED: 607 TOTAL PARKING SPACES PROVIDED: 591  
 HANDICAP PARKING REQUIRED: 12  
 HANDICAP PARKING PROVIDED: 13  
 INTERIOR LANDSCAPING REQUIRED: 15%  
 INTERIOR LANDSCAPING PROVIDED: 20%  
 TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=336,693 SF 7.73 AC  
 PARKING SPACES 9'X20'  
 PROPOSED 24' FIRE LANE/ACCESS EASEMENT TO BE PAVED PER CITY OF ROCKWALL STANDARDS  
 EXTERIOR PROPOSED BUILDING SIDE LIGHTING TO BE WALL PACK WITH DOWN CAST LOW LIGHT ILLUMINATION ( SEE PHOTOMETRIC SHEET )  
 DRIVEWAY / PARKING BOLLARDS TO BE DOWN CAST LOW LIGHT ILLUMINATION ( SEE PHOTOMETRIC SHEET )

**SITE DATA SUMMARY CONTD:**  
 THERE WILL BE NO OUTSIDE STORAGE AND ABOVE GROUND STORAGE TANKS.  
 ALL EXISTING OR PROPOSED UTILITY DISTRIBUTION LINES MUST BE UNDERGROUND PER THE PLANNED DEVELOPMENT ( PD-87) DISTRICT ORDINANCE NO. 23-03

**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 SP 2024-020



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THE STATE OF TEXAS, LICENSE NO. 60102, F-686, GN, DATE: APRIL 14, 2024

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

**SITE PLAN**  
**CROSSPOINT COMMUNITY CHURCH**  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	GCW.
DRAWN	
SCALE	1"=40' H 1"=40' V
DATE	APRIL 14, 2024
PROJECT	22023 SITE PL
	20