

BUILDERS COPY

**Keep On Job Site At All Times
For Inspection Use**



ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT

2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087



DATE	DESCRIPTION
06/22/2021	REVISIONS
	DESCRIPTION
	REVISION TO CITY COMMENTS

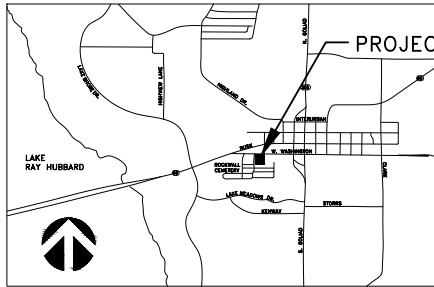
PROJECT NAME AND ADDRESS:
BUSINESS PARK
409 W. WASHINGTON
ROCKWALL, TEXAS 75087

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	06/22/2021
SCALE	
SHEET NO.	of
DRAWING NAME:	

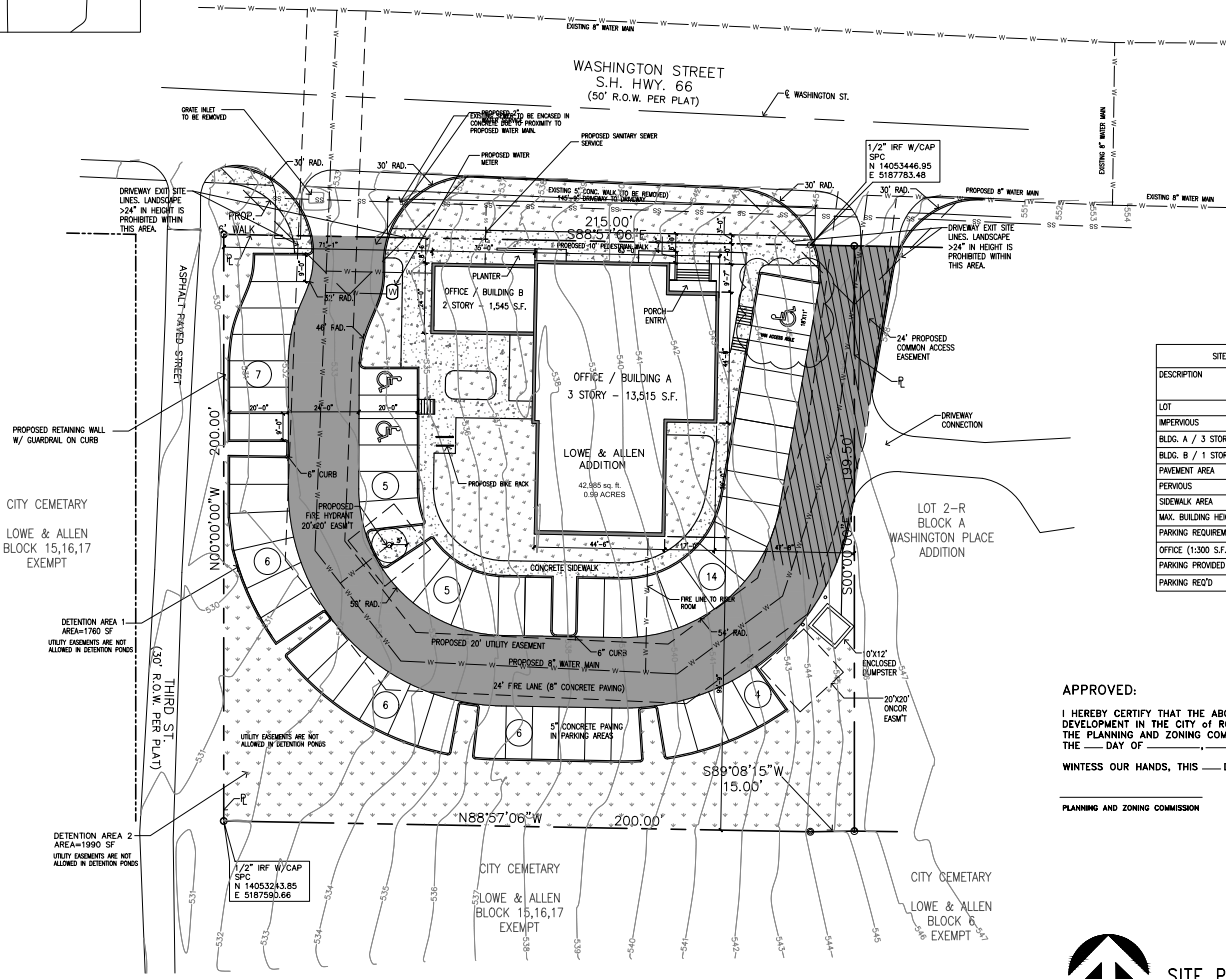
SITE PLAN

S1.0

SP2019-044



VICINITY MAP



SITE SUMMARY - COMMERCIAL ZONING

DESCRIPTION	LOT PERCENTAGE
LOT	42,985 S.F. 100 %
IMPERVIOUS	31,453 S.F. 73.1%
BLDG. A / 3 STORY SURFACE AREA	4,929 S.F. 11.4%
BLDG. B / 1 STORY SURFACE AREA	840 1.9%
PAVEMENT AREA	21,049 S.F. 48.9 %
PERVIOUS	11,532 S.F. 26.8 %
SIDEWALK AREA	4,635 S.F. 10.7 %
MAX. BUILDING HEIGHT PROPOSED	40 FT 6 IN
PARKING REQUIREMENTS	
OFFICE (1:300 S.F.)	15,844 S.F.
PARKING PROVIDED	53
PARKING REQ'D	53

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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, 20__.

WITNESS OUR HANDS, THIS ____ DAY OF _____

PLANNING AND ZONING COMMISSION DIRECTOR OF PLANNING AND ZONING



SITE PLAN
SCALE: 1"=20'
0 20' 40'

OWNER/DEVELOPER:
LMGC, LLC
JIMMY MCCLINTOCK
(972)983-2222
3021 RIDGE RD.
ROCKWALL, TEXAS 75087

ARCHITECT/PLANNER:
RAMSAY & REYES, LLC
ROSS RAMSAY
(214)536-5306
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087