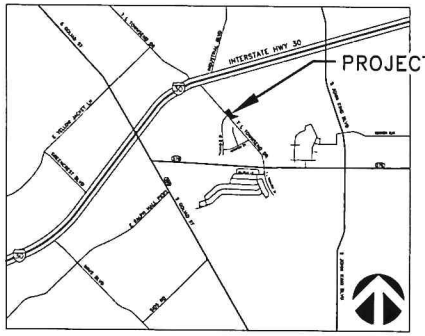

VICINITY MAP

BODIN CONCRETE LP

BODIN INDUSTRIAL
TRACT, BLOCK A, LOT 5
ACRES 1.15

OWENS REAL ESTATE
INVESTMENTS LLC

BODIN INDUSTRIAL TRACT
LOT 1-GO
ACRES 1

S 37°35'36" E
283.78'
10' BUILDING SETBACK
S 71°48'33" E
250.55'
10' BUILDING SETBACK
347.49'
75' BUILDING SETBACK
S 69°46'23" W
N 47°52'51" E
227.89'
15' BUILDING SETBACK
N 43°13'32" W
371.06'
25' BUILDING SETBACK

STORAGE WAREHOUSE/BUILDING B
10,963 S.F.

OFFICE/BUILDING A
12,205 S.F.

24' FIRE LANE (5" CONCRETE PAVING)

5" CONCRETE PAVING IN PARKING AREAS

CONC. WALKWAY

DUMPSTER ENCLOSURE

10' LANDSCAPE BUFFER

PROPOSED FIRE HYDRANT

PROPOSED 5' CITY CONCRETE WALK

E T.L. TOWNSEND DR.

T.L. TOWNSEND DRIVE

E TROWBRIDGE ST.

WBRIDGE ST.

REDI MIX LLC

BODIN INDUSTRIAL
TRACT, LOT TR 2-A PT
& 1A PT
ACRES 2.841

WAY BILL & JERRY

BODIN INDUSTRIAL TRACT
LOT TR 1 PART
ACRES 1.227

SITE SUMMARY

DESCRIPTION		LOT PERCENTAGE
LOT	2.21 S.F.	100 %
IMPERVIOUS		
BLDG A / OFFICE TOTAL AREA	12,133 S.F.	12.6%
BLDG B / WAREHOUSE TOTAL AREA	10,900 S.F.	11.3 %
PAVEMENT AREA	41,597 S.F.	43.5 %
PERVIOUS		
LANDSCAPE AREA	33,331 S.F.	32.5 %
SIDEWALK AREA	0	0.0 %
MAX. BUILDING HEIGHT PROPOSED	22 FT	
PARKING REQUIREMENTS		
OFFICE (1,200 S.F.)	12,133 S.F.	42
WAREHOUSE (10,000 S.F.)	10,800 S.F.	11
PARKING PROVIDED		53

SITE PLAN
SCALE: 1" = 20'

OWNER:
PLATINUM CONSTRUCTION
CONTACT: ANNALYSE WALK
1450 TL Townsend Rd
Ste 100
Rockwall, TX 75032
(972) 722-2590

ARCHITECT:
RAMSAY & REYES, LLC
CONTACT: STEVEN REYES
2235 Ridge Rd.
Rockwall, TX 75087
(972)345-1684

RAMSAY & REYES, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

REVISIONS

NO.	DESCRIPTION/TASK	DATE

PROJECT NAME AND ADDRESS:
PLATINUM BUSINESS PARK II
1491 T.L. TOWNSEND
ROCKWALL, TX 75087
BODIN INDUSTRIAL SUBDIVISION

PROJECT No.	17031
DRAWN BY	S.R.
CHECKED BY	R.R.
DATE	10/10/2018
SCALE	1" = 20'
SHEET NO.	02 of 181

DRAWING NAME:
SITE PLAN

S1.0