



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE, A TEXAS PROFESSIONAL ENGINEER, LICENSE NO. 60102, F-686, ON 04/29/2024.

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

**LANDSCAPING PLAN**  
**LOT 7, BLOCK A**  
**MAVERICK RANCH ADDITION**  
CITY ROCKWALL  
ROCKWALL COUNTY, TEXAS

REVISION	WLD.
CHECKED	
DRAWN	GCW.
SCALE	1" = 20' H 1" = 1' V
DATE	JAN 29, 2024
PROJECT	23028
	20

REVISED TO CONFORM TO CONSTRUCTION RECORDS.  
*W.L. Douphrate* DATE: 2-17-26

NOTE: ALL TREE LANDSCAPING TO BE PLANTED 10' FROM ANY UTILITIES

APPROVED:  
I hereby certify 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 \_\_\_\_\_, 2024.  
WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.  
\_\_\_\_\_  
Planning & Zoning Commission, Chairman      Director of Planning and Zoning

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

**SITE DATA SUMMARY**

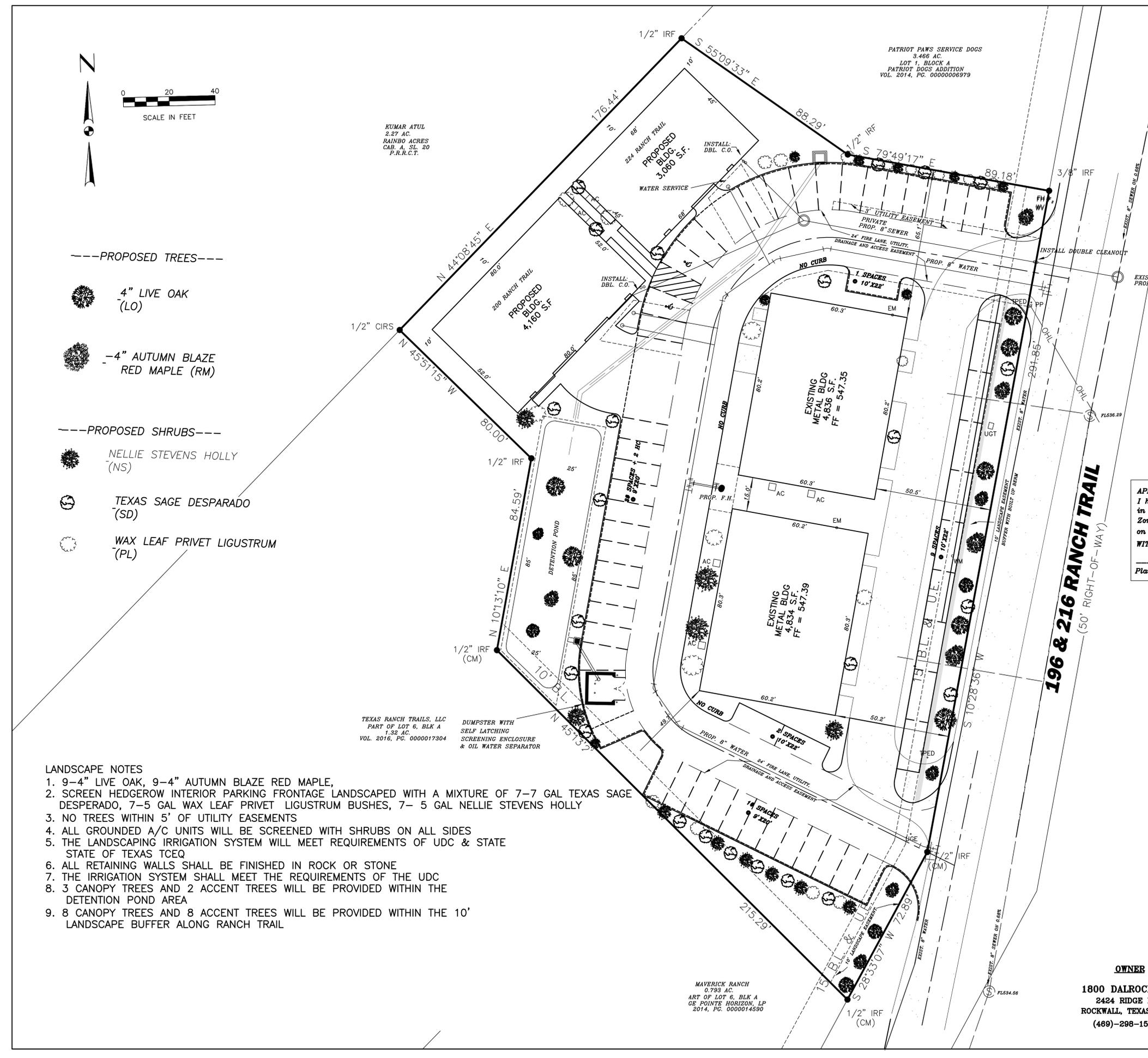
ZONING	C (COMMERCIAL)
PROPOSED USE	BUSINESS OFFICES
LOT AREA	1.550 ACRES
BUILDING SQUARE FOOTAGE	16,890 SQ. FT.
BUILDING FOOTPRINT	16,890 SQ. FT.
BUILDING HEIGHT	28 FT.
LOT COVERAGE	25.02%
PARKING REQUIRED	1 SPACE/300 S.F. = 57 SPACES
HANDICAP PARKING REQ'D	2 SPACE
PARKING PROVIDED	51 SPACES
HANDICAP PARKING PROVIDED	2 SPACE
INTERIOR LANDSCAPING REQ'D	15% OF TOTAL SITE (10,124 SQ.FT.)
INTERIOR LANDSCAPING PROVIDED	31,900 SQ. FT.
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	35,602 SQ. FT.

SITE NOTES:  
1. PARKING SPACES ARE 9'X20'  
2. ALL GROUND MOUNTED HVAC UNITS TO BE SCREENED WITH LANDSCAPING 1.550 AC.  
3. EXTERIOR LIGHTING TO BE WALL PACKS 67,502 SQ. FT.  
SEE BUILDING ELEVATIONS

**OWNER**  
1800 DALROCK, LLC  
2424 RIDGE RD  
ROCKWALL, TEXAS 75087  
(469)-298-1594

**SURVEYOR**  
FINCHER LAND SURVEYING, PLLC  
3213 INTERSTATE HIGHWAY 30, #107  
MEAGUIRE, TEXAS 75150  
(903)-944-6397  
Texas Firm No. 10194258

CASE NO. SP 2024-003



KUMAR ATUL  
2.27 AC.  
RAINBO ACRES  
CAB. A, SL. 20  
P.R.A.C.T.

TEXAS RANCH TRAILS, LLC  
PART OF LOT 6, BLK A  
1.32 AC.  
VOL. 2016, PG. 0000017304

DUMPSTER WITH  
SELF LATCHING  
SCREENING ENCLOSURE  
& OIL WATER SEPARATOR

MAVERICK RANCH  
0.793 AC.  
ART OF LOT 6, BLK A  
CE POINTE HORIZON, LP  
2014, PG. 0000014590

- LANDSCAPE NOTES**
- 9-4" LIVE OAK, 9-4" AUTUMN BLAZE RED MAPLE,
  - SCREEN HEDGEROW INTERIOR PARKING FRONTAGE LANDSCAPED WITH A MIXTURE OF 7-7 GAL TEXAS SAGE DESPERADO, 7-5 GAL WAX LEAF PRIVET LIGUSTRUM BUSHES, 7- 5 GAL NELLIE STEVENS HOLLY
  - NO TREES WITHIN 5' OF UTILITY EASEMENTS
  - ALL GROUND MOUNTED A/C UNITS WILL BE SCREENED WITH SHRUBS ON ALL SIDES
  - THE LANDSCAPING IRRIGATION SYSTEM WILL MEET REQUIREMENTS OF UDC & STATE OF TEXAS TCEQ
  - ALL RETAINING WALLS SHALL BE FINISHED IN ROCK OR STONE
  - THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS OF THE UDC
  - 3 CANOPY TREES AND 2 ACCENT TREES WILL BE PROVIDED WITHIN THE DETENTION POND AREA
  - 8 CANOPY TREES AND 8 ACCENT TREES WILL BE PROVIDED WITHIN THE 10' LANDSCAPE BUFFER ALONG RANCH TRAIL

---PROPOSED TREES---

4" LIVE OAK (LO)

-4" AUTUMN BLAZE RED MAPLE (RM)

---PROPOSED SHRUBS---

NELLIE STEVENS HOLLY (NS)

TEXAS SAGE DESPARADO (SD)

WAX LEAF PRIVET LIGUSTRUM (PL)