

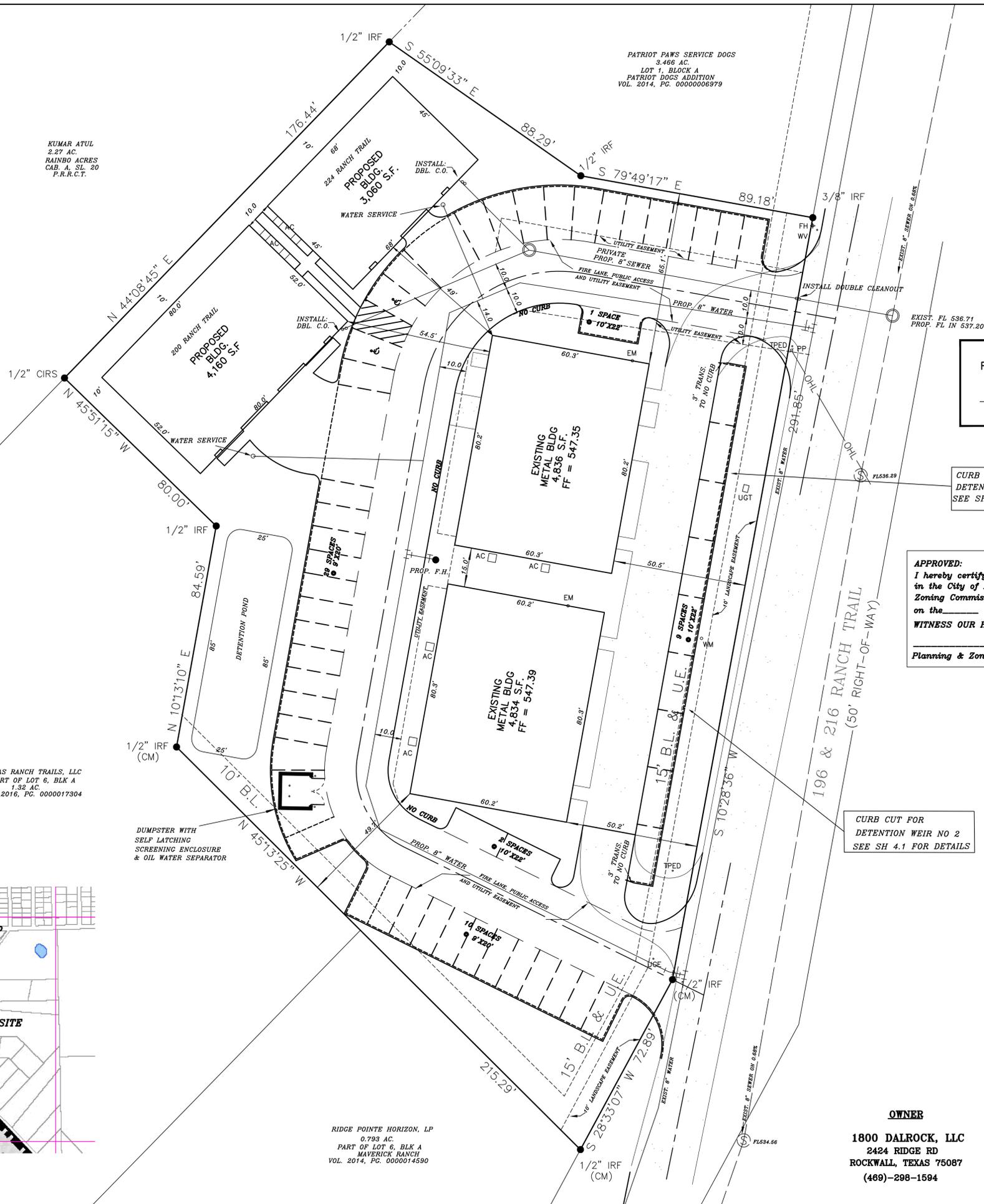


KUMAR ATUL
2.27 AC.
RAINBO ACRES
CAB. A. SL. 20
P.R.R.C.T.

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



LOCATION MAP
NTS



PATRIOT PAWS SERVICE DOGS
3.466 AC.
LOT 1, BLOCK A
PATRIOT DOGS ADDITION
VOL. 2014, PG. 0000006979

RIDGE POINTE HORIZON, LP
0.793 AC.
PART OF LOT 6, BLK A
MAVERICK RANCH
VOL. 2014, PG. 0000014590

NOTE: THERE WILL BE NO OUTSIDE STORAGE ALLOWED

REVISED TO CONFORM TO CONSTRUCTION RECORDS.
[Signature] DATE: 2-17-26

CURB CUT FOR
DETENTION WEIR NO 1
SEE SH 4.1 FOR DETAILS

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 _____, _____.
WITNESS OUR HANDS, this _____ day of _____, _____.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

CURB CUT FOR
DETENTION WEIR NO 2
SEE SH 4.1 FOR DETAILS

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
3. EXTERIOR LIGHTING TO BE WALL PACKS
SEE BUILDING ELEVATIONS

TAX ROLL DESCRIPTION:
ABSTRACT 0080 - WILLIAM M. FORD SURVEY
TRACT 81844, ACRES 1.550

1.550 AC.
67,502 SQ. FT.

OWNER
1800 DALROCK, LLC
2424 RIDGE RD
ROCKWALL, TEXAS 75087
(489)-298-1594

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

CASE NO. SP 2024-003



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

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

| | |
|----------|--------------------------|
| REVISION | WLD. |
| CHECKED | G.C.W. |
| DRAWN | |
| SCALE | 1" = 20' H 1" = 10' V |
| DATE | JAN 29, 2024 |
| PROJECT | 23028 |
| | 20 65008 SITE PLAN |