

**CURVE DATA**

CA=01°31'00"  
 R=2915.00'  
 T=38.58  
 ARC=77.16  
 CHORD= S 22°44'15" E 77.16'

**SITE DATA SUMMARY**

**ZONING**

PROPOSED USE  
 LOT AREA  
 BUILDING SQUARE FOOTAGE  
 BUILDING FOOTPRINT  
 BUILDING HEIGHT  
 LOT COVERAGE

RO (RESIDENTIAL OFFICE DISTRICT)  
 ST. HWY. OVERLAY DISTRICT  
 BUSINESS OFFICE  
 0.32 ACRES  
 1,122.5 SQ. FT.  
 1,122.5 SQ. FT.  
 28 FT.  
 0.08%

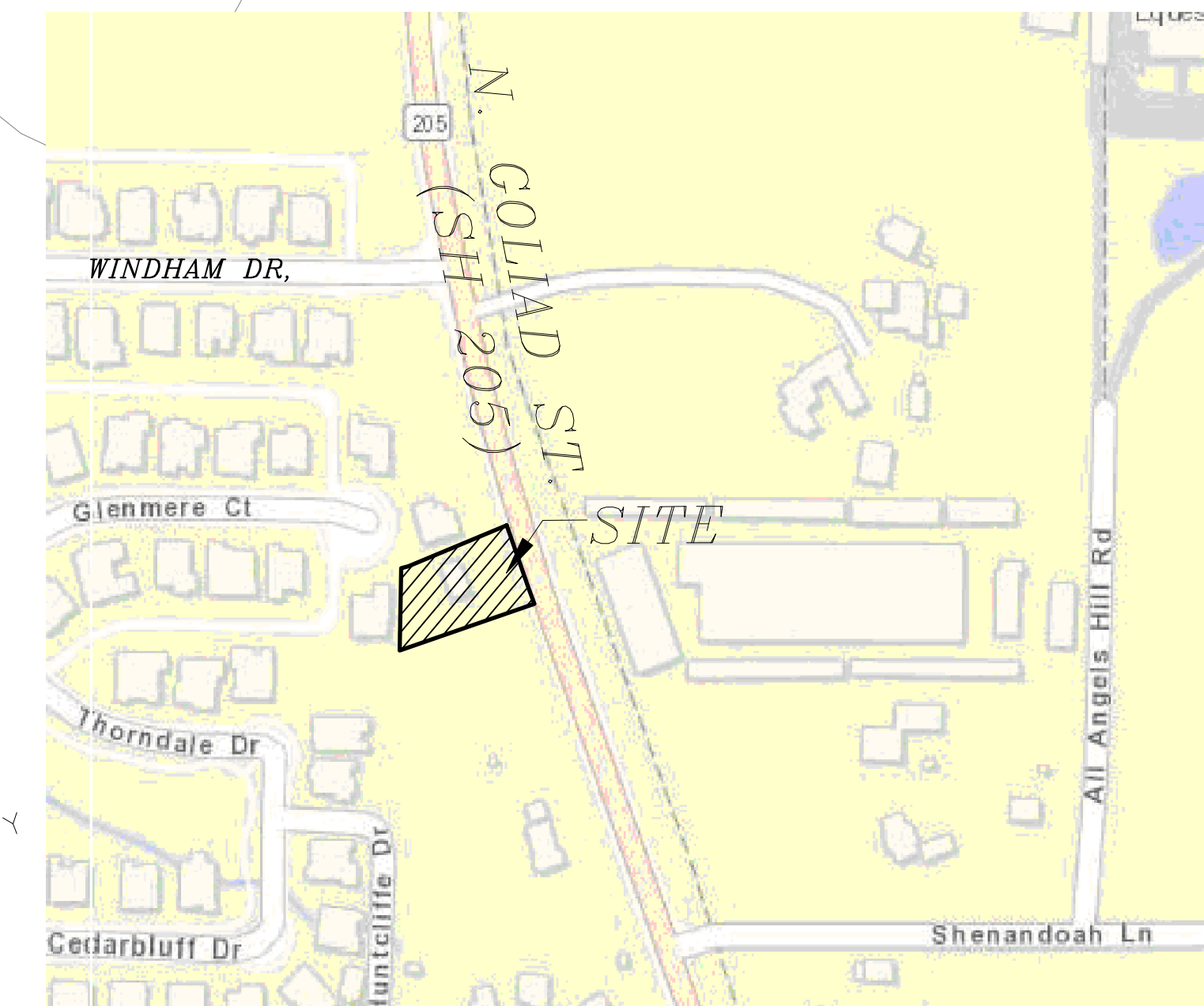
PARKING REQUIRED  
 HANDICAP PARKING REQ'D  
 PARKING PROVIDED  
 HANDICAP PARKING PROVIDED  
 INTERIOR LANDSCAPING REQ'D

1 SPACE/300 S.F. = 4 SPACES  
 1 SPACE  
 10 SPACES TOTAL  
 1 SPACE  
 15% OF TOTAL SITE  
 (2,100 SQ.FT.)  
 5,879SQ. FT.

INTERIOR LANDSCAPING PROVIDED  
 TOTAL SQUARE FOOTAGE  
 OF IMPERVIOUS SURFACE

8,122 SQ. FT.

REVISED TO CONFORM TO CONSTRUCTION RECORDS.  
 \_\_\_\_\_ DATE: 7-8-20



LOCATION MAP  
 NTS

**TAX ROLL DESCRIPTION:**  
 ABSTRACT 0187 - J. STRICKLAND SURVEY  
 TRACT 12317, ACRES 0.29

0.32 ACRES

**OWNER**

**CARLA RANKIN REAL ESTATE HOLDINGS LLC**  
 4037 North Goliad St, Suite 117  
 ROCKWALL, TEXAS 75087  
 (972) 722-0529

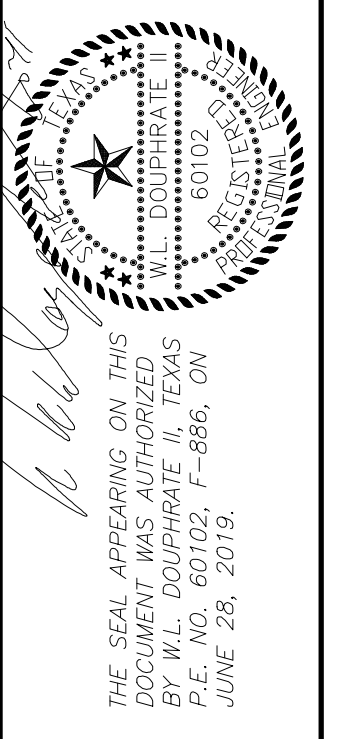
**SURVEYOR**

**A.J. BEDFORD GROUP INC.**  
 301 N. ALAMO ROAD  
 ROCKWALL, TEXAS 75087  
 972-722-0225  
 Firm Registration no. 10118200

SP2019-020

**SITE NOTES:**

1. PARKING SPACES ARE 9'X20'
2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH LANDSCAPING
3. EXTERIOR LIGHTING TO BE BUILDING WALL PACKS WITH DOWN CAST ILLUMINATION
4. 4-4" CALIBER SPECIMEN LIVE OAK TREES TO BE PLANTED AS SHOWN



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

**SITE PLAN / LANDSCAPING PLAN**  
**4035 N. GOLIAD STREET**  
 CITY ROCKWALL  
 ROCKWALL COUNTY, TEXAS

REVISION	WLD.
CHECKED	GCW.
DRAWN	
SCALE	1" = 10' 1" = 5'
DATE	JUNE 28, 2019
PROJECT	19013
	20

19013 SITE PLAN