



PLANNING AND ZONING CASE CHECKLIST

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

P&Z CASE # SP 2019-020 P&Z DATE 6/25/2019 CC DATE 7/9/2019 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input checked="" type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. *SP 1019-020*

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address *4035 N. Goliad, Rockwall, TX*

Subdivision _____ Lot _____ Block _____

General Location _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning *Residential / Office District* Current Use *—*

Proposed Zoning _____ Proposed Use *office*

Acreeage *1.32* Lots [Current] _____ Lots [Proposed] _____

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> Owner	<i>Carla Rankin Real Estate Holdings</i>	<input type="checkbox"/> Applicant	<i>Dub Douphrate & Assoc.</i>
Contact Person	<i>Carla Rankin</i>	Contact Person	<i>Dub Douphrate</i>
Address	<i>4037 N. Goliad</i>	Address	<i>2235 Ridge Rd</i>
City, State & Zip	<i>Rockwall, TX 75087</i>	City, State & Zip	<i>Rockwall, TX 75087</i>
Phone	_____	Phone	<i>9727719604</i>
E-Mail	_____	E-Mail	<i>wldouphrate@douphrate.com</i>

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared _____ [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 _____. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the _____ day of _____, 20 ____.

Owner's/Applicant's Signature _____

Notary Public in and for the State of Texas _____

My Commission Expires _____



**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 6/6/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 06/21/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 6/25/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 6/25/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: SP2019-020
Project Name: 4035 N. Goliad Street
Project Type: SITE PLAN
Applicant Name: DUB DOUPHRATE AND ASSOCIATES
Owner Name: CLARK, BRUCE
Project Description:



RECEIPT

Project Number: SP2019-020
Job Address: 4035 N GOLIAD
ROCKWALL, TX 75087

Receipt Number: B85648

Printed: 6/19/2019 2:53 pm

Fee Description	Account Number	Fee Amount
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SITE PLANNING		
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	01-4280	
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		\$ 256.40
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Total Fees Paid:

\$ 256.40


Date Paid: 6/19/2019 12:00:00AM

Paid By: CARLA RANKIN REAL ESTATE

Pay Method: CHECK 2008

Received By: LM

0 12.5 25 50 75 100 Feet

SP2019-020 - SITE PLAN FOR 4035 N. GOLIAD STREET
SITE PLAN - LOCATION MAP = 



City of Rockwall

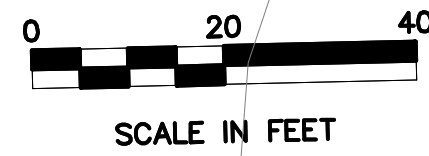
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



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

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%

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

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.

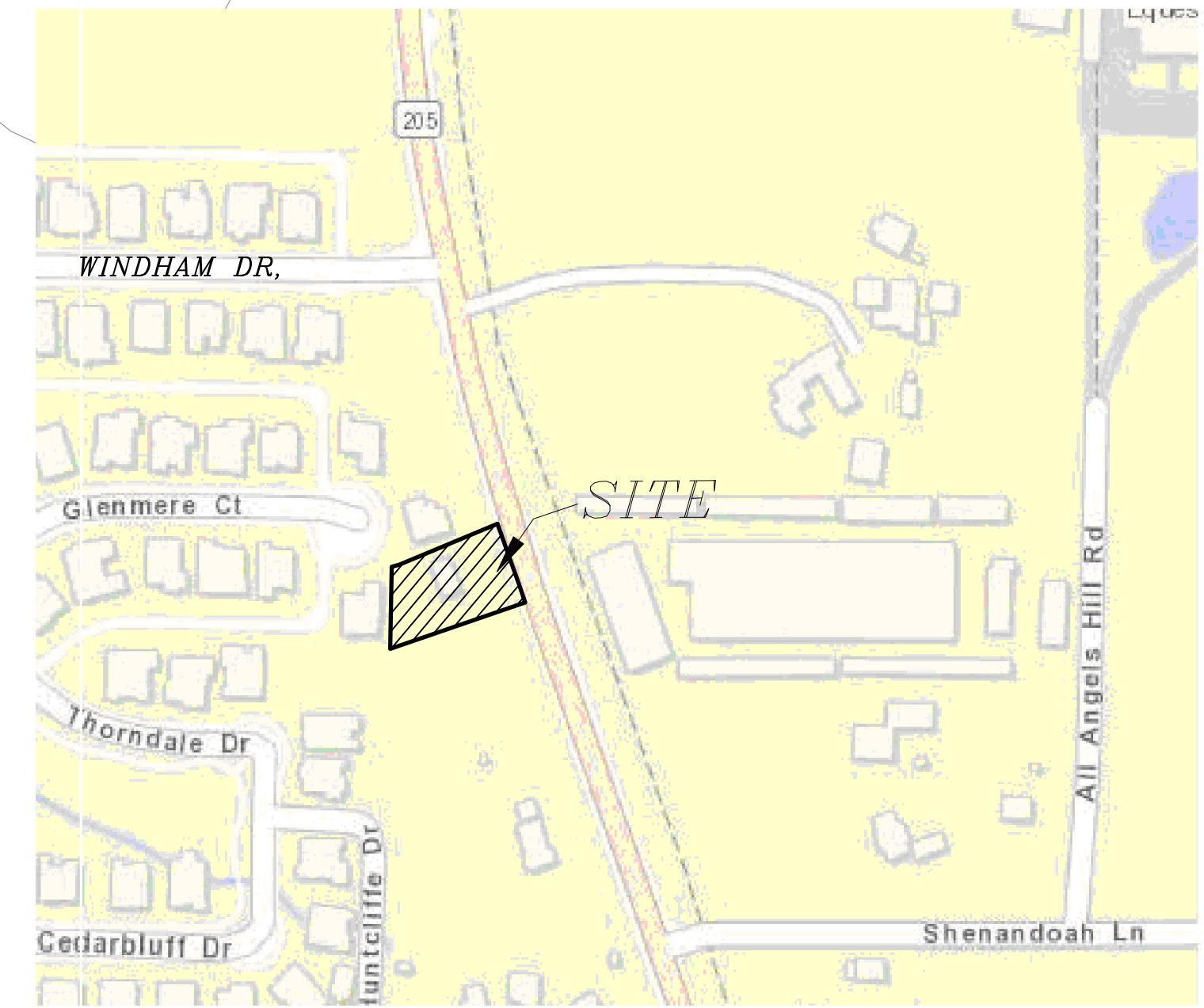
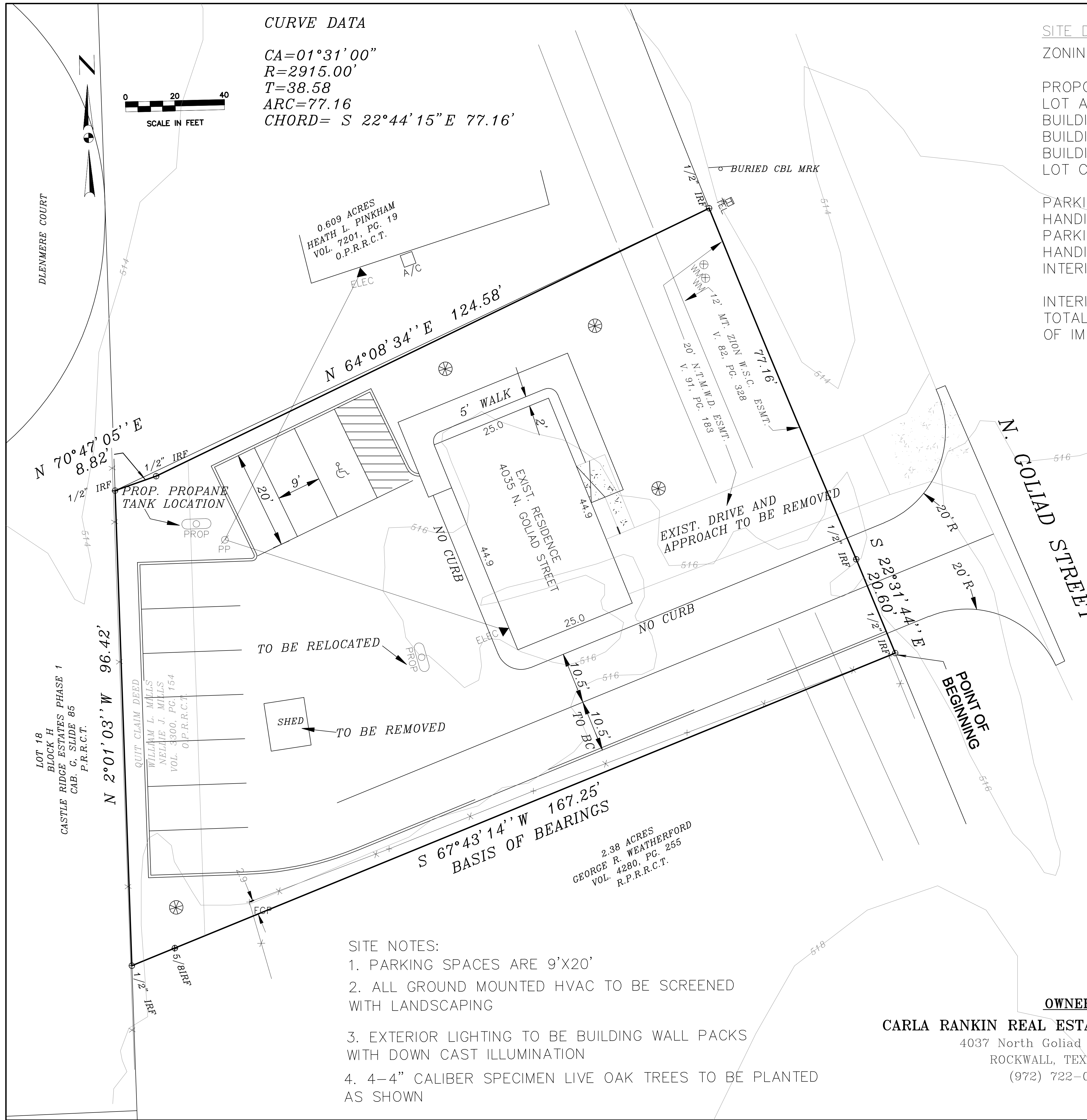
INTERIOR LANDSCAPING PROVIDED
 TOTAL SQUARE FOOTAGE
 OF IMPERVIOUS SURFACE

8,122 SQ. FT.



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

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



LOCATION MAP
 NTS

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

0.32 ACRES

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

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

REVISION	WLD.
CHECKED	
DRAWN	G.C.W.
SCALE	1" = 20'H 1" = 4'V
DATE	MAR 28, 2019
PROJECT	14026
	10



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: June 25, 2019
APPLICANT: Dub Duphrate: *Dub Duphrate & Associates*
CASE NUMBER: SP2019-020; *Site Plan for 4035 N. Goliad Street*

SUMMARY

Consider a request by Dub Douphrate & Associates on behalf of Carla Rankin of Carla Rankin Real Estate Holdings for the approval of a site plan for an office building on a 0.29-acre tract of land identified as Tract 22 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 4035 N. Goliad Street, and take any action necessary.

BACKGROUND

The subject property was annexed in 1983 [*Ordinance No. 83-57*], is zoned Residential Office (RO) District, is situated within the North SH-205 Overlay (M. SH-205 OV) District, and is addressed as 4035 N. Goliad Street. The home on the subject property was most recently used as a single-family home.

PURPOSE

The applicant is requesting approval of a site plan for the purpose of converting a residential structure into a residential-office facility. The proposed residential-office facility is currently a single-family home and based on the applicant, the intent is to convert the structure into a residential office facility for a real estate office. Since the use is being converted from a residential to a non-residential land use, the construction of a parking lot is required. According to the applicant, no other changes will be made to the exterior of the building.

ADJACENT LAND USES AND ACCESS

The subject property is located 4035 N. Goliad Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a single-family home that has been converted into a hair salon (*i.e. Big Mama's House*). Beyond this is a large vacant tract of land followed by the city limits of Rockwall. These areas are zoned Residential (R-O) Office and Agricultural (AG) Districts.

South: Directly south of the subject property there is a commercial business (*i.e. ALS Plumbing*) and a single-family residential subdivision (*i.e. Harlan Park Subdivision*). These areas are zoned Residential (R-O) Office and Single-Family 10 (SF-10) Districts.

East: Directly east of the subject property is N. Goliad Street [SH-205], which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a mini-warehouse facility (*i.e. Public Storage*), which delineates the city limits of Rockwall.

West: Directly west of the subject property there is a single-family residential subdivision (*i.e. Castle Ridge Subdivision*), which is zoned Single-Family 10 (SF-10) District. Following Lake Ray Hubbard, which is located in the City of Dallas.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), the proposed use (*i.e. a residential-office facility*) is allowed by-right in a Residential (R-O) District and will not require any additional approval with regard to land use. The submitted site plan and landscape plan generally conform to the technical requirements contained within the UDC for a property located within a Residential Office (R-O) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>6000 SF</i>	<i>X=13,939 SF; In Conformance</i>
<i>Minimum Lot Frontage</i>	<i>60-Feet</i>	<i>X=97 Feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>X=124=Feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>25-Feet</i>	<i>X=25-Feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>30-Feet</i>	<i>X=30-Feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>X=10-Feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>36-Feet</i>	<i>X=28-Feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>40%</i>	<i>X=0.08%; In Conformance</i>
<i>Minimum Masonry Requirement</i>	<i>90%</i>	<i>X=90%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>4-Spaces</i>	<i>X=10-Spaces; In Conformance</i>
<i>Minimum Stone Requirement</i>	<i>0%</i>	<i>X=0; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>25%</i>	<i>X=42%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>75-80%</i>	<i>X=60%; In Conformance</i>

TREESCAPE PLAN

This request does not require a treescape plan since there are no protected trees being removed.

CONFORMANCE WITH THE CITY’S CODES

According to Subsection 4.2, *Residential Office (R-O) District*, of Section 5, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Residential Office (R-O) District is “...a zoning district intended to recognize the existence of older residential areas of the city where larger houses have been or can be converted from single-family uses to low-intensity office uses in order to extend the economic life of these structures...”. The UDC goes on the states that a Residential Office (R-O) District should have principle access to major or secondary thoroughfares and serves as a transition between high intensity, non-residential areas to lower intensity residential areas. In this case, the only exterior improvement will be the construction of the parking lot and will be located behind the existing structure and screened from the residential properties to the west. Given the proposed improvements and the fact that the residential office facility is allowed by-right in a Residential Office (RO) District, the applicant’s request appears to conform to the intent of the Residential Office (R-O) District (*i.e. an older home converted into a low-intensity office use*).

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The OurHometown Vision 2040 Comprehensive Plan designates the subject property as being situated within the North Lakeshore District. This district is an established district that is significantly developed

with medium density housing and it is not anticipated that the district's development patterns will change drastically. Live/work arrangements in this district are intended to provide a low intensity transition from residential properties to N. Goliad Street [SH-205]. Typical live/work should be constructed to a similar residential scale as the adjacent residential properties. In this case, the applicant is proposing to convert a single-family home into a residential office facility (*i.e. live/work arrangements*). Given the zoning district (*i.e. Residential Office (R-O) District*) and the idea that the proposed residential office facility will serve as a transition from a busy roadway and the lower intensity residential land uses, the applicant's request appears to be in conformance with the district strategies of the North Lakeshore District.

ARCHITECTURAL REVIEW BOARD (ARB):


This request does not involve exterior improvements to the exterior of the structure.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request, then staff would propose the following conditions of approval:

- (1) The applicant shall plant a thick vegetative screening consisting of three (3) tier vegetation (*i.e. a combination of shrubs, tall grasses, and mature trees*) along the west property line;
- (2) The applicant shall provide an updates site plan and landscape plan reflecting the landscape screening.
- (3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

0 12.5 25 50 75 100 Feet

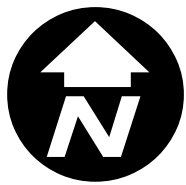
SP2019-020 - SITE PLAN FOR 4035 N. GOLIAD STREET
SITE PLAN - LOCATION MAP = 



City of Rockwall

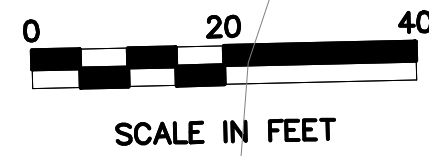
Planning & Zoning Department
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 (P): (972) 771-7745
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CURVE DATA

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

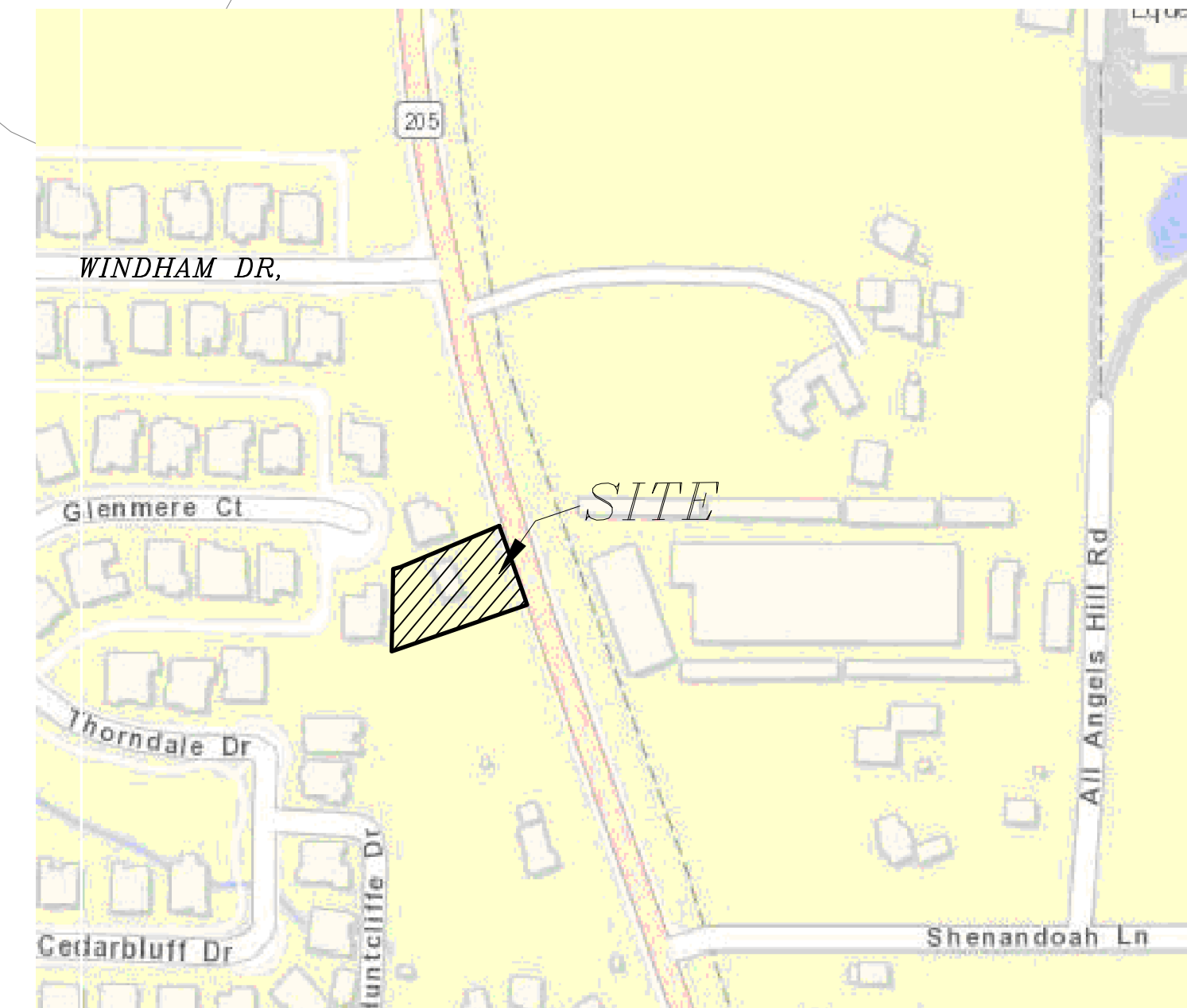
RO (RESIDENTIAL OFFICE DISTRICT)
 ST. HWY. OVERLAY DISTRICT
 BUSINESS OFFICE
 0.32 ACRES
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 28 FT.
 0.08%

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

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.
 8,122 SQ. FT.

INTERIOR LANDSCAPING PROVIDED
 TOTAL SQUARE FOOTAGE
 OF IMPERVIOUS SURFACE



LOCATION MAP
 NTS

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

0.32 ACRES

OWNER

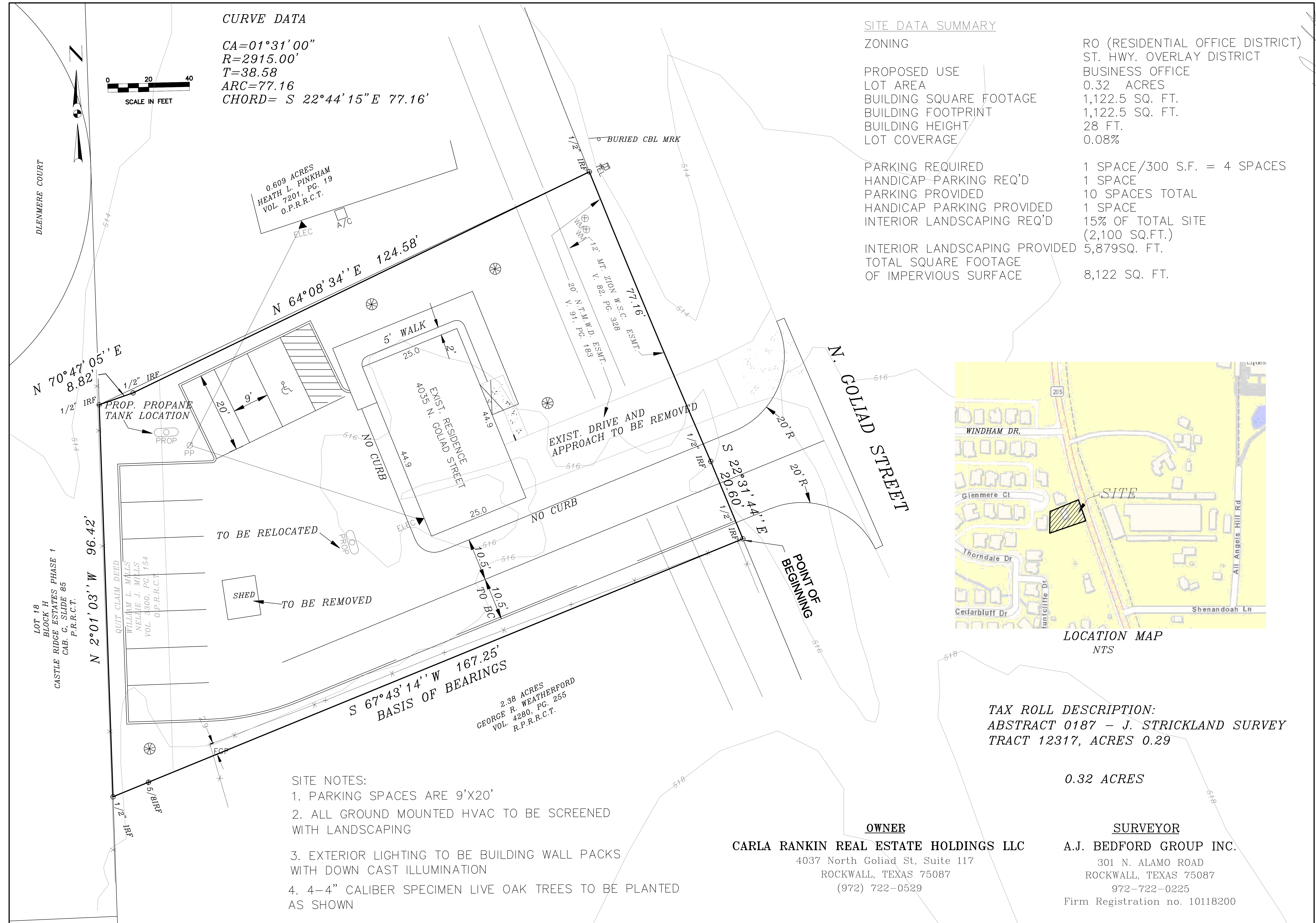
CARLA RANKIN REAL ESTATE HOLDINGS LLC
 4037 North Goliad St, Suite 117
 ROCKWALL, TEXAS 75087
 (972) 722-0529

SURVEYOR

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

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



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II, TEXAS LAND SURVEYOR, LICENSE NO. 8076, EXPIRES MARCH 15, 2019.

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

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

REVISION	WLD.
CHECKED	
DRAWN	G.C.W.
SCALE	1" = 20'H 1" = 4'V
DATE	MAR 28, 2019
PROJECT	14026
	10

18007 SITE PLAN 4



August 14, 2019

ATTN: DUB DOUPHRATE
DUB DOUPHRATE AND ASSOCIATES
2235 RIDGE ROAD,
ROCKWALL, TX 75087

RE: SITE PLAN (SP2019-020), 4035 N. Goliad Street

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the Planning and Zoning Commission on 06/25/2019. The following is a record of all recommendations, voting records and conditions of approval:

ARCHITECTURAL REVIEW BOARD (ARB):

This request does not involve exterior improvements to the exterior of the structure.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request, then staff would propose the following conditions of approval:

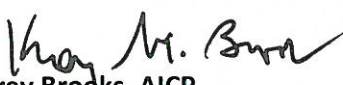
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PLANNING AND ZONING COMMISSION

On June 25, 2019, the Planning and Zoning Commission's motion to approve the applicant's request was approved by a vote of 7-0.

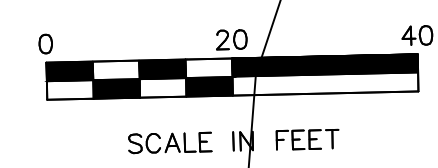
For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,


Korey Brooks, AICP
Senior Planner
Planning & Zoning Department
City of Rockwall, TX

CURVE DATA

CA=01°31'00"
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 ST. HWY. OVERLAY DISTRICT
 BUSINESS OFFICE
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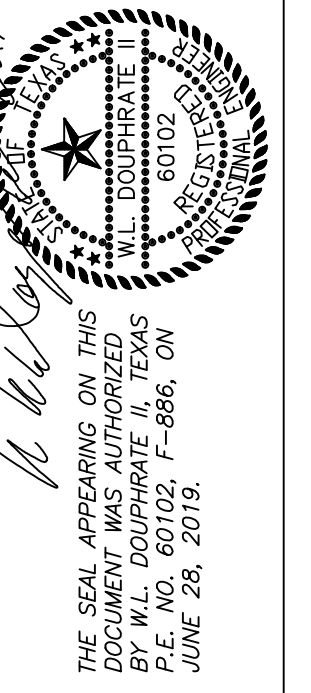
PROPOSED USE
 LOT AREA
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 BUILDING HEIGHT
 LOT COVERAGE

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

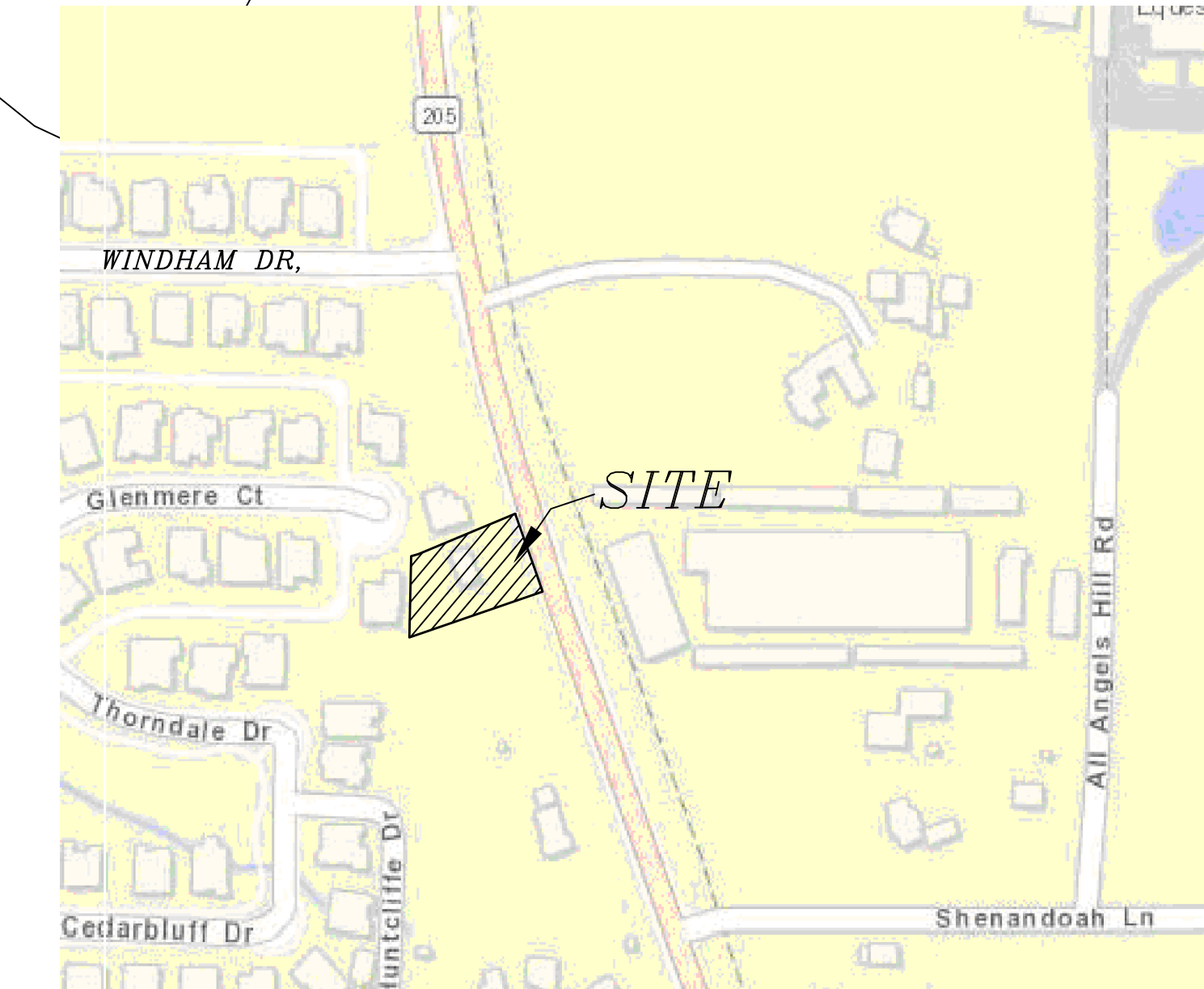
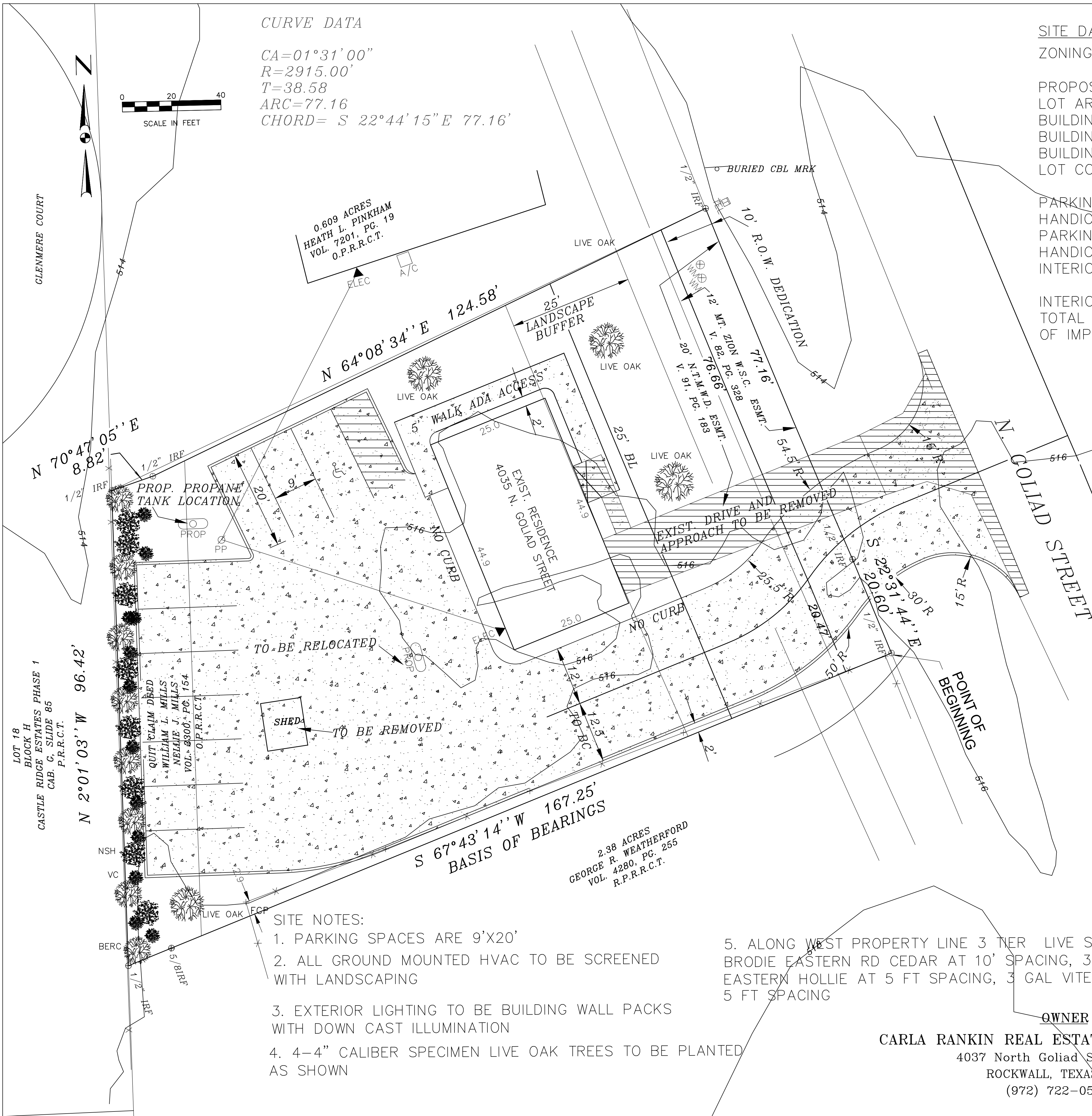
1 SPACE/300 S.F. = 4 SPACES
 1 SPACE
 10 SPACES TOTAL
 1 SPACE
 15% OF TOTAL SITE
 (2,100 SQ.FT.)
 5,879SQ. FT.

INTERIOR LANDSCAPING PROVIDED
 TOTAL SQUARE FOOTAGE
 OF IMPERVIOUS SURFACE

8,122 SQ. FT.



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



LOCATION MAP
 NTS

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

0.32 ACRES

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
5. ALONG WEST PROPERTY LINE 3 TIER LIVE SCREENING W/ 5 GAL BRODIE EASTERN RD CEDAR AT 10' SPACING, 3 GAL NELLIE EASTERN HOLLIE AT 5 FT SPACING, 3 GAL VITEX CACTUS AT 5 FT SPACING

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

SITE PLAN
 4035 N. GOLIAD STREET

CITY ROCKWALL
 ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	G.C.W.
DRAWN	
SCALE	1" = 20' H
DATE	JUNE 28, 2019
PROJECT	19013
	10

SP2019-020