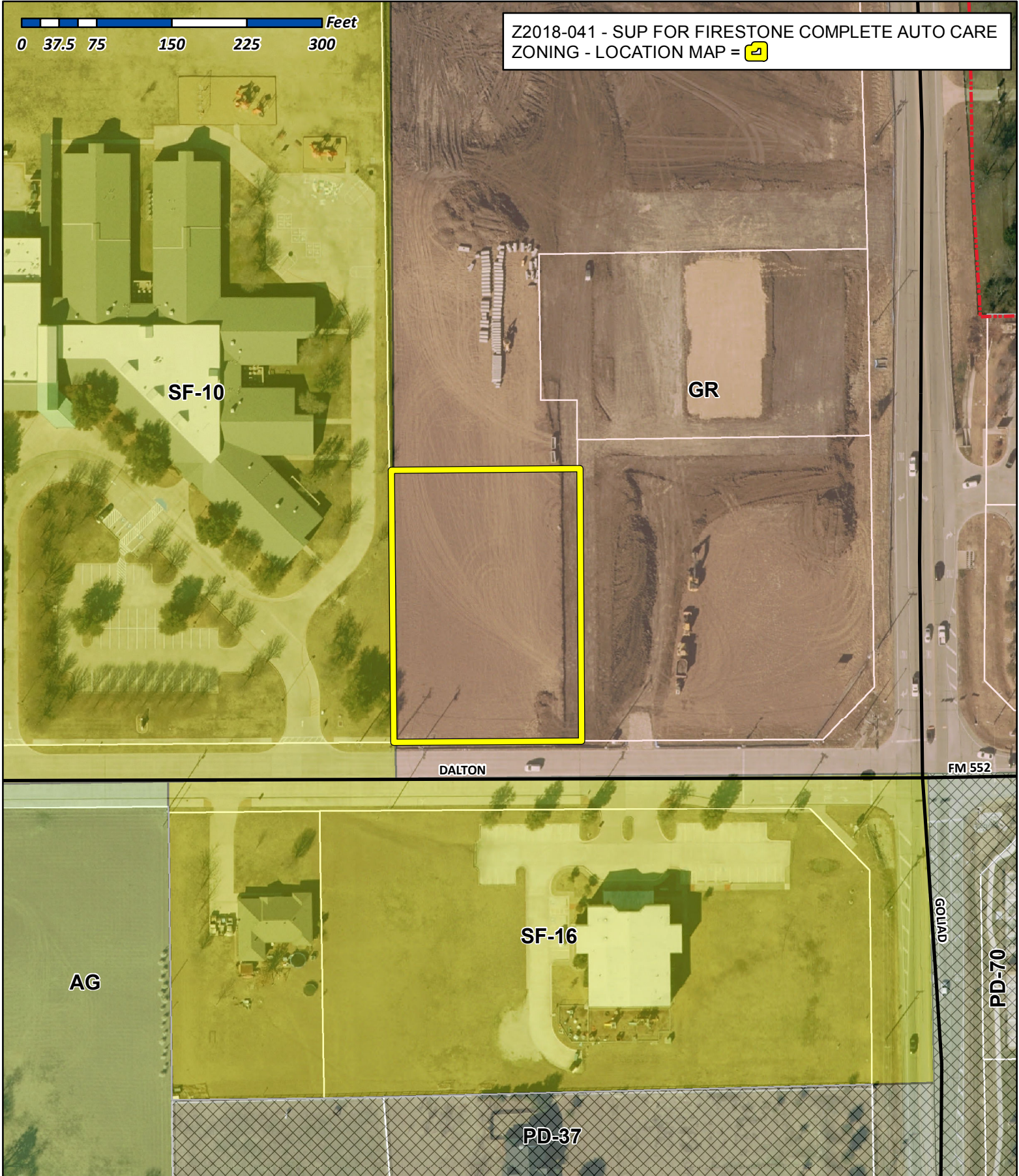


0 37.5 75 150 225 300 Feet

Z2018-041 - SUP FOR FIRESTONE COMPLETE AUTO CARE  
ZONING - LOCATION MAP = 



# City of Rockwall

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



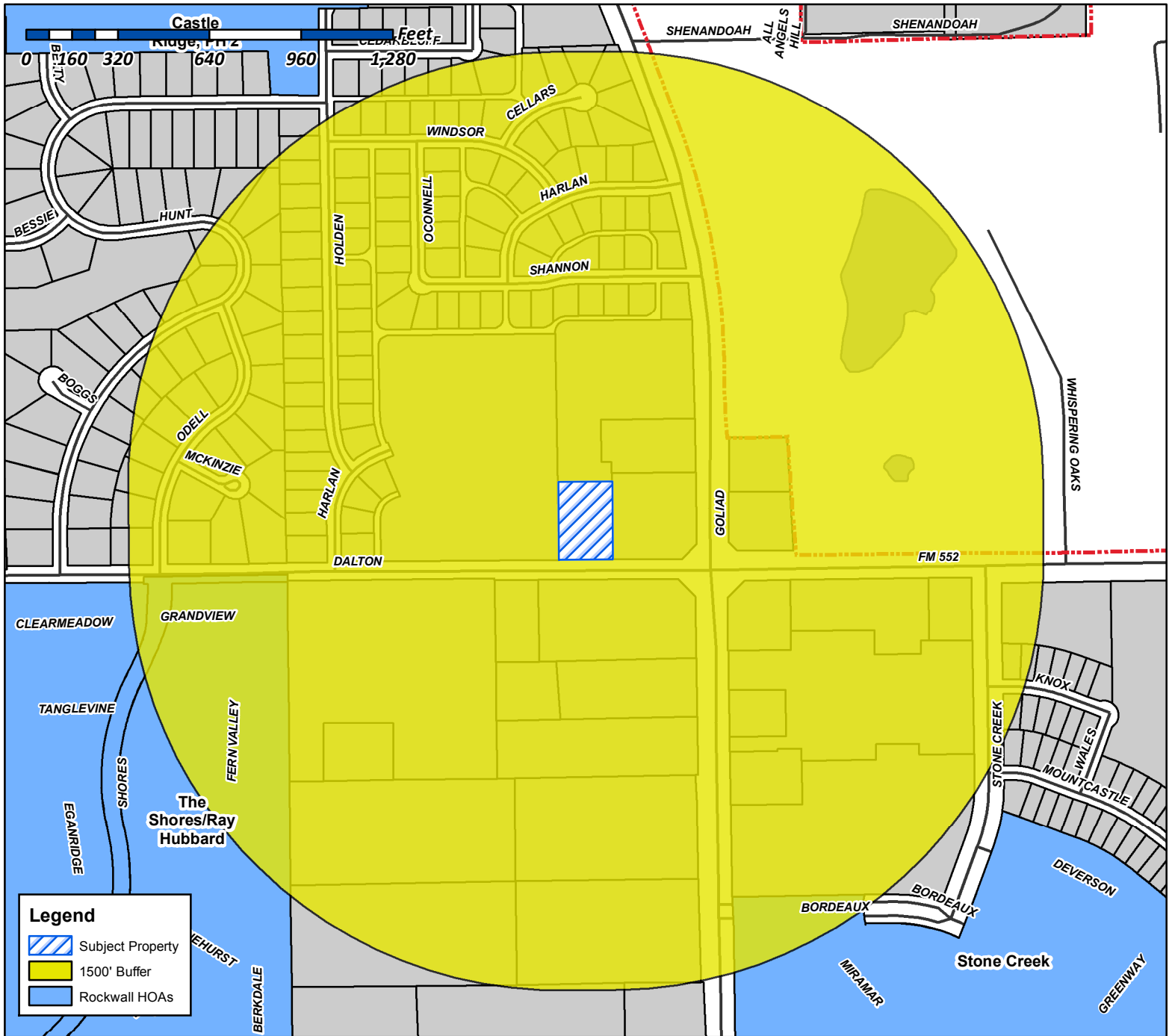




# City of Rockwall

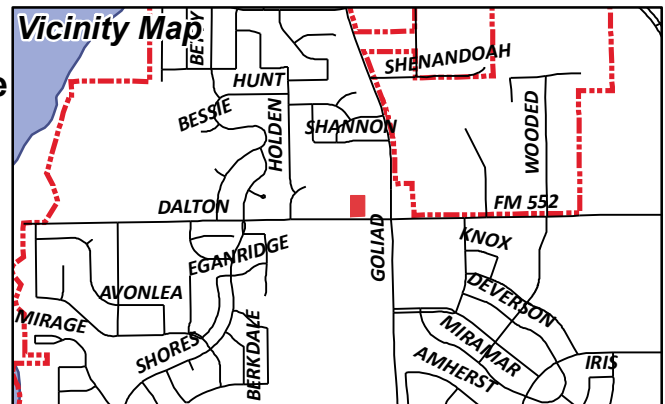
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2018-041  
**Case Name:** SUP for Firestone Complete Auto Care  
**Case Type:** Zoning  
**Zoning:** General Retail (GR) District  
**Case Address:** 3255 Dalton Road

**Date Created:** 8/21/2018  
 For Questions on this Case Call (972) 771-7745

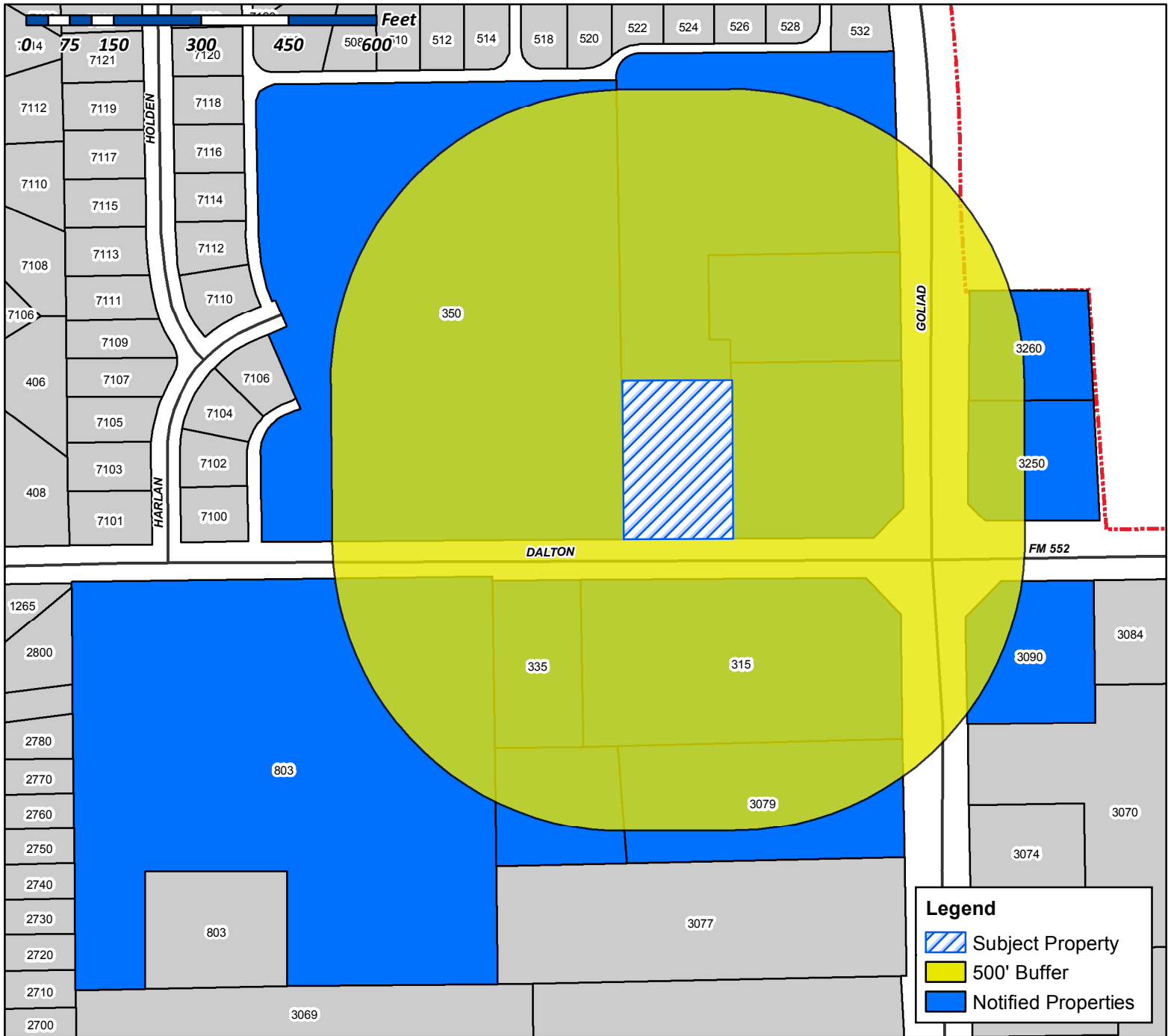




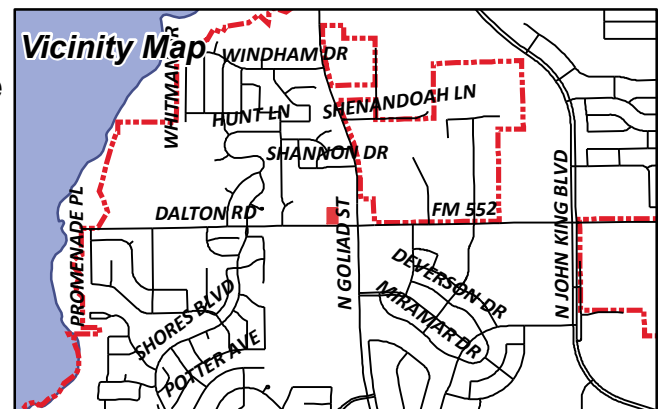
# City of Rockwall

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**Case Number:** Z2018-041  
**Case Name:** SUP for Firestone Complete Auto Care  
**Case Type:** Zoning  
**Zoning:** General Retail (GR) District  
**Case Address:** 3255 Dalton Road



**Date Created:** 08/17/2018

For Questions on this Case Call (972) 771-7745

ERVIN RICHARD L  
1155 W WALL ST STE 101  
GRAPEVINE, TX 76051

ROCKWALL 205-552 LLC  
14801 QUORUM DR SUITE 160  
DALLAS, TX 75254

ROCKWALL 205-552 LLC  
14801 QUORUM DR SUITE 160  
DALLAS, TX 75254

METROPLEX ACQUISITION FUND, LP  
1717 WOODSTEAD CT STE 207  
THE WOODLANDS, TX 77380

ALDI TEXAS LLC  
2500 WESTCOURT ROAD  
DENTON, TX 76207

FREE METHODIST CHURCH  
OF NORTH AMERICA  
302 N GOLIAD ST  
ROCKWALL, TX 75087

DIRKSE RICHARD & TAMERA  
3077 N GOLIAD ST  
ROCKWALL, TX 75087

FRENCH DONALD  
3079 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3090 N GOLIAD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
315 DALTON RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3250 N GOLIAD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3260 N GOLIAD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
335 DALTON RD  
ROCKWALL, TX 75032

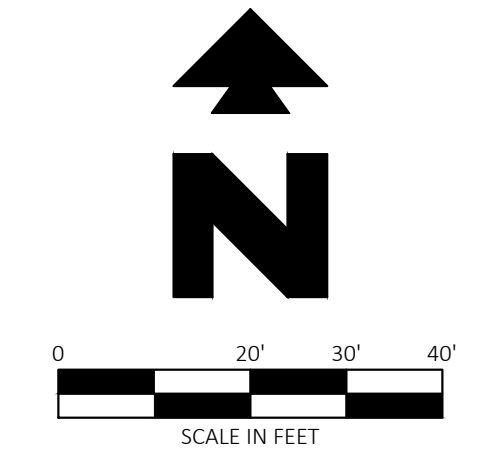
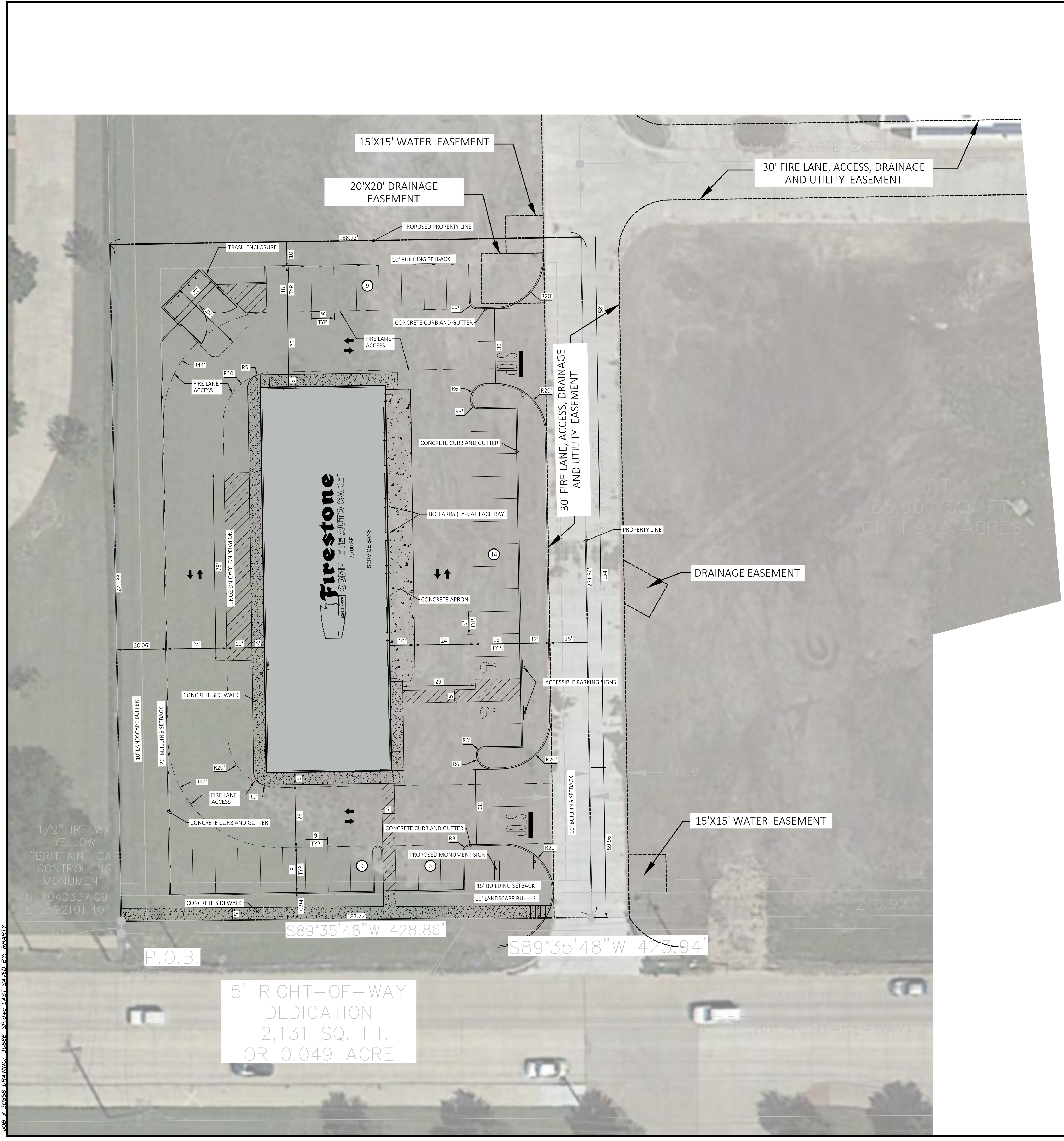
CURRENT RESIDENT  
350 DALTON ROAD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
803 DALTON RD  
ROCKWALL, TX 75032

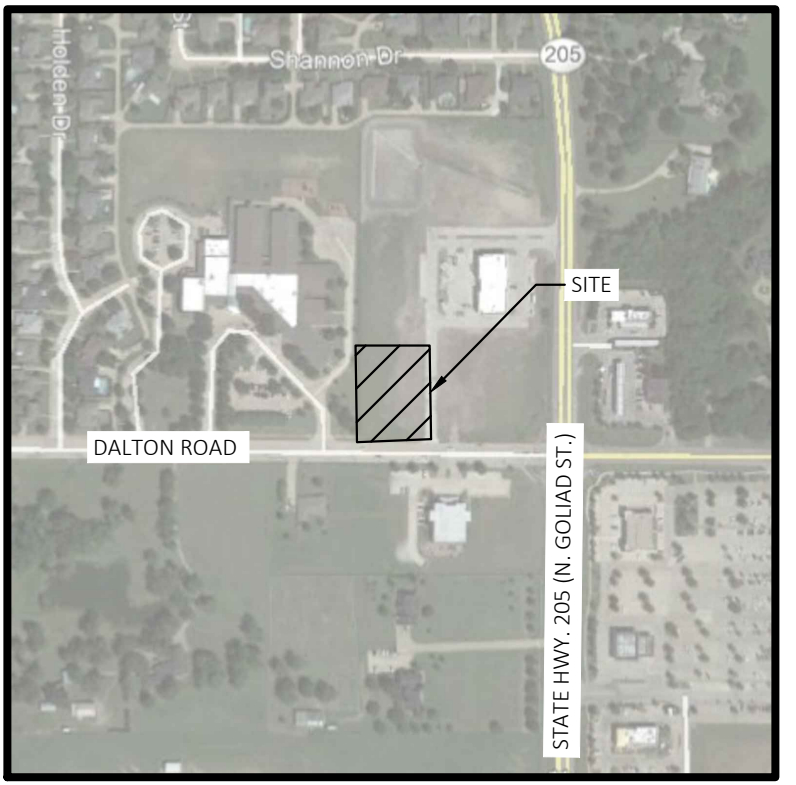
PETERSEN SANDRA E  
803 DALTON RD  
ROCKWALL, TX 75087

GOLIAD 711 ROCKWALL LLC  
SILVER OAK ADVISORS LLC  
ATTN GARSON C SOE  
1630 RIVIERA AVE  
WALNUT CREEK, CA 94596





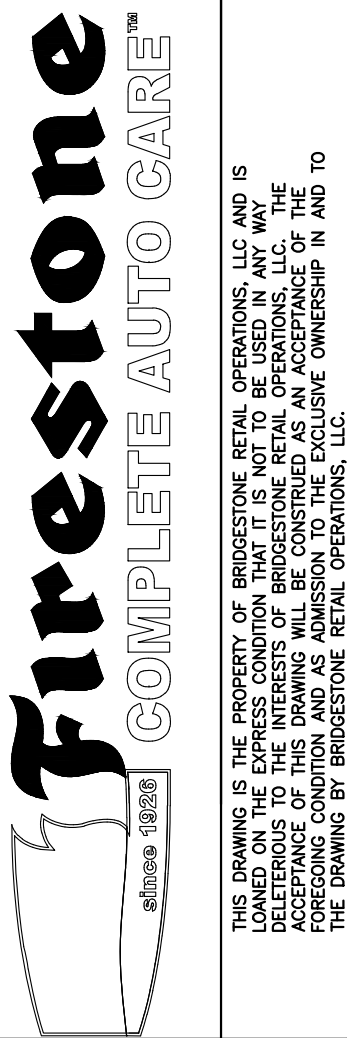
NOTE:  
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF KITCHES, BATHS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



**Vicinity Map**  
Not to Scale

PROPERTY INFO		
PROPERTY AREA	50,997.34 SF	1.17 ACRES
BUILDING AREA	7,700 SF	.18 ACRES
BUILDING COVERAGE	15.2%	
IMPERVIOUS AREA	39,173.20 SQ FT	.90 ACRES (77%)
OPEN SPACE	11,824.14 SQ FT	.27 ACRES (23%)
SETBACKS		
	BUILDING	LANDSCAPE
NORTH	10 FEET	0 FEET
SOUTH	15 FEET	0 FEET
EAST	10 FEET	0 FEET
WEST	20 FEET	0 FEET
PARKING RATIO		
	REQUIRED	PROVIDED
	2 SPACES PER SERVICE BAY	
STANDARD PARKING	16 SPACES	33 SPACES
ACCESSIBLE PARKING	2 SPACES	2 SPACES
TOTAL	18 SPACES	35 SPACES

Engineering Associates, Inc.  
CEI PROJECT NUMBER: 30886  
REVISION: REV-0 DATE: 08/16/18



**NEW FCAC STORE**  
DALTON ROAD NEAR HWY #205  
ROCKWALL  
TEXAS

STATE OF TEXAS  
JEFFREY D. GEURIAN  
82439  
F-7524 8/16/18

FILE NAME: 30866-SP.dwg  
CEI PROJECT NUMBER: 30886  
REVISION: REV-0 DATE: 08/16/18

SHEET TITLE:  
**SITE PLAN**

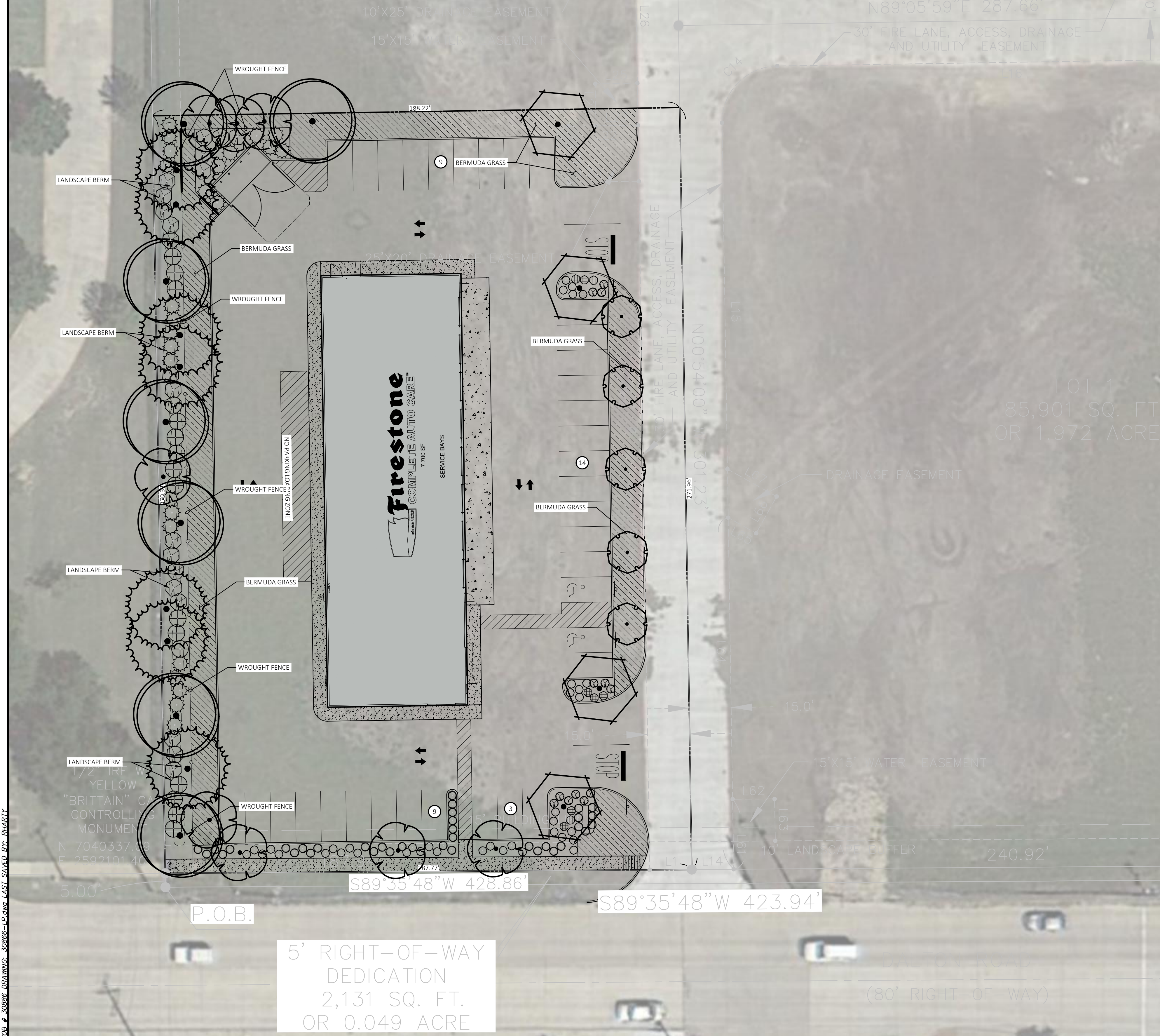
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**C1**

PRELIMINARY- NOT FOR CONSTRUCTION

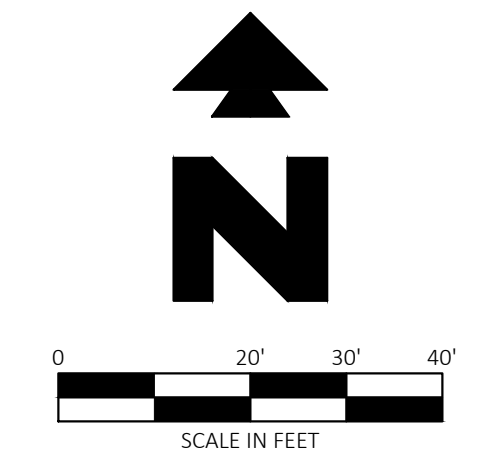
JOB # 30886 DRAWING: 30866-SP.dwg LAST SAVED BY: PHARTY



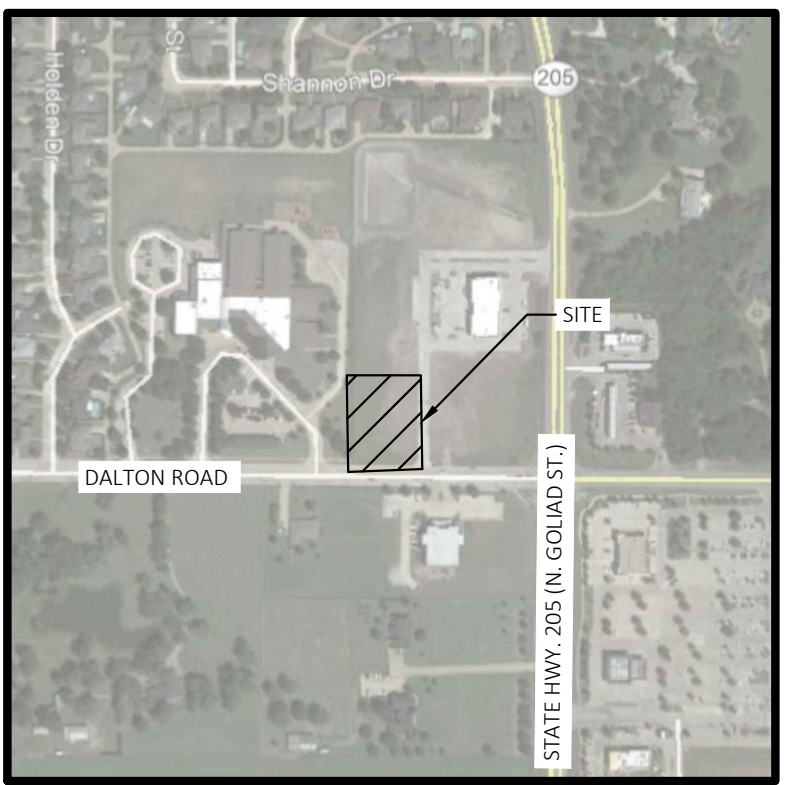
JOB # 30866 DRAWING: 30866-LP.dwg LAST SAVED BY: RHARTY



5' RIGHT-OF-WAY DEDICATION  
2,131 SQ. FT.  
OR 0.049 ACRE



NOTE:  
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



**Vicinity Map**  
Not to Scale

**PLANT SCHEDULE**

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	DETAIL	QTY
	Acer truncatum / Shantung Maple	B & B	3"	Cal	50A	4
	Chilopsis linearis / Desert Willow	B & B	6"	Height	50A	5
	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	B & B	3"	Cal	50A	8
	Quercus virginiana / Southern Live Oak	B & B	3"	Cal	50A	7
	x Cupressocyparis leylandii / Leylandi Cypress	B & B	3"	Cal	50A	7
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	DETAIL	FIELD3	QTY	
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 gal	50B		9	
	Hibiscus syriacus 'Minerva' / Minerva Rose of Sharon	5 gal	50B	36" HT	21	
	Ilex vomitoria 'Nana' / Dwarf Yaupon	3 gal	50B		35	
	Ilex x 'Nellie R Stevens' / Nellie Stevens Holly	5 gal	50B	36" HT	15	
	Loropetalum chinense 'Purple Pixie' / Purple Pixie Loropetalum	3 gal	50B		37	
	Muhlenbergia rigens / Deer Grass	3 gal	50B		12	
	Rhus virens / Evergreen Sumac	5 gal	50B	36" HT	25	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	FIELD3	SPACING	QTY
	Cynodon dactylon / Bermuda Grass	sod				6,179 sf

**LANDSCAPE REQUIREMENTS: PER CITY OF ROCKWALL, TX ZONING ORDINANCE**

	REQUIRED	PROVIDED
<b>STREET LANDSCAPING</b>		
PROVIDE A 10' BUFFER STRIP WITH 1 TREE PER EVERY 50' OF COLLECTOR OR MAJOR ARTERIAL STREET FRONTAGE.	DALTON ROAD = 188' 188 / 50 = 4 TREES	4 TREES
<b>MINIMUM SQUARE FOOTAGE REQUIREMENTS</b>		
MINIMUM SF OF LANDSCAPING SHALL BE 15% FOR GENERAL RETAIL.	PROPERTY AREA = 50,997.34 SF 50,997.34 x .15 = 7,650 SF	PROVIDED = 11,824.18 SF
MINIMUM OF 50% REQUIRED LANDSCAPE SHALL BE IN FRONT AND SIDE OF BUILDING FACING RIGHT OF WAY.	7,605 x .5 = 3,780 SF	4,046 SF
<b>PARKING LOT LANDSCAPING</b>		
ANY PARKING LOT CONTAINING MORE THEN 2 ROWS OF PARKING SHALL PROVIDE, MINIMUM OF 5% OR 200 SF INTERIOR GREEN SPACE	31,474 x .05 = 1574 SF	1,816 SF
IF PARKING A MANEUVERING SPACE EXCEEDS 20,000 SF ONE LARGE CANOPY TREE PER 10 SPACES.	35 SPACES / 10 = 4 TREES	4 TREES
1. NO REQUIRED PARKING SPACE SHALL BE LOCATED MORE THAN 80' FROM THE TRUNK OF A CANOPY TREE. 2. NO TREE MAY BE PLANTED CLOSER THAN 2 1/2' TO PAVEMENT 3. ALL TREES MUST BE INTERNAL TO THE PARKING LOT.	YES	YES
<b>SCREENING FROM RESIDENTIAL USE</b>		
A BERM IN CONJUNCTION WITH A MINIMUM OF 6' WROUGHT FENCE AND A COMBINATION OF TREES AND SHRUBS CAN BE UTILIZED TO MEET THE SCREENING REQUIREMENTS	YES	YES

PRELIMINARY- NOT FOR CONSTRUCTION



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**NEW FCAC STORE**  
DALTON ROAD NEAR HWY #205  
ROCKWALL  
TEXAS



8/16/18  
FILE NAME: 30866-LP.dwg  
CEI PROJECT NUMBER: 30866  
REVISION: REV-0 DATE: 08/16/18

BR347  
SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET NUMBER:  
**C2**