
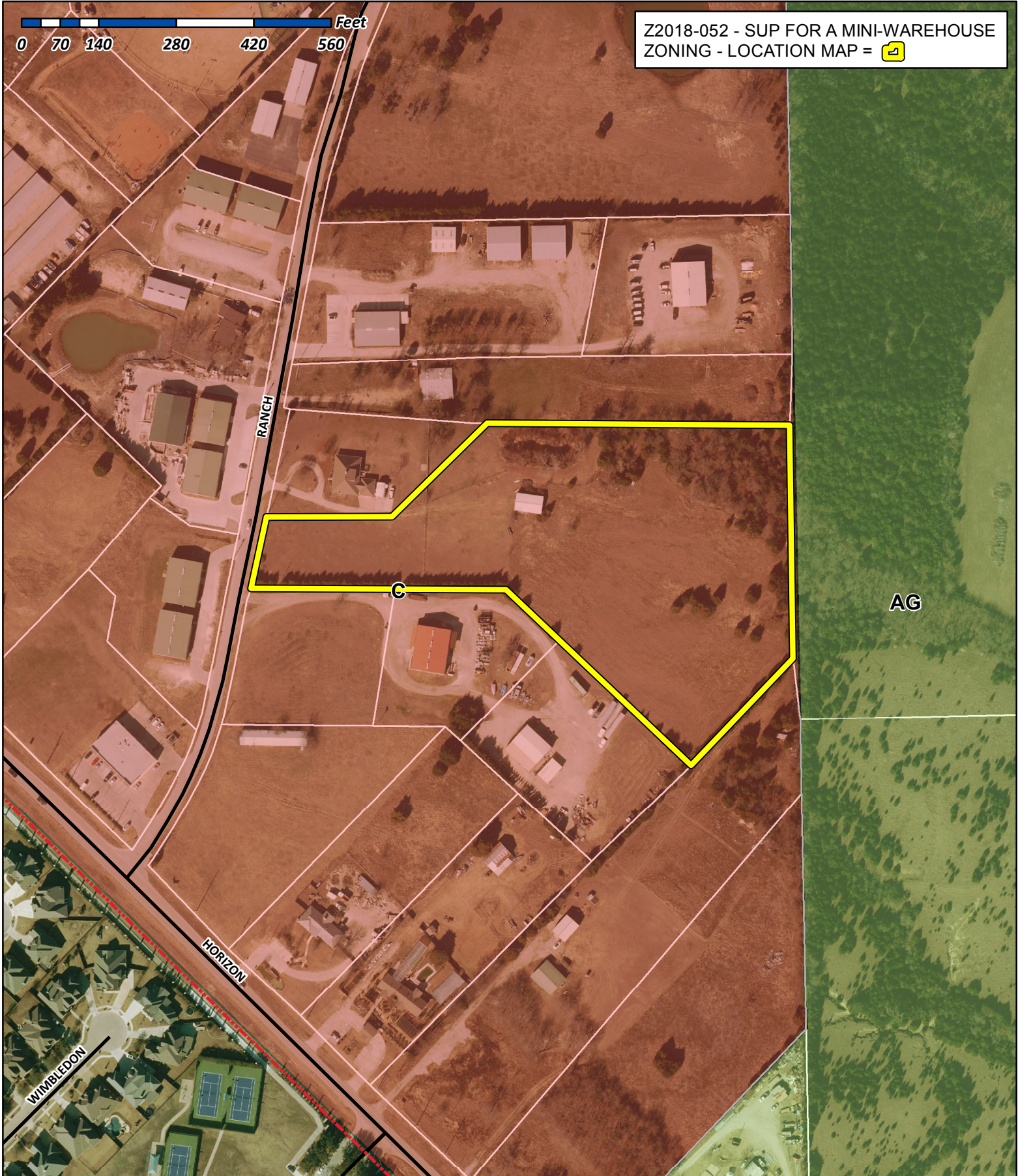


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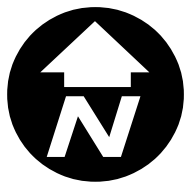
Z2018-052 - SUP FOR A MINI-WAREHOUSE ZONING - LOCATION MAP = 



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.

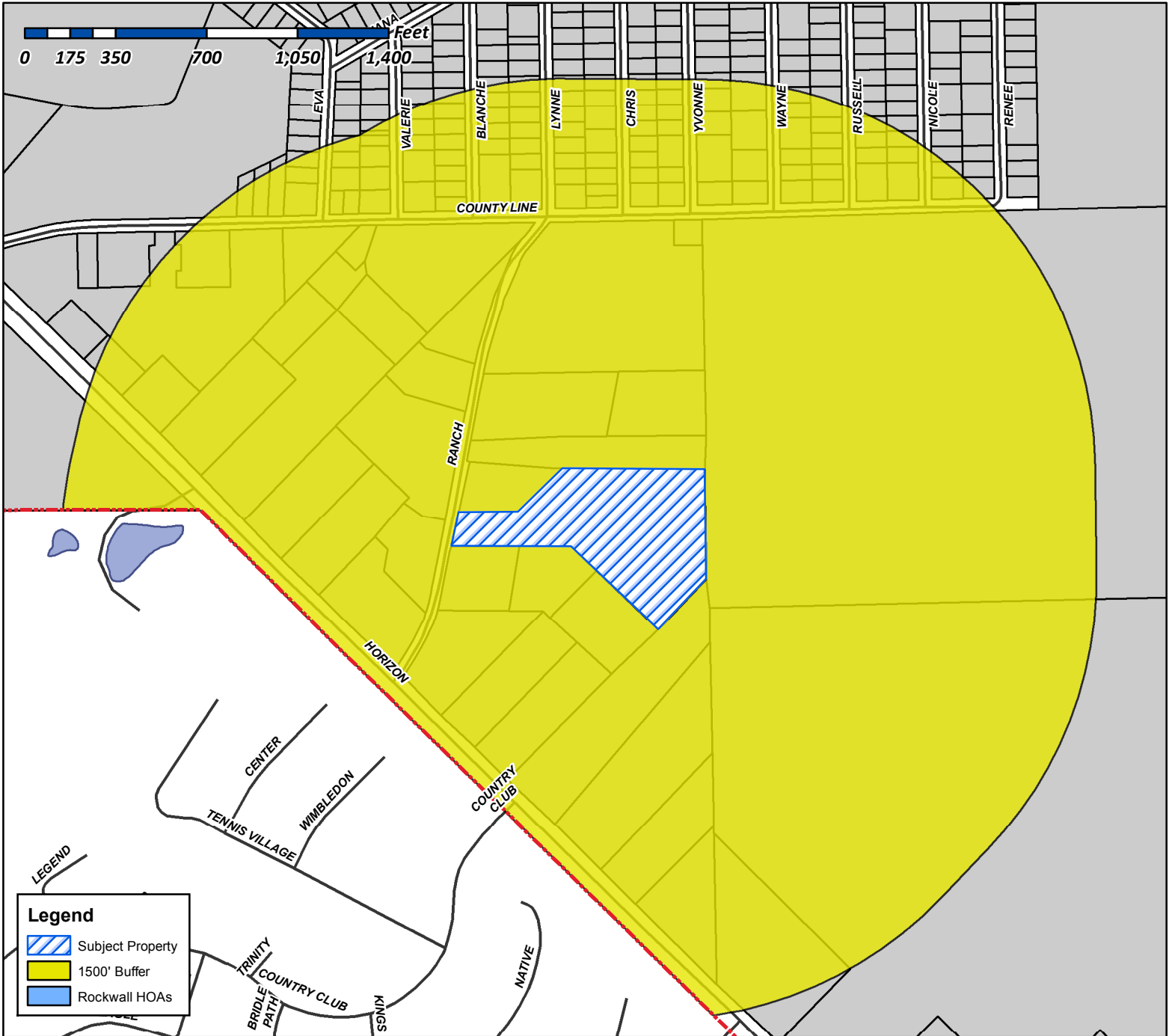




City of Rockwall

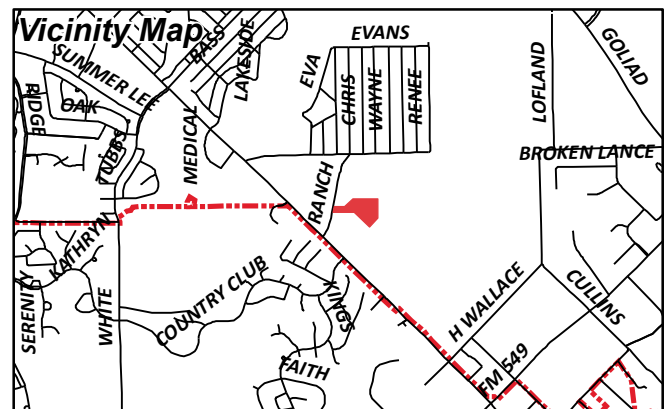
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2018-052
Case Name: SUP for Mini-Warehouse
Case Type: Zoning
Zoning: Commercial (C) Distriict
Case Address: 259 Ranch Trail

Date Created: 11/20/2018
 For Questions on this Case Call (972) 771-7745

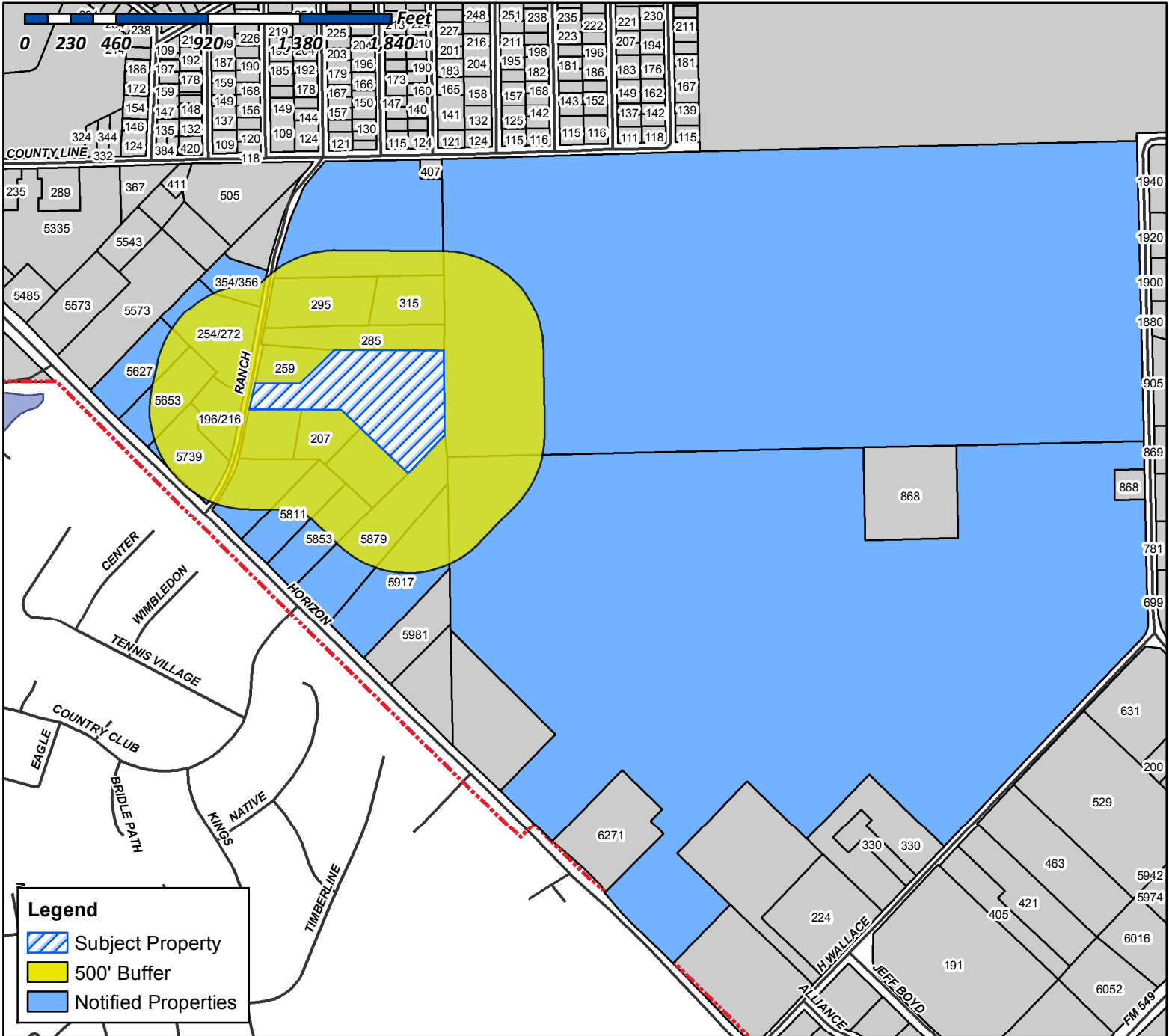




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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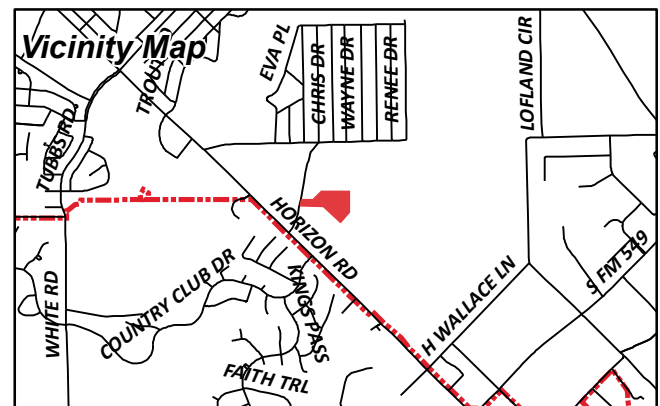
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Case Number: Z2018-052
Case Name: SUP for a Mini-Warehouse
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 259 Ranch Trail

Date Created: 11/20/2018

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



JTS ALLIANCE, INC
16 MEADOWLAKE DR
HEATH, TX 75032

LAVIOLETTE JANICE &
DANNY LEE LUMMUS
1625 N WHISTLING STRAITS AVE #402
FAYETTEVILLE, AR 72704

CURRENT RESIDENT
196/216 RANCH TRL
ROCKWALL, TX 75032

2-W BROTHERS LLC
207 RANCH TRL
ROCKWALL, TX 75032

2-W BROTHERS LLC
207 RANCH TRL
ROCKWALL, TX 75032

RIDGE POINTE HORIZON LP
2255 RIDGE RD #208
ROCKWALL, TX 75087

PATRIOT PAWS SERVICE DOGS
LORI STEVENS
254 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
254/272 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
259 RANCH TRAIL
ROCKWALL, TX 75032

ROCKWALL RETAIL INVESTORS LLC
2701 SUNSET RIDGE DR #607
ROCKWALL, TX 75032

CURRENT RESIDENT
285 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
295 RANCH TRAIL
ROCKWALL, TX 75032

EPIC ROCKWALL VENTURES LLC
315 RANCH TR
ROCKWALL, TX 75032

EPIC ROCKWALL VENTURES LLC
315 RANCH TR
ROCKWALL, TX 75032

HARDIN DENNIS & JOLYNN JONES
34 LAKEWAY DR
HEATH, TX 75032

AGARWAL ASHWANI K & RACHNA
3435 ASBURY ST
DALLAS, TX 75205

KUMAR ATUL
3435 ASBURY ST
DALLAS, TX 75205

CURRENT RESIDENT
354/356 RANCH TRL
ROCKWALL, TX 75032

DOMINGUEZ SALVADOR AND
DIANA DOMINGUEZ
420 LYNNE DR
ROCKWALL, TX 75032

TRUMAN HEIGHTS LLC
4714 PARKWOOD DR
ROCKWALL, TX 75032

ALONZO JOSE O
5627 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
5653 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5739 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5811 FM3097
ROCKWALL, TX 75032

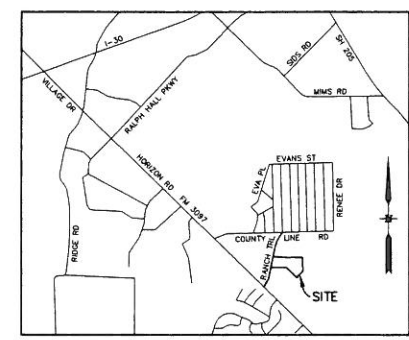
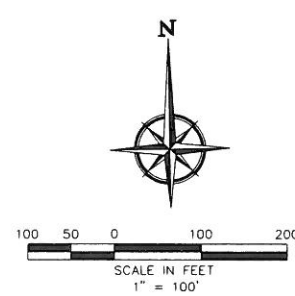
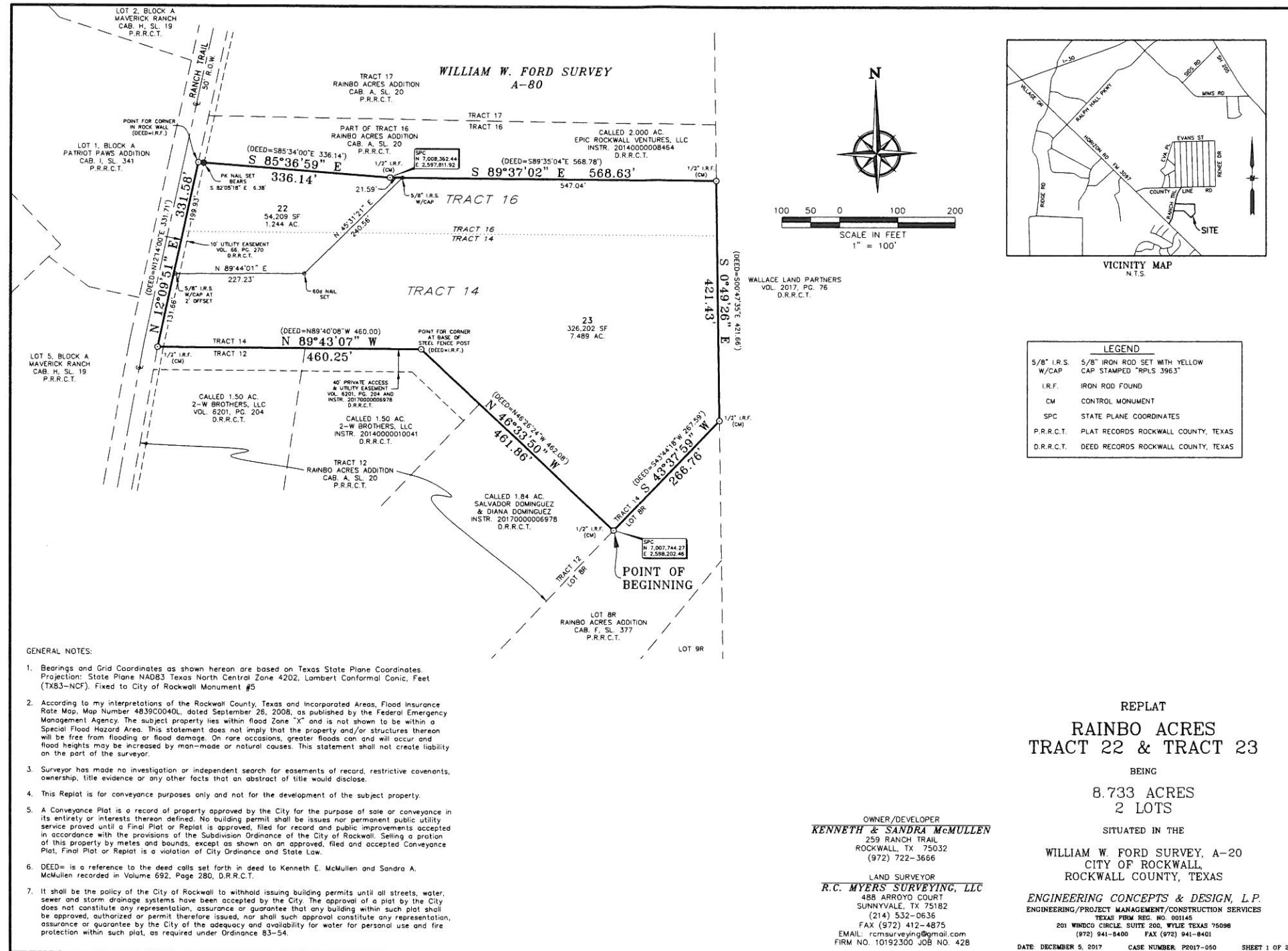
CURRENT RESIDENT
5853 FM3097
ROCKWALL, TX 75032

MCCOY SHIREE DAY
5879 FM 3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5917 FM3097
ROCKWALL, TX 75032

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

JERRY KISICK CUSTOM HOMES INC
PROFIT SHARING TRUST
6505 W PARK BLVD O
PLANO, TX 75093



LEGEND

5/8" I.R.S. W/CAP	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
CM	CONTROL MONUMENT
SPC	STATE PLANE COORDINATES
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

- GENERAL NOTES:**
- Bearings and Grid Coordinates as shown hereon are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF). Fixed to City of Rockwall Monument #5
 - According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 4839C0040L, dated September 26, 2008, as published by the Federal Emergency Management Agency, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
 - Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership, title evidence or any other facts that an abstract of title would disclose.
 - This Replat is for conveyance purposes only and not for the development of the subject property.
 - A Conveyance Plat is a record of property approved by the City for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat or Replat is approved, filed for record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed and accepted Conveyance Plat, Final Plat or Replat is a violation of City Ordinance and State Law.
 - DEED= is a reference to the deed calls set forth in deed to Kenneth E. McMullen and Sandra A. McMullen recorded in Volume 692, Page 280, D.R.R.C.T.
 - It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

**REPLAT
RAINBO ACRES
TRACT 22 & TRACT 23**

BEING
8.733 ACRES
2 LOTS

SITUATED IN THE
WILLIAM W. FORD SURVEY, A-20
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER
KENNETH & SANDRA McMULLEN
259 RANCH TRAIL
ROCKWALL, TX 75032
(972) 722-3666

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 428

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 300, WYLE TEXAS 75096
(972) 941-8400 FAX (972) 941-8401

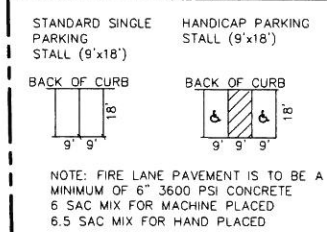


40 20 0 40 80
SCALE IN FEET
1" = 40'



1.84 ACRES WALLACE
LAND PARTNERS 2017/7E

PARKING LEGEND



NOTE: FIRE LANE PAVEMENT IS TO BE A MINIMUM OF 6" 3600 PSI CONCRETE, 6 SAC MIX FOR MACHINE PLACED, 6.5 SAC MIX FOR HAND PLACED

- LEGEND**
- 1/2" I.R.S. W/CAP: 1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3563"
 - I.R.F.: IRON ROD FOUND
 - GW: GUY WIRE
 - PP: POWER POLE
 - LP: LIGHT POLE
 - EM: ELECTRIC METER
 - ICV: IRRIGATION CONTROL VALVE
 - B: BOLLARD
 - W: WATER METER
 - SSMH: SANITARY SEWER MANHOLE
 - TPED: TELEPHONE PEDESTAL
 - XFR: ELECTRIC TRANSFORMER
 - MB: MAILBOX
 - WV: WATER VALVE
 - EBX: ELECTRIC BOX
 - FOW: FIBER OPTIC CABLE MARKER
 - A/C: AIR CONDITIONER UNIT
 - ES: ELECTRIC SWITCH
 - HW: HEADWALL
 - TS: TRAFFIC SIGN
 - WF: WATER FAUCET
 - FH: FIRE HYDRANT
 - FOV: FIBER OPTIC VAULT
 - DMP: CORRUGATED METAL PIPE
 - PVC: POLYVINYL CHLORIDE PIPE
 - RCR: REINFORCED CONCRETE PIPE
 - P.R.R.C.T.: PLAT RECORDS ROCKWALL CO. TX.
 - D.R.R.C.T.: DEEDS RECORDS ROCKWALL CO. TX.
 - : EDGE OF ASPHALT
 - : WIRE FENCE
 - : OVERHEAD ELECTRIC LINE
 - : PROPOSED FIRE HYDRANT
 - : CLEAN-OUT
 - : FIRE DEPARTMENT CONNECTION
 - : ABANDONED WATER/SEWER LINES
 - : REMOVE OVERHEAD DOWNGUY

SITE INFORMATION

LOT COVERAGE (MAX 35.5%) = (115,742 + 210,460) / 326,202 = 1.8%
 IMPERVIOUS AREA (MAX 90%) = 115,742 / 326,202 = 35.5%
 FLOOR RATIO (4:1 MAX) = **%
 LANDSCAPE AREA = 210,460 / 326,202 = 64.5%
 HEIGHT OF PROP STRUCTURES:
 BLDG. 1 HT. 9'-6" TO 10'-9" MAX
 BLDG. 2 HT. 8'-6" TO 9'-6" MAX
 BLDG. 3 HT. 8'-6" TO 9'-0" MAX
 BLDG. 4 HT. 8'-6" TO 9'-0" MAX
 BLDG. 5 HT. 8'-6" TO 9'-0" MAX
 BLDG. 6 HT. 8'-6" TO 9'-0" MAX
 BLDG. 7 HT. 8'-6" TO 9'-0" MAX
 PROP USE OF STRUCTURES: MINI PUBLIC STORAGE WAREHOUSES

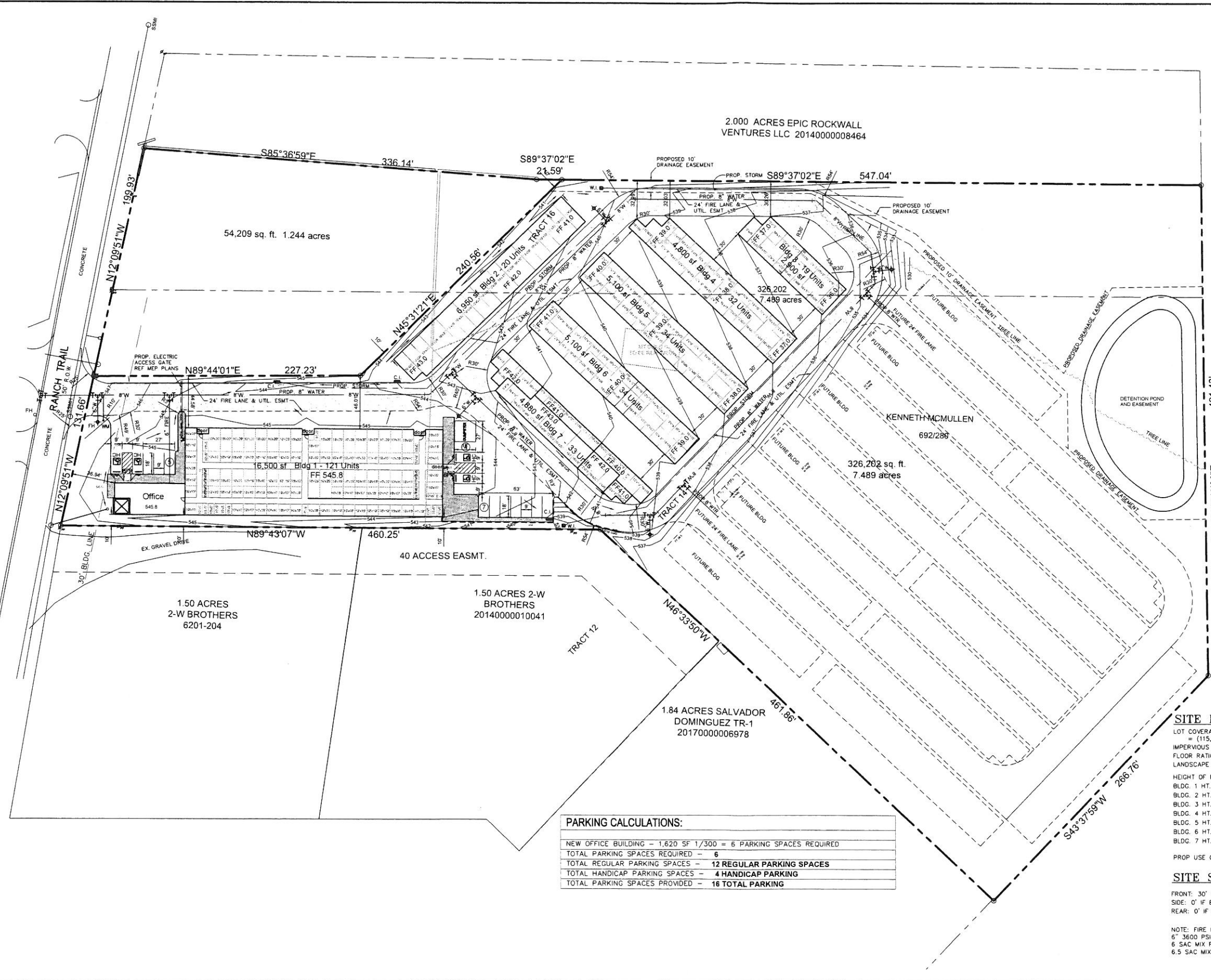
SITE SETBACK PER 'C' ZONING

FRONT: 30' BUILDING LINE SETBACK
 SIDE: 0' IF BUILDINGS ARE CONST WITH FIREWALLS
 REAR: 0' IF ABUTTING NON-RESIDENTIAL WITH FIREWALL

OWNER/DEVELOPER
 ROCKWALL RETAIL INVESTORS, LLC
 521 MORAIN WAY
 HEATH, TX 75032
 Telephone: 469.446.7734

NOTE: FIRE LANE PAVEMENT IS TO BE A MINIMUM OF 6" 3600 PSI CONCRETE, 6 SAC MIX FOR MACHINE PLACED, 6.5 SAC MIX FOR HAND PLACED

"Case No. SP2018-***"



PARKING CALCULATIONS:

NEW OFFICE BUILDING - 1,620 SF / 1/300 = 6 PARKING SPACES REQUIRED
TOTAL PARKING SPACES REQUIRED - 6
TOTAL REGULAR PARKING SPACES - 12 REGULAR PARKING SPACES
TOTAL HANDICAP PARKING SPACES - 4 HANDICAP PARKING SPACES
TOTAL PARKING SPACES PROVIDED - 16 TOTAL PARKING

BENCHMARKS: CITY OF ROCKWALL, TEXAS - CONTROL MONUMENTATION
 ROCKWALL MONUMENT "RESET #1 3" BRASS DISK FOUND AT FM 740 (RIDGE ROAD) AND SUMMER LEE DRIVE NEAR NORTHWEST CORNER OF THE PARKING LOT FOR THE COMMUNITY BANK.
 N: 7011544.252; E: 2590135.160; ELEVATION: 567.704
 BASED ON NAD-83 TX, STATE PLANE, NORTH CENTRAL ZONE.

ENGINEERINGCONCEPTS & DESIGN, L.P.
 ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145
 201 WINDCO CIR, STE 200, WYLLIE, TX 75098
 972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

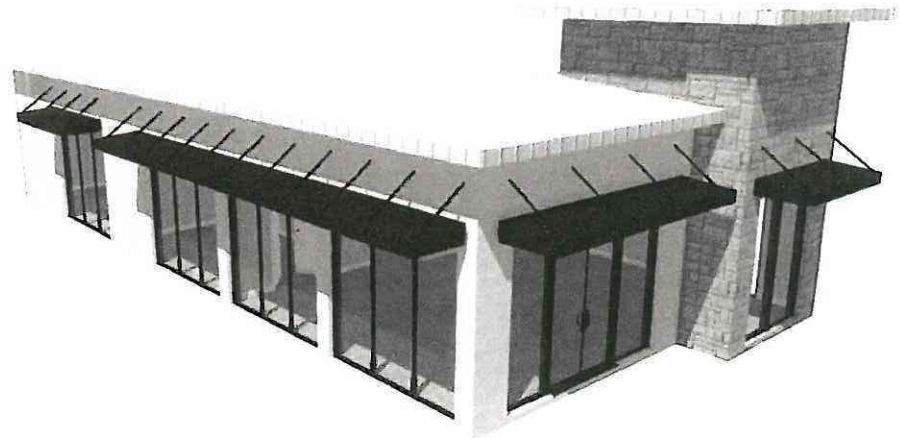
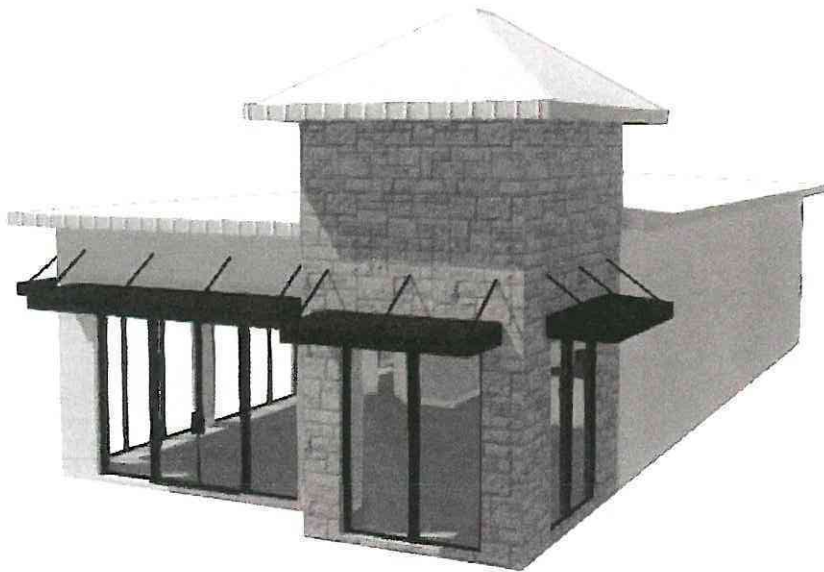
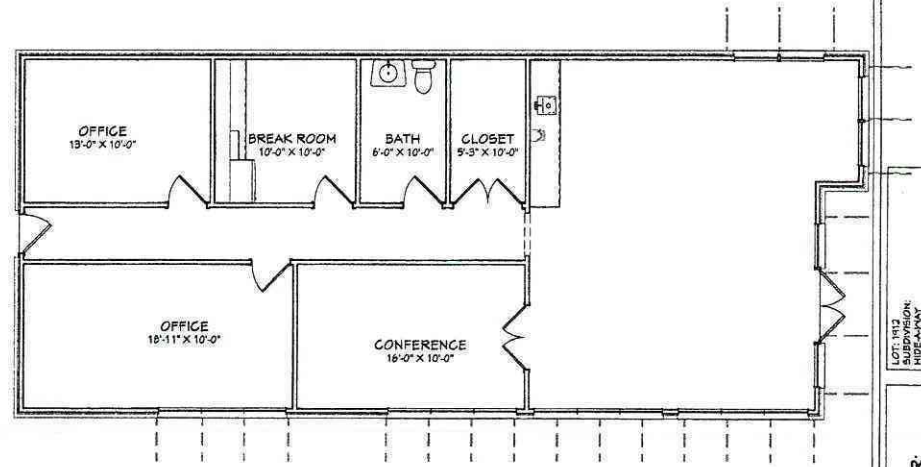
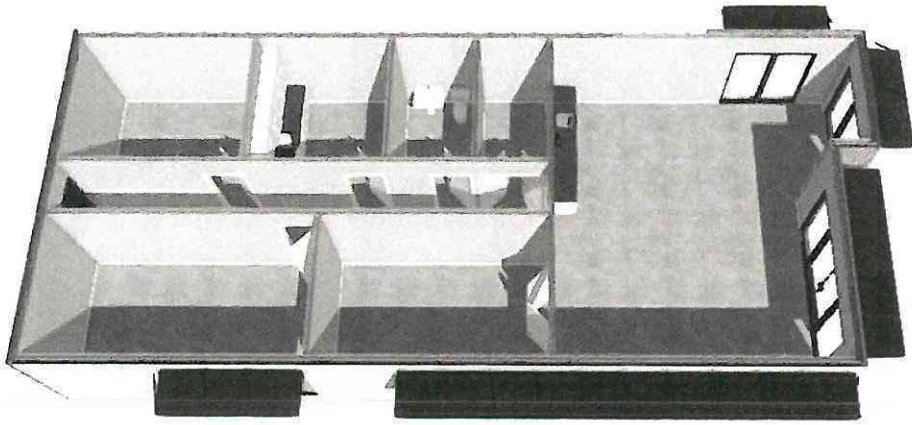
DRAWN: TONY	DATE: NOVEMBER 14, 2018
CHECKED: TW	DATE:
PROJECT NO.: 5211	
OWG FILE NAME:	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND BIDDING ONLY.



SITE PLAN
WE STORE TEXAS
 TRACT 22 & TRACT 23 OF RAINBOW ACRES
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
 04
 OF
 17



LOT NO.
SUBDIVISION
HIDE-A-WAY
ADDRESS
CITY, STATE
COUNTY

OFFICE FOR:
WE STORE TEXAS

DATE:

8/3/18

SCALE:

SHEET:

1



214-857-0241
ARCHIMATRIX.ORG