


SP2019-016 - 196/216 RANCH TRAIL
SITE PLAN - LOCATION MAP = 

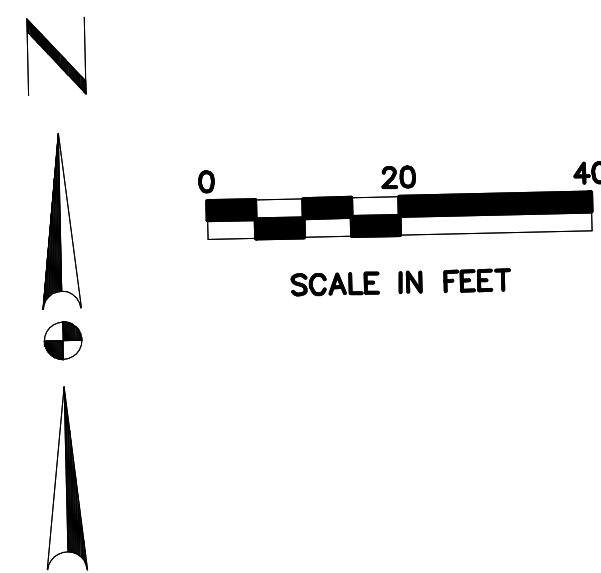


City of Rockwall

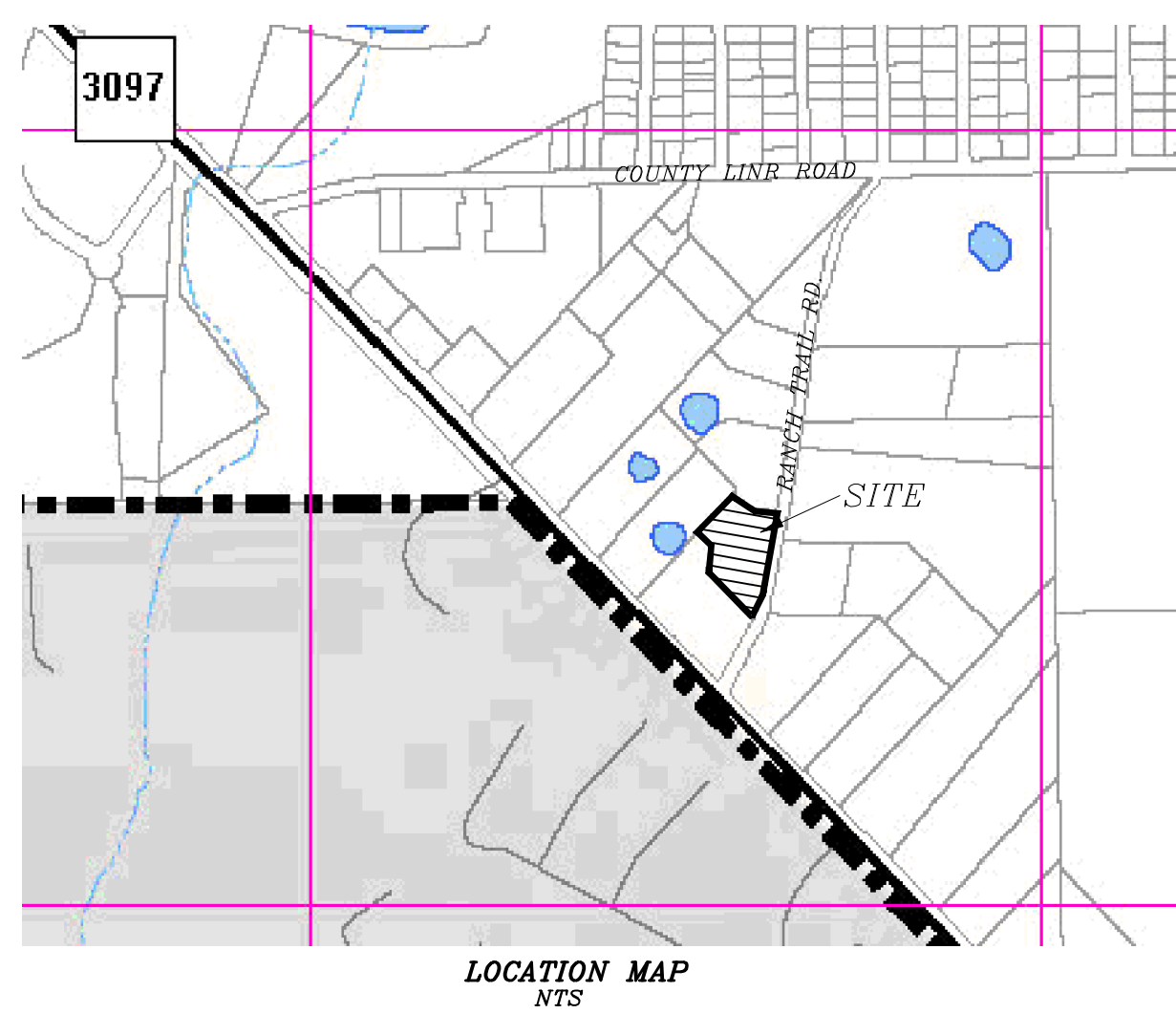
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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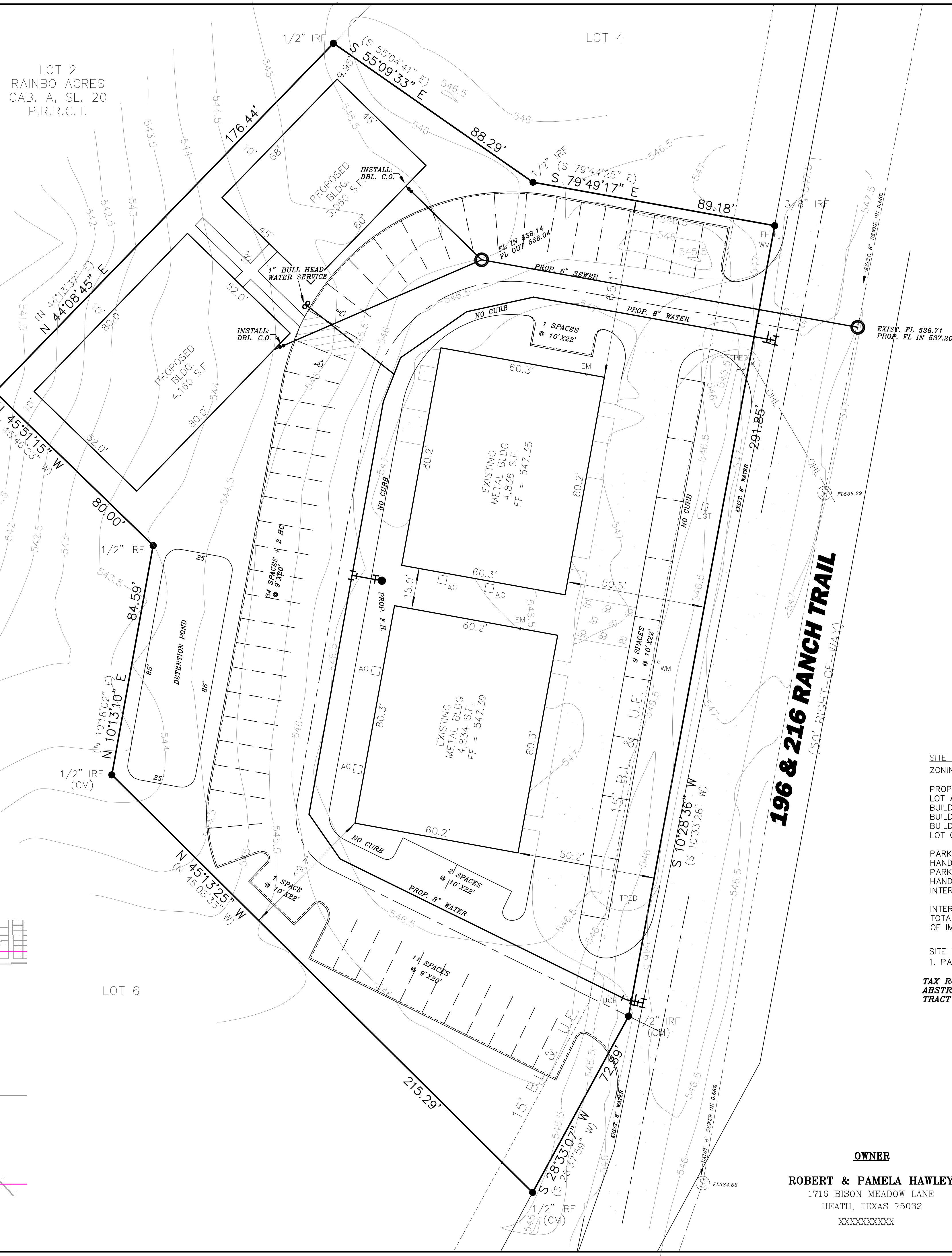
LOT 2
RAINBO ACRES
CAB. A, SL. 20
P.R.R.C.T.



LOCATION MAP
NTS

LOT 6

LOT 4



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	58 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'

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

1.550 AC.
67,502 SQ. FT.

OWNER
ROBERT & PAMELA HAWLEY
1716 BISON MEADOW LANE
HEATH, TEXAS 75032
XXXXXXXXXX

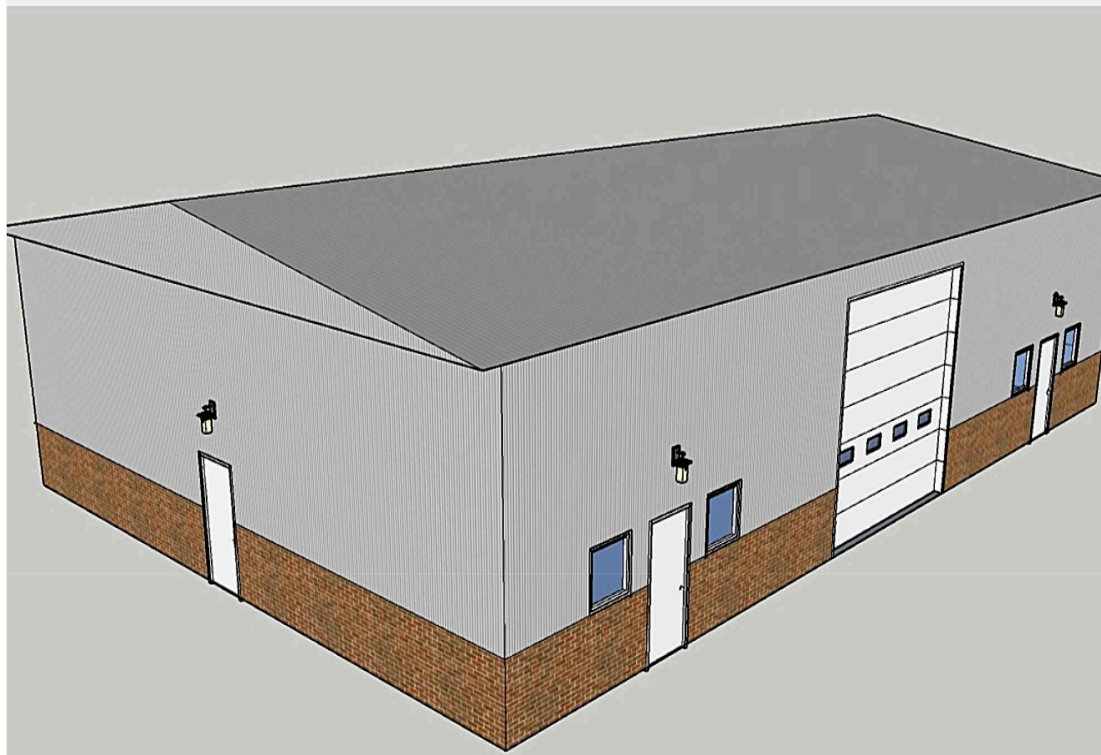
SURVEYOR
FINCHER LAND SURVEYING, PLLC
3213 INTERSTATE HIGHWAY 30, #107
MEAQUITE, TEXAS 75150
(903)-944-6397
Texas Firm No. 10194258



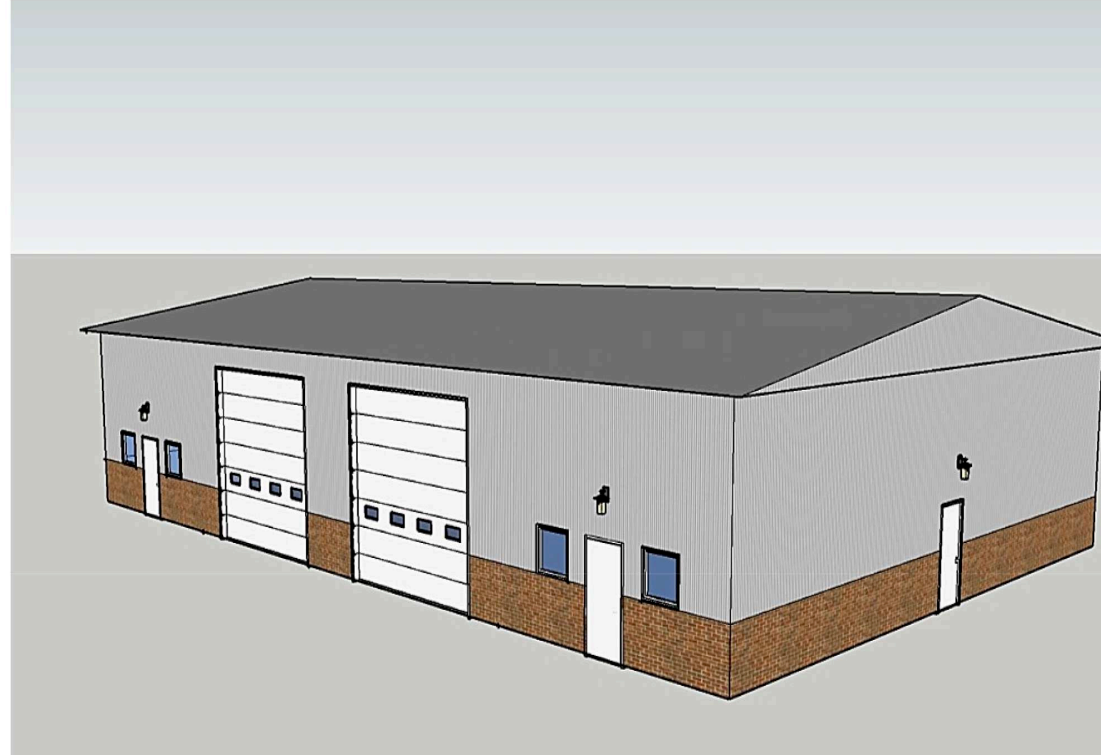
DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

**SITE PLAN A
LOT 5, BLOCK 4
REPLAT OF MAVERICK RANCH ADDITION
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS**

REVISION	W.L.D.
CHECKED	GCW.
DRAWN	
SCALE	1" = 20' H 1" = 4' V
DATE	MAR. 28, 2019
PROJECT	14026
	10



216 RANCH TRAIL
FRONT - LEFT ELEVATION



196 RANCH TRAIL
FRONT - RIGHT ELEVATION



196 RANCH TRAIL
RIGHT-REAR ELEVATION



216 RANCH TRAIL
FRONT - RIGHT ELEVATION

