


0 12.5 25 50 75 100 Feet

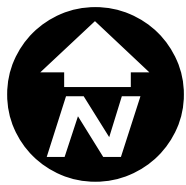
SP2019-020 - SITE PLAN FOR 4035 N. GOLIAD STREET
SITE PLAN - LOCATION MAP = 



City of Rockwall

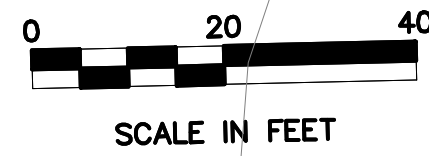
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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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
 1,122.5 SQ. FT.
 1,122.5 SQ. FT.
 28 FT.
 0.08%

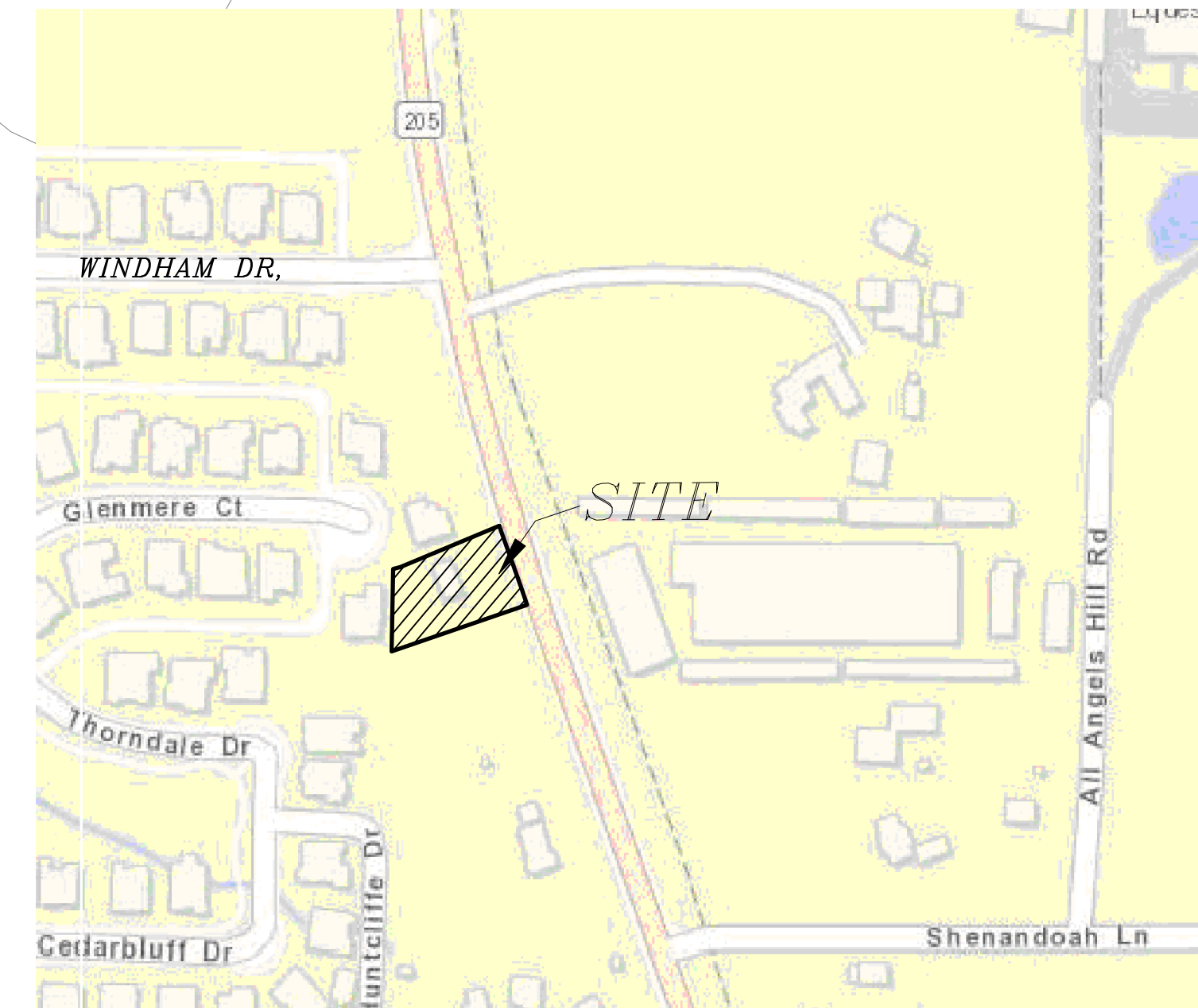
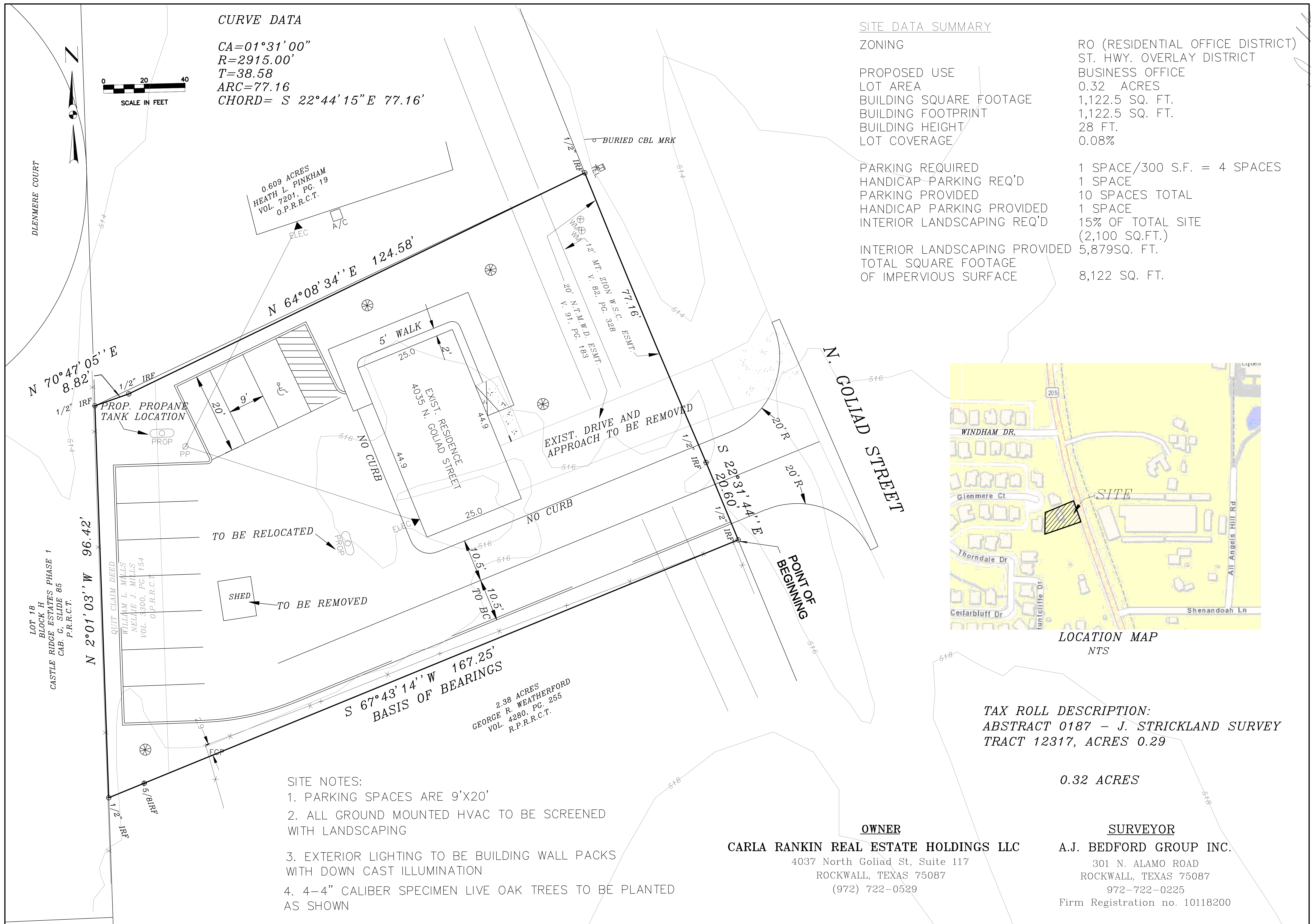
PROPOSED USE
 LOT AREA
 BUILDING SQUARE FOOTAGE
 BUILDING FOOTPRINT
 BUILDING HEIGHT
 LOT COVERAGE

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.)

INTERIOR LANDSCAPING PROVIDED
 TOTAL SQUARE FOOTAGE
 OF IMPERVIOUS SURFACE

5,879SQ. FT.
 8,122 SQ. FT.



LOCATION MAP
 NTS

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

0.32 ACRES

SITE NOTES:

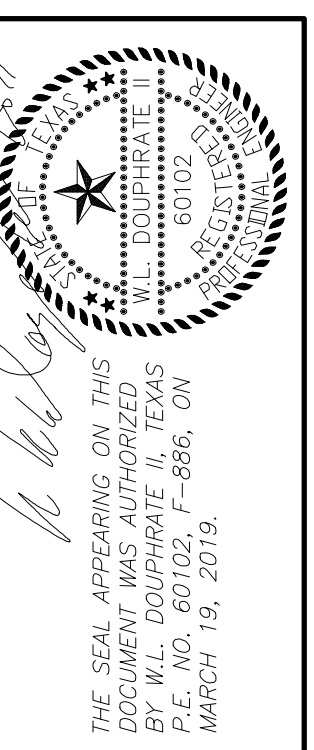
1. PARKING SPACES ARE 9'X20'
2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH LANDSCAPING
3. EXTERIOR LIGHTING TO BE BUILDING WALL PACKS WITH DOWN CAST ILLUMINATION
4. 4-4" CALIBER SPECIMEN LIVE OAK TREES TO BE PLANTED AS SHOWN

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



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