
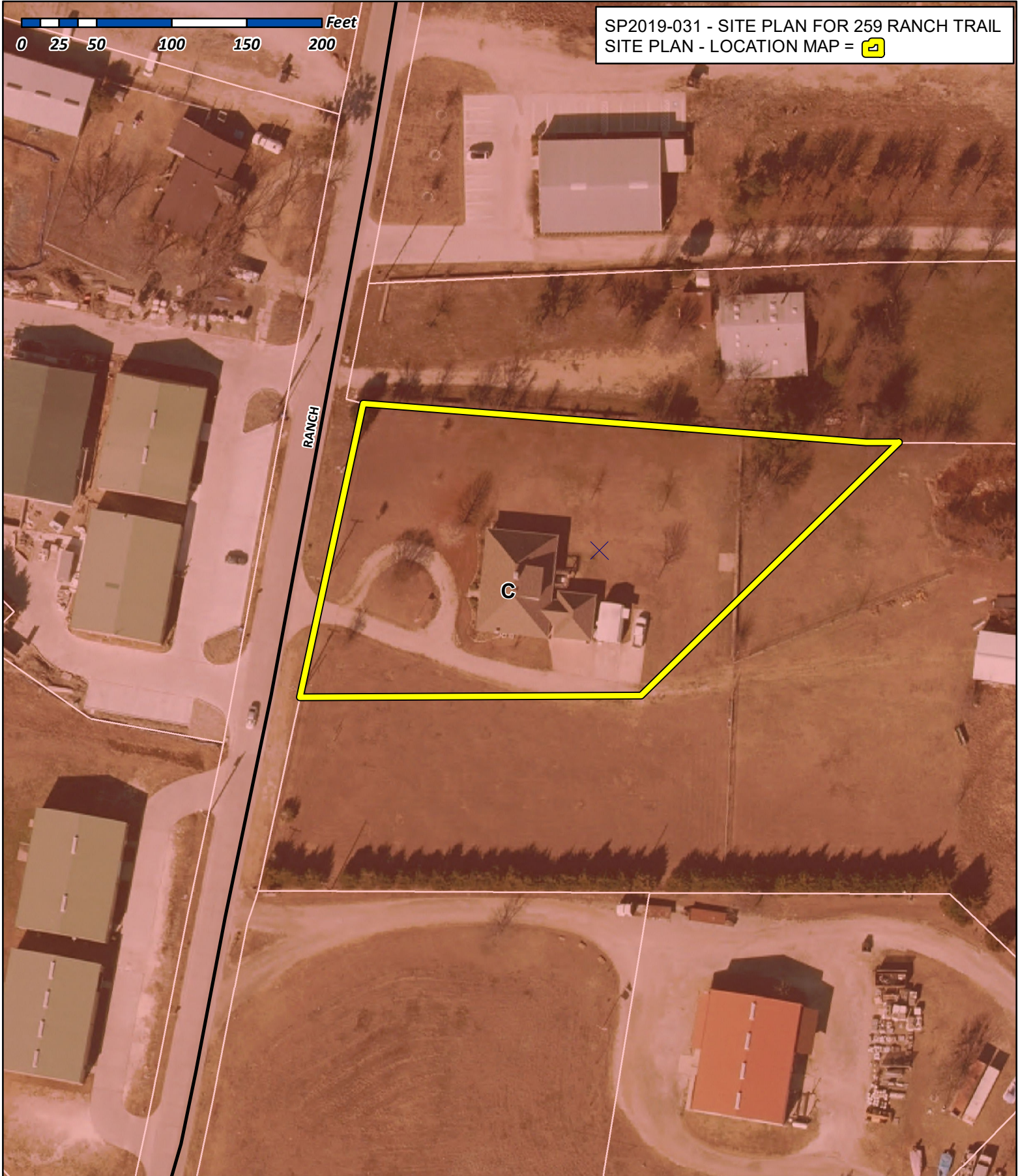


0 25 50 100 150 200 Feet

SP2019-031 - SITE PLAN FOR 259 RANCH TRAIL  
SITE PLAN - LOCATION MAP = 



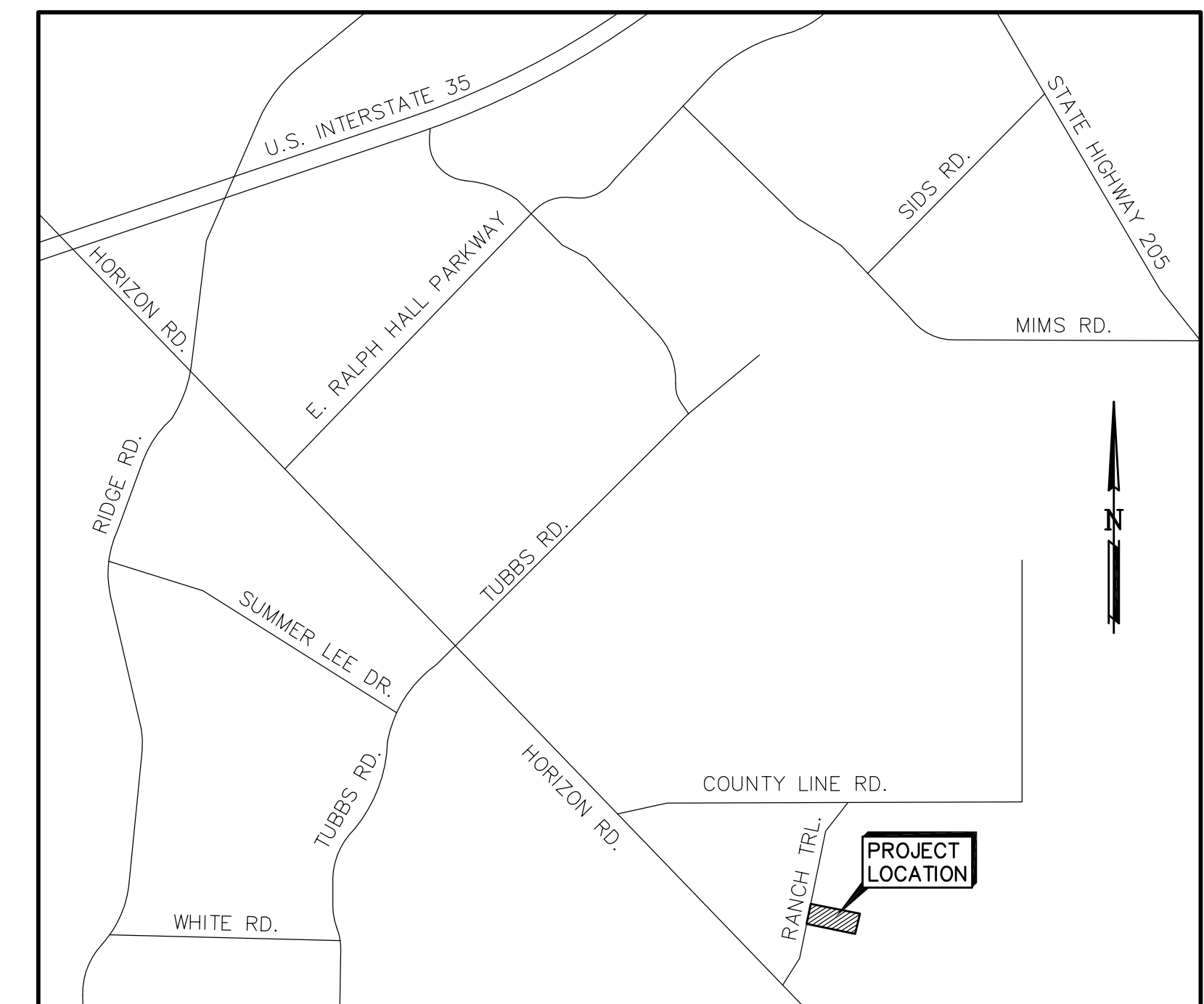
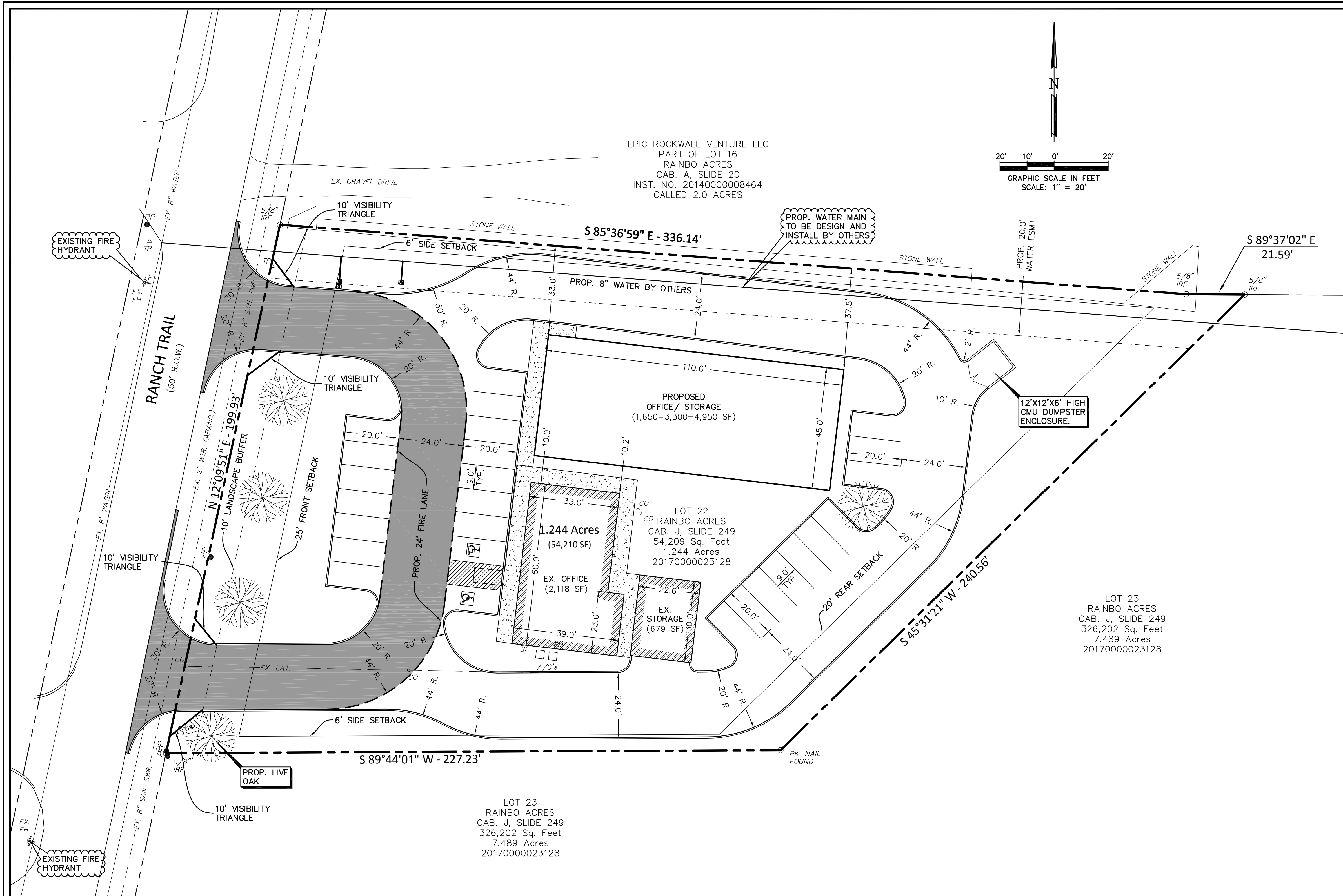
# City of Rockwall

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







SITE DATA

LOT AREA	54,210 SF ~ 1.244 AC
ZONING	COMMERCIAL
IMPERVIOUS AREA - BUILDING	7,747 SF
IMPERVIOUS AREA - PAVING	24,100 SF
TOTAL IMPERVIOUS AREA	31,847 SF (58.75%)
LANDSCAPE AREA	22,363 SF (41.25%)

PARKING CALCULATION

PARKING REQUIRED (OFFICE)	2,118/300 = 7 SPACES
PARKING REQUIRED (OFFICE)	1,650/300 = 6 SPACES
PARKING REQUIRED (STORAGE)	679/1000 = 1 SPACE
PARKING REQUIRED (STORAGE)	3,300/1000 = 3 SPACES
TOTAL PARKING REQUIRED	17 SPACES
PARKING PROVIDED	26 SPACES

NO EXTERIOR PARKING LOT LIGHT IS PROPOSED FOR THIS DEVELOPMENT

DETENTION FOR THIS DEVELOPMENT (LOT 22) WILL BE DESIGNED AND PART OF LOT 23 DEVELOPMENT, PER OWNERS AGREEMENT.

OWNER:  
R.D. MOORMAN, INC.  
259 RANCH TRAIL  
ROCKWALL, TEXAS 75032

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

THE INFORMATION SHOWN ON THIS PLAN IS FROM RECORD DRAWINGS. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS DRAWING. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES AND CONTACT ALL UTILITY COMPANIES 48 HRS PRIOR TO ANY EXCAVATION. 1-800-DIG TESS

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PRELIMINARY FOR REVIEW ONLY



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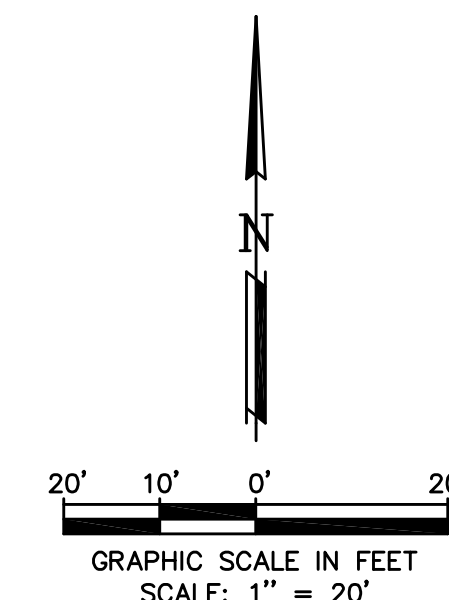
**SITE PLAN**

**RAINBO ACRES - LOT 22**  
**R.D. MOORMAN, INC.**  
**259 RANCH TRAIL**  
**ROCKWALL, TEXAS 75032**

**LAM CONSULTING ENGINEERING**  
6804 WILHELMINA DRIVE  
SACHSE, TEXAS 75048  
Phone (214) 766-1011  
www.lamcivil.com  
Firm #F-9763

DESIGN: LCE	CHECK: LCE	SCALE: AS NOTED	1 of X
DRAWN: CTL	DATE: AUGUST 2019	PROJECT: 0643-19	





EPIC ROCKWALL VENTURE LLC  
 PART OF LOT 16  
 RAINBO ACRES  
 CAB. A, SLIDE 20  
 INST. NO. 2014000008464  
 CALLED 2.0 ACRES

**SITE DATA**

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LANDSCAPE AREA	22,363 SF (41.25%)

**LANDSCAPE TABLE**

1 TREE PER 50' OF FRONTAGE	200'/50 = 4 TREES
1 TREE PER 20,000 SF PARKING	4,680/20,000 = 1 TREE
TOTAL TREE REQUIRED	5 TREES
TOTAL TREE PROVIDED	5 TREES (LIVE OAK)
TOTAL LANDSCAPE REQUIRED	5,421 SF (10.0%)
TOTAL LANDSCAPE PROVIDED	22,363 SF (41.25%)

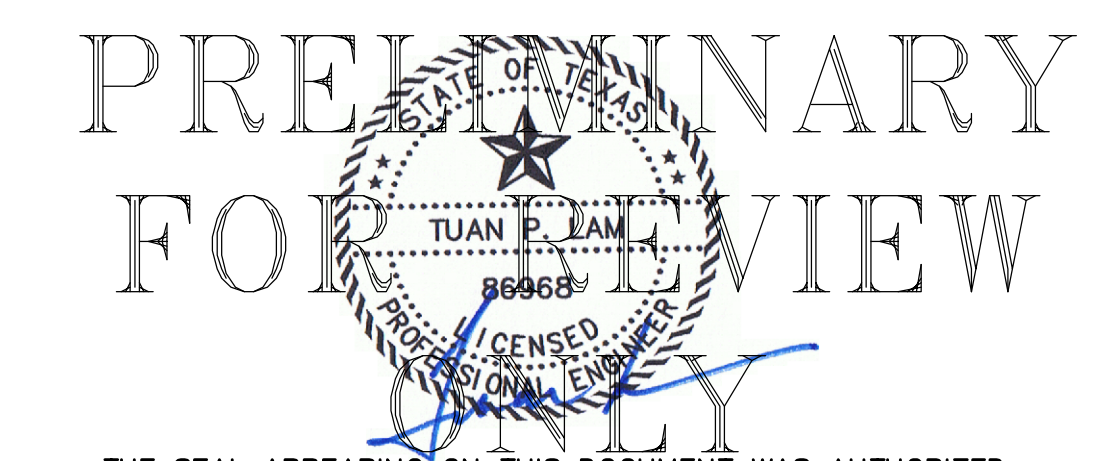
IRRIGATION WILL MEET REQUIREMENTS OF UDC.

OWNER:  
 R.D. MOORMAN, INC.  
 259 RANCH TRAIL  
 ROCKWALL, TEXAS 75032

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<b>LANDSCAPE PLAN</b>			
RAINBO ACRES - LOT 22 R.D. MOORMAN, INC. 259 RANCH TRAIL ROCKWALL, TEXAS 75032			
<b>LAM CONSULTING ENGINEERING</b>	6804 WILHELMINA DRIVE SACHSE, TEXAS 75048 Phone (214) 766-1011 www.lamcivil.com Firm #F-9763		
	DESIGN: LCE	CHECK: LCE	SCALE: AS NOTED
DRAWN: CTL	DATE: AUGUST 2019	PROJECT: 0643-19	2 OF X

