



PLANNING AND ZONING CASE CHECKLIST

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

HPAB

P&Z CASE # 12019-019 P&Z DATE _____ CC DATE _____ APPROVED/DENIED _____

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE 10/19/19 PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECEIPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF ONLY

CASE NUMBER: H2019-019

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.

DIRECTOR OF PLANNING: [Signature]

DATE RECEIVED:

RECEIVED BY:

APPLICATION:

- Certificate of Appropriateness (COA)
- Local Landmark Evaluation & Designation
- Building Permit Waiver & Reduction Program
- Small Matching Grant Application

SPECIAL DISTRICTS [SELECT APPLICABLE]:

- Old Town Rockwall Historic (OTR) District
- Planned Development District 50 (PD-50)
- Southside Residential Neighborhood Overlay (SRO) District
- Downtown (DT) District

CONTRIBUTING STATUS [SELECT APPLICABLE]:

- Landmarked Property
- High Contributing Property
- Medium Contributing Property
- Low Contributing Property
- Non-Contributing Property

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- Residential
- Commercial

N/A

PROPERTY INFORMATION [PLEASE PRINT]

Address: 804 N. GOLIAD STREET

Subdivision: BAINS ADDITION PART OF BOYDSTON SURVEY

Lot

Block

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Is the owner of the property the primary contact? Yes No

Applicant(s) is/are: Owner Tenant Non-Profit Resident

Check this box if Owner and Applicant are the same.

Other, Specify: CARROLL ARCHITECTS, INC.

Owner(s) Name: FRANK FITE II

Applicant(s) Name: JEFF CARROLL

Address: 2701 SUNSET RIDGE #104
ROCKWALL, TX 75087

Address: 750 E INTERSTATE 30

Phone: 972.772.0540

Phone: 214-632-1762

E-Mail: FRANK@FITEAGENCY.COM

E-Mail: J@CARROLLARCH.COM

SCOPE OF WORK/REASON FOR EVALUATION REQUEST [PLEASE PRINT]

Construction Type [Check One]: Exterior Alteration New Construction Addition Demolition
 Relocations Other, Specify:

Estimated Cost of Construction/Demolition of the Project (if Applicable): \$ 800,000.00

PROJECT DESCRIPTION. In the space provided below or on a separate sheet of paper, describe in detail the work that will be performed on site. For Local Landmark Evaluation & Designation requests indicate any additional information you may have concerning the property, history, significance, present conditions, status, current or past use(s), etc. Staff recommends that photographs of the interior and exterior of the property are submitted with this application.

New Ground-UP Construction for OFFICE SPACE. OWNER will occupy the new BUILDING AS THE CORPORATE OFFICE

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

I acknowledge that I have read this application and that all information contained herein is true and correct to the best of my knowledge. Furthermore, I understand that it is necessary for me or a representative to be present at a public hearing for this case to be approved.

Owner's Signature

Applicant's Signature



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Historic Preservation Advisory Board
DATE: December 19, 2019
APPLICANT: Ryan Miller, *Director of Planning and Zoning*
CASE NUMBER: H2019-019; *COA for 810 N. Goliad Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of the owner Frank Fite, II for the approval of a Certificate of Appropriateness (COA) for the construction of a new office building on a 0.4590-acre *Non-Contributing Property* identified as Lot A, Block 124, B. F. Boydston Addition, City of Rockwall, Rockwall, Texas, zoned Planned Development District 50 (PD-50), situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 810 N. Goliad Street, and take any action necessary.

BACKGROUND

The subject property is located within the B. F. Boydston Addition and was incorporated into the City of Rockwall in the early 1900's. According to the City's Historic zoning maps, the subject property was zoned Single Family 3 (SF-3) District from at least January 3, 1972 to November 5, 2001 when Planned Development District 50 (PD-50) was established by the City Council. Planned Development District 50 (PD-50) allows all land uses permitted within a Residential-Office (RO) District with special provisions. Staff has not found any permits, pictures, maps or aerial photography indicating that anything has ever been built on the property, and the property remains vacant today.

PURPOSE

The applicant -- *Jeff Carroll of Carroll Architects, Inc.* -- is requesting a Certificate of Appropriateness (COA) for the purpose of constructing a 4,987 SF office building.

ADJACENT LAND USES AND ACCESS

The subject property is located at 810 N. Goliad Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 0.4380-acre vacant tract of land addressed as 812 N. Goliad Street. North of this property is Heath Street, which is identified as a R2 (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the Comprehensive Plan. Beyond this is one (1) *Medium Contributing Property* (*i.e. ServiceFirst Mortgage*) and two (2) *Non-Contributing Properties* (*i.e. My Sister's Closet and TCB Construction Offices*). Beyond these properties are two (2) *Landmarked Properties* (*i.e. the Austin-Stacey Home and the Reese Home*). All of the property in this area is zoned Planned Development District 50 (PD-50).

South: Directly south of the subject property are two (2) single-family homes (*i.e. Lot 9 of the Barnes Addition and Lot B, Block 124 B. F. Boydston Addition*). South of this is a vacant tract of land (*i.e. Lot 8 of the Barnes Addition*) followed by a Hair Salon (*i.e. Mirror-Mirror Hair Studio*). All of these properties are zoned Planned Development District 50 (PD-50).

East: Directly east of the subject property is an ~6.50-acre tract of land (*i.e. Lots C & E, Block 124, B. F. Boydston Addition*) that is currently occupied with above ground water storage tanks owned by the City of Rockwall. East of this is a 3.46-acre vacant parcel of land followed by N. Fannin Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. All of these properties are zoned Single Family 7 (SF-7) District.

West: Directly west of the subject property is N. Goliad Street (*i.e. SH-205*), which is identified as a M4U-M (*modified major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. Beyond this is a residential property (*i.e. Lot 2, Block A, Amick Addition*) zoned Planned Development District 50 (PD-50) and the continuation of Heath Street. West of this area is another residential property (*i.e. Lot 1, Block A, Amick Addition*) followed by N. Alamo Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. This property is zoned Single Family 7 (SF-7) District.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to construct a 4,987 SF, two (2) story office building on the subject property. According to Section 6, *Certificates of Appropriateness (COA)*, of Article IX, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Historic Preservation Advisory Board (HPAB) is responsible for reviewing all building permits for exterior alteration, restoration, reconstruction, *new construction*, moving or demolition of a property within a historic district. Planned Development District 50 (PD-50) is an established historic district within the City of Rockwall, and as a result the Historic Preservation Advisory Board (HPAB) will be required to review the proposed site plan and make recommendations concerning the site plan's compliance to the City's historic guidelines to the Planning and Zoning Commission. In addition, the board will be acting on a request for a Certificate of Appropriateness (COA) concerning the proposed building elevations' conformance to the Historic Design Guidelines contained in the Unified Development Code (UDC) and the proposed projects' impact on adjacent historic properties.

According to Section 6.04, *North Goliad Corridor Overlay (NGC OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), all development within the NGC OV is required to mimic one (1) of the following styles: [1] Bungalow, [2] Cottage, [3] Craftsman, [4] Folk Victorian, or [5] Queen Anne. In this case, the building elevations submitted by the applicant are drawn to conform to the Craftsman style, which is described as being, "an extension of the early bungalow [*style*], the craftsman design included a low-pitched gabled roof with a wide, unenclosed eave overhang ... Roof rafters are usually exposed and decorative beams or braces are commonly added under gables ... Porches are either full or partial-width, with a roof often supported by tapered square columns ... The most distinctive features of this are the junctions where the roof joins the wall, where the most ornamentation occurs."

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

The proposed office building conforms to the guidelines contained in Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC) as follows:

- (1) *Height*. The guidelines stipulate that new buildings be constructed to a similar residential scale as adjacent properties. In this case, the building is 33-feet in height, which is in conformance with the 36-foot height limitation for the Residential-Office (RO) District.
- (2) *Building Setback and Orientation*. The guidelines refer to new buildings being built utilizing similar setbacks and orientations as existing buildings. In addition, the guidelines state that new structures should be constructed so that new buildings maintain the *pier-and-beam* appearance. The proposed structure does maintain a *pier-and-beam* appearance by incorporating a brick wainscot along the bottom; however, the building is oriented to the side yard. Staff has

recommended to the applicant that a front entry, stoop, and deck be incorporated in the design on the front of the building to create a product that appears to be oriented toward the front of the property (*i.e. fronting the building onto S. Goliad Street*). Staff should note that no other property in Planned Development District 50 (PD-50) is oriented to the side yard like what is being proposed by the applicant.

- (3) *Building Facades and Materials*. The building elevations for the office building are proposing to utilize a mixture of Hardie Board lap-siding, Hardie Board in a *board-and-batten* pattern, and brick. All of these materials and installations can be seen within the existing district.
- (4) *Roofs*. The guidelines state that the “(r)ooof shape, form and design should be typical of or consistent with the style and period of the architecture of buildings within the Historic District ... (r)ooof materials/colors should be visually compatible and complimentary of the style and period of the structure.” In this case, the applicant is proposing to utilize a traditional composite asphalt shingle, which is visually compatible with other structures in the district; however, the applicant is also proposing to utilize standing seam metal roofing as an accent material on certain portions of the roof. This has been used on other properties in Planned Development District 50 (PD-50) (*i.e. the Spafford House*), but does remain a discretionary decision for the Historic Preservation Advisory Board (HPAB) when considering the Certificate of Appropriateness (COA).
- (5) *Front Yards*. As was stated previously, staff has recommended to the applicant changing the western building elevation to incorporate an entryway giving the appearance that the property fronts to S. Goliad Street. In addition, the applicant will be required to provide a detailed landscape plan with the site plan for the front yard areas.
- (6) *Side Yards*. The proposed site plan does appear to conform with the majority of the guidelines’ suggestions relating to the side yard; however, staff should point out that currently a staircase appears to be in the ten (10) foot side yard setback. This encroachment would require approval by the Board of Adjustments (BOA) prior to the approval of the site plan.
- (7) *Fences*. Currently, there is an existing chain-link fence located along the rear of the property. The adjacent property is zoned Single Family 7 (SF-7) District, and -- *as a result* -- the project will require three (3) tiered screening or a masonry screening wall along this adjacency. Staff has outlined this requirement below.
- (8) *Driveways*. The proposed driveways conform to the guidelines.
- (9) *Paving Materials*. All of the proposed paving will be concrete and conform to the City’s guidelines, codes and standards of design.
- (10) *Parking Areas for Commercial Development*. According to the guidelines, “(a)ll parking lots for more than five (5) vehicles and having frontage on a public street should be screened from the street by an evergreen hedge not lower than three (3) feet nor higher than four (4) feet tall. If a hedge is not desired than an earthen berm, masonry wall, or combination thereof may be substituted ...” The applicant is currently not showing the incorporation of any screening for the parking areas. Staff has added this as a condition of approval of the Certificate of Appropriateness (COA).
- (11) *Lighting of Yards and Parking Areas*. This will be reviewed at the time of site plan.
- (12) *Paint and Color*. Based on the color rendering provided by the applicant the colors of the proposed building appear to be in conformance with the guidelines.
- (13) *Signage for Commercial Properties*. All signage is required to conform to the requirements of the North Goliad Corridor Overlay (NGC OV) District.

With respect to the remainder of the proposed site plan staff has identified the following issues relating to the requirements of the Unified Development Code (UDC) that will need to be addressed with the site plan prior to approval from the Planning and Zoning Commission:

- (1) *Residential Adjacency*. Subsection 5.02(B), *Screening from Residential*, of Article VIII, *Landscape and Screening Standards*, of the Unified Development Code (UDC) requires either [1] a minimum six (6) masonry fence with canopy trees on 20-foot centers or [2] three (3) tiered screening with a minimum six (6) wrought iron fence be established adjacent to, “(a)ny non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property...” In this case, the property directly east of the subject property is zoned Single Family 7

(SF-7) District. Currently, there is an existing six (6) foot chain-link fence on this property that is adjacent to the eastern boundary of the subject property. Section 8.02, *Non-Residential Fences*, of Article VIII, *Landscape and Screening Standards*, of the UDC goes on to allow wood fences in conformance with the residential fencing standards for new residential fences be permitted in the Residential-Office (RO) District. Based on the applicant's submittal, staff is of the opinion that it would be appropriate for the applicant to either [1] request to incorporate three (3) tiered screening adjacent to the existing chain-link fence or [2] establish a new wood fence with canopy trees on 20-foot centers; however, this is a discretionary decision for the Planning and Zoning Commission at the time of site plan.

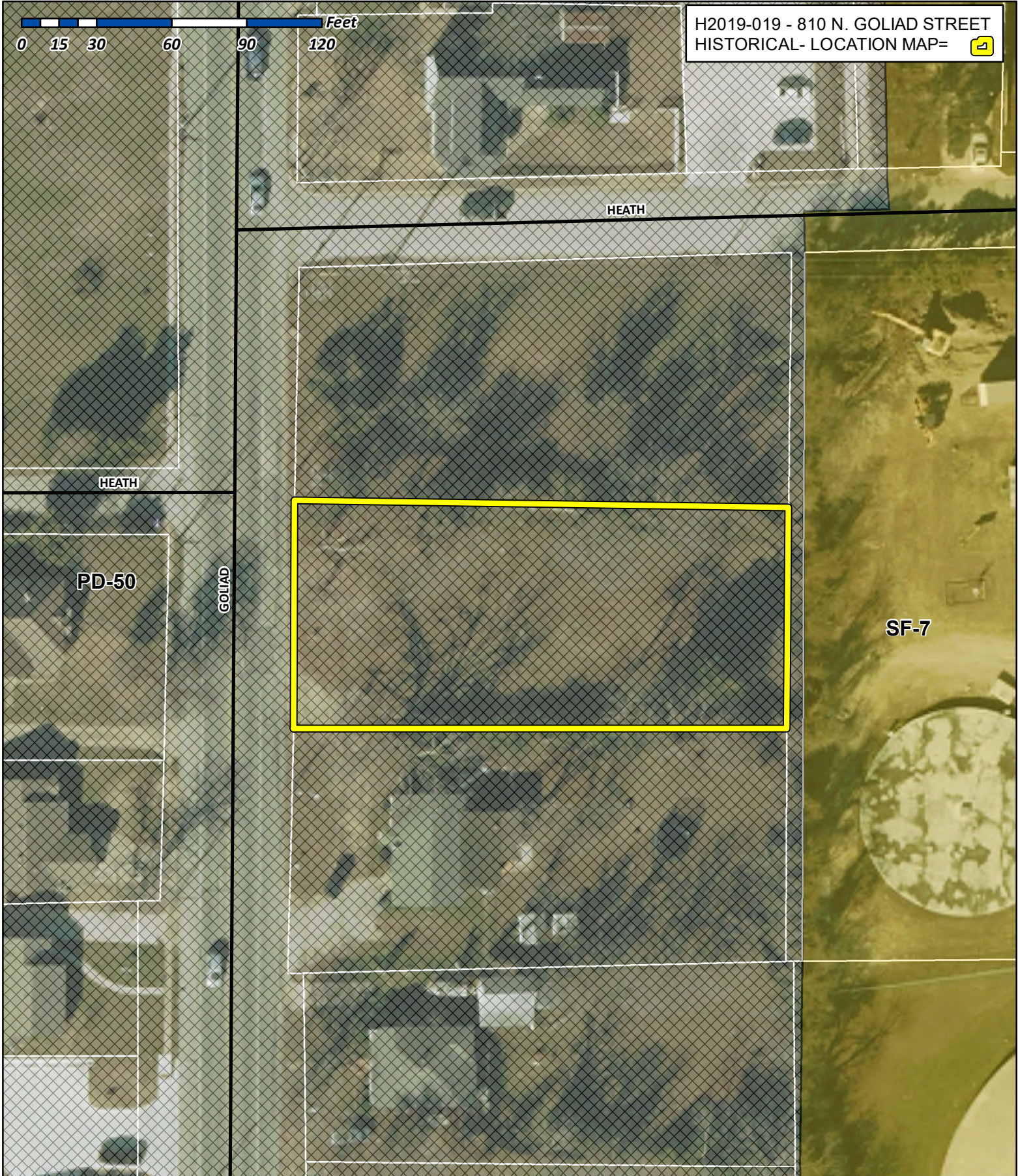
- (2) *Landscape Plan*. A more detailed landscape and treescape plan will be required to be submitted to ensure compliance to the tree planting requirements, which require a minimum of one (1) canopy tree and one (1) accent tree be planted adjacent to N. Goliad Street per 100 linear feet of frontage.

These issues have been added to the conditions of approval for this case.

CONDITIONS OF APPROVAL

If the Historic Preservation Advisory Board (HPAB) chooses to approve the request for a Certificate of Occupancy (COA), staff would propose the following conditions of approval:

- (1) A more detailed Landscape and Treescape Plan shall be submitted with the site plan showing conformance with the following:
 - (a) Landscaping and/or a berm -- *generally in conformance with the Historic Guidelines* -- should be incorporated in between N. Goliad Street and the parking lot to screen the parking areas;
 - (b) Conformance to the street tree requirements stipulated by Article VIII, *Landscape and Fence Standards*, of the Unified Development Code (UDC);
- (2) The alleyway situated on 808 N. Goliad Street will need to be verified prior to the approval of a site plan. Alternatively, the applicant can secure a cross access easement on the property;
- (3) The steps situated on the north side of the subject property are located within an established building setback and either need to be moved outside of the building setback or a variance needs to be approved by the Board of Adjustments (BOA) for the encroachment;
- (4) Residential screening -- *in conformance with Article VIII, Landscape and Fence Standards, of the Unified Development Code (UDC)* -- shall be required adjacent to the eastern property line;
- (5) The proposed building elevations are subject to review by the Architectural Review Board (ARB) as part of the site plan approval process;
- (6) A cross access easement (as depicted on the site plan) will need to be establish at the back of the subject property extending from the southern boundary of the subject property (*adjacent to 808 N. Goliad Street*) and extend to the northern boundary (*adjacent to 812 N. Goliad Street*); and,
- (7) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

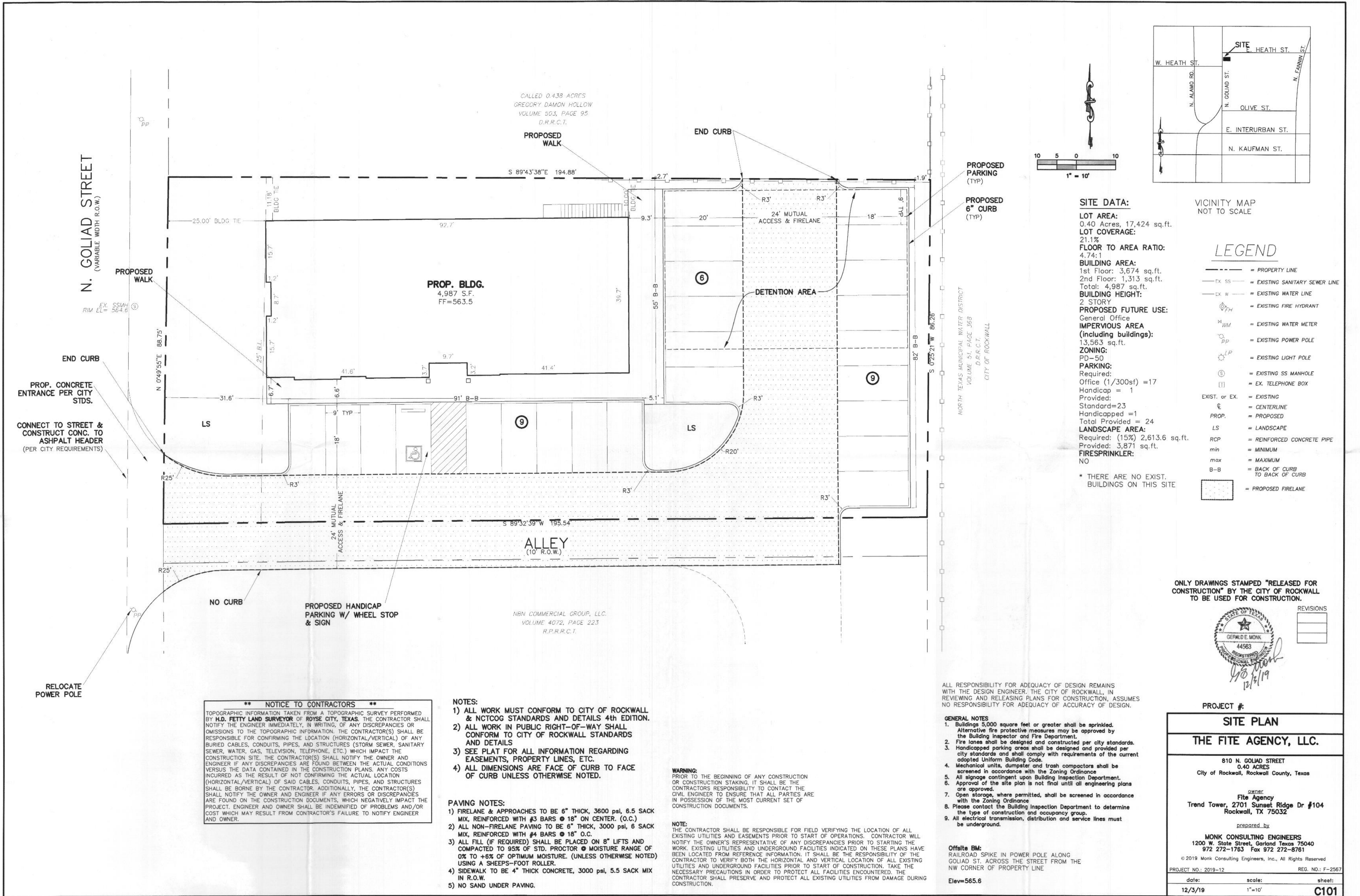


City of Rockwall

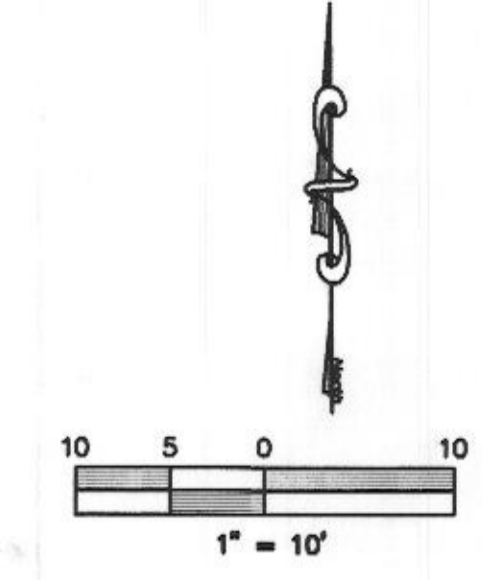
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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.





CALLED 0.438 ACRES
GREGORY DAMON HOLLOW
VOLUME 503, PAGE 95
D.P.R.R.C.T.

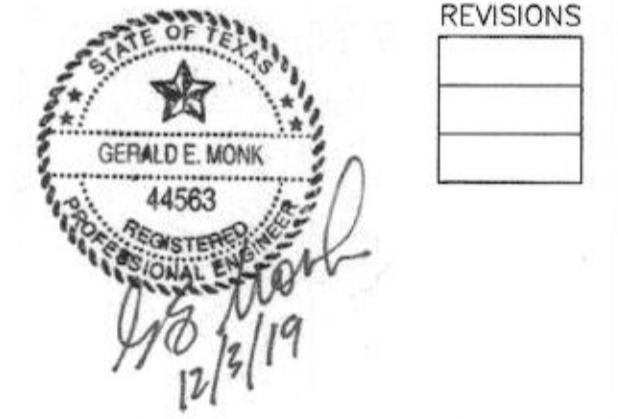


SITE DATA:
LOT AREA:
 0.40 Acres, 17,424 sq.ft.
LOT COVERAGE:
 21.1%
FLOOR TO AREA RATIO:
 4.74:1
BUILDING AREA:
 1st Floor: 3,674 sq.ft.
 2nd Floor: 1,313 sq.ft.
 Total: 4,987 sq.ft.
BUILDING HEIGHT:
 2 STORY
PROPOSED FUTURE USE:
 General Office
IMPERVIOUS AREA (including buildings):
 13,563 sq.ft.
ZONING:
 PD-50
PARKING:
 Required: Office (1/300sf) = 17
 Handicap = 1
 Provided: Standard=23
 Handicapped=1
 Total Provided = 24
LANDSCAPE AREA:
 Required: (15%) 2,613.6 sq.ft.
 Provided: 3,871 sq.ft.
FIRESPRINKLER:
 NO
 * THERE ARE NO EXIST. BUILDINGS ON THIS SITE

LEGEND

---	PROPERTY LINE
EX SS	EXISTING SANITARY SEWER LINE
EX W	EXISTING WATER LINE
⊕ FH	EXISTING FIRE HYDRANT
WM	EXISTING WATER METER
PP	EXISTING POWER POLE
LP	EXISTING LIGHT POLE
⊕	EXISTING SS MANHOLE
⊠	EX. TELEPHONE BOX
EXIST. or EX.	EXISTING
⊕	CENTERLINE
PROP.	PROPOSED
LS	LANDSCAPE
RCP	REINFORCED CONCRETE PIPE
min	MINIMUM
max	MAXIMUM
B-B	BACK OF CURB TO BACK OF CURB
⊠	PROPOSED FIRELANE

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



**** NOTICE TO CONTRACTORS ****
 TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY H.D. FETTY LAND SURVEYOR OF ROYSE CITY, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 4th EDITION.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

- PAVING NOTES:**
- 1) FIRELANE & APPROACHES TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
 - 2) ALL NON-FIRELANE PAVING TO BE 6" THICK, 3000 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
 - 3) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
 - 4) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
 - 5) NO SAND UNDER PAVING.

WARNING:
 PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

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 OF ACCURACY OF DESIGN.

- GENERAL NOTES**
1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
 2. Fire lanes shall be designed and constructed per city standards.
 3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
 4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance.
 5. All signage contingent upon Building Inspection Department.
 6. Approval of the site plan is not final until all engineering plans are approved.
 7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
 9. All electrical transmission, distribution and service lines must be underground.

Offsite BM:
 RAILROAD SPIKE IN POWER POLE ALONG GOLIAD ST. ACROSS THE STREET FROM THE NW CORNER OF PROPERTY LINE
 Elev=565.6

PROJECT #:

SITE PLAN

THE FITE AGENCY, LLC.

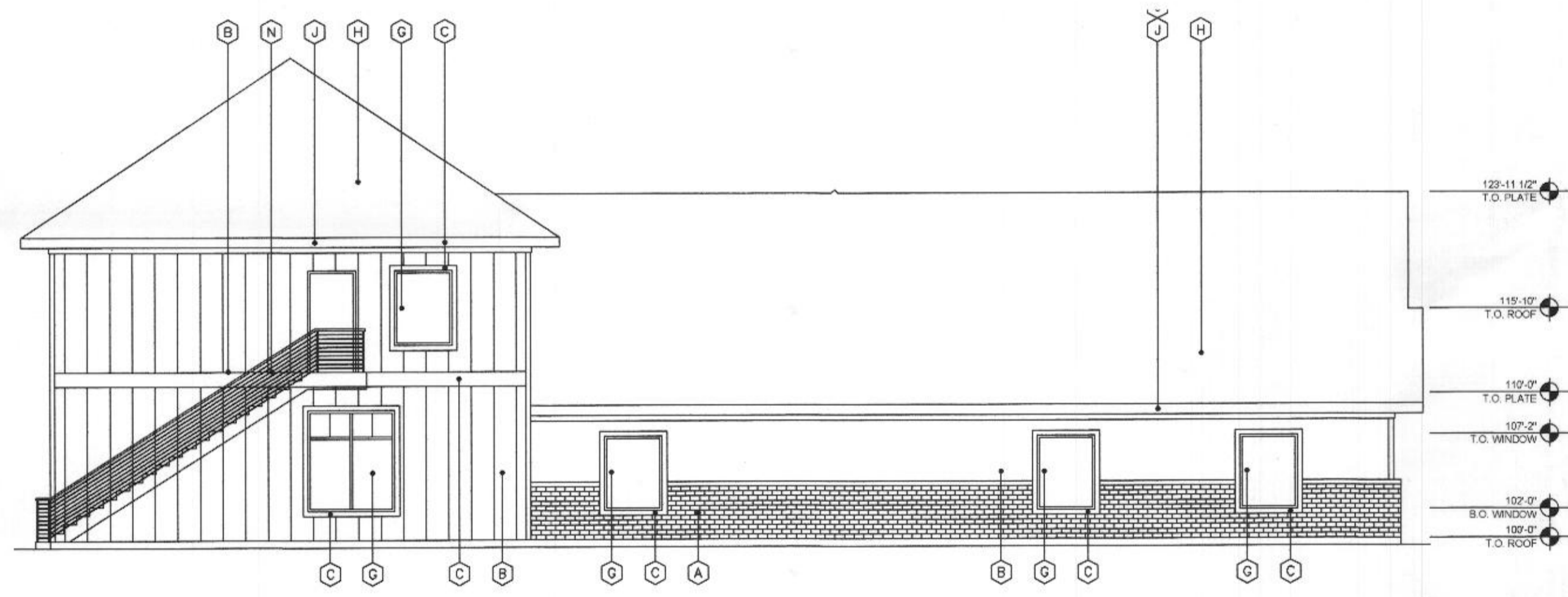
810 N. GOLIAD STREET
 0.40 ACRES
 City of Rockwall, Rockwall County, Texas

OWNER:
Fite Agency
 Trend Tower, 2701 Sunset Ridge Dr #104
 Rockwall, TX 75032

prepared by
MONK CONSULTING ENGINEERS
 1200 W. State Street, Garland Texas 75040
 972 272-1763 Fax 972 272-8761

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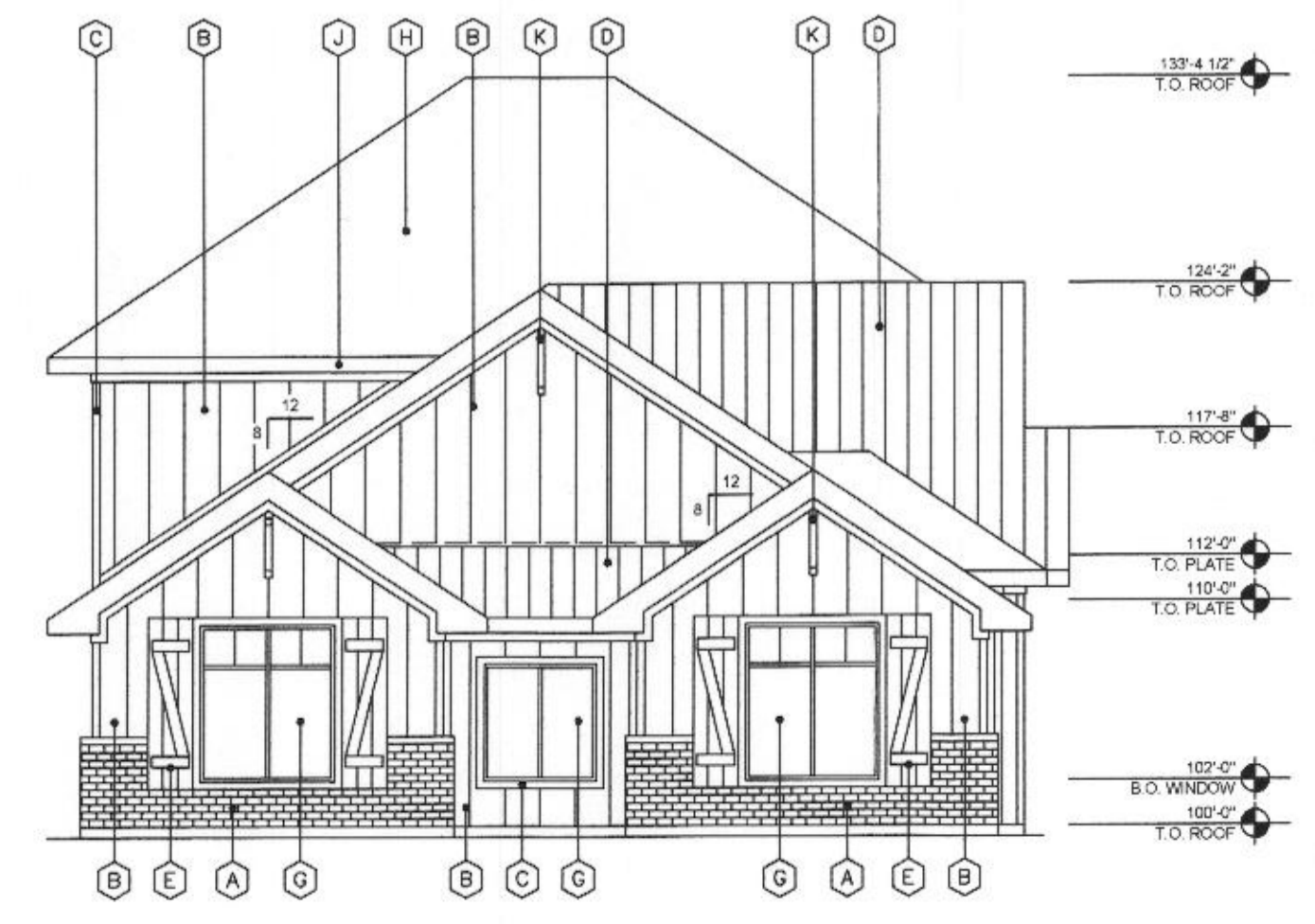
PROJECT NO.: 2019-12 REG. NO.: F-2567
 date: 12/3/19 scale: 1"=10' sheet: C101



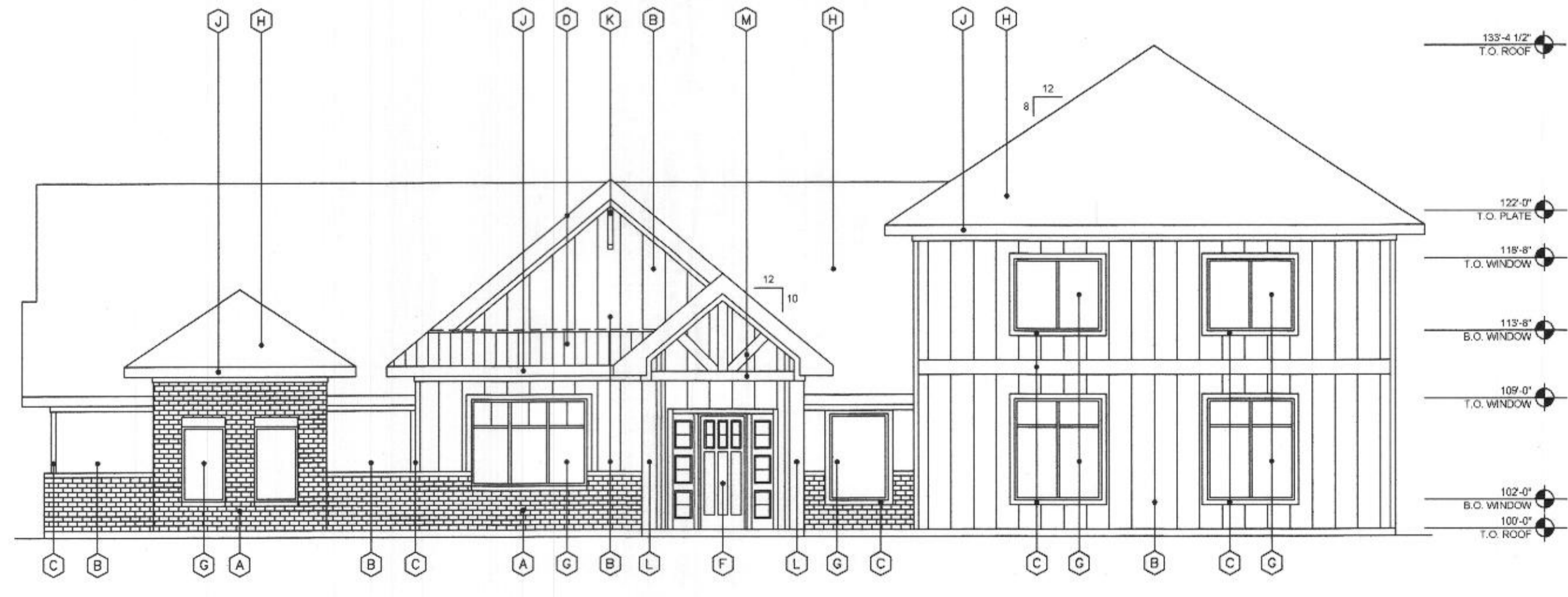
4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE:	
A	BRICK, MFG-ACME, MODULAR SIZE, COLOR - OXFORD PLACE
B	HARDIE BOARD SIDING, COLOR: ARCTIC WHITE
C	HARDIE BOARD, FASCIA & TRIM COLOR - KHAKI BROWN
D	STANDING SEAM MTL. ROOF SYSTEM, BERRIDGE OR E.Q., COLOR - CHARCOAL GRAY
E	WOOD SHUTTERS, COLOR - STAIN WALNUT
F	ENTRY DOORS AS SELECTED BY OWNER
G	WINDOW, 1" INSULATED, LOW 'E' 30% TINTED GRAY, FRAME COLOR - BLACK
H	COMPOSITION ASPHALT ROOF, TYP., (270lbs), COLOR - BLACK
J	PREFINISHED ALUMINUM GUTTER & DOWNSPOUT, COLOR - MATCH TRIM COLOR
K	GABLE END, 8" DECOR. WOOD TRIM COLOR: KHAKI
L	12X12 WOOD POST, COLOR - STAIN WALNUT
M	2X WOOD TRIM @ DECOR. COLUMNS
N	STEEL TUBE RAILING SYSTEM, COLOR - BLACK

THE FITE AGENCY	
LEGAL DESCRIPTION AND/OR ADDRESS: THE FITE AGENCY, LLC. DOCUMENT #2018000022302 O.P.R.R.C.T.	
OWNER The Fite Agency 2701 Sunset Ridge Ste.104 Rockwall, TX 75087	
APPLICANT Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jcc@carrollarch.com ATTN: Jeff Carroll	
CITY OF HEATH CASE NUMBER: 2019XXX	

OWNER REVIEW:	11-22-2019
ISSUE:	

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PROPOSED OFFICE BUILDING FOR
THE FITE AGENCY
810 Goliad St.
Rockwall, Texas 75087

THE FITE
AGENCY
2701 Sunset Ridge,
Ste. 104
Rockwall, TX, 75087



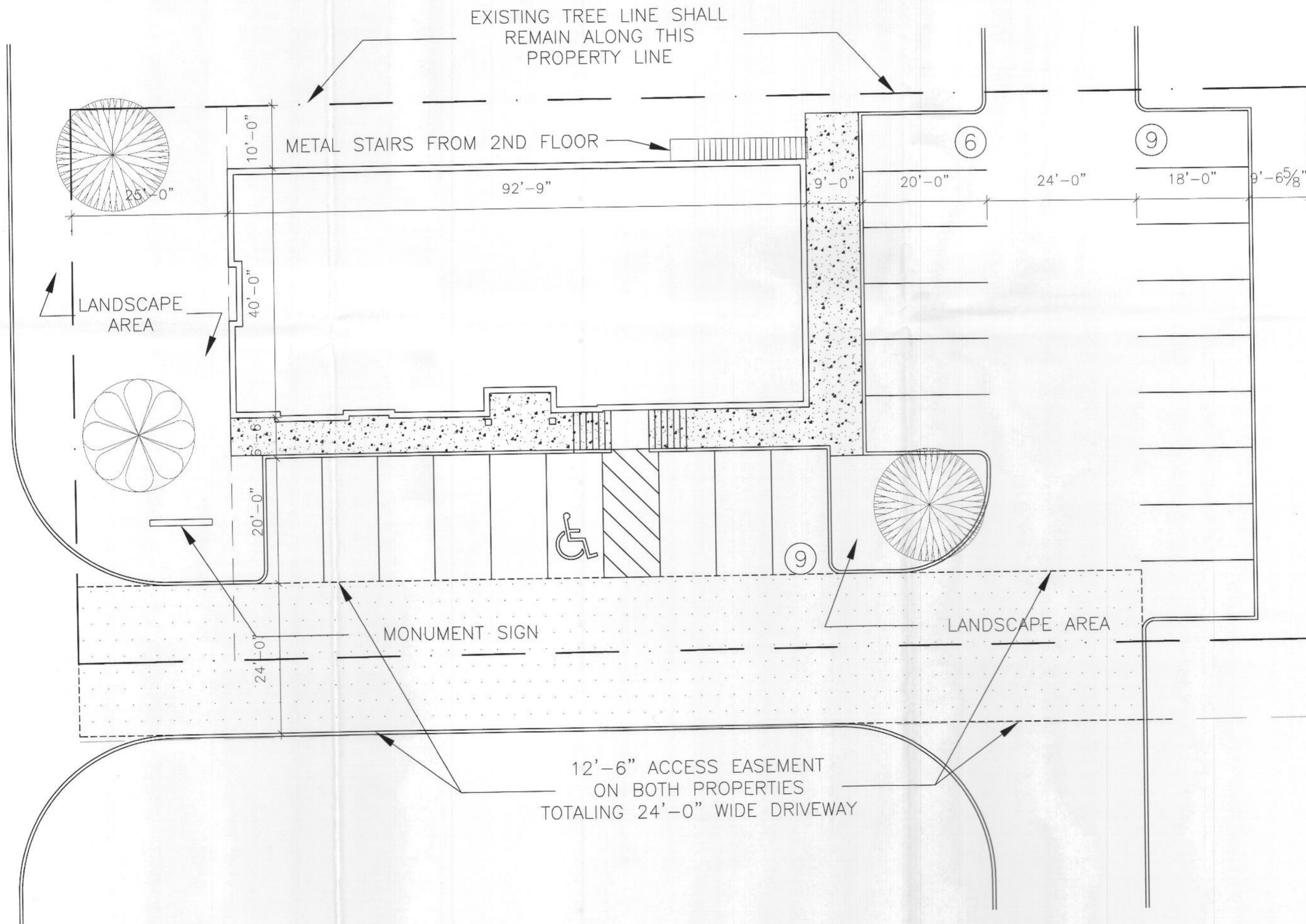
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
P: 972-732-6085
F: 972-732-8058

EXTERIOR ELEVATIONS

DATE:	JUL 2019	SHEET NO:	
PROJECT NO:	2018055		
DRAWN BY:			A501
CHECKED BY:			



GOLIAD STREET



SITE DATA TABLE	
SITE AREA	0.40 ACRES (17,424 S.F.)
ZONING	PD-50
PROPOSED USE	OFFICE
PROPOSED BUILDING AREA	4,987 TOTAL S.F.
LOT COVERAGE	21.1%
FLOOR TO AREA RATIO	0.474 : 1
BUILDING HEIGHT MAX.	35'-0"

PARKING TABLE	
OFFICE PARKING	1/300 SF = 17
PARKING REQUIRED	17 SPACES (1 ADA)
PARKING PROVIDED	24 SPACES (1 ADA)

LANDSCAPE TABULATION	
GROSS AREA	0.40 ACRES (17,424 S.F.)
REQUIRED LANDSCAPE AREA- 15% OF 17,424 S.F.	2,614 S.F.
PROVIDED LANDSCAPE AREA- 22% OF 17,424 S.F.	3,871 S.F.
IMPERVIOUS COVERAGE- 78% OF 17,424 S.F.	13,553 S.F.

NOTES:
 - Irrigation shall be provided to all landscaped areas.
 - Tree mitigation for this project for existing trees on this property.
 - All perimeter parking are within 50'-0" of a shade tree.

TREE/SHRUB LEGEND	
TREES, INSTALLED W/ MINIMUM 2" CALIPER (Ø)	
	RED BUD (2) 4' HIGH ● INSTALLATION
	BURR OAK (1) 4" MIN. CALIPER

GENERAL NOTES:

- VERIFY ALL UTILITIES BEFORE CONSTRUCTION.
- FOR PRICING PURPOSES ALL LIGHT POLE BASES SHALL BE A MINIMUM 1/2" DIAMETER, 8'-0" DEEP, W/ 1/2" STEEL, VERIFY W/ STRUCTURAL ENGINEER.
- EA SUB-CONTRACTOR SHALL COORDINATE AND CALL FOR ALL INSPECTIONS W/ TESTING LAB, OWNER WILL PAY FOR TESTING LABS.
- ALL BUILDING ENTRANCES AND EXITS SHALL BE HANDICAP ACCESSIBLE, SIDEWALK AND RAMP SLOPES SHALL NOT EXCEED THE MAXIMUM REQUIRED SLOPE NOT REQUIRING HANDRAILS, SEE T&S NOTES & DETAILS.
- LANDSCAPE SUBCONTRACTORS SHALL PROVIDE STABILIZATION OF ALL DISTURBED AREAS.
- LANDSCAPE SUBCONTRACTORS SHALL PROVIDE AN IRRIGATION SYSTEM AND PLANS THAT MEET ALL CITY REQUIREMENTS.
- REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50'-FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
- ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
- OWNER MAY SUBSTITUTE TYPES OF TREES, THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
- CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
- CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.

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1 LANDSCAPE PLAN
SCALE: 1:10

ISSUE: OWNER REVIEW: 11-22-2019

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LANDSCAPE PLAN

DATE: JUL 2019 SHEET NO:
 PROJECT NO: 2018055
 DRAWN BY: L1
 CHECKED BY: