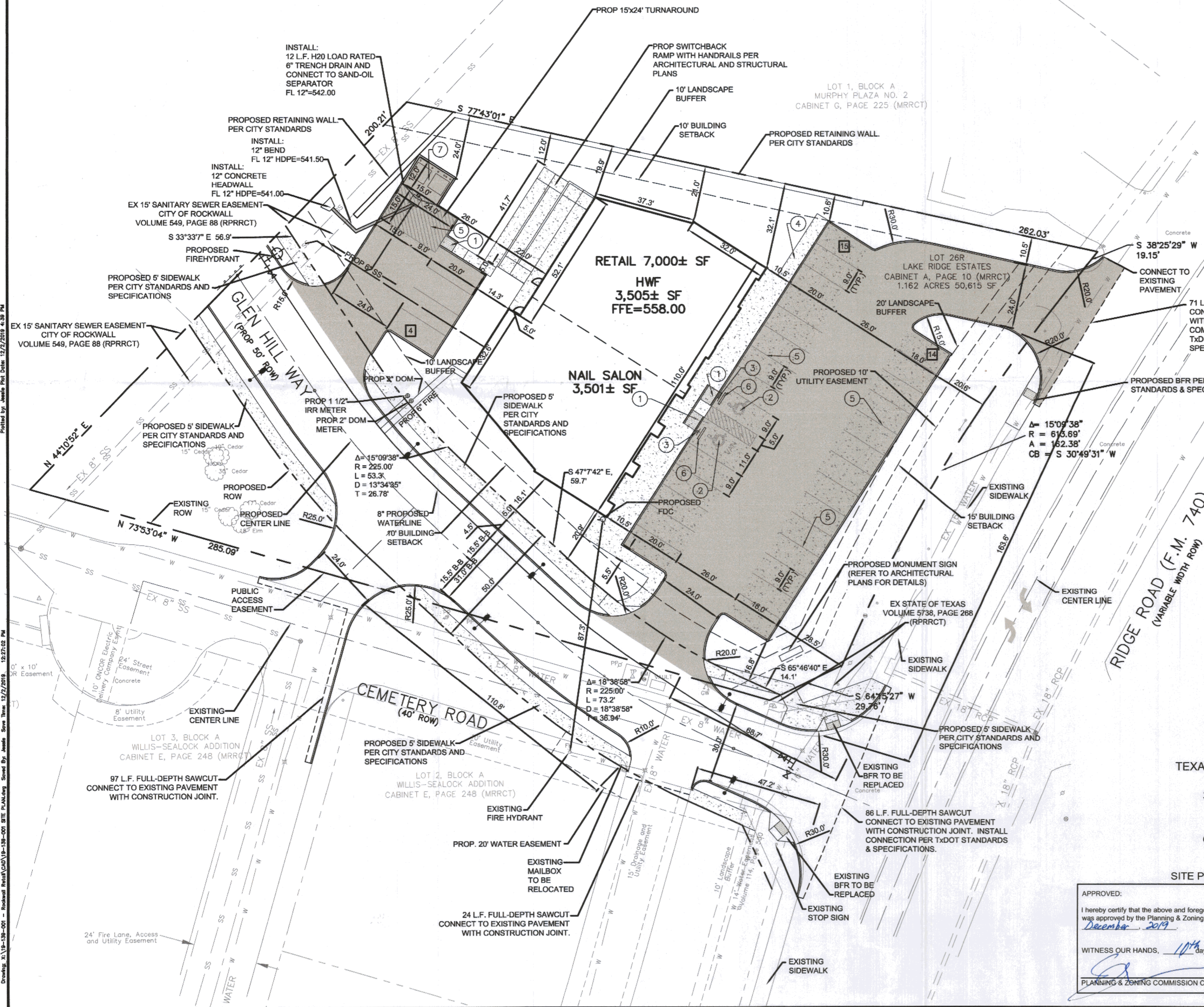
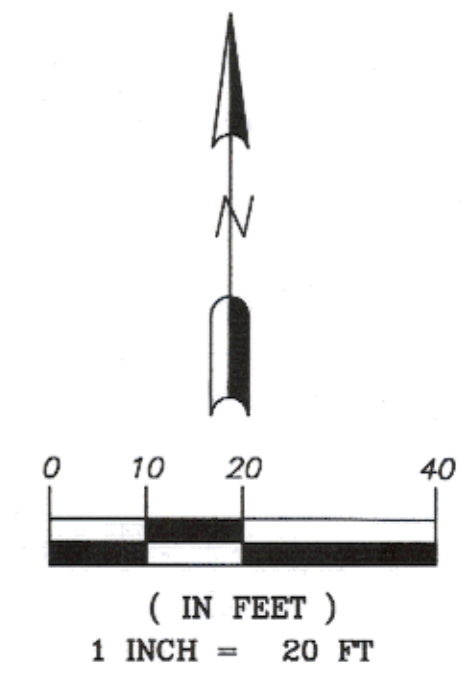


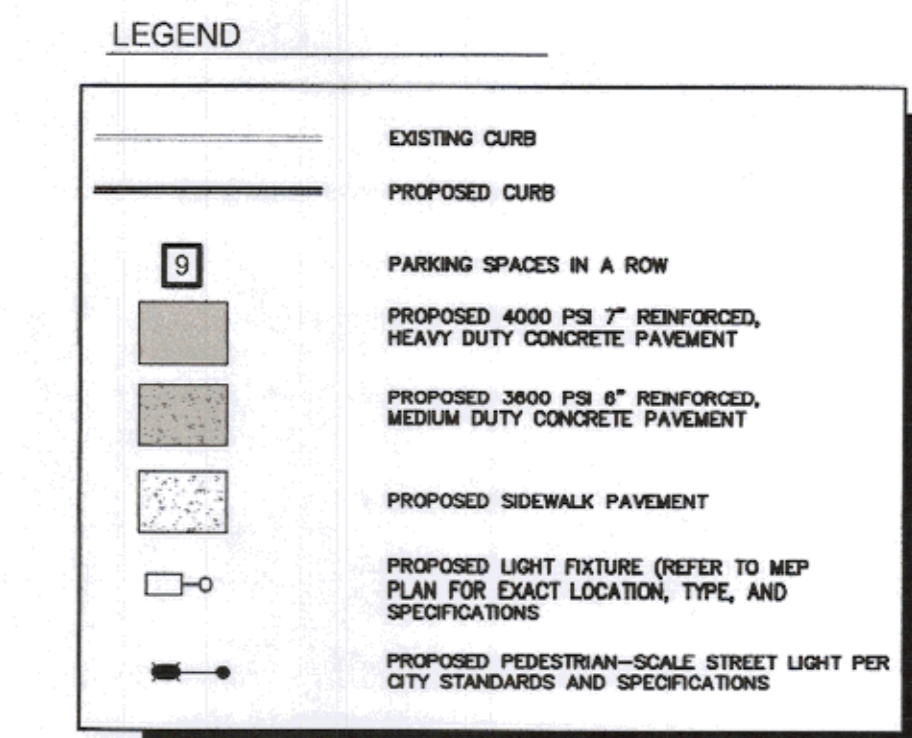
LOCATION MAP



**SITE DATA**

PROPOSED ZONING	PLANNED DEVELOPMENT
PROPOSED LAND USE	COMMERCIAL
LOT AREA (GROSS)	1.162 ACRES (50,615 SQ FT)
LOT AREA (NET)	0.8319 ACRES (36,239.12 SQ FT)
TOTAL BUILDING AREA	7,000 SQUARE FEET
FLOOR AREA RATIO	7,000 / 36,239 : 19%
OPEN SPACE	13,974 / 36,239 : 39%
TOTAL IMPERVIOUS AREA	22,265 / 36,239 : 61%
REQUIRED PARKING (1/250 RETAIL)	28 SPACES
PARKING PROVIDED	33 SPACES
PARKING PROVIDED (ACCESSIBLE)	2 SPACES
BUILDING HEIGHT	1 STORY, 28'-10" TOTAL HEIGHT

- NOTES:**
- ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
  - REFER TO C2.01 FOR GLEN HILL WAY PAVING PLAN AND PROFILE.
  - FDC SHALL BE INSTALLED 18 TO 48 INCHES ABOVE GRADE.



- CONSTRUCTION SCHEDULE**
- HANDICAP RAMPS, BFRs PER CITY STANDARDS AND SPECS.
  - HANDICAP SYMBOL PER DETAILS, SHEET C7.01
  - HANDICAP SIGN PER DETAILS, SHEET C7.01
  - 4' SIDEWALK PER DETAILS, SHEET C7.00
  - 4" WHITE TRAFFIC STRIPING PER DETAILS, SHEET C7.01
  - WHEEL STOP PER DETAILS, SHEET C7.01
  - DUMPSTER WITH 8' MASONRY ENCLOSURE PER DETAILS ON ARCHITECTURAL ELEVATIONS.

**OWNER / DEVELOPER:**  
 RETAIL PARTNERS, LLC  
 550 BAILEY AVENUE, SUITE 550  
 FORT WORTH, TEXAS  
 PHONE: (817) 870-9147  
 EMAIL: JRM@RETAILPARTNERSLLC.COM  
 CONTACT: EDDIE MARTIN

**APPLICANT:**  
  
 CARRILLO ENGINEERING, LLC  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS  
 REGISTRATION NO. F-15893  
 301 COMMERCE STREET, SUITE 1410  
 FORT WORTH, TEXAS 76102  
 PHONE NO.: 817-697-4996  
 CONTACT: ANNA C. BLACKWELL, P.E.

**SITE PLAN SIGNATURE BLOCK**

APPROVED:  
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 10<sup>th</sup> day of December, 2019.

WITNESS OUR HANDS, 10<sup>th</sup> day of December, 2019.

PLANNING & ZONING COMMISSION CHAIRMAN      DIRECTOR OF PLANNING & ZONING

**PROJECT BENCHMARK:**  
 CITY OF ROCKWALL CONTROL MONUMENTATION  
 MONUMENT NUMBER RESET #1.  
 POSTED ELEV=567.704 (NAVE88)

**Carrillo Engineering, LLC**  
 301 Commerce Street, Ste 1410 - Fort Worth, Texas 76102  
 Phone 817-697-4996 - Firm Registration #F-15893

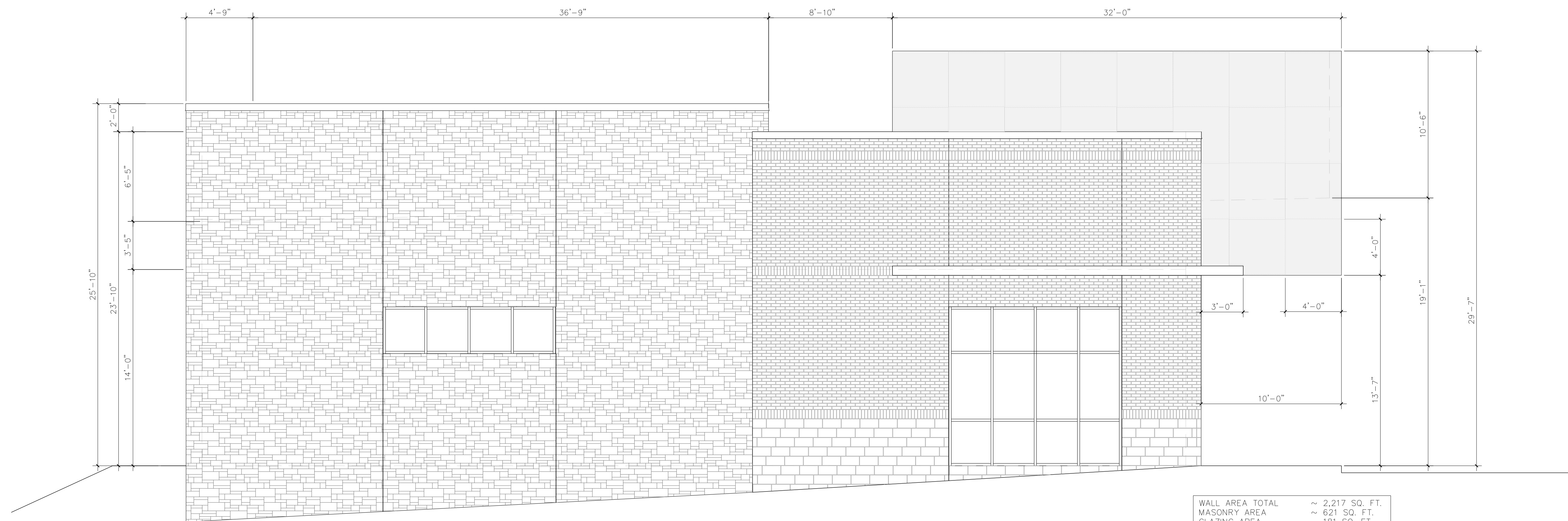
STATE OF TEXAS  
 ANNA C. BLACKWELL  
 97350  
 LICENSED PROFESSIONAL ENGINEER  
 11-22-2019

**RIDGE ROAD RETAIL CENTER  
 2930 SOUTH RIDGE ROAD  
 LAKERIDGE ESTATES, LOT 26  
 ROCKWALL, TEXAS  
 SITE PLAN/PAVING PLAN**

Issue Dates:  
 NOVEMBER 22, 2019

Date	Revisions

Scale:  
 Drawn By:  
 Checked By:  
 Sheet  
**C2.00**  
 CASE NUMBER # SP2019-037

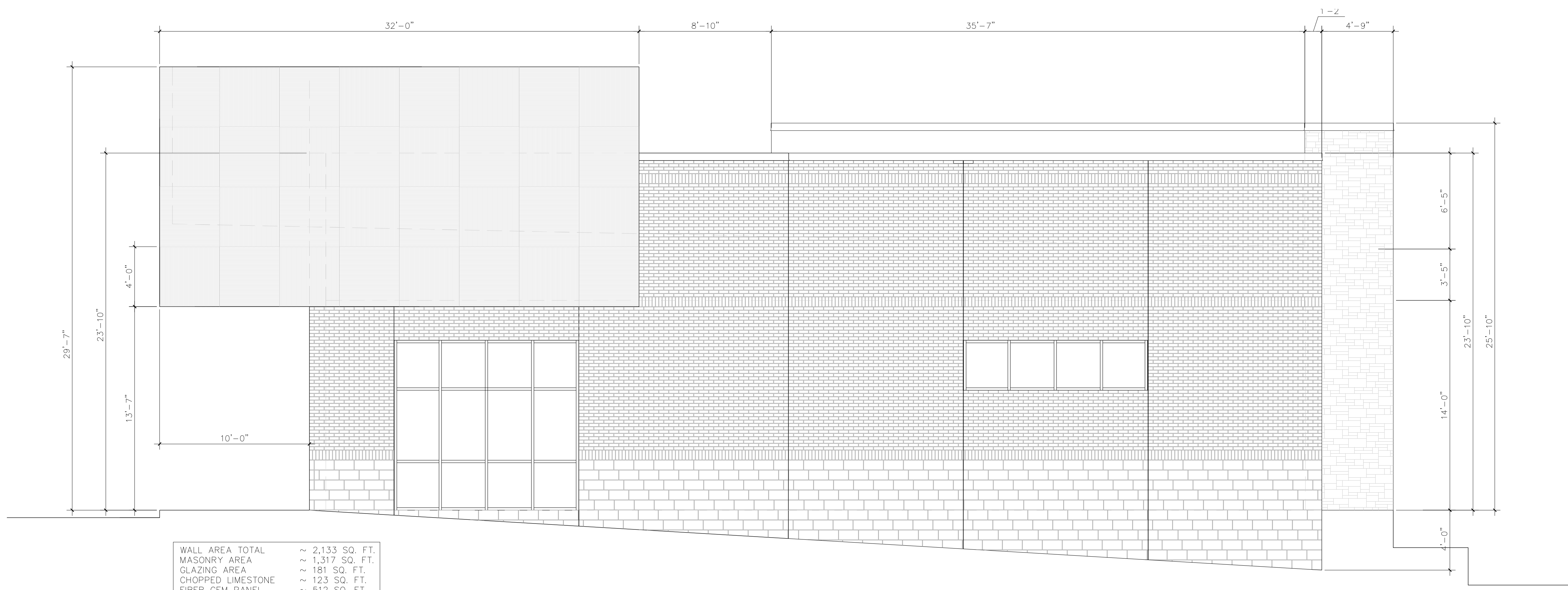
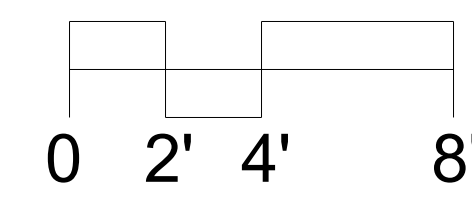


**DESIGN INTENT**

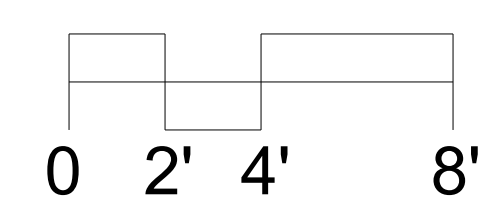
ALL HVAC EQUIPMENT TO BE ON THE ROOF AND SCREENED BY THE PARAPET WALL AND LOCATION ON THE ROOF TO CUT THE VIEW ANGLE TO THE UNITS

RETAINING WALLS TO BE FACED WITH CHOPPED LIMESTONE VENEER

**2 SIDE ELEVATION**  
SCALE: 1/4"=1'-0"



**1 SIDE ELEVATION**  
SCALE: 1/4"=1'-0"



**NOT FOR CONSTRUCTION REVIEW ONLY**  
JIM HERCKT  
TX ARCH  
19007

**STUDIO HERCKT, LLC.**  
1716 VIRGINIA PLACE  
FORT WORTH, TX 76107  
817.919.6574  
JHERCKT@GMAIL.COM

**CONCEPTUAL ARCHITECTURAL ELEVATIONS**

**RIDGE ROAD RETAIL CENTER CORE AND SHELL**  
2930 RIDGE ROAD  
ROCKWALL, TX 75032

**DEVELOPMENT SUBMITTAL**

**2019.11.02**

ISSUE	DATE

**SHEET**  
**A3.1**

**NOT FOR  
CONSTRUCTION  
REVIEW ONLY  
JIM HERCKT  
TX ARCH  
19007**

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**CONCEPTUAL  
ARCHITECTURAL  
ELEVATIONS**

**RIDGE ROAD  
RETAIL CENTER  
CORE AND SHELL  
2930 RIDGE ROAD  
ROCKWALL, TX 75032**

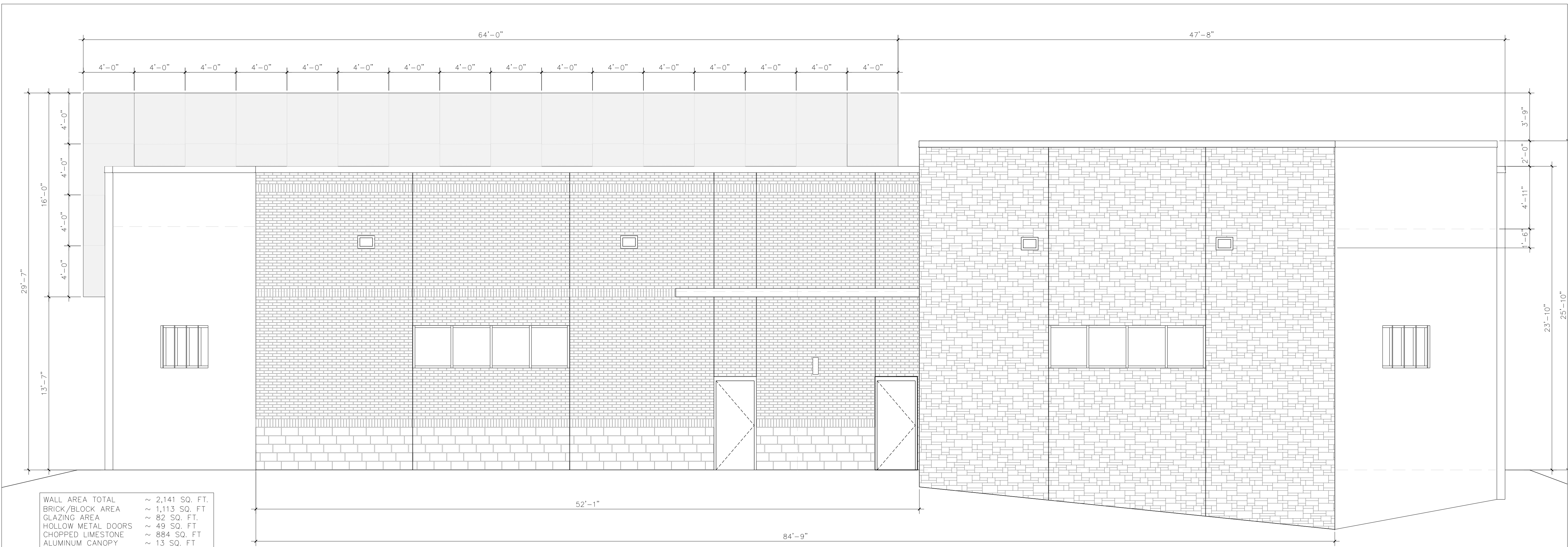
**DEVELOPMENT  
SUBMITTAL**

**2019.11.02**

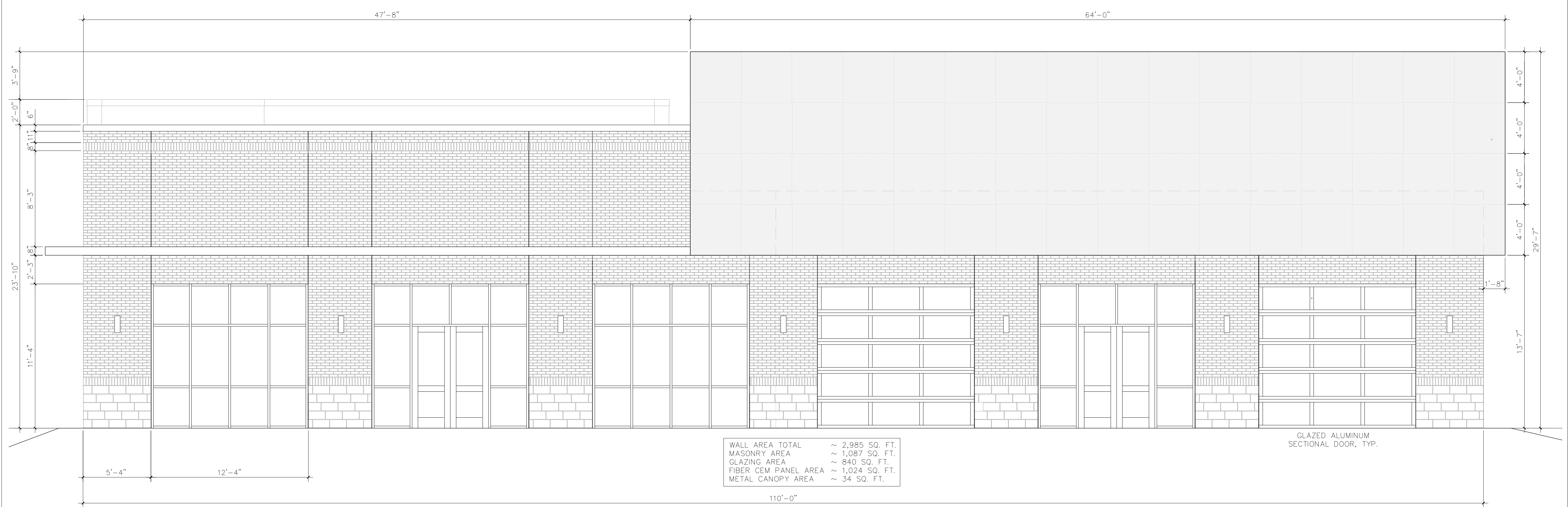
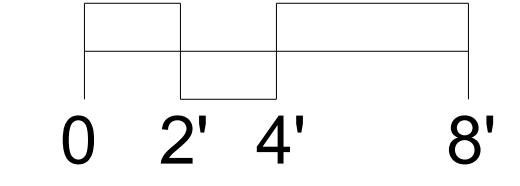
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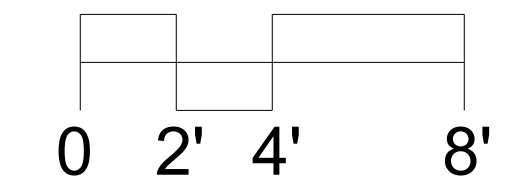
**A3.0**



**2 BACK ELEVATION**  
SCALE: 1/4"=1'-0"



**1 FRONT ELEVATION**  
SCALE: 1/8"=1'-0"



**DESIGN INTENT**  
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