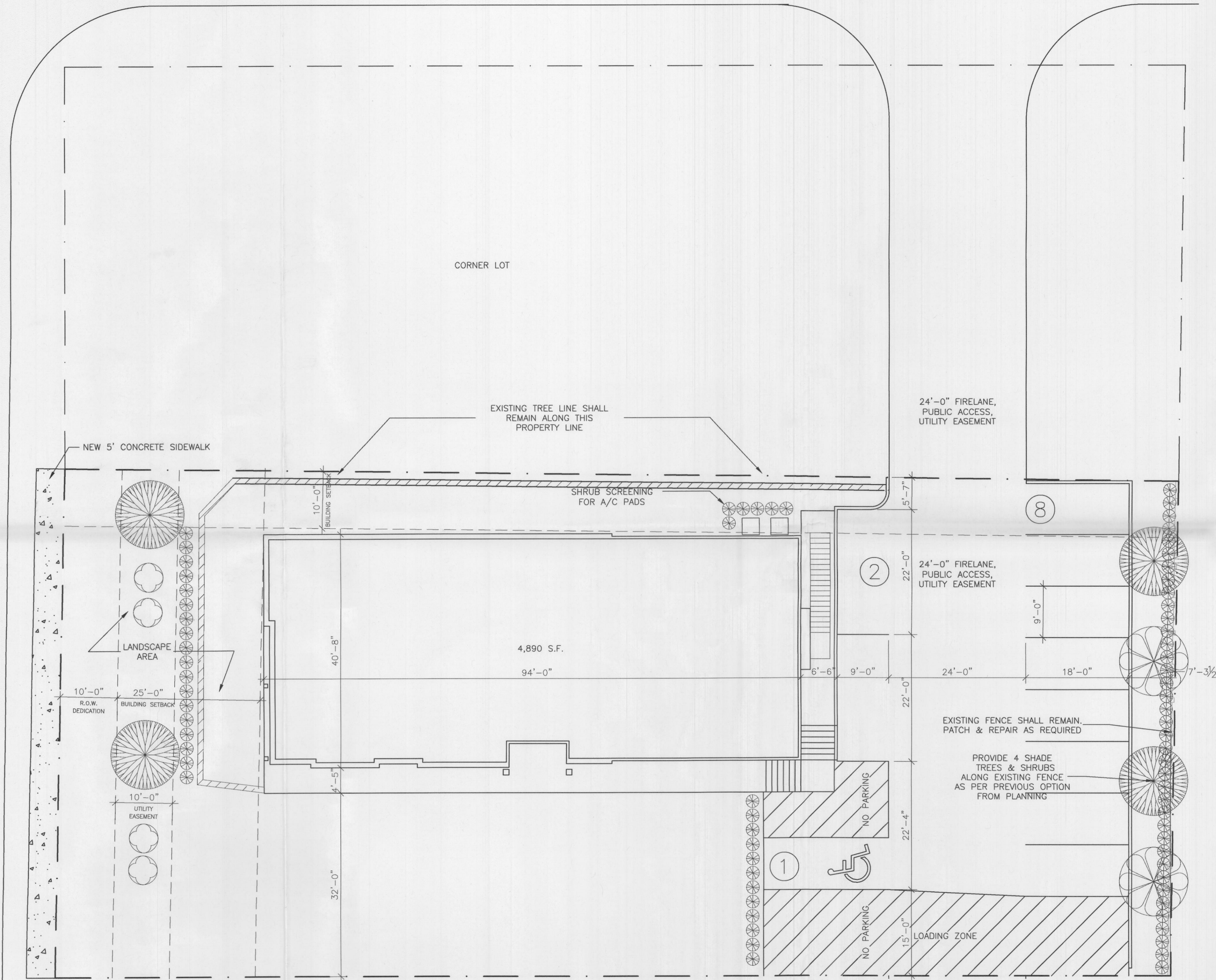


GOLIAD STREET

HEATH STREET



SITE DATA TABLE	
SITE AREA	0.392 ACRES (17,080 S.F.)
R.O.W. DEDICATION:	887 SF
GROSS TOTAL SITE AREA:	16,193 SF
ZONING	PD-50
PROPOSED USE	OFFICE
PROPOSED BUILDING AREA:	
FIRST FLOOR:	3,703 S.F.
SECOND FLOOR:	1,188 S.F.
TOTAL AREA:	4,891 S.F.
LOT COVERAGE (GROSS AREA)	21.68%
FLOOR TO AREA RATIO	4.62 : 1
BUILDING HEIGHT MAX.	35'-0"

PARKING TABLE	
OFFICE PARKING	1/500 SF = 10
PARKING REQUIRED	10 SPACES W/ (1 ADA)
PARKING PROVIDED	11 SPACES W/ (1 ADA)

LANDSCAPE TABULATION	
NET AREA	0.392 ACRES (17,080 S.F.)
REQUIRED LANDSCAPE AREA- 15% OF 17,080 S.F.	2,562 S.F.
PROVIDED LANDSCAPE AREA- 45% OF 17,080 S.F.	7,747 S.F.
IMPERVIOUS COVERAGE- 55% OF 17,080 S.F.	9,333 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.
  - No trees within 5' of public utilities less than 10".
  - No trees within 10' of public utilities 10" or greater.

TREE/SHRUB LEGEND	
TREES, INSTALLED W/ MINIMUM 4" CALIPER	
SHUMARD OAK 4" HIGH @ INSTALLATION	WINTER BOXWOOD (SHRUB) 5 GALLON @ INSTALLATION
CEDAR ELM 4" MIN. CALIPER	ACCENT TREE CRAPE MYRTLE 4" MIN. CALIPER

- GENERAL NOTES:
- 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.
  - DUMPSTER IS NOT REQUIRED FOR THIS PROJECT.

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: c@carrollarch.com ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP-2020-019	

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 15 day of November, 2021.

WITNESS OUR HANDS, this 15 day of November, 2021.

*Jeff Carroll*  
Director of Planning & Zoning

OWNER REVIEW	
ISSUE:	07-27-2020
CITY COMMENTS:	08-26-2020
PERMIT:	11-02-2020
RETAIN WALL:	10-26-2021
FENCE NOTE:	11-10-2021

ARCHITECT

DEC 07, 2020

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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

**CARROLL architects**

750 E. Interstate 30  
Suite 110, TX, 75087  
Rockwall, TX  
P: 972-732-6085  
F: 972-732-8038

**LANDSCAPE PLAN**

DATE:	JUL 2020	SHEET NO.:	
PROJECT NO.:	2018055	DRAWN BY:	KR
CHECKED BY:	JK		



**1** LANDSCAPE PLAN  
SCALE: 1:10