

WAY FAMILY MANAGEMENT, L.L.C.  
VOL. 6646, PG. 322

ST. MARYS PLACE  
VOL. B, PG. 40

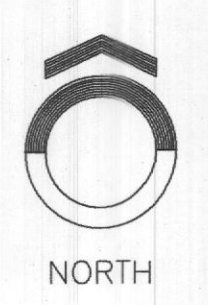
EX. BRICK WALL  
ROCKWALL MAIN POST OFFICE  
BLOCK A, LOT 1  
ACRES 2.153

SITE DATA TABLE		
SITE AREA	0.51 ACRES (22,279 SF)	
ZONING	RO - RESIDENTIAL OFFICE	
PROPOSED USE	PROFESSIONAL OFFICE	
EXISTING BUILDING AREA-TOTAL AREA:	1,423 SF	
PROPOSED BUILDING AREA-TOTAL AREA:	PHASE 1 1,221 SF	PHASE 2 2,976 SF
LOT COVERAGE	5.48%	18.85%
FLOOR TO AREA RATIO	0.0548 : 1	0.1885 : 1
BUILDING HEIGHT	15.5 ft. MAX	36 ft. MAX

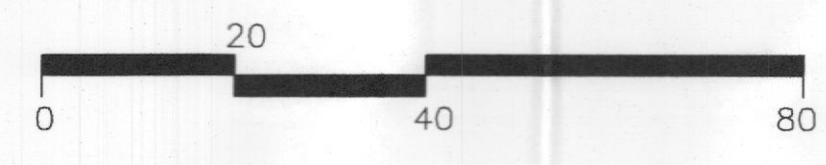
PARKING TABLE		
PROPOSED PARKING-TOTAL PARKING:	PHASE 1 1:300 = 5 SPACES	PHASE 2 1:300 = 7 SPACES
PARKING REQUIRED	4 (1 ADA)	10
PARKING PROVIDED	14 (1 ADA)	

108 SAINT MARY STREET	
LEGAL DESCRIPTION AND/OR ADDRESS: H.W. Boydston Addition Rockwall, Texas Volume 3024, Page 225 of Deed Records of Rockwall County, Texas 0.51 Acres	
OWNER Chuck Vickers 2475 Riding Club Rd. Rockwall, TX 75087	APPLICANT Carroll Architects, INC. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com
CASE NUMBER SP2021-014	
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 16 <sup>th</sup> day of June, 2021. WITNESS OUR HANDS, this 16 <sup>th</sup> day of June, 2021.	
 Planning & Zoning Commission, Chairman Director of Planning & Zoning	

NOTE:  
1. NO DUMPSTER REQUIRED NOR PROPOSED.



1 SITE PLAN  
SCALE: 1:20



ISSUE	OWNER REVIEW:
CITY SUBMITTAL	01-17-2018
REVISED SUBMITTAL	02-06-2019
REVISED	05-22-2020
REVISED	06-22-2020
REVISED	06-01-2021

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INTERIOR REMODEL FOR  
**PROFESSIONAL OFFICES**  
108 Saint Mary Street  
Rockwall, Texas 75087

VICKERS  
CONSTRUCTION

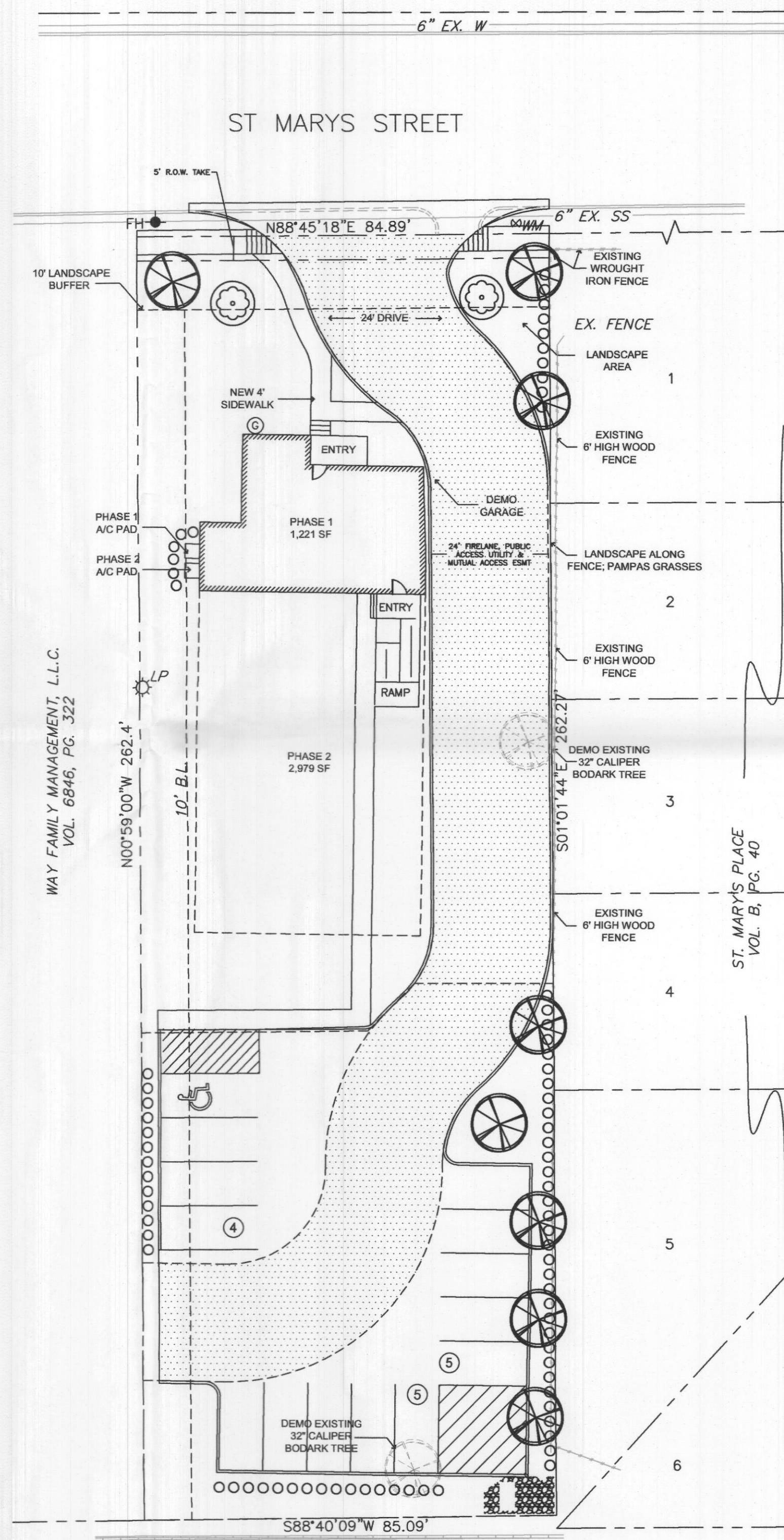
Chuck Vickers  
214.793.9794



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

SITE PLAN

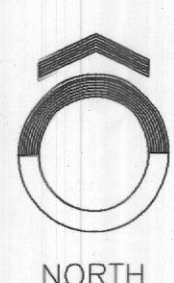
DATE: JULY 2018 SHEET NO:  
PROJECT NO: 2018009  
DRAWN BY: A100  
CHECKED BY:



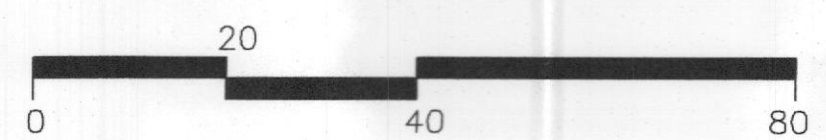
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- NOTE:
- Photometric plan N/A. There will be no site pole lighting on this project.
  - This property will not be subdivided.
  - Irrigation will meet the requirements of the Unified Development Code.

LANDSCAPE TABULATION		
PHASE 1		
Gross Area	(0.51 acres)	= 22,279 S.F.
Required Landscape Area	- 10% of 22,279 S.F.	= 2,228 S.F.
Provided Landscape Area	- 39% of 22,279 S.F.	= 8,762 S.F.
PHASE 2		
Gross Area	(0.51 acres)	= 22,279 S.F.
Required Landscape Area	- 10% of 22,279 S.F.	= 2,228 S.F.
Provided Landscape Area	- 27% of 22,279 S.F.	= 6,114 S.F.

DESCRIPTION OF NEW LANDSCAPE AREA MATERIAL	QTY
Frontage 60 LF (NIC DRIVES) = 2 trees - Live Oak, 4" caliper (canopy)	2
Parking 1 tree per 80' radius - 1 tree - Live Oak 4" caliper	1
East Property line - 6 trees (canopy)	6
Frontage Crape Myrtle (Ornamental Trees) - (2)	2
Shrubs for headlight screening, 5 Gal. at planting.	2
<b>Total</b>	<b>11</b>

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Planning & Zoning Commission, Chairman  
\_\_\_\_\_  
Director of Planning & Zoning

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F: 972-732-8058

**LANDSCAPE PLAN**

DATE: JULY 2018 SHEET NO:  
PROJECT NO: 2018009  
DRAWN BY: LP1  
CHECKED BY: