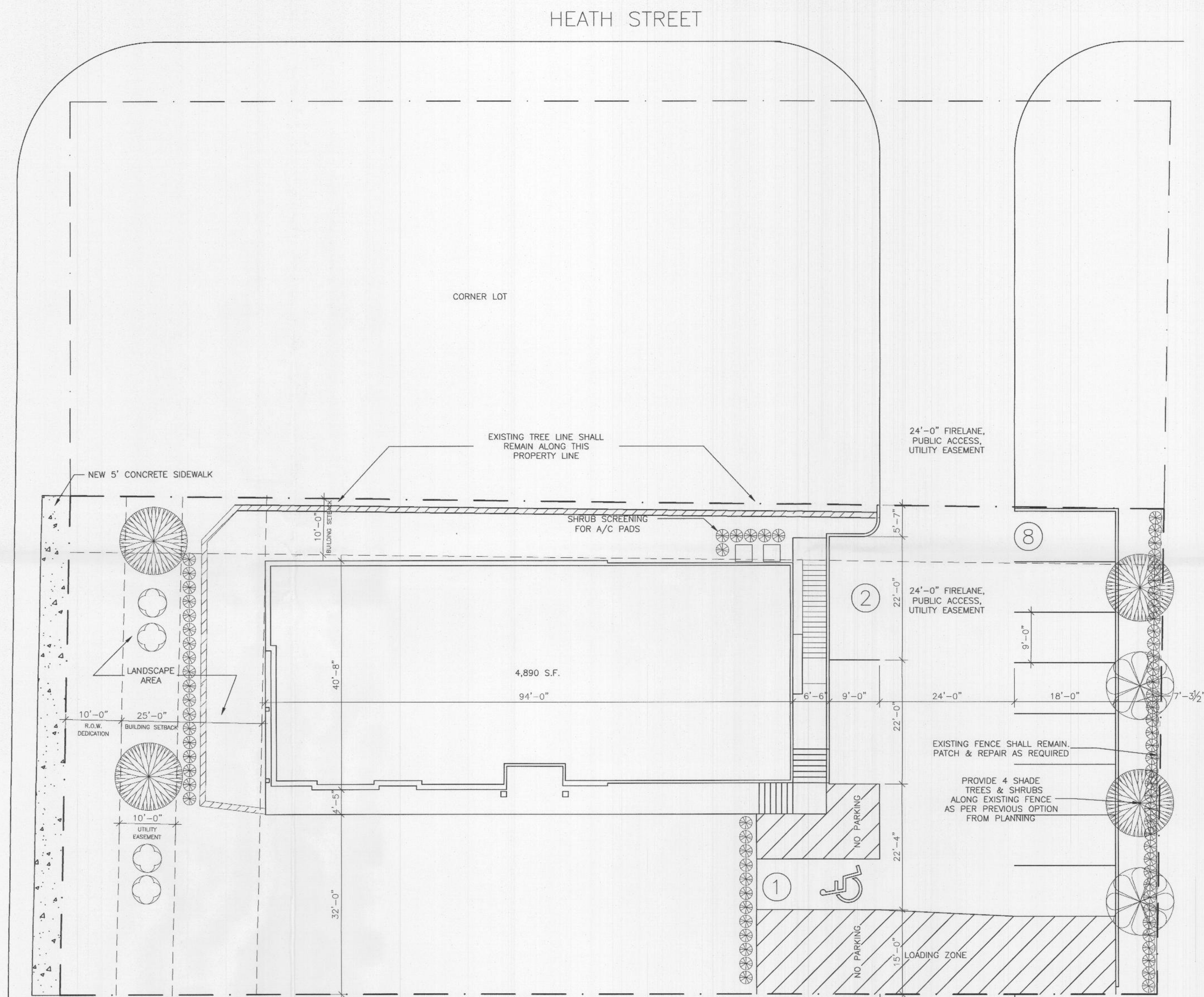


GOLIAD STREET



SITE DATA TABLE	
SITE AREA R.O.W. DEDICATION: 887 SF GROSS TOTAL SITE AREA:	0.392 ACRES (17,080 S.F.) 18,183 SF
ZONING	PD-50
PROPOSED USE	OFFICE
PROPOSED BUILDING AREA: FIRST FLOOR: SECOND FLOOR: TOTAL AREA:	3,703 S.F. 1,188 S.F. 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 6" HIGH @ INSTALLATION	WINTER BOXWOOD (SHRUB) 5 GALLON @ INSTALLATION
CEDAR ELM 6" MIN. CALIPER	ACCENT TREE CRAPE MYRTLE 4" MIN. CALIPER

- GENERAL NOTES:
1. 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 RAINFEST.
  2. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDRONMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
  3. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
  4. CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
  5. CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
  6. 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: jc@carrollarch.com ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP2022-021	
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 <u>12</u> day of <u>May</u> , 2022. WITNESS OUR HANDS, this <u>12</u> day of <u>May</u> , 2022.  Director of Planning and Zoning	

1 LANDSCAPE PLAN  
SCALE: 1:10

ISSUE	OWNER REVIEW:
CITY COMMENTS:	07-27-2020
PERMIT:	08-26-2020
RETAIN WALL:	11-02-2020
FENCE NOTE:	10-26-2021
TREE UPDATE:	11-10-2021
COMMENTS:	03-23-2022
	04-25-2022

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

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

LANDSCAPE PLAN

DATE:	JUL 2020	SHEET NO.:	L1
PROJECT NO.:	2018055		
DRAWN BY:	KR		
CHECKED BY:	JC		