

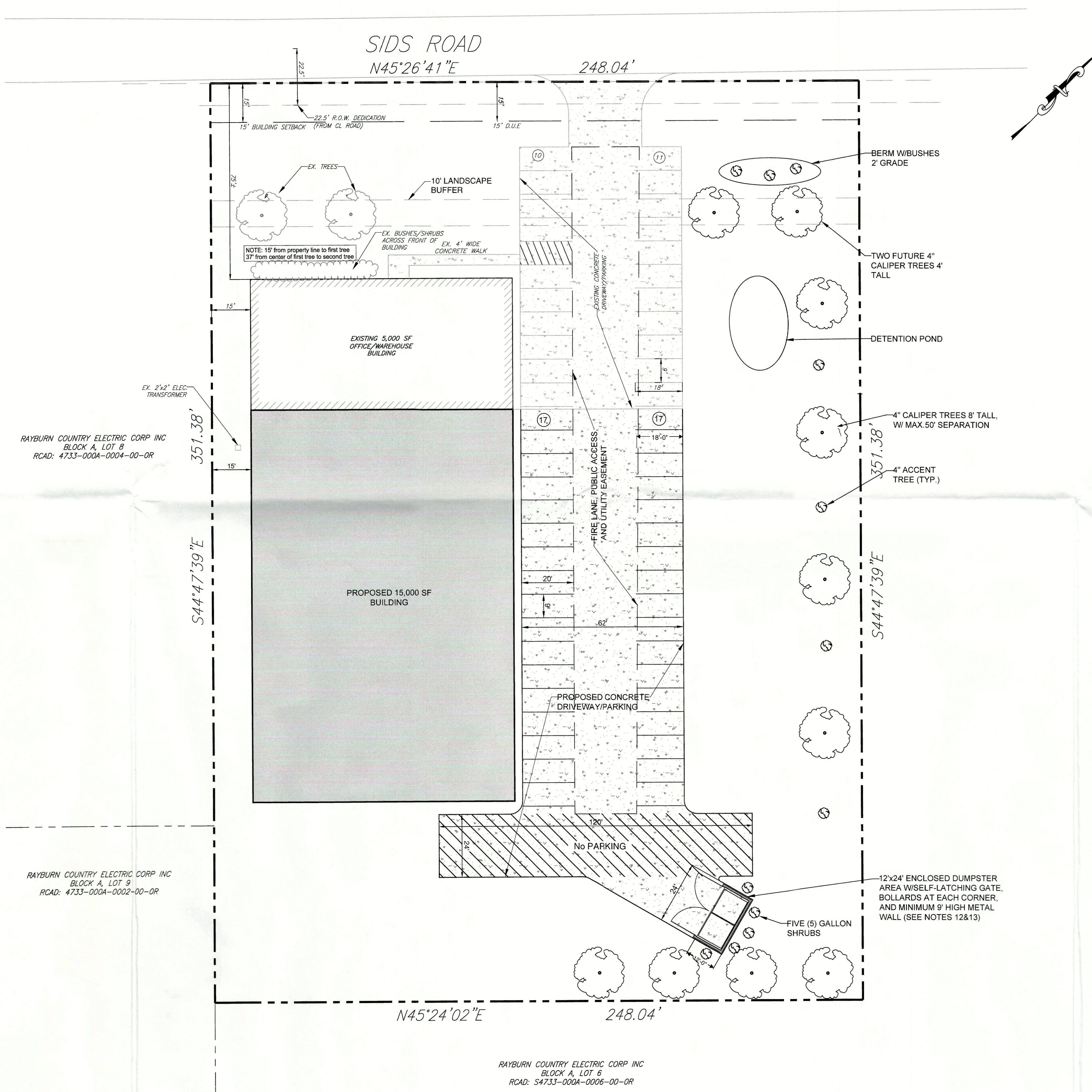
- 1 Table: SITE PLAN
- A. TOTAL LOT AREA --- 2.0 ACRES / 87,120 sq ft
 - B. TOTAL BLDG FOOTPRINT --- 20,000 sq ft (EXISTING 5,000, PROPOSED 15,000)
 - C. LOT COVERAGE
 - D. IMPERVIOUS COVERAGE = EX. IMP-12,205.2 SF/14%, PROP IMP-28,435.4/32.6%
 - E. REQUIRED PARKING AND PROVIDED PARKING
REQUIRED: 1,500 SF = EX. 10 SPACES/PROPOSED 30 SPACES
PROVIDED: EX PARKING-21 SPACES PROPOSED PARKING 34 SPACES.
 - 2. DISTANCE BETWEEN BLDG AND SW PROPERTY LINE - 15 FEET
 - 3. BLDG SETBACK = FRONT 15 FEET
 - 4. EXISTING AND PROPOSED EASEMENTS ARE LOCATED IN THE 22.5' ROAD DEDICATION
 - 5. FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT LOCATED ON PLAN
 - 6. ADJACENT STREET AND ADJACENT PROPERTY INDICATED ON CIVIL DWGS
 - 7. ALL PARKING SPACES ADJACENT TO BLDG ARE 20'x9' and ALL OTHERS ARE 18'x9' (ALL PARKING SPACES WILL HAVE WHEEL STOPS)
 - 8. NO FENCING ON PROPERTY
 - 9. 2'x2' ELECTRIC TRANSFORMER INDICATED ON DRAWING
 - 10. NO ROOF MOUNTED UTILITY EQUIPMENT EXIST
 - 11. NO OUTSIDE STORAGE
 - 12. TRASH/RECYCLING ENCLOSURE SHALL BE 3 SIDED WALL W/ GATE SCREENED BY 9' MATERIALS AS PRIMARY BLDG W/ 9'gal shrubs AROUND DUMPSTER PAD (7' CONCRETE PAD)
 - 13. (4) 6"DIA x 7' H BOLLARDS WILL BE PROVIDED AT EACH CORNER OF DUMPSTER PAD

- LANDSCAPE & IRRIGATION**
- A. SHADE TREES --LIVE OAK 4" CALIPER / 8' TALL (EXISTING 2 EA -- NEW TREES 11 EA --)
 - B. ACCENT TREES - OAK LACE PINE (NEW TREES 12)
- MITIGATED TREES: SW CORNER 11 EA --- 70" TOTAL:
HACKBERRY TREE 30"
CEDAR TREE 40"
- NOTE: all irrigation will meet requirements of the U.D.C. (0503 ART. 08)

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 11 day of October, 2022.

WITNESS OUR HANDS, this 11 day of October, 2022

[Signature] Planning & Zoning Commission, Chairman
[Signature] Director of Planning and Zoning



RAYBURN COUNTRY ELECTRIC CORP INC
BLOCK A, LOT 8
RCAD: 4733-000A-0004-00-0R

RAYBURN COUNTRY ELECTRIC CORP INC
BLOCK A, LOT 9
RCAD: 4733-000A-0002-00-0R

RAYBURN COUNTRY ELECTRIC CORP INC
BLOCK A, LOT 6
RCAD: S4733-000A-0006-00-0R

REV #1 - REVIEW COMMENTS - 01/04/23

SCALE: 1" = 20'

DRAWN BY: Dan Dougherty

DATE: Tuesday, October 4, 2022

PHONE: 903-521-9999
FAX:
MOBILE:

S&A SYSTEMS, INC.
992 Side Rd.
Rockwall
Texas
75082
PHONE: 972-722-1009
FAX:
MOBILE:

D Designs
CUSTOM HOME DESIGNS

APPROVED: [Signature]
CHECKED BY: [Signature]

SECTION LETTER: A
PAGE NUMBER: 11

PAGE: 4/5
SITE PLAN: new