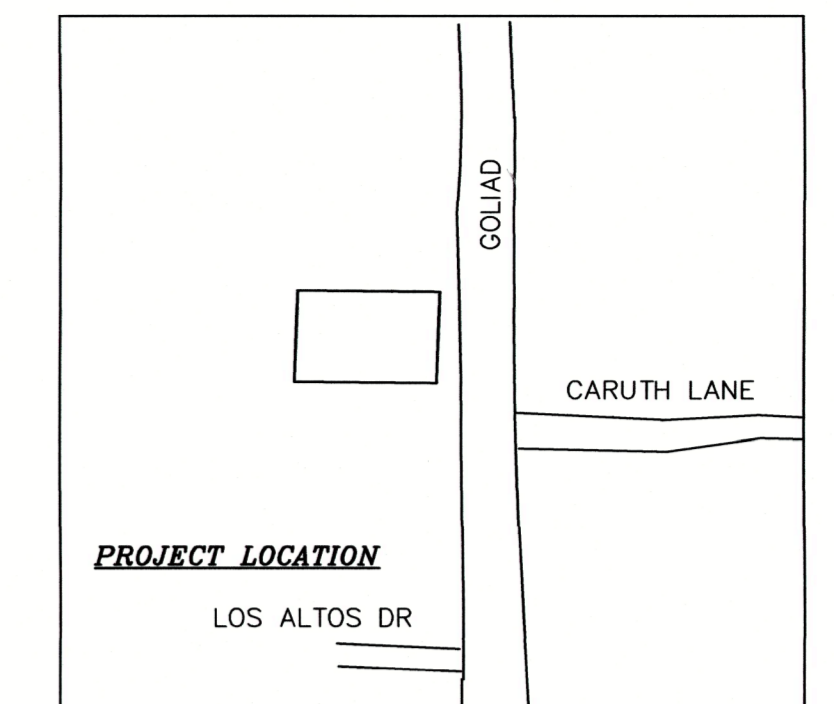
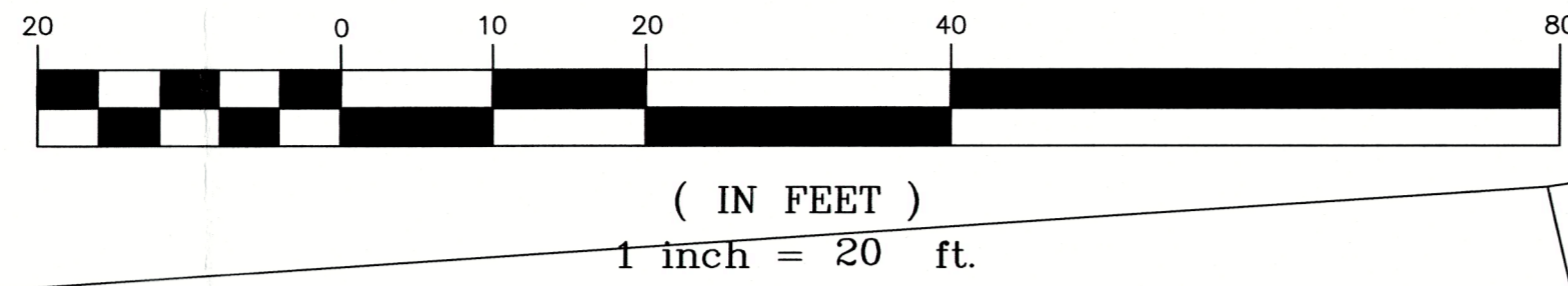


11 DRAINAGE ESM'T

GRAPHIC SCALE

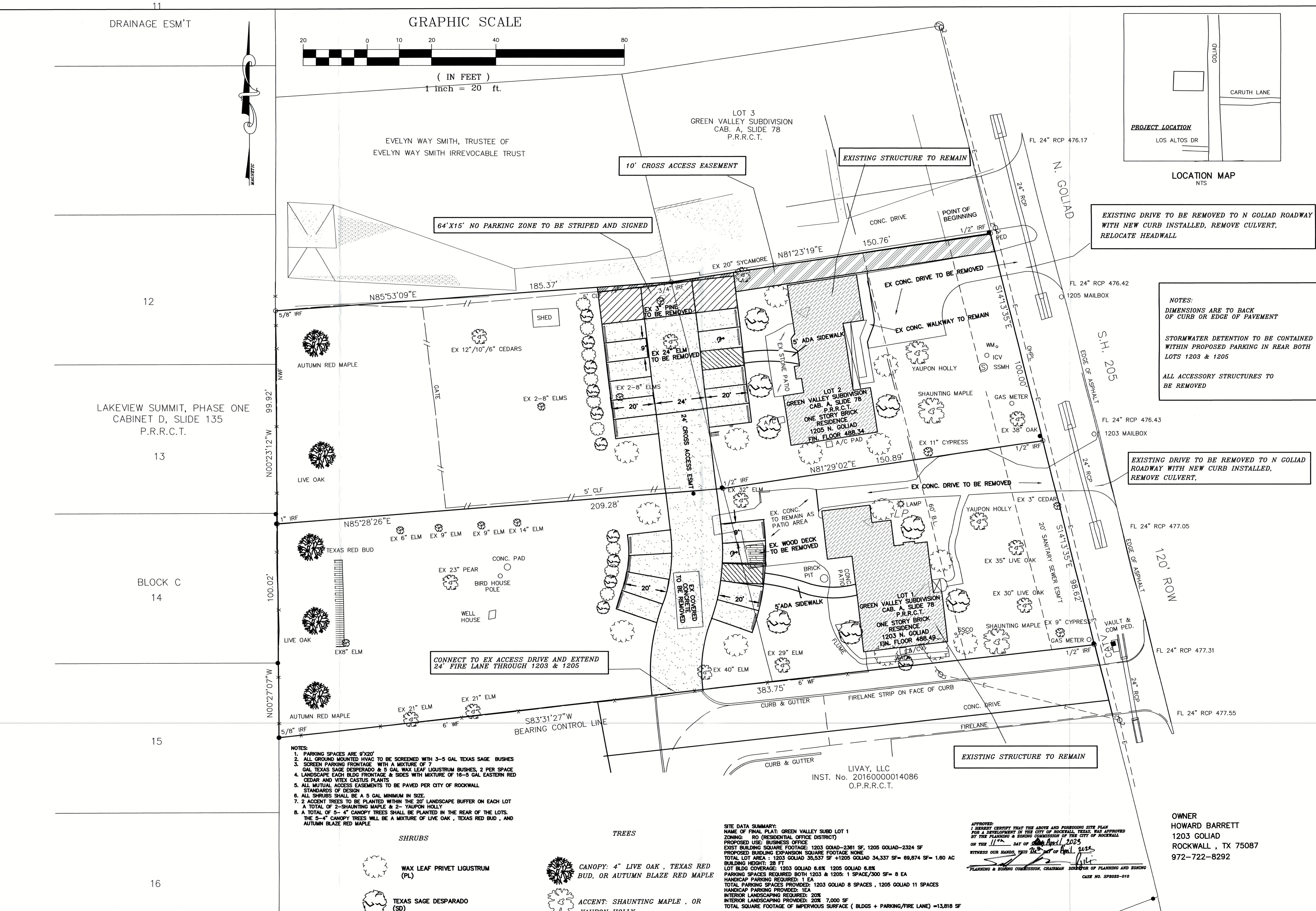


LOCATION MAP NTS

EXISTING DRIVE TO BE REMOVED TO N GOLIAD ROADWAY WITH NEW CURB INSTALLED, REMOVE CULVERT, RELOCATE HEADWALL

NOTES:  
DIMENSIONS ARE TO BACK OF CURB OR EDGE OF PAVEMENT  
STORMWATER DETENTION TO BE CONTAINED WITHIN PROPOSED PARKING IN REAR BOTH LOTS 1203 & 1205  
ALL ACCESSORY STRUCTURES TO BE REMOVED

EXISTING DRIVE TO BE REMOVED TO N GOLIAD ROADWAY WITH NEW CURB INSTALLED, REMOVE CULVERT.



- NOTES:
1. PARKING SPACES ARE 9'X20'
  2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
  3. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 7 GAL TEXAS SAGE DESPERADO & 5 GAL WAX LEAF LIGUSTRUM BUSHES, 2 PER SPACE
  4. LANDSCAPE EACH BLDG FRONTAGE & SIDES WITH MIXTURE OF 16-5 GAL EASTERN RED CEDAR AND VITEX CASTUS PLANTS
  5. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN
  6. ALL SHRUBS SHALL BE A 5 GAL MINIMUM IN SIZE.
  7. 2 ACCENT TREES TO BE PLANTED WITHIN THE 20' LANDSCAPE BUFFER ON EACH LOT A TOTAL OF 2-SHAUNTING MAPLE & 2- YAUPON HOLLY
  8. A TOTAL OF 5-4" CANOPY TREES SHALL BE PLANTED IN THE REAR OF THE LOTS. THE 5-4" CANOPY TREES WILL BE A MIXTURE OF LIVE OAK, TEXAS RED BUD, AND AUTUMN BLAZE RED MAPLE

- SHRUBS
- WAX LEAF PRIVET LIGUSTRUM (PL)
  - TEXAS SAGE DESPARADO (SD)
- TREES
- CANOPY: 4" LIVE OAK, TEXAS RED BUD, OR AUTUMN BLAZE RED MAPLE
  - ACCENT: SHAUNTING MAPLE, OR YAUPON HOLLY

SITE DATA SUMMARY:  
 NAME OF FINAL PLAN: GREEN VALLEY SUBD LOT 1  
 ZONING: RO (RESIDENTIAL OFFICE DISTRICT)  
 PROPOSED USE: BUSINESS OFFICE  
 EXIST BUILDING SQUARE FOOTAGE: 1203 GOLIAD-2361 SF, 1205 GOLIAD-2324 SF  
 PROPOSED BUILDING EXPANSION SQUARE FOOTAGE NONE  
 TOTAL LOT AREA: 1203 GOLIAD 35,537 SF +1205 GOLIAD 34,337 SF= 69,874 SF= 1.60 AC  
 BUILDING HEIGHT: 28 FT  
 LOT BLDG COVERAGE: 1203 GOLIAD 6.6% 1205 GOLIAD 6.8%  
 PARKING SPACES REQUIRED BOTH 1203 & 1205: 1 SPACE/300 SF= 8 EA  
 HANDICAP PARKING REQUIRED: 1 EA  
 TOTAL PARKING SPACES PROVIDED: 1203 GOLIAD 8 SPACES, 1205 GOLIAD 11 SPACES  
 HANDICAP PARKING PROVIDED: 1EA  
 INTERIOR LANDSCAPING REQUIRED: 20%  
 INTERIOR LANDSCAPING PROVIDED: 20% 7,000 SF  
 TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE ( BLDGS + PARKING/FIRE LANE )=13,818 SF

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<sup>TH</sup> DAY OF MARCH, 2023.  
 WITNESS OUR HANDS, THIS 11<sup>TH</sup> DAY OF MARCH, 2023.  
 PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING  
 CASE NO. SP2023-010

OWNER  
 HOWARD BARRETT  
 1203 GOLIAD  
 ROCKWALL, TX 75087  
 972-722-8292

THE SEAL APPEARING ON THIS DOCUMENT IS THE PROPERTY OF DOUPHRATE & ASSOCIATES, INC. NO. 60102, F-886, ON DATE: MARCH 10, 2023

DOUPHRATE & ASSOCIATES, INC.  
 ENGINEERING PROJECT MANAGEMENT SURVEYING  
 22335 RIDGE RD., # 200 ROCKWALL, TEXAS 75087  
 PHONE: (972)771-9004 FAX: (972)771-9005

SITE & LANDSCAPING PLAN  
 HOWARD BARRETT COMMERCIAL  
 1203 & 1205 GOLIAD STREET ROCKWALL TEXAS  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

REVISION
WLD.
CHECKED
WLD.
DRAWN
SCALE 1"=20' H 1"=20' V
DATE MAR 10, 2023
PROJECT 23010 SITE PL
10