GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

MAGNETIC

9

10

REPLAT OF LOT 11, BLOCK C
LAKEVIEW SUMMIT, PHASE ONE
CAB. D, SLIDE 337
P.R.R.C.T.

11A–R

11B–R

20' DRAINAGE ESM'T

N00°33'26"W 173.40'

5/8" IRF AT CLF CORNER

N87°56'22"E 110.86'

4' CLF GATE

10" HICKORY

HORSE SHOE PIT

7– 4" LIVE OAK , TEXAS RED BUD, OR AUTUMN BLAZE RED MAPLE SEE NOTE NO.8

15' WIDE ABANDONED ALLEY CITY ORDINANCE No. 81–28

15' DRAINAGE ESM'T VOL. 1913, PG. 88 O.P.R.R.C.T.

15' DRAINAGE ESM'T VOL. 1894, PG. 87 O.P.R.R.C.T.

4' DRAINAGE PLUME SEE SH 6 FOR DETAILS

DRAINAGE ESM'T

INSTALL DEAD END BARRICADE

PROPOSED 12' ACCESS EASEMENT

FUTURE 12' ACCESS EASEMENT

S14°25'24"E 74.19'

BASE OF 12" IPF

ELEVATIONS ARE BASED ON THE
CITY OF ROCKWALL
GEODETIC CONTROL MONUMENT
COR–14
BRASS DISK IN CURB OF ISLAND NOSE
ELEVATION = 481.54
N 7,032,297.15
E 2,594,169.27

LOT 5
DEBRA L. KERN
VOL. 1529, PG. 221
D.R.R.C.T.

N80°24'51"E 158.18'

SHAUNTING MAPLE

EX ASPHALT DRIVE TO BE REMOVED

S14°37'56"E 101.75'

ONE STORY BRICK HOUSE
1209 N. GOLIAD
FINISH FLOOR 487.25

ADA SIDEWALK & RAMP

COVERED PATIO

ROOF LINE

PLANTER

YAUPON HOLLY

WATER SPICKET

GAS METER

WATER METER

EX 12" LIVE OAK

LOT 4

SHAUNTING MAPLE

EX 15" LIVE OAK

YAUPON HOLLY

EX 18" SS

EX 24" SS

24' FIRELANE & CROSS ACCESS ESM'T

EX GRATE INLET TOP 486.78 TO BE REMOVED

GARAGE
FIN. FLOOR
487.00

PORTION OF GARAGE STRUCTURE TO BE REMOVED

PROP 20' FIRE LANE AND ACCESS EASEMENT

EX ASPHALT DRIVE TO BE REMOVED

FUTURE 4' FIRE LANE AND ACCESS EASEMENT EXPANSION

EX 19" PEAR TREE

S81°12'24"W 165.29'

S86°48'18"W 146.14'

1/2" IRF W/YELLOW CAP IN TOP OF WOOD FENCE CORNER POST

"Y" INLET TOP 486.10 THROAT 485.10

EX 10" OAK

EX 11" OAK

EX 14" OAK

EX 15" OAK

WATER PICKET

STEPS

SHED
FF 489.60
TO BE REMOVED

TALL GARAGE
FIN. FLOOR 491.20
TO BE REMOVED

CONC.

1209 N. GOLIAD
VACHE OURFALIAN
INST. No. 20210000024072
O.P.R.R.C.T.

EVELYN WAY SMITH, TRUSTEE OF
EVELYN WAY SMITH IRREVOCABLE TRUST

LOT 3
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.

1209 N. GOLIAD
BEING PART OF THE J.H.B. JONES SURVEY, ABST. No. 124
AND TEH S.S. McCURRY SURVEY, ABSTRACT No. 146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJECT LOCATION

CO. LINE

CARUTH LANE

LOS ALTOS DR

NOTE:
DIMENSIONS ARE TO FACE
OF CURB OR EDGE OF PAVEMENT

STORMWATER DETENTION TO BE CONTAINED
WITHIN PROPOSED PARKING IN REAR
OF LOT 1209 N. GOLIAD

FL 24" RCP 476.00

REVOVE CULVERT REESTABLISH DITCH LINE

FL 24" RCP 476.00

MAIL BOX 1209 N. GOLIAD

PHONE PED.

EXTEND CULVERT REMOVE AND RELOCATE HEADWALL

EX DRIVE TO BE RECONSTRUCTED TO 24' WIDTH WITHIN THE TXDOT ROW

FL 24" RCP 476.10

FL 24" RCP 476.23

N. GOLIAD
S.H. 205

EDGE OF EX PAVEMENT

EX 8" WATER

EX ROW

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 3–7 GAL TEXAS SAGE DESPERADO & 3–5 GAL WAX LEAF LIGUSTRUM BUSHES, 2 PER SPACE
4. LANDSCAPE EACH BLDG FRONTAGE & SIDES WITH 16–5 GAL TEXAS RED YUCCA 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. 4 ACCENT TREES TO BE PLANTED WITHIN THE 20' LANDSCAPE BUFFER. A TOTAL OF 2–SHAUNTING MAPLE , 2– YAUPON HOLLY
8. A TOTAL OF 7–4" CANOPY TREES TO BE PLANTED ON 20' CENTERS ALONG BACK WESTERN PROPERTY LINE. THE 7–4" CANOPY TREES SHALL BE A MIXTURE OF TEXAS RED BUD, LIVE OAK, AUTUMN BLAZE RED MAPLE
9. ALL EXISTING TREES TO REMAIN IN PLACE
10. REQUIRED 4 ACCENT TREES , PROPOSED 4 ACCENT TREES TO BE PLANTED IN LANSCAPE BUFFER
11. REQUIRED 7 CANOPY TREES , PROPOSED 7–CANOPY TREES TO BE PLANTED ALONG 20' CENTERS ALONG BACK WESTERN PROPERTY LINE.

SHRUBS

WAX LEAF PRIVET LIGUSTRUM (PL)

TEXAS SAGE DESPARADO (SD)

TEXAS RED YUCCA (YU)

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 PLAT: GREEN VALLEY SUBD LOT 4
ZONING: RO (RESIDENTIAL OFFICE DISTRICT)
PROPOSED USE: BUSINESS OFFICE
EXIST BUILDING SQUARE FOOTAGE: 1209 GOIAD–2324 SF
PROPOSED BUIDLING EXPANSION SQUARE FOOTAGE NONE
TOTAL LOT AREA : 1209 N GOLIAD 21,780 SF = 0.88 ACRES
BUILDING HEIGHT: 28 FT
LOT BLDG COVERAGE: 1209 GOLIAD 10.7%
PARKING SPACES REQUIRED 1209: 1 SPACE/300 SF= 8 SPACES
HANDICAP PARKING REQUIRED: 1 EA
TOTAL PARKING SPACES PROVIDED: 1209 GOLIAD 10 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) =10,769 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 _____ DAY OF _____
WITNESS OUR HANDS, THIS ____ DAY OF _____, _____

PLANNING & ZONING COMMISSION, CHAIRMAN *DIRECTOR OF PLANNING AND ZONING*

OWNER
ALKAIOS TRANSPORTATION
1209 N. GOLIAD ST.
ROCKWALL , TX 75087
469–424–3234 :

CASE NO. SP2023–XXX

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WL. DOUPHRATE II TEXAS P.E. NO. 60102 ON DATE: MARCH 23, 2023

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
22235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771–9004 FAX: (972)771–9005

SITE & LANDSCAPING PLAN
ALKAIOS TRANSPORTATION
1209 N.GOLIAD STREET ROCKWALL TEXAS 75087
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION

W.L.D.
CHECKED

W.L.D.
DRAWN

SCALE
1"=80' H
1"= V

DATE MAR 23, 2023

23012 SITE PL
PROJECT

20