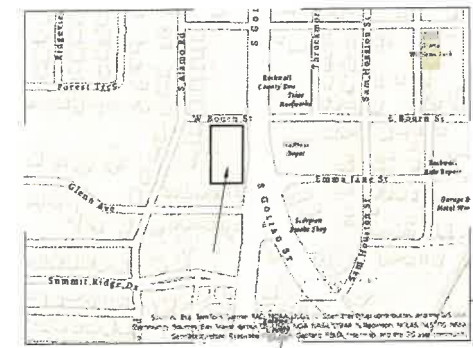




PROPOSED PAVING SPECIFICATIONS
6" PAVING 3600 PSI CONCR. NO. 3 BAR ON 24" CENTERS
SEE ROCKWALL GENERAL CONSTR NOTES SH. 2 OF 2
6" SUBGRADE SHALL BE MOISTURE CONTROLLED AND
COMPACTED TO 95% STANDARD MOISTURE DENSITY

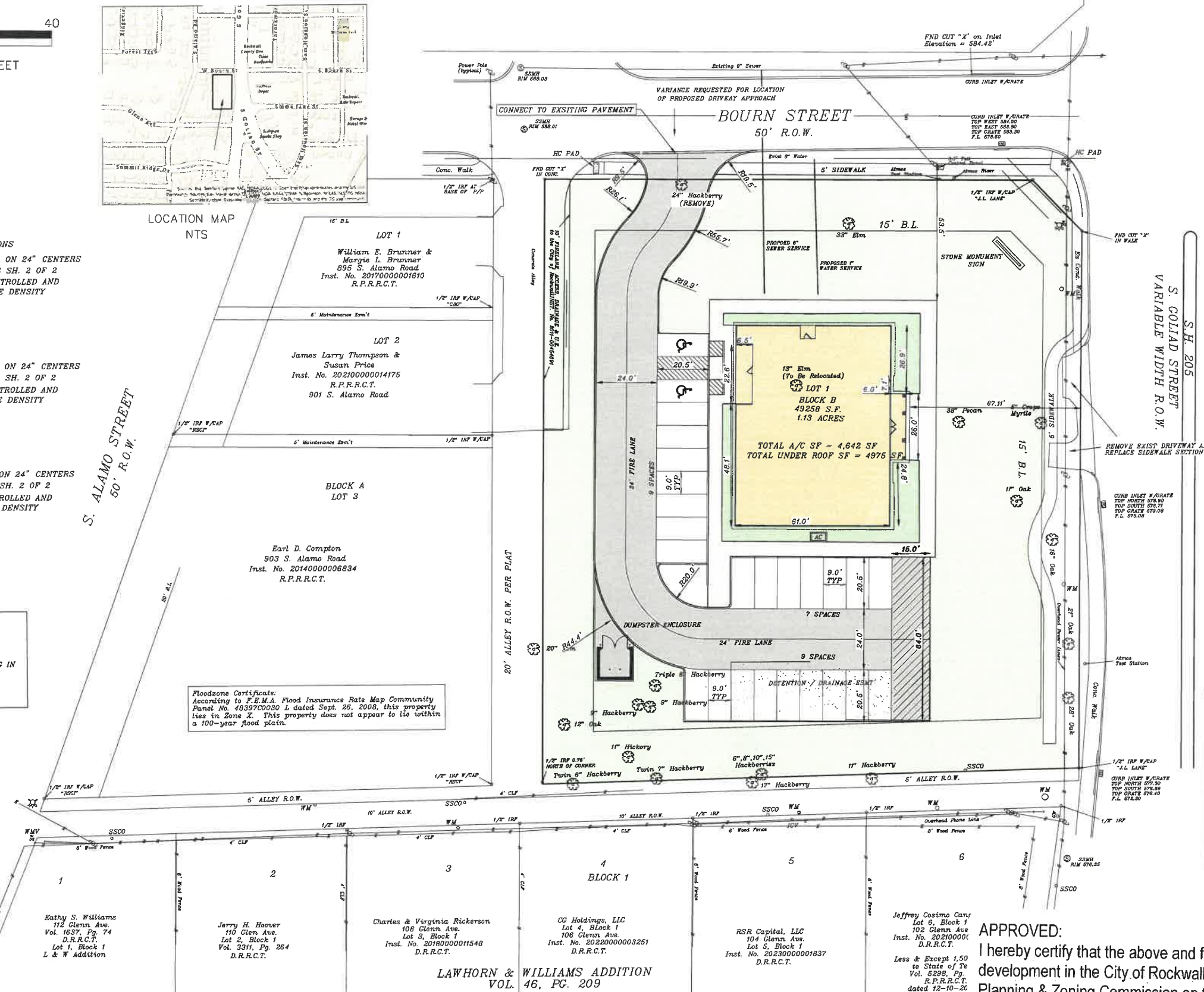
5" PAVING 3600 PSI CONCR. NO. 3 BAR ON 24" CENTERS
SEE ROCKWALL GENERAL CONSTR NOTES SH. 2 OF 2
6" SUBGRADE SHALL BE MOISTURE CONTROLLED AND
COMPACTED TO 95% STANDARD MOISTURE DENSITY

4" PAVING 3600 PSI CONCR. NO. 3 BAR ON 24" CENTERS
SEE ROCKWALL GENERAL CONSTR NOTES SH. 2 OF 2
6" SUBGRADE SHALL BE MOISTURE CONTROLLED AND
COMPACTED TO 95% STANDARD MOISTURE DENSITY

NOTES:
DIMENSIONS ARE TO BACK OF CURB
STORMWATER DETENTION TO BE
CONTAINED WITHIN PROPOSED PARKING IN
REAR 906 S COLIAD @ BOURN TX
ALL ACCESSORY STRUCTURES TO
BE REMOVED

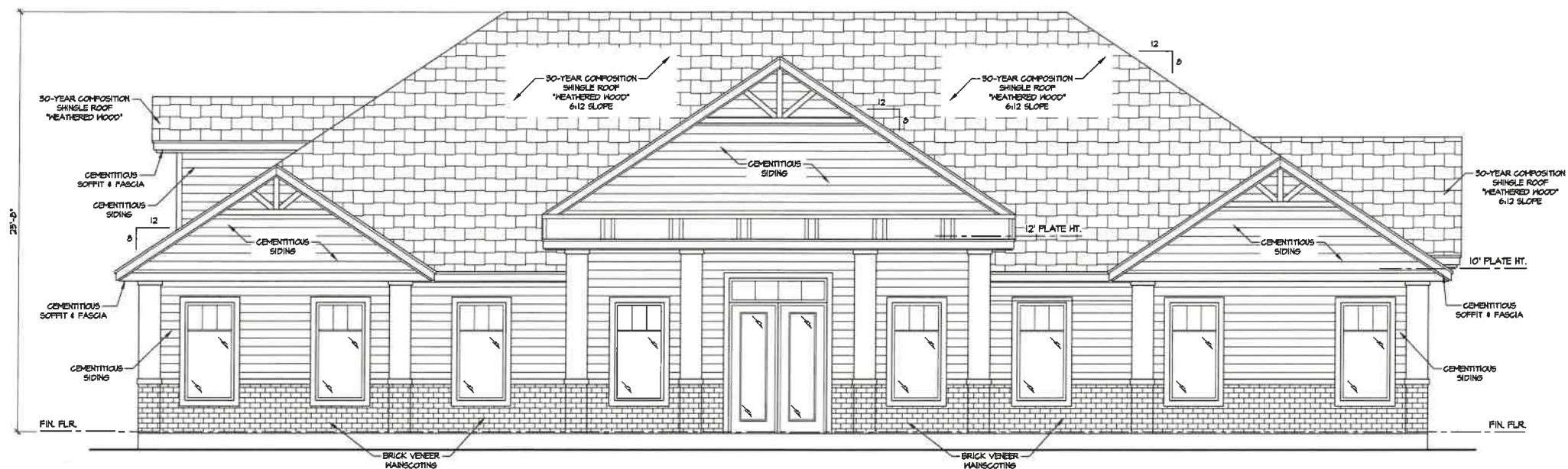
Floodzone Certificate:
According to F.E.M.A. Flood Insurance Rate Map Community
Panel No. 4839700030 L dated Sept. 26, 2008, this property
lies in Zone X. This property does not appear to lie within
a 100-year flood plain.

- NOTES:
1. PARKING SPACES ARE 9'X20'
2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 8-5 CAL TEXAS SAGE BUSHES



SITE DATA SUMMARY:
NAME OF FINAL PLAT: JACK CANUP ADDITION, LOT 1, BLOCK B
ZONING: RO (RESIDENTIAL OFFICE DISTRICT)
PROPOSED USE: BUSINESS OFFICE
EXIST BUILDING SQUARE FOOTAGE: NONE
PROPOSED BUILDING A/C SQUARE FOOTAGE: SF= 4,642
PROPOSED BUILDING UNDER ROOF SF= 4975
TOTAL LOT AREA: 906 S COLIAD @ BOURN TX = 1.13 AC
BUILDING HEIGHT: 27 FEET
LOT BLDG COVERAGE: 906 S COLIAD @ BOURN TX: 10.2%
PARKING SPACES REQUIRED 906 S COLIAD @ BOURN TX: 1 SPACE/300 SF= 17 EA
HANDICAP PARKING REQUIRED: 1 EA
TOTAL PARKING SPACES PROVIDED: 906 S COLIAD @ BOURN TX: 25 SPACES

APPROVED:
I hereby certify that the above and foregoing site plan for
development in the City of Rockwall, Texas, was approved by the
Planning & Zoning Commission on the 30 day of September,
2025.
[Signature]
Planning & Zoning Commission, Chairman
[Signature]
Director of Planning & Zoning



SURFACE AREA CALCULATIONS	
BRICK VENEER =	170 S.F.
CEMENTITIOUS SIDING =	475 S.F.
TOTAL SURFACE AREA =	645 S.F.

FRONT ELEVATION

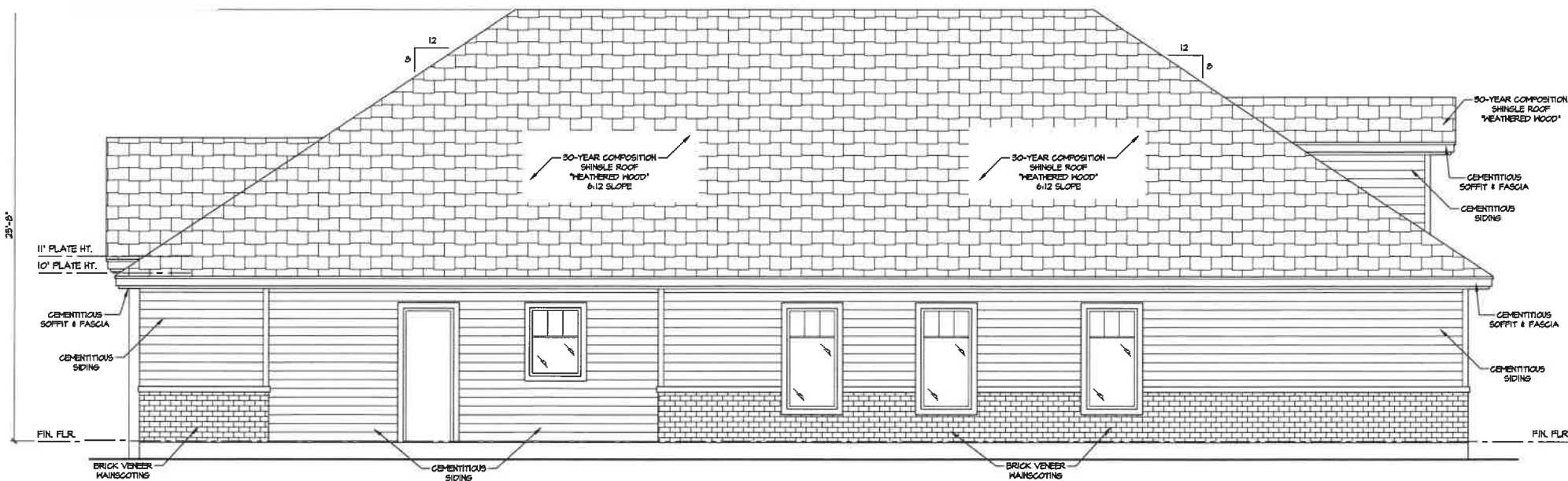
SCALE: 1/4" = 1'-0"

APPROVED:

I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 30 day of September 2025.

Jim Conway
 Planning & Zoning Commission,
 Chairman

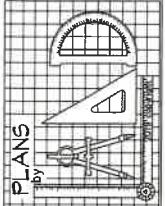
fx14
 Director of Planning & Zoning



SURFACE AREA CALCULATIONS	
BRICK VENEER =	148 S.F.
CEMENTITIOUS SIDING =	442 S.F.
TOTAL SURFACE AREA =	590 S.F.

REAR ELEVATION

SCALE: 1/4" = 1'-0"



MICHAEL V. LAND
 BY: *Michael V. Land*
 11 COLLINS BLVD
 ROCKWALL, TX 75087
 PHONE: 972.968.0000

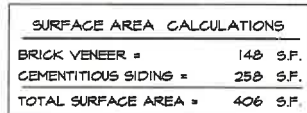
TIMPA LAW

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION DESIGN INFORMATION. NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. DO NOT SCALE THESE DRAWINGS. BUILDER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED IN THE FIELD. VENDOR'S OMISSIONS AND RESTRICTIONS APPLY. LIMIT OF DESIGNER'S LIABILITY NOT TO EXCEED PRICE PAID FOR THE PLANS.

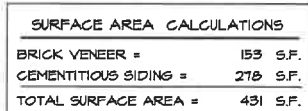
DATE

06/28/2025
 01/01/2025
 01/08/2025
 01/28/2025
 08/05/2025
 08/12/2025
 08/21/2025
 09/12/2025

A2



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

614
Director of Planning & Zoning



DATE
06/28/2025
07/07/2025
07/08/2025
07/28/2025
08/05/2025
08/12/2025
08/27/2025
09/12/2025