

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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N 45°46'23" W
80.00'

EXISTING METAL BUILDING

EXISTING DRIVE CONNECTION

1/2" I.R.S. W/CAP

PROPOSED OUTLET STRUCTURE

PROPOSED DETENTION POND. DRY AREA 7,905 SQFT

N 10°18'02" E
84.59'

ZONED "C"

DETENTION & DRAINAGE ESMT.

S 45°08'33" E 215.29'

PROPOSED TRASH RECEPTACLE & SCREENING. REF TO ARCH. PLANS.

LANDSCAPE AREA

15.0' W.E.

14 PARKING SPACES (9'X18')

PROPOSED 8" WATER LINE

PROPOSED 24' FIRELANE ACCESS & UTILITY ESMT

PROPOSED FIRE HYDRANT

PROP FIRE LINE

PROP 1" WATER SERVICE

6 PARKING SPACES (9'X18')

15'x15' W.E.

7 PARKING SPACES (9'X20')

LOADING AREA (12'X65')

EXISTING TRASH RECEPTACLE

24' FIRELANE

PROPOSED 5' SIDEWALK

A/C UNITS

EXISTING 25' DRIVE CONNECTION

REFLECTIVE BUFFER

LANDSCAPE BUFFER

RANCH TRAIL ROAD

EXISTING SEWER LINE

EXISTING WATER LINE

FDC

SCREEN WALL REF. ARCH. PLANS

PROPOSED CONNECTION TO EXISTING SEWER LINE

4~25'x9.5' PARKING SPACES (FUTURE 15' DRIVE)

PROPOSED 24' FIRELANE ACCESS & UTILITY ESMT

PROPOSED 8" WATER LINE

N 44°13'37" E 503.36'

296.92'

ZONED "C"

LOT 2
RAINBO ACRES
CAB. A, SL. 20
P.R.R.C.T.

15.9'

100.1'

149.0'

74.0'

66.0'

CONCRETE

EXISTING 6,645 SQFT 1 STORY BUILDING FF=546.60

PROPOSED 10,998 SQFT 1 STORY BUILDING FF = 545.63

PROPOSED 5' SIDEWALK

15.5'

20' DRIVE AISLE

15' B.L. & U.E.

S 45°37'59" W 307.70'

2 PARKING SPACES (9.5'X25')

EXISTING FIRE HYDRANT

PROPOSED 6' SIDEWALK

EXISTING SIDEWALK

16 PARKING SPACES (9'X20')

EXISTING 9 PARKING SPACES (9'X18')

HANDICAP PARKING SPACES

EXISTING 25' DRIVE CONNECTION

POINT OF BEGINNING

PROPOSED IRRIGATION METER

PROPOSED 24' FIRELANE ACCESS & UTILITY ESMT

EXISTING SEWER LINE

12 PARKING SPACES (9'X18')

PROPOSED 8" WATER LINE

16 PARKING SPACES (9'X18')

15.0' W.E.

10' LANDSCAPE BUFFER

EXISTING WATER LINE

N 45°31'02" W 405.61'

SSMH

EXISTING SANITARY SEWER LINE

EXISTING DRIVE TO REMAIN. BARRICADE TO PREVENT USE.

ASPHALT

WILLIAM M. FORD SURVEY
A-80

EDWARD TEAL SURVEY
A-207

A-80
A-207

HORIZON RD (FM 3097)
100' R.O.W.

20 10 0 20 40
SCALE IN FEET
1" = 20 FT

PARKING LEGEND

STANDARD SINGLE PARKING ADJACENT TO BLDG. (9'x20')

STANDARD SINGLE PARKING STALL (9'x18')

HANDICAP PARKING STALL (9'x20')

BACK OF CURB 20' 9' 9'

BACK OF CURB 18' 9' 9'

BACK OF CURB 20' 9' 5' 9'

SITE INFORMATION

LOT COVERAGE (MAX 60%) = (10,943+6,645)/92060 = 19.1%
IMPERVIOUS AREA (MAX 90%) = 65,688/92,060 = 71.4%
FLOOR TO AIR RATIO (4:1 MAX) = 19.1%
LANDSCAPE AREA = 26,372/92,060 = 28.6%

HEIGHT OF PROP STRUCTURES: 27'
PROP USE OF STRUCTURES: SHELL SPACE FOR GENERAL COMMERCIAL

PARKING REQ: 1/250SF = 71 SPACES
PARKING PROP = 86 SPACES

SITE SETBACK PER 'C' ZONING

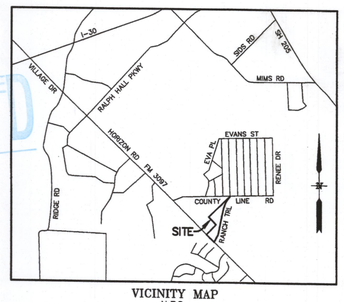
FRONT: 15'
SIDE: 0' IF BUILDINGS ARE CONST WITH FIREWALLS
REAR: 0' IF ABUTTING NON-RESIDENTIAL WITH FIREWALL

NOTE: FIRE LANE PAVEMENT IS TO BE A MINIMUM OF
6" 3600 PSI CONCRETE
6 SAC MIX FOR MACHINE PLACED
6.5 SAC MIX FOR HAND PLACED

LSA - LANDSCAPE AREA

ARCHITECT
VIOSCA ARCHITECTS
DAVID VIOSCA
8000 WARREN DR.
BLDG.1 STE. 100
FRISCO, TX 75034
(214) 618-3376

OWNER/DEVELOPER
JERRY KISSICK CUSTOM HOMES
17223 CLUB HILL DRIVE
DALLAS, TX 75248
(972) 380-9012



VICINITY MAP
N.T.S.

RECEIVED
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BY:

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BENCHMARK:

ROCKWALL MONUMENT "RESET #1" 3" BRASS DISK FOUND AT FM 740 (RIDGE ROAD) AND SUMMER LEE DRIVE NEAR THE NORTH WEST CORNER OF THE PARKING LOT FOR THE COMMUNITY BANK.
NORTHING: 7011544.252 EASTING: 2590135.160
ELEVATION: 567.704
BASED ON NAD-83 TX, STATE PLANE, NORTH CENTRAL ZONE

ENGINEERINGCONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

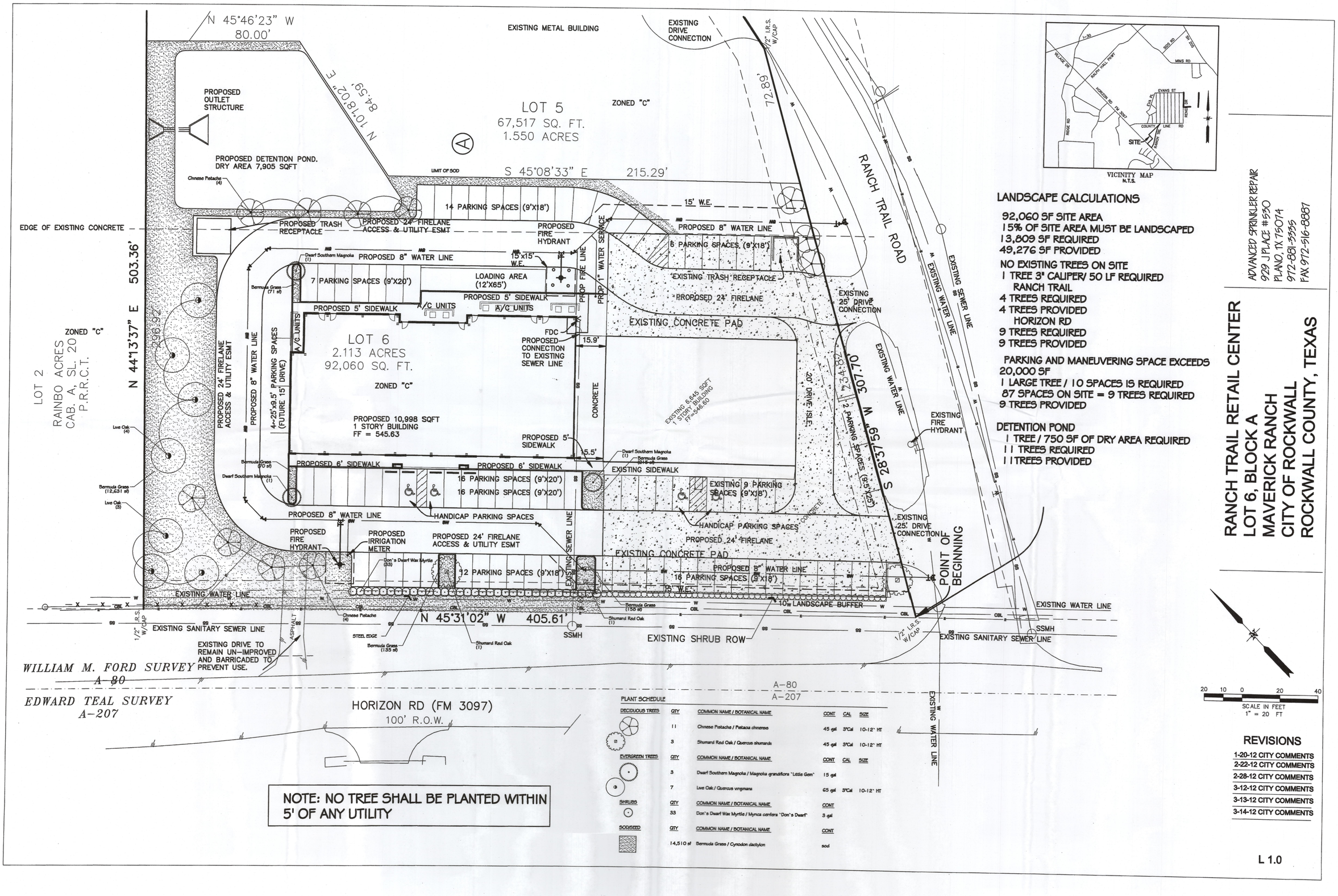
REVISIONS:	
DRAWN: JMK	DATE: 4-9-12
CHECKED: TW	DATE: 4-9-12
PROJECT NO.: 05210	
DWG FILE NAME: 5210 SITE PLAN.DWG	

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STATE OF TEXAS · TODD D. WINTTERS · 87085 · REGISTERED PROFESSIONAL ENGINEER

SITE PLAN
RANCH TRAIL RETAIL CENTER
LOT 6, BLOCK A, MAVERICK RANCH
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 1



LANDSCAPE CALCULATIONS

92,060 SF SITE AREA
15% OF SITE AREA MUST BE LANDSCAPED
13,809 SF REQUIRED
49,276 SF PROVIDED

NO EXISTING TREES ON SITE
1 TREE 3" CALIPER/ 50 LF REQUIRED
RANCH TRAIL
4 TREES REQUIRED
4 TREES PROVIDED
HORIZON RD
9 TREES REQUIRED
9 TREES PROVIDED

PARKING AND MANEUVERING SPACE EXCEEDS 20,000 SF
1 LARGE TREE / 10 SPACES IS REQUIRED
87 SPACES ON SITE = 9 TREES REQUIRED
9 TREES PROVIDED

DETENTION POND
1 TREE / 750 SF OF DRY AREA REQUIRED
11 TREES REQUIRED
11 TREES PROVIDED

PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	11	Chinese Pistache / Pistacia chinense	45 gal	3"Cal	10-12' HT
	3	Shumard Red Oak / Quercus shumardii	45 gal	3"Cal	10-12' HT
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	3	Dwarf Southern Magnolia / Magnolia grandiflora 'Little Gem'	15 gal		
	7	Live Oak / Quercus virginiana	65 gal	3"Cal	10-12' HT
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	33	Don's Dwarf Wax Myrtle / Myrica cerifera 'Don's Dwarf'	3 gal		
SOD/SEED	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	14,510 sf	Bermuda Grass / Cynodon dactylon	sod		

ADVANCED SPRINKLER REPAIR
929 J PLACE #550
PLANO, TX 75074
972-881-5555
FAX 972-516-8887

RANCH TRAIL RETAIL CENTER

LOT 6, BLOCK A
MAVERICK RANCH
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

20 10 0 20 40
SCALE IN FEET
1" = 20 FT

REVISIONS

1-20-12 CITY COMMENTS
2-22-12 CITY COMMENTS
2-28-12 CITY COMMENTS
3-12-12 CITY COMMENTS
3-13-12 CITY COMMENTS
3-14-12 CITY COMMENTS

L 1.0

N 45°46'23" W
80.00'

EXISTING METAL BUILDING

EXISTING DRIVE CONNECTION

1/2" I.R.S. W/CAP

72.89'

PROPOSED OUTLET STRUCTURE

N 10°18'02" E
84.59'

LOT 5
67,517 SQ. FT.
1.550 ACRES

ZONED "C"

PROPOSED DETENTION POND.
DRY AREA 7,905 SQFT

LIMIT OF SOD

S 45°08'33" E 215.29'

14 PARKING SPACES (9'X18')

EDGE OF EXISTING CONCRETE

RANCH TRAIL ROAD

EXISTING SEWER LINE

EXISTING WATER LINE

PROPOSED 8" WATER LINE

15'x15' W.E.

PROP. FIRE LINE

PROP. 1" WATER SERVICE

6 PARKING SPACES (9'X18')

7 PARKING SPACES (9'X20')

LOADING AREA (12'X65')

EXISTING TRASH RECEPTACLE

PROPOSED 5' SIDEWALK

A/C UNITS

PROPOSED 24' FIRELANE

EXISTING 25' DRIVE CONNECTION

4" SLEEVE

EXISTING CONCRETE PAD

LOT 2
RAINBO ACRES
CAB. A, SL. 20
P.R.R.C.T.

ZONED "C"

N 44°13'37" E 296.92'

503.36'

LOT 6
2.113 ACRES
92,060 SQ. FT.

ZONED "C"

FDC

PROPOSED CONNECTION TO EXISTING SEWER LINE

15.9'

4~25'x9.5' PARKING SPACES (FUTURE 15' DRIVE)

PROPOSED 10,998 SQFT
1 STORY BUILDING
FF = 545.63

CONCRETE

EXISTING 6,645 SQFT 1 STORY BUILDING FF=546.60

20' DRIVE ISLE

S 28°37'59" W 307.70'

EXISTING FIRE HYDRANT

PROPOSED 5' SIDEWALK

5.5'

PROPOSED 6' SIDEWALK

PROPOSED 6' SIDEWALK

EXISTING SIDEWALK

16 PARKING SPACES (9'X20')

16 PARKING SPACES (9'X20')

EXISTING 9 PARKING SPACES (9'X18')

2 PARKING SPACES (9'X18')

4" SLEEVE

HANDICAP PARKING SPACES

HANDICAP PARKING SPACES

CONCRETE

PROPOSED 24' FIRELANE

EXISTING CONCRETE PAD

12 PARKING SPACES (9'X18')

PROPOSED 8" WATER LINE

16 PARKING SPACES (9'X18')

15' W.E.

1/2" I.R.S. W/CAP

N 45°31'02" W 405.61'

SSMH

EXISTING WATER LINE

SSMH

EXISTING SANITARY SEWER LINE

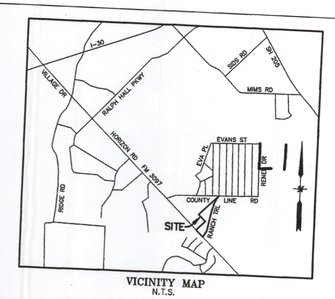
1/2" I.R.S. W/CAP

WILLIAM M. FORD SURVEY
A-80

EDWARD TEAL SURVEY
A-207

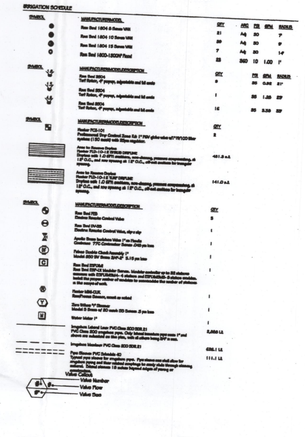
HORIZON RD (FM 3097)
100' R.O.W.

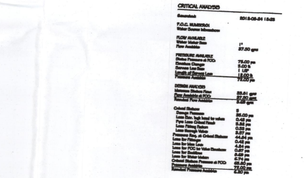
A-80
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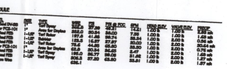


VICINITY MAP
N.T.S.

STATE OF TEXAS
DANIEL J NEWBERG
0018237
LICENSED LANDSCAPE ARCHITECT
3-23-12







IRRIGATION NOTE: ALL HEADS MUST BE 4" INSIDE THE CONCRETE WALK OR CURB. ALL CONNECTIONS PRIOR TO MASTER VALVE MUST BE WITHIN 10' OF METER. ALL ITEMS SHOWN FROM METER TO MASTER VALVE ARE NOT TO SCALE.

IRRIGATION IN TEXAS IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) (MC-178), PO BOX 13087, AUSTIN, TEXAS 78711-3087. TCEQ'S WEB SITE IS: www.tceq.state.tx.us

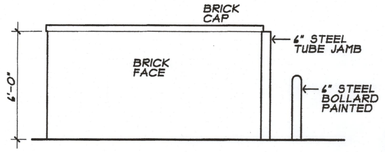
ADVANCED SPRINKLER REPAIR
929 J PLACE #550
PLANO, TX 75074
972-881-3555
FAX 972-516-8887

RANCH TRAIL RETAIL CENTER
LOT 6, BLOCK A
MAVERICK RANCH
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

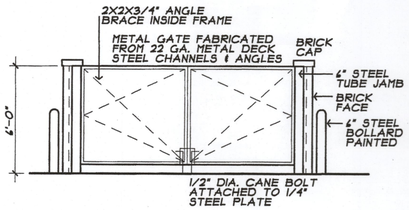
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SCALE IN FEET
1" = 20 FT

REVISIONS

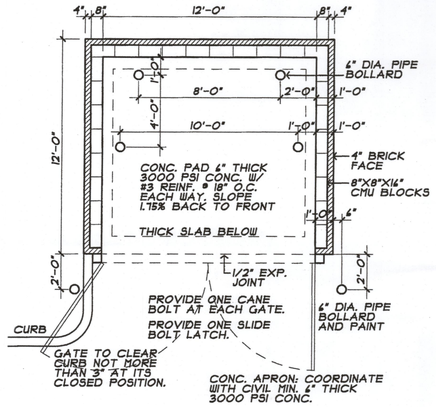
L 1.0



Dumpster Side Elev.
1/4" = 1'-0"

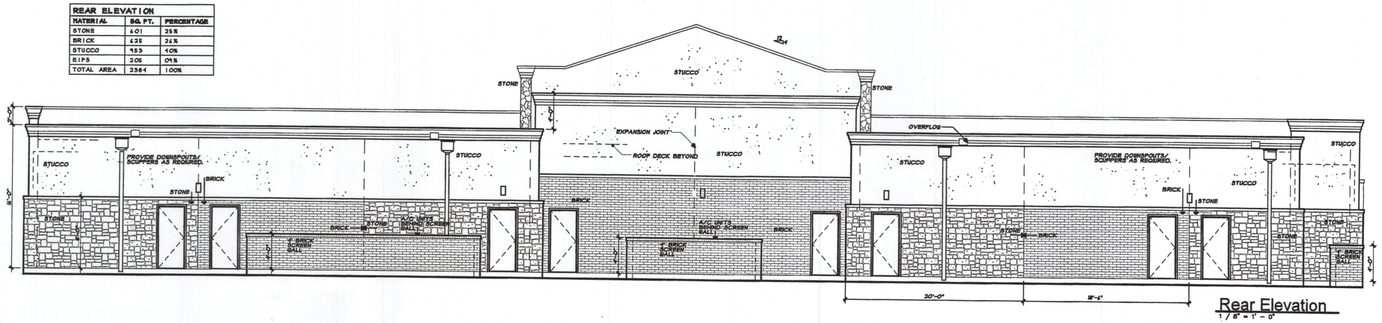


Dumpster Front Elev.
1/4" = 1'-0"



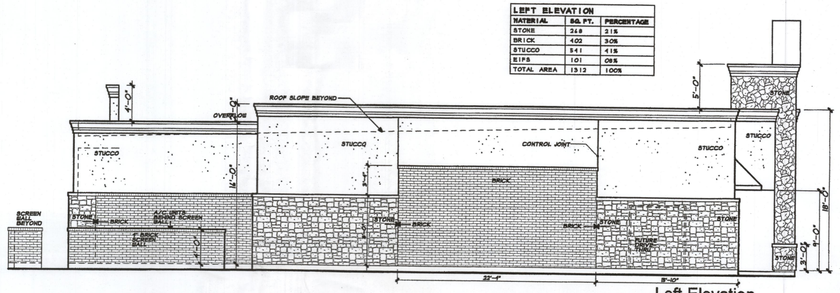
Dumpster Plan
1/4" = 1'-0"

REAR ELEVATION		
MATERIAL	SQ. FT.	PERCENTAGE
STONE	401	25%
BRICK	435	26%
STUCCO	733	45%
EIFS	205	01%
TOTAL AREA	3584	100%



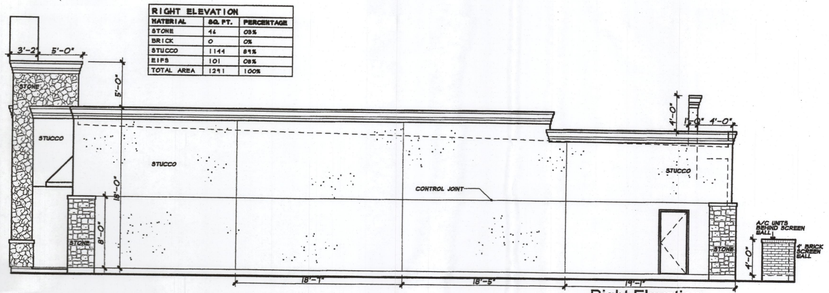
Rear Elevation
1/8" = 1'-0"

LEFT ELEVATION		
MATERIAL	SQ. FT.	PERCENTAGE
STONE	248	31%
BRICK	402	30%
STUCCO	541	41%
EIFS	101	08%
TOTAL AREA	1312	100%



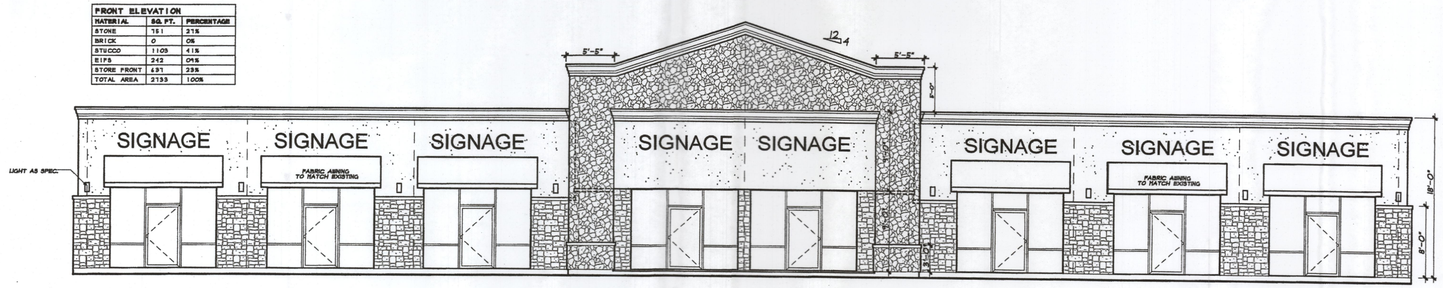
Left Elevation
1/8" = 1'-0"

RIGHT ELEVATION		
MATERIAL	SQ. FT.	PERCENTAGE
STONE	41	03%
BRICK	0	0%
STUCCO	1144	85%
EIFS	101	08%
TOTAL AREA	1241	100%



Right Elevation
1/8" = 1'-0"

FRONT ELEVATION		
MATERIAL	SQ. FT.	PERCENTAGE
STONE	151	31%
BRICK	0	0%
STUCCO	1109	41%
EIFS	242	09%
STORE FRONT	631	23%
TOTAL AREA	2133	100%



Front Elevation
1/8" = 1'-0"

vlosca architects ltd.
8000 warren pkwy. bldg. 1 suite 100 frisco, tx. 75034
(214) 618-3376

RANCH TRAIL RETAIL CENTER
LOT 4, BLK. A, MAVERICK RANCH
CITY OF ROCKWALL, ROCKWALL CO., TX.
PROJECT

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9-21-11 date
11009 job ref.
A2 sheet