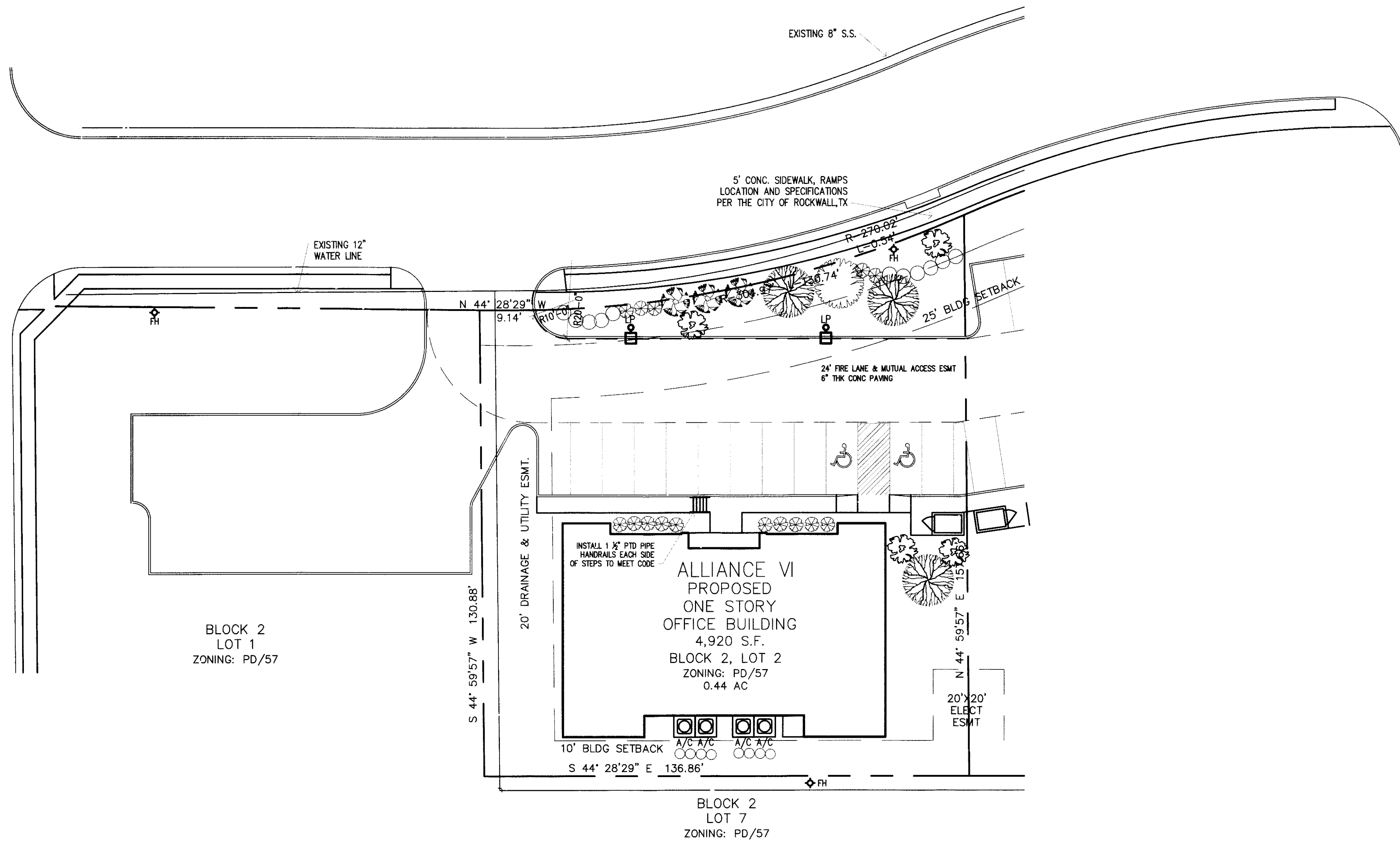








KEY PLAN

WALLACE ROAD (VARIABLE R.O.W.)



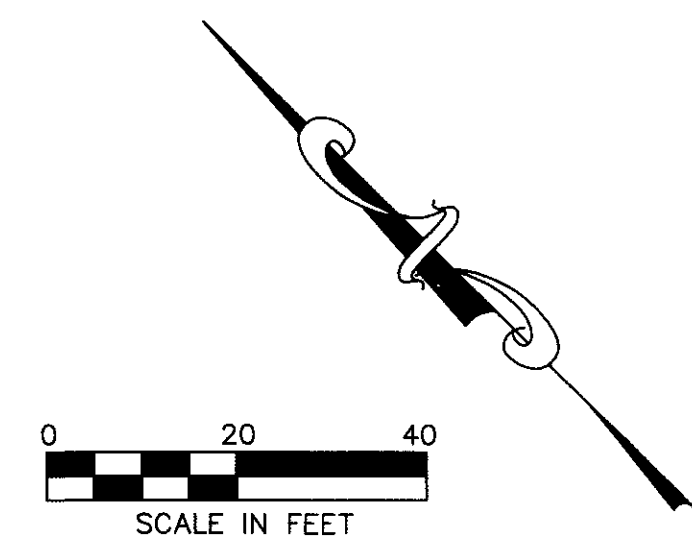
-  BURR OAKS (1)  
 INSTALLED WITH A MIN. 4" CALIPER
  -  LIVE OAKS (3)  
 INSTALLED WITH A MIN. 4" CALIPER
  -  RED BUD (3)  
 4' HIGH @ INSTALLATION
  -  MEXICAN PLUM (4)  
 4' HIGH @ INSTALLATION
  -  INDIAN HAWTHORNE (15)  
 PARKING SCREEN  
 PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.
  -  BOXWOOD BUSH (19)  
 PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.
- ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED, BERMUDA.
- IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.
- REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO MEET CITY OF ROCKWALL UDC REQUIREMENTS. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
- CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
- TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

LOT 2ED, BLOCK 2 -- CARUTH LAKE DEVELOPMENT INC  
 PO BOX 369 ROCKWALL, TEXAS 75087  
 (972) 771-5253

- ZONING: PD-57 -- BUSINESS OCCUPANCY
- PROPOSED USE: OFFICE
- PROPERTY AREA (GROSS): 19,023 SF 0.44 AC
- BUILDING AREA: 4,918
- BUILDING HEIGHT: SINGLE STORY -- 28'-0"
- LOT COVERAGE: 25.8% F.A.R. = 0.025:1
- PARKING REQUIRED: 1 SPACE/300 SF 4,918 SF/300 = 17 SPACES REQUIRED
- HANDICAP REQUIRED 1 ACCESSIBLE IN 0-25 SPACES 2 ACCESSIBLE PROVIDED
- TOTAL PARKING PROVIDED: 12 SPACES
- TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 11,765 SF

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB  
 ALL SIDEWALKS SHALL BE 3,000 PSI CONC  
 MIN 5.5 SACK MIX.  
 ALL RADII ARE 4'-6" UNLESS NOTED OTHERWISE.



ALLIANCE ADDITION PH. 2  
 BEING A 16.073 AC. TRACT OF LAND SITUATED IN THE  
 W.W. FORD SURVEY, ABST. NO. 80  
 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER  
**RANDALL NOE ENTERPRISES, INC**  
 PO BOX 369  
 ROCKWALL, TEXAS 75087  
 972772525

CASE # (SP2017-036)

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RESIDENTIAL RESTAURANTS  
 INSTITUTIONAL  
**MERSHAWN ARCHITECTS**  
 MEDICAL COMMERCIAL  
 CHURCHES

PHONE: 972-722-9302  
 FAX: 972-249-2081

2313 RIDGE ROAD #103  
 ROCKWALL, TEXAS 75087

No.	Date	Revision	By



ALLIANCE VI LOT 2  
 ROCKWALL, TEXAS

**LANDSCAPE PLAN**

Scale: 1" = 20'-0"

Date: 5/3/17

Project No.: 170501

Designed: GW

Drawn: GW

Checked: WM

SHEET  
**A2** OF  
**16**