





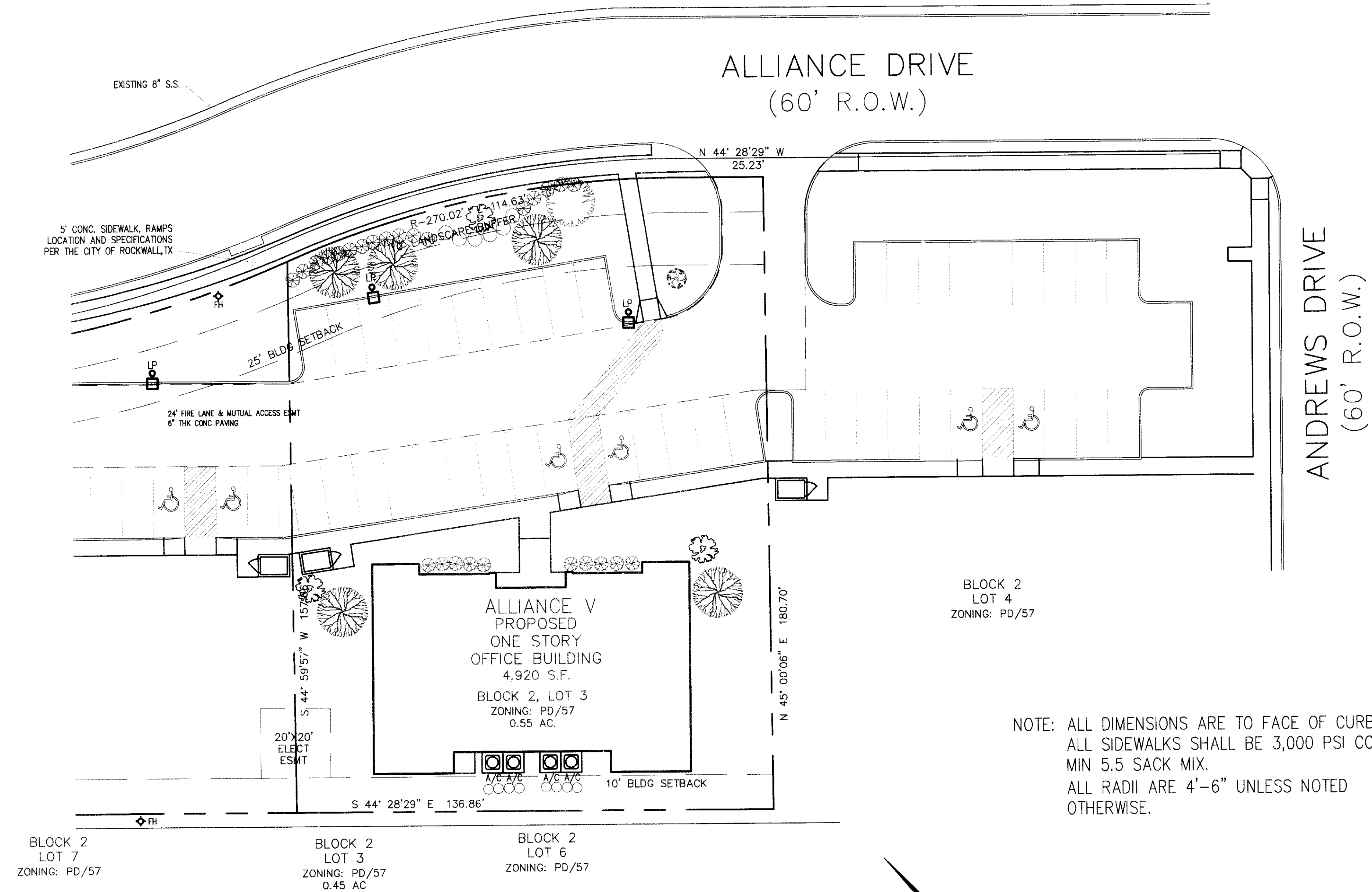


KEY PLAN

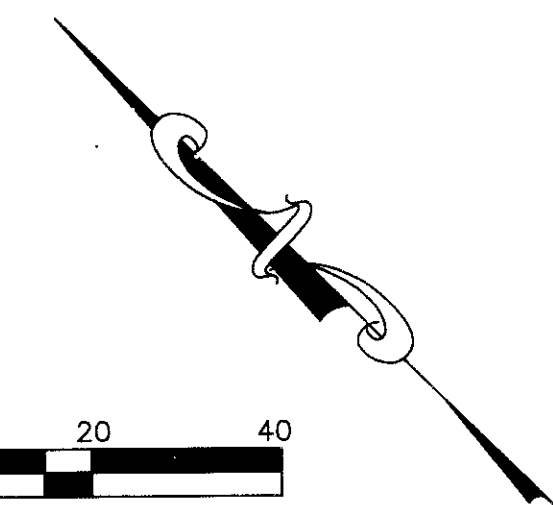
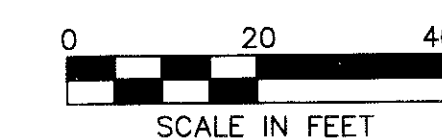
-  BURR OAKS (1)
INSTALLED WITH A MIN. 4" CALIPER
 -  LIVE OAKS (5)
INSTALLED WITH A MIN. 4" CALIPER
 -  RED BUD (1)
4' HIGH @ INSTALLATION
 -  MEXICAN PLUM (3)
4' HIGH @ INSTALLATION
 -  INDIAN HAWTHORNE (27)
PARKING SCREEN
PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.
 -  BOXWOOD BUSH (14)
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.

LOT 3, 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): 23,894 SF 0.55 AC
- BUILDING AREA: 4,918 SF
- BUILDING HEIGHT: SINGLE STORY - 28'-0"
- LOT COVERAGE: 20.5% F.A.R. = 0.021:1
- PARKING REQUIRED: 1 SPACE/300 SF 4,920 SF/300 = 17 SPACES REQUIRED
- HANDICAP REQUIRED 1 ACCESSIBLE IN 0-25 SPACES 2 ACCESSIBLE PROVIDED
- TOTAL PARKING PROVIDED: 24 SPACES
- TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 14,423 SF

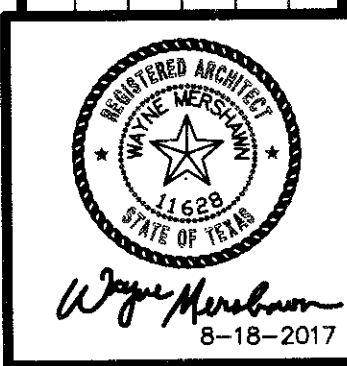


NOTE: ALL DIMENSIONS ARE TO FACE OF CURB
ALL SIDEWALKS SHALL BE 3,000 PSI CONC
MIN 5.5 SACK MIX.
ALL RADII ARE 4'-6" UNLESS NOTED
OTHERWISE.



RESIDENTIAL RESTAURANTS
 INSTITUTIONAL
MERSHAWN ARCHITECTS
 MEDICAL COMMERCIAL
 CHURCHES
 2313 RIDGE ROAD #103
 ROCKWALL, TEXAS 75087
 PHONE: 972-722-9302
 FAX: 972-749-2681

No.	Date	Revision	By



ALLIANCE V LOT 3
 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

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.
 11629
 ROCKWALL, TEXAS 75087
 9727229302
 CASE # (SP2017-036)
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