

	REQUIRED	PROVIDED
1. STREET TREES 1 CANOPY PER 50'	6	6
2. SITE TREES - ONE TREE W/ A CALIPER OF AT LEAST 2" FOR EACH 20,000 SF OF PARKING. 1 PER EVERY TEN REQ. PARKING SPACES	2	2
3. LANDSCAPE BUFFER	15'	15'
4. SCREENING OF OFF STREET PARKING	YES	YES
5. TOTAL LANDSCAPE AREA 20% REQUIRED	3,725 SF	11,713 SF

KEY PLAN

- BURR OAKS (2)  
INSTALLED WITH A MIN. 4" CALIPER
- LIVE OAKS (4)  
INSTALLED WITH A MIN. 4" CALIPER
- RED BUD (5)  
4' HIGH @ INSTALLATION
- MEXICAN PLUM (4)  
4' HIGH @ INSTALLATION
- INDIAN HAWTHORNE (40)  
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 (24)  
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. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

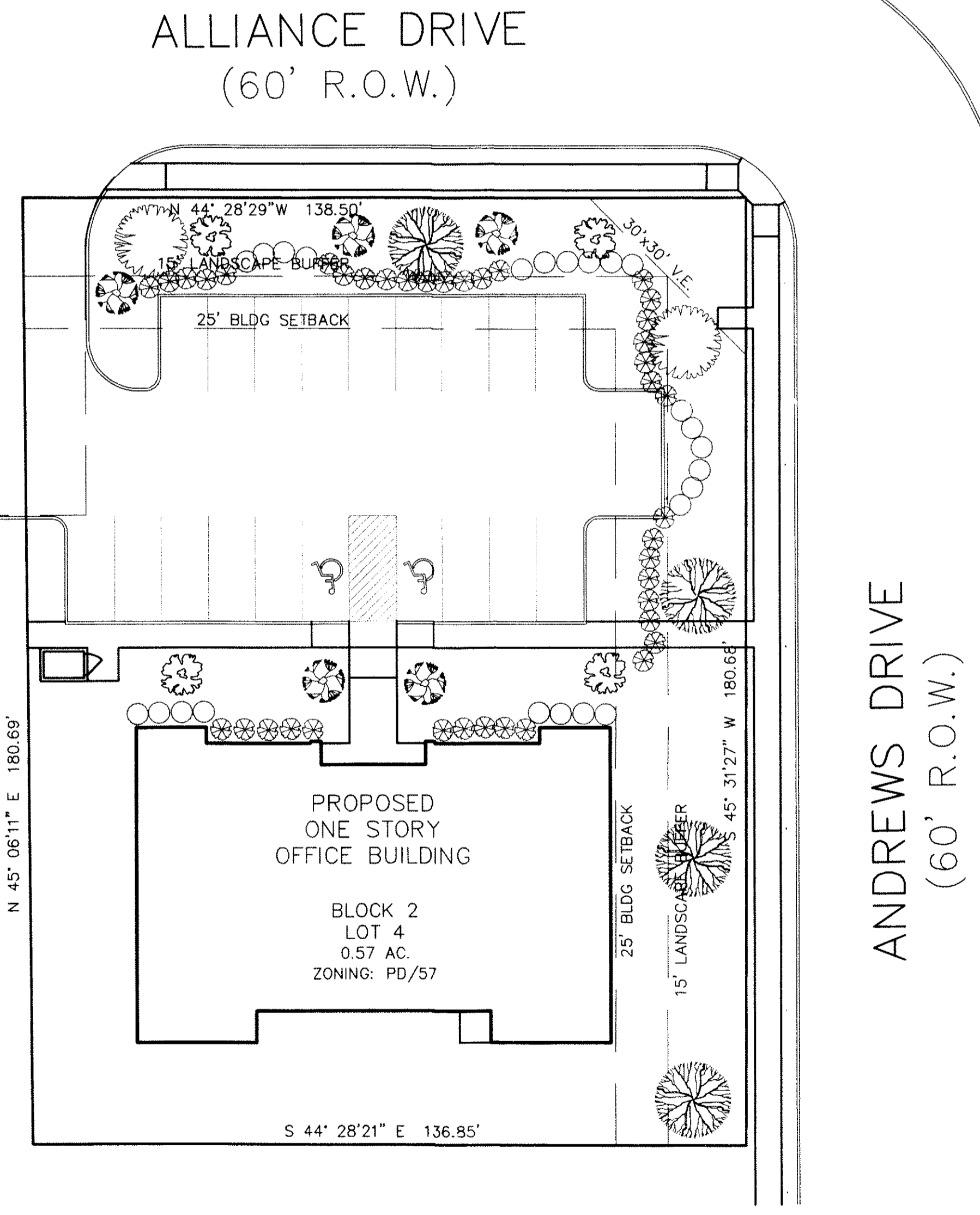
TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

LOT 4, BLOCK 2 - CARUTH LAKE DEVELOPMENT INC  
PO BOX 369 ROCKWALL, TEXAS 75087  
(972) 771-5253

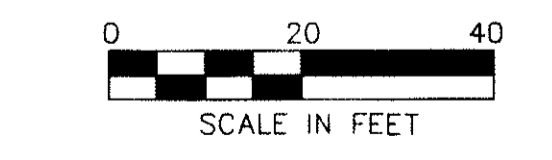
- ZONING: PD-57 - BUSINESS OCCUPANCY
- PROPOSED USE: OFFICE
- PROPERTY AREA (GROSS): 24,829.2 SF 0.57 AC
- BUILDING AREA: 4,918 SF
- BUILDING HEIGHT: SINGLE STORY - 21'-0"
- LOT COVERAGE: 19.8% F.A.R. = 0.020:1
- PARKING REQUIRED: 1 SPACE/300 SF 4,918 SF/300 = 17 SPACES REQUIRED
- HANDICAP REQUIRED 1 ACCESSIBLE IN 0-25 SPACES  
2 ACCESSIBLE PROVIDED
- TOTAL PARKING PROVIDED: 19 SPACES
- TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 13,116 SF

BLOCK 2  
LOT 3  
0.55 AC.  
ZONING: PD/57

BLOCK 2  
LOT 5  
0.56 AC.  
ZONING: PD/57



Lot 15  
Phase 2  
Alliance Addition



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: WHITTLE DEVELOPMENT CO.  
75087  
2313 RIDGE ROAD #103  
ROCKWALL, TEXAS 75087  
PHONE: 972-722-9302  
FAX: 972-249-2081

CASE #

© COPYRIGHT 2014 MERSHAWN ARCHITECTS, INC.  
NO PRINTING OR COPYING IS ALLOWED WITHOUT PERMISSION FROM MERSHAWN.

MEDICAL COMMERCIAL CHURCHES  
RESIDENTIAL RESTAURANTS INSTITUTIONAL

**MERSHAWN ARCHITECTS**

2313 RIDGE ROAD #103  
ROCKWALL, TEXAS 75087

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

No.	Date	By	Revision



ALLIANCE IV OFFICE BUILDING  
ROCKWALL, TEXAS

LANDSCAPE PLAN

Scale: 1" = 20'-0"

Date: \_\_\_\_\_

Project No: 141009

Designed: CW

Drawn: CW

Checked: WM