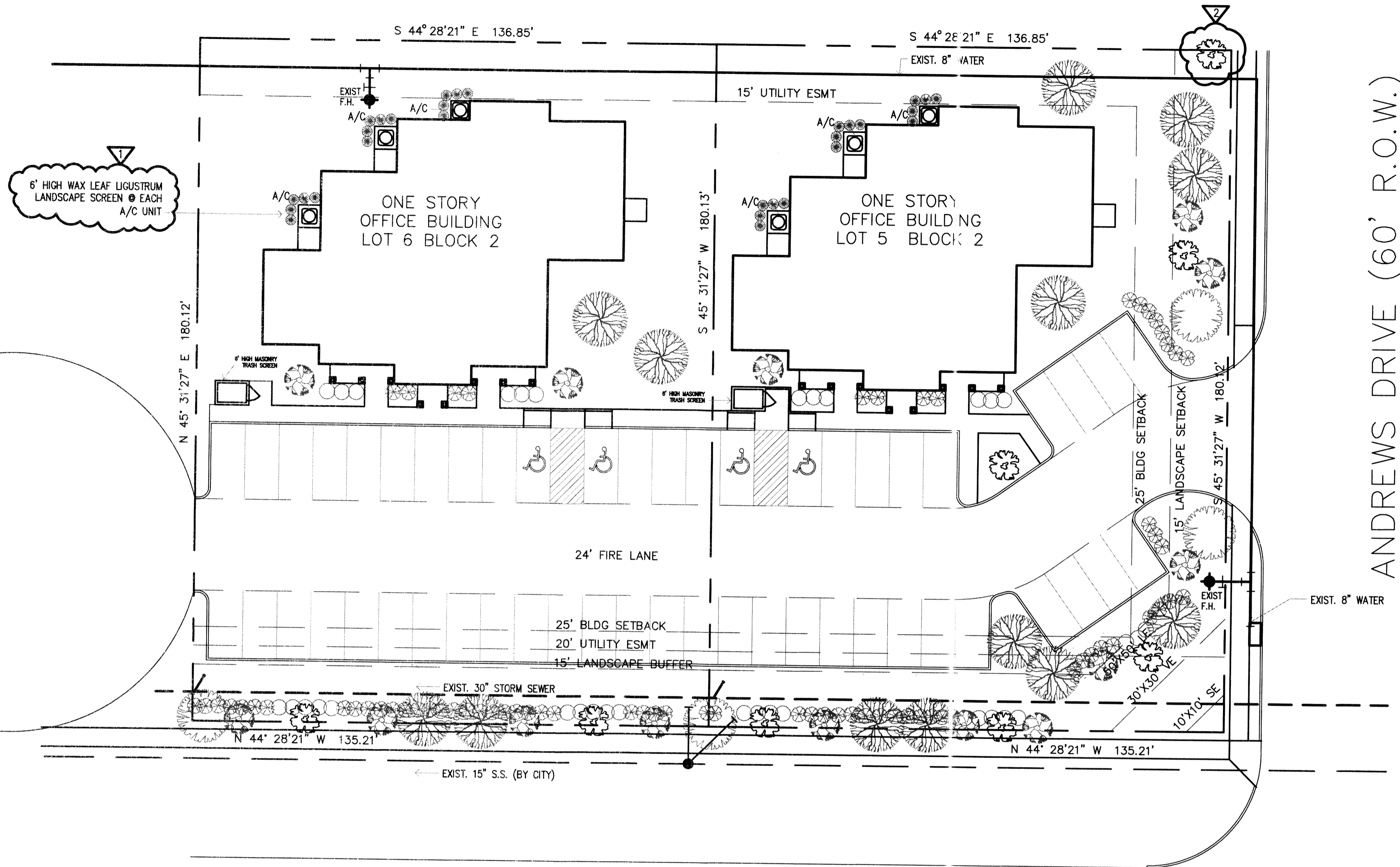
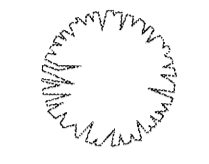
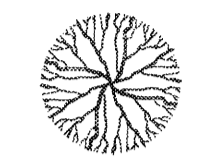
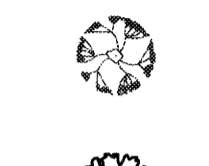
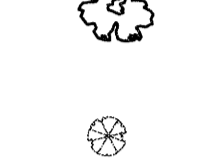




CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



ANDREWS DRIVE (60' R.O.W.)

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

- 
 BURR OAKS (2 @ LOT 5) (2 @ LOT 6)
 INSTALLED WITH A MIN. 4" CALIPER
- 
 LIVE OAKS (9 @ LOT 5) (4 @ LOT 6)
 INSTALLED WITH A MIN. 4" CALIPER
- 
 RED BUD (8 @ LOT 5) (6 @ LOT 6)
 4' HIGH @ INSTALLATION
- 
 MEXICAN PLUM (6 @ LOT 5) (2 @ LOT 6)
 4' HIGH @ INSTALLATION
- 
 INDIAN HAWTHORNE (38 @ LOT 5) (34 @ LOT 6)
 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 (18 @ LOT 5) (16 @ LOT 6)
 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; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SF IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50' OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GAURD 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 5		LOT 6	
		REQUIRED	PROVIDED	REQUIRED	PROV. ED
1.	STREET TREES 3 CANOPY & 4 ACCENT PER 100'	9/12	9/12	4/6	4/6
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	2	2
3.	LANDSCAPE BUFFER	15'	15'	15'	15'
4.	SCREENING OF OFF STREET PARKING	YES	YES	YES	YES
5.	TOTAL LANDSCAPE AREA 20% REQUIRED	3,659 SF	10,501 SF	3,725 SF	10,007 SF

LOT 5 & 6, 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): 24,393.6 SF 0.56 AC @ LOT 5 24,829.2 SF 0.57 AC @ LOT 6
- BUILDING AREA: 4,967 SF
- BUILDING HEIGHT: SINGLE STORY - 29'-3 1/2"
- LOT COVERAGE: 20.4% F.A.R. = 0.020:1
- PARKING REQUIRED: 1 SPACE/300 SF 4,967 SF/300 = 17 SPACES REQUIRED @ EACH LOT
- HANDICAP REQUIRED 3 ACCESSIBLE IN 50-75 SPACES 4 ACCESSIBLE PROVIDED
- TOTAL PARKING PROVIDED: 22 SPACES @ LOT 5 29 SPACES @ LOT 6
- TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 13,744 SF @ LOT 5 14,438 SF @ LOT 6

OWNER
 WHITTLE DEVELOPMENT CO.
 20 BOX 369
 ROCKWALL, TEXAS 75087
 9727715253

CASE # SP2012-030
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 CHURCHES
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 2313 RIDGE ROAD #103
 ROCKWALL, TEXAS 75087
 PHONE: 972-722-9302
 FAX: 972-749-2081

No.	Date	Revision	By
1	12/26/12	REVISED PER CITY COMMENTS	
2	4/10/13	REVISED PER CITY COMMENTS	

ALLIANCE OFFICE BUILDING
 ROCKWALL, TEXAS

LANDSCAPE PLAN

Scale: 1" = 20'-0"

Date: 12/14/12
 Project No.: 121102
 Designed: GW
 Drawn: GW
 Checked: WM