




 EXISTING TREE TO REMAIN  
REFER TO TREE MITIGATION PLAN


 BURR OAKS (17)  
INSTALLED WITH A MIN. 3" CALIPER

 LIVE OAKS (42)  
INSTALLED WITH A MIN. 3" CALIPER

 RED BUD (5)  
4' HIGH @ INSTALLATION

 MEXICAN PLUM (3)  
4' HIGH @ INSTALLATION

 INDIAN HAWTHORNE (8)  
PLANTS SHALL BE A MINIMUM OF 3-GALLONS & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

 BOXWOOD BUSH (3)  
PLANTS SHALL BE A MINIMUM OF 3-GALLONS & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

NOTE: 59 TREES PROVIDED TOWARDS MITIGATION TOTALING 177" CALIPER 227" REMAINING.

ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED, BERMUDA.

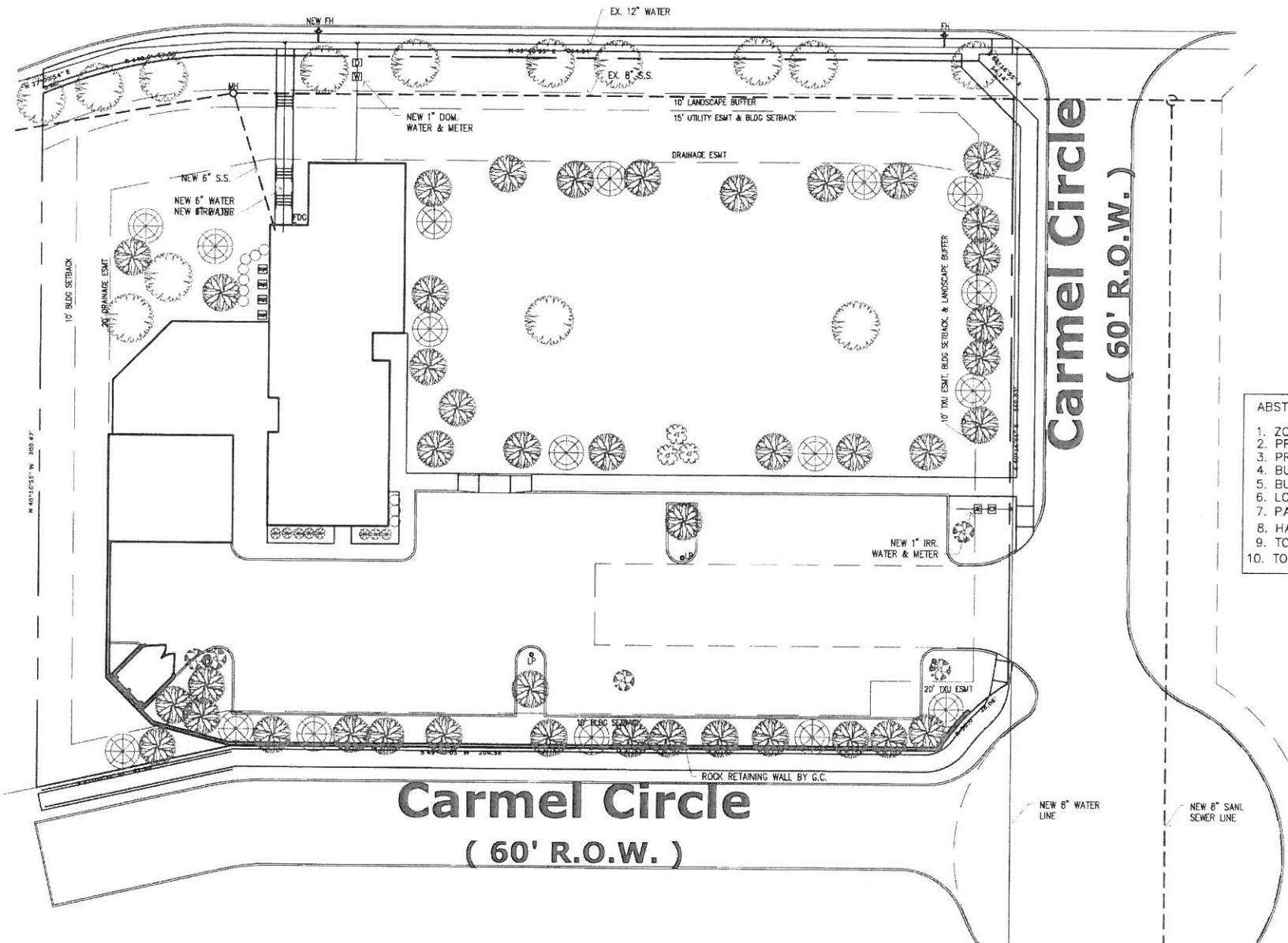
IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.

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.

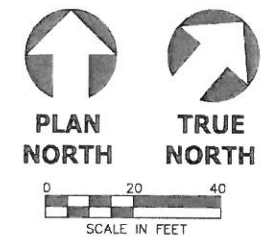
TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

# La Jolla Pointe Drive (VARIABLE WIDTH R.O.W.)



ABSTRACT NO. 9 - WILLIAM BLEVINS SURVEY

1. ZONING: C - COMERCIAL
2. PROPOSED USE: OFFICE
3. PROPERTY AREA (GROSS): 55,757.0 SF 1.28 AC
4. BUILDING AREA: 8,677 SF
5. BUILDING HEIGHT: THREE STORY - 39'-0"
6. LOT COVERAGE: 8.5% F.A.R. = 0.009:1
7. PARKING REQUIRED: 1 SPACE/300 = 24 SPACES REQUIRED
8. HANDICAP REQUIRED: 2 ACCESSIBLE IN 25-50 2 PROVIDED
9. TOTAL PARKING PROVIDED: 39 SPACES
10. TOTAL SQ. FT. OF IMPERVIOUS SURFACE: 21,963 SF



		REQUIRED	PROVIDED
1.	STREET TREES 1 CANOPY PER 50' LINEAR OF R.O.W.	15	15
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	3	3
3.	LANDSCAPE BUFFER	15'	15'
4.	SCREENING OF OFF STREET PARKING	YES	YES
5.	TOTAL LANDSCAPE AREA 15% REQUIRED	8,363 SF	55,757 SF

LA JOLLA POINTE ADDITION  
PHASE 2  
BEING A 1.28 AC. TRACT OF LAND SITUATED IN THE WILLIAM BLEVINS SURVEY, ABST. NO. 9, LOT 3, BLOCK A IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER  
SHEPPARD GROUP, INC.  
1800 EL PASO DRIVE  
DALLAS, TEXAS 75201  
CASE #SP2018-016

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RESIDENTIAL RESTAURANTS  
INSTITUTIONAL  
ARCHITECTS  
MERSHAW ARCHITECTS  
2313 RIDGE ROAD #103  
ROCKWALL, TEXAS 75087  
PHONE: 972-722-9302  
FAX: 972-249-2081

No.	Date	By



SHIPMAN OFFICE BUILDING  
ROCKWALL, TEXAS  
LANDSCAPE PLAN

Scale: 1" = 20'-0"  
Date: 04/16/2018  
Project No.: 180402  
Designed: GW  
Drawn: GW  
Checked: WM

SHEET  
L1 OF  
2