

SP2016-036- ALLIANCE ADDITION NO. 3
 SITE PLAN- LOCATION MAP = [yellow square icon]



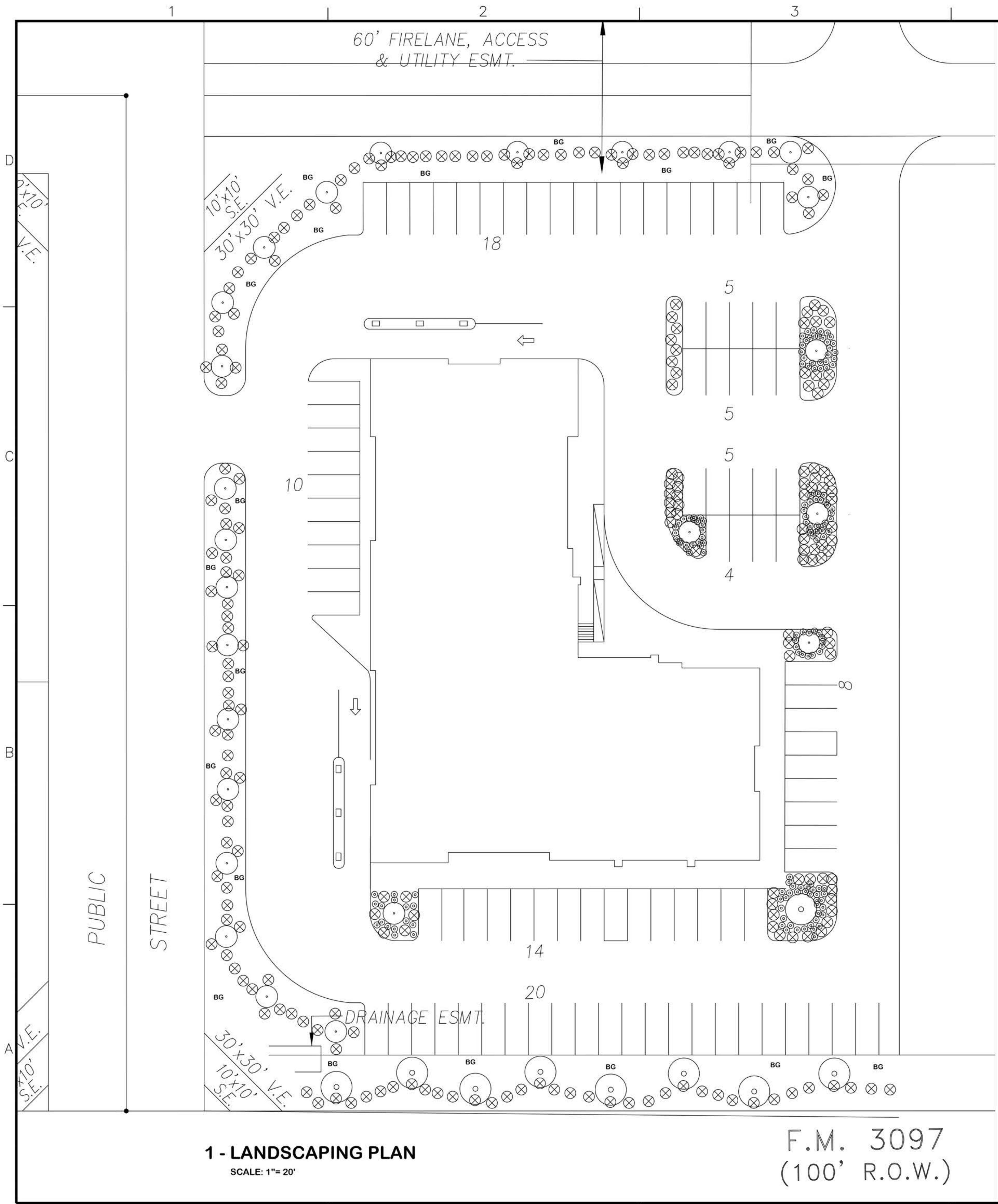
City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
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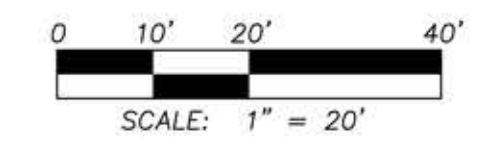


Dec 16, 2016 - 11:08am User: \$(GETVAR,??) /tmp/ActPublish_372/Alliance Addition-121516-LS101.dwg



1 - LANDSCAPING PLAN
SCALE: 1" = 20'

F.M. 3097
(100' R.O.W.)



LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- SHRUB
- GROUND COVER
- PERENNIAL
- BG** BERMUDA GRASS

LANDSCAPING GENERAL REQUIREMENTS

COMMERCIAL / RETAIL
SITE AREA = 100,500 S.F.
LANDSCAPING AREA PROVIDED = 21,624 S.F.
LANDSCAPING AS PERCENTAGE OF TOTAL SITE = 22%

LANDSCAPING GENERAL NOTES:

1. NO LANDSCAPING TREES SHALL BE WITHIN 5' OF ANY UTILITY.
2. A MINIMUM CLEARANCE OF 5' SHALL BE MAINTAINED BETWEEN LANDSCAPING AND FIRE HYDRANTS.
3. IRRIGATION SHALL BE IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE.

SITE LANDSCAPING SCHEDULE:

1. CANOPY TREES OF THE FOLLOWING VARIETY ARE ACCEPTABLE: CEDAR ELM, TEXAS RED OAK, HOMESTEAD ELM, LACE BARK ELM, BALD CYPRESS, CHINESE PISTACHIO, OCTOBER GLORY MAPLE, PECAN, TEXAS ASH, LIVE OAK, CHINQUAPIN OAK, BURR OAK. 3" CALIPER, 60 GALLON, 12'-14' HEIGHT.
2. UNDERSTORY ORNAMENTAL TREES OF THE FOLLOWING VARIETY ARE ACCEPTABLE: TEXAS REDBUD, MEXICAN PLUM, DOWNY HAWTHORN, WAX MYRTLE YAUPON, DECIDUOUS YAUPON. 3" CALIPER, 60 GALLON, 8'-10' HEIGHT.
3. SHRUBS SHALL BE 3 GALLON EVERBLOOMING ROSE AND 7 GALLON EDWARD GOUCHER ABELIA.
4. PERENNIAL ORNAMENTAL GRASS SHALL BE HAMELIN 1 GALLON FOUNTAIN GRASS.
5. PERENNIALS SHALL BE 1 GALLON RED VELVET EVERGREEN DAYLILLIES AND 1 GALLON WHITE LANTANA TRAILING.
6. WHERE NOTED, AREAS SHALL BE SOLID SODDED WITH BERMUDA GRASS.



Consultants:
CIVIL
 FC CUNY CORPORATION
 #2 HORIZON COURT
 SUITE 500
 HEATH, TEXAS 75032
STRUCTURAL
 DFW STRUCTURAL CONSULTING
 12575 MILL RUN DRIVE
 FRISCO, TEXAS 75035
MEP
 HES CONSULTING ENGINEERS
 3102 MAPLE AVE
 SUITE 450
 DALLAS, TEXAS 75201

FOR REGULATORY APPROVAL

**RANDALL NOE ALLIANCE ADDITION
ROCKWALL, TEXAS**

Project Number:
 Drawing Date: 12/15/16
 Drawn:
 Checked:
 Scale:
 ACAD File: Alliance Addition-121516-LS101.dwg
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Revisions:

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Sheet Title:
LANDSCAPING PLAN
LS-101

1 | 2 | 3 | 4 | 5

Randall Noe Alliance Addition
Elevation Calculations

| Elevation | Stone | Brick | Stucco | Total | Stone % | Brick % | Stucco % |
|-----------|-------|-------|--------|--------|---------|---------|----------|
| WEST | 859 | 1,409 | 460 | 2,728 | 31.49% | 51.65% | 16.86% |
| SOUTH | 1,479 | 1,262 | 719 | 3,460 | 42.75% | 36.47% | 20.78% |
| EAST | 2,605 | 1,450 | 221 | 4,276 | 60.92% | 33.91% | 5.17% |
| NORTH | 1,507 | 617 | 1,375 | 3,499 | 43.07% | 17.63% | 39.30% |
| Total | 6,450 | 4,738 | 2,775 | 13,963 | 46.19% | 33.93% | 19.87% |



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APPROVAL

**RANDALL NOE
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Revisions:

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Sheet Title:

**EXTERIOR
ELEVATIONS**

A-201



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

1 | 2 | 3 | 4 | 5

1 2 3 4 5

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Sheet Title:

**EXTERIOR
RENDERINGS**

A-202

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**RANDALL NOE
ALLIANCE ADDITION
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Scale:
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| Revisions: |
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Sheet Title:

**EXTERIOR
RENDERINGS**

A-203



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