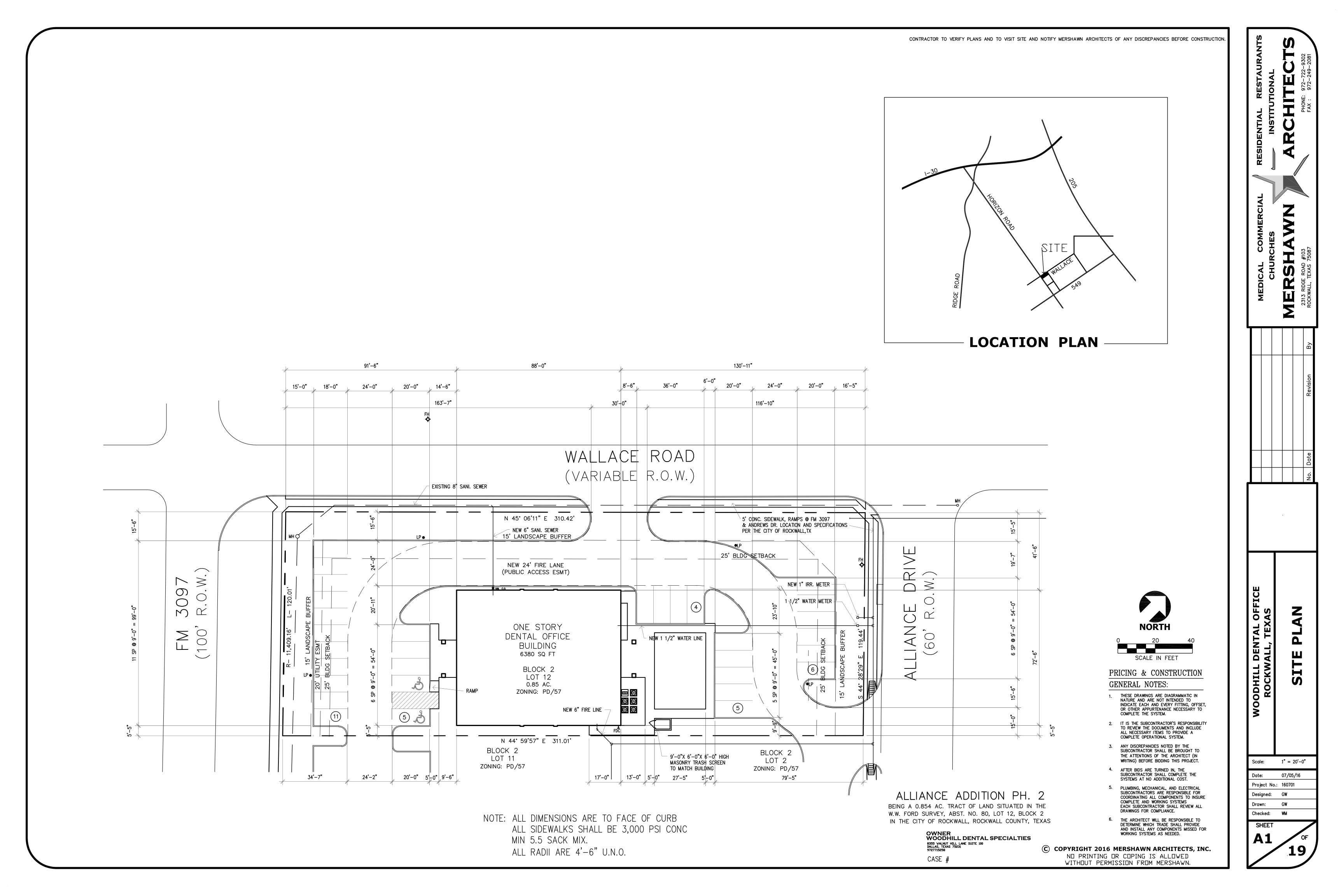




## City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





		REQUIRED	PROVIDED
1.	STREET TREES 3 CANOPY OR 4 ACCENT PER 100'	17	17
Ŋ	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	<b>7</b>	Ŋ
3.	LANDSCAPE BUFFER	15′	15′
4.	SCREENING OF OFF STREET PARKING	YES	YES
5	TOTAL LANDSCAPE AREA 20% REQUIRED	7,414 SF	16,674 SF

LOT 12, BLOCK 2 - WOODHILL DENTAL SPECIALTIES 8355 WALNUT HILL LANE #100 DALLAS, TX (972)771-5258

- 1. ZONING: PD-57 BUSINESS OCCUPANCY 2. PROPOSED USE: DENTAL OFFICE
- 3. PROPERTY AREA (GROSS): 37,070 SF 0.85 AC
- 4. BUILDING AREA: 6,380 SF
- 5. BUILDING HEIGHT: SINGLE STORY 19'-6"
- 6. LOT COVERAGE: 17.2% F.A.R. = 0.017:1
- 7. PARKING REQUIRED:
- DENTAL: 1 SPACE/200 SF 5,427 SF/200 = 27 SPACES REQUIRED OFFICE: 1 SPACE/300 SF 760 SF/300 = 2.5 SPACES REQUIRED STORAGE:1 SPACE/500 SF 193 SF/500 = 0.4 SPACES REQUIRED 8. HANDICAP REQUIRED 2 ACCESSIBLE 25-50 SPACES 2 ACCESSIBLE PROVIDED
- 9. TOTAL PARKING PROVIDED: 30 SPACES
- 10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 20,396 SF



BURR OAKS (10) INSTALLED WITH A MIN. 4" CALIPER



LIVE OAKS (10) INSTALLED WITH A MIN. 4" CALIPER



RED BUD (5) 4' HIGH @ INSTALLATION



MEXICAN PLUM (8) 4' HIGH @ INSTALLATION

- INDIAN HAWTHORNE (29) 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 (50) 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.

BLOCK 2

LOT 2

ZONING: PD/57

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.

ALLIANCE ADDITION PH. 2

BEING A 0.854 AC. TRACT OF LAND SITUATED IN THE

W.W. FORD SURVEY, ABST. NO. 80, LOT 12, BLOCK 2

8355 WALNUT HILL LANE SUITE 100 DALLAS, TEXAS 75231 9727715258

CASE #

IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER WOODHILL DENTAL SPECIALTIES

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.

WALLACE ROAD (VARIABLE R.O.W.) EXISTING 8" SANI. SEWER N 45° 06'11" E 310.42' - NEWEO" SANI SEWER? 15' LANDSCARE BUFFER NEW 24' FIRE LANE <del>\*\*\*\*\*\*\*</del>  $\overline{\simeq}$ (PUBLIC ACCESS ESMT)  $\dot{\geqslant}$ M ONE STORY  $\sum_{i}$ DENTAL OFFICE  $\triangleleft$ ъ BUILDING  $\bigcirc$  $\overline{\phantom{a}}$ 6380 SQ FT BLOCK 2 LOT 12 0.85 AC. ZONING: PD/57 5 NEW 6" FIRE LINE

N 44° 59'57" E 311.01'

BLOCK 2

LOT 11

ZONING: PD/57



SCALE IN FEET PRICING & CONSTRUCTION

- **GENERAL NOTES:** THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
- 2. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A
- ANY DISCREPANCIES NOTED BY THE SUBCONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN

COMPLETE OPERATIONAL SYSTEM.

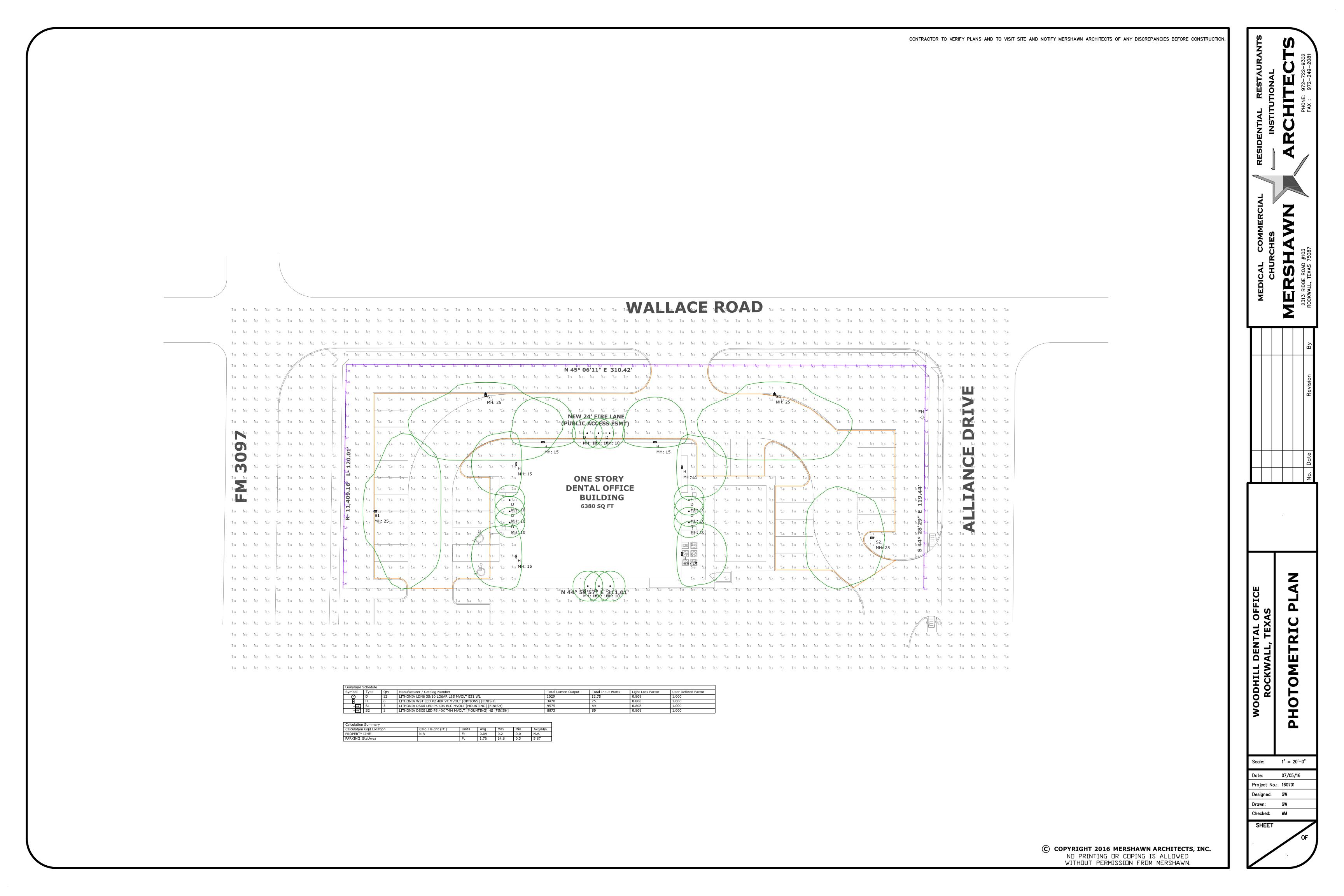
- WRITING) BEFORE BIDDING THIS PROJECT. AFTER BIDS ARE TURNED IN, THE SUBCONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
- 5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
- THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

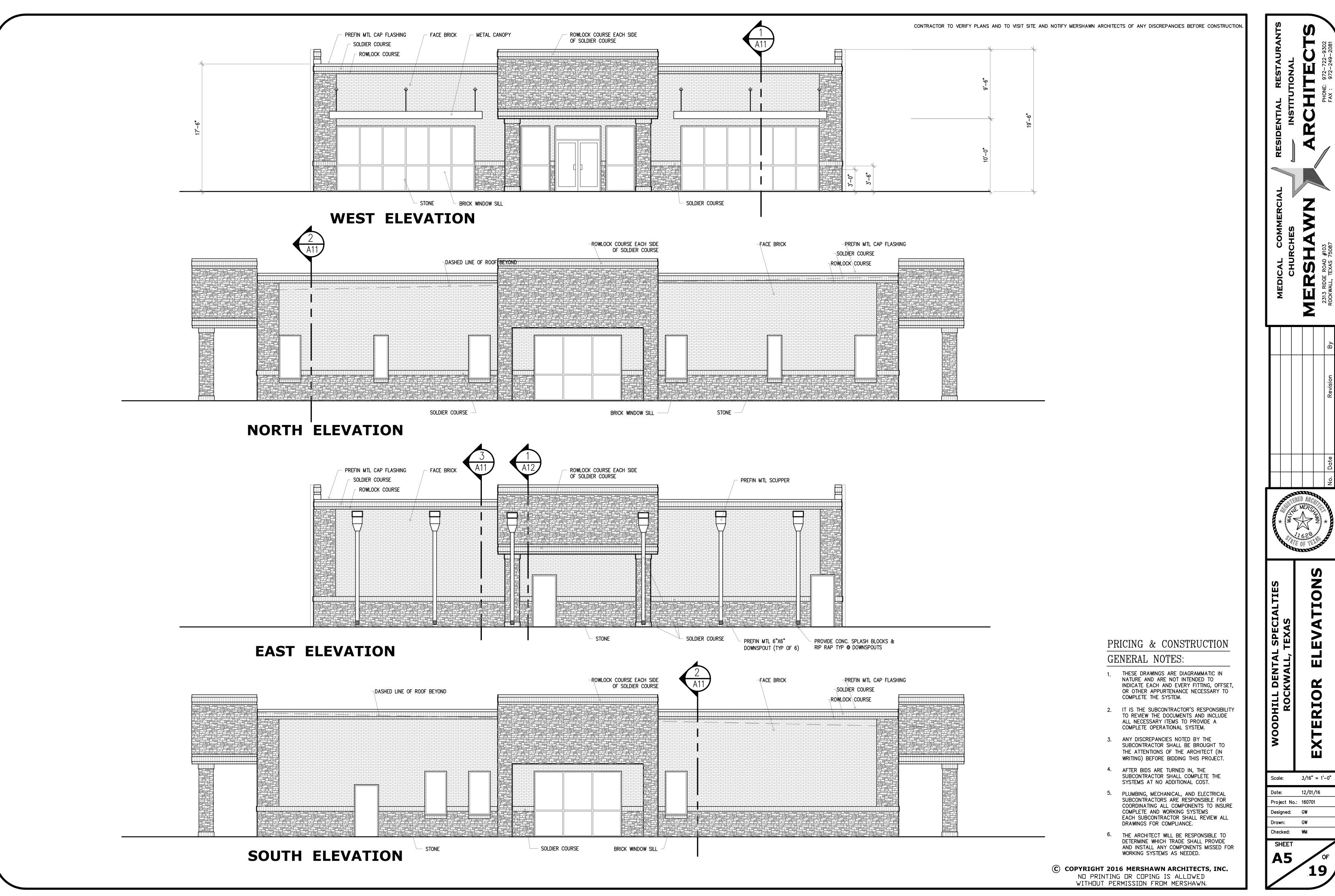
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
1'' = 20' - 0''Scale: 07/05/16 Project No.: 160701 Designed: GW Drawn: GW

Checked: WM SHEET





Date: 12/01/16



12/01/16 Project No.: 160701

Designed: GW

Checked: WM