



THE ROCKWALL CITY CODE - PART III UNIFIED DEVELOPMENT CODE - Article VIII LANDSCAPE STANDARDS - SECTION 5. MANDATORY PROVISIONS

Sec. 5.1. Landscape buffer-strip

A minimum ten-foot-wide landscape buffer-strip must be provided along the entire length of the portion of the perimeter of any commercial or industrial lot that abuts, without an alley or drive separation, or is directly across a public street from a residential zoning district, exclusive of driveways and access-ways.

Not applicable - not adjacent to residential zoning district

Sec. 5.2. Screening of off-street loading docks

B. Off-street loading docks in industrial zoning classifications must be screened from:

1. Arterial streets, as indicated on the city's thoroughfare plan; and
2. Any residential district that abuts or is directly across a public street or alley from the lot.

Not applicable - loading docks do not face any arterial street and there is not adjacent residential zoning district

Sec. 5.6. Screening from residential uses

Not applicable - not adjacent to residential zoning district

Sec. 5.7. Street landscaping

A street landscape buffer-strip with a minimum width of ten feet, must be provided along the entire length of the property to be developed that is adjacent to a major arterial or collector street. Large trees shall be provided in the required buffer in numbers equal to one tree for each 50 feet of street frontage.

A 10' buffer strip has been provided along Discovery Blvd. and Springer Rd.
Frontage along Discovery Blvd. = 635' 1 large tree/50' = 13 large trees required **13 TREES PROVIDED**
Frontage along Springer Rd. = 545' 1 large tree/50' = 11 large trees required **11 TREES PROVIDED**

Sec. 5.9. Parking Lot Landscaping

A. Any parking lot with more than two rows of spaces shall have a minimum of five percent or 200 square feet, whichever is greater, in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscaping.

The proposed parking area has approximately 8.4% landscape area.

B. If the parking and maneuvering space exceeds 20,000 square feet one large canopy tree for every ten required parking spaces shall be required internal to the parking lot. No tree shall be planted closer than 2 1/2 feet to the pavement.

The proposed parking area has 198 parking spaces - 20 trees required - **27 TREES PROVIDED**

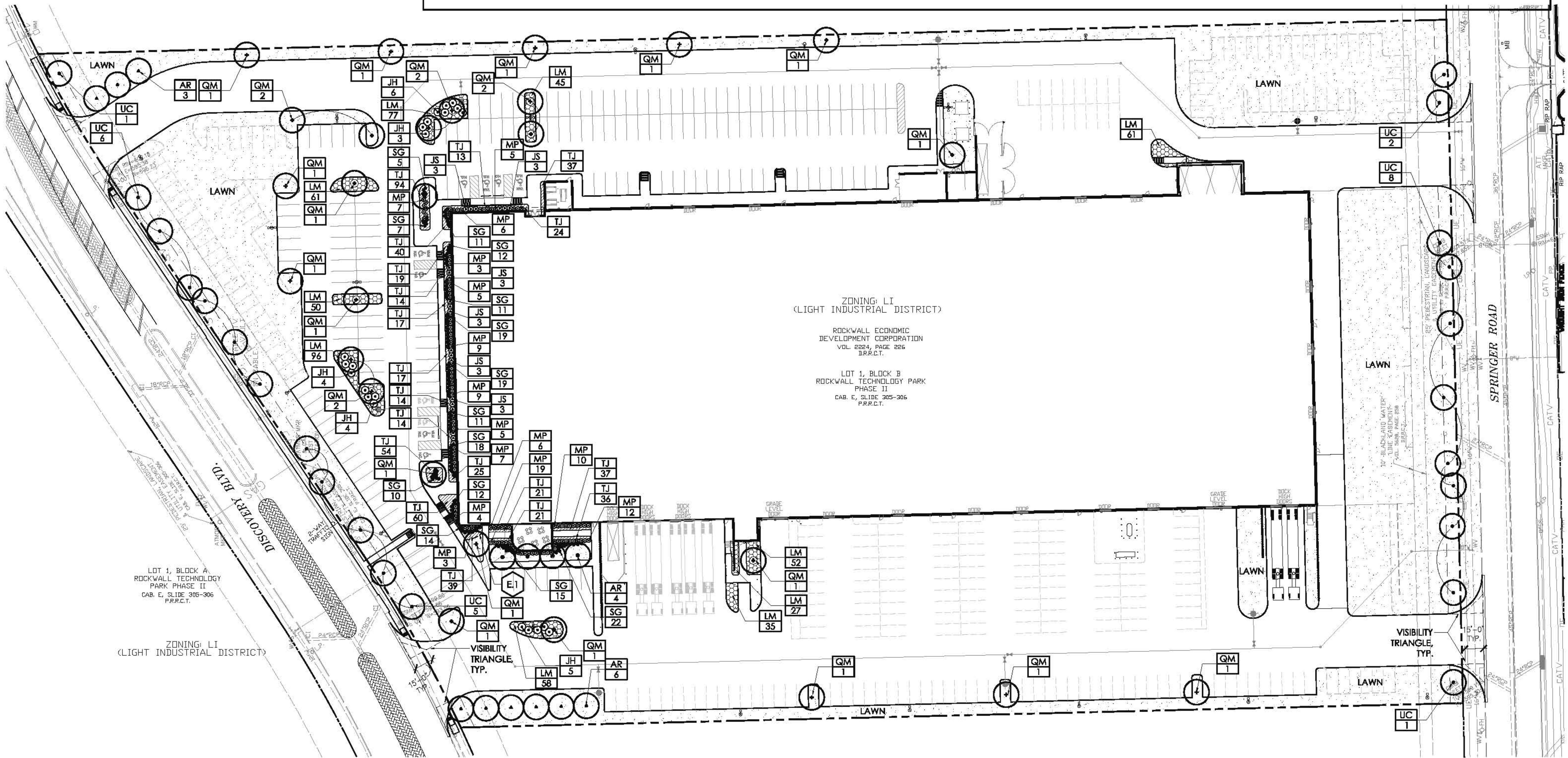
Sec. 5.12. Required landscaping

A. Amount of landscaping.

1. Light Industrial - 10% of the site is required to be landscaping.

Total site area = 522,823.6 SF 10% of total = 52,282.4 SF
Total landscape area provided = 120,853 SF (23%)

GENERAL NOTES:
1. ALL LAWN AND PLANTING AREAS SHALL BE IRRIGATED WITH 100% AUTOMATIC IRRIGATION SYSTEM.
2. ALL PLANING AND IRRIGATION SHALL COMPLY WITH THE CITY OF ROCKWALL CODES AND ORDINANCES.
3. THE OWNER SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE IN PERPETUITY OF ALL LANDSCAPING AND IRRIGATION. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. ALL IRRIGATION HEADS OR LINES WHICH ARE BROKEN AND FLOW WATER SHALL BE REPLACED OR REPAIRED IMMEDIATELY TO PREVENT THE WASTING OF WATER.



A SITE PLAN

SCALE: 1" = 40'-0"

ISSUE:

REVISIONS:

LANDSCAPE PLAN
6/12/2014

COL-MET SPRAY BOOTHS
ROCKWALL, TEXAS



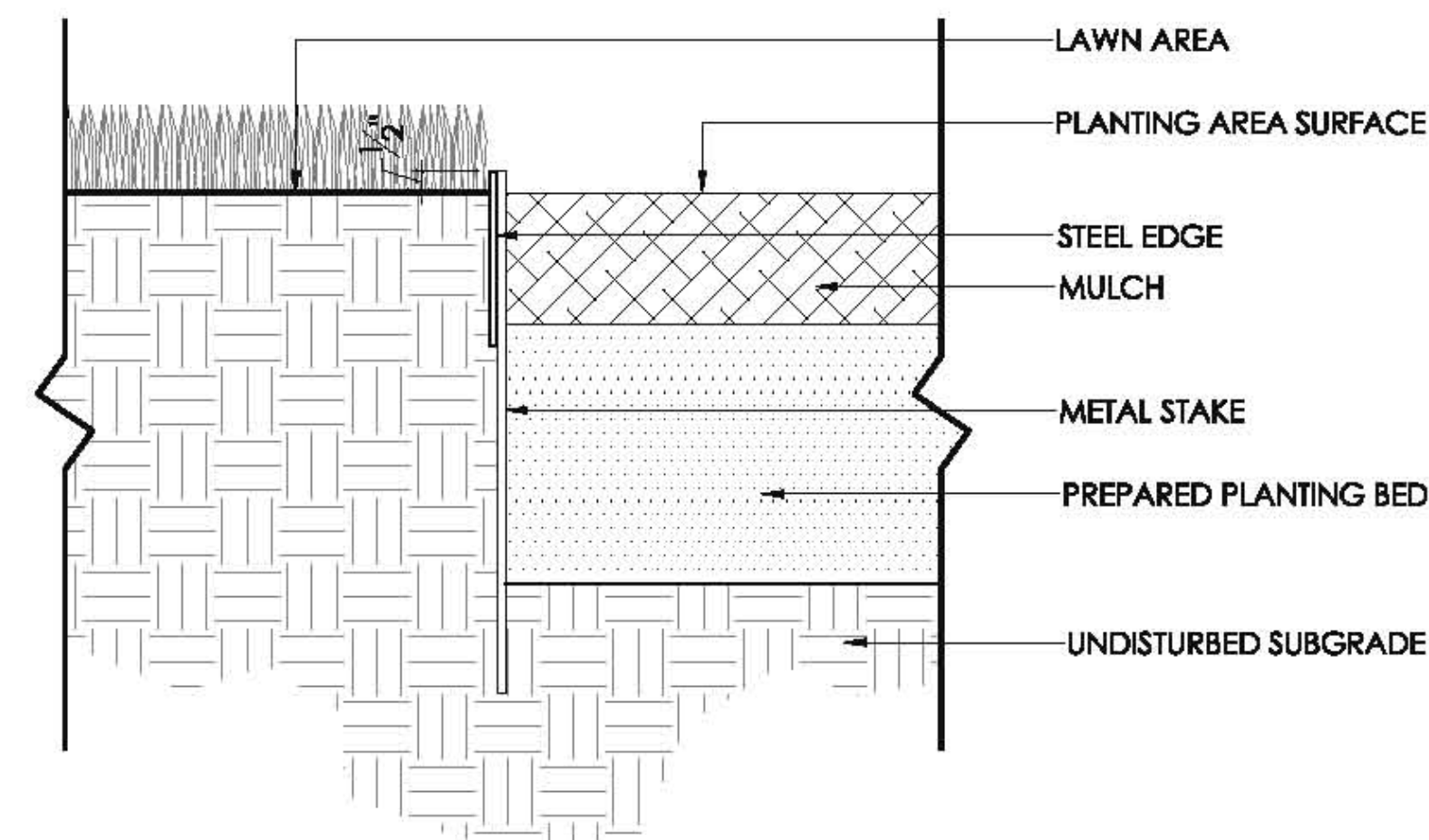
PLANT SCHEDULE

QUANT.	SYM.	BOTANICAL NAME/ COMMON NAME	MIN. CAL.	MIN. HIGHT	MIN. SPREAD	CONTAINER/ ROOTBALL	SPACING	REMARKS
TREES								
13	AR	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	4"	15'	5'	65 GAL.	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY, MATCHED
27	QM	QUERCUS MUHLENBERGIA / CHINGUAPIN OAK	4"	15'	5'	65 GAL.	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY, MATCHED
23	UC	ULMUS CRASSIFOLIA / CEDAR ELM	4"	15'	5'	65 GAL.	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY, MATCHED
SHRUBS / ORNAMENTAL GRASSES								
115	MP	MYRICA PUSILLA/ DWARF WAX MYRTLE	NA	18"	15"	5 GAL.	36" O.C.	
186	SG	SALVIA GREGGII / AUTUMN SAGE	NA	18"	18"	3 GAL.	30" O.C.	
22	JH	JASMINUM HUMILE/ ITALIAN JASMINE	NA	36"	36"	15 GAL.	72" O.C.	
21	JS	SKYROCKET JUNIPER/ JUNIPERUS SCOPULORUM 'SKYROCKET'	NA	60"	24"	15 GAL.	48" O.C.	
GROUNDCOVERS / VINES								
562	LM	LANTANA MONTEVIDENSIS/ TRAILING LANTANA	NA	6"	12"	1 GAL.	30" O.C.	
596	TJ	TRACHAELOSPERMUM JASMINOIDES/ STAR JASMINE	NA	6"	12"	4" POTS	18" O.C.	3 (12") RUNNERS MINIMUM

LAWN

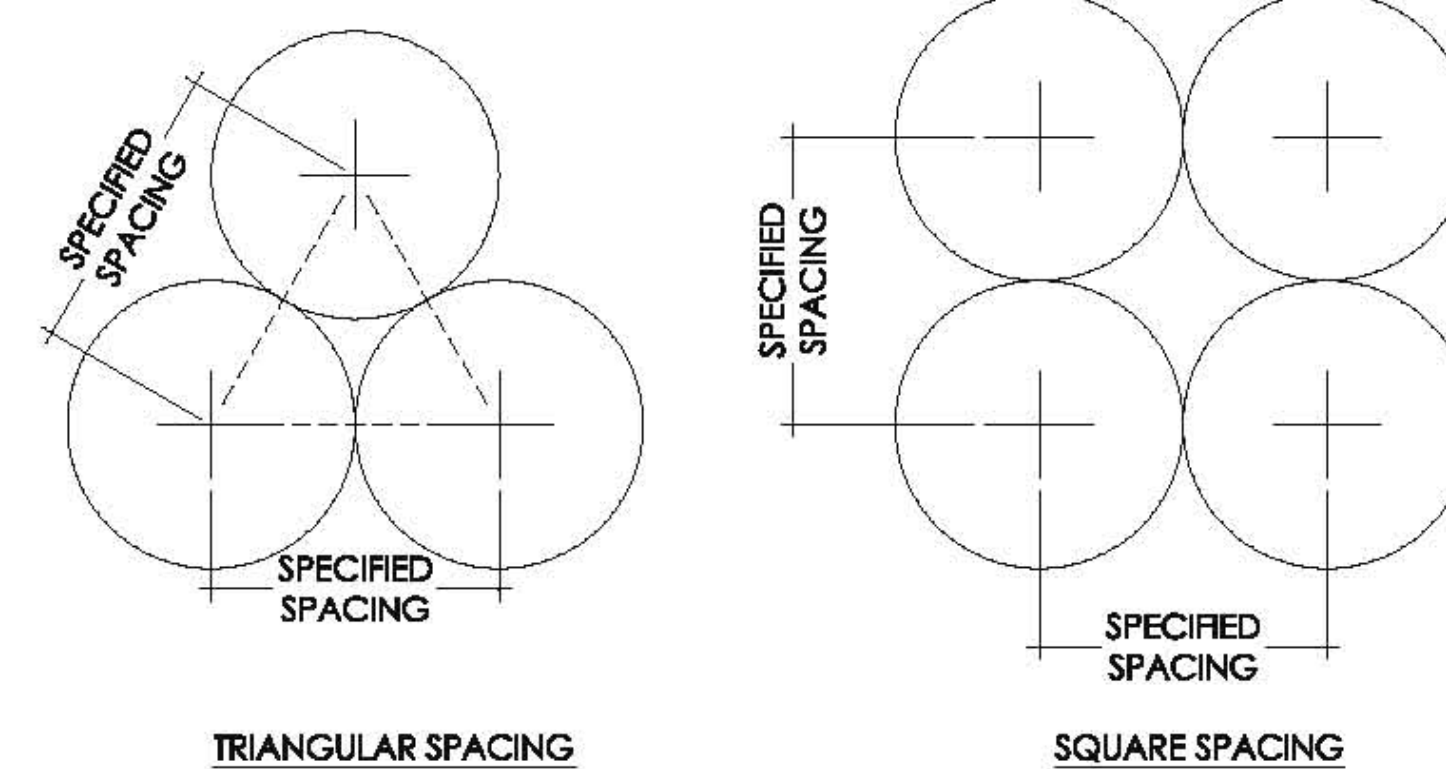
	CYNADON DACTYLON/ COMMON BERMUDA	SOLID SOD AND HYDROSEED AREAS DESIGNATED ON PLANS
--	-------------------------------------	---

SYM.	DESCRIPTION	COLOR	FINISH	REMARKS
E.1	1/8" X 4" STEEL EDGING	GREEN	POWDER-COAT	



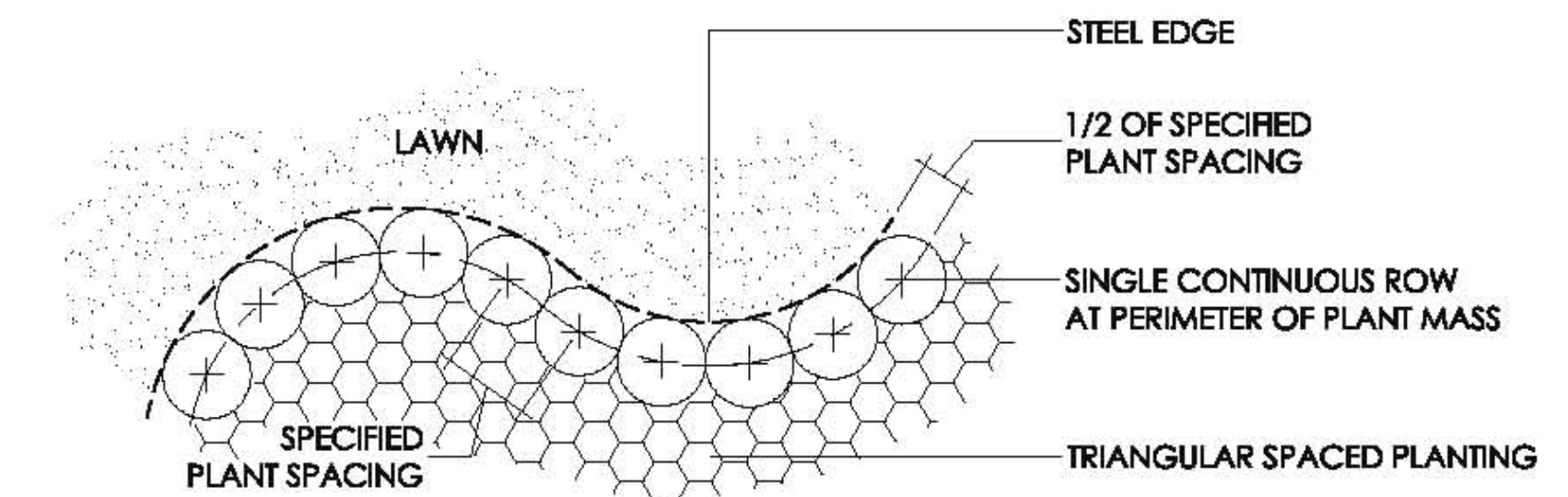
E STEEL EDGING
DETAIL NOT TO SCALE

TRIANGULAR SPACING APPLIES TO ALL PLANTINGS
UNLESS SQUARE SPACING IS SHOWN ON PLANS.



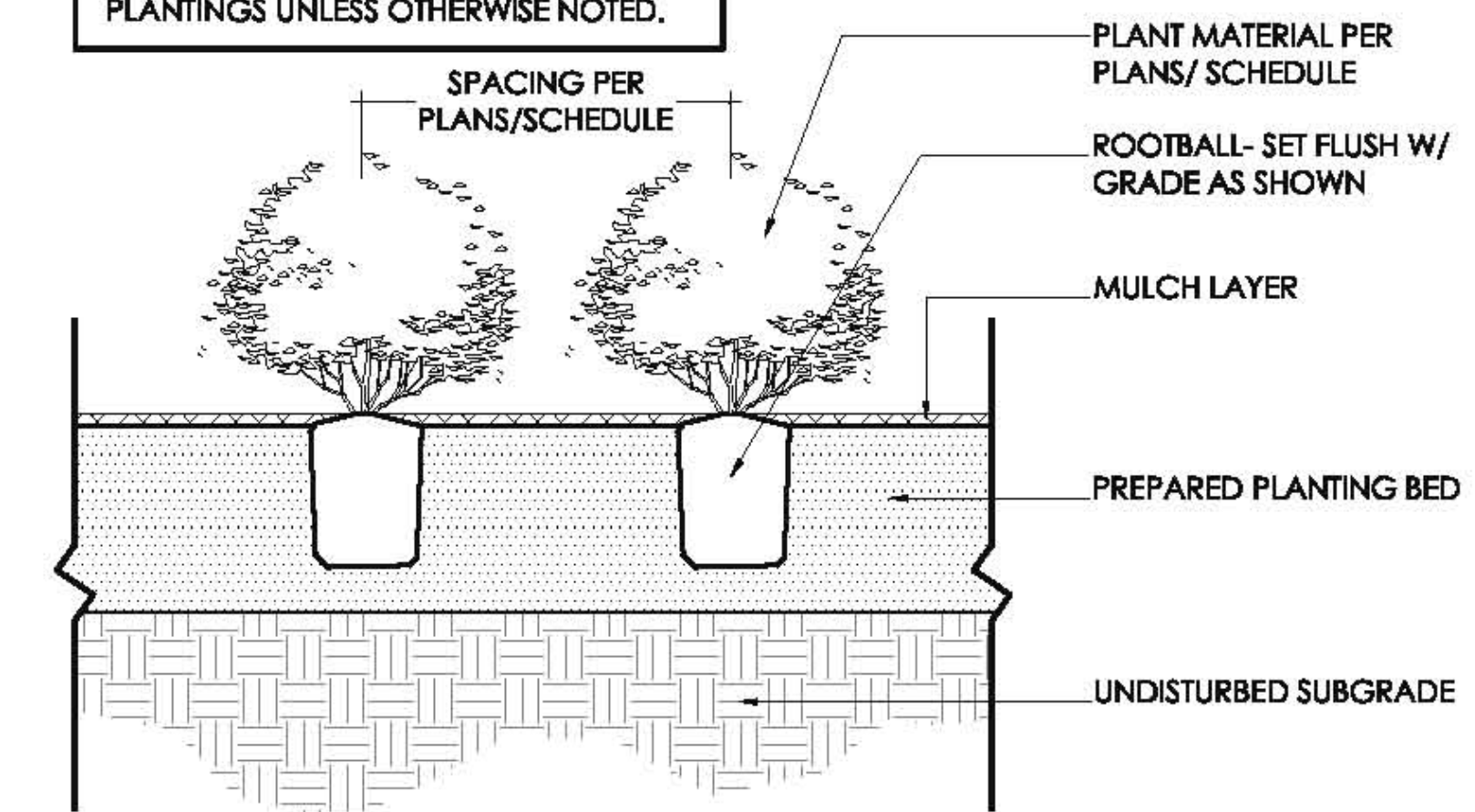
D PLANT SPACING
DETAIL NOT TO SCALE

A TREE
DETAIL NOT TO SCALE



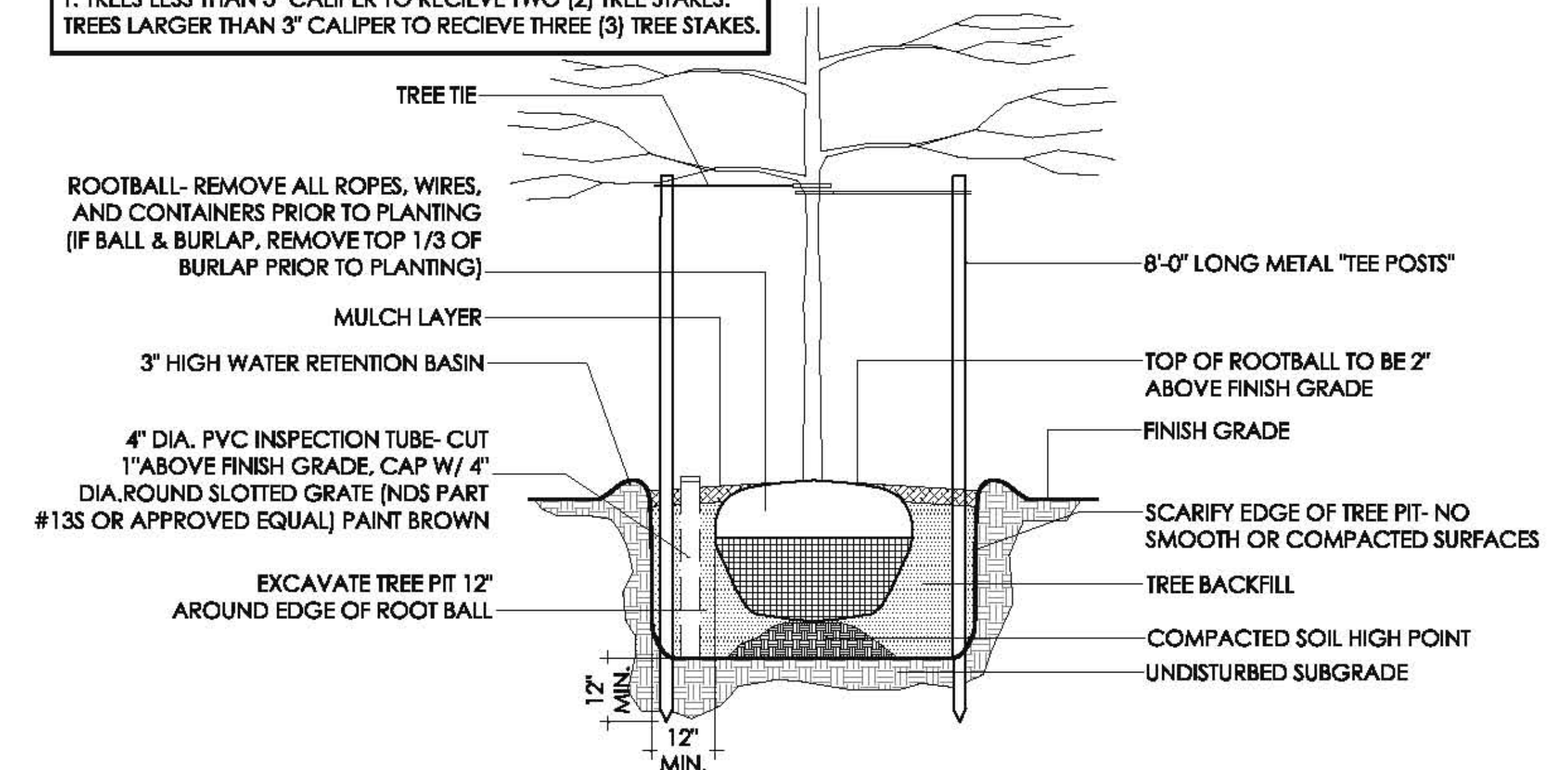
C PLANTING LAYOUT @ EDGE
DETAIL NOT TO SCALE

NOTE: THIS DETAIL REFERS TO ALL SHRUB,
ORNAMENTAL GRASS, GROUNDCOVER,
PERENNIAL, VINE AND SEASONAL COLOR
PLANTINGS UNLESS OTHERWISE NOTED.



B PLANTING
DETAIL NOT TO SCALE

NOTES:
1. TREES LESS THAN 3" CALIPER TO RECEIVE TWO (2) TREE STAKES.
TREES LARGER THAN 3" CALIPER TO RECEIVE THREE (3) TREE STAKES.



Owner:
TRMJ, Inc.
1635 Innovation Drive
Rockwall, Texas 75032
Phone: 972-772-1919



COL-MET SPRAY BOOTHS
ROCKWALL, TEXAS



ISSUE:

REVISIONS:

LANDSCAPE
DETAILS
6/12/2014