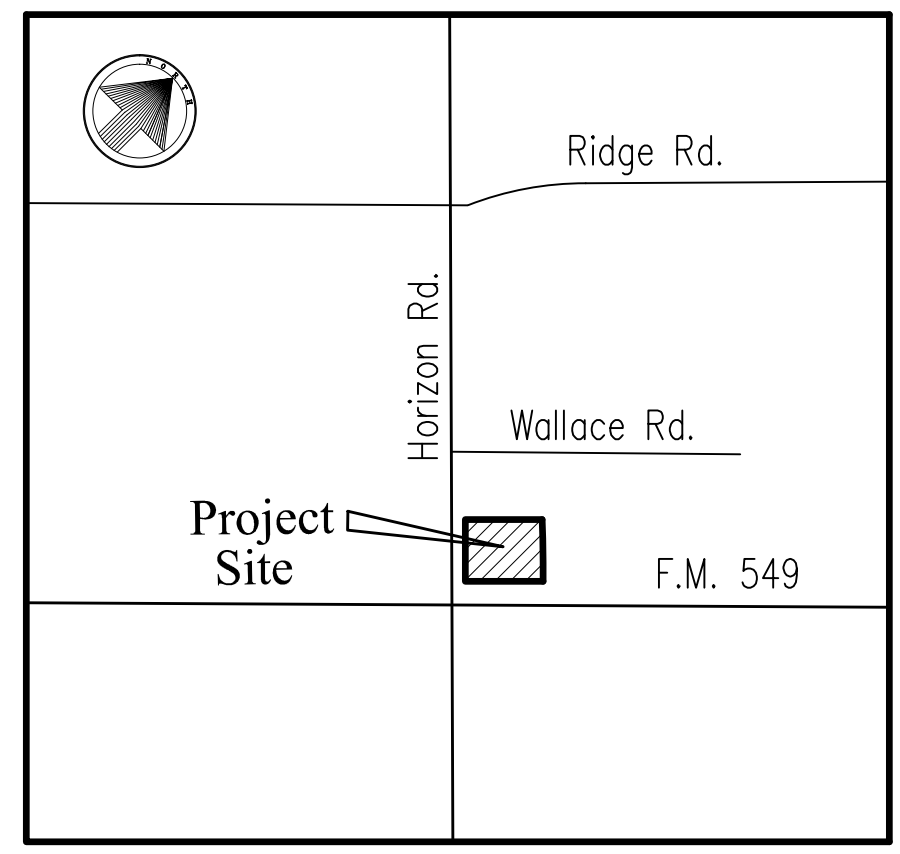
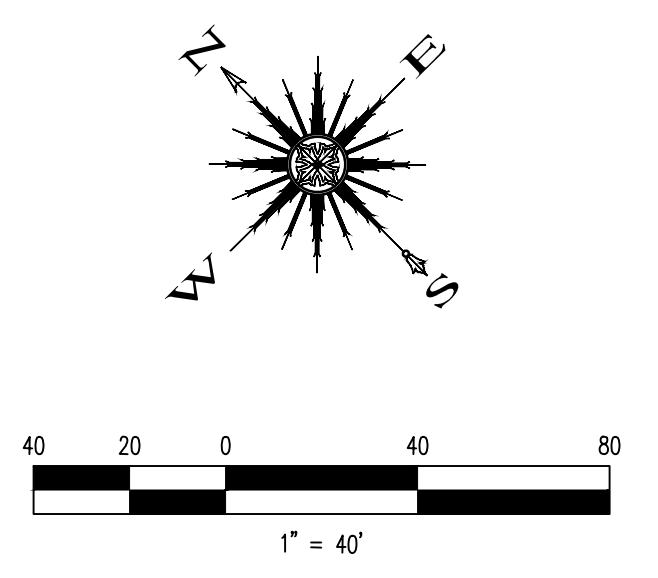


HORIZON RD. (F.M. 3097)



LOCATION MAP



SITE INFORMATION	
LAND AREA:	2.22 ACRES (96,700 S.F.)
CURRENT ZONING:	PD-57
EXISTING USE:	UNUSED
PROPOSED USE:	COMMERCIAL
BUILDING AREA:	± 21,200 S.F.
BUILDING HEIGHT:	27
BUILDING TO LOT COVERAGE:	21,200/96,700=.219 → 21.9%
BUILDING REQUIRED PARKING:	COMMERCIAL: 1/250 S.F = 85 SPACES
BUILDING PARKING PROVIDED:	89
IMPERVIOUS AREA:	75,076 S.F.
LANDSCAPE AREA REQUIRED:	22.4% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	21,624

Revision	Date	Description

Owner:
N & H Legacy
 PO Box 818 • Terrell, Texas 75060

ALLIANCE
ADDITION NO. 3
 6601 Horizon Rd.
 Rockwall, TX 75032

~ Civil Engineer ~
F.C. CUNY CORPORATION
 #2 Horizon Court • Ste. 500 • Heath, Texas 75032
 Phone: 469-402-7700
 Fax: 469-402-0700
 Texas Registered Engineering Firm F-7449

Drawn By: F.C. CUNY	Checked By: F.C. CUNY
Date: 12-16	Project No.: -
Sheet Title: Site Plan	
Scale: 1"=40'	Sheet No.: 1 of 1

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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ARCHITECTS INC.

Consultants:
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FC GUNY 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:
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Revisions:

Sheet Title:

**EXTERIOR
ELEVATIONS**

A-201



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

1 | 2 | 3 | 4 | 5

1 2 3 4 5

D

C

B

A



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FOR REGULATORY
APPROVAL

**RANDALL NOE
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ROCKWALL, TEXAS**

Project Number:
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Revisions:

Sheet Title:
**EXTERIOR
RENDERINGS**

A-202

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1 2 3 4 5

D

C

B

A



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**FOR REGULATORY
APPROVAL**

**RANDALL NOE
ALLIANCE ADDITION
ROCKWALL, TEXAS**

Project Number:
Drawing Date: 12/15/16
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Revisions:

Sheet Title:

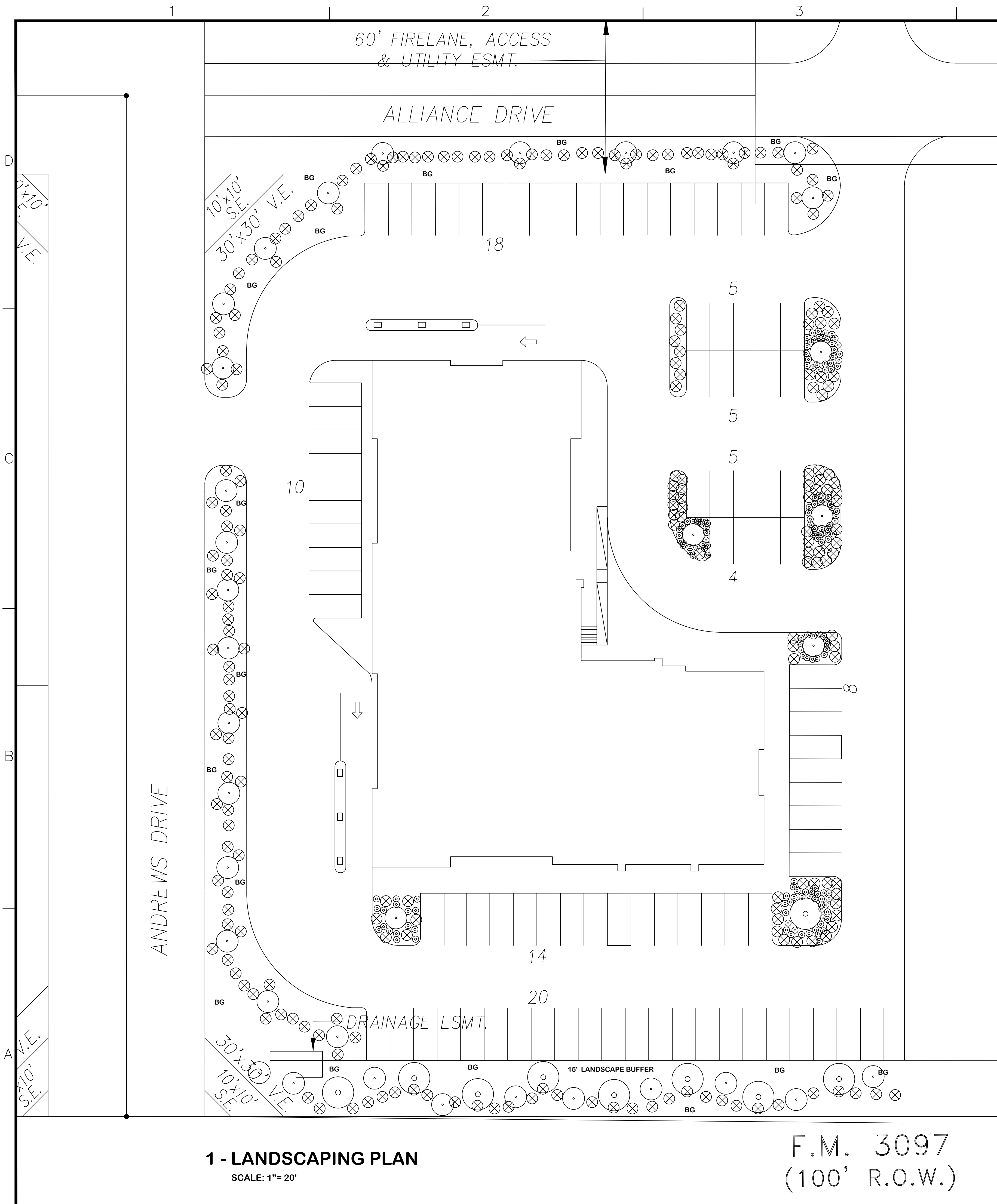
**EXTERIOR
RENDERINGS**

A-203



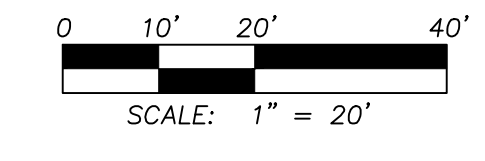
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1 - LANDSCAPING PLAN
SCALE: 1" = 20'

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



LEGEND

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

LANDSCAPING GENERAL REQUIREMENTS

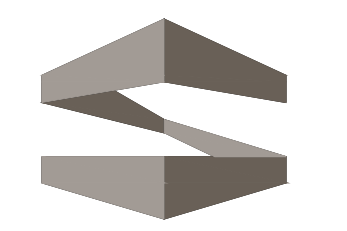
COMMERCIAL / RETAIL
SITE AREA = 100,500 S.F.
LANDSCAPING AREA PROVIDED = 21,624 S.F.
LANDSCAPING AS PERCENTAGE OF TOTAL SITE = 22%

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.



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FOR REGULATORY APPROVAL

RANDAL NOE ALLIANCE ADDITION ROCKWALL, TEXAS

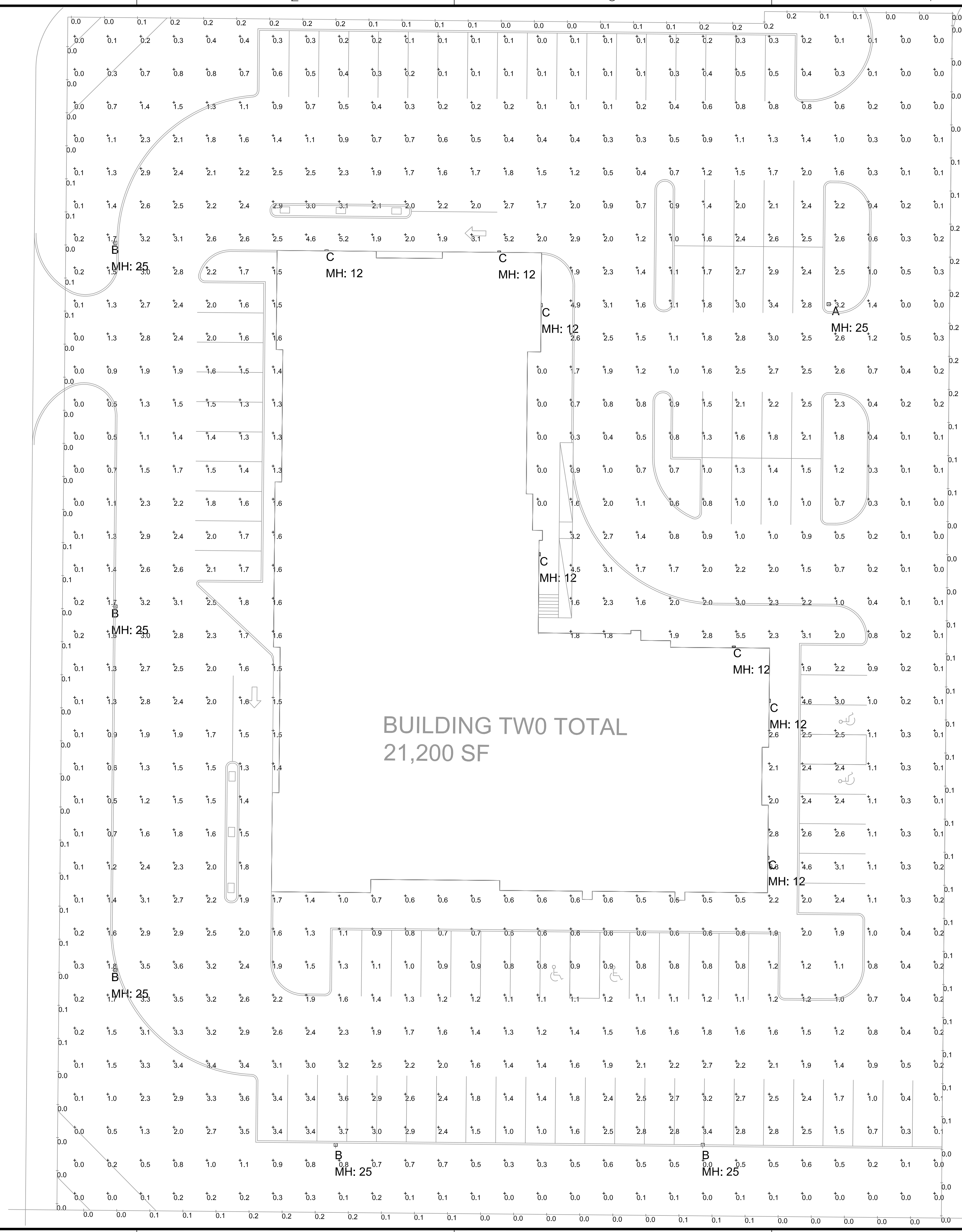
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Sheet Title:
LANDSCAPING PLAN
LS-101

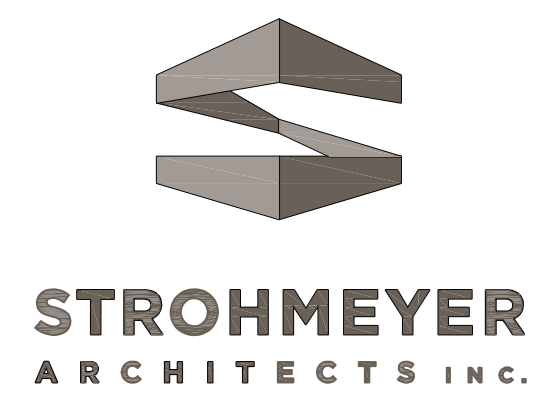
CASE NO. SP2016-036

Jan 09, 2017 - 2:59pm User: HES007
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GENERAL NOTES
 1. MOUNTING HEIGHTS SHOWN ON PLAN AS MH: ...

Luminaire Schedule				
Symbol	Qty	Label	Manufacturer / Catalog Number	Total Watts
☐	1	A	GLEON-AF-03-LED-E1-T3	166
☐	5	B	GLEON-AF-03-LED-E1-SL4-HSS	498
☐	7	C	IST-E02-LED-E1-BL4	328.3



Consultants:
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 DFV STRUCTURAL CONSULTING
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ISSUE FOR PERMIT



**RANDAL NOE
 ALLIANCE ADDITION
 ROCKWALL, TEXAS**

Project Number:
 Drawing Date: 01/09/17
 Drawn:
 Checked:
 Scale:
 ACAD File: E101.dwg
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Revisions:

1 SITE PLAN - LIGHTING
 E1.01 1/16" = 1'-0"



Sheet Title:
 SITE PLAN LIGHTING
E1.01