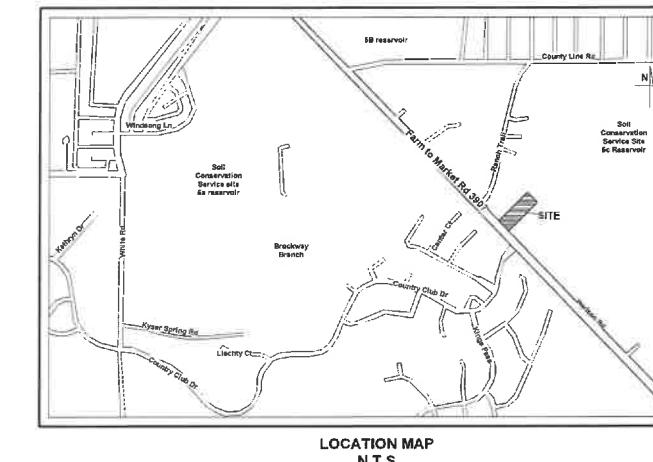
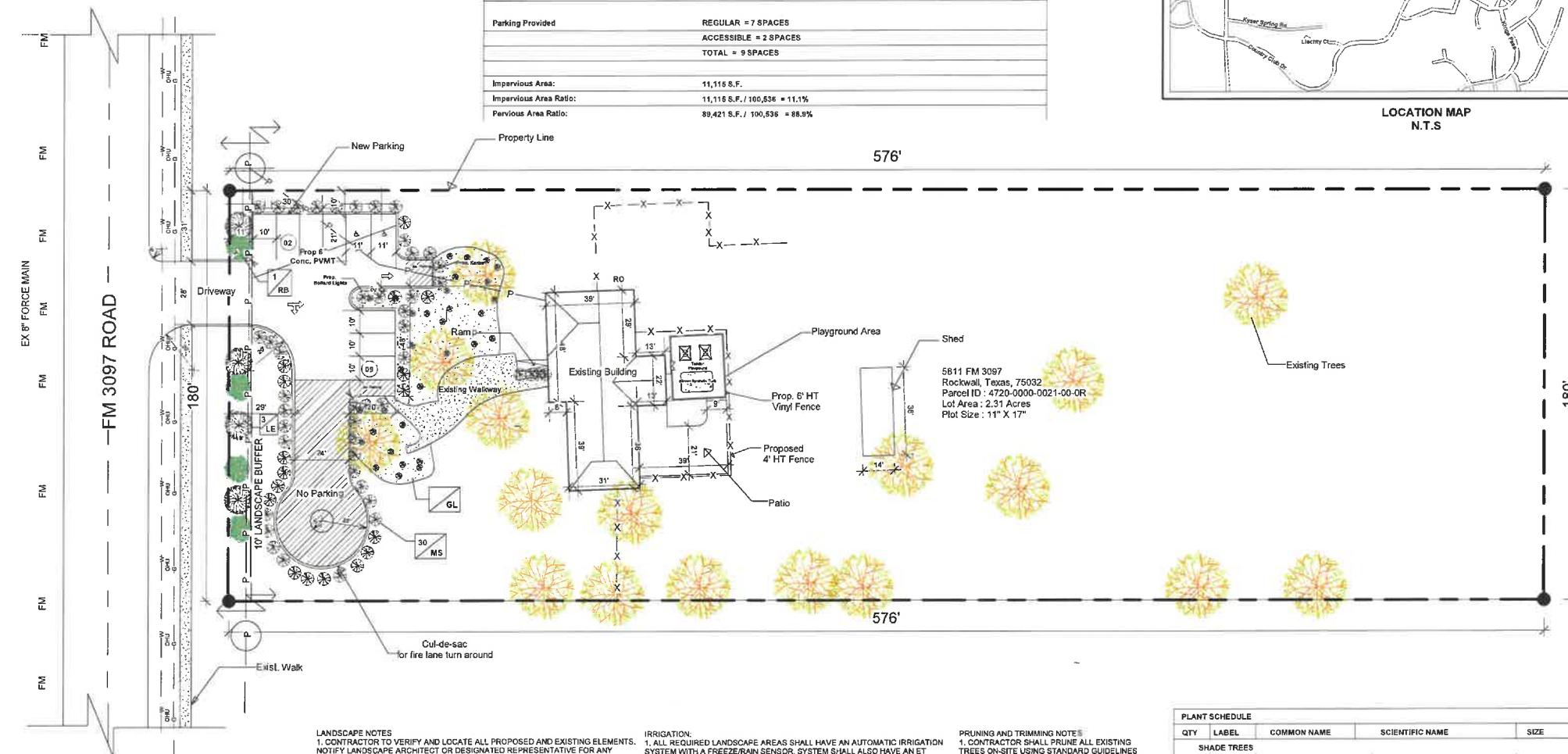


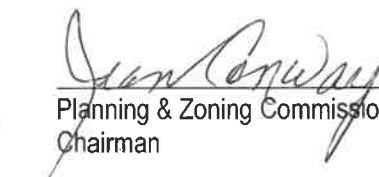
NOTES

1. REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS
2. ALL DIMENSIONS ARE TO THE EDGE OF THE PAVEMENT, FACE OF THE BUILDING OR OTHERWISE STATED
3. ALL RADII NOT LISTED ARE 2" FACE OF CURB

SITE SUMMARY TABLE	
Site Address	FARM TO MARKET ROAD 3907
County	ROCKWALL
Project Name	DAYCARE AND PRESCHOOL
Zoning District	
Proposed Use	DAYCARE AND PRESCHOOL
Site Area	2.308 ACRES 100,536 S.F.
Building Area	2,116 S.F.
Building Height	1 STORY
Lot Coverage	2,116 / 100,536 = 2.14%
Floor Area Ratio	2,116 / 100,536 = 1 : 2.14
Parking Required Building	2,116 S.F.
Total Parking Required	CHILD CARE CENTER (1 SPCS / 300 SF) = 7 SPACES
Parking Provided	REGULAR = 7 SPACES ACCESSIBLE = 2 SPACES TOTAL = 9 SPACES
Impervious Area:	11,115 S.F.
Impervious Area Ratio:	11,115 S.F. / 100,536 = 11.1%
Pervious Area Ratio:	89,421 S.F. / 100,536 = 88.9%



APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 11 day of July, 2023.

 
Planning & Zoning Commission, Chairman
Director of Planning & Zoning

Ashwani Agarwal & Azul Kumar, 3455 Asbury Street, Dallas, Texas 75205

DayCare/Preschool

Site Plan

Project number LI-1

Date 7/4/23

Drawn by A.J

Checked by A.I

A101

Scale 1" = 30' - 0"

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL AND LANDSCAPE MATERIALS.
2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON THE PLANS. THE CONTRACTOR IS ADVISED THAT ANY EXISTING GRADE, BUILDINGS, ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND ADJUSTED IN GRADE. CORRECT AREAS OF SLOPES SHALL BE PROVIDED.
4. ALL LAWN AREAS SHALL BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLOWS, NICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLANTING LAWN. NO LAWN ON LATENTS.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND PROVIDE REPLACEMENT IF NECESSARY.
8. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN. 2" OF TOPSOIL SHALL BE PROVIDED ON ALL LAWN AREAS. SOD THAT IS MORE THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINES CUT TO PAD THICKNESS OF 3/4" (1/4"), EXCLUDING TOP GROWTH AND THATCH, SHALL BE TROWLED ON BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOWED OFF AND THAT THE SOIL IS APPROPRIATELY FITTING JOINTS, NO OVERLAP WITH STAGGERED STRIPS TO OFFSET JOINTS.
9. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOWED OFF AND THAT THE SOIL IS APPROPRIATELY FITTING JOINTS, NO OVERLAP WITH STAGGERED STRIPS TO OFFSET JOINTS.
10. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL Voids IF NECESSARY.
11. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THROUGHOUT THE DAY IN INDICATED AREAS.
12. ALL SOD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE LAYERED WITH 2" OF TOPSOIL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT CHANGES OR ANY OTHER CONDITION THAT WOULD PROHIBIT THE INSTALLATION. SHOWN SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.

2. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON THE PLANS. THE CONTRACTOR IS ADVISED THAT ANY EXISTING GRADE, BUILDINGS, ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND ADJUSTED IN GRADE. CORRECT AREAS OF SLOPES SHALL BE PROVIDED.

3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED BY THE PLANS. THE CONTRACTOR IS ADVISED THAT ANY EXISTING GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

5. LANDSCAPE AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS.

6. STEEL EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.

8. EDGING SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBS.

9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON THE PLANS. OTHERWISE NOTED, ALL TREES SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED; HOWEVER, BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED. THE PLANT MATERIAL MUST BE PLANTED IN A 100% SOIL MIXTURE.

11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PROVIDED ON ALL LAWN AREAS. APPROVED EQUAL SHREDDED HARDWOOD MULCH OR APPROVED EQUAL PINE STRAW MULCH IS PROHIBITED.

13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE LAYERED WITH 2" OF TOPSOIL.

14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZER/AN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A PROFESSIONAL CONTRACTOR.

2. CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING STANDARD GUIDELINES IN THE INDUSTRY.

3. ALL TREES SHALL BE PRUNED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED.

4. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAIN IN A HEALTHY GROWING CONDITION. IF PLANT MATERIAL IS NOT ESTABLISHING PROPERLY, IT SHOULD BE REMOVED.

5. PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

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