

SHRUBS, SHALL BE A MINIMUM OF 3-GALLONS W/ A MINIMUM HEIGHT @ PLANTING OF 24" AND SHALL CREATE A 3' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C. (230)

WINTERGREEN BOXWOOD (7 GAL. 12" SPD.) DWARF YAUPON HOLLY (7 GAL. 24" SPD.)

TREE MITIGATION -

IRRIGATION -

6'-0" ABOVE PAVING

<u>OUTSIDE</u>

SPLIT FACE -INTERGRAL COLOR 8" CMU

1/2" ISOLATION JOINT W/ -BACKER ROD & SEALANT

RE: CIVIL DWGS.

LANDSCAPE TABULATION

	ON THIS SITE
STREET BUFFER —	178.93 LF. @ 1/50 = (4) REQUIRED SHADE CANOPY TREES (4) PROVIDED SHADE CANOPY TREES (4) REQUIRED ACCENT TREES (4) PROVIDED ACCENT TREES
PARKING LOT TREES —	137 SPACES @ 1/10 SPACES = (14) REQUIRED SHADE CANOPY TREES (14) PROVIDED SHADE CANOPY TREES
PARKING SCREENING — (FOR PARKED VEHICLES, DUMPSTER, & LOADING DOCK)	LANDSCAPE ALTERNATIVE #1

THERE ARE NO TREES

IRRIGATION SHALL BE PROVIDED

TO ALL LANDSCAPE AREAS.

- SLOPE TO EACH SIDE

- BOND BEAM W/

2-#5s CONTINUOUS

- GROUT ALL CELLS FULL

- RE: STRUCT. FOR REINFORCING DETAILS

- BOND BEAM W/

DUMPSTER ENCLOSURE WALL SECTION

IN CONCRETE REF. STRUCTURAL

__6"ø PIPE BOLLARDS PAINTED SAFETY YELLOW

_CONCRETE DUMPSTER PAR 7

2 ½" WIDE AREA DRAIN—

IN CONCRETE REF. STRUCTURAL

2-#5s CONTINUOUS

 Screening along north, east & west property line as required w/ chain link fence using landscape screening alternative #1.

SITE DATA TABLE	
SITE AREA	3.57 ACRES (155,294 S.F.)
ZONING	L1-INDUSTRIAL
PROPOSED USE	OFFICE/WAREHOUSE
PROPOSED BUILDING AREA: OFFICE AREA: WAREHOUSE AREA: TOTAL AREA:	12,600 S.F. 10,076 S.F. 22,676 S.F.
LOT COVERAGE	14.6%
FLOOR TO AREA RATIO	0.146 : 1
BUILDING HEIGHT MAX.	60'-0"

PARKING TABLE	
OFFICE PARKING	12,600/300 SF = 42
WAREHOUSE PARKING	10,076/1000 SF = 11
PARKING REQUIRED	53 SPACES (3 ADA)
PROPOSED BUILDING AREA: PHASE 1: PHASE 2: TOTAL:	131 SPACES 52 SPACES 183 SPACES

LANDSCAPE	TABULATION
GROSS AREA	3.57 ACRES (155,294 S.F.)
REQUIRED LANDSCAPE AREA— 15% OF 155,294 S.F.	23,294 S.F.
PROVIDED LANDSCAPE AREA— 31% OF 155,294 S.F.	49,275 S.F.
IMPERVIOUS COVERAGE— 69% OF 155,294 S.F.	106,019 S.F.

- There is no tree mitigation for this project as there are no existing trees on this property. All perimeter parking are within 50'-0" of a shade tree.

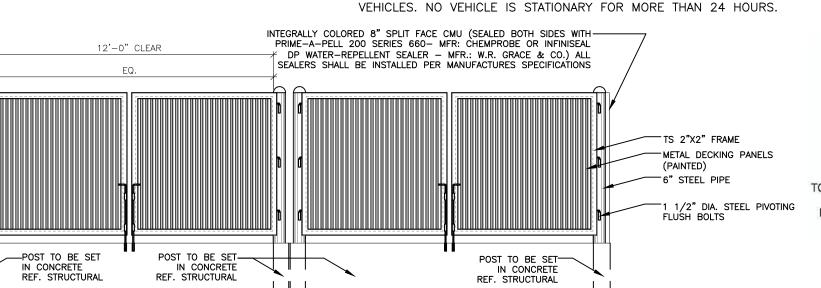
GENERAL NOTES:

- VERIFY ALL UTILITIES BEFORE CONSTRUCTION. 2. FOR PRICING PURPOSES ALL LIGHT POLE BASES SHALL BE A MINIMUM IF 24" DIAMETER, 8'-0" DEEP, W/ 1/2" STEEL, VERIFY W/ STRUCTURAL ENGINEER.
- 3. EA. SUB-CONTRACTOR SHALL COORDINATE AND CALL FOR ALL INSPECTIONS W/ TESTING LAB, OWNER WILL PAY FOR TESTING LABS. ALL BUILDING ENTRANCES AND EXITS SHALL BE HANDICAP ACCESSIBLE, SIDEWALK AND RAMP SLOPES SHALL NOT EXCEED THE MAXIMUM REQUIRED SLOPE NOT REQUIRING HANDRAILS, SEE TAS
- NOTES & DETAILS. LANDSCAPE SUBCONTRACTORS SHALL PROVIDE STABILIZATION OF ALL DISTURBED AREAS.
- 6. LANDSCAPE SUBCONTRACTORS SHALL PROVIDE AN IRRIGATION SYSTEM AND PLANS THAT MEET ALL CITY REQUIREMENTS. REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND
- HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND 8. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL

WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50-FEET OF A

SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE. 10. CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION. CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/

12. NO OUTSIDE EQUIPMENT STORAGE, THE OWNER IS PARKING SERVICE



DUMPSTER ENCLOSURE ELEVATION

SCALE:1/4" = 1-'0" BACON PLUMBING OFFICE LEGAL DESCRIPTION AND OR ADDRESS:

LOT 1-M BODIN INDUSTRIAL TRACT 2055 KRISTY LANE City of Rockwall, Rockwall County, Texas OWNER
Bacon Property LLC.
295 Ranch Trail APPLICANT
Carroll Architects, INC. 750 E. Interstate 30 #110 Rockwall, TX 75032 P: 972-236-5794 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com

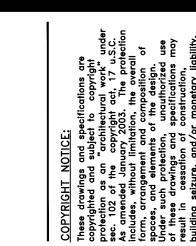
CITY OF ROCKWALL CASE NUMBER SP-2019-047

SITE PLAN SIGNATURE BLOCK

hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the____day of____,___day o

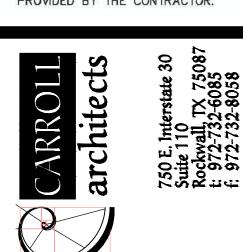
Planning & Zoning Commission, Chairman

Director of Planning & Zoning



AS-BUILT May 12, 2021 Gerald Monk GERALD E. MONK, P.E.

TO THE BEST OF OUR KNOWLEDGE MONK CONSULTING ENGINEERS, INC HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.



LANDSCAPE PLAN

JUN 2019 PROJECT NO: 2019037 DRAWN BY:

CHECKED BY:

DUMPSTER ENCLOSURE PLAN SCALE: 3/16" = 1-'0"

-1/4"ø HOLE (PIPE SLEEV ·IN PAVING/- 6." DEEP '