

SITE SUMMARY TABLE	
Address	9611 N. GOLIAD STREET
Project Name	FREDDY'S FROZEN CUSTARD
Zoning District	GR N. SH 205 OVERLAY DISTRICT
Proposed Use	RESTAURANT WITH DRIVE THRU
Site Area:	0.892 Acres 38,889 S.F.
Building Area	2,822 S.F. (TOTAL)
Building Height:	26' 2" - 1 STORY
Lot Coverage:	2,822/38,889 = 7.3%
Floor Area Ratio:	2,822/38,889 = 1:07.3
Parking Required:	2,822 SF (REST)/100 SF/SPC = 28 SPACES
	Total = 28 SPACES
Parking Provided:	Regular = 36 SPACES
	Handicap = 2 SPACES
	Total = 38 SPACES
Impervious Area:	32,136 / 38,889 SF = 82.6%
Pervious Area:	6,753 / 38,889 SF = 17.4%

**GENERAL LAWN NOTES**

**EROSION CONTROL AND SOIL PREPARATION:**  
 THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS LITE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.

**SOLID SOD:**  
 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.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+/-1"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS. NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.0 OF TITLE 7, PART XXIX, HORTICULTURE COMMISSION CHAPTER 1.

**HYDROMULCH:**  
 SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMUS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

**LANDSCAPE NOTES**

REFERENCE SITEMARK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

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

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 6". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED, EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

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 ON THE PLANT MATERIAL LIST.

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.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4" OF WOVEN WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DIRT WEED BARRIER OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH, PINE STRAW MULCH IS PROHIBITED.

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

**IRRIGATION:**  
 IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

**MAINTENANCE REQUIREMENTS:**  
 VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

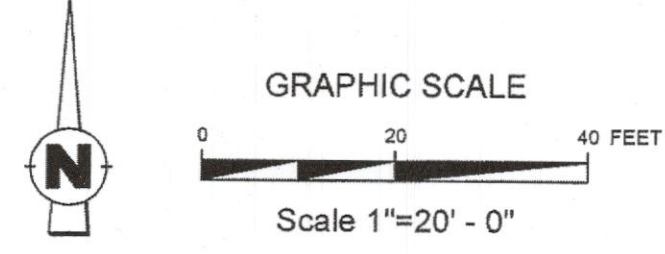
**MISCELLANEOUS MATERIALS:**  
 STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAREDGE STEEL LANDSCAPE EDGING.

PLANT SCHEDULE					
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
<b>SHADE TREES</b>					
7	LE	Lacebark Elm	<i>Ulmus parvifolia 'Sempervirens'</i>	4" cal.	12' ht., 4' spread
4	SO	Shumard Oak	<i>Quercus shumardii</i>	4" cal.	12' ht., 5' spread
<b>ORNAMENTAL TREES</b>					
5	RB	Oklahoma Redbud	<i>Cercis reniformis 'Oklahoma'</i>	30 gal.	8' ht., 4' spread, 3 trunk min.
<b>SHRUBS</b>					
9	AS	Autumn Sage	<i>Salvia greggii</i>	5 gal.	full, 30" o.c.
34	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burford Nana'</i>	5 gal.	full, 24" spread, 36" o.c.
17	LM	Lindheimer Muthly Grass	<i>Muhlenbergia lindheimeri</i>	5 gal.	full, 18" sprd, 24" o.c.
33	LOR	Loropetalum 'Purple Pixie'	<i>Loropetalum chinensis 'Purple Pixie'</i>	7 gal.	full, 40" o.c.; 5' ht.
3	NRS	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	full, 40" o.c.; 5' ht.
10	TS	Texas Sage 'Green Cloud'	<i>Leucophyllum frutescens 'Green Cloud'</i>	3" ht.	full, 24" sprd, 36" o.c.
<b>GROUNDCOVER/VINES/GRASS</b>					
20	BBL	Big Blue Liriope	<i>Liriope muscarif 'Big Blue'</i>	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

**IRRIGATION NOTE:**  
 IRRIGATION WILL CONFORM TO THE REGULATIONS SET BY THE UDC.

LANDSCAPE TABULATIONS	
ROCKWALL, TEXAS	
<b>GENERAL</b>	
1. A minimum of 15% of the site shall be landscaped.	
2. No less than 50% of the required landscape shall be located in the front or side yard.	
<b>REQUIRED</b>	<b>PROVIDED</b>
5,833 s.f. (15%)	6,753 s.f. (17.4%)
2,917 s.f. (50%)	3,478 s.f.
<b>BUFFER STRIPS / STREET</b>	
1. Buffer strips shall be a minimum of 20' wide and include a berm or shrubbery or a combination of both along the entire length of the property's frontage along SH 205 R.O.W. The minimum required height is 30" and shall not exceed a maximum height of 48".	
2. Three canopy trees along with four accent trees are required per 100 feet of frontage.	
SH 205/Goliad = 129 f.	
<b>REQUIRED</b>	<b>PROVIDED</b>
20' wide buffer shrubs	20' wide buffer shrubs
4 canopy trees, 4" cal.	4 canopy trees, 4" cal.
5 accent trees, 4' ht.	5 accent trees, 4' ht.
<b>PARKING LOT LANDSCAPE</b>	
1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.	
2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars.	
3. A minimum of 5% of the parking area shall be landscaped.	
<b>REQUIRED</b>	<b>PROVIDED</b>
36" screen	36" screen
4 canopy trees, 4" cal.	4 canopy trees, 4" cal.
775 s.f. (5%)	1597 s.f. (10%)



**AWR**  
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 c. 512.517.5589

**ENGINEER:**  
 VASQUEZ ENGINEERING, L.L.C.  
 1919 S. SHILOH ROAD, SUITE 440  
 GARLAND, TEXAS 75042  
 PHONE: 972-272-4610  
 CONTACT: JUAN J. VASQUEZ, P.E.

**OWNER:**  
 ROCKWALL 205-552, LLC  
 1408 QUORUM DRIVE, SUITE 160  
 DALLAS, TEXAS 75254  
 PHONE: 214-402-8702  
 CONTACT: JAY HOLMAN

**DEVELOPER:**  
 MCCLURE PARTNERS  
 P.O. BOX 802047  
 DALLAS, TEXAS 75380  
 PHONE: 214-384-3470  
 CONTACT: JOHN MCCLURE

LANDSCAPE PLAN  
 FREDDY'S FROZEN CUSTARD  
 LOT 4, BLOCK A  
 DALTON GOLIAD ADDITION  
 0.892 ACRES  
 ROCKWALL, ROCKWALL COUNTY, TEXAS  
 DECEMBER 12, 2017  
 CASE #SP2017-024

**VASQUEZ ENGINEERING, L.L.C.**  
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**RESERVED LANDSCAPE ARCHITECT**  
 AMANDA W. RICHARDS  
 2754  
 STATE OF TEXAS  
 71.17

**DEVELOPER:**  
 MCCLURE PARTNERS  
 P.O. BOX 802047  
 DALLAS, TX 75380

**LANDSCAPE PLAN**  
 LOT 4, BLOCK A  
 DALTON GOLIAD ADDITION  
 CITY OF ROCKWALL, TEXAS

Scale: 1" = 20'  
 Designed by: AWR  
 Drawn by: AWR  
 Checked by: AWR  
 688-86-0001-CP1-CONCEPT PLAN.dwg  
 Date: 12/12/2017

SHEET  
**L1.1**