



# PLANNING AND ZONING CASE CHECKLIST

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

P&Z CASE # SP2019-017 P&Z DATE 5/28/2019 CC DATE 6/11/2019 APPROVED/DENIED  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input checked="" type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2019-017

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

## PROPERTY INFORMATION [PLEASE PRINT]

Address Alpha Drive Rockwall, TX 75087  
 Subdivision Ellis Centre Lot 4 Block A  
 General Location West of Alpha Drive on Sigma Court.

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning LI Current Use Vacant  
 Proposed Zoning LI Proposed Use Vet Clinic  
 Acreage 1.21 Lots [Current] 1 Lots [Proposed] 1

**Required for Plats:** By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> Owner	<u>Vincent J. Stagliano</u>	<input checked="" type="checkbox"/> Applicant	<u>Homeyer Engineering Inc.</u>
Contact Person		Contact Person	<u>Steven Homeyer</u>
Address	<u>5501 ST. Andrews Court</u>	Address	<u>P.O. Box 294527</u>
City, State & Zip	<u>Plano, TX 75093</u>	City, State & Zip	<u>Lewisville, TX 75029</u>
Phone	<u>972-278-5000</u>	Phone	<u>972-406-9985</u>
E-Mail		E-Mail	<u>shomeyer@hei.us.com</u>

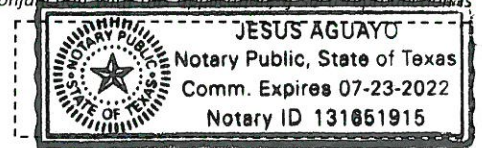
## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Steven Homeyer [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 274.20, to cover the cost of this application, has been paid to the City of Rockwall on this the 7 day of May, 2019. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 17 day of May, 2019.

Owner's/Applicant's Signature [Signature]  
 Notary Public in and for the State of Texas [Signature]



My Commission Expires 7-23-2022



**DEVELOPMENT REVIEW COMMITTEE (DRC)  
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: [Planning@Rockwall.com](mailto:Planning@Rockwall.com)

External Review: Wayne Carter, Charter Communications  
Jim Friske, Charter Communications  
Dinah Wood, Atmos  
Randy Voight, Oncor  
Phillip Dickerson, Oncor  
Brian Duncan, AT&T  
Javier Fernandez, RISD  
Brenda Callaway, TXDOT  
Stephen Geiger, Farmer's Electric  
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering  
John Shannon, Building Inspections  
Ariana Hargrove, Fire  
Andy Hesser, Parks  
Andy Villarreal, Police


From: Planning & Zoning Department

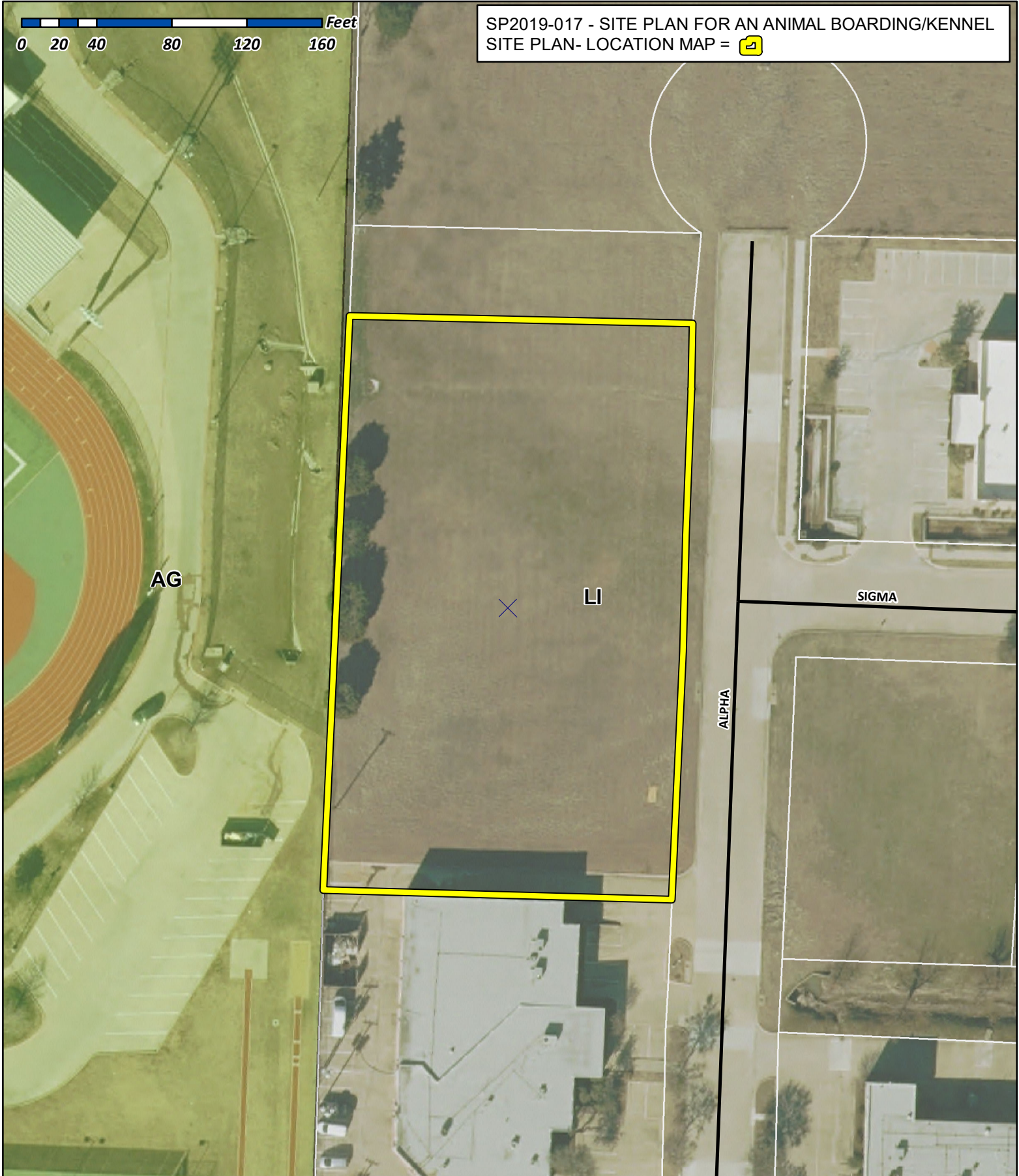
Date: 5/17/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 05/24/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 5/29/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 5/28/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

**Project Number: SP2019-017**  
**Project Name: Animal Boarding/kennel without outside pens**  
**Project Type: SITE PLAN**  
**Applicant Name: HOMEYER ENGINEERING INC.**  
**Owner Name: STAGLIANO, VINCENT J**  
**Project Description:**

0 20 40 80 120 160 Feet

SP2019-017 - SITE PLAN FOR AN ANIMAL BOARDING/KENNEL  
SITE PLAN- LOCATION MAP = 

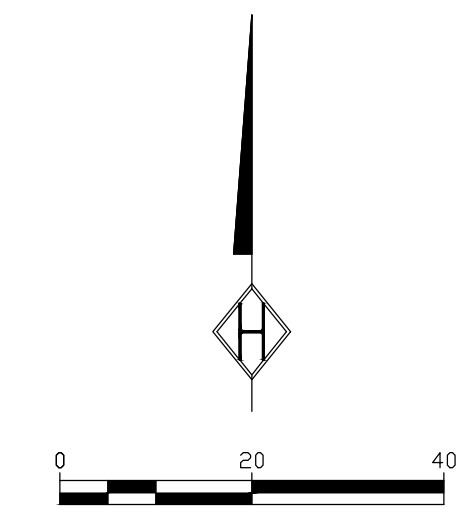
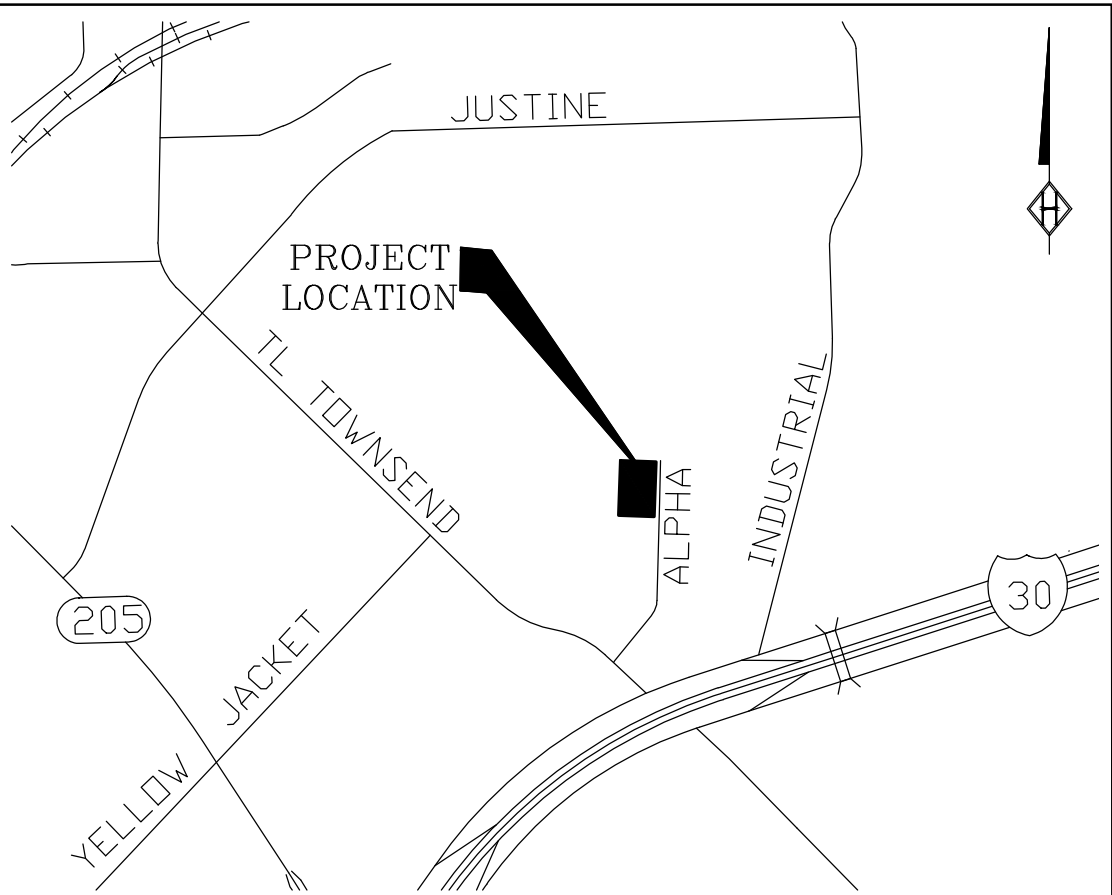
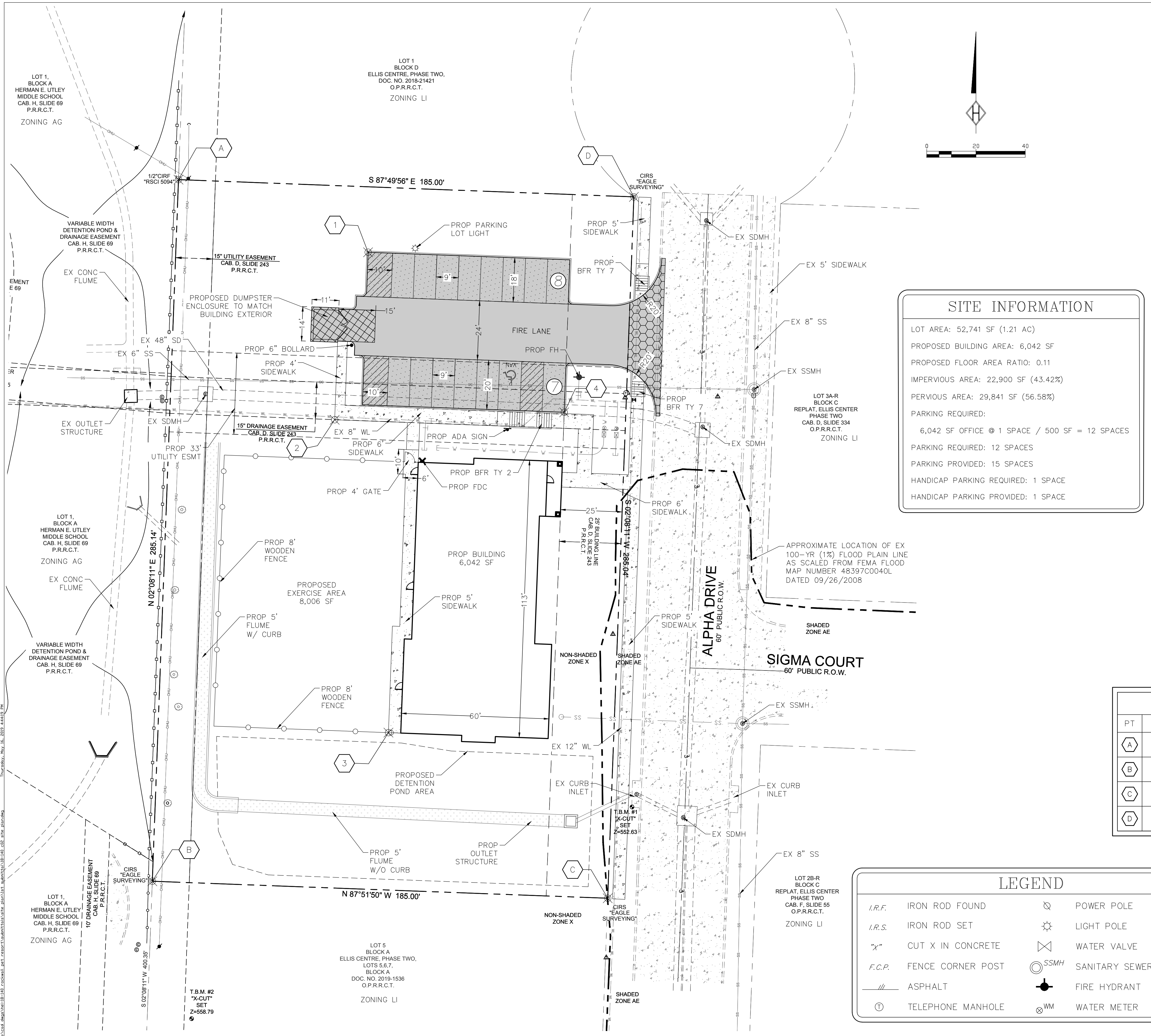


## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





**SITE INFORMATION**

LOT AREA: 52,741 SF (1.21 AC)  
 PROPOSED BUILDING AREA: 6,042 SF  
 PROPOSED FLOOR AREA RATIO: 0.11  
 IMPERVIOUS AREA: 22,900 SF (43.42%)  
 PERVIOUS AREA: 29,841 SF (56.58%)

PARKING REQUIRED:  
 6,042 SF OFFICE @ 1 SPACE / 500 SF = 12 SPACES

PARKING PROVIDED: 15 SPACES  
 HANDICAP PARKING PROVIDED: 1 SPACE

**PAVEMENT LEGEND**

- DUMPSTER PAVEMENT**  
PROPOSED 8" 4,000 PSI CONC. @ 28 DAYS WITH #4 BARS @ 18" O.C.E.W. (DOUBLE MAT)
- DRIVEWAY PAVEMENT**  
PROPOSED 8" 4,000 PSI CONC. @ 3 DAYS WITH #4 BARS @ 18" O.C.E.W.
- MEDIUM DUTY PAVEMENT (DRIVE AISLE)**  
PROPOSED 6" 3,600 PSI CONC. @ 28 DAYS WITH #4 BARS @ 18" O.C.E.W.
- LIGHT DUTY PAVEMENT (CAR PARKING)**  
PROPOSED 6" 3,600 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.
- SIDEWALK PAVEMENT**  
PROPOSED 4" 3,000 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.

**PAVEMENT NOTES:**

- ALL PAVEMENT SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6" AND COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY AT OR ABOVE OPTIMUM MOISTURE.
- THE CONTRACTOR SHALL DOWEL & EPOXY #4 X 24" SMOOTH BARS @ 24" CENTERS ALONG ALL PROPOSED TO EXISTING CONCRETE EDGES W/ 3/4" EXPANSION JOINT & SELF LEVELING JOINT SEALING COMPOUND.
- THE CONTRACTOR SHALL PROVIDE A 1/2" EXPANSION JOINT W/ SELF LEVELING JOINT SEALING COMPOUND BETWEEN THE PROPOSED CONCRETE PAVEMENT AND THE PROPOSED BUILDING.

**DESIGN POINTS**

PT	NORTHING	EASTING	PT	NORTHING	EASTING
A	7022635.9438	2598894.7809	1	7022606.4531	2598971.7350
B	7022351.0041	2598884.1517	2	7022538.4108	2598958.1889
C	7022344.1081	2599069.0232	3	7022411.3558	2598980.0098
D	7022628.9270	2599079.6450	4	7022541.4392	2599051.3665

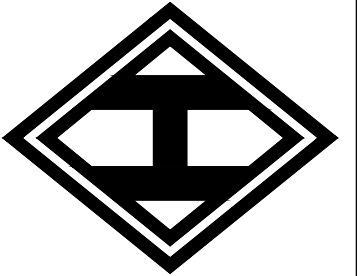
**LEGEND**

I.R.F.	IRON ROD FOUND	POWER POLE
I.R.S.	IRON ROD SET	LIGHT POLE
X	CUT X IN CONCRETE	WATER VALVE
F.C.P.	FENCE CORNER POST	SSMH
//	ASPHALT	FIRE HYDRANT
TMH	TELEPHONE MANHOLE	WM

**PRELIMINARY PLANS**

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.  
 STEVEN R. HOMEYER, PE # 86942  
 DATE: 05/17/2019

**HOMEYER ENGINEERING, INC.**  
 TBE FIRM REGISTRATION NO. F-8440  
 P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029  
 972-906-9985 PHONE • 972-906-9987 FAX  
 WWW.HEI.US.COM



CANINE AND CO. RESORT  
 1.21 ACRES  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

SITE PLAN

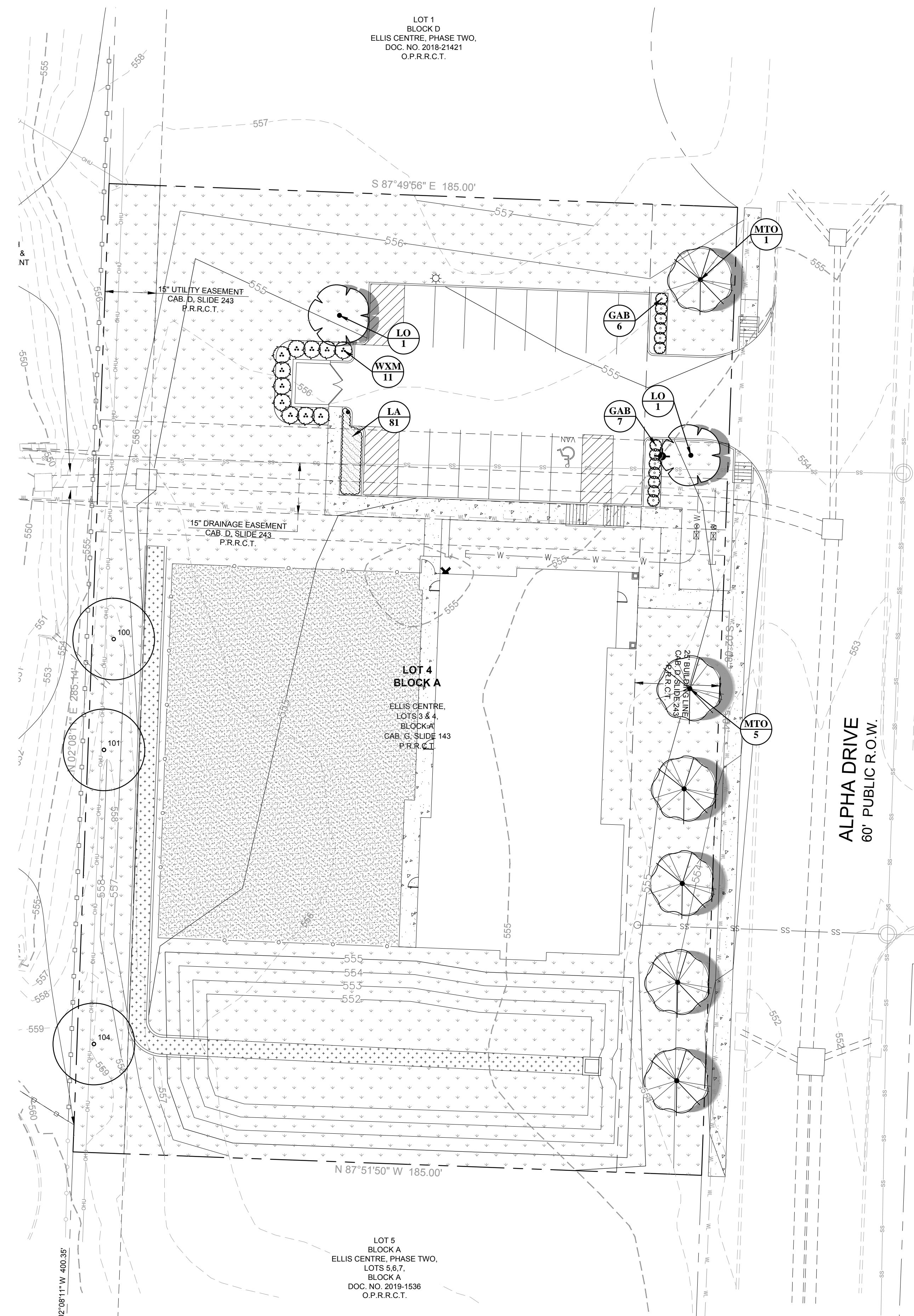
DRAWN: JAN

DATE: 09/28/2018

HEI #: 18-140

SHEET NO:  
 C2

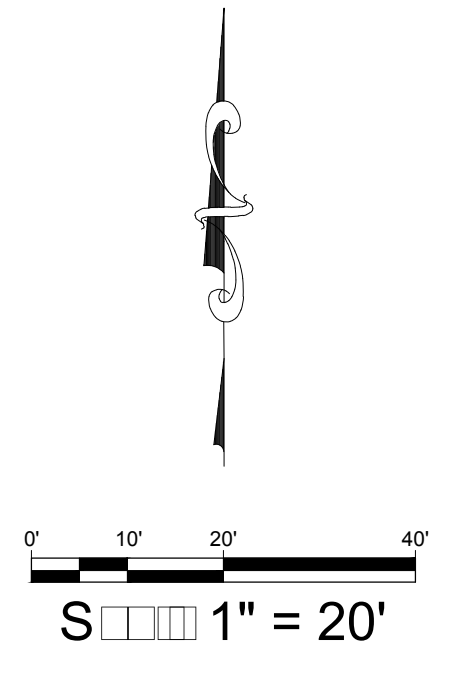
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LOT 1  
BLOCK D  
ELLIS CENTRE, PHASE TWO,  
DOC. NO. 2018-21421  
O.P.R.R.C.T.

LOT 4  
BLOCK A  
ELLIS CENTRE,  
LOTS 3 & 4,  
BLOCK A  
CAB. G. SLIDE 143  
P.R.R.C.T.

LOT 5  
BLOCK A  
ELLIS CENTRE, PHASE TWO,  
LOTS 5,6,7,  
BLOCK A  
DOC. NO. 2018-1536  
O.P.R.R.C.T.



**PLANT SCHEDULE**

TREES	CODE	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE	TY
	EX	E... Tr... R... R... TS... dd...	EXIST.	EXIST.	EXIST.	3
	LO	L... O... / ... ...	CONT.	2" C...	10-12...	2
	MTO	C... d... E... / U... ...	CONT.	2" C...	10-12...	6
SHRUBS	CODE	COMMON NAME / BOTANICAL NAME	SIZE	TY		
	GAB	G... A... / A... 36" ...	5 ...	13		
	WXM	S... W... M... / M... 60" ... 60" ...	...	11		
SHRUB AREAS	CODE	COMMON NAME / BOTANICAL NAME	CONT	SPACING	TY	
	LA	A... Gr... / L... ...	1 ...	15" ...	81	
GROUND COVERS	CODE	COMMON NAME / BOTANICAL NAME	CONT	TY		
	AT	A... Tr... ...	...	7,939 ...		
	CT	B... d... Gr... / C... ...	...	28,574 ...		

**GENERAL PLANTING NOTES**

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION, EXCEPT WHERE NOTED TO REMAIN. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/- 0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN SOD AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC (D. WITT "PRO-5" OR EQUIVALENT) UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
- INSTALL 1/4" GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS WHERE INDICATED ON THE PLAN.
- HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS, UNLESS SHOWN AS SOD.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET, I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN FOR INDIVIDUAL SYMBOLS OR CALLOUT FOR GROUNDCOVER PATTERNS SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING VIA PROPER CHANNELS.
- PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE SITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS AS APPROPRIATE: PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDS AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
  - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY. ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
  - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
  - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEEDED AS APPROPRIATE PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

**LANDSCAPE CALCULATIONS**

CURRENT ZONING: GR GENERAL RETAIL  
 TOTAL SITE AREA: 52,741 SF  
 LANDSCAPE AREA REQUIRED: 7,911 SF (15% OF SITE AREA)  
 LANDSCAPE AREA PROVIDED: 37,808 SF (71% OF SITE AREA)

LANDSCAPE BUFFER STRIP  
 LANDSCAPE BUFFER STRIP REQUIRED: ALPHA DR: 25'  
 LANDSCAPE BUFFER STRIP PROVIDED: ALPHA DR: 25'

STREET LANDSCAPING  
 ALPHA DR.:  
 TREES REQUIRED: 1 PER 50 LF  
 TREES PROVIDED: 6 (285 LF / 50 = 6)  
 TREES PROVIDED: 6 (3" CALL)

RIGHT-OF-WAY LANDSCAPING  
 R/W LANDSCAPE REQUIRED: GRASS OR GROUNDCOVER PROVIDED

PARKING LOT LANDSCAPING  
 TOTAL PARKING SPACES REQUIRED: 16 SPACES  
 TOTAL PARKING SPACES PROVIDED: 20 SPACES  
 PARKING LOT LANDSCAPING REQUIRED: N/A (LESS THAN 20,000 SF / 2 ROWS)

IRRIGATION  
 PROPOSED IRRIGATION DESIGN WILL MEET THE REQUIREMENTS OF THE UDC.  
 UNDERSTORY TREES PROVIDED ADJACENT TO EXISTING OVERHEAD UTILITIES.

**PLANTING AND IRRIGATION GUARANTEE**

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

**ROOT BARRIERS**

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS OR EQUIVALENT. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

**MULCHES**

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

**HOMEYER ENGINEERING, INC.**  
 ENGINEERING, INC.  
 TBPE FIRM REGISTRATION NO. F-8440  
 P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029  
 972-906-9985 PHONE • 972-906-9987 FAX  
 WWW.HEI.US.COM

CANINE AND CO. RESORT  
 1.21 ACRES  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

EVERGREEN DESIGN GROUP  
 (800) 680-6630  
 15305 Dallas Pkwy., Ste 300  
 Addison, TX 75001  
 www.landscape-consultants.net

DRAWN: JAN  
 DATE: 09/28/2018  
 HEI #: 18-140

SHEET NO:  
 LP-1

# PLANTING SPECIFICATIONS

## GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR**
- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
  - A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
  - THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK**
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
  - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REGULATED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REGULATED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
  - THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

## PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.**
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:**
- FURNISH PLANTS COMPLYING WITH ANSI Z60.1-2004. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
  - ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-FOOT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS SUCH AS "SHAPED ROOTS".
  - ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
  - ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
  - CALIPER MEASUREMENTS FOR STANDARD SINGLE TRUNK TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
  - MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
  - ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD:** PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED:** PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. TOPSOIL:** SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST:** WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, RANGE OF 5 TO 8 MOISTURE CONTENT TO 65 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE, SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/M NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. FERTILIZER:** GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- H. MULCH:** SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS TOP DRESSING OF TREES AND SHRUBS.
- I. WEED FABRIC:** 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PROS LANDSCAPE FABRIC OR APPROVED EQUIVALENT.
- J. TREE STAKING AND GUYING**
- STAKES: 1/2" GREEN METAL T-POSTS.
  - GUY AND TIE WIRE: ASTM A641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
  - STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- K. STEEL EDGING:** PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUIVALENT.
- L. PRE-EMERGENT HERBICIDES:** ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

## METHODS

- A. SOIL PREPARATION**
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/- 0.1" OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
  - SOIL TESTING:
    - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT, CEC, LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
    - CONTRACTOR SHALL ALSO SUBMIT THE PROJECTS PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
    - THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
  - THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
  - FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
    - TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
    - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
    - AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
    - AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
    - TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
    - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
    - 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
    - AGRICULTURAL GYPSUM - 100 LBS. PER CU. YD.
    - IRON SULFATE - 2 LBS. PER CU. YD.
  - CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
  - ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

- B. GENERAL PLANTING**
- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
  - EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
  - TRENCHING NEAR EXISTING TREES:
    - CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER AT BREAST-HIGHT, 4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK.
    - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
    - ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD. TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
    - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

- C. TREE PLANTING**
- TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
  - SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
  - FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES. JUST BEFORE PLACING INTO THE PLANTING PIT, DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
  - INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
  - BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
  - THE TOTAL NUMBER OF TREE STAKES BEYOND THE MINIMUMS LISTED BELOW WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION IF TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
    - 1/2" TREES: TWO STAKES PER TREE
    - 2-1/2" 4" TREES: THREE STAKES PER TREE
    - TREES OVER 4" CALIPER: GUY AS NEEDED
    - MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
  - UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).

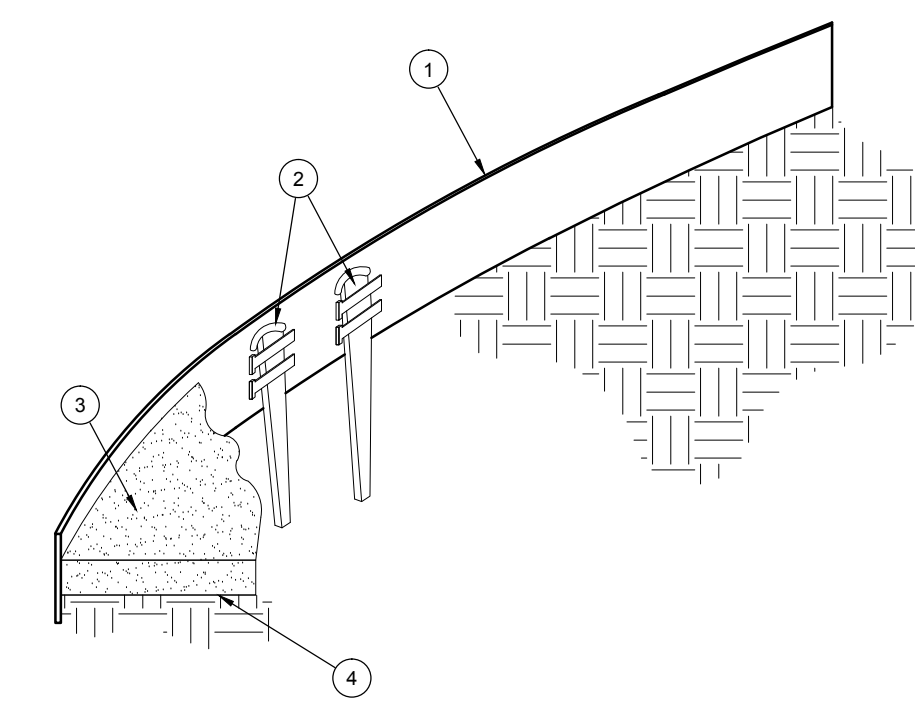
- D. SHRUB, PERENNIAL, AND GROUND COVER PLANTING**
- DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
  - WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- E. SODDING**
- SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
  - LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
  - LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
  - ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
  - WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

- F. HYDROMULCHING**
- TURF HYDROMULCH MIX PER 1,000 SF. SHALL BE AS FOLLOWS:
    - WINTER MIX (OCTOBER 1 - MARCH 31):
      - 50# CELLULOSE FIBER MULCH
      - 2# UNHULLED BERMUDA SEED
      - 2# ANNUAL RYE SEED
      - 15# 15-15-15 WATER SOLUBLE FERTILIZER
      - SUMMER MIX (APRIL 1 - SEPTEMBER 30):
        - 50# CELLULOSE FIBER MULCH
        - 2# HULLED BERMUDA SEED
        - 15# 15-15-15 WATER SOLUBLE FERTILIZER
    - SEED HYDROMULCH MIX PER 1,000 SF. SHALL BE AS FOLLOWS:
      - GENERAL:
        - 50# CELLULOSE FIBER MULCH
        - 15# 15-15-15 WATER SOLUBLE FERTILIZER
      - SEED RATE PER LEGEND

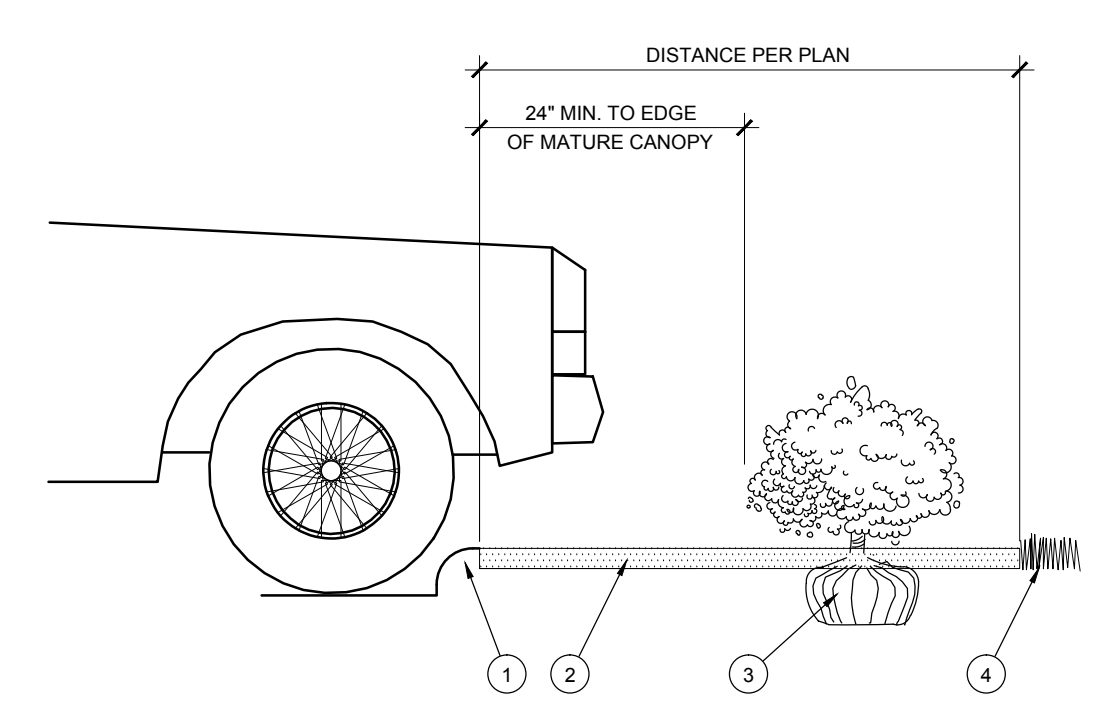
- G. CLEAN UP**
- DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
  - DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- H. INSPECTION AND ACCEPTANCE**
- UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
  - WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
  - THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

- I. LANDSCAPE MAINTENANCE**
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
  - SHOULD SEEDDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
  - TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
    - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
    - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
    - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEEDING AS APPROPRIATE PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

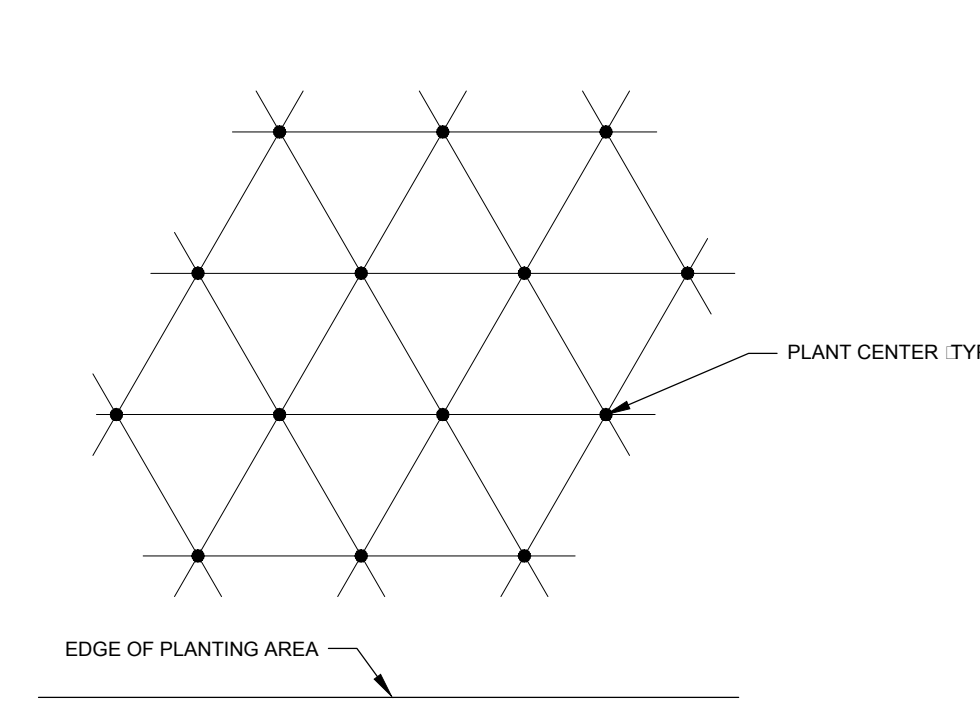
- J. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS**
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE. 90 DAYS FOR ANNUAL PLANTS. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
  - AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- K. PROVIDE A MINIMUM OF 2 COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.**



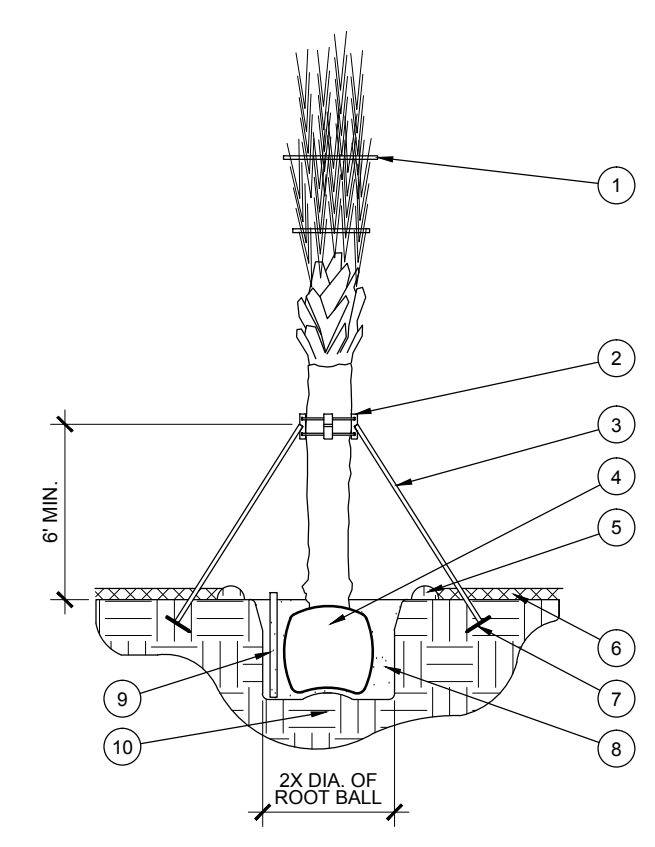
**C STEEL EDGING**  
SCALE: NOT TO SCALE



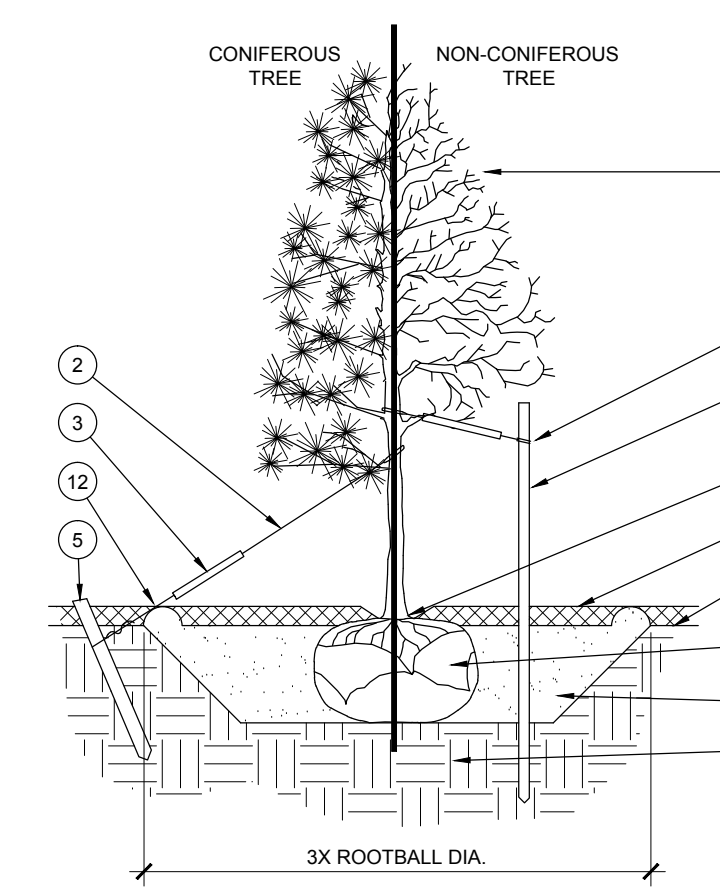
**D HEDGE PLANTING AT PARKING AREA**  
SCALE: NOT TO SCALE



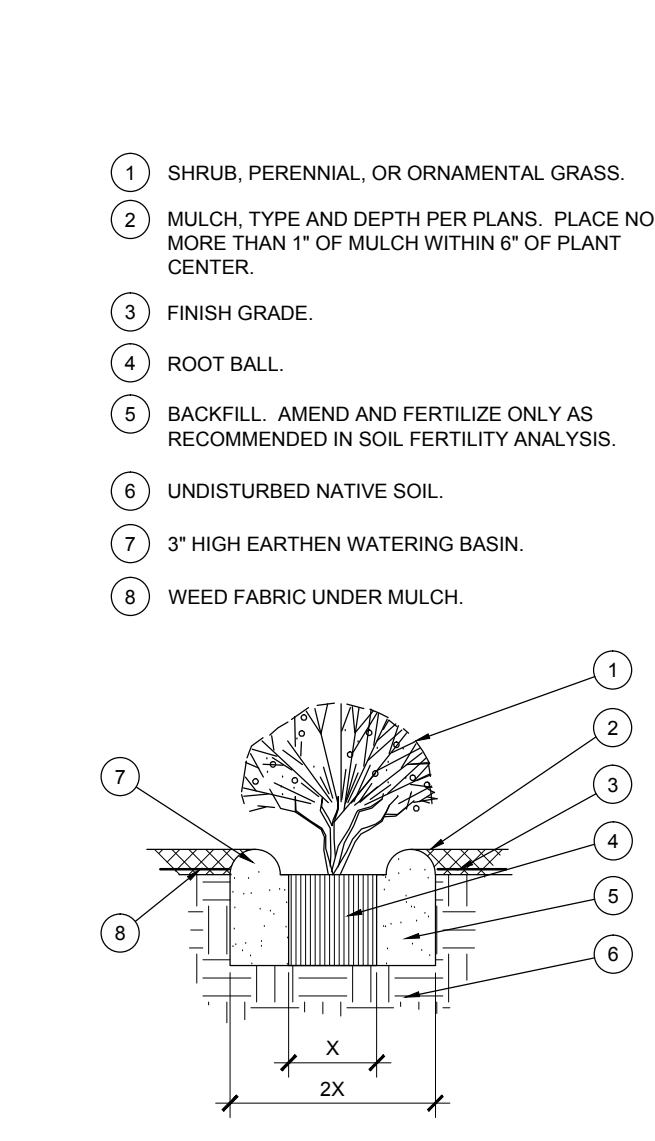
**E PLANT SPACING**  
SCALE: NTS



**F PALM PLANTING**  
SCALE: NOT TO SCALE



**A TREE PLANTING**  
SCALE: NOT TO SCALE



**B SHRUB/PERENNIAL PLANTING**  
SCALE: NTS

- NOTES:**
- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING PALM.
  - THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ZONE OF ROOT INITIATION IS 3'-5" BELOW FINISH GRADE.
  - DO NOT REMOVE ANY LIVE FRONDS PRIOR TO DIGGING AT THE NURSERY.
  - AFTER PLANTING, LOOSEN THE TWINE SO THAT THE FRONDS MAY MOVE, BUT THE TERMINAL BUD IS PROTECTED.
- BRACING - PLAN VIEW**
- 
- NOTES:**
- 24" X 34" P.V.C. MARKERS OVER WIRES.
  - GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
  - PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE. MIN. BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
  - TRUNK FLARE.
  - MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
  - FINISH GRADE.
  - ROOT BALL.
  - BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
  - UNDISTURBED NATIVE SOIL.
  - 4" HIGH EARTHEN WATERING BASIN.
- NOTES:**
- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
  - REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3'-5" ABOVE FINISH GRADE.
  - FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
  - REMOVE ALL NURSERY STAKES AFTER PLANTING.
  - FOR TREES OVER 3" CALIPER AND TREES 36" BOX AND LARGER, USE THREE STAKES OR DEADMAN (AS APPROPRIATE); SPACED EVENLY AROUND TREE.
  - STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

## LANDSCAPE DETAILS

**HOMEYER ENGINEERING, INC.**  
ENGINEERING, INC.  
TBE FIRM REGISTRATION NO. F-8440  
P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029  
972-906-9985 • PHONE • 972-906-9987 FAX  
WWW.HEI.US.COM

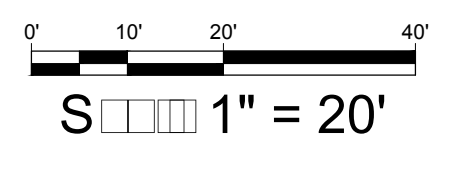
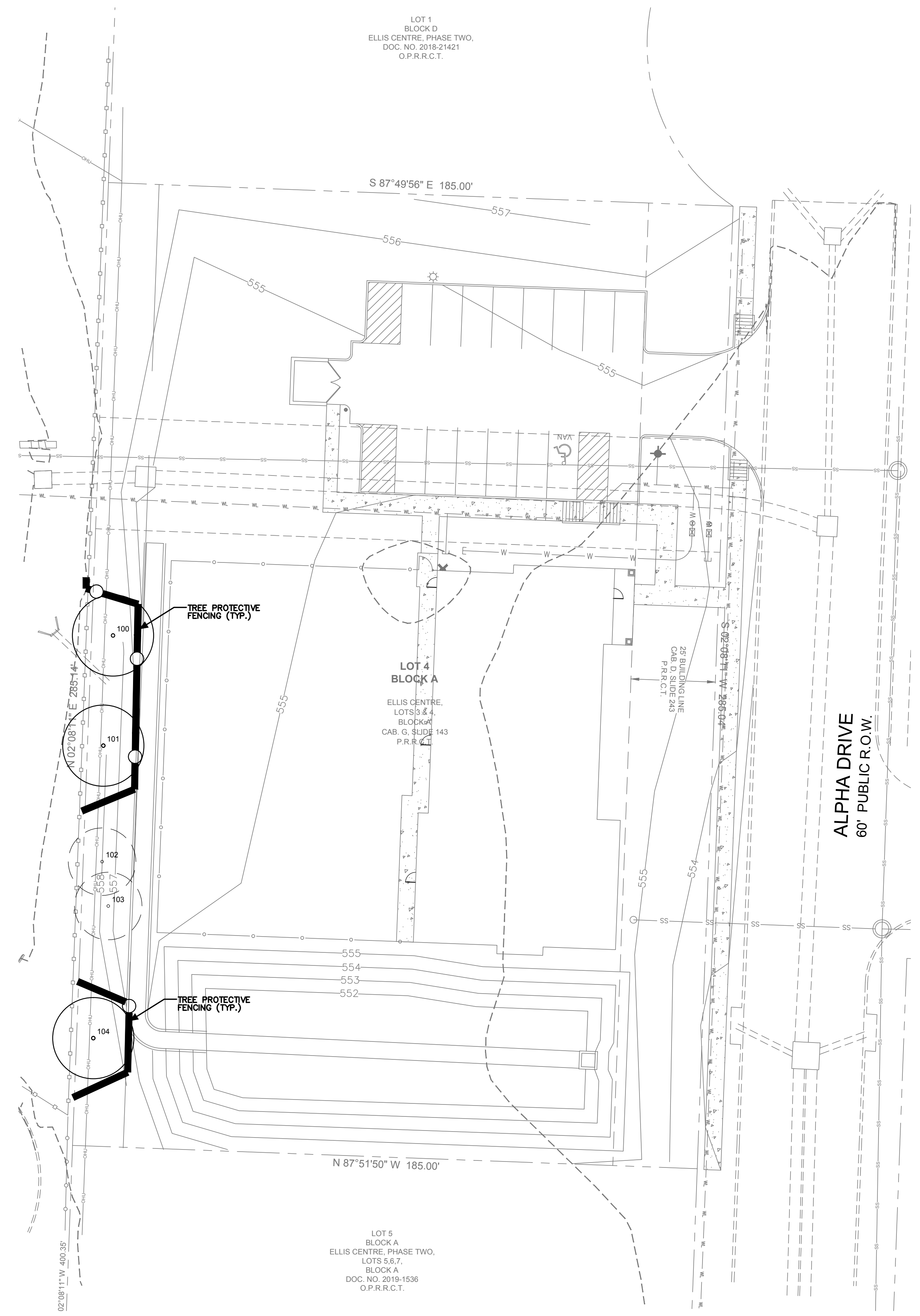
**CANINE AND CO. RESORT**  
1.21 ACRES  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

**EVERGREEN DESIGN GROUP**  
(800) 680-6630  
15305 Dallas Pkwy., Ste 300  
Addison, TX 75001  
www.landscape-consultants.net

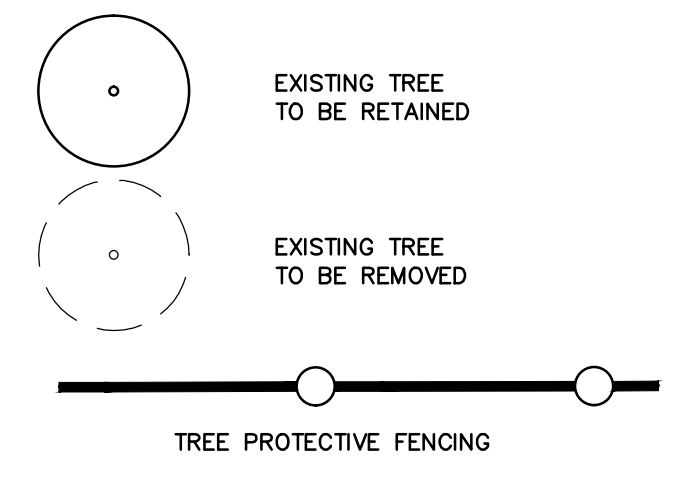
REGISTERED LANDSCAPE ARCHITECT  
DANIEL REEG  
STATE OF TEXAS  
5-16-19

DRAWN: JAN  
DATE: 09/28/2018  
HEI #: 18-140  
SHEET NO:  
LP-2

LOT 1  
BLOCK D  
ELLIS CENTRE, PHASE TWO,  
DOC. NO. 2018-21421  
O.P.R.R.C.T.



LEGEND



ID	SIZE/TYPE	REMOVED	MITIGATION
100	12" CEDAR	NO	NO
101	12" CEDAR	NO	NO
102	10" CEDAR	YES	NO
103	10" CEDAR	YES	NO
104	12" CEDAR	NO	NO

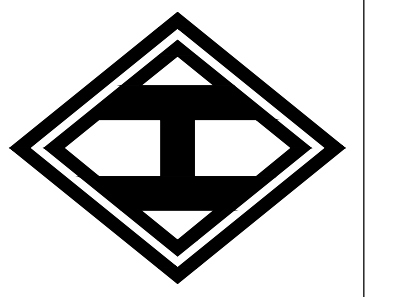
LOT 4  
BLOCK A  
ELLIS CENTRE,  
LOTS 5, 6, 7,  
BLOCK A  
CAB. G. SLIDE 143  
P.R.R.C.T.

ALPHA DRIVE  
60' PUBLIC R.O.W.

LOT 5  
BLOCK A  
ELLIS CENTRE, PHASE TWO,  
LOTS 5, 6, 7,  
BLOCK A  
DOC. NO. 2018-1538  
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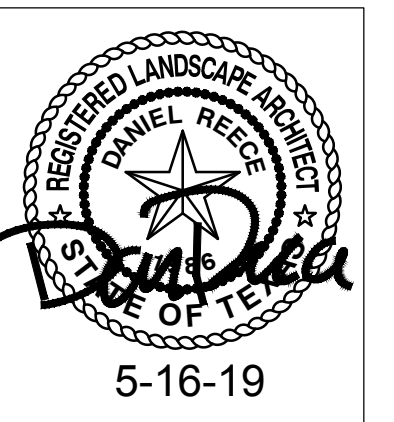
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**HOMEYER**  
ENGINEERING, INC.  
T.B.P.E. FIRM REGISTRATION NO. F-8440  
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CANINE AND CO. RESORT  
1.21 ACRES  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

**EVERGREEN**  
DESIGN GROUP  
(800) 680-6630  
15305 Dallas Pkwy., Ste 300  
Addison, TX 75001  
www.EvergreenDesignGroup.com



DRAWN: JAN  
DATE: 09/28/2018  
HEI #: 18-140

SHEET NO:  
TS-1



## TREE PROTECTION SPECIFICATIONS

### MATERIALS

- FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
- POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL T-SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
- TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
- USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

### CONSTRUCTION METHODS

ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.

EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING. ENSURE ALL TREES RECEIVE A COMMERCIAL-GRADE ROOT STIMULATOR APPLICATION AFTER PRUNING.

PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE DRIPLINE AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST OR IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS AT THE DRIP LINE OF TREES. ROOT PROTECTION ZONE, RPZ, AND/OR LANDSCAPE PLANT MATERIAL INCLUDING NATURAL AREAS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION.

PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.

THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.

THE INSTALLATION POSTS WILL BE PLACED EVERY 6 FEET AROUND THE DRIP LINE OR RPZ AND EMBEDDED TO 18 INCHES DEEP. FABRIC ATTACHMENT SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.

- DO NOT CLEAR, FILL OR GRADE IN THE RPZ OF ANY TREE.
- DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
- DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE SPREAD OF THE TREE BRANCHES.
- DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE SPREAD OF THE TREE BRANCHES EX. PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING.
- DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
- DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL) ETC. TO ENTER THE RPZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE RPZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.

ROUTE UNDERGROUND UTILITIES TO AVOID THE RPZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.

THE CONTRACTOR SHOULD AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION.

REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.

TREES DAMAGED OR LOST DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S SATISFACTION.

ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER PRIOR TO ITS REMOVAL.

COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.

IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

WATER ALL TREES, MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.

WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

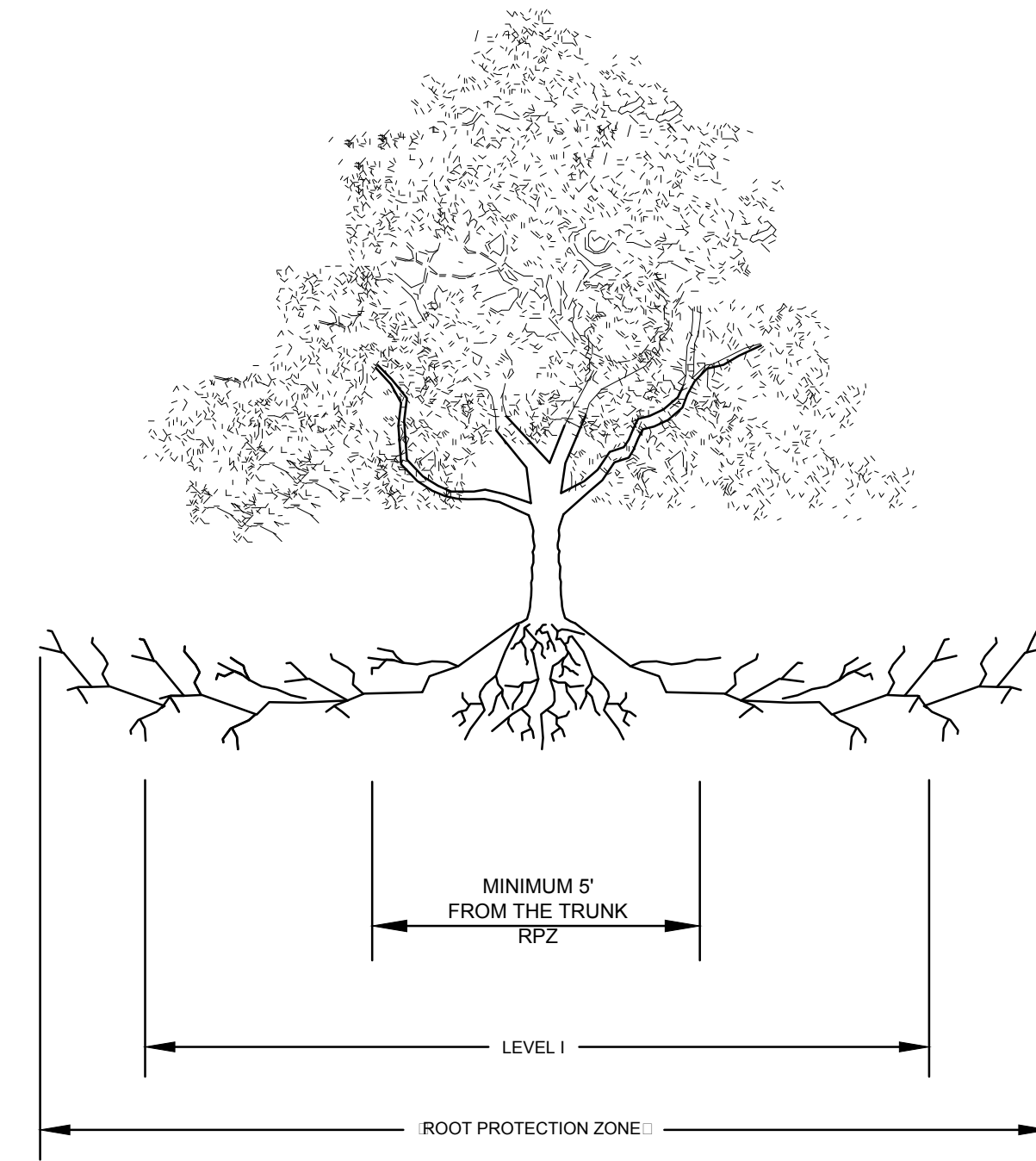
WHEN AN EXCAVATION OR EMBANKMENT IS PLACED WITHIN THE DRIPLINE OF ANY TREE GREATER THAN EIGHT INCHES IN DIAMETER, A TREE WELL SHALL BE CONSTRUCTED TO PROTECT THE TREE AS INDICATED, WHEN THE CUT OR FILL EXCEEDS EIGHT INCHES.

WHERE PAVING OR FILLING IS NECESSARY WITHIN THE DRIPLINE OF ANY TREE EIGHT INCHES OR GREATER, A PERMEABLE PAVEMENT AND AERATION SYSTEM MUST BE INSTALLED.

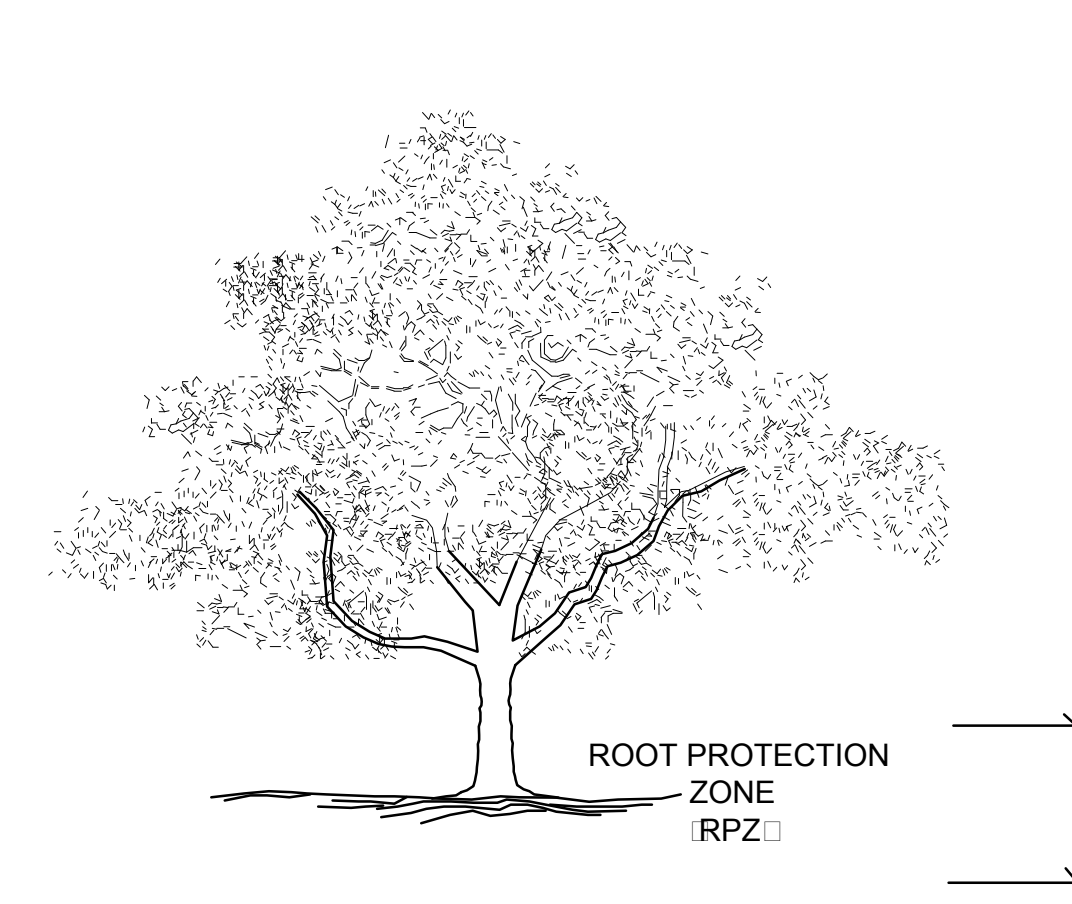
CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

## TREE PROTECTION REQUIREMENTS

- A ROOT PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE OR ANY VEGETATION TO BE PRESERVED. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY THE RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE (1) LINEAR FOOT FOR EACH INCH DIAMETER INCH AT BREAST HEIGHT (4.5' OF THE TREE. EXAMPLE: A 10-INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE.
- NO WORK SHALL BEGIN WHERE TREE PROTECTION FENCING HAS NOT BEEN COMPLETED AND APPROVED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING WILL BE A MINIMUM OF 4' HEIGHT.
- ALL ROOTS LARGER THAN ONE-INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
- EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE WORK DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
- NO EQUIPMENT, VEHICLES OR MATERIALS SHALL BE OPERATED OR STORED WITHIN THE ROOT PROTECTION ZONE. NO CLEAN-OUT AREAS WILL BE CONSTRUCTED SO THAT THE MATERIAL WILL BE IN OR MIGRATE TO THE ROOT PROTECTION ZONE.
- NO GRADE CHANGE MORE THAN 3" IS ALLOWED WITHIN THE ROOT PROTECTION ZONE.
- ROOTS OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL WOUNDS SHALL BE PAINTED WITHIN 30 MINUTES TO PREVENT OAK WILT INFECTION (OAK TREES ONLY).
- ANY TREE REMOVAL SHALL BE APPROVED BY THE LOCAL JURISDICTION'S ARBORIST.
- TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE REPLACED WITH TREES QUANTITIES AND SIZES ACCEPTABLE TO THE LOCAL JURISDICTION.
- TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE WATERING THE ROOT PROTECTION ZONE AND/OR WASHING FOLIAGE.
- NO WIRES, NAILS OR OTHER MATERIALS MAY BE ATTACHED TO PROTECTED TREES.
- THE ROOT PROTECTION ZONE SHALL BE PRESERVED AT NATURAL GRADE. NO CUTTING, FILLING, TRENCHING, ROOT DISTURBANCE, SOIL DISTURBANCE, OR CONSTRUCTION SHALL OCCUR CLOSER TO THE TRUNK THAN ONE-HALF (1/2) THE ROOT PROTECTION ZONE RADIUS EXCEPT IN PARKING AREAS, WHERE APPROVED ALTERNATIVE MATERIALS AND METHODS MAY BE USED AND CONSTRUCTION MAY OCCUR AS CLOSE AS FIVE (5) FEET FROM THE ROOT FLARES ON ONE SIDE OF THE TREE. NATIVE UNDERSTORY VEGETATION WITHIN THE ROOT PROTECTION ZONE SHALL BE PRESERVED, HOWEVER THE REQUIREMENT DOES NOT APPLY TO ROOT PROTECTION ZONE AREAS THAT HAVE BEEN LANDSCAPED. THE ROOT PROTECTION ZONE MAY BE SHIFTED AND CLUSTERED AS LONG AS THERE IS NO CONSTRUCTION CLOSER TO THE TRUNK THAN ONE-HALF (1/2) THE ROOT PROTECTION ZONE RADIUS. THE CONSTRUCTION OF SIDEWALKS SHALL BE ALLOWED IN THE ROOT PROTECTION ZONE, AS LONG AS EXCAVATION DOES NOT EXCEED THREE (3) INCHES.
- DURING CONSTRUCTION ACTIVITY ON SITE, AT LEAST A SIX-INCH LAYER OF A COARSE MULCH SHALL BE PLACED AND MAINTAINED OVER THE ROOT PROTECTION ZONE. THE IMPERVIOUS COVER MAY ENCR OACH WITHIN THE ROOT PROTECTION ZONE IF SAID ENCROACHMENT IS APPROVED BY THE ARBORIST.



**A** TREE PROTECTION FENCE - ELEVATION  
SCALE: NOT TO SCALE



6" MULCH INSIDE RPZ

### NOTES:

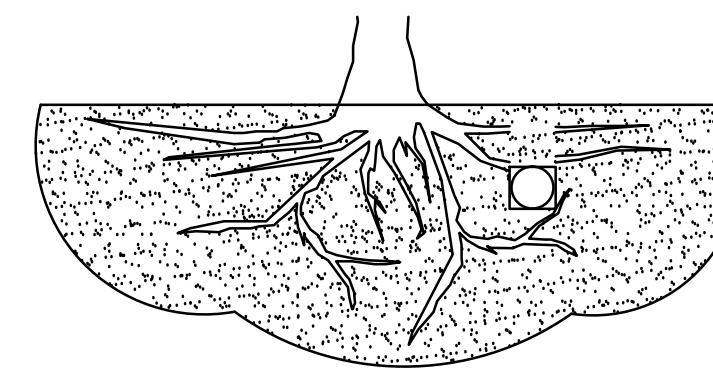
- THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
- FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

**B** TREE PROTECTION FENCE  
SCALE: NOT TO SCALE

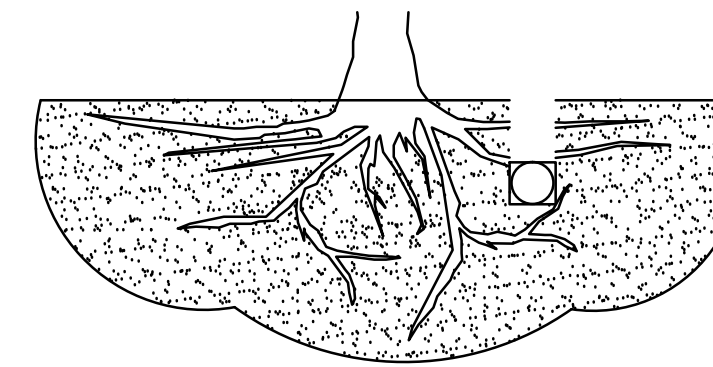
TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.

12" MIN & 48" MAX DEPTH

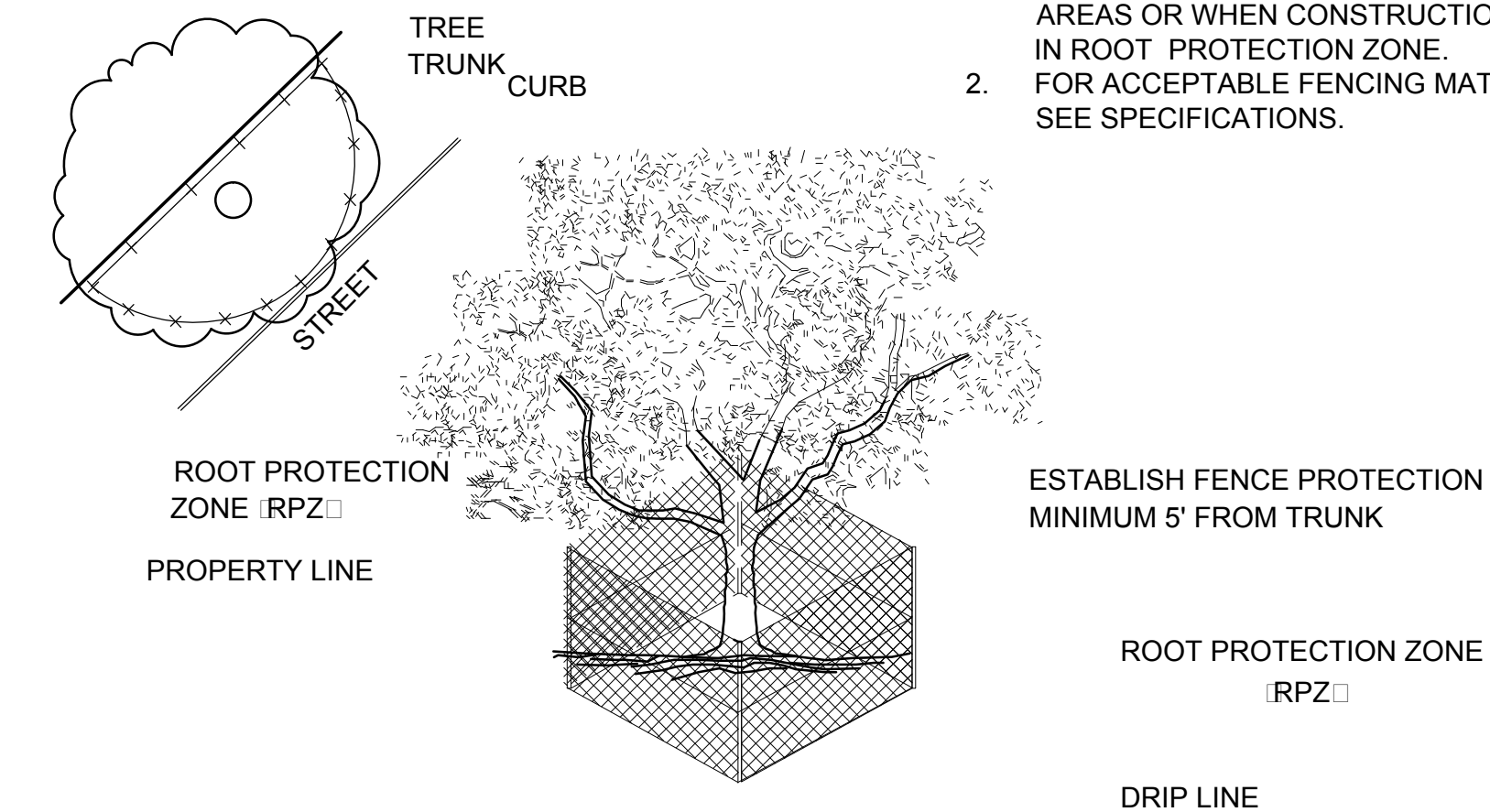


TUNNEL TO MINIMIZE ROOT DAMAGE. TOP AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

**D** BORING THROUGH ROOT PROTECTION ZONE  
SCALE: NOT TO SCALE

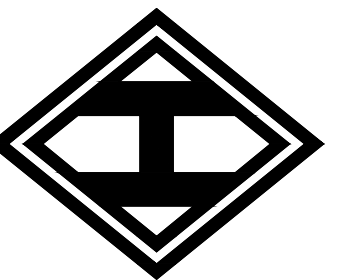


6" MULCH INSIDE RPZ IF BARE DIRT

8" MULCH OUTSIDE RPZ AND UNDER DRIP LINE AS MINIMAL PROTECTION FOR ROOTS FROM CONSTRUCTION ACTIVITIES

**C** TREE PROTECTION FENCE - LEVEL 2  
SCALE: NOT TO SCALE

**HOMEYER ENGINEERING, INC.**  
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5-16-19

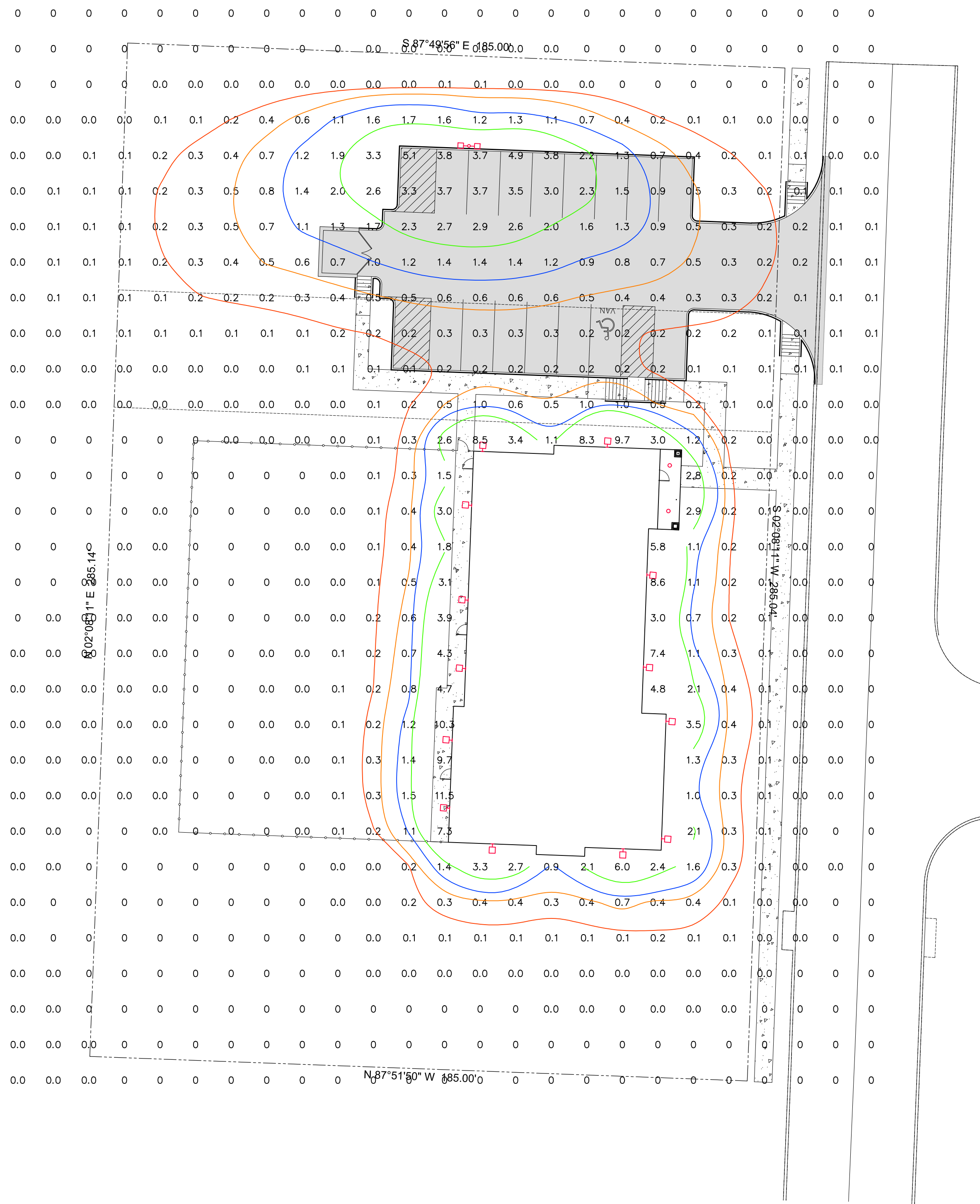
DRAWN: JAN

DATE: 09/28/2018

HEI #: 18-140

SHEET NO:  
TS-2

TREE SURVEY



**LUMINAIRE SCHEDULE**

CALLOUT	SYMBOL	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	QUANTITY
C	○	1200 lumen RL56 LED Downlight	ELECTRONIC	CEILING	EATON - HALO, RL560WH12940	120V 1P 2W	2
S2	□	PREVALE AREA AND ROADWAY LUMINAIRE(2) 70 CRI, 3000K LEDS AND TYPE III OPTICS WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH	ELECTRONIC	POLE	EATON - LUMARK, PRV-A40-D-UNV-T3-BZ-7030-HSS	120V 1P 2W	1
W	□	SAYLITE DCC150 SERIES	ELECTRONIC	WALL	SAYLITE - DCC150, DCC150L42W3424LMV50K	120V 1P 2W	13

**GENERAL PHOTOMETRIC SCHEDULE**

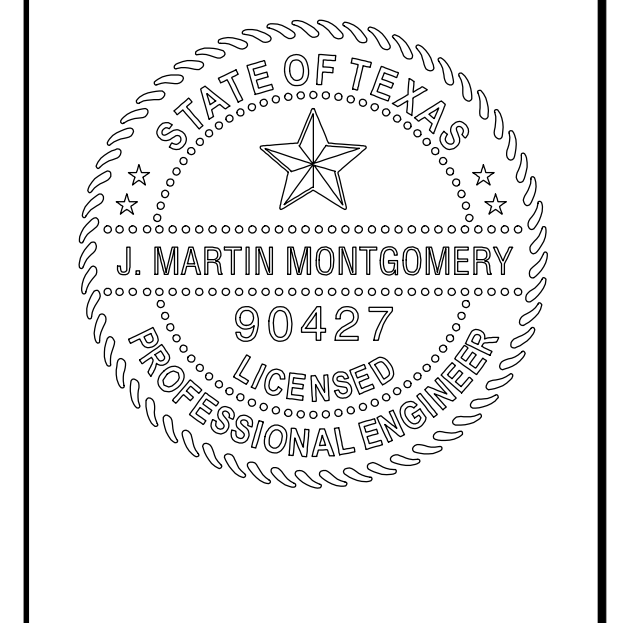
AVERAGE FOOT-CANDLES	0.46
MAXIMUM FOOT-CANDLES	11.5
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	11.47 / 0.00
AVERAGE TO MINIMUM FC RATIO	0.46 / 0.00

**CITY OF ROCKWALL OUTDOOR LIGHTING FOR NONRESIDENTIAL PROPERTIES MINIMUM REQUIREMENTS:**

- A. GLARE. IN ORDER TO PRESERVE THE NIGHT SKY AND TO REDUCE GLARE ON ROADWAYS, PEDESTRIAN AREAS AND ADJACENT DEVELOPMENT, LIGHT SOURCES (E.G. LIGHT BULBS) SHALL BE ORIENTED DOWN AND TOWARD THE CENTER OF THE SITE OR SHIELDED SO AS TO NOT BE VISIBLE FROM THE PROPERTY LINE. THIS APPLIES TO REFRACTORY LENSES WHICH EXTEND BEYOND THE LIGHTING FIXTURE AND ARE DESIGNED TO REDIRECT THE LIGHTING SOURCE HORIZONTALLY. THIS DOES NOT APPLY TO NEON OR INTERNALLY LIT SIGNS, OR TO DECORATIVE LIGHTING WITH 15 WATTS OR LESS PER BULB.
- B. LIGHT AT RESIDENTIAL PROPERTY LINE. THE ALLOWABLE MAXIMUM LIGHT INTENSITY MEASURED AT THE PROPERTY LINE OF A RESIDENTIALLY ZONED LOT SHALL BE 0.2 OF ONE FOOTCANDLE.
- C. LIGHT AT NONRESIDENTIAL PROPERTY LINE. THE ALLOWABLE MAXIMUM LIGHT INTENSITY MEASURED AT THE PROPERTY LINE OF ANY NONRESIDENTIALLY ZONED LOT SHALL BE 0.2 OF ONE FOOTCANDLE. FOR PLANNED SHOPPING CENTERS OR OTHER COMMERCIAL DEVELOPMENTS THAT CONTAIN MORE THAN ONE LOT, THE PLANNING AND ZONING COMMISSION MAY CONSIDER LIGHTING PLANS THAT ARE INTENDED TO INCREASE LIGHTING EFFICIENCY AND REDUCE THE NUMBER OF OVERALL LIGHT FIXTURES, BUT RESULT IN LIGHT SPILLOVER ACROSS COMMON LOT LINES WITHIN THE SAME DEVELOPMENT. HOWEVER, IN NO CASE SHALL LIGHT LEVELS EXCEED 0.2 FC AT THE PROPERTY LINES ADJACENT TO THE STREET AND/OR ALONG THE PERIMETER OF THE DEVELOPMENT.
- D. HEIGHT. NO LIGHT POLE, BASE OR COMBINATION THEREOF SHALL EXCEED 30 FEET, UNLESS FURTHER RESTRICTED WITHIN AN OVERLAY DISTRICT AS SPECIFIED IN ARTICLE V OF THIS [UNIFIED DEVELOPMENT] CODE.
- E. BUILDING AND POLE MOUNTED LIGHTING. ALL BUILDING AND POLE MOUNTED LUMINARIES EXCEEDING 15 WATTS SHALL BE DIRECTED DOWN WITH EITHER A PARTIAL CUT-OFF OR FULL CUT-OFF SOURCE.
- F. UNDER-CANOPY LIGHTING. ALL UNDER-CANOPY LIGHTING, INCLUDING, BUT NOT LIMITED TO, THOSE FIXTURES UTILIZED AT FUELING STATIONS, DRIVE-THROUGH LANES, AND COVERED PARKING STRUCTURES, SHALL BE FULLY RECESSED INTO THE CANOPY
- G. ILLUMINATION. THE MAXIMUM OUTDOOR MAINTAINED, COMPUTED AND MEASURED ILLUMINATION LEVEL WITHIN ANY NONRESIDENTIAL DEVELOPMENT SHALL NOT EXCEED 20 FC OUTDOORS AT ANY POINT ON THE SITE, WITH THE FOLLOWING EXCEPTIONS:
  1. UNDER-CANOPY LIGHTING (E.G., FUEL STATIONS, DRIVE-THROUGH LANES AND COVERED PARKING STRUCTURES) SHALL NOT EXCEED 35 FC. THE REMAINDER OF THE PROPERTY SHALL COMPLY WITH THE 20-FC MAXIMUM.
  2. LIGHTING FOR MOTOR VEHICLE DEALERSHIPS SHALL NOT EXCEED 30 FC WITHIN THE FRONT YARD(S) OF THE DEVELOPMENT. THE REMAINDER OF THE PROPERTY SHALL COMPLY WITH THE 20-FC MAXIMUM.
- H. EXEMPTIONS. HISTORIC OR ANTIQUE-STYLE PEDESTRIAN LIGHT FIXTURES APPROVED BY THE PLANNING AND ZONING COMMISSION ARE EXCLUDED FROM THESE STANDARDS.



PROJECT:  
 TRISTAR  
 ROCKWALL PET RESORT  
 LOT 3 & 4 BLOCK A, ELLIS CENTRE  
 ROCKWALL, TX, 75087



J. MARTIN MONTGOMERY  
 REGISTERED PROFESSIONAL  
 ENGINEER STATE OF TEXAS - NO.  
 90427  
 RCS ENTERPRISES, LP F-2071

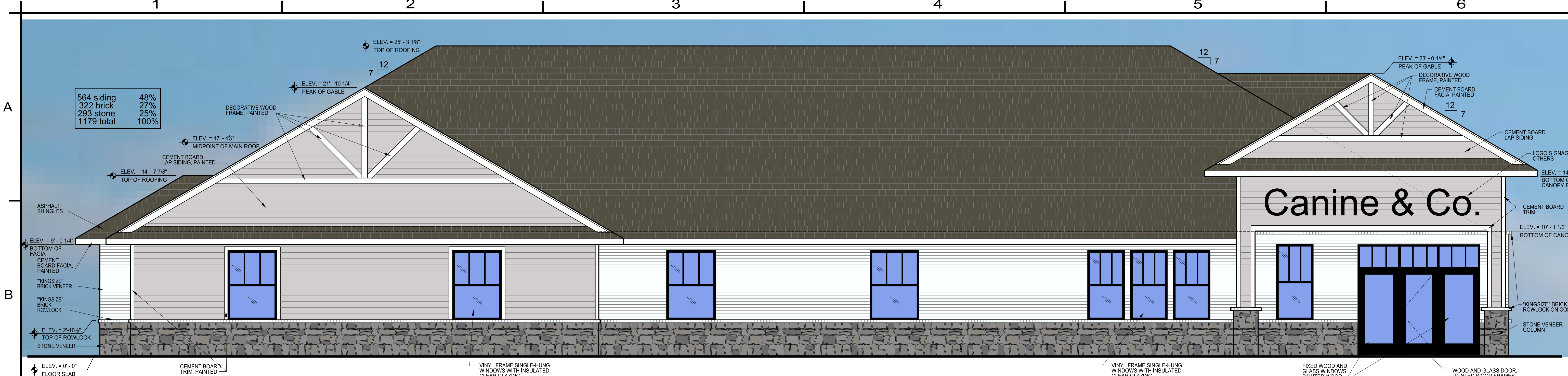
NO.	DATE	REVISION HISTORY	
		DESCRIPTION	

ISSUE DATE: 05/09/2019

DRAWN BY: RF

SCALE: N.T.S.      24x36

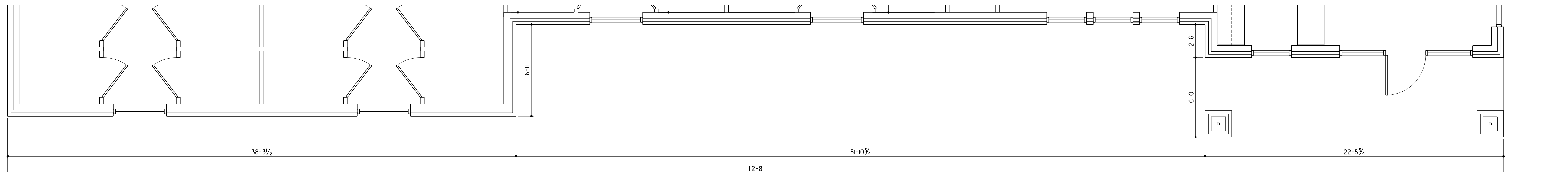
SHEET NUMBER:  
**E1.1**



564 siding	48%
322 brick	27%
293 stone	25%
1179 total	100%

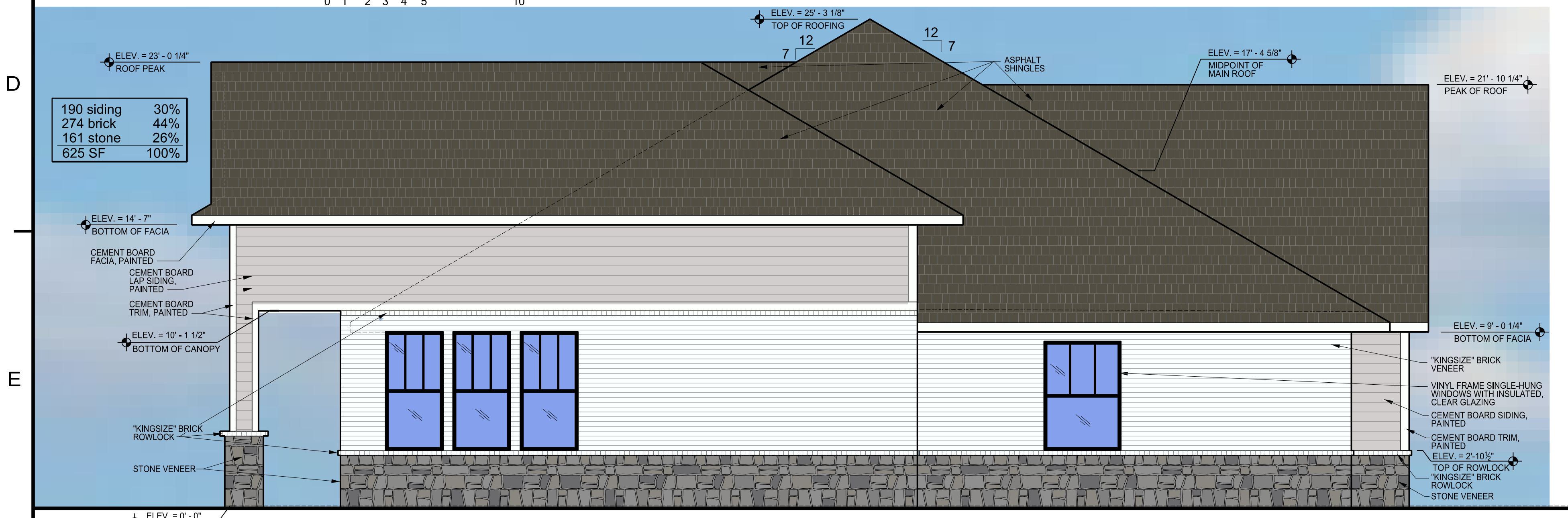
01 Front (East) Elevation

1/4"=1'-0"



01A Plan Reference

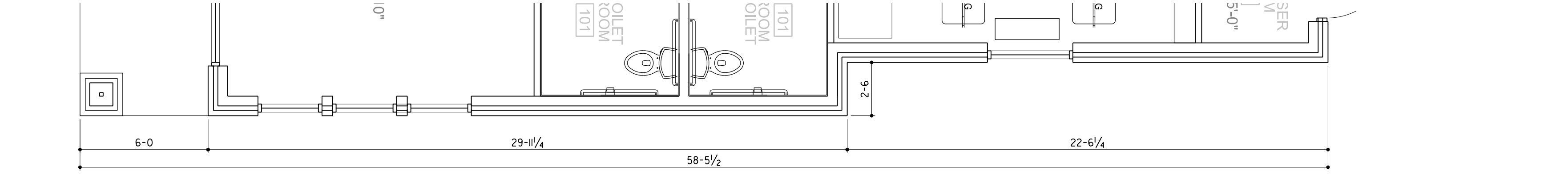
1/4"=1'-0"



190 siding	30%
274 brick	44%
161 stone	26%
625 SF	100%

02 Side (North) Elevation

1/4"=1'-0"



02A Plan Reference

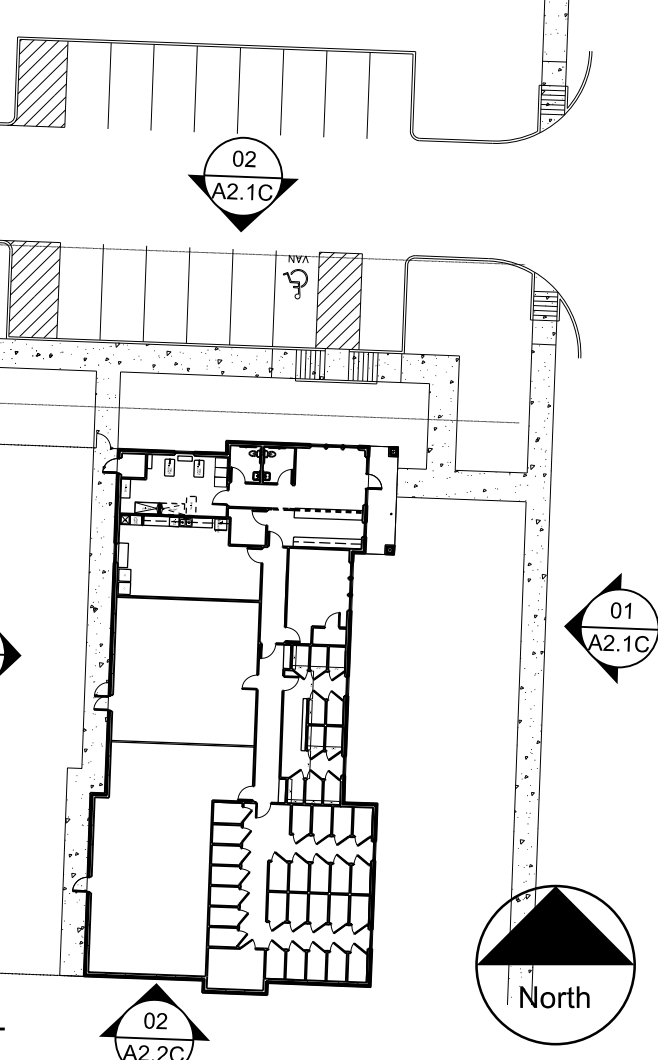
1/4"=1'-0"

03 Material Board



04 Key Plan

1"=40'



Phillip Morse, Architect  
 PlacesMade architecture  
 2840 Keller Springs Road  
 Suite 503  
 Carrollton, Texas 75006  
 214-888-7074  
 www.placesmadearch.com

places **made** architecture  
 "made up places made real"

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 PlacesMade architecture  
 Phillip Morse, TX Reg No. 17037  
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TRI-STAR CONSTRUCTION, INC.  
 GENERAL CONTRACTORS  
 Building #2  
 3601 Yucca Drive  
 Flower Mound, Texas 75028  
 972.221.5558  
 www.tristarcorp.org

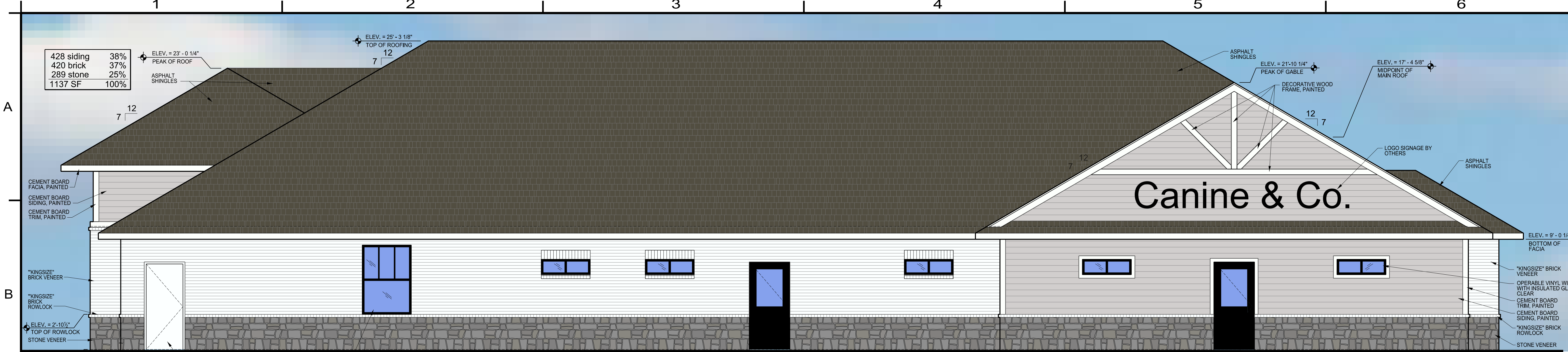
New Building for:  
 Canine and Co. Resort, LLC  
 Alpha Drive @ Sigma Court  
 Rockwall, TX 75087

Project No.	17004
Date	September 2017
Revisions	
No.	Date
	For Review 05-02-19
	For Review 05-14-19
	For Review 05-15-19

scale verification  
 1" = 1"

Sheet  
**A2.1C**

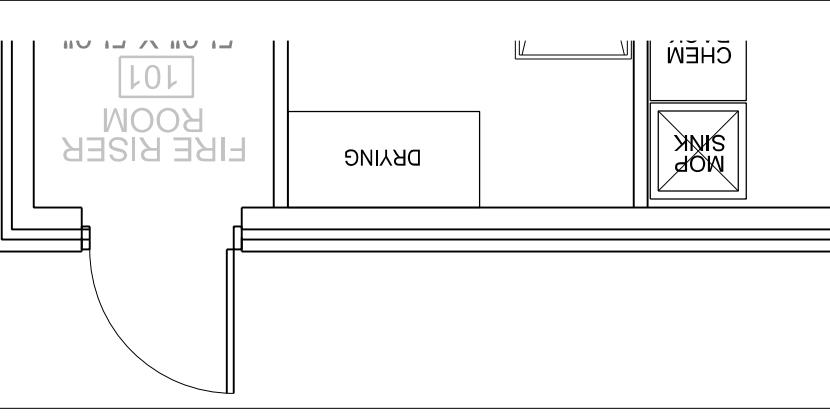
Color Elevations



428 siding	38%
420 brick	37%
289 stone	25%
1137 SF	100%

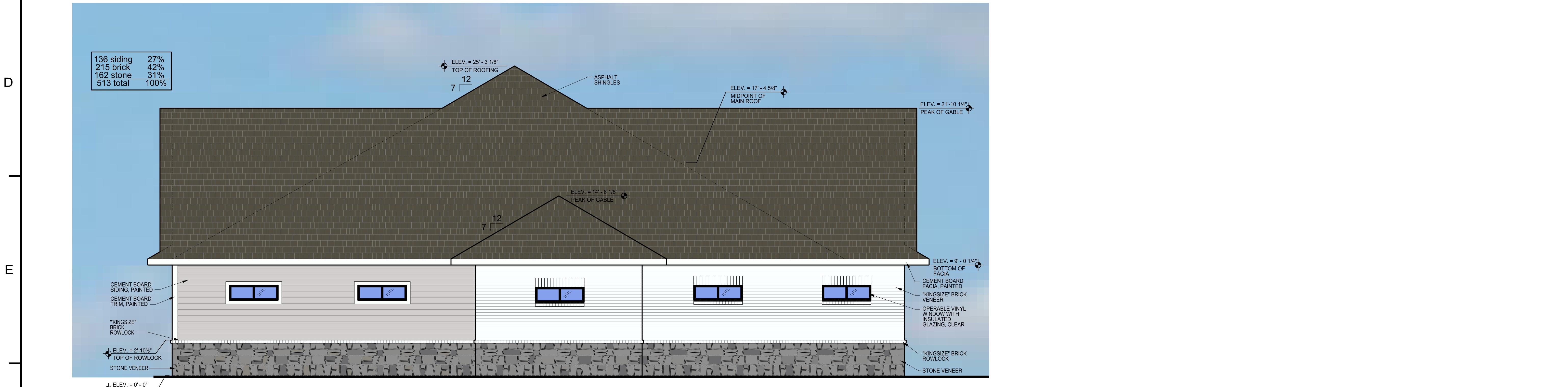
01 Rear (West) Elevation

1/4"=1'-0"



01A Plan Reference

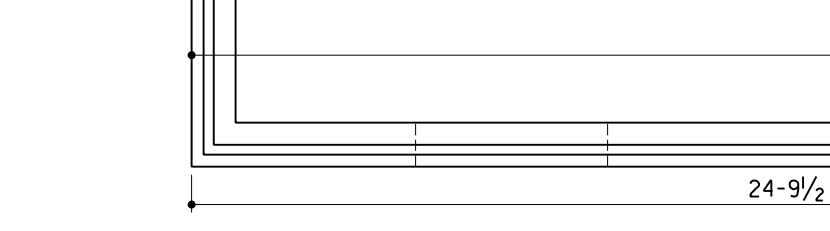
1/4"=1'-0"



136 siding	27%
215 brick	42%
162 stone	31%
513 total	100%

02 Side (South) Elevation

1/4"=1'-0"



02A Plan Reference

1/4"=1'-0"

**places made**  
**architecture**  
 "made up places made real"  
 Phillip Morse, Architect  
 PlacesMade architecture  
 2840 Keller Springs Road  
 Suite 503  
 Carrollton, Texas 75006  
 214-868-7074  
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New Building for:  
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	For Review 05-02-19
	For Review 05-14-19
	For Review 05-15-19

scale verification  
 1" = 1"  
 Sheet  
**A2.2C**  
 Color Elevations

# 03 Material Board

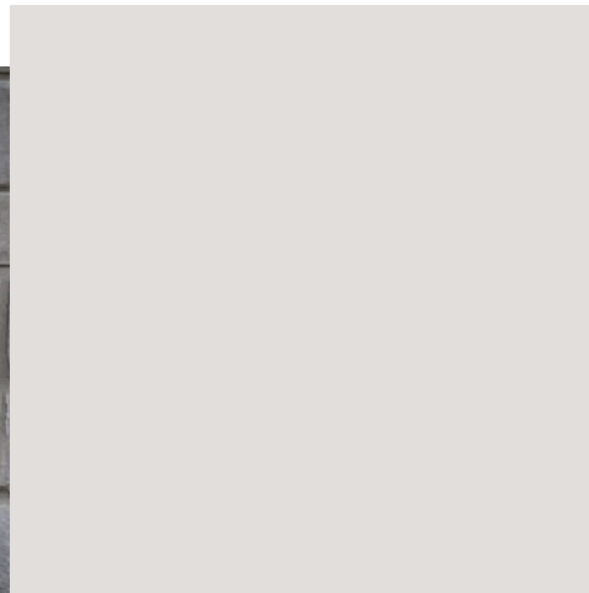
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REQUISITE GRAY  
SHERWIN WILLIAMS  
SW7023 PAINT



GREY LEUDERS STONE



ORIGINAL WHITE  
SHERWIN WILLIAMS  
SW7077 PAINT



PLYGEM BLACK  
VINYL WINDOWS



ONYX BLACK  
OWENS CORNING  
ASPHALT SHINGLES



PAINTED BRICK TO  
MATCH SW7077

## City of Rockwall Project Plan Review History



<b>Project Number</b> SP2019-017	<b>Owner</b> STAGLIANO, VINCENT J	<b>Applied</b> 5/17/2019	<b>LM</b>
<b>Project Name</b> Animal Boarding/kennel without outside	<b>Applicant</b> HOMEYER ENGINEERING INC.	<b>Approved</b>	
<b>Type</b> <del>PERMITS</del> PLAN		<b>Closed</b>	
<b>Subtype</b>		<b>Expired</b>	
<b>Status</b> Staff Review		<b>Status</b>	
<b>Site Address</b> 1920 ALPHA DR		<b>City, State Zip</b> ROCKWALL, TX 75087	
		<b>Zoning</b>	
<b>Subdivision</b> ELLIS CENTRE 2	<b>Tract</b>	<b>Block</b> A	<b>Lot No</b>
			<b>Parcel No</b> 3585-000A-0004-00-0R
			<b>General Plan</b>

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	5/17/2019	5/24/2019	5/21/2019	4	APPROVED	
ENGINEERING	Sarah Hager	5/17/2019	5/24/2019	5/24/2019	7	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(5/24/2019 1:53 PM SH) Landscape Plans - No trees within 5' of utilities. - The back side of the lot has a bunch of overhead electric. The trees you show will be effected by this - All ROW to be sodded before acceptance or final CO. Hydromulch not allowed. - All disturbed areas to have established 1" stand of grass on 75-80% of the site. no patchy areas. Weeds and winter rye does not count							
Site Plan - Must have a 15' x 64' turnaround area for the cars. - Where is the sewer service connection? - Is this fire lane needed for fire coverage? - Fire hydrant to have 5' of clearance to the curb. Fire line must have 10' clearance to all other lines. - Must prove the storm system can hold - Minimum 1.0% slope for flumes. - Sidewalk pavement to be 3000psi (5.5 sack mix) - All other paving to be at least 3600psi (6.5 sack Mix).							
The following items are for your information for engineering design - 4% Engineering Inspection Fees - Impact Fees for additional water taps - Walls 3' and over must be engineered. - All retaining walls must be rock or stone face No smooth concrete walls. - Detention is required. Manning's C-value will be from 0.35 to 0.9 per zoning. - No utilities allowed in detention easement - Add note that the property owner will be responsible for maintaining repair, and replacement of the detention/drainage systems - Minimum utility easement width is 20' - All parking to be 20'x9' - All drive aisles to be a minimum of 24' wide - No structures in easements - Max slope is 4:1 - Must have an oil/water separator that collects the dumpster runoff and drains to the storm lines - Must meet all engineering standards							
FIRE (5/23/2019 1:43 PM AA) An approved water supply capable of supplying the required fire flow for fire protection shall be provided. A water flow test verifying capabilities shall be witnessed by the Fire Marshal Division prior to vertical construction.	Ariana Hargrove	5/17/2019	5/24/2019	5/23/2019	6	APPROVED	see commnet
GIS (5/22/2019 10:09 AM LS) Assigned address will be: 1920 ALPHA DR, ROCKWALL, TX 75087	Lance Singleton	5/17/2019	5/24/2019	5/22/2019	5	APPROVED	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
PLANNING	David Gonzales	5/17/2019	5/24/2019	5/23/2019	6 COMMENTS	See comments

Discuss and consider a request by Steven Homeyer of Homeyer Engineering, Inc. on behalf of Vincent Stagliano for the approval of a site plan for an animal boarding/kennel without outside pens on a 1.2113-acre tract of land identified as Lot 4, Block A, Ellis Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located west of the intersection of Alpha Drive and Sigma Court, and take any action necessary.

#### PLANNING AND ZONING 1ST ROUND COMMENTS (05.23.2019):

The following staff comments are to be addressed and resubmitted no later than Tuesday June 4, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

\*\* Planning Department General Comments & Requirements to address/acknowledge:

1. Adherence to the Unified Development Code (UDC), Planning, Building Inspections, Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. Label all revised site plan documents with "Case No. SP2019-017" at the lower right corner of each plan.

#### EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION TO CONSIDER:

1. Horizontal articulation for the primary building facade standards of the UDC for the south facing facade.
2. Horizontal articulation for the secondary building facade standards of the UDC for the north and west facing facades.
3. Vertical articulation for the secondary building facade standards of the UDC for the south and west facing elevations.
4. Fence at rear does not meet material standards for the required screening from a residential district/property [i.e. wood fence (i.e. board on board) is not allowed]. Sec. 5.6, of Art. V, of the UDC requires screening fences to be constructed with a masonry fence, minimum six (6)-feet in height. As an alternative, berms in conjunction with a minimum of a six-foot wrought fence and a combination of trees and shrubs can be utilized to meet the screening requirements if the planning and zoning commission determines that the proposed alternative will provide sufficient screening.
5. Trash enclosures are not to face a public right of way (Sec. 1.05, Art. V, UDC). These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate.

\*\* Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:

#### Site Plan:

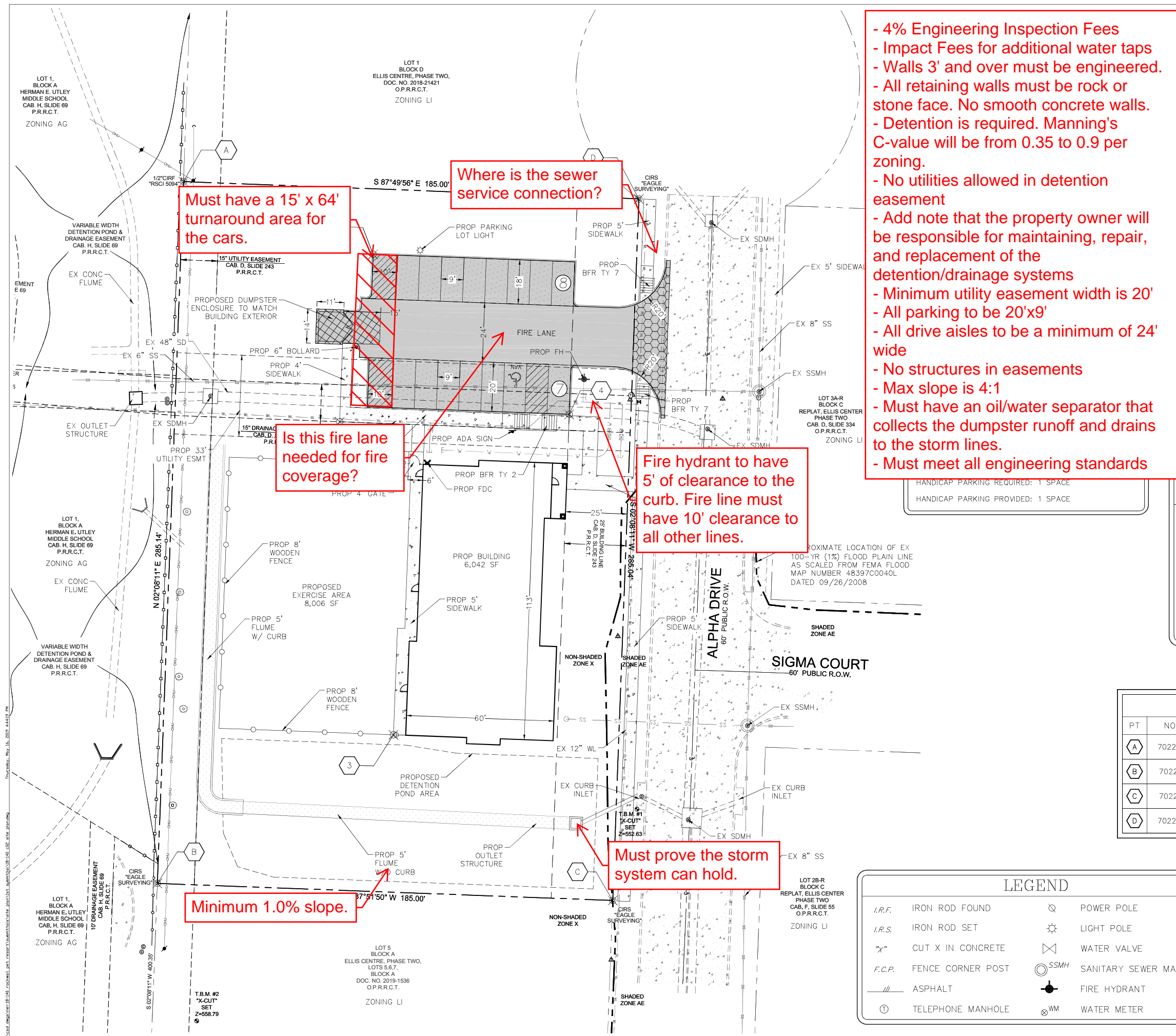
1. Trash enclosures are not to face a public right-of-way. Reorient/relocate dumpster unless approved by the Planning and Zoning Commission (see exception above).
2. Fence at rear does not meet material standards for the required screening from a residential district/property (see exceptions above).
3. Label the 24-ft firelane access easement as "24-ft Firelane, Public Access, and Utility Easement.
4. Use a lighter gray scale for the 100-year flood plain line. Change line style, looks similar to property line symbolgy.
5. Delineate and label minimum 10-ft landscape buffer along Alpha Drive.
6. Site Information Table:
  - a. Change Parking Required to indicate "Animal Hospital/Clinic" rather than office.
7. Pavement Legend - information provided must meet the Engineering Departments standards for design.
8. Where are the HVAC/RTU's located? These units require screening from the public rights of way and adjacent properties. Provide screening detail.

#### Landscape Plan:

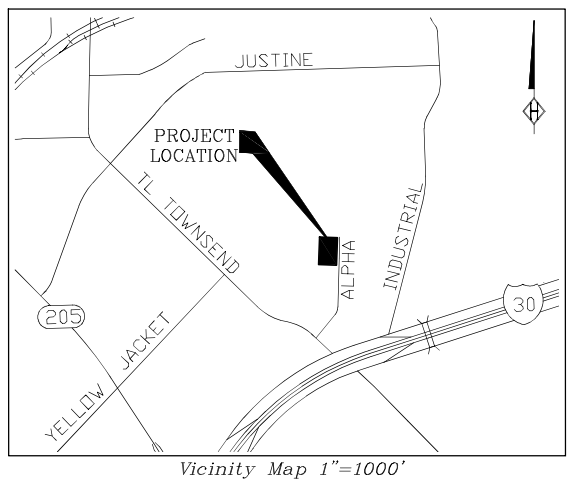
1. Delineate and label a minimum 10-ft landscape buffer.



Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<ul style="list-style-type: none"> <li>2. Move building line label that sets on top of tree in landscape buffer.</li> <li>3. Sec. 5.3, Art. VIII, of the UDC states no artificial plant materials may be used...must be turf or a non-permiable surface. Provide a detail and cust sheets for the proposed articial turf for staff review and indicate if this is permiable or impermeable</li> <li>4. The detention pond requires a minimum of one (1), three (3)-caliper inch canopy tree for each 750 SF of dry area within the pond. Provode the necessary amount of trees for this area.</li> <li>5. Parking Lot Lanscape Lable at bottom of plan: update total parking space count to match the site plan(i.e. 12 &amp; 15 spaces).</li> </ul> <p>Treescape Plan:</p> <ul style="list-style-type: none"> <li>1. No mitigation required for the removal of the two(2) cedar trees as indicated on the plan.</li> </ul> <p>Photometric Plan:</p> <ul style="list-style-type: none"> <li>1. The maximum pole height shall not exceed 30-ft in overall height. Provide detail.</li> <li>2. Provide cut sheets for all exterior lighting fixtures. Under canopy lighting required to be fully recessed into canopy.</li> </ul> <p>Building Elevations:</p> <ul style="list-style-type: none"> <li>1. All roof-top mechanical equipment requires screening from rights-of-way and adjacent properties. Dash-in RTU's on elevations (if applicable). Provide detail of screening mechanism to be used if these are not properly sceened.</li> <li>2. Requires a recommendation from the Architectural Review Board(ARB). See scheduled meeting below.</li> <li>3. Provide a materials sample board for ARB review of the actual materials to be used</li> <li>4. Approval of the exceptions for not meeting the primary and secondary articulation standsrd\$ the screening fence standards, and for the trash enclosure facing the public right of way requires approval by the Planning and Zoning Commission for each separate instance as indicated above</li> </ul> <p>** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p> <p>Meeting Dates to Attend</p> <p>Architectural Review Board: May 28, 2019 (5:00 p.m.) [Recommendations from ARB]</p> <p>Planning - Work Session: May 28, 2019 (6:00p.m.) [Applicant to present/discuss project]</p> <p>Architectural Review Board: June 11, 2019 (5:00 p.m.) [Subsequent meeting if necessary]</p> <p>Planning - Action: June 11, 2019 (6:00p.m.) [P&amp;Z to take action (i.e. approve, approve with conditions, deny)]</p> <p>** IF REQUIRED -- City Council - Action: Monday, June 17, 2019 (6:00 p.m.) [ONLY FOR VARIANCE AND EXCEPTION REQUESTS NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **</p>	David Gonzales	5/23/2019	5/30/2019	5/23/2019	COMMENTS	



- 4% Engineering Inspection Fees
- Impact Fees for additional water taps
- Walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Detention is required. Manning's C-value will be from 0.35 to 0.9 per zoning.
- No utilities allowed in detention easement
- Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems
- Minimum utility easement width is 20'
- All parking to be 20'x9'
- All drive aisles to be a minimum of 24' wide
- No structures in easements
- Max slope is 4:1
- Must have an oil/water separator that collects the dumpster runoff and drains to the storm lines.
- Must meet all engineering standards



### PAVEMENT LEGEND

	<b>DUMPER PAVEMENT</b> PROPOSED 8" 4,000 PSI CONC. @ 28 DAYS WITH #4 BARS @ 18" O.C.E.W. (DOUBLE MAT)
	<b>DRIVEWAY PAVEMENT</b> PROPOSED 8" 4,000 PSI CONC. @ 3 DAYS WITH #4 BARS @ 18" O.C.E.W.
	<b>MEDIUM DUTY PAVEMENT (DRIVE AISLE)</b> PROPOSED 6" 3,600 PSI CONC. @ 28 DAYS WITH #4 BARS @ 18" O.C.E.W.
	<b>LIGHT DUTY PAVEMENT (CAR PARKING)</b> PROPOSED 6" 3,600 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.
	<b>SIDEWALK PAVEMENT</b> PROPOSED 4" 3,000 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.

**PAVEMENT NOTES:**

- ALL PAVEMENT SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6" AND COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY AT OR ABOVE OPTIMUM MOISTURE.
- THE CONTRACTOR SHALL DOWEL & EPOXY #4 X 24" SMOOTH BARS @ 24" CENTERS ALONG ALL PROPOSED TO EXISTING CONCRETE EDGES W/ 3/4" EXPANSION JOINT & SELF LEVELING JOINT SEALING COMPOUND.
- THE CONTRACTOR SHALL PROVIDE A 1/2" EXPANSION JOINT W/ SELF LEVELING JOINT SEALING COMPOUND BETWEEN THE PROPOSED CONCRETE PAVEMENT AND THE PROPOSED BUILDING.

### DESIGN POINTS

PT	NORTHING	EASTING	PT	NORTHING	EASTING
A	7022635.9438	2598894.7809	1	7022606.4531	2598971.7350
B	7022351.0041	2598884.1517	2	7022538.4108	2598958.1889
C	7022344.1081	2599069.0232	3	7022411.3558	2598980.0098
D	7022628.9270	2599079.6450	4	7022541.4392	2599051.3665

### LEGEND

I.R.F.	IRON ROD FOUND		POWER POLE
I.R.S.	IRON ROD SET		LIGHT POLE
"X"	CUT X IN CONCRETE		WATER VALVE
F.C.P.	FENCE CORNER POST		SANITARY SEWER MANHOLE
	ASPHALT		FIRE HYDRANT
	TELEPHONE MANHOLE		WATER METER

**PRELIMINARY PLANS**

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

STEVEN R. HOMEYER, PE # 86942  
DATE: 05/17/2019

**HOMEYER ENGINEERING, INC.**  
ENGINEERING FIRM REGISTRATION NO. F-8440  
P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029  
972-906-9985 PHONE • 972-906-9987 FAX  
WWW.HEI.US.COM

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CANINE AND CO. RESORT  
1.21 ACRES  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

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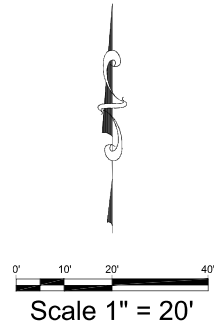
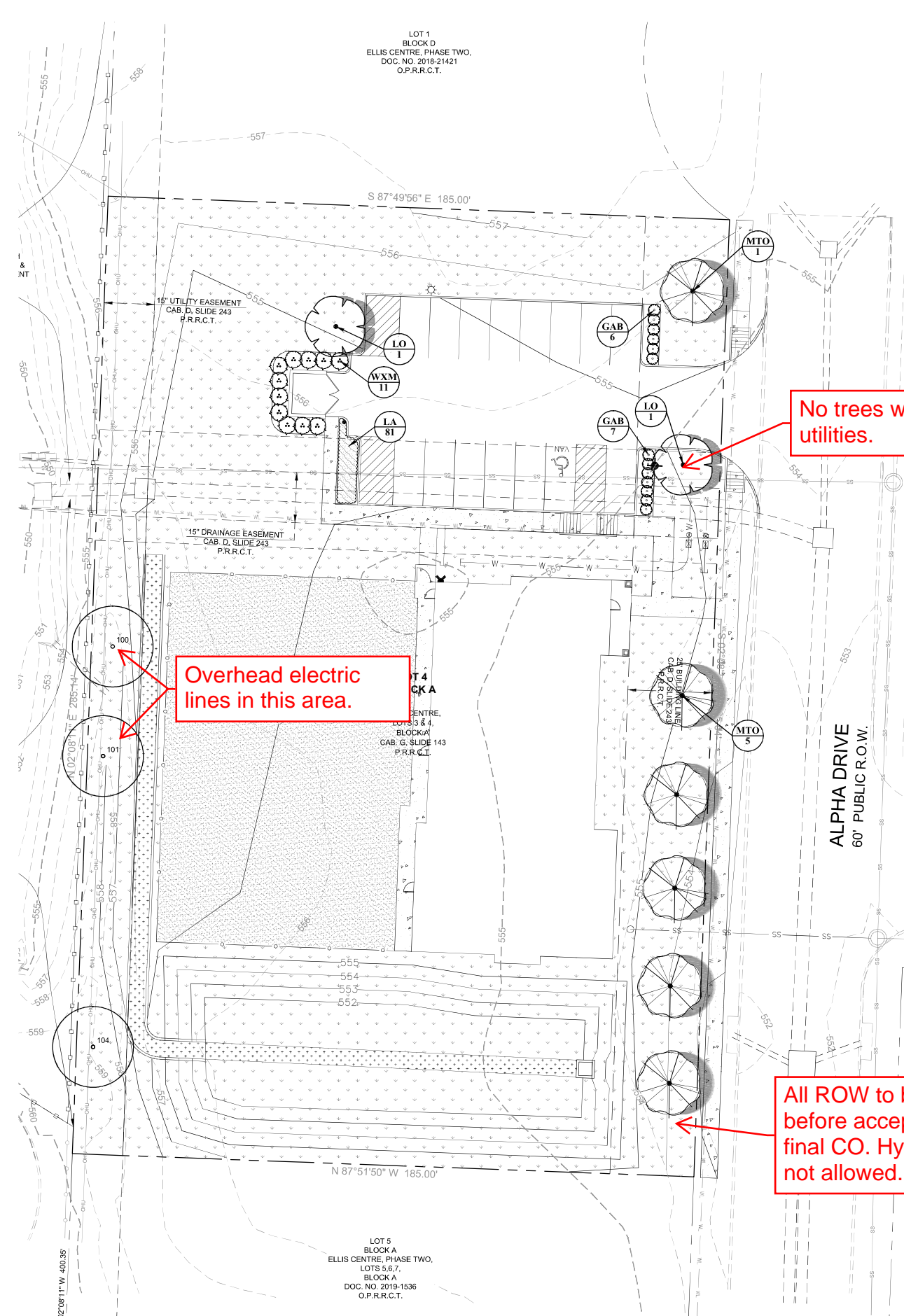
SITE PLAN

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DRAWN: JAN  
DATE: 09/28/2018  
HEI #: 18-140

---

SHEET NO:  
C2



**PLANT SCHEDULE**

TREES	CODE	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE	QTY
	EX	Existing Tree to Remain Reference TS sheets for additional info	EXIST.	EXIST.	EXIST.	3
	LO	Live Oak / Quercus virginiana parking lot tree	CONT.	2"Cal	10-12' ht.	2
	MTO	Cedar Elm / Ulmus crassifolia street tree	CONT.	2"Cal	10-12' ht.	6
SHRUBS	CODE	COMMON NAME / BOTANICAL NAME	SIZE	QTY		
	GAB	Glossy Abelia / Abelia grandiflora 36" o.c.	5 gal	13		
	WXM	Southern Wax Myrtle / Myrica cerifera 60" o.c.; 60" ht.	per ht.	11		
SHRUB AREAS	CODE	COMMON NAME / BOTANICAL NAME	CONT	SPACING	QTY	
	LA	Aztec Grass / Liriope muscari 'Aztec'	1 gal	15" o.c.	81	
GROUND COVERS	CODE	COMMON NAME / BOTANICAL NAME	CONT	QTY		
	AT	Artificial Turf - submit for owner approval install per manufacturer	n/a	7,939 sf		
	CT	Bermuda Grass / Cynodon dactylon 'Tif 419'	sod	28,574 sf		

**GENERAL PLANTING NOTES**

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN SOD AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC (DuWITT "PRO-5" OR EQUAL) UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT UNCH MULCH WITHIN 6" OF TREE ROOT FLARE.
- INSTALL 1/4" GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
- HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD. ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:  
 A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.  
 B. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.  
 C. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2" INCHES BEFORE FIRST MOWING.  
 UNMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

**AREA CALCULATIONS**

GR (GENERAL RETAIL)	52,741 SF
AREA REQUIRED:	7,911 SF (15% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	37,808 SF (71% OF SITE AREA)

LANDSCAPE BUFFER STRIP  
 LANDSCAPE BUFFER STRIP REQUIRED @ ALPHA DR.: 25'  
 LANDSCAPE BUFFER STRIP PROVIDED @ ALPHA DR.: 25'

STREET LANDSCAPING  
 ALPHA DR.:  
 TREES REQUIRED (1 PER 50 LF): 6 (285 LF / 50 = 6)  
 TREES PROVIDED: 6 (3" CAL.)

RIGHT-OF-WAY LANDSCAPING  
 R/W LANDSCAPE REQUIRED (GRASS OR GROUNDCOVER) PROVIDED

PARKING LOT LANDSCAPING  
 TOTAL PARKING SPACES REQUIRED: 16 SPACES  
 TOTAL PARKING SPACES PROVIDED: 20 SPACES  
 PARKING LOT LANDSCAPING REQUIRED: N/A (LESS THAN 20,000 SF / 2 ROWS)

IRRIGATION  
 PROPOSED IRRIGATION DESIGN WILL MEET THE REQUIREMENTS OF THE UDC.  
 \* UNDERSTORY TREES PROVIDED ADJACENT TO EXISTING OVERHEAD UTILITIES.

**PLANTING AND IRRIGATION GUARANTEE**

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

**ROOT BARRIERS**

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCLOSE THE ROOTBALL.

**MULCHES**

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

**HOMEYER ENGINEERING, INC.**  
 ENGINEERING, INC.  
 TBPE FIRM REGISTRATION NO. F-84440  
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 972-906-9985 PHONE • 972-906-9987 FAX  
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CANINE AND CO. RESORT  
 1.21 ACRES  
 CITY OF ROCKWALL  
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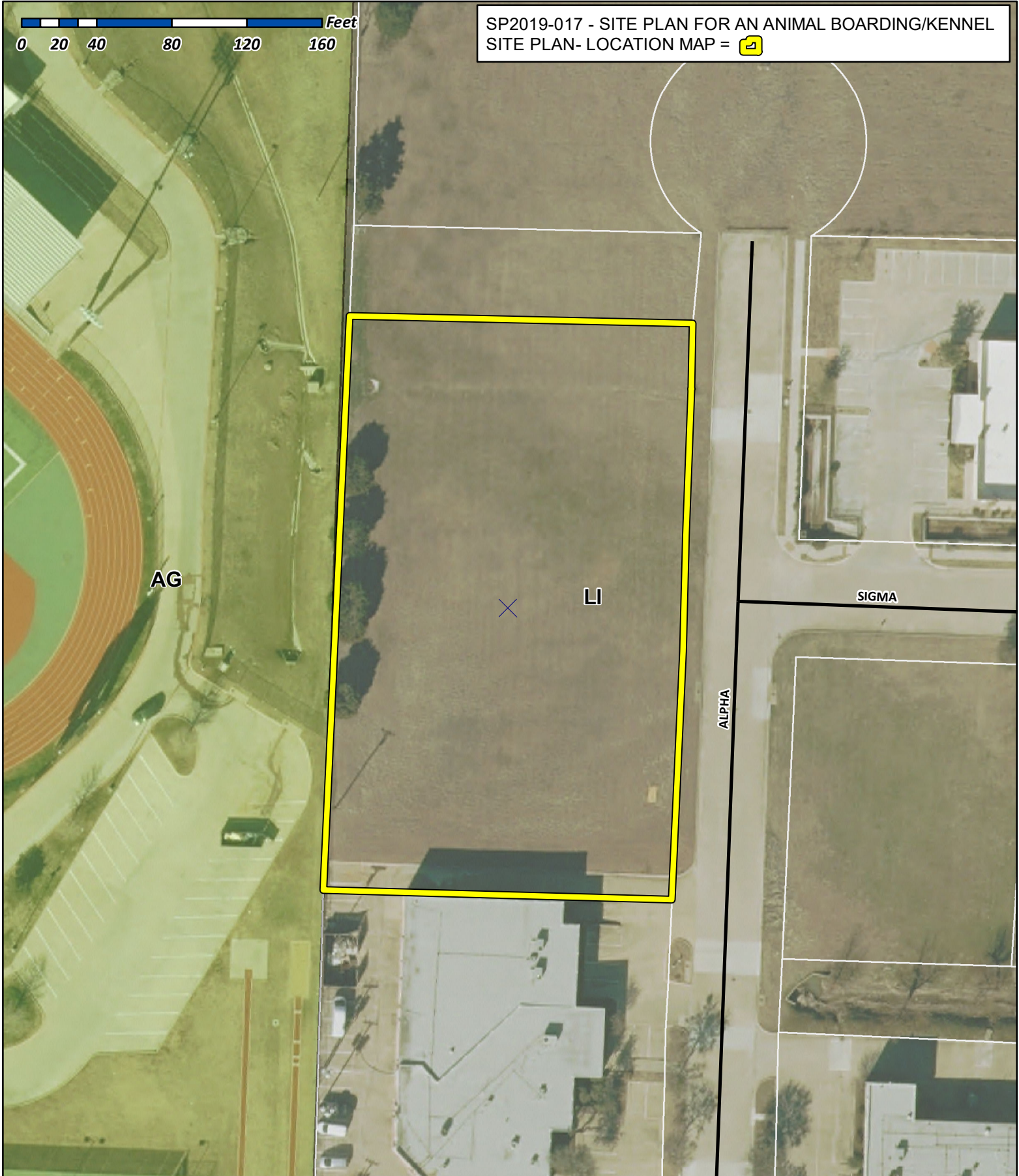
EVERGREEN DESIGN GROUP  
 (800) 680-6630  
 15305 Dallas Pkwy., Ste 300  
 Addison, TX 75001  
 www.landscape-consultants.net

DRAWN: JAN  
 DATE: 09/28/2018  
 HEI #: 18-140

SHEET NO:  
 LP-1

0 20 40 80 120 160 Feet

SP2019-017 - SITE PLAN FOR AN ANIMAL BOARDING/KENNEL  
SITE PLAN- LOCATION MAP = 

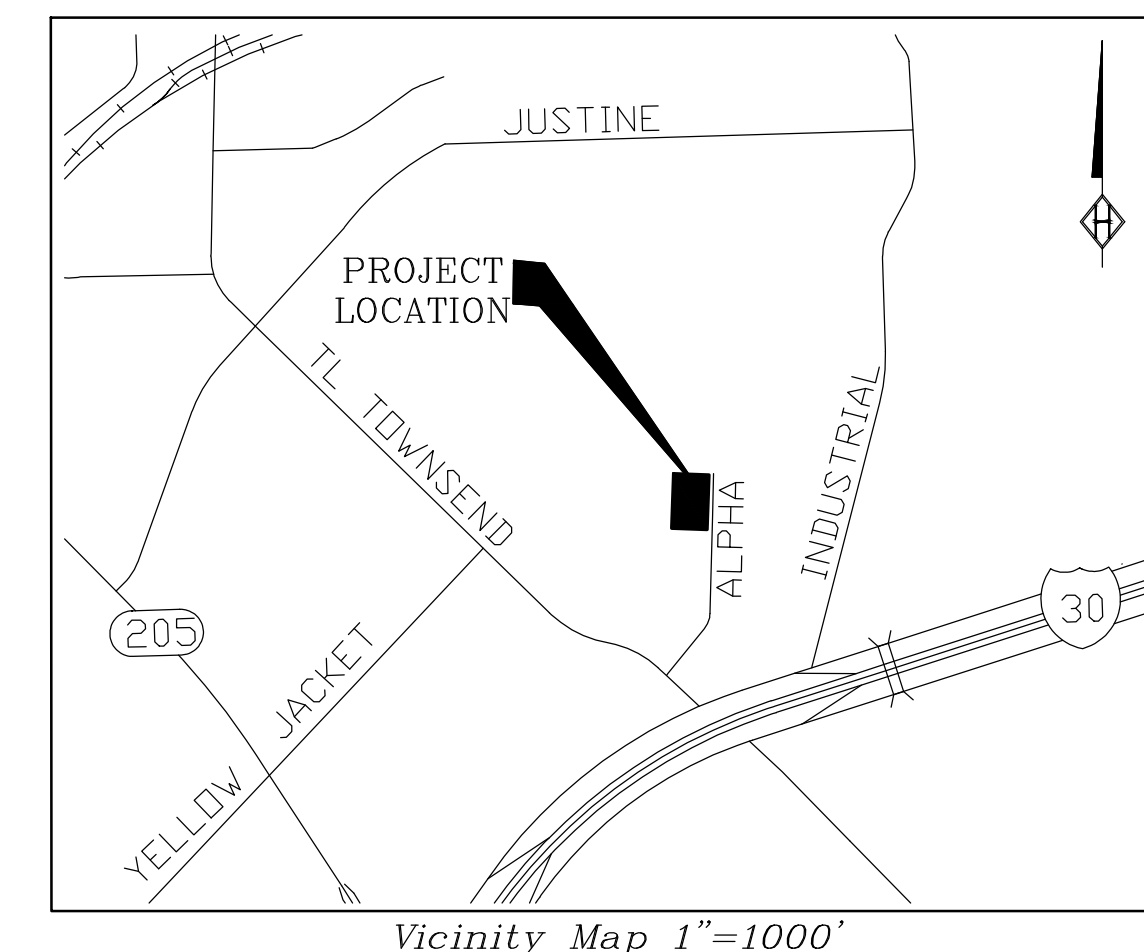
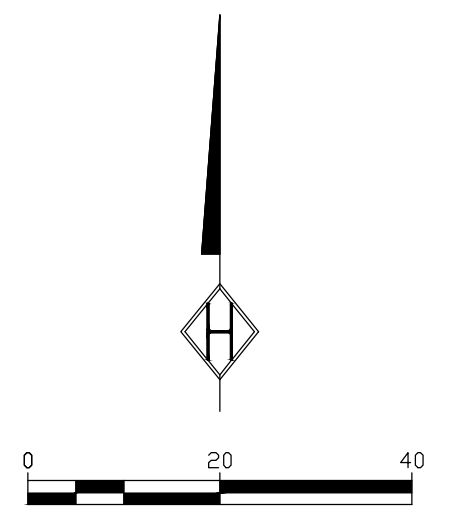
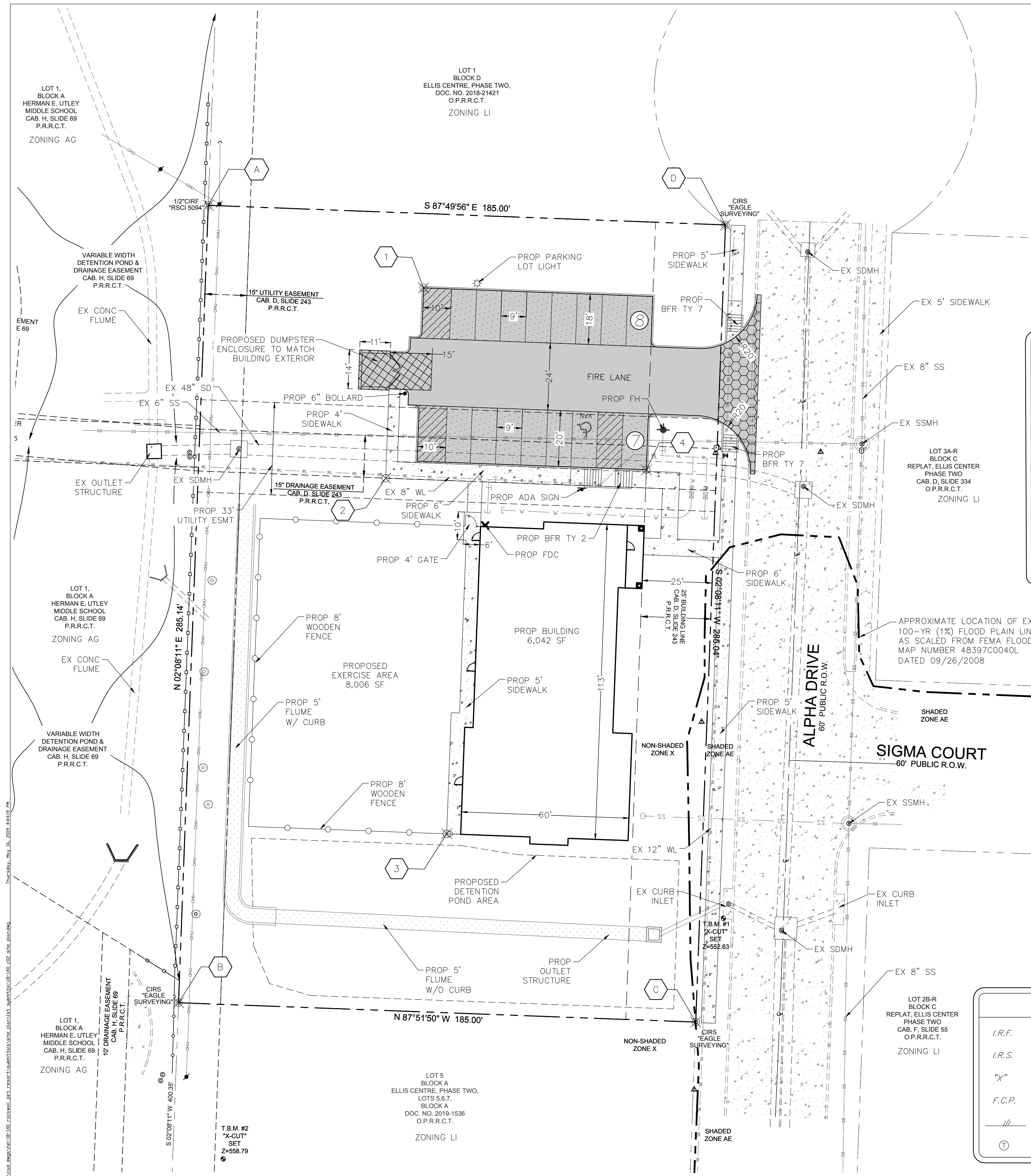


## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





### SITE INFORMATION

LOT AREA: 52,741 SF (1.21 AC)  
 PROPOSED BUILDING AREA: 6,042 SF  
 PROPOSED FLOOR AREA RATIO: 0.11  
 IMPERVIOUS AREA: 22,900 SF (43.42%)  
 PERVIOUS AREA: 29,841 SF (56.58%)  
 PARKING REQUIRED:  
 6,042 SF OFFICE @ 1 SPACE / 500 SF = 12 SPACES  
 PARKING PROVIDED: 12 SPACES  
 HANDICAP PARKING PROVIDED: 1 SPACE

### PAVEMENT LEGEND

**DUMPSTER PAVEMENT**  
 PROPOSED 8" 4,000 PSI CONC. @ 28 DAYS WITH #4 BARS @ 18" O.C.E.W. (DOUBLE MAT)

**DRIVEWAY PAVEMENT**  
 PROPOSED 8" 4,000 PSI CONC. @ 3 DAYS WITH #4 BARS @ 18" O.C.E.W.

**MEDIUM DUTY PAVEMENT (DRIVE AISLE)**  
 PROPOSED 6" 3,600 PSI CONC. @ 28 DAYS WITH #4 BARS @ 18" O.C.E.W.

**LIGHT DUTY PAVEMENT (CAR PARKING)**  
 PROPOSED 6" 3,600 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.

**SIDEWALK PAVEMENT**  
 PROPOSED 4" 3,000 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.

**PAVEMENT NOTES:**

- ALL PAVEMENT SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6" AND COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY AT OR ABOVE OPTIMUM MOISTURE.
- THE CONTRACTOR SHALL DOWEL & EPOXY #4 X 24" SMOOTH BARS @ 24" CENTERS ALONG ALL PROPOSED TO EXISTING CONCRETE EDGES W/ 3/4" EXPANSION JOINT & SELF LEVELING JOINT SEALING COMPOUND.
- THE CONTRACTOR SHALL PROVIDE A 1/2" EXPANSION JOINT W/ SELF LEVELING JOINT SEALING COMPOUND BETWEEN THE PROPOSED CONCRETE PAVEMENT AND THE PROPOSED BUILDING.

### DESIGN POINTS

PT	NORTHING	EASTING	PT	NORTHING	EASTING
A	7022635.9438	2598894.7809	1	7022606.4531	2598971.7350
B	7022351.0041	2598884.1517	2	7022538.4108	2598958.1889
C	7022344.1081	2599069.0232	3	7022411.3558	2598980.0098
D	7022628.9270	2599079.6450	4	7022541.4392	2599051.3665

### LEGEND

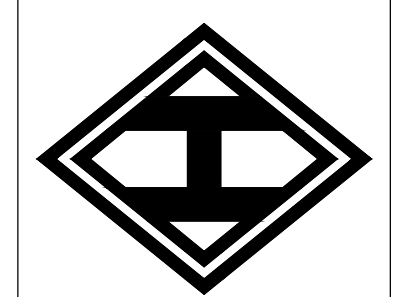
I.R.F. IRON ROD FOUND  
 I.R.S. IRON ROD SET  
 "X" CUT X IN CONCRETE  
 F.C.P. FENCE CORNER POST  
 // ASPHALT  
 (T) TELEPHONE MANHOLE

☼ POWER POLE  
 ⚙ LIGHT POLE  
 ⛶ WATER VALVE  
 (SSMH) SANITARY SEWER MANHOLE  
 ● FIRE HYDRANT  
 ⊕ WM WATER METER

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.  
 STEVEN R. HOMEYER, PE # 86942  
 DATE: 05/17/2019

**HOMEYER**  
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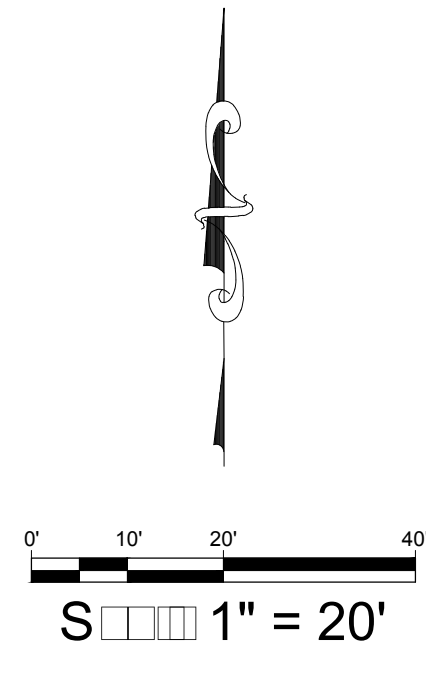
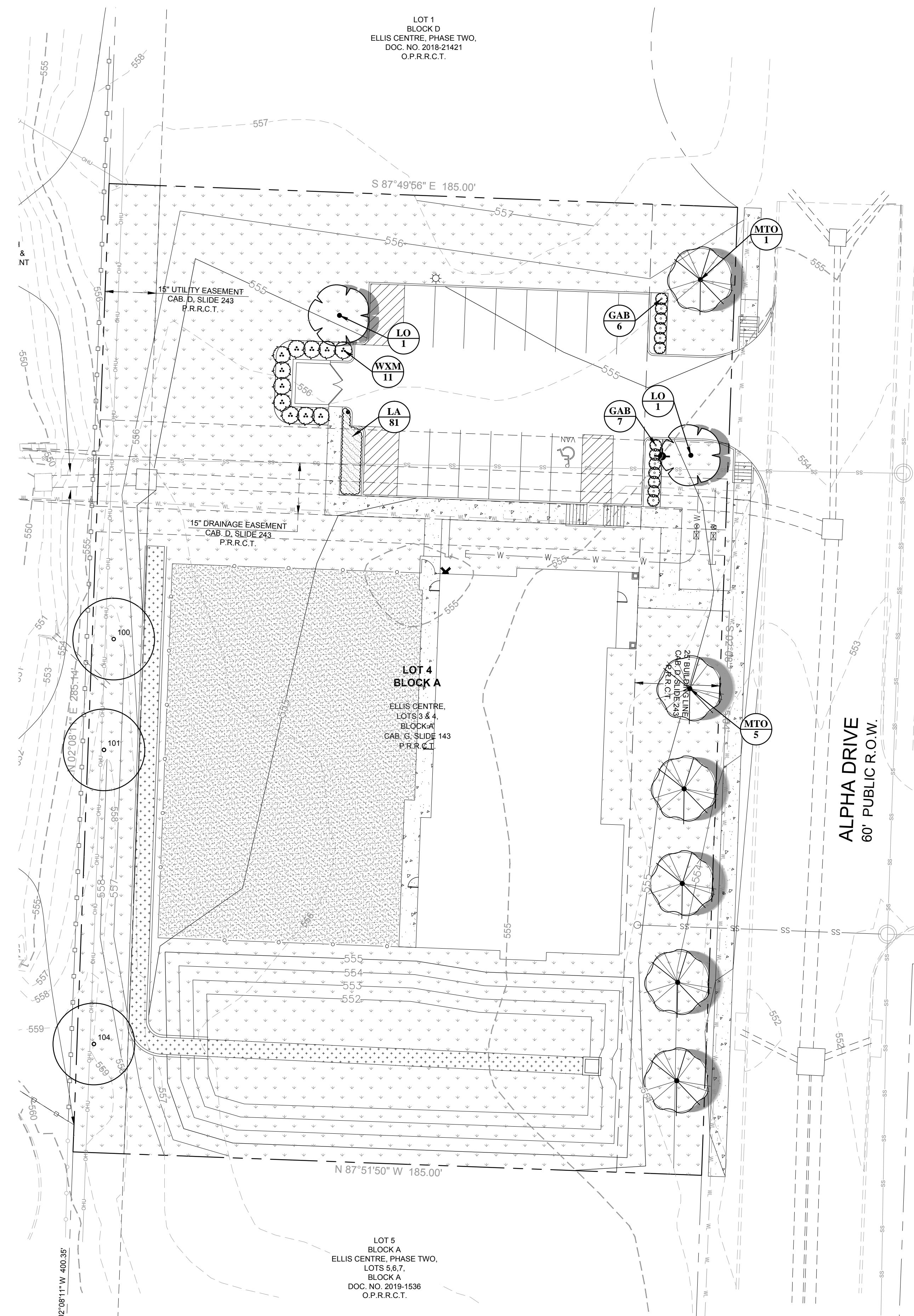


CANINE AND CO. RESORT  
 1.21 ACRES  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

SITE PLAN

DRAWN: JAN  
 DATE: 09/28/2018  
 HEI #: 18-140

SHEET NO:  
 C2



**PLANT SCHEDULE**

TREES	CODE	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE	TY
	EX	E... Tr... R... R... TS... dd...	EXIST.	EXIST.	EXIST.	3
	LO	L... O... / ... ...	CONT.	2" C...	10-12...	2
	MTO	C... d... E... / U... ...	CONT.	2" C...	10-12...	6
SHRUBS	CODE	COMMON NAME / BOTANICAL NAME	SIZE	TY		
	GAB	G... A... / A... 36" ...	5 ...	13		
	WXM	S... W... M... / M... 60" ... 60" ...	...	11		
SHRUB AREAS	CODE	COMMON NAME / BOTANICAL NAME	CONT	SPACING	TY	
	LA	A... Gr... / L... ...	1 ...	15" ...	81	
GROUND COVERS	CODE	COMMON NAME / BOTANICAL NAME	CONT	TY		
	AT	A... Tr... ...	...	7,939 ...		
	CT	B... d... Gr... / C... ...	...	28,574 ...		

**GENERAL PLANTING NOTES**

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION, EXCEPT WHERE NOTED TO REMAIN. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/- 0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN SOD AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC (D. WITT "PRO-5" OR EQUIVALENT) UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
- INSTALL 1/4" GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS WHERE INDICATED ON THE PLAN.
- HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS, UNLESS SHOWN AS SOD.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET, I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN FOR INDIVIDUAL SYMBOLS OR CALLOUT FOR GROUNDCOVER PATTERNS SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING VIA PROPER CHANNELS.
- PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE SITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS AS APPROPRIATE: PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDS AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
  - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY. ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
  - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
  - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEEDED AS APPROPRIATE PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

**LANDSCAPE CALCULATIONS**

CURRENT ZONING: GR GENERAL RETAIL  
 TOTAL SITE AREA: 52,741 SF  
 LANDSCAPE AREA REQUIRED: 7,911 SF (15% OF SITE AREA)  
 LANDSCAPE AREA PROVIDED: 37,808 SF (71% OF SITE AREA)

LANDSCAPE BUFFER STRIP  
 LANDSCAPE BUFFER STRIP REQUIRED: ALPHA DR: 25'  
 LANDSCAPE BUFFER STRIP PROVIDED: ALPHA DR: 25'

STREET LANDSCAPING  
 ALPHA DR: 25'  
 TREES REQUIRED: 1 PER 50 LF  
 TREES PROVIDED: 6 (285 LF / 50 = 6)  
 6 (3" CALL)

RIGHT-OF-WAY LANDSCAPING  
 R/W LANDSCAPE REQUIRED: GRASS OR GROUNDCOVER PROVIDED

PARKING LOT LANDSCAPING  
 TOTAL PARKING SPACES REQUIRED: 16 SPACES  
 TOTAL PARKING SPACES PROVIDED: 20 SPACES  
 PARKING LOT LANDSCAPING REQUIRED: N/A (LESS THAN 20,000 SF / 2 ROWS)

IRRIGATION  
 PROPOSED IRRIGATION DESIGN WILL MEET THE REQUIREMENTS OF THE UDC.  
 UNDERSTORY TREES PROVIDED ADJACENT TO EXISTING OVERHEAD UTILITIES.

**PLANTING AND IRRIGATION GUARANTEE**

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

**ROOT BARRIERS**

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS OR EQUIVALENT. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

**MULCHES**

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

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 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

EVERGREEN DESIGN GROUP  
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 15305 Dallas Pkwy., Ste 300  
 Addison, TX 75001  
 www.landscape-consultants.net

DRAWN: JAN  
 DATE: 09/28/2018  
 HEI #: 18-140

SHEET NO:  
 LP-1

# PLANTING SPECIFICATIONS

## GENERAL

### A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR

1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

### B. SCOPE OF WORK

1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRING BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

## PRODUCTS

### A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.

#### B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:

1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2004. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-FOOT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS SUCH AS 'SHAPED ROOTS'.
3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
5. CALIPER MEASUREMENTS FOR STANDARD SINGLE TRUNK TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

3. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

- D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.

- E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.

- F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, RANGE OF 5.5 TO 8 MOISTURE RETENTION 35 TO 65 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE. SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/M NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.

- G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).

- H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS TOP DRESSING OF TREES AND SHRUBS.

- I. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PROS LANDSCAPE FABRIC OR APPROVED EQUAL.

- J. TREE STAKING AND GUYING
  1. STAKES: 1/2" OR 5/8" GREEN METAL T-POSTS.
  2. GUY AND TIE WIRE: ASTM A641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
  3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.

- K. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.

- L. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

## METHODS

### A. SOIL PREPARATION

1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/- 0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.

2. SOIL TESTING:
  1. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT, CaC, LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
  2. CONTRACTOR SHALL ALSO SUBMIT THE PROJECTS PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
  3. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.

3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.

4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
  1. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING.
  2. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F. AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
  3. AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
  4. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING.
  5. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F. 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
  6. AGRICULTURAL GYPSUM - 100 LBS. PER CU. YD.
  7. IRON SULFATE - 2 LBS. PER CU. YD.

5. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 8" OF SOIL.

## B. GENERAL PLANTING

1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCING NEAR EXISTING TREES:
  1. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER AT BREAST-HIGHT, + 5' ABOVE THE AVERAGE GRADE AT THE TRUNK.
  2. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
  3. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD. TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
  4. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

## C. TREE PLANTING

1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
6. THE TOTAL NUMBER OF TREE STAKES BEYOND THE MINIMUMS LISTED BELOW WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION IF TREES FALL OR LEAN. THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
  1. 1 1/2" TREES: TWO STAKES PER TREE
  2. 2-1/2" 4" TREES: THREE STAKES PER TREE
  3. TREES OVER 4" CALIPER: GUY AS NEEDED
  4. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).

- D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
  1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
  2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

- E. SODDING
  1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
  2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
  3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
  4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
  5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

- F. HYDROMULCHING
  1. TURF HYDROMULCH MIX PER 1,000 SF. SHALL BE AS FOLLOWS:
    1. WINTER MIX: OCTOBER 1 - MARCH 31:
      - 50# CELLULOSE FIBER MULCH
      - 2# UNHULLED BERMUDA SEED
      - 2# ANNUAL RYE SEED
      - 15# 15-15-15 WATER SOLUBLE FERTILIZER
      - SUMMER MIX: APRIL 1 - SEPTEMBER 30:
        - 50# CELLULOSE FIBER MULCH
        - 2# HULLED BERMUDA SEED
        - 15# 15-15-15 WATER SOLUBLE FERTILIZER
    2. SEED HYDROMULCH MIX PER 1,000 SF. SHALL BE AS FOLLOWS:
      - GENERAL:
        - 50# CELLULOSE FIBER MULCH
        - 15# 15-15-15 WATER SOLUBLE FERTILIZER
      - SEED RATE PER LEGEND

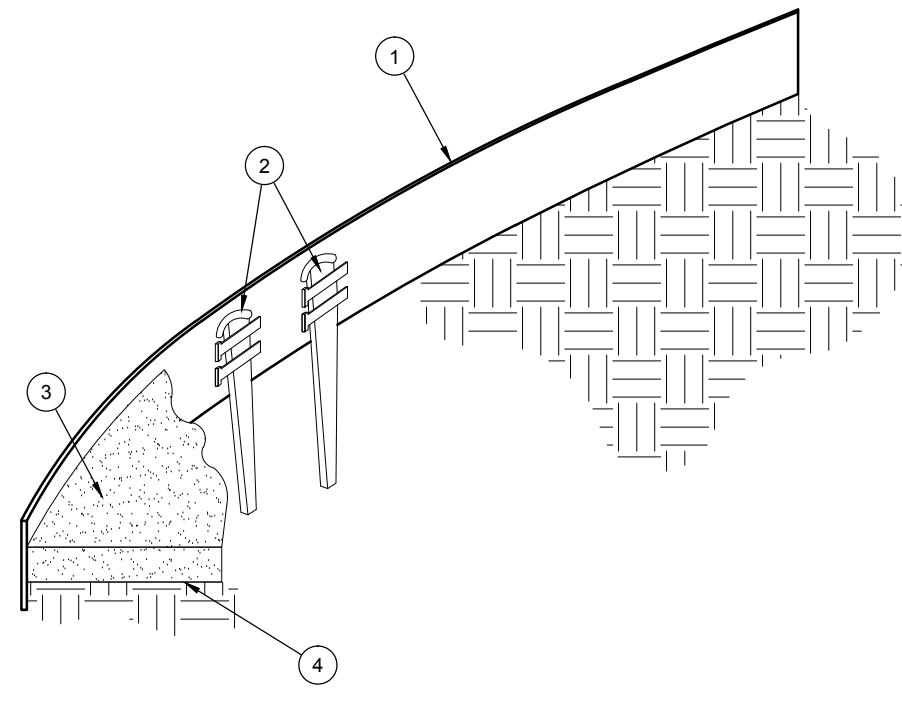
- G. CLEAN UP
  1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
  2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

- H. INSPECTION AND ACCEPTANCE
  1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
  2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
  3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN REINSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

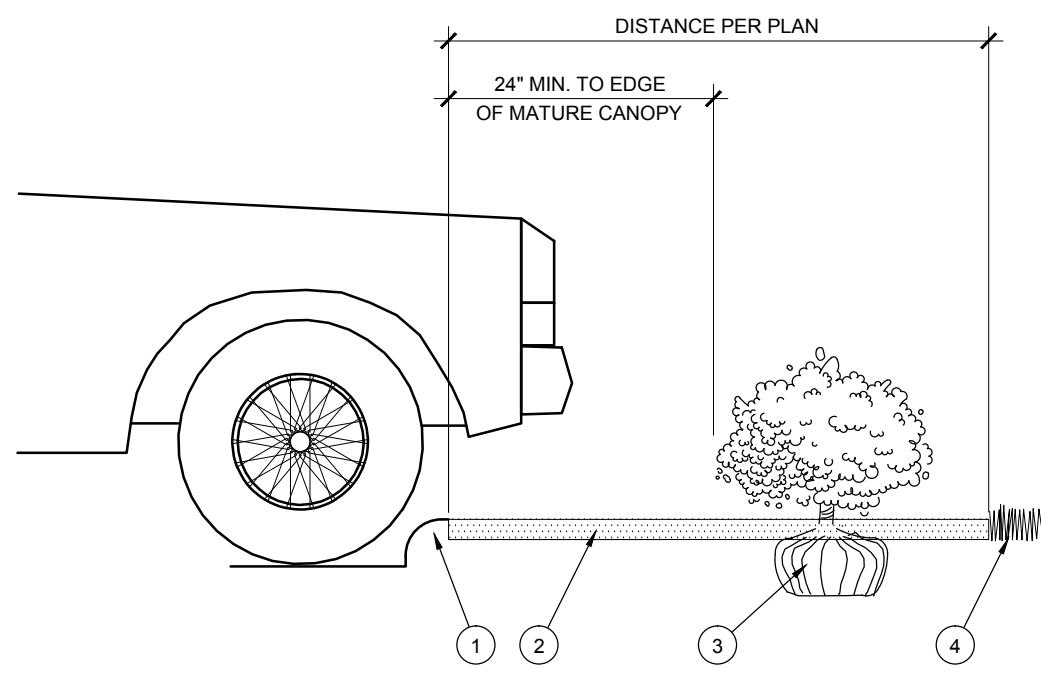
- I. LANDSCAPE MAINTENANCE
  1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWN, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
  2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
  3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
    1. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
    2. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
    3. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDDED OR RESEEDED AS APPROPRIATE PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

- J. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
  1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE. 90 DAYS FOR ANNUAL PLANTS. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
  2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

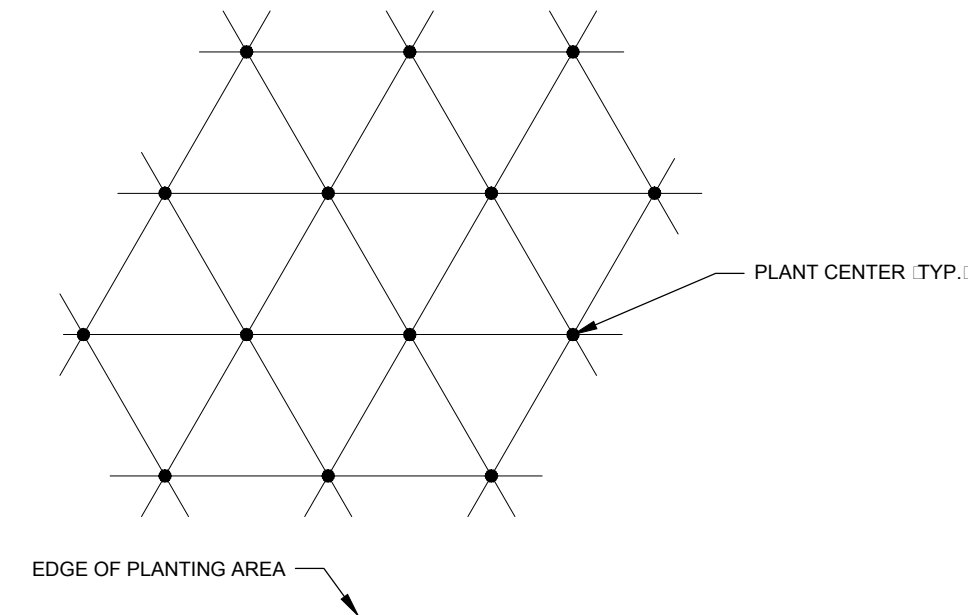
- K. PROVIDE A MINIMUM OF TWO COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



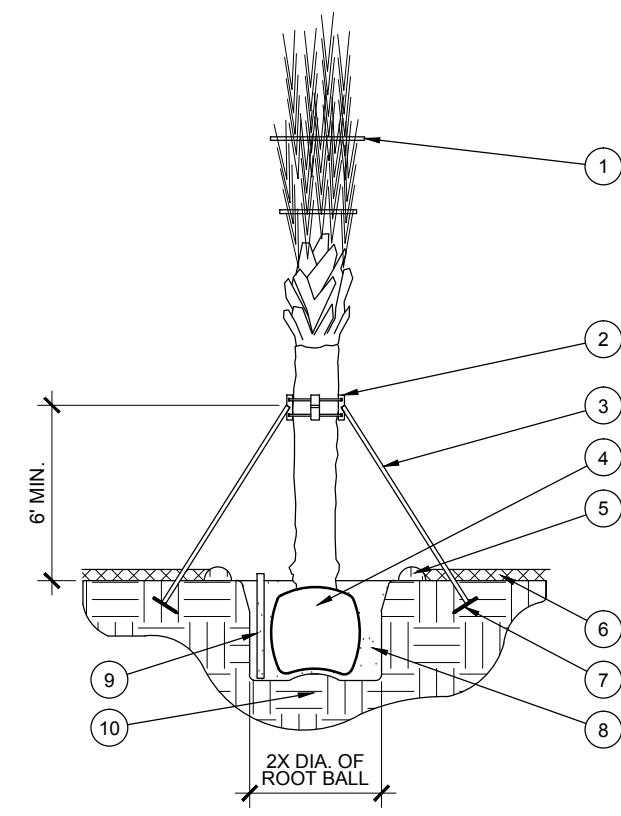
**C STEEL EDGING**  
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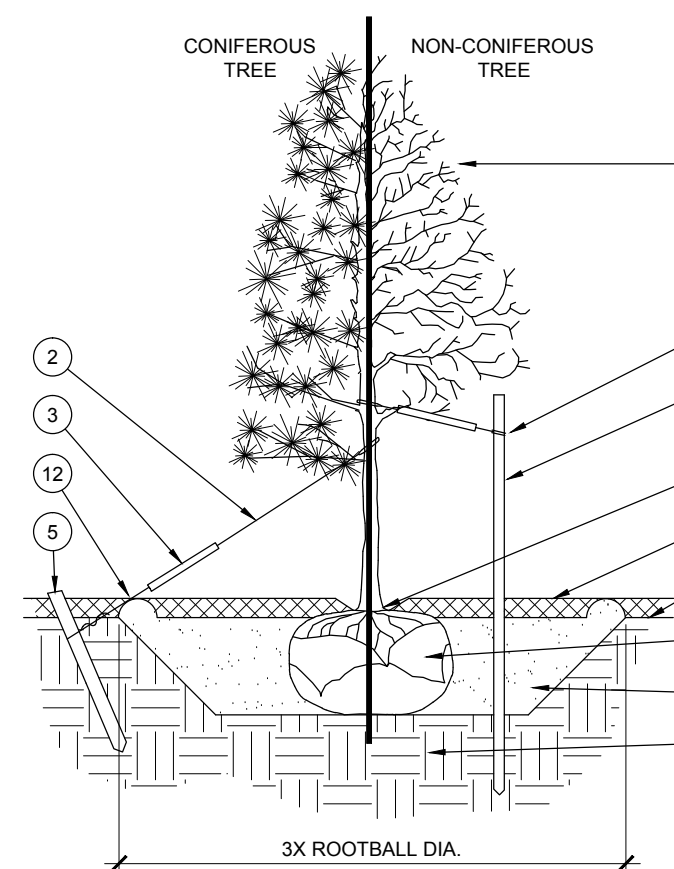
**D HEDGE PLANTING AT PARKING AREA**  
SCALE: NOT TO SCALE



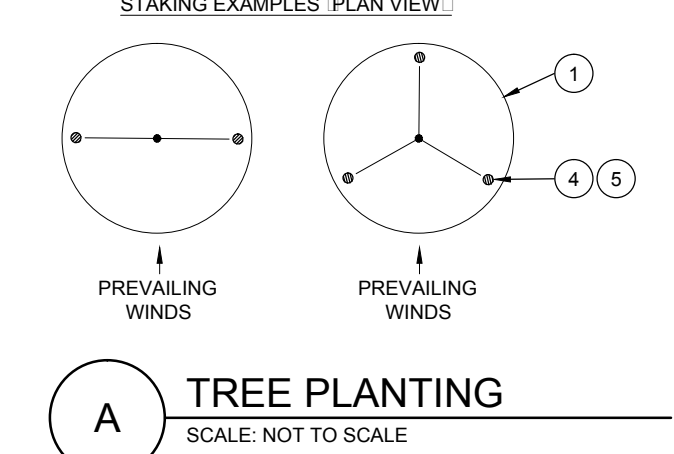
**E PLANT SPACING**  
SCALE: NTS



**F PALM PLANTING**  
SCALE: NOT TO SCALE

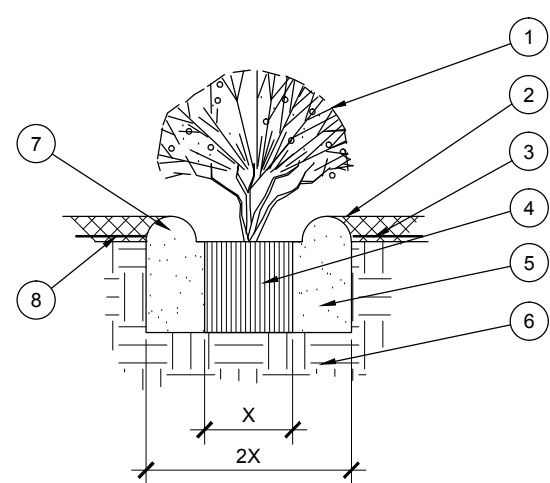


**A TREE PLANTING**  
SCALE: NOT TO SCALE



**B SHRUB/PERENNIAL PLANTING**  
SCALE: NTS

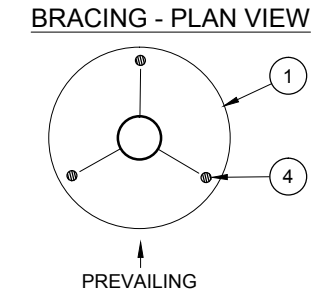
1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.
8. WEED FABRIC UNDER MULCH.



**C BRACING - PLAN VIEW**  
SCALE: NOT TO SCALE

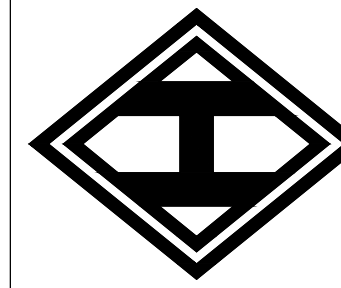
1. BIODEGRADABLE TWINE.
2. PALM BRACE SYSTEM.
3. 2" X 4" SUPPORT, TOENailed TO BRACE SYSTEM 3'-0" DO NOT NAIL TO PALM.
4. ROOT BALL.
5. 4" HIGH TEMPORARY WATERING BASIN.
6. MULCH PER PLANS. DO NOT ALLOW MORE THAN 1" OF MULCH WITHIN 12" OF TRUNK.
7. 2" X 4" X 12" DEADMAN, BURIED 12" MIN. BELOW GRADE.
8. BACKFILL MIX PER SPECIFICATIONS AND SOIL TEST RECOMMENDATIONS.
9. 4" PERFORATED PVC WATER MONITORING TUBE WRAPPED IN FILTER FABRIC (ANY APPROVED) - TWO PLACES AROUND PALM.
10. UNDISTURBED SUBGRADE.

### BRACING - PLAN VIEW



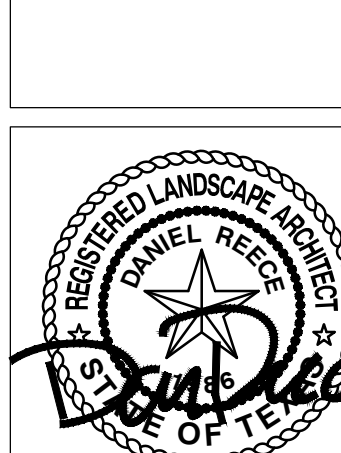
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING PALM.
2. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ZONE OF ROOT INITIATION IS 3'-5" BELOW FINISH GRADE.
3. DO NOT REMOVE ANY LIVE FRONDS PRIOR TO DIGGING AT THE NURSERY.
4. AFTER PLANTING, LOOSEN THE TWINE SO THAT THE FRONDS MAY MOVE, BUT THE TERMINAL BUD IS PROTECTED.

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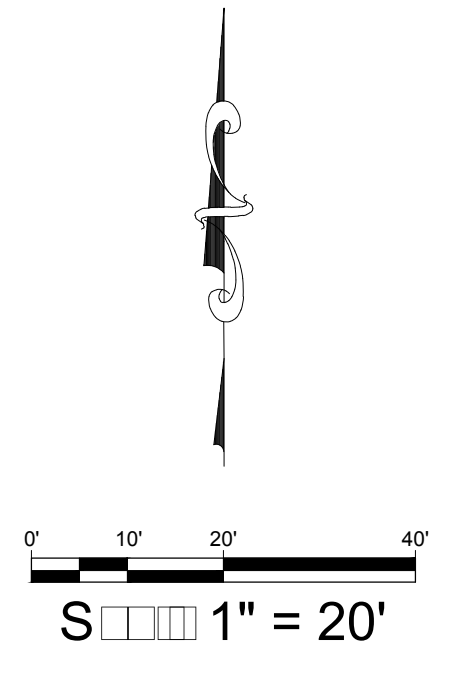
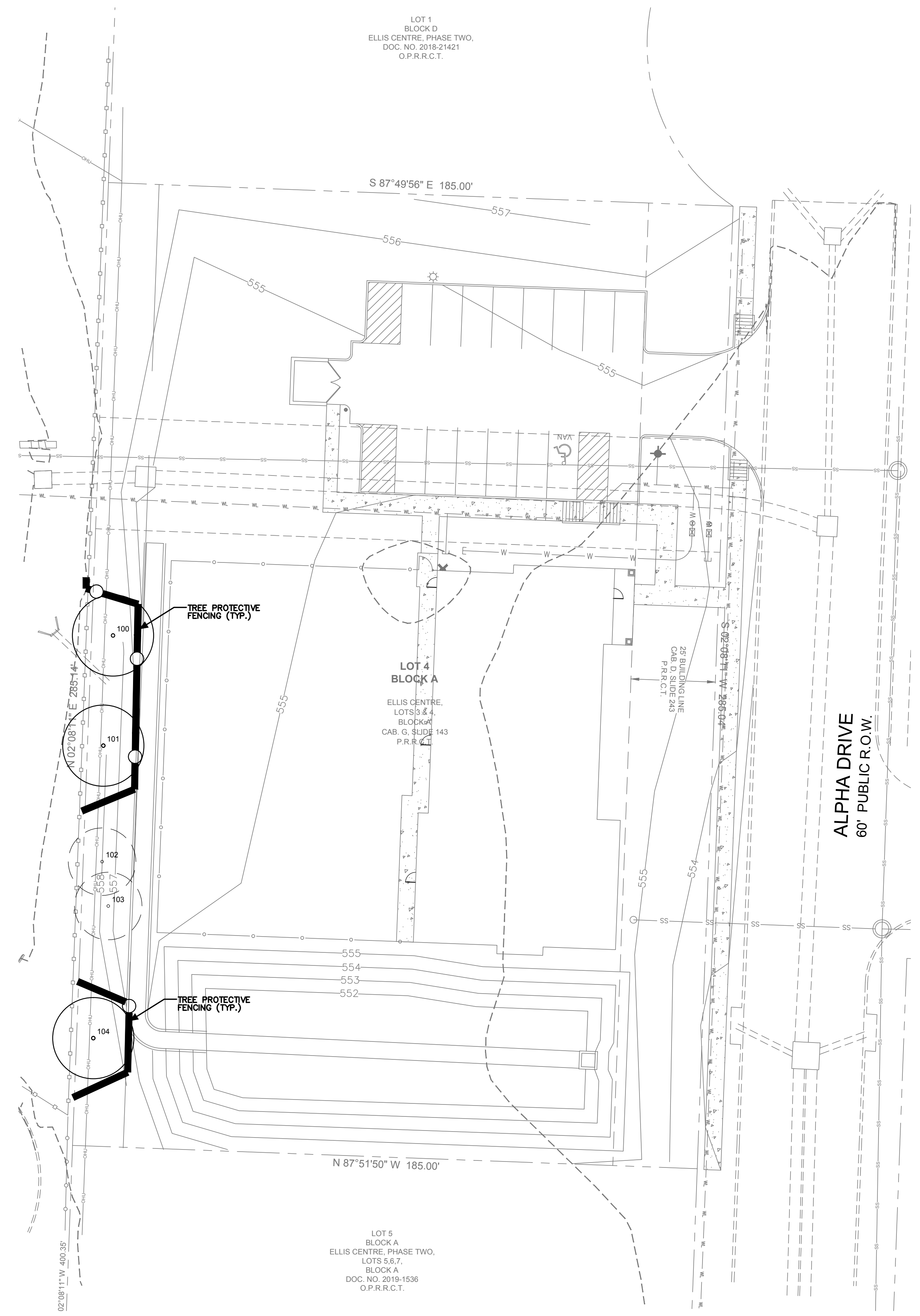
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DATE: 09/28/2018

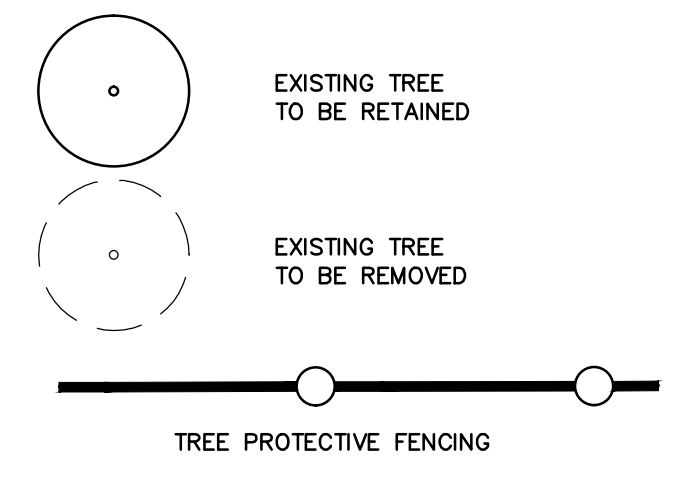
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ELLIS CENTRE, PHASE TWO,  
DOC. NO. 2018-21421  
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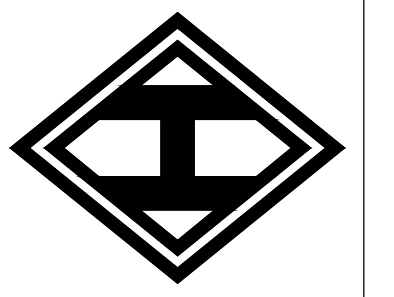
LEGEND



ID	SIZE/TYPE	REMOVED	MITIGATION
100	12" CEDAR	NO	NO
101	12" CEDAR	NO	NO
102	10" CEDAR	YES	NO
103	10" CEDAR	YES	NO
104	12" CEDAR	NO	NO

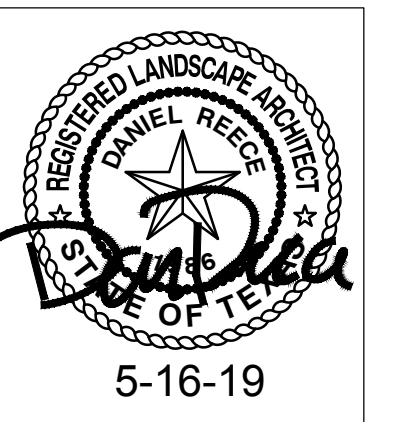
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DATE: 09/28/2018  
HEI #: 18-140

SHEET NO:  
TS-1



## TREE PROTECTION SPECIFICATIONS

### MATERIALS

- FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
- POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL T-SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
- TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
- USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

### CONSTRUCTION METHODS

ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.

EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING. ENSURE ALL TREES RECEIVE A COMMERCIAL-GRADE ROOT STIMULATOR APPLICATION AFTER PRUNING.

PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE DRIPLINE AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST OR IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS AT THE DRIP LINE OF TREES. ROOT PROTECTION ZONE, RPZ, AND/OR LANDSCAPE PLANT MATERIAL INCLUDING NATURAL AREAS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION.

PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.

THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.

THE INSTALLATION POSTS WILL BE PLACED EVERY 6 FEET AROUND THE DRIP LINE OR RPZ AND EMBEDDED TO 18 INCHES DEEP. FABRIC ATTACHMENT SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.

- DO NOT CLEAR, FILL OR GRADE IN THE RPZ OF ANY TREE.
- DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
- DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE SPREAD OF THE TREE BRANCHES.
- DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE SPREAD OF THE TREE BRANCHES EX. PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING.
- DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
- DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL) ETC. TO ENTER THE RPZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE RPZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.

ROUTE UNDERGROUND UTILITIES TO AVOID THE RPZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.

THE CONTRACTOR SHOULD AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION.

REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.

TREES DAMAGED OR LOST DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S SATISFACTION.

ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER PRIOR TO ITS REMOVAL.

COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.

IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

WATER ALL TREES, MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.

WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

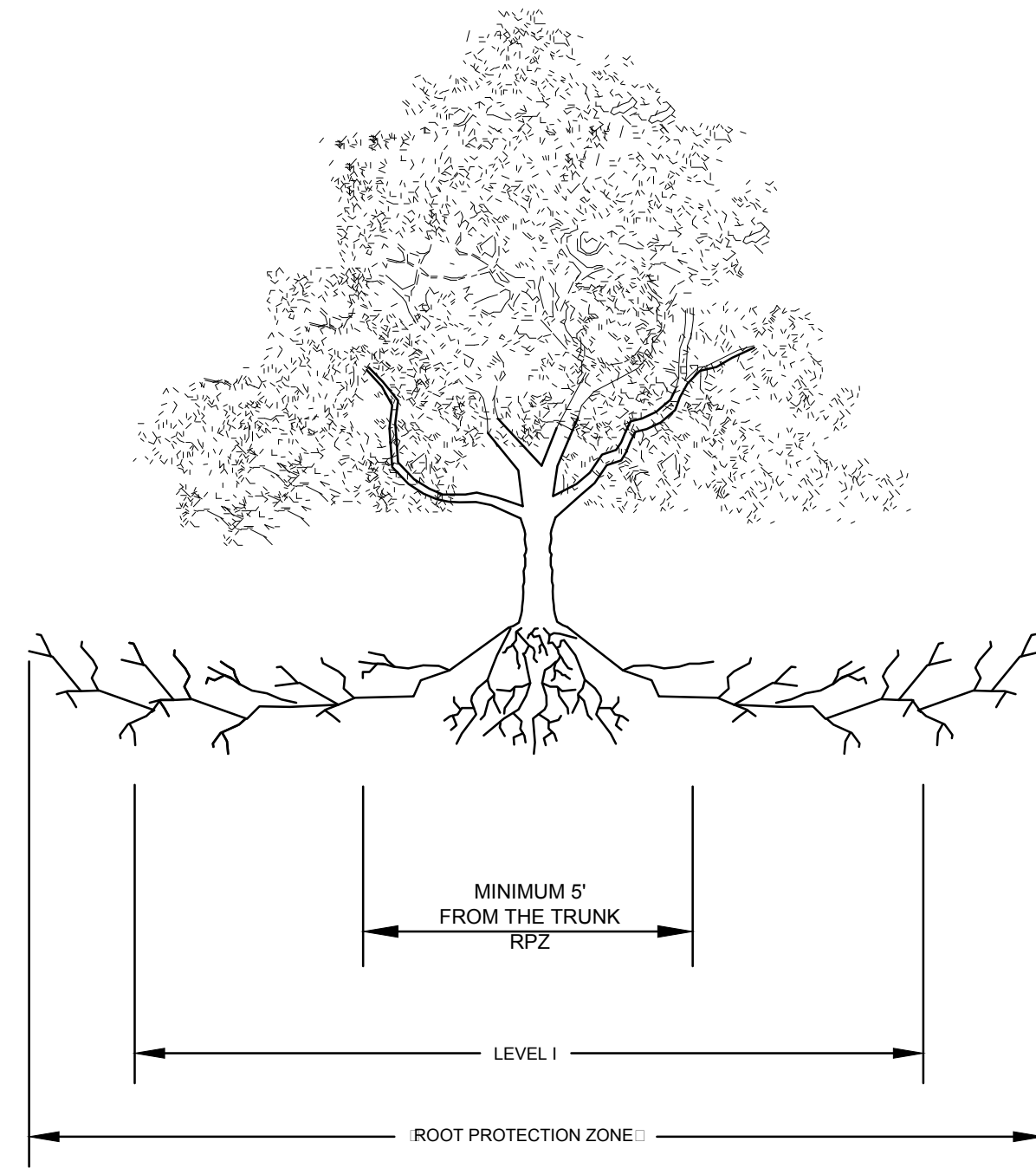
WHEN AN EXCAVATION OR EMBANKMENT IS PLACED WITHIN THE DRIPLINE OF ANY TREE GREATER THAN EIGHT INCHES IN DIAMETER, A TREE WELL SHALL BE CONSTRUCTED TO PROTECT THE TREE AS INDICATED, WHEN THE CUT OR FILL EXCEEDS EIGHT INCHES.

WHERE PAVING OR FILLING IS NECESSARY WITHIN THE DRIPLINE OF ANY TREE EIGHT INCHES OR GREATER, A PERMEABLE PAVEMENT AND AERATION SYSTEM MUST BE INSTALLED.

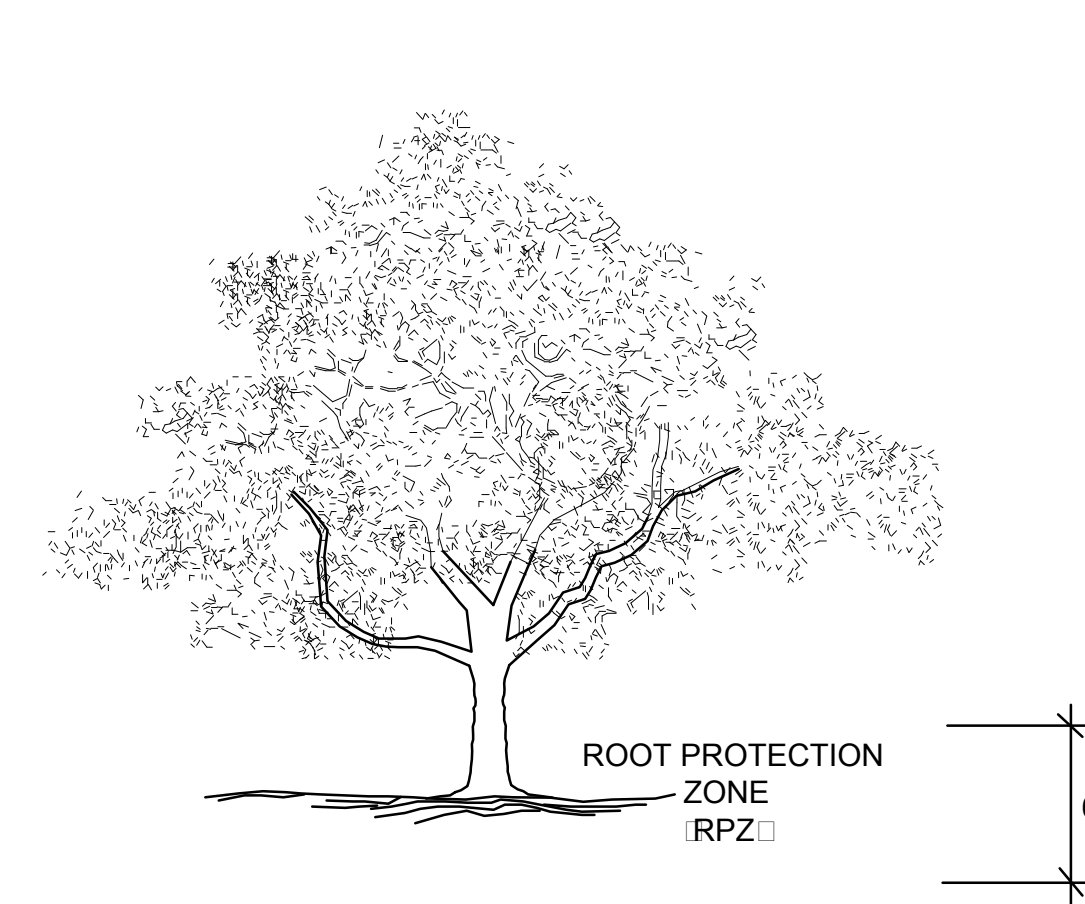
CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

## TREE PROTECTION REQUIREMENTS

- A ROOT PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE OR ANY VEGETATION TO BE PRESERVED. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY THE RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE (1) LINEAR FOOT FOR EACH INCH DIAMETER INCH AT BREAST HEIGHT (4.5' OF THE TREE. EXAMPLE: A 10-INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE.
- NO WORK SHALL BEGIN WHERE TREE PROTECTION FENCING HAS NOT BEEN COMPLETED AND APPROVED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING WILL BE A MINIMUM OF 4' HEIGHT.
- ALL ROOTS LARGER THAN ONE-INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
- EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE WORK DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
- NO EQUIPMENT, VEHICLES OR MATERIALS SHALL BE OPERATED OR STORED WITHIN THE ROOT PROTECTION ZONE. NO CLEAN-OUT AREAS WILL BE CONSTRUCTED SO THAT THE MATERIAL WILL BE IN OR MIGRATE TO THE ROOT PROTECTION ZONE.
- NO GRADE CHANGE MORE THAN 3" IS ALLOWED WITHIN THE ROOT PROTECTION ZONE.
- ROOTS OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL WOUNDS SHALL BE PAINTED WITHIN 30 MINUTES TO PREVENT OAK WILT INFECTION (OAK TREES ONLY).
- ANY TREE REMOVAL SHALL BE APPROVED BY THE LOCAL JURISDICTION'S ARBORIST.
- TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE REPLACED WITH TREES QUANTITIES AND SIZES ACCEPTABLE TO THE LOCAL JURISDICTION.
- TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE WATERING THE ROOT PROTECTION ZONE AND/OR WASHING FOLIAGE.
- NO WIRES, NAILS OR OTHER MATERIALS MAY BE ATTACHED TO PROTECTED TREES.
- THE ROOT PROTECTION ZONE SHALL BE PRESERVED AT NATURAL GRADE. NO CUTTING, FILLING, TRENCHING, ROOT DISTURBANCE, SOIL DISTURBANCE, OR CONSTRUCTION SHALL OCCUR CLOSER TO THE TRUNK THAN ONE-HALF (1/2) THE ROOT PROTECTION ZONE RADIUS EXCEPT IN PARKING AREAS, WHERE APPROVED ALTERNATIVE MATERIALS AND METHODS MAY BE USED AND CONSTRUCTION MAY OCCUR AS CLOSE AS FIVE (5) FEET FROM THE ROOT FLARES ON ONE SIDE OF THE TREE. NATIVE UNDERSTORY VEGETATION WITHIN THE ROOT PROTECTION ZONE SHALL BE PRESERVED, HOWEVER THE REQUIREMENT DOES NOT APPLY TO ROOT PROTECTION ZONE AREAS THAT HAVE BEEN LANDSCAPED. THE ROOT PROTECTION ZONE MAY BE SHIFTED AND CLUSTERED AS LONG AS THERE IS NO CONSTRUCTION CLOSER TO THE TRUNK THAN ONE-HALF (1/2) THE ROOT PROTECTION ZONE RADIUS. THE CONSTRUCTION OF SIDEWALKS SHALL BE ALLOWED IN THE ROOT PROTECTION ZONE, AS LONG AS EXCAVATION DOES NOT EXCEED THREE (3) INCHES.
- DURING CONSTRUCTION ACTIVITY ON SITE, AT LEAST A SIX-INCH LAYER OF A COARSE MULCH SHALL BE PLACED AND MAINTAINED OVER THE ROOT PROTECTION ZONE. THE IMPERVIOUS COVER MAY ENCR OACH WITHIN THE ROOT PROTECTION ZONE IF SAID ENCROACHMENT IS APPROVED BY THE ARBORIST.



**A** TREE PROTECTION FENCE - ELEVATION  
SCALE: NOT TO SCALE



6" MULCH INSIDE RPZ

### NOTES:

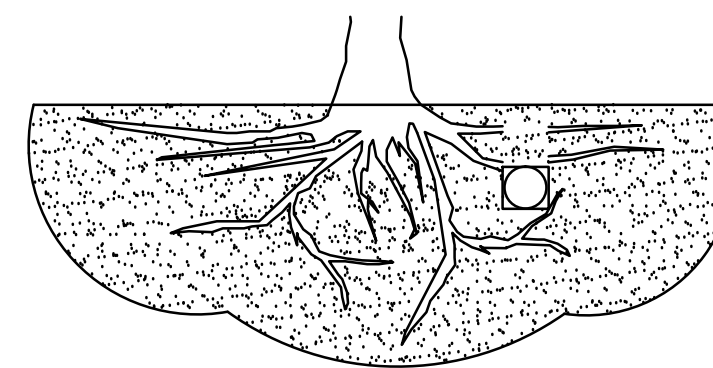
- THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
- FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

**B** TREE PROTECTION FENCE  
SCALE: NOT TO SCALE

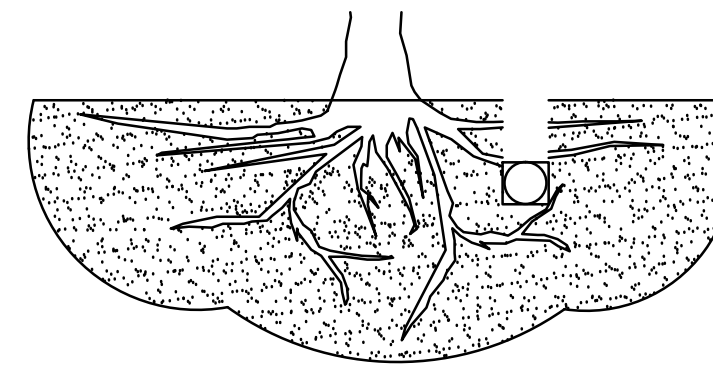
TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.

12" MIN & 48" MAX DEPTH

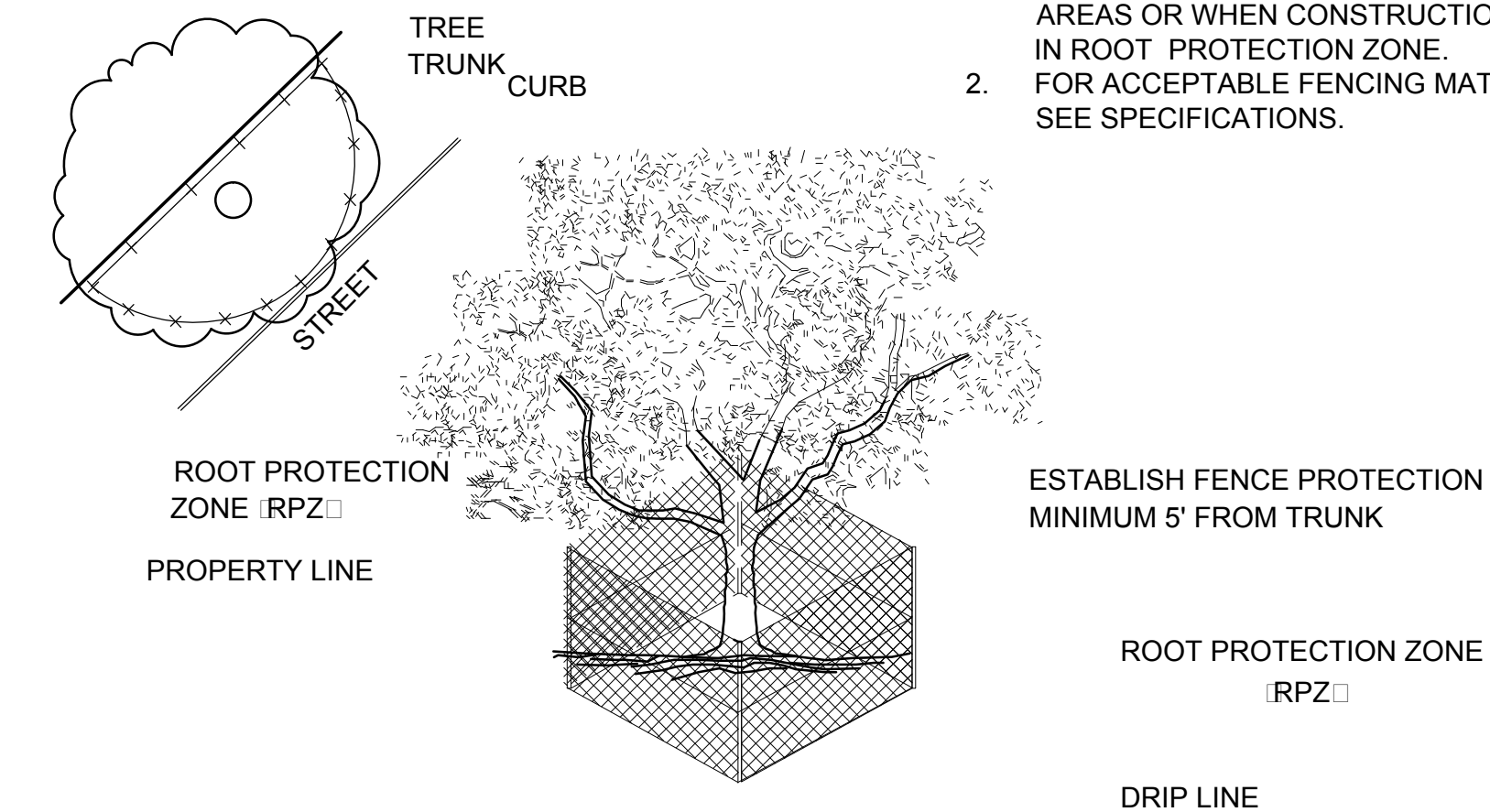


TUNNEL TO MINIMIZE ROOT DAMAGE. TOP AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

**D** BORING THROUGH ROOT PROTECTION ZONE  
SCALE: NOT TO SCALE

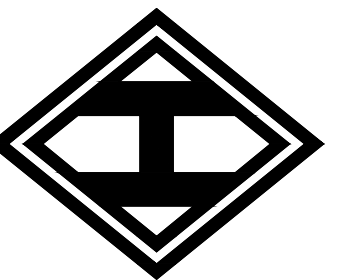


6" MULCH INSIDE RPZ  
IF BARE DIRT

8" MULCH OUTSIDE RPZ  
AND UNDER DRIP LINE AS MINIMAL  
PROTECTION FOR ROOTS FROM  
CONSTRUCTION ACTIVITIES

**C** TREE PROTECTION FENCE - LEVEL 2  
SCALE: NOT TO SCALE

**HOMEYER**  
ENGINEERING, INC.  
TBE FIRM REGISTRATION NO. F-8440  
P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029  
972-906-9985 PHONE • 972-906-9987 FAX  
WWW.HEI.US.COM



CANINE AND CO. RESORT  
1.21 ACRES  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

**EVERGREEN**  
DESIGN GROUP  
(800) 680-6630  
15305 Dallas Pkwy., Ste 300  
Addison, TX 75001  
www.EvergreenDesignGroup.com



5-16-19

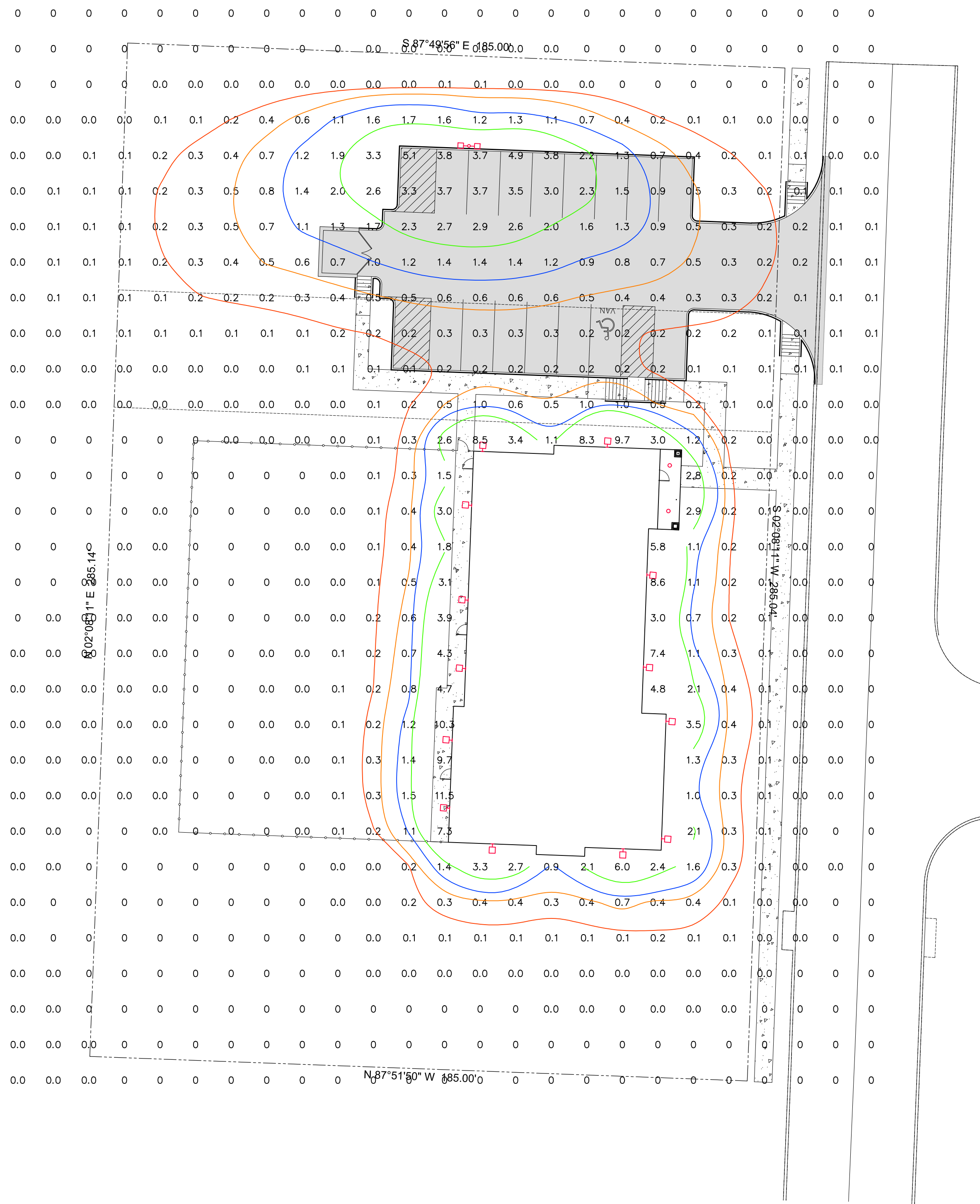
DRAWN: JAN

DATE: 09/28/2018

HEI #: 18-140

SHEET NO:  
TS-2

TREE SURVEY



**LUMINAIRE SCHEDULE**

CALLOUT	SYMBOL	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	QUANTITY
C	○	1200 lumen RL56 LED Downlight	ELECTRONIC	CEILING	EATON - HALO, RL560WH12940	120V 1P 2W	2
S2	□	PREVALE AREA AND ROADWAY LUMINAIRE(2) 70 CRI, 3000K LEDS AND TYPE III OPTICS WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH.	ELECTRONIC	POLE	EATON - LUMARK, PRV-A40-D-UNV-T3-BZ-7030-HSS	120V 1P 2W	1
W	□	SAYLITE DCC150 SERIES	ELECTRONIC	WALL	SAYLITE - DCC150, DCC150L42W3424LMV50K	120V 1P 2W	13

**GENERAL PHOTOMETRIC SCHEDULE**

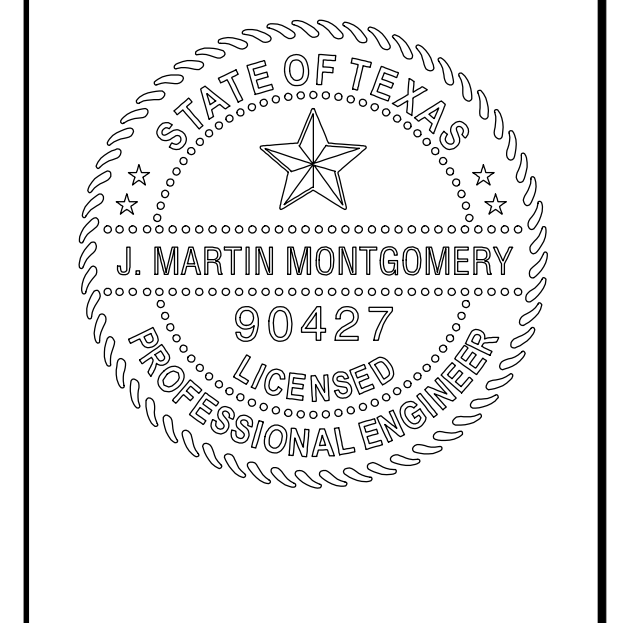
AVERAGE FOOT-CANDLES	0.46
MAXIMUM FOOT-CANDLES	11.5
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	11.47 / 0.00
AVERAGE TO MINIMUM FC RATIO	0.46 / 0.00

**CITY OF ROCKWALL OUTDOOR LIGHTING FOR NONRESIDENTIAL PROPERTIES MINIMUM REQUIREMENTS:**

- A. GLARE. IN ORDER TO PRESERVE THE NIGHT SKY AND TO REDUCE GLARE ON ROADWAYS, PEDESTRIAN AREAS AND ADJACENT DEVELOPMENT, LIGHT SOURCES (E.G. LIGHT BULBS) SHALL BE ORIENTED DOWN AND TOWARD THE CENTER OF THE SITE OR SHIELDED SO AS TO NOT BE VISIBLE FROM THE PROPERTY LINE. THIS APPLIES TO REFRACTORY LENSES WHICH EXTEND BEYOND THE LIGHTING FIXTURE AND ARE DESIGNED TO REDIRECT THE LIGHTING SOURCE HORIZONTALLY. THIS DOES NOT APPLY TO NEON OR INTERNALLY LIT SIGNS, OR TO DECORATIVE LIGHTING WITH 15 WATTS OR LESS PER BULB.
- B. LIGHT AT RESIDENTIAL PROPERTY LINE. THE ALLOWABLE MAXIMUM LIGHT INTENSITY MEASURED AT THE PROPERTY LINE OF A RESIDENTIALLY ZONED LOT SHALL BE 0.2 OF ONE FOOTCANDLE.
- C. LIGHT AT NONRESIDENTIAL PROPERTY LINE. THE ALLOWABLE MAXIMUM LIGHT INTENSITY MEASURED AT THE PROPERTY LINE OF ANY NONRESIDENTIALLY ZONED LOT SHALL BE 0.2 OF ONE FOOTCANDLE. FOR PLANNED SHOPPING CENTERS OR OTHER COMMERCIAL DEVELOPMENTS THAT CONTAIN MORE THAN ONE LOT, THE PLANNING AND ZONING COMMISSION MAY CONSIDER LIGHTING PLANS THAT ARE INTENDED TO INCREASE LIGHTING EFFICIENCY AND REDUCE THE NUMBER OF OVERALL LIGHT FIXTURES, BUT RESULT IN LIGHT SPILLOVER ACROSS COMMON LOT LINES WITHIN THE SAME DEVELOPMENT. HOWEVER, IN NO CASE SHALL LIGHT LEVELS EXCEED 0.2 FC AT THE PROPERTY LINES ADJACENT TO THE STREET AND/OR ALONG THE PERIMETER OF THE DEVELOPMENT.
- D. HEIGHT. NO LIGHT POLE, BASE OR COMBINATION THEREOF SHALL EXCEED 30 FEET, UNLESS FURTHER RESTRICTED WITHIN AN OVERLAY DISTRICT AS SPECIFIED IN ARTICLE V OF THIS [UNIFIED DEVELOPMENT] CODE.
- E. BUILDING AND POLE MOUNTED LIGHTING. ALL BUILDING AND POLE MOUNTED LUMINARIES EXCEEDING 15 WATTS SHALL BE DIRECTED DOWN WITH EITHER A PARTIAL CUT-OFF OR FULL CUT-OFF SOURCE.
- F. UNDER-CANOPY LIGHTING. ALL UNDER-CANOPY LIGHTING, INCLUDING, BUT NOT LIMITED TO, THOSE FIXTURES UTILIZED AT FUELING STATIONS, DRIVE-THROUGH LANES, AND COVERED PARKING STRUCTURES, SHALL BE FULLY RECESSED INTO THE CANOPY
- G. ILLUMINATION. THE MAXIMUM OUTDOOR MAINTAINED, COMPUTED AND MEASURED ILLUMINATION LEVEL WITHIN ANY NONRESIDENTIAL DEVELOPMENT SHALL NOT EXCEED 20 FC OUTDOORS AT ANY POINT ON THE SITE, WITH THE FOLLOWING EXCEPTIONS:
  1. UNDER-CANOPY LIGHTING (E.G., FUEL STATIONS, DRIVE-THROUGH LANES AND COVERED PARKING STRUCTURES) SHALL NOT EXCEED 35 FC. THE REMAINDER OF THE PROPERTY SHALL COMPLY WITH THE 20-FC MAXIMUM.
  2. LIGHTING FOR MOTOR VEHICLE DEALERSHIPS SHALL NOT EXCEED 30 FC WITHIN THE FRONT YARD(S) OF THE DEVELOPMENT. THE REMAINDER OF THE PROPERTY SHALL COMPLY WITH THE 20-FC MAXIMUM.
- H. EXEMPTIONS. HISTORIC OR ANTIQUE-STYLE PEDESTRIAN LIGHT FIXTURES APPROVED BY THE PLANNING AND ZONING COMMISSION ARE EXCLUDED FROM THESE STANDARDS.



PROJECT:  
 TRISTAR  
 ROCKWALL PET RESORT  
 LOT 3 & 4 BLOCK A, ELLIS CENTRE  
 ROCKWALL, TX, 75087



J. MARTIN MONTGOMERY  
 REGISTERED PROFESSIONAL  
 ENGINEER STATE OF TEXAS - NO.  
 90427  
 RCS ENTERPRISES, LP F-2071

NO.	DATE	REVISION HISTORY	
		DESCRIPTION	

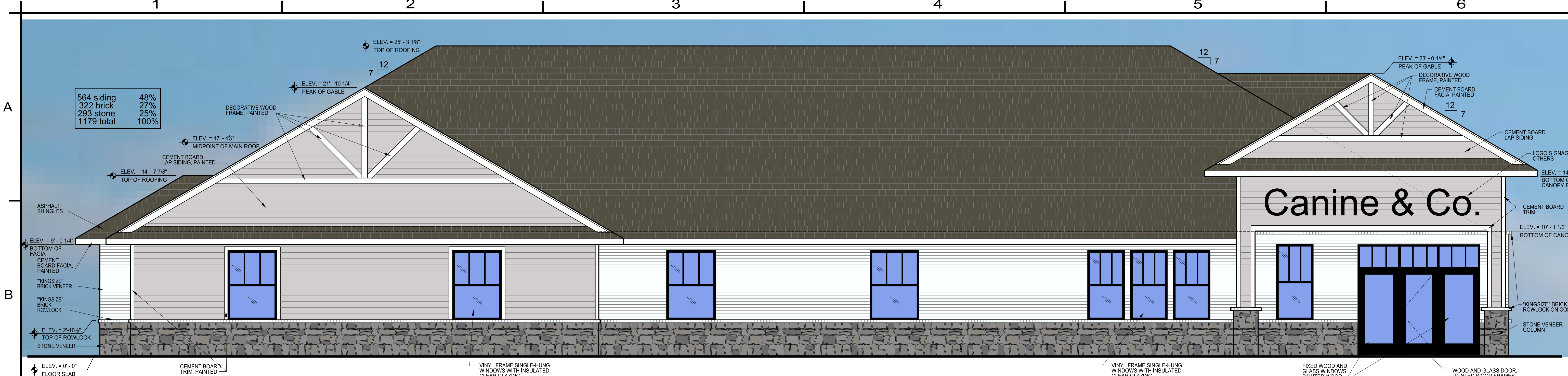
ISSUE DATE: 05/09/2019

DRAWN BY: RF

SCALE: N.T.S.      24x36

SHEET NUMBER:

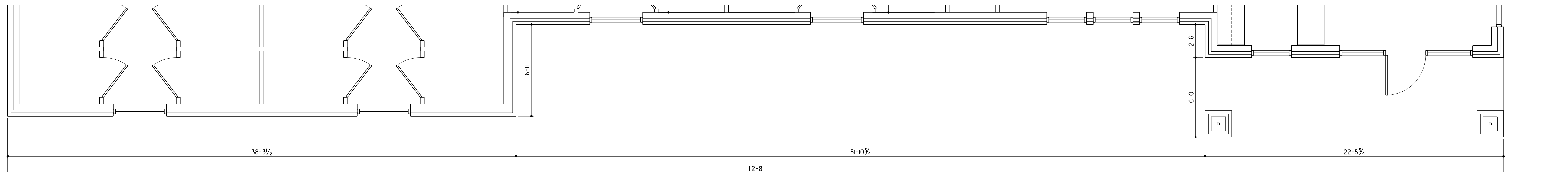
**E1.1**



564 siding	48%
322 brick	27%
293 stone	25%
1179 total	100%

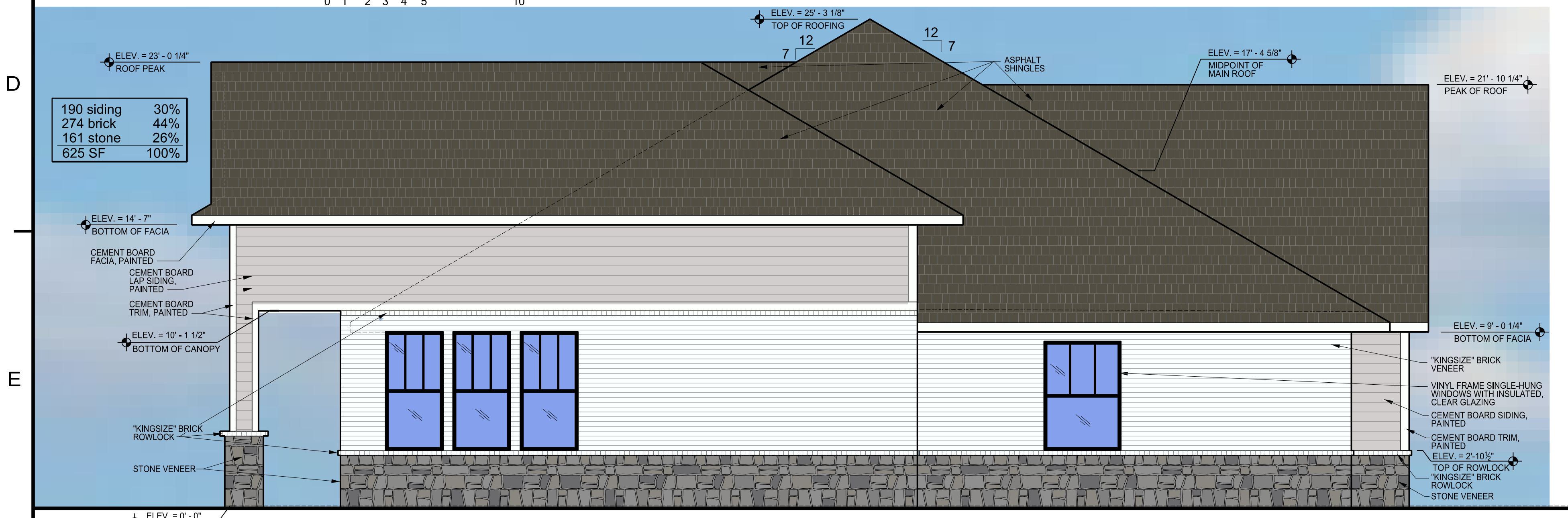
01 Front (East) Elevation

1/4"=1'-0"



01A Plan Reference

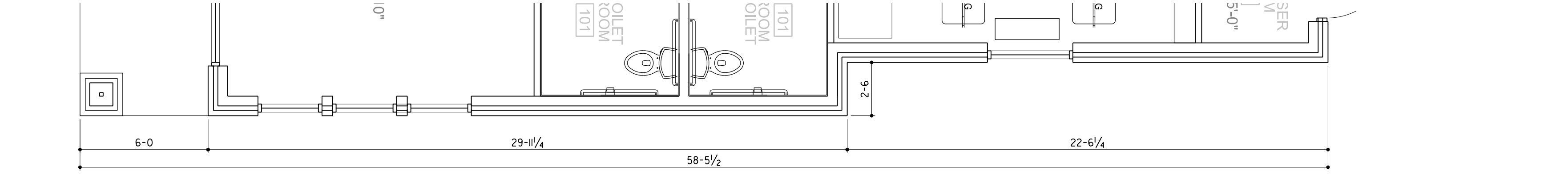
1/4"=1'-0"



190 siding	30%
274 brick	44%
161 stone	26%
625 SF	100%

02 Side (North) Elevation

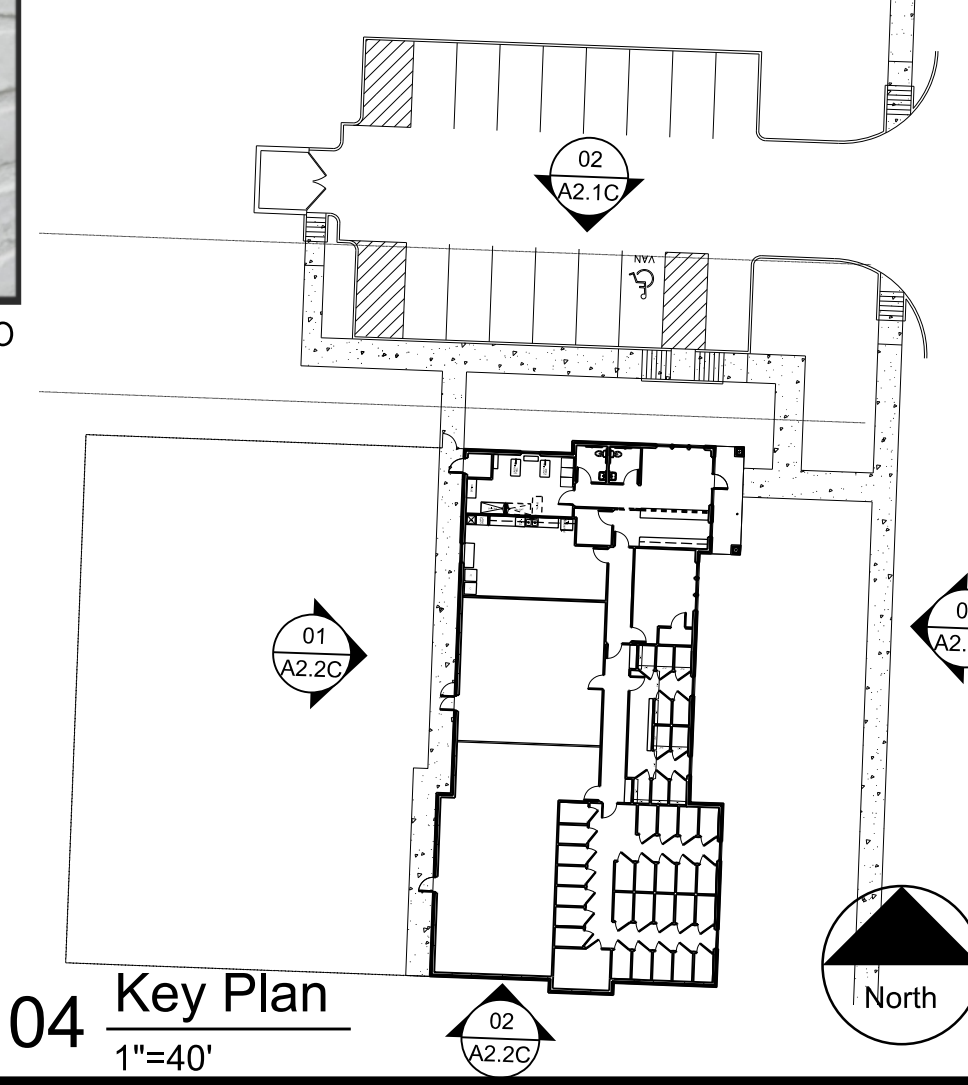
1/4"=1'-0"



02A Plan Reference

1/4"=1'-0"

03 Material Board



04 Key Plan

1"=40'

Phillip Morse, Architect  
 PlacesMade architecture  
 2840 Keller Springs Road  
 Suite 503  
 Carrollton, Texas 75006  
 214-888-7074  
 www.placesmadearch.com

places **made** architecture  
 "made up places made real"

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 PlacesMade architecture  
 Phillip Morse, TX Reg No. 17037  
 The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as Architects in TX. PO Box 12337, Austin, TX 78711-2337. Ph. 512-305-9000. www.tbae.texas.gov

TRI-STAR CONSTRUCTION, INC.  
 GENERAL CONTRACTORS  
 Building #2  
 3601 Yucca Drive  
 Flower Mound, Texas 75028  
 972.221.5558  
 www.tristarcorp.org

New Building for:  
 Canine and Co. Resort, LLC  
 Alpha Drive @ Sigma Court  
 Rockwall, TX 75087

Project No.	17004
Date	September 2017
Revisions	
No.	Date
	For Review 05-02-19
	For Review 05-14-19
	For Review 05-15-19

scale verification  
 1"=1'  
 Sheet  
**A2.1C**  
 Color Elevations

# 03 Material Board

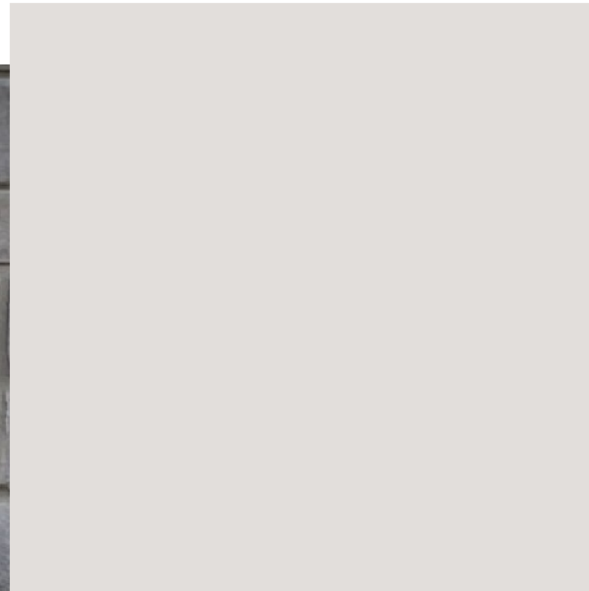
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REQUISITE GRAY  
SHERWIN WILLIAMS  
SW7023 PAINT



GREY LEUDERS STONE



ORIGINAL WHITE  
SHERWIN WILLIAMS  
SW7077 PAINT



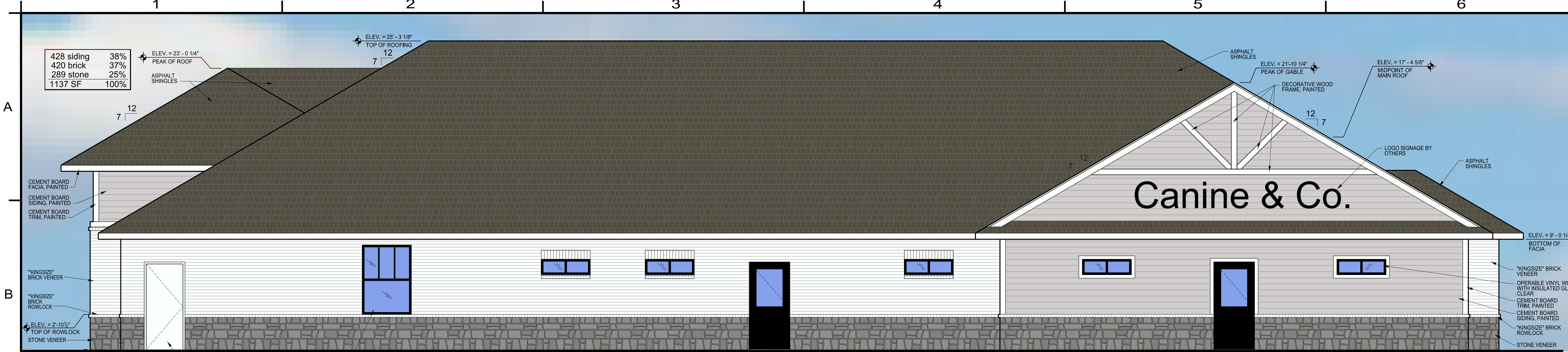
PLYGEM BLACK  
VINYL WINDOWS



ONYX BLACK  
OWENS CORNING  
ASPHALT SHINGLES



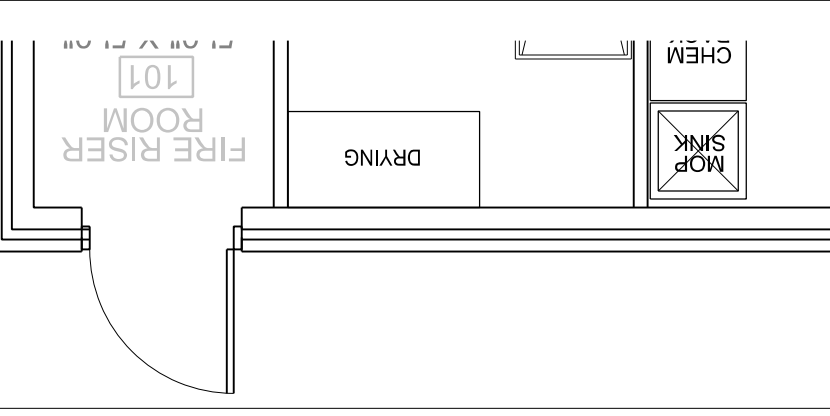
PAINTED BRICK TO  
MATCH SW7077



428 siding	38%
420 brick	37%
289 stone	25%
1137 SF	100%

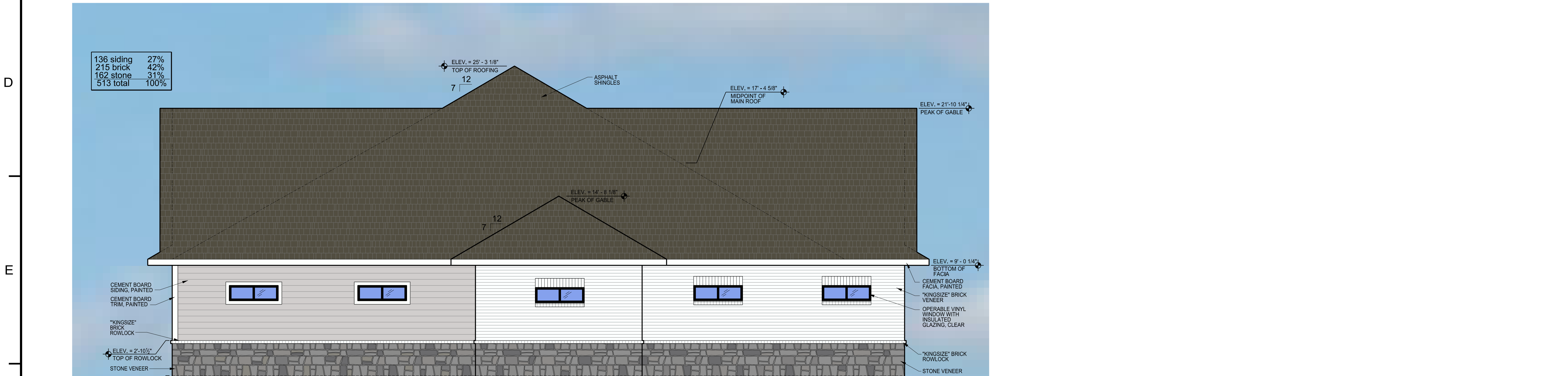
01 Rear (West) Elevation

1/4"=1'-0"



01A Plan Reference

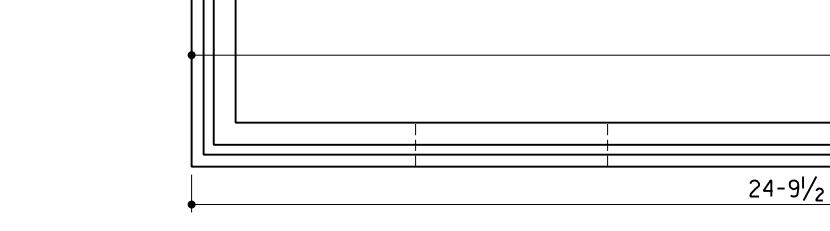
1/4"=1'-0"



136 siding	27%
215 brick	42%
162 stone	31%
513 total	100%

02 Side (South) Elevation

1/4"=1'-0"



02A Plan Reference

1/4"=1'-0"

**places made** architecture  
 "made up places made real"  
 Phillip Morse, Architect  
 PlacesMade architecture  
 2840 Keller Springs Road  
 Suite 503  
 Carrollton, Texas 75006  
 214-868-7074  
 www.placesmadeareal.com

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	For Review 05-02-19
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	For Review 05-15-19

scale verification  
 1" = 1"  
 Sheet  
**A2.2C**  
 Color Elevations



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

---

**TO:** Planning and Zoning Commission  
**DATE:** 06/11/2019  
**APPLICANT:** Steven Homeyer; *Homeyer Engineering, Inc.*  
**CASE NUMBER:** SP2019-017; *Site Plan for Animal Boarding/Kennel on Alpha Drive*

---

### SUMMARY

Discuss and consider a request by Steven Homeyer of Homeyer Engineering, Inc. on behalf of Vincent Stagliano for the approval of a site plan for an animal boarding/kennel without outside pens on a 1.2113-acre tract of land identified as Lot 4, Block A, Ellis Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located west of the intersection of Alpha Drive and Sigma Court, and take any action necessary.

### BACKGROUND

The subject property is a 1.2113-acre tract of land located west of the intersection of Alpha Drive and Sigma Court. The property was annexed on November 30, 1959 by *Ordinance No. 60-01*. According to the City's historic zoning maps, the subject property has been zoned Light Industrial (LI) District since at least December 7, 1993.

### PURPOSE

On May 17, 2019, the applicant -- Steven Homeyer of Homeyer Engineering, Inc. -- submitted an application requesting approval of a site plan for the purpose of constructing an approximately 6,042 SF single-story, animal boarding/kennel facility. The building will be composed of masonry construction (*i.e. natural stone, brick, and cement board siding*), meeting the requirements of the Unified Development Code (UDC). The site is subject to the requirements and land uses stipulated for the Light Industrial (LI) District as stated by the Unified Development Code (UDC).

### ADJACENT LAND USES AND ACCESS

The subject property is located west of the intersection of Alpha Drive and Sigma Court. The land uses adjacent to the subject property are as follows:

North: Directly north of the property are two (2) vacant properties [*i.e. Lot 1, Block D, Ellis Centre #2 and a 71.022-acre Tract of Land*], which are zoned Light Industrial (LI) District. Beyond these properties is Justin Road, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan.

South: Directly south of the subject property is the continuation of the Ellis Centre Addition [*i.e. Lot 3, Block A; Lot 1 PT, Block A, 0.7008-acres & Lot 1 PT, Block A, 0.9093-acres*], which is occupied with light industrial land uses. All of these properties are zoned Light Industrial (LI) District.

East: Directly east of the subject property is a continuation of the Ellis Centre Addition, which is occupied with light industrial land uses. The majority of these properties were developed during the 1970's and 1980's. All of these properties are zoned Light Industrial (LI) District.

Beyond these properties is Industrial Boulevard, which is identified as a M4U (*i.e. minor collector, four [4] lane, roadway*) on the City’s Master Thoroughfare Plan.

West: Directly west of the subject property is a 41.649-acre tract of land (*i.e. Lot 1, Block 1, Herman Utley Middle School Addition*) zoned Agricultural (AG) District. Adjacent to the subject property is Wilkerson-Sanders Memorial Stadium. Beyond this property is N. TL Townsend Drive, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City’s Master Thoroughfare Plan.

**DENSITY AND DIMENSIONAL REQUIREMENTS**

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), an animal boarding/kennel without outside pens is a permitted *by-right* land use in a Light Industrial (LI) District. The subject property proposes one (1) point of ingress and egress along Alpha Drive. Other than the exceptions being requested, the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Light Industrial (LI) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>12,500 SF</i>	<i>x&gt;1.21-acres; In Conformance</i>
<i>Minimum Lot frontage</i>	<i>100-Feet</i>	<i>x&gt; 285-feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>125-Feet</i>	<i>x&gt;185-feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>25-Feet</i>	<i>x&gt;25-feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>0-Feet + ½ H</i>	<i>x&gt;99-feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>0-Feet + ½ H</i>	<i>x&gt;60-feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>x&gt;25'-feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>x&lt;12%; In Conformance</i>
<i>Minimum Masonry Requirement</i>	<i>90%</i>	<i>x&gt;90%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>1:500=12</i>	<i>x=15; In Conformance</i>
<i>Minimum Stone Requirement</i>	<i>20% each facade</i>	<i>x&gt;20%; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>10%</i>	<i>x=71%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>X&lt;85%; In Conformance</i>

**TREESCAPE PLAN**

The treescape plan provided by the applicant indicates a total of 20-caliper inches to be removed from the site, which consists of two (2), ten (10)-inch cedar trees. According to *Section 5.4, Non-Protected Tree*, of *Article IX, Tree Preservation*, of the *Unified Development Code (UDC)*, no mitigation will be required for the removal of any tree that is less than four (4) inches DBH or less than 11 inches DBH for hackberry and cedar trees.

**CONFORMANCE WITH THE CITY’S CODES**

Subsection 5.02, *Light Industrial (LI) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), states that the “*Light Industrial (LI) District* is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses.” The proposed animal shelter/kennel is a permitted land use in the Light Industrial (LI) District. Additionally, all operations will be indoors with no outside kennels or pens.

According to Subsection 5.6, *Screening from Residential Uses*, of Section 5, *Mandatory Provisions*, of Article VIII, *Landscape Standards*, of the Unified Development Code (UDC), non-residential developments that have a “...side or rear contiguous to any residential district...shall be screened with a masonry fence (tilt wall or concrete block are prohibited; however, precast walls may be approved by

the planning and zoning commission), six feet in height. As an alternative, berms in conjunction with a minimum of a six-foot wrought fence and a combination of trees and shrubs can be utilized to meet the screening requirements if the planning and zoning commission determines that the proposed alternative will provide sufficient screening.” In this case, the applicant is providing an eight (8) foot tall wood fence adjacent to the western property boundary (*i.e. rear property line*) that will face the Wilkerson-Sanders Memorial Stadium (*i.e. Herman Utley Middle School*). Typically, wood fences are not used for screening purposes outside of the Residential Office (RO) District due to the maintenance required for this material, and the fact that it is not consistent with the City’s codes. The use of a wood fence for screening purposes will require approval of an exception by the Planning and Zoning Commission. This has been included as a condition of approval in this case memo.

## **VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT**

Based on the information submitted by the applicant, staff has identified the following exceptions to the requirements of the Unified Development Code (UDC):

### (1) *Articulation.*

- a) *Primary Building Façades.* According to Section 5.01.C.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, primary facades require wall lengths to not exceed a maximum of four (4) times the walls height (*i.e. 9' x 4' = 36-feet*) without an architectural projection or recess. In this case, the proposed east facing building elevation does incorporate a recess; however, the distance between the projections and the recess exceeds 36-feet.
- b) *Secondary Building Façades.* According to Section 5.01.C.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, secondary facades require projection height associated with entryways and architectural elements. Specifically, the secondary architectural/entryway height of these elements are required to extend a minimum of 15% above the top of the wall and a minimum of 15% from the walls surface. In this case, the proposed south and west facing building elevations do not incorporate any vertical projections above the walls height. Staff should point out that while the building does not meet the articulation of these walls, it does incorporate gabled roof elements that project upward providing an architectural feature.
- c) *Secondary Building Façades.* According to Section 5.01.C.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, primary facades require wall lengths to not exceed a maximum of three (3) times the walls height (*i.e. 9' x 3' = 27-feet*) without an architectural projection or recess. In this case, the proposed west building elevation does incorporate a projection; however, the distance between the linear wall and the projection exceeds 27-feet.

Section 5.01.C.3, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, allows the Planning and Zoning Commission, upon a recommendation from the Architectural Review Board (ARB), to approve exceptions to the articulation requirements. In making this determination the Planning and Zoning Commission should determine if the proposed request is [1] in conformance with the spirit and intent of the building articulation requirements, and [2] if granting the exception will substantially weaken the City’s ability to enforce the general purpose of the building articulation requirements in the future. In this case, the overall building design is not compatible with the existing structures with the Ellis Centre Addition; however, the Architectural Review Board (ARB) is forwarding a recommendation of approval as indicated in staff’s report.



(2) *Residential Screening Fence.*

- a) The applicant is requesting the use of an 8-foot tall wood fence adjacent to the western property boundary (*i.e. rear property line*) that will face the Wilkerson-Sanders Memorial Stadium (*i.e. Herman Utley Middle School*). According to Subsection 5.6, *Screening from Residential Uses*, of Section 5, *Mandatory Provisions*, of Article VIII, *Landscape Standards*, of the Unified Development Code (*UDC*), non-residential developments that have a "...side or rear contiguous to any residential district...shall be screened with a masonry fence. As an alternative, berms in conjunction with a minimum of a six-foot wrought fence and a combination of trees and shrubs can be utilized to meet the screening requirements if the Planning and Zoning Commission determines that the proposed alternative will provide sufficient screening." The Planning and Zoning Commission is tasked with determining if the wood fence will provide the necessary screening required, and the possible negative effects associated with the use of a wood fence regarding maintenance issues and with this request not being consistent with the City's codes.

These exceptions are discretionary decisions for the Planning and Zoning Commission and only require approval by a simple majority vote. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

**CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan (*Comp Plan*) indicates that the subject property is located in the *IH-30 Corridor District* which is..."the primary retail corridor for the City of Rockwall. Currently the corridor is approximately 55% developed, with the remaining 45% being vacant or raw land. The Corridor acts as the western gateway for both the City and County of Rockwall, and has land uses that include retail, personal services, medical, and industrial." Additionally, the *Special Commercial Corridor (SC)* designation "...is intended to provide an area for commercial/retail...activity centers that are intended to support and serve the entire region." (*Ch. 1; Land Use Plan*)

According to the Comprehensive Plan, industrial developments should be adequately buffered and/or screened from residential land uses. Although the adjacent property (*i.e. Herman Utley Middle School*) is zoned Agricultural (AG) District, this designation is considered to be residential. The applicant is proposing to construct an eight (8)-foot tall wood fence to accomplish the screening from the RISD property, which is west of the subject property. The Comprehensive Plan states that "(b)uffers utilizing a combination of berms, landscaping and trees should be used for industrial properties that are adjacent to non-industrial land uses or agricultural land." Based on this policy -- *and in conformance to the requirements of the Unified Development Code (UDC)* -- staff has suggested to the applicant the use of a wrought iron fence with landscape screening; however, the applicant's landscape plan shows that they will utilize a wood fence which will require an exception from the Planning and Zoning Commission.

**ARCHITECTURAL REVIEW BOARD (ARB):**

On May 28, 2019, the Architectural Review Board (ARB) reviewed the proposed site plan and approved a motion to recommend approval by a vote of 5- 0, with Board Member Meyrat absent and one (1) vacant seat on the Board.

**CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to approve the applicant's request, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- (2) Approval by the Planning and Zoning Commission of all exceptions requested as outlined in staff's report;
- (3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## City of Rockwall Project Plan Review History



Revision 1 - Staff Comments Highlighted

<b>Project Number</b>	SP2019-017	<b>Owner</b>	STAGLIANO, VINCENT J			<b>Applied</b>	5/17/2019	LM
<b>Project Name</b>	Animal Boarding/kennel without outside	<b>Applicant</b>	HOMEYER ENGINEERING INC.			<b>Approved</b>		
<b>Type</b>	PERMITS PLAN					<b>Closed</b>		
<b>Subtype</b>						<b>Expired</b>		
<b>Status</b>	Staff Review					<b>Status</b>		
<b>Site Address</b>		<b>City, State Zip</b>						
1920 ALPHA DR		ROCKWALL, TX 75087			<b>Zoning</b>			
<b>Subdivision</b>		<b>Tract</b>	<b>Block</b>	<b>Lot No</b>	<b>Parcel No</b>	<b>General Plan</b>		
ELLIS CENTRE 2			A		3585-000A-0004-00-OR			

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	5/17/2019	5/24/2019	5/21/2019	4	APPROVED	
ENGINEERING	Sarah Hager	5/17/2019	5/24/2019	5/24/2019	7	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(5/24/2019 1:53 PM SH) Landscape Plans - No trees within 5' of utilities. - The back side of the lot has a bunch of overhead electric. The trees you show will be effected by this - All ROW to be sodded before acceptance or final CO. Hydromulch not allowed. - All disturbed areas to have established 1" stand of grass on 75-80% of the site. no patchy areas. Weeds and winter rye does not count.  Site Plan - Must have a 15' x 64' turnaround area for the cars. - Where is the sewer service connection? - Is this fire lane needed for fire coverage? - Fire hydrant to have 5' of clearance to the curb. Fire line must have 10' clearance to all other lines. - Must prove the storm system can hold - Minimum 1.0% slope for flumes. - Sidewalk pavement to be 3000psi (5.5 sack mix) - All other paving to be at least 3600psi (6.5 sack Mix).  The following items are for your information for engineering design - 4% Engineering Inspection Fees - Impact Fees for additional water taps - Walls 3' and over must be engineered. - All retaining walls must be rock or stone face No smooth concrete walls. - Detention is required. Manning's C-value will be from 0.35 to 0.9 per zoning. - No utilities allowed in detention easement - Add note that the property owner will be responsible for maintaining repair, and replacement of the detention/drainage systems - Minimum utility easement width is 20' - All parking to be 20'x9' - All drive aisles to be a minimum of 24' wide - No structures in easements - Max slope is 4:1 - Must have an oil/water separator that collects the dumpster runoff and drains to the storm lines - Must meet all engineering standards						
ENGINEERING	Sarah Hager	6/6/2019	6/13/2019	6/7/2019	1	COMMENTS

comments on next page

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(6/6/2019 1:41 PM SH) Landscape Plans - All ROW to be sodded before acceptance or final CO. Hydromulch not allowed. - All disturbed areas to have established 1" stand of grass on 75-80% of the site. no patchy areas. Weeds and winter rye does not count.							
Site Plan - Minimum 1.0% slope for flumes. - Sidewalk pavement to be 3000psi (5.5 sack mix) label mix design. - All other paving to be at least 3600psi (6.5 sack Mix). Label mix design.							
The following items are for your information for engineering design - 4% Engineering Inspection Fees - Impact Fees for additional water taps - Walls 3' and over must be engineered. - All retaining walls must be rock or stone face. No smooth concrete walls. - Detention is required. Manning's C-value will be from 0.35 to 0.9 per zoning. - No utilities allowed in detention easement - Add note that the property owner will be responsible for maintaining repair, and replacement of the detention/drainage systems - Minimum utility easement width is 20' - All parking to be 20'x9' - All drive aisles to be a minimum of 24' wide - No structures in easements - Max slope is 4:1 - Must have an oil/water separator that collects the dumpster runoff and drains to the storm lines - Must meet all engineering standards							
FIRE (5/23/2019 1:43 PM AA) An approved water supply capable of supplying the required fire flow for fire protection shall be provided. A water flow test verifying capabilities shall be witnessed by the Fire Marshal Division prior to vertical construction.	Ariana Hargrove	5/17/2019	5/24/2019	5/23/2019	6	APPROVED	see commnet
GIS (5/22/2019 10:09 AM LS) Assigned address will be: 1920 ALPHA DR, ROCKWALL, TX 75087	Lance Singleton	5/17/2019	5/24/2019	5/22/2019	5	APPROVED	See comments
PLANNING	David Gonzales	5/17/2019	5/24/2019	5/23/2019	6	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Discuss and consider a request by Steven Homeyer of Homeyer Engineering, Inc. on behalf of Vincent Stagliano for the approval of a site plan for an animal boarding/kennel without outside pens on a 1.2113-acre tract of land identified as Lot 4, Block A, Ellis Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located west of the intersection of Alpha Drive and Sigma Court, and take any action necessary.</p> <p>PLANNING AND ZONING 1ST ROUND COMMENTS (05.23.2019):</p> <p>The following staff comments are to be addressed and resubmitted no later than Tuesday June 4, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:</p> <p>** Planning Department General Comments &amp; Requirements to address/acknowledge:</p> <ol style="list-style-type: none"> <li>1. Adherence to the Unified Development Code (UDC), Planning, Building Inspections, Engineering and Fire Department standards shall be required</li> <li>2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy(CO).</li> <li>3. Label all revised site plan documents with "Case No. SP2019-017" at the lower right corner of each plan.</li> </ol> <p>EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION TO CONSIDER:</p> <ol style="list-style-type: none"> <li>1. Horizontal articulation for the primary building facade standards of the UDC for the south facing facade</li> <li>2. Horizontal articulation for the secondary building facade standards of the UDC for the north and west facing facades</li> <li>3. Vertical articulation for the secondary building facade standards of the UDC for the south and west facing elevations</li> <li>4. Fence at rear does not meet material standards for the required screening from a residential district/property [i.e. wood fence (i.e. board on board) is not allowed]. Sec. 5.6, of Art. V, of the UDC requires screening fences to be constructed with a masonry fence, minimum six (6)-feet in height. As an alternative, berms in conjunction with a minimum of a six-foot wrought fence and a combination of trees and shrubs can be utilized to meet the screening requirements if the planning and zoning commission determines that the proposed alternative will provide sufficient screening</li> <li>5. Trash enclosures are not to face a public right of way(Sec. 1.05, Art. V, UDC). These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque self-latching gate</li> </ol> <p>** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:</p> <p>Site Plan:</p> <ol style="list-style-type: none"> <li>1. Trash enclosures are not to face a public right-of-way. Reorient/relocate dumpster unless approved by the Planning and Zoning Commission(see exception above).</li> <li>2. Fence at rear does not meet material standards for the required screening from a residential district/property (see exceptions above).</li> <li>3. Label the 24-ft firelane access easement as "24-ft Firelane, Public Access, and Utility Easement.</li> <li>4. Use a lighter gray scale for the 100-year flood plain line. Change line style, looks similar to property line symbolgy.</li> <li>5. Delineate and label minimum 10-ft landscape buffer along Alpha Drive</li> <li>6. Site Information Table <ol style="list-style-type: none"> <li>a. Change Parking Required to indicate "Animal Hospital/Clinic" rather than office.</li> </ol> </li> <li>7. Pavement Legend- information provided must meet the Engineering Departments standards for design</li> <li>8. Where are the HVAC/RTU's located? These units require screening from the public rights of way and adjacent properties. Provide screening detail</li> </ol> <p>Landscape Plan:</p> <ol style="list-style-type: none"> <li>1. Delineate and label a minimum 10-ft landscape buffer.</li> </ol>						

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>2. Move building line label that sets on top of tree in landscape buffer.</p> <p>3. Sec. 5.3, Art. VIII, of the UDC states no artificial plant materials may be used...must be turf or a non-permiable surface. Provide a detail and cust sheets for the proposed articial turf for staff review and indicate if this is permiable or impermeable</p> <p>4. The detention pond requires a minimum of one (1), three (3)-caliper inch canopy tree for each 750 SF of dry area within the pond. Provode the necessary amount of trees for this area.</p> <p>5. Parking Lot Lanscape Lable at bottom of plan: update total parking space count to match the site plan(i.e. 12 &amp; 15 spaces).</p> <p>Treescape Plan:</p> <p>1. No mitigation required for the removal of the two(2) cedar trees as indicated on the plan.</p> <p>Photometric Plan:</p> <p>1. The maximum pole height shall not exceed30-ft in overall height. Provide detail.</p> <p>2. Provide cut sheets for all exterior lighting fixtures. Under canopy lighting required to be fully recessed into canopy.</p> <p>Building Elevations:</p> <p>1. All roof-top mechanical equipment requires screening from rights-of-way and adjacent properties. Dash-in RTU's on elevations (if applicable). Provide detail of screening mechanism to be used if these are not properly scened.</p> <p>2. Requires a recommendation from the Architectural Review Board(ARB). See scheduled meeting below.</p> <p>3. Provide a materials sample board for ARB review of the actual materials to be used</p> <p>4. Approval of the exceptions for not meeting the primary and secondary articulation standsrd\$ the screening fence standards, and for the trash enclosure facing the public right of way requires approval by the Planning and Zoning Commission for each separate instance as indicated above</p> <p>** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p> <p>Meeting Dates to Attend</p> <p>Architectural Review Board: May 28, 2019 (5:00 p.m.) [Recommendations from ARB]</p> <p>Planning - Work Session: May 28, 2019 (6:00p.m.) [Applicant to present/discuss project]</p> <p>Architectural Review Board: June 11, 2019 (5:00 p.m.) [Subsequent meeting if necessary]</p> <p>Planning - Action: June 11, 2019 (6:00p.m.) [P&amp;Z to take action (i.e. approve, approve with conditions, deny)]</p> <p>** IF REQUIRED -- City Council - Action: Monday, June 17, 2019 (6:00 p.m.) [ONLY FOR VARIANCE AND EXCEPTION REQUESTS NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **</p>	David Gonzales	6/6/2019	6/13/2019	6/6/2019	COMMENTS	See comments

comments on next page

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
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**PLANNING AND ZONING 2nd ROUND COMMENTS (06.05.2019):**

The following staff comments are to be addressed and resubmitted no later than Tuesday June 18, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

**\*\* Planning Department General Comments & conditions of approval to be determined by the Planning and Zoning Commission:**

1. Adherence to the Unified Development Code (UDC), Planning, Building Inspections, Engineering and Fire Department standards shall be required
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy(CO).
3. Provide detail of installation and cut sheets regarding artificial turf being requested. Engineering Department will need to make a determination if detention will be required for use of the artificial turf.

**EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION TO CONSIDER:**

1. Horizontal articulation for the primary building facade standards of the UDC for the south facing facade
2. Horizontal articulation for the secondary building facade standards of the UDC for the north and west facing facades
3. Vertical articulation for the secondary building facade standards of the UDC for the south and west facing elevations
4. Fence at rear does not meet material standards for the required screening from a residential district/property [i.e. wood fence (i.e. board on board) is not allowed]. Sec. 5.6, of Art. V, of the UDC requires screening fences to be constructed with a masonry fence, minimum six (6)-feet in height. As an alternative, berms in conjunction with a minimum of a six-foot wrought fence and a combination of trees and shrubs can be utilized to meet the screening requirements if the planning and zoning commission determines that the proposed alternative will provide sufficient screening
5. Trash enclosures are not to face a public right of way(Sec. 1.05, Art. V, UDC). These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate.

**\*\* Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:**

**Site Plan:**

1. Trash enclosures are not to face a public right-of-way. Reorient/relocate dumpster unless approved by the Planning and Zoning Commission(see exception above).
2. Fence at rear does not meet material standards for the required screening from a residential district/property (see exceptions above).
3. Where are the HVAC/RTU's units located? These units require screening from the public rights of way and adjacent properties. Provide location of these units and a screening detail.

**Landscape Plan:**

1. Sec. 5.3, Art. VIII, of the UDC states no artificial plant materials may be used...must be turf or a non-permeable surface. Provide a detail of the stallation and cut sheets for the proposed artificial turf for staff engineering review to determine if detention of the area is required
2. The minimum standard for a required tree to be located on the property is three(3)-caliper inches. Correct landscape plan to indicate the live oak and cedar elm trees to be a minimum of 3-inch caliper.


**Building Elevations:**

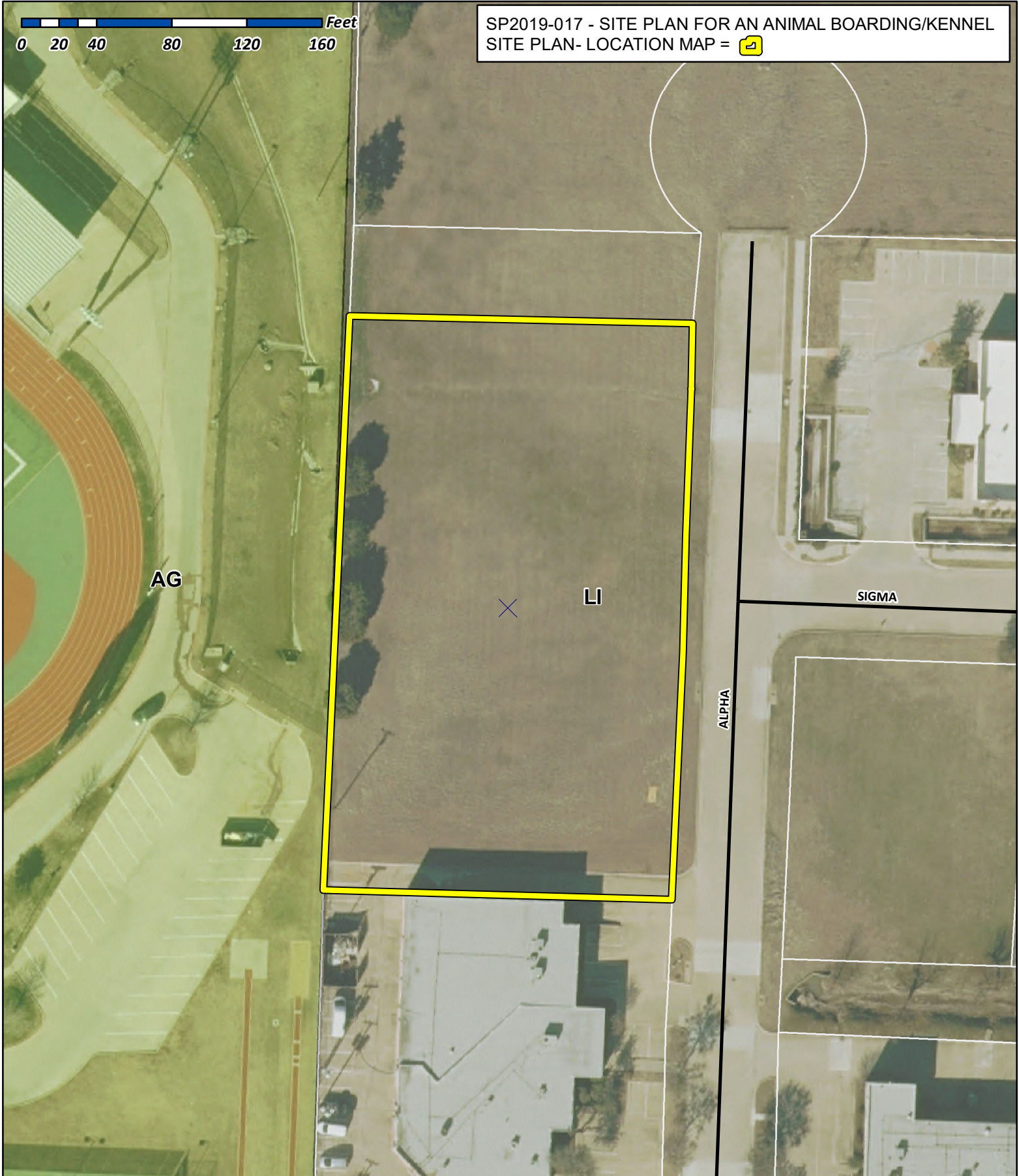
1. Approval by the Planning and Zoning Commission of exceptions to allow for not meeting the primary and secondary articulation standards and the screening fence standards, and for the trash enclosure facing the public right of way.



Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.						
Meeting Dates to Attend						
Planning - Action: June 11, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]						
** IF REQUIRED -- City Council - Action: Monday, June 17, 2019 (6:00 p.m.) [ONLY FOR VARIANCE AND EXCEPTION REQUESTS NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **						
Police Department	David Gonzales	5/23/2019	5/30/2019	5/23/2019		COMMENTS

0 20 40 80 120 160 Feet

SP2019-017 - SITE PLAN FOR AN ANIMAL BOARDING/KENNEL  
SITE PLAN- LOCATION MAP = 

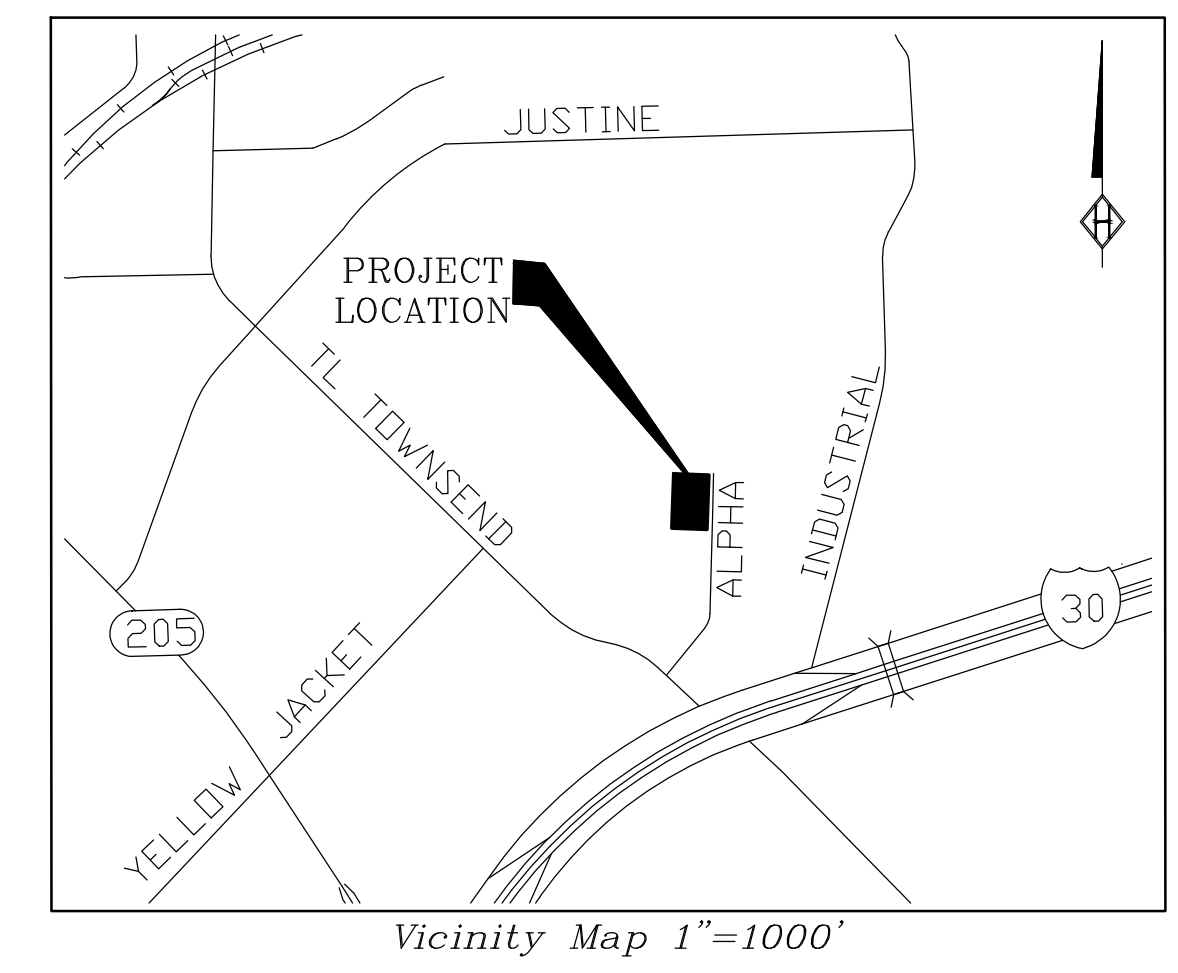
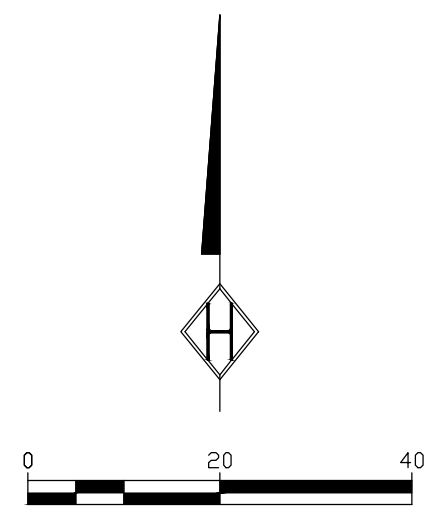
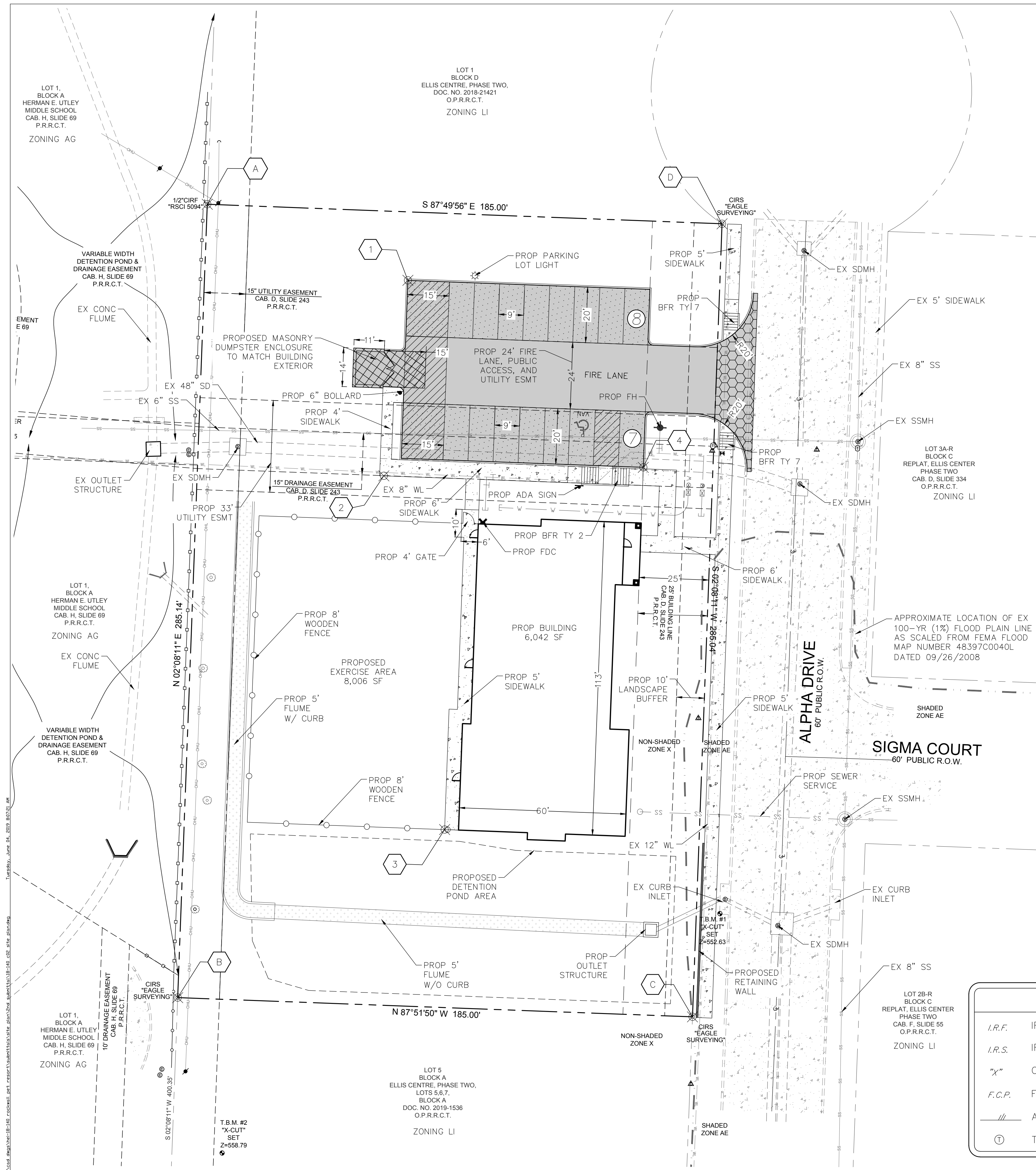


## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





### SITE INFORMATION

LOT AREA: 52,741 SF (1.21 AC)  
 PROPOSED BUILDING AREA: 6,042 SF  
 PROPOSED FLOOR AREA RATIO: 0.11  
 IMPERVIOUS AREA: 22,900 SF (43.42%)  
 PERVIOUS AREA: 29,841 SF (56.58%)  
 PARKING REQUIRED: ANIMAL HOSPITAL/CLINIC  
 6,042 SF @ 1 SPACE / 500 SF = 12 SPACES  
 PARKING PROVIDED: 15 SPACES  
 HANDICAP PARKING REQUIRED: 1 SPACE  
 HANDICAP PARKING PROVIDED: 1 SPACE

### NOTES

- PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF THE DETENTION AND DRAINAGE SYSTEMS.
- NO STRUCTURES ARE ALLOWED IN EASEMENTS.
- A WATER FLOW TEST VERIFYING FLOW CAPACITIES SHALL BE WITNESSED BY THE FIRE MARSHAL PRIOR TO VERTICAL CONSTRUCTION.
- NO OUTSIDE PENS ARE PROVIDED
- ADHERENCE TO THE UDC, PLANNING, BUILDING INSPECTIONS, ENGINEERING AND FIRE DEPARTMENT REGULATIONS SHALL BE REQUIRED.

### PAVEMENT LEGEND

**DUMPSTER PAVEMENT**  
 PROPOSED 8" 4,000 PSI CONC. @ 28 DAYS WITH #4 BARS @ 18" O.C.E.W. (DOUBLE MAT)

**DRIVEWAY PAVEMENT**  
 PROPOSED 8" 4,000 PSI CONC. @ 3 DAYS WITH #4 BARS @ 18" O.C.E.W.

**MEDIUM DUTY PAVEMENT (DRIVE AISLE)**  
 PROPOSED 6" 3,600 PSI CONC. @ 28 DAYS WITH #4 BARS @ 18" O.C.E.W.

**LIGHT DUTY PAVEMENT (CAR PARKING)**  
 PROPOSED 6" 3,600 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.

**SIDEWALK PAVEMENT**  
 PROPOSED 4" 3,000 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.

### PAVEMENT NOTES:

- ALL PAVEMENT SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6" AND COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY AT OR ABOVE OPTIMUM MOISTURE.
- THE CONTRACTOR SHALL DOWEL & EPOXY #4 X 24" SMOOTH BARS @ 24" CENTERS ALONG ALL PROPOSED TO EXISTING CONCRETE EDGES W/ 3/4" EXPANSION JOINT & SELF LEVELING JOINT SEALING COMPOUND.
- THE CONTRACTOR SHALL PROVIDE A 1/2" EXPANSION JOINT W/ SELF LEVELING JOINT SEALING COMPOUND BETWEEN THE PROPOSED CONCRETE PAVEMENT AND THE PROPOSED BUILDING.

### DESIGN POINTS

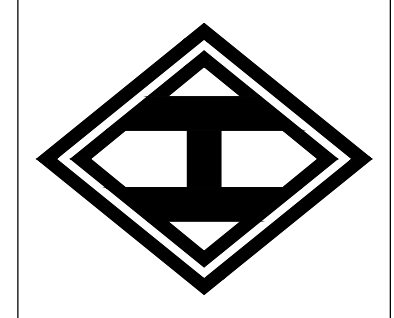
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B	7022351.0041	2598884.1517	2	7022538.4108	2598958.1889
C	7022344.1081	2599069.0232	3	7022411.3558	2598980.0098
D	7022628.9270	2599079.6450	4	7022541.4392	2599051.3665

### LEGEND

I.R.F.	IRON ROD FOUND	☒	POWER POLE
I.R.S.	IRON ROD SET	☼	LIGHT POLE
"X"	CUT X IN CONCRETE	⊗	WATER VALVE
F.C.P.	FENCE CORNER POST	⊙ SSMH	SANITARY SEWER MANHOLE
///	ASPHALT	⦿	FIRE HYDRANT
⊙	TELEPHONE MANHOLE	⊗ WM	WATER METER

**PRELIMINARY PLANS**  
 THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.  
 STEVEN R. HOMEYER, PE # 86942  
 DATE: 06/03/2019

**HOMEYER ENGINEERING, INC.**  
 ENGINEERING REGISTRATION NO. F-8440  
 T.B.P.E. REGISTRATION NO. F-8440  
 P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029  
 972-906-9985 PHONE • 972-906-9987 FAX  
 WWW.HEI.US.COM



CANINE AND CO. RESORT  
 1.21 ACRES  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

SITE PLAN

DRAWN: JAN

DATE: 09/28/2018

HEI #: 18-140

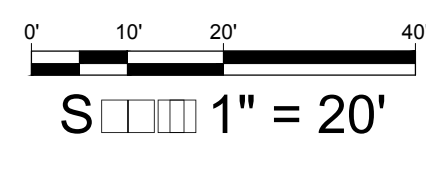
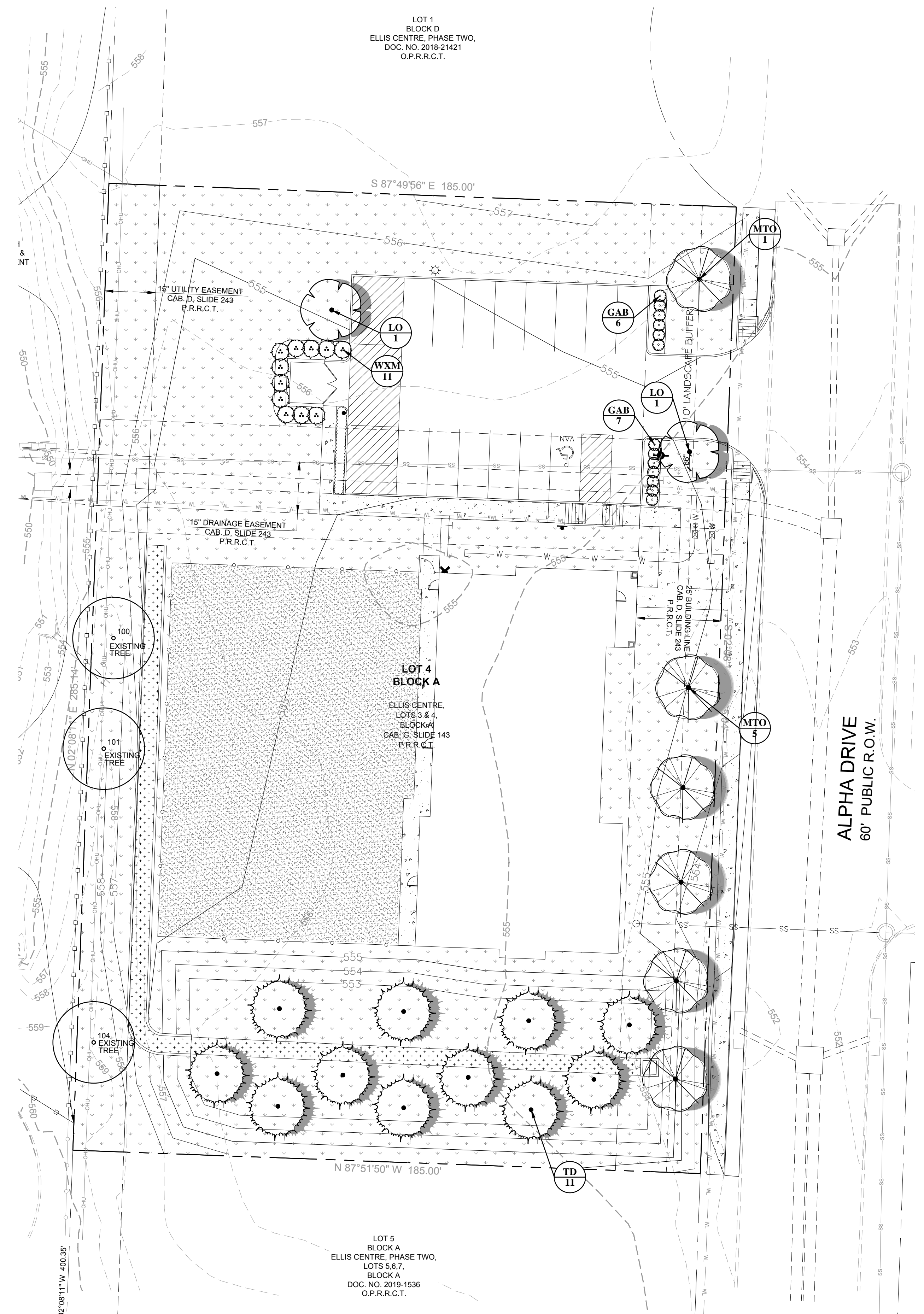
SHEET NO:  
C2

CASE NO. SP2019-017

LOT 1  
BLOCK D  
ELLIS CENTRE, PHASE TWO,  
DOC. NO. 2018-21421  
O.P.R.R.C.T.

LOT 4  
BLOCK A  
ELLIS CENTRE,  
LOTS 3 & 4,  
BLOCK A,  
CAB. G. SLIDE 143  
P.R.R.C.T.

LOT 5  
BLOCK A  
ELLIS CENTRE, PHASE TWO,  
LOTS 5,6,7,  
BLOCK A  
DOC. NO. 2018-1536  
O.P.R.R.C.T.



**PLANT SCHEDULE**

TREES	CODE	COMMON NAME / BOTANICAL NAME	CONT.	CAL.	SIZE	TY
	EX	E... Tr... R... R... TS... dd...	EXIST.	EXIST.	EXIST.	3
	LO	L... O... / ...	CONT.	2"	10-12"	2
	MTO	C... r... E... / U... / ...	CONT.	2"	10-12"	6
	TD	B... d... C... / T... d... d...	CONT.	3"	10-12"	11
SHRUBS	CODE	COMMON NAME / BOTANICAL NAME	SIZE	TY		
	GAB	G... A... / A... / ...	5"	36"	13	
	WXM	S... W... M... / M... / ...	60"	60"	11	
SHRUB AREAS	CODE	COMMON NAME / BOTANICAL NAME	CONT.	SPACING	TY	
	LA	A... Gr... / L... / ...	1"	15"	81	
GROUND COVERS	CODE	COMMON NAME / BOTANICAL NAME	CONT.	TY		
	AT	A... T... / ...	7"	7,939"		
	CT	B... d... Gr... / C... d... d... T... 419"	1"	28,550"		

**GENERAL PLANTING NOTES**

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION, EXCEPT WHERE NOTED TO REMAIN. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN SOD AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC (DEWITT "PRO-5" OR EQUIVALENT) UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
- INSTALL 1/4" GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS WHERE INDICATED ON THE PLAN.
- HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS UNLESS SHOWN AS SOD.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET, I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN FOR INDIVIDUAL SYMBOLS OR CALLOUT FOR GROUNDCOVER PATTERNS SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING VIA PROPER CHANNELS.
- PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS AS APPROPRIATE: PROPER PRUNING, RESETING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKSMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
- ALL DISTURBED AREAS TO HAVE ESTABLISHED 1" STAND OF TURFGRASS ON 75-80% OF THE SITE PRIOR TO ACCEPTANCE.

**LANDSCAPE CALCULATIONS**

CURRENT ZONING: GR GENERAL RETAIL  
 TOTAL SITE AREA: 52,741 SF  
 LANDSCAPE AREA REQUIRED: 7,911 SF (15% OF SITE AREA)  
 LANDSCAPE AREA PROVIDED: 37,808 SF (71% OF SITE AREA)

LANDSCAPE BUFFER STRIP  
 LANDSCAPE BUFFER STRIP REQUIRED: ALPHA DR.: 25'  
 LANDSCAPE BUFFER STRIP PROVIDED: ALPHA DR.: 25'

STREET LANDSCAPING  
 ALPHA DR.:  
 TREES REQUIRED: 1 PER 50 LF: 6 (285 LF / 50 = 6)  
 TREES PROVIDED: 6 (3" CAL.)

RIGHT-OF-WAY LANDSCAPING  
 R/W LANDSCAPE REQUIRED: GRASS OR GROUNDCOVER PROVIDED

PARKING LOT LANDSCAPING  
 TOTAL PARKING SPACES REQUIRED: 12 SPACES  
 TOTAL PARKING SPACES PROVIDED: 15 SPACES  
 PARKING LOT LANDSCAPING REQUIRED: N/A (LESS THAN 20,000 SF / 2 ROWS)

IRRIGATION  
 PROPOSED IRRIGATION DESIGN WILL MEET THE REQUIREMENTS OF THE UDC.  
 UNDERSTORY TREES PROVIDED ADJACENT TO EXISTING OVERHEAD UTILITIES.

POND LANDSCAPING  
 DETENTION POND REQUIRED: 1 - 3" CANOPY TREE PER 750SF OF DRY AREA WITHIN POND  
 8,154 / 750 = 11 TREES REQUIRED  
 11 TREES PROVIDED

**PLANTING AND IRRIGATION GUARANTEE**

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

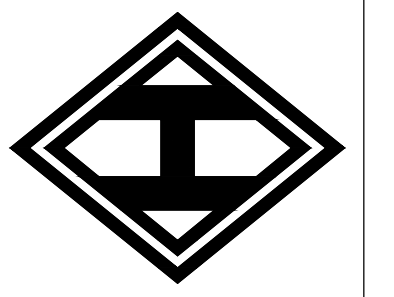
**ROOT BARRIERS**

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS OR EQUIVALENT. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENIRCLE THE ROOTBALL.

**MULCHES**

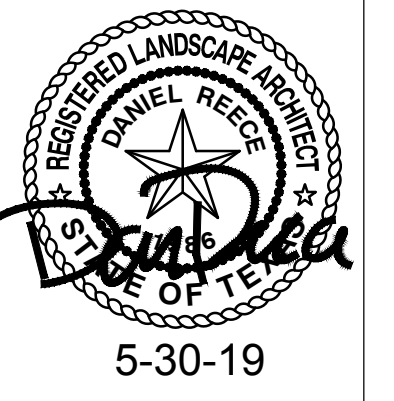
AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

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 DATE: 09/28/2018  
 HEI #: 18-140

SHEET NO:  
 LP-1

# PLANTING SPECIFICATIONS

## GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
  - ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
  - A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
  - THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK
  - WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR SERVICES, EQUIPMENT LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
  - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRING BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
  - THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

## PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
  - CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
    - FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2004. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
    - ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-FOOT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS SUCH AS SHAPED ROOTS.
    - ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
    - ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
    - CALIPER MEASUREMENTS FOR STANDARD SINGLE TRUNK TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
    - MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
    - ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
  - SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
  - SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
  - TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
  - COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, RANGE OF 5 TO 8 MOISTURE PERCENT TO 65 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE, SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/M NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
  - FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
  - MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS TOP DRESSING OF TREES AND SHRUBS.
  - WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PROS LANDSCAPE FABRIC OR APPROVED EQUIVALENT.
  - TREE STAKING AND GUYING
    - STAKES: 1/2" LONG GREEN METAL T-POSTS.
    - GUY AND TIE WIRE: ASTM A641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
    - STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
  - STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUIVALENT.
  - PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

## METHODS

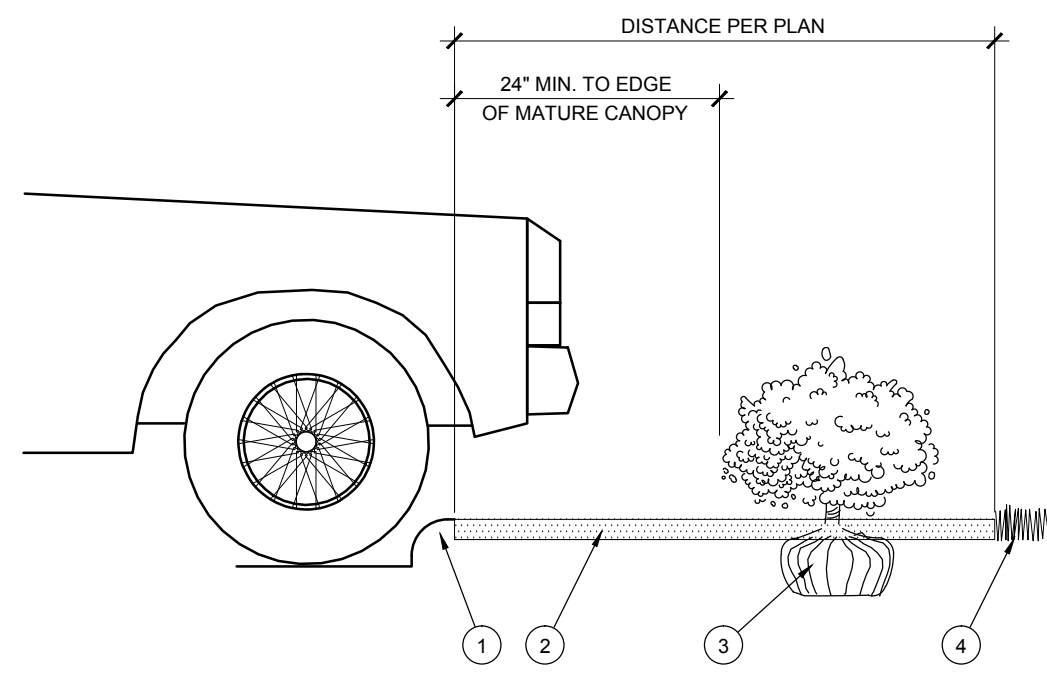
- A. SOIL PREPARATION
  - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/- 0.1" OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
  - SOIL TESTING:
    - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT, CEC, LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
    - CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
    - THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
    - THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
    - FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      - ☐ TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      - ☐ NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      - ☐ AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
      - ☐ AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
      - ☐ TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      - ☐ NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      - ☐ 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
      - ☐ AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
      - ☐ IRON SULFATE - 2 LBS. PER CU. YD.
  - CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
  - ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

- B. GENERAL PLANTING
  - REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
  - EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
  - TRENCHING NEAR EXISTING TREES:
    - CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER AT BREAST-HIGHT 4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK.
    - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
    - ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD. TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
    - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- C. TREE PLANTING
  - TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
  - SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
  - FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
  - INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
  - BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM OFF-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
  - THE TOTAL NUMBER OF TREE STAKES BEYOND THE MINIMUMS LISTED BELOW WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. IF ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
    - 1/2" TREES: TWO STAKES PER TREE
    - 2-1/2" 4" TREES: THREE STAKES PER TREE
    - TREES OVER 4" CALIPER: GUY AS NEEDED
    - MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
  - UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
- D. SHRUB, PERENNIAL, AND GROUND COVER PLANTING
  - DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
  - WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- E. SODDING
  - SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
  - LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
  - LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
  - ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
  - WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- F. HYDROMULCHING
  - TURF HYDROMULCH MIX PER 1,000 SF. SHALL BE AS FOLLOWS:
    - WINTER MIX (OCTOBER 1 - MARCH 31):
      - 50# CELLULOSE FIBER MULCH
      - 2# UNHULLED BERMUDA SEED
      - 2# ANNUAL RYE SEED
      - 15# 15-15-15 WATER SOLUBLE FERTILIZER
      - SUMMER MIX (APRIL 1 - SEPTEMBER 30):
        - 50# CELLULOSE FIBER MULCH
        - 2# HULLED BERMUDA SEED
        - 15# 15-15-15 WATER SOLUBLE FERTILIZER
    - SEED HYDROMULCH MIX PER 1,000 SF. SHALL BE AS FOLLOWS:
      - GENERAL:
        - 50# CELLULOSE FIBER MULCH
        - 15# 15-15-15 WATER SOLUBLE FERTILIZER
      - SEED RATE PER LEGEND

- C. TREE PLANTING (continued)
  - TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
  - SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
  - FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
  - INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
  - BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM OFF-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
  - THE TOTAL NUMBER OF TREE STAKES BEYOND THE MINIMUMS LISTED BELOW WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. IF ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
    - 1/2" TREES: TWO STAKES PER TREE
    - 2-1/2" 4" TREES: THREE STAKES PER TREE
    - TREES OVER 4" CALIPER: GUY AS NEEDED
    - MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
  - UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).

## C STEEL EDGING

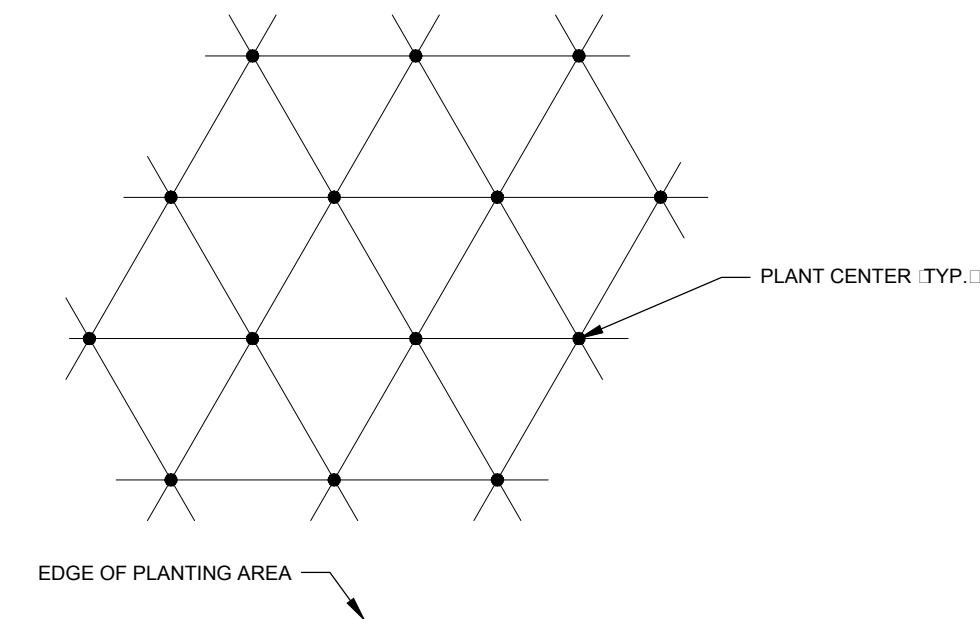
SCALE: NOT TO SCALE



- 1 CURB.
- 2 MULCH LAYER.
- 3 PLANT.
- 4 TURF (WHERE SHOWN ON PLAN).

## D HEDGE PLANTING AT PARKING AREA

SCALE: NOT TO SCALE

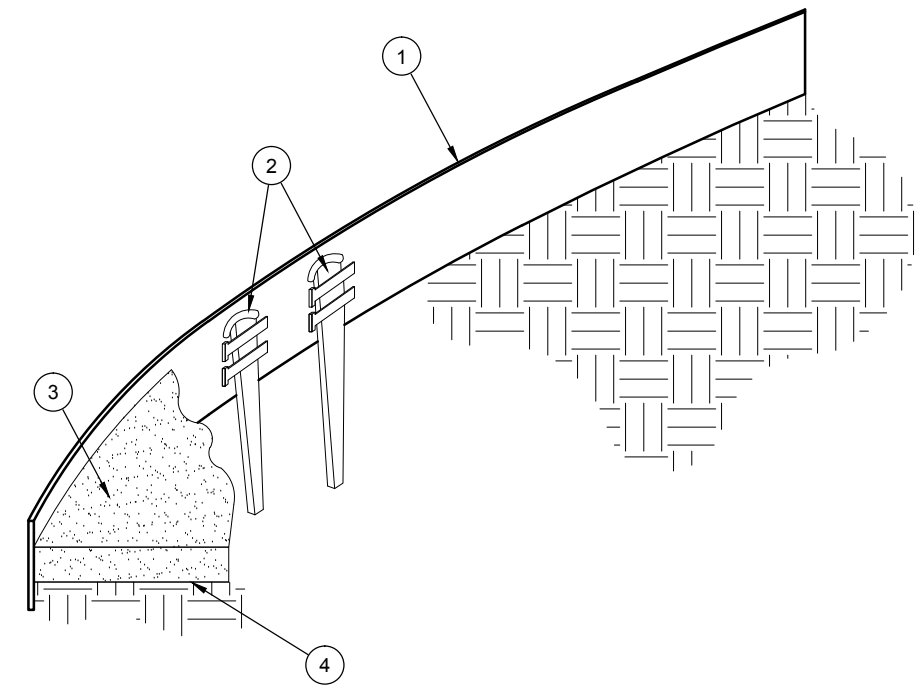


NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS. REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

PLANT SPACING	AREA DIVIDER TO DETERMINE NO. OF PLANTS
6"	0.25
8"	0.45
10"	0.69
12"	1
15"	1.56
18"	2.25
24"	4
30"	6.25
36"	9

## E PLANT SPACING

SCALE: NTS

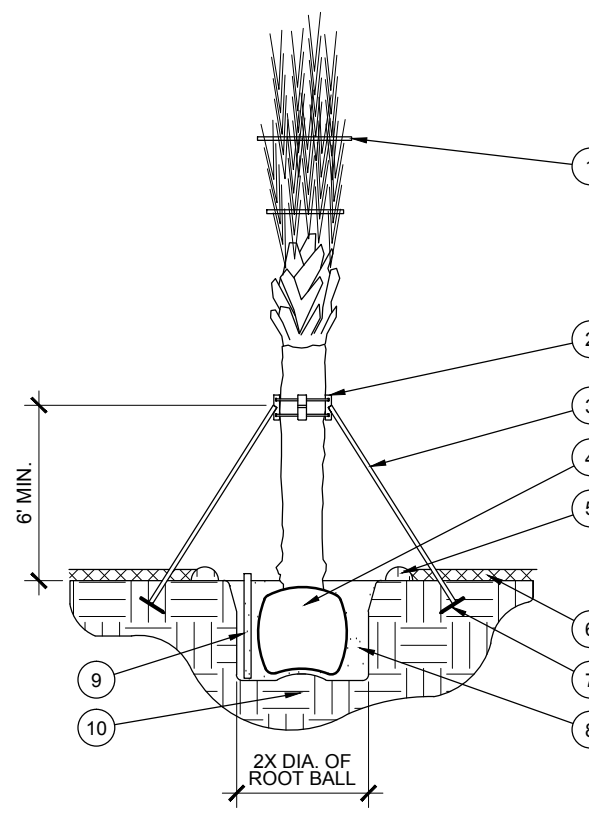


- 1 ROLLED-TOP STEEL EDGING PER PLANS.
- 2 TAPERED STEEL STAKES.
- 3 MULCH, TYPE AND DEPTH PER PLANS.
- 4 FINISH GRADE.

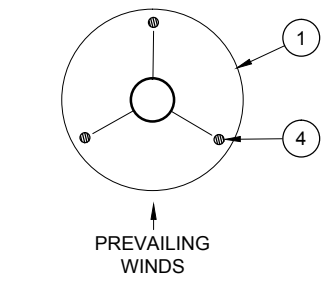
NOTES:  
 1. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.  
 2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.  
 3. TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

## F PALM PLANTING

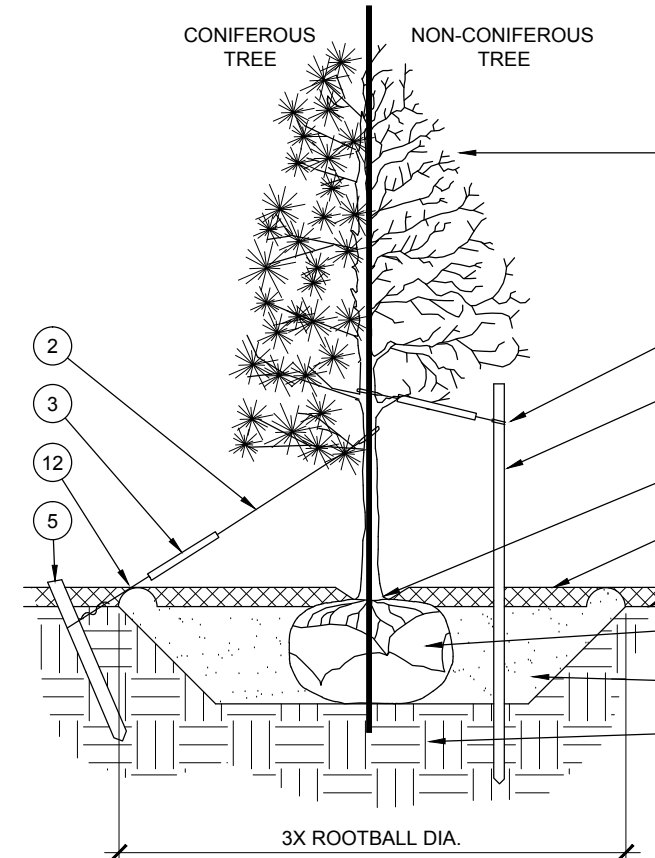
SCALE: NOT TO SCALE



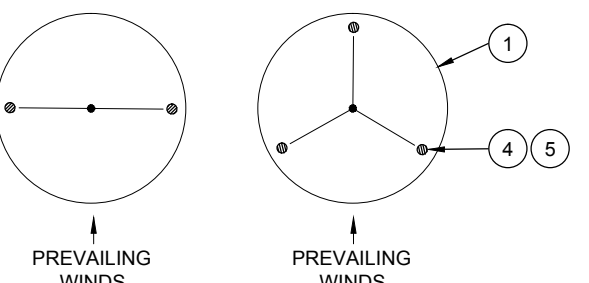
## BRACING - PLAN VIEW



- NOTES:  
 1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING PALM.  
 2. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ZONE OF ROOT INITIATION IS 3'-5" BELOW FINISH GRADE.  
 3. DO NOT REMOVE ANY LIVE FRONDS PRIOR TO DIGGING AT THE NURSERY.  
 4. AFTER PLANTING, LOOSEN THE TWINE SO THAT THE FRONDS MAY MOVE, BUT THE TERMINAL BUD IS PROTECTED.



## STAKING EXAMPLES - PLAN VIEW

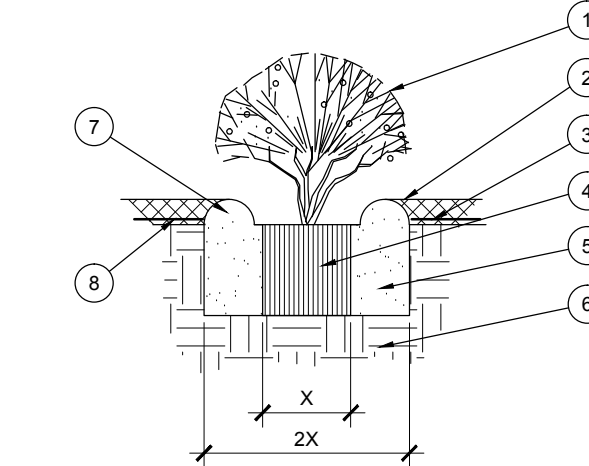


- NOTES:  
 1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.  
 2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3'-5" ABOVE FINISH GRADE.  
 3. FOR 8" TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.  
 4. REMOVE ALL NURSERY STAKES AFTER PLANTING.  
 5. FOR TREES OVER 3" CALIPER AND TREES 36" BOX AND LARGER, USE THREE STAKES OR DEADEN AS APPROPRIATE; SPACED EVENLY AROUND TREE.  
 6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

## A TREE PLANTING

SCALE: NOT TO SCALE

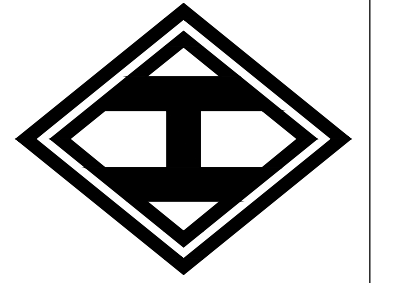
- 1 SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
- 2 MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
- 3 FINISH GRADE.
- 4 ROOT BALL.
- 5 BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 6 UNDISTURBED NATIVE SOIL.
- 7 3" HIGH EARTHEN WATERING BASIN.
- 8 WEED FABRIC UNDER MULCH.



## B SHRUB/PERENNIAL PLANTING

SCALE: NTS

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 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

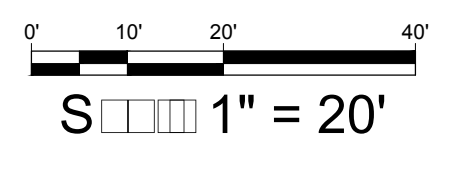
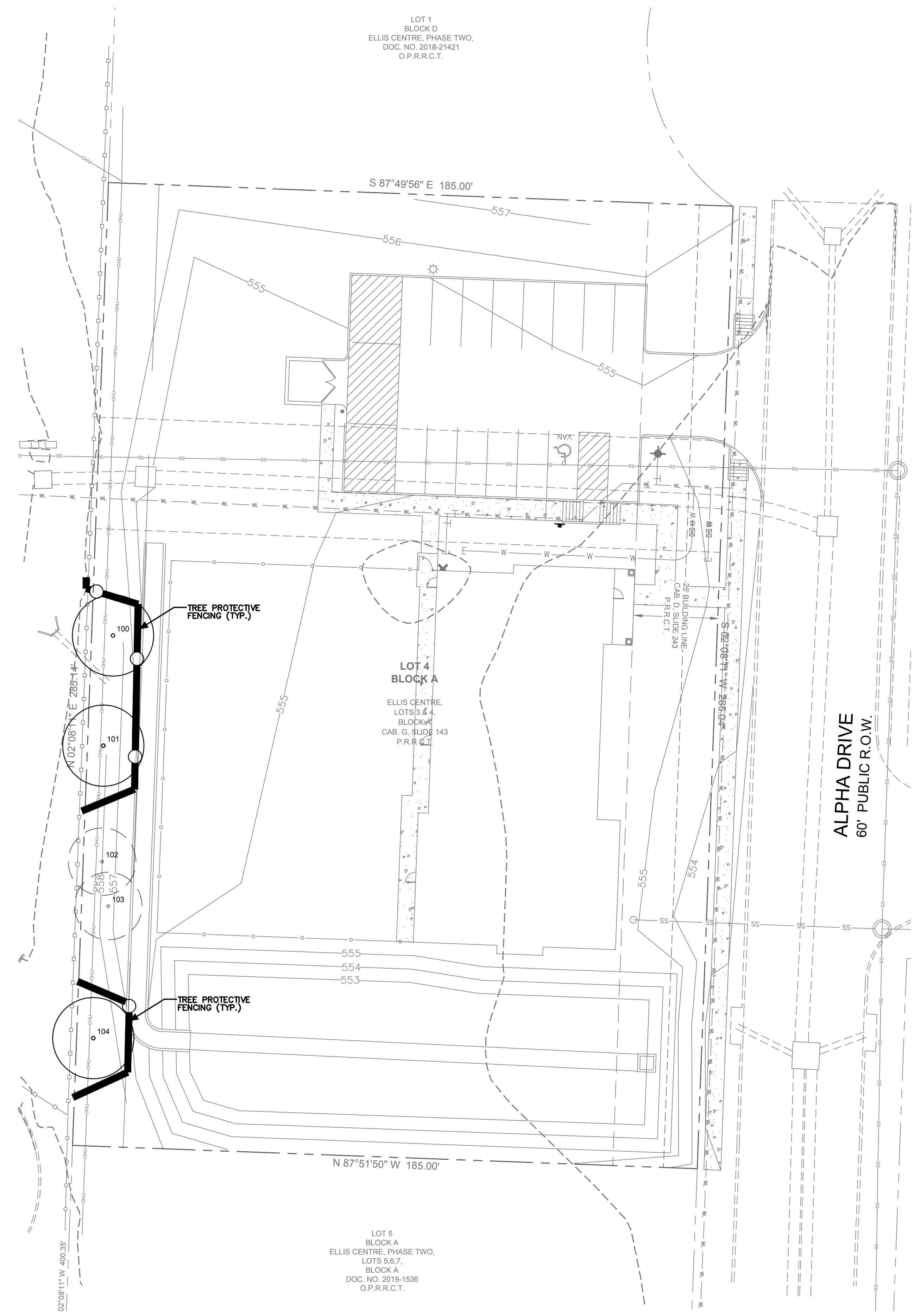
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 15305 Dallas Pkwy., Ste 300  
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REGISTERED LANDSCAPE ARCHITECT  
 DANIEL REECE  
 STATE OF TEXAS  
 5-30-19

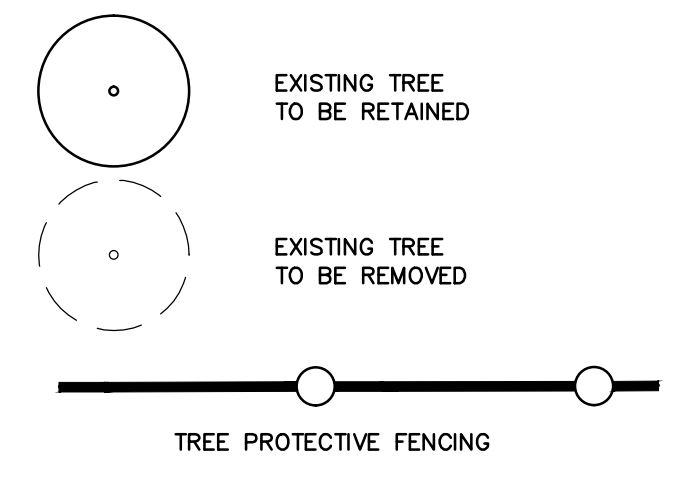
DRAWN: JAN  
 DATE: 09/28/2018  
 HEI #: 18-140

SHEET NO:  
 LP-2

LOT 1  
BLOCK D  
ELLIS CENTRE, PHASE TWO,  
DOC. NO. 2018-21421  
O.P.R.R.C.T.

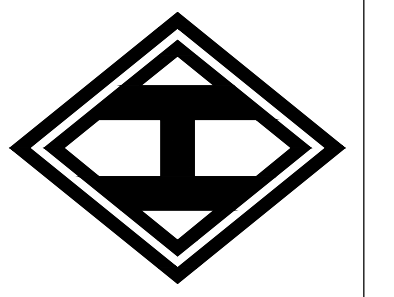


LEGEND



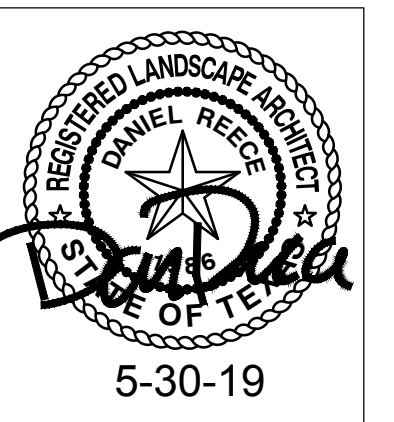
ID	SIZE/TYPE	REMOVED	MITIGATION
100	12" CEDAR	NO	NO
101	12" CEDAR	NO	NO
102	10" CEDAR	YES	NO
103	10" CEDAR	YES	NO
104	12" CEDAR	NO	NO

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DATE: 09/28/2018  
HEI #: 18-140

SHEET NO:  
TS-1

S:\Users\adamson\MyDocuments\Drawings\2018\2018-09-28\2018-09-28.dwg Thursday, 09/28/2018 2:06:48 PM

## TREE PROTECTION SPECIFICATIONS

### MATERIALS

- FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
- POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL T-SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
- TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
- USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

### CONSTRUCTION METHODS

ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.

EMPLOY THE SERVICES OF AN ISA INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING. ENSURE ALL TREES RECEIVE A COMMERCIAL-GRADE ROOT STIMULATOR APPLICATION AFTER PRUNING.

PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE DRIFLINE AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST OR IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS AT THE DRIP LINE OF TREES. ROOT PROTECTION ZONE, RPZ, AND/OR LANDSCAPE PLANT MATERIAL INCLUDING NATURAL AREAS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION.

PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.

THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.

THE INSTALLATION POSTS WILL BE PLACED EVERY 6 FEET AROUND THE DRIP LINE OR RPZ AND EMBEDDED TO 18 INCHES DEEP. FABRIC ATTACHMENT SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.

- DO NOT CLEAR, FILL OR GRADE IN THE RPZ OF ANY TREE.
- DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
- DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE SPREAD OF THE TREE BRANCHES.
- DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE SPREAD OF THE TREE BRANCHES EX. PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING.
- DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
- DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL) ETC. TO ENTER THE RPZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE RPZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.

ROUTE UNDERGROUND UTILITIES TO AVOID THE RPZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.

THE CONTRACTOR SHOULD AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION.

REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.

TREES DAMAGED OR LOST DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S SATISFACTION.

ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER PRIOR TO ITS REMOVAL.

COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.

IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

WATER ALL TREES, MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.

WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

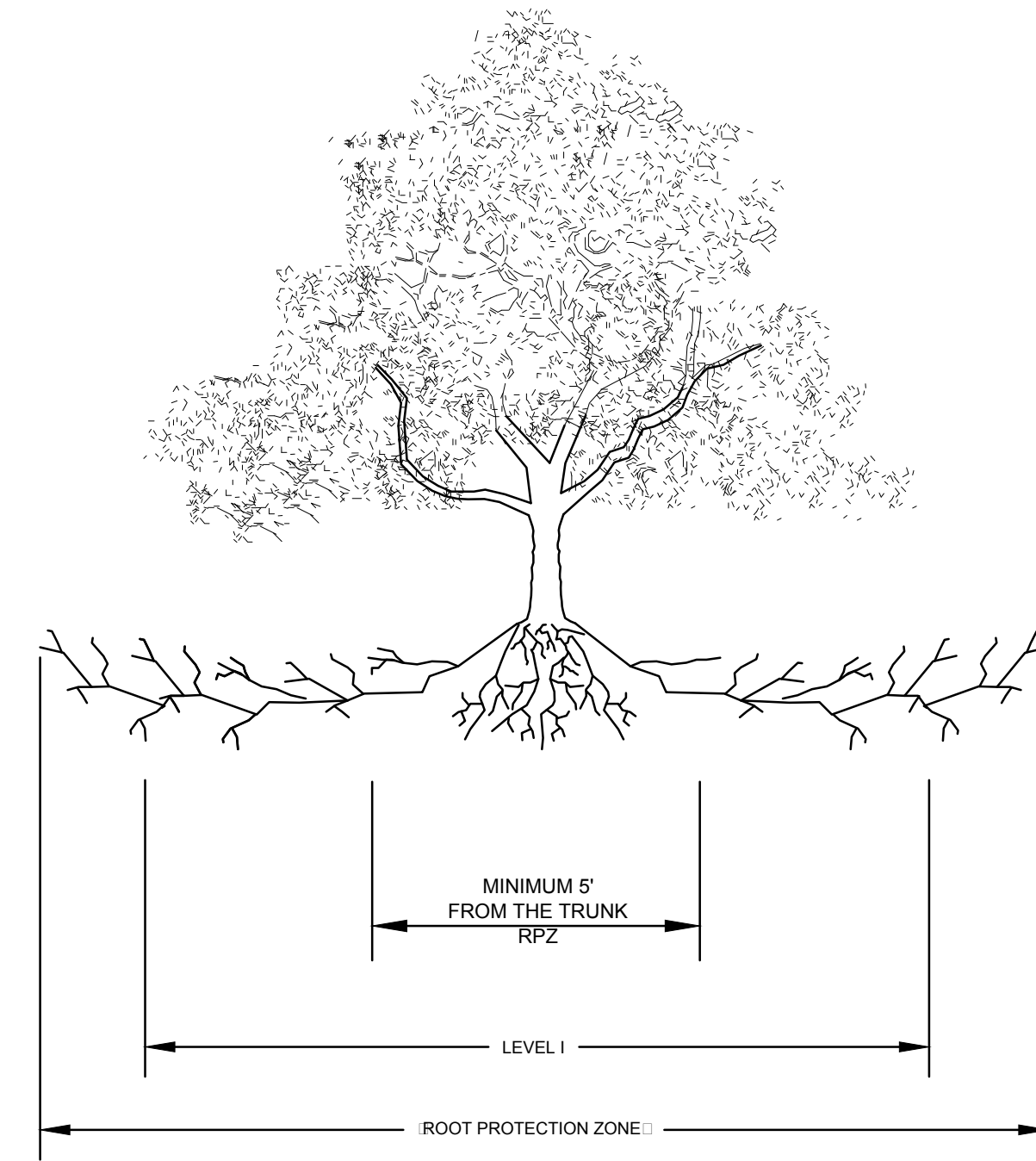
WHEN AN EXCAVATION OR EMBANKMENT IS PLACED WITHIN THE DRIFLINE OF ANY TREE GREATER THAN EIGHT INCHES IN DIAMETER, A TREE WELL SHALL BE CONSTRUCTED TO PROTECT THE TREE AS INDICATED, WHEN THE CUT OR FILL EXCEEDS EIGHT INCHES.

WHERE PAVING OR FILLING IS NECESSARY WITHIN THE DRIFLINE OF ANY TREE EIGHT INCHES OR GREATER, A PERMEABLE PAVEMENT AND AERATION SYSTEM MUST BE INSTALLED.

CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

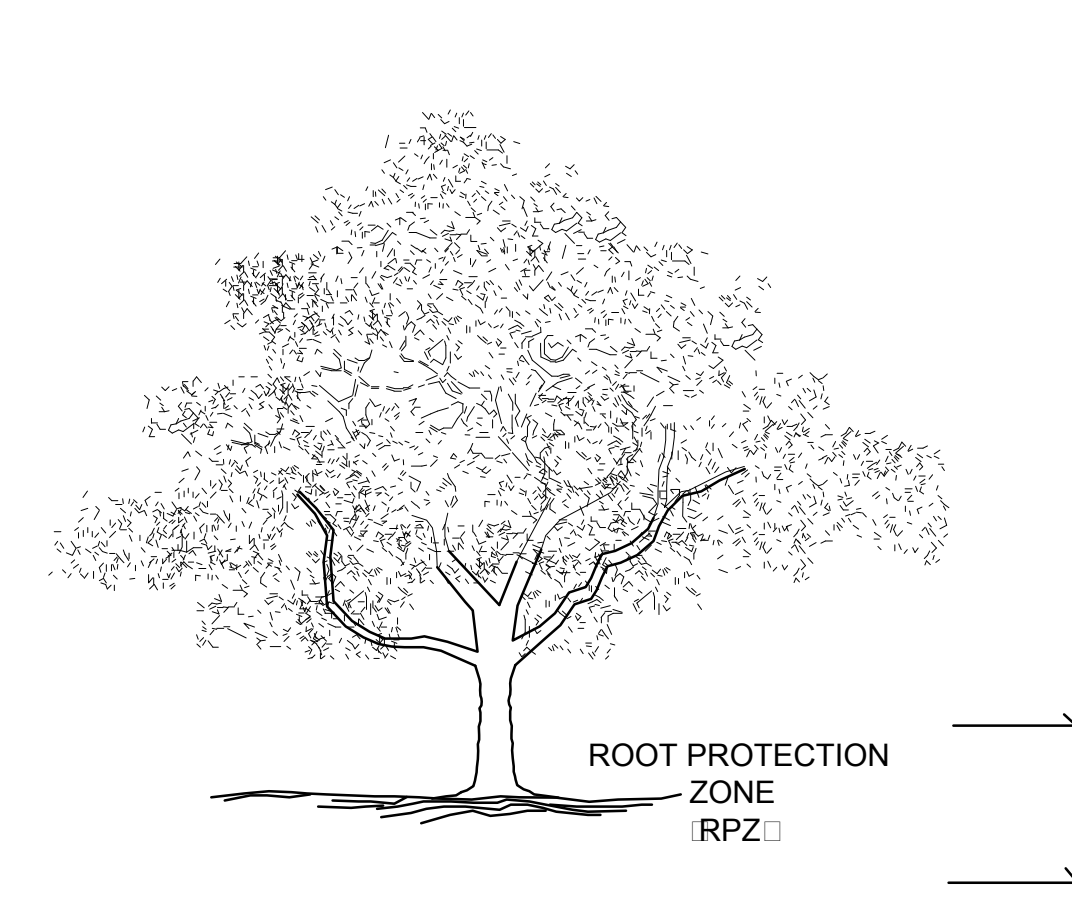
## TREE PROTECTION REQUIREMENTS

- A ROOT PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE OR ANY VEGETATION TO BE PRESERVED. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY THE RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE (1) LINEAR FOOT FOR EACH INCH DIAMETER INCH AT BREAST HEIGHT (4.5' OF THE TREE. EXAMPLE: A 10-INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE.
- NO WORK SHALL BEGIN WHERE TREE PROTECTION FENCING HAS NOT BEEN COMPLETED AND APPROVED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING WILL BE A MINIMUM OF 4' HEIGHT.
- ALL ROOTS LARGER THAN ONE-INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
- EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE WORK DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
- NO EQUIPMENT, VEHICLES OR MATERIALS SHALL BE OPERATED OR STORED WITHIN THE ROOT PROTECTION ZONE. NO CLEAN-OUT AREAS WILL BE CONSTRUCTED SO THAT THE MATERIAL WILL BE IN OR MIGRATE TO THE ROOT PROTECTION ZONE.
- NO GRADE CHANGE MORE THAN 3" IS ALLOWED WITHIN THE ROOT PROTECTION ZONE.
- ROOTS OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL WOUNDS SHALL BE PAINTED WITHIN 30 MINUTES TO PREVENT OAK WILT INFECTION (OAK TREES ONLY).
- ANY TREE REMOVAL SHALL BE APPROVED BY THE LOCAL JURISDICTION'S ARBORIST.
- TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE REPLACED WITH TREES QUANTITIES AND SIZES ACCEPTABLE TO THE LOCAL JURISDICTION.
- TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE WATERING THE ROOT PROTECTION ZONE AND/OR WASHING FOLIAGE.
- NO WIRES, NAILS OR OTHER MATERIALS MAY BE ATTACHED TO PROTECTED TREES.
- THE ROOT PROTECTION ZONE SHALL BE PRESERVED AT NATURAL GRADE. NO CUTTING, FILLING, TRENCHING, ROOT DISTURBANCE, SOIL DISTURBANCE, OR CONSTRUCTION SHALL OCCUR CLOSER TO THE TRUNK THAN ONE-HALF (1/2) THE ROOT PROTECTION ZONE RADIUS EXCEPT IN PARKING AREAS, WHERE APPROVED ALTERNATIVE MATERIALS AND METHODS MAY BE USED AND CONSTRUCTION MAY OCCUR AS CLOSE AS FIVE (5) FEET FROM THE ROOT FLARES ON ONE SIDE OF THE TREE. NATIVE UNDERSTORY VEGETATION WITHIN THE ROOT PROTECTION ZONE SHALL BE PRESERVED, HOWEVER THE REQUIREMENT DOES NOT APPLY TO ROOT PROTECTION ZONE AREAS THAT HAVE BEEN LANDSCAPED. THE ROOT PROTECTION ZONE MAY BE SHIFTED AND CLUSTERED AS LONG AS THERE IS NO CONSTRUCTION CLOSER TO THE TRUNK THAN ONE-HALF (1/2) THE ROOT PROTECTION ZONE RADIUS. THE CONSTRUCTION OF SIDEWALKS SHALL BE ALLOWED IN THE ROOT PROTECTION ZONE, AS LONG AS EXCAVATION DOES NOT EXCEED THREE (3) INCHES.
- DURING CONSTRUCTION ACTIVITY ON SITE, AT LEAST A SIX-INCH LAYER OF A COARSE MULCH SHALL BE PLACED AND MAINTAINED OVER THE ROOT PROTECTION ZONE. THE IMPERVIOUS COVER MAY ENCR OACH WITHIN THE ROOT PROTECTION ZONE IF SAID ENCROACHMENT IS APPROVED BY THE ARBORIST.



**A** TREE PROTECTION FENCE - ELEVATION

SCALE: NOT TO SCALE



6" MULCH INSIDE RPZ

### NOTES:

- THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
- FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

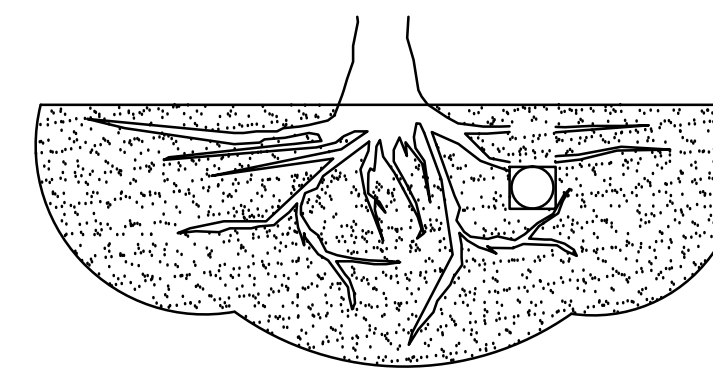
**B** TREE PROTECTION FENCE

SCALE: NOT TO SCALE

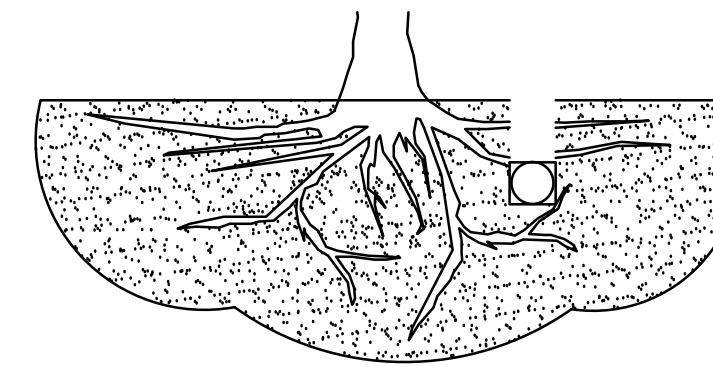
TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.

12" MIN & 48" MAX DEPTH



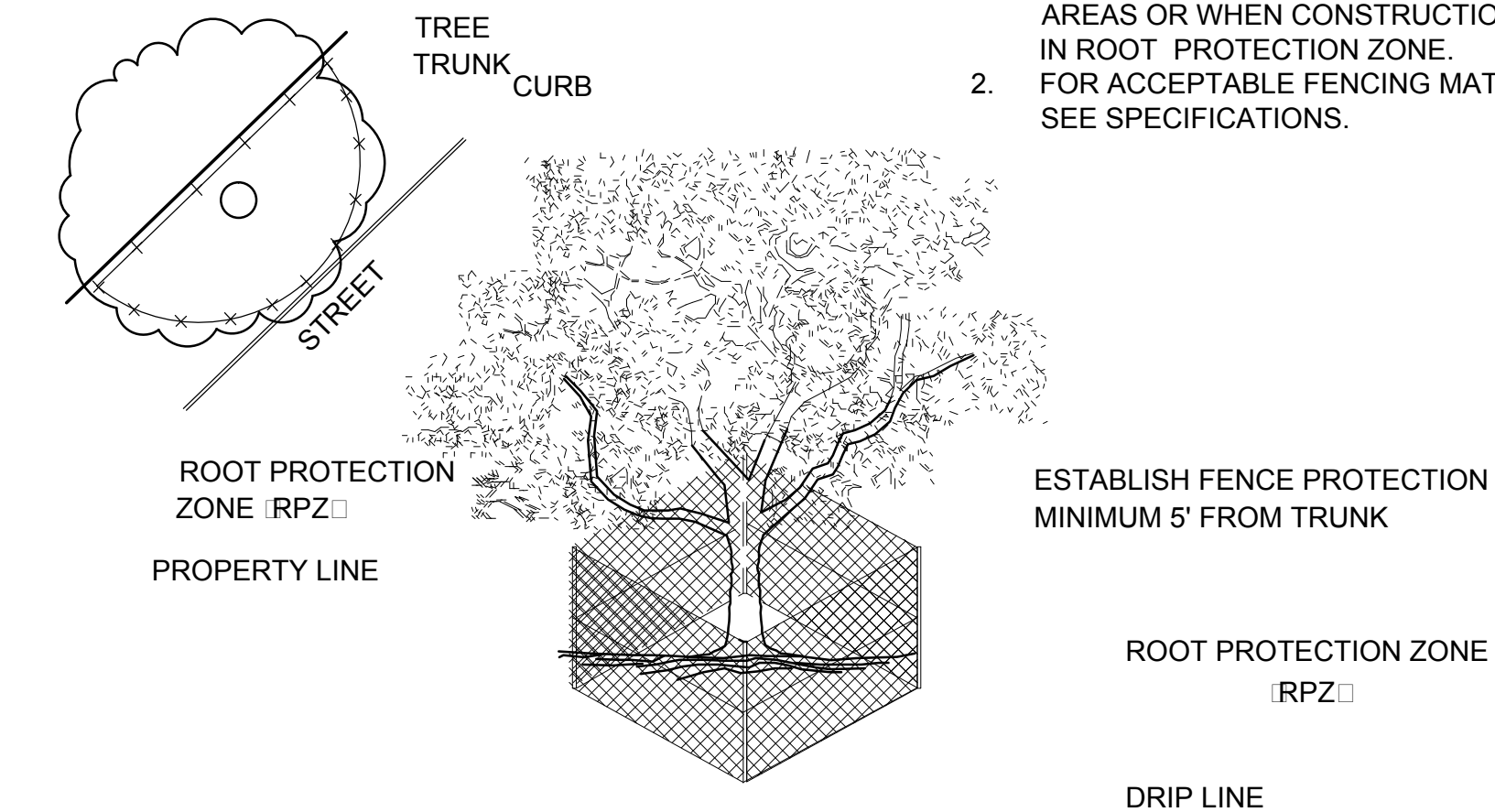
TUNNEL TO MINIMIZE ROOT DAMAGE. TOP AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

**D** BORING THROUGH ROOT PROTECTION ZONE

SCALE: NOT TO SCALE



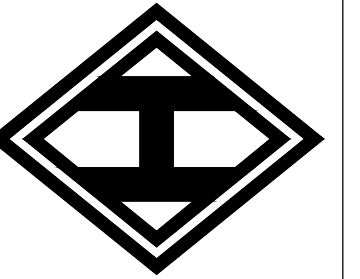
6" MULCH INSIDE RPZ IF BARE DIRT

8" MULCH OUTSIDE RPZ AND UNDER DRIP LINE AS MINIMAL PROTECTION FOR ROOTS FROM CONSTRUCTION ACTIVITIES

**C** TREE PROTECTION FENCE - LEVEL 2

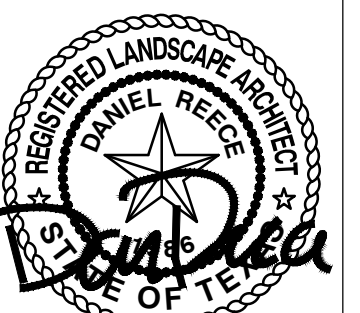
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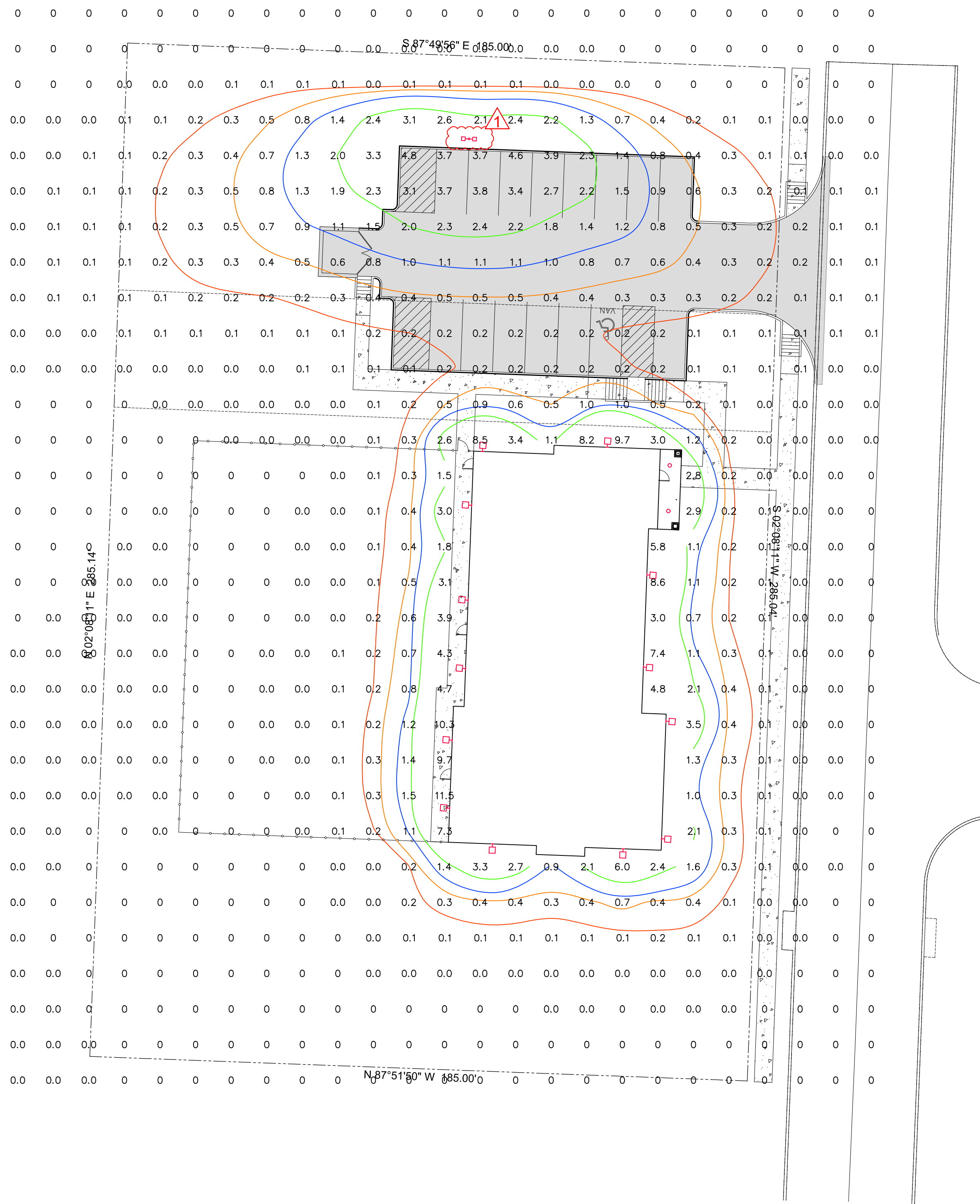
DRAWN: JAN

DATE: 09/28/2018

HEI #: 18-140

SHEET NO:  
 TS-2

TREE SURVEY



**LUMINAIRE SCHEDULE**

CALLOUT	SYMBOL	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	QUANTITY
C	○	1200 lumen RL56 LED Downlight	ELECTRONIC	CEILING	EATON - HALO, RL560WH12940	120V 1P 2W	2
S2	□	PREVALE AREA AND ROADWAY LUMINAIRE(2) 70 CRI, 3000K LEDS AND TYPE III OPTICS WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH	ELECTRONIC	POLE (20')	EATON - LUMARK, PRV-A40-D-UNV-T3-BZ-7030-HSS	120V 1P 2W	1
W	□	SAYLITE DCC150 SERIES	ELECTRONIC	WALL	SAYLITE - DCC150, DCC150L42W3424LMV50K	120V 1P 2W	13

**GENERAL PHOTOMETRIC SCHEDULE**

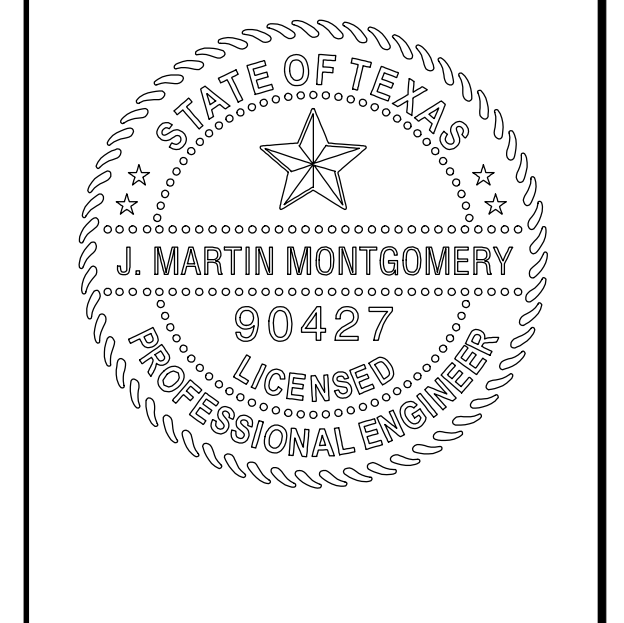
AVERAGE FOOT-CANDLES	0.46
MAXIMUM FOOT-CANDLES	11.5
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	11.47 / 0.00
AVERAGE TO MINIMUM FC RATIO	0.46 / 0.00

**CITY OF ROCKWALL OUTDOOR LIGHTING FOR NONRESIDENTIAL PROPERTIES MINIMUM REQUIREMENTS:**

- A. GLARE. IN ORDER TO PRESERVE THE NIGHT SKY AND TO REDUCE GLARE ON ROADWAYS, PEDESTRIAN AREAS AND ADJACENT DEVELOPMENT, LIGHT SOURCES (E.G. LIGHT BULBS) SHALL BE ORIENTED DOWN AND TOWARD THE CENTER OF THE SITE OR SHIELDED SO AS TO NOT BE VISIBLE FROM THE PROPERTY LINE. THIS APPLIES TO REFRACTORY LENSES WHICH EXTEND BEYOND THE LIGHTING FIXTURE AND ARE DESIGNED TO REDIRECT THE LIGHTING SOURCE HORIZONTALLY. THIS DOES NOT APPLY TO NEON OR INTERNALLY LIT SIGNS, OR TO DECORATIVE LIGHTING WITH 15 WATTS OR LESS PER BULB.
- B. LIGHT AT RESIDENTIAL PROPERTY LINE. THE ALLOWABLE MAXIMUM LIGHT INTENSITY MEASURED AT THE PROPERTY LINE OF A RESIDENTIALLY ZONED LOT SHALL BE 0.2 OF ONE FOOTCANDLE.
- C. LIGHT AT NONRESIDENTIAL PROPERTY LINE. THE ALLOWABLE MAXIMUM LIGHT INTENSITY MEASURED AT THE PROPERTY LINE OF ANY NONRESIDENTIALLY ZONED LOT SHALL BE 0.2 OF ONE FOOTCANDLE. FOR PLANNED SHOPPING CENTERS OR OTHER COMMERCIAL DEVELOPMENTS THAT CONTAIN MORE THAN ONE LOT, THE PLANNING AND ZONING COMMISSION MAY CONSIDER LIGHTING PLANS THAT ARE INTENDED TO INCREASE LIGHTING EFFICIENCY AND REDUCE THE NUMBER OF OVERALL LIGHT FIXTURES, BUT RESULT IN LIGHT SPILLOVER ACROSS COMMON LOT LINES WITHIN THE SAME DEVELOPMENT. HOWEVER, IN NO CASE SHALL LIGHT LEVELS EXCEED 0.2 FC AT THE PROPERTY LINES ADJACENT TO THE STREET AND/OR ALONG THE PERIMETER OF THE DEVELOPMENT.
- D. HEIGHT. NO LIGHT POLE, BASE OR COMBINATION THEREOF SHALL EXCEED 30 FEET, UNLESS FURTHER RESTRICTED WITHIN AN OVERLAY DISTRICT AS SPECIFIED IN ARTICLE V OF THIS [UNIFIED DEVELOPMENT] CODE.
- E. BUILDING AND POLE MOUNTED LIGHTING. ALL BUILDING AND POLE MOUNTED LUMINARIES EXCEEDING 15 WATTS SHALL BE DIRECTED DOWN WITH EITHER A PARTIAL CUT-OFF OR FULL CUT-OFF SOURCE.
- F. UNDER-CANOPY LIGHTING. ALL UNDER-CANOPY LIGHTING, INCLUDING, BUT NOT LIMITED TO, THOSE FIXTURES UTILIZED AT FUELING STATIONS, DRIVE-THROUGH LANES, AND COVERED PARKING STRUCTURES, SHALL BE FULLY RECESSED INTO THE CANOPY
- G. ILLUMINATION. THE MAXIMUM OUTDOOR MAINTAINED, COMPUTED AND MEASURED ILLUMINATION LEVEL WITHIN ANY NONRESIDENTIAL DEVELOPMENT SHALL NOT EXCEED 20 FC OUTDOORS AT ANY POINT ON THE SITE, WITH THE FOLLOWING EXCEPTIONS:
  1. UNDER-CANOPY LIGHTING (E.G., FUEL STATIONS, DRIVE-THROUGH LANES AND COVERED PARKING STRUCTURES) SHALL NOT EXCEED 35 FC. THE REMAINDER OF THE PROPERTY SHALL COMPLY WITH THE 20-FC MAXIMUM.
  2. LIGHTING FOR MOTOR VEHICLE DEALERSHIPS SHALL NOT EXCEED 30 FC WITHIN THE FRONT YARD(S) OF THE DEVELOPMENT. THE REMAINDER OF THE PROPERTY SHALL COMPLY WITH THE 20-FC MAXIMUM.
- H. EXEMPTIONS. HISTORIC OR ANTIQUE-STYLE PEDESTRIAN LIGHT FIXTURES APPROVED BY THE PLANNING AND ZONING COMMISSION ARE EXCLUDED FROM THESE STANDARDS.



PROJECT:  
 TRISTAR  
 ROCKWALL PET RESORT  
 LOT 3 & 4 BLOCK A, ELLIS CENTRE  
 ROCKWALL, TX, 75087



J. MARTIN MONTGOMERY  
 REGISTERED PROFESSIONAL  
 ENGINEER STATE OF TEXAS - NO.  
 90427  
 RCS ENTERPRISES, LP F-2071

REVISION HISTORY		DESCRIPTION	DATE	NO.
		RELOCATED LIGHT POLE	06/03/19	1

ISSUE DATE: 05/09/2019

DRAWN BY: RF

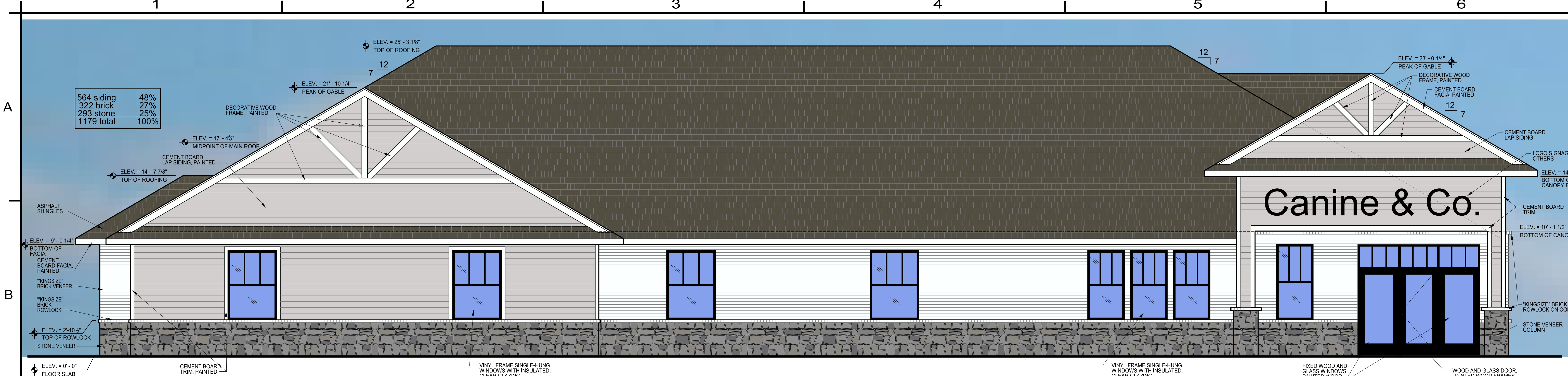
SCALE: N.T.S. 24x36

SHEET NUMBER:

**E1.1**

**ELECTRICAL - SITE LIGHTING PLAN**

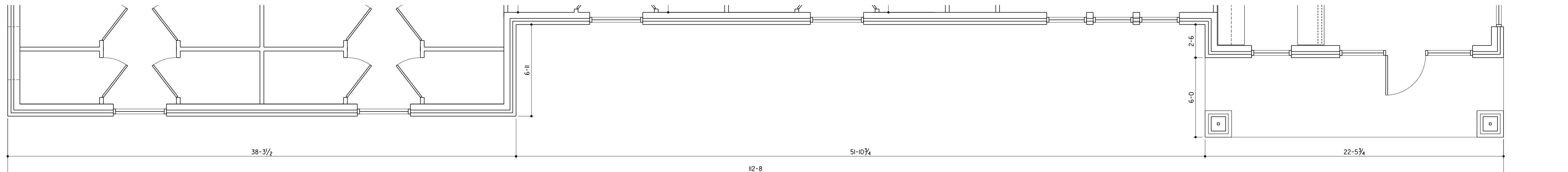




564 siding	48%
322 brick	27%
293 stone	25%
1179 total	100%

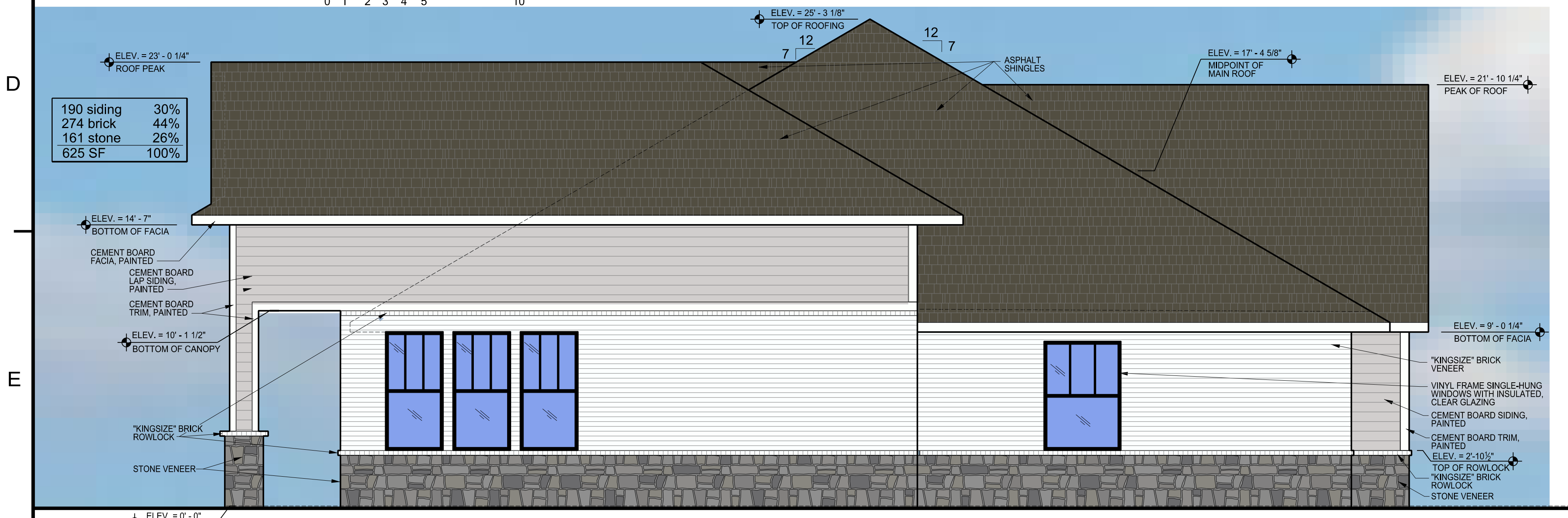
01 Front (East) Elevation

1/4"=1'-0"



01A Plan Reference

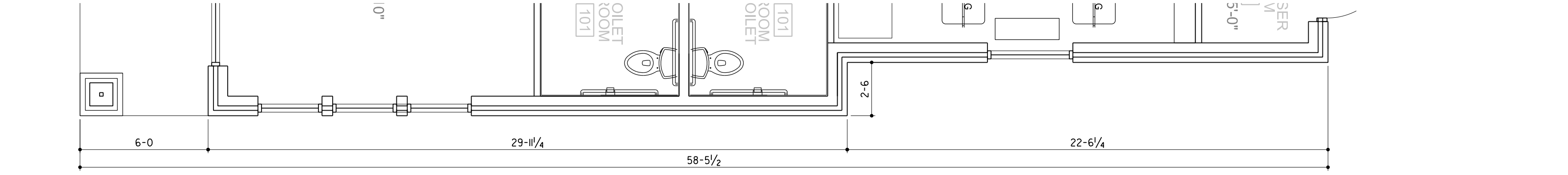
1/4"=1'-0"



190 siding	30%
274 brick	44%
161 stone	26%
625 SF	100%

02 Side (North) Elevation

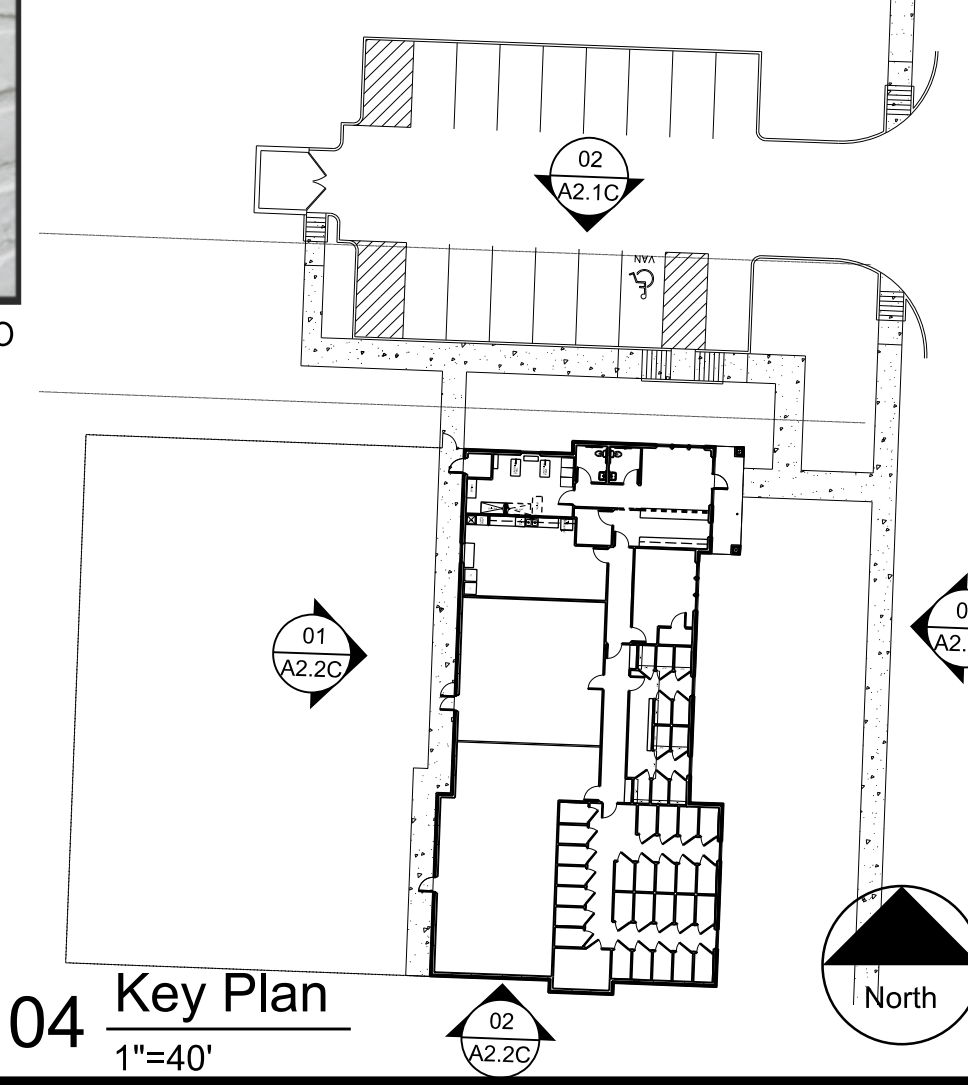
1/4"=1'-0"



02A Plan Reference

1/4"=1'-0"

03 Material Board



04 Key Plan

1"=40'

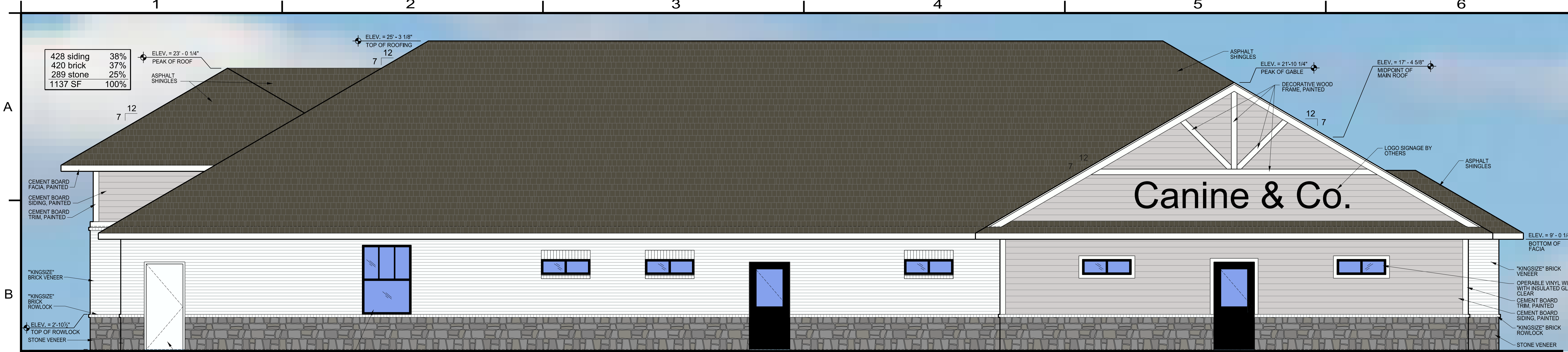
Phillip Morse, Architect  
 PlacesMade architecture  
 2840 Keller Springs Road  
 Suite 503  
 Carrollton, Texas 75006  
 214-888-7074  
 www.placesmadedetail.com

If the adjacent seal block does not contain the architect's seal, signature, and date; then this document is incomplete and may not be used for regulatory approval, permit, or construction.  
 PlacesMade architecture  
 Phillip Morse, TX Reg No. 17037  
 The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as Architects in TX. PO Box 12337, Austin, TX 78711-2337. Ph. 512-305-9000. www.tbaa.org

TRI-STAR  
 CONSTRUCTION, INC.  
 GENERAL CONTRACTORS  
 Building #2  
 3601 Yucca Drive  
 Flower Mound, Texas 75028  
 972.221.5558  
 www.tristarcorp.org

New Building for:  
 Canine and Co. Resort, LLC  
 Alpha Drive @ Sigma Court  
 Rockwall, TX 75087

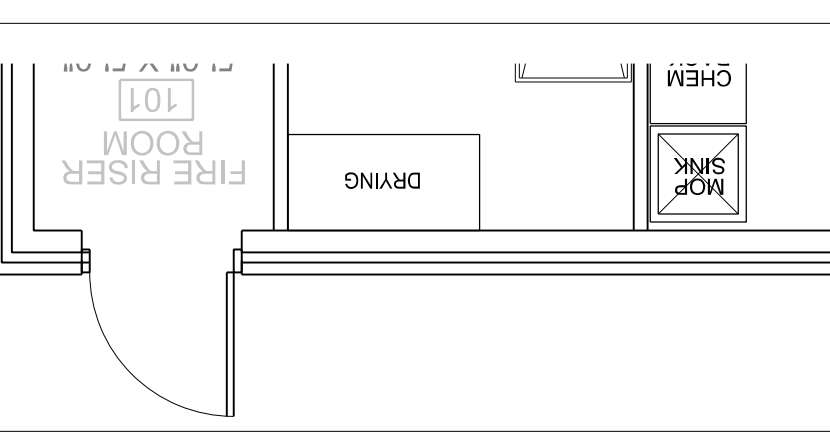
Project No.	17004
Date	September 2017
Revisions	
No.	Date
	For Review 05-02-19
	For Review 05-14-19
	For Review 05-15-19
scale verification	1" = 1"
Sheet	A2.1C
Color Elevations	



428 siding	38%
420 brick	37%
289 stone	25%
1137 SF	100%

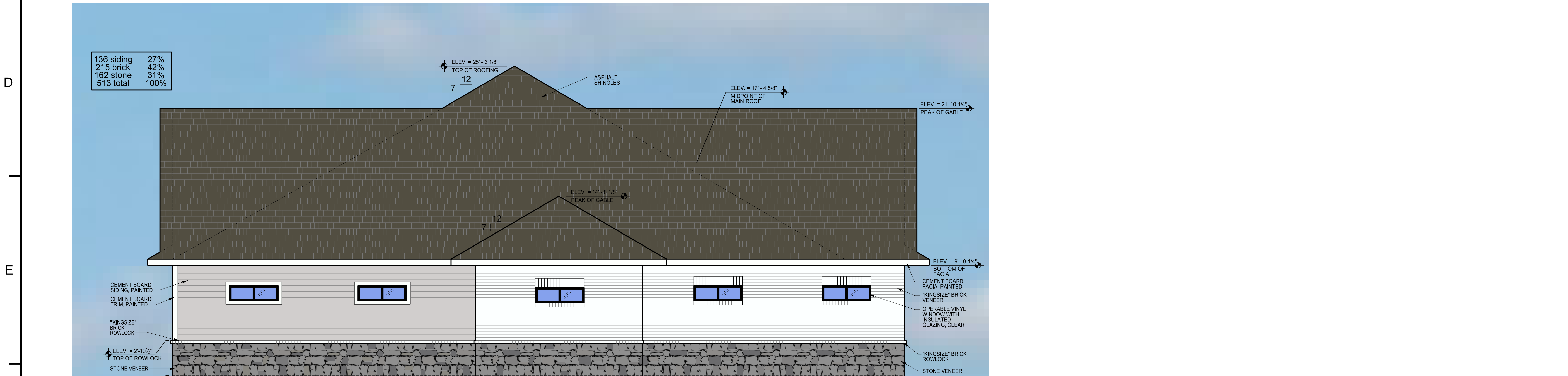
01 Rear (West) Elevation

1/4"=1'-0"



01A Plan Reference

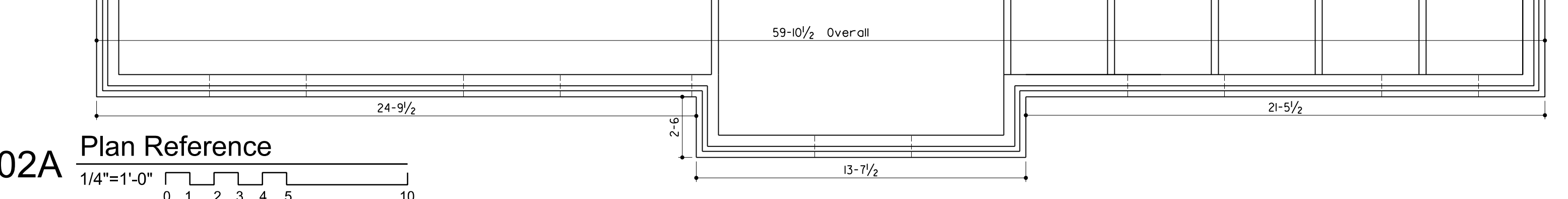
1/4"=1'-0"



136 siding	27%
215 brick	42%
162 stone	31%
513 total	100%

02 Side (South) Elevation

1/4"=1'-0"



02A Plan Reference

1/4"=1'-0"

**places made** architecture  
 "made up places made real"  
 Phillip Morse, Architect  
 PlacesMade architecture  
 2840 Keller Springs Road  
 Suite 503  
 Carrollton, Texas 75006  
 214-868-7074  
 www.placesmadeareal.com

If the adjacent seal block does not contain the architect's seal, signature, and date, then this document is incomplete and may not be used for regulatory approval, permit, or construction.  
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New Building for:  
**Canine and Co. Resort, LLC**  
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scale verification  
 1" = 1"  
 Sheet  
**A2.2C**  
 Color Elevations

# 03 Material Board

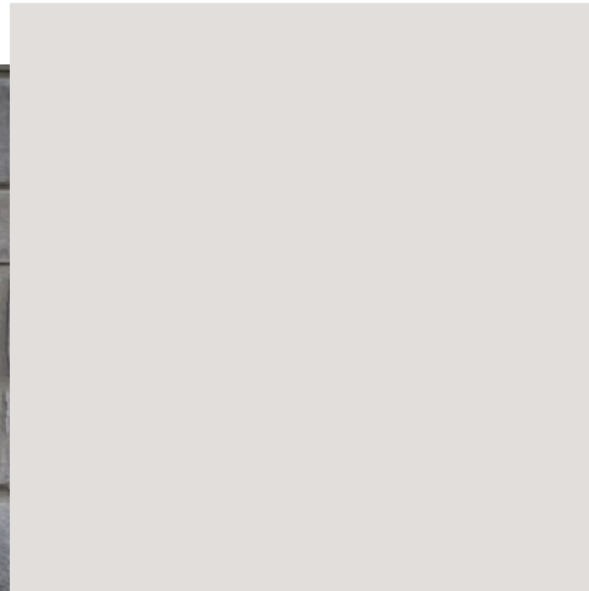
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REQUISITE GRAY  
SHERWIN WILLIAMS  
SW7023 PAINT



GREY LEUDERS STONE



ORIGINAL WHITE  
SHERWIN WILLIAMS  
SW7077 PAINT



PLYGEM BLACK  
VINYL WINDOWS



ONYX BLACK  
OWENS CORNING  
ASPHALT SHINGLES



PAINTED BRICK TO  
MATCH SW7077

# PROGREEN K9 DELUXE 60

## APPLICATIONS

- High Traffic Areas and Pets
- Dog Runs
- Pet Kennels
- Dog Parks
- Residential Landscape (For Dog Owners)
- Surrounding Poolscales
- Roof Tops
- Common Space in & Around Commercial Properties

## Specifications

- **Primary Yarn Face:** 10,080/8 denier monofilament Field Green/ Olive Green
  - **Thatch Yarn:** 4800 texturized Polyethylene thatch, Field Green/Beige
  - **Pile Height:** 1.125”
  - **Face Weight:** 60 oz. per sq yd
  - **Primary Backing:** Proprietary QuadriBIND™ Backing
  - **Secondary Backing:** ProFlow patent pending backing
  - **Total Product Weight:** 81 oz. to 85 oz. per sq yd
  - **Perforations:** No perforations
  - **Warranty:** 8 year (See full warranty for terms & conditions)
- \*subject to normal manufacturing variance (+/- 2 ounces)



June 19, 2019

**ATTN: STEVEN HOMEYER**  
HOMEYER ENGINEERING INC.  
P.O.BOX 294527,  
LEWISVILLE, TX 75029

**RE: SITE PLAN (SP2019-017), Animal Boarding/kennel without outside pens**

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the Planning and Zoning Commission on 06/11/2019. The following is a record of all recommendations, voting records and conditions of approval:

*CONDITIONS OF APPROVAL:*

*If the Planning and Zoning Commission chooses to approve the applicant's request, then staff would propose the following conditions of approval:*

*(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;*

*(2) Approval by the Planning and Zoning Commission of all exceptions requested as outlined in staff's report;*

*(3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.*

*PLANNING AND ZONING COMMISSION:*

*On June 11, 2019, the Planning and Zoning Commission's motion to approve the site plan with staff conditions and Architectural Review Board (ARB) recommendations passed by a vote of 6 to 0 with Commissioner Lyons absent.*

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,



**David Gonzales, AICP**  
Planning Manager  
Planning & Zoning Department  
City of Rockwall, TX