

### PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 5 P2022 - 008 P&Z DATE 03	IS 21 CC DATE	APPROVED/DENIED
ARCHITECTURAL REVIEW BOARD DATE		
ZONING APPLICATION         SPECIFIC USE PERMIT         ZONING CHANGE         PD CONCEPT PLAN         PD DEVELOPMENT PLAN         PD DEVELOPMENT PLAN         SITE PLAN APPLICATION         SITE PLAN APPLICATION         LANDSCAPE PLAN         TREESCAPE PLAN         PHOTOMETRIC PLAN         BUILDING ELEVATIONS         MATERIAL SAMPLES         COLOR RENDERING	COPY OF ORDINANCE APPLICATIONS CAPPLICATIONS CRECEIPT CLOCATION MAP CHOA M	C NOTICE BLIC NOTICE QUIRED ITES-LASERFICHE IE
PLATTING APPLICATION         MASTER PLAT         PRELIMINARY PLAT         FINAL PLAT         REPLAT         ADMINISTRATIVE/MINOR PLAT         VACATION PLAT         LANDSCAPE PLAN         TREESCAPE PLAN	NOTES:	

DEVELOPME City of Rockwall Planning and Zonin 385 S. Goliad Street	NT APPLICATION	STAFF USE ONLY PLANNING & ZONING CASE NO. SP2022-608 <u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
Rockwall, Texas 7508	37	DIRECTOR OF PLANNING: CITY ENGINEER:
PLEASE CHECK THE APPROPRIATE BOX BELOW TO	INDICATE THE TYPE OF DEVELOPM	IENT REQUEST ISELECT ONLY ONE BOXI:
PLATTING APPLICATION FEES:         MASTER PLAT (\$100.00 + \$15.00 ACRE)         PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)         FINAL PLAT (\$300.00 + \$20.00 ACRE)         REPLAT (\$300.00 + \$20.00 ACRE)         AMENDING OR MINOR PLAT (\$150.00)         PLAT REINSTATEMENT REQUEST (\$100.00)         SITE PLAN APPLICATION FEES:         SITE PLAN (\$250.00 + \$20.00 ACRE)	ZONING ZON ZON SPE PD C OTHER TRE VAR <u>NOTES</u> : IN OFTE	G APPLICATION FEES: ING CHANGE (\$200.00 + \$15.00 ACRE) CIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) PAPPLICATION FEES: E REMOVAL (\$75.00) HANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE AMOUNT, FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
AMENDED SITE PLAN/ELEVATIONS/LANDSCAP	ING PLAN (\$100.00) A \$1.00	10.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING
PROPERTY INFORMATION (PLEASE PRINT)		
ADDRESS 1890 South	h Goliad St.	
SUBDIVISION TEXAS Ste	ar Addition	
GENERAL LOCATION		
ZONING, SITE PLAN AND PLATTING INF		
CURRENT ZONING "HC" HEAVY		NTUSE Penske/EPES Trucking Facility
PROPOSED ZONING No change		EDUSE No change Proposed
ACREAGE 4.060	LOTS [CURRENT]	LOTS [PROPOSED]
SITE PLANS AND PLATS: BY CHECKING THIS BOX REGARD TO ITS APPROVAL PROCESS, AND FAILURE RESULT IN THE DENIAL OF YOUR CASE.	YOU ACKNOWLEDGE THAT DUE TO THE TO ADDRESS ANY OF STAFF'S COMMU	HE PASSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH ENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
OWNER/APPLICANT/AGENT INFORMATI	ON [PLEASE PRINT/CHECK THE PRIMA	NRY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]
DOWNER EPE'S / PENS		CANT JAL Architet Group Inc.
CONTACT PERSON GUY Holbert	CONTACT PER	
ADDRESS 5605 N. MacAn	the BND. ADD	RESS 2695 Villa Creak Dr. Guite 206
CITY, STATE & ZIP Ining, TX. 75	038 CITY, STATE	
PHONE 817.674.1513	Pł	HONE 214.435.6257
E-MAIL GUY. Holberte	Duske como E	MAIL J. Lucio e Jalarch Hartgroup.
NOTARY VERIFICATION [REQUIRED] BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY STATED THE INFORMATION ON THIS APPLICATION TO BE TR	PERSONALLY APPEARED Gu	5 Holbert jowner; The UNDERSIGNED, WHO
\$	OF THIS APPLICATION. HAS BEEN PAID TO 1 HIS APPLICATION. I AGREE THAT THE CIT E PUBLIC. THE CITY IS ALSO AUTHORIZ	Y OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE ZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE	17 DAY OF Feb	2022 DAWN SUZANNE MCCLENDON
OWNER'S SIGNATURE		Notary ID #8201019
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS		MY COMMISSION EXPIRES
DEVELOPMENT APPLIC, TION	25 meller	9.19.2024
		,

**DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS** 



[]

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

#### PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

- [] PLAT TYPE.
  - [] MINOR/AMENDING PLAT.
  - ] MASTER PLAT.
  - ] PRELIMINARY PLAT.
  - ] FINAL PLAT. ] REPLAT.
  - [] VACATION PLAT.

Staff requires two (2), 18" x 24" copies be submitted at the time the application is submitted. See Folding Requirements in this development packet.

- DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:
- [ ] ONE (1) PDF COPY OF THE PLAT
- [ ] ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

\* AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE

- [ ] TREESCAPE PLAN [IF APPLICABLE].
- [] LANDSCAPE PLAN [IF APPLICABLE].
- [] APPLICATION AND APPLICATION FEE.

#### SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

- PLAN SET. A plan set is composed of the following items (failure to submit all of the items required shall constitute an incomplete application):
  - SITE PLAN.
  - ANDSCAPE PLAN.
  - TREESCAPE PLAN.
  - ] PHOTOMETRIC PLAN.
  - [] BUILDING ELEVATIONS.

Staff requires the submittal of two (2) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

- [] PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17"). See the Material Sample Board Design Guidelines in this development packet. Individual material samples or sample boards that are larger than 11" x 17" will <u>not</u> be accepted.
- [] VARIANCE REQUEST LETTER. The letter must indicate the variance being requested, the reason for the variance, <u>and the two (2) required</u> <u>compensatory measures being offered to off-set the variance</u> in accordance with the requirements of the UDC.
- [] APPLICATION AND APPLICATION FEE.

#### ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

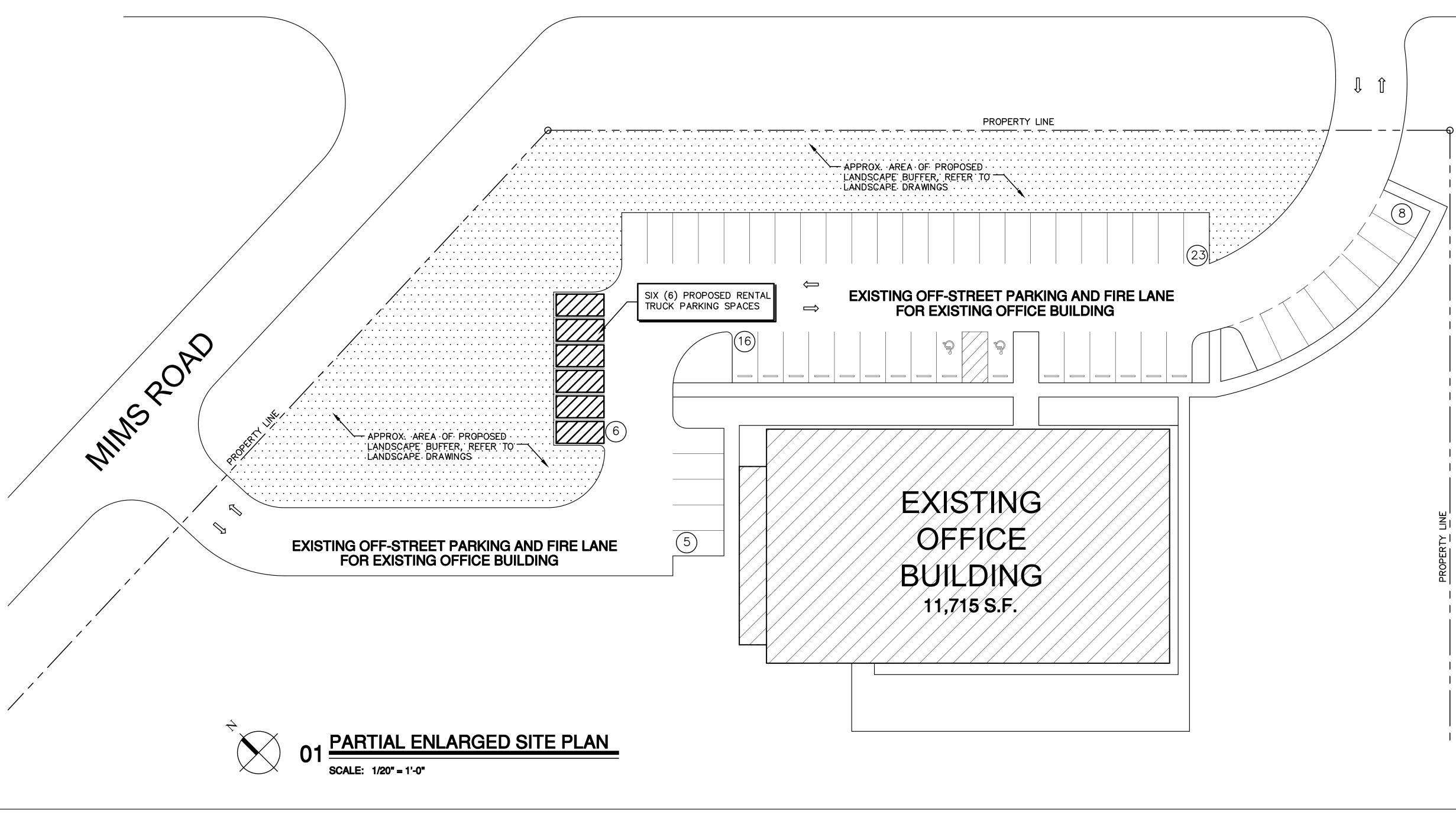
- [] LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.
- [] ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.
- [] LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.
- [ ] APPLICATION AND APPLICATION FEE.

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.

# PLANNING & ZONING PROPOSED CHANGE(S)

CURRENT FACILITY OWNER IS REQUESTING TO PARK SIX (6) RENTAL TRUCKS IN THE EXISTING FRONT YARD OFF-STRTEET PARKING / DRIVE AREA. THIS PROPERTY IS CURRENTLY ZONED "HC" HEAVY COMMERCIAL. THE EXISTING PROPERTIES ACROSS SOUTH GOLIAD STREET / S.H. 205 ARE "RESIDENTIAL" AND ARE CURRENTLY ZONED "PD-10".

THE NEW LANDSCAPE BUFFER(S) NOTED ALONG THE STREET FRONTAGE OF SOUTH GOLIAD STREET / S.H. 205 AND MIMS ROAD ARE PROPOSED TO ALLOW FOR THE PARKING OF THE PREVIOUSLY NOTED SIX (6) RENTAL TRUCKS.



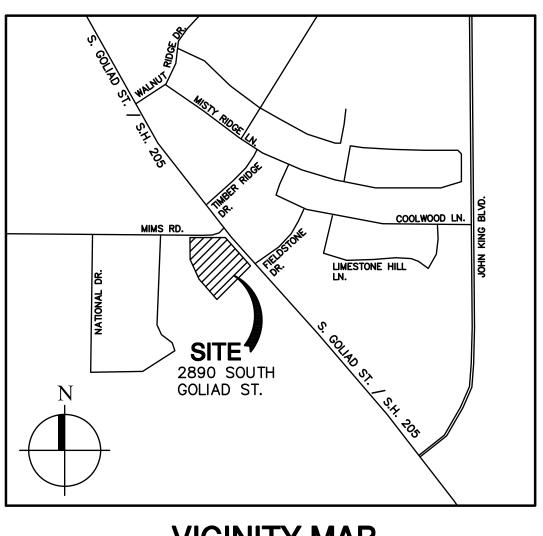
# PARKING ANALYSIS FOR EXISTING OFFICE BLDG.

EXISTING OFF-STREET PARKING AREA PROVIDES PARKING AREA FOR A 11,715 S.F EXISTING OFFICE BUILDING.

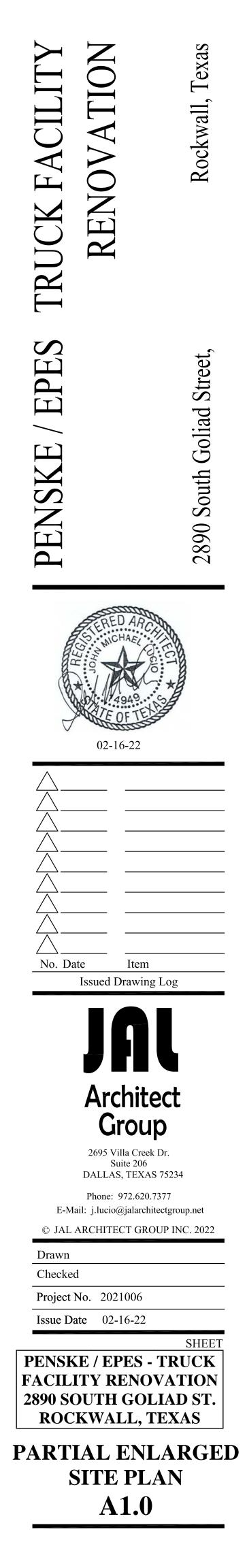
"CITY OF ROCKWALL - TABLE 5: PARKING REQUIRED SCHEDULE, OFFICE BUILDING 1/300 S.F. MIN. PARKING REQUIRED."

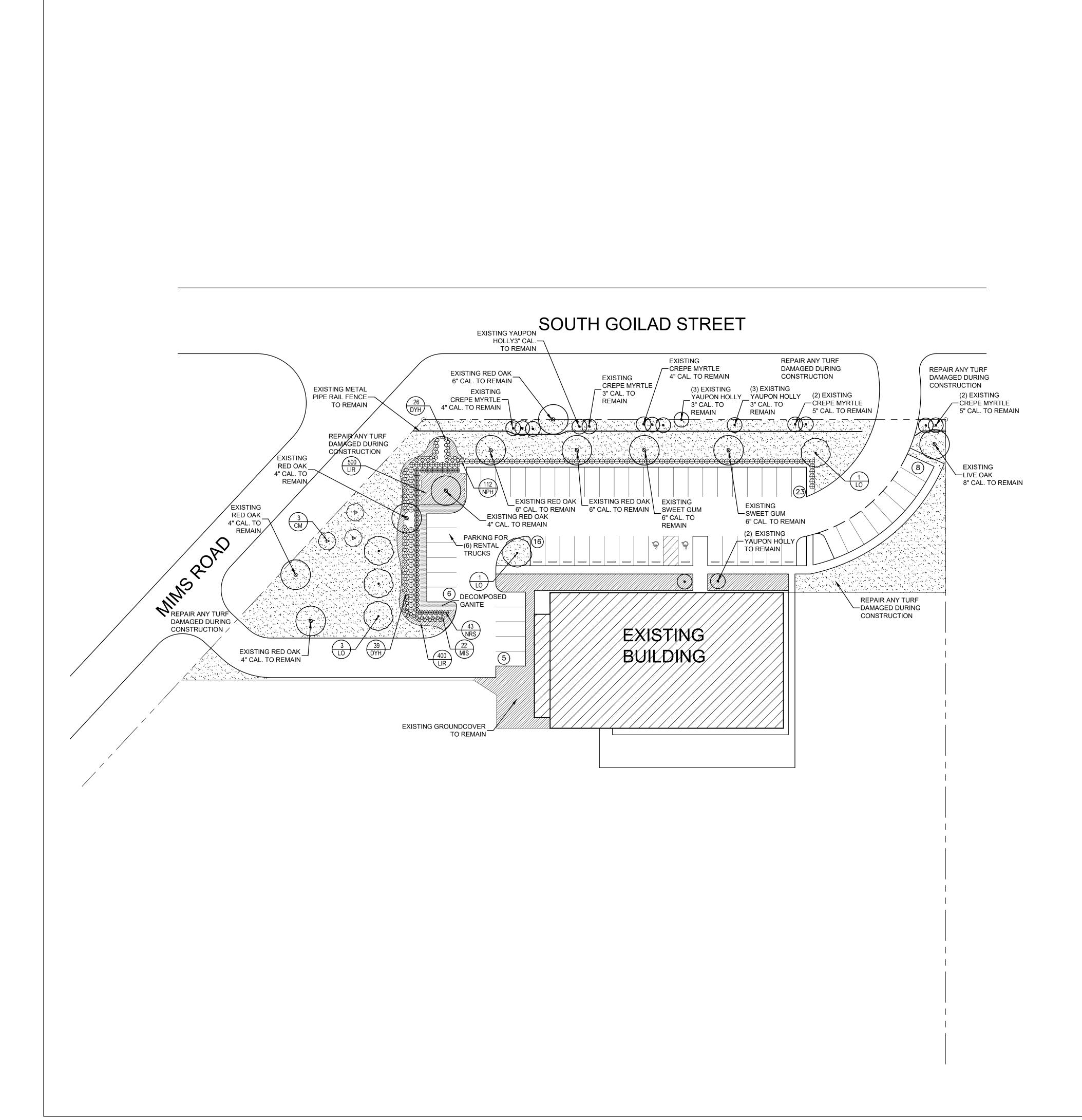
EXISTING PARKING REQUIRED FOR EXISTING OFFICE BLDG .: 11,715 S.F. (1/300)	=	40
PROPOSED RENTAL TRUCK PARKING SPACES:	=	06
TOTAL PARKING SPACES REQUIRED:	=	46
EXISTING STANDARD PARKING SPACES:	=	56
EXISTING HANDICAP PARKING SPACES:	=	02
TOTAL EXISTING PARKING SPACES:	=	58

# SOUTH GOLIAD STREET / S.H. 205



VICINITY MAP





#### LANDSCAPE NOTES

- 1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- 2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- 3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- 4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- 5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- 6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- 7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS. UNLESS OTHERWISE NOTED ON THE DRAWINGS.

#### **GENERAL LAWN NOTES**

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL 1 PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- 3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- 4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- 5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, 6. CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
- 7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

#### PLANT MATERIAL SCHEDULE

<b>FREES</b>					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
СМ	3	Crepe Myrtle	Lagerstroema indica	3" cal.	container, 6' ht., 3 or 5 trunks, tree form
LO	2	Live Oak	Quercus virginiana	4" cal.	container, 13' ht., 5' spread, 5' clear straight trunk
RO	1	Red Oak	Quercus shumardii	4" cal.	container, 13' ht., 5' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DYH	65	Dwarf Yaupon Holly	llex vomitoria 'nana'	5 gal.	container, 18" ht., 18" spread, 24" o.c.
MIS	22	Adagio Maiden Grass	Miscanthus sinensis 'Adagio'	5 gal.	container full, well rooted, 24" o.c.
NPH	112	Needlepoint Holly	llex x cornuta 'Needlepoint'	7 gal.	container 36" ht., 30" spread, 36" o.c.
NRS	43	Nellie R. Stevens Holly	llex x 'Nellie R. Stevens'	4' ht.	container, 4' ht., 36" spread, 36" o.c.
	DCOVERS			0.75	DEMARKO
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	900	Liriope	Liriope muscari	3" pots	container full, well rooted, 12" o.c.
	300	'419' Bermudagrass	Cynodon dactylon '419'	0 000	Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

- SOLID SOD NOTES
- 1 FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- 2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- 3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- 4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- 5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- 7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- 8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- 9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- 10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

#### LANDSCAPE TABULATIONS

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be
located in front yard

Required Provided 3,772 s.f. (50%) 4,396 s.f.

STREET REQUIREMENTS Requirements: (1) tree 4" cal. per 50 l.f. of frontage

(1) accent tree 4' ht. min per 50 l.f. of frontage

S GOILAD STREET (317 L.F.)

equired ) canopy trees	Provided (1) canopy trees
) accent trees	(6) existing canopy trees (14 existing accent trees)
MS ROAD (166 I.f.)	

(3) canopy trees (3) accent trees

(3) existing canopy trees (3) accent trees

PARKING LOT (58 spaces) Requirements: 5% landscape required for parking lot

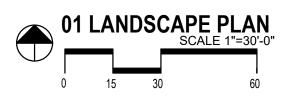
Required	Provideo
2,515 s.f. (5%)	2,685 s.f

#### 6- Parking spaces are to be used for rental truck parking. These spaces are screened with 3-tiered screening.

Proposed screening: 6' ht. decorative metal fence

Live Oak trees- 20 I.f. o.c.

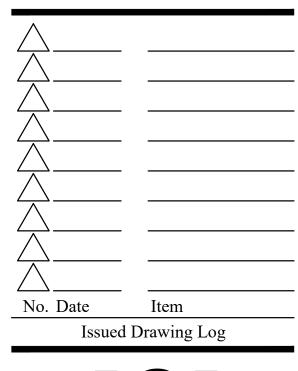
Large shrubs (Nellie R. Stevens Holly- 4' ht., 3' o.c.) Small - Mid size shrubs (Needlepoint Holly- 7 gallon, 36" o.c. and Dwarf Yaupon Holly- 5 gallon, 24" o.c.)



LANDSCAPE ARCHITECT STUDIO GREEN SPOT, INC. 1784 W. McDERMOTT DR., SUITE 110 ALLEN, TEXAS 75013 (469) 369-4448 CHRIS@STUDIOGREENSPOT.COM

#### exas cockwall, K R [I] Ú $\longrightarrow$ ĹΤ K $\sim$ $\square$ S Street $[\mathbf{T}]$ [T] Goliad $\square$ South $\mathbf{\Sigma}$ S 890 **D** 2







2695 Villa Creek Dr. Suite 206 DALLAS, TEXAS 75234 Phone: 972.620.7377

EMail: jalarch@jalarchitectgroup.net © JAL ARCHITECT GROUP INC. 2021

Drawn	SB
Checked	СТ
Project No	<b>b.</b> 2021000
Issue Date	e 02.15.2022

#### SHEET

**PENSKE / EPES TRUCK FACILITY RENOVATION** 2890 SOUTH GOLIAD ST. **ROCKWALL, TEXAS** 

# LANDSCAPE PLAN

#### SECTION 02900 - LANDSCAPE PART 1 - GENERAL

#### 1.1 REFERENCED DOCUMENTS

- Refer to bidding requirements, special provisions, and schedules for additional requirements. 1.2 DESCRIPTION OF WORK
- Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these
- specifications and landscaping plans, including:
  - Planting (trees, shrubs, and grass) Bed preparation and fertilization
- Notification of sources Water and Maintenance until final acceptance

#### 1.3 REFERENCE STANDARDS

Guarantee

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) - plant material.
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized
- Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards.
- D. Hortis Third, 1976 Cornell University 1.4 NOTIFICATION OF SOURCES AND SUBMITTALS
  - A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the
  - B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on
  - Product Data: Submit complete product data and specifications on all other specified
  - Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as presentative samples for final installed plant materials.
- File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required
- F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

#### PART 3 - EXECUTION

#### 3.1 BED PREPARATION & FERTILIZATION

- Landscape Contractor to inspect all existing conditions and report any deficiencies to the
- B. All planting areas shall be conditioned as follows:
  - 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet. All planting areas shall receive a two (2") inch layer of specified mulch.
  - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- Grass Areas:
- 1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with
- topsoil where they are evidently gaped open, then watered thoroughly. 2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

#### 3.2 INSTALLATION

- Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- Position the trees and shrubs in their intended location as per plan.
- Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

#### JOB CONDITIONS

- General Contractor to complete the following punch list: Prior to Landscape Contractor Α. initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. General Contractor shall provide topsoil as described in Section 02200 Earthwork.
- Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.
- 1.6 MAINTENANCE AND GUARANTEE
- A. Maintenance
  - 1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
  - 2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
  - 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by
  - Owner and Landscape Contractor will be completed prior to written acceptance. 4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
  - 1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
  - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately
  - b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately. c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to
  - be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
- Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.
- Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball as well as all nylon, plastic string and wire mesh. Container trees will usually be po bound, if so follow standard nursery practice of 'root scoring'.
- J. Do not wrap trees.
- K. Do not over prune.
- Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the L. area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- Trees and large shrubs shall be staked as site conditions require. Position stakes to
- secure tree against seasonal prevailing winds. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in ccordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association
- 1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches. 2. Pruning shall be done with clean, sharp tools. 3. Immediately after planting operations are completed, all tree pits shall be covered with
- a layer of organic material two (2") inches in depth. This limit of the organic material Q. Steel Curbing Installation: 1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation
- All steel curbing shall be free of kinks and abrupt bends. Top of curbing shall be 3/4" maximum height above grade. . Stakes are to be installed on the planting bed side of the curbing, as opposed to the
- grass side. Do not install steel edging along sidewalks 3. Cut steel edging at 45 degree angle where edging meets sidewalk.
- 3.3 CLEANUP AND ACCEPTANCE
  - A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work. END OF SECTION

- 2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance. 3. The above guarantee shall not apply where plants die after acceptance because of
- injury from storms, hail, freeze, insects, diseases, injury by humans, machines or 4. Acceptance for all landscape work shall be given after final inspection by the Owner
- provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.
- Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor

#### 1.7 QUALITY ASSURANCE

- General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work
- Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect. Selection of Plant Material:
- 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project
- specifications 2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
- 3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and
- 4. Owner and/or Architect retains the right to further inspect all plant material upon
- arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
- 5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.
- 1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

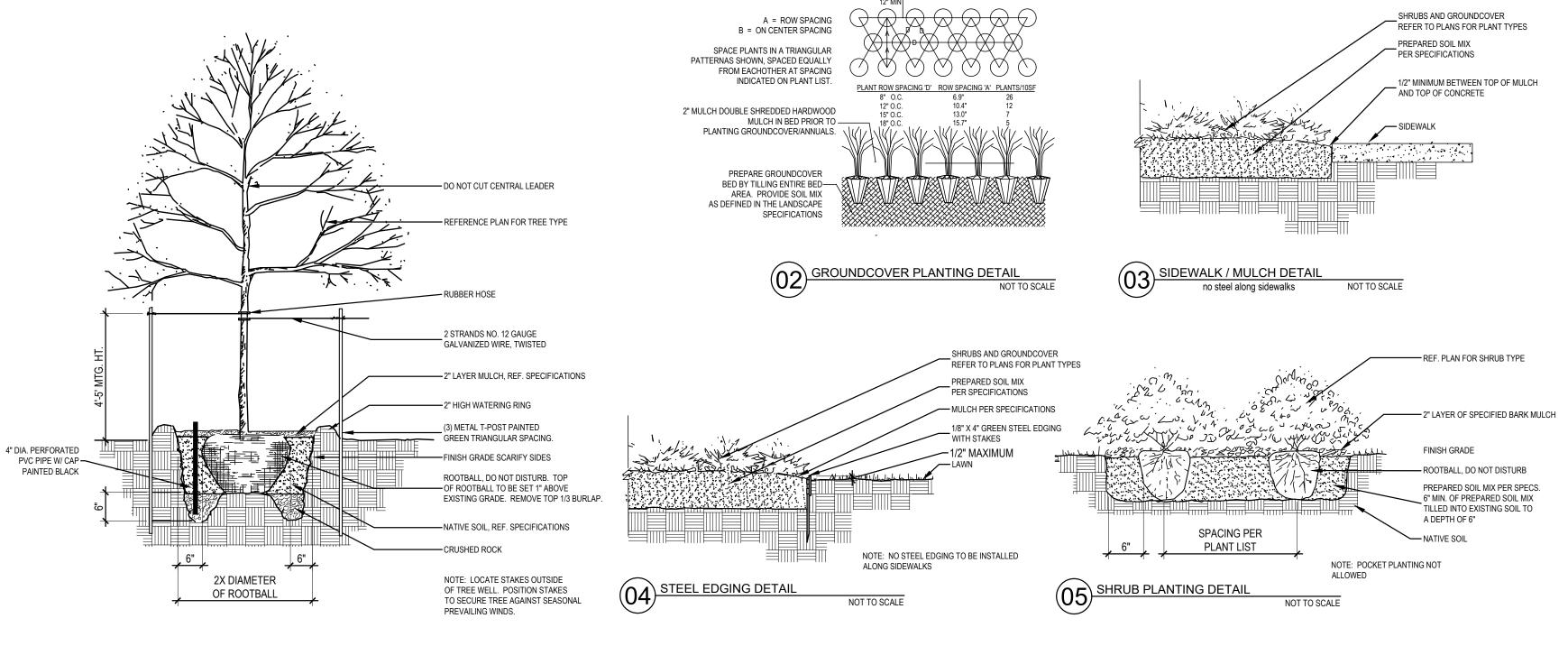
#### Preparation:

- 1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will
- not damage roots, branches, shape, and future development. 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

- A. Deliverv
  - 1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored
  - at site. 2. Deliver only plant materials that can be planted in one day unless adequate storage
  - and watering facilities are available on job site. 3. Protect root balls by heeling in with sawdust or other approved moisture retaining
  - material if not planted within 24 hours of delivery. 4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves.
  - Keep plants moist at all times. Cover all materials during transport. 5. Notify Architect of delivery schedule 72 hours in advance so plant material may be
  - observed upon arrival at job site. 6. Remove rejected plant material immediately from site.
  - . To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

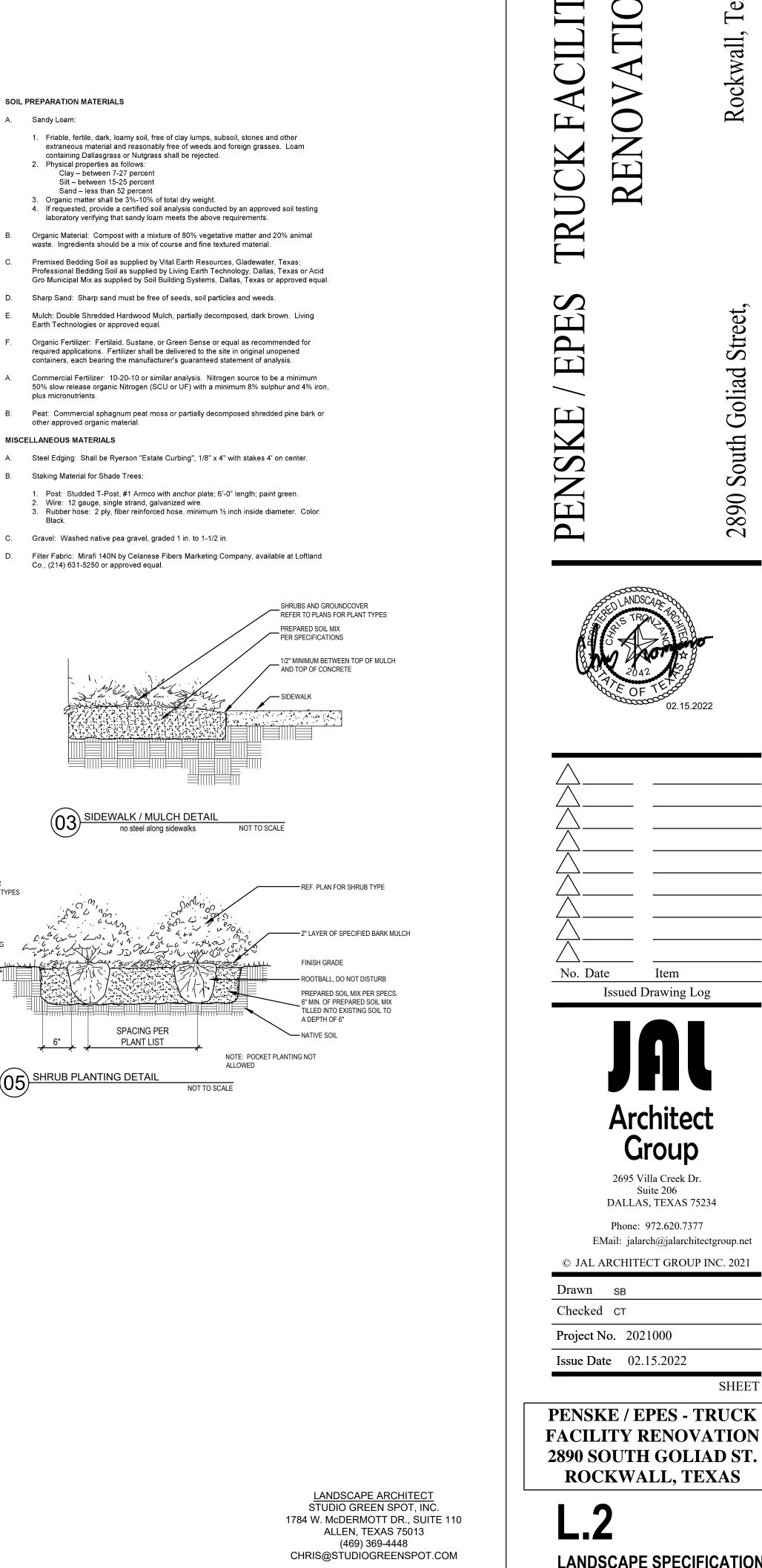
#### PART 2 - PRODUCTS

- 2.1 PLANTS
  - General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final
  - Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only Confirm all quantities on plan
  - Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects diseases injuries to the bark or roots broken branches objectionable disfigurements, insect eggs and larvae and are to be of specimen quality
  - Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition. will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
  - Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter. Measured six (6") inched above ball. Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter
  - Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.



TREE PLANTING DETAIL

NOT TO SCALE



2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

- extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected. Physical properties as follows:
- Clav between 7-27 percent Silt – between 15-25 percent
- Sand less than 52 percent
- 3. Organic matter shall be 3%-10% of total dry weight. 4. If requested, provide a certified soil analysis conducted by an approved soil testing
- laboratory verifying that sandy loam meets the above requirements
- Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas: Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened
- Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron,
- plus micronutrients.

#### other approved organic material.

- 2.3 MISCELLANEOUS MATERIALS
  - Staking Material for Shade Trees:

D

EDGE OF BED

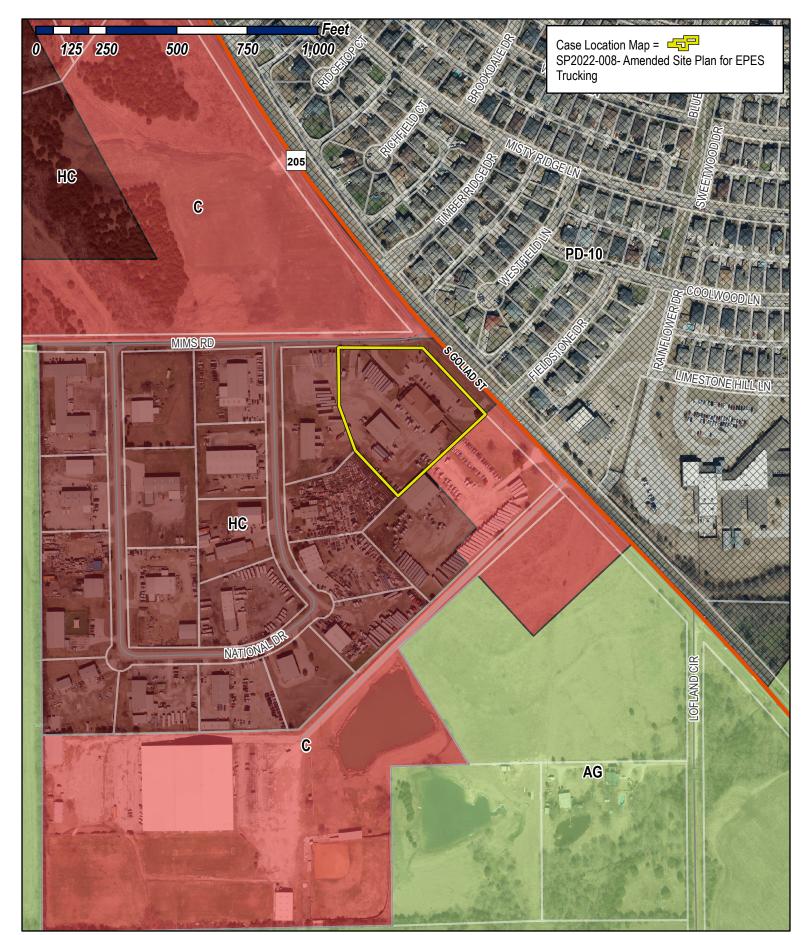
- 1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
- 2. Wire: 12 gauge, single strand, galvanized wire. 3. Rubber hose: 2 ply, fiber reinforced hose, minimum  $\frac{1}{2}$  inch inside diameter. Color:

#### Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

LANDSCAPE SPECIFICATIONS

DEVELOPME City of Rockwall Planning and Zonin 385 S. Goliad Street	NT APPLICATION	STAFF USE ONLY PLANNING & ZONING CASE NO. SP2022-608 <u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
Rockwall, Texas 7508	37	DIRECTOR OF PLANNING: CITY ENGINEER:
PLEASE CHECK THE APPROPRIATE BOX BELOW TO	INDICATE THE TYPE OF DEVELOPM	IENT REQUEST ISELECT ONLY ONE BOXI:
PLATTING APPLICATION FEES:         MASTER PLAT (\$100.00 + \$15.00 ACRE)         PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)         FINAL PLAT (\$300.00 + \$20.00 ACRE)         REPLAT (\$300.00 + \$20.00 ACRE)         AMENDING OR MINOR PLAT (\$150.00)         PLAT REINSTATEMENT REQUEST (\$100.00)         SITE PLAN APPLICATION FEES:         SITE PLAN (\$250.00 + \$20.00 ACRE)	ZONING ZON ZON SPE PD C OTHER TRE VAR <u>NOTES</u> : IN OFTE	G APPLICATION FEES: ING CHANGE (\$200.00 + \$15.00 ACRE) CIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) PAPPLICATION FEES: E REMOVAL (\$75.00) HANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE AMOUNT, FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
AMENDED SITE PLAN/ELEVATIONS/LANDSCAP	ING PLAN (\$100.00) A \$1.00	10.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING
PROPERTY INFORMATION (PLEASE PRINT)		
ADDRESS 1890 South	h Goliad St.	
SUBDIVISION TEXAS Ste	ar Addition	
GENERAL LOCATION		
ZONING, SITE PLAN AND PLATTING INF		
CURRENT ZONING "HC" HEAVY		NTUSE Penske/EPES Trucking Facility
PROPOSED ZONING No change		EDUSE No change Proposed
ACREAGE 4.060	LOTS [CURRENT]	LOTS [PROPOSED]
SITE PLANS AND PLATS: BY CHECKING THIS BOX REGARD TO ITS APPROVAL PROCESS, AND FAILURE RESULT IN THE DENIAL OF YOUR CASE.	YOU ACKNOWLEDGE THAT DUE TO THE TO ADDRESS ANY OF STAFF'S COMMU	HE PASSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH ENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
OWNER/APPLICANT/AGENT INFORMATI	ON [PLEASE PRINT/CHECK THE PRIMA	NRY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]
DOWNER EPE'S / PENS		CANT JAL Architet Group Inc.
CONTACT PERSON GUY Holbert	CONTACT PER	
ADDRESS 5605 N. MacAn	the BND. ADD	RESS 2695 Villa Creak Dr. Guite 206
CITY, STATE & ZIP Ining, TX. 75	038 CITY, STATE	
PHONE 817.674.1513	Pł	HONE 214.435.6257
E-MAIL GUY. Holberte	Duske como E	MAIL J. Lucio e Jalarch Hartgroup.
NOTARY VERIFICATION [REQUIRED] BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY STATED THE INFORMATION ON THIS APPLICATION TO BE TR	PERSONALLY APPEARED Gu	5 Holbert jowner; The UNDERSIGNED, WHO
\$	OF THIS APPLICATION. HAS BEEN PAID TO 1 HIS APPLICATION. I AGREE THAT THE CIT E PUBLIC. THE CITY IS ALSO AUTHORIZ	Y OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE ZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE	17 DAY OF Feb	2022 DAWN SUZANNE MCCLENDON
OWNER'S SIGNATURE		Notary ID #8201019
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS		MY COMMISSION EXPIRES
DEVELOPMENT APPLIC, TION	25 meller	9.19.2024
		,





### **City of Rockwall**

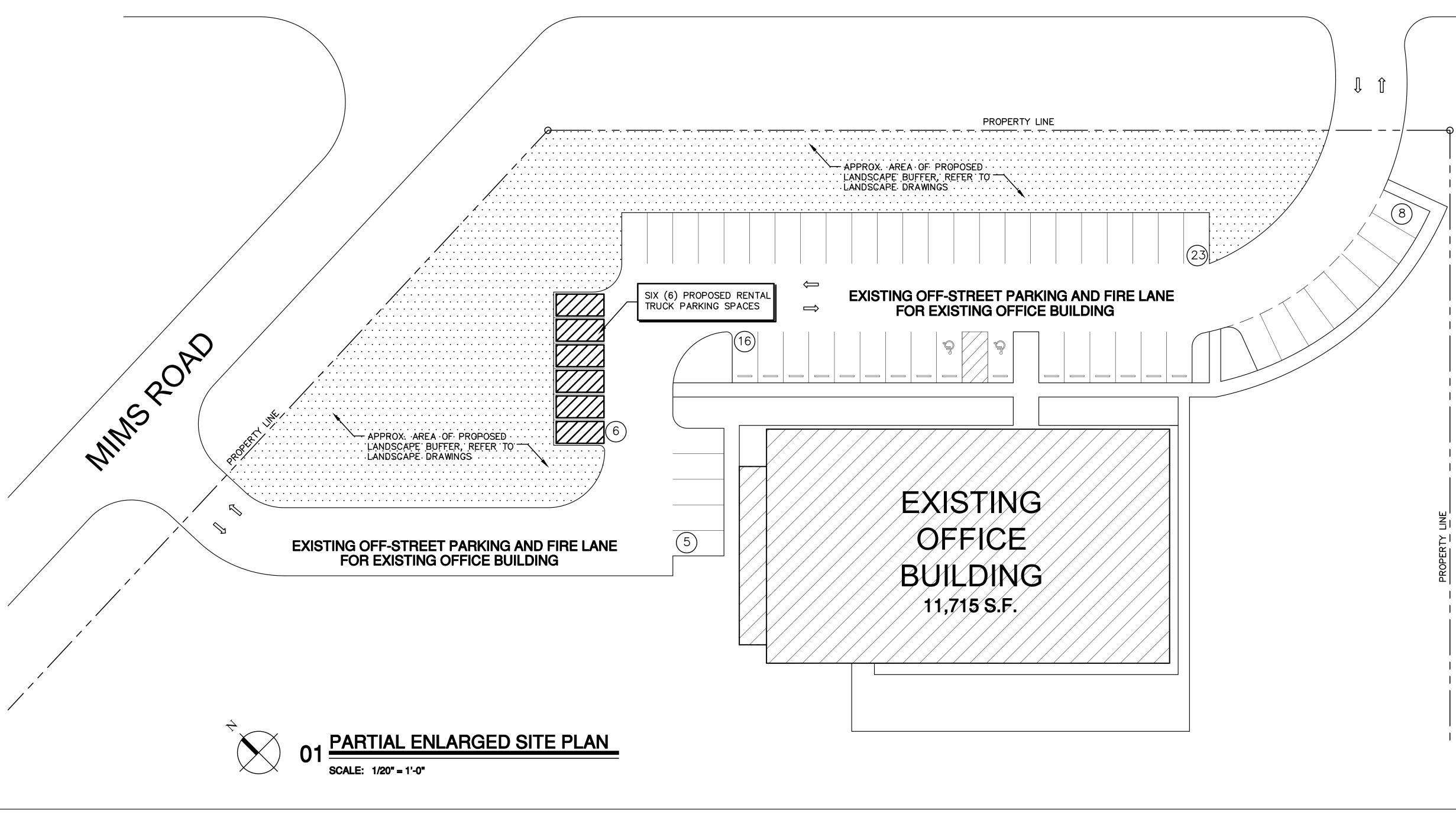
Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. 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.



# PLANNING & ZONING PROPOSED CHANGE(S)

CURRENT FACILITY OWNER IS REQUESTING TO PARK SIX (6) RENTAL TRUCKS IN THE EXISTING FRONT YARD OFF-STRTEET PARKING / DRIVE AREA. THIS PROPERTY IS CURRENTLY ZONED "HC" HEAVY COMMERCIAL. THE EXISTING PROPERTIES ACROSS SOUTH GOLIAD STREET / S.H. 205 ARE "RESIDENTIAL" AND ARE CURRENTLY ZONED "PD-10".

THE NEW LANDSCAPE BUFFER(S) NOTED ALONG THE STREET FRONTAGE OF SOUTH GOLIAD STREET / S.H. 205 AND MIMS ROAD ARE PROPOSED TO ALLOW FOR THE PARKING OF THE PREVIOUSLY NOTED SIX (6) RENTAL TRUCKS.



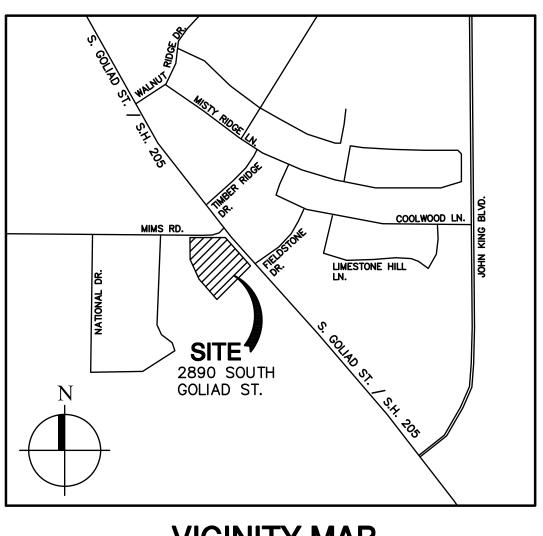
# PARKING ANALYSIS FOR EXISTING OFFICE BLDG.

EXISTING OFF-STREET PARKING AREA PROVIDES PARKING AREA FOR A 11,715 S.F EXISTING OFFICE BUILDING.

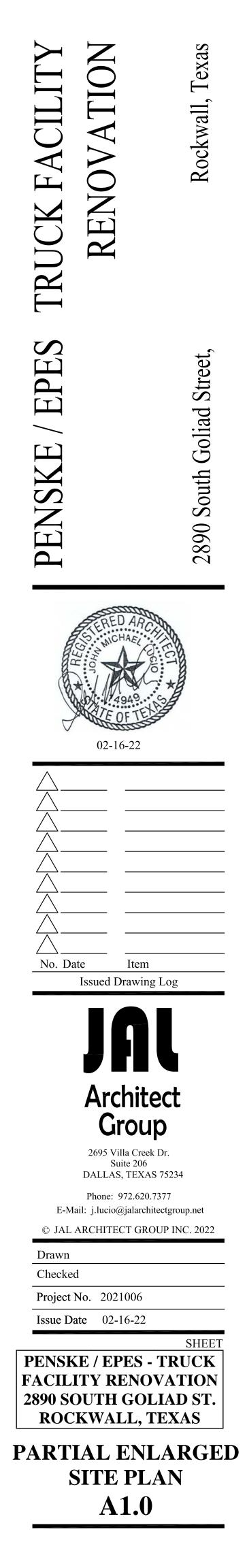
"CITY OF ROCKWALL - TABLE 5: PARKING REQUIRED SCHEDULE, OFFICE BUILDING 1/300 S.F. MIN. PARKING REQUIRED."

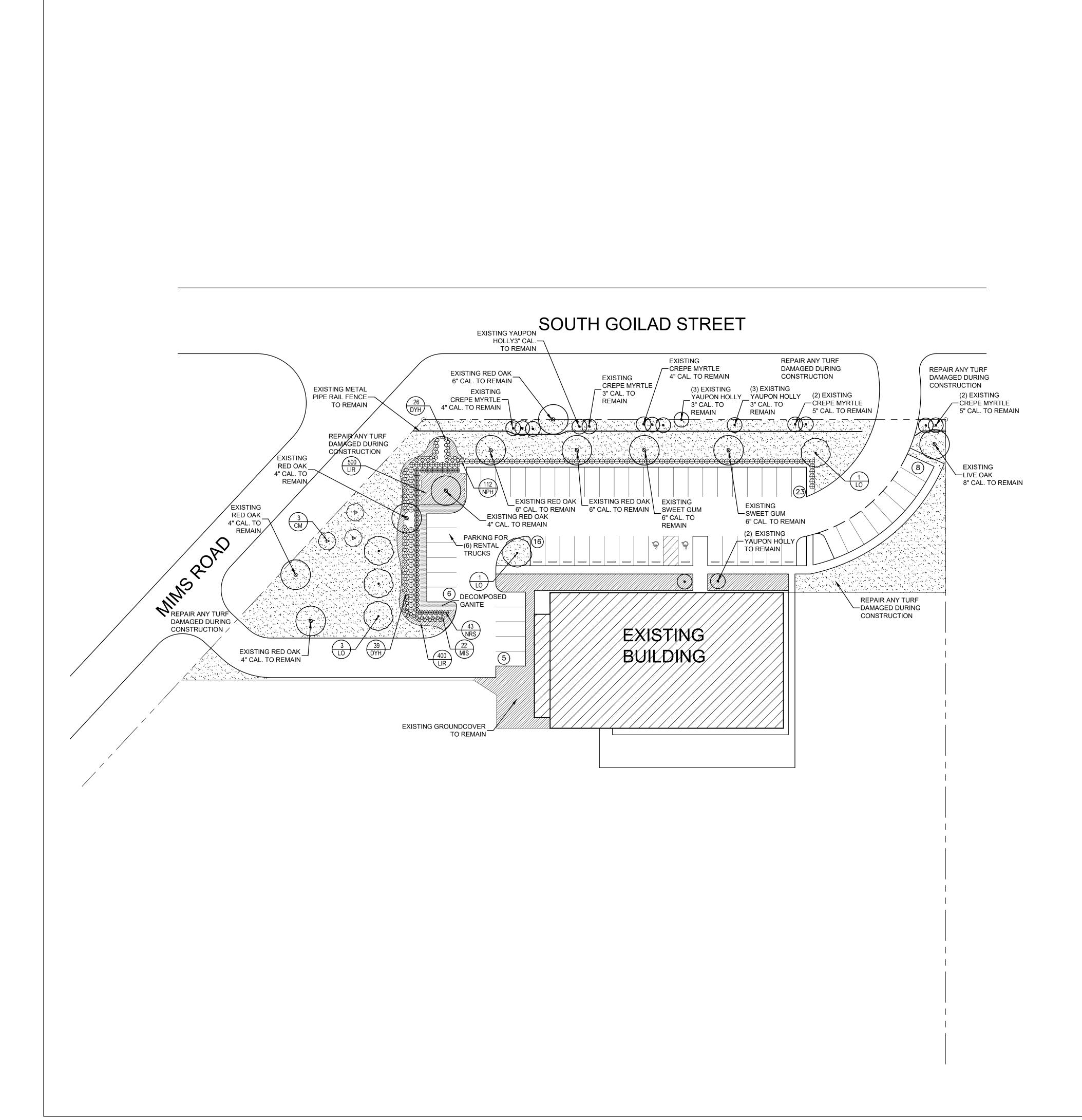
EXISTING PARKING REQUIRED FOR EXISTING OFFICE BLDG .: 11,715 S.F. (1/300)	=	40
PROPOSED RENTAL TRUCK PARKING SPACES:	=	06
TOTAL PARKING SPACES REQUIRED:	=	46
EXISTING STANDARD PARKING SPACES:	=	56
EXISTING HANDICAP PARKING SPACES:	=	02
TOTAL EXISTING PARKING SPACES:	=	58

# SOUTH GOLIAD STREET / S.H. 205



VICINITY MAP





#### LANDSCAPE NOTES

- 1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- 2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- 3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- 4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- 5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- 6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- 7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS. UNLESS OTHERWISE NOTED ON THE DRAWINGS.

#### **GENERAL LAWN NOTES**

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL 1 PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- 3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- 4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- 5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, 6. CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
- 7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

#### PLANT MATERIAL SCHEDULE

<b>FREES</b>					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
СМ	3	Crepe Myrtle	Lagerstroema indica	3" cal.	container, 6' ht., 3 or 5 trunks, tree form
LO	2	Live Oak	Quercus virginiana	4" cal.	container, 13' ht., 5' spread, 5' clear straight trunk
RO	1	Red Oak	Quercus shumardii	4" cal.	container, 13' ht., 5' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DYH	65	Dwarf Yaupon Holly	llex vomitoria 'nana'	5 gal.	container, 18" ht., 18" spread, 24" o.c.
MIS	22	Adagio Maiden Grass	Miscanthus sinensis 'Adagio'	5 gal.	container full, well rooted, 24" o.c.
NPH	112	Needlepoint Holly	llex x cornuta 'Needlepoint'	7 gal.	container 36" ht., 30" spread, 36" o.c.
NRS	43	Nellie R. Stevens Holly	llex x 'Nellie R. Stevens'	4' ht.	container, 4' ht., 36" spread, 36" o.c.
	COVERS			0.75	DEMARKO
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	900	Liriope	Liriope muscari	3" pots	container full, well rooted, 12" o.c.
	300	'419' Bermudagrass	Cynodon dactylon '419'	0 000	Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

- SOLID SOD NOTES
- 1 FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- 2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- 3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- 4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- 5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- 7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- 8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- 9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- 10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

#### LANDSCAPE TABULATIONS

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be
located in front yard

Required Provided 3,772 s.f. (50%) 4,396 s.f.

STREET REQUIREMENTS Requirements: (1) tree 4" cal. per 50 l.f. of frontage

(1) accent tree 4' ht. min per 50 l.f. of frontage

S GOILAD STREET (317 L.F.)

equired ) canopy trees	Provided (1) canopy trees
) accent trees	(6) existing canopy trees (14 existing accent trees)
MS ROAD (166 I.f.)	

(3) canopy trees (3) accent trees

(3) existing canopy trees (3) accent trees

PARKING LOT (58 spaces) Requirements: 5% landscape required for parking lot

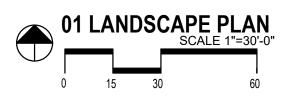
Required	Provideo
2,515 s.f. (5%)	2,685 s.f

#### 6- Parking spaces are to be used for rental truck parking. These spaces are screened with 3-tiered screening.

Proposed screening: 6' ht. decorative metal fence

Live Oak trees- 20 I.f. o.c.

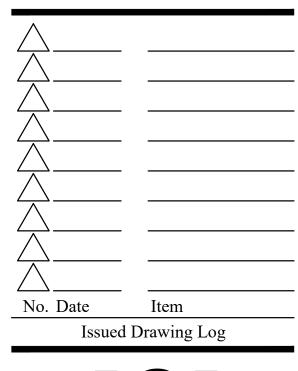
Large shrubs (Nellie R. Stevens Holly- 4' ht., 3' o.c.) Small - Mid size shrubs (Needlepoint Holly- 7 gallon, 36" o.c. and Dwarf Yaupon Holly- 5 gallon, 24" o.c.)



LANDSCAPE ARCHITECT STUDIO GREEN SPOT, INC. 1784 W. McDERMOTT DR., SUITE 110 ALLEN, TEXAS 75013 (469) 369-4448 CHRIS@STUDIOGREENSPOT.COM

#### exas cockwall, K R [I] Ú $\longrightarrow$ ĹΤ K $\sim$ $\square$ S Street $[\mathbf{T}]$ [T] Goliad $\square$ South $\mathbf{\Sigma}$ S 890 **D** 2







2695 Villa Creek Dr. Suite 206 DALLAS, TEXAS 75234 Phone: 972.620.7377

EMail: jalarch@jalarchitectgroup.net © JAL ARCHITECT GROUP INC. 2021

Drawn	SB
Checked	СТ
Project No	<b>b.</b> 2021000
Issue Date	e 02.15.2022

#### SHEET

**PENSKE / EPES TRUCK FACILITY RENOVATION** 2890 SOUTH GOLIAD ST. **ROCKWALL, TEXAS** 

# LANDSCAPE PLAN

#### SECTION 02900 - LANDSCAPE PART 1 - GENERAL

#### 1.1 REFERENCED DOCUMENTS

- Refer to bidding requirements, special provisions, and schedules for additional requirements. 1.2 DESCRIPTION OF WORK
- Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these
- specifications and landscaping plans, including:
  - Planting (trees, shrubs, and grass) Bed preparation and fertilization
- Notification of sources Water and Maintenance until final acceptance

#### 1.3 REFERENCE STANDARDS

Guarantee

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) - plant material.
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized
- Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards.
- D. Hortis Third, 1976 Cornell University 1.4 NOTIFICATION OF SOURCES AND SUBMITTALS
  - A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the
  - B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on
  - Product Data: Submit complete product data and specifications on all other specified
  - Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as presentative samples for final installed plant materials.
- File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required
- F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

#### PART 3 - EXECUTION

#### 3.1 BED PREPARATION & FERTILIZATION

- Landscape Contractor to inspect all existing conditions and report any deficiencies to the
- B. All planting areas shall be conditioned as follows:
  - 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet. All planting areas shall receive a two (2") inch layer of specified mulch.
  - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- Grass Areas:
- 1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with
- topsoil where they are evidently gaped open, then watered thoroughly. 2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

#### 3.2 INSTALLATION

- Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- Position the trees and shrubs in their intended location as per plan.
- Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

#### JOB CONDITIONS

- General Contractor to complete the following punch list: Prior to Landscape Contractor Α. initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. General Contractor shall provide topsoil as described in Section 02200 Earthwork.
- Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.
- 1.6 MAINTENANCE AND GUARANTEE
- A. Maintenance
  - 1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
  - 2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
  - 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by
  - Owner and Landscape Contractor will be completed prior to written acceptance. 4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
  - 1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
  - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately
  - b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately. c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to
  - be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
- Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.
- Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball as well as all nylon, plastic string and wire mesh. Container trees will usually be po bound, if so follow standard nursery practice of 'root scoring'.
- J. Do not wrap trees.
- K. Do not over prune.
- Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the L. area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- Trees and large shrubs shall be staked as site conditions require. Position stakes to
- secure tree against seasonal prevailing winds. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in ccordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association
- 1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches. 2. Pruning shall be done with clean, sharp tools. 3. Immediately after planting operations are completed, all tree pits shall be covered with
- a layer of organic material two (2") inches in depth. This limit of the organic material Q. Steel Curbing Installation: 1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation
- All steel curbing shall be free of kinks and abrupt bends. Top of curbing shall be 3/4" maximum height above grade. . Stakes are to be installed on the planting bed side of the curbing, as opposed to the
- grass side. Do not install steel edging along sidewalks 3. Cut steel edging at 45 degree angle where edging meets sidewalk.
- 3.3 CLEANUP AND ACCEPTANCE
  - A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work. END OF SECTION

- 2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance. 3. The above guarantee shall not apply where plants die after acceptance because of
- injury from storms, hail, freeze, insects, diseases, injury by humans, machines or 4. Acceptance for all landscape work shall be given after final inspection by the Owner
- provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.
- Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor

#### 1.7 QUALITY ASSURANCE

- General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work
- Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect. Selection of Plant Material:
- 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project
- specifications 2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
- 3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and
- 4. Owner and/or Architect retains the right to further inspect all plant material upon
- arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
- 5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.
- 1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

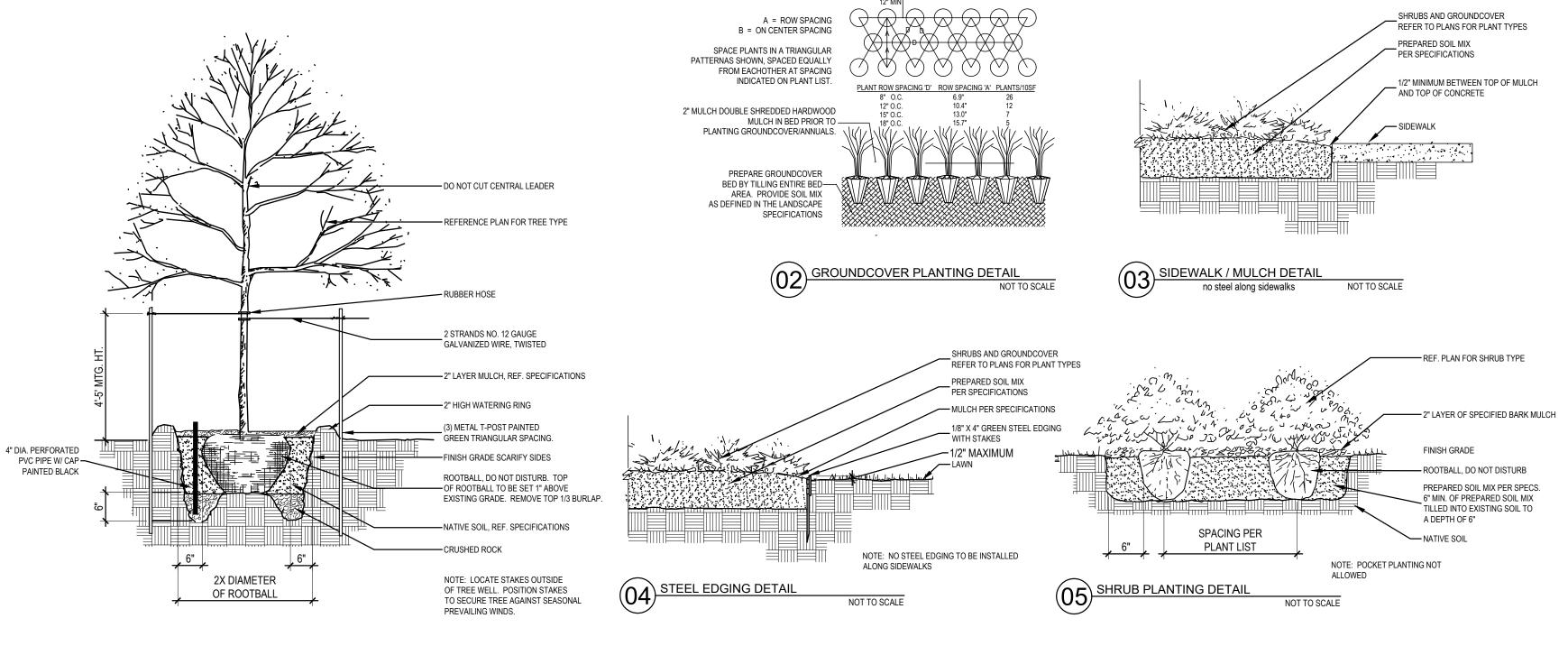
#### Preparation:

- 1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will
- not damage roots, branches, shape, and future development. 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

- A. Deliverv
  - 1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored
  - at site. 2. Deliver only plant materials that can be planted in one day unless adequate storage
  - and watering facilities are available on job site. 3. Protect root balls by heeling in with sawdust or other approved moisture retaining
  - material if not planted within 24 hours of delivery. 4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves.
  - Keep plants moist at all times. Cover all materials during transport. 5. Notify Architect of delivery schedule 72 hours in advance so plant material may be
  - observed upon arrival at job site. 6. Remove rejected plant material immediately from site.
  - . To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

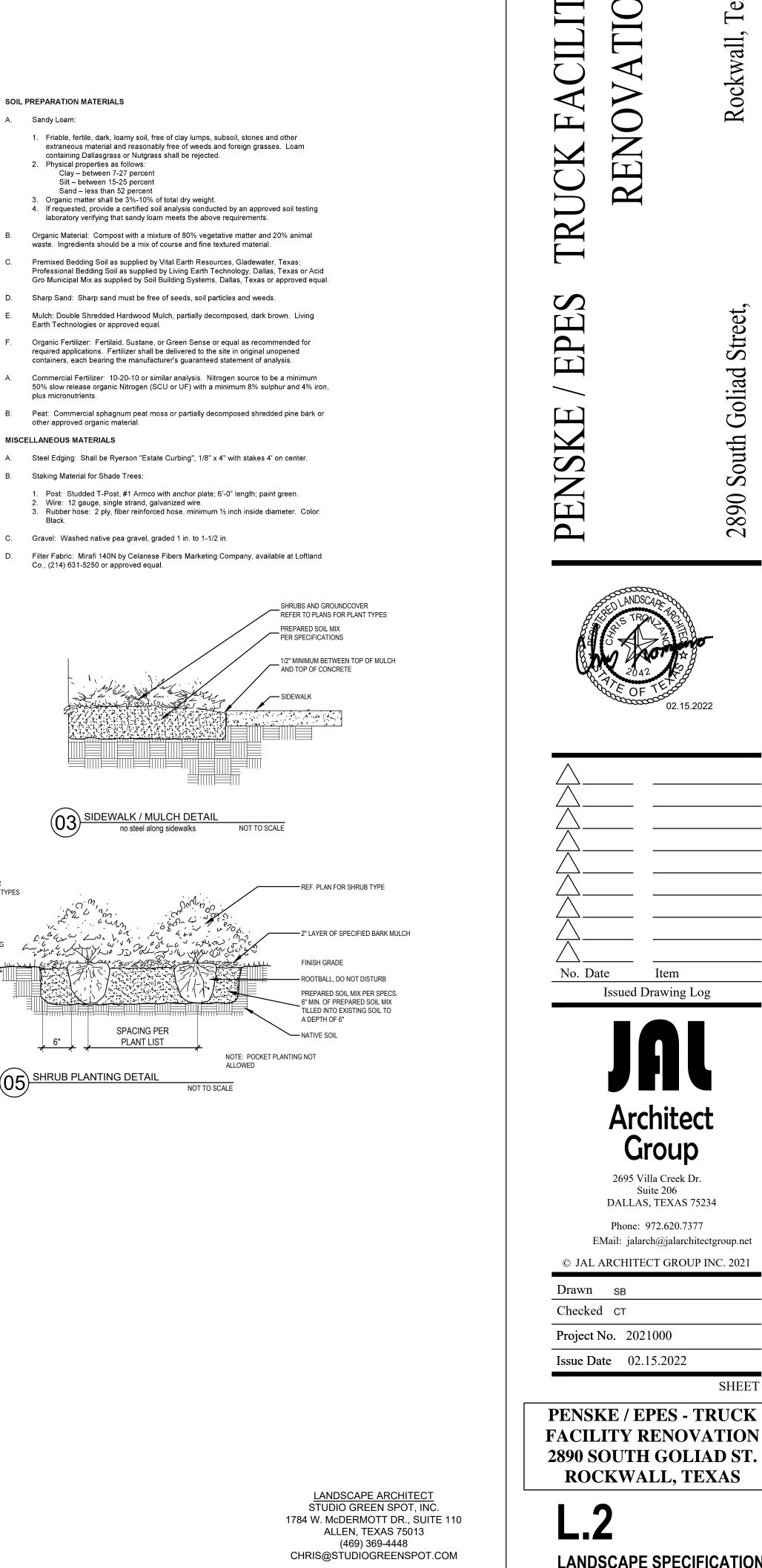
#### PART 2 - PRODUCTS

- 2.1 PLANTS
  - General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final
  - Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only Confirm all quantities on plan
  - Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects diseases injuries to the bark or roots broken branches objectionable disfigurements, insect eggs and larvae and are to be of specimen quality
  - Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition. will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
  - Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter. Measured six (6") inched above ball. Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter
  - Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.



TREE PLANTING DETAIL

NOT TO SCALE



2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

- extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected. Physical properties as follows:
- Clav between 7-27 percent Silt – between 15-25 percent
- Sand less than 52 percent
- 3. Organic matter shall be 3%-10% of total dry weight. 4. If requested, provide a certified soil analysis conducted by an approved soil testing
- laboratory verifying that sandy loam meets the above requirements
- Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas: Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened
- Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron,
- plus micronutrients.

#### other approved organic material.

- 2.3 MISCELLANEOUS MATERIALS
  - Staking Material for Shade Trees:

D

EDGE OF BED

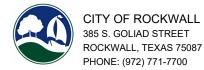
- 1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
- 2. Wire: 12 gauge, single strand, galvanized wire. 3. Rubber hose: 2 ply, fiber reinforced hose, minimum  $\frac{1}{2}$  inch inside diameter. Color:

#### Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

LANDSCAPE SPECIFICATIONS

# **PROJECT COMMENTS**



DATE: 2/25/2022

PROJECT NUMBER:	SP2022-008
PROJECT NAME:	
SITE ADDRESS/LOCATIONS:	2890 S GOL

2890 S GOLIAD ST

CASE CAPTION.

CASE MANAGER: CASE MANAGER PHONE: CASE MANAGER EMAIL:

Bethany ross (972) 772-6488 bross@rockwall.com

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PLANNING	Ryan Miller	02/25/2022	Approved w/ Comments	

02/25/2022: SP2022-008; Amended Site Plan for EPES Trucking

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

1.1 This is a request for the approval of an Amended Site Plan to add outside storage to an existing trucking company on a 4.060-acre tract of land identified as Lot 1R, Block 1,

Texas Star Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 2890 South Goliad Road.

1.2 For guestions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com. March 7, 2022 is the deadline to have all comments; please provide staff revised plans before March 7, 2022 to ensure all comments are addressed.

M.3 For reference, include the case number (SP2022-008) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Provide the owner's name, address, and phone number in the lower right-had corner of all plans. (03.04.A of Article 11)

M.4 Provide the Developer's name, address, and phone number in the lower right-had corner of all plans. (03.04.A of Article 11)

M.5 Provide a graphic scale. (03.04.A of Article 11)

M.6 Provide a standard signature block with signature space for the Planning and Zoning Chairman and Director of Planning and Zoning. (03.04.A of Article 11) M.7 Site Plan:

(1)Please indicate the square footage and use of all buildings on site and add them into the parking analysis.

Please correct the existing parking to show that a total of 58 parking spaces were existing with 52 parking spaces remaining after the outside storage is established.

M.8 Landscape Plan:

Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional requirements. (1)

Please note that all shrubs are required to be a minimum of five (5) gallons, all canopy trees are required to be a minimum of four (4) caliper inches, and all accent trees are required to be a minimum of four (4) feet in height.

1.9 Please note that failure to address all comments provided by staff by 3:00 PM on March 7, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

1.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 7, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 15, 2022 Planning & Zoning Meeting.

I.11 Please note the scheduled meetings for this case:

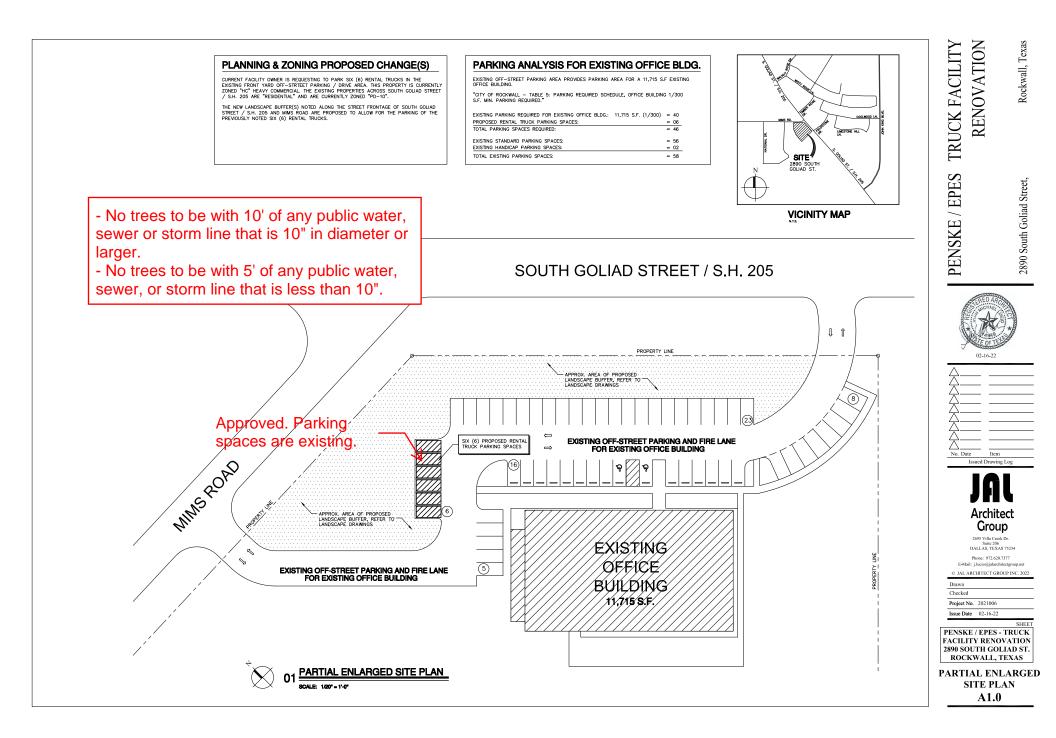
(1) Planning & Zoning Work Session meeting will be held on February 28, 2022.

(2) Planning & Zoning meeting/public hearing meeting will be held on March 15, 2022.

I.12 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
ENGINEERING	Sarah Johnston	02/25/2022	Approved w/ Comments	
02/25/2022: - No trees within 5	5' of any public water of sewer less than 10".			
- No trees within 10' of public u	tilities 10" or greater.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
BUILDING	Ryan Miller	02/25/2022	N/A	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
FIRE	Ryan Miller	02/25/2022	N/A	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
GIS	Lance Singleton	02/25/2022	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
POLICE	Ryan Miller	02/25/2022	N/A	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PARKS	Ryan Miller	02/25/2022	N/A	
No Comments				

No Comments

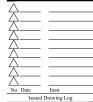


Rockwall, Texas

RENOVATION

TRUCK FACILITY

**PENSKE / EPES** 





2695 Villa Creek Dr. Suite 206 DALLAS, TEXAS 75234

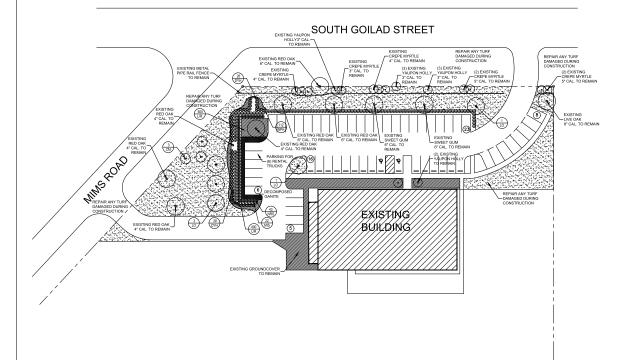
Phone: 972.620.7377 EMail: jalarch@jalarchitectgroup.net © JAL ARCHITECT GROUP INC. 2021

Drawn sB	
Checked CT	
Project No. 2021000	
Issue Date 02.15.2022	
	SHEET

PENSKE / EPES TRUCK FACILITY RENOVATION 2890 SOUTH GOLIAD ST. ROCKWALL, TEXAS

L.1 LANDSCAPE PLAN

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".



#### LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES. 3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STDLICTURES
- ALL PLANTING BEDS AND LAWIN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS

#### GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL
- ADJUST CONTOURS TO ACHEVE POSITIVE DRAINAGE AWAY FROM BULDINGS. FROWIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXII OF 1° BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOL, FREE FROM LIMPS, CLAY TOXIO SUBSTANCES, ROOTS, DERRIS, KGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER' CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACMO TOPSOIL, AND ANY LAWKINSTALLATION 6.
- CONTRACTOR SHALL PROVIDE (11) ONE INCH OF IMPORTED TOPSOIL OF ALL AREAS TO RECEIVE LAWN.
- Provided 4,396 s.f. STREET REQUIREMENTS (c) tree 4" cal. per 50 l.f. of frontage (1) accent tree 4" ht. min per 50 l.f. of frontage S GOILAD STREET (317 L.F.)

Required (6) canopy trees Provided (1) canopy trees (6) existing canopy trees (14 existing accent trees (6) accent trees

MIMS ROAD (166 Lf.)

SOLID SOD NOTES

2

5.

8

FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3° BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1° BELOW FINAL GRADE IN TURF AREAS.

ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BULDINGS. PROVIDE UNFORM ROLINGING AT TOP AND BOTTOM OF SLOPES AND OTHER REFASS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.

ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.

CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL

PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.

WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOVING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGORCUS, HEALTHY CONDITION.

CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURE AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

FRONT YARD REQUIREMENTS Requirements: 50% of required landscape must be located in front yard

LANDSCAPE TABLILATIONS

Required 3,772 s.f. (50%)

IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.

Required (3) canopy trees (3) accent trees (3) existing canopy trees (3) accent trees

PARKING LOT (58 spaces) Requirements: 5% landscape required for parking lot

Required Provided 2,515 s.f. (5%) 2,685 s.f. 6- Parking spaces are to be used for rental truck parking. These spaces are screened with 3-tiered screening.

Proposed screening: 6" ht. deconative metal fence Live Oak trees\_201f.o.c. Large shrubs (Netlie R. Skrwens Holly-4" ht., 3" o.c.) Small - Md size shrubs (Nedelsprint Holly-7 gallon, 36" o.c. and Dward Yaupon Holly-5 gallon, 24" o.c.)

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CM	3	Crepe Myrtle	A second second to Per-	3" cal.	sectors with a sector back from
	2	Live Oak	Lagerstroema indica		container, 6' ht., 3 or 5 trunks, tree form
LO	2		Quarcus virginiana	4" cal.	container, 13' ht., 5' spread, 5' clear straight trur
RO	1	Red Oak	Quercus ahumerdV	4" cal.	container, 13' ht., 5' spread, 5' clear straight trur
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DYH MIS NPH NRS	65 22 112 43	Dwarf Yaupon Holly Adagio Maiden Grass Needlepoint Holly Nellie R. Stevens Holly	Pex vomitoria 'nana' Miscanthus sinensis 'Adagio' Pex x consta 'Needlapoin' Pex x 'Nelle R. Stevens'	5 gal. 5 gal. 7 gal. 4' ht.	container, 18" ht., 16" spread, 24" o.c. container full, well rocted, 24" o.c. container 36" ht., 30" spread, 36" o.c. container, 4' ht., 36" spread, 36" o.c.
	DCOVERS				
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	900	Liriope '419' Bermudagrass	Linope muscari Cymodon daotylon '419'	3" pots	container full, well rooted, 12" o.c. Solid Sod refer to notes

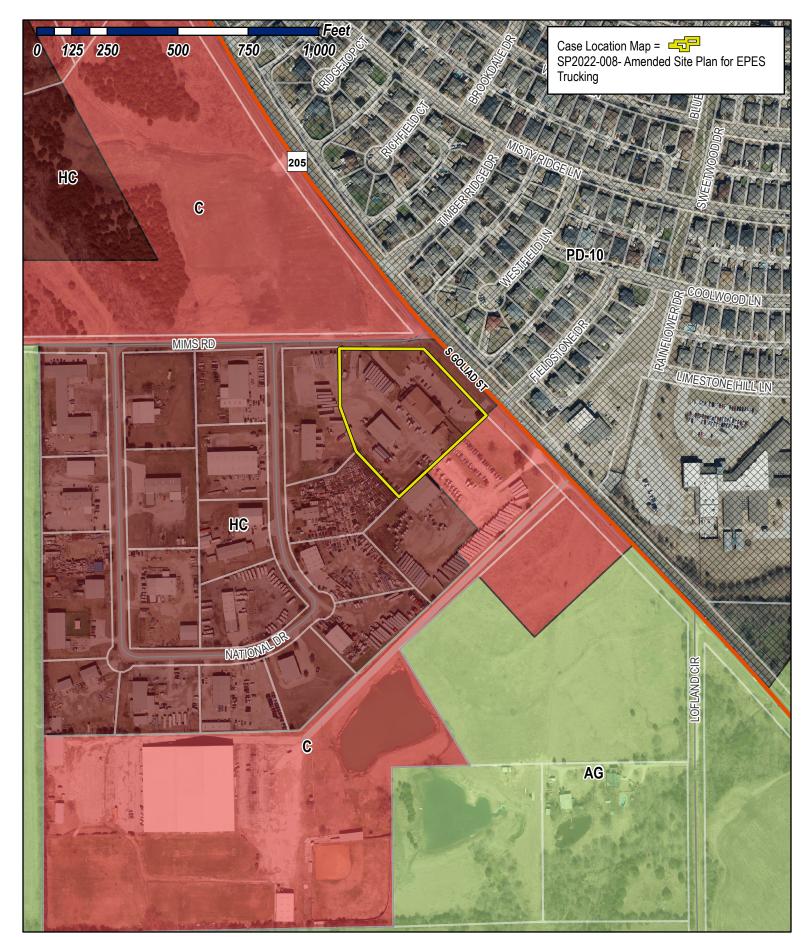
01 LANDSCAPE PLAN







DEVELOPME City of Rockwall Planning and Zonin 385 S. Goliad Street	NT APPLICATION	STAFF USE ONLY PLANNING & ZONING CASE NO. SP2022-608 <u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
Rockwall, Texas 7508	37	DIRECTOR OF PLANNING: CITY ENGINEER:
PLEASE CHECK THE APPROPRIATE BOX BELOW TO	INDICATE THE TYPE OF DEVELOPM	IENT REQUEST ISELECT ONLY ONE BOXI:
PLATTING APPLICATION FEES:         MASTER PLAT (\$100.00 + \$15.00 ACRE)         PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)         FINAL PLAT (\$300.00 + \$20.00 ACRE)         REPLAT (\$300.00 + \$20.00 ACRE)         AMENDING OR MINOR PLAT (\$150.00)         PLAT REINSTATEMENT REQUEST (\$100.00)         SITE PLAN APPLICATION FEES:         SITE PLAN (\$250.00 + \$20.00 ACRE)	ZONING ZON ZON SPE PD C OTHER TRE VAR <u>NOTES</u> : IN OFTE	G APPLICATION FEES: ING CHANGE (\$200.00 + \$15.00 ACRE) CIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) PAPPLICATION FEES: E REMOVAL (\$75.00) HANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE AMOUNT, FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
AMENDED SITE PLAN/ELEVATIONS/LANDSCAP	ING PLAN (\$100.00) A \$1.00	10.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING
PROPERTY INFORMATION (PLEASE PRINT)		
ADDRESS 1890 South	h Goliad St.	
SUBDIVISION TEXAS Ste	ar Addition	
GENERAL LOCATION		
ZONING, SITE PLAN AND PLATTING INF		
CURRENT ZONING "HC" HEAVY		NTUSE Penske/EPES Trucking Facility
PROPOSED ZONING No change		EDUSE No change Proposed
ACREAGE 4.060	LOTS [CURRENT]	LOTS [PROPOSED]
SITE PLANS AND PLATS: BY CHECKING THIS BOX REGARD TO ITS APPROVAL PROCESS, AND FAILURE RESULT IN THE DENIAL OF YOUR CASE.	YOU ACKNOWLEDGE THAT DUE TO THE TO ADDRESS ANY OF STAFF'S COMMU	HE PASSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH ENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
OWNER/APPLICANT/AGENT INFORMATI	ON [PLEASE PRINT/CHECK THE PRIMA	NRY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]
DOWNER EPE'S / PENS		CANT JAL Architet Group Inc.
CONTACT PERSON GUY Holbert	CONTACT PER	
ADDRESS 5605 N. MacAn	the BND. ADD	RESS 2695 Villa Creak Dr. Guite 206
CITY, STATE & ZIP Ining, TX. 75	038 CITY, STATE	
PHONE 817.674.1513	Pł	HONE 214.435.6257
E-MAIL GUY. Holberte	Duske como E	MAIL J. Lucio e Jalarch Hartgroup.
NOTARY VERIFICATION [REQUIRED] BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY STATED THE INFORMATION ON THIS APPLICATION TO BE TR	PERSONALLY APPEARED Gu	5 Holbert jowner; The UNDERSIGNED, WHO
\$	OF THIS APPLICATION. HAS BEEN PAID TO 1 HIS APPLICATION. I AGREE THAT THE CIT E PUBLIC. THE CITY IS ALSO AUTHORIZ	Y OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE ZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE	17 DAY OF Feb	2022 DAWN SUZANNE MCCLENDON
OWNER'S SIGNATURE		Notary ID #8201019
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS		MY COMMISSION EXPIRES
DEVELOPMENT APPLIC, TION	25 meller	9.19.2024
		,





## **City of Rockwall**

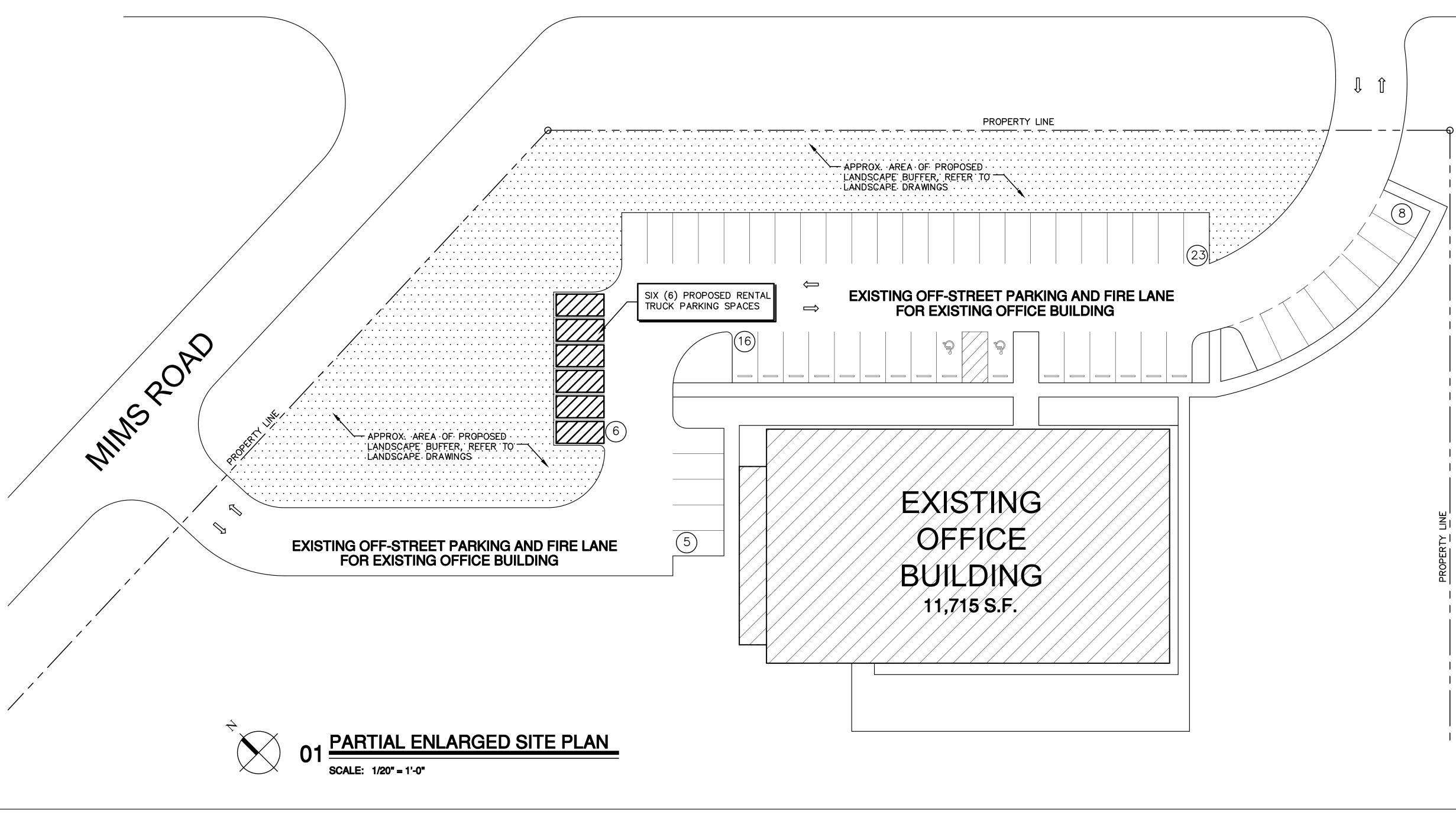
Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. 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.



# PLANNING & ZONING PROPOSED CHANGE(S)

CURRENT FACILITY OWNER IS REQUESTING TO PARK SIX (6) RENTAL TRUCKS IN THE EXISTING FRONT YARD OFF-STRTEET PARKING / DRIVE AREA. THIS PROPERTY IS CURRENTLY ZONED "HC" HEAVY COMMERCIAL. THE EXISTING PROPERTIES ACROSS SOUTH GOLIAD STREET / S.H. 205 ARE "RESIDENTIAL" AND ARE CURRENTLY ZONED "PD-10".

THE NEW LANDSCAPE BUFFER(S) NOTED ALONG THE STREET FRONTAGE OF SOUTH GOLIAD STREET / S.H. 205 AND MIMS ROAD ARE PROPOSED TO ALLOW FOR THE PARKING OF THE PREVIOUSLY NOTED SIX (6) RENTAL TRUCKS.



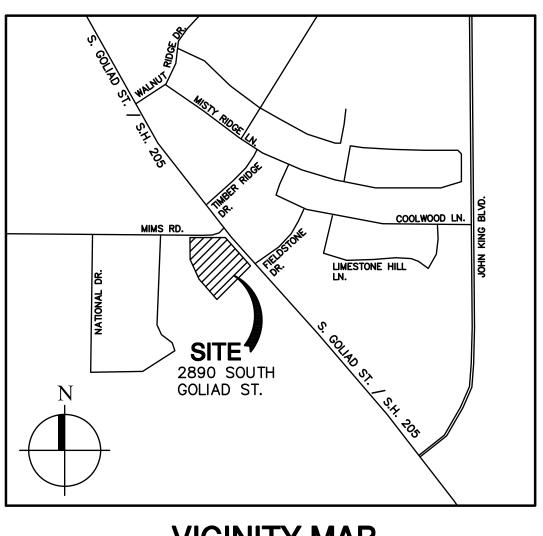
# PARKING ANALYSIS FOR EXISTING OFFICE BLDG.

EXISTING OFF-STREET PARKING AREA PROVIDES PARKING AREA FOR A 11,715 S.F EXISTING OFFICE BUILDING.

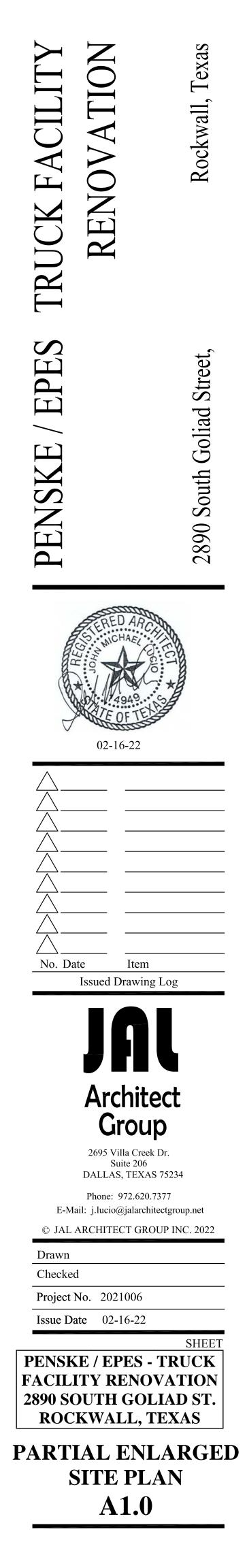
"CITY OF ROCKWALL - TABLE 5: PARKING REQUIRED SCHEDULE, OFFICE BUILDING 1/300 S.F. MIN. PARKING REQUIRED."

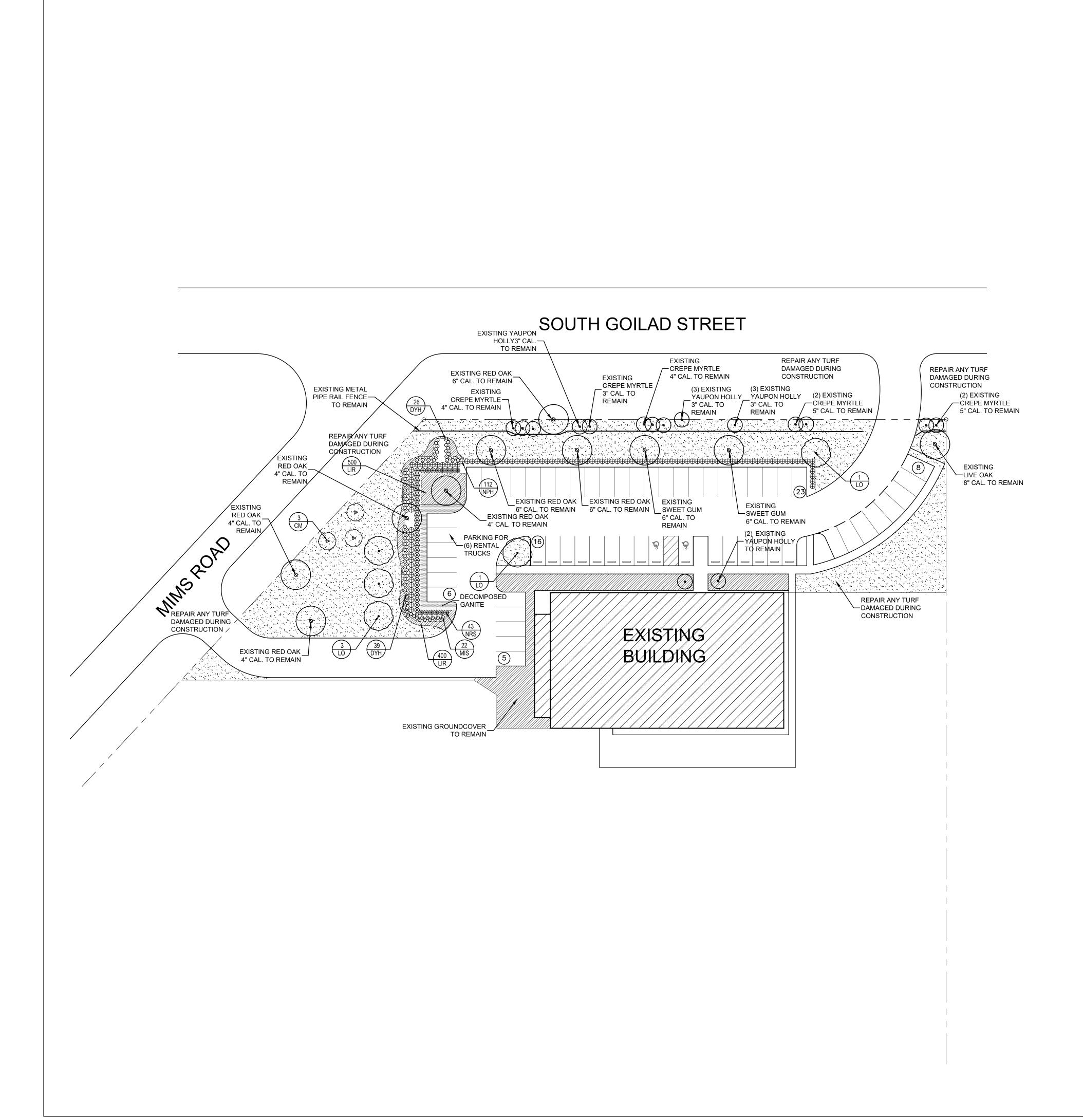
EXISTING PARKING REQUIRED FOR EXISTING OFFICE BLDG .: 11,715 S.F. (1/300)	=	40
PROPOSED RENTAL TRUCK PARKING SPACES:	=	06
TOTAL PARKING SPACES REQUIRED:	=	46
EXISTING STANDARD PARKING SPACES:	=	56
EXISTING HANDICAP PARKING SPACES:	=	02
TOTAL EXISTING PARKING SPACES:	=	58

# SOUTH GOLIAD STREET / S.H. 205



VICINITY MAP





#### LANDSCAPE NOTES

- 1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- 2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- 3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- 4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- 5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- 6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- 7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS. UNLESS OTHERWISE NOTED ON THE DRAWINGS.

#### **GENERAL LAWN NOTES**

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL 1 PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- 3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- 4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- 5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, 6. CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
- 7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

#### PLANT MATERIAL SCHEDULE

REES	0 <b>7</b> )(			0.75	DEMARKO
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
СМ	3	Crepe Myrtle	Lagerstroema indica	3" cal.	container, 6' ht., 3 or 5 trunks, tree form
LO	2	Live Oak	Quercus virginiana	4" cal.	container, 13' ht., 5' spread, 5' clear straight trunk
RO	1	Red Oak	Quercus shumardii	4" cal.	container, 13' ht., 5' spread, 5' clear straight trunk
HRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DYH	65	Dwarf Yaupon Holly	llex vomitoria 'nana'	5 gal.	container, 18" ht., 18" spread, 24" o.c.
MIS	22	Adagio Maiden Grass	Miscanthus sinensis 'Adagio'	5 gal.	container full, well rooted, 24" o.c.
NPH	112	Needlepoint Holly	llex x cornuta 'Needlepoint'	7 gal.	container 36" ht., 30" spread, 36" o.c.
NRS	43	Nellie R. Stevens Holly	llex x 'Nellie R. Stevens'	4' ht.	container, 4' ht., 36" spread, 36" o.c.
GROUN	COVERS				
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		<b>.</b>		0	
LIR	900	Liriope	Liriope muscari	3" pots	container full, well rooted, 12" o.c.
		'419' Bermudagrass	Cynodon dactylon '419'		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

- SOLID SOD NOTES
- 1 FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- 2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- 3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- 4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- 5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- 7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- 8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- 9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- 10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

#### LANDSCAPE TABULATIONS

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be
located in front yard

Required Provided 3,772 s.f. (50%) 4,396 s.f.

STREET REQUIREMENTS Requirements: (1) tree 4" cal. per 50 l.f. of frontage

S GOILAD STREET (317 L.F.)

Required	Provideo

lanea	FIUNICEU
canopy trees	(1) canopy trees
	(6) existing canopy trees
accent trees	(14 existing accent trees)
S ROAD (166 I.f.)	

(3) canopy trees (3) accent trees

(6)

(3) existing canopy trees (3) accent trees

(1) accent tree 4' ht. min per 50 l.f. of frontage

PARKING LOT (58 spaces) Requirements: 5% landscape required for parking lot

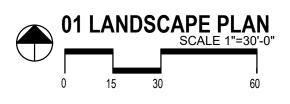
Required	Provideo
2,515 s.f. (5%)	2,685 s.f

6- Parking spaces are to be used for rental truck parking. These spaces are screened with 3-tiered screening.

Proposed screening: 6' ht. decorative metal fence

Live Oak trees- 20 I.f. o.c.

Large shrubs (Nellie R. Stevens Holly- 4' ht., 3' o.c.) Small - Mid size shrubs (Needlepoint Holly- 7 gallon, 36" o.c. and Dwarf Yaupon Holly- 5 gallon, 24" o.c.)

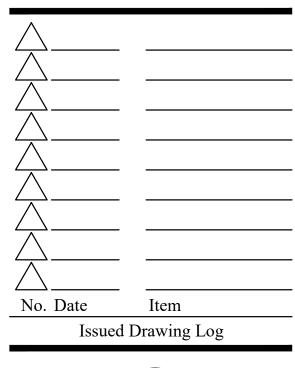


LANDSCAPE ARCHITECT STUDIO GREEN SPOT, INC. 1784 W. McDERMOTT DR., SUITE 110 ALLEN, TEXAS 75013 (469) 369-4448 CHRIS@STUDIOGREENSPOT.COM

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**D** 





2695 Villa Creek Dr. Suite 206 DALLAS, TEXAS 75234 Phone: 972.620.7377

EMail: jalarch@jalarchitectgroup.net © JAL ARCHITECT GROUP INC. 2021

	Drawn	SB
Checked CT		
	Project No	. 2021000
	Issue Date	02.15.2022

SHEET

**PENSKE / EPES TRUCK FACILITY RENOVATION** 2890 SOUTH GOLIAD ST. **ROCKWALL, TEXAS** 

# LANDSCAPE PLAN

Street Goliad

 $\mathbf{C}$ 

#### SECTION 02900 - LANDSCAPE PART 1 - GENERAL

#### 1.1 REFERENCED DOCUMENTS

- Refer to bidding requirements, special provisions, and schedules for additional requirements. 1.2 DESCRIPTION OF WORK
- Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these
- specifications and landscaping plans, including:
  - Planting (trees, shrubs, and grass) Bed preparation and fertilization
- Notification of sources Water and Maintenance until final acceptance

#### 1.3 REFERENCE STANDARDS

Guarantee

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) - plant material.
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized
- Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards.
- D. Hortis Third, 1976 Cornell University 1.4 NOTIFICATION OF SOURCES AND SUBMITTALS
  - A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the
  - B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on
  - Product Data: Submit complete product data and specifications on all other specified
  - Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as presentative samples for final installed plant materials.
- File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required
- F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

#### PART 3 - EXECUTION

#### 3.1 BED PREPARATION & FERTILIZATION

- Landscape Contractor to inspect all existing conditions and report any deficiencies to the
- B. All planting areas shall be conditioned as follows:
  - 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet. All planting areas shall receive a two (2") inch layer of specified mulch.
  - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- Grass Areas:
- 1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with
- topsoil where they are evidently gaped open, then watered thoroughly. 2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

#### 3.2 INSTALLATION

- Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- Position the trees and shrubs in their intended location as per plan.
- Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

#### JOB CONDITIONS

- General Contractor to complete the following punch list: Prior to Landscape Contractor Α. initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. General Contractor shall provide topsoil as described in Section 02200 Earthwork.
- Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.
- 1.6 MAINTENANCE AND GUARANTEE
- A. Maintenance
  - 1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
  - 2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary
  - of maintenance. 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by
  - Owner and Landscape Contractor will be completed prior to written acceptance. 4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
  - 1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
  - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately
  - b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately. c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to
  - be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
- Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.
- Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball as well as all nylon, plastic string and wire mesh. Container trees will usually be po bound, if so follow standard nursery practice of 'root scoring'.
- J. Do not wrap trees.
- K. Do not over prune.
- Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the L. area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- Trees and large shrubs shall be staked as site conditions require. Position stakes to
- secure tree against seasonal prevailing winds. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in ccordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association
- 1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches. 2. Pruning shall be done with clean, sharp tools. 3. Immediately after planting operations are completed, all tree pits shall be covered with
- a layer of organic material two (2") inches in depth. This limit of the organic material Q. Steel Curbing Installation: 1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and
- obtain Owners approval prior to installation All steel curbing shall be free of kinks and abrupt bends. Top of curbing shall be 3/4" maximum height above grade.
- . Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
- Do not install steel edging along sidewalks 3. Cut steel edging at 45 degree angle where edging meets sidewalk. 3.3 CLEANUP AND ACCEPTANCE
  - A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

END OF SECTION

- 2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance. 3. The above guarantee shall not apply where plants die after acceptance because of
- injury from storms, hail, freeze, insects, diseases, injury by humans, machines or 4. Acceptance for all landscape work shall be given after final inspection by the Owner
- provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.
- Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor

#### 1.7 QUALITY ASSURANCE

- General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work
- Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect. Selection of Plant Material:
- 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project
- specifications 2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
- 3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and
- 4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs,
- branching habit, insects, injuries, and latent defects. 5. Owner and/or Architect may reject unsatisfactory or defective material at any time
- during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.
- 1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

#### Preparation:

- 1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will
- not damage roots, branches, shape, and future development. 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

- A. Deliverv
  - 1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored

A. Sandy Loam:

plus micronutrients.

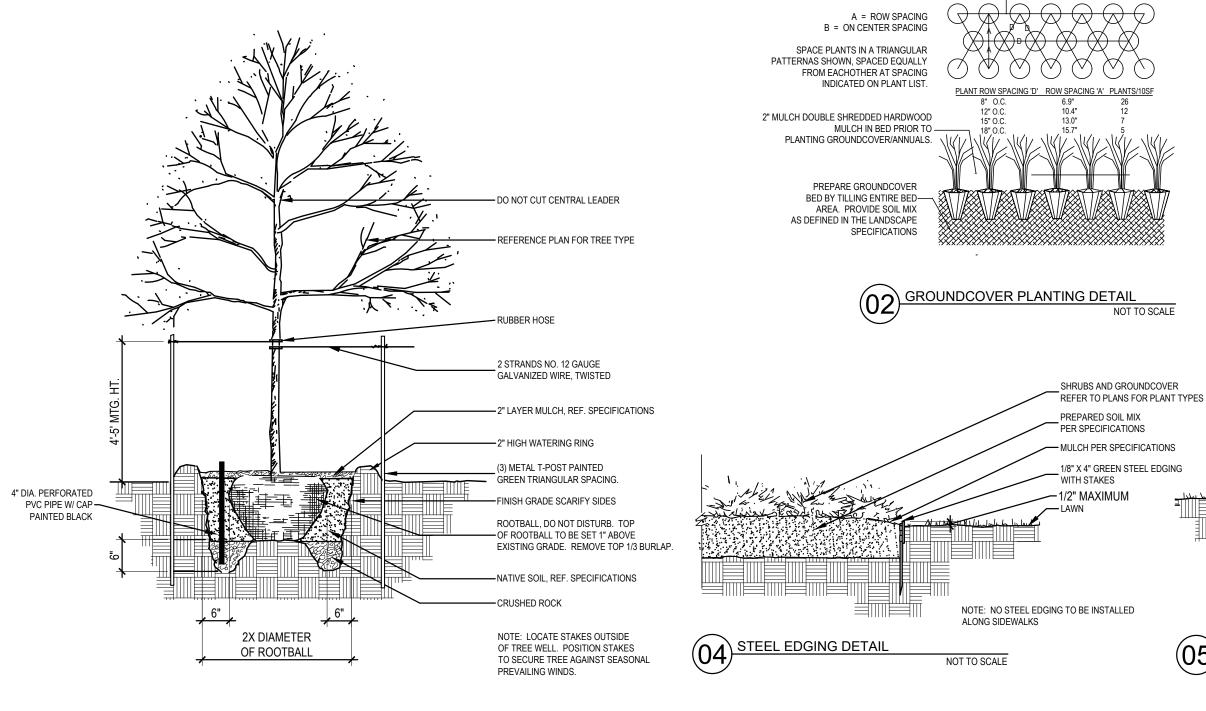
D

EDGE OF BED

- at site. 2. Deliver only plant materials that can be planted in one day unless adequate storage
- and watering facilities are available on job site. 3. Protect root balls by heeling in with sawdust or other approved moisture retaining
- material if not planted within 24 hours of delivery. 4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves.
- Keep plants moist at all times. Cover all materials during transport. 5. Notify Architect of delivery schedule 72 hours in advance so plant material may be
- observed upon arrival at job site. 6. Remove rejected plant material immediately from site.
- . To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

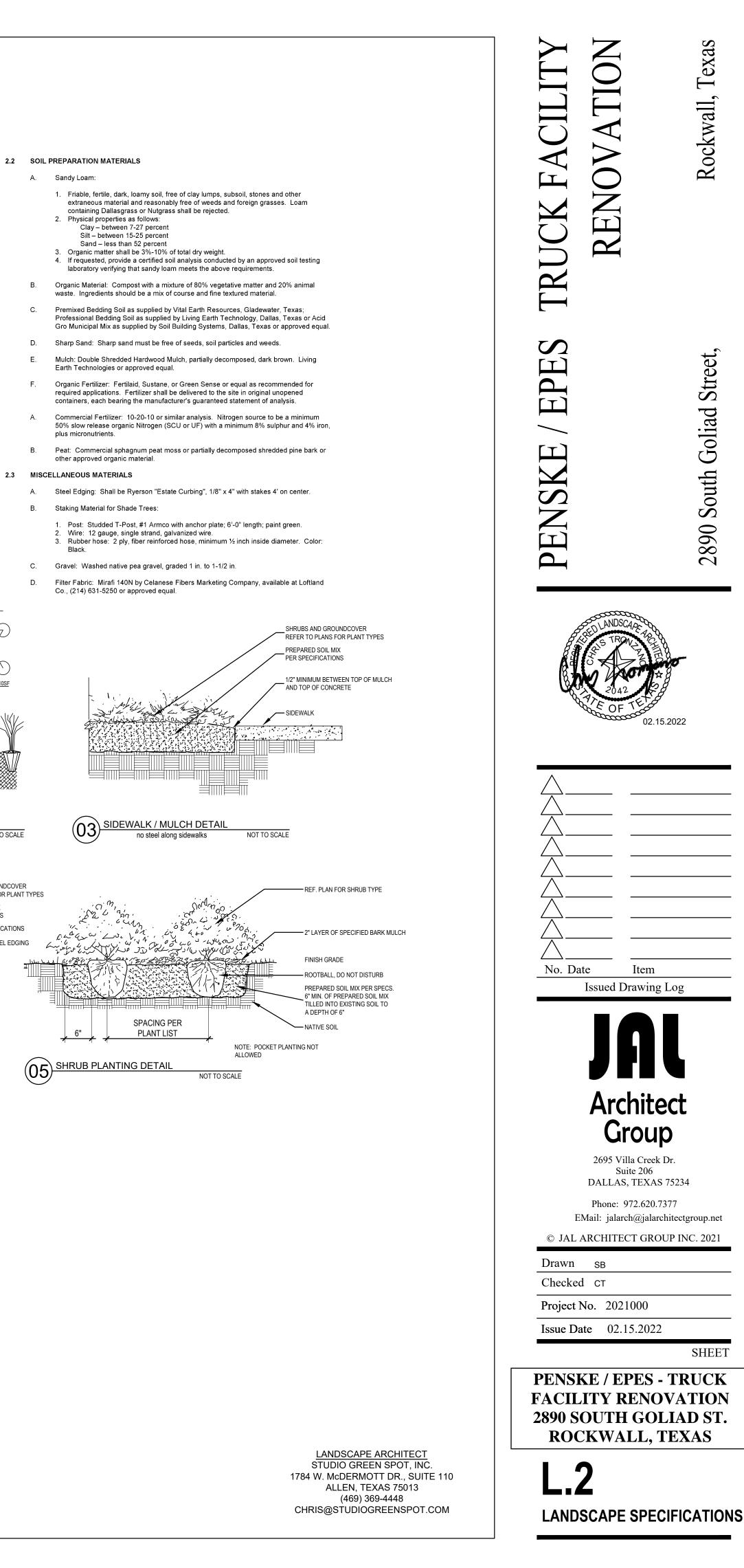
#### PART 2 - PRODUCTS

- 2.1 PLANTS
  - General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final
  - Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only Confirm all quantities on plan
  - Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects diseases injuries to the bark or roots broken branches objectionable disfigurements, insect eggs and larvae and are to be of specimen quality
  - Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition. will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
  - Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter. Measured six (6") inched above ball. Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter
  - Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.



TREE PLANTING DETAIL

NOT TO SCALE





#### March 16, 2022

- TO: John M. Lucio JAL Architect Group 2695 Villa Creek Dr. Suite 206 Dallas, Texas 75230
- COPY: Guy Holbert EPES / Penske 5605 N. Mac Arthur Blvd. Irving, TX 75038
- FROM: Bethany Ross City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, TX 75087
- SUBJECT: SP2022-008; Amended Site Plan to Add Outside Storage to an Existing Trucking Facility (EPES)

#### Mr. Lucio:

This letter serves to notify you that the above referenced case that you submitted for consideration by the City of Rockwall, was approved by the Planning and Zoning Commission on March 15, 2022. The following is a record of all recommendations, voting records and conditions of approval:

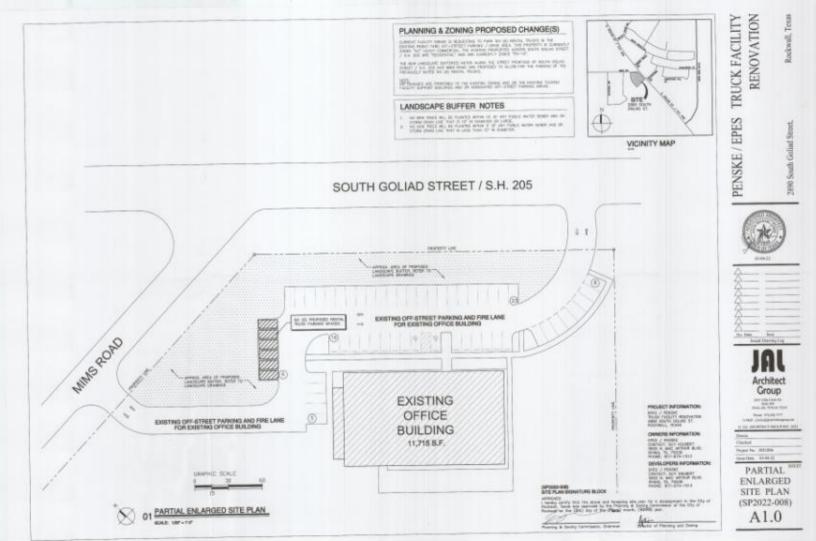
#### Planning and Zoning Commission

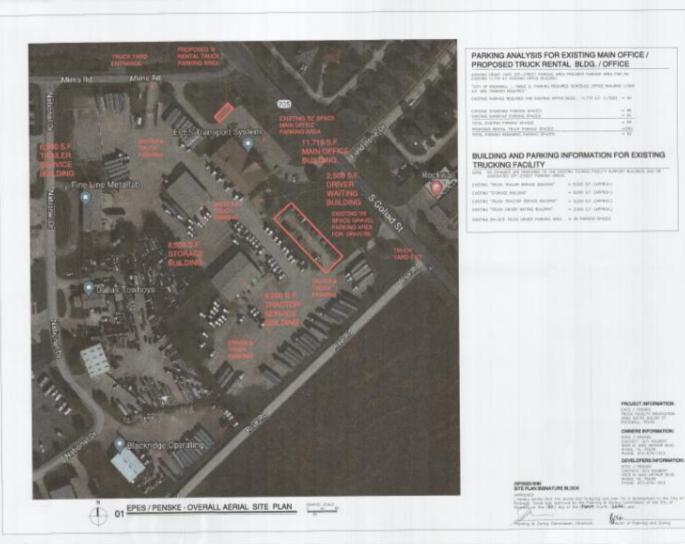
On March 15, 2022, the Planning and Zoning Commission approved a motion to approve the amended site plan by a vote of 4-0, with Commissioners Chodun, Thomas, and Conway absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6488.

Sincerely Shang Kor

Bethany Ross Planner





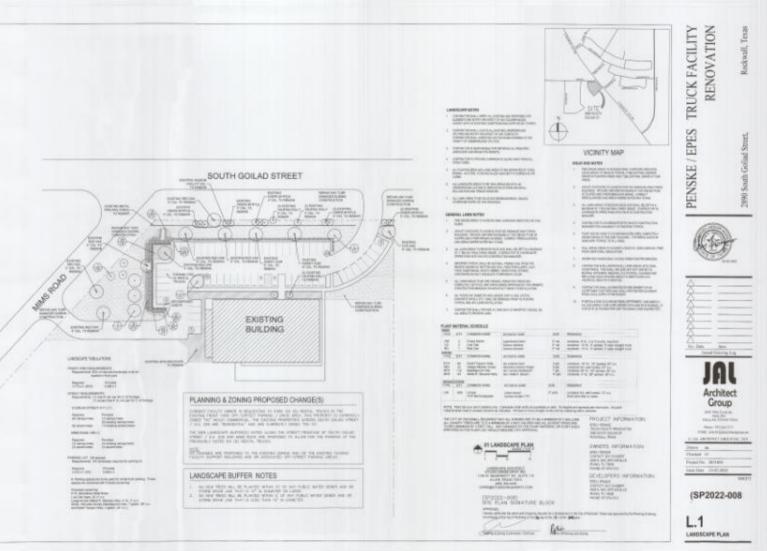
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#### **Ross**, Bethany

From: Sent: To: Subject: Attachments: Ross, Bethany Monday, February 28, 2022 9:33 AM 'John Lucio' RE: Project Comments: SP2022-008 Development Application (Complete) (1).pdf

Hi John,

As mentioned earlier on the phone, attached is the Development packet. All the standard plat wording is on pages 12-15. Specifically, the Standard City Signature Block is on the bottom of page 13.

Please let me know if you have any further questions.

Thank you, Bethany Ross Planner City of Rockwall 972.772.6488 Office bross@rockwall.com http://www.rockwall.com/planning/

From: Miller, Ryan
Sent: Friday, February 25, 2022 2:38 PM
To: 'John Lucio' <j.lucio@jalarchitectgroup.net>
Cc: 'guy.holbert@penske.com' <guy.holbert@penske.com>
Subject: Project Comments: SP2022-008

John ... Attached are the project comments and engineering markups for SP2022-008. Please address these comments and have revisions returned to staff by <u>March 7, 2022</u>. The schedule for you case is as follows:

Planning and Zoning Commission Work Session Meeting: February 28, 2022 Planning and Zoning Commission Meeting: March 15, 2022 City Council: March 21, 2022

All meetings will be held at 6:00 PM in the City Council Chambers of City Hall at 385 S. Goliad Street. Please note that a representative will need to be present. If you have any additional questions please let us know. Thanks.



RYAN C. MILLER, AICP DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL 972.772.6441 OFFICE RMILLER@ROCKWALL.COM 385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

<u>NOTES</u>

1) <u>APPOINTED AND ELECTED OFFICIALS</u>: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.

2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD