

CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

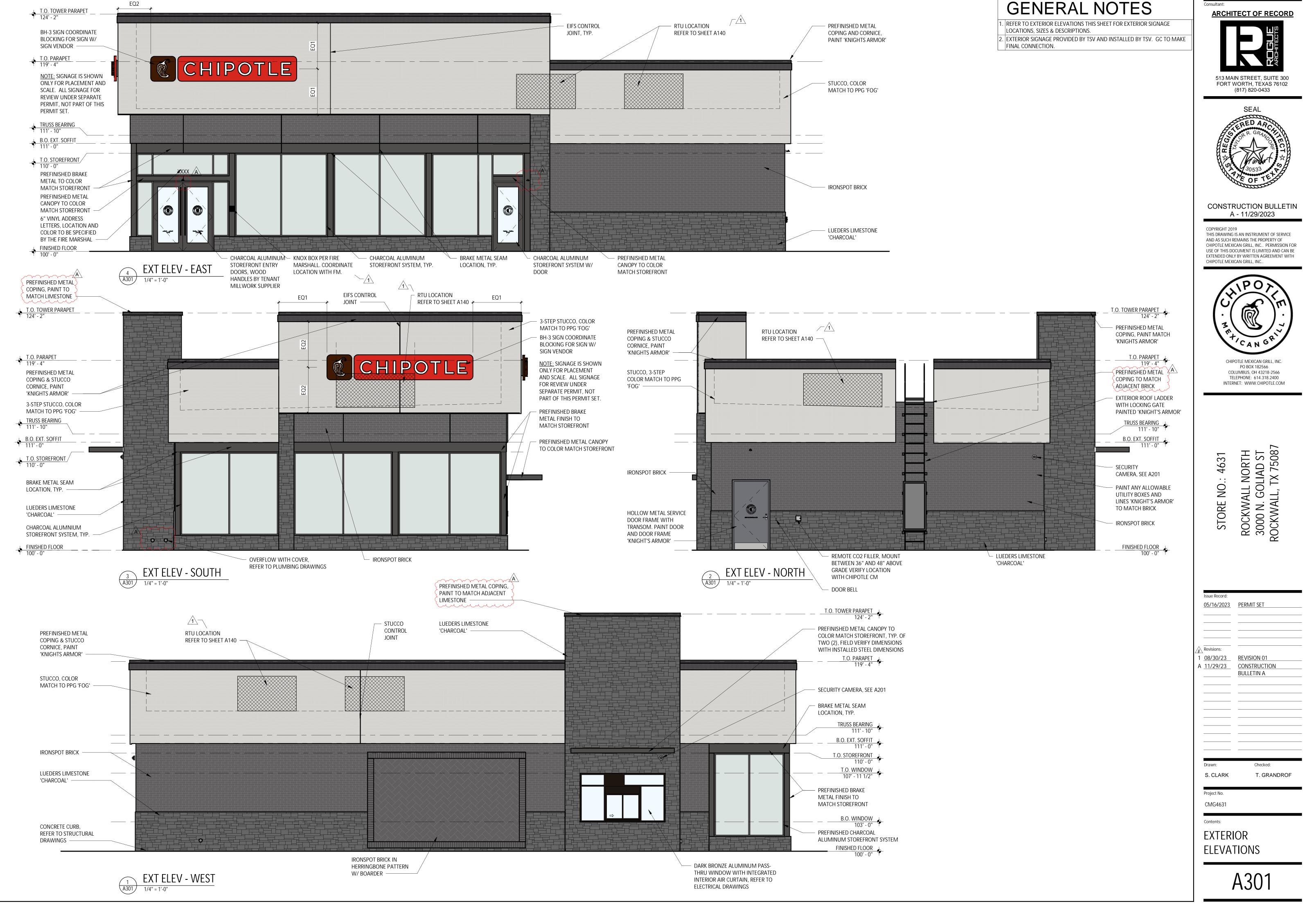
PLATTING APPLICATION MASTER PLAT PRELIMINARY PLAT FINAL PLAT REPLAT AMENDING OR MINOR PLAT PLAT REINSTATEMENT REQUEST SITE PLAN APPLICATION SITE PLAN AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING	ZONING APPLICATION ZONING CHANGE SPECIFIC USE PERMIT PD DEVELOPMENT PLAN OTHER APPLICATION TREE REMOVAL VARIANCE REQUEST/SPECIAL EXCEPTIONS
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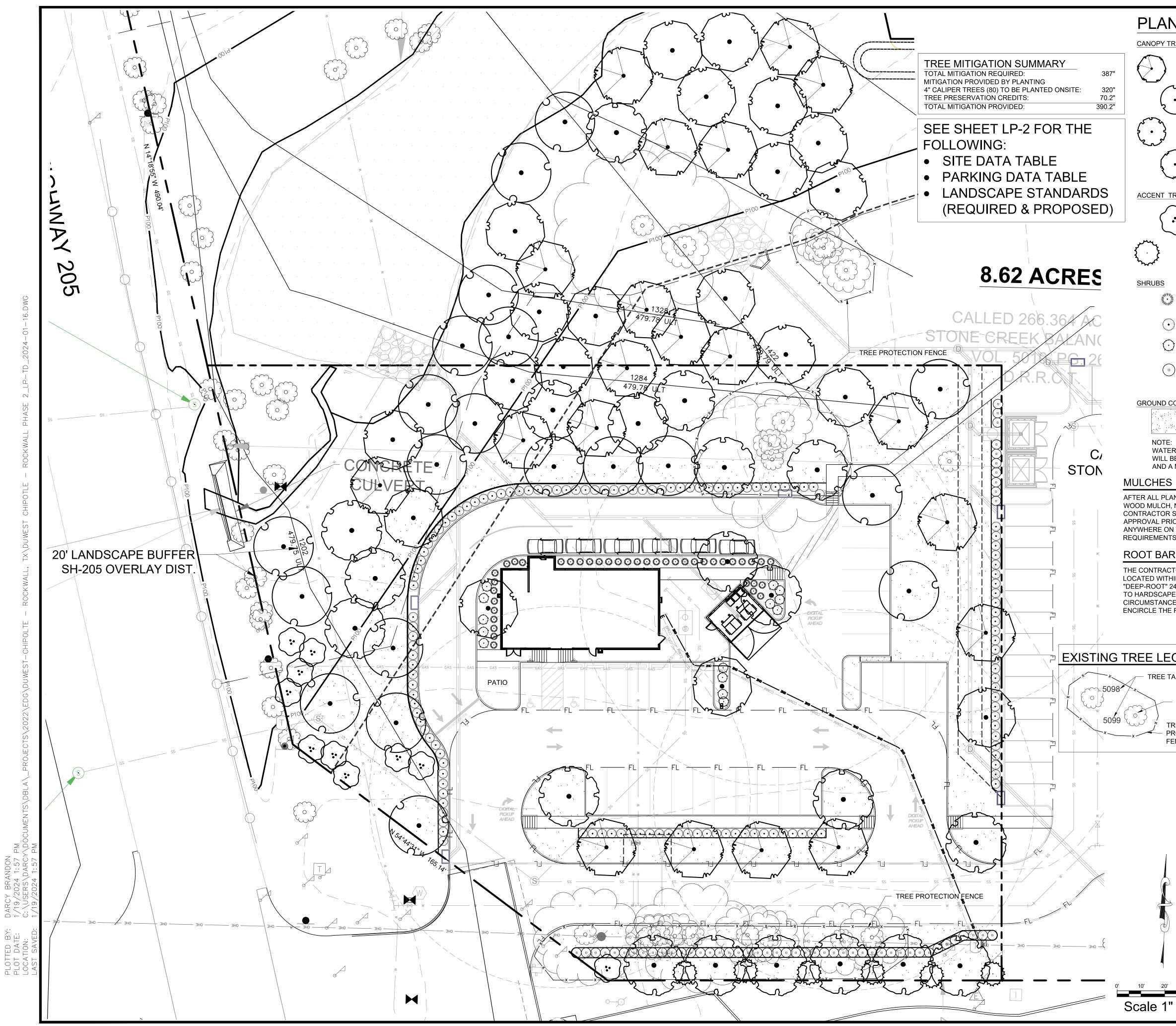
RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD	CITY COUNCIL READING #2
PLANNING AND ZONING COMMISSION	CONDITIONS OF APPROVAL
CITY COUNCIL READING #1	NOTES

	DEVELOPMENT APPLICA City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087	ATIO	N PLA NO CIT SIG DIR	AFF USE ONLY ANNING & ZONING CASE NO. TE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE TY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SNED BELOW. RECTOR OF PLANNING: TY ENGINEER:					
PLEASE CHECK THE A	PPROPRIATE BOX BELOW TO INDICATE THE TYPE (OF DEVEL	OPMENT RE	EQUEST [SELECT ONLY ONE BOX]:					
PLATTING APPLIC	ATION FEES: \$100.00 + \$15.00 ACRE) ¹ PLAT (\$200.00 + \$15.00 ACRE) ¹ 00.00 + \$20.00 ACRE) ¹		ZONING APPLICATION FEES: ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1 SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1 OTHER APPLICATION FEES: TREE REMOVAL (\$75.00) VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2						
	CATION FEES: 0.00 + \$20.00 ACRE) ¹ PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)	1: IN PEF 2: A INV	NOTES: 1: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. 2: A <u>\$1,000.00</u> FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.						
PROPERTY INFO	RMATION [PLEASE PRINT]								
ADDRESS	Not Assigned Yet								
SUBDIVISION				LOT BLOCK					
GENERAL LOCATION	NEC Quail Run Road and 205								
ZONING SITE PL	AN AND PLATTING INFORMATION (PLEAS								
CURRENT ZONING			JRRENT USI	E Vacant					
PROPOSED ZONING	1010		POSED USI	Vuount					
	8.684 LOTS [CURRENT		0000 001	E Commercial					
SITE PLANS AND REGARD TO ITS A	PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE 1	THAT DUE		SSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL					
OWNER/APPLIC	ANT/AGENT INFORMATION [PLEASE PRINT/CI	HECK THE	PRIMARY CO	DNTACT/ORIGINAL SIGNATURES ARE REQUIRED]					
	DuWest Realty		APPLICANT	ClayMoore Engineering					
CONTACT PERSON	Bowen Hendrix	CONTAC	CT PERSON	Lynn Rowland					
ADDRESS	4403 North Central Expy		ADDRESS	1903 Central Dr.					
	Suite 200			Suite 406					
CITY, STATE & ZIP	Dallas, Tx 75025	CITY, S	STATE & ZIP	Bedford, Tx 76021					
PHONE	214-918-1804		PHONE	017.201.0072					
E-MAIL	bowen@duwestrealty.com		E-MAIL	Lynn Rowland					
NOTARY VERIFICATION [REQUIRED] BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert Bowen Henrix [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:									
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$									
GIVEN UNDER MY HAND	GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th PAY OF JANWARY 2024. Notary Public, State of Texas OWNED S SIGNATURE 1 PAY OF JANWARY 2024. Notary ID 133531249								
OWNER'S SIGNATURE OWNER'S SIGNATURE NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Weighteen MY COMMISSION EXPIRES 1/12/2024									

DEVELOPMENT APPLICATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7745

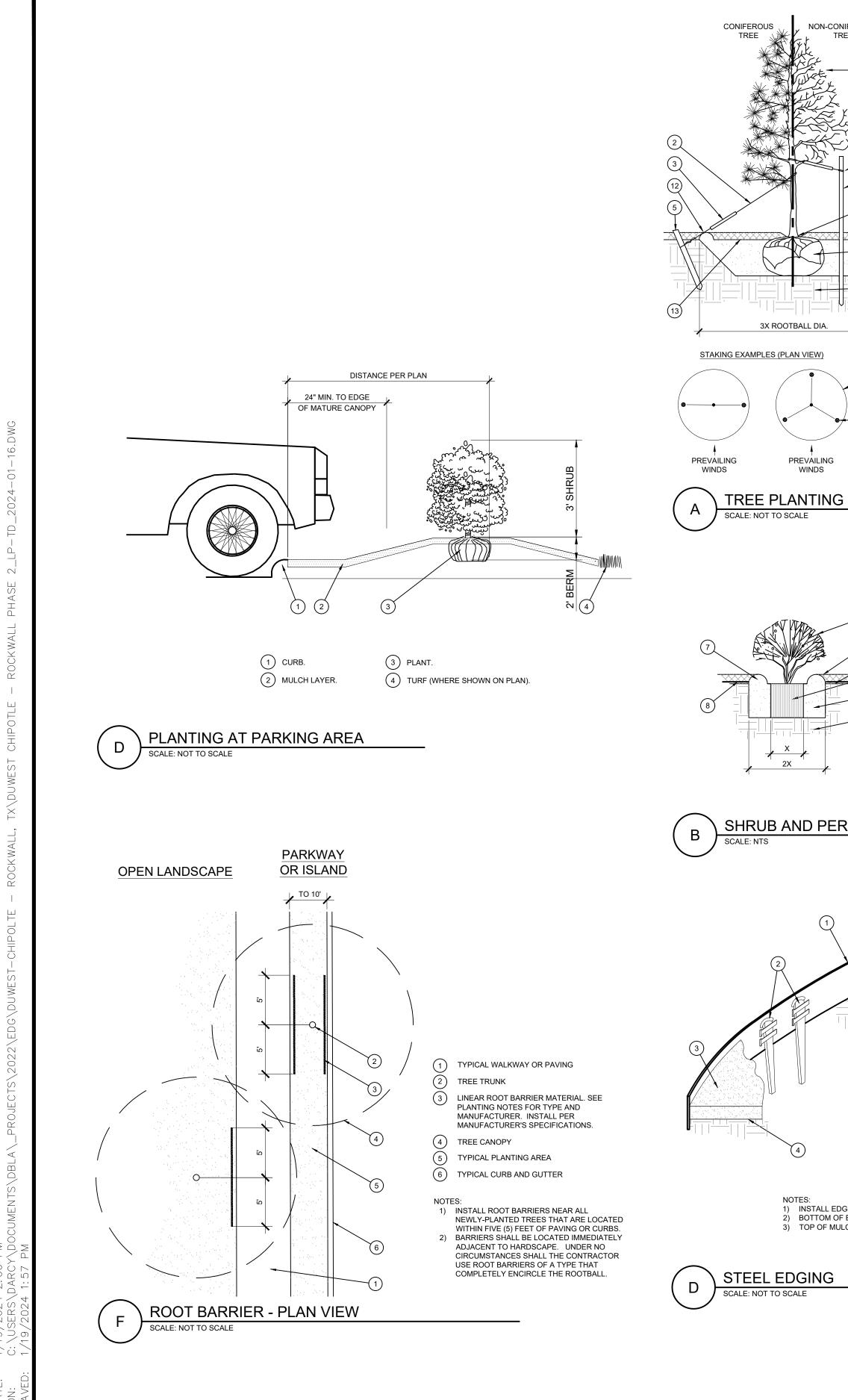




PLOTTED BY: PLOT DATE:

NT SCHED	ULE			TEXAS REGISTRATION #14199					
	BOTANICAL / COMMON NAME	CAL	SIZE	NG B17.281.					
	ACER RUBRUM 'OCTOBER GLORY' DCTOBER GLORY MAPLE	4" CAL.	16'-18' HT	ER					
_	QUERCUS POLYMORPHA MEXICAN WHITE OAK	4" CAL MIN	14`-16` HT	SUITE #406					
	QUERCUS VIRGINIANA .IVE OAK	4" CAL MIN	14`-16` HT	ENG S CENTRAL DR. 5 DFORD, TX 76021					
C C	JLMUS CRASSIFOLIA CEDAR ELM	4" CAL.	16`-18` HT	LANDSC405					
TREES QTY B	3OTANICAL / COMMON NAME	CAL	<u>SIZE</u>	BRUNCH P BRUNCH					
E	CERCIS CANADENSIS EASTERN REDBUD 3-5 STEMS	2" CAL MIN	8` -10` HT	STATE OF TEL					
	LEX VOMITORIA YAUPON HOLLY	2" CAL MIN	8` -10` HT	01/19/2024					
<u>QTY</u> B	BOTANICAL / COMMON NAME	CONT							
And No.	IESPERALOE PARVIFLORA RED YUCCA	5 GAL		L I					
•) 130 II	LEX CORNUTA 'DWF. BURFORD' DWARF BURFORD HOLLY	5 GAL							
	ANTANA X `NEW GOLD` NEW GOLD LANTANA	5 GAL							
	MYRTUS COMMUNIS 'DON'S DWARF' DON'S DWARF WAX MYRTLE	5 GAL		ROC JAII VALJ					
COVER QTY	BOTANICAL / COMMON NAME	CONT		L D M					
15,150 SF		C &							
LANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED H, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). R SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR RIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND									
	RADING AND PLANTING NOTES" AND SPE								
THIN FIVE (5) FEET OF PA\ " 24" DEEP PANELS (OR EC \PE. INSTALL PANELS PEF	OT BARRIERS NEAR ALL NEWLY-PLANTE VING OR CURBS. ROOT BARRIERS SHAL QUAL). BARRIERS SHALL BE LOCATED II R MANUFACTURER'S RECOMMENDATION CTOR USE ROOT BARRIERS OF A TYPE	L BE "CENTURY" MMEDIATELY ADJ NS. UNDER NO	OR ACENT						
EGEND TAG NUMBER									
EXISTING TREES TO BE	DUWEST ROCK	KWALL, TX							
PROTECTED IN PLACE TREE	LEGAL DESCRIPTION A			EVERGREEN					
PROTECTION FENCE	STONE CREEK B. ABSTRACT. 8.684 AC (378	NO 131		DESIGN GROUP (800) 680-6630 15455 Dallas Pkwy., Ste 600 Addison, TX 75001 www.EvergreenDesignGroup.com					
	DuWEST REALTY, LLC 4403 N.CENTRAL EXWAY SUITE #200 DALLAS, TX 75025 CONTACT: BOWEN HENDRIX PH: 214.918.1804 APPLICA			ЦС					
	IDSCA ANTIN PLAN								
	A P L A								
	ROCKWALL ON THE DAY OF WITNESS OUR HANDS THIS DAY		·	DESIGN: LRR DRAWN: LRR CHECKED: CLC					
)' 40'	DATE: 1/19/2024 SHEET I P-1								
" = 20'	File No. 2022-002								

File No. 2022-002 CASE # SP2022-042



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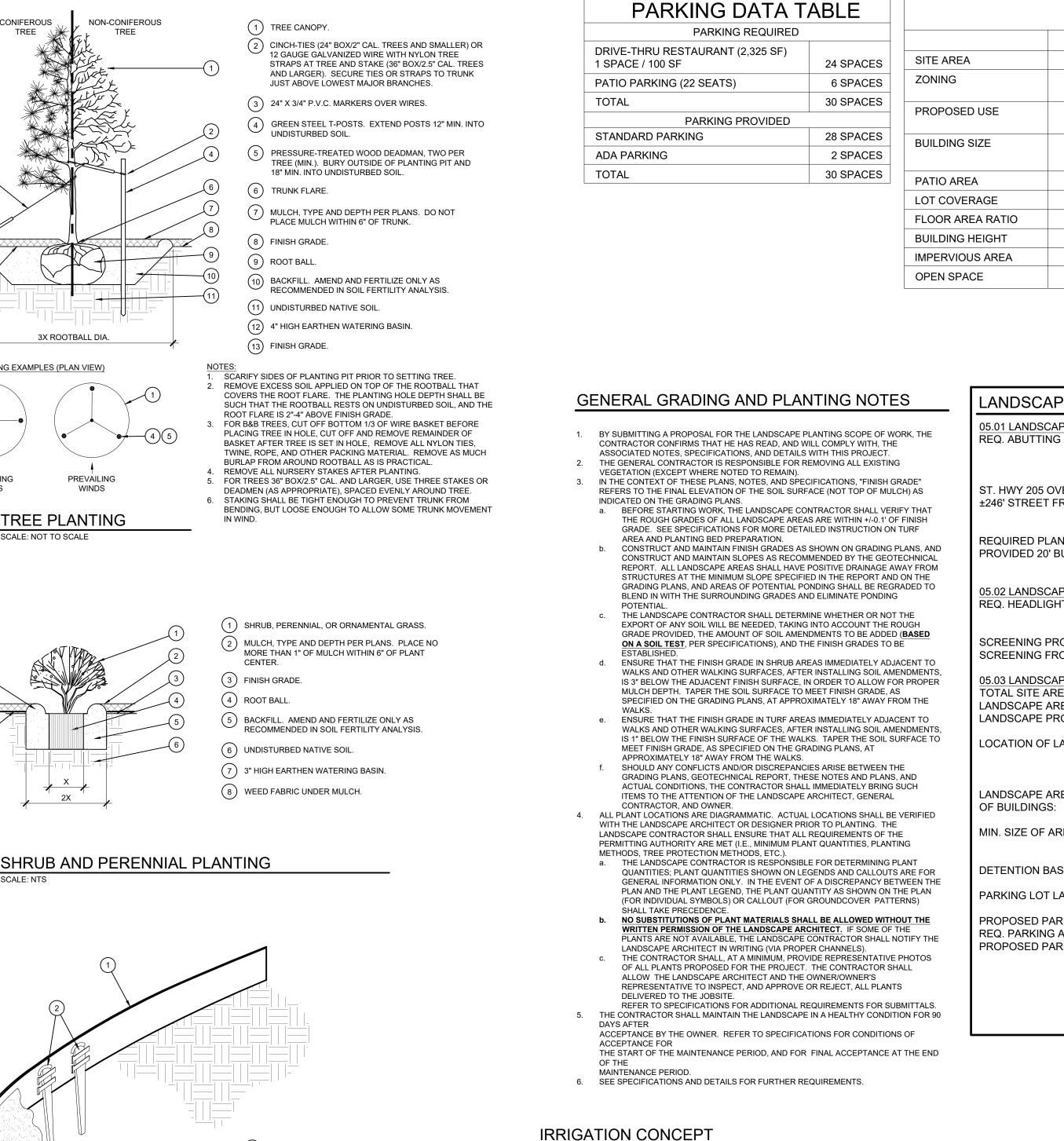
(4)

TREE

PREVAILING

WINDS

STEEL EDGING SCALE: NOT TO SCALE



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

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

- 1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- 2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- 3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- 4. ALL PLANTS SHARING SIMILAR HYD CHARACTERISTICS SHALL BE PLAC DEDICATED TO PROVIDE THE NECE **REQUIREMENTS SPECIFIC TO THAT**
- 5. THE IRRIGATION SYSTEM SHALL BE INSTALLED, TO THE MAXIMUM EXTE CONSERVE WATER BY USING THE I DEVICES AND SYSTEMS: MATCHEE RATE TECHNOLOGY ON ROTOR AN (WHEREVER POSSIBLE), RAIN SENS MULTI-PROGRAM COMPUTERIZED I CONTROLLERS FEATURING SENSO CAPABILITIES.
- 6. ALL IRRIGATION SHALL MEET THE OF THE CITY OF ROCKWALL'S UDC 05.04, OF ARTICLE 08)

SITE	E DATA TABLE						
PHASE 2 (CHIPOTLE)	PHASE 1 (EXISTING)	TOTAL					
8.684 AC / 378,275 SF PD-70 (Planned Developn		8.684 AC / 378,275 SF PD-70	E R HOI				
DRIVE-THRU RESTAURA		RETAIL/DRIVE-THRU					
2,325 SF	RESTAURANT BLDG. B - 12,228 SF	RESTAURANT 24,800 SF					
332 SF	BLDG. C - 10,247 SF 1,373 SF	333.37 SF					
0.06%	5.9%	6.51%					
0.00:1	0.06:1	0.06:1	BE 30				
1-STORY	1-STORY	1-STORY	CED LANDSCAPE				
39,526 SF (10%) 7.78 AC (90%)	122,404 SF (32.4%) 5.87 AC (67.6%)	161,930 SF (42.8%) 4.97AC (57.2%)	HU A R BRANCH				
			01/19/2024				
PE STANDARDS							
APE BUFFERS - NON-RESI G A PUBLIC RIGHT-OF-WA		HIGH + 1 CANOPY TREE &	RD				
VERLAY DISTRICT: FRONTAGE	20' WIDE BUFFER REQ. W/ 2 0 TREES PER 100 LIN. FT. OF F BUILT-UP BERM AND SHRUBE	CANOPY + 4 ACCENT RONTAGE; GROUND COVER,	KWA RUN TX				
NTING: BUFFER:	FRONTAGE 5 CANOPY TREES, 10 ACCEN 1 EXIST. CANOPY TREES + 4 10 ACCENT TREES W/ BERM /	NEW CANOPY TREES;	ZOCI AIL				
APE SCREENING HT SCREENING	TREET SHALL INCORP. ERGREEN SHRUBS EAS	st F s QU ckw					
ROVIDED: ROM RESIDENTIAL:	PROVIDED N/A		VE 5 &				
APE REQUIREMENTS - CO REA (CHIPOLTE ONLY): REA REQUIRED TOTAL SIT ROVIDED, TOTAL SITE:	±73,063 SF		DUW BUW BU R(
LANDSCAPING:	MIN. 50% OF REQ. LANDSCAF IN THE FRONT OF & ALONG T W/ STREET FRONTAGE. 14,613 x 50% = 7,306.5 SF						
REAS IN FRONT & SIDES	14,825 SF (115.6%)						
REAS	ALL REQ. LANDSCAPING SHA WIDE AND A MIN. OF 25 SF IN						
SINS	NONE PROPOSED						
LANDSCAPING	MIN. 5% OR 200 SF OF LANDS	SCAPING, WHICHEVER IS					
RKING AREA: AREA LANDSCAPING: RKING LOT LANDSCAPINC	GREATER, IN THE INTERIOR ±31,120 SF 31,120 x 5% =1,556 ±2,217 SF (9%) REQ. PARKING SPACES MUS CANOPY TREE TRUNK						
	DUWEST ROCK	WALL, TX					
	LEGAL DESCRIPTION AN	D OR ADDRESS:	EVERGREEN				
	STONE CREEK BA ABSTRACT. N 8.684 AC (378,	DESIGN GROUP (800) 680-6630 15455 Dallas Pkwy., Ste 600 Addison, TX 75001 www.EvergreenDesignGroup.com					
ACED ON A VALVE CESSARY WATER AT HYDROZONE. BE DESIGNED AND	DuWEST REALTY, LLC <u>OWNER:</u> 4403 N.CENTRAL EXWAY SUITE #200 DALLAS, TX 75025	()					
TENT POSSIBLE, TO E FOLLOWING ED PRECIPITATION ND SPRAY HEADS	CONTACT: BOWEN HENDRIX PH: 214.918.1804 CLAYMOORE ENGINEERING, INC.	CAPE TING & NOTE					
NSORS, AND D IRRIGATION SORY INPUT	1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 CONTACT: DREW DONOSKY PH: 817.281.0572	DSC/ NTIN S & N					
E REQUIREMENTS C (SUBSECTION	CASE NUMB	<u>CASE NUMBER</u> Z2022-003					
	I HEREBY CERTIFY THAT THE ABOVE AN A DEVELOPMENT IN THE CITY OF ROCK BY THE PLANNING AND ZONING COMMI ROCKWALL ON THE DAY OF	WALL, TEXAS, WAS APPROVED					
	WITNESS OUR HANDS THIS DAY O)F	DESIGN: LRF				

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE # SP2022-042

P-2

SHEET

1/19/20

DATE

CHECKED:

PLANTING SPECIFICATIONS

GENERAL

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

PRODUCTS

- A ALL MANUFACTURED PRODUCTS SHALL BE NEW B CONTAINER AND BALLED-AND-BURLAPPED PLANTS
 - FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014, PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT, ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS
 - ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS
- TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
- ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
- ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
- CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER. AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF
- THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT
- THE ROOT FLARE HAS BEEN COMPLETELY COVERED. SHALL BE REJECTED. C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY. MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE
- ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS ROOTS AND SEEDS
- COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE: SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M: NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE
- F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW) G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A
- TOP DRESSING OF TREES AND SHRUBS. H. TREE STAKING AND GUYING
- STAKES: 6' LONG GREEN METAL T-POSTS. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER
- STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH
- GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK
- GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIS
- SOIL TESTING a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED. CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE
- SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING. b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT,
- SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR
- THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT
- FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING: TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING: NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
- PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) 15 LBS PER 1,000 iii CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
- TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1.000 S.F.
- 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) 10 LBS. PER CU. YD. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE IRON SULPHATE - 2 LBS. PER CU. YD.
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE 5 FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS. a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL
- THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
- ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS. AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS GEOTECHNICAL REPORT. THESE NOTES AND PLANS, AND ACTUAL CONDITIONS. THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTIL TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS A APPROPRIATE) SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY). WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLE ITEM BEING CONSIDERED. C. GENERAL PLANTING REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EM AT THE MANUFACTURER'S RECOMMENDED RATE. TRENCHING NEAR EXISTING TREES: a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETE

- ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIB PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCH DEFINED AS A CIRCUI AR AREA EXTENDING OUTWARD FROM THE TREE TH EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' GRADE AT THE TRUNK)
- b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TO EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN TH ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN
- TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLA
- CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND A

DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS. D. TREE PLANTING

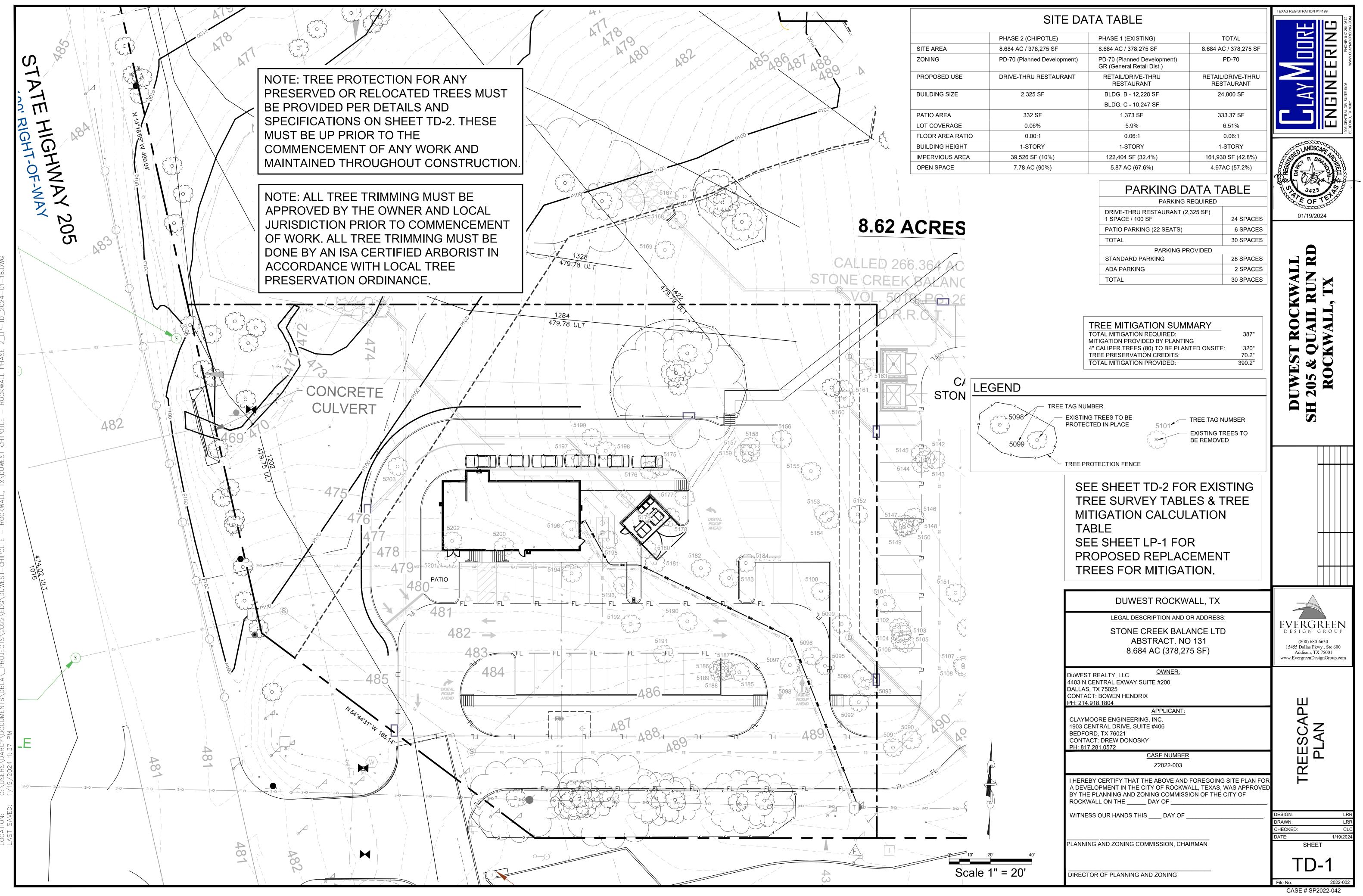
B. SUBMITTALS

3.

- TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIME ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACE
- REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATIO FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOM 3. DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND I
- ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO N OUT FROM THE ROOTBALL.
- INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROC 4. FOUR INCHES ABOVE THE SURROUNDING GRADE. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. RO 5. DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE
- ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK. USE STORED TOPS IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WIN
- REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, T TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LA CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN. THE LANDSC SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED.
- ADHERE TO THE FOLLOWING GUIDELINES: TWO STAKES PER TREE 1"-2" TREES
- 2-1/2"-4" TREES THREE STAKES PER TREE TREES OVER 4" CALIPER GUY AS NEEDED
- MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY NEEDED TO STABILIZE THE TREE
- THREE STAKES PER TREE MINIMUM, QUANTIT MULTI-TRUNK TREES NEEDED TO STABILIZE THE TREE UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN ARC 7 COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND
- MULCH (TYPE AND DEPTH PER PLANS) E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT
- THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PE RECOMMENDATIONS. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STE
- THE WEED BARRIER CLOTH IN PLACE. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) 3 BEDS, COVERING THE ENTIRE PLANTING AREA.
- F. SODDING SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
- LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH UNDERNEATH
- WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTI LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD. G. MULCH
- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLA TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HA EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CON CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND
- COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF H. CLEAN UP DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN IN A NEAT, ORDERLY CONDITION.
- DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE INSPECTION AND ACCEPTANCE UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROV
- FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LAND SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL AC WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRA
- LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WO SATISFACTION WITHIN 24 HOURS. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDS 3. BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINT
- GUARANTEE PERIODS WILL COMMENCE. J. LANDSCAPE MAINTENANCE THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANC ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAP OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESET HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR II
- DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRR TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PI ORDER. WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CO SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, AL 3. CONDITIONS MUST OCCUR:
- THE LANDSCAPE SHALL SHOW ACTIVE. HEALTHY GROWTH (WITH EXCEPT SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHA
- REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIM INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQI RESODDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDE
- NEATLY MOWED. K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PEREN
- IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OW ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLA EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE I
- REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPE AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIO 2. CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS W
- CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COM RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AN DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTAN

		TEXAS REGISTRATION #14199
MITTALS THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE		
ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND		ERIN
TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE). SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).		
WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED. ERAL PLANTING		D TBR. SUITE
REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE. TRENCHING NEAR EXISTING TREES:		
a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS		
 EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK). b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ. 		RED LAINDOLADE THE
c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.		Bring Com Charge
 ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS. E PLANTING TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE 		TTE OF TEN
ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.		01/19/2024
FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.		
INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD		L I
ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES)		NU X
REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR		, T
SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES: a. 1"-2" TREES TWO STAKES PER TREE b. 2-1/2"-4" TREES THREE STAKES PER TREE		
 c. TREES OVER 4" CALIPER d. MULTI-TRUNK TREES b. MULTI-TRUNK TREES c. MULTI-TRUNK TREES c.		
NEEDED TO STABILIZE THE TREE UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).		EST & Q CK
UB, PERENNIAL, AND GROUNDCOVER PLANTING DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.		WE 05 & RO
INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.		
DING SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.		
LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.		
WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD. CH INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND		
TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH		
COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL. AN UP DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.		
DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE. ECTION AND ACCEPTANCE UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR		
SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.		
THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.		
OSCAPE MAINTENANCE THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING		
ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS.	DUWEST ROCKWALL, TX	
THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM,	LEGAL DESCRIPTION AND OR ADDRESS: STONE CREEK BALANCE LTD	EVERGREEN DESIGN GROUP
THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:	ABSTRACT. NO 131 8.684 AC (378,275 SF)	(800) 680-6630 15455 Dallas Pkwy., Ste 600
 a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE. b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE. 		Addison, TX 75001 www.EvergreenDesignGroup.com
c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.	DuWEST REALTY, LLC 4403 N.CENTRAL EXWAY SUITE #200 DALLAS, TX 75025	S
RANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF <u>ONE YEAR</u> FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN	CONTACT: BOWEN HENDRIX PH: 214.918.1804 APPLICANT:	ЩuZO
EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH	CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406	
CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS. VIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A ORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE UMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.	BEDFORD, TX 76021 CONTACT: DREW DONOSKY PH: 817.281.0572	
	CASE NUMBER Z2022-003	
	I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED	Ц Ц Ц Ц Ц
	BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE DAY OF	
	WITNESS OUR HANDS THIS DAY OF	DESIGN:LRRDRAWN:LRRCHECKED:CLC
	PLANNING AND ZONING COMMISSION, CHAIRMAN	DATE: 1/19/2024 SHEET
		LP-3
	DIRECTOR OF PLANNING AND ZONING	File No. 2022-002

CASE # SP2022-042



40 M d = 1PLOTTED BY: PLOT DATE: LOCATION·

EXISTING TREE SURVEY

TREE TAG	SPECIES	CALIPER	FEATURE TREE	FEATRUE TREE REMOVED (2:1)	MITIGATION	PRIMARY PROTECTED	PRIMARY PROTECTED REMOVED (1:1)	MITIGATION	CEDAR TREES	SECONDARY PROTECTED REMOVED	MITIGATION 1 - 4" CAL. TREE	NON- PROTECTED						
5001	CEDAR	22							22			10	PRESERVE					
5002 5003	CEDAR CEDAR	10										10 10	PRESERVE PRESERVE					
5004	CEDAR	10										10	PRESERVE					
5005	HACKBERRY	24										24	PRESERVE					
5006	CEDAR	14							14				PRESERVE					
5007	HACKBERRY	12										12	PRESERVE					
5008	HACKBERRY	16										16	PRESERVE					
5009 5057	HACKBERRY CEDAR	<u> </u>										14	PRESERVE PRESERVE, IN R.O.W.					
5057	HACKBERRY	12											PRESERVE, IN R.O.W.					
5059	HACKBERRY	24											PRESERVE, IN R.O.W.					
5060	ELM	30											PRESERVE, IN R.O.W.					
5061	ELM	23											PRESERVE, IN R.O.W.					
5062	HACKBERRY	8											PRESERVE, IN R.O.W.					
5063	ELM	7				7							PRESERVE					
5064	ELM	25											PRESERVE, IN R.O.W.					
5065 5066	HACKBERRY PECAN	13 50	50										PRESERVE, IN R.O.W. PRESERVE					
5067	PECAN	20	50			20							PRESERVE					
5068	WILLOW	13										13	PRESERVE					
5069	ELM	13											PRESERVE, IN R.O.W.					
5071	ELM	15				15							PRESERVE					
5072	PECAN	39	39						ļĪ				PRESERVE					
5073	PECAN	23				23							PRESERVE					
5095	HACKBERRY	9					6	6				9	REMOVE					
5096 5097	ELM	6					6 12	6 12					REMOVE REMOVE					
5097	HACKBERRY	11						12				11	REMOVE					
5100	CEDAR	9								9	4		REMOVE					
5153	CEDAR	6								6	4		REMOVE					
5155	BOIS D'ARC	36		36	72								REMOVE					
5156	CEDAR	10								10	4		REMOVE					
5157	HACKBERRY	20										20	REMOVE					
5158	BOIS D'ARC	8										8	REMOVE					
5159 5170	HACKBERRY CEDAR	13 10							10			13	REMOVE PRESERVE					
5170	BOIS D'ARC	40	40						10				PRESERVE					
5172	CEDAR	12							12				PRESERVE					
5173	CEDAR	7							7				PRESERVE					
5174	BOIS D'ARC	31	31										PRESERVE					
5175	CEDAR	8								8	4	8	REMOVE					
5176	HACKBERRY	8										8	REMOVE					
5177	CEDAR	6								6	4	6	REMOVE	TREE MITIGATION CA	LCULA	TION T	ABLE	
5178 5179	BOIS D'ARC HACKBERRY	21 8										21 8	REMOVE REMOVE	DESCRIPTION	CALIPER		FEATURE	
5180	HACKBERRY	8										8	REMOVE	DESCRIPTION	INCHES	FEATURE TREES	TREES	PRIMAR PROTECT
5181	CEDAR	10								10	4	10	REMOVE			PRESERVED		TREES
5182	BOIS D'ARC	14										14	REMOVE				2:1	PRESERV
5183	CEDAR	6								6	4	6	REMOVE	TOTAL TREES ON SITE	1,156	190		65
5184	BOIS D'ARC	26		26	52								REMOVE	TOTAL PROTECTED TREES	518			
5185	HACKBERRY	10										10	REMOVE	TREES REMOVED	838		148	
5186	BOIS D'ARC	10										10	REMOVE	TOTAL MITIGATION REQUIRED	387		296	
5187	HACKBERRY	9										9 10	REMOVE REMOVE	TREE PRESERVATION CREDITS	70.2			
5188 5189	BOIS D'ARC BOIS D'ARC	10										10	REMOVE	BALANCE MITIGATION REQUIRED	316.8			
5190	HACKBERRY	14										14	REMOVE	4" TREES PLANTED FOR MITIGATION (80)	320	-		
5191	ELM	10					10	10					REMOVE	TOTAL MITIGATION PROVIDED	390.2	-		
5192	ELM	8					8	8					REMOVE					
5193	ELM	6					6	6					REMOVE					
5194	BOIS D'ARC	20										20	REMOVE					
5195	BOIS D'ARC	11						10				11	REMOVE					
5196	HERCULES CLUB	13		22			13	13					REMOVE					
5197 5198	BOIS D'ARC HACKBERRY	33		33	66							8	REMOVE REMOVE					
5198	HACKBERRY	6										6	REMOVE					
5200	ELM	28		28	56								REMOVE					
5201	CEDAR	12								12	4		REMOVE					
5202	CEDAR	10								10	4		REMOVE					├ ──
5203	ELM	25		25	50								REMOVE					DuW
5204	WILLOW	30	30										PRESERVE					4403 DAL
5205	WILLOW	13										13	PRESERVE					CON
5207	WILLOW	12										12	PRESERVE					PH: 2
5208 TOTAL TREES C		16 1156	190			65			65			16 414	PRESERVE					
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TREE PRESERV	ATION CREDITS	70.2																
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TREE MITIGATION CAL		τιον τ
DESCRIPTION	CALIPER	FEATURE

					A LE CONTRACTOR DA LA	THID #14199
					DUWEST ROCKWALL	SH 205 & QUAIL RUN RD ROCKWALL, TX
PRIMARY	PRIMARY	SECONDARY	SECONDARY	NON-		
PROTECTED TREES PRESERVED	PROTECTED REMOVED 1:1	PROTECTED TREES PRESERVED	PROTECTED REMOVED	PROTECTED TREES		
65	55 55	65	9 TREES OVER 36	414 8' HIGH		
	DUV	VEST ROCH	<wall, td="" tx<=""><th></th><td>_</td><td></td></wall,>		_	
	STON	DESCRIPTION AI IE CREEK BA ABSTRACT. .684 AC (378	ALANCE LT NO 131		(8 15455 D Add	RGREEN GNGROUP 3000) 680-6630 Dallas Pkwy., Ste 600 dison, TX 75001 greenDesignGroup.com
4403 N. DALLAS	T REALTY, LLC CENTRAL EXWA 6, TX 75025		<u>R:</u>			
PH: 214	CT: BOWEN HEN	APPLICA	<u>NT:</u>		┫╝╴	
1903 C BEDFC CONT	AOORE ENGINE ENTRAL DRIVE, DRD, TX 76021 ACT: DREW DON 7.281.0572	SCA	& & IGATION			
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		THIS DAY			DESIGN: DRAWN:	LRR LRR
PLANNI	NG AND ZONING	G COMMISSION,	CHAIRMAN		CHECKED: DATE:	CLC 1/19/2024 SHEET
DIREC	TOR OF PLANNII	NG AND ZONING			Γ	D-2
					File No.	2022-002

ile No. 2022-002 CASE # SP2022-042 File No.

TREE PROTECTION SPECIFICATIONS

MATERIALS

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

CONSTRUCTION METHODS ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING

ANY DEVELOPMENT ACTIVITY.

- 2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
- 3. PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ. EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
- 4. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
- 5. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
- 6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
- 7. WITHIN THE CRZ:
- a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
- b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
- c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY. d. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE
- CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
- e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
- DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.
- 8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.

- 9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
- 10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES
- 11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
- 12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
- 13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
- 14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
- 15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DUING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- 16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- 17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
- 18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

NOTES

- MEETING.
- FLAGGED PRIOR TO ROOT PRUNING.

- 6. ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
- 7. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.

EXISTING GRADE

ROOT PRUNING DETAIL

TRENCH (6" WIDE MAX.) 24" MIN. DEPTH OR AS DETERMINED AT PRE-CONSTRUCTION MEETING.

ROOT PRUNE VIA AIRSPACE OR

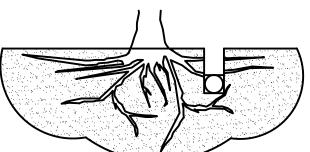
BE ERECTED IN LINE WITH ROOT PRUNING LIMITS. SEE FOR TREE PROTECTION FENCE REQUIREMENTS.

TREE PROTECTION FENCE TO

DETAILS AND SPECIFICATIONS

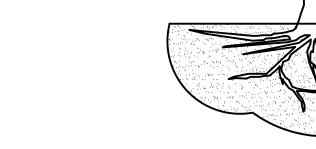
TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.





OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT

EXCEED 3" OR ROOTS CAN BE BENT BACK.



DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER. TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.

SEE SPECIFICATIONS. TREE PROTECTION FENCE - TIGHT CONSTRUCTION

1.

1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION

2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND

3. EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION

WITH THE FORESTRY INSPECTOR . 4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR. ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

ROT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.

ROOT PROTECTION ZONE (RPZ)

THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT

BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.

2. FOR ACCEPTABLE FENCING MATERIALS SEE

SPECIFICATIONS.

TREE PROTECTION FENCE

SCALE: NOT TO SCALE

ROOT PROTECTION

6" MULCH INSIDE RPZ IF BARE DIRT

SCALE: NOT TO SCALE

8" MULCH OUTSIDE RPZ

AND UNDER DRIP LINE AS MINIMAL

PROTECTION FOR ROOTS FROM

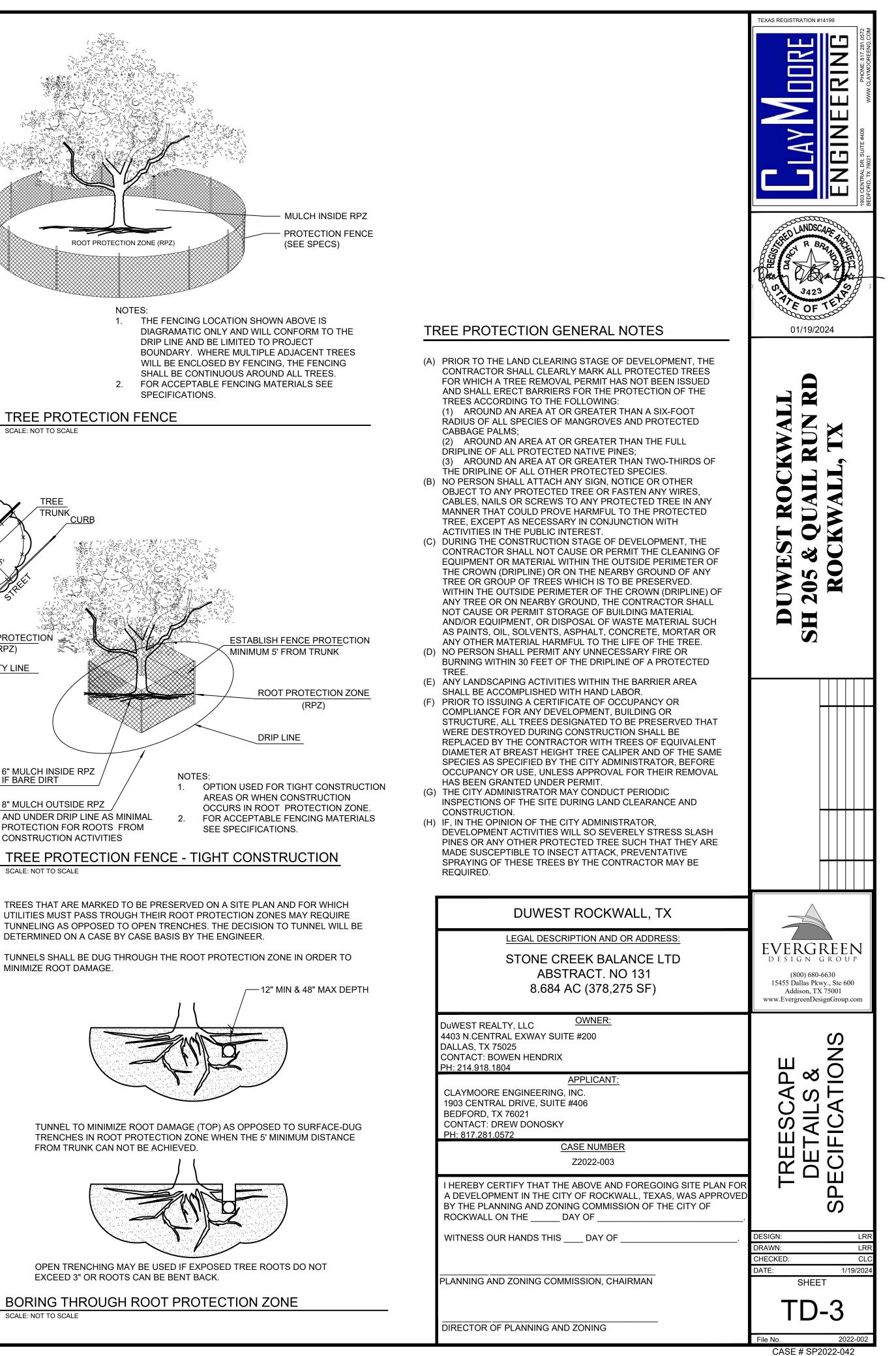
CONSTRUCTION ACTIVITIES

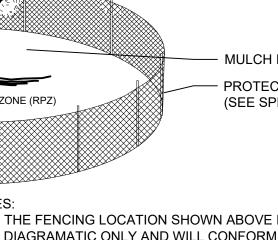
ZONE (RPZ)

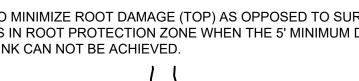
PROPERTY LINE

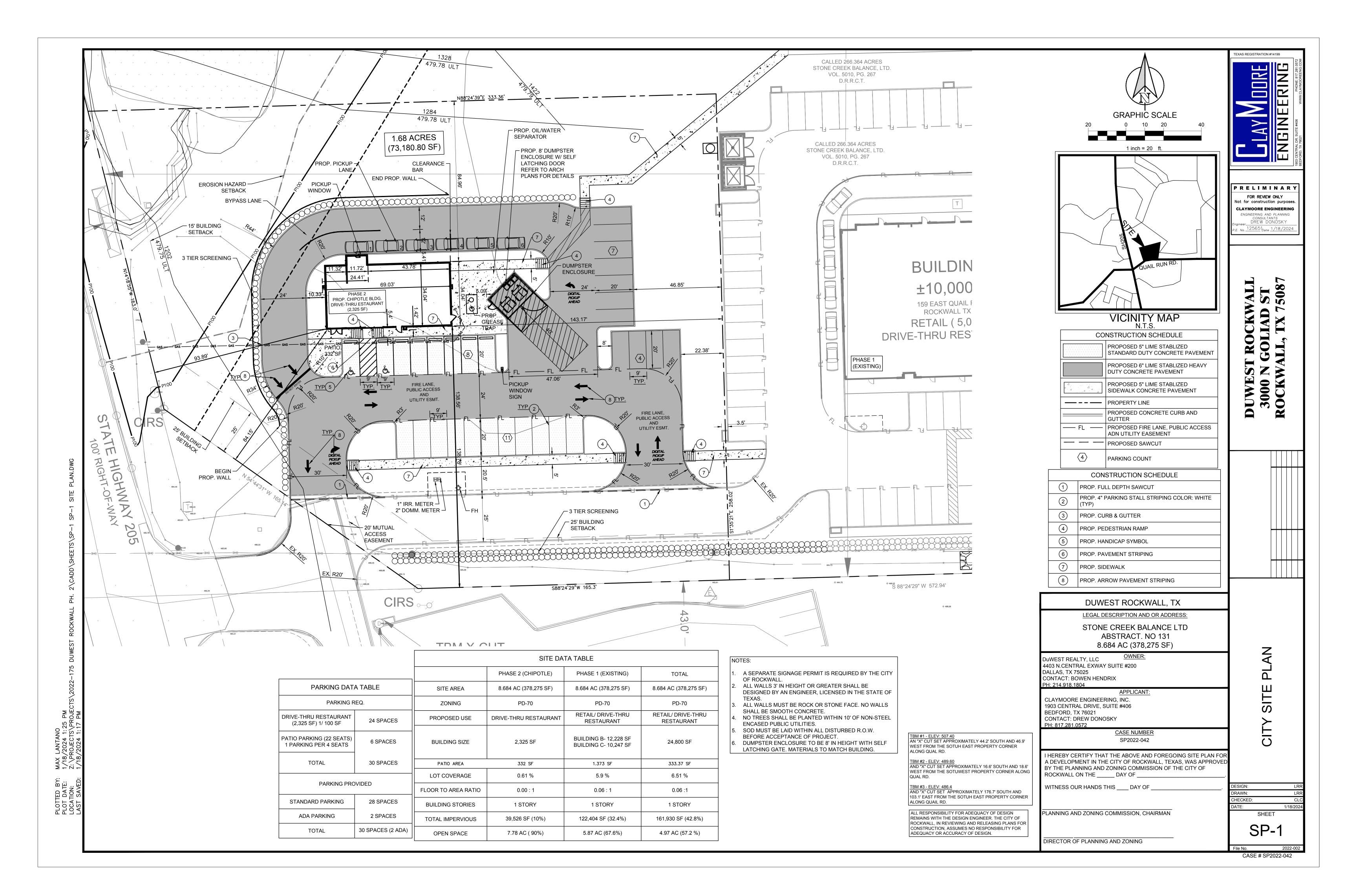
С

SCALE: NOT TO SCALE











April 10, 2024

- TO: Lynn Rowland ClayMoore Engineering 1903 Central Drive, Suite 406 Bedford, TX 76021
- CC: Bowen Hendrix DuWest Realty 4403 North Central Expressway, Suite 200 Dallas, TX 75025
- FROM: Henry Lee, AICP City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, TX 75087
- SUBJECT: SP2024-002; Amended Site Plan for Chipotle

Bobby:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on February 8, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans; and,
- (2) Any construction resulting from the approval of this <u>Site Plan</u> shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Director of Planning and Zoning

On February 8, 2024, the Director of Planning and Zoning approved the amended site plan.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me at (972) 772-6434.

Sincerely,

Henry Lee, AICP, Senior Planner City of Rockwall Planning and Zoning Department