

# 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

	DEVELOPME City of Rockwall Planning and Zonin 385 S. Goliad Street Rockwall, Texas 7508	ng Department	TION PL NG CTT STC DIF		TION IS NOT CONSID		
PLEASE CHECK THE	APPROPRIATE BOX BELOW TO	INDICATE THE TYPE OF D	EVELOPMENT R	EQUEST <b>[SELEC</b>	T ONLY ONE BOX	ŀ	
PRELIMINARY     FINAL PLAT (\$2     REPLAT (\$300.     AMENDING OR     PLAT REINSTA     SITE PLAN APPLI     SITE PLAN (\$23	(\$100.00 + \$15.00 ACRE) <sup>1</sup> PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup> 300.00 + \$20.00 ACRE) <sup>1</sup> 00 + \$20.00 ACRE) <sup>1</sup> MINOR PLAT (\$150.00) TEMENT REQUEST (\$100.00)	ING PLAN (\$100.00)	CONING CI CONIN	OPMENT PLANS ICATION FEES: OVAL (\$75.00) REQUEST/SPEC THE FEE. PLEASE US T. FOR REQUESTS ON WILL BE ADDED TO	+ \$15.00 ACRE) <sup>1</sup> 10.00 + \$15.00 ACR (\$200.00 + \$15.00 A RAL EXCEPTIONS THE EXACT ACREAGE LESS THAN ONE ACRE. THE APPLICATION FE R NOT IN COMPLIANCE	(\$100.00) <sup>2</sup> (\$100.00) <sup>2</sup> WHEN MULTIPI ROUND UP TO C E FOR ANY RE	ONE (1) ACRE.
	ORMATION [PLEASE PRINT]						
	S E Corner of the inte	arsection of S Gol	iad St and !	SH 276			
					61/A	DLOCK	NU/A
	V Unplatted - W.H. B				N/A	BLOCK	N/A
GENERAL LOCATIO	E Corner of the inte	ersection of S Gol	ad St and	SH 276			
ZONING, SITE P	LAN AND PLATTING INF	ORMATION [PLEASE PI	RINT]				
CURRENT ZONING	G PD-10		CURRENT US	E Undevel	oped		
PROPOSED ZONING	<sup>G</sup> PD-10		PROPOSED US	E Medical	Office		
ACREAG	8.4841	LOTS [CURRENT]	N/A	LO	TS [PROPOSED]	2	
REGARD TO ITS	D PLATS: BY CHECKING THIS BOX APPROVAL PROCESS, AND FAILUR DENIAL OF YOUR CASE.	YOU ACKNOWLEDGE THAT E TO ADDRESS ANY OF STA	DUE TO THE PAS FF'S COMMENTS E	SSAGE OF <u>HB3167</u> BY THE DATE PRO	THE CITY NO LON VIDED ON THE DEVI	GER HAS FLU ELOPMENT C	EXIBILITY WITH ALENDAR WILL
OWNER/APPLIC	ANT/AGENT INFORMAT	ON [PLEASE PRINT/CHECK	THE PRIMARY CO	NTACT/ORIGINAL	SIGNATURES ARE F	REQUIRED]	
	Vue Real Estate			Kimley-H	orn		
CONTACT PERSON	Jeff Brockette	CO	NTACT PERSON	Jake Hod	ges		
ADDRESS	9600 N Central Expre	essway	ADDRESS	203 W Na	ash St, Suite	100	
	Suite 100						
CITY, STATE & ZIP	Dallas, Texas 75231	CI	TY, STATE & ZIP	Terrell, Te	exas 75160		
PHONE	Address		PHONE	972-588-4	4263		
E-MAIL	Dani.carr@vuereales	state.com	E-MAIL	Jake.Hod	ges@kimley	-horn.co	om
NOTARY VERIFIC BEFORE ME, THE UNDER STATED THE INFORMAT	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY ION ON THIS APPLICATION TO BE T	PERSONALLY APPEARED	Deffered	Brackett	[OWNER]	THE UNDER	Signed, who
\$		OF THIS APPLICATION, HAS BE THIS APPLICATION, I AGREE TI IE PUBLIC. THE CITY IS ALS	EN PAID TO THE CI HAT THE CITY OF R O AUTHORIZED AI	TY OF ROCKWALL ( COCKWALL (I.E. <b>*CIT</b> ND PERMITTED <b>T</b>	N THIS THE Y IS AUTHORIZED A OR WHICHNFORMA	ND PERMITTE	DAY OF ED TO PROVIDE
GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON THIS THE	14 DAY OF OCTOR	200	24	Con	nm. Expires	State of Texas s 06-02-2025
	OWNER'S SIGNATURE	yougo	10		Willing, V	INTERNA T	33133189
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS	ally agai	m	MYCO	MMISSION EXPIRES	6/2	12025

DEVELOPMENT APPLICATION + CITY OF ROCKWALL + 385 SOUTH GOLIAC STREET + ROCKWALL, TX 75087 + (P] (972) 771-7745



# **CHECKLIST FOR SITE PLAN SUBMITTALS**

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

CASE NUMBER: OVERLAY DISTRICT: REVIEWED BY: REVIEW DATE:

1.1 GENERAL INFORMATION FOR ALL SUBMITTED	PLANS			
Requirements	✓= 0K	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review: ✓ Site Plan				Per Application §03.04, of
<ul> <li>✓ Landscape Plan</li> <li>✓ Treescape Plan</li> <li>✓ Photometric Plan</li> </ul>	TERE			Art. 11 - - -
✓ Building Elevations Building Material Sample Board and Color Rendering of Building Elevations	✓		If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	- §03.04.A, of Art. 11
Submittal Requirements			Four (4) large (24" x 36") folded copies and one (1) PDF digital copy of each plan is required at the time of submittal.	§03.04.A, of Art. 11
Is the property properly platted?			Indicate if the property has been properly platted.	
Title Block (Project Name, Legal Description and/or Address)	$\checkmark$		The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	§03.04.A, of Art. 11
Case Number	¥		The case number should be placed in the lower right-hand corner below the title block of all sheets.	§03.04.A, of Art. 11
Owners (Name, Address, and Phone Number)			The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
Developer (Name, Address, and Phone Number)	*		The name, address, and phone number of the person or company that prepared the plans are required in the lower right- hand corner left of the title block.	§03.04.A, of Art. 11
North Point	⊻		The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	§03.04.A, of Art. 11
Numeric and Graphic Scale	4		The recommended engineering scales are $1^{"} = 20^{"}$ , $1^{"} = 40^{"}$ , etc with a maximum of $1^{"} = 100^{"}$ .	§03.04.A, of Art. 11
Vicinity Map			The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	§03.04.A, of Art. 11
Signature Block			Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date			The date that the plans were prepared is required on all submittals.	§03.04.A, of Art. 11
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	§03.04.A, of Art. 11
✓ Commercial			Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓Industrial		4	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	

2.1 SITE PLAN: MISCELLANEOUS AN DIMENSIONAL INFORMATION	ND DENSITY &			
Requirements	✓= OK	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage)	4		If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	§03.04.B, of Art. 11

Perimeter Dimensions of the Site			Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
Buildings (Square Footage)			Indicate the location and total square footage of all existing and planned buildings on the site.	§03.04.B, of Art. 11
Perimeter Dimensions of all Buildings			ndicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings	*		Indicate the distance between all existing and planned buildings located on the site.	§03.04.B, of Art. 11
Distance Between Buildings and Property Lines			Indicate the distance between all property lines and existing and planned buildings located on the site.	§03.04.B, of Art. 11
Indicate all Property Lines	×		Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	§03.04.B, of Art. 11
Indicate all Building Setbacks			Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements			Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii				§03.04.B, of Art. 11
Indicate all Drive Widths	₩			§03.04.B, of Art. 11
Indicate all Fire Lanes			Indicate and label the widths of all fire lanes existing and proposed for the site.	§03.04.B, of Art. 11
Indicate location of all Fire Hydrants	1			§03.04.B, of Art. 11
Indicate all Sidewalks			Indicate and label the widths of all sidewalks existing and proposed for the site.	§03.04.B, of Art. 11
Adjacent Street Right-Of-Way	4		Reference the City's Master Transportation Plan for right-of- way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name			Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines		¥	Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets				§03.04.B, of Art. 11

## 2.2 SITE PLAN: PARKING INFORMATION

2.2 SITE PLAN: PARKING INFORMATION	مردمه ومعتث			
Requirements	✓= OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	×		See the comment section in Adequate Parking and Maneuvering below.	§05.03, of Art. 06
Parking Table			Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	§05.01, of Art. 06
Handicap Parking Spaces Shown	M			§05.04, of Art. 06
Adequate Parking			Reference Table 3 of Article VI.	Table 5, Art. 06
Adequate Parking and Maneuvering	¥		All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction (Check w/ the Engineering Department).	§05.03.C, of Art. 06
Adequate Loading Area	✓		Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer ( <i>Art. VI 6.5 Loading</i> <i>Requirements</i> ).	§06.04, of Art. 06
Adequate Loading Maneuvering	*		It is also the purpose of this Article to require allocation of sufficient off-street/on-site loading facilities by businesses and industry to ensure that the loading and unloading of vehicles will not interfere with traffic flow or block roadways or fire lanes.	§01.02, of Art. 06
Type and Depth of Paving Material			Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material.	§03.02, of Art. 06

2.3 SITE PLAN: SIGNAGE	1.7 10 2.1			
Requirements	√= 0K	N/A	Comments	UDC Reference
NOTE: All signage shall conform to Chapter 32 of	the Rockwall Muni	cipal Code	e of Ordinance, u	nless otherwise specified in an Overlay District or
Planned Development District with specific signag	e requirements.	1.11		

Indicate the location and type of all proposed and/or existing
signage on the site plan. Additionally, provide a detail or cut-
sheet showing the elevations, lighting and dimensions of the
proposed signage.

§06.02.F, of Art. 05

2.4 SITE PLAN: SCREENING				
Requirements	√= 0K	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	4		Label the height and type of fence proposed or existing.	§08.02.F, of Art. 08
Utility Equipment Screening (Pad or Ground Mounted)	4		Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure.	§01.05.C, of Art. 05
Utility Equipment Screening (Roof Mounted)		4	<ul> <li>All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.</li> </ul>	§01.05.C, of Art. 05
Above Ground Storage Tanks			Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening – screening wall – and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan.	§01.05.D, of Art. 05
Dumpster Screening	*		Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	§01.05.B, of Art. 05
Outside Storage				
Off-Street Loading Dock Screening		*	Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	§01.05.A, of Art. 05
Residential Adjacency Standards	⊻		The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference <i>Art. VIII 5.2</i> ).	§01.06, of Art. 05

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# **3.1 LANDSCAPE PLAN**

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	⊻		Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	See Sec. 2.1 of this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)			Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	§01.01.B, of Art. 05
Landscape Table	*		Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	§05.03.B, of Art. 08
Indicate all Landscaping			Indicate the locations of all existing and proposed landscaping.	§05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features		¥	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	
Indicate all Landscape Buffers			Indicate the locations and dimensions of the required landscape buffers.	§05.01, of Art. 08

Acceptable Landscape Materials:				Sec. 04., of Art. 08
✓ Trees allowed in Street Landscape Buffers	4		Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon)	Appendix C
✓ Trees not allowed in Landscape Buffers	~		Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree.	Appendix C
Protected Trees (That Will Remain On-Site)			Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag indicating the trees relationship to the treescape plan and flag (i.e. bright fluorescent red vinyl tape). In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required.	§07.01, of Art. 09
Parking Lot Landscaping		*	Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square footage included in the parking area, and the number and location of required off-street parking and loading spaces.	§05.03.E, of Art. 08
Location of all Site Amenities		4	Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.	-
Identify Visibility Triangles			Identify visibility triangles on all lots for all driveway intersections and public streets.	§01.08, of Art. 05
Landscape Buffer - Street Trees	⊻		Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage.	§05.01, of Art. 08
Tree Locations	\$		Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.	§05.03.E, of Art. 08
Irrigation Requirements Note	$\mathbf{M}_{\mathbf{M}}$		Provide note indicating irrigation will meet requirements of UDC.	§05.04, of Art. 08
Hydro mulch (or non-sod option)		4	The developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City.	Sec. 4.2, Coverage, Engr Standards of Design and Construction
Rights-of-Way & Landscape Buffers	¥		All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO).	§05.03.G, of Art. 08

# 4.1 TREESCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	*		Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	See Sec. 2.1 of this checklist
Buildings			Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	§03.01.A, of Art. 09
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	4			§03.01.C, of Art. 09

Provide Site Data Table			Provide the same site data Site Plan: Miscellaneous
Requirements	✓= 0K	N/A	Comments
5.1 PHOTOMETRIC AND LIGHTING	G PLANS		
Treescape Table			Provide a table showing the and the total inches of trees
Protected Trees (To be Removed from the Site)	⊻		Indicate the location of all p to be removed from the site replacement trees.
Protected Trees (To Remain On Site)	⊻		Indicate the location and pro of all existing protected tre retained. Such trees shall tress shall be protected pr including dirt work.

Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said tress shall be protected prior to and during all construction, including dirt work.	§03.01.E, of Art. 09
Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees.	§03.01.F, of Art. 09
Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	§03.01.G, of Art. 09

Requirements	✓= 0K	N/A	Comments	UDC Reference
Provide Site Data Table			Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	$\checkmark$		Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	§03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use			The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	§03.03.B, of Art. 07
✓ Commercial Use	*		The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. Subject to requirements in Art. VII 3.3.C.	§03.03.C, of Art. 07
Under-Canopy Lighting			Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	§03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships		V	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	§03.03.E.2, of Art. 07
Lighting in Parking Areas	¥		The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	§03.03.G, of Art. 07
Building and Pole Mounted Lighting			Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	§03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures			No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	§03.03.D of Art. 07
Indicate the Wattage of all Light Sources	*		Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line.	§03.03.A, of Art. 07
Proposed Light Fixtures			Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	§03.03, of Art. 07

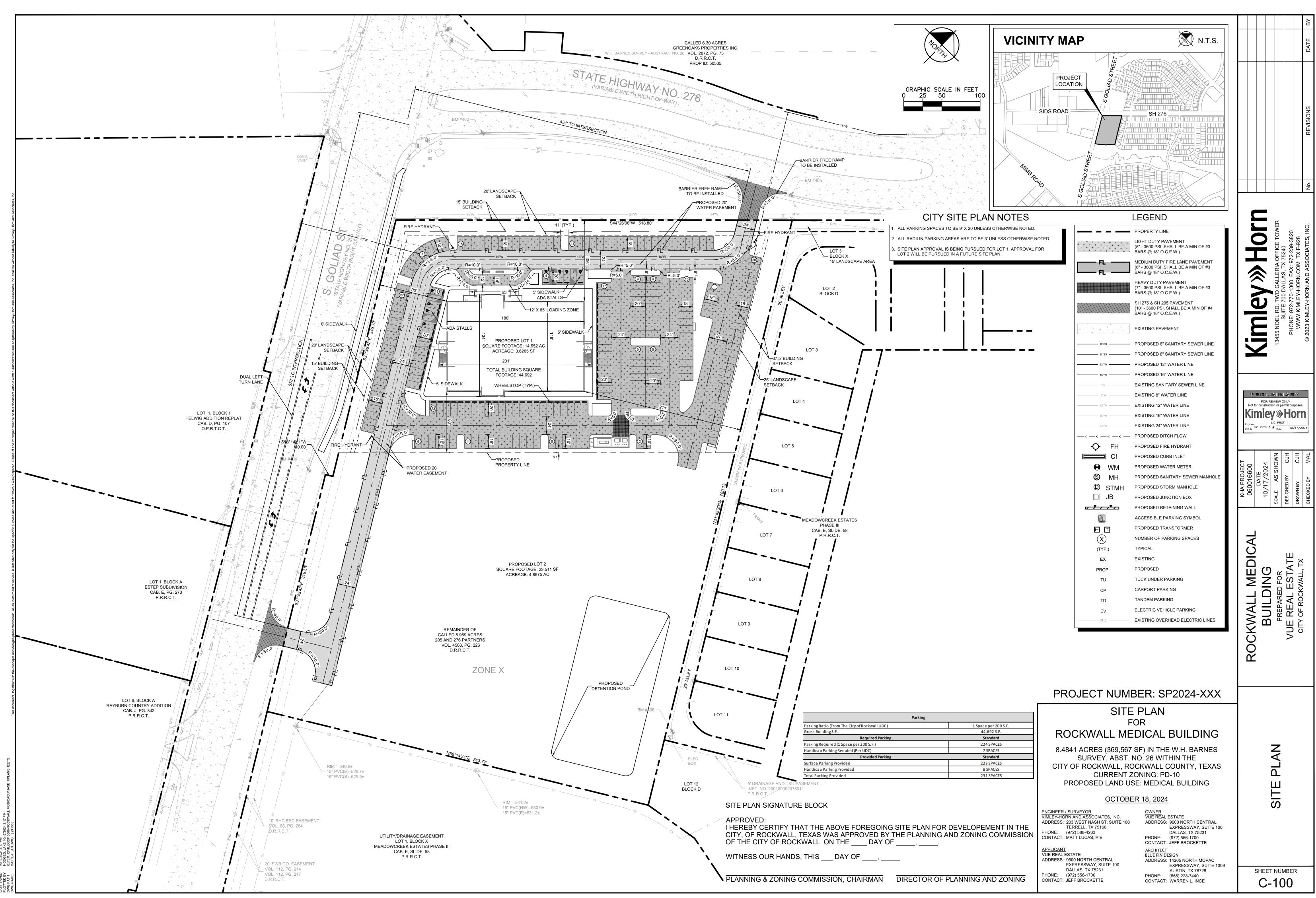
# 6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	Y		North South East West (Circle all that apply)	
Indicate Exterior Elevations Adjacent to Public Right-of-Way			North South East West (Circle all that apply)	-
Minimum 90% Masonry Requirement OVERLAY DISTRICTS ONLY			Exterior walls should consist of 90% masonry materials excluding doors and windows.	§06.02.C, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement OVERLAY DISTRICTS ONLY			Applies to facades that are visible from a public right-of-way and/or open space.	§06.02.C, of Art. 05
Indicate the Surface Area of Each Facade	*		Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade.	§04.01, of Art. 05
Proposed Building Materials			Specifications and description of all proposed building materials, on all proposed buildings.	§04.01, of Art. 05
Indicate the Roofing Materials and Color				

Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	✓		If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.	§04.01, of Art. 05
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	4		If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	§01.05.C, of Art. 05
Indicate Any Additional Design Elements Proposed (If Applicable)	✓		Indicate any additional design elements for the base, walls, or parapets (such as comice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	
Indicate Building Height(s)	*		The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	§07.03 of Art. 05
Minimum Standards for Articulation: Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	<		<ol> <li>Wall Height [H] = H</li> <li>Wall Length [L] = 3 x H</li> <li>Secondary Entry/Arch. Element Length = 25% x L</li> <li>Wall Projection = 25% x H</li> <li>Primary Entry/Arch. Element Width = 2 x (25% x L)</li> <li>Projection Height = 25% x H</li> <li>Primary Entry/Arch. Element Length = 2 x (25% x L)</li> </ol>	§04.01.C.1, of Art. 05
Secondary Facades		~	<ol> <li>Wall Height [H] = H</li> <li>Wall Length [L] = 3 x H</li> <li>Secondary Entry/Arch. Element Length = 15% x L</li> <li>Secondary Entry/Arch. Element Width = 15% x H</li> <li>Projection Height = 15% x H</li> </ol>	§04.01.C.2, of Art. 05

# 6.2 BUILDING ELEVATIONS: INDUSTRIAL

Requirements	✓= 0K	N/A	Comments	UDC Reference
<b>NOTE:</b> Industrial buildings are subject to all the element standards.	ments listed in So	ection 6.1	Building Elevations: Non-Industrial with the exception of the	following
Minimum 90% Masonry Requirement			Exterior walls should consist of 90% masonry materia excluding doors and windows.	ls §05.01.A.1, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement	4		Applies to facades that are visible from a public right-of-way and/or open space.	§05.01.A.1.a.1, o Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	¥		<ol> <li>Wall Height [H] = H</li> <li>Wall Length [L] = 4 x H</li> <li>Wall Projection = 25% x H</li> <li>Entry/Arch. Element Length = 33% x L</li> <li>Projection Height = 25% x H</li> <li>Entry/Arch. Element Width = 2 x (25% x H)</li> </ol>	§05.01.C.1, of Art. 05
Secondary Facades			<ol> <li>Wall Height [H] = H</li> <li>Wall Length [L] = 3 x H</li> <li>Entry/Arch. Element Length = 15% x L</li> <li>Entry/Arch. Element Width = 15% x H</li> <li>Projection Height = 15% x H</li> </ol>	§05.01.C.2, of Art. 05











-EXPOSED TILT PANEL (FINISH W/ DARK MASONRY TONE EPT-2)

ΓΙΟΝ		
RED FROM	6	<u>PROJECTION HEIGHT.</u> THE PRIMARY AND SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT SHALL EXTEND A MINIMUM OF 25% OF THE WALL HEIGHT ABOVE THE TOP OF
EVATIONS)		THE WALL (I.E. 25% X 1 $\leq$ 6).
NOT ( 1 ≥ 2).		35'-4"(125%) = 8'-10" OR 44'-2" TOTAL (COMPLIES) PROPOSED AT 9'-2" OR 44'-6" TOTAL.
ED IS 105'-0".		PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE
<u>r length.</u> Way or 25% of	7	PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL MEET ALL OF THE SAME PROJECTIONS AS THE SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT, BUT SHALL EXTEND A MINIMUM OF TWICE THE LENGTH OF THE SECONDARY ELEMENT (I.E. 2 X $3 \ge 7$ )
WN -		NORTH/SOUTH ELEVATION: (NEED TO REQUEST VARIANCE) (2)26'-3" = 52'-6" (DOES NOT COMPLY) SHOWN AT 30'-0".
SHOWN -		EAST/WEST ELEVATION: (NEED TO REQUEST VARIANCE) (2)13'-1 1/2" = 26'-3" (COMPLIES) SHOWN AT 33'-1".
ON FOR A	A	ADDITIONAL ARCHITECTURAL ELEMENT
25% X 1 ≤ 4).		ADDITIONAL NOTES:
		SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR EXPOSED CONCRETE TILT PANEL VS. MASONRY
ECTURAL E PRIMARY ELEMENT CTION (I.E. 2		SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR CUSTOM CONCRETE MASONRY UNITS FOR 20% STONE.

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Do NOT scale drawings. Use given dimensions only. If not shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions and conditions of job site.

REVISIONS DATE # DESCRIPTION

DATE: 2024.10.17

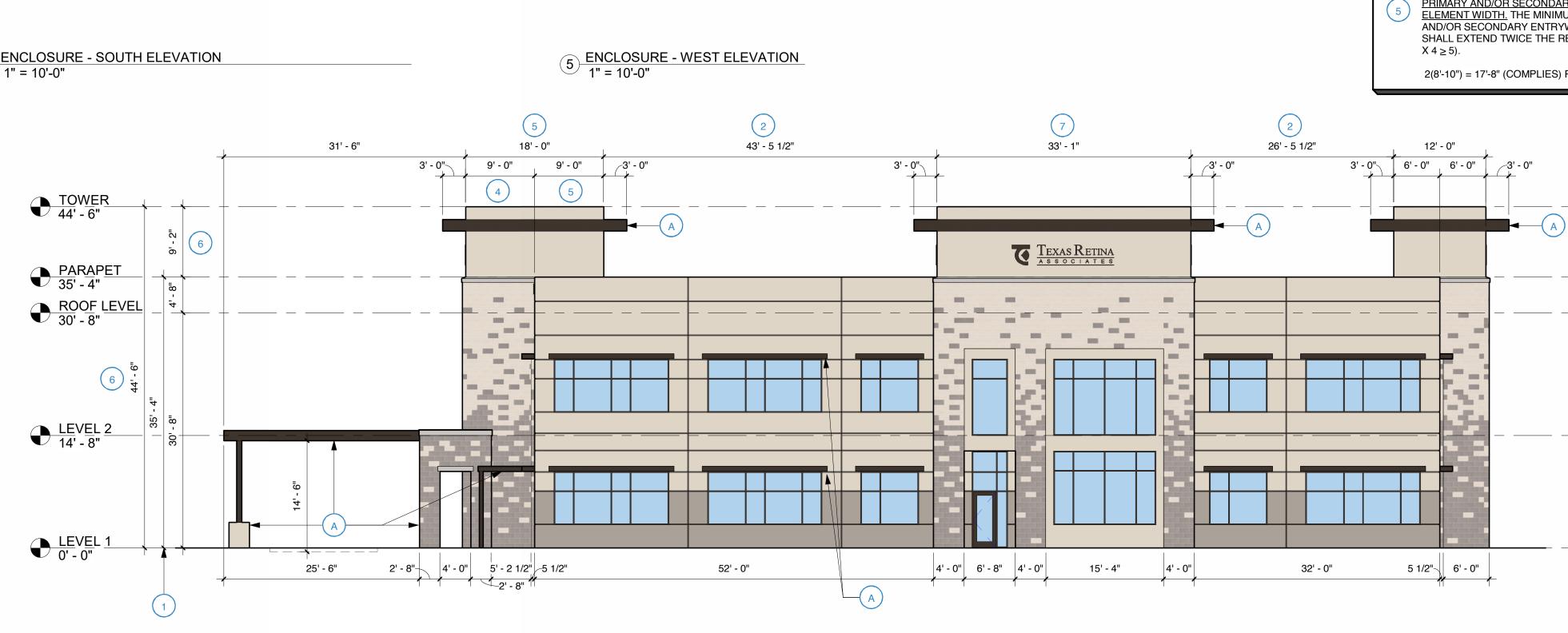
DRAWN BY: WLI

> **EXTERIOR ELEVATIONS -**COLOR

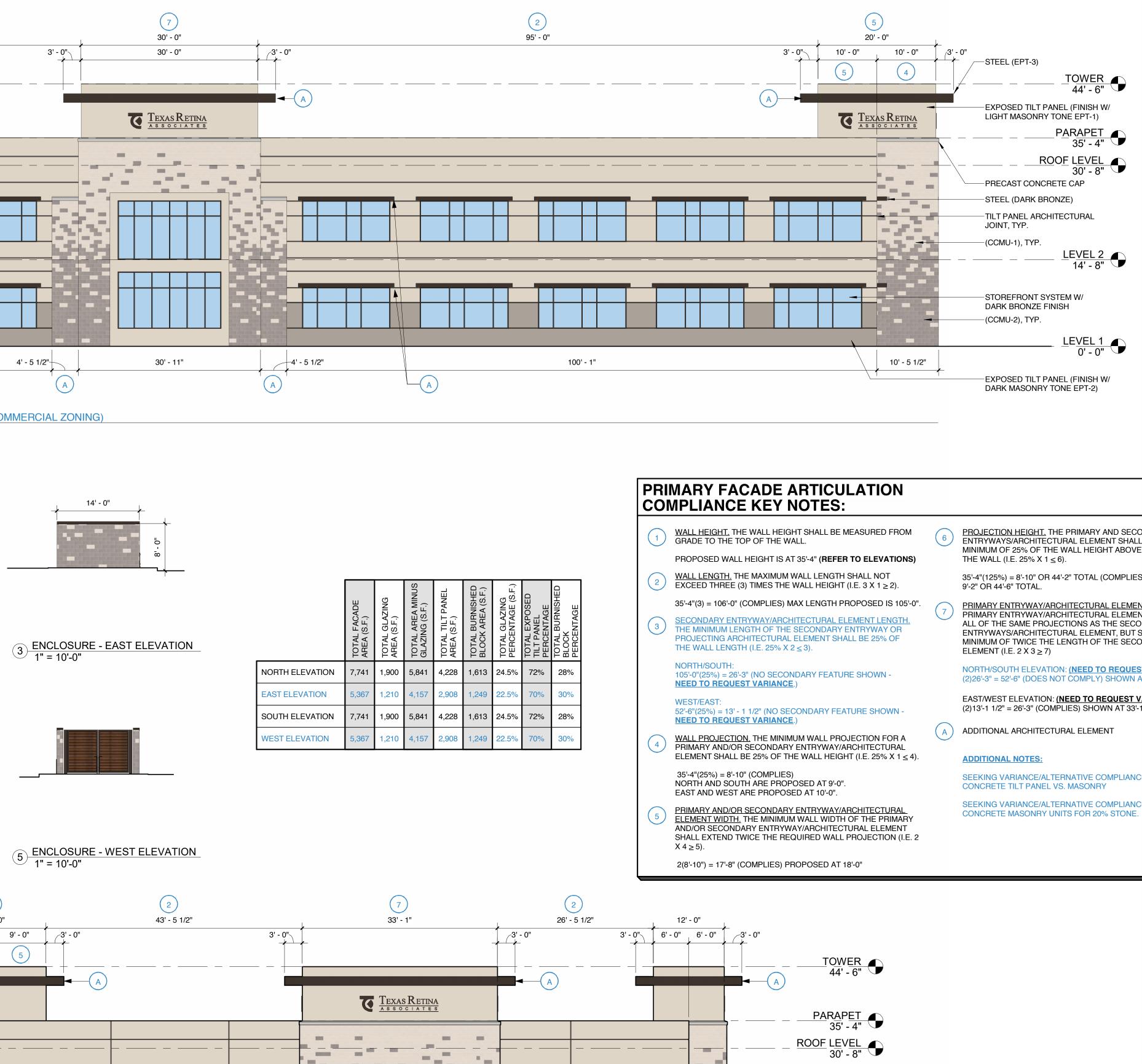
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF

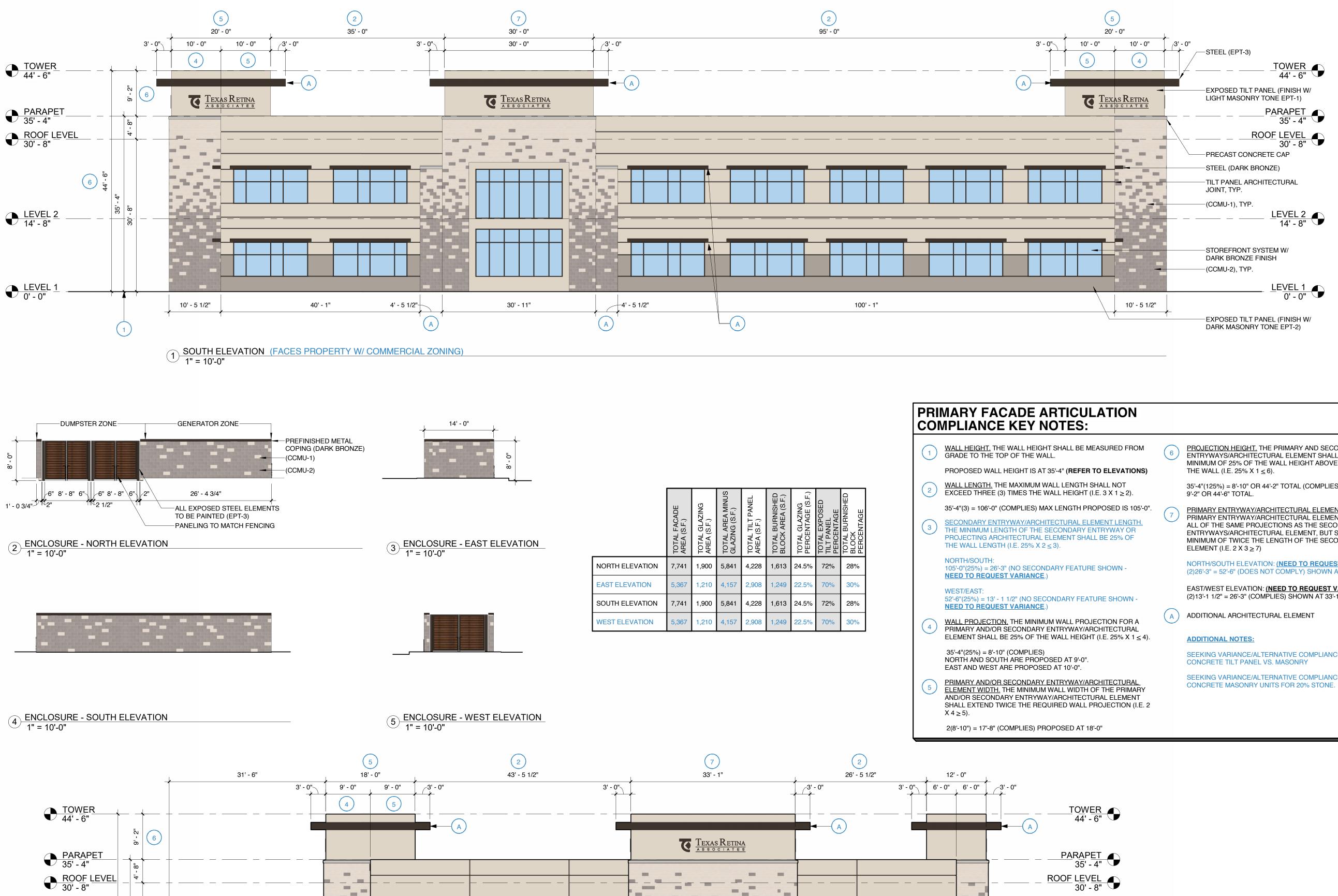
WITNESSED OUR HANDS, THIS \_\_\_\_ DAY OF

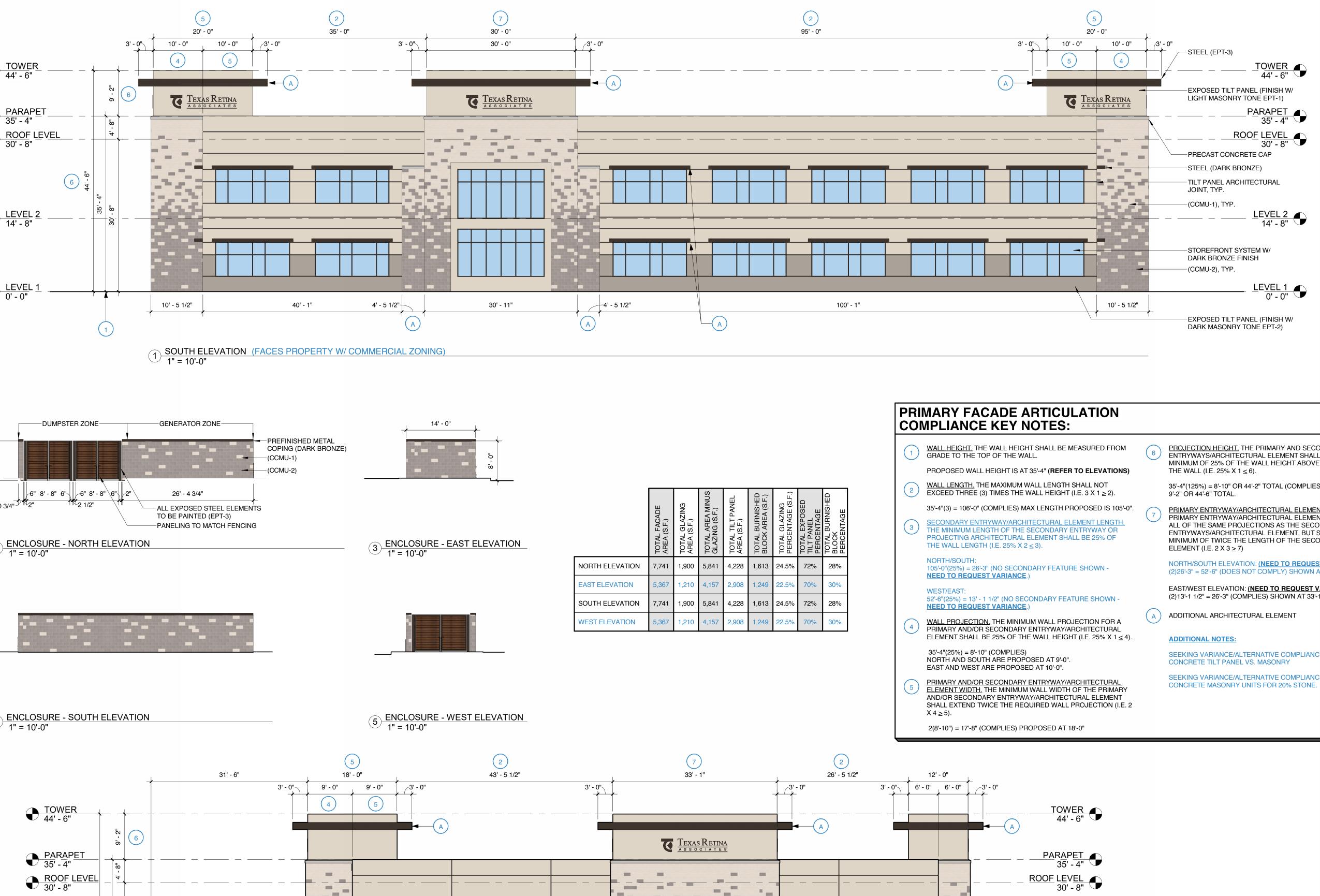












ON		
FROM	6	<u>PROJECTION HEIGHT.</u> THE PRIMARY AND SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT SHALL EXTEND A MINIMUM OF 25% OF THE WALL HEIGHT ABOVE THE TOP OF THE WALL (I.E. 25% X 1 $\leq$ 6).
T <u>≥</u> 2).		35'-4"(125%) = 8'-10" OR 44'-2" TOTAL (COMPLIES) PROPOSED AT 9'-2" OR 44'-6" TOTAL.
IS 105'-0". <u>NGTH.</u> ( OR • OF	7	PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL MEET ALL OF THE SAME PROJECTIONS AS THE SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT, BUT SHALL EXTEND A MINIMUM OF TWICE THE LENGTH OF THE SECONDARY ELEMENT (I.E. 2 X $3 \ge 7$ )
-		NORTH/SOUTH ELEVATION: <u>(NEED TO REQUEST VARIANCE)</u> (2)26'-3" = 52'-6" (DOES NOT COMPLY) SHOWN AT 30'-0".
WN -		EAST/WEST ELEVATION: <u>(NEED TO REQUEST VARIANCE)</u> (2)13'-1 1/2" = 26'-3" (COMPLIES) SHOWN AT 33'-1".
OR A URAL	A	ADDITIONAL ARCHITECTURAL ELEMENT
5 X 1 <u>&lt;</u> 4).		ADDITIONAL NOTES:
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<u>URAL</u> RIMARY MENT ON (I.E. 2		SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR CUSTOM CONCRETE MASONRY UNITS FOR 20% STONE.



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# BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If not shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions and conditions of job site.

REVISIONS DESCRIPTION DATE #

DATE: 2024.10.17 DRAWN BY: WLI

**EXTERIOR** 

**ELEVATIONS -**COLOR



<u>LEVEL 1</u> 0' - 0" SITE PLAN SIGNATURE BLOCK

LEVEL 2 14' - 8"

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_

WITNESSED OUR HANDS, THIS \_\_\_\_ DAY OF

AS INDICATED



**NORTHWEST PERSPECTIVE/RENDERING - VIEW FROM STATE HIGHWAY 276** 



**SOUTHWEST PERSPECTIVE/RENDERING - VIEW FROM STATE HIGHWAY 205** 

# **BOARD**:



(**CCMU-1):** CUSTOM CONCRETE MASONRY UNIT MFR: FEATHERLITE FINISH: LIMESTONE MORTAR: TBD

(**CCMU-2):** CUSTOM CONCRETE MASONRY UNIT MFR: FEATHERLITE FINISH: GRAY

MORTAR: TBD

STOREFRONT SYSTEM: MFR: KAWNEER OR EQUAL FINISH: DARK BRONZE ANODIZED



(**SOFFIT):** SOFFIT MATERIAL MFR: MAC METAL COLLECTION: HARRYWOOD FINISH: CORK

# FINISH LEGEND - MATERIAL

(**EPT-1):** EXTERIOR PAINT MFR: SHERWIN WILLIAMS







FINISH: SW7516 KESTREL WHITE

**(EPT-2):** EXTERIOR PAINT MFR: SHERWIN WILLIAMS FINISH: SW7024 FUNCTIONAL GRAY



(**EPT-3):** EXTERIOR PAINT MFR: SHERWIN WILLIAMS FINISH: SW7048 - URBANE BRONZE



24115

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BFD #:







BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If not shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions and conditions of job site.

REVISIONS DATE # DESCRIPTION

DATE:	2024.10.17
DRAWN BY:	WLI



DRAWING NUMBER:

SCALE:

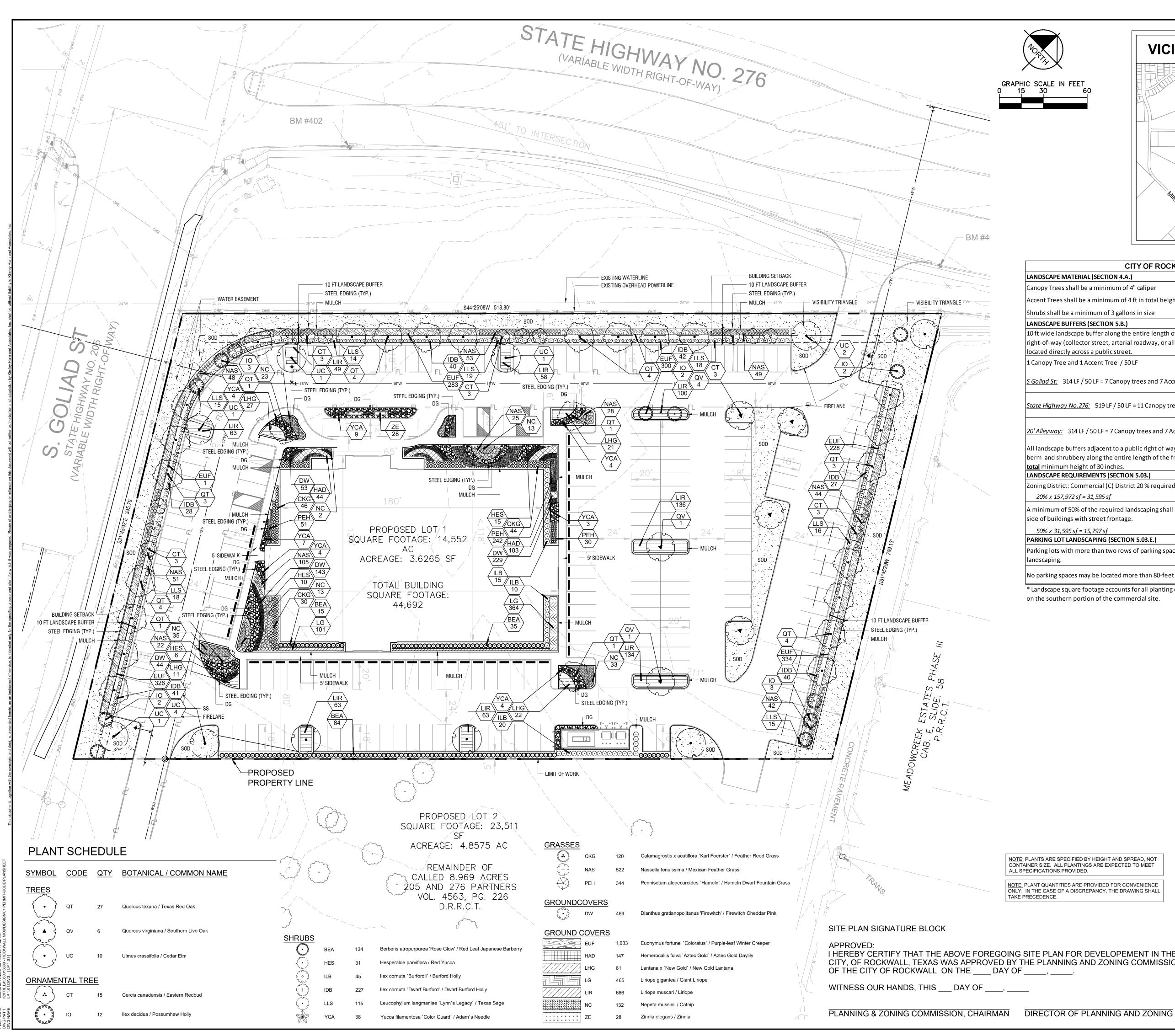


AS INDICATED

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE DAY OF

WITNESSED OUR HANDS, THIS \_\_\_\_ DAY OF



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	/ICINITY MAP	Ì	N.T.S.	DATE
ALE IN FEET	PROJECT DCCATION SIDS ROAD MMS ROAD HIS OND BOCKWALL LANDSCAPE REQUIREMEN	SH 276		
CAPE MATERIAL (SECTION 4.A.) y Trees shall be a minimum of 4" calipe	r	REQUIRED	PROVIDED	D OFFICE TOW 75240 T72-239-3820 TX F-928 OCIATES, IN
Trees shall be a minimum of 4 ft in tot		Yes	Yes	RIA OFFICE , TX 75240 , X: 972-239 , X: 972-239 , X: 972-239 , X: 972-239 , X: 972-239 , X: 972-239
shall be a minimum of 3 gallons in size	2	REQUIRED	PROVIDED	GALLERIA GALLERIA ALLAS, TX 300 FAX:: HORN.COM
ide landscape buffer along the entire l f-way (collector street, arterial roadwa directly across a public street.	ength of any non-residential lot that abuts a public ay, or alleyway) or residentially zoned that is	10 ft	10 ft	70-1 TOR: TOR:
py Tree and 1 Accent Tree / 50 LF		7 Canony Traca	7 Canony Trace	
<u>d St:</u> 314 LF / 50 LF = 7 Canopy trees ar	nd 7 Accent Trees	7 Canopy Trees 7 Accent Trees	7 Canopy Trees 7 Accent Trees	a455 NOEI S PHONE WWW
i <u>ghway No.276:</u> 519 LF / 50 LF = 11 Car	nopy trees and 11 Accent Trees	11 Canopy Trees 11 Accent Trees	11 Canopy Trees 11 Accent Trees	
<u>vway:</u> 314 LF / 50 LF = 7 Canopy trees a	and 7 Accent Trees	7 Canopy Trees 7 Accent Trees	7 Canopy Trees 7 Accent Trees	
nd shrubbery along the entire length	nt of way shall incorporate ground cover, a built-up of the frontage. Berms and shrubbery shall have a	30 in	30 in	PRELIMINARY
inimum height of 30 inches. CAPE REQUIREMENTS (SECTION 5.03.)		REQUIRED	PROVIDED	FOR REVIEW ONLY Not for construction or permit purposes.
District: Commercial (C)	equired landscaping areas	31,595 sf (20%)	43,923 sf (27.8%)	P.L.ANIKOLAUS B. ADAMS L.A. No3404Date10/17/2024
num of 50% of the required landscapir buildings with street frontage.	ng shall be located in the front of and along the	15,797 sf (50%)	*15,797 sf (50%)	T + + KAE KAE NBA NBA
5 x 31,595 sf = 15,797 sf IG LOT LANDSCAPING (SECTION 5.03.E	-	REQUIRED	PROVIDED	PROJECT 0016600 DATE 17/2024 AS SHOWN AS SHOWN ED BY KAE BY KAE DBY NBA
lots with more than two rows of park pping.	ing spaces shall have a minimum of 200 sf of	200 sf	200 sf	BY 17/2 BY 8
king spaces may be located more than	80-feet from the trunk of a canopy tree.	80 ft	80 ft	KHA P 0600 0600 10/17 10/17 scale pesigned prawn BY
southern portion of the commercial si	Tota Tota *Refer <u>NOTE:</u> IRRIG	Pervious 100% (157,972 sf) I Mitigation Require I Mitigation Provide to Tree Mitigation ATION WILL MEET REC TO SHEET LP 3.03 TO S	ed: 280 in Plan	ROCKWALL MEDICAL BUILDING PREPARED FOR VUE REAL ESTATE CITY OF ROCKWALL, TX
ARE SPECIFIED BY HEIGHT AND SPREAD, NC E. ALL PLANTINGS ARE EXPECTED TO MEET FIONS PROVIDED. JANTITIES ARE PROVIDED FOR CONVENIENC ASE OF A DISCREPANCY, THE DRAWING SHANCE.	CE ALL BALL CE ALL F CE CE CE CE CE CE CE CE CE CE CE CE CE	CAPE PLAN OR DICAL BU SF) IN THE W. NO. 26 WITHIN CKWALL COU ONING: PD-10 SE: MEDICAL B R 18, 2024 OWNER	N JILDING H. BARNES THE NTY, TEXAS UILDING	DSCAPE PLAN
PLAN FOR DEVELOPEMENT I	N THE	VUE REAL ESTAT ADDRESS: 9600   EXPR		AND

	PROJECT NUMB	ER: SP2024-XXX	
	LANDSC FC ROCKWALL MEI		Z
GHT AND SPREAD, NOT E EXPECTED TO MEET	8.4841 ACRES (369,567 S SURVEY, ABST. N	SF) IN THE W.H. BARNES	PLAN
DED FOR CONVENIENCE CY, THE DRAWING SHALL	CITY OF ROCKWALL, ROO CURRENT ZO PROPOSED LAND USE	APE	
ELOPEMENT IN THE ZONING COMMISSION	<u>OCTOBER</u> <u>ENGINEER / SURVEYOR</u> KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 PHONE: (972) 588-4263 CONTACT: MATT LUCAS, P.E. <u>APPLICANT</u> VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100	<u>2 18, 2024</u> <u>OWNER</u> VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE <u>ARCHITECT</u> BLUE FIN DESIGN ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B	LANDSCAPE
	DALLAS, TX 75231	AUSTIN, TX 78728	SHEET NUMBER

PHONE: (865) 228-7440

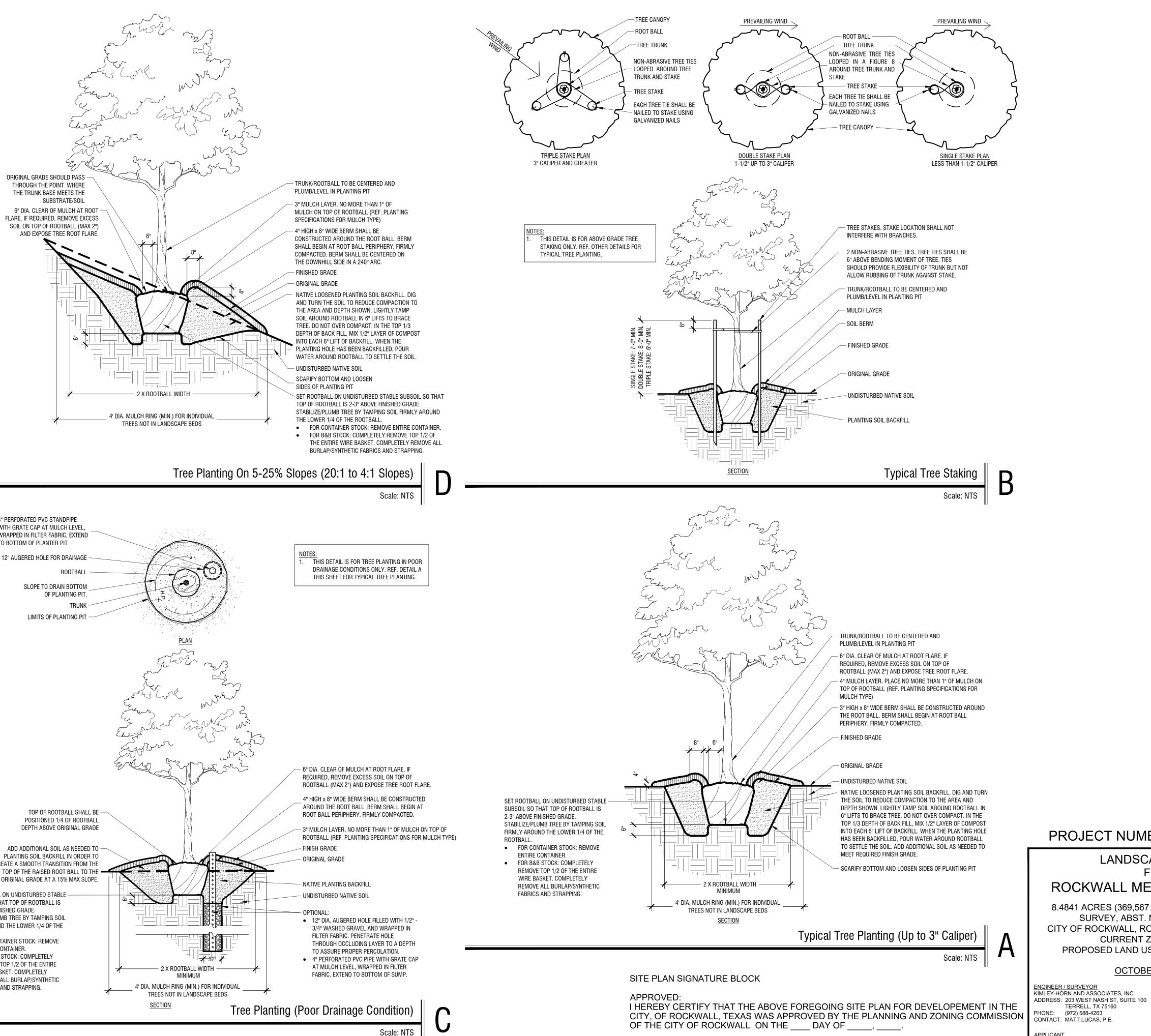
CONTACT: WARREN L. INCE

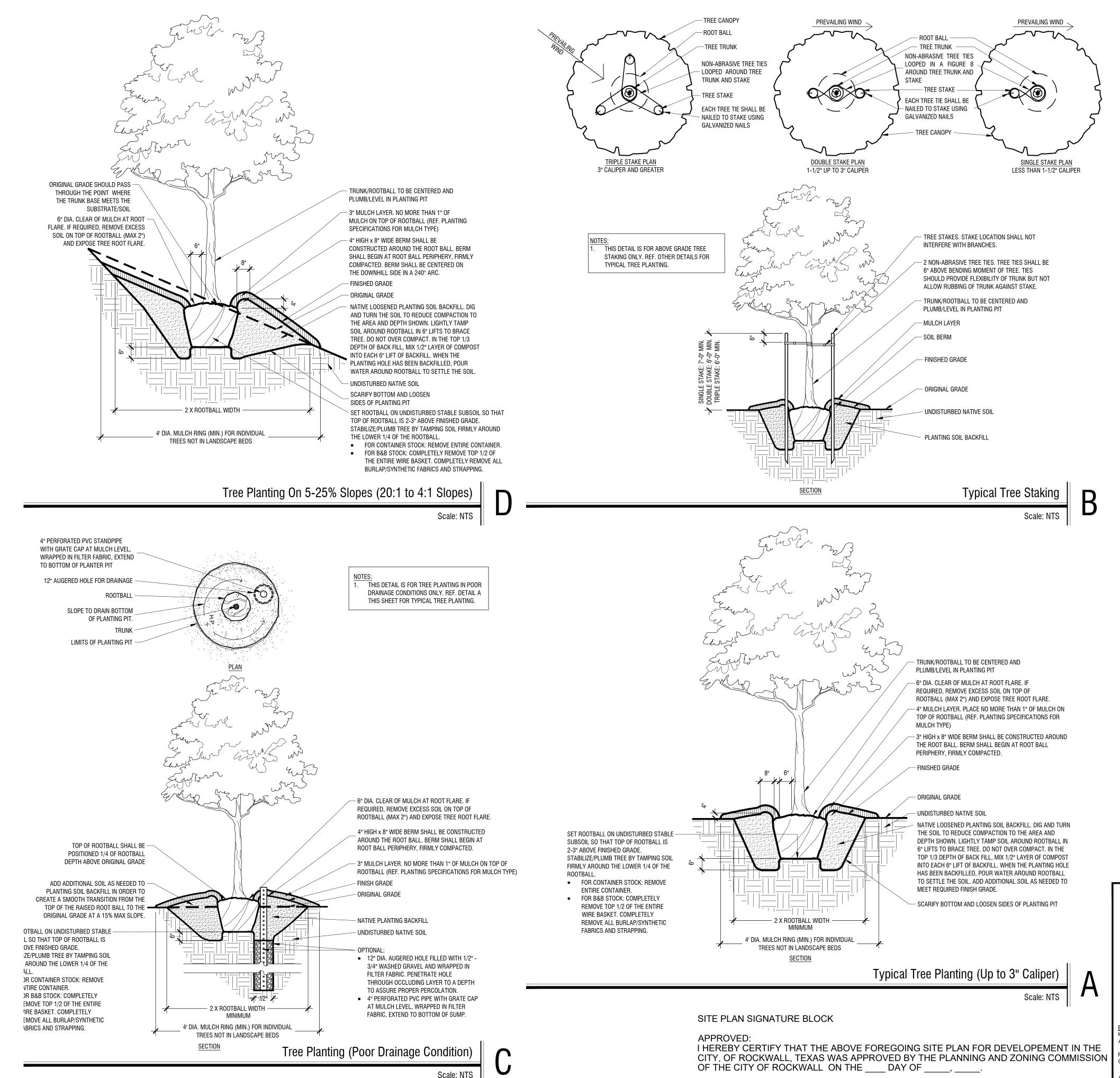
LP 1.01

PHONE: (972) 556-1700

CONTACT: JEFF BROCKETTE

# REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION. REF. TREE STAKING DETAIL THIS SHEET.





PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

APPLICANT VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE

PHONE: (865) 228-7440

CONTACT: WARREN L. INCE

AUSTIN, TX 78728

EXPRESSWAY, SUITE 100B

SHEET NUMBER

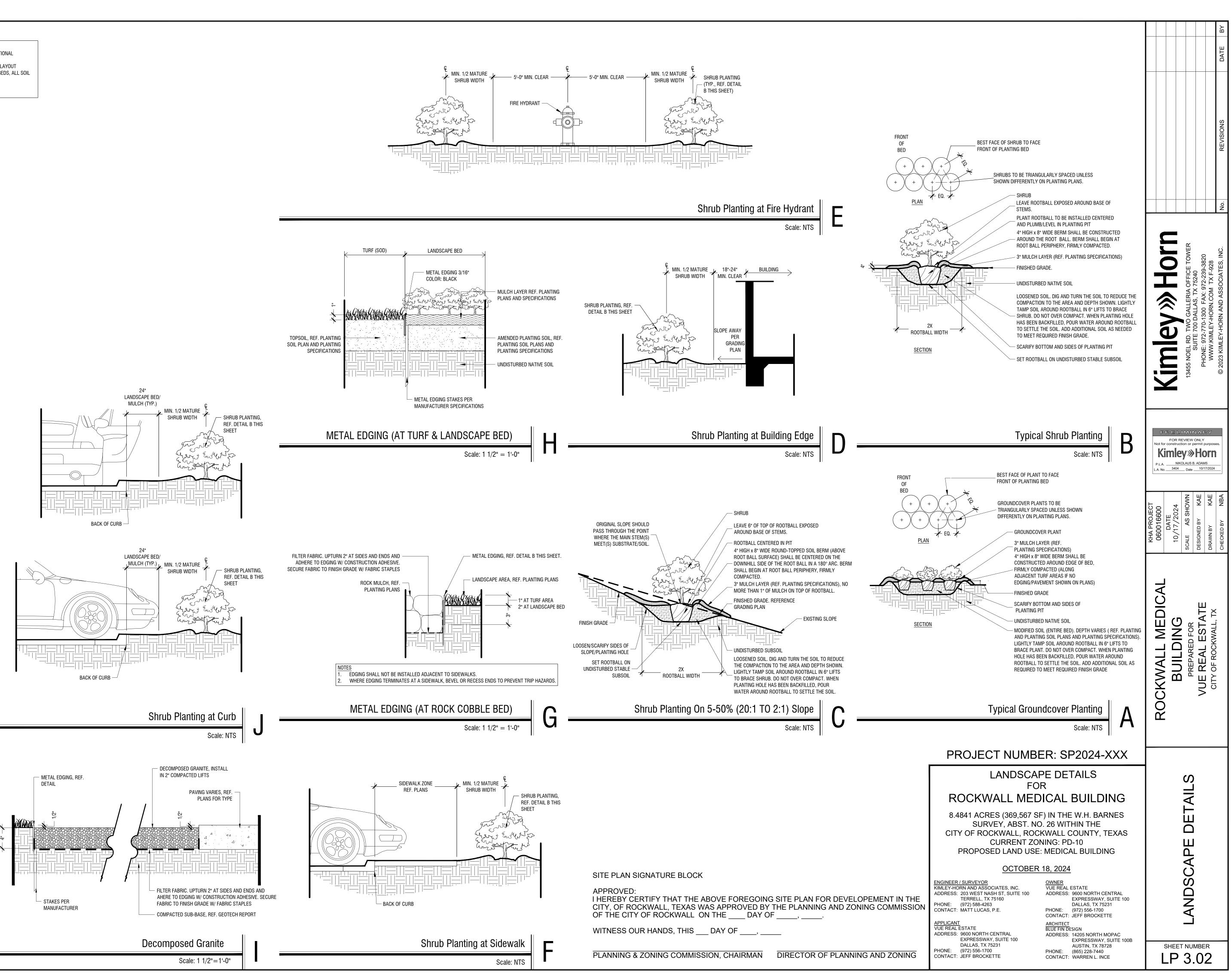
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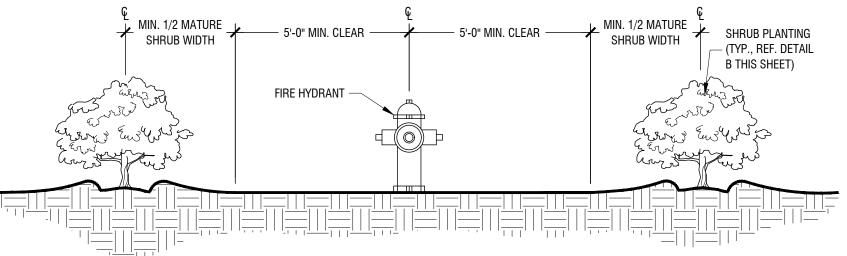
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	Kimley-Horn and Sociates, INC.
	PRELIMINARY         KHA LOJECT         FOR REVIEW ONLY         Not for construction or permit purposes.         Kimley Horno         DATE         P.L.A.       NIKOLAUS B. ADAMS         LA.       OO0010200         B.L.A.       NIKOLAUS B. ADAMS         LA.       OO1/17/2024         B.R.       KAE       NN         DBAMN BA       KAE       NA         DBAMN BA       KAE       NBA       Rag         DBAMN BA       KAE       NBA       Rag       CHECKED BA         DBAMN BA       KAE       NBA       Rag       Rag
	ROCKWALL MEDICAL BUILDING PREPARED FOR VUE REAL ESTATE CITY OF ROCKWALL, TX
<section-header>         PROJECT NUMBER: SP2024-XXX         LANDSCAPE DETAILS         FOR         DOCKAPAL MEDICAL BUILDING         Statistic Statistis Statistis Statistis Statistic Statistic Statistic Statistic Sta</section-header>	LANDSCAPE DETAILS

NOTES

REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.

REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)





SYMBOL	<u>CODE</u>	<u>QTY</u>	BOTANICAL / COMMON NAME	SPECIFICATIONS	<u>REMARKS</u>
TREES					
$\left( \cdot \right)$	QT	27	Quercus texana / Texas Red Oak	4" cal, 16` ht, 5`-6` spr	Full, Straight, Single Lead
	QV	6	Quercus virginiana / Southern Live Oak	4" cal, 16` ht, 5`-6` spr	Full, Straight, Single Lead
·	UC	10	Ulmus crassifolia / Cedar Elm	4" cal, 15` ht, 6` spr	Full, Straight, Single Leac
ORNAMEN	ITAL TRE	E			
	СТ	15	Cercis canadensis / Eastern Redbud	4" cal, 14` ht, 6` spr	Full, Single Leader
	Ю	12	llex decidua / Possumhaw Holly	4" cal, 12` ht, 4` spr	Full, Multi-Trunk
SHRUBS					
MUNUCLAR	BEA	134	Berberis atropurpurea 'Rose Glow' / Red Leaf Japanese Barberry	24" ht, 24" spr, 36" oc	Full, 3 gallon min.
$\odot$	HES	31	Hesperaloe parviflora / Red Yucca	18" ht, 18" spr, 24" oc	Full, 3 gallon min.
And a start	ILB	45	llex cornuta `Burfordii` / Burford Holly	36" ht, 30" spr, 42" oc	Full, 3 gallon min.
{~+}}	IDB	227	Ilex cornuta `Dwarf Burford` / Dwarf Burford Holly	30" ht, 18" spr, 30" oc	Full, 3 gallon min.
\$	LLS	115	Leucophyllum langmaniae `Lynn`s Legacy` / Texas Sage	30" ht, 24" spr, 36" oc	Full, 3 gallon min.
) K	YCA	38	Yucca filamentosa `Color Guard` / Adam`s Needle	18" ht, 18" spr, 24" oc	Full, 3 gallon min.
GRASSES					
MANANA ANA ANA ANA ANA ANA ANA ANA ANA A	CKG	120	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	18" ht, 30" oc	Full, 3 gallon min.
(+)	NAS	522	Nassella tenuissima / Mexican Feather Grass	18" ht, 24" oc	Full, 3 gallon min.
$\overline{\mathfrak{S}}$	PEH	344	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass	12" ht, 24" oc	Full, 3 gallon min.
GROUNDO	OVERS				
	DW	469	Dianthus gratianopolitanus 'Firewitch' / Firewitch Cheddar Pink	6" ht, 12" spr, 18" oc	Full, 1 gallon min.
GROUND	COVERS				
XXX	EUF	1,033	Euonymus fortunei `Coloratus` / Purple-leaf Winter Creeper	8" ht, 8" spr, 18" oc	Full, 1 gallon min.
	HAD	147	Hemerocallis fulva `Aztec Gold` / Aztec Gold Daylily	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
///////	LHG	81	Lantana x `New Gold` / New Gold Lantana	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	LG	465	Liriope gigantea / Giant Liriope	12" ht, 12" spr, 12" oc	Full, 1 gallon min.
	LIR	666	Liriope muscari / Liriope	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	NC	132	Nepeta mussinii / Catnip	4" ht, 8" spr, 24" oc	Full, 1 gallon min.
x x x x x x x x x x x x x x x x x x x	ZE	28	Zinnia elegans / Zinnia	4" ht, 12" spr, 12" oc	Full, 1 gallon min.
MISC	SOD	TBD	Cynodon dactlyon / Common Bermuda	n/a	Solid sod, rolled tight with sand filled joints, 100% w disease, and pest free.
	DG	TBD	Decomposed Granite	n/a	4" depth
• • • • •	STEEL EDGING	TBD	Steel Edging	3/16" x 6"	Black
	MULCH	TBD	Shredded Hardwood Mulch	n/a	3" depth. All trees in sod receive a 4' dia. mulch rin

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET

# PLANTING NOTES

ALL SPECIFICATIONS PROVIDED.

- 1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
- 3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
- 4. REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
- 5. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
- 6. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- 7. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
- 8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED.
- 9. PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
- 11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- 12. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD AND IRRIGATED. 13. ALL LANDSCAPE BEDS TO HAVE TOPSOIL/BEDDING MIX THAT MEETS LANDSCAPE SPECIFICATIONS. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH
- MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN. 14. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4, AND
- FREE OF TRASH. DEBRIS. STONES. WEEDS. AND TWIGS/BRANCHES.
- 15. ALL DISTURBED AREAS IN R.O.W. TO BE RE-ESTABLISHED WITH BERMUDA SEED OR SOD AND IRRIGATED UNLESS OTHERWISE SHOWN ON PLANS.
- 16. ALL TREES TO BE PLACED A MINIMUM OF 4' FROM ANY UTILITY.

### GENERAL LANDSCAPE SPECIFICATIONS AND NOTES A SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AS INCLUDED IN THE PLANT LIST AND AS HEREIN SPECIFIED 2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL

CERTIFICATION OF ACCEPTABILITY BY THE OWNER. B. PROTECTION OF EXISTING STRUCTURES ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND

PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER

D. MATERIALS 1. GENERAL

> SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN

AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

MATERIALS SAMPLES MULCH ONE (1) CUBIC FOOT

TOPSOIL ONE (1) CUBIC YARD PLANTS ONE (1) OF EACH VARIETY

2. PLANT MATERIALS A PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS.

NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION, ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE FRESHLY DUG. SOUND. HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH OR UPON DELIVERY TO THE SITE AS DETERMINED BY THE OWNER FOR QUALITY SIZE ANI VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

## E. TOPSOIL

- 1 ASTM D5268 NATURAL FRIABLE FERTILE. FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIA
- 2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. 3 VERIEY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY AND SUPPLY ADDITIONAL IMPORTED TOPSOIL
- AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24 INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING AREAS WITHIN INTERIOR LANDSCAPE ISLANDS AND FOUNDATION PLANTINGS. FOR ALL OTHER PLANTING AREAS, TWELVE (12) INCHES OF TOPSOIL MINIMUM TO BE PROVIDED
- 4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT
- 5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 NCHES DEEP; DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES
- 6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE 7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS
- SHALL BE CURRENT AND ACTIVE 8 AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.
- a. ORGANIC SOIL AMENDMENTS
- 1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
- 2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
- 3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL. 4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
- 5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
- 6. WORM CASTINGS: EARTHWORMS.
- b. INORGANIC SOIL AMENDMENTS
- 1. LIME: ASTM C602, CLASS O AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE 2. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR.
- WITH A MINIMUM OF 99 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.
- 3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT
- IRON AND 10 PERCENT SULFUR. 4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM
- 5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.
- c. PLANTING SOIL MIX
- 1. PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINICK MATERIALS OR APPROVED
- 2. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS PFR PLANTING DETAILS (12" MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
- 2. SOD/SEED AREA TOPSOIL ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL
- SHALL BE NATURAL, FRIABLE, FERTILE, WITH 25% (MIN.) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN, AND 99% MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES

## I. WATEF

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL. NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE. THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

# J. COMMERCIAL FERTILIZER

COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA: IT SHALL BE UNIFORM IN COMPOSITION. DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:

# 1. SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL 2. ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 14-14-14 3. SOD - 8-8-8 FERTILIZER

IN 1 GAL (MIN.) CONTAINER.

IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24-10-5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

# K. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.

L. DIGGING AND HANDLING

M. CONTAINER GROWN STOCK

1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

- 2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM. NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
- 3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.
- 4 PROTECTION OF PALMS (IF APPLICABLE), ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PFR DFTAIL
- 5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.
- 1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION. 2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS 3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.
- 4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT. N. COLLECTED STOCK
- WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE. THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.
- O. NATIVE STOCK PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW P. MATERIALS LIST
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE
- Q. FINE GRADING
- 1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED. 2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE. 3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

## R. PLANTING PROCEDURES

- 1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
- 2. VERIFY LOCATIONS OF ALL UTILITIES. CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.
- 3 SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OR OWNER.
- 4 FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING
- 5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE
- METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED. 6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.
- 7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION H). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW FULL HOSE STREAM ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED
- 8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES. 9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS
- TWO (2) TABLETS PER 1 GAL. PLANT THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 10 GAL, PLAN - LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER
- 10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING
- 11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH. 12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS
- SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT 13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE
- DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION. 14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN
- ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY
- 15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT
- 16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

## SITE PLAN SIGNATURE BLOCK

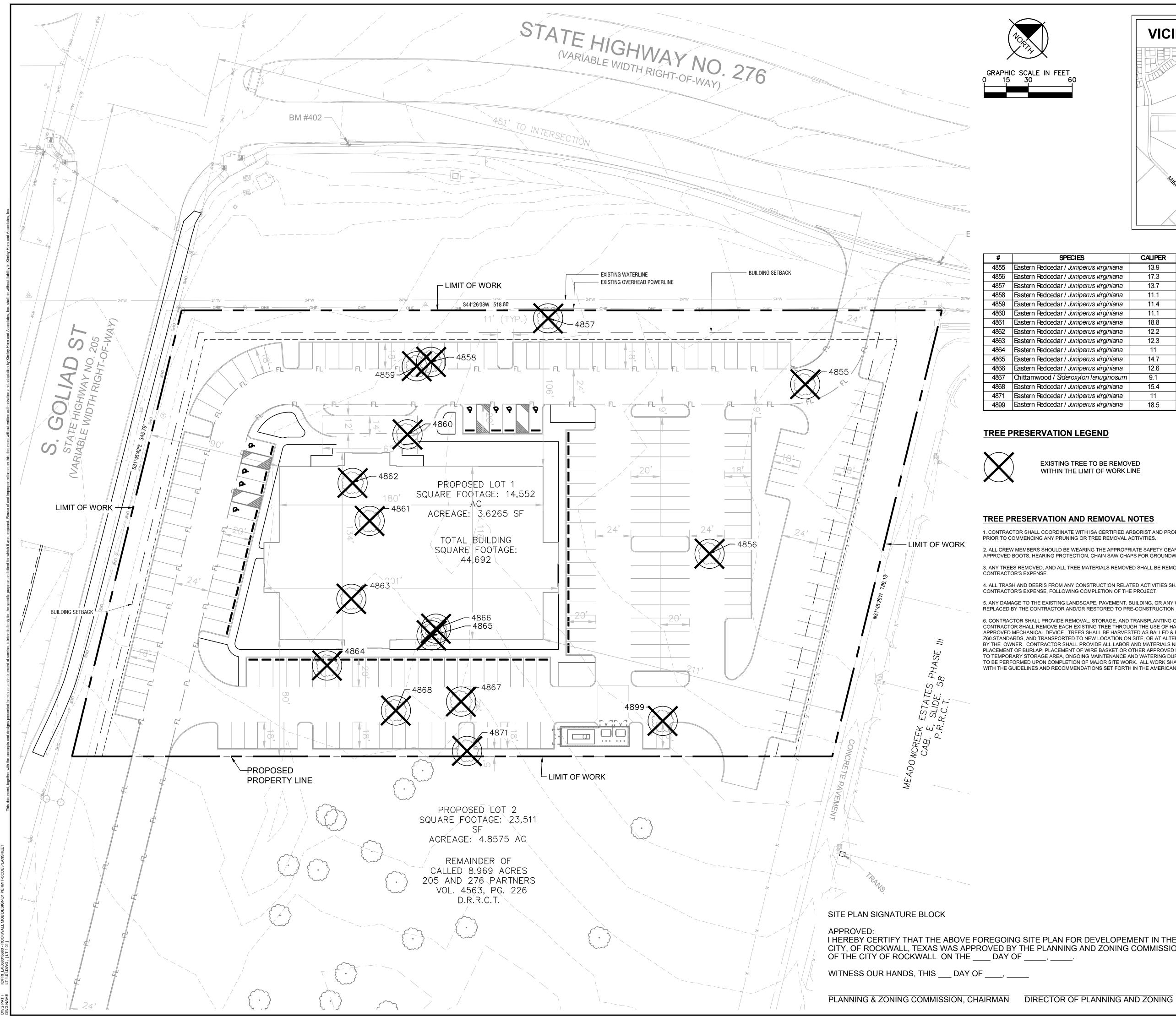
APPROVED:

I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PI CITY. OF ROCKWALL. TEXAS WAS APPROVED BY THE PLA OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_,

WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_, \_\_\_\_

- - DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM

			DATE BY
S. LAWN SODDING 1. THE WORK CONSISTS OF LAWN BED PREPARATION, STRICT ACCORDANCE WITH THE SPECIFICATIONS ANE GRASS LAWN ACCEPTABLE TO THE OWNER.			
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUT SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHIN PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEP SHALL BE FILLED WITH ADDITIONAL SOIL. AND THE SU	ND BROUGHT TO AN EVEN GRADE. THE WHOLE IG NOT MORE THAN ONE-HUNDRED (100) POUNDS RESSIONS CAUSED BY SETTLEMENT OF ROLLING		
PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP 3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4 TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQL UTILIZING APPROVED MECHANICAL SPREADERS. MIX DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL E PREPARED AREA THOROUGHLY.	P TO THE REQUIRED GRADE. I) INCHES DEEP. APPLY FERTILIZER AT RATE OF UARE FEET. APPLICATION SHALL BE UNIFORM, FERTILIZER THOROUGHLY WITH THE SOIL TO A		REVISIONS
<ul> <li>4. SODDING</li> <li>A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARI THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLES</li> <li>B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FU</li> <li>C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES PAVED AND PLANTED AREAS. ADJACENT TO BUILDING PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, TH ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, A OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER PANELS AND TO EVEN OUT INCONSISTENCIES IN THE S</li> </ul>	SS SPECIFICALLY NOTED OTHERWISE. PLANT BOARD SPECIFICATIONS, ABSOLUTELY JNGUS, INSECTS AND DISEASE OF ANY KIND. O AS TO MAKE A SOLID SODDED LAWN AREA. OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, SS, A FOUR INCH MULCH STRIP SHALL BE HE LAWN AREAS SHALL BE ROLLED WITH A LAWN AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPIN R ROLLING TO FILL THE VOIDS BETWEEN THE SOD		No. RE
LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFOR SOD AND THOROUGHLY WATERED IN. D. DURING DELIVERY, PRIOR TO AND DURING THE PLA AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYI	RMLY SPREAD OVER THE ENTIRE SURFACE OF THE ANTING OF THE LAWN AREAS, THE SOD PANELS SHAL ING AND UNNECESSARY EXPOSURE OF THE ROOTS	LL	Ž
TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT HEAT AND MOISTURE. 5. SEEDING	TO BE DAMAGED BY SWEATING OR EXCESSIVE		TOWER 820 8, INC.
A. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MI STATEMENT OF COMPOSITION OF MIXTURE AND PERC B. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES PERCENTAGES OF PURITY, GERMINATION, AND MAXIM	CENTAGE OF PURITY AND GERMINATION OF EACH VAI	RIETY. NIMUM	НО ОFFICE TOV 75240 772-239-3820 772 F-928 SOCIATES, IN
BY REGION AND SEASON AND SHALL COMPLY WITH ST STANDARDS FOR LAWN TURF. C. DO NOT PERFORM SEEDING IN WINDY CONDITIONS.	TATE DO AND LOCAL SOIL CONSERVATION SERVICE		
D. SEEDING SHALL BE DISPERSED IN 2 DIRECTIONS AT E. PERMANENTLY SEED AND MULCH CUT AND FILL SLC CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVE BE STABILIZED WITH STRAW MULCH AND TACKIFIER, B	DPES AS CONSTRUCTION PROCEEDS TO EXTENT ENT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES SI		
MEANS TO REDUCE THE EROSIVE POTENTIAL OF THE / F. SEED LAWN AREAS BY SOWING EVENLY WITH APPR POUNDS PER 1,000 SQUARE FEET. AMOUNT WILL VARY APPROVED SIMILAR EQUIPMENT MAY BE USED TO COV	AREA. OVED MECHANICAL SEEDER AT RATE OF MINIMUM O Y BASED ON VARIETY AND/OR SPECIES. CULTI-PACKE	DF 6 ER OR	DEL RD. TWO G SUITE 700 DA NW. KIMLEY-HORN KIMLEY-HORN
A FROVED SIMILAR LEGGIN MEET MAT BE USED TO COM AREAS INACCESSIBLE TO CUTI-PACKER, LIGHTLY RAKI WATER BALLAST ROLLER. AFTER ROLLING, MULCH WIT G. SURFACE LAYER OF SOIL FOR SEEDED AREAS SHAL SEEDED AREAS TWICE FIRST WEEK TO MINIMUM DEPT	E SEEDED GROUND WITH FLEXIBLE RAKES AD ROLL TH STRAW MULCH AT THE RATE OF 2 TONS PER ACR LL BE KEPT MOIST DURING GERMINATION PERIOD. W.	WITH E. /ATER	55 NG WO 2023
H. CONTRACTOR TO REAPPLY SEED AS NECESSARY IN INTENDED.	RAL RAIN TO EQUIVALENT OF 6 INCHES DEPTH.		134
6. LAWN MAINTENANCE: A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR S THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE F		Ν.	
OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABI REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN T NECESSARY). B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS	THE ORIGINAL WORK (INCLUDING REGRADING IF		PRELIMINARY
EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. A TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) II DROUGHT RESTRICTION AREA AND MUST FOLLOW CIT T. CLEAN-UP	ALL WATERING SHALL BÈ ÓF SUFFICIENT QUÀNTITY INCHES. CONTRACTOR TO DETERMINE IF SITE IS IN A	<b>ч</b>	FOR REVIEW ONLY Not for construction or permit purposes. <b>Kimley &gt;&gt;&gt; Horn</b>
UPON COMPLETION OF ALL PLANTING WORK AND BEF REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RES BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AN THE OWNER'S AUTHORIZED REPRESENTATIVE.	SULTING FROM HIS WORK. ALL PAVED AREAS SHALL		P.L.A. <u>NIKOLAUS B. ADAMS</u> L.A. No. <u>3404</u> Date <u>10/17/2024</u>
U. PLANT MATERIAL MAINTENANCE ALL PLANTS AND PLANTING INCLUDED UNDER THIS CO CULTIVATING, SPRAYING, AND ALL OTHER OPERATION OUPDETENDED A DESCARDANT TO NONDER A USE A USE A	IS (SUCH AS RE-STAKING OR REPAIRING GUY		JECT 300 8004 024 KAE KAE KAE NBA
SUPPORTS) NECESSARY TO INSURE A HEALTHY COND ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR O' OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH T CONTRACTORS ARE REQUESTED TO PROVIDE A BID E MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS (	WNER. MAINTENANCE AFTER THE CERTIFICATION THE SPECIFICATIONS IN THIS SECTION. STIMATE TO COVER LANDSCAPE AND IRRIGATION	۶ <del>۲</del>	PROJEC 016600 015600 0ATE 7/2024 AS SHC AS SHC
<ul> <li>V. MAINTENANCE (ALTERNATE BID ITEM)</li> <li>1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER</li> <li>W. GUARANTEE</li> </ul>			KHA F 060C D 10/17 scale Designed DRawn BY CHECKED
W. GUARANTEE 1. THE LIFE AND SATISFACTORY CONDITION OF ALL PL CONTRACTOR SHALL BE GUARANTEED BY THE CONTR YEAR COMMENCING AT THE TIME OF CERTIFICATION C ARCHITECT OR OWNER.	RACTOR FOR A MINIMUM OF ONE (1) CALENDAR		
2. THE LIFE AND SATISFACTORY CONDITION OF ALL OT BY THE LANDSCAPE CONTRACTOR SHALL BE GUARAN CALENDAR DAYS, COMMENCING AT THE TIME OF CERT LANDSCAPE ARCHITECT OR OWNER.	ITEED BY THE CONTRACTOR FOR A MINIMUM OF 90		AL
3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTH GUARANTEE PERIOD SHALL BE REMOVED FROM THE S CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNIS	SITE AND REPLACED AS SOON AS WEATHER PLANTS OF THE SAME KIND AND SIZE AS SHED PLANTED AND MULCHED AS SPECIFIED		
UNDER "PLANTING", AT NO ADDITIONAL COST TO THE ( 4. IN THE EVENT THE OWNER DOES NOT CONTRACT W IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENC PERIODICALLY DURING THE ONE YEAR WARRANTY PEI BEING PERFORMED BY THE OWNER, AND SHALL NOTIF	ITH THE CONTRACTOR FOR LANDSCAPE (AND COURAGED TO VISIT THE PROJECT SITE RIOD TO EVALUATE MAINTENANCE PROCEDURES		LL ME DING AL ESTA OCKWALL,
PROCEDURES OR CONDITIONS WHICH THREATEN VIGO SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPT. X. FINAL INSPECTION AND ACCEPTANCE OF WORK	OROUS AND HEALTH PLANT GROWTH. IT IS A MINIMUM OF ONCE PER MONTH FOR A PERIOD		
FINAL INSPECTION AT THE END OF THE GUARANTEE PI AND ALL OTHER INCIDENTAL WORK PERTAINING TO TH SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARA ARCHITECT OR OWNER IN WRITING) BEGINNING WITH	HIS CONTRACT. ANY REPLACEMENT AT THIS TIME ANTEE (OR AS SPECIFIED BY THE LANDSCAPE THE TIME OF REPLACEMENT AND ENDING WITH THE		KWAI BUII UE REP.
SAME INSPECTION AND ACCEPTANCE HEREIN DESCRI	BED.		oci oci
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		BER: SP2024-XXX	
		FICATIONS AND NOTES	
		FOR EDICAL BUILDING	A A A
	•	7 SF) IN THE W.H. BARNES NO. 26 WITHIN THE	APE SNS
	CURRENT 2	OCKWALL COUNTY, TEXAS ZONING: PD-10	SC, ATIC
		SE: MEDICAL BUILDING <u>ER 18, 2024</u>	
	ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 203 WEST NASH ST, SUITE 100	<u>OWNER</u> VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL	
AN FOR DEVELOPEMENT IN THE NNING AND ZONING COMMISSION	TERRELL, TX 75160 PHONE: (972) 588-4263 CONTACT: MATT LUCAS, P.E.	EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE	SPE
	APPLICANT VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100	ARCHITECT BLUE FIN DESIGN ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B	
TOR OF PLANNING AND ZONING	DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE	AUSTIN, TX 78728 PHONE: (865) 228-7440 CONTACT: WARREN L. INCE	SHEET NUMBER



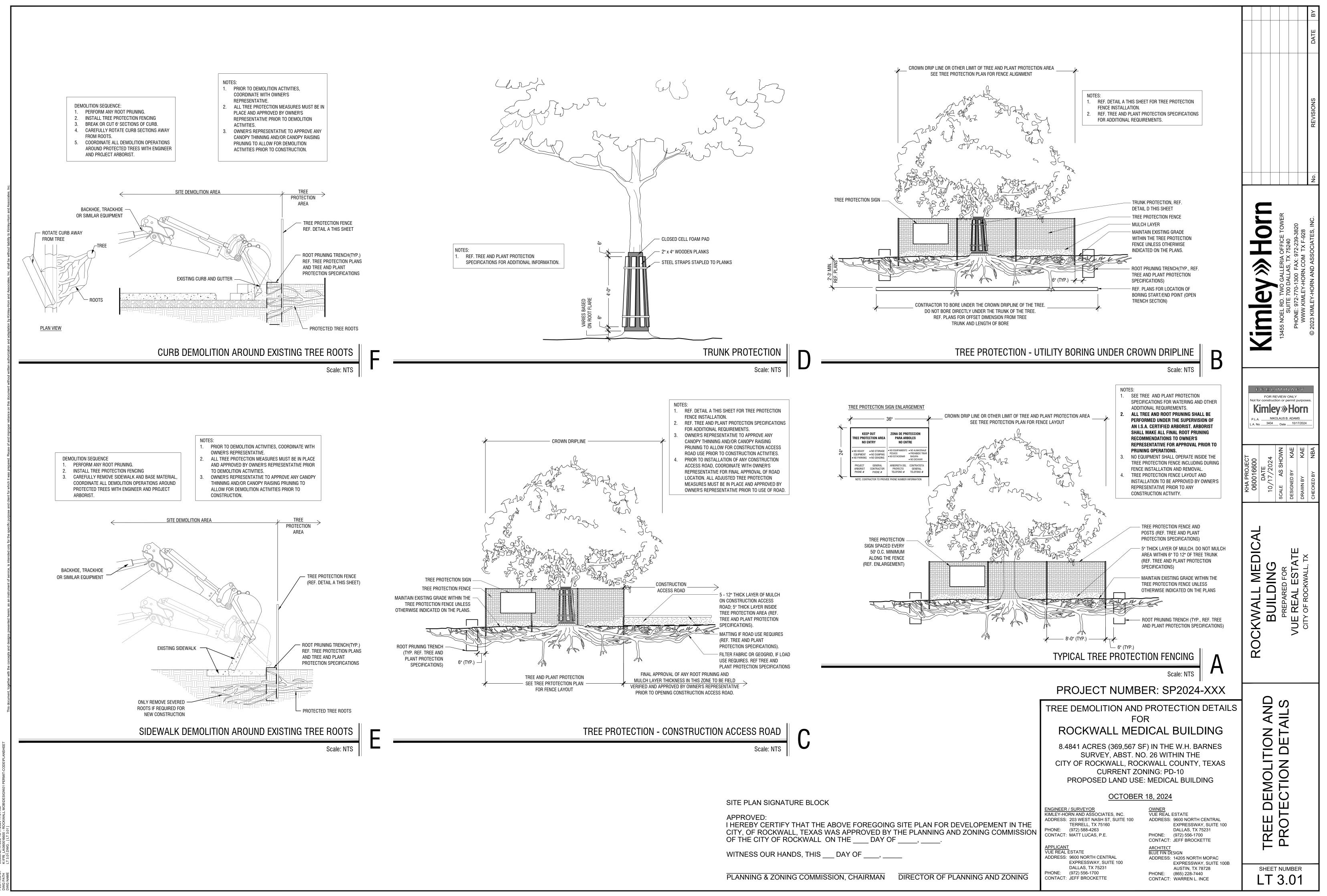
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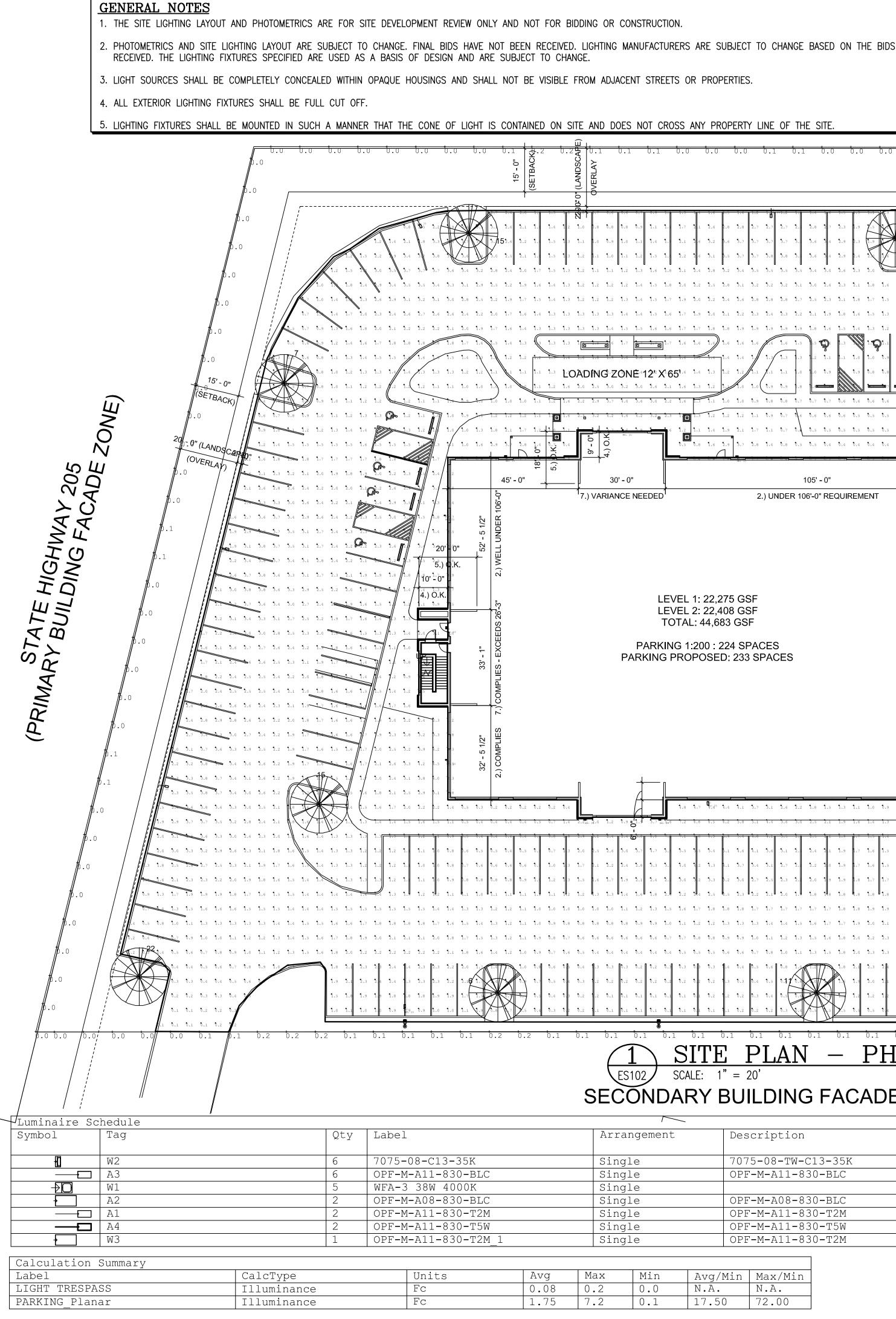
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SPECIES		ROTECT OR REMOVE		MITIGATION REQUIRED	Coffice tower 75240 972-239-3820 A TX F-928 SOCIATES, INC.
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	13.9 17.3	Remove Remove	Healthy Healthy	13.9 17.3	FFICE TC 5240 2-239-382 TX F-928 OCIATES,
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	13.7 11.1	Remove Remove	Healthy Healthy	13.7 11.1	
edcedar / Juniperus virginiana	11.4	Remove Remove	Healthy Healthy	11.4	RD. TWO GALLERIA C UITE 700 DALLAS, TX 7 UITE 700 DALLAS, TX 7 (KIMLEY-HORN.COM ALEY-HORN AND ASSO
edcedar / Juniperus virginiana	18.8	Remove	Healthy	18.8	0 DAI
edcedar / Juniperus virginiana	12.2 12.3	Remove Remove	Healthy Healthy	12.2 12.3	D. TW P. TV 72-77 IMLE'
edcedar / Juniperus virginiana	11	Remove	Healthy	11	NEL RD. SUITE SUITE NV.KIM KIMLEY
edcedar / <i>Juniperus virginiana</i> edcedar / <i>Juniperus virginiana</i>	14.7 12.6	Remove Remove	Healthy Healthy	14.7 12.6	3455 NOEL RD. TWO GALLE SUITE 700 DALLAS PHONE: 972-770-1300 FA WWW.KIMLEY-HORN.C
ood / Sideroxylon lanuginosum edcedar / Juniperus virginiana	9.1	Remove	Declining Healthy	9.1	1345i F F © 2
edcedar / Juniperus virginiana	11	Remove	Healthy	11	
edcedar / Juniperus virginiana	18.5	Remove	Healthy otal Mitigation Require	18.5 d: 214.1	
COORDINATE WITH ISA CERTIFIED AR ANY PRUNING OR TREE REMOVAL A SHOULD BE WEARING THE APPROPRI RING PROTECTION, CHAIN SAW CHAF A, AND ALL TREE MATERIALS REMOVE SE. IS FROM ANY CONSTRUCTION RELAT SE, FOLLOWING COMPLETION OF THE EXISTING LANDSCAPE, PAVEMENT, B TRACTOR AND/OR RESTORED TO PRE PROVIDE REMOVAL, STORAGE, AND T SMOVE EACH EXISTING TREE THROUG L DEVICE. TREES SHALL BE HARVES' RANSPORTED TO NEW LOCATION ON RACTOR SHALL PROVIDE ALL LABOR / , PLACEMENT OF WIRE BASKET OR O GE AREA, ONGOING MAINTENANCE AI ON COMPLETION OF MAJOR SITE WOR ND RECOMMENDATIONS SET FORTH	CTIVITIES. ATE SAFETY GEAR: HAPS FOR GROUNDWORK S FOR GROUNDWORK D SHALL BE REMOVED ED ACTIVITIES SHALL PROJECT. UILDING, OR ANY OTH E-CONSTRUCTION CON TRANSPLANTING OF E2 GH THE USE OF HAND ITED AS BALLED & BUR SITE, OR AT ALTERNA AND MATERIALS NECE THER APPROVED BALL ND WATERING DURING SK. ALL WORK SHALL E	ARD HATS, EYE PROTECTION C. FROM THE PROPERTY AT T BE REMOVED FROM THE SIT ER SITE FEATURES SHALL BI IDITION. (ISTING TREES ON SITE. THI DIGGING, OR WITH THE USE LAPPED TREE SPECIMENS, F TE SITE AS DIRECTED OR AP SSARY TO PROVIDE FOR REI L-SUPPORTING DEVICE, TRAI CONSTRUCTION, AND RE-PI 3E PERFORMED IN ACCORDA	I, HE E AT THE E OF AN PER ANSI PROVED MOVAL, NSPORT LANTING NCE		Rockwall MedicalKha ProjectBullbing060016600BullbingDateBullbingDateBullbingDatePrepared ForDatePrepared ForDateDue Real ESTATEDesigned byCity of Rockwall, TXDesigned byCity of Rockwall, TXChecked byNueDate
		PROJEC		: SP2024-XXX	
		TREE		TION PLAN	Z
			FOR ALL MEDIC	AL BUILDING	
		SURV	EY, ABST. NO. 26		
			KWALL, ROCKW	ALL COUNTY, TEXAS G: PD-10	LAN
				EDICAL BUILDING	
			OCTOBER 18,	2024	L R
		ENGINEER / SURVEYOR	<u>_</u>	/N <u>ER</u>	
	ובאוד ואו דו יר	KIMLEY-HORN AND ASSOC ADDRESS: 203 WEST NAS	CIATES, INC. VU SH ST, SUITE 100 AD	E REAL ESTATE DRESS: 9600 NORTH CENTRAL	Щ
PLAN FOR DEVELOPEN		TERRELL, TX 7 PHONE: (972) 588-4263 CONTACT: MATT LUCAS,	P.E. PH	EXPRESSWAY, SUITE 100 DALLAS, TX 75231 ONE: (972) 556-1700	RE RE
_,		APPLICANT	CO	NTACT: JEFF BROCKETTE CHITECT	
		VUE REAL ESTATE ADDRESS: 9600 NORTH C EXPRESSWAY	ENTRAL AD	JE FIN DESIGN DRESS: 14205 NORTH MOPAC	
		DALLAS, TX 75 PHONE: (972) 556-1700	231	EXPRESSWAY, SUITE 100B AUSTIN, TX 78728 ONE: (865) 228-7440	SHEET NUMBER

PHONE: (865) 228-7440 CONTACT: WARREN L. INCE

CONTACT: JEFF BROCKETTE

SHEET NUMBER LT 1.01

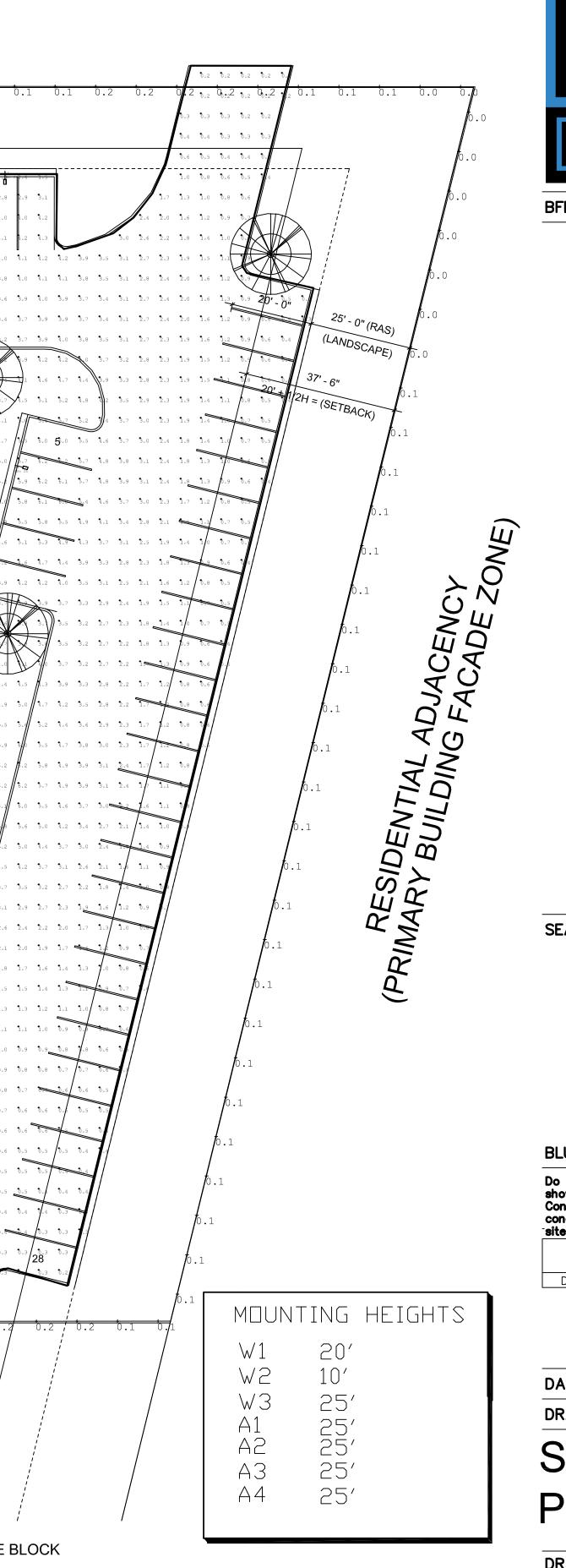




# STATE HIGHWAY 276 BYPASS (PRIMARY BUILDING FACADE ZONE)

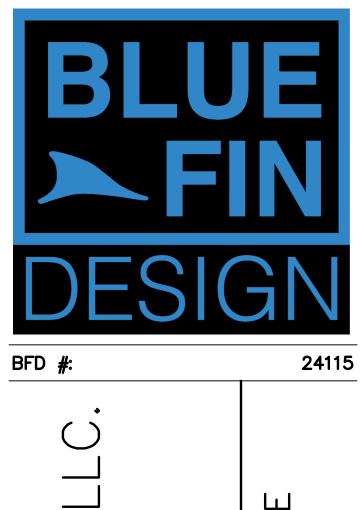
6 3.1 8.5 3.7 3.7 3.8 3.8 3. 3.6 3.4 2.9 8.4 2.0 3.6 1. 1.	21.8         0.8         0.9         1.2         1.1         1.9         2.3         2.9         3.5         3.7           1.0         1.0         1.1         1.3         1.1         2.0         2.4         2.9         3.4         3.7           1.1         1.1         1.2         1.4         1.7         2.0         2.3         2.7         3.1         3.4	3.8         3.9         3.9         3.8         3.7         3.3         2.7         2.3         1.9         1.6           3.6         3.6         3.7         3.6         3.6         3.4         3.0         2.6         2.3         1.9         1.6	1.1       0.9       0.9       1.1       1.4       1.7       2.1       2.6       3.2       3.9         1.3       1.0       1.1       1.2       1.5       1.8       2.2       2.7       3.2       3.9         1.4       1.2       1.2       1.4       1.6       1.9       2.2       2.6       3.0       3.4       3.7	3.9 4.0 4.0 4.1 3.8 4.0
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$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	b.5     b.5     b.5     b.8     1.0     1.1     1     2     1.2     1.2     1.2       b.4     b.5     b.5     b.9     1.3     1.4     1     4     1.4     1.3	1.2     1.2     1.2     1.2     1.2     1.3     1.4     1.5     1.6     1.7       1.2     1.2     1.2     1.2     1.3     1.4     1.5     1.6     1.8     1.8	1.6 1.5 1.4 1.4 1.3 1.3 1.4 1.4 1.6 1.9 2.3	4.2 5.4 3.9 4.0
105' - 0" 2.) UNDER 106'-0" REQUIREMENT	1.4       1.3       2       2.1.3       1.1.5         1.1       4.0       3       2.6       2.0       1.7         1.1       4.0       3       2.5       1.9       1.5         1.8       1.7       3       2.5       1.9       1.5         1.8       1.7       3       0       2.5       2.0       1.6         1.9       3.0       2       6       2.2       1.9       1.6         1.1       2.2       2       0       1.8       1.7       1.5	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$		
1: 22,275 GSF 2: 22,408 GSF : 44,683 GSF 200 : 224 SPACES POSED: 233 SPACES	10       10       10       1       1.2       1.2       1.2         1       1.2       1.2       1.2       1.2       1.2         1       1.1       1       1.2       1.2       1.2         1       1.1       1       1.2       1.2       1.2         1       1.1       1       1.2       1.2       1.2         1       1.1       1.2       1.2       1.2       1.2         1       1.1       1.2       1.2       1.2       1.3         1       1.1       1.2       1.3       1.3       1.3         1       1.5       1.4       1.4       1.4       1.4         9       1.8       1.6       1.5       5       2.1       1.8       1.6         1.6       1.6       1.6       3       0       2.5       2.0       1.7         1.3       1.2       1.3       1.2       1.4       1.4       1.6       1.5	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	AT 5.2
<b>Q</b> : A.7 <b>Q</b> : A.7 <b>A</b> : <b>6 5 6</b> .2 <b>5</b> .8 <b>5</b> .1 <b>4</b> .4 <b>5</b> .6 <b>5</b> .2 <b>1</b> .8 <b>1</b> .5 <b>1</b> .3 <b>1</b> .1 <b>1</b> .0 <b>5</b> .9 <b>5</b> .8 <b>5</b> .7 <b>5</b> .8 <b>5</b> .5 <b>5</b> .2 <b>5</b> .8 <b>5</b> .1 <b>4</b> .4 <b>5</b> .6 <b>5</b> .0 <b>5</b> .5 <b>5</b> .1 <b>1</b> .9 <b>1</b> .6 <b>1</b> .4 <b>1</b> .3 <b>1</b> .2 <b>1</b> .1	0.7 0.7 0.7 1.3 1.1 1.2 2 1 1.9 1.7 1.5 17	_	<u>2.1 2.0 1</u> .9 1.7 1.5 1.3 1.2 1.2 1.3 1.3 1.4	
12       1.3       1.1       3.7       3.4       3.1       2.7       2.1       2.2       2.0       1.9       1.7       1.6       1.5       1.5       1.4         2       3.3       3.2       3.0       2.7       2.5       2.3       2.0       1.9       1.7       1.6       1.5       1.5       1.4         2       3.3       3.2       3.0       2.7       2.5       2.3       2.0       1.9       1.8       1.7       1.6       1.5       1.6       1.6         4.4       2.5       2.5       2.3       2.2       1.9       1.8       1.9       1.9       2.0       2.0       2.0         1.7       1.8       1.8       1.8       1.8 <th>1. 1.3 12 1.2 1.2 1.2 1.2 1.1</th> <th>1       1.0       1.0       1.0       1.0       1.1       1.3       9.       1.5       1.5         1       0       0.9       0.9       0.9       0.9       1.1       1.3       9.       1.5       1.3         0       0.9       0.9       0.9       0.9       1.1       1.2       1.1       1.3         1.0       0.9       0.9       0.8       0.8       0.8       0.9       0.9       0.1       1.1       1.1         1.0       0.9       0.8       0.8       0.8       0.8       0.8       0.7       0.7       0.7       0.7       0.8       0.8       0.8         0.9       0.8       0.7       0.7       0.7       0.7       0.7       0.7       0.7       0.7       0.7         0.9       0.8       0.7       0.7       0.6       0.6       0.7       0.7       0.7       0.7</th> <th>91.5       1.4       1.3       1.2       1.0       1.0       1.0       1.0       1.0       1.1       1.1         91.5       1.4       1.3       1.2       1.0       <td< th=""><th>5.9 5.9 ·</th></td<></th>	1. 1.3 12 1.2 1.2 1.2 1.2 1.1	1       1.0       1.0       1.0       1.0       1.1       1.3       9.       1.5       1.5         1       0       0.9       0.9       0.9       0.9       1.1       1.3       9.       1.5       1.3         0       0.9       0.9       0.9       0.9       1.1       1.2       1.1       1.3         1.0       0.9       0.9       0.8       0.8       0.8       0.9       0.9       0.1       1.1       1.1         1.0       0.9       0.8       0.8       0.8       0.8       0.8       0.7       0.7       0.7       0.7       0.8       0.8       0.8         0.9       0.8       0.7       0.7       0.7       0.7       0.7       0.7       0.7       0.7       0.7         0.9       0.8       0.7       0.7       0.6       0.6       0.7       0.7       0.7       0.7	91.5       1.4       1.3       1.2       1.0       1.0       1.0       1.0       1.0       1.1       1.1         91.5       1.4       1.3       1.2       1.0 <td< th=""><th>5.9 5.9 ·</th></td<>	5.9 5.9 ·
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$\frac{\text{TE}}{\text{E: 1"}} = 20'$	<b>FOMETRICS</b>	0.2 0.2 0.2 0.2 0.2 0.	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	2,0.2
RY BUILDING FACADE Z				
Description 7075-08-TW-C13-35K OPF-M-A11-830-BLC OPF-M-A08-830-BLC OPF-M-A11-830-T2M	LLF         Luminaire           0.950         1161           0.950         13798           0.950         6030           0.950         8023           0.950         19790           0.950         19606	Luminaire WattsTotal Watts12.3574.113178636.68183.474.41148.82131262131262	SITE PLAN SIGNAT	
OPF-M-A11-830-T5W OPF-M-A11-830-T2M	0.950 19606 0.950 19790	131     262       131     131	I HEREBY CERTIFY CITY, OF ROCKWA OF THE CITY OF R	ALL, TE

| Avg/Min | Max/Min Ν.Α. Ν.Α. 17.50 72.00



AT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_

WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_



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THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF E.G. LOPEZ DEL CASTILLO, P.E., REG. #58483 ON 10/17/24. IT IS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION.

# BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions conditions of job

REVISIONS DATE # DESCRIPTION

DATE: DRAWN BY: 2024.10.17 Author

# SITE PLAN -PHOTOMETRICS

DRAWING NUMBER:

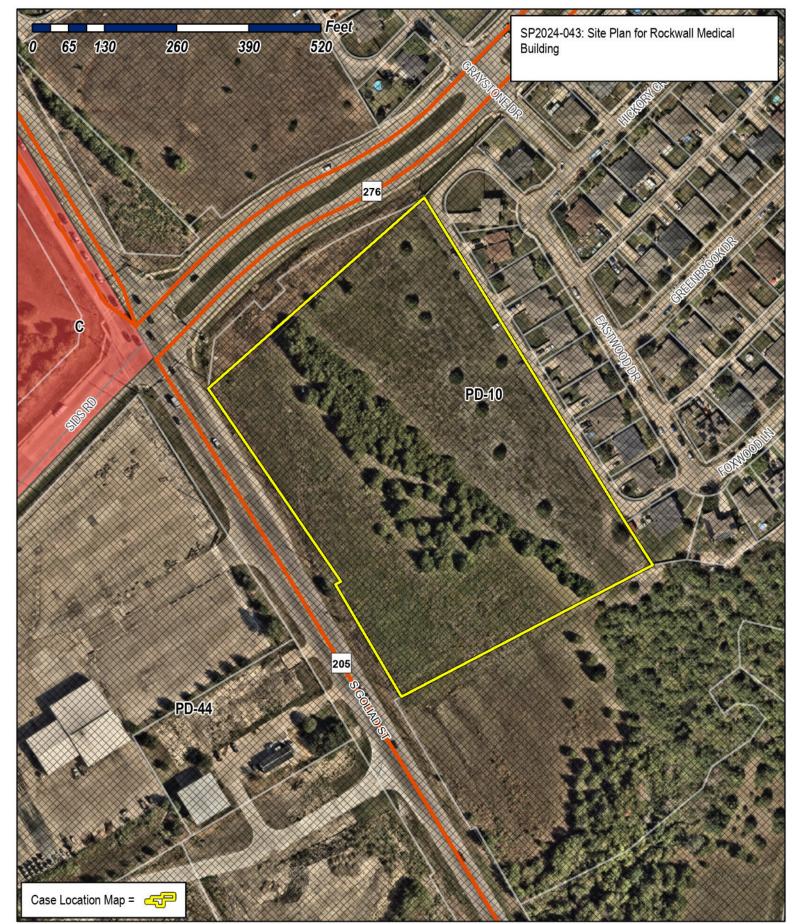


SCALE:

AS INDICATED

	DEVELOPME City of Rockwall Planning and Zonin 385 S. Goliad Street Rockwall, Texas 7508	ng Department	TION PL NG CTT STC DIF		TION IS NOT CONSID		
PLEASE CHECK THE	APPROPRIATE BOX BELOW TO	INDICATE THE TYPE OF D	EVELOPMENT R	EQUEST <b>[SELEC</b>	T ONLY ONE BOX	ŀ	
PLATTING APPLICATION FEES:         MASTER PLAT (\$100.00 + \$15.00 ACRE) 1         PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) 1         FINAL PLAT (\$300.00 + \$20.00 ACRE) 1         REPLAT (\$300.00 + \$20.00 ACRE) 1         AMENDING OR MINOR PLAT (\$150.00)         PLAT REINSTATEMENT REQUEST (\$100.00)         SITE PLAN APPLICATION FEES:         SITE PLAN (\$250.00 + \$20.00 ACRE) 1         AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)			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         NOTES:         'N N 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.         * A \$1000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.				
	ORMATION [PLEASE PRINT]						
	S E Corner of the inte	arsection of S Gol	iad St and !	SH 276			
					61/A	DLOCK	NU/A
	V Unplatted - W.H. B				N/A	BLOCK	N/A
GENERAL LOCATIO	E Corner of the inte	ersection of S Gol	ad St and	SH 276			
ZONING, SITE P	LAN AND PLATTING INF	ORMATION [PLEASE PI	RINT]				
CURRENT ZONING	G PD-10		CURRENT US	E Undevel	oped		
PROPOSED ZONING	<sup>G</sup> PD-10		PROPOSED US	E Medical	Office		
ACREAG	8.4841	LOTS [CURRENT]	N/A	LO	TS [PROPOSED]	2	
REGARD TO ITS	D PLATS: BY CHECKING THIS BOX APPROVAL PROCESS, AND FAILUR DENIAL OF YOUR CASE.	YOU ACKNOWLEDGE THAT E TO ADDRESS ANY OF STA	DUE TO THE PAS FF'S COMMENTS E	SSAGE OF <u>HB3167</u> BY THE DATE PRO	THE CITY NO LON VIDED ON THE DEVI	GER HAS FLU ELOPMENT C	EXIBILITY WITH ALENDAR WILL
OWNER/APPLIC	ANT/AGENT INFORMAT	ON [PLEASE PRINT/CHECK	THE PRIMARY CO	NTACT/ORIGINAL	SIGNATURES ARE F	EQUIRED]	
	Vue Real Estate			Kimley-H	orn		
CONTACT PERSON	Jeff Brockette	CO	NTACT PERSON	Jake Hod	ges		
ADDRESS	9600 N Central Expre	essway	ADDRESS	203 W Na	ash St, Suite	100	
	Suite 100						
CITY, STATE & ZIP	Dallas, Texas 75231	CI	TY, STATE & ZIP	Terrell, Te	exas 75160		
PHONE	Address		PHONE	972-588-4	4263		
E-MAIL	Dani.carr@vuereales	state.com	E-MAIL	Jake.Hod	ges@kimley	-horn.co	om
NOTARY VERIFIC BEFORE ME, THE UNDER STATED THE INFORMAT	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY ION ON THIS APPLICATION TO BE T	PERSONALLY APPEARED	Deffered	Brackett	[OWNER]	THE UNDER	Signed, who
\$		OF THIS APPLICATION, HAS BE THIS APPLICATION, I AGREE TI IE PUBLIC. THE CITY IS ALS	EN PAID TO THE CI HAT THE CITY OF R O AUTHORIZED AI	TY OF ROCKWALL ( COCKWALL (I.E. <b>*CIT</b> ND PERMITTED <b>T</b>	N THIS THE Y IS AUTHORIZED A OR WHICHNFORMA	ND PERMITTE	DAY OF ED TO PROVIDE
GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON THIS THE	14 DAY OF OCTOR	200	24	Con	nm. Expires	State of Texas s 06-02-2025
	OWNER'S SIGNATURE	yougo	10		Willing, N	INTERNA T	33133189
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS	ally agai	m	MYCO	MMISSION EXPIRES	6/2	12025

DEVELOPMENT APPLICATION + CITY OF ROCKWALL + 385 SOUTH GOLIAC STREET + ROCKWALL, TX 75087 + (P] (972) 771-7745

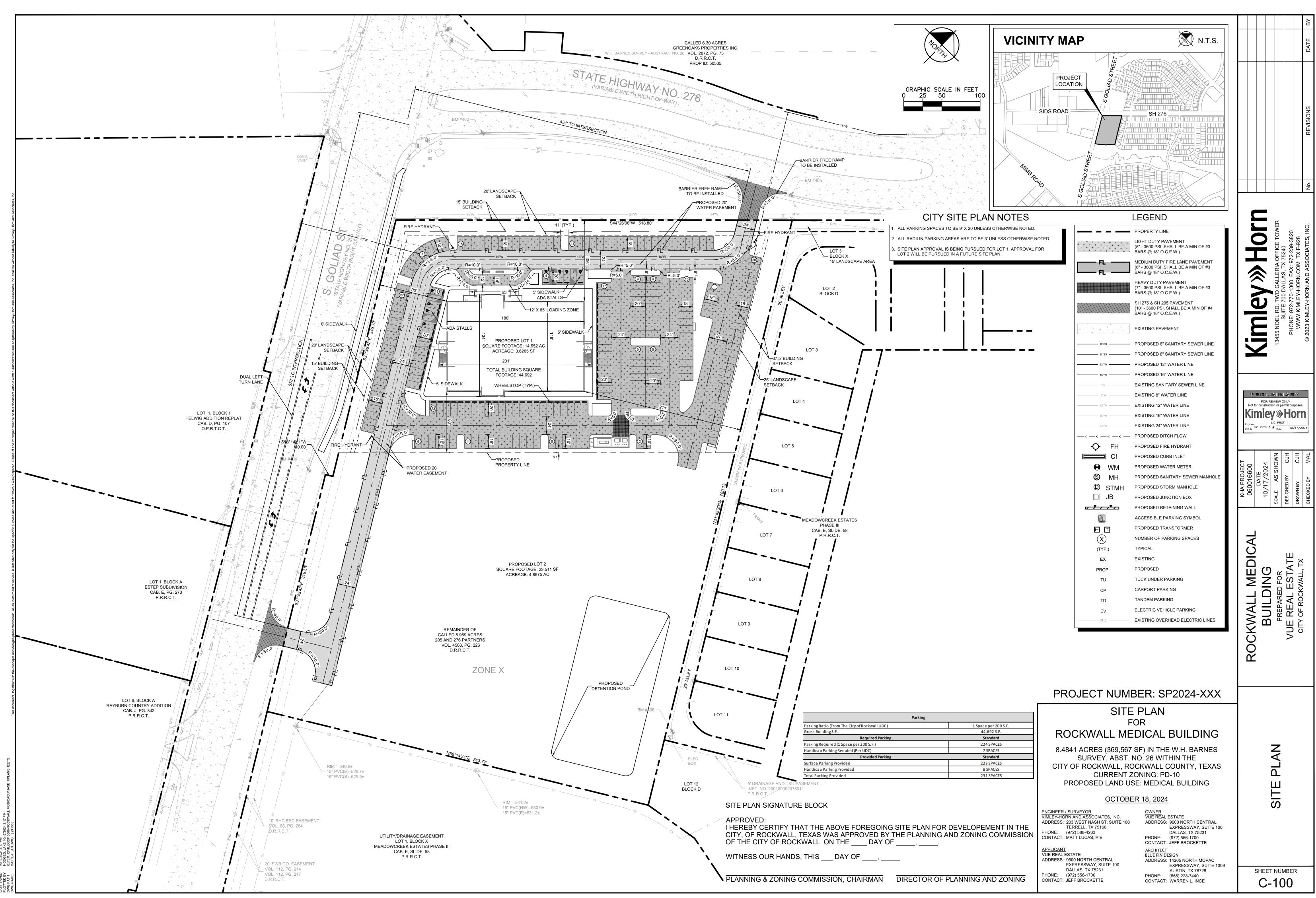




City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com

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.













-EXPOSED TILT PANEL (FINISH W/ DARK MASONRY TONE EPT-2)

ΓΙΟΝ		
RED FROM	6	<u>PROJECTION HEIGHT.</u> THE PRIMARY AND SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT SHALL EXTEND A MINIMUM OF 25% OF THE WALL HEIGHT ABOVE THE TOP OF
EVATIONS)		THE WALL (I.E. 25% X 1 $\leq$ 6).
NOT ( 1 ≥ 2).		35'-4"(125%) = 8'-10" OR 44'-2" TOTAL (COMPLIES) PROPOSED AT 9'-2" OR 44'-6" TOTAL.
ED IS 105'-0".		PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE
<u>r length.</u> Way or 25% of	7	PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL MEET ALL OF THE SAME PROJECTIONS AS THE SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT, BUT SHALL EXTEND A MINIMUM OF TWICE THE LENGTH OF THE SECONDARY ELEMENT (I.E. 2 X $3 \ge 7$ )
WN -		NORTH/SOUTH ELEVATION: (NEED TO REQUEST VARIANCE) (2)26'-3" = 52'-6" (DOES NOT COMPLY) SHOWN AT 30'-0".
SHOWN -		EAST/WEST ELEVATION: (NEED TO REQUEST VARIANCE) (2)13'-1 1/2" = 26'-3" (COMPLIES) SHOWN AT 33'-1".
ON FOR A	A	ADDITIONAL ARCHITECTURAL ELEMENT
25% X 1 ≤ 4).		ADDITIONAL NOTES:
		SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR EXPOSED CONCRETE TILT PANEL VS. MASONRY
ECTURAL E PRIMARY ELEMENT CTION (I.E. 2		SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR CUSTOM CONCRETE MASONRY UNITS FOR 20% STONE.

BLL BFD #: 24115  $\mathbf{O}$ N C HIGHW,  $\mathbf{m}$ C  $\geq$ ROUP Ш S AT × ĨIJ ⊢. S. C S AND 4 3  $\geq$ 205  $\mathbf{m}$ CK 4 0 **R** V Ĩ U MH



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BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If not shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions and conditions of job site.

REVISIONS DATE # DESCRIPTION

DATE: 2024.10.17

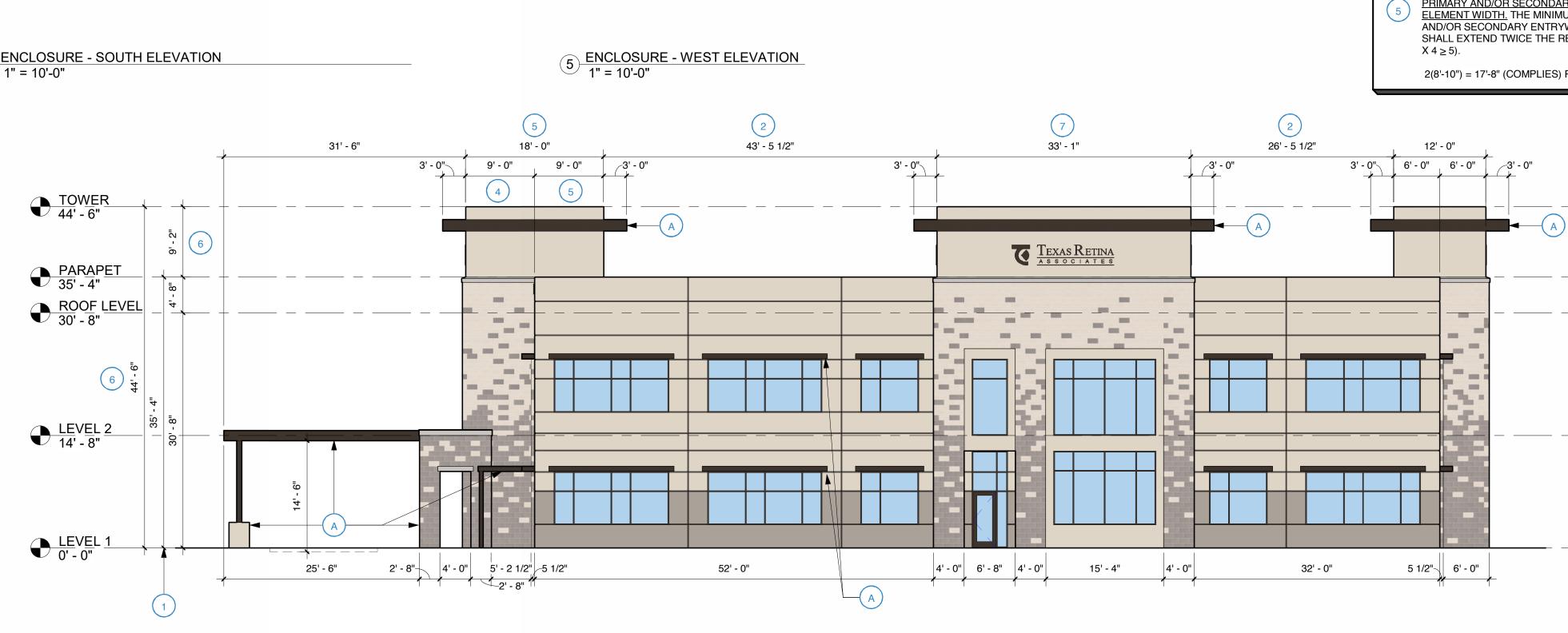
DRAWN BY: WLI

> **EXTERIOR ELEVATIONS -**COLOR

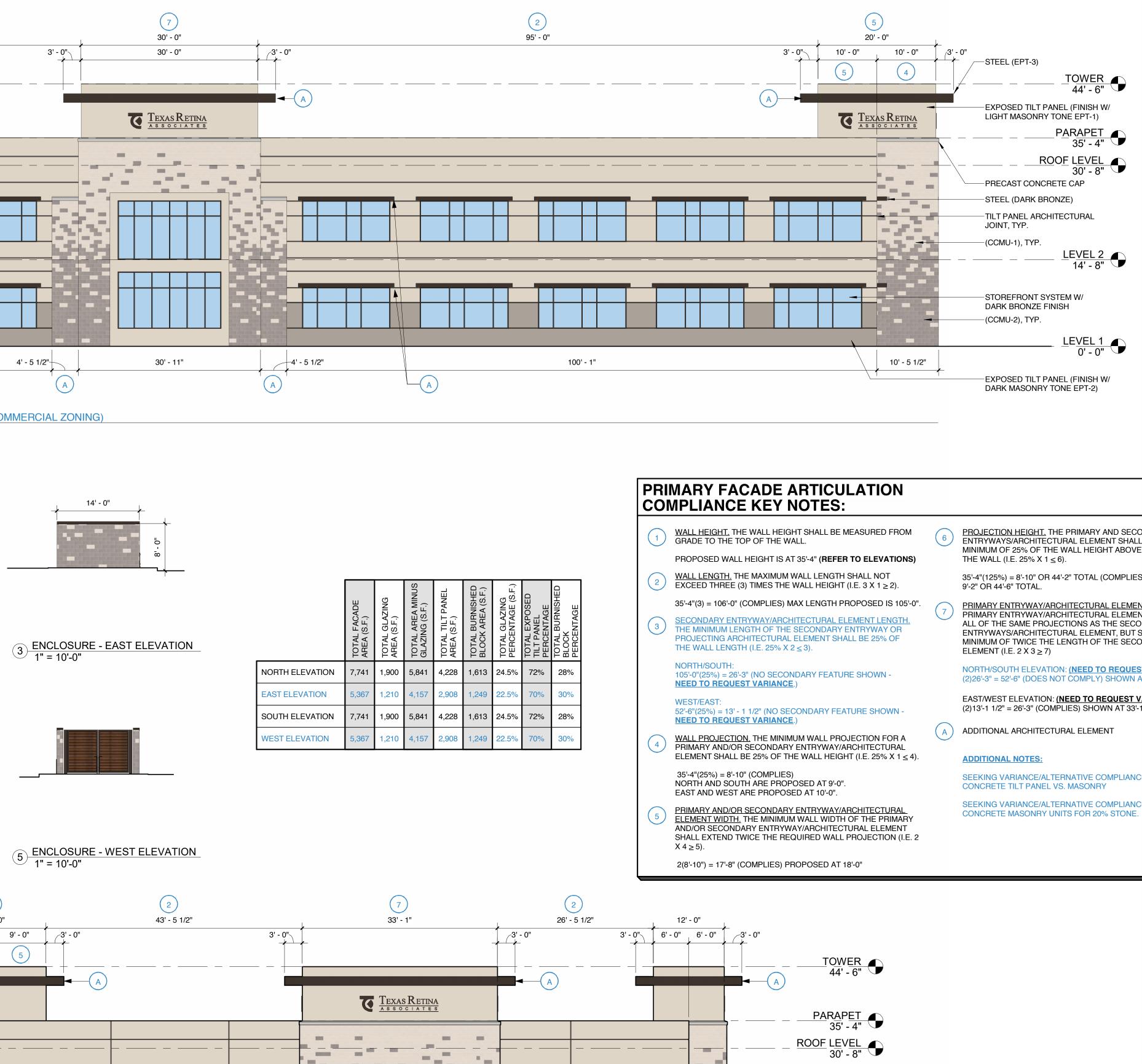
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF

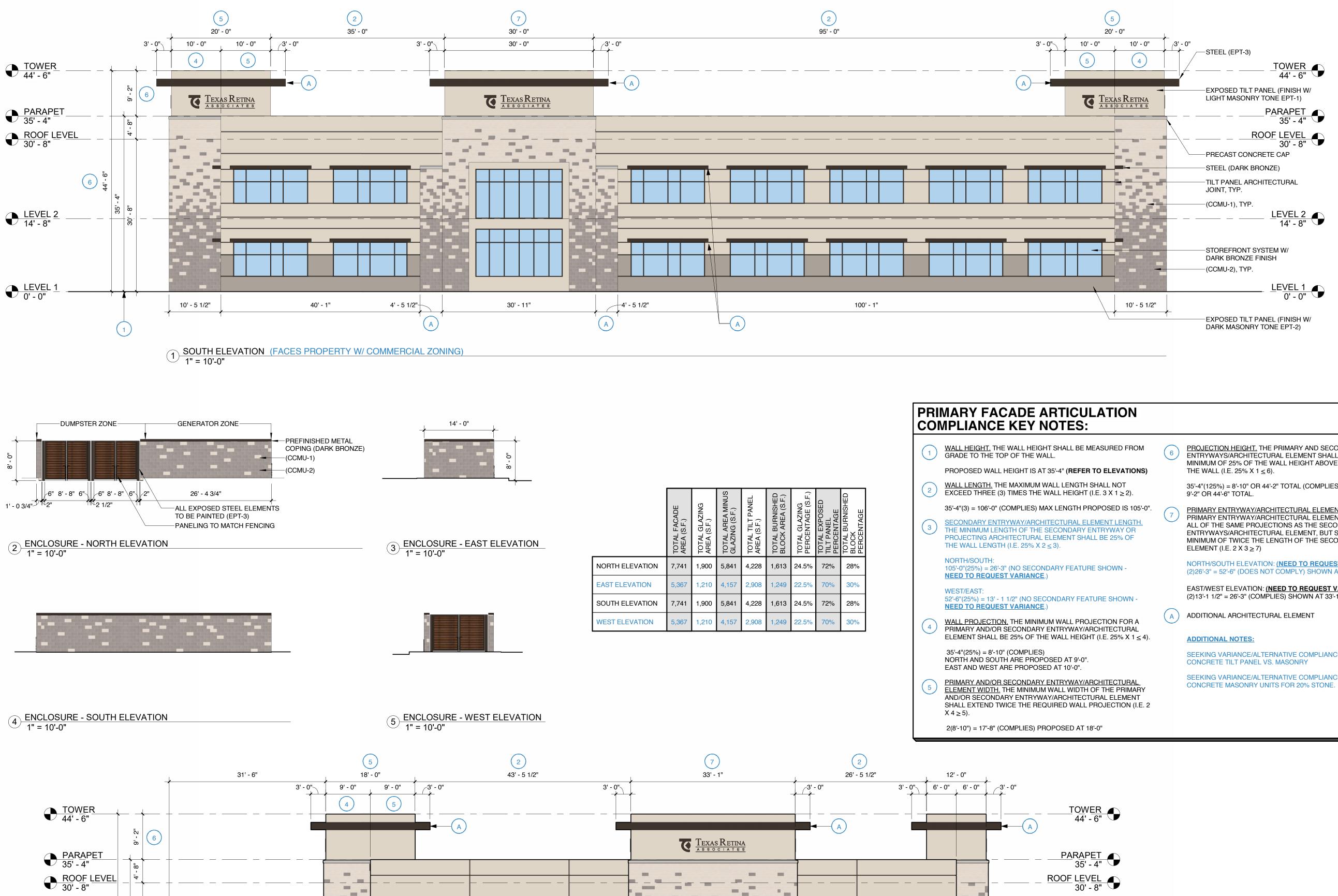
WITNESSED OUR HANDS, THIS \_\_\_\_ DAY OF

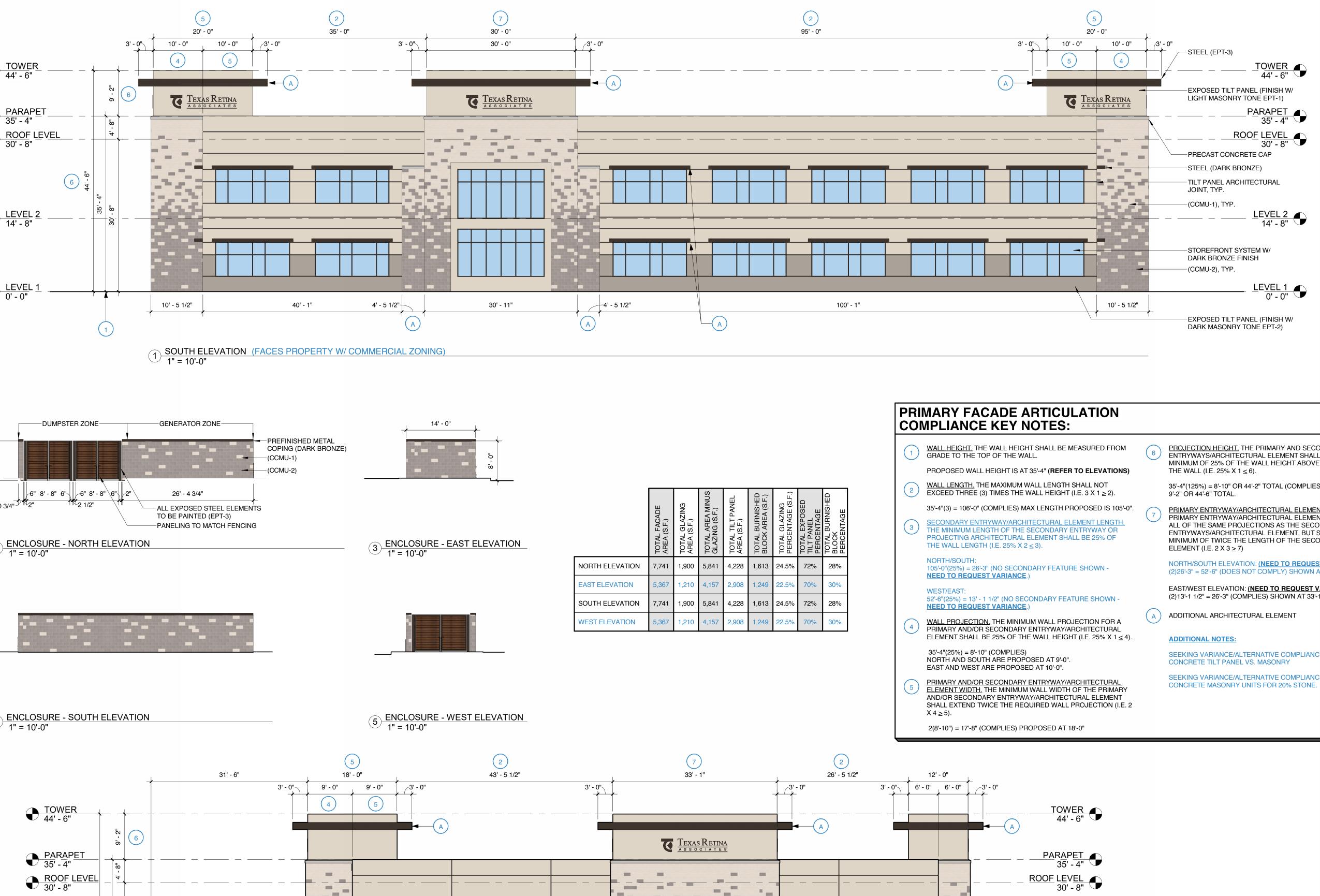












ON		
FROM	6	<u>PROJECTION HEIGHT.</u> THE PRIMARY AND SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT SHALL EXTEND A MINIMUM OF 25% OF THE WALL HEIGHT ABOVE THE TOP OF THE WALL (I.E. 25% X 1 $\leq$ 6).
T <u>≥</u> 2).		35'-4"(125%) = 8'-10" OR 44'-2" TOTAL (COMPLIES) PROPOSED AT 9'-2" OR 44'-6" TOTAL.
IS 105'-0". <u>NGTH.</u> ( OR • OF	7	PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL MEET ALL OF THE SAME PROJECTIONS AS THE SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT, BUT SHALL EXTEND A MINIMUM OF TWICE THE LENGTH OF THE SECONDARY ELEMENT (I.E. 2 X $3 \ge 7$ )
-		NORTH/SOUTH ELEVATION: <u>(NEED TO REQUEST VARIANCE)</u> (2)26'-3" = 52'-6" (DOES NOT COMPLY) SHOWN AT 30'-0".
WN -		EAST/WEST ELEVATION: <u>(NEED TO REQUEST VARIANCE)</u> (2)13'-1 1/2" = 26'-3" (COMPLIES) SHOWN AT 33'-1".
OR A URAL	A	ADDITIONAL ARCHITECTURAL ELEMENT
5 X 1 <u>&lt;</u> 4).		ADDITIONAL NOTES:
		SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR EXPOSED CONCRETE TILT PANEL VS. MASONRY
<u>URAL</u> RIMARY MENT ON (I.E. 2		SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR CUSTOM CONCRETE MASONRY UNITS FOR 20% STONE.



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# BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If not shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions and conditions of job site.

REVISIONS DESCRIPTION DATE #

DATE: 2024.10.17 DRAWN BY: WLI

**EXTERIOR** 

**ELEVATIONS -**COLOR



<u>LEVEL 1</u> 0' - 0" SITE PLAN SIGNATURE BLOCK

LEVEL 2 14' - 8"

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_

WITNESSED OUR HANDS, THIS \_\_\_\_ DAY OF

AS INDICATED



**NORTHWEST PERSPECTIVE/RENDERING - VIEW FROM STATE HIGHWAY 276** 



**SOUTHWEST PERSPECTIVE/RENDERING - VIEW FROM STATE HIGHWAY 205** 

# **BOARD**:



(**CCMU-1):** CUSTOM CONCRETE MASONRY UNIT MFR: FEATHERLITE FINISH: LIMESTONE MORTAR: TBD

(**CCMU-2):** CUSTOM CONCRETE MASONRY UNIT MFR: FEATHERLITE FINISH: GRAY

MORTAR: TBD

STOREFRONT SYSTEM: MFR: KAWNEER OR EQUAL FINISH: DARK BRONZE ANODIZED



(**SOFFIT):** SOFFIT MATERIAL MFR: MAC METAL COLLECTION: HARRYWOOD FINISH: CORK

# FINISH LEGEND - MATERIAL

(**EPT-1):** EXTERIOR PAINT MFR: SHERWIN WILLIAMS







FINISH: SW7516 KESTREL WHITE

**(EPT-2):** EXTERIOR PAINT MFR: SHERWIN WILLIAMS FINISH: SW7024 FUNCTIONAL GRAY



(**EPT-3):** EXTERIOR PAINT MFR: SHERWIN WILLIAMS FINISH: SW7048 - URBANE BRONZE



24115

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BFD #:







BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If not shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions and conditions of job site.

REVISIONS DATE # DESCRIPTION

DATE:	2024.10.17
DRAWN BY:	WLI



DRAWING NUMBER:

SCALE:

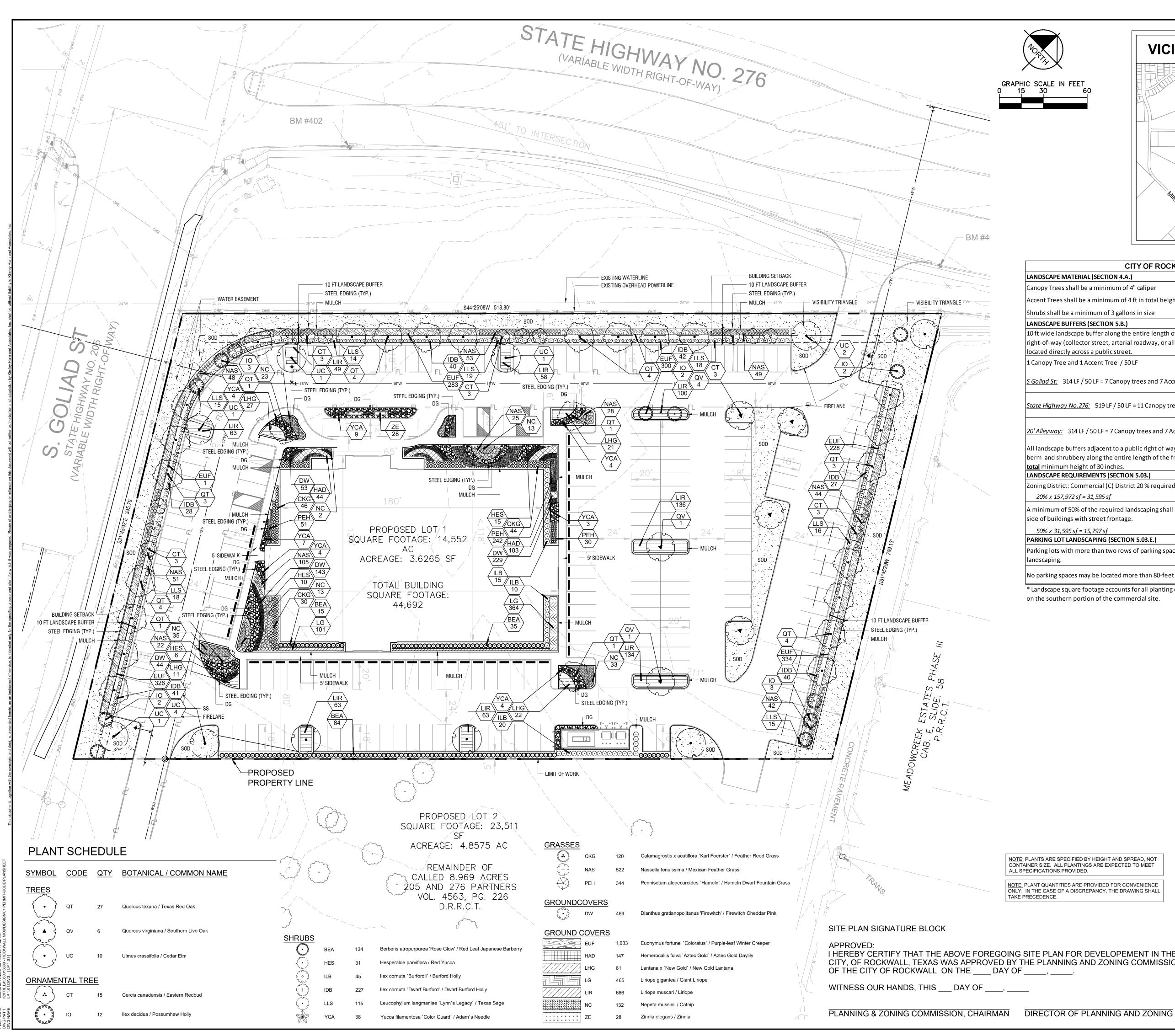


AS INDICATED

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE DAY OF

WITNESSED OUR HANDS, THIS \_\_\_\_ DAY OF



				∑a la
	/ICINITY MAP	Ì	N.T.S.	DATE
ALE IN FEET	PROJECT DCCATION SIDS ROAD MMS ROAD HIS OND BOCKWALL LANDSCAPE REQUIREMEN	SH 276		
CAPE MATERIAL (SECTION 4.A.) y Trees shall be a minimum of 4" calipe	r	REQUIRED	PROVIDED	D OFFICE TOW 75240 T72-239-3820 TX F-928 OCIATES, IN
Trees shall be a minimum of 4 ft in tot		Yes	Yes	RIA OFFICE , TX 75240 , X: 972-239 , X: 972-239 , X: 972-239 , X: 972-239 , X: 972-239
shall be a minimum of 3 gallons in size	2	REQUIRED	PROVIDED	GALLERIA GALLERIA ALLAS, TX 300 FAX:: HORN.COM
ide landscape buffer along the entire l f-way (collector street, arterial roadwa directly across a public street.	ength of any non-residential lot that abuts a public ay, or alleyway) or residentially zoned that is	10 ft	10 ft	70-1 TOR: TOR:
py Tree and 1 Accent Tree / 50 LF		7 Canony Traca	7 Canony Trace	
<u>d St:</u> 314 LF / 50 LF = 7 Canopy trees ar	nd 7 Accent Trees	7 Canopy Trees 7 Accent Trees	7 Canopy Trees 7 Accent Trees	a455 NOEI S PHONE WWW
i <u>ghway No.276:</u> 519 LF / 50 LF = 11 Car	nopy trees and 11 Accent Trees	11 Canopy Trees 11 Accent Trees	11 Canopy Trees 11 Accent Trees	
<u>vway:</u> 314 LF / 50 LF = 7 Canopy trees a	and 7 Accent Trees	7 Canopy Trees 7 Accent Trees	7 Canopy Trees 7 Accent Trees	
nd shrubbery along the entire length	nt of way shall incorporate ground cover, a built-up of the frontage. Berms and shrubbery shall have a	30 in	30 in	PRELIMINARY
inimum height of 30 inches. CAPE REQUIREMENTS (SECTION 5.03.)		REQUIRED	PROVIDED	FOR REVIEW ONLY Not for construction or permit purposes.
District: Commercial (C)	equired landscaping areas	31,595 sf (20%)	43,923 sf (27.8%)	P.L.ANIKOLAUS B. ADAMS L.A. No3404Date10/17/2024
num of 50% of the required landscapir buildings with street frontage.	ng shall be located in the front of and along the	15,797 sf (50%)	*15,797 sf (50%)	T + + KAE KAE NBA NBA
5 x 31,595 sf = 15,797 sf IG LOT LANDSCAPING (SECTION 5.03.E	-	REQUIRED	PROVIDED	PROJECT 0016600 DATE 17/2024 AS SHOWN AS SHOWN ED BY KAE BY KAE DBY NBA
lots with more than two rows of park pping.	ing spaces shall have a minimum of 200 sf of	200 sf	200 sf	BY BY BY BY
king spaces may be located more than	80-feet from the trunk of a canopy tree.	80 ft	80 ft	KHA P 0600 0600 10/17 10/17 scale Designed Drawn BY
southern portion of the commercial si	Tota Tota *Refer <u>NOTE:</u> IRRIG	Pervious 100% (157,972 sf) I Mitigation Require I Mitigation Provide to Tree Mitigation ATION WILL MEET REC TO SHEET LP 3.03 TO S	ed: 280 in Plan	ROCKWALL MEDICAL BUILDING PREPARED FOR VUE REAL ESTATE CITY OF ROCKWALL, TX
ARE SPECIFIED BY HEIGHT AND SPREAD, NC E. ALL PLANTINGS ARE EXPECTED TO MEET FIONS PROVIDED. JANTITIES ARE PROVIDED FOR CONVENIENC ASE OF A DISCREPANCY, THE DRAWING SHANCE.	CE ALL BALL CE ALL F CE CE CE CE CE CE CE CE CE CE CE CE CE	CAPE PLAN OR DICAL BU SF) IN THE W. NO. 26 WITHIN CKWALL COU ONING: PD-10 SE: MEDICAL B R 18, 2024 OWNER	N JILDING H. BARNES THE NTY, TEXAS UILDING	DSCAPE PLAN
PLAN FOR DEVELOPEMENT I	N THE	VUE REAL ESTAT ADDRESS: 9600   EXPR		AND

	PROJECT NUMB	ER: SP2024-XXX	
	LANDSC FC ROCKWALL MEI		Z
GHT AND SPREAD, NOT E EXPECTED TO MEET	8.4841 ACRES (369,567 S SURVEY, ABST. N	SF) IN THE W.H. BARNES	PLAN
DED FOR CONVENIENCE CY, THE DRAWING SHALL	CITY OF ROCKWALL, ROO CURRENT ZO PROPOSED LAND USE	APE	
ELOPEMENT IN THE ZONING COMMISSION	<u>OCTOBER</u> <u>ENGINEER / SURVEYOR</u> KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 PHONE: (972) 588-4263 CONTACT: MATT LUCAS, P.E. <u>APPLICANT</u> VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100	<u>2 18, 2024</u> <u>OWNER</u> VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE <u>ARCHITECT</u> BLUE FIN DESIGN ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B	LANDSCAPE
	DALLAS, TX 75231	AUSTIN, TX 78728	SHEET NUMBER

PHONE: (865) 228-7440

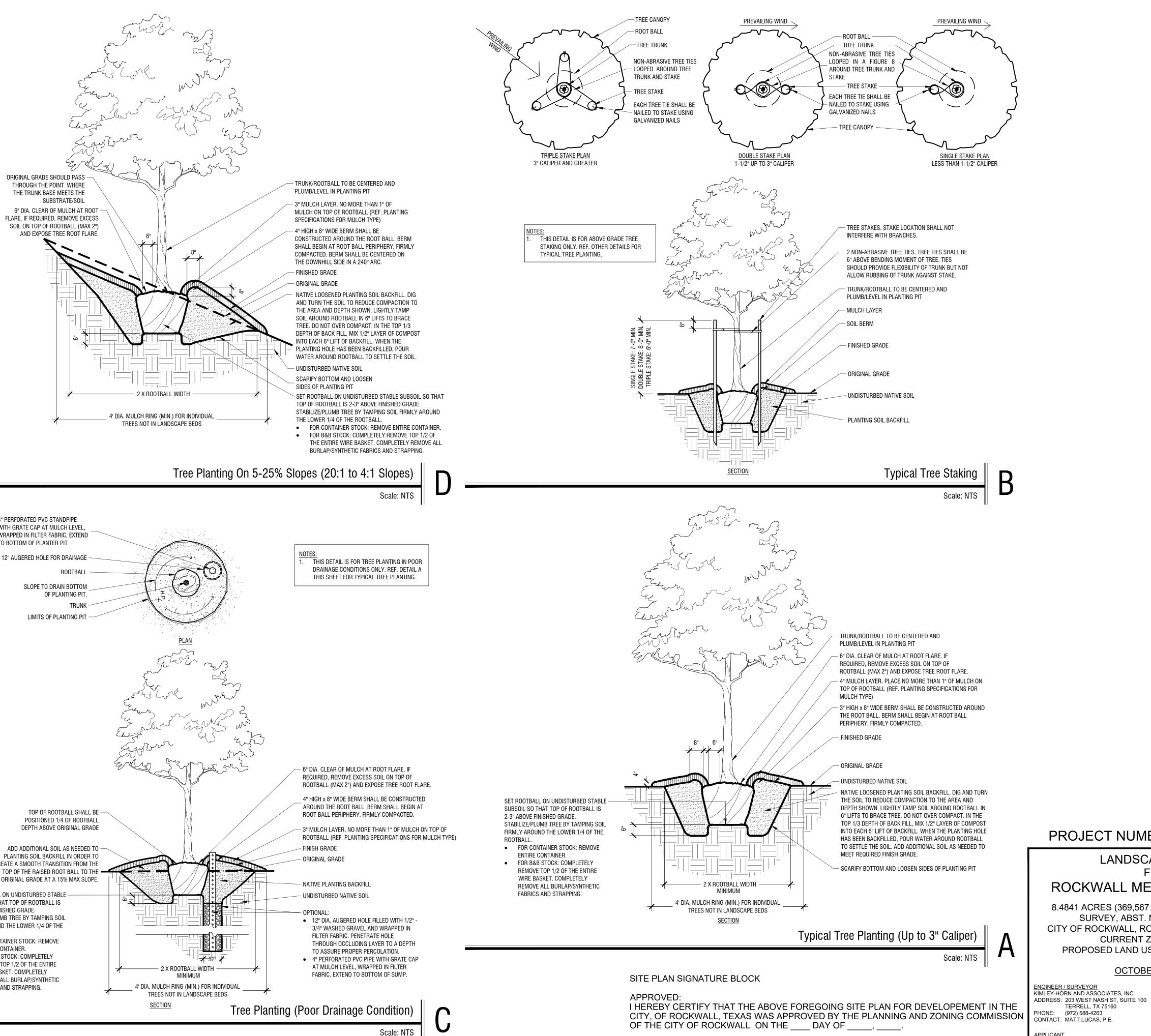
CONTACT: WARREN L. INCE

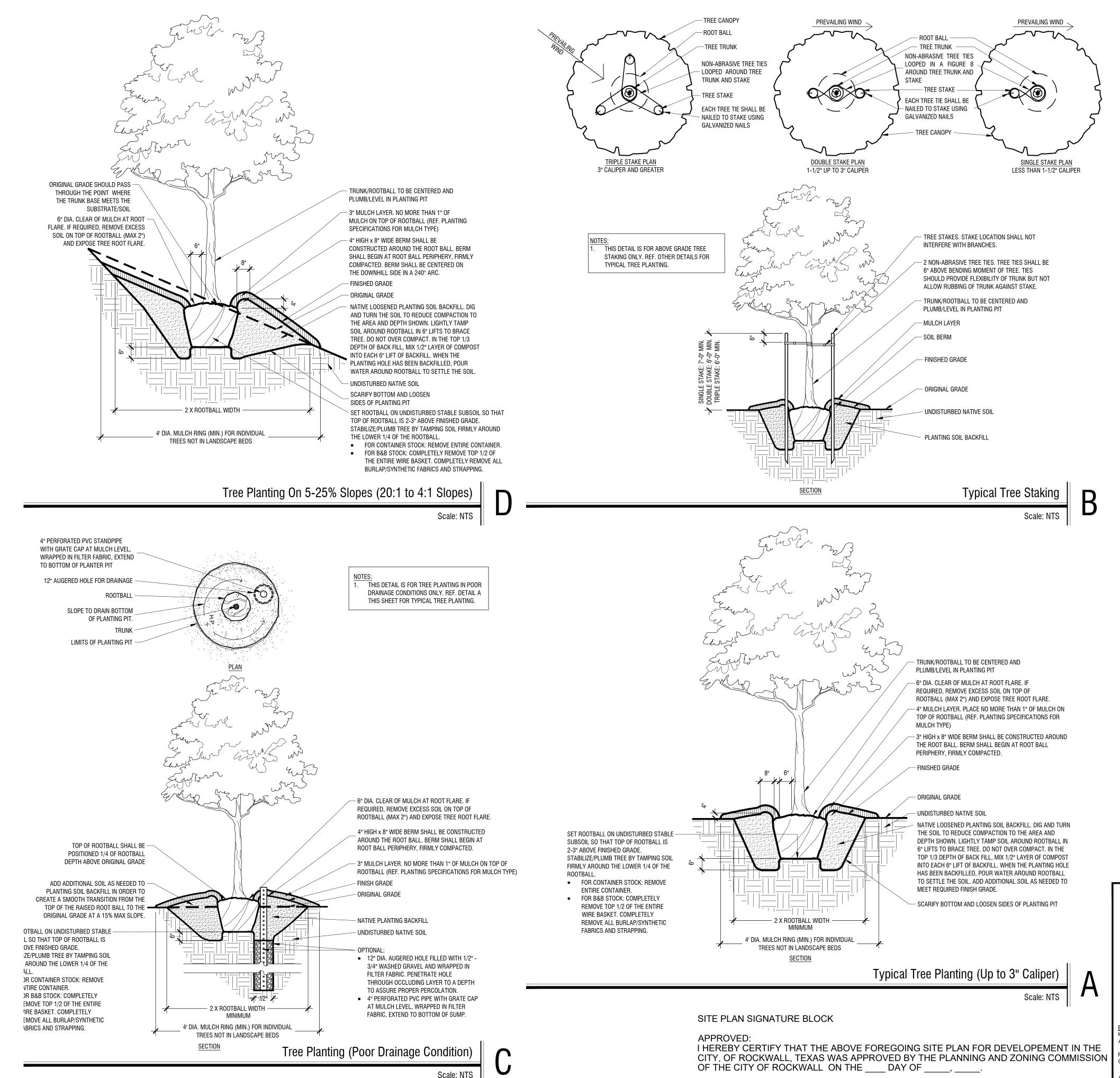
LP 1.01

PHONE: (972) 556-1700

CONTACT: JEFF BROCKETTE

# REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION. REF. TREE STAKING DETAIL THIS SHEET.





PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

APPLICANT VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE

PHONE: (865) 228-7440

CONTACT: WARREN L. INCE

AUSTIN, TX 78728

EXPRESSWAY, SUITE 100B

SHEET NUMBER

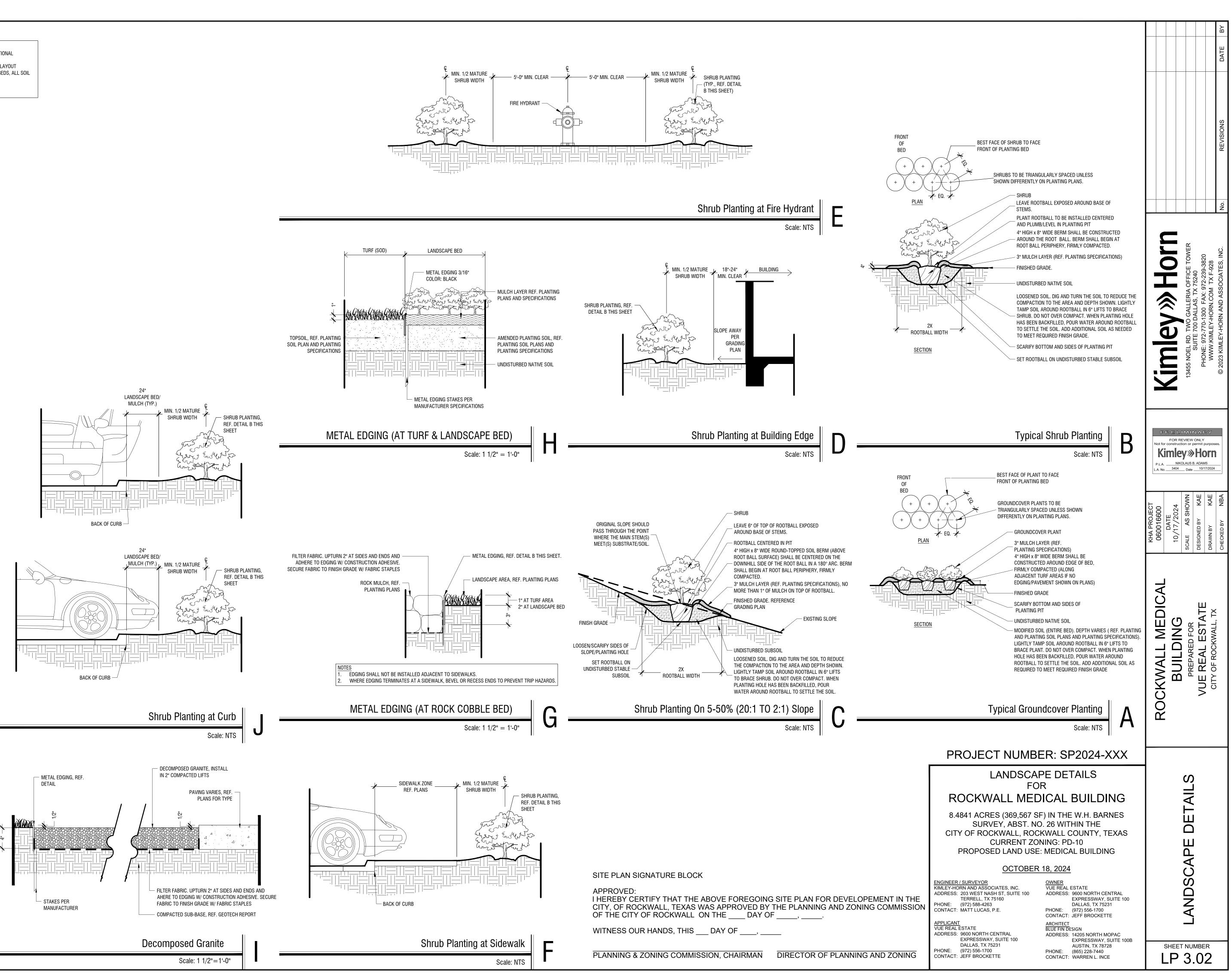
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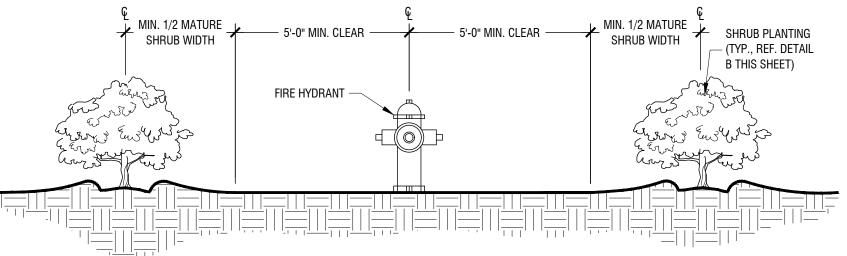
	BY
	DATE
	REVISIONS
	Ň.
	Kimley-Horn and ssociates, inc.
	PRELIMINARY         FOR REVIEW ONLY         Not for construction or permit purposes.         Kimeley> Horno         PILA       NIKOLAUS B. ADAMS         LA. No.       3404       Date       10/17/2024         VILO KRONE         VINN RA       AR       AR         Date       10/11/2024       10/11/2024         VINN RA         VINN RA       AR       AR         Drawn B.       VIN       AR       AR         UNN B.       AR       AR       AR         Drawn B.       R       AR       AR         Drawn B.       VIN       AR       AR         Drawn B.       VIN
	ROCKWALL MEDICAL BUILDING PREPARED FOR VUE REAL ESTATE CITY OF ROCKWALL, TX
<section-header>         PROJECT NUMBER: SP2024-XXXX         LANDSCAPE DETAILS         FOR         DOCKAPAL DEDICAL BULLDING         Statistic Statistis Statistis Statiste Statistic Statistic Statistic Statistic Sta</section-header>	LANDSCAPE DETAILS

NOTES

REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.

REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)





SYMBOL	<u>CODE</u>	<u>QTY</u>	BOTANICAL / COMMON NAME	SPECIFICATIONS	<u>REMARKS</u>
TREES					
•	QT	27	Quercus texana / Texas Red Oak	4" cal, 16` ht, 5`-6` spr	Full, Straight, Single Lead
	QV	6	Quercus virginiana / Southern Live Oak	4" cal, 16` ht, 5`-6` spr	Full, Straight, Single Lead
·	UC	10	Ulmus crassifolia / Cedar Elm	4" cal, 15` ht, 6` spr	Full, Straight, Single Lead
ORNAMEN	ITAL TRE	E			
	СТ	15	Cercis canadensis / Eastern Redbud	4" cal, 14` ht, 6` spr	Full, Single Leader
	Ю	12	llex decidua / Possumhaw Holly	4" cal, 12` ht, 4` spr	Full, Multi-Trunk
SHRUBS					
MUNUCLAR	BEA	134	Berberis atropurpurea 'Rose Glow' / Red Leaf Japanese Barberry	24" ht, 24" spr, 36" oc	Full, 3 gallon min.
$\odot$	HES	31	Hesperaloe parviflora / Red Yucca	18" ht, 18" spr, 24" oc	Full, 3 gallon min.
And a start	ILB	45	llex cornuta `Burfordii` / Burford Holly	36" ht, 30" spr, 42" oc	Full, 3 gallon min.
{~+}}	IDB	227	Ilex cornuta `Dwarf Burford` / Dwarf Burford Holly	30" ht, 18" spr, 30" oc	Full, 3 gallon min.
\$	LLS	115	Leucophyllum langmaniae `Lynn`s Legacy` / Texas Sage	30" ht, 24" spr, 36" oc	Full, 3 gallon min.
) K	YCA	38	Yucca filamentosa `Color Guard` / Adam`s Needle	18" ht, 18" spr, 24" oc	Full, 3 gallon min.
GRASSES					
MANANA ANA ANA ANA ANA ANA ANA ANA ANA A	CKG	120	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	18" ht, 30" oc	Full, 3 gallon min.
(+)	NAS	522	Nassella tenuissima / Mexican Feather Grass	18" ht, 24" oc	Full, 3 gallon min.
$\overline{\mathfrak{S}}$	PEH	344	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass	12" ht, 24" oc	Full, 3 gallon min.
GROUNDO	OVERS				
	DW	469	Dianthus gratianopolitanus 'Firewitch' / Firewitch Cheddar Pink	6" ht, 12" spr, 18" oc	Full, 1 gallon min.
GROUND	COVERS				
	EUF	1,033	Euonymus fortunei `Coloratus` / Purple-leaf Winter Creeper	8" ht, 8" spr, 18" oc	Full, 1 gallon min.
	HAD	147	Hemerocallis fulva `Aztec Gold` / Aztec Gold Daylily	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
///////	LHG	81	Lantana x `New Gold` / New Gold Lantana	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	LG	465	Liriope gigantea / Giant Liriope	12" ht, 12" spr, 12" oc	Full, 1 gallon min.
	LIR	666	Liriope muscari / Liriope	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	NC	132	Nepeta mussinii / Catnip	4" ht, 8" spr, 24" oc	Full, 1 gallon min.
x x x x x x x x x x x x x x x x x x x	ZE	28	Zinnia elegans / Zinnia	4" ht, 12" spr, 12" oc	Full, 1 gallon min.
MISC	SOD	TBD	Cynodon dactlyon / Common Bermuda	n/a	Solid sod, rolled tight with sand filled joints, 100% w disease, and pest free.
	DG	TBD	Decomposed Granite	n/a	4" depth
• • • • •	STEEL EDGING	TBD	Steel Edging	3/16" x 6"	Black
	MULCH	TBD	Shredded Hardwood Mulch	n/a	3" depth. All trees in sod receive a 4' dia. mulch rin

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET

# PLANTING NOTES

ALL SPECIFICATIONS PROVIDED.

- 1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
- 3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
- 4. REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
- 5. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
- 6. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- 7. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
- 8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED.
- 9. PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
- 11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- 12. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD AND IRRIGATED. 13. ALL LANDSCAPE BEDS TO HAVE TOPSOIL/BEDDING MIX THAT MEETS LANDSCAPE SPECIFICATIONS. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH
- MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN. 14. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4, AND
- FREE OF TRASH. DEBRIS. STONES. WEEDS. AND TWIGS/BRANCHES.
- 15. ALL DISTURBED AREAS IN R.O.W. TO BE RE-ESTABLISHED WITH BERMUDA SEED OR SOD AND IRRIGATED UNLESS OTHERWISE SHOWN ON PLANS.
- 16. ALL TREES TO BE PLACED A MINIMUM OF 4' FROM ANY UTILITY.

### GENERAL LANDSCAPE SPECIFICATIONS AND NOTES A SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AS INCLUDED IN THE PLANT LIST AND AS HEREIN SPECIFIED 2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL

CERTIFICATION OF ACCEPTABILITY BY THE OWNER. B. PROTECTION OF EXISTING STRUCTURES ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND

PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER

D. MATERIALS 1. GENERAL

> SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN

AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

MATERIALS SAMPLES MULCH ONE (1) CUBIC FOOT

TOPSOIL ONE (1) CUBIC YARD PLANTS ONE (1) OF EACH VARIETY

2. PLANT MATERIALS A PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS.

NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION, ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE FRESHLY DUG. SOUND. HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH OR UPON DELIVERY TO THE SITE AS DETERMINED BY THE OWNER FOR QUALITY SIZE ANI VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

## E. TOPSOIL

- 1 ASTM D5268 NATURAL FRIABLE FERTILE. FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIA
- 2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. 3 VERIEY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY AND SUPPLY ADDITIONAL IMPORTED TOPSOIL
- AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24 INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING AREAS WITHIN INTERIOR LANDSCAPE ISLANDS AND FOUNDATION PLANTINGS. FOR ALL OTHER PLANTING AREAS, TWELVE (12) INCHES OF TOPSOIL MINIMUM TO BE PROVIDED
- 4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT
- 5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 NCHES DEEP; DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES
- 6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE 7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS
- SHALL BE CURRENT AND ACTIVE 8 AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.
- a. ORGANIC SOIL AMENDMENTS
- 1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
- 2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
- 3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL. 4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
- 5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
- 6. WORM CASTINGS: EARTHWORMS.
- b. INORGANIC SOIL AMENDMENTS
- 1. LIME: ASTM C602, CLASS O AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE 2. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR.
- WITH A MINIMUM OF 99 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.
- 3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT
- IRON AND 10 PERCENT SULFUR. 4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM
- 5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.
- c. PLANTING SOIL MIX
- 1. PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINICK MATERIALS OR APPROVED
- 2. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS PFR PLANTING DETAILS (12" MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
- 2. SOD/SEED AREA TOPSOIL ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL
- SHALL BE NATURAL, FRIABLE, FERTILE, WITH 25% (MIN.) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN, AND 99% MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES

## I. WATEF

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL. NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE. THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

# J. COMMERCIAL FERTILIZER

COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA: IT SHALL BE UNIFORM IN COMPOSITION. DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:

# 1. SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL 2. ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 14-14-14 3. SOD - 8-8-8 FERTILIZER

IN 1 GAL (MIN.) CONTAINER.

IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24-10-5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

# K. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.

L. DIGGING AND HANDLING

M. CONTAINER GROWN STOCK

1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

- 2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM. NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
- 3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.
- 4 PROTECTION OF PALMS (IF APPLICABLE), ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PFR DFTAIL
- 5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.
- 1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION. 2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS 3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.
- 4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT. N. COLLECTED STOCK
- WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE. THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.
- O. NATIVE STOCK PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW P. MATERIALS LIST
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE
- Q. FINE GRADING
- 1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED. 2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE. 3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

## R. PLANTING PROCEDURES

- 1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
- 2. VERIFY LOCATIONS OF ALL UTILITIES. CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.
- 3 SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OR OWNER.
- 4 FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING
- 5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE
- METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED. 6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.
- 7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION H). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW FULL HOSE STREAM ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED
- 8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES. 9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS
- TWO (2) TABLETS PER 1 GAL. PLANT THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 10 GAL, PLAN - LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER
- 10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING
- 11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH. 12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS
- SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT 13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE
- DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION. 14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN
- ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY
- 15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT
- 16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

## SITE PLAN SIGNATURE BLOCK

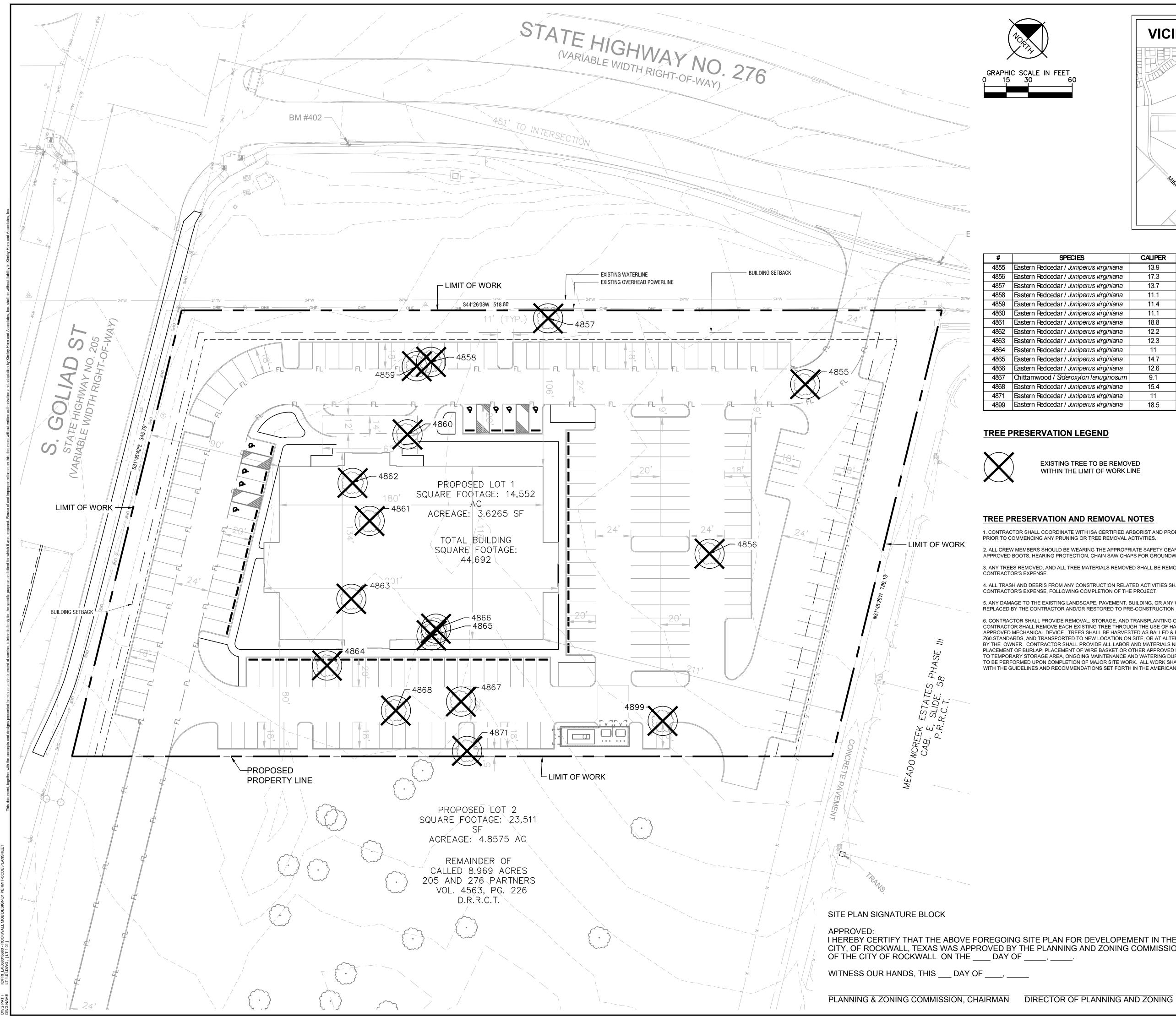
APPROVED:

I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PI CITY. OF ROCKWALL. TEXAS WAS APPROVED BY THE PLA OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_,

WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_, \_\_\_\_

- - DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM

			DATE BY
S. LAWN SODDING 1. THE WORK CONSISTS OF LAWN BED PREPARATION, STRICT ACCORDANCE WITH THE SPECIFICATIONS ANE GRASS LAWN ACCEPTABLE TO THE OWNER.			
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUT SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHIN PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEP SHALL BE FILLED WITH ADDITIONAL SOIL. AND THE SU	ND BROUGHT TO AN EVEN GRADE. THE WHOLE IG NOT MORE THAN ONE-HUNDRED (100) POUNDS RESSIONS CAUSED BY SETTLEMENT OF ROLLING		
PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP 3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4 TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQL UTILIZING APPROVED MECHANICAL SPREADERS. MIX DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL E PREPARED AREA THOROUGHLY.	P TO THE REQUIRED GRADE. I) INCHES DEEP. APPLY FERTILIZER AT RATE OF UARE FEET. APPLICATION SHALL BE UNIFORM, FERTILIZER THOROUGHLY WITH THE SOIL TO A		REVISIONS
<ul> <li>4. SODDING</li> <li>A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARI THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLES</li> <li>B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FU</li> <li>C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES PAVED AND PLANTED AREAS. ADJACENT TO BUILDING PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, TH ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, A OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER PANELS AND TO EVEN OUT INCONSISTENCIES IN THE S</li> </ul>	SS SPECIFICALLY NOTED OTHERWISE. PLANT BOARD SPECIFICATIONS, ABSOLUTELY JNGUS, INSECTS AND DISEASE OF ANY KIND. O AS TO MAKE A SOLID SODDED LAWN AREA. OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, SS, A FOUR INCH MULCH STRIP SHALL BE HE LAWN AREAS SHALL BE ROLLED WITH A LAWN AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPIN R ROLLING TO FILL THE VOIDS BETWEEN THE SOD		No. RE
LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFOR SOD AND THOROUGHLY WATERED IN. D. DURING DELIVERY, PRIOR TO AND DURING THE PLA AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYI	RMLY SPREAD OVER THE ENTIRE SURFACE OF THE ANTING OF THE LAWN AREAS, THE SOD PANELS SHAL ING AND UNNECESSARY EXPOSURE OF THE ROOTS	LL	Ž
TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT HEAT AND MOISTURE. 5. SEEDING	TO BE DAMAGED BY SWEATING OR EXCESSIVE		TOWER 820 8, INC.
A. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MI STATEMENT OF COMPOSITION OF MIXTURE AND PERC B. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES PERCENTAGES OF PURITY, GERMINATION, AND MAXIM	CENTAGE OF PURITY AND GERMINATION OF EACH VAI	RIETY. NIMUM	НО ОFFICE TOV 75240 772-239-3820 772 F-928 SOCIATES, IN
BY REGION AND SEASON AND SHALL COMPLY WITH ST STANDARDS FOR LAWN TURF. C. DO NOT PERFORM SEEDING IN WINDY CONDITIONS.	TATE DO AND LOCAL SOIL CONSERVATION SERVICE		
D. SEEDING SHALL BE DISPERSED IN 2 DIRECTIONS AT E. PERMANENTLY SEED AND MULCH CUT AND FILL SLC CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVE BE STABILIZED WITH STRAW MULCH AND TACKIFIER, B	DPES AS CONSTRUCTION PROCEEDS TO EXTENT ENT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES SI		
MEANS TO REDUCE THE EROSIVE POTENTIAL OF THE / F. SEED LAWN AREAS BY SOWING EVENLY WITH APPR POUNDS PER 1,000 SQUARE FEET. AMOUNT WILL VARY APPROVED SIMILAR EQUIPMENT MAY BE USED TO COV	AREA. OVED MECHANICAL SEEDER AT RATE OF MINIMUM O Y BASED ON VARIETY AND/OR SPECIES. CULTI-PACKE	DF 6 ER OR	DEL RD. TWO G SUITE 700 DA NM. KIMLEY-HORN KIMLEY-HORN
A FROVED SIMILAR LEGGIN MEET MAT BE USED TO COM AREAS INACCESSIBLE TO CUTI-PACKER, LIGHTLY RAKI WATER BALLAST ROLLER. AFTER ROLLING, MULCH WI G. SURFACE LAYER OF SOIL FOR SEEDED AREAS SHAL SEEDED AREAS TWICE FIRST WEEK TO MINIMUM DEPT	E SEEDED GROUND WITH FLEXIBLE RAKES AD ROLL TH STRAW MULCH AT THE RATE OF 2 TONS PER ACR LL BE KEPT MOIST DURING GERMINATION PERIOD. W.	WITH E. /ATER	55 NG WO 2023
H. CONTRACTOR TO REAPPLY SEED AS NECESSARY IN INTENDED.	RAL RAIN TO EQUIVALENT OF 6 INCHES DEPTH.		134
6. LAWN MAINTENANCE: A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR S THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE F		Ν.	
OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABI REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN T NECESSARY). B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS	THE ORIGINAL WORK (INCLUDING REGRADING IF		PRELIMINARY
EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. A TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) II DROUGHT RESTRICTION AREA AND MUST FOLLOW CIT T. CLEAN-UP	ALL WATERING SHALL BÈ ÓF SUFFICIENT QUÀNTITY INCHES. CONTRACTOR TO DETERMINE IF SITE IS IN A	<b>ч</b>	FOR REVIEW ONLY Not for construction or permit purposes. <b>Kimley &gt;&gt;&gt; Horn</b>
UPON COMPLETION OF ALL PLANTING WORK AND BEF REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RES BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AN THE OWNER'S AUTHORIZED REPRESENTATIVE.	SULTING FROM HIS WORK. ALL PAVED AREAS SHALL		P.L.A. <u>NIKOLAUS B. ADAMS</u> L.A. No. <u>3404</u> Date <u>10/17/2024</u>
U. PLANT MATERIAL MAINTENANCE ALL PLANTS AND PLANTING INCLUDED UNDER THIS CO CULTIVATING, SPRAYING, AND ALL OTHER OPERATION OUPDETENDED A DESCARDANT TO NONDER A USE A USE A	IS (SUCH AS RE-STAKING OR REPAIRING GUY		JECT 300 8004 024 KAE KAE KAE NBA
SUPPORTS) NECESSARY TO INSURE A HEALTHY COND ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR O' OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH T CONTRACTORS ARE REQUESTED TO PROVIDE A BID E MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS (	WNER. MAINTENANCE AFTER THE CERTIFICATION THE SPECIFICATIONS IN THIS SECTION. STIMATE TO COVER LANDSCAPE AND IRRIGATION	<i>Γ</i>	PROJEC 016600 015600 0ATE 7/2024 AS SHC AS SHC
<ul> <li>V. MAINTENANCE (ALTERNATE BID ITEM)</li> <li>1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER</li> <li>W. GUARANTEE</li> </ul>			KHA F 060C D 10/17 scale Designed DRawn BY CHECKED
W. GUARANTEE 1. THE LIFE AND SATISFACTORY CONDITION OF ALL PL CONTRACTOR SHALL BE GUARANTEED BY THE CONTR YEAR COMMENCING AT THE TIME OF CERTIFICATION C ARCHITECT OR OWNER.	RACTOR FOR A MINIMUM OF ONE (1) CALENDAR		
2. THE LIFE AND SATISFACTORY CONDITION OF ALL OT BY THE LANDSCAPE CONTRACTOR SHALL BE GUARAN CALENDAR DAYS, COMMENCING AT THE TIME OF CERT LANDSCAPE ARCHITECT OR OWNER.	ITEED BY THE CONTRACTOR FOR A MINIMUM OF 90		AL
3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTH GUARANTEE PERIOD SHALL BE REMOVED FROM THE S CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNIS	SITE AND REPLACED AS SOON AS WEATHER PLANTS OF THE SAME KIND AND SIZE AS SHED PLANTED AND MULCHED AS SPECIFIED		
UNDER "PLANTING", AT NO ADDITIONAL COST TO THE ( 4. IN THE EVENT THE OWNER DOES NOT CONTRACT W IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENC PERIODICALLY DURING THE ONE YEAR WARRANTY PEI BEING PERFORMED BY THE OWNER, AND SHALL NOTIF	ITH THE CONTRACTOR FOR LANDSCAPE (AND COURAGED TO VISIT THE PROJECT SITE RIOD TO EVALUATE MAINTENANCE PROCEDURES		LL ME DING AL ESTA OCKWALL,
PROCEDURES OR CONDITIONS WHICH THREATEN VIGO SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPT. X. FINAL INSPECTION AND ACCEPTANCE OF WORK	OROUS AND HEALTH PLANT GROWTH. IT IS A MINIMUM OF ONCE PER MONTH FOR A PERIOD		
FINAL INSPECTION AT THE END OF THE GUARANTEE P AND ALL OTHER INCIDENTAL WORK PERTAINING TO TH SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARA ARCHITECT OR OWNER IN WRITING) BEGINNING WITH	HIS CONTRACT. ANY REPLACEMENT AT THIS TIME ANTEE (OR AS SPECIFIED BY THE LANDSCAPE THE TIME OF REPLACEMENT AND ENDING WITH THE		KWAI BUII UE REP.
SAME INSPECTION AND ACCEPTANCE HEREIN DESCRI	BED.		och oC
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	PRO IECT NI IM	BER: SP2024-XXX	
		FICATIONS AND NOTES	
		FOR EDICAL BUILDING	A A A
	•	7 SF) IN THE W.H. BARNES NO. 26 WITHIN THE	APE SNS
	CURRENT 2	OCKWALL COUNTY, TEXAS ZONING: PD-10	SC, ATIC
		SE: MEDICAL BUILDING ER 18, 2024	
	ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 203 WEST NASH ST, SUITE 100	<u>OWNER</u> VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL	
AN FOR DEVELOPEMENT IN THE NNING AND ZONING COMMISSION	TERRELL, TX 75160 PHONE: (972) 588-4263 CONTACT: MATT LUCAS, P.E.	EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE	SPE
	APPLICANT VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100	ARCHITECT BLUE FIN DESIGN ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B	
TOR OF PLANNING AND ZONING	DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE	AUSTIN, TX 78728 PHONE: (865) 228-7440 CONTACT: WARREN L. INCE	SHEET NUMBER



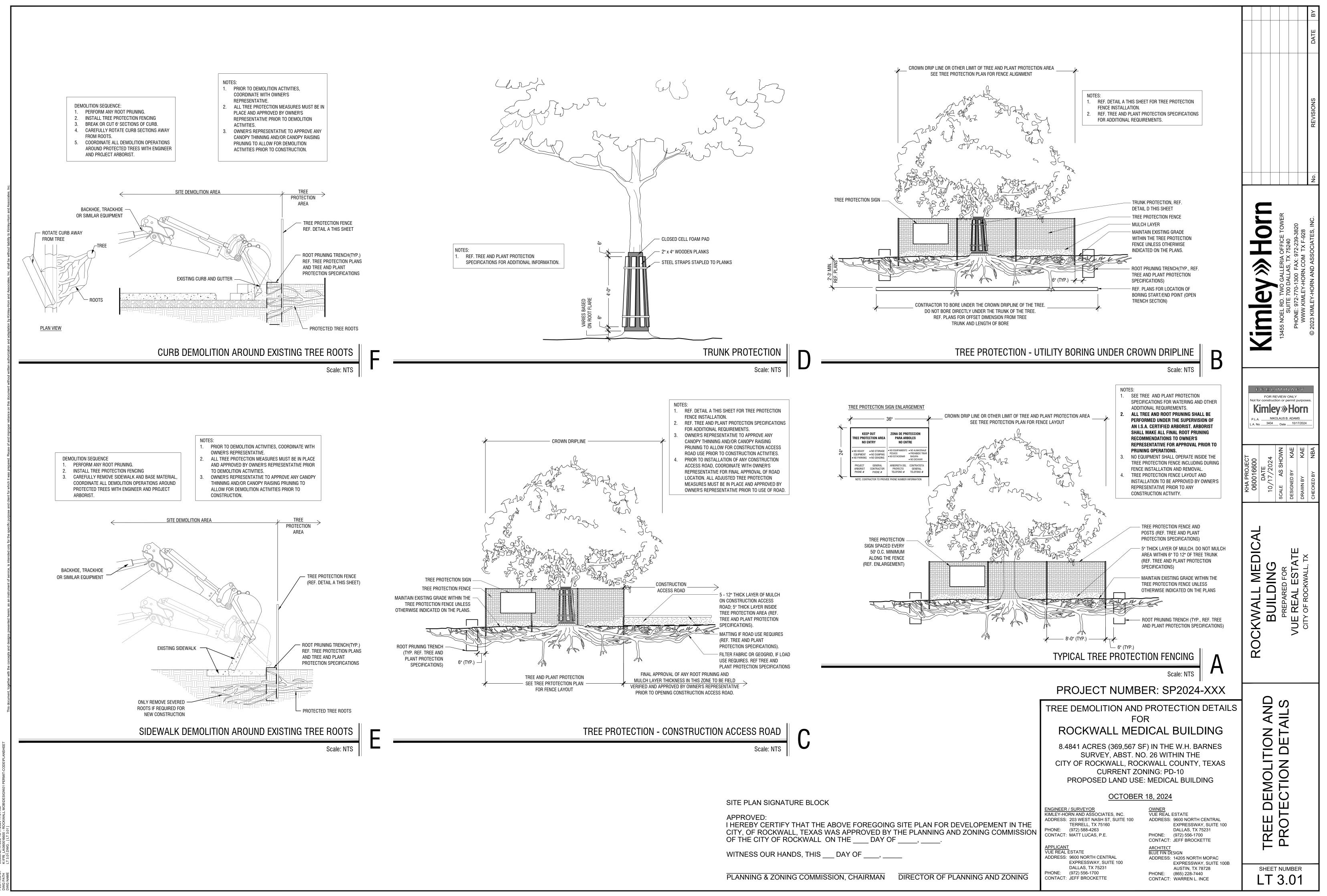
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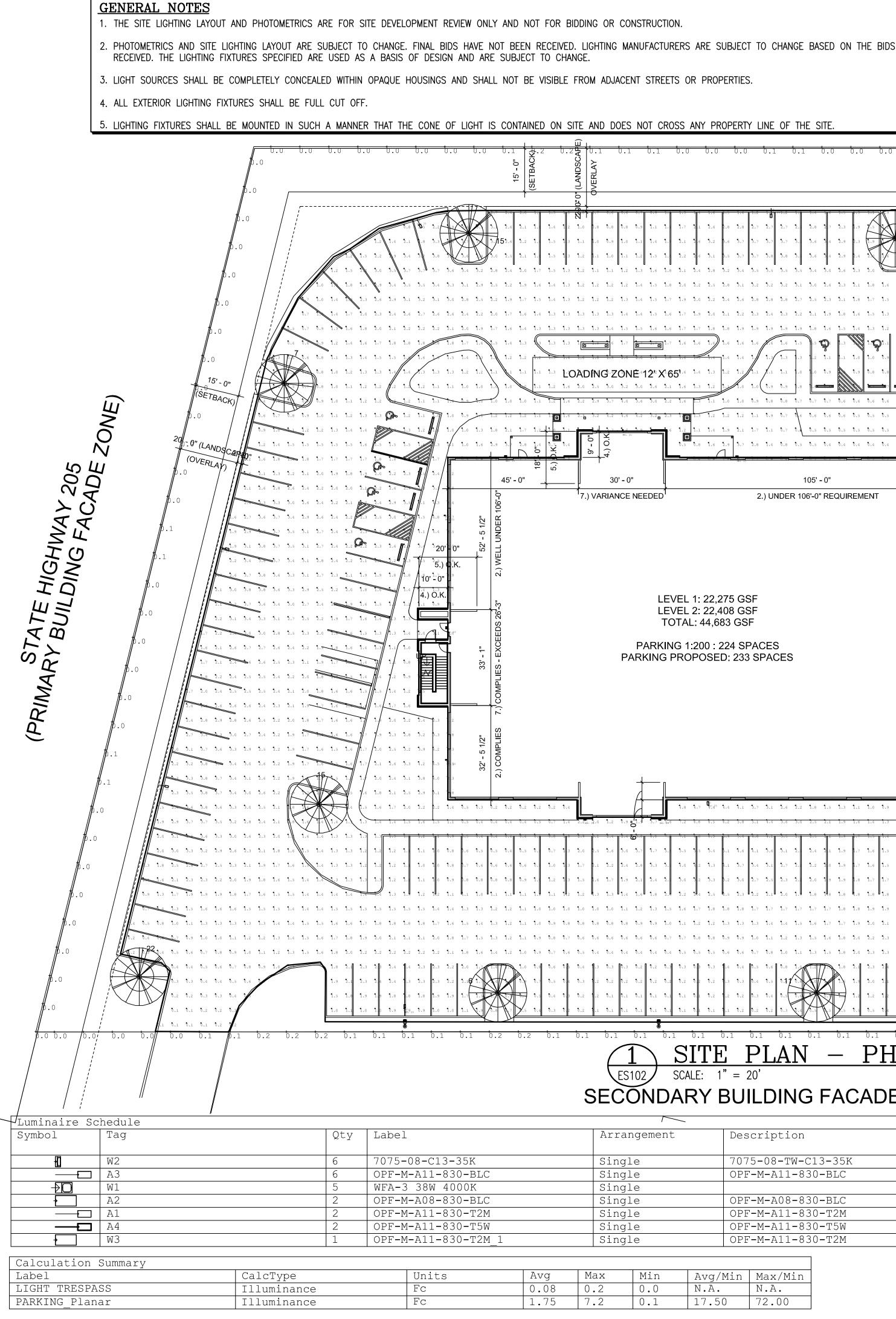
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SPECIES		ROTECT OR REMOVE		MITIGATION REQUIRED	Coffice tower 75240 972-239-3820 A TX F-928 SOCIATES, INC.
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	13.9 17.3	Remove Remove	Healthy Healthy	13.9 17.3	NOEL RD. TWO GALLERIA OFFICE TOV SUITE 700 DALLAS, TX 75240 SUITE 700 DALLAS, TX 75240 IONE: 972-770-1300 FAX: 972-239-3820 WWW.KIMLEY-HORN.COM TX F-928 23 KIMLEY-HORN AND ASSOCIATES, IN
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	13.7 11.1	Remove Remove	Healthy Healthy	13.7	RIA OF TX 75 XX: 972 XX: 972 COM T
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edcedar / <i>Juniperus virginiana</i> edcedar / <i>Juniperus virginiana</i>	14.7 12.6	Remove Remove	Healthy Healthy	14.7 12.6	3455 NOEL RD. TWO GALLE SUITE 700 DALLAS PHONE: 972-770-1300 FA WWW.KIMLEY-HORN.C
ood / Sideroxylon lanuginosum edcedar / Juniperus virginiana	9.1	Remove	Declining Healthy	9.1	1345i
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COORDINATE WITH ISA CERTIFIED AF ANY PRUNING OR TREE REMOVAL A SHOULD BE WEARING THE APPROPR RING PROTECTION, CHAIN SAW CHAP A AND ALL TREE MATERIALS REMOVE SE. IS FROM ANY CONSTRUCTION RELAT SE, FOLLOWING COMPLETION OF THE EXISTING LANDSCAPE, PAVEMENT, B TRACTOR AND/OR RESTORED TO PRE PROVIDE REMOVAL, STORAGE, AND SMOVE EACH EXISTING TREE THROUG L DEVICE. TREES SHALL BE HARVES' RANSPORTED TO NEW LOCATION ON RACTOR SHALL PROVIDE ALL LABOR J , PLACEMENT OF WIRE BASKET OR O GE AREA, ONGOING MAINTENANCE A ON COMPLETION OF MAJOR SITE WOF ND RECOMMENDATIONS SET FORTH	CTIVITIES. IATE SAFETY GEAR: HAPS FOR GROUNDWORK ED SHALL BE REMOVED TED ACTIVITIES SHALL PROJECT. BUILDING, OR ANY OTH E-CONSTRUCTION CON TRANSPLANTING OF E2 GH THE USE OF HAND TED AS BALLED & BUR SITE, OR AT ALTERNA AND MATERIALS NECE DTHER APPROVED BALL ND WATERING DURING RK. ALL WORK SHALL E	ARD HATS, EYE PROTECTION C. FROM THE PROPERTY AT T BE REMOVED FROM THE SIT ER SITE FEATURES SHALL BE IDITION. KISTING TREES ON SITE. THE DIGGING, OR WITH THE USE LAPPED TREE SPECIMENS, P TE SITE AS DIRECTED OR AP SSARY TO PROVIDE FOR REI L-SUPPORTING DEVICE, TRAI CONSTRUCTION, AND RE-PI BE PERFORMED IN ACCORDA	HE E AT THE E OF AN ER ANSI PROVED MOVAL, NSPORT LANTING NCE		Rockwall Medical BUILDINGKHA PROJECT 060016600BUILDINGDATE 10/17/2024PREPARED FOR VUE REAL ESTATEDATE 10/17/2024CITY OF ROCKWALL, TXDESIGNED BYCITY OF ROCKWALL, TXDRAWN BYKHA PROJECT 060016600
		PROJEC	T NUMBER	: SP2024-XXX	
		TREE		TION PLAN	
		ROCKW	FOR ALL MEDIC	AL BUILDING	
				N THE W.H. BARNES	
		SURV	EY, ABST. NO. 26	3 WITHIN THE	LAN
			KWALL, ROCKW CURRENT ZONIN	ALL COUNTY, TEXAS G: PD-10	AN SE
				EDICAL BUILDING	ES CLA
			OCTOBER 18,	2024	PL
		ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOC		/ <u>NER</u> E REAL ESTATE	
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LANNING AND ZONING		PHONE: (972) 588-4263 CONTACT: MATT LUCAS, I	P.E. PH	DALLAS, TX 75231 ONE: (972) 556-1700 NTACT: JEFF BROCKETTE	RE RE
,		<u>APPLICANT</u> VUE REAL ESTATE	AR	NTACT: JEFF BROCKETTE <u>CHITECT</u> JE FIN DESIGN	
		ADDRESS: 9600 NORTH C EXPRESSWAY	ENTRAL AD , SUITE 100	DRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B	
		DALLAS, TX 75 PHONE: (972) 556-1700		AUSTIN, TX 78728 ONE: (865) 228-7440	SHEET NUMBER

PHONE: (865) 228-7440 CONTACT: WARREN L. INCE

CONTACT: JEFF BROCKETTE

SHEET NUMBER LT 1.01

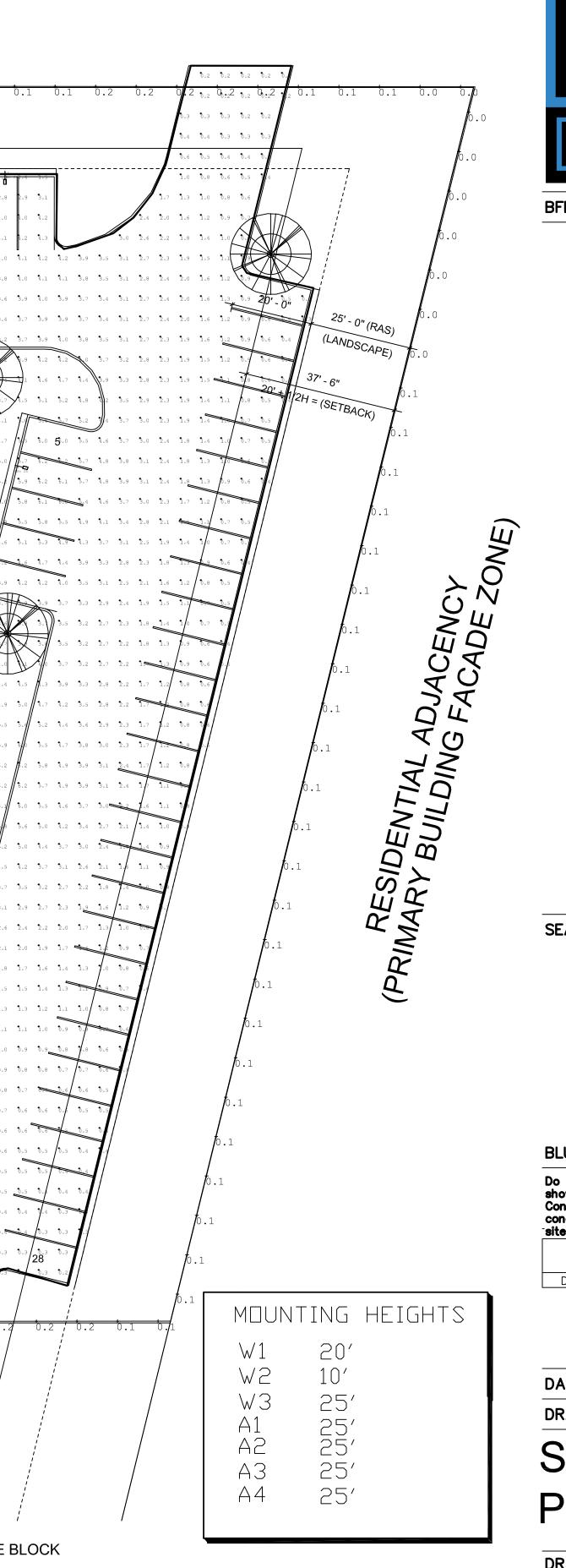




# STATE HIGHWAY 276 BYPASS (PRIMARY BUILDING FACADE ZONE)

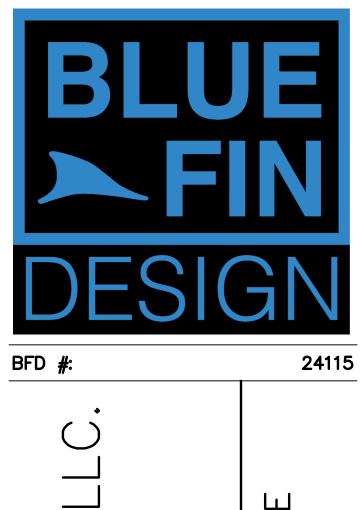
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105' - 0" 2.) UNDER 106'-0" REQUIREMENT	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	.2       1.2       1.3       1.5       1.6       1.8       2.0       2.2       2.3       2.3       2.4       2.3         .3       1.3       1.4       1.6       1.8       2.0       2.1       2.3       2.3       2.3       2.2	$\begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \end{array} \\ \end{array} \\ \begin{array}{c} \end{array} \\ \begin{array}{c} \end{array} \\ \end{array} \\ \begin{array}{c} \end{array} \\ \begin{array}{c} \end{array} \\ \begin{array}{c} \end{array} \\ \end{array} \\ \begin{array}{c} \end{array} \\ \end{array} \\ \begin{array}{c} \end{array} \\ \begin{array}{c} \end{array} \\ \end{array} \\ \end{array} \\ \begin{array}{c} \end{array} \\ \end{array} \\ \end{array} \\ \begin{array}{c} \end{array} \\ \end{array} \\ \begin{array}{c} \end{array} \\ \end{array} \\ \end{array} \\ \begin{array}{c} \end{array} \\ \end{array} \\ \end{array} \\ \begin{array}{c} \end{array} \\ \end{array} \\ \end{array} \\ \end{array} \\ \begin{array}{c} \end{array} \\ \end{array} \\ \end{array} \\ \end{array} \\ \end{array} \\ \begin{array}{c} \end{array} \\ \begin{array}{c} \end{array} \\ \end{array} $
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OPF-M-A11-830-T2M	0.950 19790 13	31 131	CITY, OF ROCKWALL, TE OF THE CITY OF ROCKW

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AT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_

WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_



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THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF E.G. LOPEZ DEL CASTILLO, P.E., REG. #58483 ON 10/17/24. IT IS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION.

# BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions conditions of job

REVISIONS DATE # DESCRIPTION

DATE: DRAWN BY: 2024.10.17 Author

# SITE PLAN -PHOTOMETRICS

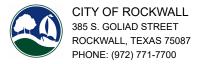
DRAWING NUMBER:



SCALE:

AS INDICATED

# **PROJECT COMMENTS**



### DATE: 10/24/2024

PROJECT NUMBER:	SP2024-043
PROJECT NAME:	Site Plan for Rockwall Medical Building
SITE ADDRESS/LOCATIONS:	2651 S GOLIAD ST, ROCKWALL, TX 75032

CASE CAPTION: Discuss and consider a request by Jake Hodges of Kimley-Horn on behalf of Jeff Brockette of Vue Real Estate for the approval of a Site Plan for a Medical Office Building on a 8.4841-acre tract of land identified as Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the southeast corner of the intersection of S. Goliad Street [SH-205] and SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PLANNING	Bethany Ross	10/23/2024	Approved w/ Comments	

10/23/2024: SP2024-043; Site Plan for a Medical Office Building

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

I.1 This is a request by Jake Hodges of Kimley-Horn on behalf of Jeff Brockette of Vue Real Estate for the approval of a Site Plan for a Medical Office Building on a 8.4841-acre tract of land identified as Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the southeast corner of the intersection of S. Goliad Street [SH-205] and SH-276.

1.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (SP2024-043) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

1.4 The subject property will be required to be replatted after the engineering process to establish the new easements.

M.5 Provide a physical Material Sample Board with samples of the material used on the building before the Architecture Review Board (ARB) meeting on October 29, 2024. (Subsection 03.04.A, Article 11, UDC)

M.6 Site Plan

- 1) All parking spaces shall be 9'x20'. (Engineering Standards of Design and Construction)
- 2) All overhead utilities shall be placed underground. (Subsection 06.02.H, Article 05, UDC)
- 3) A five (5)-foot sidewalk will be required along S Goliad and SH-276. (Subsection 03.04.B, of Article 11, UDC)
- 4) The building setback along S. Goliad is 25 feet. (Subsection 06.02.D.1(d), Article 05, UDC)
- 5) Please show the City of Heath water line located on the north side of the property for reference. (03.041.A, Article 11, UDC)
- 6) Indicate the fire lanes. (Subsection 03.04.A, Article 11, UDC)
- 7) Indicate the location of all existing and proposed fire hydrants. (Subsection 03.04.A, Article 11, UDC)

M.7 Landscape Plan

1) All landscape buffers shall incorporate ground cover, a built-up berm and shrubbery or a combination thereof along the entire length of the frontage. Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48- inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage along the Primary Roadway. (Subsection 06.02.E, Article 05, UDC)

2) Provide the actual impervious area vs. landscape area. (Subsection 01.01.B, of Article 05, UDC) Currently the landscape plan shows 100% pervious which is not correct. The maximum allowable impervious surface is 85%.

3) The generators will need to be screened. The screening must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission) and Canopy Trees on 20-foot centers. (Subsection 01.05.E, Article 05, UDC)

4) Residential Adjacency screening is required along the east property line. Where the property immediately abuts a residential zoning district or residentially used property a minimum 25-foot wide landscaped buffer must be installed for buildings with a building footprint of 25,000 SF to 49,999 SF in area. (Subsection 04.01.E(4), Article 05, UDC) In this case, a 25-foot wide landscape buffer is required on the east property line. In addition, any non-residential land use that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening (i.e. [1] small to mid-sized shrubs, large shrubs or accent trees, and canopy trees or [2] evergreen trees and canopy trees) along the entire length of the adjacency. The canopy trees shall be placed on 20-foot centers. (Subsection 05.02.B, Article 08, UDC)

5) Detention area is required to have 1 canopy tree per 750 SF and one (1) accent per 1,500 SF of dentetion. Please show this on the landscape plan. (Subsection 05.03.D, Article 08, UDC)

6) The Dumpster and generators shall be screened with evergreen shrubs. (Subsection 01.05.B, Article 05, UDC)

7) Please indicate Decomposed Gravel (DG) on the landscape plan index. Is the DG contained in some way (i.e. glue, concrete edging, etc.)?

### M.8 Treescape Plan

1) Any Cedar tree less than eight (8)-foot in height are not protected. Any Cedar tree more than eight (8)-foot in height is required four (4) inches of mitigation. (Subsection 05, Article 09, UDC) If the chittamwood is in declining health -- less than a two (2) on a five (5)-point scale, the mitigation required would be zero (0). Please update the provided table to reflect the heights and updated mitigation as shown in the example table below:

### M.9 Building Elevations

1) Building does not meet four (4)-sided architecture requirements. Specifically, the minimum length of the secondary element and primary entryway is not met on the elevations. This will require a variance from the Planning and Zoning Commission. (Subsection 06.02.C.5, of Article 05, UDC)

- 2) Dash in the Roof Mounted Mechanical Equipment on the building elevations to ensure these will be screened from view. (Subsection 01.05.C, Article 05, UDC)
- 3) Parapets shall be extended back and finished on the backside, same as front. (Subsection 05.01.A.2, Article 05, UDC)
- 4) Provide a note indicating a self-latching gate on the dumpster. (Subsection 01.05.B, of Article 05, UDC)
- 5) Building materials do not meet the 90% masonry requirement. This will require a variance from the Planning and Zoning Commission. (Subsection 06.02.C, of Article 05, UDC)
- 6) Building materials do not meet the 20% stone requirement. This will require a variance from the Planning and Zoning Commission. (Subsection 06.02.C, of Article 05, UDC)

M.10 Staff has identified the following variance(s) associated with the proposed request: [1] Four (4)-sided Architecture, [2] Primary Articulation, [3] 20% stone, [4] 90% masonry, [5] excess of 10% secondary materials, and [6] natural stone. Should you decide to request these items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2)

compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

M.11 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on November 5, 2024 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.

I.13 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on October 29, 2024.
- (2) Planning & Zoning meeting/public hearing meeting will be held on November 12, 2024.

I.14 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 requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

ENGINEERING Madelyn Price 10/23/2024 Approved w/ Comments	DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	ENGINEERING	Madelyn Price	10/23/2024	Approved w/ Comments

10/23/2024: 1. There is no existing storm drainage pipes to outfall to. Will you outfall via sheet flow?

2. City of Rockwall Public Park

- 3. You need to extend your sidewalk all the way across your frontage.
- 4. Sanitary sewer must be in a easement with a minimum of 10' on either side of main.
- 5. Inlets cannot be on the side of parking stalls. Needs to be at the end.
- 6. Maximum length of a dead end water line is 50'. Must connect to a looped system.
- 7. Access easement from ROW to this point required.
- 8. 16" water
- 9. All parking spaces must be min 20'x9'.
- 10. 10' Utility easement along all roadway frontages
- 11. 12" water line stub
- 12. This connection will need to be made by dry bore and steel encased. Cannot open cut S. Goliad St.
- 13. Show ROW line in this area.
- 14. This connection will need to be made by dry bore and steel encased. Cannot open cut SH 276.
- 15. 16" water

General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines will need to be placed underground.

- A TIA is required. Review fees apply. TIA must be approved before engineering permit may be issued. Improvements identified within TIA must be constructed.
- Tree Mitigation will be required for the removal of trees on site.
- City driveway spacing and TXDOT driveway spacing requirements must be met.
- Additional comments may be provided at time of Engineering.

### Drainage Items:

- Detention is required. Drainage calculations based on property zoning, not land area use. Must detain to pre-developed flows.
- Existing flow patterns must be maintained.
- Detention ponds must be in a drainage easement located at the 2' freeboard elevation.
- No vertical walls allowed in detention easement. Max 4:1 side slopes.
- No public water or sewer allowed within the detention easement.
- An emergency spillway is required for the detention pond.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- No grate inlets allowed
- 100-year WSEL must be called out for detention ponds.
- FFE for all buildings must be called out when adjacent to detention pond. Minimum 2' above 100-year WSEL.
- All dumpster areas shall drain to an oil/water separator and then into the storm system.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- \$432.47/acre sewer pro-rata
- Public sewer to be 8" minimum.
- Any water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Any utility connects across existing roadways must be completed by dry bore. Open cutting will not be allowed.
- Any utility work or driveway connections within TXDOT ROW will require a TXDOT permit. City shall submit TxDOT permit.
- Must install a 16" water main along S. Goliad St frontage and a 16" water main along SH 276 per City master plans. Dedicate easements.
- Commercial sanitary sewer service line size is minimum 6" and must connect to a manhole.
- Water to be 10' separated from storm and sewer lines.
- Must install all water and sanitary sewer per Master Water and Wastewater Master Plan that is within or adjacent to property.
- Sanitary sewer must must connect to City mains at a manhole.

### Roadway Paving Items:

- All new paving to be steel reinforced concrete.
- Fire lane to be 24' wide and in a platted easement.
- No dead-end parking allowed without a city approved turn around. Parking to be 20'x9' min. All drive aisles to be a minimum of 24' in width.
- Sidewalk required along public and TXDOT roadways.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- TXDOT driveway spacing requirements and City driveway spacing requirements must be met.
- TxDOT permit will be submitted by the City.
- Must comply with the results of the TIA, once completed.

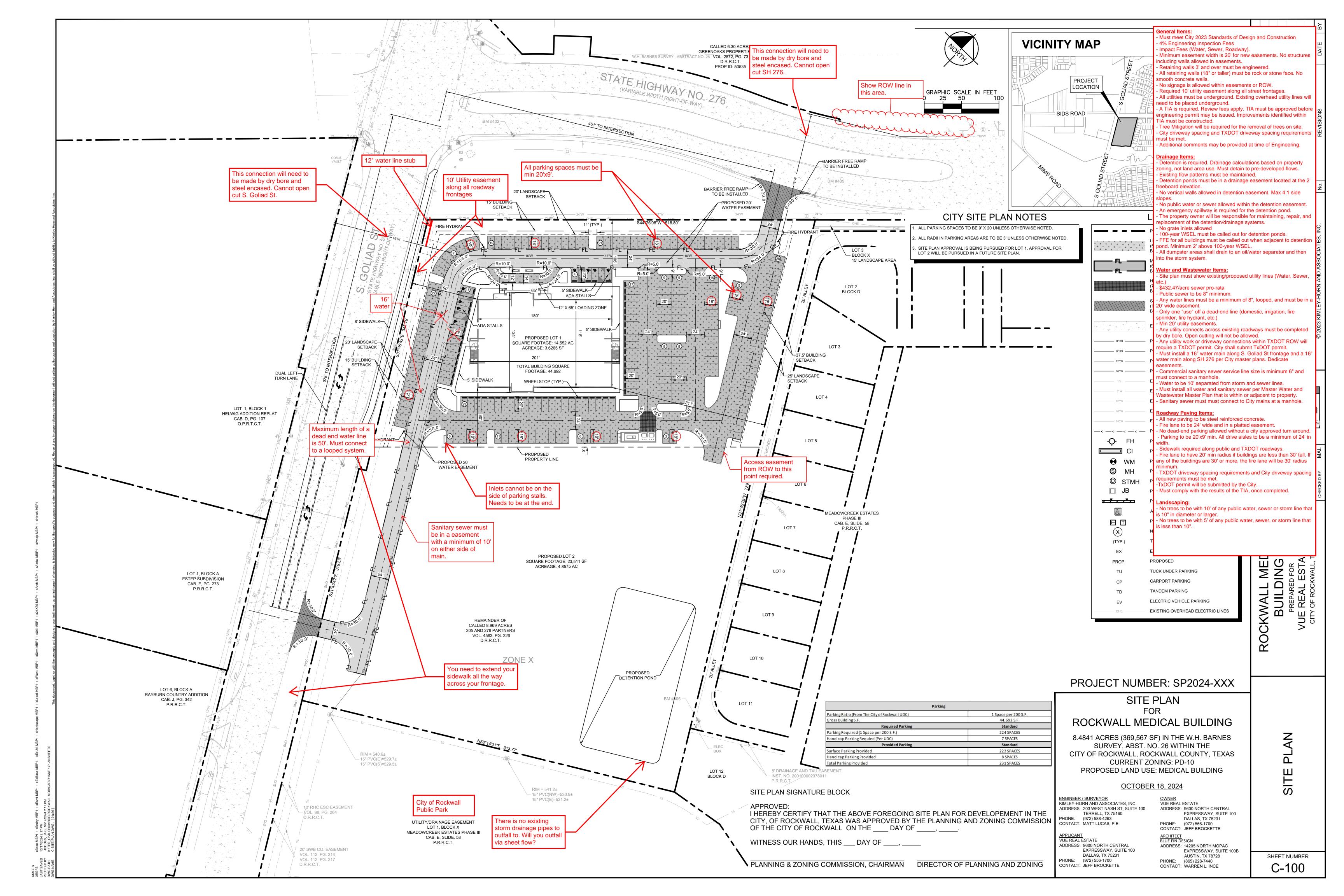
### Landscaping:

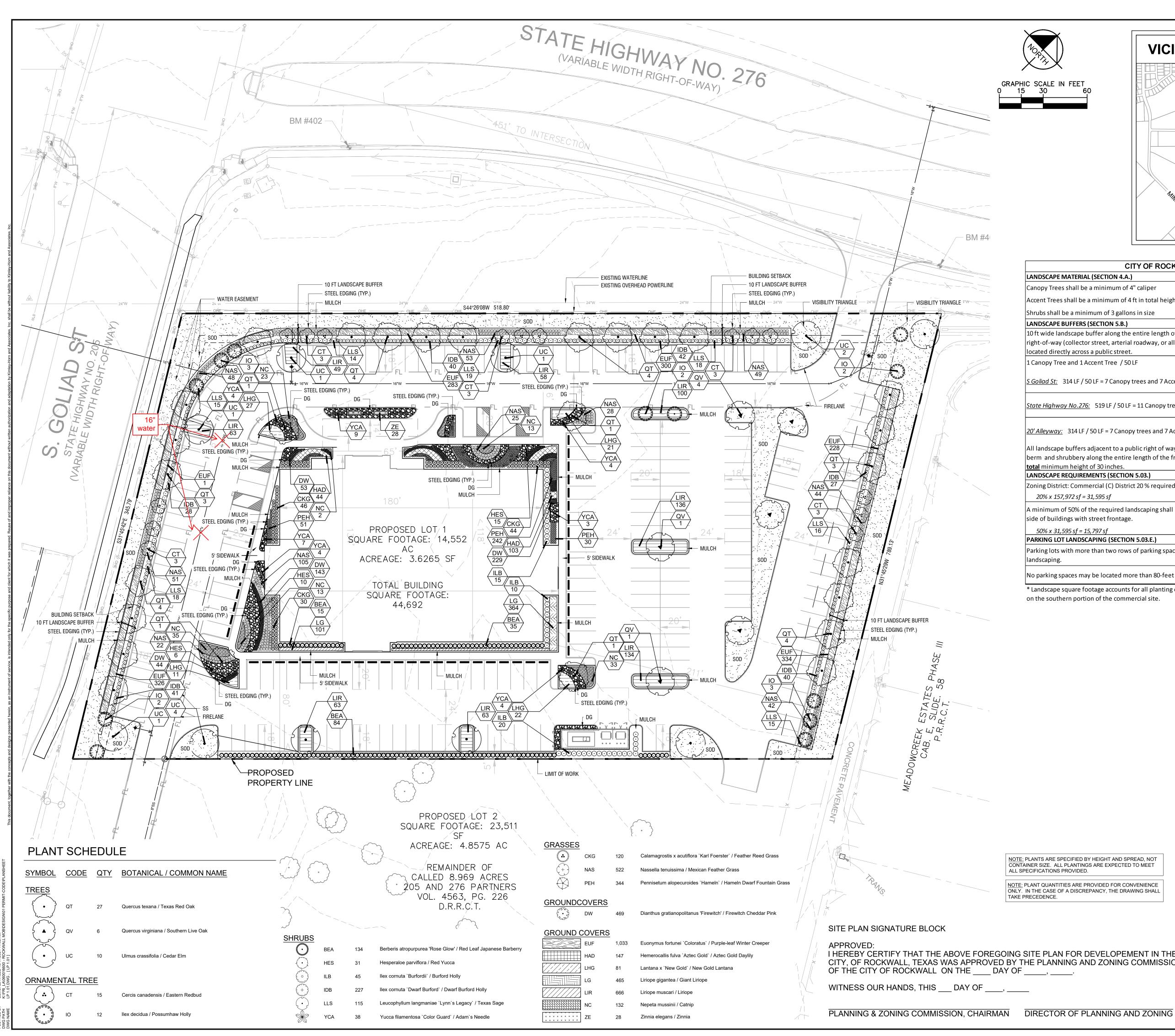
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

BUILDING	Craig Foshee	10/24/2024	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
FIRE	Ariana Kistner	10/22/2024	Needs Review	
parapet walls, whichever is gro system and having firefighter a One or more of the required a	eater. Where approved by the fire code official, b access through an enclosed stairway with a Clas ccess routes meeting this condition shall be loca	urement to the eave of a pitched roof, the intersectio pulldings of Type IA, Type IB, or Type IIA construction as I standpipe from the lowest level of fire department ted not less than 15 feet and not greater than 30 feet partial fire approximation and the partial for a statement to a statement of the statement of the statement of the statement ted not less than 15 feet and not greater than 30 feet	equipped throughout with an automatic sprinkler t vehicle access to all roof surfaces is exempt. t from the building and shall be positioned	
parallel to one entire side of th	e building. The side of the building on which the	aeriai lire apparatus access road is positioned snall	be approved by the fire code official.	
	e building. The side of the building on which the REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
DEPARTMENT	5			
<u>DEPARTMENT</u> GIS 10/21/2024: Assigned Addres	REVIEWER Lance Singleton s will be 2651 S GOLIAD ST, ROCKWALL, TX 7	DATE OF REVIEW 10/21/2024 75032	STATUS OF PROJECT	
DEPARTMENT GIS 10/21/2024: Assigned Addres Future suite numbers shall foll	REVIEWER Lance Singleton	DATE OF REVIEW 10/21/2024 75032	STATUS OF PROJECT	
<u>DEPARTMENT</u> GIS 10/21/2024: Assigned Addres Future suite numbers shall foll <u>DEPARTMENT</u>	REVIEWER Lance Singleton s will be 2651 S GOLIAD ST, ROCKWALL, TX 7 ow our addressing standards: https://www.rockv	DATE OF REVIEW 10/21/2024 75032 vall.com/pz/GIS/AddressingStandards.pdf	STATUS OF PROJECT Approved w/ Comments	
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10/22/2024: 1. There are better varieties of Bermudagrass available such as Tif Tuf and Tahoma 31 that are more drought, cold, wear and shade tolerant than common.





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	/ICINITY MAP	Ì	N.T.S.	DATE
ALE IN FEET	PROJECT DCCATION SIDS ROAD MMS ROAD HIS OND BOCKWALL LANDSCAPE REQUIREMEN	SH 276		
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Trees shall be a minimum of 4 ft in tot		Yes	Yes	RIA OFFICE , TX 75240 , X: 972-239 , X: 972-239 , X: 972-239 , X: 972-239 , X: 972-239 , X: 972-239
shall be a minimum of 3 gallons in size	2	REQUIRED	PROVIDED	GALLERIA GALLERIA ALLAS, TX 300 FAX:: HORN.COM
ide landscape buffer along the entire l f-way (collector street, arterial roadwa directly across a public street.	ength of any non-residential lot that abuts a public ay, or alleyway) or residentially zoned that is	10 ft	10 ft	70-1 TOR: TOR:
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i <u>ghway No.276:</u> 519 LF / 50 LF = 11 Car	nopy trees and 11 Accent Trees	11 Canopy Trees 11 Accent Trees	11 Canopy Trees 11 Accent Trees	
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nd shrubbery along the entire length	nt of way shall incorporate ground cover, a built-up of the frontage. Berms and shrubbery shall have a	30 in	30 in	PRELIMINARY
inimum height of 30 inches. CAPE REQUIREMENTS (SECTION 5.03.)		REQUIRED	PROVIDED	FOR REVIEW ONLY Not for construction or permit purposes.
District: Commercial (C)	equired landscaping areas	31,595 sf (20%)	43,923 sf (27.8%)	P.L.ANIKOLAUS B. ADAMS L.A. No3404Date10/17/2024
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king spaces may be located more than	80-feet from the trunk of a canopy tree.	80 ft	80 ft	KHA P 0600 0600 10/17 10/17 scale Designed Drawn BY
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PLAN FOR DEVELOPEMENT I	N THE	VUE REAL ESTAT ADDRESS: 9600   EXPR		AND

	PROJECT NUMB	ER: SP2024-XXX	
	LANDSC FC ROCKWALL MEI		Z
GHT AND SPREAD, NOT E EXPECTED TO MEET	8.4841 ACRES (369,567 S SURVEY, ABST. N	SF) IN THE W.H. BARNES	PLAN
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ELOPEMENT IN THE ZONING COMMISSION	<u>OCTOBER</u> <u>ENGINEER / SURVEYOR</u> KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 PHONE: (972) 588-4263 CONTACT: MATT LUCAS, P.E. <u>APPLICANT</u> VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100	<u>2 18, 2024</u> <u>OWNER</u> VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE <u>ARCHITECT</u> BLUE FIN DESIGN ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B	LANDSCAPE
	DALLAS, TX 75231	AUSTIN, TX 78728	SHEET NUMBER

PHONE: (865) 228-7440

CONTACT: WARREN L. INCE

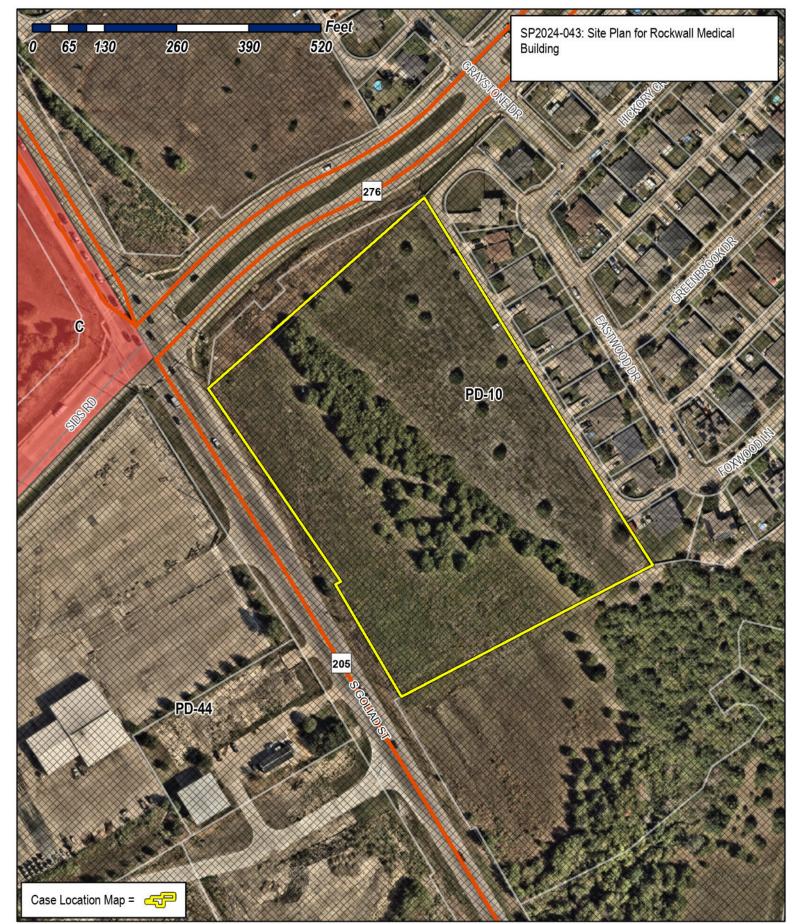
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PHONE: (972) 556-1700

CONTACT: JEFF BROCKETTE

	DEVELOPM City of Rockwall Planning and Zou 385 S. Goliad Stree Rockwall, Texas 75	t	TION	PLA <u>NOT</u> CITY SIGN DIRE	AFF USE ONLY ANNING & ZONING CASE NO. TE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE Y UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE NED BELOW. ECTOR OF PLANNING: Y ENGINEER:
PLEASE CHECK THE	APPROPRIATE BOX BELOW	TO INDICATE THE TYPE OF	DEVELOPMEN	IT RE	EQUEST [SELECT ONLY ONE BOX]:
PRELIMINARY     FINAL PLAT (\$:     REPLAT (\$300.     AMENDING OF     PLAT REINSTA     SITE PLAN APPLI     SITE PLAN (\$23	(\$100.00 + \$15.00 ACRE) <sup>1</sup> PLAT (\$200.00 + \$15.00 ACRE) 300.00 + \$20.00 ACRE) <sup>1</sup> 00 + \$20.00 ACRE) <sup>1</sup> MINOR PLAT (\$150.00) TEMENT REQUEST (\$100.00)				ICATION FEES: HANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup> USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&amp;2</sup> DPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup> CATION FEES: DVAL (\$75.00) REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup> THE FEE. PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE C FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT JUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING
			PERMIT.		
	ORMATION [PLEASE PRINT]				
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CURRENT ZONIN			-	USE	Undeveloped
PROPOSED ZONIN	3 PD-10		PROPOSED		
		LOTS [CURRENT]		002	LOTS [PROPOSED] 2
ACREAG	E 8.4841	LOIS [CORRENT]	NA		
REGARD TO ITS	<u>D PLATS</u> : BY CHECKING THIS B APPROVAL PROCESS, AND FAIL DENIAL OF YOUR CASE.	OX YOU ACKNOWLEDGE THA URE TO ADDRESS ANY OF ST.	T DUE TO THE AFF'S COMMEN	PASS TS BY	SAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH Y THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
OWNER/APPLIC	ANT/AGENT INFORMA	TION [PLEASE PRINT/CHEC	K THE PRIMAR		NTACT/ORIGINAL SIGNATURES ARE REQUIRED]
OWNER	Vue Real Estate			ANT	Kimley-Horn
CONTACT PERSON	Jeff Brockette	C	ONTACT PERS	SON	Jake Hodges
ADDRESS	9600 N Central Exp	oressway	ADDRE	ESS	203 W Nash St, Suite 100
	Suite 100				
CITY, STATE & ZIP	Dallas, Texas 7523	<b>1</b> 0	CITY, STATE &	ZIP	Terrell, Texas 75160
PHONE	Address		PHC	DNE	972-588-4263
E-MAIL	Dani.carr@vuereal	estate.com	E-M	IAIL	Jake.Hodges@kimley-horn.com
BEFORE ME. THE UNDER	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS D ION ON THIS APPLICATION TO BE	AY PERSONALLY APPEARED _ E TRUE AND CERTIFIED THE FO	DELLOWING:	1]	Brockette [OWNER] THE UNDERSIGNED, WHO
"I HEREBY CERTIFY THAT S	TO COVER THE CO	ST OF THIS APPLICATION, HAS B	EEN PAID TO TH	ECIT	TED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF Y OF ROCKWALL ON THIS THE DAY OF OCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE
	D WITHIN THIS APPLICATION TO FION WITH THIS APPLICATION. IF SI				E TO A REQUEST OBSULLIUNFORMED VEY L. TOMLINSON
GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON THIS	THE 14 DAY OF OCTO	ber .	202	Notary Public, State of Texas Comm. Expires 06-02-2025 Notary ID 133133189
	OWNER'S SIGNATURE	Suge	Nº.		
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS	Kelly a go	un	~	MY COMMISSION EXPIRES 6/2/2025

DEVELOPMENT APPLICATION + CITY OF ROCKWALL + 385 SOUTH GOLIAC STREET + ROCKWALL, TX 75087 + (P] (972) 771-7745

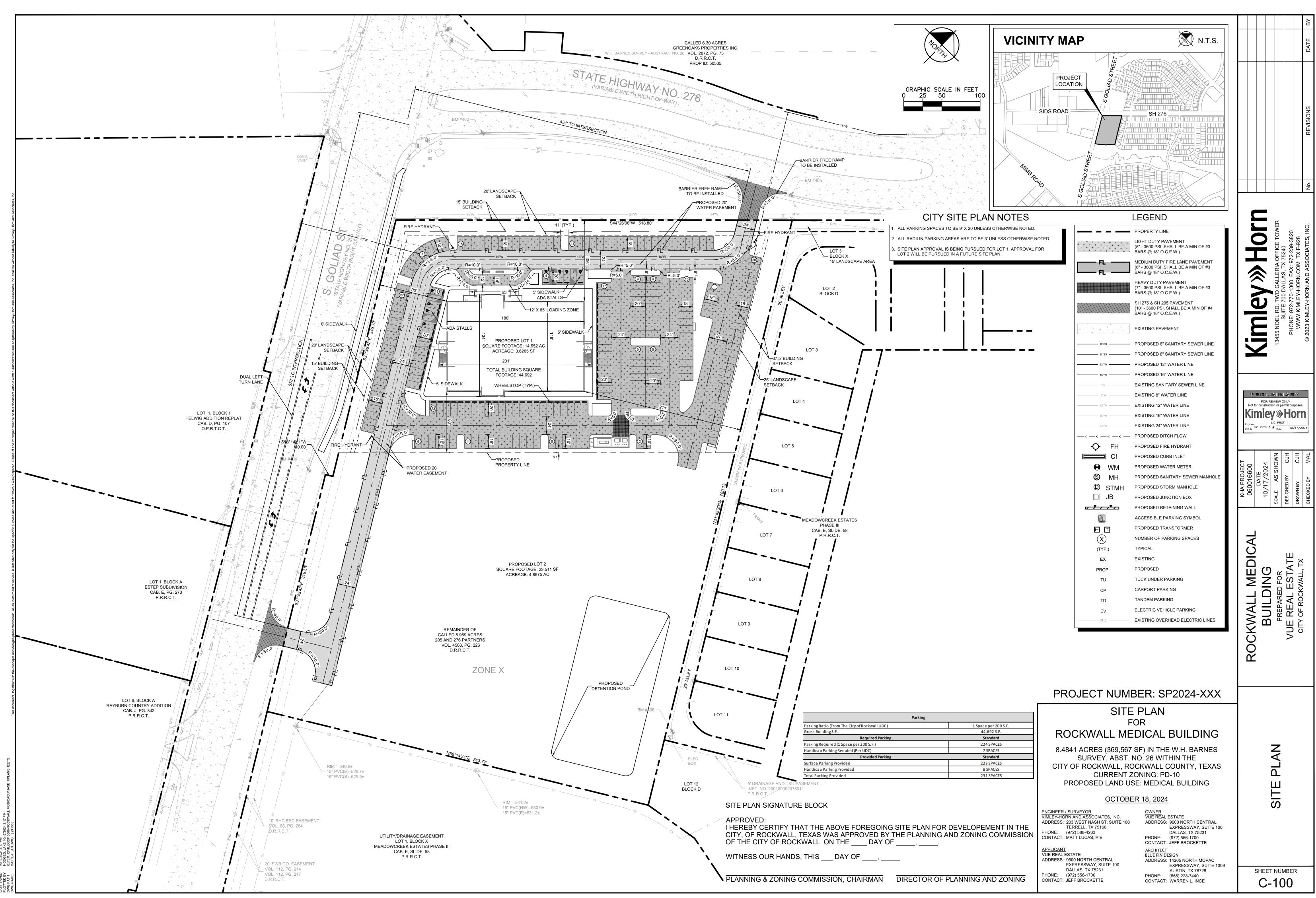




City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com

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.













-EXPOSED TILT PANEL (FINISH W/ DARK MASONRY TONE EPT-2)

ΓΙΟΝ		
RED FROM	6	<u>PROJECTION HEIGHT.</u> THE PRIMARY AND SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT SHALL EXTEND A MINIMUM OF 25% OF THE WALL HEIGHT ABOVE THE TOP OF
EVATIONS)		THE WALL (I.E. 25% X 1 $\leq$ 6).
NOT ( 1 ≥ 2).		35'-4"(125%) = 8'-10" OR 44'-2" TOTAL (COMPLIES) PROPOSED AT 9'-2" OR 44'-6" TOTAL.
ED IS 105'-0".		PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE
<u>r length.</u> Way or 25% of	7	PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL MEET ALL OF THE SAME PROJECTIONS AS THE SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT, BUT SHALL EXTEND A MINIMUM OF TWICE THE LENGTH OF THE SECONDARY ELEMENT (I.E. 2 X $3 \ge 7$ )
WN -		NORTH/SOUTH ELEVATION: (NEED TO REQUEST VARIANCE) (2)26'-3" = 52'-6" (DOES NOT COMPLY) SHOWN AT 30'-0".
SHOWN -		EAST/WEST ELEVATION: (NEED TO REQUEST VARIANCE) (2)13'-1 1/2" = 26'-3" (COMPLIES) SHOWN AT 33'-1".
ON FOR A	A	ADDITIONAL ARCHITECTURAL ELEMENT
25% X 1 ≤ 4).		ADDITIONAL NOTES:
		SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR EXPOSED CONCRETE TILT PANEL VS. MASONRY
ECTURAL E PRIMARY ELEMENT CTION (I.E. 2		SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR CUSTOM CONCRETE MASONRY UNITS FOR 20% STONE.

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BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If not shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions and conditions of job site.

REVISIONS DATE # DESCRIPTION

DATE: 2024.10.17

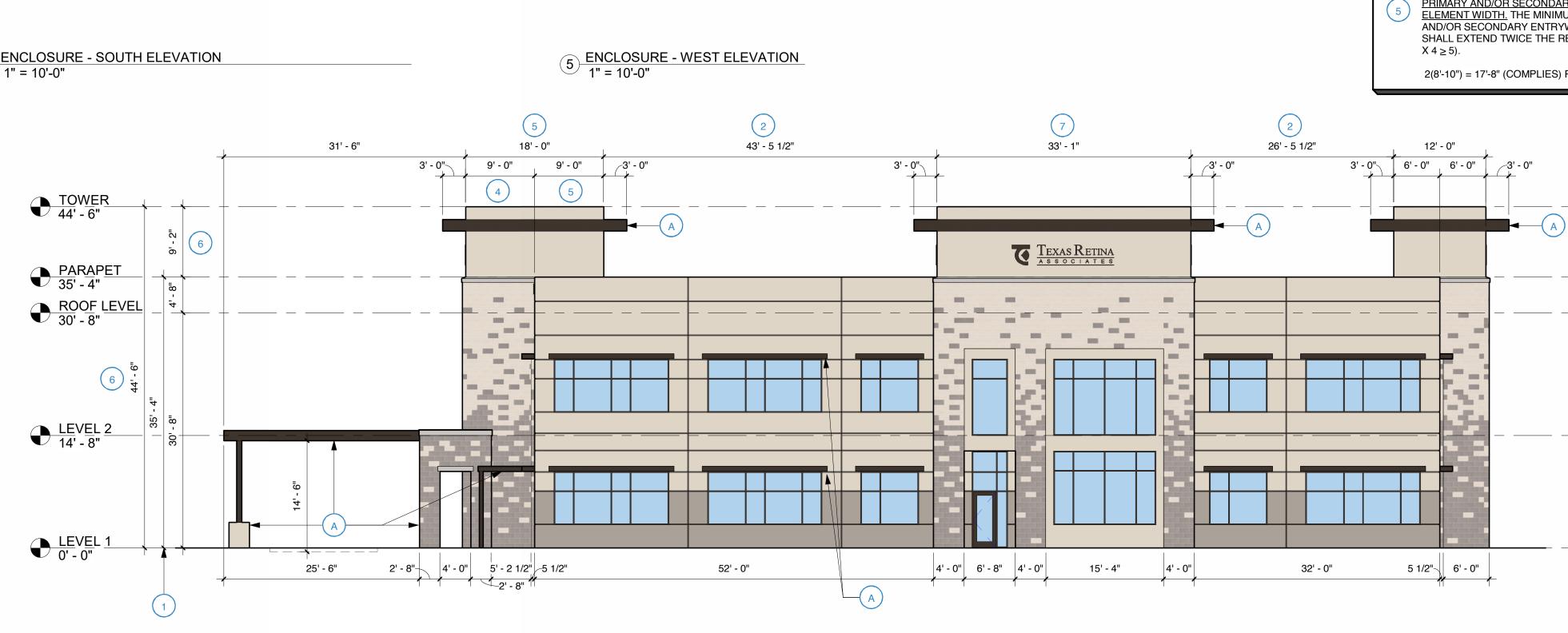
DRAWN BY: WLI

> **EXTERIOR ELEVATIONS -**COLOR

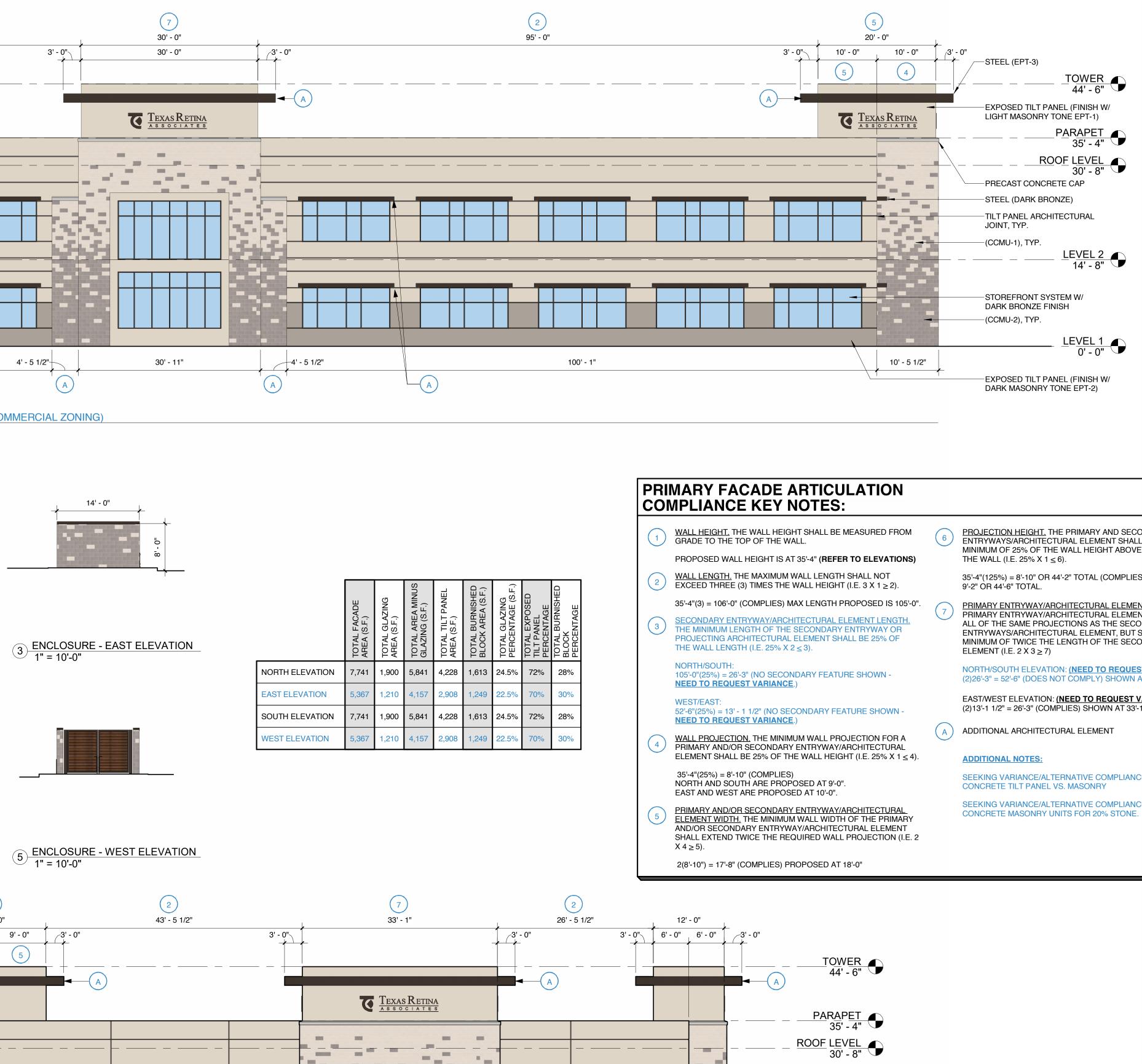
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF

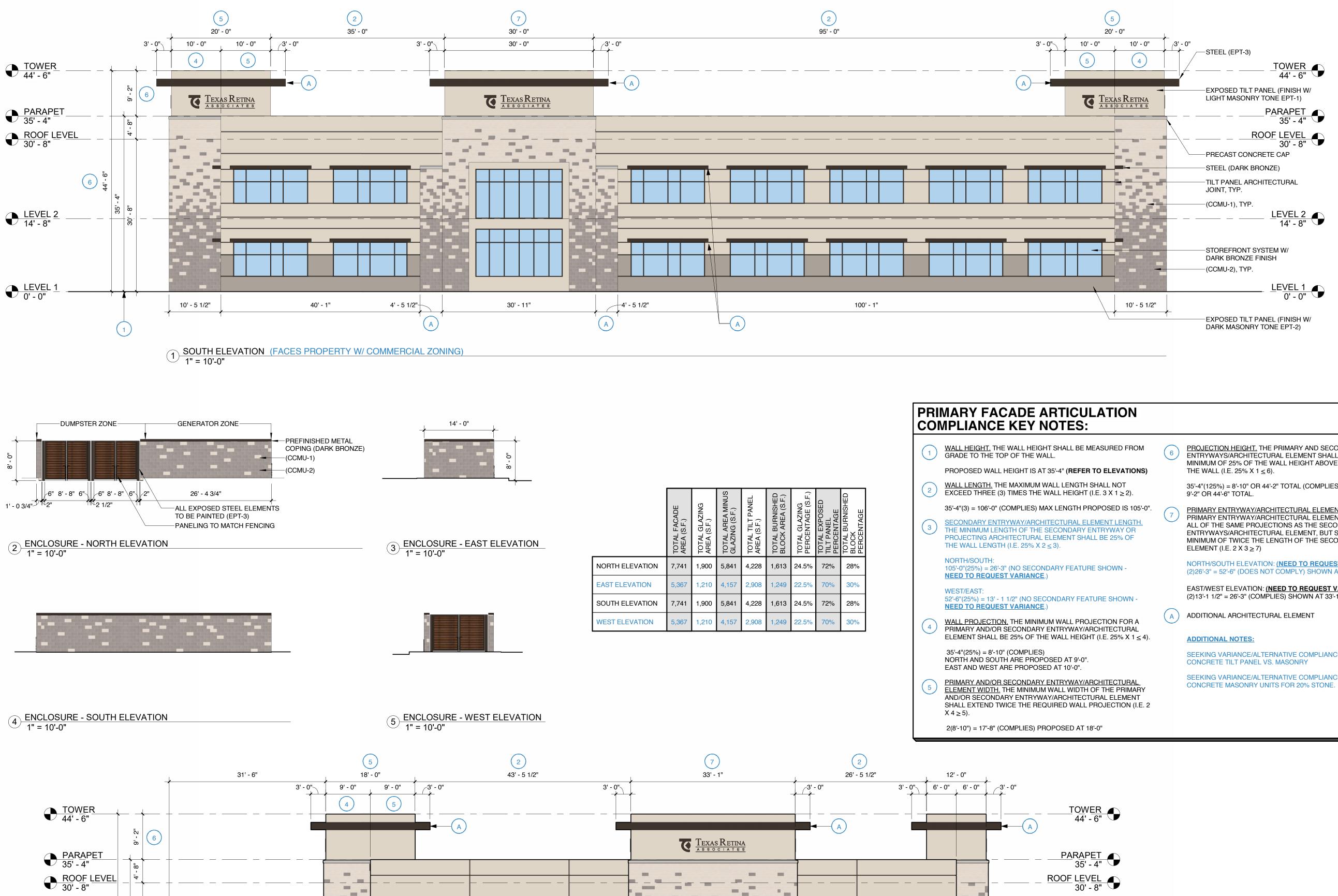
WITNESSED OUR HANDS, THIS \_\_\_\_ DAY OF

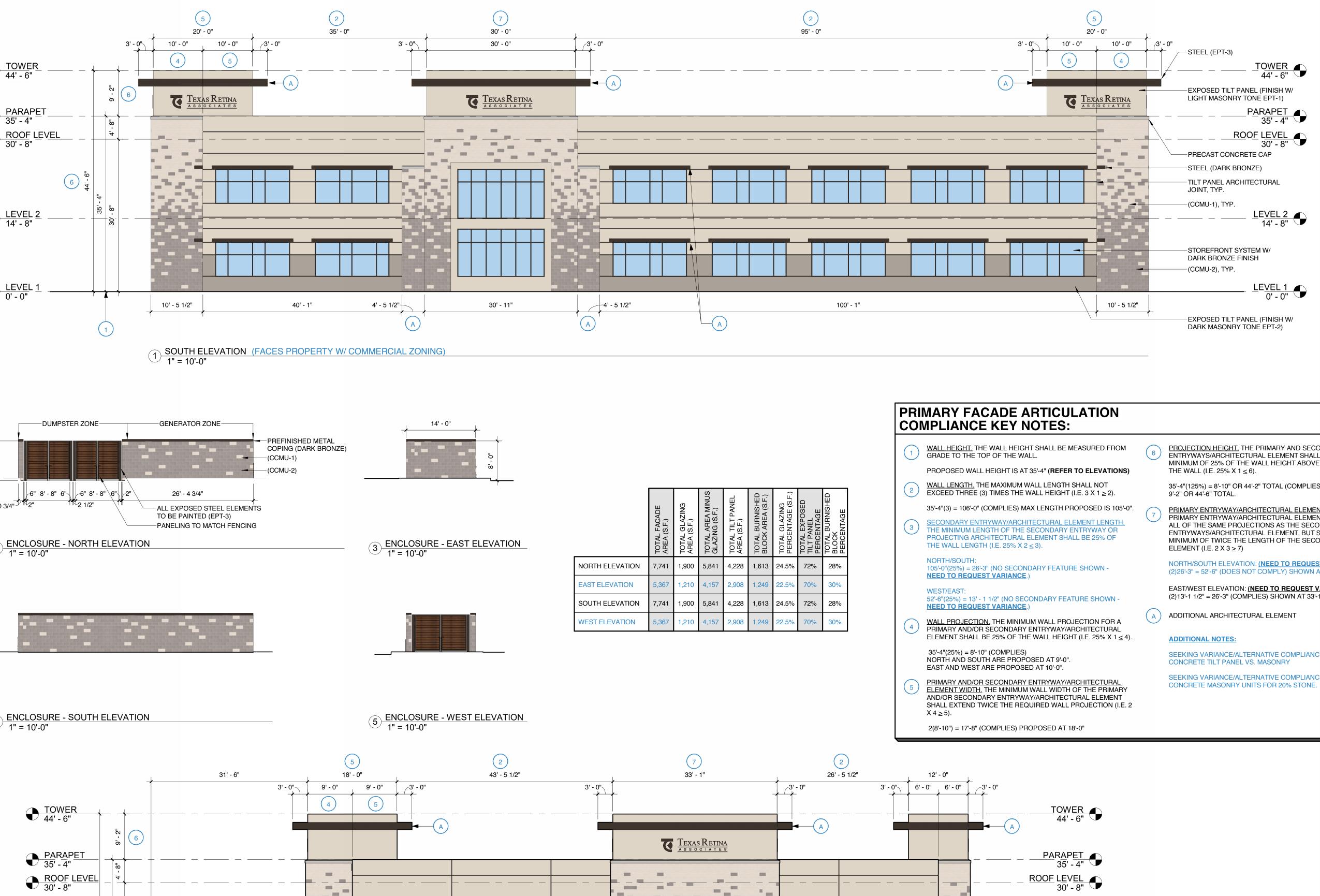












ON		
FROM	6	<u>PROJECTION HEIGHT.</u> THE PRIMARY AND SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT SHALL EXTEND A MINIMUM OF 25% OF THE WALL HEIGHT ABOVE THE TOP OF THE WALL (I.E. 25% X 1 $\leq$ 6).
T <u>≥</u> 2).		35'-4"(125%) = 8'-10" OR 44'-2" TOTAL (COMPLIES) PROPOSED AT 9'-2" OR 44'-6" TOTAL.
IS 105'-0". <u>NGTH.</u> ( OR • OF	7	PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL MEET ALL OF THE SAME PROJECTIONS AS THE SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT, BUT SHALL EXTEND A MINIMUM OF TWICE THE LENGTH OF THE SECONDARY ELEMENT (I.E. 2 X $3 \ge 7$ )
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OR A URAL	A	ADDITIONAL ARCHITECTURAL ELEMENT
5 X 1 <u>&lt;</u> 4).		ADDITIONAL NOTES:
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<u>URAL</u> RIMARY MENT ON (I.E. 2		SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR CUSTOM CONCRETE MASONRY UNITS FOR 20% STONE.



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### BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If not shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions and conditions of job site.

REVISIONS DESCRIPTION DATE #

DATE: 2024.10.17 DRAWN BY: WLI

**EXTERIOR** 

**ELEVATIONS -**COLOR



<u>LEVEL 1</u> 0' - 0" SITE PLAN SIGNATURE BLOCK

LEVEL 2 14' - 8"

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_

WITNESSED OUR HANDS, THIS \_\_\_\_ DAY OF

AS INDICATED



**NORTHWEST PERSPECTIVE/RENDERING - VIEW FROM STATE HIGHWAY 276** 



**SOUTHWEST PERSPECTIVE/RENDERING - VIEW FROM STATE HIGHWAY 205** 

# **BOARD**:



(**CCMU-1):** CUSTOM CONCRETE MASONRY UNIT MFR: FEATHERLITE FINISH: LIMESTONE MORTAR: TBD

(**CCMU-2):** CUSTOM CONCRETE MASONRY UNIT MFR: FEATHERLITE FINISH: GRAY

MORTAR: TBD

STOREFRONT SYSTEM: MFR: KAWNEER OR EQUAL FINISH: DARK BRONZE ANODIZED



(**SOFFIT):** SOFFIT MATERIAL MFR: MAC METAL COLLECTION: HARRYWOOD FINISH: CORK

# FINISH LEGEND - MATERIAL

(**EPT-1):** EXTERIOR PAINT MFR: SHERWIN WILLIAMS







FINISH: SW7516 KESTREL WHITE

**(EPT-2):** EXTERIOR PAINT MFR: SHERWIN WILLIAMS FINISH: SW7024 FUNCTIONAL GRAY



(**EPT-3):** EXTERIOR PAINT MFR: SHERWIN WILLIAMS FINISH: SW7048 - URBANE BRONZE



24115

0

BFD #:







BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If not shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions and conditions of job site.

REVISIONS DATE # DESCRIPTION

DATE:	2024.10.17
DRAWN BY:	WLI



DRAWING NUMBER:

SCALE:

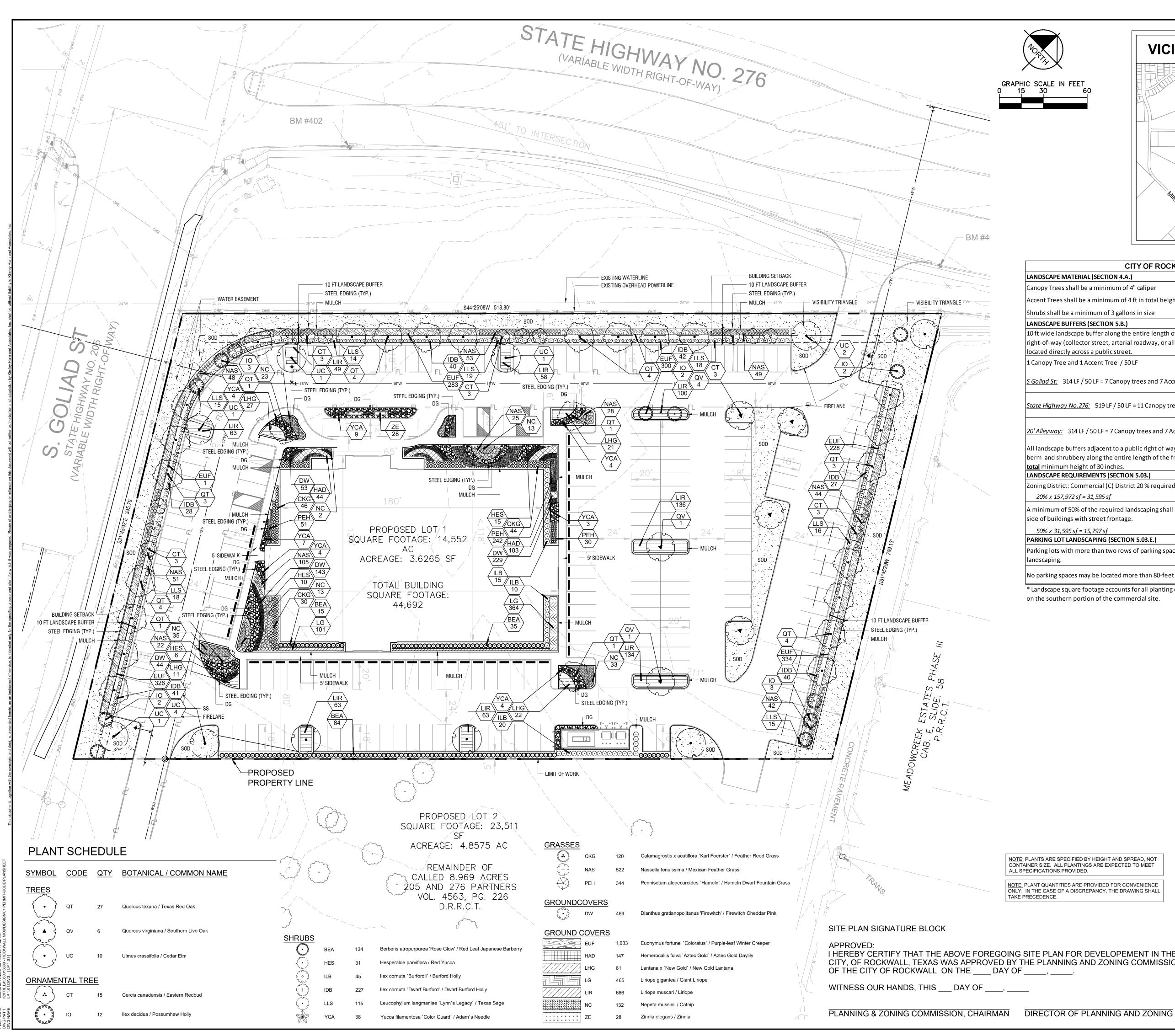


AS INDICATED

SITE PLAN SIGNATURE BLOCK

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				∑a la
	/ICINITY MAP	Ì	N.T.S.	DATE
ALE IN FEET	PROJECT DCCATION SIDS ROAD MMS ROAD MMS ROAD BOCKWALL LANDSCAPE REQUIREMEN	SH 276		
CAPE MATERIAL (SECTION 4.A.) y Trees shall be a minimum of 4" calipe	r	REQUIRED	PROVIDED	D OFFICE TOW 75240 T72-239-3820 TX F-928 OCIATES, IN
Trees shall be a minimum of 4 ft in tot		Yes	Yes	RIA OFFICE , TX 75240 , X: 972-239 , X: 972-239 , X: 972-239 , X: 972-239 , X: 972-239 , X: 972-239
shall be a minimum of 3 gallons in size	2	REQUIRED	PROVIDED	GALLERIA GALLERIA ALLAS, TX 300 FAX:: HORN.COM
ide landscape buffer along the entire l f-way (collector street, arterial roadwa directly across a public street.	ength of any non-residential lot that abuts a public ay, or alleyway) or residentially zoned that is	10 ft	10 ft	70-1 TOR: TOR:
py Tree and 1 Accent Tree / 50 LF		7 Canony Traca	7 Canony Trace	
<u>d St:</u> 314 LF / 50 LF = 7 Canopy trees ar	nd 7 Accent Trees	7 Canopy Trees 7 Accent Trees	7 Canopy Trees 7 Accent Trees	a455 NOEI S PHONE WWW
i <u>ghway No.276:</u> 519 LF / 50 LF = 11 Car	nopy trees and 11 Accent Trees	11 Canopy Trees 11 Accent Trees	11 Canopy Trees 11 Accent Trees	
<u>vway:</u> 314 LF / 50 LF = 7 Canopy trees a	and 7 Accent Trees	7 Canopy Trees 7 Accent Trees	7 Canopy Trees 7 Accent Trees	
nd shrubbery along the entire length	nt of way shall incorporate ground cover, a built-up of the frontage. Berms and shrubbery shall have a	30 in	30 in	PRELIMINARY
inimum height of 30 inches. CAPE REQUIREMENTS (SECTION 5.03.)		REQUIRED	PROVIDED	FOR REVIEW ONLY Not for construction or permit purposes.
District: Commercial (C)	equired landscaping areas	31,595 sf (20%)	43,923 sf (27.8%)	P.L.ANIKOLAUS B. ADAMS L.A. No3404Date10/17/2024
num of 50% of the required landscapir buildings with street frontage.	ng shall be located in the front of and along the	15,797 sf (50%)	*15,797 sf (50%)	T + + KAE KAE NBA
5 x 31,595 sf = 15,797 sf IG LOT LANDSCAPING (SECTION 5.03.E	-	REQUIRED	PROVIDED	PROJECT 0016600 DATE 17/2024 AS SHOWN AS SHOWN ED BY KAE BY KAE DBY NBA
lots with more than two rows of park pping.	ing spaces shall have a minimum of 200 sf of	200 sf	200 sf	BY BY BY BY
king spaces may be located more than	80-feet from the trunk of a canopy tree.	80 ft	80 ft	KHA P 0600 0600 10/17 10/17 scale Designed Drawn BY
southern portion of the commercial si	Tota Tota *Refer <u>NOTE:</u> IRRIG	Pervious 100% (157,972 sf) I Mitigation Require I Mitigation Provide to Tree Mitigation ATION WILL MEET REC TO SHEET LP 3.03 TO S	ed: 280 in Plan	ROCKWALL MEDICAL BUILDING PREPARED FOR VUE REAL ESTATE CITY OF ROCKWALL, TX
ARE SPECIFIED BY HEIGHT AND SPREAD, NC E. ALL PLANTINGS ARE EXPECTED TO MEET FIONS PROVIDED. JANTITIES ARE PROVIDED FOR CONVENIENC ASE OF A DISCREPANCY, THE DRAWING SHANCE.	CE ALL BALL CE ALL F CE CE CE CE CE CE CE CE CE CE CE CE CE	CAPE PLAN OR DICAL BU SF) IN THE W. NO. 26 WITHIN CKWALL COU ONING: PD-10 SE: MEDICAL B R 18, 2024 OWNER	N JILDING H. BARNES THE NTY, TEXAS UILDING	DSCAPE PLAN
PLAN FOR DEVELOPEMENT I	N THE	VUE REAL ESTAT ADDRESS: 9600   EXPR		AND

	PROJECT NUMB	ER: SP2024-XXX	
	LANDSC FC ROCKWALL MEI		Z
GHT AND SPREAD, NOT E EXPECTED TO MEET	8.4841 ACRES (369,567 S SURVEY, ABST. N	SF) IN THE W.H. BARNES	PLAN
DED FOR CONVENIENCE CY, THE DRAWING SHALL	CITY OF ROCKWALL, ROO CURRENT ZO PROPOSED LAND USE	NING: PD-10	APE
ELOPEMENT IN THE ZONING COMMISSION	<u>OCTOBER</u> <u>ENGINEER / SURVEYOR</u> KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 PHONE: (972) 588-4263 CONTACT: MATT LUCAS, P.E. <u>APPLICANT</u> VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100	<u>2 18, 2024</u> <u>OWNER</u> VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE <u>ARCHITECT</u> BLUE FIN DESIGN ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B	LANDSCAPE
	DALLAS, TX 75231	AUSTIN, TX 78728	SHEET NUMBER

PHONE: (865) 228-7440

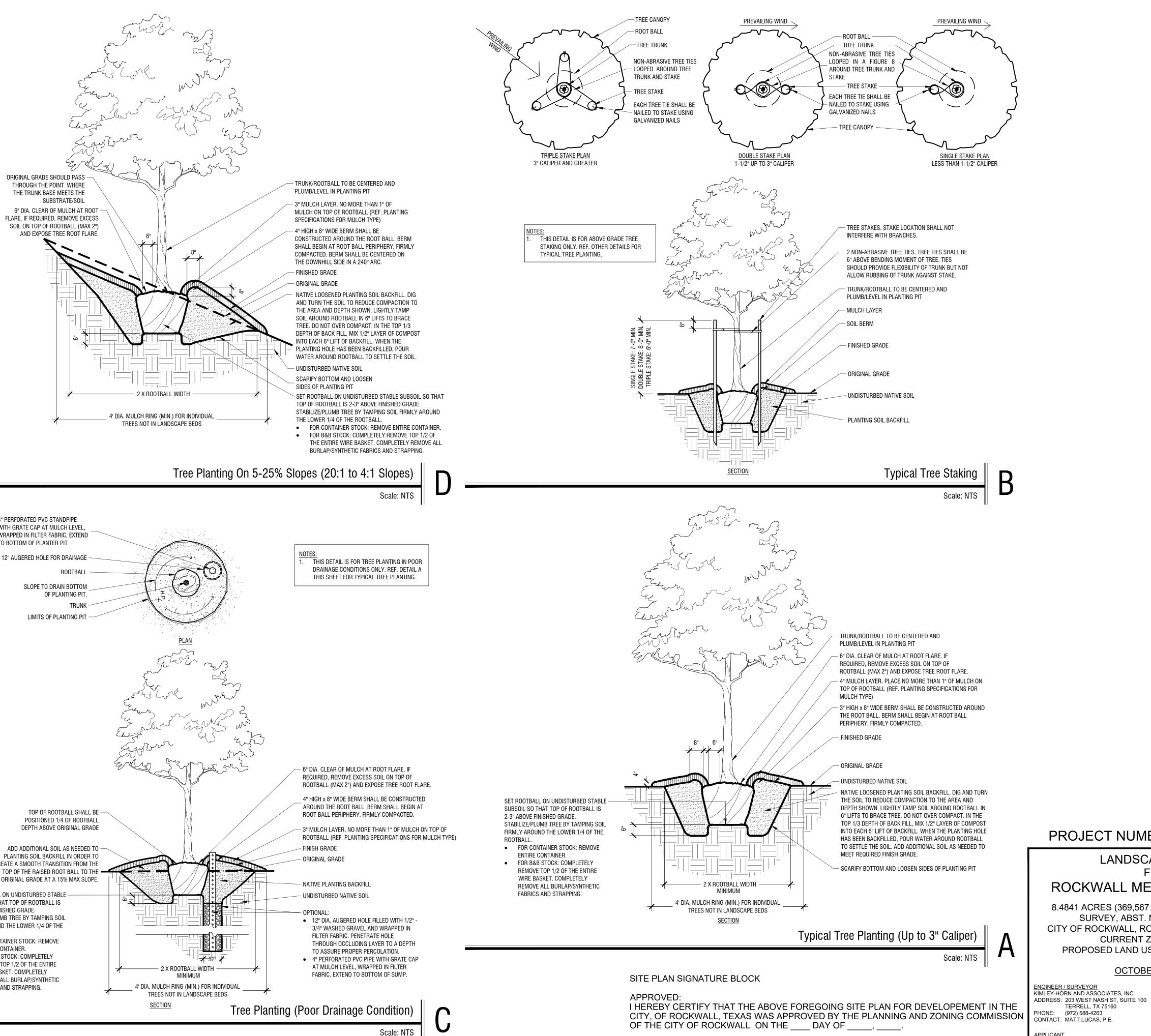
CONTACT: WARREN L. INCE

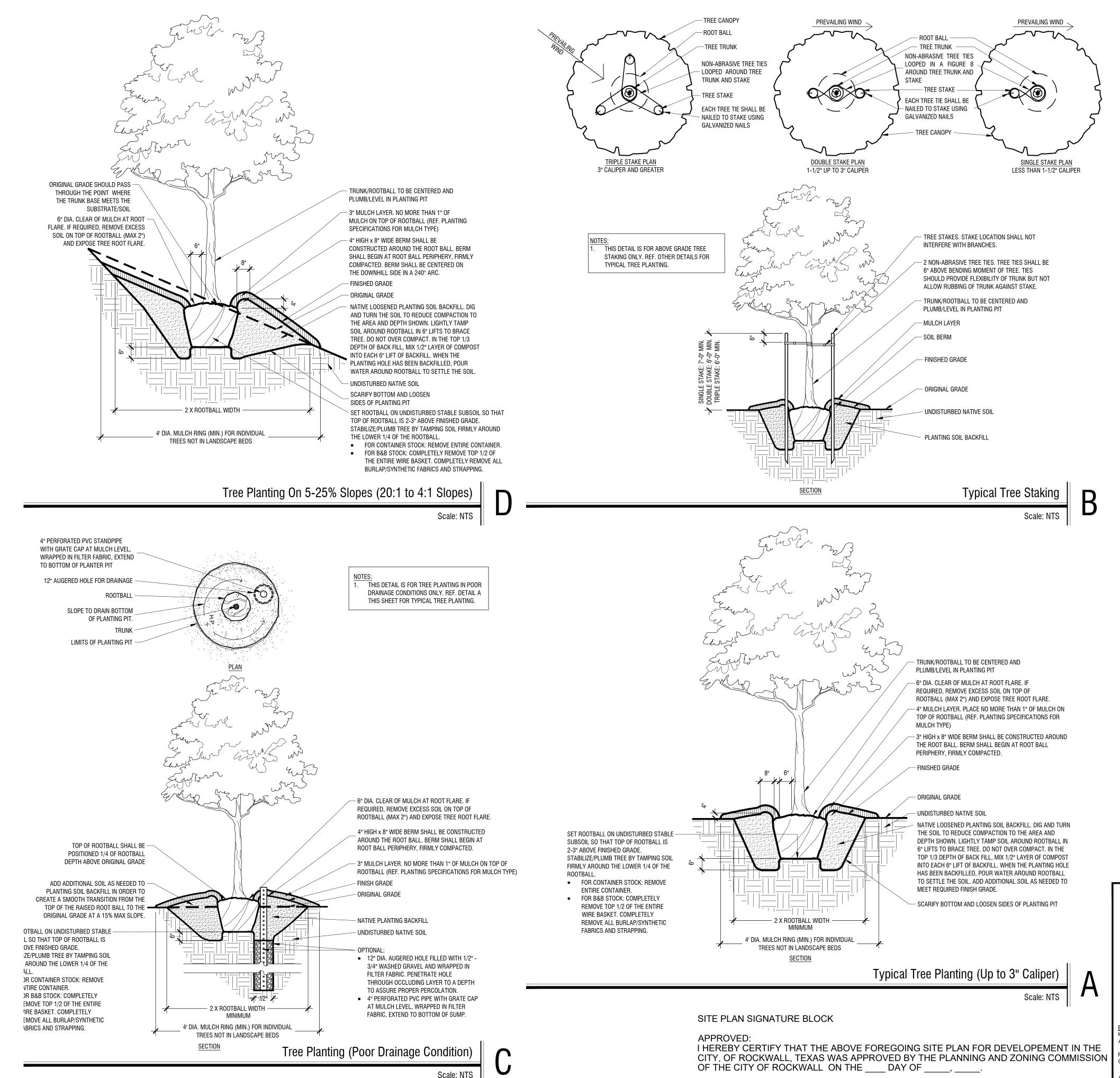
LP 1.01

PHONE: (972) 556-1700

CONTACT: JEFF BROCKETTE

### REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION. REF. TREE STAKING DETAIL THIS SHEET.





PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

APPLICANT VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE

PHONE: (865) 228-7440

CONTACT: WARREN L. INCE

AUSTIN, TX 78728

EXPRESSWAY, SUITE 100B

SHEET NUMBER

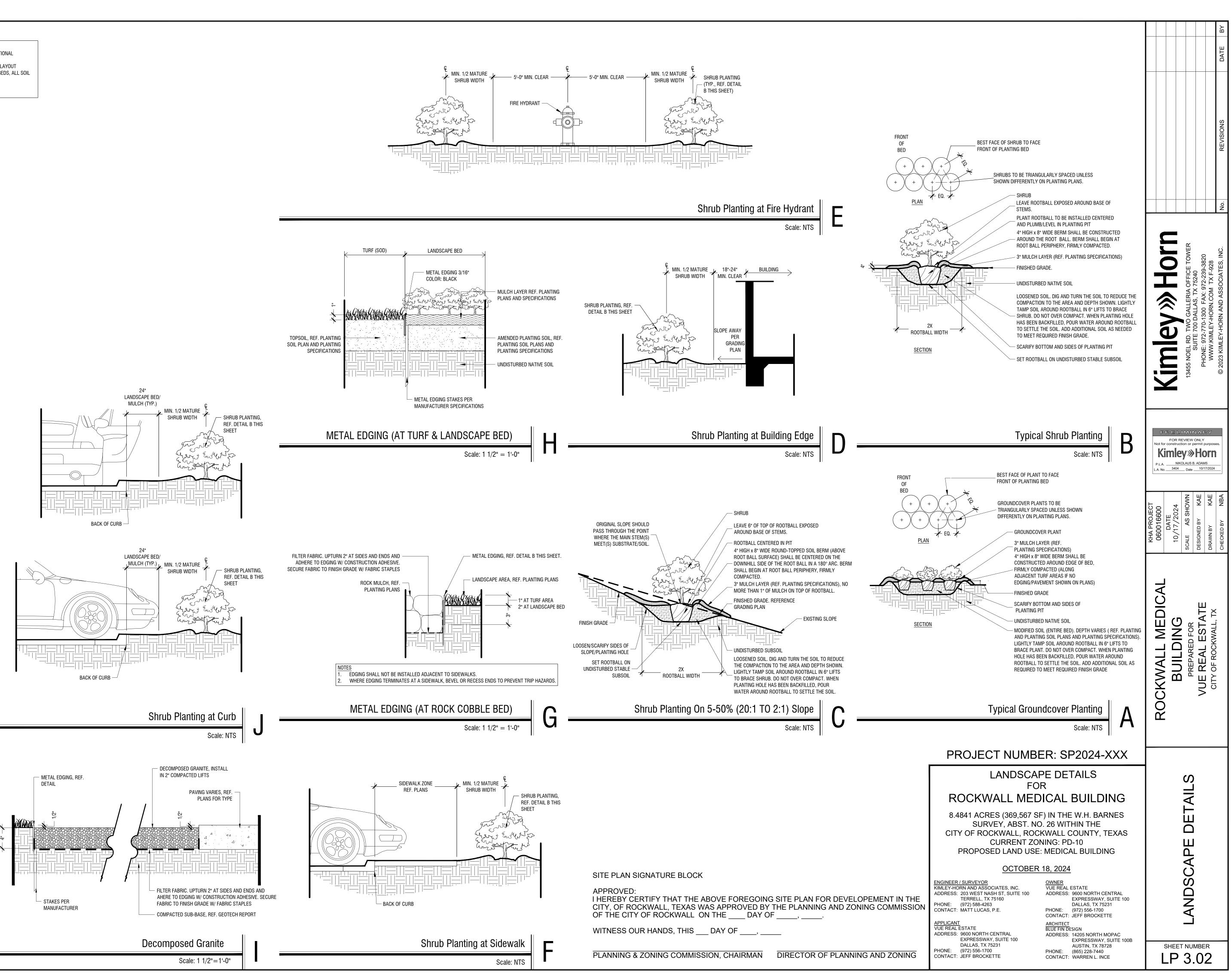
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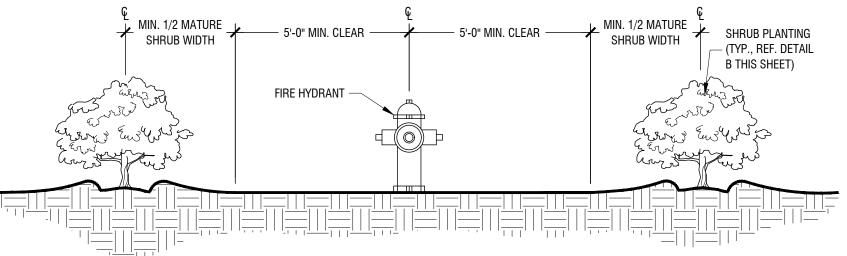
	B
	DATE
	REVISIONS
	, or defined and the second se
	Kimley-Horn and Sociates, INC.
	PRELIMINARY         KHA LOJECT         FOR REVIEW ONLY         Not for construction or permit purposes.         Kimley Horno         DATE         P.L.A.       NIKOLAUS B. ADAMS         LA.       OO0010200         B.L.A.       NIKOLAUS B. ADAMS         LA.       OO1/17/2024         B.R.       KAE       NN         DBAMN BA       KAE       NA         DBAMN BA       KAE       NBA       Rag         DBAMN BA       KAE       NBA       Rag       CHECKED BA         DBAMN BA       KAE       NBA       Rag       Rag
	ROCKWALL MEDICAL BUILDING PREPARED FOR VUE REAL ESTATE CITY OF ROCKWALL, TX
<section-header>         PROJECT NUMBER: SP2024-XXX         LANDSCAPE DETAILS         FOR         DOCKAPAL MEDICAL BUILDING         Statistic Statistis Statistis Statistis Statistic Statistic Statistic Statistic Sta</section-header>	LANDSCAPE DETAILS

NOTES

REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.

REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)





SYMBOL	<u>CODE</u>	<u>QTY</u>	BOTANICAL / COMMON NAME	SPECIFICATIONS	<u>REMARKS</u>
TREES					
$\left( \cdot \right)$	QT	27	Quercus texana / Texas Red Oak	4" cal, 16` ht, 5`-6` spr	Full, Straight, Single Lead
	QV	6	Quercus virginiana / Southern Live Oak	4" cal, 16` ht, 5`-6` spr	Full, Straight, Single Lead
·	UC	10	Ulmus crassifolia / Cedar Elm	4" cal, 15` ht, 6` spr	Full, Straight, Single Leac
ORNAMEN	ITAL TRE	E			
	СТ	15	Cercis canadensis / Eastern Redbud	4" cal, 14` ht, 6` spr	Full, Single Leader
	Ю	12	llex decidua / Possumhaw Holly	4" cal, 12` ht, 4` spr	Full, Multi-Trunk
SHRUBS					
MUNUCLAR	BEA	134	Berberis atropurpurea 'Rose Glow' / Red Leaf Japanese Barberry	24" ht, 24" spr, 36" oc	Full, 3 gallon min.
$\odot$	HES	31	Hesperaloe parviflora / Red Yucca	18" ht, 18" spr, 24" oc	Full, 3 gallon min.
Second Second	ILB	45	llex cornuta `Burfordii` / Burford Holly	36" ht, 30" spr, 42" oc	Full, 3 gallon min.
{~+}}	IDB	227	Ilex cornuta `Dwarf Burford` / Dwarf Burford Holly	30" ht, 18" spr, 30" oc	Full, 3 gallon min.
\$	LLS	115	Leucophyllum langmaniae `Lynn`s Legacy` / Texas Sage	30" ht, 24" spr, 36" oc	Full, 3 gallon min.
) K	YCA	38	Yucca filamentosa `Color Guard` / Adam`s Needle	18" ht, 18" spr, 24" oc	Full, 3 gallon min.
GRASSES					
MANANA ANA ANA ANA ANA ANA ANA ANA ANA A	CKG	120	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	18" ht, 30" oc	Full, 3 gallon min.
(+)	NAS	522	Nassella tenuissima / Mexican Feather Grass	18" ht, 24" oc	Full, 3 gallon min.
$\overline{\mathfrak{S}}$	PEH	344	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass	12" ht, 24" oc	Full, 3 gallon min.
GROUNDO	OVERS				
	DW	469	Dianthus gratianopolitanus 'Firewitch' / Firewitch Cheddar Pink	6" ht, 12" spr, 18" oc	Full, 1 gallon min.
GROUND	COVERS				
XXX	EUF	1,033	Euonymus fortunei `Coloratus` / Purple-leaf Winter Creeper	8" ht, 8" spr, 18" oc	Full, 1 gallon min.
	HAD	147	Hemerocallis fulva `Aztec Gold` / Aztec Gold Daylily	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
///////	LHG	81	Lantana x `New Gold` / New Gold Lantana	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	LG	465	Liriope gigantea / Giant Liriope	12" ht, 12" spr, 12" oc	Full, 1 gallon min.
	LIR	666	Liriope muscari / Liriope	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	NC	132	Nepeta mussinii / Catnip	4" ht, 8" spr, 24" oc	Full, 1 gallon min.
x x x x x x x x x x x x x x x x x x x	ZE	28	Zinnia elegans / Zinnia	4" ht, 12" spr, 12" oc	Full, 1 gallon min.
MISC	SOD	TBD	Cynodon dactlyon / Common Bermuda	n/a	Solid sod, rolled tight with sand filled joints, 100% w disease, and pest free.
	DG	TBD	Decomposed Granite	n/a	4" depth
• • • • •	STEEL EDGING	TBD	Steel Edging	3/16" x 6"	Black
	MULCH	TBD	Shredded Hardwood Mulch	n/a	3" depth. All trees in sod receive a 4' dia. mulch rin

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET

### PLANTING NOTES

ALL SPECIFICATIONS PROVIDED.

- 1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
- 3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
- 4. REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
- 5. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
- 6. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- 7. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
- 8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED.
- 9. PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
- 11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- 12. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD AND IRRIGATED. 13. ALL LANDSCAPE BEDS TO HAVE TOPSOIL/BEDDING MIX THAT MEETS LANDSCAPE SPECIFICATIONS. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH
- MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN. 14. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4, AND
- FREE OF TRASH. DEBRIS. STONES. WEEDS. AND TWIGS/BRANCHES.
- 15. ALL DISTURBED AREAS IN R.O.W. TO BE RE-ESTABLISHED WITH BERMUDA SEED OR SOD AND IRRIGATED UNLESS OTHERWISE SHOWN ON PLANS.
- 16. ALL TREES TO BE PLACED A MINIMUM OF 4' FROM ANY UTILITY.

#### GENERAL LANDSCAPE SPECIFICATIONS AND NOTES A SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AS INCLUDED IN THE PLANT LIST AND AS HEREIN SPECIFIED 2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL

CERTIFICATION OF ACCEPTABILITY BY THE OWNER. B. PROTECTION OF EXISTING STRUCTURES ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND

PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER

D. MATERIALS 1. GENERAL

> SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN

AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

MATERIALS SAMPLES MULCH ONE (1) CUBIC FOOT

TOPSOIL ONE (1) CUBIC YARD PLANTS ONE (1) OF EACH VARIETY

2. PLANT MATERIALS A PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS.

NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION, ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE FRESHLY DUG. SOUND. HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH OR UPON DELIVERY TO THE SITE AS DETERMINED BY THE OWNER FOR QUALITY SIZE ANI VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

### E. TOPSOIL

- 1 ASTM D5268 NATURAL FRIABLE FERTILE. FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIA
- 2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. 3 VERIEY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY AND SUPPLY ADDITIONAL IMPORTED TOPSOIL
- AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24 INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING AREAS WITHIN INTERIOR LANDSCAPE ISLANDS AND FOUNDATION PLANTINGS. FOR ALL OTHER PLANTING AREAS, TWELVE (12) INCHES OF TOPSOIL MINIMUM TO BE PROVIDED
- 4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT
- 5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 NCHES DEEP; DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES
- 6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE 7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS
- SHALL BE CURRENT AND ACTIVE 8 AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.
- a. ORGANIC SOIL AMENDMENTS
- 1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
- 2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
- 3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL. 4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
- 5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
- 6. WORM CASTINGS: EARTHWORMS.
- b. INORGANIC SOIL AMENDMENTS
- 1. LIME: ASTM C602, CLASS O AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE 2. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR.
- WITH A MINIMUM OF 99 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.
- 3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT
- IRON AND 10 PERCENT SULFUR. 4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM
- 5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.
- c. PLANTING SOIL MIX
- 1. PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINICK MATERIALS OR APPROVED
- 2. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS PFR PLANTING DETAILS (12" MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
- 2. SOD/SEED AREA TOPSOIL ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL
- SHALL BE NATURAL, FRIABLE, FERTILE, WITH 25% (MIN.) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN, AND 99% MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES

### I. WATEF

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL. NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE. THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

### J. COMMERCIAL FERTILIZER

COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA: IT SHALL BE UNIFORM IN COMPOSITION. DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:

# 1. SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL 2. ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 14-14-14 3. SOD - 8-8-8 FERTILIZER

IN 1 GAL (MIN.) CONTAINER.

IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24-10-5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

## K. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.

L. DIGGING AND HANDLING

M. CONTAINER GROWN STOCK

1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

- 2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM. NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
- 3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.
- 4 PROTECTION OF PALMS (IF APPLICABLE), ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PFR DFTAIL
- 5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.
- 1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION. 2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS 3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.
- 4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT. N. COLLECTED STOCK
- WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE. THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.
- O. NATIVE STOCK PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW P. MATERIALS LIST
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE
- Q. FINE GRADING
- 1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED. 2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE. 3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

### R. PLANTING PROCEDURES

- 1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
- 2. VERIFY LOCATIONS OF ALL UTILITIES. CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.
- 3 SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OR OWNER.
- 4 FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING
- 5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE
- METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED. 6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.
- 7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION H). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW FULL HOSE STREAM ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED
- 8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES. 9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS
- TWO (2) TABLETS PER 1 GAL. PLANT THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 10 GAL, PLAN - LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER
- 10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING
- 11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH. 12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS
- SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT 13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE
- DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION. 14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN
- ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY
- 15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT
- 16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

### SITE PLAN SIGNATURE BLOCK

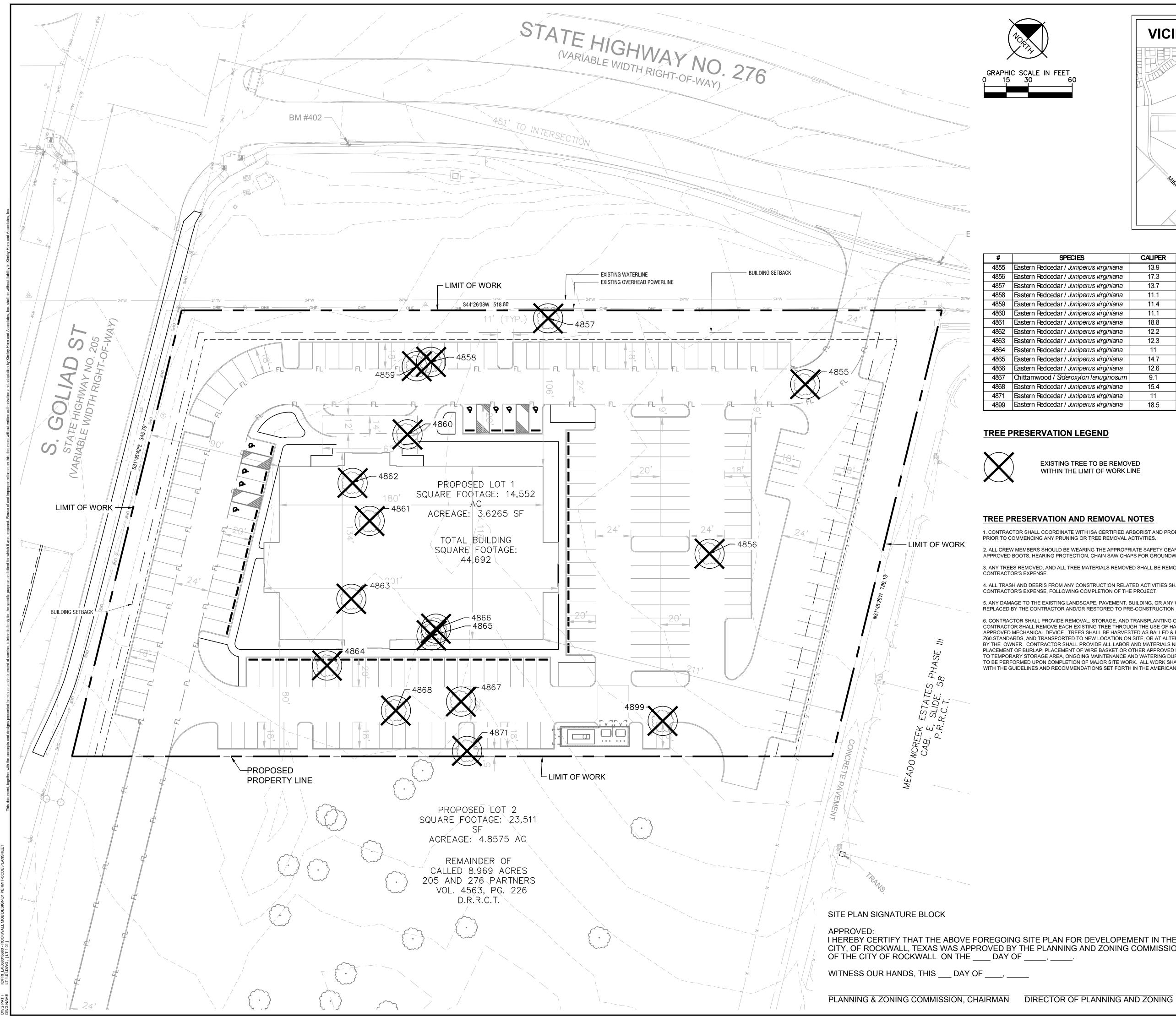
APPROVED:

I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PI CITY. OF ROCKWALL. TEXAS WAS APPROVED BY THE PLA OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_,

WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_, \_\_\_\_\_

- - DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM

			DATE BY
S. LAWN SODDING 1. THE WORK CONSISTS OF LAWN BED PREPARATION, STRICT ACCORDANCE WITH THE SPECIFICATIONS ANE GRASS LAWN ACCEPTABLE TO THE OWNER.			
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUT SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHIN PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEP SHALL BE FILLED WITH ADDITIONAL SOIL. AND THE SU	ND BROUGHT TO AN EVEN GRADE. THE WHOLE IG NOT MORE THAN ONE-HUNDRED (100) POUNDS RESSIONS CAUSED BY SETTLEMENT OF ROLLING		
PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP 3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4 TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQL UTILIZING APPROVED MECHANICAL SPREADERS. MIX DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL E PREPARED AREA THOROUGHLY.	P TO THE REQUIRED GRADE. I) INCHES DEEP. APPLY FERTILIZER AT RATE OF UARE FEET. APPLICATION SHALL BE UNIFORM, FERTILIZER THOROUGHLY WITH THE SOIL TO A		REVISIONS
<ul> <li>4. SODDING</li> <li>A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARI THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLES</li> <li>B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FU</li> <li>C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES PAVED AND PLANTED AREAS. ADJACENT TO BUILDING PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, TH ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, A OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER PANELS AND TO EVEN OUT INCONSISTENCIES IN THE S</li> </ul>	SS SPECIFICALLY NOTED OTHERWISE. PLANT BOARD SPECIFICATIONS, ABSOLUTELY JNGUS, INSECTS AND DISEASE OF ANY KIND. O AS TO MAKE A SOLID SODDED LAWN AREA. OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, SS, A FOUR INCH MULCH STRIP SHALL BE HE LAWN AREAS SHALL BE ROLLED WITH A LAWN AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPIN R ROLLING TO FILL THE VOIDS BETWEEN THE SOD		No. RE
LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFOR SOD AND THOROUGHLY WATERED IN. D. DURING DELIVERY, PRIOR TO AND DURING THE PLA AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYI	RMLY SPREAD OVER THE ENTIRE SURFACE OF THE ANTING OF THE LAWN AREAS, THE SOD PANELS SHAL ING AND UNNECESSARY EXPOSURE OF THE ROOTS	LL	Ž
TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT HEAT AND MOISTURE. 5. SEEDING	TO BE DAMAGED BY SWEATING OR EXCESSIVE		TOWER 820 8, INC.
A. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MI STATEMENT OF COMPOSITION OF MIXTURE AND PERC B. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES PERCENTAGES OF PURITY, GERMINATION, AND MAXIM	CENTAGE OF PURITY AND GERMINATION OF EACH VAI	RIETY. NIMUM	НО ОFFICE TOV 75240 772-239-3820 772 F-928 SOCIATES, IN
BY REGION AND SEASON AND SHALL COMPLY WITH ST STANDARDS FOR LAWN TURF. C. DO NOT PERFORM SEEDING IN WINDY CONDITIONS.	TATE DO AND LOCAL SOIL CONSERVATION SERVICE		
D. SEEDING SHALL BE DISPERSED IN 2 DIRECTIONS AT E. PERMANENTLY SEED AND MULCH CUT AND FILL SLC CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVE BE STABILIZED WITH STRAW MULCH AND TACKIFIER, B	DPES AS CONSTRUCTION PROCEEDS TO EXTENT ENT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES SI		
MEANS TO REDUCE THE EROSIVE POTENTIAL OF THE / F. SEED LAWN AREAS BY SOWING EVENLY WITH APPR POUNDS PER 1,000 SQUARE FEET. AMOUNT WILL VARY APPROVED SIMILAR EQUIPMENT MAY BE USED TO COV	AREA. OVED MECHANICAL SEEDER AT RATE OF MINIMUM O Y BASED ON VARIETY AND/OR SPECIES. CULTI-PACKE	DF 6 ER OR	DEL RD. TWO G SUITE 700 DA NM. KIMLEY-HORN KIMLEY-HORN
A FROVED SIMILAR LEGGIN MEET MAT BE USED TO COM AREAS INACCESSIBLE TO CUTI-PACKER, LIGHTLY RAKI WATER BALLAST ROLLER. AFTER ROLLING, MULCH WI G. SURFACE LAYER OF SOIL FOR SEEDED AREAS SHAL SEEDED AREAS TWICE FIRST WEEK TO MINIMUM DEPT	E SEEDED GROUND WITH FLEXIBLE RAKES AD ROLL TH STRAW MULCH AT THE RATE OF 2 TONS PER ACR LL BE KEPT MOIST DURING GERMINATION PERIOD. W.	WITH E. /ATER	55 NG WO 2023
H. CONTRACTOR TO REAPPLY SEED AS NECESSARY IN INTENDED.	RAL RAIN TO EQUIVALENT OF 6 INCHES DEPTH.		134
6. LAWN MAINTENANCE: A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR S THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE F		Ν.	
OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABI REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN T NECESSARY). B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS	THE ORIGINAL WORK (INCLUDING REGRADING IF		PRELIMINARY
EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. A TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) II DROUGHT RESTRICTION AREA AND MUST FOLLOW CIT T. CLEAN-UP	ALL WATERING SHALL BÈ ÓF SUFFICIENT QUÀNTITY INCHES. CONTRACTOR TO DETERMINE IF SITE IS IN A	<b>ч</b>	FOR REVIEW ONLY Not for construction or permit purposes. <b>Kimley &gt;&gt;&gt; Horn</b>
UPON COMPLETION OF ALL PLANTING WORK AND BEF REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RES BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AN THE OWNER'S AUTHORIZED REPRESENTATIVE.	SULTING FROM HIS WORK. ALL PAVED AREAS SHALL		P.L.A. <u>NIKOLAUS B. ADAMS</u> L.A. No. <u>3404</u> Date <u>10/17/2024</u>
U. PLANT MATERIAL MAINTENANCE ALL PLANTS AND PLANTING INCLUDED UNDER THIS CO CULTIVATING, SPRAYING, AND ALL OTHER OPERATION OUPDETENDED A DESCARDANT TO NONDER A USE A USE A	IS (SUCH AS RE-STAKING OR REPAIRING GUY		JECT 300 8004 024 KAE KAE KAE NBA
SUPPORTS) NECESSARY TO INSURE A HEALTHY COND ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR O' OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH T CONTRACTORS ARE REQUESTED TO PROVIDE A BID E MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS (	WNER. MAINTENANCE AFTER THE CERTIFICATION THE SPECIFICATIONS IN THIS SECTION. STIMATE TO COVER LANDSCAPE AND IRRIGATION	۶ <del>۲</del>	PROJEC 016600 015600 0ATE 7/2024 AS SHC AS SHC
<ul> <li>V. MAINTENANCE (ALTERNATE BID ITEM)</li> <li>1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER</li> <li>W. GUARANTEE</li> </ul>			KHA F 060C D 10/17 scale Designed DRawn BY CHECKED
W. GUARANTEE 1. THE LIFE AND SATISFACTORY CONDITION OF ALL PL CONTRACTOR SHALL BE GUARANTEED BY THE CONTR YEAR COMMENCING AT THE TIME OF CERTIFICATION C ARCHITECT OR OWNER.	RACTOR FOR A MINIMUM OF ONE (1) CALENDAR		
2. THE LIFE AND SATISFACTORY CONDITION OF ALL OT BY THE LANDSCAPE CONTRACTOR SHALL BE GUARAN CALENDAR DAYS, COMMENCING AT THE TIME OF CERT LANDSCAPE ARCHITECT OR OWNER.	ITEED BY THE CONTRACTOR FOR A MINIMUM OF 90		AL
3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTH GUARANTEE PERIOD SHALL BE REMOVED FROM THE S CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNIS	SITE AND REPLACED AS SOON AS WEATHER PLANTS OF THE SAME KIND AND SIZE AS SHED PLANTED AND MULCHED AS SPECIFIED		
UNDER "PLANTING", AT NO ADDITIONAL COST TO THE ( 4. IN THE EVENT THE OWNER DOES NOT CONTRACT W IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENC PERIODICALLY DURING THE ONE YEAR WARRANTY PEI BEING PERFORMED BY THE OWNER, AND SHALL NOTIF	ITH THE CONTRACTOR FOR LANDSCAPE (AND COURAGED TO VISIT THE PROJECT SITE RIOD TO EVALUATE MAINTENANCE PROCEDURES		LL ME DING AL ESTA OCKWALL,
PROCEDURES OR CONDITIONS WHICH THREATEN VIGO SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPT. X. FINAL INSPECTION AND ACCEPTANCE OF WORK	OROUS AND HEALTH PLANT GROWTH. IT IS A MINIMUM OF ONCE PER MONTH FOR A PERIOD		
FINAL INSPECTION AT THE END OF THE GUARANTEE PI AND ALL OTHER INCIDENTAL WORK PERTAINING TO TH SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARA ARCHITECT OR OWNER IN WRITING) BEGINNING WITH	HIS CONTRACT. ANY REPLACEMENT AT THIS TIME ANTEE (OR AS SPECIFIED BY THE LANDSCAPE THE TIME OF REPLACEMENT AND ENDING WITH THE		KWAI BUII UE REP.
SAME INSPECTION AND ACCEPTANCE HEREIN DESCRI	BED.		oci oci
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		BER: SP2024-XXX	
		FICATIONS AND NOTES	
		FOR EDICAL BUILDING	A A A
	•	7 SF) IN THE W.H. BARNES NO. 26 WITHIN THE	APE SNS
	CURRENT 2	OCKWALL COUNTY, TEXAS ZONING: PD-10	SC, ATIC
		SE: MEDICAL BUILDING <u>ER 18, 2024</u>	
	ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 203 WEST NASH ST, SUITE 100	<u>OWNER</u> VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL	
AN FOR DEVELOPEMENT IN THE NNING AND ZONING COMMISSION	TERRELL, TX 75160 PHONE: (972) 588-4263 CONTACT: MATT LUCAS, P.E.	EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE	SPE
	APPLICANT VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100	ARCHITECT BLUE FIN DESIGN ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B	
TOR OF PLANNING AND ZONING	DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE	AUSTIN, TX 78728 PHONE: (865) 228-7440 CONTACT: WARREN L. INCE	SHEET NUMBER



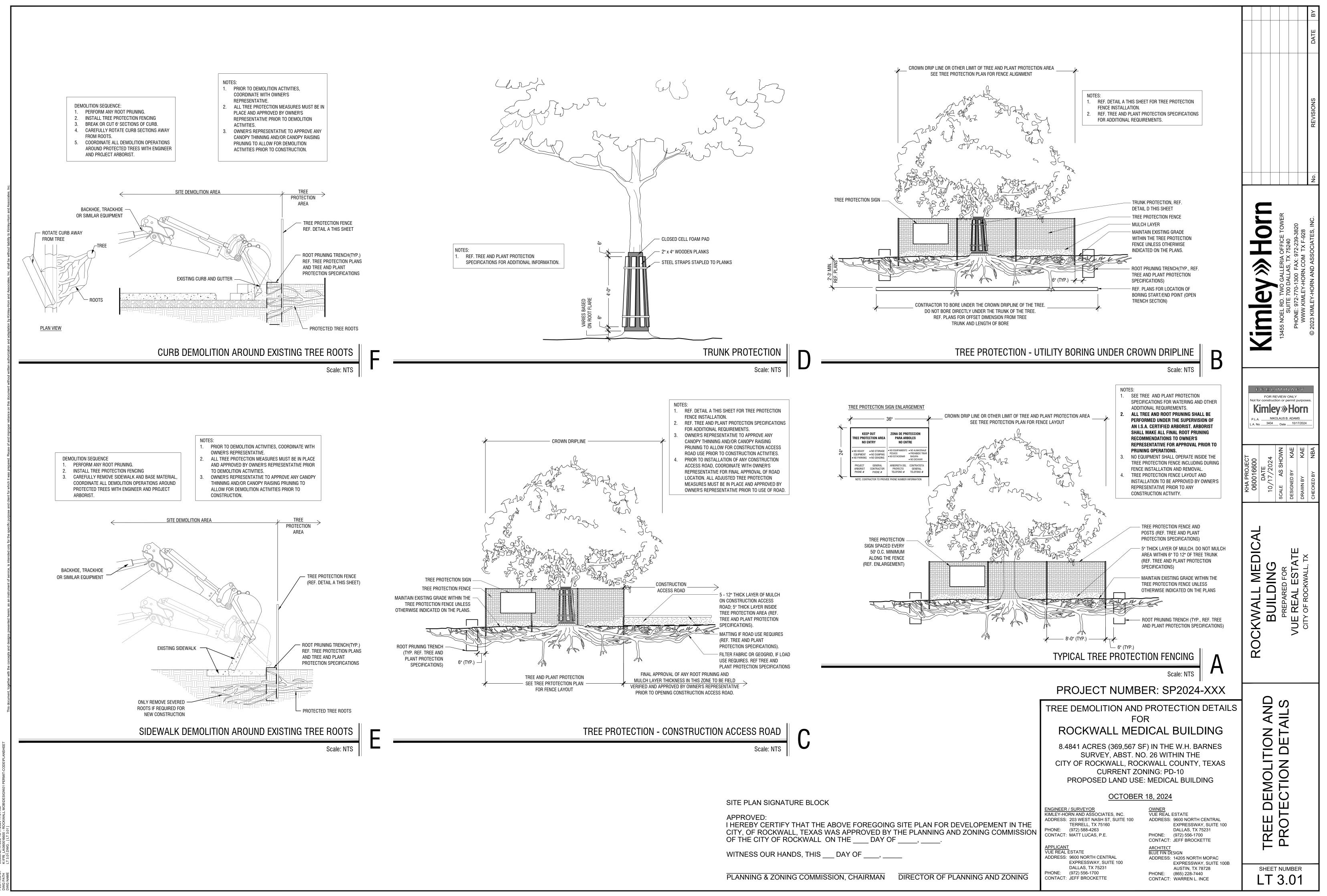
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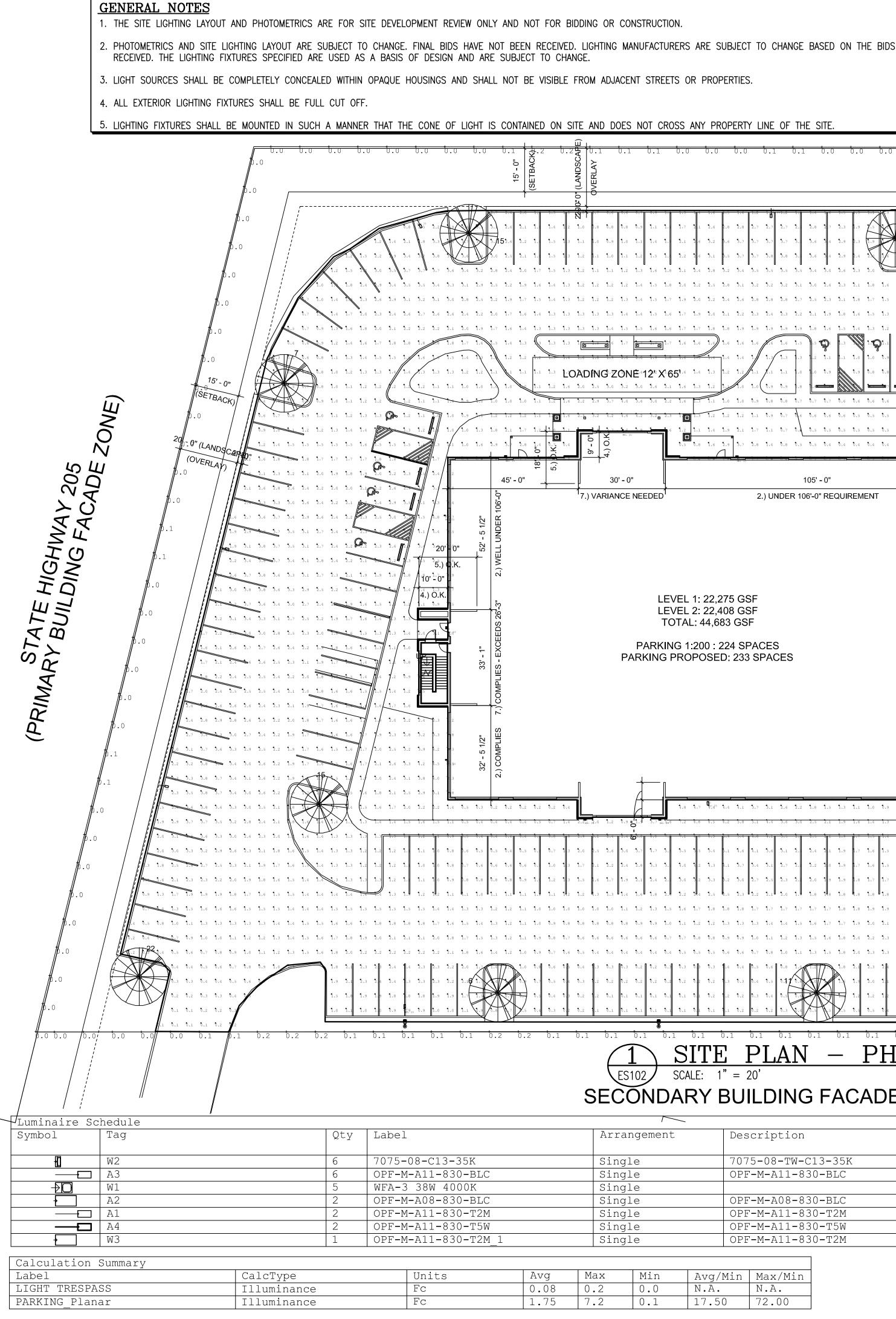
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SPECIES		ROTECT OR REMOVE		MITIGATION REQUIRED	Coffice tower 75240 972-239-3820 A TX F-928 SOCIATES, INC.
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	13.9 17.3	Remove Remove	Healthy Healthy	13.9 17.3	FFICE TC 5240 2-239-382 TX F-928 OCIATES,
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	13.7 11.1	Remove Remove	Healthy Healthy	13.7 11.1	
edcedar / Juniperus virginiana	11.4	Remove Remove	Healthy Healthy	11.4	RD. TWO GALLERIA C UITE 700 DALLAS, TX 7 UITE 700 DALLAS, TX 7 (KIMLEY-HORN.COM ALEY-HORN AND ASSO
edcedar / Juniperus virginiana	18.8	Remove	Healthy	18.8	0 DAI
edcedar / Juniperus virginiana	12.2 12.3	Remove Remove	Healthy Healthy	12.2 12.3	D. TW P. TV 72-77 IMLE'
edcedar / Juniperus virginiana	11	Remove	Healthy	11	NEL RD. SUITE SUITE NV.KIM KIMLEY
edcedar / <i>Juniperus virginiana</i> edcedar / <i>Juniperus virginiana</i>	14.7 12.6	Remove Remove	Healthy Healthy	14.7 12.6	3455 NOEL RD. TWO GALLE SUITE 700 DALLAS PHONE: 972-770-1300 FA WWW.KIMLEY-HORN.C
ood / Sideroxylon lanuginosum edcedar / Juniperus virginiana	9.1	Remove	Declining Healthy	9.1	1345i
edcedar / Juniperus virginiana	11	Remove	Healthy	11	
edcedar / Juniperus virginiana	18.5	Remove	Healthy otal Mitigation Require	18.5 d: 214.1	
COORDINATE WITH ISA CERTIFIED AR ANY PRUNING OR TREE REMOVAL A SHOULD BE WEARING THE APPROPRI RING PROTECTION, CHAIN SAW CHAF A, AND ALL TREE MATERIALS REMOVE SE. IS FROM ANY CONSTRUCTION RELAT SE, FOLLOWING COMPLETION OF THE EXISTING LANDSCAPE, PAVEMENT, B TRACTOR AND/OR RESTORED TO PRE PROVIDE REMOVAL, STORAGE, AND T SMOVE EACH EXISTING TREE THROUG L DEVICE. TREES SHALL BE HARVES' RANSPORTED TO NEW LOCATION ON RACTOR SHALL PROVIDE ALL LABOR / , PLACEMENT OF WIRE BASKET OR O GE AREA, ONGOING MAINTENANCE AI ON COMPLETION OF MAJOR SITE WOR ND RECOMMENDATIONS SET FORTH	CTIVITIES. ATE SAFETY GEAR: HAPS FOR GROUNDWORK D SHALL BE REMOVED TED ACTIVITIES SHALL PROJECT. UILDING, OR ANY OTH E-CONSTRUCTION CON TRANSPLANTING OF E2 GH THE USE OF HAND ITED AS BALLED & BUR SITE, OR AT ALTERNA AND MATERIALS NECE THER APPROVED BALL ND WATERING DURING CK. ALL WORK SHALL E	ARD HATS, EYE PROTECTION C. FROM THE PROPERTY AT T BE REMOVED FROM THE SIT ER SITE FEATURES SHALL BI IDITION. (ISTING TREES ON SITE. THI DIGGING, OR WITH THE USE LAPPED TREE SPECIMENS, F TE SITE AS DIRECTED OR AP SSARY TO PROVIDE FOR REI -SUPPORTING DEVICE, TRAI CONSTRUCTION, AND RE-PI 3E PERFORMED IN ACCORDA	I, HE E AT THE E OF AN PER ANSI PROVED MOVAL, NSPORT LANTING NCE		Rockwall MedicalKha ProjectBullbing060016600BullbingDateBullbingDateBullbingDatePrepared ForDatePrepared ForDateDue Real ESTATEScale AS SHOWNCity of Rockwall, TXDesigned BYCity of Rockwall, TXDrawn BYKawn BYChecked BYNBANBA
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		TREE		TION PLAN	Z
			FOR ALL MEDIC	AL BUILDING	
		SURV	EY, ABST. NO. 26		
			KWALL, ROCKW	ALL COUNTY, TEXAS G: PD-10	LAN
				EDICAL BUILDING	
			OCTOBER 18,	2024	L R
		ENGINEER / SURVEYOR	<u>_</u>	/N <u>ER</u>	
	ובאוד ואו דו יר	KIMLEY-HORN AND ASSOC ADDRESS: 203 WEST NAS	CIATES, INC. VU SH ST, SUITE 100 AD	E REAL ESTATE DRESS: 9600 NORTH CENTRAL	Щ
PLAN FOR DEVELOPEN		TERRELL, TX 7 PHONE: (972) 588-4263 CONTACT: MATT LUCAS,	P.E. PH	EXPRESSWAY, SUITE 100 DALLAS, TX 75231 ONE: (972) 556-1700	RE RE
_,		APPLICANT	CO	NTACT: JEFF BROCKETTE CHITECT	
		VUE REAL ESTATE ADDRESS: 9600 NORTH C EXPRESSWAY	ENTRAL AD	JE FIN DESIGN DRESS: 14205 NORTH MOPAC	
		DALLAS, TX 75 PHONE: (972) 556-1700	231	EXPRESSWAY, SUITE 100B AUSTIN, TX 78728 ONE: (865) 228-7440	SHEET NUMBER

PHONE: (865) 228-7440 CONTACT: WARREN L. INCE

CONTACT: JEFF BROCKETTE

SHEET NUMBER LT 1.01

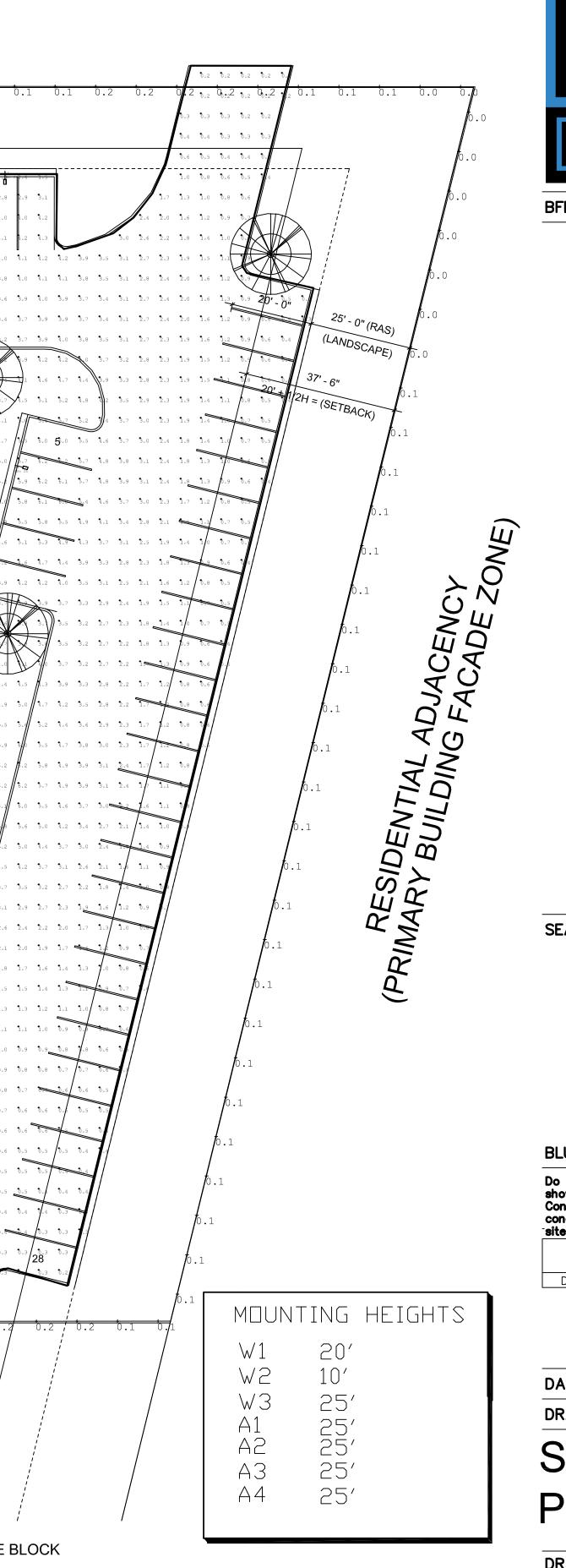




# STATE HIGHWAY 276 BYPASS (PRIMARY BUILDING FACADE ZONE)

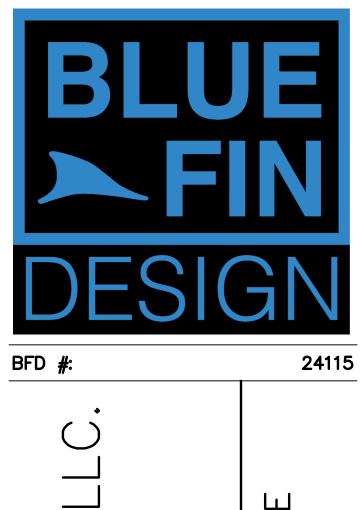
6 3.1 8.5 3.7 3.7 3.8 3.8 3. 3.6 3.4 2.9 8.4 2.0 3.6 1. 1.	21.8         0.8         0.9         1.2         1.1         1.9         2.3         2.9         3.5         3.7           1.0         1.0         1.1         1.3         1.1         2.0         2.4         2.9         3.4         3.7           1.1         1.1         1.2         1.4         1.7         2.0         2.3         2.7         3.1         3.4	3.8         3.9         3.9         3.8         3.7         3.3         2.7         2.3         1.9         1.6           3.6         3.6         3.7         3.6         3.6         3.4         3.0         2.6         2.3         1.9         1.6	1.1       0.9       0.9       1.1       1.4       1.7       2.1       2.6       3.2       3.9         1.3       1.0       1.1       1.2       1.5       1.8       2.2       2.7       3.2       3.9         1.4       1.2       1.2       1.4       1.6       1.9       2.2       2.6       3.0       3.4       3.7	3.9 4.0 4.0 4.1 3.8 4.0
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$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	b.5     b.5     b.5     b.8     1.0     1.1     1     2     1.2     1.2     1.2       b.4     b.5     b.5     b.9     1.3     1.4     1     4     1.4     1.3	1.2     1.2     1.2     1.2     1.2     1.3     1.4     1.5     1.6     1.7       1.2     1.2     1.2     1.2     1.3     1.4     1.5     1.6     1.8     1.8	1.6 1.5 1.4 1.4 1.3 1.3 1.4 1.4 1.6 1.9 2.3	4.2 5.4 3.9 4.0
105' - 0" 2.) UNDER 106'-0" REQUIREMENT	1.4       1.3       2       2.1.3       1.1.5         1.1       4.0       3       2.6       2.0       1.7         1.1       4.0       3       2.5       1.9       1.5         1.8       1.7       3       2.5       1.9       1.5         1.8       1.7       3       0       2.5       2.0       1.6         1.9       3.0       2       6       2.2       1.9       1.6         1.1       2.2       2       0       1.8       1.7       1.5	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$		
1: 22,275 GSF 2: 22,408 GSF : 44,683 GSF 200 : 224 SPACES POSED: 233 SPACES	10       10       10       1       1.2       1.2       1.2         1       1.2       1.2       1.2       1.2       1.2         1       1.1       1       1.2       1.2       1.2         1       1.1       1       1.2       1.2       1.2         1       1.1       1       1.2       1.2       1.2         1       1.1       1.2       1.2       1.2       1.2         1       1.1       1.2       1.2       1.2       1.3         1       1.1       1.2       1.3       1.3       1.3         1       1.5       1.4       1.4       1.4       1.4         9       1.8       1.6       1.5       5       2.1       1.8       1.6         1.6       1.6       1.6       3       0       2.5       2.0       1.7         1.3       1.2       1.3       1.2       1.4       1.4       1.6       1.5	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	AT 5.2
<b>Q</b> : A.7 <b>Q</b> : A.7 <b>A</b> : <b>6 5 6</b> .2 <b>5</b> .8 <b>5</b> .1 <b>4</b> .4 <b>5</b> .6 <b>5</b> .2 <b>1</b> .8 <b>1</b> .5 <b>1</b> .3 <b>1</b> .1 <b>1</b> .0 <b>5</b> .9 <b>5</b> .8 <b>5</b> .7 <b>5</b> .8 <b>5</b> .5 <b>5</b> .2 <b>5</b> .8 <b>5</b> .1 <b>4</b> .4 <b>5</b> .6 <b>5</b> .0 <b>5</b> .5 <b>5</b> .1 <b>1</b> .9 <b>1</b> .6 <b>1</b> .4 <b>1</b> .3 <b>1</b> .2 <b>1</b> .1	0.7 0.7 0.7 1.3 1.1 1.2 2 1 1.9 1.7 1.5 17	_	<u>2.1 2.0 1</u> .9 1.7 1.5 1.3 1.2 1.2 1.2 1.3 1.3 .4	
12       1.3       1.1       3.7       3.4       3.1       2.7       2.1       2.7       2.2       2.0       1.9       1.7       1.6       1.5       1.5       1.4         2       3.3       3.2       3.0       2.7       2.5       2.3       2.0       1.9       1.7       1.6       1.5       1.5       1.4         2       3.3       3.2       3.0       2.7       2.5       2.3       2.0       1.9       1.8       1.7       1.6       1.5       1.6       1.6         2.4       2.5       2.5       2.3       2.2       1.9       1.8       1.9       1.9       2.0       2.0       2.0         1.7       1.8       1.8       1.8       1.8 <th>1. 1.3 12 1.2 1.2 1.2 1.2 1.1</th> <th>1       1.0       1.0       1.0       1.0       1.1       1.3       9.       1.5       1.5         1       0       0.9       0.9       0.9       0.9       1.1       1.3       9.       1.5       1.3         0       0.9       0.9       0.9       0.9       1.1       1.2       1.1       1.3         1.0       0.9       0.8       0.8       0.8       0.9       0.9       1.1       1.1         1.0       0.9       0.8       0.8       0.8       0.8       0.8       0.7       0.7       0.7       0.7       0.8       0.8       0.8         0.9       0.8       0.7       0.7       0.7       0.7       0.7       0.7       0.7         0.8       0.8       0.7       0.7       0.6       0.6       0.7       0.7       0.7</th> <th>91.5       1.4       1.3       1.2       1.0       1.0       1.0       1.0       1.0       1.1       1.1         91.5       1.4       1.3       1.2       1.0       <td< th=""><th>5.9 5.9 ·</th></td<></th>	1. 1.3 12 1.2 1.2 1.2 1.2 1.1	1       1.0       1.0       1.0       1.0       1.1       1.3       9.       1.5       1.5         1       0       0.9       0.9       0.9       0.9       1.1       1.3       9.       1.5       1.3         0       0.9       0.9       0.9       0.9       1.1       1.2       1.1       1.3         1.0       0.9       0.8       0.8       0.8       0.9       0.9       1.1       1.1         1.0       0.9       0.8       0.8       0.8       0.8       0.8       0.7       0.7       0.7       0.7       0.8       0.8       0.8         0.9       0.8       0.7       0.7       0.7       0.7       0.7       0.7       0.7         0.8       0.8       0.7       0.7       0.6       0.6       0.7       0.7       0.7	91.5       1.4       1.3       1.2       1.0       1.0       1.0       1.0       1.0       1.1       1.1         91.5       1.4       1.3       1.2       1.0 <td< th=""><th>5.9 5.9 ·</th></td<>	5.9 5.9 ·
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WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_



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### BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions conditions of job

REVISIONS DATE # DESCRIPTION

DATE: DRAWN BY:

2024.10.17 Author

SITE PLAN -PHOTOMETRICS

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SCALE:

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### CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT 385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	November 26, 2024
APPLICANT:	Jake Hodges; Kimley-Horn
CASE NUMBER:	SP2024-043; Site Plan for Rockwall Medical Building

#### **SUMMARY**

Discuss and consider a request by Jake Hodges of Kimley-Horn on behalf of Jeff Brockette of Vue Real Estate for the approval of a <u>Site Plan</u> for a <u>Medical Office Building</u> on a 8.4841-acre tract of land identified as Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the southeast corner of the intersection of S. Goliad Street [*SH-205*] and SH-276, and take any action necessary.

#### BACKGROUND

The subject property was annexed on September 16, 1974 by *Ordinance No.* 74-23 [*Case No. A1974-003*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On November 4, 1974, the City Council approved a zoning change from an Agricultural (AG) District to Planned Development District 10 (PD-10) [*Ordinance No.* 74-32] for allowing *Townhouse* and *Cluster Homes* on the subject property. On February 19, 1996, the City Council approved an amendment to Planned Development District 10 [*Ordinance No.* 96-03], which superseded the previous ordinance (*i.e. Ordinance No.* 74-32) and re-designated the subject property for Commercial (C) District land uses. On April 3, 2000, the City Council approved an additional amendment to the Planned Development District 10 (PD-10) [*Ordinance No.* 00-08], which superseded the previous ordinance (*i.e. Ordinance No.* 96-3) and amended the concept plan for the Planned Development District. On August 3, 2020, the City Council approved an amendment to Planned Development District 10 (PD-10), which consolidated all of the regulating ordinances into one (1) regulating ordinance [*Ordinance No.* 20-30]. The subject property has remained vacant since annexation.

#### **PURPOSE**

On March 15, 2024, the applicant -- Jake Hodges with Kimley-Horn -- submitted an application requesting the approval of a site plan for a 44,692 SF Medical Office Building on the subject property.

#### ADJACENT LAND USES AND ACCESS

The subject property is generally located at the southeast corner of the intersection of S. Goliad Street [*SH*-205] and SH-276. The land uses adjacent to the subject property are as follows:

- <u>North</u>: Directly north of the property is SH-276, which is designated as a P6D (*i.e. principal arterial, six* [6] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this roadway, is a 5.354-acre tract of land (*i.e. Tract 1-3, of the J Cadle Survey, Abstract No.* 65), zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses. Beyond this is Phase 1 of the Meadow Creek Estates Subdivision, which is zoned Planned Development District 10 (PD-10) for Single Family 6 (SF-6) District land uses. Phase 1 of the Meadow Creek Estates Subdivision consists of 157 residential lots that were established on June 8, 1999.
- <u>South</u>: Directly south of the subject property is a 12.3909-acre parcel of dedicated open space (*i.e. Lot 1, Block X, Meadowcreek Estates, Phase III*) owned by the City of Rockwall and zoned Planned Development 10 (PD-10)

District. Beyond this is a 4.75-acre parcel of dedicated open space (*i.e. Lot 5, Block X, Hickory Ridge, Phase I*) owned by the City of Rockwall and zoned Planned Development 10 (PD-10) District. Beyond this is S. Goliad Street [*SH-205*], which is identified as a P6D (*i.e. principal arterial, six (6) lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

- *East*: Directly east of the subject property is Phase 3 of the Meadowcreek Estates Subdivision, which is zoned Planned Development 10 (PD-10) District for Single Family 6 (SF-6) District land uses. This subdivision consists of 132 residential lots and was established on February 27, 2001. Beyond this is Faircrest Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 4 of the Meadowcreek Estates Subdivision, which is zoned Planned Development 10 (PD-10) District for Single Family 6 (SF-6) District land uses. This subdivision consists of 192 residential lots and was established on August 16, 2001.
- <u>West</u>: Directly west of the subject property is S. Goliad Street [SH-205], which is identified as a P6D (*i.e. principal arterial, six (6) lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an 8.868-acre parcel of land (*i.e. Lot 1, Block 1, Helwig Addition*), which is zoned Planned Development 44 District (PD-44) for Heavy Commercial (HC) District land uses.

#### DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Medical Office Building* is a permitted *by-right* land use in a Commercial (C) District. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within Planned Development District 10 (PD-10) and the Unified Development Code (UDC) for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	Zoning District Standards	Conformance to the Standards
Minimum Lot Area	10,000 SF	X=3.6285-acres; In Conformance
Minimum Lot frontage	60-Feet	X~518-feet; In Conformance
Minimum Lot Depth	100-Feet	X~345-feet; In Conformance
Minimum Front Yard Setback	50-Feet	X>50-feet; In Conformance
Minimum Rear Yard Setback	10-Feet	X>10-feet; In Conformance
Minimum Side Yard Setback	10-Feet	X>10-feet; In Conformance
Maximum Building Height	60-Feet	X~44-feet; In Conformance
Max Building/Lot Coverage	60%	X<60%; In Conformance
Minimum Masonry Requirement	90%	X >90%; In Conformance
Minimum Number of Parking Spaces	1/200 SF = 224 spaces	X=231; In Conformance
Minimum Stone Requirement	20%	X=0%; Not in Conformance
Minimum Landscaping Percentage	20%	X=27%; In Conformance
Maximum Impervious Coverage	85-90%	X=74%; In Conformance

#### TREESCAPE PLAN

The *Treescape Plan* provided by the applicant indicates that 37 protected Eastern Red Cedar trees -- *totaling 148-inches* -- are to be removed from the site. To satisfy this mitigation balance, the applicant is proposing to plant 108, four (4) inch caliper trees totaling 432 caliper inches on site.

#### CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(D)(2), Office or Medical Office Building, of Article 13, Definitions, of the Unified Development Code (UDC) defines Office or Medical Office Building as "...(a) facility designed to support a range of healthcare services, including diagnostics, treatments, and administrative functions. These services encompass procedures requiring medical devices or the expertise of a qualified medical professional. Examples include but are not limited to medical doctor offices, physical therapy, massage therapy, chiropractic care, Botox treatments, and sonograms". In this case, the applicant is

requesting a *Medical Office Building*, which conforms to the land use listed in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC). In addition, the proposed site plan generally conforms to the standards of the *General Overlay District Standards* and the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variances being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

According to Subsection 05.02, Landscape Screening, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), "(a)ny non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers." As an alternative, the code allows the Planning and Zoning Commission to consider the use of three (3) tiered landscaping and a berm along the entire residential adjacency. In this case, the applicant has provided a landscape plan that shows use of three (3) tiered landscaping and a berm along the requirement in the past, and it appears to meet the intent of the residential adjacency standards.

#### VARIANCES AND EXCEPTIONS BY THE APPLICANT

As previously stated, the applicant's request appears to generally conform to the requirements of Planned Development District 10 (PD-10) and the Unified Development Code (UDC); however, staff has identified the following variance and exception associated with the applicant's request:

- (1) <u>Architectural Standards.</u>
  - (a) <u>Stone</u>. According to Subsection 05.01(A), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) minimum of 20% natural or quarried stone is required on all building façades…" In this case, the material sample board provided by the applicant shows the use of burnished block on 100.00% of the exterior of the building. Based on this, the applicant will require a <u>variance</u> from the Planning and Zoning Commission.
  - (b) <u>Primary Articulation</u>. According to Subsection 05.01(C)(1), Primary Building Articulation, of Article 05, District Development Standards, of the Unified Development Code (UDC), "(a) primary building façade is any building façade that has a primary entryway for a business or that has an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residential used property." This section of the code goes on to state that these facades "…shall meet the standards for articulation on primary building facades as depicted in <u>Figure 13</u>." In this case, the northern and southern building façades do <u>not</u> meet the articulation requirements for a Primary Building Façade, and will require an <u>exception</u> from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In addition, the code requires that the applicant to provide compensatory measures that directly offset the requested variances and exceptions. The applicant has provided the following compensatory measures in their variance letter: [1] increased landscaping, [2] addition of architectural and shading elements over the main façade, [3] provided pedestrian areas, and [4] incorporated additional architectural design features; however, requests for exceptions and variances to the Unified Development Code (UDC) are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of a variance or exception.

#### CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the <u>South Central Residential District</u> which "...contains a mixture of established medium and low density residential subdivisions along with several large tracts of land designated for low density residential land uses." The South

*Central Residential District* is "...anticipated to add additional suburban developments in the western and southern areas of the district." The applicant's site plan appears to meet the intent of Comprehensive Plan for a supportive retail/office land use within the <u>South Central Residential District</u>.

#### ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On October 29, 2024, the Architecture Review Board (ARB) reviewed the proposed building elevations provided by the applicant and recommended that the applicant provide a rendering of the building with a solid color theme. The applicant has provided updated elevations that will be reviewed by the Architectural Review Board (ARB) prior to the <u>November 12, 2024</u> Planning and Zoning Commission meeting.

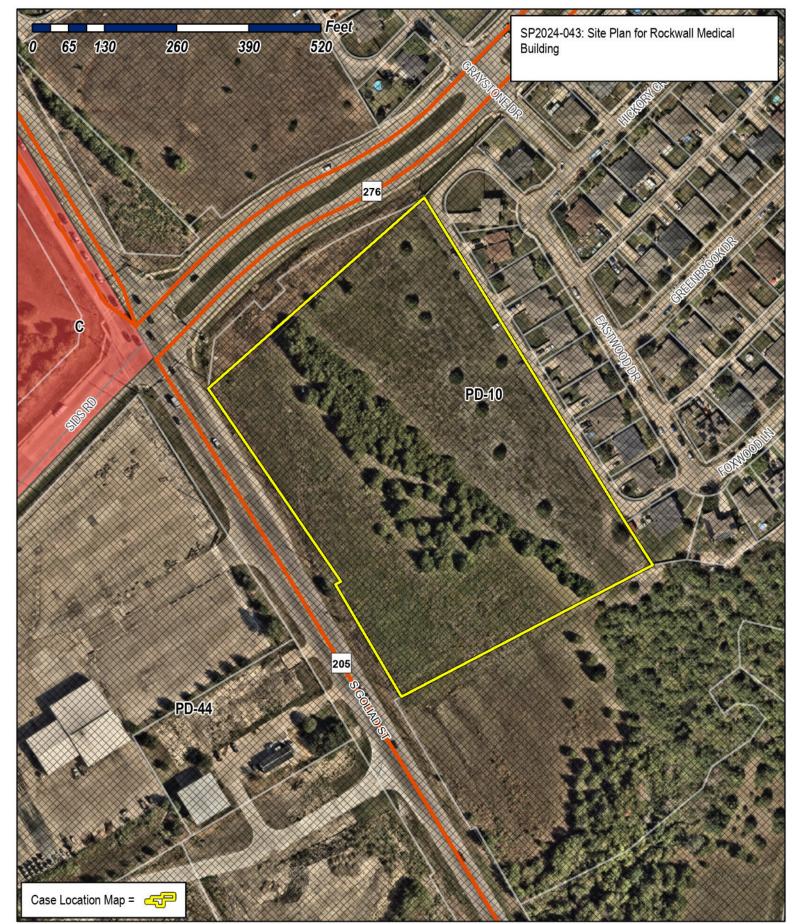
#### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's <u>Site Plan</u> for a medical office building on the subject property, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (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.

	DEVELOPM City of Rockwall Planning and Zou 385 S. Goliad Stree Rockwall, Texas 75	t	TION	PLA <u>NOT</u> CITY SIGN DIRE	AFF USE ONLY ANNING & ZONING CASE NO. TE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE Y UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE NED BELOW. ECTOR OF PLANNING: Y ENGINEER:
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OWNER/APPLIC	ANT/AGENT INFORMA	TION [PLEASE PRINT/CHEC	K THE PRIMAR		NTACT/ORIGINAL SIGNATURES ARE REQUIRED]
OWNER	Vue Real Estate			ANT	Kimley-Horn
CONTACT PERSON	Jeff Brockette	C	ONTACT PERS	SON	Jake Hodges
ADDRESS	9600 N Central Exp	oressway	ADDRE	ESS	203 W Nash St, Suite 100
	Suite 100				
CITY, STATE & ZIP	Dallas, Texas 7523	<b>1</b> 0	CITY, STATE &	ZIP	Terrell, Texas 75160
PHONE	Address		PHC	DNE	972-588-4263
E-MAIL	Dani.carr@vuereal	estate.com	E-M	IAIL	Jake.Hodges@kimley-horn.com
BEFORE ME. THE UNDER	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS D ION ON THIS APPLICATION TO BE	AY PERSONALLY APPEARED _	DELLOWING:	1]	Brockette [OWNER] THE UNDERSIGNED, WHO
"I HEREBY CERTIFY THAT S	TO COVER THE CO	ST OF THIS APPLICATION, HAS B	EEN PAID TO TH	ECIT	TED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF Y OF ROCKWALL ON THIS THE DAY OF OCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE
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GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON THIS	THE 14 DAY OF OCTO	ber .	202	Notary Public, State of Texas Comm. Expires 06-02-2025 Notary ID 133133189
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NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS	Kelly a go	un	~	MY COMMISSION EXPIRES 6/2/2025

DEVELOPMENT APPLICATION + CITY OF ROCKWALL + 385 SOUTH GOLIAC STREET + ROCKWALL, TX 75087 + (P] (972) 771-7745

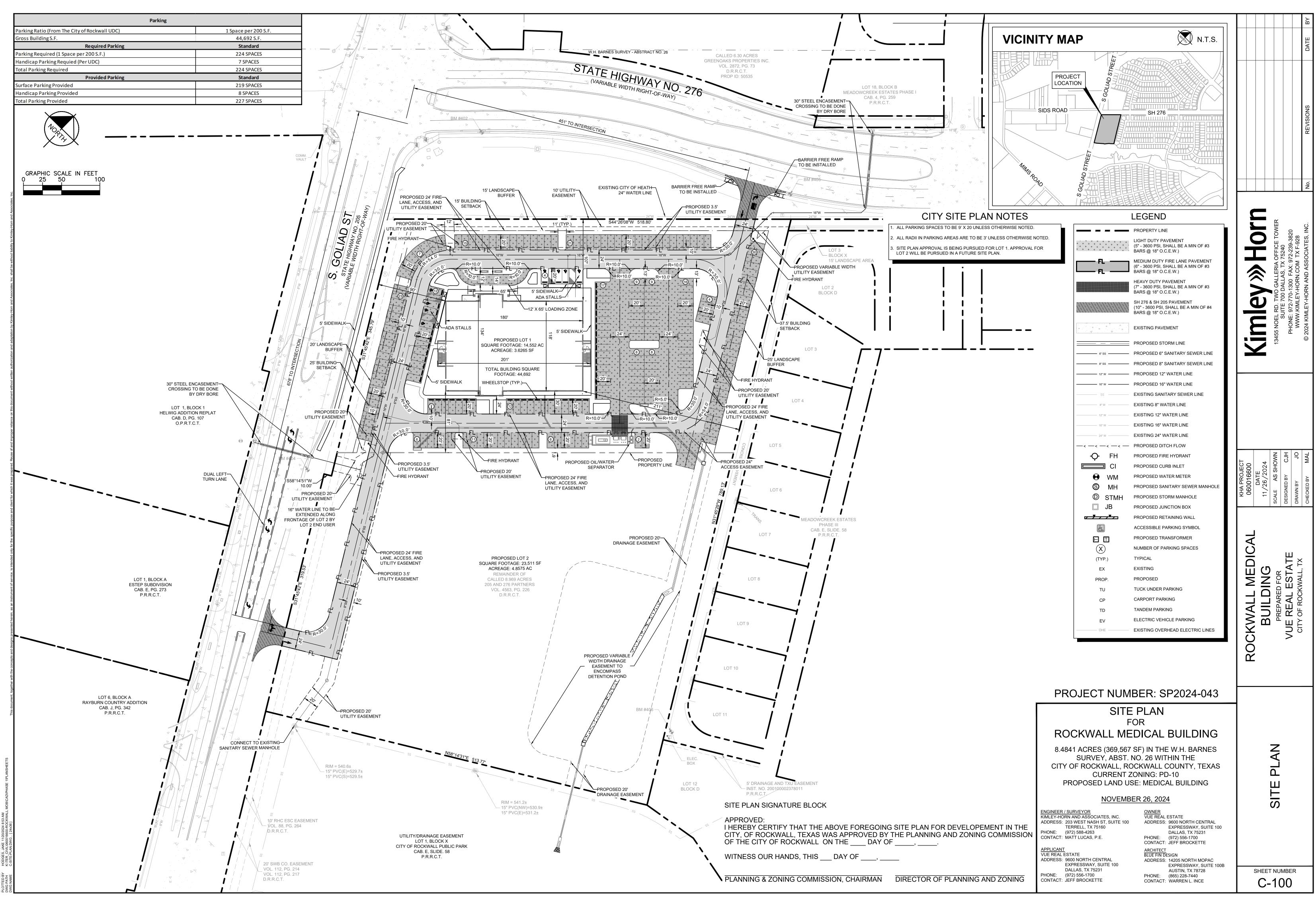


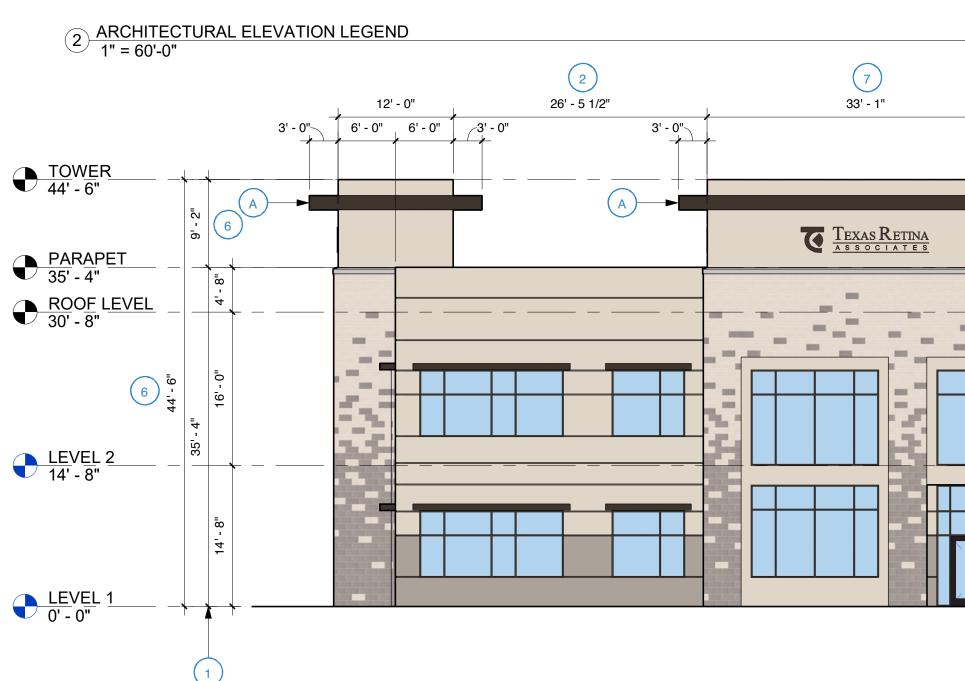


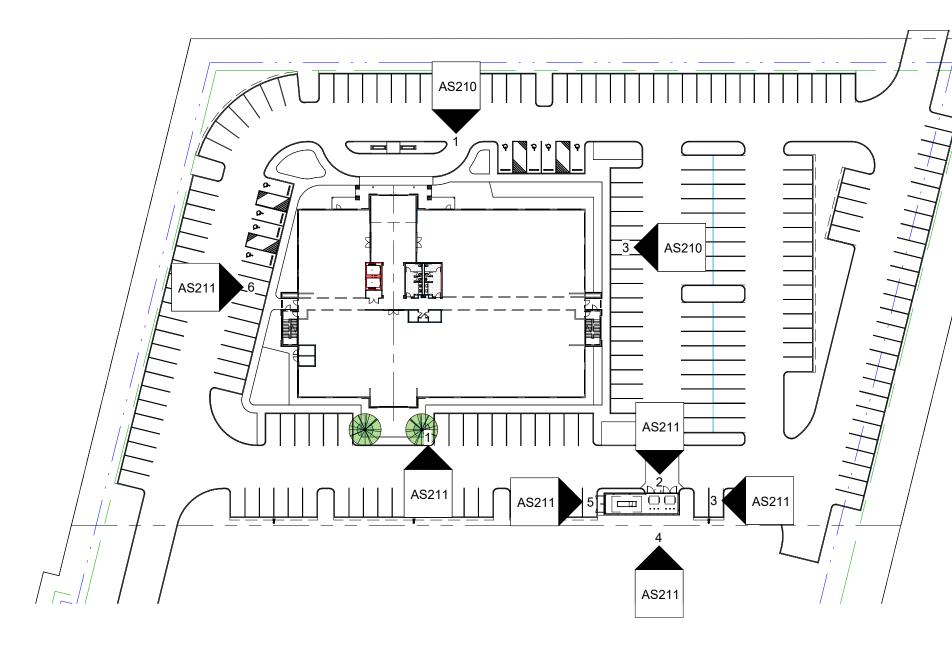
City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com

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	TOTAL FACADE AREA (S.F.)	TOTAL GLAZING AREA (S.F.)	TOTAL AREA MINUS GLAZING (S.F.)	TOTAL TILT PANEL AREA (S.F.)	TOTAL BURNISHED BLOCK AREA (S.F.)	TOTAL GLAZING PERCENTAGE (S.F.)	TOTAL EXPOSED TILT PANEL PERCENTAGE	TOTAL BURNISHED BLOCK PERCENTAGE
NORTH ELEVATION	7,741	1,900	5,841	4,228	1,613	24.5%	72%	28%
EAST ELEVATION	5,367	1,210	4,157	2,908	1,249	22.5%	70%	30%
SOUTH ELEVATION	7,741	1,900	5,841	4,228	1,613	24.5%	72%	28%
WEST ELEVATION	5,367	1,210	4,157	2,908	1,249	22.5%	70%	30%

### PRIMARY FACADE ARTICULATIO **COMPLIANCE KEY NOTES:**

WALL HEIGHT. THE WALL HEIGHT SHALL BE MEASURED GRADE TO THE TOP OF THE WALL. PROPOSED WALL HEIGHT IS AT 35'-4" (REFER TO ELEVA WALL LENGTH. THE MAXIMUM WALL LENGTH SHALL NO EXCEED THREE (3) TIMES THE WALL HEIGHT (I.E. 3 X 1 2 35'-4"(3) = 106'-0" (COMPLIES) MAX LENGTH PROPOSED SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT LE 3) THE MINIMUM LENGTH OF THE SECONDARY ENTRYWAY PROJECTING ARCHITECTURAL ELEMENT SHALL BE 25% THE WALL LENGTH (I.E. 25% X  $2 \le 3$ ). NORTH/SOUTH: 105'-0"(25%) = 26'-3" (NO SECONDARY FEATURE SHOWN NEED TO REQUEST VARIANCE.) WEST/EAST: 52'-6"(25%) = 13' - 1 1/2" (NO SECONDARY FEATURE SHOWN NEED TO REQUEST VARIANCE.) WALL PROJECTION. THE MINIMUM WALL PROJECTION F PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTU ELEMENT SHALL BE 25% OF THE WALL HEIGHT (I.E. 25% 35'-4"(25%) = 8'-10" (COMPLIES) NORTH AND SOUTH ARE PROPOSED AT 9'-0". EAST AND WEST ARE PROPOSED AT 10'-0". PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECT ELEMENT WIDTH. THE MINIMUM WALL WIDTH OF THE PI AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELE

2(8'-10") = 17'-8" (COMPLIES) PROPOSED AT 18'-0"

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	WALL HEIGHT. THE WALL HEIGHT SHALL BE MEASURED FROM GRADE TO THE TOP OF THE WALL. PROPOSED WALL HEIGHT IS AT 35'-4" ( <b>REFER TO ELEVATIONS</b> )	6	<u>PROJECTION HEIGHT.</u> THE PRIMARY AND SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT SHALL EXTEND A MINIMUM OF 25% OF THE WALL HEIGHT ABOVE THE TOP OF THE WALL (I.E. 25% X 1 $\leq$ 6).
	<u>WALL LENGTH.</u> THE MAXIMUM WALL LENGTH SHALL NOT EXCEED THREE (3) TIMES THE WALL HEIGHT (I.E. 3 X 1 $\geq$ 2).		35'-4"(125%) = 8'-10" OR 44'-2" TOTAL (COMPLIES) PROPOSED AT 9'-2" OR 44'-6" TOTAL.
	35'-4"(3) = 106'-0" (COMPLIES) MAX LENGTH PROPOSED IS 105'-0". $\frac{SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH.}{THE MINIMUM LENGTH OF THE SECONDARY ENTRYWAY OR PROJECTING ARCHITECTURAL ELEMENT SHALL BE 25% OF THE WALL LENGTH (I.E. 25% X 2 \leq 3).}$	7	PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL MEET ALL OF THE SAME PROJECTIONS AS THE SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT, BUT SHALL EXTEND A MINIMUM OF TWICE THE LENGTH OF THE SECONDARY ELEMENT (I.E. 2 X 3 ≥ 7)
	NORTH/SOUTH: 105'-0"(25%) = 26'-3" (NO SECONDARY FEATURE SHOWN - <u>NEED TO REQUEST VARIANCE</u> .)		NORTH/SOUTH ELEVATION: <u>(NEED TO REQUEST VARIANCE)</u> (2)26'-3" = 52'-6" (DOES NOT COMPLY) SHOWN AT 30'-0".
	WEST/EAST: 52'-6"(25%) = 13' - 1 1/2" (NO SECONDARY FEATURE SHOWN - <u>NEED TO REQUEST VARIANCE</u> .)	$\frown$	EAST/WEST ELEVATION: <u>(NEED TO REQUEST VARIANCE)</u> (2)13'-1 1/2" = 26'-3" (COMPLIES) SHOWN AT 33'-1".
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I	PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT WIDTH. THE MINIMUM WALL WIDTH OF THE PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL EXTEND TWICE THE REQUIRED WALL PROJECTION (I.E. 2		SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR CUSTOM CONCRETE MASONRY UNITS FOR 20% STONE.

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BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If not shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions and conditions of job site.

11/19/2024

REVISIONS DATE # DESCRIPTION

DATE: DRAWN BY:

DRAWING NUMBER:

2024.11.19 WLI

EXTERIOR **ELEVATIONS -**COLOR

SITE PLAN SIGNATURE BLOCK

APPROVED:

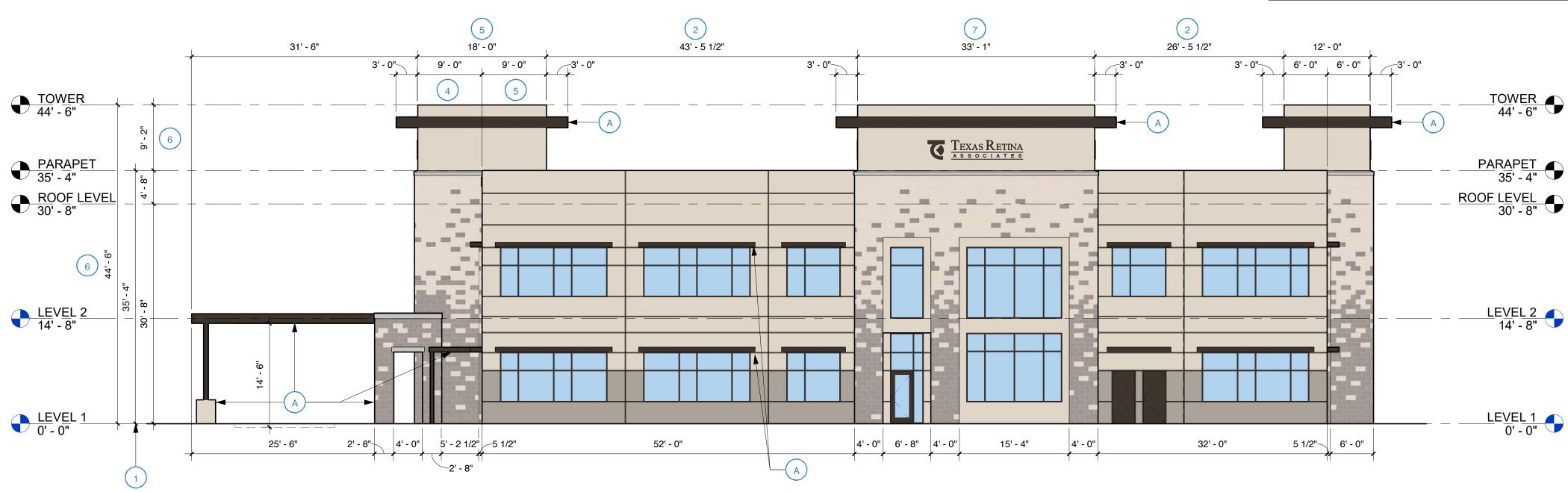
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF

WITNESSED OUR HANDS, THIS \_\_\_\_ DAY OF



SCALE:

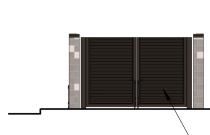
AS INDICATED



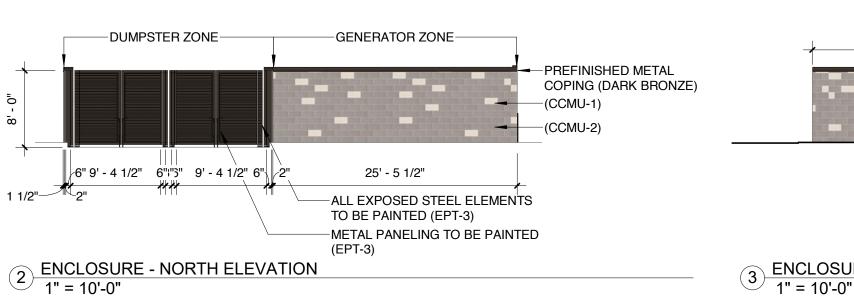
4 ENCLOSURE - SOUTH ELEVATION 1" = 10'-0"

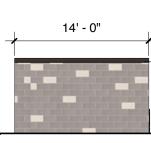
5 ENCLOSURE - WEST ELEVATION 1" = 10'-0"





3 ENCLOSURE - EAST ELEVATION 1" = 10'-0"







	TOTAL FACADE AREA (S.F.)	TOTAL GLAZING AREA (S.F.)	TOTAL AREA MINUS GLAZING (S.F.)	TOTAL TILT PANEL AREA (S.F.)	TOTAL BURNISHED BLOCK AREA (S.F.)	TOTAL GLAZING PERCENTAGE (S.F.)	TOTAL EXPOSED TILT PANEL PERCENTAGE	TOTAL BURNISHED BLOCK PERCENTAGE
NORTH ELEVATION	7,741	1,900	5,841	4,228	1,613	24.5%	72%	28%
EAST ELEVATION	5,367	1,210	4,157	2,908	1,249	22.5%	70%	30%
SOUTH ELEVATION	7,741	1,900	5,841	4,228	1,613	24.5%	72%	28%
WEST ELEVATION	5,367	1,210	4,157	2,908	1,249	22.5%	70%	30%

-SELF-LATCHING ENCLOSURE GATE

**COMPLIANCE KEY NOTES:** WALL HEIGHT. THE WALL HEIGHT SHALL BE MEASURED FRO GRADE TO THE TOP OF THE WALL. PROPOSED WALL HEIGHT IS AT 35'-4" (REFER TO ELEVATIO WALL LENGTH. THE MAXIMUM WALL LENGTH SHALL NOT EXCEED THREE (3) TIMES THE WALL HEIGHT (I.E. 3 X  $1 \ge 2$ ). 35'-4"(3) = 106'-0" (COMPLIES) MAX LENGTH PROPOSED IS 1 SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT LENG 3) THE MINIMUM LENGTH OF THE SECONDARY ENTRYWAY OF PROJECTING ARCHITECTURAL ELEMENT SHALL BE 25% OF THE WALL LENGTH (I.E. 25% X  $2 \le 3$ ). NORTH/SOUTH: 105'-0"(25%) = 26'-3" (NO SECONDARY FEATURE SHOWN -NEED TO REQUEST VARIANCE.) WEST/EAST: 52'-6"(25%) = 13' - 1 1/2" (NO SECONDARY FEATURE SHOWN NEED TO REQUEST VARIANCE.) WALL PROJECTION. THE MINIMUM WALL PROJECTION FOR A PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL BE 25% OF THE WALL HEIGHT (I.E. 25% X 1 35'-4"(25%) = 8'-10" (COMPLIES) NORTH AND SOUTH ARE PROPOSED AT 9'-0". EAST AND WEST ARE PROPOSED AT 10'-0". PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURA ELEMENT WIDTH. THE MINIMUM WALL WIDTH OF THE PRIM AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMEN SHALL EXTEND TWICE THE REQUIRED WALL PROJECTION X 4 <u>≥</u> 5). 2(8'-10") = 17'-8" (COMPLIES) PROPOSED AT 18'-0"

	MARY FACADE ARTICULATION IPLIANCE KEY NOTES:		
)	WALL HEIGHT. THE WALL HEIGHT SHALL BE MEASURED FROM GRADE TO THE TOP OF THE WALL.	6	PROJECTION HEIGHT. THE PRIMARY AND SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT SHALL EXTEND A
	PROPOSED WALL HEIGHT IS AT 35'-4" (REFER TO ELEVATIONS)		MINIMUM OF 25% OF THE WALL HEIGHT ABOVE THE TOP OF THE WALL (I.E. 25% X 1 $\leq$ 6).
)	<u>WALL LENGTH.</u> THE MAXIMUM WALL LENGTH SHALL NOT EXCEED THREE (3) TIMES THE WALL HEIGHT (I.E. 3 X 1 $\geq$ 2).		35'-4"(125%) = 8'-10" OR 44'-2" TOTAL (COMPLIES) PROPOSED AT 9'-2" OR 44'-6" TOTAL.
	35'-4"(3) = 106'-0" (COMPLIES) MAX LENGTH PROPOSED IS 105'-0".	$\overline{7}$	PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE
3	<u>SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH.</u> THE MINIMUM LENGTH OF THE SECONDARY ENTRYWAY OR PROJECTING ARCHITECTURAL ELEMENT SHALL BE 25% OF THE WALL LENGTH (I.E. 25% X $2 \le 3$ ).		PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL MEET ALL OF THE SAME PROJECTIONS AS THE SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT, BUT SHALL EXTEND A MINIMUM OF TWICE THE LENGTH OF THE SECONDARY ELEMENT (I.E. 2 X $3 \ge 7$ )
	NORTH/SOUTH: 105'-0"(25%) = 26'-3" (NO SECONDARY FEATURE SHOWN - <u>NEED TO REQUEST VARIANCE</u> .)		NORTH/SOUTH ELEVATION: (NEED TO REQUEST VARIANCE) (2)26'-3" = 52'-6" (DOES NOT COMPLY) SHOWN AT 30'-0".
	WEST/EAST: 52'-6"(25%) = 13' - 1 1/2" (NO SECONDARY FEATURE SHOWN - NEED TO REQUEST VARIANCE.)		EAST/WEST ELEVATION: <u>(NEED TO REQUEST VARIANCE)</u> (2)13'-1 1/2" = 26'-3" (COMPLIES) SHOWN AT 33'-1".
	WALL PROJECTION. THE MINIMUM WALL PROJECTION FOR A PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL	A	ADDITIONAL ARCHITECTURAL ELEMENT
	ELEMENT SHALL BE 25% OF THE WALL HEIGHT (I.E. 25% X 1 $\leq$ 4).		ADDITIONAL NOTES:
	35'-4"(25%) = 8'-10" (COMPLIES) NORTH AND SOUTH ARE PROPOSED AT 9'-0". EAST AND WEST ARE PROPOSED AT 10'-0".		SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR EXPOSED CONCRETE TILT PANEL VS. MASONRY
5	PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT WIDTH. THE MINIMUM WALL WIDTH OF THE PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL EXTEND TWICE THE REQUIRED WALL PROJECTION (I.E. 2 X $4 \ge 5$ ).		SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR CUSTOM CONCRETE MASONRY UNITS FOR 20% STONE.





DATE:
DRAWN BY:

DRAWING NUMBER:

2024.11.19 WLI

EXTERIOR **ELEVATIONS -**COLOR

LEVEL 1 0' - 0" SITE PLAN SIGNATURE BLOCK

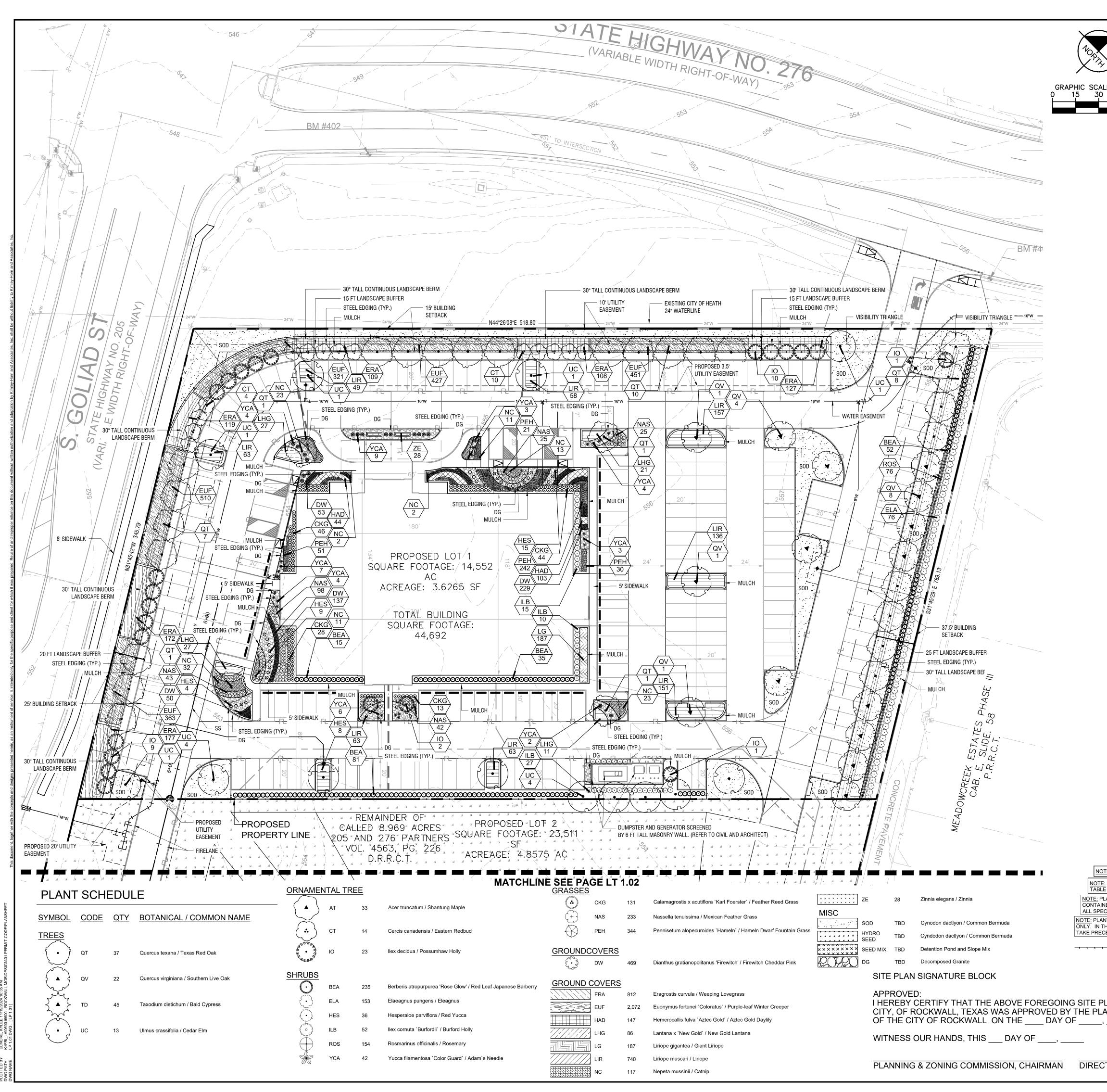
APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF

WITNESSED OUR HANDS, THIS \_\_\_\_ DAY OF



SCALE:

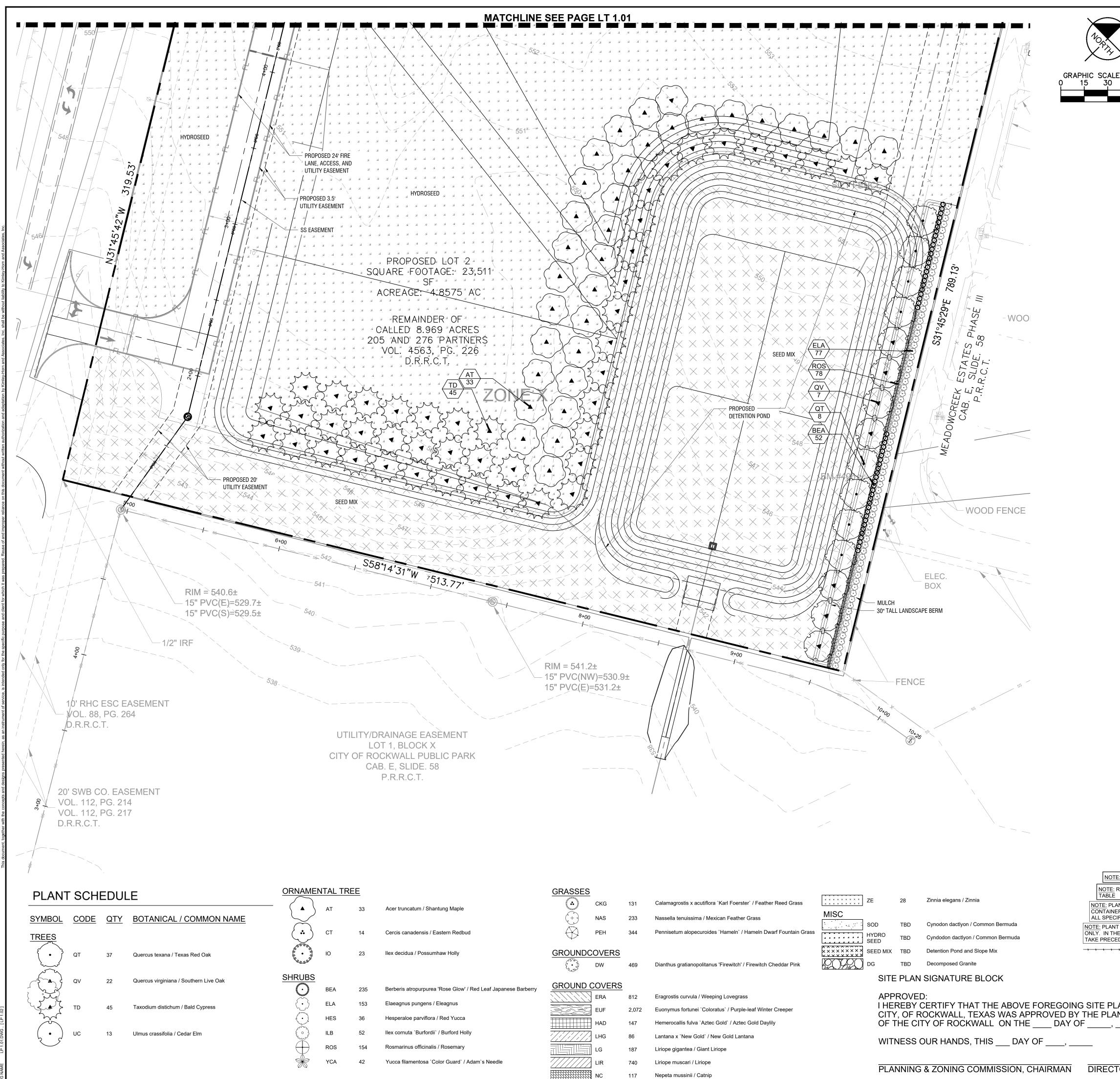
AS INDICATED



xPlant : oEG-MBP1 : xBase-MBP1 : xBndry-MBP1 : xExUtil-MBP1 : xExBase-MBP1 : x24X36-MBP1 : xTree : xUtil-MBP1 : oSswr-MBP1 : xEsmt-MBP1 : oStorm-ME

AGES ACES xPlant : oEG-MBP1 : xBase-MBP1 : xBndry-1 ST SAVED 11/19/2024 10:28 AM ST SAVED 11/19/2024 10:28 AM TTED BY ELMORE, KYLEE 11/19/2024 10:35 AM VG PATH K:\FRI LA\060016600 - ROCKWALL MOBIDESI

$\mathbf{i}$			X			BY
$\downarrow$				N.T.S.		DATE
$\boldsymbol{\mathcal{A}}$						
E IN FEET 60		PROJECT				
		LOCATION				
		SIDS ROAD				NS
			SH 276			REVISIONS
						RE
	MIMIO	STREET				
	MINING PC	CP COLLAD				No.
	CITY OF RO	CKWALL LANDSCAPE REQUIRE	MENTS			
LANDSCAPE MATERIAL Canopy Trees shall be a		per	REQUIRED	PROVIDED	OLL	:E TOWER 9-3820 -928 TES, INC.
Accent Trees shall be a	minimum of 4 ft in t	otal height	Yes	Yes	0	
Shrubs shall be a minin <b>RESIDENTIAL ZONE - LA</b>			REQUIRED	PROVIDED		RIA OFFIC , TX 75240 ,X: 972-238 ,OM TX F- ASSOCIAT
	•	uffer must be installed for buildings with - (Subsection 04.01.E(4), Article 05, UDC)	25 ft	25 ft		AS OIL AS
		nches and a maximum height of 48-				O GAL DALL -1300 -1300 '-HOR
inches. (Subsection 06.0	02.E, Article 05, UDC	C C	30 in	30 in		55 NOEL RD. TWO GALLE SUITE 700 DALLAS PHONE: 972-770-1300 F/ WWW.KIMLEY-HORN.C 2023 KIMLEY-HORN AND
UDC) 624 lf / 20 lf = 32 Cano		ייייזא נשטטטטוטו טט.טב.ש, אוווטו <i>י</i> טס,	32 Canopy Trees	32 Canopy Trees		NOEL RD. T SUITE 7 SUNE: 972-7 WWW.KIML 23 KIMLEY-I 23 KIMLEY-I
STATE HIGHWAY NO.27	6 - LANDSCAPE BU		REQUIRED	PROVIDED		
	•	section 06.02.E, Article 05, UDC)	15 ft	15 ft		134 ©
Berms and shrubbery sh maximum height of 48-i		nimum height of 30-inches and a 06.02.E, Article 05, UDC)	30 in	30 in		
2 Canopy Trees / 100 lf ( 519 lf / 100 lf * 2 = 11 0	•	Article 05, UDC)	11 Canopy Trees	11 Canopy Trees		
4 Accent Trees / 100 lf (S	Subsection 06.02.E, A	Article 05, UDC)	21 Accent Trees	21 Accent Trees	PRELIN	MINARY
519 If / 100 If *4 = 21 A S GOLIAD ST. (SH-205)		ERS	REQUIRED	PROVIDED	FOR REV Not for construction	IEW ONLY or permit purposes.
SH-205 Overlay District: Berms and shrubbery sh	i i	.02.E, Article 05, UDC) nimum height of 30-inches and a	20 ft	20 ft		WHORN
-	nches. (Subsection	06.02.E, Article 05, UDC)	30 in	30 in	L.A. No. <u>3404</u>	Date11/19/2024
314 lf / 100 lf * 2 = 7 C	anopy Trees		7 Canopy Trees	7 Canopy Trees		z ш ш <
4 Accent Trees / 100 lf (S 314 lf / 100 lf *4 = 13 A	ccent Trees		13 Accent Trees	13 Accent Trees	ECT 00 024	SHOWN KAE KAE NBA
PARKING LOT LANDSCA Parking lots with more t		king spaces shall have a minimum of	200 sf	PROVIDED 200 sf	PRC 016 0/2 9/2	AS AS BY BY
200 sf of landscaping. ( No parking spaces may		Article 08, UDC) an 80-feet from the trunk of a canopy tree.	80 ft	80 ft		SCALE / DESIGNED DRAWN BY CHECKED E
(Subsection 05.03.E, Art			REQUIRED	PROVIDED		
Zoning District: Comme (Subsection 05.03.A, Art	. ,	% required landscaping areas.	31,595 sf	41,798 sf		
20% x 157,972 sf = 31	1,595 sf		(20%)	(26.5%)	AL	
	• •	bing shall be located in the front of and age. (Subsection 05.03.A, Article 08, UDC)	15,797 sf (50%)	* 15,797 sf (50%)		Щ
50% x 31, 595 sf = 15, DETENTION BASIN REQ			REQUIRED	PROVIDED		т ТАТ -L, <sub>T</sub> )
1 Canopy Tree / 750 sf (S	Subsection 05.03.D,	Article 08, UDC)	51 Canopy Trees	51 Canopy Trees	$\sum Z$	REPARED FOR REAL EST OF ROCKWALL
38,223 sf / 750 sf = 51 1 Accent Tree / 1500 sf (\$	Subsection 05.03.D,	Article 08, UDC)	26 Accent Trees	26 Accent Trees		ARE AL ROCH
38,223 sf / 1500 sf = 20 SCREENING REQUIREN			REQUIRED	PROVIDED	ROCKWAL BUIL	-
Trash/Recycling enclose by a minimum six foot, s		ded. These receptacles shall be screened oster enclosure.	6 ft Wall	6 ft Wall	M × M	P NUE CITY
1 Canopy Tree / 20 If (S.		rticle 05, UDC)	4 Canopy Trees	4 Canopy Trees		>
62 If / 20 If = 4 Canopy Screened with evergreer		n 01.05.B, Article 05, UDC)	Yes	Yes	۲ ۲	
-	tage accounts for a	Il planting on building pad, internal islan				
Pervious		PROJECT NUME		124-043		
26% (41,805 sf)	74% (117,463 sf)				-	
TE: IRRIGATION WILL MEET REQUI	REMENTS OF UDC.	LANDSC FC	APE PLAN R	4	-	7
REFER TO SHEET LP 3.03 TO SEE		ROCKWALL ME	DICAL BU	ILDING		AN
ANTS ARE SPECIFIED BY HEIGHT / IER SIZE. ALL PLANTINGS ARE EXF CIFICATIONS PROVIDED.	· · · · · ·	8.4841 ACRES (369,567 S	,			<u>」</u>
IT QUANTITIES ARE PROVIDED FOI HE CASE OF A DISCREPANCY, THE EDENCE.		SURVEY, ABST. N CITY OF ROCKWALL, ROC				Ц
STEEL TBD Steel I	Edging	CURRENT ZC PROPOSED LAND USE		JILDING		A
MULCH TBD Shred	ded Hardwood Mulch	NOVEMBE	R 26, 2024			$\dot{\mathbf{C}}$
		ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC.	<u>OWNER</u> VUE REAL ESTATE	-		n n
LAN FOR DEVELOPEM		ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160	ADDRESS: 9600 N EXPRE	ORTH CENTRAL SSWAY, SUITE 100		ANDSCAP
ANNING AND ZONING (	COMMISSION	PHONE: (972) 588-4263 CONTACT: MATT LUCAS, P.E.		S, TX 75231 56-1700 ROCKETTE		
		<u>APPLICANT</u> VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL	ARCHITECT BLUE FIN DESIGN ADDRESS: 14205	NORTH MOPAC		
		EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700	EXPRE AUSTI	SSWAY, SUITE 100B N, TX 78728 28-7440		NUMBER
TOR OF PLANNING AN		CONTACT: JEFF BROCKETTE	CONTACT: WARR			1.01



xPlant 11/19/2 ELMO K:\FRI IMAGES XREFS LAST SAVED PLOTTED BY DWG PATH

MUNANUL REPORT	CKG	131
(+)	NAS	233
$\langle \gamma \rangle$	PEH	344

GROUND COVERS				
	ERA	8		
	EUF	2		
	HAD	1		
	LHG	8		
	LG	1		
	LIR	7		
	NC	1		

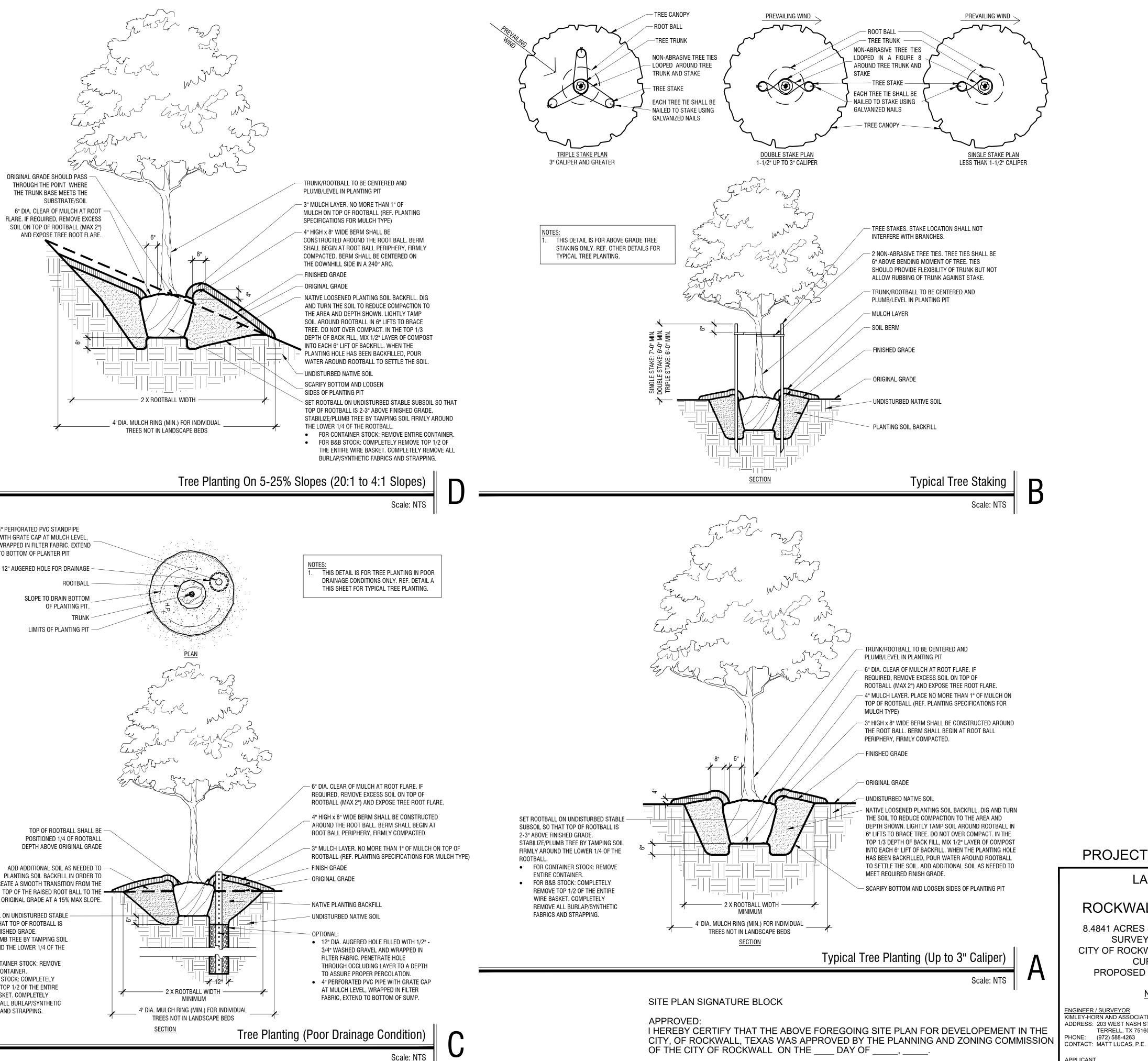
	TBD	Cynodon dactlyon / Common Bermuda
C	TBD	Cyndodon dactlyon / Common Bermuda
MIX	TBD	Detention Pond and Slope Mix

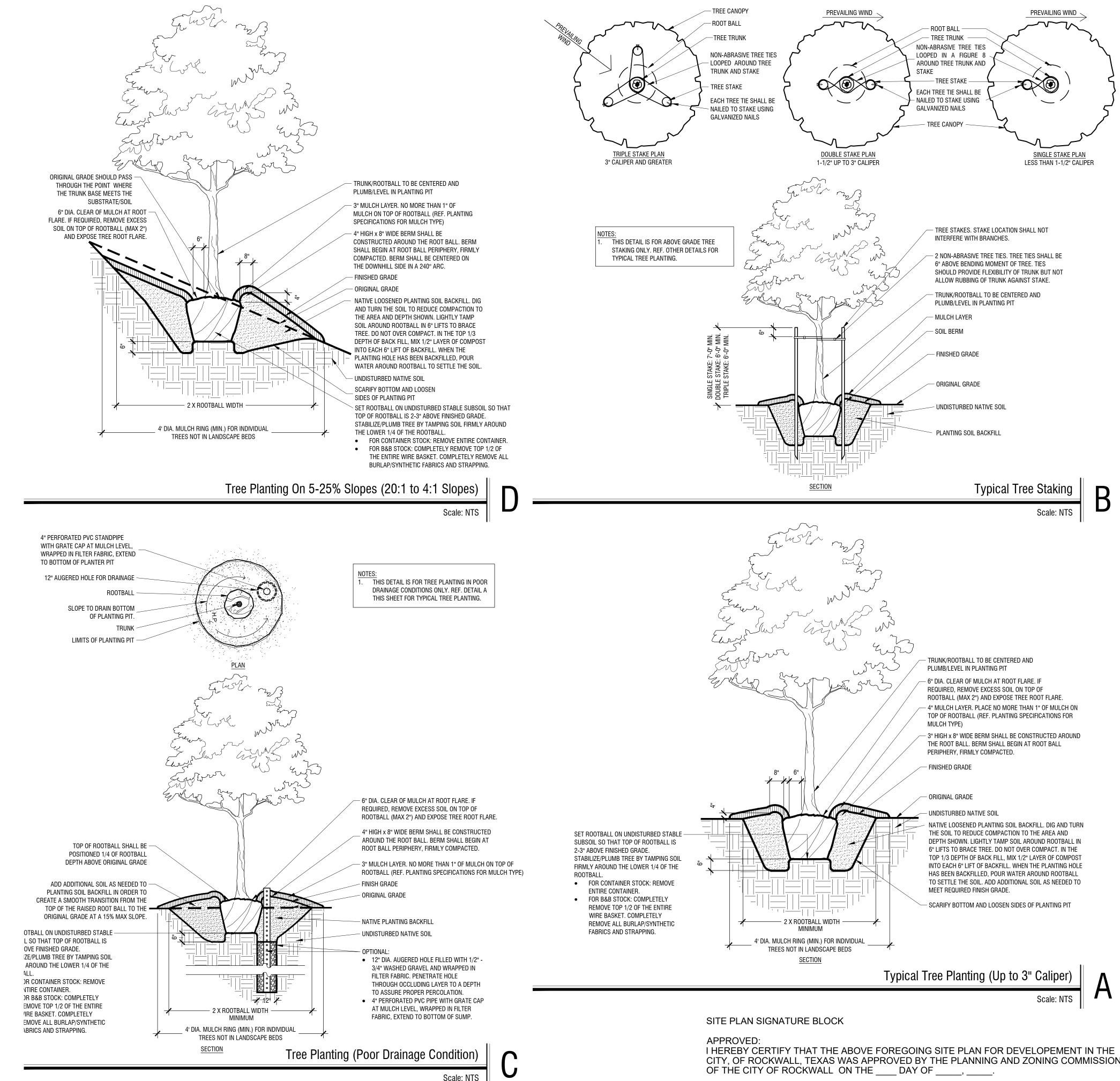
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLA

NOTE: R TABLE NOTE: PLAN CONTAINEF ALL SPECIF NOTE: PLANT ONLY. IN THE TAKE PRECEF TAKE PRECEI 

	VICIN		ļ	N.T.S.	DATE
E IN FEET 60	MINS	PROJECT LOCATION SIDS ROAD	SH 276		REVISIONS
LANDSCAPE MATERIAL		CKWALL LANDSCAPE REQUIRE	MENTS	PROMDED	
Canopy Trees shall be a	minimum of 4" cali				E TOWER 9.3820 928 FES, INC.
Accent Trees shall be a r Shrubs shall be a minim	num of 3 gallons in s	ize	Yes	Yes	
	wide landscaped bu	uffer must be installed for buildings with (Subsection 04.01.E(4), Article 05, UDC)	25 ft	25 ft	RIA V, TX VX: 9 SOM ASS
	•	nches and a maximum height of 48-	30 in		TWO GAL 700 DALL 770-1300 -EY-HOR HORN AI
inches. (Subsection 06.0 1 Canopy Trees / 20 If an UDC)	,	ning (Subsection 05.02.B, Article 08,	32 Canopy Trees	32 Canopy Trees	JITE 972- 972- 1LEY
624 lf / 20 lf = 32 Canop STATE HIGHWAY NO.270		TERS	REQUIRED	PROVIDED	
		ection 06.02.E, Article 05, UDC)	15 ft	15 ft	□ 1345
Berms and shrubbery sh maximum height of 48-ir		imum height of 30-inches and a 06.02.E, Article 05, UDC)	30 in	30 in	
2 Canopy Trees / 100 If ( 519 If / 100 If * 2 = 11 C		Article 05, UDC)	11 Canopy Trees	11 Canopy Trees	
4 Accent Trees / 100 If (S 519 If / 100 If *4 = 21 A		rticle 05, UDC)	21 Accent Trees	21 Accent Trees	PRELIMINARY FOR REVIEW ONLY
SGOLIAD ST. (SH-205) SH-205 Overlay District: 2			<b>REQUIRED</b> 20 ft	PROMDED 20 ft	Not for construction or permit purposes.
Berms and shrubbery sh maximum height of 48-ir		imum height of 30-inches and a 06.02.E, Article 05, UDC)	30 in	30 in	P.L.A
2 Canopy Trees / 100 If ( 314 If / 100 If * 2 = 7 Ca		Article 05, UDC)	7 Canopy Trees	7 Canopy Trees	
4 Accent Trees / 100 lf (S 314 lf / 100 lf *4 = 13 Ac	ubsection 06.02.E, A	rticle 05, UDC)	13 Accent Trees	13 Accent Trees	ROJECT 16600 ATE ATE AS SHOWN BY KAE BY NBA
<b>PARKING LOT LANDSCA</b> Parking lots with more th		king spaces shall have a minimum of	REQUIRED	PROVIDED	
200 sf of landscaping. (S	Subsection 05.03.E, /		200 sf	200 sf	KHA PF 0600 11/19, scale A besigned e drawn by checked b
(Subsection 05.03.E, Arti	cle08, UDC)		80 ft	80 ft PROVIDED	
	cial (C) District 20 %	6 required landscaping areas.	31,595 sf	41,798 sf	
20% x 157,972 sf = 31,	,595 sf	ing shall be leasted in the front of and	(20%)	(26.5%)	JAL SAL
	gs with street fronta	ing shall be located in the front of and ge.(Subsection 05.03.A, Article 08, UDC)	15,797 sf (50%)	* 15,797 sf (50%)	EDIO TATE Li TATE
DETENTION BASIN REQU 1 Canopy Tree / 750 sf (S		Article 08, UDC)	REQUIRED 51 Canopy Trees	PROVIDED 51 Canopy Trees	
38,223 sf / 750 sf = 51 ( 1 Accent Tree / 1500 sf (S	absection 05.03.D, /	Article 08, UDC)	26 Accent Trees	26 Accent Trees	LDI LDI Pared FAL F Rocki
38,223 sf / 1500 sf = 26 SCREENING REQUIREM	ENTS		REQUIRED	PROVIDED	BUIL PREPAL E REA
Trash/Recycling enclosu by a minimum six foot, s		ded. These receptacles shall be screened oster enclosure.	6 ft Wall	6 ft Wall	OCKWAI BUIL VUE REA
1 Canopy Tree / 20 If (Su 62 If / 20 If = 4 Canopy		ticle 05, UDC)	4 Canopy Trees	4 Canopy Trees	L OS
Screened with evergreen	shrubs (Subsection	n 01.05.B, Article 05, UDC)	Yes	Yes	
and landscape on the s	outhern portion of the			_	
Pervious 26%	Impervious 74%	PROJECT NUME			
(41,805 sf)			CAPE PLAN DR	Ν	-
REFER TO SHEET LP 3.03 TO SEE	FULL LANDSCAPE	ROCKWALL MEI	DICAL BU	JILDING	AN AN
NTS ARE SPECIFIED BY HEIGHT A R SIZE. ALL PLANTINGS ARE EXP FICATIONS PROVIDED. T QUANTITIES ARE PROVIDED FO E CASE OF A DISCREPANCY, THE DENCE. TERL TBD Steel EDGING TBD Steel	PECTED TO MEET	8.4841 ACRES (369,567 S SURVEY, ABST. N CITY OF ROCKWALL, RO CURRENT ZO PROPOSED LAND US	O. 26 WITHIN CKWALL COU DNING: PD-10	THE NTY, TEXAS	ANDSCAPE PI
MULCH TBD Shred	ded Hardwood Mulch	NOVEMBE	R 26, 2024		SC SC
AN FOR DEVELOPEN NNING AND ZONING		ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 PHONE: (972) 588-4263 CONTACT: MATT LUCAS, P.E. <u>APPLICANT</u> VUE REAL ESTATE	DALL PHONE: (972) CONTACT: JEFF <u>ARCHITECT</u> BLUE FIN DESIGN	NORTH CENTRAL ESSWAY, SUITE 100 AS, TX 75231 556-1700 BROCKETTE	LAND
FOR OF PLANNING AN	ND ZONING	ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE	ADDRESS: 14205 EXPR AUST	ESSWAY, SUITE 100B IN, TX 78728 228-7440	SHEET NUMBER

### REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION. REF. TREE STAKING DETAIL THIS SHEET.





PLANNING & ZONING COMMISSION, CHAIRMAN DIREC

CTOR OF	PLANNING	AND	ZONING

<u>APPLICANT</u> VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE

ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC.

ADDRESS: 203 WEST NASH ST, SUITE 100

PHONE: (865) 228-7440

CONTACT: WARREN L. INCE

AUSTIN, TX 78728

EXPRESSWAY, SUITE 100B

SHEET NUMBER

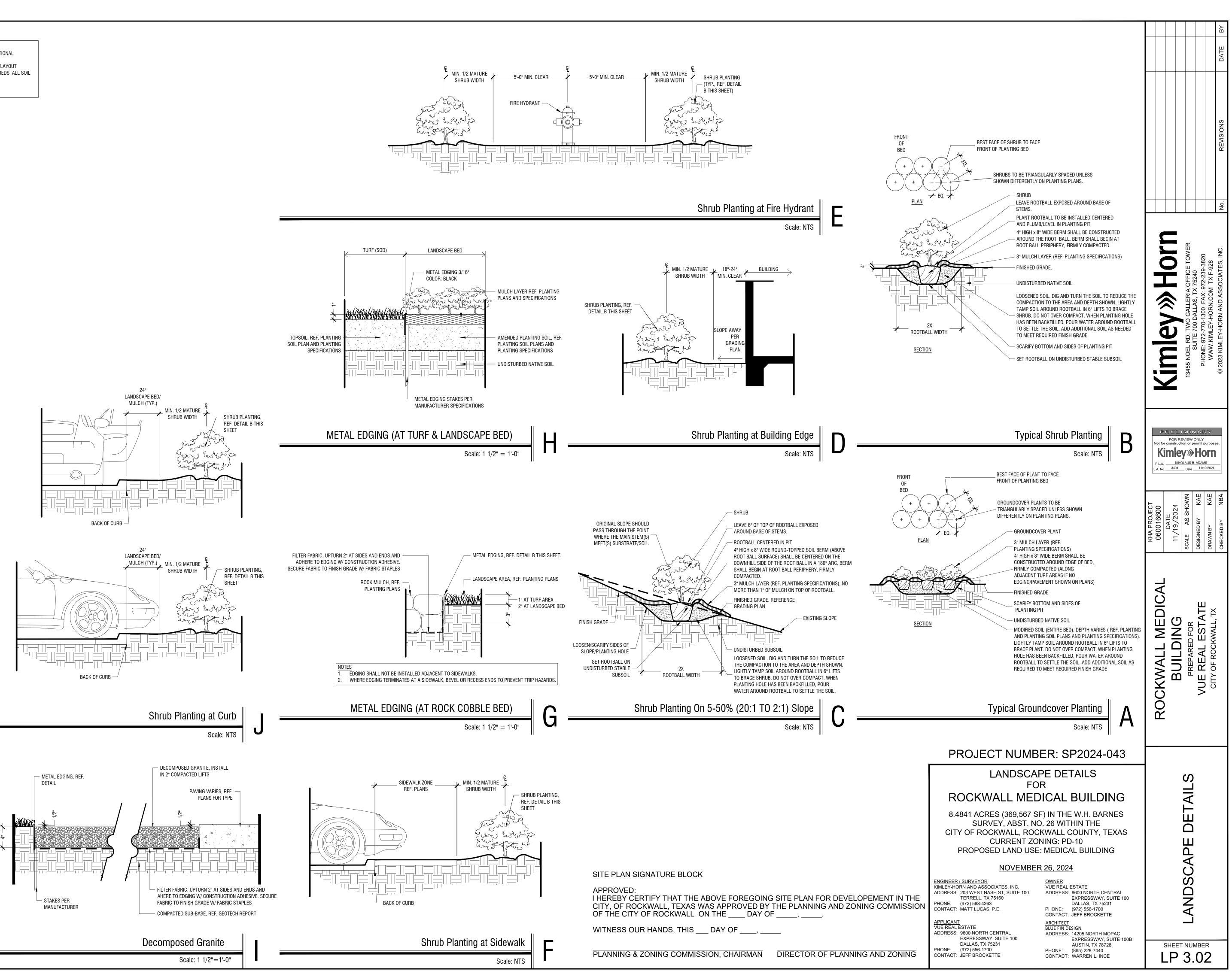
LP 3.01

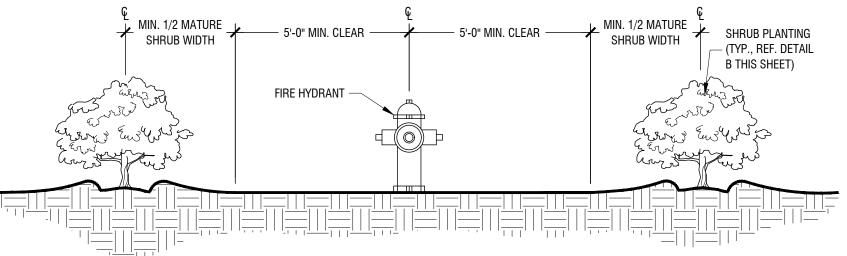
	DATE BY
	REVISIONS
	oʻ Z
	Kimley Morn 13455 NOEL RD. TWO GALLERIA OFFICE TOWER SUITE 700 DALLAS, TX 75240 PHONE: 972-770-1300 FAX: 972-239-3820 WWW.KIMLEY-HORN.COM TX F-928 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
	PRELIMINARY FOR REVIEW ONLY Not for construction or permit purposes. <b>Kimley &gt;&gt; Horn</b> P.L.A
	KHA PROJECT 060016600 DATE 11/19/2024 SCALE AS SHOWN SCALE AS SHOWN DESIGNED BY KAE DRAWN BY KAE DRAWN BY KAE CHECKED BY NBA
	ROCKWALL MEDICAL BUILDING PREPARED FOR VUE REAL ESTATE CITY OF ROCKWALL, TX
<section-header>         PROJECT NUMBER: SP2024-043         Space         Space</section-header>	LANDSCAPE DETAILS

NOTES

REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.

REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)





PLAN	NT SC	HED	ULE
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SYMBOL	<u>CODE</u>	<u>QTY</u>	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
TREES					
$\left\{ \cdot \right\}$	QT	37	Quercus texana / Texas Red Oak	4" cal, 16` ht, 5`-6` spr	Full, Straight, Single Leader
	QV	22	Quercus virginiana / Southern Live Oak	4" cal, 16` ht, 5`-6` spr	Full, Straight, Single Leader
	TD	45	Taxodium distichum / Bald Cypress	4" cal, 15` ht, 6` spr	Full, Straight, Single Leader
	UC	13	Ulmus crassifolia / Cedar Elm	4" cal, 15` ht, 6` spr	Full, Straight, Single Leader
ORNAMEN	ITAL TRE	E			
	AT	33	Acer truncatum / Shantung Maple	4" cal, 16` ht, 5`-6` spr	Full, Straight, Single Leader
	СТ	14	Cercis canadensis / Eastern Redbud	4" cal, 14` ht, 6` spr	Full, Single Leader
	Ю	23	Ilex decidua / Possumhaw Holly	4" cal, 12` ht, 4` spr	Full, Multi-Trunk
SHRUBS					
MUNUVUL	BEA	235	Berberis atropurpurea 'Rose Glow' / Red Leaf Japanese Barberry	24" ht, 24" spr, 36" oc	Full, 3 gallon min.
$\langle \cdot \rangle$	ELA	153	Elaeagnus pungens / Eleagnus	24" ht, 24" spr, 48" oc	Full, 3 gallon min.
$\check{\odot}$	HES	36	Hesperaloe parviflora / Red Yucca	18" ht, 18" spr, 24" oc	Full, 3 gallon min.
(°)	ILB	52	Ilex cornuta `Burfordii` / Burford Holly	36" ht, 30" spr, 42" oc	Full, 3 gallon min.
	ROS	154	Rosmarinus officinalis / Rosemary	18" ht, 18" spr, 24" oc	Full, 3 gallon min.
×	YCA	42	Yucca filamentosa `Color Guard` / Adam`s Needle	18" ht, 18" spr, 24" oc	Full, 3 gallon min.
GRASSES					
	CKG	131	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	18" ht, 30" oc	Full, 3 gallon min.
$\left(\begin{array}{c} + \end{array}\right)$	NAS	233	Nassella tenuissima / Mexican Feather Grass	18" ht, 24" oc	Full, 3 gallon min.
$\bigotimes$	PEH	344	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass	12" ht, 24" oc	Full, 3 gallon min.
<u>GROUNDC</u> رژبی	DW	469	Dianthus gratianopolitanus 'Firewitch' / Firewitch Cheddar Pink	6" ht, 12" spr, 18" oc	Full, 1 gallon min.
GROUND (					
	ERA	812	Eragrostis curvula / Weeping Lovegrass	18" ht, 12" spr, 24" oc	Full, 1 gallon min.
	EUF	2,072	Euonymus fortunei `Coloratus` / Purple-leaf Winter Creeper	8" ht, 8" spr, 18" oc	Full, 1 gallon min.
	HAD	147	Hemerocallis fulva `Aztec Gold` / Aztec Gold Daylily	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
7,7,7,7,7	LHG	86	Lantana x `New Gold` / New Gold Lantana	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	LG	187	Liriope gigantea / Giant Liriope	12" ht, 12" spr, 12" oc	Full, 1 gallon min.
		740	Liriope muscari / Liriope	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	NC	117	Nepeta mussinii / Catnip	4" ht, 8" spr, 24" oc	Full, 1 gallon min.
× × × × × × × × × × × × × × × × × × ×	ZE	28	Zinnia elegans / Zinnia	4" ht, 12" spr, 12" oc	Full, 1 gallon min.
MISC		TBD	Cynodon dactlyon / Common Bermuda	7/2	Solid sod, rolled tight with sand filled
	] HYDRO	TBD	Cyndodon dactlyon / Common Bermuda	n/a	joints, 100% weed, disease, and pest Hyrdroseed areas. See
	SEED	TBD	Detention Pond and Slope Mix	n/a	landscape specifications. Native American Seed Mix
		TBD	Decomposed Granite	n/a n/a	#2808 4" depth
in the	STEEL			3/16" x 6"	
· · · · · ·	EDGING	TBD	Steel Edging		Black

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

### PLANTING NOTES

1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

- 2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
- 3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
- 4. REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
- 5. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
- 6. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- 7. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
- 8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED.
- 9. PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
- 11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- 12. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD AND IRRIGATED.
- 13. ALL LANDSCAPE BEDS TO HAVE TOPSOIL/BEDDING MIX THAT MEETS LANDSCAPE SPECIFICATIONS. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN. 14. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4, AND
- FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES,
- 15. ALL DISTURBED AREAS IN R.O.W. TO BE RE-ESTABLISHED WITH BERMUDA SEED OR SOD AND IRRIGATED UNLESS OTHERWISE SHOWN ON PLANS.

16. ALL TREES TO BE PLACED A MINIMUM OF 4' FROM ANY UTILITY.

#### GENERAL LANDSCAPE SPECIFICATIONS AND NOTES A SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AS INCLUDED IN THE PLANT LIST AND AS HEREIN SPECIFIED 2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL

CERTIFICATION OF ACCEPTABILITY BY THE OWNER. B. PROTECTION OF EXISTING STRUCTURES ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND

PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER

D. MATERIALS 1. GENERAL

> SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN

AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

MATERIALS SAMPLES MULCH ONE (1) CUBIC FOOT

TOPSOIL ONE (1) CUBIC YARD PLANTS ONE (1) OF EACH VARIETY

2. PLANT MATERIALS A PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS.

NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION, ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE FRESHLY DUG. SOUND. HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH OR UPON DELIVERY TO THE SITE AS DETERMINED BY THE OWNER FOR QUALITY SIZE ANI VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

### E. TOPSOIL

- 1 ASTM D5268 NATURAL FRIABLE FERTILE. FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIA
- 2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. 3 VERIEY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY AND SUPPLY ADDITIONAL IMPORTED TOPSOIL
- AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24 INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING AREAS WITHIN INTERIOR LANDSCAPE ISLANDS AND FOUNDATION PLANTINGS. FOR ALL OTHER PLANTING AREAS, TWELVE (12) INCHES OF TOPSOIL MINIMUM TO BE PROVIDED
- 4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT
- 5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 NCHES DEEP; DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES
- 6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE 7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS
- SHALL BE CURRENT AND ACTIVE 8 AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.
- a. ORGANIC SOIL AMENDMENTS
- 1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
- 2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
- 3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL. 4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
- 5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
- WORM CASTINGS: EARTHWORMS.
- b. INORGANIC SOIL AMENDMENTS
- 1. LIME: ASTM C602, CLASS O AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE. 2. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR,
- WITH A MINIMUM OF 99 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.
- 3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT
- IRON AND 10 PERCENT SULFUR. 4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM
- 5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS
- c. PLANTING SOIL MIX
- 1. PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINICK MATERIALS OR APPROVED
- 2. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS, PFR PLANTING DETAILS (12" MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
- 2. SOD/SEED AREA TOPSOIL ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL
- SHALL BE NATURAL, FRIABLE, FERTILE, WITH 25% (MIN.) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN, AND 99% MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES

### I. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL. NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE. THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

### J. COMMERCIAL FERTILIZER

SPECIFICATIONS:

COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA: IT SHALL BE UNIFORM IN COMPOSITION. DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS. FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S

# 1. SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL 2. ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 14-14-14 3. SOD - 8-8-8 FERTILIZER

IN 1 GAL (MIN.) CONTAINER.

IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24-10-5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

## K. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.

L. DIGGING AND HANDLING

M. CONTAINER GROWN STOCK

1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

- 2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM. NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
- 3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.
- 4 PROTECTION OF PALMS (IF APPLICABLE), ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PFR DFTAIL
- 5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.
- 1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION. 2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS 3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.
- 4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT. N. COLLECTED STOCK
- WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.
- O. NATIVE STOCK PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW P. MATERIALS LIST
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE
- Q. FINE GRADING
- 1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED. 2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE. 3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

### R. PLANTING PROCEDURES

- 1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
- 2. VERIFY LOCATIONS OF ALL UTILITIES. CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.
- 3 SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OR OWNER.
- 4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING
- 5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE
- METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED. 6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.
- 7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION H). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.
- 8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES. 9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S
- TWO (2) TABLETS PER 1 GAL. PLANT THREE (3) TABLETS PER 3 GAL. PLANT

SPECIFICATIONS OR AS FOLLOWS:

- FOUR (4) TABLETS PER 10 GAL, PLANT - LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER
- 10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.
- 11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH. 12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS
- SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT 13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE
- DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION. 14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN
- ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING. THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY
- 15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT
- 16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

### SITE PLAN SIGNATURE BLOCK

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PL CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLA OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_, \_

WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_, \_\_\_\_\_

- - DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM

			DATE BY
S. LAWN SODDING 1. THE WORK CONSISTS OF LAWN BED PREPARATION, STRICT ACCORDANCE WITH THE SPECIFICATIONS AND			DA
GRASS LAWN ACCEPTABLE TO THE OWNER. 2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUI	) BE SODDED SHALL BE CLEARED OF ANY		
SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHIN PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEP SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SU PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP	IG NOT MORE THAN ONE-HUNDRED (100) POUNDS RESSIONS CAUSED BY SETTLEMENT OF ROLLING IRFACE SHALL BE REGRADED AND ROLLED UNTIL		
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4 TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQU UTILIZING APPROVED MECHANICAL SPREADERS. MIX DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL E	JARE FEET. APPLICATION SHALL BE UNIFORM, FERTILIZER THOROUGHLY WITH THE SOIL TO A		SNO
DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL E PREPARED AREA THOROUGHLY. 4. SODDING	SUMPS AND DEPRESSIONS ARE REMOVED. WEI		REVISIONS
A. THE CONTRACTOR SHALL SOD ALL AREAS THAT AR THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLES B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FU	SS SPECIFICALLY NOTED OTHERWISE. PLANT BOARD SPECIFICATIONS, ABSOLUTELY		
C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SC SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES PAVED AND PLANTED AREAS. ADJACENT TO BUILDING	O AS TO MAKE A SOLID SODDED LAWN AREA. OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS,		
PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, TH	HE LAWN AREAS SHALL BE ROLLED WITH A LAWN AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION R ROLLING TO FILL THE VOIDS BETWEEN THE SOD		No.
LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFOR SOD AND THOROUGHLY WATERED IN.			Z
AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYI TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT HEAT AND MOISTURE.	NG AND UNNECESSARY EXPOSURE OF THE ROOTS		
5. SEEDING A. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MI STATEMENT OF COMPOSITION OF MIXTURE AND PERC		TOWER	820 8 6, INC.
B. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES PERCENTAGES OF PURITY, GERMINATION, AND MAXIM	ENTAGE OF PURITY AND GERMINATION OF EACH VARIETY. AND VARIETIES, PROPORTIONS BY WEIGHT AND MINIMUM IUM PERCENTAGE OF WEED SEED. SEED MIXTURES VARY FATE DO AND LOCAL SOIL CONSERVATION SERVICE		, TX 75240 X: 972-239-382 COM TX F-928 ASSOCIATES, I
BY REGION AND SEASON AND SHALL COMPLY WITH ST STANDARDS FOR LAWN TURF. C. DO NOT PERFORM SEEDING IN WINDY CONDITIONS.			S, TX 75 AX: 972 COM T) ASSOC
D. SEEDING SHALL BE DISPERSED IN 2 DIRECTIONS AT E. PERMANENTLY SEED AND MULCH CUT AND FILL SLC	OPES AS CONSTRUCTION PROCEEDS TO EXTENT	Galle	LLAS 00 F∌ 0RN.C AND
CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVE BE STABILIZED WITH STRAW MULCH AND TACKIFIER, B MEANS TO REDUCE THE EROSIVE POTENTIAL OF THE A	ENT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES SHALL BONDED FIBER MATRIX, NETTING, BLANKETS OR OTHER AREA.		00 D 70-1 EY+ HOR
POUNDS PER 1,000 SQUARE FEET. AMOUNT WILL VAR) APPROVED SIMILAR EQUIPMENT MAY BE USED TO CO AREAS INACCESSIBLE TO CUTI-PACKER, LIGHTLY RAK	OVED MECHANICAL SEEDER AT RATE OF MINIMUM OF 6 Y BASED ON VARIETY AND/OR SPECIES. CULTI-PACKER OR VER SEED AND TO FORM SEEDBED IN ONE OPERATION. IN E SEEDED GROUND WITH FLEXIBLE RAKES AD ROLL WITH	DEL RD.	SUI NE: 9 WV.K KIML
WATER BALLAST ROLLER. AFTER ROLLING, MULCH WI G. SURFACE LAYER OF SOIL FOR SEEDED AREAS SHAI SEEDED AREAS TWICE FIRST WEEK TO MINIMUM DEPT	TH STRAW MULCH AT THE RATE OF 2 TONS PER ACRE. LL BE KEPT MOIST DURING GERMINATION PERIOD. WATER TH OF 6 INCHES WITH FINE SPRAY AND ONCE PER WEEK	13455 NOEL	S PHONE WWW © 2023 KIN
THEREAFTER AS NECESSARY TO SUPPLEMENT NATUR			č
6. LAWN MAINTENANCE: A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR S	SHALL PRODUCE & DENSE, WELL ESTABLISHED LAWN.		
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE I OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABI REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN T NECESSARY).	REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN ILITY BY THE LANDSCAPE ARCHITECT OR OWNER.		
B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. A TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) I	ALL WATERING SHALL BE OF SUFFICIENT QUANTITY NCHES. CONTRACTOR TO DETERMINE IF SITE IS IN A	PRELIMIT FOR REVIEW Not for construction or p	/ ONLY permit purposes.
DROUGHT RESTRICTION AREA AND MUST FOLLOW CIT T. CLEAN-UP UPON COMPLETION OF ALL PLANTING WORK AND BEF	Y/ COUNTY PROTOCOL IF ANY ARE IN PLACE. ORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL	P.LA	B. ADAMS
REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RES BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AN THE OWNER'S AUTHORIZED REPRESENTATIVE.	SULTING FROM HIS WORK. ALL PAVED AREAS SHALL	L.A. No. <u>3404</u> Date	11/19/2024
U. PLANT MATERIAL MAINTENANCE ALL PLANTS AND PLANTING INCLUDED UNDER THIS CO CULTIVATING, SPRAYING, AND ALL OTHER OPERATION	IS (SUCH AS RE-STAKING OR REPAIRING GUY	JECT 300 : 024 SHOWN	KAE KAE NBA
ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR O OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH T CONTRACTORS ARE REQUESTED TO PROVIDE A BID E	HE SPECIFICATIONS IN THIS SECTION. STIMATE TO COVER LANDSCAPE AND IRRIGATION	AS /20	BY
MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS V. MAINTENANCE (ALTERNATE BID ITEM) 1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID	ESTIMATE FOR MAINTENANCE FOLLOWING THE	KHA PF 0600 11/19 CALE /	DESIGNED DRAWN BY CHECKED E
INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER W. GUARANTEE 1. THE LIFE AND SATISFACTORY CONDITION OF ALL PL CONTRACTOR SHALL BE GUARANTEED BY THE CONTR	ANT MATERIAL INSTALLED BY THE LANDSCAPE	SC SC	G G S
YEAR COMMENCING AT THE TIME OF CERTIFICATION O ARCHITECT OR OWNER. 2. THE LIFE AND SATISFACTORY CONDITION OF ALL OT	OF ACCEPTABILITY BY THE LANDSCAPE		
BY THE LANDSCAPE CONTRACTOR SHALL BE GUARAN CALENDAR DAYS, COMMENCING AT THE TIME OF CERT LANDSCAPE ARCHITECT OR OWNER.	TIFICATION OF ACCEPTABILITY BY THE	]Al	
3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTI GUARANTEE PERIOD SHALL BE REMOVED FROM THE S CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNIS UNDER "PLANTING" AT NO ADDITIONAL COST TO THE I	SITE AND REPLACED AS SOON AS WEATHER PLANTS OF THE SAME KIND AND SIZE AS SHED PLANTED AND MULCHED AS SPECIFIED		ATE TX
UNDER "PLANTING", AT NO ADDITIONAL COST TO THE ( 4. IN THE EVENT THE OWNER DOES NOT CONTRACT W IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENC PERIODICALLY DURING THE ONE YEAR WARRANTY PE	/ITH THE CONTRACTOR FOR LANDSCAPE (AND COURAGED TO VISIT THE PROJECT SITE	M N N N	
BEING PERFORMED BY THE OWNER, AND SHALL NOTIF PROCEDURES OR CONDITIONS WHICH THREATEN VIG SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPT	FY THE OWNER IN WRITING OF MAINTENANCE OROUS AND HEALTH PLANT GROWTH. IT IS ) A MINIMUM OF ONCE PER MONTH FOR A PERIOD		
X. FINAL INSPECTION AND ACCEPTANCE OF WORK FINAL INSPECTION AT THE END OF THE GUARANTEE P AND ALL OTHER INCIDENTAL WORK PERTAINING TO TH	ERIOD SHALL BE ON PLANTING, CONSTRUCTION HIS CONTRACT. ANY REPLACEMENT AT THIS TIME	NALL BUILDI	RE/
SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUAR ARCHITECT OR OWNER IN WRITING) BEGINNING WITH SAME INSPECTION AND ACCEPTANCE HEREIN DESCRI	ANTEE (OR AS SPECIFIED BY THE LANDSCAPE THE TIME OF REPLACEMENT AND ENDING WITH THE	Ц Х Ш "	
		Ŏ	-
	PROJECT NUMBER: SP2024-043	-	
	LANDSCAPE SPECIFICATIONS AND NOTES FOR		
	ROCKWALL MEDICAL BUILDING	ШΩ	
	8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE	AP ON:	ທ ເ
	CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CURRENT ZONING: PD-10	SC ATI	E L
	PROPOSED LAND USE: MEDICAL BUILDING NOVEMBER 26, 2024		N N
	ENGINEER / SURVEYOR     OWNER       KIMLEY-HORN AND ASSOCIATES, INC.     VUE REAL ESTATE	LA L	
AN FOR DEVELOPEMENT IN THE NNING AND ZONING COMMISSION	ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 PHONE: (972) 588-4263 ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231	Ш	
	CONTACT: MATT LUCAS, P.E.       PHONE: (972) 556-1700         CONTACT: JEFF BROCKETTE         APPLICANT         ARCHITECT	SP	
	VUE REAL ESTATE     BLUE FIN DESIGN       ADDRESS: 9600 NORTH CENTRAL     ADDRESS: 14205 NORTH MOPAC		

EXPRESSWAY, SUITE 100

DALLAS. TX 75231

PHONE: (972) 556-1700

CONTACT: JEFF BROCKETTE

EXPRESSWAY, SUITE 100B

SHEET NUMBER

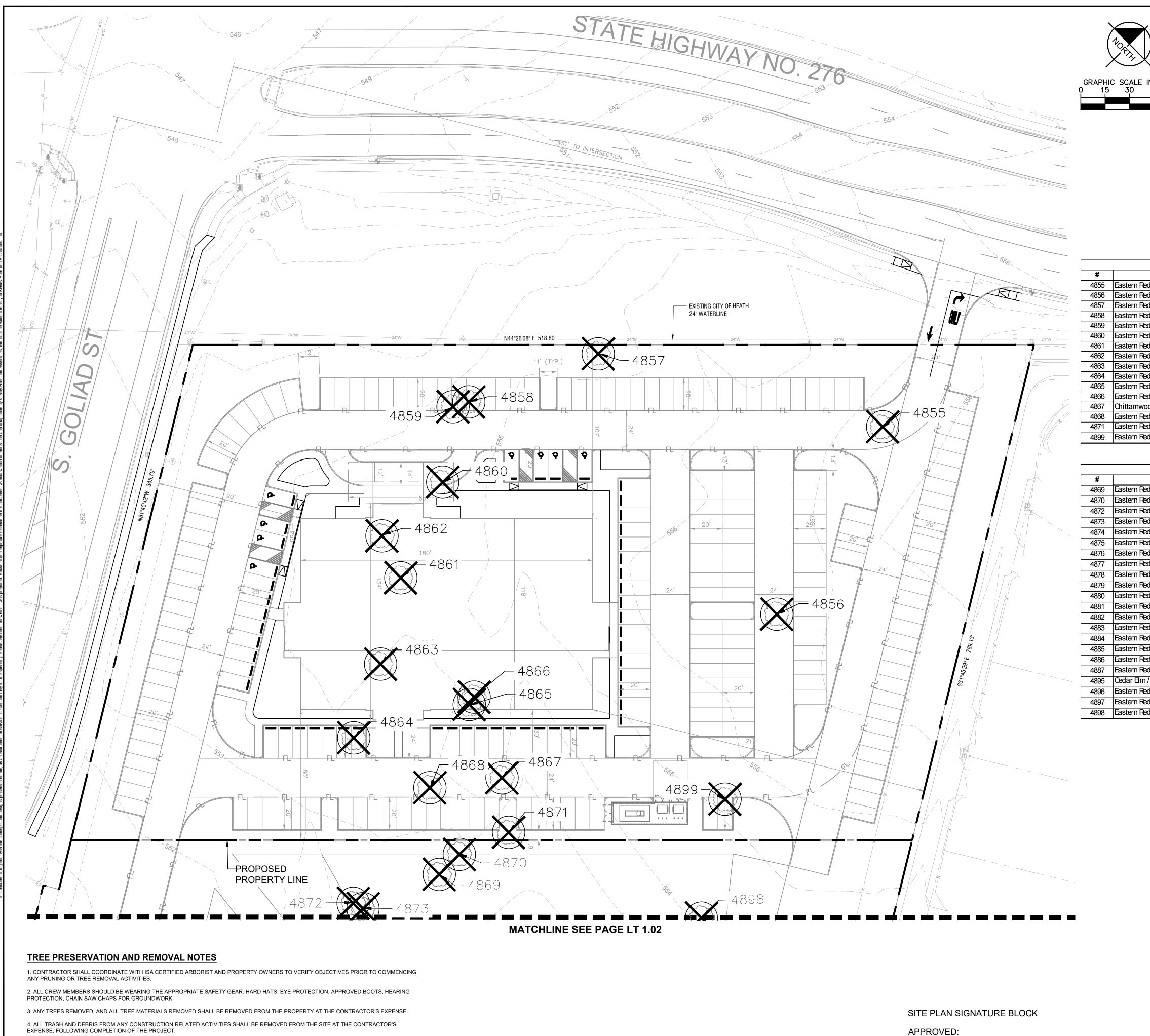
LP 3.03

AUSTIN, TX 78728

PHONE: (865) 228-7440

CONTACT: WARREN L. INCE

CTOR OF PLANNING AND ZONI	NG



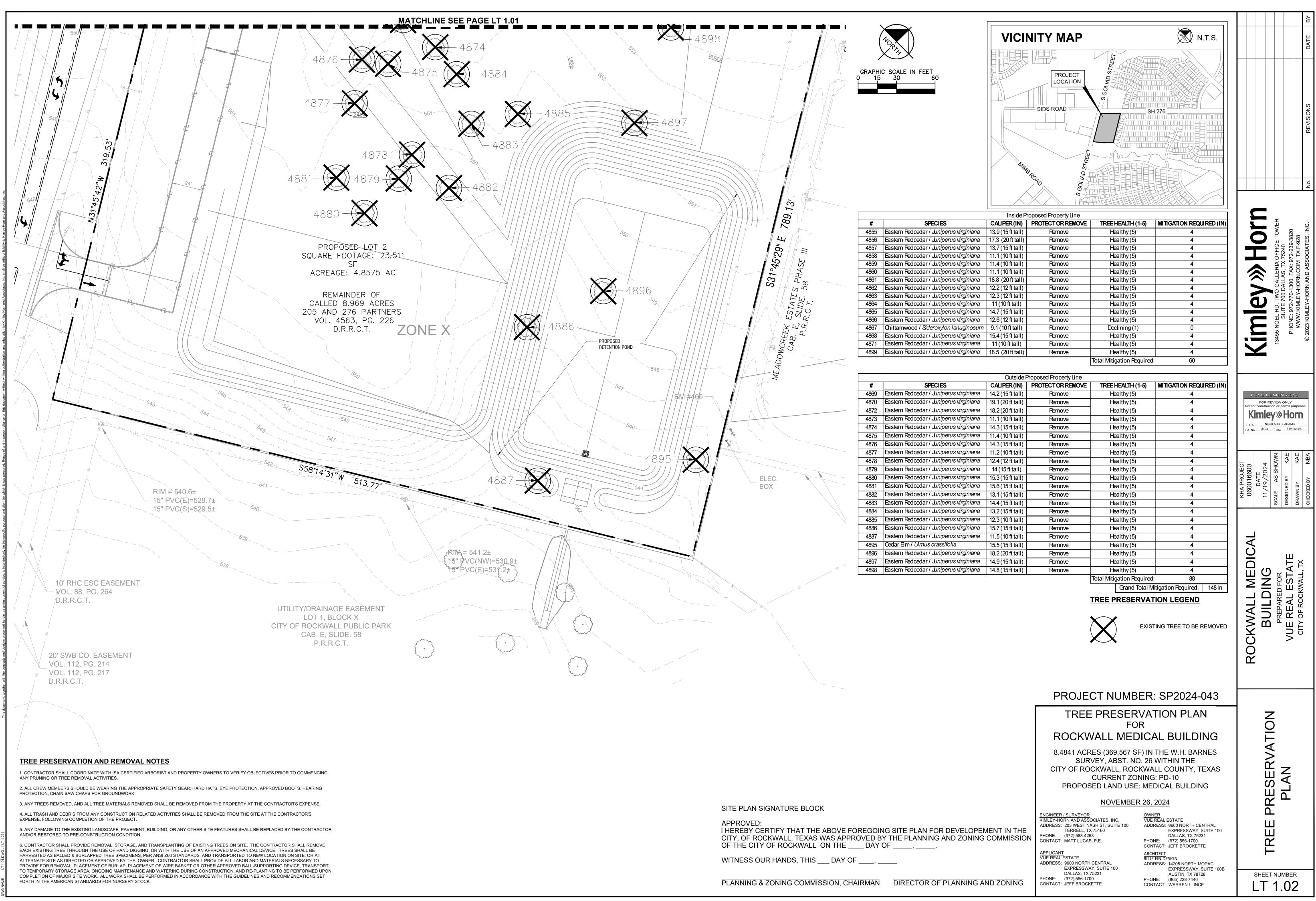
5. ANY DAMAGE TO THE EXISTING LANDSCAPE, PAVEMENT, BUILDING, OR ANY OTHER SITE FEATURES SHALL BE REPLACED BY THE CONTRACTOR AND/OR RESTORED TO PRE-CONSTRUCTION CONDITION.

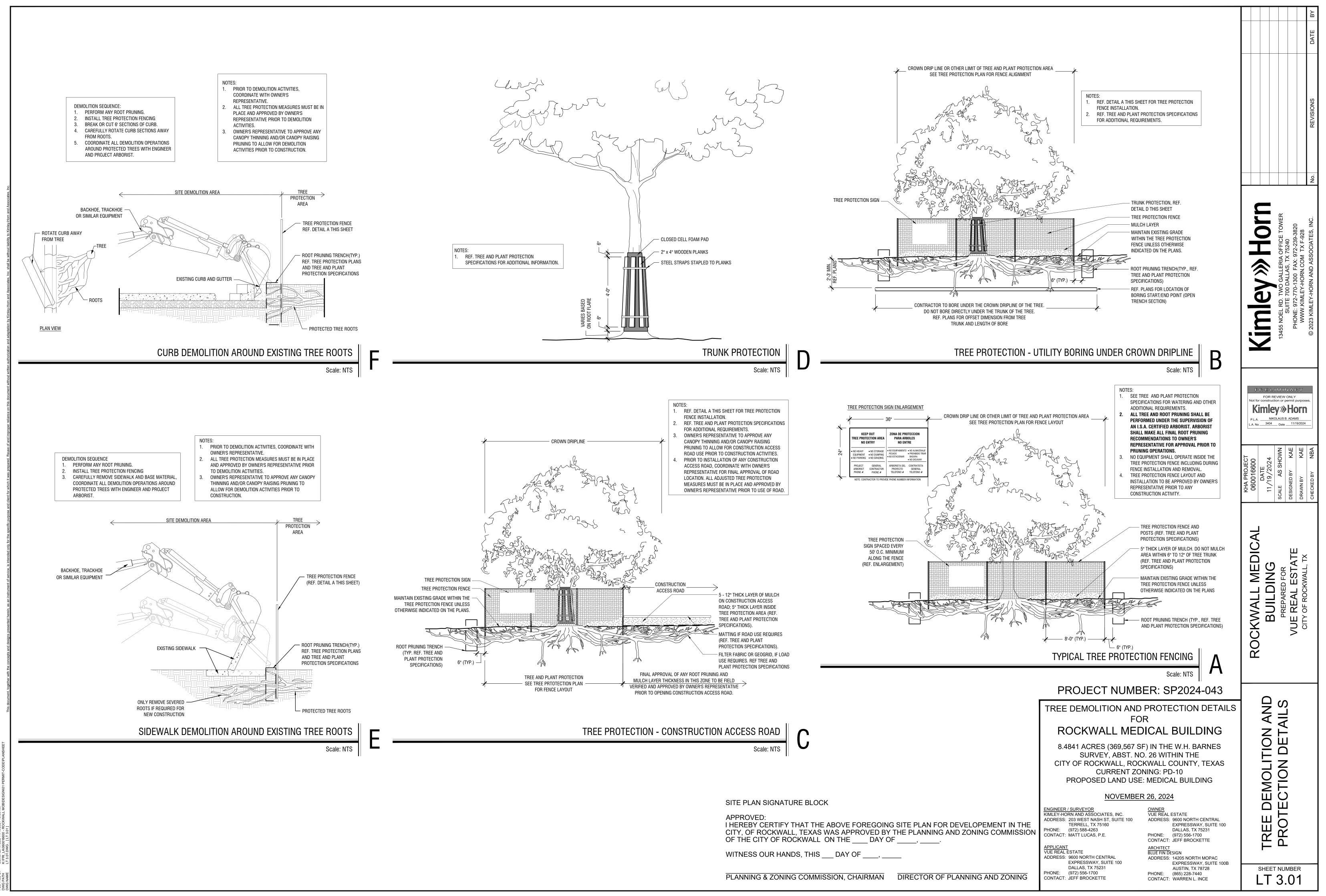
6. CONTRACTOR SHALL PROVIDE REMOVAL, STORAGE, AND TRANSPLANTING OF EXISTING TREES ON SITE. THE CONTRACTOR SHALL REMOVE EACH EXISTING TREE THROUGH THE USE OF HAND DIGGING. OR WITH THE USE OF AN APPROVED MECHANICAL DEVICE. TREES SHALL BE HARVESTED AS BALLED & BURLAPPED TREE SPECIMENS, PER ANSI Z60 STANDARDS, AND TRANSPORTED TO NEW LOCATION ON SITE, OR AT ALTERNATE SITE AS DIRECTED OR APPROVED BY THE OWNER. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS NECESSARY TO PROVIDE FOR REMOVAL, PLACEMENT OF BURLAP, PLACEMENT OF WIRE BASKET OR OTHER APPROVED BALL-SUPPORTING DEVICE, TRANSPORT TO TEMPORARY STORAGE AREA. ONGOING MAINTENANCE AND WATERING DURING CONSTRUCTION, AND RE-PLANTING TO BE PERFORMED UPON COMPLETION OF MAJOR SITE WORK. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GUIDELINES AND RECOMMENDATIONS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK.

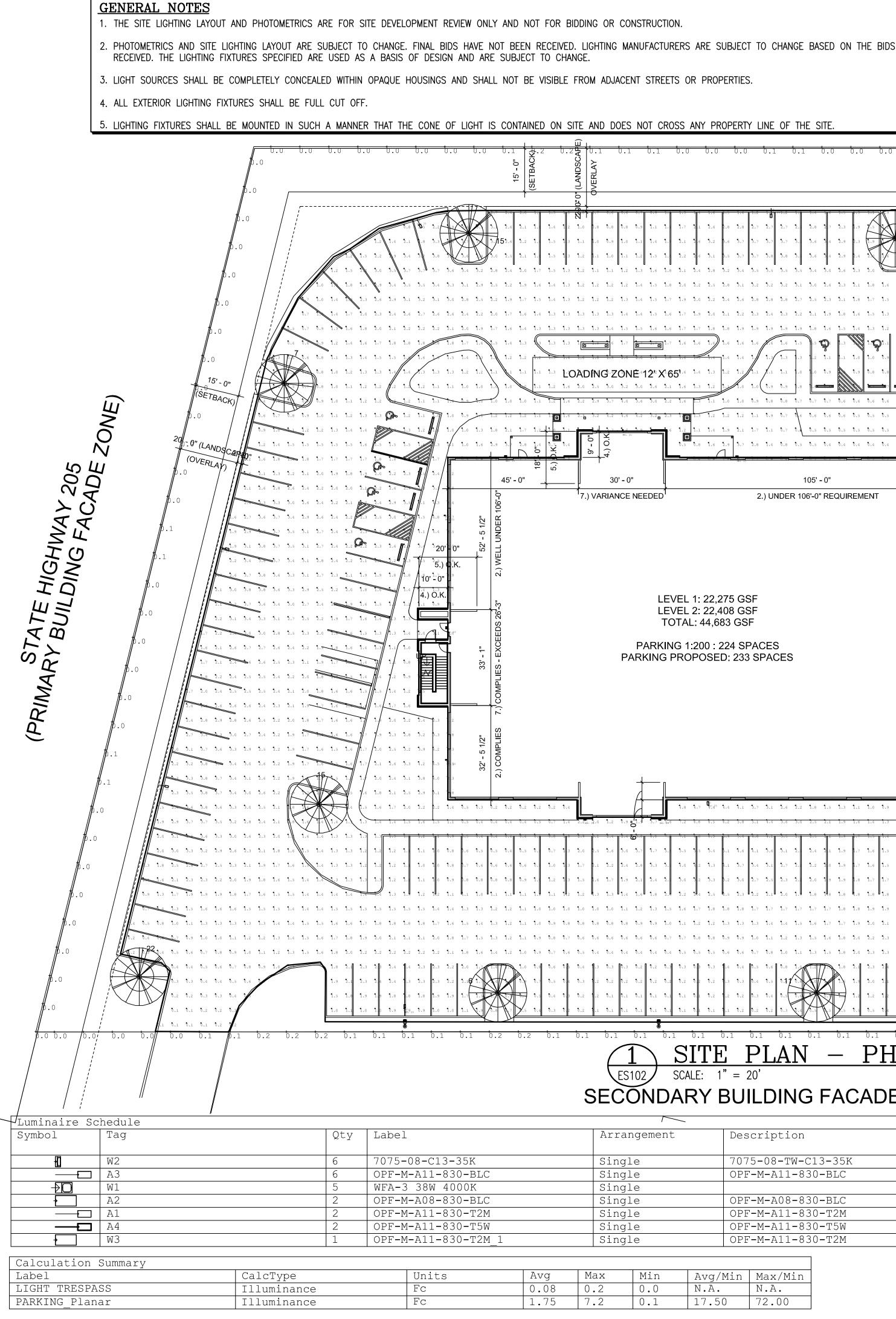
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PL OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_\_

WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_, \_\_\_\_

					]	M M
		TY MAP			N.T.S.	DATE
IN FEET 60		PROJECT LOCATION	S GOLIAD STREET			
		SIDS ROAD		SH 276		REVISIONS
	MINIS RC	S GOLIAD STREET				o Z
SPECIES	·	osed Property Line	TREE HEALTH (1	-5) MITIGATION REQ		
edcedar / <i>Juniperus virginiana</i>	13.9 (15 ft tall)	Remove	Healthy (5)	4		FORE TOWER 40 F-928 F-928 F-928 F-928
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	17.3 (20 ft tall) 13.7 (15 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4		OFFICE 75240 772-239-3 772 F-92 SOCIATE
edcedar / <i>Juniperus virginiana</i> edcedar / <i>Juniperus virginiana</i>	11.1 (10 ft tall) 11.4 (10 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4		X 75240 X 75240 X 972-239 X 1X F-9 X ASSOCIATI
edcedar / Juniperus virginiana	11.1 (10 ft tall)	Remove	Healthy (5)	4		
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	18.8 (20 ft tall) 12.2 (12 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4		O GAL DALL -1300 -1300 PIRN AN
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	12.3 (12 ft tall) 11 (10 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4		55 NOEL RD. TWO GALLERIA SUITE 700 DALLAS, TX PHONE: 972-770-1300 FAX: 9 WWW.KIMLEY-HORN.COM 2023 KIMLEY-HORN AND ASS
edcedar / <i>Juniperus virginiana</i>	14.7 (15 ft tall)	Remove	Healthy (5)	4		EL RD. SUITE SUITE W.KIM
edcedar / Juniperus virginiana ood / Sideroxylon lanuginosum	12.6 (12 ft tall) 9.1 (10 ft tall)	Remove Remove	Healthy (5) Declining (1)	4		13455 NOEL RD SUITE PHONE: 972 WWW.KIN
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	15.4 (15 ft tall) 11 (10 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4		1345i
edcedar / <i>Juniperus virginiana</i>	18.5 (20 ft tall)	Remove	Healthy (5)	4		$\mathbf{\Sigma}$
			Total Mitigation Rec	juired: 60		
SPECIES		oosed Property Line	TREE HEALTH (1	-5) MITIGATION REQ		
edcedar / Juniperus virginiana	14.2 (15 ft tall)	Remove	Healthy (5)			PRELIMINARY
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	19.1 (20 ft tall) 18.2 (20 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4		FOR REVIEW ONLY Not for construction or permit purposes.
edcedar / <i>Juniperus virginiana</i>	11.1 (10 ft tall)	Remove	Healthy (5)	4		Kimley » Horn
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	14.3 (15 ft tall) 11.4 (10 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4		L.A. No. <u>3404</u> Date <u>11/19/2024</u>
edcedar / Juniperus virginiana	14.3 (15 ft tall)	Remove	Healthy (5)	4		
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	11.2 (10 ft tall) 12.4 (12 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4		T bwn kae kae Nba
edcedar / Juniperus virginiana	14 (15 ft tall)	Remove	Healthy (5)	4		JEC 800 8HC
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	15.3 (15 ft tall) 15.6 (15 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4		
edcedar / <i>Juniperus virginiana</i>	13.1 (15 ft tall)	Remove	Healthy (5)	4		KHA PI 0600 D/ 11/19 SCALE / DESIGNED DRAWN BY DRAWN BY CHECKED E
edcedar / <i>Juniperus virginiana</i> edcedar / <i>Juniperus virginiana</i>	14.4 (15 ft tall) 13.2 (15 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4		
edcedar / <i>Juniperus virginiana</i>	12.3 (10 ft tall)	Remove	Healthy (5)	4		
edcedar / <i>Juniperus virginiana</i> edcedar / <i>Juniperus virginiana</i>	15.7 (15 ft tall) 11.5 (10 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4		<b></b> ]
I Ulmus crassifolia	15.5 (15 ft tall)	Remove	Healthy (5)	4		CAI
edcedar / <i>Juniperus virginiana</i> edcedar / <i>Juniperus virginiana</i>	18.2 (20 ft tall) 14.9 (15 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4		<u> </u>
edcedar / <i>Juniperus virginiana</i>	14.8 (15 ft tall)	Remove	Healthy (5)	4		
			Total Mitigation Rec		140 :	ALL MEI UILDING REPARED FOR REAL ESTA OF ROCKWALL, T
			Grand Id	otal Mitigation Required:	148 in	/ALL UILDI REPARED REAL E OF ROCK
			TREE PRESER	VATION LEGEND		<b>IAL</b> UIL REPAI OF RC
			$\bigotimes$	EXISTING TREE TO BE	REMOVED	ROCKWAI BUII PREPA VUE REV
		PROJE	CT NUMB	ER: SP2024-	043	
		TREE			N	Z
		ROCKV	FO VALL MED	R DICAL BUILD	ING	ATIC
			•	<sup>=</sup> ) IN THE W.H. BAF ). 26 WITHIN THE	RNES	$\mathbf{\hat{>}}$
		CITY OF RC	CKWALL, ROC CURRENT ZOI	KWALL COUNTY, 1		RESERV
			NOVEMBER	<u>R 26, 2024</u>		PRE
		ENGINEER / SURVEYOR KIMLEY-HORN AND ASS	OCIATES, INC.	<u>OWNER</u> VUE REAL ESTATE		
PLAN FOR DEVELOPEN LANNING AND ZONING _,		ADDRESS: 203 WEST N TERRELL, T PHONE: (972) 588-42 CONTACT: MATT LUCA APPLICANT	IASH ST, SUITE 100 X 75160 63	ADDRESS: 9600 NORTH CI EXPRESSWAY, DALLAS, TX 752 PHONE: (972) 556-1700 CONTACT: JEFF BROCKET	SUITE 100 231	TREE
		VUE REAL ESTATE ADDRESS: 9600 NORTH		ARCHITECT BLUE FIN DESIGN ADDRESS: 14205 NORTH N		•
CTOR OF PLANNING AN	ND ZONING	EXPRESSW DALLAS, TX PHONE: (972) 556-17 CONTACT: JEFF BROCH	00	EXPRESSWAY, AUSTIN, TX 787 PHONE: (865) 228-7440 CONTACT: WARREN L. INC	SUITE 100B 28	SHEET NUMBER



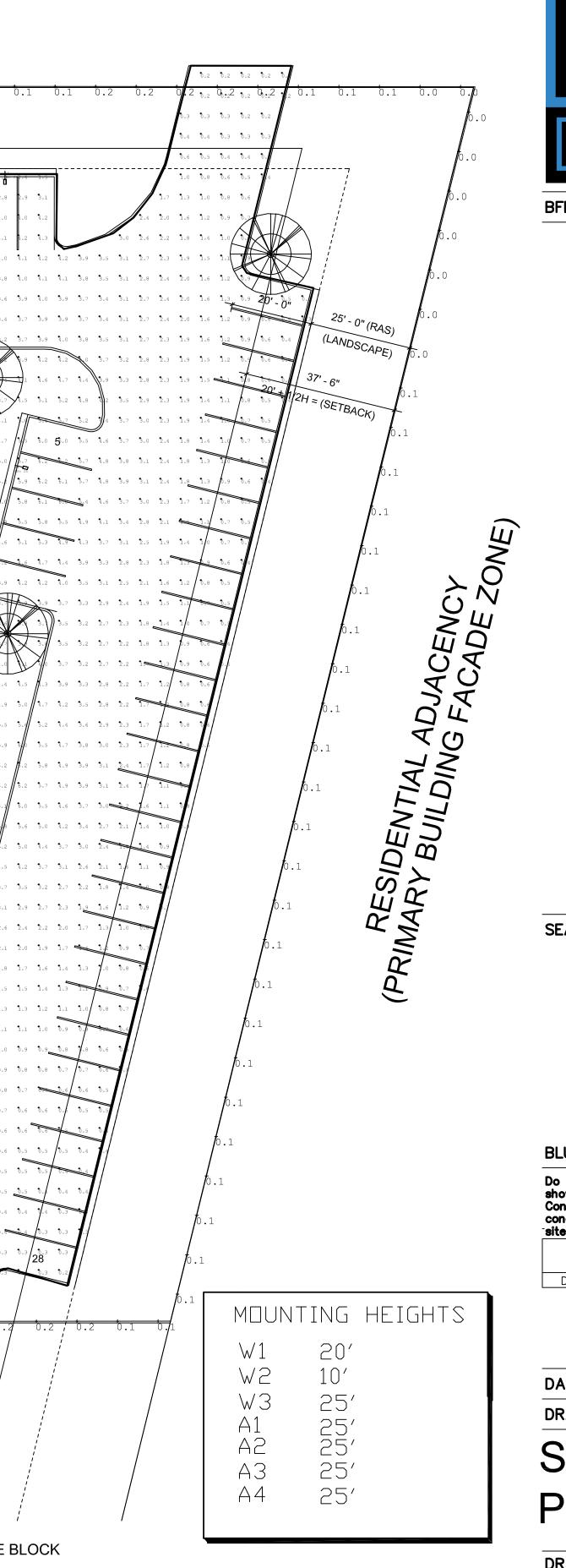




# STATE HIGHWAY 276 BYPASS (PRIMARY BUILDING FACADE ZONE)

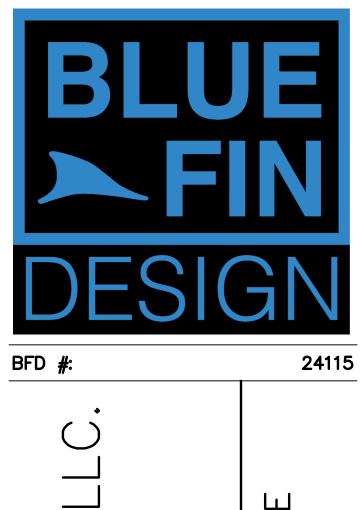
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| Avg/Min | Max/Min Ν.Α. Ν.Α. 17.50 72.00



AT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_

WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_



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THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF E.G. LOPEZ DEL CASTILLO, P.E., REG. #58483 ON 10/17/24. IT IS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION.

### BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions conditions of job

REVISIONS DATE # DESCRIPTION

DATE: DRAWN BY:

2024.10.17 Author

SITE PLAN -PHOTOMETRICS

DRAWING NUMBER:



SCALE:

AS INDICATED



November 6, 2024

City of Rockwall 385 S. Goliad Street Rockwall, Texas 75087

To Whom it May Concern:

Please accept this letter as compliance to comments M.10 and M.11 concerning Project Number SP2024-043 for project "Site Plan for Rockwall Medical Building" located at 2651 S. Goliad Street, Rockwall, Texas 75032.

We are requesting variance exception to the following areas:

#### (1) Four (4)-sided Architecture:

We are requesting a variance/exception based on the size and scale of the proposed facility. Additional articulation elements do not complement the architecture for this specific property/building.

#### (2) Primary Articulation:

We are requesting a variance/exception based on the size and scale of the proposed facility. Additional articulation elements do not complement the architecture for this specific property/building.

We believe the architecture as proposed has a great balance of articulation. Our primary facade facing State Highway 276 elongates it's primary articulation form with covered user drop off and pedestrian walking zones accented with additional masonry pillars, plantings and seating opportunities.

The architecture also incorporates decorative metal accents, shading bands above all windows and articulated facade elements.

#### (3) 20% Stone:

We are requesting a variance/exception with proposed 28-30% custom concrete masonry units in burnished form in lieu of natural stone.



(4) 90% masonry:

We are requesting a variance/exception with the balance of the facility facades not glass or custom concrete masonry units being comprised of comparable finished concrete tilt panel.

(5) excess of 10% secondary materials:

See prior variance/exception request line item 4 preceding this which would alleviate this requirement.

(6) natural stone:

See prior variance/exception request line item 3 preceding this which would alleviate this requirement.

Compensatory Items:

- 1.) We have proposed additional landscaping area over the minimum.
- 2.) We have incorporated architectural/shading elements over main facade windows to add visual interest and solar shading to the windows.
- 3.) We have incorporated complementary design features for the tower/articulation elements similar to the window shading structures.
- 4.) We have incorporated a covered portico for user drop off adding further articulation from the main facade and visual interest from the intersection.
- 5.) We have incorporated pedestrian porticos on each side of the main entry adding visual interest.
- 6.) We have incorporated masonry passageways flanking the main entry architecture for visual interest.
- 7.) We have incorporated additional masonry minor articulating facades flanking the main entry for additional visual interest.
- 8.) We have incorporated masonry planters to the drive thru portico design for visual interest.

We have also included with the submittal the requested alternative design changing two tone custom concrete masonry unit design with the single brown/gray tone unit in lieu of combination gradient finish using brown/gray tone and limestone finish units.

Sincerely,

Waren I. drug

Warren L. Ince, R.A. Principal





December 2, 2024

TO:	Jake Hodges 203 W Nash Street, Suite 100 Terrell, Texas 75160	
FROM:	Bethany Ross City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087	
SUBJECT:	SP2024-043; Site Plan for a Medical Office Building	

Jake:

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 November 26, 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.
- 2) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government

## Planning and Zoning Commission

On November 26, 2024, the Planning and Zoning Commission approved a motion to approve the Site Plan by a vote of 4-0, with Commissioners Deckard, Womble, and Conway absent.

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

Sincerely,

Bethany Ross, *Planner* City of Rockwall Planning and Zoning Department

## **Ross, Bethany**

From:	Ross, Bethany	
Sent:	Monday, December 2, 2024 8:59 AM	
То:	Hodges, Jake	
Cc:	Lucas, Matt; Mbooth@boothcapitalpartners.com; Warren Ince; Browning, Jonathan	
Subject:	RE: Project Revisions SP2024-043	

Good morning Jake,

There is no City Council meeting required for Site Plans. The next Engineering Submittal is December 11, 2024.

Thank you, Bethany Ross Planner City of Rockwall 972.772.6488 Office bross@rockwall.com City of Rockwall - Planning & Zoning

From: Hodges, Jake <Jake.Hodges@kimley-horn.com>
Sent: Monday, December 2, 2024 8:54 AM
To: Ross, Bethany <bross@rockwall.com>
Cc: Lucas, Matt <matt.lucas@kimley-horn.com>; Mbooth@boothcapitalpartners.com; Warren Ince
<wince@BluefinDesign.com>; Browning, Jonathan <jbrowning@rockwall.com>
Subject: RE: Project Revisions SP2024-043

Bethany,

I was double checking the submittal dates this morning and I wanted to confirm that with P&Z approval last Tuesday, Nov 26<sup>th</sup>, that we were able to submit the Civil Plans on December 11<sup>th</sup>? Additionally, what city council meeting will we need to attend for our site plan?

Thanks, Jake

Collin (Jake) Hodges, E.I.T Kimley-Horn | 203 West Nash Street, Suite 100, Terrell, Tx 75160 Direct: (972) 588-4263 | <u>Kimley-Horn.com</u>

From: Ross, Bethany <bross@rockwall.com>
Sent: Thursday, November 21, 2024 9:45 AM
To: Hodges, Jake <Jake.Hodges@kimley-horn.com>
Cc: Lucas, Matt <<u>matt.lucas@kimley-horn.com</u>>; Mbooth@boothcapitalpartners.com; Warren Ince
<<u>wince@BluefinDesign.com</u>>
Subject: RE: Project Revisions SP2024-043

Perfect. Thank so much!

**Bethany Ross** 

Planner City of Rockwall 972.772.6488 Office bross@rockwall.com City of Rockwall - Planning & Zoning

From: Hodges, Jake <Jake.Hodges@kimley-horn.com>
Sent: Thursday, November 21, 2024 7:56 AM
To: Ross, Bethany <<u>bross@rockwall.com</u>>
Cc: Lucas, Matt <<u>matt.lucas@kimley-horn.com</u>>; Mbooth@boothcapitalpartners.com; Warren Ince
<<u>wince@BluefinDesign.com</u>>
Subject: RE: Project Revisions SP2024-043

Bethany,

Please see a copy of the updated building elevation above with that gate swapped out. Please let me know if you need anything else!

I will make sure we have physical copies to sign!

Thanks, Jake

Collin (Jake) Hodges, E.I.T Kimley-Horn | 203 West Nash Street, Suite 100, Terrell, Tx 75160 Direct: (972) 588-4263 | <u>Kimley-Horn.com</u>

From: Ross, Bethany <<u>bross@rockwall.com</u>>
Sent: Wednesday, November 20, 2024 12:52 PM
To: Hodges, Jake <<u>Jake.Hodges@kimley-horn.com</u>>
Cc: Lucas, Matt <<u>matt.lucas@kimley-horn.com</u>>; Mbooth@boothcapitalpartners.com; Warren Ince
<<u>wince@BluefinDesign.com</u>>
Subject: RE: Project Revisions SP2024-043

One copy please.

Thank you, Bethany Ross Planner City of Rockwall 972.772.6488 Office bross@rockwall.com City of Rockwall - Planning & Zoning

From: Hodges, Jake <<u>Jake.Hodges@kimley-horn.com</u>>
Sent: Wednesday, November 20, 2024 12:28 PM
To: Ross, Bethany <<u>bross@rockwall.com</u>>
Cc: Lucas, Matt <<u>matt.lucas@kimley-horn.com</u>>; <u>Mbooth@boothcapitalpartners.com</u>; Warren Ince
<<u>wince@BluefinDesign.com</u>>
Subject: RE: Project Revisions SP2024-043

Not a problem! Do we need to bring multiple copies of each one or just 1 copy?

That shouldn't be a problem.

Warren,

Can you provide that updated sheet?

Thanks, Jake

Collin (Jake) Hodges, E.I.T Kimley-Horn | 203 West Nash Street, Suite 100, Terrell, Tx 75160 Direct: (972) 588-4263 | <u>Kimley-Horn.com</u>

From: Ross, Bethany <<u>bross@rockwall.com</u>>
Sent: Wednesday, November 20, 2024 9:31 AM
To: Hodges, Jake <<u>Jake.Hodges@kimley-horn.com</u>>
Cc: Lucas, Matt <<u>matt.lucas@kimley-horn.com</u>>; <u>Mbooth@boothcapitalpartners.com</u>; Warren Ince
<<u>wince@BluefinDesign.com</u>>
Subject: RE: Project Revisions SP2024-043

Jake,

Feel free to bring hard copies of the plans in 24" X 36" to the Planning and Zoning meeting on Tuesday and we can get those signed after the meeting. Before you print them, can you change the gate on the west elevation of the dumpster to show the metal as well?

Thank you, Bethany Ross Planner City of Rockwall 972.772.6488 Office bross@rockwall.com City of Rockwall - Planning & Zoning

From: Hodges, Jake <<u>Jake.Hodges@kimley-horn.com</u>>
Sent: Wednesday, November 20, 2024 9:12 AM
To: Ross, Bethany <<u>bross@rockwall.com</u>>; Kistner, Ariana <<u>AKistner@Rockwall.com</u>>
Cc: Lucas, Matt <<u>matt.lucas@kimley-horn.com</u>>; <u>Mbooth@boothcapitalpartners.com</u>; Warren Ince
<<u>wince@BluefinDesign.com</u>>
Subject: RE: Project Revisions SP2024-043

Bethany,

Please see the updated copies of the Site Plan, Landscape Plans, Treescape Plans, Building Elevations, and Building Material PDF attached through the link below. These copies address the fire department comment that was previously given by Ariana giving us a fire lane within the required 15'-30' distance on the south side of the building. Additionally we have addressed the comment to the dumpster enclosure and made that fence metal. We have also revised the elevations to show the ARB approved speckled look.

These updates should clear the remaining two comments. We look forward to seeing yall next Tuesday and please reach out with any questions.

Thanks, Jake

Collin (Jake) Hodges, E.I.T Kimley-Horn | 203 West Nash Street, Suite 100, Terrell, Tx 75160 Direct: (972) 588-4263 | Kimley-Horn.com

From: Ross, Bethany <<u>bross@rockwall.com</u>>
Sent: Friday, November 15, 2024 10:00 AM
To: Hodges, Jake <<u>Jake.Hodges@kimley-horn.com</u>>; Kistner, Ariana <<u>AKistner@Rockwall.com</u>>
Cc: Lucas, Matt <<u>matt.lucas@kimley-horn.com</u>>; Mbooth@boothcapitalpartners.com; Warren Ince
<<u>wince@BluefinDesign.com</u>>
Subject: RE: Project Revisions SP2024-043

Jake,

I do not need anything else. Thank you and have a great weekend!

Bethany Ross Planner City of Rockwall 972.772.6488 Office bross@rockwall.com City of Rockwall - Planning & Zoning

From: Hodges, Jake <Jake.Hodges@kimley-horn.com>
Sent: Friday, November 15, 2024 9:41 AM
To: Ross, Bethany <bross@rockwall.com>; Kistner, Ariana <<u>AKistner@Rockwall.com</u>>
Cc: Lucas, Matt <<u>matt.lucas@kimley-horn.com</u>>; Mbooth@boothcapitalpartners.com; Warren Ince
<<u>wince@BluefinDesign.com</u>>
Subject: RE: Project Revisions SP2024-043

#### Bethany,

Understood, we can revise to show a metal gate and provide that with the updated site plan/landscape plans next week. Thank you for taking our building elevations to ARB for their approval. Are there any other items you will need from us besides the Site Plan, Landscape Plans, and Building Elevations with the updated gate?

Ariana,

We will add callouts to show that those are 30' minimums. Thank you for the review.

Thanks, Jake

Collin (Jake) Hodges, E.I.T Kimley-Horn | 203 West Nash Street, Suite 100, Terrell, Tx 75160 Direct: (972) 588-4263 | Kimley-Horn.com From: Ross, Bethany <<u>bross@rockwall.com</u>>
Sent: Friday, November 15, 2024 9:26 AM
To: Kistner, Ariana <<u>AKistner@Rockwall.com</u>>; Hodges, Jake <<u>Jake.Hodges@kimley-horn.com</u>>
Cc: Lucas, Matt <<u>matt.lucas@kimley-horn.com</u>>; <u>Mbooth@boothcapitalpartners.com</u>; Warren Ince
<<u>wince@BluefinDesign.com</u>>
Subject: RE: Project Revisions SP2024-043

Jake,

I received it. I do not have any further comments on the site plan. I did however, want to mention that on your dumpster, your gate doors will need to be metal. Wood gates are not permitted on dumpster enclosures. Other than that, I am good. We did go ahead and take you to Architecture Review Board on Tuesday and they recommended approval of the original building elevations with the speckled look so we will take those forward to the Planning and Zoning Commission on Tuesday November 26. No need to show up before 6 on that day.

Thank you, Bethany Ross Planner City of Rockwall 972.772.6488 Office bross@rockwall.com City of Rockwall - Planning & Zoning

From: Kistner, Ariana <<u>AKistner@Rockwall.com</u>>
Sent: Friday, November 15, 2024 9:23 AM
To: Hodges, Jake <<u>Jake.Hodges@kimley-horn.com</u>>; Ross, Bethany <<u>bross@rockwall.com</u>>
Cc: Lucas, Matt <<u>matt.lucas@kimley-horn.com</u>>; Mbooth@boothcapitalpartners.com; Warren Ince
<<u>wince@BluefinDesign.com</u>>
Subject: RE: Project Revisions SP2024-043

Jake,

This looks good, just be sure the inside radius of the fire lane is 30-feet. Otherwise, we are good with it.

Thank you,

Ariana Kistner Assistant Chief/Fire Marshal/PIO City of Rockwall | www.rockwall.com Rockwall Fire Department Office: 972-771-7774 akistner@rockwall.com



From: Hodges, Jake <<u>Jake.Hodges@kimley-horn.com</u>>
Sent: Wednesday, November 13, 2024 9:32 AM
To: Ross, Bethany <<u>bross@rockwall.com</u>>; Kistner, Ariana <<u>AKistner@Rockwall.com</u>>
Cc: Lucas, Matt <<u>matt.lucas@kimley-horn.com</u>>; <u>Mbooth@boothcapitalpartners.com</u>; Warren Ince
<<u>wince@BluefinDesign.com</u>>
Subject: RE: Project Revisions SP2024-043

### Ariana/Bethany,

Please see the attached exhibit for an updated site plan to meet the fire code comment below. As you will see on the exhibit we are now providing a fire lane that is within the required 15'-30' distance from the building on the south side. With this update we have looped the fire lane around the east side of the site and added some additional fire hydrants to meet the required 400' spacing. Please take a look and let me know if this addresses your comments and if you have any questions.

Thanks, Jake

Collin (Jake) Hodges, E.I.T Kimley-Horn | 203 West Nash Street, Suite 100, Terrell, Tx 75160 Direct: (972) 588-4263 | <u>Kimley-Horn.com</u>

From: Ross, Bethany <<u>bross@rockwall.com</u>> Sent: Monday, November 11, 2024 11:44 AM To: Hodges, Jake <<u>Jake.Hodges@kimley-horn.com</u>> Cc: Kistner, Ariana <<u>AKistner@Rockwall.com</u>> Subject: RE: Project Revisions SP2024-043

Jake,

This was the original comment that Ariana provided: Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Where approved by the fire code official, buildings of Type IA, Type IB, or Type IIA construction equipped throughout with an automatic sprinkler system and having firefighter access through an enclosed stairway with a Class I standpipe from the lowest level of fire department vehicle access to all roof surfaces is exempt. One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

If this does not affect your site layout, I do not need it updated before Tuesday. Just get with Ariana when you are both available.

Thank you, Bethany Ross Planner City of Rockwall 972.772.6488 Office <u>bross@rockwall.com</u> <u>City of Rockwall - Planning & Zoning</u> From: Ross, Bethany Sent: Monday, November 11, 2024 10:52 AM To: Hodges, Jake <<u>Jake.Hodges@kimley-horn.com</u>> Cc: Kistner, Ariana <<u>AKistner@Rockwall.com</u>> Subject: FW: Project Revisions SP2024-043

Hi Jake,

The updated site plan still does not meet the fire code requirements for the fire lane placement. Please work with Ariana (CC'd) to update the plans accordingly.

Thank you, Bethany Ross Planner City of Rockwall 972.772.6488 Office bross@rockwall.com City of Rockwall - Planning & Zoning

From: Kistner, Ariana <<u>AKistner@Rockwall.com</u>>
Sent: Monday, November 11, 2024 10:43 AM
To: Ross, Bethany <<u>bross@rockwall.com</u>>; Browning, Jonathan <<u>jbrowning@rockwall.com</u>>; Price, Madelyn
<<u>MPrice@rockwall.com</u>>
Subject: RE: Project Revisions SP2024-043

Bethany,

This still does not meet the fire code requirements for the fire lane placement.

Thank you,

Ariana Kistner Assistant Chief/Fire Marshal/PIO City of Rockwall | www.rockwall.com Rockwall Fire Department Office: 972-771-7774 akistner@rockwall.com



From: Ross, Bethany <<u>bross@rockwall.com</u>>
Sent: Tuesday, November 5, 2024 1:50 PM
To: Kistner, Ariana <<u>AKistner@Rockwall.com</u>>; Browning, Jonathan <<u>jbrowning@rockwall.com</u>>; Price, Madelyn

<<u>MPrice@rockwall.com</u>> Subject: Project Revisions SP2024-043

Hi All,

Attached are the updated plans for SP2024-043. Please let me know if you have any further comments.

Thank you, Bethany Ross Planner City of Rockwall 972.772.6488 Office bross@rockwall.com City of Rockwall - Planning & Zoning

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# **Ross, Bethany**

From:	Ross, Bethany
Sent:	Tuesday, November 12, 2024 10:09 AM
То:	Hodges, Jake
Cc:	Kistner, Ariana; Lucas, Matt
Subject:	RE: Project Revisions SP2024-043

This will suffice. We will see you on November 26th.

Thank you, Bethany Ross Planner City of Rockwall 972.772.6488 Office bross@rockwall.com City of Rockwall - Planning & Zoning

From: Hodges, Jake <Jake.Hodges@kimley-horn.com>
Sent: Tuesday, November 12, 2024 9:23 AM
To: Ross, Bethany <bross@rockwall.com>
Cc: Kistner, Ariana <AKistner@Rockwall.com>; Lucas, Matt <matt.lucas@kimley-horn.com>
Subject: RE: Project Revisions SP2024-043

Bethany,

After discussing the Fire comment with our design group, it is looking more than likely that we will need to table the site plan until the next P&Z meeting on November 26<sup>th</sup>. What do you need from me to be able to do this?

Thanks,

Jake

Collin (Jake) Hodges, E.I.T Kimley-Horn | 203 West Nash Street, Suite 100, Terrell, Tx 75160 Direct: (972) 588-4263 | <u>Kimley-Horn.com</u>

From: Ross, Bethany <<u>bross@rockwall.com</u>> Sent: Monday, November 11, 2024 11:44 AM To: Hodges, Jake <<u>Jake.Hodges@kimley-horn.com</u>> Cc: Kistner, Ariana <<u>AKistner@Rockwall.com</u>> Subject: RE: Project Revisions SP2024-043

Jake,

This was the original comment that Ariana provided: Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Where approved by the fire code official, buildings of Type IA, Type IB, or Type IIA construction equipped throughout with an automatic sprinkler system and having firefighter access through an enclosed stairway with a Class I standpipe from the lowest level of fire department vehicle access to all roof surfaces is exempt. One or more of the required access routes meeting this

condition shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

If this does not affect your site layout, I do not need it updated before Tuesday. Just get with Ariana when you are both available.

Thank you, Bethany Ross Planner City of Rockwall 972.772.6488 Office bross@rockwall.com City of Rockwall - Planning & Zoning

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Ariana Kistner Assistant Chief/Fire Marshal/PIO City of Rockwall | www.rockwall.com Rockwall Fire Department Office: 972-771-7774 akistner@rockwall.com



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