CASE COVER SHEET

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

PLANNING & ZONING CASE NO. SP2026-009

PLANNING & ZONING FEE $ 315.20

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

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

On April 14, 2026, the Architectural Review Board approved a motion to recommend approval of the Site Plan with the condition that the applicant wrap the canopy columns with masonry to match the existing building. This motion passed by a vote of 4-0, with Board Members McAngus, Hadawi, and Kirkpatrick absent.

PLANNING AND ZONING COMMISSION

On April 14, 2026, the Planning and Zoning Commission approved a motion to approve the Site Plan with ARB's recommendations, by a vote of 7-0.

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2026-009

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

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 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1114 East Interstate 30, Rockwall, TX 75087				
SUBDIVISION	Rockwall Centre Corners Addition	LOT	3	BLOCK	1
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	L1	CURRENT USE	Full service restaurant		
PROPOSED ZONING	L1	PROPOSED USE	Full service restaurant		
ACREAGE	2.951	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

☒ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

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

☒ OWNER	Raising Cane's	☐ APPLICANT	Quiddity Engineering
CONTACT PERSON	Matt McCulloch	CONTACT PERSON	Aaron C. Hawkins
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt McCulloch [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 310.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13th *DAY OF* March, 2026 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 *DAY OF* March, 2026

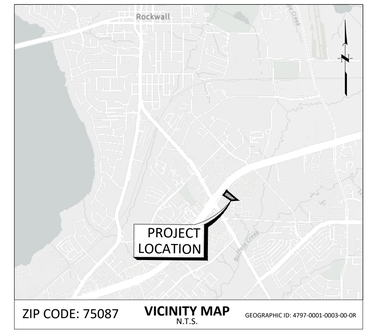
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kiley Priddy

KILEY PRIDDY
Notary Public, State of Texas
Comm. Expires 04-10-2029
Notary ID 126346900

MY COMMISSION EXPIRES

SITE DATA FOR RAISING CANES REDEVELOPMENT ROCKWALL CENTRE CORNERS ADDITION BLOCK 1, LOT 3	
GENERAL	
EXISTING ZONING:	LI/C WITH IH 30 OVERLAY
PROPOSED ZONING:	LI/C WITH IH 30 OVERLAY
CURRENT USE:	DRIVE-THRU RESTAURANT
PROPOSED USE:	DRIVE-THRU RESTAURANT
FRONT SETBACK:	25 FEET
SIDE SETBACK:	15 FEET
REAR SETBACK:	10 FEET
TOTAL LOT AREA:	128,583 SQUARE FEET (2.951 AC)
BUILDING AREA:	3,600 SQUARE FEET
BUILDING COVERAGE:	2.80%
FLOOR AREA RATIO:	0.03 : 1
EXISTING BUILDING HEIGHT:	1 STORY - 23.5 FEET
PARKING RATIO:	1 SPACE / 100 SF GROSS BUILDING AREA
PARKING RATIO (PATIO):	1 SPACE / 4 SEATS
PARKING REQUIRED:	42 SPACES
PARKING PROVIDED:	42 SPACES
ADA PARKING REQUIRED:	2 SPACES
ADA PARKING PROVIDED:	2 SPACES
LANDSCAPE AREA PROPOSED:	7,037 SQUARE FEET (0.16 AC)
IMPERVIOUS AREA PROPOSED:	10,791 SQUARE FEET (0.25 AC)
TOTAL IMPERVIOUS AREA:	60,755 SQUARE FEET (1.39 AC)
IMPERVIOUS AREA PERCENTAGE:	47.26%

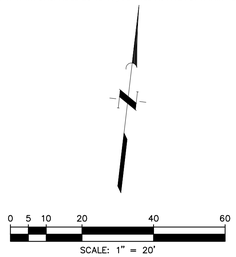


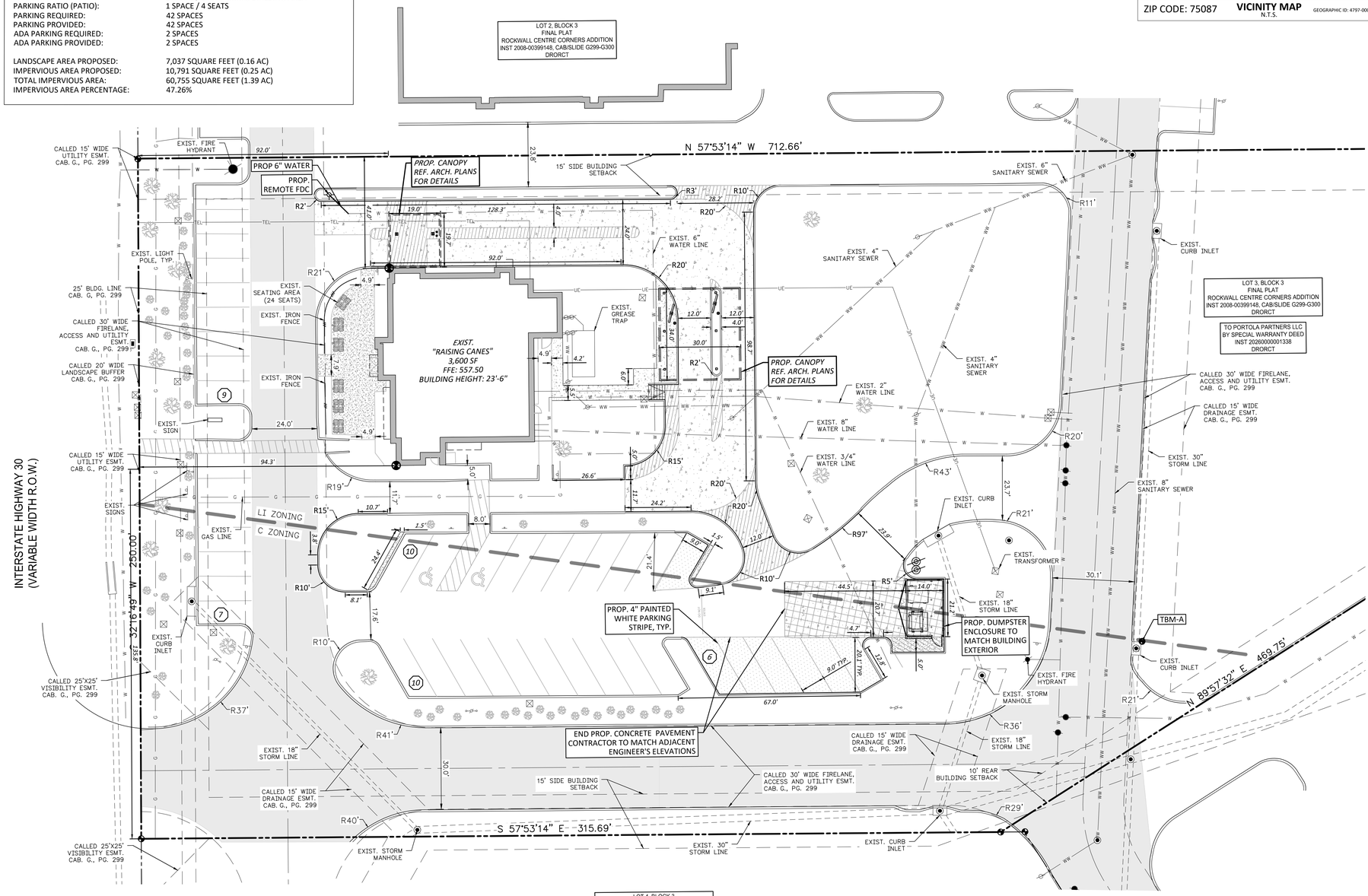
BENCHMARK
ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERA RTK NETWORK. NAVD (88) DATUM, (GEOID 12A)

TBM A
BEING AN "X" CUT ON TOP OF CURB LOCATED ON THE WEST SIDE OF THE DRIVEWAY ENTRANCE DRIVE FROM CAMPBELL ROAD, APPROXIMATELY 221 FEET WEST OF THE NORTHEAST CORNER OF THE SUBJECT TRACT.
ELEVATION 643.80 FEET, NAVD 88 (2011 ADJUSTMENT).

TBM B
BEING AN "X" CUT ON TOP OF NORTHWEST CORNER OF EXISTING STORM CURB INLET LOCATED ON THE SOUTH SIDE OF THE ENTRANCE DRIVE FROM JAY ELL DRIVE, APPROXIMATELY 217 FEET SOUTH OF NORTHEAST CORNER ALONG PROPERTY LINE AND 5 FEET EAST OF SUBJECT TRACT.
ELEVATION 640.94 FEET, NAVD 88 (2011 ADJUSTMENT).

100-YEAR FLOOD PLAIN
ACCORDING TO MAP NO. 48397C0040L OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR ROCKWALL COUNTY DATED SEPTEMBER 26, 2008, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X"; DEFINED AS AREA OF MINIMAL FLOOD HAZARD.





LEGEND

- PROPERTY LINE
- PROP. BARRIER FREE RAMP
- PARKING COUNT
- EXIST. TREE
- EXIST. LIGHT POLE
- PROP. 7" REINFORCED CONCRETE
- PROP. 5" REINFORCED CONCRETE
- PROP. 4" REINFORCED CONCRETE PAVEMENT
- FIRELANE ACCESS & UTILITY EASEMENT
- PROP. MENU BOARD

NOTES

1. ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
2. ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
3. SEE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. CONTRACTOR TO USE CARE NOT TO DISTURB EXISTING LANDSCAPING OUTSIDE DISTURBED AREA. IF DISTURBED, CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.
5. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.

DEVELOPER
RAISING CANES
6800 BISHOP ROAD
PLANO, TEXAS 75024
TEL (225) 279-0078
CONTACT: BEN HALBERT

OWNER
PORTOLA PARTNERS LLC (1108431)
311 BILTMORE WAY
LAFAYETTE LA 70508

ENGINEER
QUIDDITY, INC.
4500 MERCANTILE PLAZA DRIVE
SUITE 228
FORT WORTH, TEXAS 76137
TEL (682) 268-2207
CONTACT: AARON HAWKINS, PE

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF _____, ____.

WITNESS OUR HANDS, THIS ___ DAY OF _____, ____.

_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING AND ZONING

CASE NO. SP2026-XXX

CAUTION: OVERHEAD ELECTRIC

CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS811 NOTIFICATION SYSTEM
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www.texas811.org
Texas811 or 1-800-545-6005

No.	Date	REVISIONS	App.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
4500 Mercantile Plaza Drive, Suite 228 • Fort Worth, Texas 76137 • 682.268.2200

SCALE: AS SHOWN
DATE: MARCH 2026
JOB NO.: 30315-0001-01
DESIGNED BY: AM
CHECKED BY: ACH
DRAWN BY: JLJ

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: AARON C. HAWKINS
P.E. Serial No.: 149709
Date: MARCH 2026

RAISING CANES - ROCKWALL - I-30 FRONTAGE ROAD
1114 EAST I-30 FRONTAGE ROAD, ROCKWALL, TEXAS, 75087

SITE PLAN

ROCKWALL CENTRE CORNERS ADDITION
BLOCK 1, LOT 3, ACRES 2.951

SHEET NO.
OF C-17
C-6

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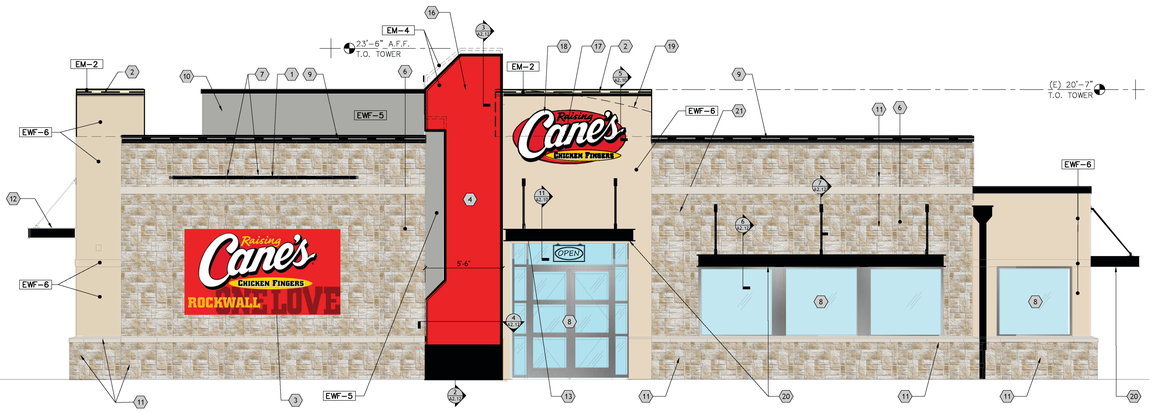
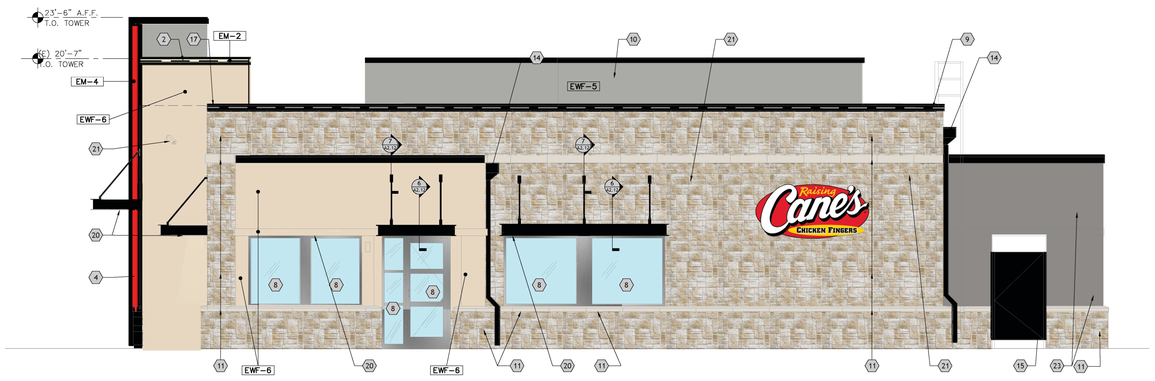
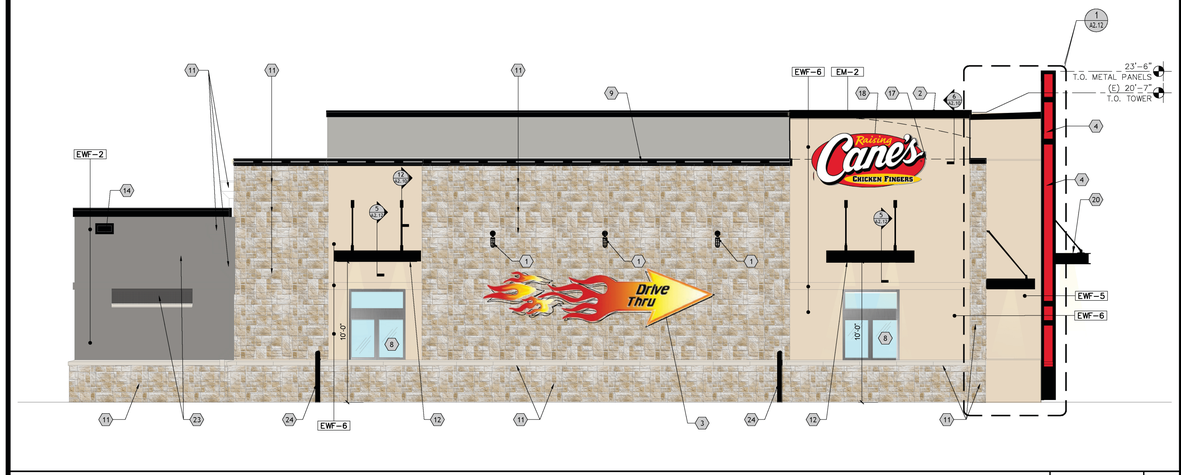
K:\30315\30315-0001-01 Raising Cane's Rockwall Expansion\2 Design Phase\CAD\Plans\Site\30315-0001-01 SITE PLAN.dwg ag3: March 12, 2026



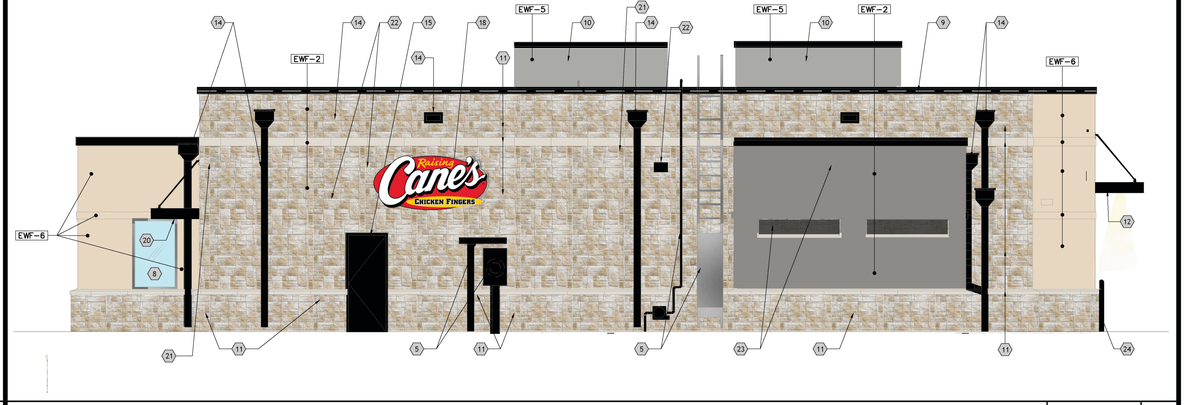
NORTH ELEVATION | 3/16" = 1'-0" | 1



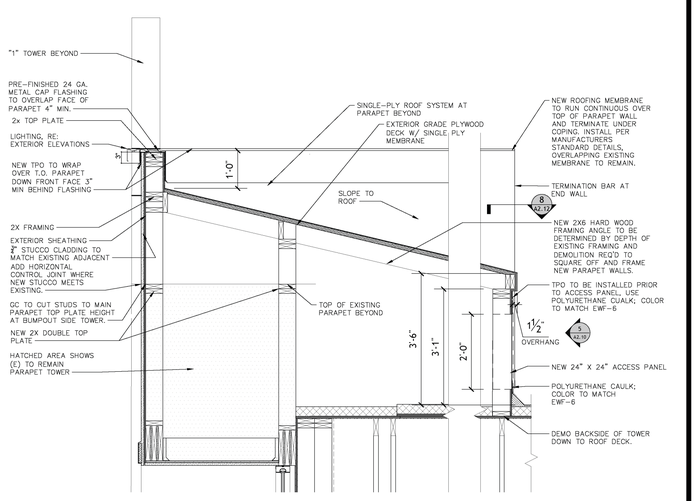
WEST ELEVATION | 3/16" = 1'-0" | 2



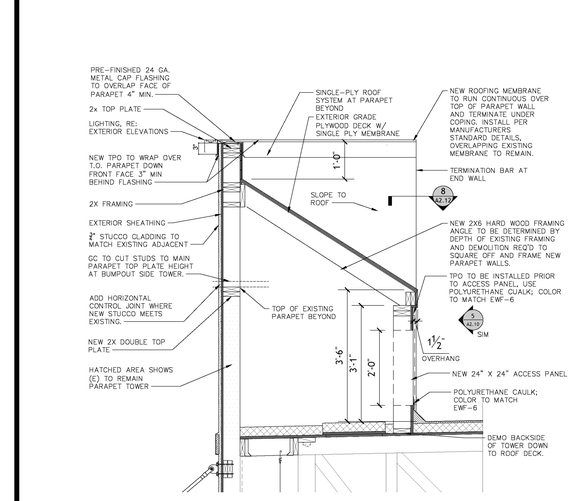
EAST ELEVATION | 3/16" = 1'-0" | 3



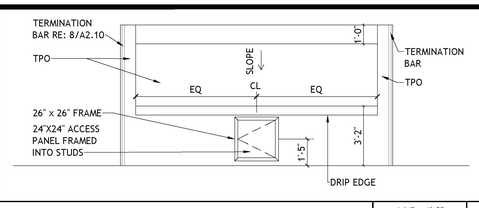
SOUTH ELEVATION | 3/16" = 1'-0" | 4



FRONT TOWER | 1/2" = 1'-0" | 5



DRIVE-THRU TOWER | 1/2" = 1'-0" | 6



REAR TOWER ELEVATION | 1/4" = 1'-0" | 7

MATERIAL LEGEND

TAG	DESCRIPTION
EM-2	METAL CAP FLASHING
EM-4	METAL ACCENT PANELS
EWF-2	ELASTOMERIC COATING; COLOR: SUMMIT GRAY
EWF-5	ELASTOMERIC COATING; COLOR: MOUNTAIN FOG
EWF-6	ELASTOMERIC COATING; COLOR: OYSTER SHELL
P-5	EXTERIOR PAINT

*FOR FINISH SCHEDULE RE: A6.30

SEALANT NOTES

A. PROVIDE SEALANT & BACKER RODS AT ALL DISSIMILAR MATERIALS.

B. MATCH FRAME COLOR AT ALL DOORS AND WINDOWS. MATCH ADJACENT WALL MATERIAL COLOR AT WALL PENETRATIONS AND CONSTRUCTION JOINTS; AT JOINT BETWEEN TWO DIFFERENT WALL MATERIALS, MATCH DARKER MATERIAL.

KEYED NOTES

1. NEW WALL LIGHT IN EXISTING LOCATION, RE: A1.40
2. LED COVE LIGHTING BY OTHERS.
3. EXISTING WALL ART TO REMAIN.
4. METAL PANELS BY OWNER'S VENDOR. SIGNAGE VENDOR TO TAKE FIELD MEASUREMENTS PRIOR TO FABRICATION.
5. EXISTING METAL ELEMENT, PAINT TO MATCH EXISTING EFW-2.
6. PATCH AND REPAIR STONE TO MATCH EXISTING WHERE CANOPY WAS REMOVED.
7. NOT USED.
8. CONFIRM WITH RC CM IF DOORS AND WINDOWS ARE TO BE REPLACED OR REFINISHED, TYP.
9. EXISTING C-CHANNEL LIGHTING TO REMAIN.
10. EXISTING ROOF SCREEN.
11. EXISTING STONE TO REMAIN, CLEAN AND REMOVE MOLD, DIRT AND DEBRIS, TYP.
12. NEW DRIVE THRU CANOPY.
13. ADDRESS NUMBERS TO BE FEATURED ON CANOPY.
14. EXISTING SCUPPERS AND DOWNSPOUTS PAINT TO MATCH EM-2, TYP. RE: A6.30
15. EXISTING DOOR AND FRAME, PAINT TO MATCH EXISTING COLOR.
16. DASHED LINE INDICATES DEMOLISHED PORTION OF "1" TOWER. TO ALIGN WITH ADJACENT NEW PARAPET HEIGHT.
17. PROVIDE HORIZONTAL CONTROL JOINT AT EXISTING TO NEW STUCCO/EIFS, TYP.
18. EXISTING SIGN FACE TO BE REPLACED. SIGN BOX TO REMAIN. GC TO DETERMINE WITH RC CM IF SIGN LOCATION REQUIRES ADJUSTMENT DUE TO NEW TOWER PROFILE.
19. DASHED LINE INDICATES DEMOLISHED ARCH. NEW FRAMING AT SQUARE TOWER TO ALIGN BACK TO EXISTING HEIGHT.
20. BOTTOM OF NEW AWNING TO ALIGN WITH TOP OF STOREFRONT.
21. EXISTING CAMERAS, WAP, SPEAKERS, AND SENSORS TO REMAIN.
22. EXISTING LIGHT FIXTURE TO REMAIN.
23. EXISTING CORRAL REAR STRUCTURE TO REMAIN, CLEAN AND REMOVE MOLD, DIRT AND DEBRIS, TYP. PAINT TO MATCH EXISTING EWF-2.
24. EXISTING BOLLARDS TO REMAIN, TYP.

SHEET NOTES

A. NEW PARAPET 24"X24" ACCESS PANEL SPEC: TOUGH GUY LIGHTWEIGHT INSULATED ALUMINUM ACCESS DOOR, 2VE93. INSTALL AS SHOWN.

B. REFER SHEET A6.30 FOR FINISH SCHEDULES.

C. SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT SUBMITTAL.

D. GC TO REPAIR OR REPLACE ALL BUILDING CAULKING THAT IS CRACKED OR IN DISREPAIR.

E. GC TO PATCH OR REPAIR ALL CRACKS IN STUCCO/EIFS BEFORE APPLYING NEW FINISHES.

F. REPAINT FIRE PANEL TO EXISTING COLORS.

THE ferro COLLECTIVE

SEAL:

FOR INTERNAL REVIEW ONLY. NOT FOR DISTRIBUTION

CONSULTANT:

Raising Cane's CHICKEN FINGERS PROTOTYPE P1

RAISING CANE'S
RESTAURANT NO.: C0152
1114 E INTERSTATE 30
ROCKWALL, TX 75087

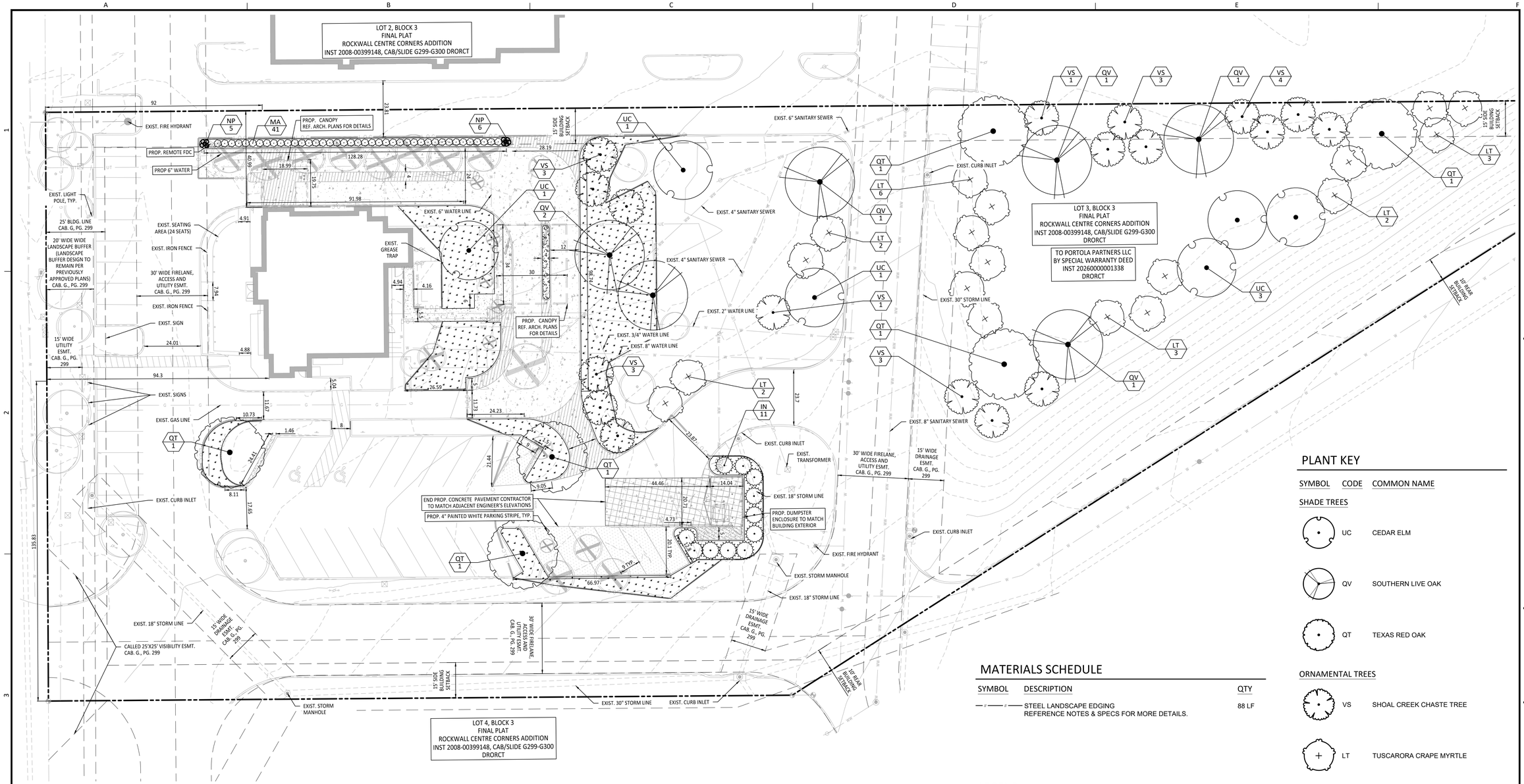
REV	DATE	DESCRIPTION
	02/12/2026	80% CHECK SET

DRAWN BY: JP
CHECKED BY: BP

ARCH. PROJECT NO.: C0152

SHEET NAME: EXTERIOR ELEVATIONS

SHEET NUMBER: **A2.10**



PLANT KEY

SYMBOL	CODE	COMMON NAME
SHADE TREES		
	UC	CEDAR ELM
	QV	SOUTHERN LIVE OAK
	QT	TEXAS RED OAK
ORNAMENTAL TREES		
	VS	SHOAL CREEK CHASTE TREE
	LT	TUSCARORA CRAPE MYRTLE
SHRUBS		
	MA	DWARF SOUTHERN WAX MYRTLE
	IN	NELLIE R. STEVENS HOLLY
	NP	PONY TAILS MEXICAN FEATHER GRASS
GROUND COVERS		
	RR	RIVER ROCK 'COLORADO'
	CD	TIF 419 BERMUDAGRASS

MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	QTY
— # — # —	STEEL LANDSCAPE EDGING REFERENCE NOTES & SPECS FOR MORE DETAILS.	88 LF

LEGEND

- TREES TO BE PRESERVED
- TREES TO BE REMOVED
- L.O.C. — LIMITS OF CONSTRUCTION (TYP.)

0 5 10 20 40 60

SCALE: 1" = 20'

CAUTION: OVERHEAD ELECTRIC

CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

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Texas811 or 1-800-545-6005

No.	Date	REVISIONS	App.

QUIDDITY
Engineering & Professional Engineers and Land Surveyors Reg. No. F-23795
4500 Mercantile Plaza Drive, Suite 228 • Fort Worth, Texas 76137 • 682.268.2200

SCALE: AS SHOWN
DATE: **MARCH 2026**
JOB NO.: **30315-0001-01**
DESIGNED BY: CLA
CHECKED BY: CMK
DRAWN BY: CLA

INTERIM REVIEW

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

Landscape Architect: CHELSEA M. KUYKENDALL, PLA — PLA # 3619
Date: March 13, 2026

RAISING CANES - ROCKWALL - I-30 FRONTAGE ROAD
1114 EAST I-30 FRONTAGE ROAD, ROCKWALL, TEXAS, 75032

LANDSCAPE PLAN

ROCKWALL CENTRE CORNERS ADDITION
BLOCK 1, LOT 3, ACRES 2.951

SHEET NO. L-4 OF **L-3**

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The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as landscape architects in Texas. 505 E Huntland Dr, Austin, TX 78752

LANDSCAPE - PLANTING SPECIFICATIONS

PART 1 - GENERAL

1.1 LANDSCAPE CONTRACTOR QUALIFICATIONS
- A. ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY QUALIFIED AND CERTIFIED PROFESSIONALS SPECIALIZING IN THEIR RESPECTIVE FIELD.

1.2 REFERENCE DOCUMENTS
- A. REFER TO THE LANDSCAPE PLAN, SCHEDULE, NOTES, AND DETAILS FOR ADDITIONAL REQUIREMENTS.
- B. REFER TO THE TREE PRESERVATION PLAN, AS APPLICABLE.
- C. REFER TO THE IRRIGATION PLAN, AS APPLICABLE.

1.3 REFERENCE STANDARDS
- A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN; 27 OCTOBER 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTITUTE (Z60.1) - PLANT MATERIAL.
- B. HORTUS THIRD, 1976 - CORNELL UNIVERSITY - PLANT NOMENCLATURE.
- C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS.
- D. TEXAS SEED LAW & REGULATION, LATEST EDITION.

1.4 SCOPE OF WORK
- A. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS NECESSARY FOR THE EXECUTION, INSTALLATION, AND COMPLETION OF ALL WORK, AS SPECIFIED HEREIN AND/OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
- B. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE OR SHE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- C. BEFORE SUBMITTING A BID, THE CONTRACTOR SHALL HAVE INVESTIGATED THE SOURCES OF SUPPLY AND BE SATISFIED THAT THEY CAN SUPPLY THE LISTED PLANTS IN SIZE, VARIETY, AND QUALITY AS SPECIFIED. FAILURE TO TAKE THIS PRECAUTION WILL NOT RELIEVE THE CONTRACTOR FROM THEIR RESPONSIBILITY FOR FURNISHING AND INSTALLING ALL PLANT AND LANDSCAPE MATERIALS IN STRICT ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS WITHOUT ADDITIONAL COSTS TO THE OWNER. THE LANDSCAPE ARCHITECT SHALL APPROVE ANY SUBSTITUTIONS OF PLANT MATERIAL, OR CHANGES IN PLANT MATERIAL SIZE, PRIOR TO THE LANDSCAPE CONTRACTOR SUBMITTING A BID.
- D. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES, AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE, AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION, AND INSTALLATION OF MATERIALS.
- E. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO THE START OF ANY WORK. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES, ALL UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION.
- F. DRAWINGS ARE BASED ON SURVEY DATA AND DESIGN DRAWINGS BY OTHERS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DOCUMENTS AND ACTUAL SITE CONDITIONS PRIOR TO CONSTRUCTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS AS DIRECTED.
- G. THE GENERAL CONTRACTOR SHALL ESTABLISH A TOPSOIL MANAGEMENT PLAN/OPERATION THROUGHOUT THE CONSTRUCTION PROCESS. ALL TOPSOIL MAY BECOME STERILE OR NON-FERTILE OVER TIME. THE CONTRACTOR SHALL AMEND AND SUPPLEMENT THE STOCKPILED TOPSOIL AS NECESSARY TO YIELD A FERTILE TOPSOIL SUPPLY. THE CONTRACTOR'S BID SHALL INCLUDE ALL NECESSARY TOPSOIL (IMPORT MAY BE REQUIRED) TO BACKFILL ALL DISTURBED AREAS. THE LACK OF AVAILABLE TOPSOIL ON SITE WILL NOT BE GROUNDS FOR A CHANGE ORDER OR ADDITIONAL PAY.
- H. LIMITS OF WORK INDICATED ON THE DRAWINGS ARE GENERAL IN NATURE AND ARE INTENDED TO DEFINE THE GENERAL VICINITY IN WHICH THE SCOPE OF WORK EXISTS. ACTUAL LIMITS OF WORK SHALL INCLUDE ALL AREAS NECESSARY TO COMPLETE SCOPE OF DESIGN INTENT AND REESTABLISH ALL DISTURBED AREAS DUE TO CONSTRUCTION, STAGING, OR ANY OTHER ACTIVITY RELATED TO THE OVERALL PROJECT SCOPE OF WORK.
- I. UNLESS OTHERWISE NOTED, ALL EXISTING TREES SHALL BE PROTECTED. DO NOT PARK, DRIVE, OPERATE MACHINERY OR STORE MATERIALS WITHIN THE DRIPline OF EXISTING TREES. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING ACCEPTANCE.
- J. CONTRACTOR SHALL PROVIDE A SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE. CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED, AND EXISTING PLANTS WITHIN OR NEAR THE LIMITS OF CONSTRUCTION, SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK.
- K. REFERENCES TO "OWNER'S REPRESENTATIVE" ARE MADE IN THESE DOCUMENTS AND REFER TO THE PROJECT OWNER OR DESIGNATED REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE FOR DESIGN CLARIFICATIONS OR ADDITIONAL INFORMATION RELATED TO THE SCOPE OF WORK, AS NEEDED.

1.5 SUBMITTALS
- A. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES TO THE LANDSCAPE ARCHITECT AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
- B. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, ROCKS, GRAVELS, AND/OR CRUSHED STONE, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR LANDSCAPING AREAS AS MAY BE APPROPRIATE).
  1. CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
  2. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
  3. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
  4. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE):
     - i. SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED.
     - ii. PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES.
     - iii. FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
  5. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
- C. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, LANDSCAPE FABRICS, ETC.
- D. CONTRACTOR TO CLEARLY INDICATE THE EXACT PROPOSED ITEMS WITH SPECIFICATIONS ON ALL SUBMITTALS.

1.6 JOB CONDITIONS, DELIVERY, HANDLING, AND STORAGE
- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.
- B. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.
- C. GENERAL CONTRACTOR TO BRING ALL FUTURE PLANTING BED AREAS TO NINE (9) INCHES BELOW FINAL GRADE WITH GENERAL EARTH FILL. ALL AREAS TO RECEIVE TURF GRASS SHALL BE BROUGHT TO SIX (6) INCHES BELOW FINAL GRADE WITH GENERAL EARTH FILL. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO INSTALL AND/OR COORDINATE THE INSTALLATION OF REQUIRED FERTILE TOPSOIL, PER THE TOPSOIL MANAGEMENT PLAN, SOIL TEST RESULTS, SPECIFICATIONS, AND DETAILS, AND COORDINATE THE TIMING OF ROUGH GRADING, FINE GRADING, AND THE INSTALLATION OF IRRIGATION AND LANDSCAPE IMPROVEMENTS.
- D. IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO PLANTING INSTALLATION. LOCATE, PROTECT AND MAINTAIN THE IRRIGATION SYSTEM DURING PLANTING OPERATIONS. COORDINATE WITH OWNER FOR ANY IRRIGATION SYSTEM REPAIRS NECESSARY DUE TO COMPONENTS BEING DAMAGED DURING PLANTING OPERATIONS, AT THE CONTRACTOR'S EXPENSE.
- E. NOTIFY OWNER'S REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT THE JOB SITE.
- F. TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING AND IN PROPER CARE ONCE DELIVERED TO THE PROJECT SITE. PREVENT PLANTS FROM DRYING OUT, PLANT IMMEDIATELY UPON ARRIVAL AT THE PROJECT SITE. IF IMMEDIATE PLANTING IS NOT POSSIBLE, UTILIZE BEST PRACTICES FOR PROTECTING PLANTINGS UNTIL INSTALLATION.
- G. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.
- H. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.
- I. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.
- J. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 INSTALLATION SEQUENCING
- A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.

1.8 MAINTENANCE AND GUARANTEE
- A. MAINTENANCE:
  1. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL 90 DAYS AFTER FINAL ACCEPTANCE BY THE OWNER.
  2. ALL WORK SHALL BE PERFORMED IN A MANNER THAT MAINTAINS THE ORIGINAL INTENT OF THE LANDSCAPE DESIGN.
  3. ALL LANDSCAPE MAINTENANCE SERVICES SHALL BE PERFORMED BY TRAINED PERSONNEL USING CURRENT, ACCEPTABLE HORTICULTURAL PRACTICES.
  4. ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED USING EPA REGISTERED MATERIALS AND METHODS OF APPLICATION. THESE APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR.
  5. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, FERTILIZING, EDGING, PRUNING OF TREES, MOWING OF GRASS, RESTAKING OF TREES, RESETTING OF SETTLED PLANTS, AERATION OF TURF AREAS, RESEEDING AND/OR RESODDING TURF AREAS THAT DID NOT ESTABLISH, TREATING FOR INSECTS AND DISEASES, MULCH REPLACEMENT, CLEANING UP, AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.
  6. CONTRACTOR TO SUBMIT PROPOSED MAINTENANCE SCHEDULE TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
  7. REPLACE DEAD, UNHEALTHY, AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD.
  8. REMOVE TREE GUYING AND STAKING MATERIALS AFTER ONE YEAR. REPAIR GUYING AND STAKING MATERIALS AS NEEDED UNTIL ONE YEAR AFTER INSTALLATION.
  9. REGULARLY INSPECT AND COORDINATE THE OPERATION OF THE IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. THE IRRIGATION SYSTEM BEING TURNED OFF OR ALTERED BY OTHERS, RESULTING IN PLANT LOSS, SHALL BE AT THE CONTRACTOR'S EXPENSE FOR REPLACING DEAD PLANT MATERIAL, AS APPLICABLE.
  10. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE WITH THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION AND PLANT HEALTH.
  11. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      - i. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      - ii. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      - iii. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1-1/2 INCHES BEFORE FIRST MOWING.
      - iv. HYDROMULCHED AREAS SHALL ACHIEVE ONE HUNDRED (100) PERCENT COVERAGE.
- B. GUARANTEE:
  1. WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND IN A HEALTHY, VIGOROUS CONDITION FOR A MINIMUM PERIOD OF ONE (1) YEAR AFTER COMPLETION AND FINAL ACCEPTANCE OF ENTIRE PROJECT. ANNUAL PLANTINGS TO BE GUARANTEED FOR 90 DAYS ON UNTIL THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.
  2. NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.
  3. PLANTS INCLUDING TREES WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT.
  4. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED.
  5. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12-MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.
  6. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "SCOPE OF WORK" IN THIS SECTION.
  7. THE OWNER AGREES THAT FOR THE ONE-YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.
  8. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNER.
  9. ANY NECESSARY REPAIRS UNDER THE GUARANTEE MUST BE MADE WITHIN TEN (10) BUSINESS DAYS AFTER RECEIVING NOTICE, WEATHER PERMITTING. IN THE EVENT THE LANDSCAPE CONTRACTOR DOES NOT MAKE REPAIRS ACCORDINGLY, THE OWNER, WITHOUT FURTHER NOTICE TO THE CONTRACTOR, MAY PROVIDE MATERIALS AND SERVICES TO MAKE SUCH REPAIRS AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR.

1.9 QUALITY ASSURANCE
- A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY PORTION OF DOCUMENTS WHICH CONFLICT WITH REGULATIONS PRIOR TO CONSTRUCTION.
- B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK WITH SUPERVISION BY A QUALIFIED FOREMAN.
- C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.
- D. MEASURE TREES WITH BRANCHES AND TRUNKS OR CANES IN THEIR NORMAL POSITION. DO NOT PRUNE TO OBTAIN REQUIRED SIZES. TAKE CALIPER MEASUREMENTS SIX (6) INCHES ABOVE THE ROOT BALL FOR TREES UP TO AND INCLUDING FOUR (4) INCH CALIPER TREES, AND TWELVE (12) INCHES ABOVE THE ROOT BALL FOR LARGER SIZES. MEASURE THE MAIN BODY OF ALL PLANT MATERIAL FOR HEIGHT AND SPREAD DIMENSIONS; DO NOT MEASURE FROM BRANCH OR ROOT TIP TO TIP. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE MINIMUM SIZE REQUIREMENTS FOR ALL PLANTING MATERIAL AND INSTALL SUFFICIENTLY SIZED MATERIAL.
- E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO THE LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT FOR REVIEW AND CONSIDERATION. THE LANDSCAPE ARCHITECT AND/OR OWNER IS NOT RESPONSIBLE FOR ANY LOSSES INCURRED BY THE CONTRACTOR DUE TO PURCHASED AND/OR INSTALLED SUBSTITUTIONS WITHOUT REQUIRED APPROVALS.
- F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.
- G. CONTRACTOR SHALL PROVIDE THE BID PROPOSAL WITH LISTED UNIT PRICES FOR ALL MATERIAL TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- H. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL, ENSURING REQUIREMENTS OF GENUS, SPECIES, VARIETY/CULTIVAR, SIZE, AND QUALITY ARE MET, AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNER'S REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.
- I. PROVIDE MINIMUM 5% SLOPES AWAY FROM ALL STRUCTURES AND ENSURE POSITIVE DRAINAGE IS ACHIEVED WITHIN THE LIMITS OF WORK THROUGHOUT THE CONSTRUCTION PROCESS. DRAINAGE PATTERNS TO MATCH APPROVED GRADING PLANS FOR THE PROJECT.
- J. PROVIDE A MINIMUM OF TWO (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL DEVIATIONS FROM THE PLAN THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, AND/OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

PART 2 - MATERIALS

2.1 SOIL PREPARATION MATERIALS
- A. TOPSOIL (SANDY LOAM):
  1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLAS GRASS OR NUT GRASS SHALL BE REJECTED.
  2. PHYSICAL PROPERTIES SHALL BE AS FOLLOWS:
     - i. CLAY - BETWEEN 7-27%
     - ii. SILT - BETWEEN 15-25%
     - iii. SAND - LESS THAN 52%
  3. ORGANIC MATTER SHALL BE 3-10% OF TOTAL DRY WEIGHT.
  4. LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS, CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY, VERIFYING THAT SOIL IS A SANDY LOAM MEETING THE ABOVE REQUIREMENTS.
- B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.
- C. BEDDING SOIL: PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, OR APPROVED EQUALS.
- D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.
- E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN. IF RIVER ROCK (1-3" IN SIZE) IS SPECIFIED IN LIEU OF HARDWOOD MULCH, CONTRACTOR TO EXERCISE CAUTION TO NOT DAMAGE PLANT MATERIAL DURING INSTALLATION.
- F. ORGANIC FERTILIZER: FERTILAID, SUSTANE, GREEN SENSE, OR EQUAL, AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
- G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW-RELEASE ORGANIC NITROGEN (SCU OR UF) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.
- H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.2 PLANT MATERIALS
- A. GENERAL: WELL-FORMED NO. 1 GRADE, OR BETTER, NURSERY GROWN STOCK IS REQUIRED. LISTED PLANT HEIGHTS ARE FROM TOPS OF ROOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO THE NOMINAL OUTER WIDTH OF THE PLANT, NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNER'S REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.
- B. QUALITY AND SIZE: PLANT MATERIALS SHALL MEET OR EXCEED THE MINIMUM SIZES GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL-SHAPED, FULL-BRANCHED, SYMMETRICAL IN APPEARANCE, AND WELL-ROOTED. PLANTS SHALL BE FREE FROM INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECTS AND/OR INSECT EGGS/LARVAE, AND ARE TO BE OF SPECIMEN QUALITY. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, IN LOCATIONS WITH SIMILAR CLIMATIC CONDITIONS.
  1. ANY USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.
  2. RESPECTIVE TO PLANTS OF THE SAME SPECIES AND VARIETY, PLANTS ARE TO BE OF UNIFORM SIZE.
  3. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING, AND FREE FROM ANY OTHER ROOT DEFECTS.
  4. ALL TREES SHALL BE STANDARD IN FORM UNLESS OTHERWISE SPECIFIED. TREES MUST HAVE STRONG AND UNDAMAGED CENTRAL LEADERS.
  5. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
  6. ROOT BALLS ARE TO BE WELL-FORMED, INTACT, AND WITH THE TRUNK FIRMLY ATTACHED. MINIMUM ROOT BALL SIZES FOR CANOPY TREES ARE 32" DIAMETER FOR 3" CALIPER, 40" DIAMETER FOR 4" CALIPER, 55" DIAMETER FOR 5" CALIPER, AND 66" DIAMETER FOR 6" CALIPER.
- C. QUANTITIES: QUANTITIES SHOWN ON THE PLAN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY AND ARE NOT GUARANTEED TO BE ACCURATE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLAN AND QUANTITIES SHOWN ON THE SCHEDULE/LIST, THE QUANTITIES SHOWN ON THE PLAN (INDIVIDUAL SYMBOLS) SHALL TAKE PRECEDENCE. CONTRACTOR TO VERIFY NUMBER OF PLANT SYMBOLS SHOWN AND SHALL MEASURE HATCHED BEDS FOR CHECKING LISTED PLANT QUANTITIES IN THE ALLOTTED AREAS AT THE GIVEN SPACING.
  1. SPACE SHRUBS, GRASSES, GROUNDCOVERS, ETC., IN ACCORDANCE WITH THE INDICATED DIMENSIONS. ADJUST SPACING AS NECESSARY TO EVENLY FILL PLANTING BEDS WITH INDICATED QUANTITY OF PLANTS. PLANT SHRUBS TO WITHIN EIGHTEEN (18) INCHES OF TREE TRUNKS.
- D. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM THE SUPPLIER STATING THE COMPOSITION OF THE SOD. DO NOT STACK FOR MORE THAN FORTY-EIGHT (48) HOURS BETWEEN TIME OF CUTTING AND PLANTING; ANY SOD NOT PLANTED WITHIN TWENTY-FOUR (24) HOURS AFTER RECEIPT ON SITE SHALL BE REMOVED AND NOT PLANTED.
- E. SEED: EXTRA FANCY, HULLED AND TREATED LAWN TYPE SEED WITH PURITY OF 95% OR BETTER AND GERMINATION OF 85% OR BETTER, AND PER REQUIREMENTS OF TEXAS SEED LAW. WEED CONTENT LESS THAN 1/2% WITH NO NOXIOUS WEEDS.
- F. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE BY THE OWNER'S REPRESENTATIVE, EITHER BEFORE OR AFTER INSTALLATION, SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR.

2.3 MISCELLANEOUS MATERIALS
- A. STEEL EDGING: SHALL BE 3/16" X 4" X 16' DARK GREEN LANDSCAPE EDGING. DURAEDGE STEEL OR APPROVED EQUAL.
- B. TREE STAKING: REFER TO DETAILS.
- C. FILTER FABRIC: MIRAFI 140S BY MIRAFI INC. OR APPROVED SUBSTITUTION.
- D. SAND: UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.
- E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5". REFER TO DETAILS.
- F. DECOMPOSED GRANITE: BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE, NOT TO EXCEED 1/8" IN DIAMETER, COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE; REFER TO DETAILS AND SCHEDULE
- G. RIVER ROCK: LOCALLY AVAILABLE NATIVE RIVER ROCK; REFER TO DETAILS AND SCHEDULE.
- H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.
- I. ROOT BARRIER: CENTURY ROOT BARRIER PANEL, OR APPROVED EQUAL, FORTY-EIGHT (48) INCHES IN DEPTH.

PART 3 - EXECUTION

3.1 PREPARATION
- A. NOTIFY THE OWNER'S REPRESENTATIVE A MINIMUM OF FORTY-EIGHT (48) HOURS IN ADVANCE OF COMMENCING WORK TO COORDINATE PROJECT INSPECTION SCHEDULE.
- B. CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER.
- C. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS, AND CHEMICALLY TREAT FOR MINIMIZING TURF REGROWTH IN THE FUTURE.
  1. GENERAL CONTRACTOR TO HAVE LEFT SOIL IN FUTURE PLANTING BED AREAS NINE (9) INCHES BELOW FINAL GRADE; TILL EXISTING SOIL TO AN ADDITIONAL DEPTH OF SIX (6) INCHES (FIFTEEN (15) INCHES TOTAL DEPTH BELOW FINAL GRADE) PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER PER THE SOIL TEST RESULTS AND PER MANUFACTURER RECOMMENDATIONS. ADD SIX (6) INCHES OF COMPOST AND TILL INTO A DEPTH OF TWELVE (12) INCHES (SETTLED THICKNESS), BRINGING THE TOP OF BED TO THREE (3) BELOW FINAL GRADE.
     - i. THE FINAL THREE (3) INCHES ARE TO BE WEED BARRIER AND MULCH AS SPECIFIED ABOVE AND AS SHOWN IN THE CONSTRUCTION DETAILS.
- D. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING QUALITY TOPSOIL ON SITE (USE IMPORTED TOPSOIL AS NEEDED) FREE FROM LARGE C

NOTES

SCOPE OF WORK NOTES

1. CONTRACTOR SHALL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR TO COMPLETE SCOPE OF WORK AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS, APPROVALS, AND INSPECTIONS RELATED TO SCOPE OF WORK.
3. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, AND SHALL COMPLY WITH PREVAILING ACCESSIBILITY REQUIREMENTS.
4. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DOCUMENTS AND ACTUAL SITE CONDITIONS PRIOR TO CONSTRUCTION. DO NOT PROCEED WITH ANY PORTION OF WORK AS INDICATED IN DOCUMENTS IF OBSTRUCTIONS, DISCREPANCIES, OR UNKNOWN CONDITIONS ARE ENCOUNTERED.
5. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING, DIGGING, OR CONSTRUCTION.
6. LIMITS OF WORK INDICATED ON THE DRAWINGS ARE GENERAL IN NATURE AND ARE INTENDED TO DEFINE THE GENERAL VICINITY IN WHICH THE SCOPE OF WORK EXISTS. ACTUAL LIMITS OF WORK SHALL INCLUDE ALL AREAS NECESSARY TO COMPLETE SCOPE OF DESIGN INTENT AND REESTABLISH ALL DISTURBED AREAS.
7. UNLESS OTHERWISE NOTED, ALL EXISTING TREES SHALL BE PROTECTED.

SOIL PREPARATION AND TOPSOIL NOTES

1. GENERAL CONTRACTOR TO PERFORM A SOIL TEST PRIOR TO LANDSCAPE WORK COMMENCING AND SHALL PROVIDE THE PROJECT LANDSCAPE ARCHITECT WITH THE RESULTS. REFERENCE THE SPECIFICATIONS FOR DETAILED REQUIREMENTS.
2. GENERAL CONTRACTOR SHALL ESTABLISH A TOPSOIL MANAGEMENT PLAN/OPERATION THROUGHOUT THE CONSTRUCTION PROCESS. ON-SITE EXCESS EXCAVATIONS AND UTILITY SPOILS THAT ARE FREE OF ROCKS LARGER THAN 3/4", TRASH, DEBRIS, ROOTS, OR OTHER DELETERIOUS MATTER MAY BE USED AS GENERAL EARTH FILL BUT SHALL NOT BE USED AS TOPSOIL.
3. GENERAL CONTRACTOR TO BRING ALL FUTURE PLANTING BED AREAS TO NINE (9) INCHES BELOW FINAL GRADE. ALL AREAS TO RECEIVE TURF GRASS SHALL BE BROUGHT TO SIX (6) INCHES BELOW FINAL GRADE. GENERAL CONTRACTOR TO INSTALL AND/OR COORDINATE THE INSTALLATION OF REQUIRED FERTILE TOPSOIL PER THE TOPSOIL MANAGEMENT PLAN, SOIL TEST RESULTS, AND THESE SPECIFICATIONS AND DETAILS, AND COORDINATE THE TIMING OF ROUGH GRADING, FINE GRADING, AND THE INSTALLATION OF IRRIGATION AND LANDSCAPE IMPROVEMENTS.
4. THE CONTRACTOR'S BID SHALL INCLUDE ALL NECESSARY TOPSOIL (IMPORT MAY BE REQUIRED) TO BACKFILL ALL DISTURBED AREAS.
5. AFTER SCARIFICATION OF THE SOIL, FIVE (5) INCHES OF FERTILE TOPSOIL SHALL BE USED TO BRING DISTURBED, FUTURE SOD TURF AREAS TO ONE (1) INCH BELOW FINAL GRADE.
6. FOR FUTURE PLANTING BED PREPARATION, TILL SOIL AN ADDITIONAL SIX (6) INCHES (FIFTEEN (15) INCHES TOTAL DEPTH BELOW FINAL GRADE), APPLY FERTILIZER PER SOIL TEST RESULTS AND MANUFACTURER'S RECOMMENDATIONS, THEN ADD SIX (6) INCHES OF COMPOST AND TILL INTO A DEPTH OF TWELVE (12) INCHES (SETTLED THICKNESS), BRINGING THE TOP OF BED TO THREE (3) INCHES BELOW FINAL GRADE.
7. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. PROVIDE UNIFORM ROUNDING AT THE TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE.

JOB CONDITION NOTES

1. GENERAL CONTRACTOR TO COMPLETE WORK PRIOR TO LANDSCAPE CONTRACTOR COMMENCING WORK.
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED WITH A PERMANENT BELOW-GROUND, AUTOMATIC IRRIGATION SYSTEM THAT IS DESIGNED BY A LICENSED IRRIGATOR.
   a. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED WITH RAIN AND FROST SENSORS AND SHALL MEET ALL APPLICABLE STATE AND LOCAL REGULATIONS.
   b. ALL AREAS OTHER THAN TURF SHALL BE IRRIGATED USING NETAFIM™ OR APPROVED EQUAL SUBTERRANEAN DRIP. DRIP IRRIGATION IS REQUIRED FOR ALL TURF AREAS NARROWER THAN 48" IN WIDTH.
   c. ANY EXISTING IRRIGATION SYSTEMS UTILIZED FOR THE WATERING OF NEWLY INSTALLED LANDSCAPING ARE TO BE INSPECTED FOR FUNCTIONALITY AND REPAIRED AS NECESSARY. CONTRACTOR TO ENSURE THAT THE EXISTING SYSTEM HAS ADEQUATE CAPACITY.
   d. IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO PLANTING INSTALLATION. LOCATE, PROTECT, AND MAINTAIN THE IRRIGATION SYSTEM DURING PLANTING OPERATIONS.

SUBMITTALS AND QUALITY ASSURANCE NOTES

1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES TO THE LANDSCAPE ARCHITECT AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES. REFERENCE THE SPECIFICATIONS FOR DETAILED REQUIREMENTS.
2. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS WITHOUT WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT.
3. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL PRIOR TO INSTALLATION.
4. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED TO THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
5. CONTRACTOR TO PROVIDE A MINIMUM OF TWO (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK.
6. PROVIDE MINIMUM 5% SLOPES AWAY FROM ALL STRUCTURES AND ENSURE POSITIVE DRAINAGE IS ACHIEVED THROUGHOUT.

GENERAL LANDSCAPE NOTES

1. ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC., SHALL BE OF SPECIMEN QUALITY, AND SHALL MEET THE MINIMUM REQUIREMENTS AS STATED IN THE PLANT SCHEDULE AND SPECIFICATIONS.
2. QUANTITIES ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY AND ARE NOT GUARANTEED TO BE ACCURATE. QUANTITIES SHOWN ON THE PLAN (INDIVIDUAL SYMBOLS) SHALL TAKE PRECEDENCE OVER LISTED QUANTITIES.
3. THE GENERAL CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN IN THE DRAWINGS.
4. TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING AND IN PROPER CARE ONCE DELIVERED TO THE PROJECT SITE.
5. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR.
6. SPACE PLANTINGS IN ACCORDANCE WITH THE INDICATED DIMENSIONS. MINIMALLY ADJUST SPACING AS NECESSARY TO EVENLY FILL PLANTING BEDS WITH INDICATED QUANTITY OF PLANTS. PLANT SHRUBS TO WITHIN EIGHTEEN (18) INCHES OF TREE TRUNKS, AS SHOWN AND/OR AS NECESSARY.
7. ALL NON-DIMENSIONED PLANT SYMBOLS, EDGING, AND BED LINES SHALL BE SCALED FROM DRAWINGS. CURVILINEAR BED LINES ARE TO BE SMOOTH AND CONTINUOUS PER PLAN, WITHOUT ABRUPT CHANGES IN DIRECTION.
8. PAINT OR STRING ALL EDGING AND BED LINE LOCATIONS ON FINAL GRADE AND STAKE THE LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF PLANTING.
9. PLACE PLANTINGS UPRIGHT AND PLUMB IN THE CENTER OF HOLES AND ORIENT FOR BEST APPEARANCE. PLANTS TO BE PERFECTLY UPRIGHT, REGARDLESS OF SURROUNDING GRADE; SEE DETAILS FOR PLANTING ON SLOPES.
10. STAKE TREES AND LARGE SHRUBS AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS AND GRADE CHANGE (TWO STAKES UPWIND/UPHILL).
11. NO TREES OR SHRUBS SHALL BE PLANTED BEFORE ACCEPTANCE OF FINE GRADING. TREE SHALL BEAR SAME RELATIONSHIP TO FINAL GRADE AS THEY BORE TO PREVIOUS GRADE.
12. SEE SPECIFICATIONS AND DETAILS FOR PLANTING BED PREPARATION AND MULCHING REQUIREMENTS.
13. SEE SPECIFICATIONS AND DETAILS FOR TREE PIT DIMENSIONS AND BACKFILL REQUIREMENTS.
14. ALL PLANT VARIETIES MUST COME FROM A SINGLE SOURCE FOR MAINTAINING A CONSISTENT APPEARANCE.
15. ALL NEW PLANTS SHALL BE CONTAINER-GROWN, UNLESS OTHERWISE NOTED IN THE PLANT SCHEDULE. MATERIAL MUST HAVE A WELL-ESTABLISHED ROOT SYSTEM THAT REACHES THE SIDES OF THE CONTAINER. THE ROOT SYSTEM MUST MAINTAIN A FIRM BALL WHEN THE CONTAINER IS REMOVED BUT SHALL NOT HAVE EXCESSIVE ROOT GROWTH ENCIRCLING THE INSIDE OF THE CONTAINER.
16. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINAL GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
17. ALL SHRUB PLANTING BEDS AND LAWN AREAS ARE TO BE SEPARATED BY STEEL EDGING UNLESS OTHERWISE NOTED. NO STEEL EDGING IS TO BE INSTALLED ADJACENT TO SIDEWALKS, CURBS, FENCES, OR OTHER HARDSCAPE ELEMENTS, UNLESS SPECIFIED OTHERWISE IN THE PLANS, SPECIFICATIONS OR DETAILS.
18. ROOT BARRIER TO BE INSTALLED ADJACENT TO ALL CURBS, PAVING, UTILITIES, AND STRUCTURES WHEN PROPOSED TREES ARE WITHIN 20 FEET OF THESE ELEMENTS; SEE DETAIL. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO ANY UTILITY LINE. PLACE PANELS ADJACENT APPLICABLE HARDSCAPE AND UTILITIES AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS; SEE PLAN FOR EXTENTS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIER THAT COMPLETELY ENCIRCLES THE ROOT BALL.

SOLID SOD TURF NOTES

1. DO NOT PLACE SOD UNTIL FINE GRADING IS APPROVED.
2. DO NOT INSTALL SOD ON FROZEN GROUND OR IF FORECAST CALLS FOR FREEZING CONDITIONS.
3. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE THAT EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
4. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
5. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
6. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS ARE TO BE OVER-SEEDED WITH WINTER RYE GRASS.
7. SOD SHALL BE CLEAN AND REASONABLY FREE OF WEEDS AND NOXIOUS PESTS AND INSECTS.

MAINTENANCE AND GUARANTEE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL NINETY (90) DAYS AFTER FINAL ACCEPTANCE BY THE OWNER.
2. CONTRACTOR SHALL PROVIDE A SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE. CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED, AND EXISTING PLANTS WITHIN OR NEAR THE LIMITS OF CONSTRUCTION, SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK.
3. THE OWNER, TENANT, AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING AND IRRIGATION.
4. ALL REQUIRED LANDSCAPING AREAS SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. REFERENCE SPECIFICATIONS FOR MAINTENANCE REQUIREMENTS.
5. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREAS AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY AS NECESSARY.
6. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY OF THE COMPARABLE MATERIAL ON SITE WITHIN TEN (10) DAYS.
7. REGULARLY INSPECT AND COORDINATE THE OPERATION OF THE IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED.
8. ALL IRRIGATION HEADS OR LINES WHICH ARE BROKEN SHALL BE REPLACED OR REPAIRED IN A TIMELY MANNER TO PREVENT THE WASTE OF WATER AND LOSS OF PLANT LIFE.
9. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
10. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS ACCEPTED BY THE OWNER. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

SITE DATA FOR RAISING CANES REDEVELOPMENT ROCKWALL CENTRE CORNERS ADDITION BLOCK 1, LOT 3	
GENERAL	
EXISTING ZONING:	LI/C WITH IH 30 OVERLAY
PROPOSED ZONING:	LI/C WITH IH 30 OVERLAY
CURRENT USE:	DRIVE-THRU RESTAURANT
PROPOSED USE:	DRIVE-THRU RESTAURANT
FRONT SETBACK:	25 FEET
SIDE SETBACK:	15 FEET
REAR SETBACK:	10 FEET
TOTAL LOT AREA:	128,583 SQUARE FEET (2.951 AC)
BUILDING AREA:	3,600 SQUARE FEET
BUILDING COVERAGE:	2.80%
FLOOR AREA RATIO:	0.03 : 1
EXISTING BUILDING HEIGHT:	1 STORY - 23.5 FEET
PARKING RATIO:	1 SPACE / 100 SF GROSS BUILDING AREA
PARKING RATIO (PATIO):	1 SPACE / 4 SEATS
PARKING REQUIRED:	42 SPACES
PARKING PROVIDED:	42 SPACES
ADA PARKING REQUIRED:	2 SPACES
ADA PARKING PROVIDED:	2 SPACES
LANDSCAPE AREA PROPOSED:	7,037 SQUARE FEET (0.16 AC)
IMPERVIOUS AREA PROPOSED:	10,791 SQUARE FEET (0.25 AC)
TOTAL IMPERVIOUS AREA:	60,755 SQUARE FEET (1.39 AC)
IMPERVIOUS AREA PERCENTAGE:	47.26%

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME	BOTANICAL NAME	QTY	SIZE	REMARKS
SHADE TREES						
	UC	CEDAR ELM	ULMUS CRASSIFOLIA	6	4" CAL.	CONTAINER GROWN, 14' HEIGHT, 6' SPREAD, 6' BRANCHING HEIGHT, UPRIGHT GROWTH, ROUNDED CANOPY, AND STRONG CENTRAL LEADER
	QV	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	6	4" CAL.	CONTAINER GROWN, 14' HEIGHT, 6' SPREAD, 6' BRANCHING HEIGHT, UPRIGHT GROWTH, ROUNDED CANOPY, AND STRONG CENTRAL LEADER
	QT	TEXAS RED OAK	QUERCUS TEXANA	6	4" CAL.	CONTAINER GROWN, 14' HEIGHT, 6' SPREAD, 6' BRANCHING HEIGHT, UPRIGHT GROWTH, ROUNDED CANOPY, AND STRONG CENTRAL LEADER
ORNAMENTAL TREES						
	VS	SHOAL CREEK CHASTE TREE	VITEX AGNUS-CASTUS 'SHOAL CREEK'	18	B&B	CONTAINER GROWN, 3-5 TRUNK, NO CROSS-CANES, 2' HEIGHT, 5' MINIMUM SPREAD, AND MINIMUM DBH OF 4" CALIPER
	LT	TUSCARORA CRAPE MYRTLE	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	18	B&B	CONTAINER GROWN, 3-5 TRUNK, NO CROSS-CANES, 8' HEIGHT, 5' MINIMUM SPREAD, AND MINIMUM DBH OF 4" CALIPER
SHRUBS						
	MA	DWARF SOUTHERN WAX MYRTLE	MORELLA CERIFERA 'NANA'	41	5 GAL.	CONTAINER FULL, 36" SPREAD, SPACED AT 36" ON CENTER (TYP)
	IN	NELLIE R. STEVENS HOLLY	ILEX X 'NELLIE R. STEVENS'	11	7 GAL.	CONTAINER FULL, 36" SPREAD, SPACED AT 96" ON CENTER (TYP)
	NP	PONY TAILS MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA 'PONY TAILS'	11	3 GAL.	CONTAINER FULL, 18" SPREAD, SPACED AT 24" ON CENTER (TYP)
GROUND COVERS						
	RR	RIVER ROCK 'COLORADO'		93 SF	2 - 3" DIA	4" DEPTH WITH WEED BARRIER FABRIC UNDERNEATH, FINAL COLOR SELECTION BY OWNER
	CD	TIF 419 BERMUDAGRASS	CYNODON DACTYLON 'TIF 419'	6,355 SF	SOD	SOLID SOD, REFER TO NOTES AND SPECIFICATIONS

MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	QTY
— E — E —	STEEL LANDSCAPE EDGING REFERENCE NOTES & SPECS FOR MORE DETAILS.	88 LF

NOTE:
1. ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
2. ALL TREES SHALL HAVE A FULL AND UNIFORM CANOPY.
3. ROOT BALLS SHOULD BE WELL-FORMED, INTACT, WITH TRUNK FIRMLY ATTACHED. MINIMUM ROOT BALL SIZE FOR A 4" CALIPER TREE IS 40".
4. PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
5. ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.
6. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS, CURBS, OR INSIDE PLANT BEDS.

CITY OF ROCKWALL LANDSCAPE REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED
NON-RESIDENTIAL LANDSCAPE BUFFERS ABUTTING A PUBLIC RIGHT-OF-WAY	10' WIDE LANDSCAPE BUFFER WITH GROUND COVER, A BUILT-UP BERM, AND SHRUBBERY ALONG THE ENTIRE LENGTH OF FRONTAGE 1 CANOPY TREE PER 50 LINEAR FEET OF FRONTAGE 1 ACCENT TREE PER 50 LINEAR FEET OF FRONTAGE	PREVIOUSLY APPROVED LANDSCAPE BUFFER DESIGN TO REMAIN (REFERENCE LANDSCAPE PLANS)
IH 30 OVERLAY STANDARDS	20' WIDE LANDSCAPE BUFFER 2 CANOPY TREE PER 100 LINEAR FEET OF FRONTAGE 4 ACCENT TREE PER 100 LINEAR FEET OF FRONTAGE	PREVIOUSLY APPROVED LANDSCAPE BUFFER DESIGN TO REMAIN (REFERENCE LANDSCAPE PLANS)
LANDSCAPE REQUIREMENTS COMMERCIAL / LIGHT INDUSTRIAL DISTRICT	20% / 15% REQUIRED LANDSCAPE 10,791 SF IMPERVIOUS AREA PROPOSED 10,791 * 0.2 = 2,159 SF (COMMERCIAL) 10791 * 0.15 = 1,619 SF (LIGHT INDUSTRIAL)	7,037 SF
DETENTION BASINS	DETENTION BASINS SHALL BE LANDSCAPED IN A NATURAL MANNER USING GROUND COVER, GRASSES, SHRUBS, BERMS, AND ACCENT AND CANOPY TREES. THERE SHALL BE A MINIMUM OF ONE (1) CANOPY TREE PER 750 SF AND ONE (1) ACCENT TREE PER 1,500 SF OF DETENTION AREA.	N/A
PARKING LOT LANDSCAPE	IF THE PARKING AND MANEUVERING SPACE EXCEEDS 20,000 SF, ONE (1) LARGE CANOPY TREE FOR EVERY TEN (10) PARKING SPACES SHALL BE REQUIRED TO BE PLANTED INTERNAL TO THE PARKING AREAS. 7 PARKING SPACES PROPOSED = 1 TREE	(2) CANOPY TREES (REFERENCE LANDSCAPE PLANS)

CAUTION: OVERHEAD ELECTRIC

CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

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SCALE: AS SHOWN | DESIGNED BY: CLA
DATE: MARCH 2026 | CHECKED BY: CMK
JOB NO.: 30315-0001-01 | DRAWN BY: CLA

INTERIM REVIEW

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

Landscape Architect: CHELSEA M. KUYKENDALL, PLA — PLA # 3619
Date: March 13, 2026

RAISING CANES - ROCKWALL - I-30 FRONTAGE ROAD
1114 EAST I-30 FRONTAGE ROAD, ROCKWALL, TEXAS, 75032

GENERAL LANDSCAPE NOTES & SCHEDULE

ROCKWALL CENTRE CORNERS ADDITION
BLOCK 1, LOT 3, ACRES 2.951

SHEET NO. L-1
OF L-4

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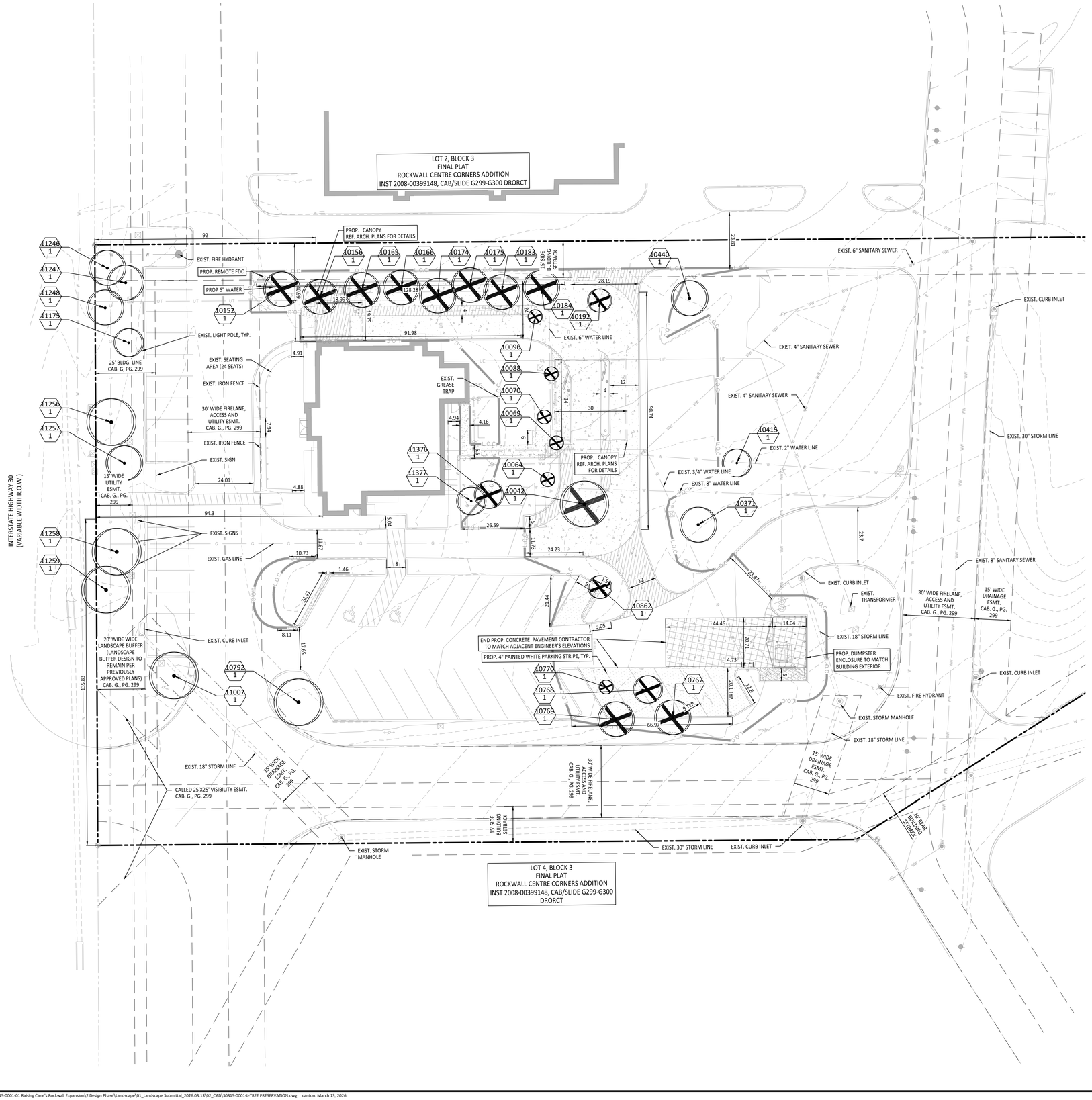

TREE INVENTORY

CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES TO BE PRESERVED			
11377	LARGERSTROMEEIA INDICA / CRAPE MYRTLE	14"	1
10792	QUERCUS BUCKLEYI / TEXAS RED OAK	14"	1
11007	QUERCUS BUCKLEYI / TEXAS RED OAK	16"	1
11175	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	10"	1
10415	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	10"	1
10440	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	12"	1
10371	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	12"	1
11248	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
11247	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
11246	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
11257	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
11258	TAXODIUM DISTICHUM / BALD CYPRESS	16"	1
11259	TAXODIUM DISTICHUM / BALD CYPRESS	16"	1
11256	TAXODIUM DISTICHUM / BALD CYPRESS	16"	1
TREES TO BE REMOVED			
11376	LARGERSTROMEEIA INDICA / CRAPE MYRTLE	14"	1
10069	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	5"	1
10064	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	6"	1
10096	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	6"	1
10770	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	6"	1
10070	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	6"	1
10088	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	8"	1
10042	QUERCUS BUCKLEYI / TEXAS RED OAK	10"	1
10862	QUERCUS BUCKLEYI / TEXAS RED OAK	6"	1
10192	QUERCUS BUCKLEYI / TEXAS RED OAK	8"	1
10768	TAXODIUM DISTICHUM / BALD CYPRESS	10"	1
10174	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
10175	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
10767	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
10183	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
10156	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
10166	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
10184	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
10769	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
10152	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
10165	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1

CITY OF ROCKWALL TREESCAPE REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED
TREE MITIGATION	PRIMARY PROTECTED TREES (4" - 25" DBH) MITIGATION REQUIREMENT = 1" : 1" TOTAL INCHES = 215" SECONDARY PROTECTED TREES (8' OR GREATER) MITIGATION REQUIREMENT = 1 X 4" CALIPER TREE TOTAL INCHES = 0" FEATURED TREES (GREATER THAN 25") MITIGATION REQUIREMENT = 1" : 2" TOTAL INCHES = 0"	(54) 4" CAL. TREES 54 * 4 = 216" REFERENCE LANDSCAPE PLAN
TREE PRESERVATION CREDITS	TREE PRESERVATION CREDITS FOR EACH SAVED OAK, PECAN, OR ELM(S) TREE 25" OR GREATER THE MITIGATION BALANCE CAN BE REDUCED ON AN INCH-FOR-INCH BASIS FOR UP TO 20%. TOTAL TREE PRESERVATION CREDITS = 0"	N/A

LEGEND

- TREES TO BE PRESERVED
- TREES TO BE REMOVED
- L.O.C — LIMITS OF CONSTRUCTION (TYP.)

0 5 10 20 40 60
SCALE: 1" = 20'

CAUTION: OVERHEAD ELECTRIC

CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS811 NOTIFICATION SYSTEM
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www.texas811.org
Texas811 or 1-800-545-6005

REVISIONS

No.	Date	App.

QUIDDITY
Engineering & Professional Engineers and Land Surveyors Reg. No. F-21290
4500 Mercantile Plaza Drive, Suite 228 • Fort Worth, Texas 76137 • 682.268.2200

SCALE: AS SHOWN
DATE: **MARCH 2026**
JOB NO.: **30315-0001-01**
DESIGNED BY: CLA
CHECKED BY: CMK
DRAWN BY: CLA

INTERIM REVIEW

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

Landscape Architect: CHELSEA M. KUYKENDALL, PLA — PLA # 3619
Date: March 13, 2026

RAISING CANES - ROCKWALL - I-30 FRONTAGE ROAD
1114 EAST I-30 FRONTAGE ROAD, ROCKWALL, TEXAS, 75032

TREESCAPE PLAN

ROCKWALL CENTRE CORNERS ADDITION
BLOCK 1, LOT 3, ACRES 2.951

SHEET NO. OF L-4 **L-2**

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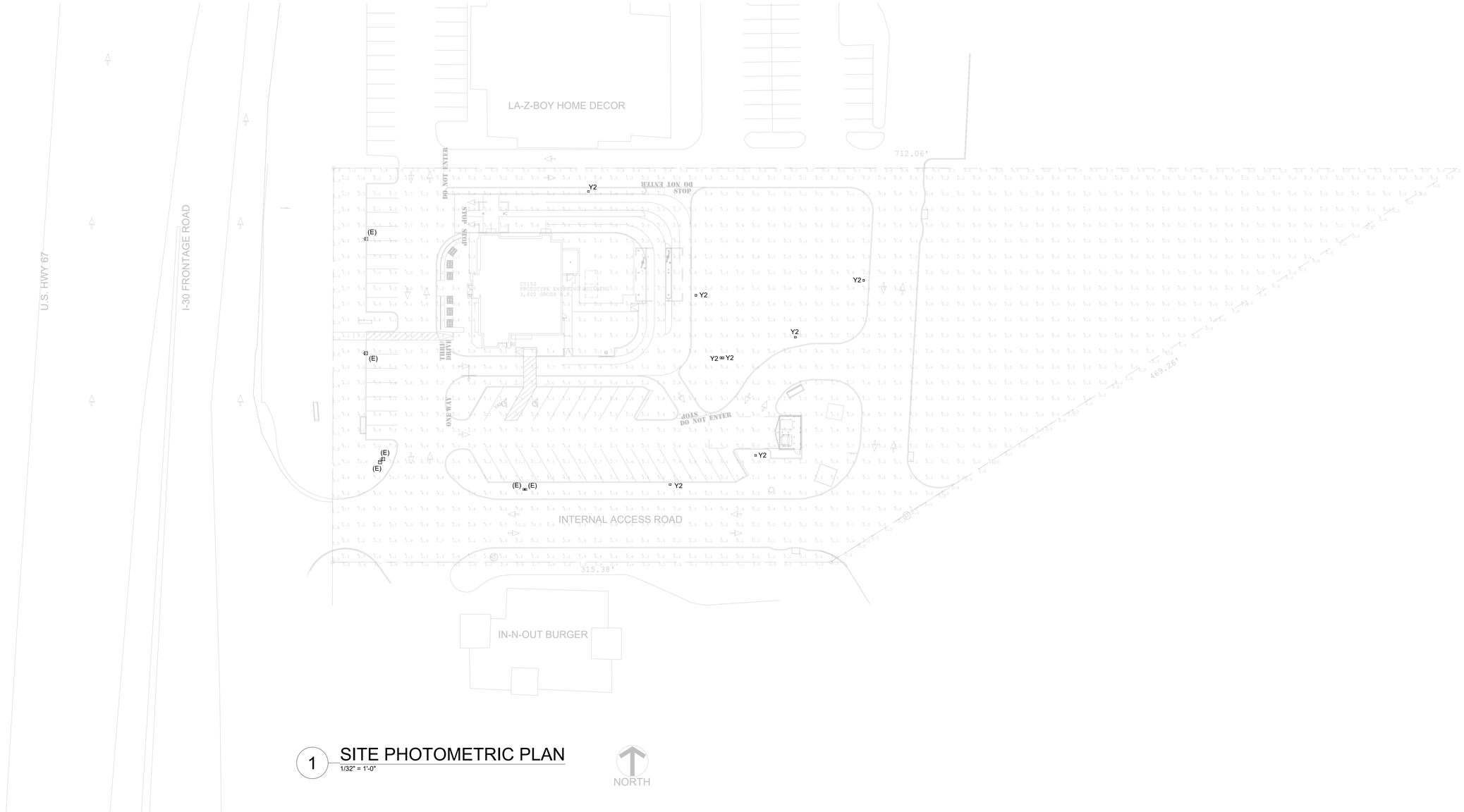
The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as landscape architects in Texas. 505 E Huntland Dr, Austin, TX 78752



1 SITE PHOTOMETRIC PLAN
1/32" = 1'-0"

NORTH

Luminaire Schedule

Symbol	Qty	Description	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	6	Existing Site Light	Single	GSM-XX-350-MP-XX-3F-FG-XX-X	(E)	1.000	24853	330	1980
	8	New Site Light	Single	DSX1 LED P3 35K 80CRI AFR	Y2	1.000	13211	102.17	817.36

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.59	4.7	0.0	N.A.	N.A.
SITE PLAN	Illuminance	Fc	1.73	15.8	0.0	N.A.	N.A.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BIDS. CONTRACTOR SHALL CAREFULLY COORDINATE NEW WORK AND DEMOLITION WITH ALL OTHER DISCIPLINES AND EXISTING CONDITIONS.

EACH SUBCONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF ALL DRAWINGS AND SPECIFICATIONS IN THEIR RELATED FIELD. THE FAILURE TO ACQUAINT THEMSELVES WITH THIS KNOWLEDGE DOES NOT RELIEVE THE RESPONSIBILITY OF PERFORMING THE WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED BECAUSE OF CONDITIONS THAT OCCUR DUE TO FAILURE TO FAMILIARIZE WORKERS WITH THIS KNOWLEDGE.

THE ferro COLLECTIVE

SEAL:

FOR INTERNAL REVIEW ONLY. NOT FOR DISTRIBUTION

CONSULTANT:

Raising Cane's Chicken Fingers

PROTOTYPE P1

RAISING CANE'S
RESTAURANT NO.: C0152
1114 E INTERSTATE 30
ROCKWALL, TX 75087

REV	DATE	DESCRIPTION
	03/12/2026	PHOTOMETRICS SKETCH

DRAWN BY: TRM
CHECKED BY: SCO
ARCH. PROJECT NO.: C0152
SHEET NAME: SITE PHOTOMETRIC PLAN
SHEET NUMBER: E1.01

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2026-009

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

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 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1114 East Interstate 30, Rockwall, TX 75087				
SUBDIVISION	Rockwall Centre Corners Addition	LOT	3	BLOCK	1
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	L1	CURRENT USE	Full service restaurant		
PROPOSED ZONING	L1	PROPOSED USE	Full service restaurant		
ACREAGE	2.951	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

☒ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

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

☒ OWNER	Raising Cane's	☐ APPLICANT	Quiddity Engineering
CONTACT PERSON	Matt McCulloch	CONTACT PERSON	Aaron C. Hawkins
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt McCulloch [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 310.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13th *DAY OF* March, 2026 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

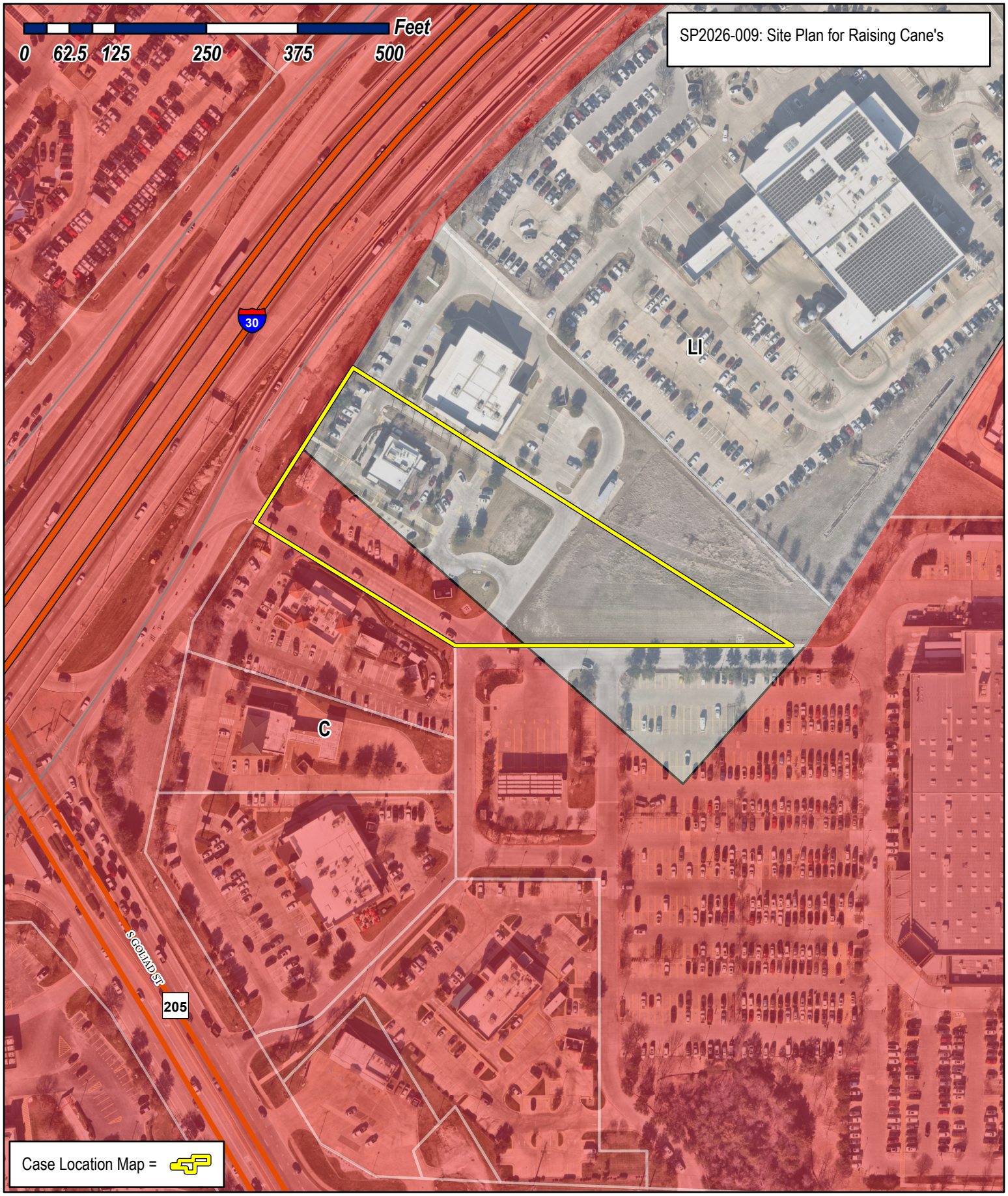
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 *DAY OF* March, 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kiley Priddy

KILEY PRIDDY
Notary Public, State of Texas
Comm. Expires 04-10-2029
Notary ID 126346900

MY COMMISSION EXPIRES

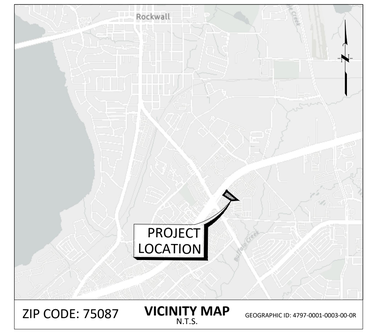


City of Rockwall

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.

SITE DATA FOR RAISING CANES REDEVELOPMENT ROCKWALL CENTRE CORNERS ADDITION BLOCK 1, LOT 3	
GENERAL	
EXISTING ZONING:	LI/C WITH IH 30 OVERLAY
PROPOSED ZONING:	LI/C WITH IH 30 OVERLAY
CURRENT USE:	DRIVE-THRU RESTAURANT
PROPOSED USE:	DRIVE-THRU RESTAURANT
FRONT SETBACK:	25 FEET
SIDE SETBACK:	15 FEET
REAR SETBACK:	10 FEET
TOTAL LOT AREA:	128,583 SQUARE FEET (2.951 AC)
BUILDING AREA:	3,600 SQUARE FEET
BUILDING COVERAGE:	2.80%
FLOOR AREA RATIO:	0.03 : 1
EXISTING BUILDING HEIGHT:	1 STORY - 23.5 FEET
PARKING RATIO:	1 SPACE / 100 SF GROSS BUILDING AREA
PARKING RATIO (PATIO):	1 SPACE / 4 SEATS
PARKING REQUIRED:	42 SPACES
PARKING PROVIDED:	42 SPACES
ADA PARKING REQUIRED:	2 SPACES
ADA PARKING PROVIDED:	2 SPACES
LANDSCAPE AREA PROPOSED:	7,037 SQUARE FEET (0.16 AC)
IMPERVIOUS AREA PROPOSED:	10,791 SQUARE FEET (0.25 AC)
TOTAL IMPERVIOUS AREA:	60,755 SQUARE FEET (1.39 AC)
IMPERVIOUS AREA PERCENTAGE:	47.26%

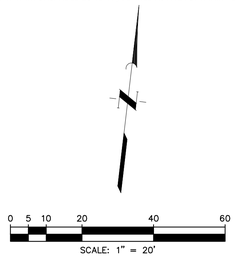


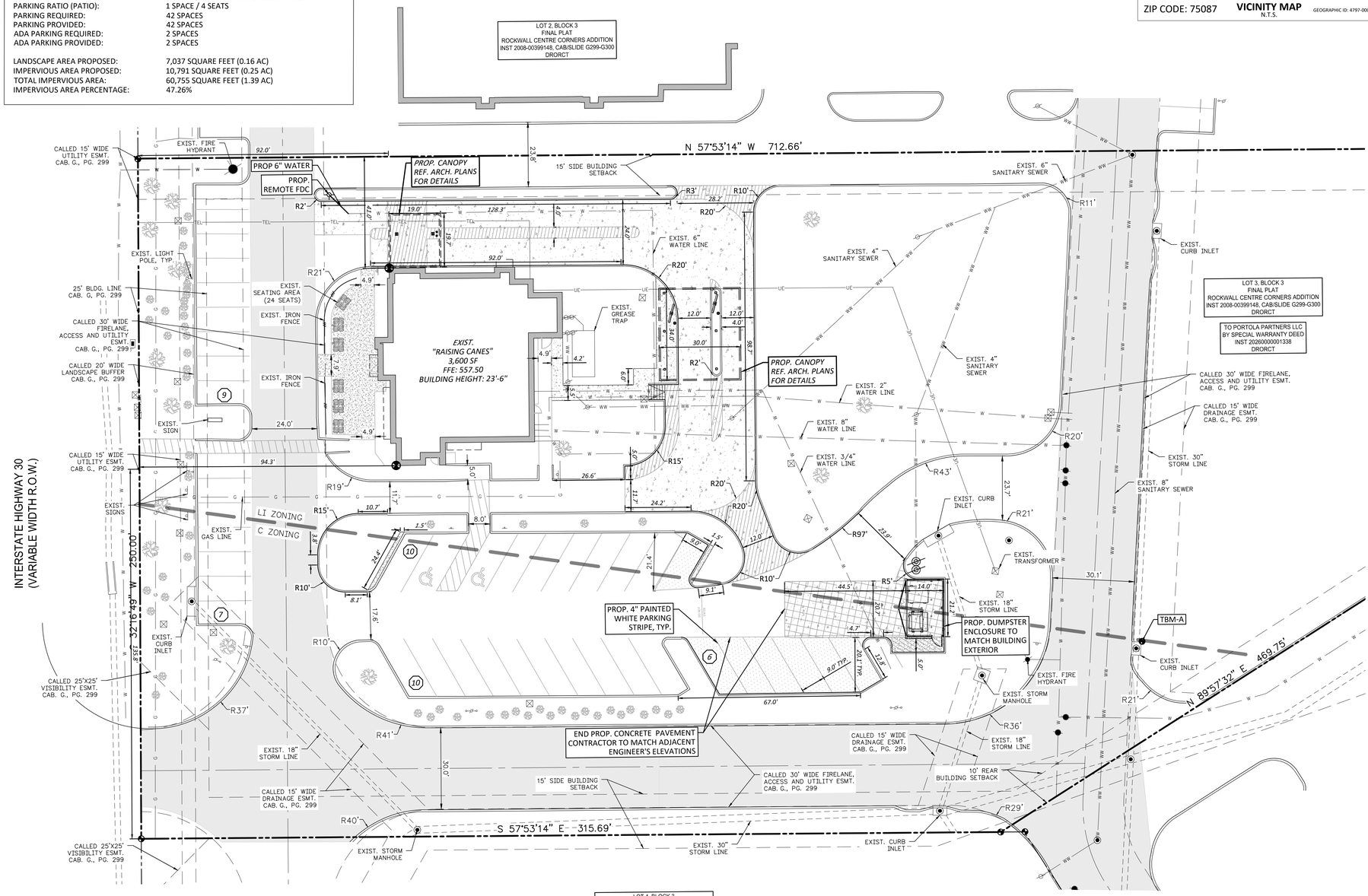
BENCHMARK
ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERA RTK NETWORK. NAVD (88) DATUM, (GEOID 12A)

TBM A
BEING AN "X" CUT ON TOP OF CURB LOCATED ON THE WEST SIDE OF THE DRIVEWAY ENTRANCE DRIVE FROM CAMPBELL ROAD, APPROXIMATELY 221 FEET WEST OF THE NORTHEAST CORNER OF THE SUBJECT TRACT.
ELEVATION 643.80 FEET, NAVD 88 (2011 ADJUSTMENT).

TBM B
BEING AN "X" CUT ON TOP OF NORTHWEST CORNER OF EXISTING STORM CURB INLET LOCATED ON THE SOUTH SIDE OF THE ENTRANCE DRIVE FROM JAY ELL DRIVE, APPROXIMATELY 217 FEET SOUTH OF NORTHEAST CORNER ALONG PROPERTY LINE AND 5 FEET EAST OF SUBJECT TRACT.
ELEVATION 640.94 FEET, NAVD 88 (2011 ADJUSTMENT).

100-YEAR FLOOD PLAIN
ACCORDING TO MAP NO. 48397C0040L OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR ROCKWALL COUNTY DATED SEPTEMBER 26, 2008, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X"; DEFINED AS AREA OF MINIMAL FLOOD HAZARD.





LEGEND

- PROPERTY LINE
- PROP. BARRIER FREE RAMP
- PARKING COUNT
- EXIST. TREE
- EXIST. LIGHT POLE
- PROP. 7" REINFORCED CONCRETE
- PROP. 5" REINFORCED CONCRETE
- PROP. 4" REINFORCED CONCRETE PAVEMENT
- FIRELANE ACCESS & UTILITY EASEMENT
- PROP. MENU BOARD

NOTES

1. ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
2. ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
3. SEE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. CONTRACTOR TO USE CARE NOT TO DISTURB EXISTING LANDSCAPING OUTSIDE DISTURBED AREA. IF DISTURBED, CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.
5. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.

DEVELOPER
RAISING CANES
6800 BISHOP ROAD
PLANO, TEXAS 75024
TEL (225) 279-0078
CONTACT: BEN HALBERT

OWNER
PORTOLA PARTNERS LLC (1108431)
311 BILTMORE WAY
LAFAYETTE LA 70508

ENGINEER
QUIDDITY, INC.
4500 MERCANTILE PLAZA DRIVE
SUITE 228
FORT WORTH, TEXAS 76137
TEL (682) 268-2207
CONTACT: AARON HAWKINS, PE

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF _____, ____.

WITNESS OUR HANDS, THIS ___ DAY OF _____, ____.

_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING AND ZONING

CASE NO. SP2026-XXX

CAUTION: OVERHEAD ELECTRIC

CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

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No.	Date	REVISIONS	App.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
4500 Mercantile Plaza Drive, Suite 228 • Fort Worth, Texas 76137 • 682.268.2200

SCALE: AS SHOWN
DATE: MARCH 2026
JOB NO.: 30315-0001-01
DESIGNED BY: AM
CHECKED BY: ACH
DRAWN BY: JLJ

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: AARON C. HAWKINS
P.E. Serial No.: 149709
Date: MARCH 2026

RAISING CANES - ROCKWALL - I-30 FRONTAGE ROAD
1114 EAST I-30 FRONTAGE ROAD, ROCKWALL, TEXAS, 75087

SITE PLAN

ROCKWALL CENTRE CORNERS ADDITION
BLOCK 1, LOT 3, ACRES 2.951

SHEET NO.
OF C-17
C-6

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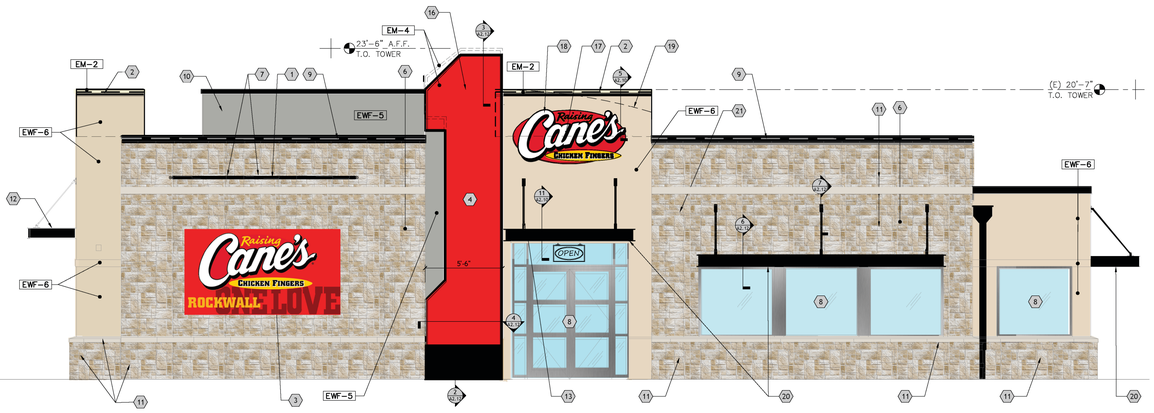
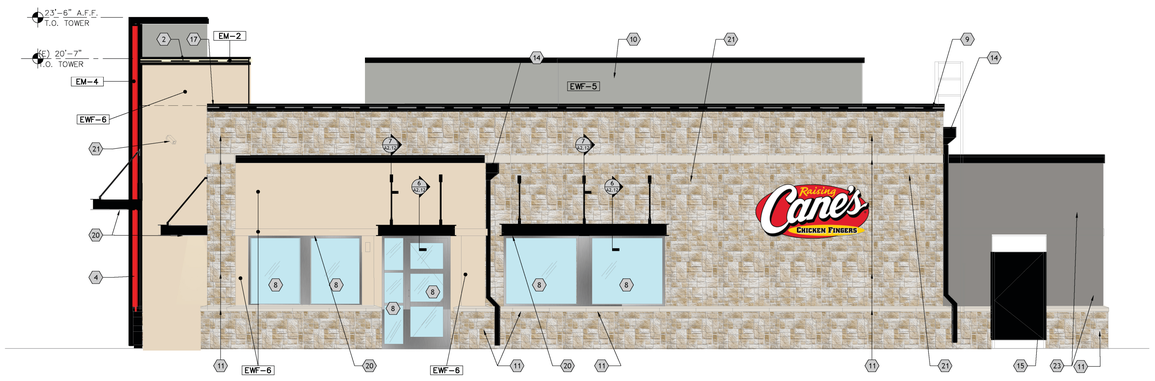
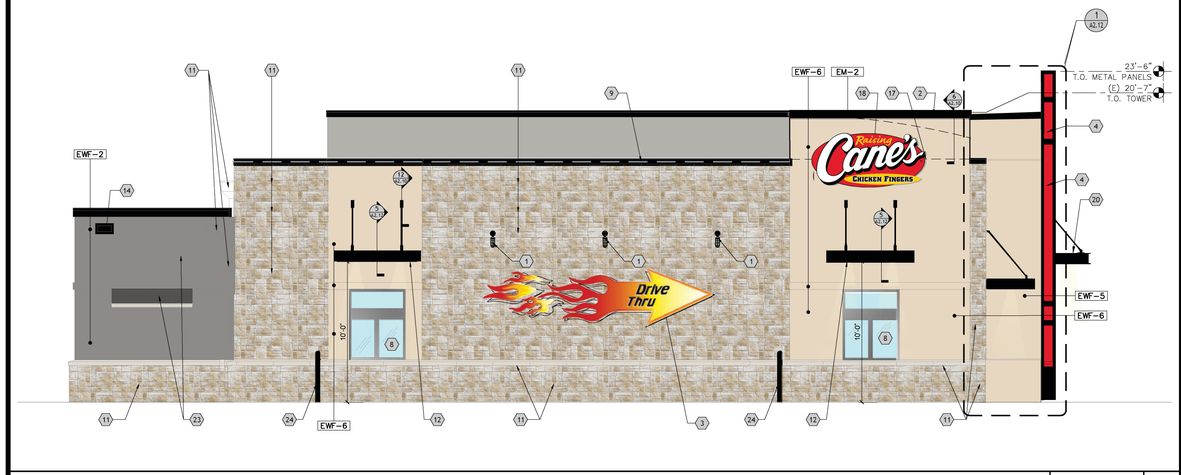
K:\30315\30315-0001-01 Raising Cane's Rockwall Expansion\2 Design Phase\CAD\Plans\Site\30315-0001-01 SITE PLAN.dwg ag3: March 12, 2026



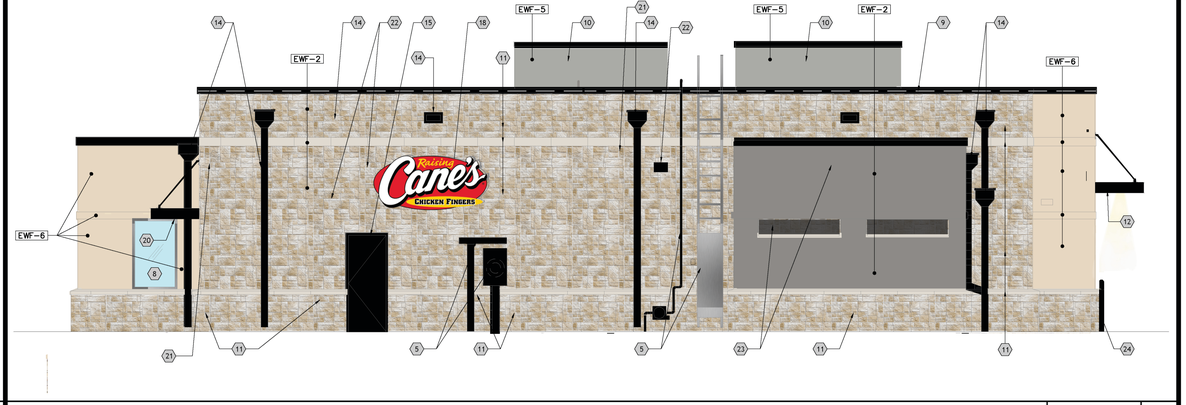
NORTH ELEVATION | 3/16" = 1'-0" | 1



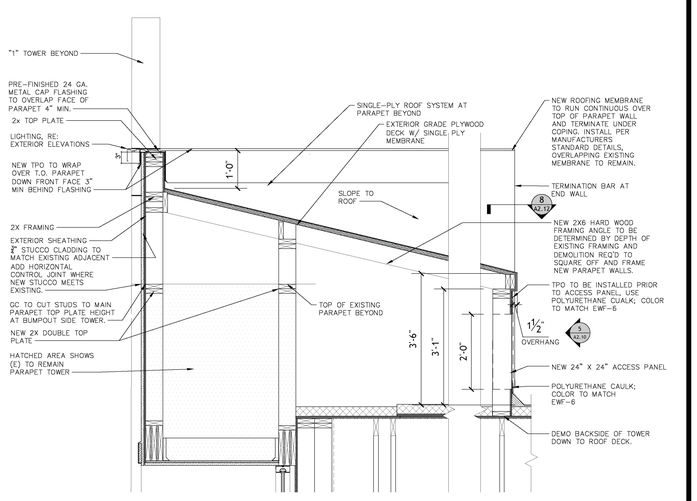
WEST ELEVATION | 3/16" = 1'-0" | 2



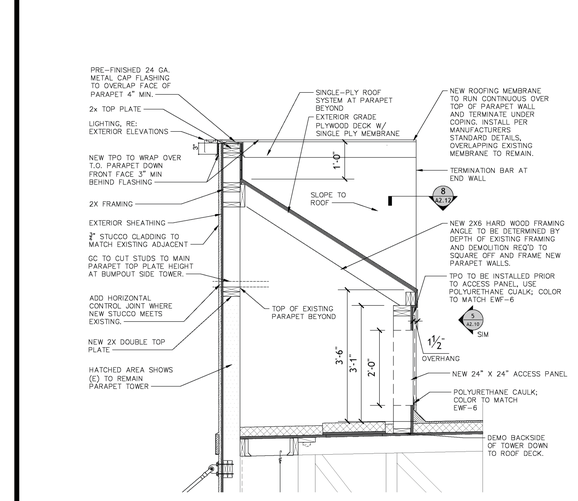
EAST ELEVATION | 3/16" = 1'-0" | 3



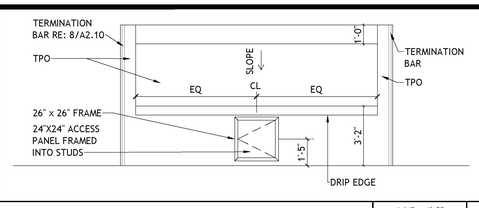
SOUTH ELEVATION | 3/16" = 1'-0" | 4



FRONT TOWER | 1/2" = 1'-0" | 5



DRIVE-THRU TOWER | 1/2" = 1'-0" | 6



REAR TOWER ELEVATION | 1/4" = 1'-0" | 7

MATERIAL LEGEND

TAG	DESCRIPTION
EM-2	METAL CAP FLASHING
EM-4	METAL ACCENT PANELS
EWF-2	ELASTOMERIC COATING; COLOR: SUMMIT GRAY
EWF-5	ELASTOMERIC COATING; COLOR: MOUNTAIN FOG
EWF-6	ELASTOMERIC COATING; COLOR: OYSTER SHELL
P-5	EXTERIOR PAINT

*FOR FINISH SCHEDULE RE: A6.30

SEALANT NOTES

A. PROVIDE SEALANT & BACKER RODS AT ALL DISSIMILAR MATERIALS.

B. MATCH FRAME COLOR AT ALL DOORS AND WINDOWS. MATCH ADJACENT WALL MATERIAL COLOR AT WALL PENETRATIONS AND CONSTRUCTION JOINTS; AT JOINT BETWEEN TWO DIFFERENT WALL MATERIALS, MATCH DARKER MATERIAL.

KEYED NOTES

1. NEW WALL LIGHT IN EXISTING LOCATION, RE: A1.40
2. LED COVE LIGHTING BY OTHERS.
3. EXISTING WALL ART TO REMAIN.
4. METAL PANELS BY OWNER'S VENDOR. SIGNAGE VENDOR TO TAKE FIELD MEASUREMENTS PRIOR TO FABRICATION.
5. EXISTING METAL ELEMENT, PAINT TO MATCH EXISTING EFW-2.
6. PATCH AND REPAIR STONE TO MATCH EXISTING WHERE CANOPY WAS REMOVED.
7. NOT USED.
8. CONFIRM WITH RC CM IF DOORS AND WINDOWS ARE TO BE REPLACED OR REFINISHED, TYP.
9. EXISTING C-CHANNEL LIGHTING TO REMAIN.
10. EXISTING ROOF SCREEN.
11. EXISTING STONE TO REMAIN, CLEAN AND REMOVE MOLD, DIRT AND DEBRIS, TYP.
12. NEW DRIVE THRU CANOPY.
13. ADDRESS NUMBERS TO BE FEATURED ON CANOPY.
14. EXISTING SCUPPERS AND DOWNSPOUTS PAINT TO MATCH EM-2, TYP. RE: A6.30
15. EXISTING DOOR AND FRAME, PAINT TO MATCH EXISTING COLOR.
16. DASHED LINE INDICATES DEMOLISHED PORTION OF "1" TOWER. TO ALIGN WITH ADJACENT NEW PARAPET HEIGHT.
17. PROVIDE HORIZONTAL CONTROL JOINT AT EXISTING TO NEW STUCCO/EIFS, TYP.
18. EXISTING SIGN FACE TO BE REPLACED. SIGN BOX TO REMAIN. GC TO DETERMINE WITH RC CM IF SIGN LOCATION REQUIRES ADJUSTMENT DUE TO NEW TOWER PROFILE.
19. DASHED LINE INDICATES DEMOLISHED ARCH. NEW FRAMING AT SQUARE TOWER TO ALIGN BACK TO EXISTING HEIGHT.
20. BOTTOM OF NEW AWNING TO ALIGN WITH TOP OF STOREFRONT.
21. EXISTING CAMERAS, WAP, SPEAKERS, AND SENSORS TO REMAIN.
22. EXISTING LIGHT FIXTURE TO REMAIN.
23. EXISTING CORRAL REAR STRUCTURE TO REMAIN, CLEAN AND REMOVE MOLD, DIRT AND DEBRIS, TYP. PAINT TO MATCH EXISTING EWF-2.
24. EXISTING BOLLARDS TO REMAIN, TYP.

SHEET NOTES

A. NEW PARAPET 24"X24" ACCESS PANEL SPEC: TOUGH GUY LIGHTWEIGHT INSULATED ALUMINUM ACCESS DOOR, 2VE93. INSTALL AS SHOWN.

B. REFER SHEET A6.30 FOR FINISH SCHEDULES.

C. SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT SUBMITTAL.

D. GC TO REPAIR OR REPLACE ALL BUILDING CAULKING THAT IS CRACKED OR IN DISREPAIR.

E. GC TO PATCH OR REPAIR ALL CRACKS IN STUCCO/EIFS BEFORE APPLYING NEW FINISHES.

F. REPAINT FIRE PANEL TO EXISTING COLORS.

THE ferro COLLECTIVE

SEAL:

FOR INTERNAL REVIEW ONLY. NOT FOR DISTRIBUTION

CONSULTANT:

Raising Cane's CHICKEN FINGERS PROTOTYPE P1

RAISING CANE'S
RESTAURANT NO.: C0152
1114 E INTERSTATE 30
ROCKWALL, TX 75087

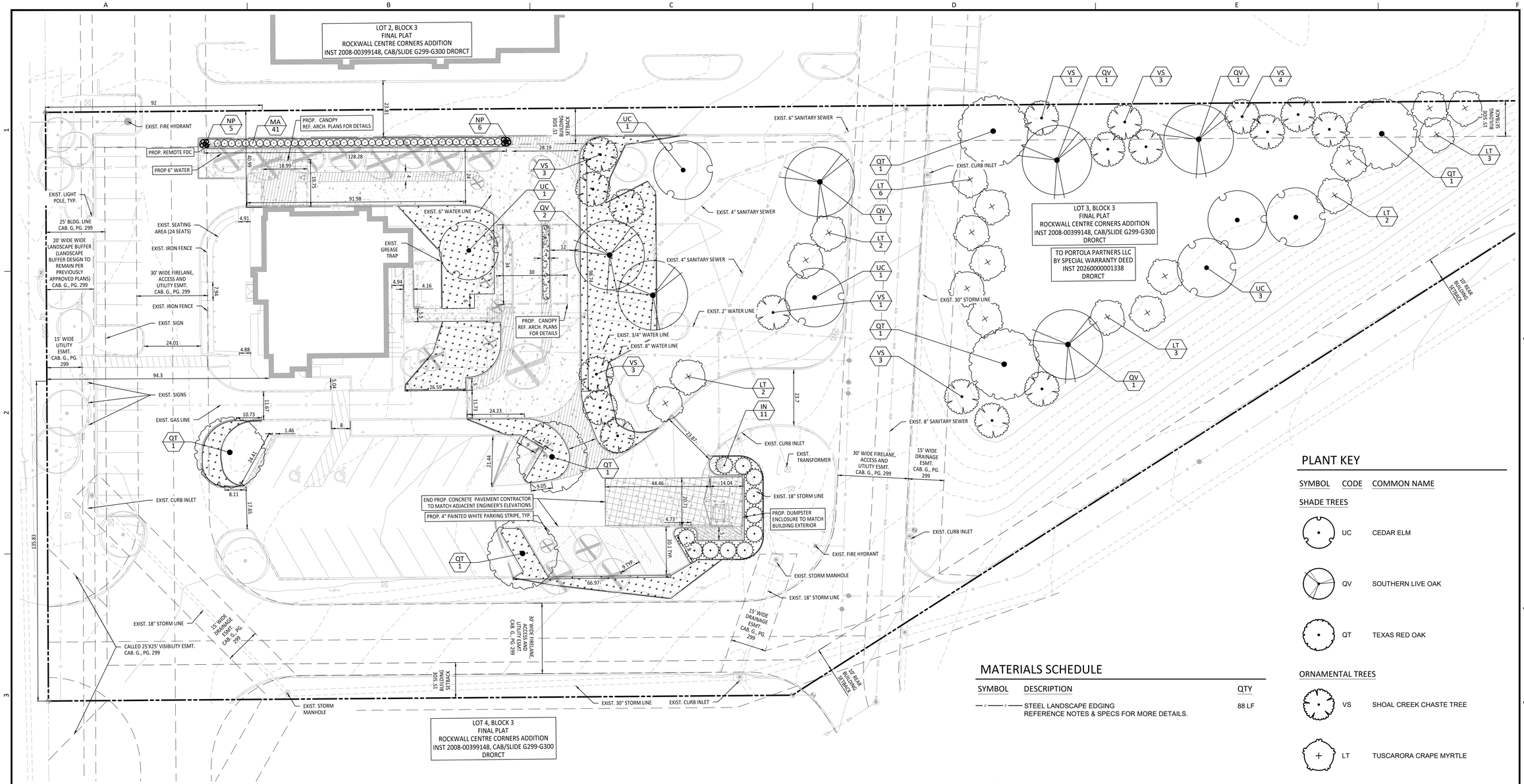
REV	DATE	DESCRIPTION
	02/12/2026	80% CHECK SET

DRAWN BY: JP
CHECKED BY: BP

ARCH. PROJECT NO.: C0152

SHEET NAME: EXTERIOR ELEVATIONS

SHEET NUMBER: **A2.10**



PLANT KEY

SYMBOL	CODE	COMMON NAME
SHADE TREES		
	UC	CEDAR ELM
	QV	SOUTHERN LIVE OAK
	QT	TEXAS RED OAK
ORNAMENTAL TREES		
	VS	SHOAL CREEK CHASTE TREE
	LT	TUSCARORA CRAPE MYRTLE
SHRUBS		
	MA	DWARF SOUTHERN WAX MYRTLE
	IN	NELLIE R. STEVENS HOLLY
	NP	PONY TAILS MEXICAN FEATHER GRASS
GROUND COVERS		
	RR	RIVER ROCK 'COLORADO'
	CD	TIF 419 BERMUDAGRASS

MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	QTY
— # — # —	STEEL LANDSCAPE EDGING REFERENCE NOTES & SPECS FOR MORE DETAILS.	88 LF

LEGEND

- TREES TO BE PRESERVED
- TREES TO BE REMOVED
- L.O.C. — LIMITS OF CONSTRUCTION (TYP.)

0 5 10 20 40 60

SCALE: 1" = 20'

CAUTION: OVERHEAD ELECTRIC

CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

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JOB NO.: **30315-0001-01**
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INTERIM REVIEW

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Landscape Architect: CHELSEA M. KUYKENDALL, PLA — PLA # 3619
Date: March 13, 2026

RAISING CANES - ROCKWALL - I-30 FRONTAGE ROAD
1114 EAST I-30 FRONTAGE ROAD, ROCKWALL, TEXAS, 75032

LANDSCAPE PLAN

ROCKWALL CENTRE CORNERS ADDITION
BLOCK 1, LOT 3, ACRES 2.951

SHEET NO. L-4 OF **L-3**

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LANDSCAPE - PLANTING SPECIFICATIONS

PART 1 - GENERAL

1.1 LANDSCAPE CONTRACTOR QUALIFICATIONS
- A. ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY QUALIFIED AND CERTIFIED PROFESSIONALS SPECIALIZING IN THEIR RESPECTIVE FIELD.

1.2 REFERENCE DOCUMENTS
- A. REFER TO THE LANDSCAPE PLAN, SCHEDULE, NOTES, AND DETAILS FOR ADDITIONAL REQUIREMENTS.
- B. REFER TO THE TREE PRESERVATION PLAN, AS APPLICABLE.
- C. REFER TO THE IRRIGATION PLAN, AS APPLICABLE.

1.3 REFERENCE STANDARDS
- A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN; 27 OCTOBER 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTITUTE (Z60.1) - PLANT MATERIAL.
- B. HORTUS THIRD, 1976 - CORNELL UNIVERSITY - PLANT NOMENCLATURE.
- C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS.
- D. TEXAS SEED LAW & REGULATION, LATEST EDITION.

1.4 SCOPE OF WORK
- A. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS NECESSARY FOR THE EXECUTION, INSTALLATION, AND COMPLETION OF ALL WORK, AS SPECIFIED HEREIN AND/OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
- B. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE OR SHE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- C. BEFORE SUBMITTING A BID, THE CONTRACTOR SHALL HAVE INVESTIGATED THE SOURCES OF SUPPLY AND BE SATISFIED THAT THEY CAN SUPPLY THE LISTED PLANTS IN SIZE, VARIETY, AND QUALITY AS SPECIFIED. FAILURE TO TAKE THIS PRECAUTION WILL NOT RELIEVE THE CONTRACTOR FROM THEIR RESPONSIBILITY FOR FURNISHING AND INSTALLING ALL PLANT AND LANDSCAPE MATERIALS IN STRICT ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS WITHOUT ADDITIONAL COSTS TO THE OWNER. THE LANDSCAPE ARCHITECT SHALL APPROVE ANY SUBSTITUTIONS OF PLANT MATERIAL, OR CHANGES IN PLANT MATERIAL SIZE, PRIOR TO THE LANDSCAPE CONTRACTOR SUBMITTING A BID.
- D. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES, AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE, AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION, AND INSTALLATION OF MATERIALS.
- E. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO THE START OF ANY WORK. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES, ALL UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION.
- F. DRAWINGS ARE BASED ON SURVEY DATA AND DESIGN DRAWINGS BY OTHERS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DOCUMENTS AND ACTUAL SITE CONDITIONS PRIOR TO CONSTRUCTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS AS DIRECTED.
- G. THE GENERAL CONTRACTOR SHALL ESTABLISH A TOPSOIL MANAGEMENT PLAN/OPERATION THROUGHOUT THE CONSTRUCTION PROCESS. ALL TOPSOIL MAY BECOME STERILE OR NON-FERTILE OVER TIME. THE CONTRACTOR SHALL AMEND AND SUPPLEMENT THE STOCKPILED TOPSOIL AS NECESSARY TO YIELD A FERTILE TOPSOIL SUPPLY. THE CONTRACTOR'S BID SHALL INCLUDE ALL NECESSARY TOPSOIL (IMPORT MAY BE REQUIRED) TO BACKFILL ALL DISTURBED AREAS. THE LACK OF AVAILABLE TOPSOIL ON SITE WILL NOT BE GROUNDS FOR A CHANGE ORDER OR ADDITIONAL PAY.
- H. LIMITS OF WORK INDICATED ON THE DRAWINGS ARE GENERAL IN NATURE AND ARE INTENDED TO DEFINE THE GENERAL VICINITY IN WHICH THE SCOPE OF WORK EXISTS. ACTUAL LIMITS OF WORK SHALL INCLUDE ALL AREAS NECESSARY TO COMPLETE SCOPE OF DESIGN INTENT AND REESTABLISH ALL DISTURBED AREAS DUE TO CONSTRUCTION, STAGING, OR ANY OTHER ACTIVITY RELATED TO THE OVERALL PROJECT SCOPE OF WORK.
- I. UNLESS OTHERWISE NOTED, ALL EXISTING TREES SHALL BE PROTECTED. DO NOT PARK, DRIVE, OPERATE MACHINERY OR STORE MATERIALS WITHIN THE DRIPline OF EXISTING TREES. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING ACCEPTANCE.
- J. CONTRACTOR SHALL PROVIDE A SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE. CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED, AND EXISTING PLANTS WITHIN OR NEAR THE LIMITS OF CONSTRUCTION, SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK.
- K. REFERENCES TO "OWNER'S REPRESENTATIVE" ARE MADE IN THESE DOCUMENTS AND REFER TO THE PROJECT OWNER OR DESIGNATED REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE FOR DESIGN CLARIFICATIONS OR ADDITIONAL INFORMATION RELATED TO THE SCOPE OF WORK, AS NEEDED.

1.5 SUBMITTALS
- A. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES TO THE LANDSCAPE ARCHITECT AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
- B. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, ROCKS, GRAVELS, AND/OR CRUSHED STONE, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR LANDSCAPING AREAS AS MAY BE APPROPRIATE).
  1. CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
  2. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
  3. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
  4. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE):
     - i. SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED.
     - ii. PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES.
     - iii. FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
  5. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
- C. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, LANDSCAPE FABRICS, ETC.
- D. CONTRACTOR TO CLEARLY INDICATE THE EXACT PROPOSED ITEMS WITH SPECIFICATIONS ON ALL SUBMITTALS.

1.6 JOB CONDITIONS, DELIVERY, HANDLING, AND STORAGE
- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.
- B. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.
- C. GENERAL CONTRACTOR TO BRING ALL FUTURE PLANTING BED AREAS TO NINE (9) INCHES BELOW FINAL GRADE WITH GENERAL EARTH FILL. ALL AREAS TO RECEIVE TURF GRASS SHALL BE BROUGHT TO SIX (6) INCHES BELOW FINAL GRADE WITH GENERAL EARTH FILL. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO INSTALL AND/OR COORDINATE THE INSTALLATION OF REQUIRED FERTILE TOPSOIL, PER THE TOPSOIL MANAGEMENT PLAN, SOIL TEST RESULTS, SPECIFICATIONS, AND DETAILS, AND COORDINATE THE TIMING OF ROUGH GRADING, FINE GRADING, AND THE INSTALLATION OF IRRIGATION AND LANDSCAPE IMPROVEMENTS.
- D. IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO PLANTING INSTALLATION. LOCATE, PROTECT AND MAINTAIN THE IRRIGATION SYSTEM DURING PLANTING OPERATIONS. COORDINATE WITH OWNER FOR ANY IRRIGATION SYSTEM REPAIRS NECESSARY DUE TO COMPONENTS BEING DAMAGED DURING PLANTING OPERATIONS, AT THE CONTRACTOR'S EXPENSE.
- E. NOTIFY OWNER'S REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT THE JOB SITE.
- F. TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING AND IN PROPER CARE ONCE DELIVERED TO THE PROJECT SITE. PREVENT PLANTS FROM DRYING OUT, PLANT IMMEDIATELY UPON ARRIVAL AT THE PROJECT SITE. IF IMMEDIATE PLANTING IS NOT POSSIBLE, UTILIZE BEST PRACTICES FOR PROTECTING PLANTINGS UNTIL INSTALLATION.
- G. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.
- H. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.
- I. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.
- J. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 INSTALLATION SEQUENCING
- A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.

1.8 MAINTENANCE AND GUARANTEE
- A. MAINTENANCE:
  1. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL 90 DAYS AFTER FINAL ACCEPTANCE BY THE OWNER.
  2. ALL WORK SHALL BE PERFORMED IN A MANNER THAT MAINTAINS THE ORIGINAL INTENT OF THE LANDSCAPE DESIGN.
  3. ALL LANDSCAPE MAINTENANCE SERVICES SHALL BE PERFORMED BY TRAINED PERSONNEL USING CURRENT, ACCEPTABLE HORTICULTURAL PRACTICES.
  4. ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED USING EPA REGISTERED MATERIALS AND METHODS OF APPLICATION. THESE APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR.
  5. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, FERTILIZING, EDGING, PRUNING OF TREES, MOWING OF GRASS, RESTAKING OF TREES, RESETTING OF SETTLED PLANTS, AERATION OF TURF AREAS, RESEEDING AND/OR RESODDING TURF AREAS THAT DID NOT ESTABLISH, TREATING FOR INSECTS AND DISEASES, MULCH REPLACEMENT, CLEANING UP, AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.
  6. CONTRACTOR TO SUBMIT PROPOSED MAINTENANCE SCHEDULE TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
  7. REPLACE DEAD, UNHEALTHY, AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD.
  8. REMOVE TREE GUYING AND STAKING MATERIALS AFTER ONE YEAR. REPAIR GUYING AND STAKING MATERIALS AS NEEDED UNTIL ONE YEAR AFTER INSTALLATION.
  9. REGULARLY INSPECT AND COORDINATE THE OPERATION OF THE IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. THE IRRIGATION SYSTEM BEING TURNED OFF OR ALTERED BY OTHERS, RESULTING IN PLANT LOSS, SHALL BE AT THE CONTRACTOR'S EXPENSE FOR REPLACING DEAD PLANT MATERIAL, AS APPLICABLE.
  10. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE WITH THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION AND PLANT HEALTH.
  11. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      - i. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      - ii. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      - iii. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1-1/2 INCHES BEFORE FIRST MOWING.
      - iv. HYDROMULCHED AREAS SHALL ACHIEVE ONE HUNDRED (100) PERCENT COVERAGE.
- B. GUARANTEE:
  1. WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND IN A HEALTHY, VIGOROUS CONDITION FOR A MINIMUM PERIOD OF ONE (1) YEAR AFTER COMPLETION AND FINAL ACCEPTANCE OF ENTIRE PROJECT. ANNUAL PLANTINGS TO BE GUARANTEED FOR 90 DAYS ON UNTIL THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.
  2. NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.
  3. PLANTS INCLUDING TREES WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT.
  4. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED.
  5. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12-MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.
  6. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "SCOPE OF WORK" IN THIS SECTION.
  7. THE OWNER AGREES THAT FOR THE ONE-YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.
  8. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNER.
  9. ANY NECESSARY REPAIRS UNDER THE GUARANTEE MUST BE MADE WITHIN TEN (10) BUSINESS DAYS AFTER RECEIVING NOTICE, WEATHER PERMITTING. IN THE EVENT THE LANDSCAPE CONTRACTOR DOES NOT MAKE REPAIRS ACCORDINGLY, THE OWNER, WITHOUT FURTHER NOTICE TO THE CONTRACTOR, MAY PROVIDE MATERIALS AND SERVICES TO MAKE SUCH REPAIRS AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR.

1.9 QUALITY ASSURANCE
- A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY PORTION OF DOCUMENTS WHICH CONFLICT WITH REGULATIONS PRIOR TO CONSTRUCTION.
- B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK WITH SUPERVISION BY A QUALIFIED FOREMAN.
- C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.
- D. MEASURE TREES WITH BRANCHES AND TRUNKS OR CANES IN THEIR NORMAL POSITION. DO NOT PRUNE TO OBTAIN REQUIRED SIZES. TAKE CALIPER MEASUREMENTS SIX (6) INCHES ABOVE THE ROOT BALL FOR TREES UP TO AND INCLUDING FOUR (4) INCH CALIPER TREES, AND TWELVE (12) INCHES ABOVE THE ROOT BALL FOR LARGER SIZES. MEASURE THE MAIN BODY OF ALL PLANT MATERIAL FOR HEIGHT AND SPREAD DIMENSIONS; DO NOT MEASURE FROM BRANCH OR ROOT TIP TO TIP. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE MINIMUM SIZE REQUIREMENTS FOR ALL PLANTING MATERIAL AND INSTALL SUFFICIENTLY SIZED MATERIAL.
- E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO THE LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT FOR REVIEW AND CONSIDERATION. THE LANDSCAPE ARCHITECT AND/OR OWNER IS NOT RESPONSIBLE FOR ANY LOSSES INCURRED BY THE CONTRACTOR DUE TO PURCHASED AND/OR INSTALLED SUBSTITUTIONS WITHOUT REQUIRED APPROVALS.
- F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.
- G. CONTRACTOR SHALL PROVIDE THE BID PROPOSAL WITH LISTED UNIT PRICES FOR ALL MATERIAL TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- H. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL, ENSURING REQUIREMENTS OF GENUS, SPECIES, VARIETY/CULTIVAR, SIZE, AND QUALITY ARE MET, AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNER'S REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.
- I. PROVIDE MINIMUM 5% SLOPES AWAY FROM ALL STRUCTURES AND ENSURE POSITIVE DRAINAGE IS ACHIEVED WITHIN THE LIMITS OF WORK THROUGHOUT THE CONSTRUCTION PROCESS. DRAINAGE PATTERNS TO MATCH APPROVED GRADING PLANS FOR THE PROJECT.
- J. PROVIDE A MINIMUM OF TWO (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL DEVIATIONS FROM THE PLAN THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, AND/OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

PART 2 - MATERIALS

2.1 SOIL PREPARATION MATERIALS
- A. TOPSOIL (SANDY LOAM):
  1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLAS GRASS OR NUT GRASS SHALL BE REJECTED.
  2. PHYSICAL PROPERTIES SHALL BE AS FOLLOWS:
     - i. CLAY - BETWEEN 7-27%
     - ii. SILT - BETWEEN 15-25%
     - iii. SAND - LESS THAN 52%
  3. ORGANIC MATTER SHALL BE 3-10% OF TOTAL DRY WEIGHT.
  4. LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS, CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY, VERIFYING THAT SOIL IS A SANDY LOAM MEETING THE ABOVE REQUIREMENTS.
- B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.
- C. BEDDING SOIL: PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, OR APPROVED EQUALS.
- D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.
- E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN. IF RIVER ROCK (1-3" IN SIZE) IS SPECIFIED IN LIEU OF HARDWOOD MULCH, CONTRACTOR TO EXERCISE CAUTION TO NOT DAMAGE PLANT MATERIAL DURING INSTALLATION.
- F. ORGANIC FERTILIZER: FERTILAID, SUSTANE, GREEN SENSE, OR EQUAL, AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
- G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW-RELEASE ORGANIC NITROGEN (SCU OR UF) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.
- H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.2 PLANT MATERIALS
- A. GENERAL: WELL-FORMED NO. 1 GRADE, OR BETTER, NURSERY GROWN STOCK IS REQUIRED. LISTED PLANT HEIGHTS ARE FROM TOPS OF ROOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO THE NOMINAL OUTER WIDTH OF THE PLANT, NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNER'S REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.
- B. QUALITY AND SIZE: PLANT MATERIALS SHALL MEET OR EXCEED THE MINIMUM SIZES GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL-SHAPED, FULL-BRANCHED, SYMMETRICAL IN APPEARANCE, AND WELL-ROOTED. PLANTS SHALL BE FREE FROM INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECTS AND/OR INSECT EGGS/LARVAE, AND ARE TO BE OF SPECIMEN QUALITY. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, IN LOCATIONS WITH SIMILAR CLIMATIC CONDITIONS.
  1. ANY USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.
  2. RESPECTIVE TO PLANTS OF THE SAME SPECIES AND VARIETY, PLANTS ARE TO BE OF UNIFORM SIZE.
  3. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING, AND FREE FROM ANY OTHER ROOT DEFECTS.
  4. ALL TREES SHALL BE STANDARD IN FORM UNLESS OTHERWISE SPECIFIED. TREES MUST HAVE STRONG AND UNDAMAGED CENTRAL LEADERS.
  5. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
  6. ROOT BALLS ARE TO BE WELL-FORMED, INTACT, AND WITH THE TRUNK FIRMLY ATTACHED. MINIMUM ROOT BALL SIZES FOR CANOPY TREES ARE 32" DIAMETER FOR 3" CALIPER, 40" DIAMETER FOR 4" CALIPER, 55" DIAMETER FOR 5" CALIPER, AND 66" DIAMETER FOR 6" CALIPER.
- C. QUANTITIES: QUANTITIES SHOWN ON THE PLAN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY AND ARE NOT GUARANTEED TO BE ACCURATE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLAN AND QUANTITIES SHOWN ON THE SCHEDULE/LIST, THE QUANTITIES SHOWN ON THE PLAN (INDIVIDUAL SYMBOLS) SHALL TAKE PRECEDENCE. CONTRACTOR TO VERIFY NUMBER OF PLANT SYMBOLS SHOWN AND SHALL MEASURE HATCHED BEDS FOR CHECKING LISTED PLANT QUANTITIES IN THE ALLOTTED AREAS AT THE GIVEN SPACING.
  1. SPACE SHRUBS, GRASSES, GROUNDCOVERS, ETC., IN ACCORDANCE WITH THE INDICATED DIMENSIONS. ADJUST SPACING AS NECESSARY TO EVENLY FILL PLANTING BEDS WITH INDICATED QUANTITY OF PLANTS. PLANT SHRUBS TO WITHIN EIGHTEEN (18) INCHES OF TREE TRUNKS.
- D. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM THE SUPPLIER STATING THE COMPOSITION OF THE SOD. DO NOT STACK FOR MORE THAN FORTY-EIGHT (48) HOURS BETWEEN TIME OF CUTTING AND PLANTING; ANY SOD NOT PLANTED WITHIN TWENTY-FOUR (24) HOURS AFTER RECEIPT ON SITE SHALL BE REMOVED AND NOT PLANTED.
- E. SEED: EXTRA FANCY, HULLED AND TREATED LAWN TYPE SEED WITH PURITY OF 95% OR BETTER AND GERMINATION OF 85% OR BETTER, AND PER REQUIREMENTS OF TEXAS SEED LAW. WEED CONTENT LESS THAN 1/2% WITH NO NOXIOUS WEEDS.
- F. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE BY THE OWNER'S REPRESENTATIVE, EITHER BEFORE OR AFTER INSTALLATION, SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR.

2.3 MISCELLANEOUS MATERIALS
- A. STEEL EDGING: SHALL BE 3/16" X 4" X 16' DARK GREEN LANDSCAPE EDGING. DURAEDGE STEEL OR APPROVED EQUAL.
- B. TREE STAKING: REFER TO DETAILS.
- C. FILTER FABRIC: MIRAFI 140S BY MIRAFI INC. OR APPROVED SUBSTITUTION.
- D. SAND: UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.
- E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5". REFER TO DETAILS.
- F. DECOMPOSED GRANITE: BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE, NOT TO EXCEED 1/8" IN DIAMETER, COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE; REFER TO DETAILS AND SCHEDULE
- G. RIVER ROCK: LOCALLY AVAILABLE NATIVE RIVER ROCK; REFER TO DETAILS AND SCHEDULE.
- H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.
- I. ROOT BARRIER: CENTURY ROOT BARRIER PANEL, OR APPROVED EQUAL, FORTY-EIGHT (48) INCHES IN DEPTH.

PART 3 - EXECUTION

3.1 PREPARATION
- A. NOTIFY THE OWNER'S REPRESENTATIVE A MINIMUM OF FORTY-EIGHT (48) HOURS IN ADVANCE OF COMMENCING WORK TO COORDINATE PROJECT INSPECTION SCHEDULE.
- B. CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER.
- C. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS, AND CHEMICALLY TREAT FOR MINIMIZING TURF REGROWTH IN THE FUTURE.
  1. GENERAL CONTRACTOR TO HAVE LEFT SOIL IN FUTURE PLANTING BED AREAS NINE (9) INCHES BELOW FINAL GRADE; TILL EXISTING SOIL TO AN ADDITIONAL DEPTH OF SIX (6) INCHES (FIFTEEN (15) INCHES TOTAL DEPTH BELOW FINAL GRADE) PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER PER THE SOIL TEST RESULTS AND PER MANUFACTURER RECOMMENDATIONS. ADD SIX (6) INCHES OF COMPOST AND TILL INTO A DEPTH OF TWELVE (12) INCHES (SETTLED THICKNESS), BRINGING THE TOP OF BED TO THREE (3) BELOW FINAL GRADE.
     - i. THE FINAL THREE (3) INCHES ARE TO BE WEED BARRIER AND MULCH AS SPECIFIED ABOVE AND AS SHOWN IN THE CONSTRUCTION DETAILS.
- D. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING QUALITY TOPSOIL ON SITE (USE IMPORTED TOPSOIL AS NEEDED) FREE FROM LARGE C

NOTES

SCOPE OF WORK NOTES

1. CONTRACTOR SHALL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR TO COMPLETE SCOPE OF WORK AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS, APPROVALS, AND INSPECTIONS RELATED TO SCOPE OF WORK.
3. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, AND SHALL COMPLY WITH PREVAILING ACCESSIBILITY REQUIREMENTS.
4. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DOCUMENTS AND ACTUAL SITE CONDITIONS PRIOR TO CONSTRUCTION. DO NOT PROCEED WITH ANY PORTION OF WORK AS INDICATED IN DOCUMENTS IF OBSTRUCTIONS, DISCREPANCIES, OR UNKNOWN CONDITIONS ARE ENCOUNTERED.
5. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING, DIGGING, OR CONSTRUCTION.
6. LIMITS OF WORK INDICATED ON THE DRAWINGS ARE GENERAL IN NATURE AND ARE INTENDED TO DEFINE THE GENERAL VICINITY IN WHICH THE SCOPE OF WORK EXISTS. ACTUAL LIMITS OF WORK SHALL INCLUDE ALL AREAS NECESSARY TO COMPLETE SCOPE OF DESIGN INTENT AND REESTABLISH ALL DISTURBED AREAS.
7. UNLESS OTHERWISE NOTED, ALL EXISTING TREES SHALL BE PROTECTED.

SOIL PREPARATION AND TOPSOIL NOTES

1. GENERAL CONTRACTOR TO PERFORM A SOIL TEST PRIOR TO LANDSCAPE WORK COMMENCING AND SHALL PROVIDE THE PROJECT LANDSCAPE ARCHITECT WITH THE RESULTS. REFERENCE THE SPECIFICATIONS FOR DETAILED REQUIREMENTS.
2. GENERAL CONTRACTOR SHALL ESTABLISH A TOPSOIL MANAGEMENT PLAN/OPERATION THROUGHOUT THE CONSTRUCTION PROCESS. ON-SITE EXCESS EXCAVATIONS AND UTILITY SPOILS THAT ARE FREE OF ROCKS LARGER THAN 3/4", TRASH, DEBRIS, ROOTS, OR OTHER DELETERIOUS MATTER MAY BE USED AS GENERAL EARTH FILL BUT SHALL NOT BE USED AS TOPSOIL.
3. GENERAL CONTRACTOR TO BRING ALL FUTURE PLANTING BED AREAS TO NINE (9) INCHES BELOW FINAL GRADE. ALL AREAS TO RECEIVE TURF GRASS SHALL BE BROUGHT TO SIX (6) INCHES BELOW FINAL GRADE. GENERAL CONTRACTOR TO INSTALL AND/OR COORDINATE THE INSTALLATION OF REQUIRED FERTILE TOPSOIL PER THE TOPSOIL MANAGEMENT PLAN, SOIL TEST RESULTS, AND THESE SPECIFICATIONS AND DETAILS, AND COORDINATE THE TIMING OF ROUGH GRADING, FINE GRADING, AND THE INSTALLATION OF IRRIGATION AND LANDSCAPE IMPROVEMENTS.
4. THE CONTRACTOR'S BID SHALL INCLUDE ALL NECESSARY TOPSOIL (IMPORT MAY BE REQUIRED) TO BACKFILL ALL DISTURBED AREAS.
5. AFTER SCARIFICATION OF THE SOIL, FIVE (5) INCHES OF FERTILE TOPSOIL SHALL BE USED TO BRING DISTURBED, FUTURE SOD TURF AREAS TO ONE (1) INCH BELOW FINAL GRADE.
6. FOR FUTURE PLANTING BED PREPARATION, TILL SOIL AN ADDITIONAL SIX (6) INCHES (FIFTEEN (15) INCHES TOTAL DEPTH BELOW FINAL GRADE), APPLY FERTILIZER PER SOIL TEST RESULTS AND MANUFACTURER'S RECOMMENDATIONS, THEN ADD SIX (6) INCHES OF COMPOST AND TILL INTO A DEPTH OF TWELVE (12) INCHES (SETTLED THICKNESS), BRINGING THE TOP OF BED TO THREE (3) INCHES BELOW FINAL GRADE.
7. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. PROVIDE UNIFORM ROUNDING AT THE TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE.

JOB CONDITION NOTES

1. GENERAL CONTRACTOR TO COMPLETE WORK PRIOR TO LANDSCAPE CONTRACTOR COMMENCING WORK.
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED WITH A PERMANENT BELOW-GROUND, AUTOMATIC IRRIGATION SYSTEM THAT IS DESIGNED BY A LICENSED IRRIGATOR.
   a. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED WITH RAIN AND FROST SENSORS AND SHALL MEET ALL APPLICABLE STATE AND LOCAL REGULATIONS.
   b. ALL AREAS OTHER THAN TURF SHALL BE IRRIGATED USING NETAFIM™ OR APPROVED EQUAL SUBTERRANEAN DRIP. DRIP IRRIGATION IS REQUIRED FOR ALL TURF AREAS NARROWER THAN 48" IN WIDTH.
   c. ANY EXISTING IRRIGATION SYSTEMS UTILIZED FOR THE WATERING OF NEWLY INSTALLED LANDSCAPING ARE TO BE INSPECTED FOR FUNCTIONALITY AND REPAIRED AS NECESSARY. CONTRACTOR TO ENSURE THAT THE EXISTING SYSTEM HAS ADEQUATE CAPACITY.
   d. IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO PLANTING INSTALLATION. LOCATE, PROTECT, AND MAINTAIN THE IRRIGATION SYSTEM DURING PLANTING OPERATIONS.

SUBMITTALS AND QUALITY ASSURANCE NOTES

1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES TO THE LANDSCAPE ARCHITECT AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES. REFERENCE THE SPECIFICATIONS FOR DETAILED REQUIREMENTS.
2. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS WITHOUT WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT.
3. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL PRIOR TO INSTALLATION.
4. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED TO THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
5. CONTRACTOR TO PROVIDE A MINIMUM OF TWO (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK.
6. PROVIDE MINIMUM 5% SLOPES AWAY FROM ALL STRUCTURES AND ENSURE POSITIVE DRAINAGE IS ACHIEVED THROUGHOUT.

GENERAL LANDSCAPE NOTES

1. ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC., SHALL BE OF SPECIMEN QUALITY, AND SHALL MEET THE MINIMUM REQUIREMENTS AS STATED IN THE PLANT SCHEDULE AND SPECIFICATIONS.
2. QUANTITIES ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY AND ARE NOT GUARANTEED TO BE ACCURATE. QUANTITIES SHOWN ON THE PLAN (INDIVIDUAL SYMBOLS) SHALL TAKE PRECEDENCE OVER LISTED QUANTITIES.
3. THE GENERAL CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN IN THE DRAWINGS.
4. TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING AND IN PROPER CARE ONCE DELIVERED TO THE PROJECT SITE.
5. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR.
6. SPACE PLANTINGS IN ACCORDANCE WITH THE INDICATED DIMENSIONS. MINIMALLY ADJUST SPACING AS NECESSARY TO EVENLY FILL PLANTING BEDS WITH INDICATED QUANTITY OF PLANTS. PLANT SHRUBS TO WITHIN EIGHTEEN (18) INCHES OF TREE TRUNKS, AS SHOWN AND/OR AS NECESSARY.
7. ALL NON-DIMENSIONED PLANT SYMBOLS, EDGING, AND BED LINES SHALL BE SCALED FROM DRAWINGS. CURVILINEAR BED LINES ARE TO BE SMOOTH AND CONTINUOUS PER PLAN, WITHOUT ABRUPT CHANGES IN DIRECTION.
8. PAINT OR STRING ALL EDGING AND BED LINE LOCATIONS ON FINAL GRADE AND STAKE THE LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF PLANTING.
9. PLACE PLANTINGS UPRIGHT AND PLUMB IN THE CENTER OF HOLES AND ORIENT FOR BEST APPEARANCE. PLANTS TO BE PERFECTLY UPRIGHT, REGARDLESS OF SURROUNDING GRADE; SEE DETAILS FOR PLANTING ON SLOPES.
10. STAKE TREES AND LARGE SHRUBS AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS AND GRADE CHANGE (TWO STAKES UPWIND/UPHILL).
11. NO TREES OR SHRUBS SHALL BE PLANTED BEFORE ACCEPTANCE OF FINE GRADING. TREE SHALL BEAR SAME RELATIONSHIP TO FINAL GRADE AS THEY BORE TO PREVIOUS GRADE.
12. SEE SPECIFICATIONS AND DETAILS FOR PLANTING BED PREPARATION AND MULCHING REQUIREMENTS.
13. SEE SPECIFICATIONS AND DETAILS FOR TREE PIT DIMENSIONS AND BACKFILL REQUIREMENTS.
14. ALL PLANT VARIETIES MUST COME FROM A SINGLE SOURCE FOR MAINTAINING A CONSISTENT APPEARANCE.
15. ALL NEW PLANTS SHALL BE CONTAINER-GROWN, UNLESS OTHERWISE NOTED IN THE PLANT SCHEDULE. MATERIAL MUST HAVE A WELL-ESTABLISHED ROOT SYSTEM THAT REACHES THE SIDES OF THE CONTAINER. THE ROOT SYSTEM MUST MAINTAIN A FIRM BALL WHEN THE CONTAINER IS REMOVED BUT SHALL NOT HAVE EXCESSIVE ROOT GROWTH ENCIRCLING THE INSIDE OF THE CONTAINER.
16. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINAL GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
17. ALL SHRUB PLANTING BEDS AND LAWN AREAS ARE TO BE SEPARATED BY STEEL EDGING UNLESS OTHERWISE NOTED. NO STEEL EDGING IS TO BE INSTALLED ADJACENT TO SIDEWALKS, CURBS, FENCES, OR OTHER HARDSCAPE ELEMENTS, UNLESS SPECIFIED OTHERWISE IN THE PLANS, SPECIFICATIONS OR DETAILS.
18. ROOT BARRIER TO BE INSTALLED ADJACENT TO ALL CURBS, PAVING, UTILITIES, AND STRUCTURES WHEN PROPOSED TREES ARE WITHIN 20 FEET OF THESE ELEMENTS; SEE DETAIL. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO ANY UTILITY LINE. PLACE PANELS ADJACENT APPLICABLE HARDSCAPE AND UTILITIES AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS; SEE PLAN FOR EXTENTS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIER THAT COMPLETELY ENCIRCLES THE ROOT BALL.

SOLID SOD TURF NOTES

1. DO NOT PLACE SOD UNTIL FINE GRADING IS APPROVED.
2. DO NOT INSTALL SOD ON FROZEN GROUND OR IF FORECAST CALLS FOR FREEZING CONDITIONS.
3. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE THAT EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
4. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
5. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
6. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS ARE TO BE OVER-SEEDED WITH WINTER RYE GRASS.
7. SOD SHALL BE CLEAN AND REASONABLY FREE OF WEEDS AND NOXIOUS PESTS AND INSECTS.

MAINTENANCE AND GUARANTEE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL NINETY (90) DAYS AFTER FINAL ACCEPTANCE BY THE OWNER.
2. CONTRACTOR SHALL PROVIDE A SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE. CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED, AND EXISTING PLANTS WITHIN OR NEAR THE LIMITS OF CONSTRUCTION, SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK.
3. THE OWNER, TENANT, AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING AND IRRIGATION.
4. ALL REQUIRED LANDSCAPING AREAS SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. REFERENCE SPECIFICATIONS FOR MAINTENANCE REQUIREMENTS.
5. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREAS AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY AS NECESSARY.
6. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY OF THE COMPARABLE MATERIAL ON SITE WITHIN TEN (10) DAYS.
7. REGULARLY INSPECT AND COORDINATE THE OPERATION OF THE IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED.
8. ALL IRRIGATION HEADS OR LINES WHICH ARE BROKEN SHALL BE REPLACED OR REPAIRED IN A TIMELY MANNER TO PREVENT THE WASTE OF WATER AND LOSS OF PLANT LIFE.
9. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
10. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS ACCEPTED BY THE OWNER. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

SITE DATA FOR RAISING CANES REDEVELOPMENT ROCKWALL CENTRE CORNERS ADDITION BLOCK 1, LOT 3	
GENERAL	
EXISTING ZONING:	LI/C WITH IH 30 OVERLAY
PROPOSED ZONING:	LI/C WITH IH 30 OVERLAY
CURRENT USE:	DRIVE-THRU RESTAURANT
PROPOSED USE:	DRIVE-THRU RESTAURANT
FRONT SETBACK:	25 FEET
SIDE SETBACK:	15 FEET
REAR SETBACK:	10 FEET
TOTAL LOT AREA:	128,583 SQUARE FEET (2.951 AC)
BUILDING AREA:	3,600 SQUARE FEET
BUILDING COVERAGE:	2.80%
FLOOR AREA RATIO:	0.03 : 1
EXISTING BUILDING HEIGHT:	1 STORY - 23.5 FEET
PARKING RATIO:	1 SPACE / 100 SF GROSS BUILDING AREA
PARKING RATIO (PATIO):	1 SPACE / 4 SEATS
PARKING REQUIRED:	42 SPACES
PARKING PROVIDED:	42 SPACES
ADA PARKING REQUIRED:	2 SPACES
ADA PARKING PROVIDED:	2 SPACES
LANDSCAPE AREA PROPOSED:	7,037 SQUARE FEET (0.16 AC)
IMPERVIOUS AREA PROPOSED:	10,791 SQUARE FEET (0.25 AC)
TOTAL IMPERVIOUS AREA:	60,755 SQUARE FEET (1.39 AC)
IMPERVIOUS AREA PERCENTAGE:	47.26%

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME	BOTANICAL NAME	QTY	SIZE	REMARKS
SHADE TREES						
	UC	CEDAR ELM	ULMUS CRASSIFOLIA	6	4" CAL.	CONTAINER GROWN, 14' HEIGHT, 6' SPREAD, 6' BRANCHING HEIGHT, UPRIGHT GROWTH, ROUNDED CANOPY, AND STRONG CENTRAL LEADER
	QV	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	6	4" CAL.	CONTAINER GROWN, 14' HEIGHT, 6' SPREAD, 6' BRANCHING HEIGHT, UPRIGHT GROWTH, ROUNDED CANOPY, AND STRONG CENTRAL LEADER
	QT	TEXAS RED OAK	QUERCUS TEXANA	6	4" CAL.	CONTAINER GROWN, 14' HEIGHT, 6' SPREAD, 6' BRANCHING HEIGHT, UPRIGHT GROWTH, ROUNDED CANOPY, AND STRONG CENTRAL LEADER
ORNAMENTAL TREES						
	VS	SHOAL CREEK CHASTE TREE	VITEX AGNUS-CASTUS 'SHOAL CREEK'	18	B&B	CONTAINER GROWN, 3-5 TRUNK, NO CROSS-CANES, 2' HEIGHT, 5' MINIMUM SPREAD, AND MINIMUM DBH OF 4" CALIPER
	LT	TUSCARORA CRAPE MYRTLE	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	18	B&B	CONTAINER GROWN, 3-5 TRUNK, NO CROSS-CANES, 8' HEIGHT, 5' MINIMUM SPREAD, AND MINIMUM DBH OF 4" CALIPER
SHRUBS						
	MA	DWARF SOUTHERN WAX MYRTLE	MORELLA CERIFERA 'NANA'	41	5 GAL.	CONTAINER FULL, 36" SPREAD, SPACED AT 36" ON CENTER (TYP)
	IN	NELLIE R. STEVENS HOLLY	ILEX X 'NELLIE R. STEVENS'	11	7 GAL.	CONTAINER FULL, 36" SPREAD, SPACED AT 96" ON CENTER (TYP)
	NP	PONY TAILS MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA 'PONY TAILS'	11	3 GAL.	CONTAINER FULL, 18" SPREAD, SPACED AT 24" ON CENTER (TYP)
GROUND COVERS						
	RR	RIVER ROCK 'COLORADO'		93 SF	2 - 3" DIA	4" DEPTH WITH WEED BARRIER FABRIC UNDERNEATH, FINAL COLOR SELECTION BY OWNER
	CD	TIF 419 BERMUDAGRASS	CYNODON DACTYLON 'TIF 419'	6,355 SF	SOD	SOLID SOD, REFER TO NOTES AND SPECIFICATIONS

MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	QTY
— E — E —	STEEL LANDSCAPE EDGING REFERENCE NOTES & SPECS FOR MORE DETAILS.	88 LF

NOTE:
1. ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
2. ALL TREES SHALL HAVE A FULL AND UNIFORM CANOPY.
3. ROOT BALLS SHOULD BE WELL-FORMED, INTACT, WITH TRUNK FIRMLY ATTACHED. MINIMUM ROOT BALL SIZE FOR A 4" CALIPER TREE IS 40".
4. PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
5. ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.
6. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS, CURBS, OR INSIDE PLANT BEDS.

CITY OF ROCKWALL LANDSCAPE REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED
NON-RESIDENTIAL LANDSCAPE BUFFERS ABUTTING A PUBLIC RIGHT-OF-WAY	10' WIDE LANDSCAPE BUFFER WITH GROUND COVER, A BUILT-UP BERM, AND SHRUBBERY ALONG THE ENTIRE LENGTH OF FRONTAGE 1 CANOPY TREE PER 50 LINEAR FEET OF FRONTAGE 1 ACCENT TREE PER 50 LINEAR FEET OF FRONTAGE	PREVIOUSLY APPROVED LANDSCAPE BUFFER DESIGN TO REMAIN (REFERENCE LANDSCAPE PLANS)
IH 30 OVERLAY STANDARDS	20' WIDE LANDSCAPE BUFFER 2 CANOPY TREE PER 100 LINEAR FEET OF FRONTAGE 4 ACCENT TREE PER 100 LINEAR FEET OF FRONTAGE	PREVIOUSLY APPROVED LANDSCAPE BUFFER DESIGN TO REMAIN (REFERENCE LANDSCAPE PLANS)
LANDSCAPE REQUIREMENTS COMMERCIAL / LIGHT INDUSTRIAL DISTRICT	20% / 15% REQUIRED LANDSCAPE 10,791 SF IMPERVIOUS AREA PROPOSED 10,791 * 0.2 = 2,159 SF (COMMERCIAL) 10791 * 0.15 = 1,619 SF (LIGHT INDUSTRIAL)	7,037 SF
DETENTION BASINS	DETENTION BASINS SHALL BE LANDSCAPED IN A NATURAL MANNER USING GROUND COVER, GRASSES, SHRUBS, BERMS, AND ACCENT AND CANOPY TREES. THERE SHALL BE A MINIMUM OF ONE (1) CANOPY TREE PER 750 SF AND ONE (1) ACCENT TREE PER 1,500 SF OF DETENTION AREA.	N/A
PARKING LOT LANDSCAPE	IF THE PARKING AND MANEUVERING SPACE EXCEEDS 20,000 SF, ONE (1) LARGE CANOPY TREE FOR EVERY TEN (10) PARKING SPACES SHALL BE REQUIRED TO BE PLANTED INTERNAL TO THE PARKING AREAS. 7 PARKING SPACES PROPOSED = 1 TREE	(2) CANOPY TREES (REFERENCE LANDSCAPE PLANS)

CAUTION: OVERHEAD ELECTRIC

CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

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SCALE: AS SHOWN | DESIGNED BY: CLA
DATE: MARCH 2026 | CHECKED BY: CMK
JOB NO.: 30315-0001-01 | DRAWN BY: CLA

INTERIM REVIEW

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

Landscape Architect: CHELSEA M. KUYKENDALL, PLA — PLA # 3619
Date: March 13, 2026

RAISING CANES - ROCKWALL - I-30 FRONTAGE ROAD
1114 EAST I-30 FRONTAGE ROAD, ROCKWALL, TEXAS, 75032

GENERAL LANDSCAPE NOTES & SCHEDULE

ROCKWALL CENTRE CORNERS ADDITION
BLOCK 1, LOT 3, ACRES 2.951

SHEET NO. L-1
OF L-4

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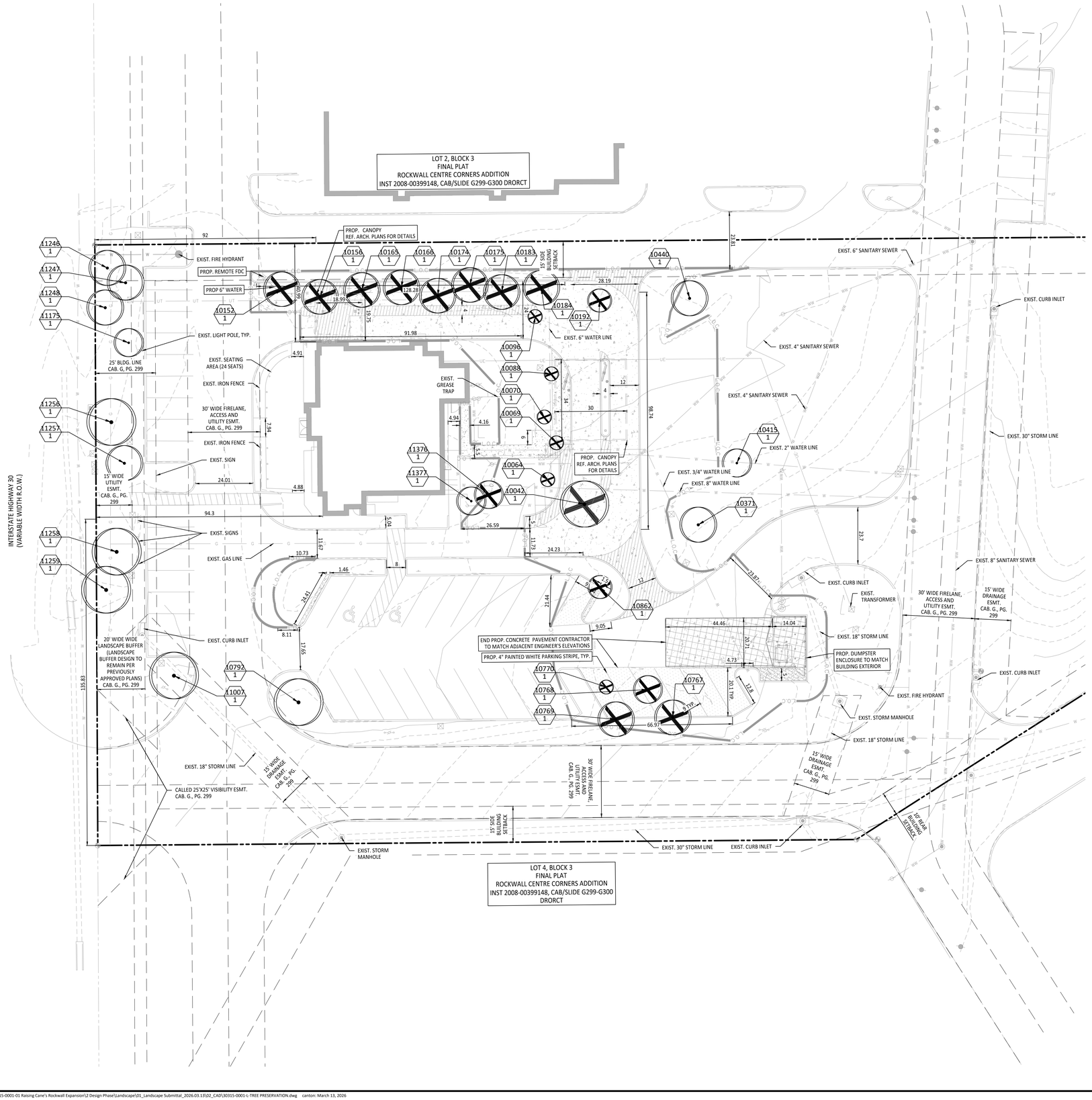

TREE INVENTORY

CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES TO BE PRESERVED			
11377	LARGERSTROMEEIA INDICA / CRAPE MYRTLE	14"	1
10792	QUERCUS BUCKLEYI / TEXAS RED OAK	14"	1
11007	QUERCUS BUCKLEYI / TEXAS RED OAK	16"	1
11175	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	10"	1
10415	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	10"	1
10440	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	12"	1
10371	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	12"	1
11248	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
11247	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
11246	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
11257	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
11258	TAXODIUM DISTICHUM / BALD CYPRESS	16"	1
11259	TAXODIUM DISTICHUM / BALD CYPRESS	16"	1
11256	TAXODIUM DISTICHUM / BALD CYPRESS	16"	1
TREES TO BE REMOVED			
11376	LARGERSTROMEEIA INDICA / CRAPE MYRTLE	14"	1
10069	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	5"	1
10064	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	6"	1
10096	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	6"	1
10770	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	6"	1
10070	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	6"	1
10088	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	8"	1
10042	QUERCUS BUCKLEYI / TEXAS RED OAK	10"	1
10862	QUERCUS BUCKLEYI / TEXAS RED OAK	6"	1
10192	QUERCUS BUCKLEYI / TEXAS RED OAK	8"	1
10768	TAXODIUM DISTICHUM / BALD CYPRESS	10"	1
10174	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
10175	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
10767	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
10183	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
10156	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
10166	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
10184	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
10769	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
10152	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
10165	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1

CITY OF ROCKWALL TREESCAPE REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED
TREE MITIGATION	PRIMARY PROTECTED TREES (4" - 25" DBH) MITIGATION REQUIREMENT = 1" : 1" TOTAL INCHES = 215" SECONDARY PROTECTED TREES (8' OR GREATER) MITIGATION REQUIREMENT = 1 X 4" CALIPER TREE TOTAL INCHES = 0" FEATURED TREES (GREATER THAN 25") MITIGATION REQUIREMENT = 1" : 2" TOTAL INCHES = 0"	(54) 4" CAL. TREES 54 * 4 = 216" REFERENCE LANDSCAPE PLAN
TREE PRESERVATION CREDITS	TREE PRESERVATION CREDITS FOR EACH SAVED OAK, PECAN, OR ELM(S) TREE 25" OR GREATER THE MITIGATION BALANCE CAN BE REDUCED ON AN INCH-FOR-INCH BASIS FOR UP TO 20%. TOTAL TREE PRESERVATION CREDITS = 0"	N/A

LEGEND

- TREES TO BE PRESERVED
- TREES TO BE REMOVED
- L.O.C — LIMITS OF CONSTRUCTION (TYP.)

0 5 10 20 40 60
SCALE: 1" = 20'

CAUTION: OVERHEAD ELECTRIC

CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

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Texas811 or 1-800-545-6005

REVISIONS

No.	Date	App.

QUIDDITY
Engineering & Professional Engineers and Land Surveyors Reg. No. F-21290
4500 Mercantile Plaza Drive, Suite 228 • Fort Worth, Texas 76137 • 682.268.2200

SCALE: AS SHOWN
DATE: **MARCH 2026**
JOB NO.: **30315-0001-01**
DESIGNED BY: CLA
CHECKED BY: CMK
DRAWN BY: CLA

INTERIM REVIEW

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

Landscape Architect: CHELSEA M. KUYKENDALL, PLA — PLA # 3619
Date: March 13, 2026

RAISING CANES - ROCKWALL - I-30 FRONTAGE ROAD
1114 EAST I-30 FRONTAGE ROAD, ROCKWALL, TEXAS, 75032

TREESCAPE PLAN

ROCKWALL CENTRE CORNERS ADDITION
BLOCK 1, LOT 3, ACRES 2.951

SHEET NO. OF L-4 **L-2**

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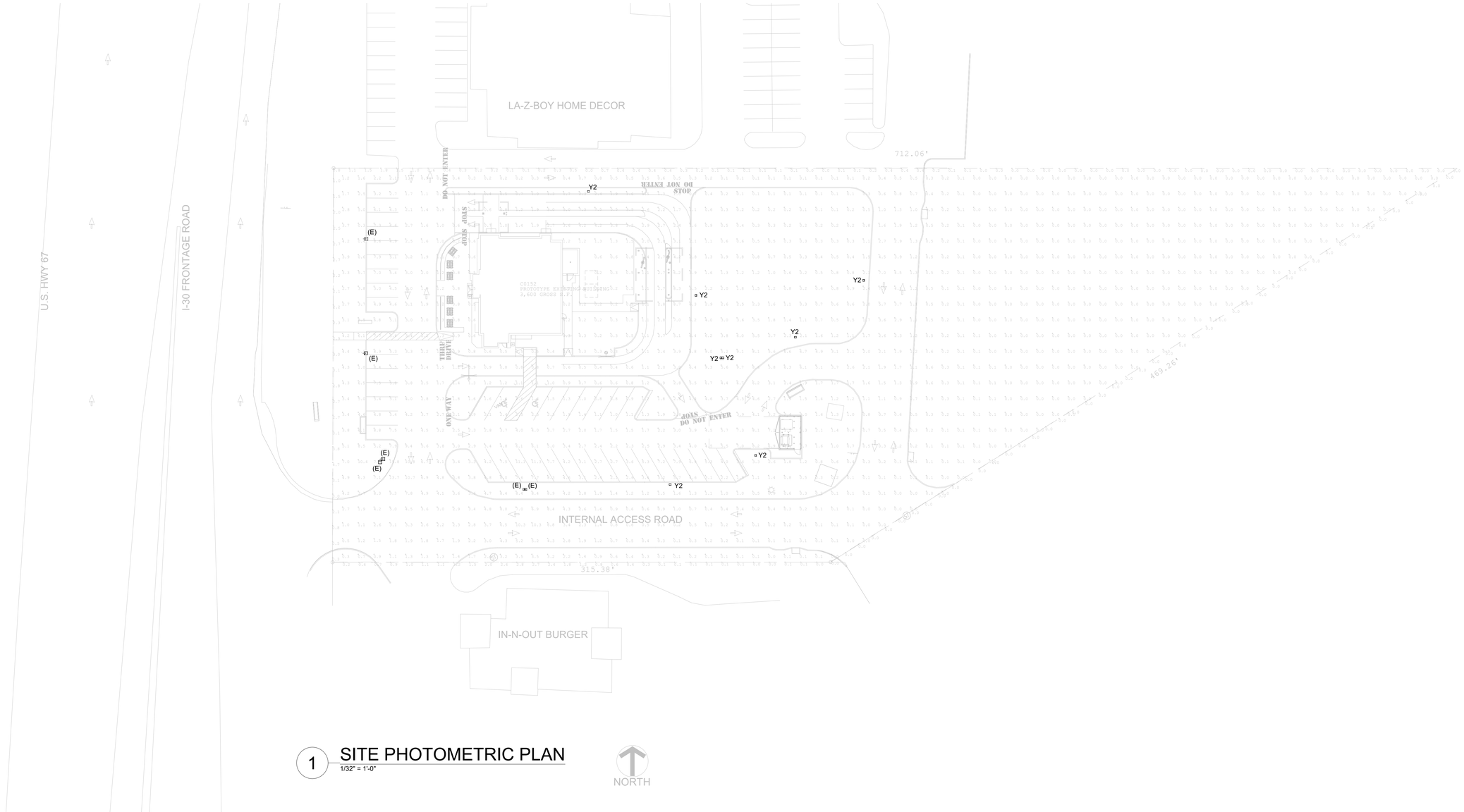
The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as landscape architects in Texas. 505 E Huntland Dr, Austin, TX 78752



1 SITE PHOTOMETRIC PLAN
1/32" = 1'-0"

NORTH

Luminaire Schedule

Symbol	Qty	Description	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	6	Existing Site Light	Single	GSM-XX-350-MP-XX-3F-FG-XX-X	(E)	1.000	24853	330	1980
	8	New Site Light	Single	DSX1 LED P3 35K 80CRI AFR	Y2	1.000	13211	102.17	817.36

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.59	4.7	0.0	N.A.	N.A.
SITE PLAN	Illuminance	Fc	1.73	15.8	0.0	N.A.	N.A.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BIDS. CONTRACTOR SHALL CAREFULLY COORDINATE NEW WORK AND DEMOLITION WITH ALL OTHER DISCIPLINES AND EXISTING CONDITIONS.

EACH SUBCONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF ALL DRAWINGS AND SPECIFICATIONS IN THEIR RELATED FIELD. THE FAILURE TO ACQUAINT THEMSELVES WITH THIS KNOWLEDGE DOES NOT RELIEVE THE RESPONSIBILITY OF PERFORMING THE WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED BECAUSE OF CONDITIONS THAT OCCUR DUE TO FAILURE TO FAMILIARIZE WORKERS WITH THIS KNOWLEDGE.

THE ferro COLLECTIVE

SEAL:

FOR INTERNAL REVIEW ONLY. NOT FOR DISTRIBUTION

CONSULTANT:

Raising Cane's Chicken Fingers

PROTOTYPE P1

RAISING CANE'S
RESTAURANT NO.: C0152
1114 E INTERSTATE 30
ROCKWALL, TX 75087

REV	DATE	DESCRIPTION
	03/12/2026	PHOTOMETRICS SKETCH

DRAWN BY: TRM
CHECKED BY: SCO
ARCH. PROJECT NO.: C0152
SHEET NAME: SITE PHOTOMETRIC PLAN
SHEET NUMBER: E1.01

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/26/2026

PROJECT NUMBER: SP2026-009
PROJECT NAME: Site Plan for Raising Cane's
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Discuss and consider a request by Aaron C. Hawkins of Quiddity Engineering on behalf of Matt McCulloch of Raising Cane's for the for the approval of a Site Plan for an existing Restaurant, Greater Than 2,000 SF, with Drive-Through or Drive-In on a 2.951-acre parcel of land identified as Lot 3, Block 1, Rockwall Centre Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District and Commercial (C) District, situated within the IH-30 Corridor Overlay (IH-30 OV) District, addressed as 1114 E. IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	03/26/2026	Approved w/ Comments

03/26/2026: SP2026-009; Site Plan for Raising Cane's [1114 E. IH-30]
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for an existing Restaurant, Greater Than 2,000 SF, with Drive-Through or Drive-In on a 2.951-acre parcel of land identified as Lot 3, Block 1, Rockwall Centre Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District and Commercial (C) District, situated within the IH-30 Corridor Overlay (IH-30 OV) District, addressed as 1114 E. IH-30.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (SP2026-009) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages (i.e. Site Plan, Building Elevations, Landscape Plan, Photometric Plan) of the plans. (Subsection 03.04. A, of Article 11)

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

WITNESS OUR HANDS, this _____ day of _____, _____.

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

M.5 Site Plan.
(1) Indicate all drive/turning radii. (Subsection 03.04, of Article 11, UDC)
(2) Indicate all drive widths. The minimum driveway width is 24-feet. (Subsection 03.04. B, of Article 11, UDC)
(3) Please label all fire lanes as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11, UDC)

(4) Please note that all signage is handled through a separate building permit. (Subsection 03.04. B, of Article 11, UDC)
(5) All pad mounted equipment must be shown on the site plan. This equipment must be screened with five (5) gallon evergreen shrubs, which should be shown on the landscape plan. Are you proposing to add any pad mounted equipment? (Subsection 01.05.C, of Article 05, UDC)
(6) Please provide a detail of the dumpster enclosure. In addition, the dumpster enclosure must be a minimum of eight (8) feet in height and use the same materials as the building. (Subsection 01.05. B, of Article 05, UDC)
(7) Trash enclosures shall be located to the side or rear of the primary building, and shall not front on to a public right-of-way. Every effort shall be made to reduce the visibility of these structures utilizing landscaping and/or the building. In this case, the proposed dumpster faces onto IH-30 this will need to be adjusted on the plans or will require a variance from the Planning and Zoning Commission. (Subsection 01.05. B, of Article 05, UDC)
(8) Please note that the required dumpster enclosure will need an oil/water separator to drain to storm system.

M.6 Landscape Plan.
(1) Provide the site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)
(2) Large trees shall be provided in the required landscape buffer in numbers equal to one (1) tree per 50-feet of street frontage. (Subsection 05.01, of Article 08, UDC)
(3) Please note that trees must be planted at least five (5) feet from water, sewer, and storm sewer lines. (Subsection 05.03, of Article 08, UDC)
(4) Please provide a note that the irrigation will meet the requirements of the UDC. (Subsection 05.04, of Article 08, UDC)

M.7 Photometric Plan
(1) 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 the checklist)
(2) The foot-candles at all property lines must not exceed 0.2 FC. In this case, there are areas on the property where this 0.2 FC requirement is exceeded. Please correct the photometric plan to address this requirement. (Subsection 03.03, of Article 07, UDC)
(3) Indicate the location and type of all new exterior lighting, including pole mounted, wall-mounted, signage, etc. for the entirety of the property. Please also provide the pole heights to ensure they meet our requirements (maximum of 30-feet). (Subsection 03.03D, if Article 07, UDC)
(4) Please provide the cut sheets for all of the proposed light fixtures. (Subsection 03.03, of Article 07, UDC)

M.8 Building Elevations
(1) Please provide canopy elevations and show that canopy columns will be wrapped in the same materials as the building. (Subsection 04.01, of Article 05, UDC)
(2) Please indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade. (Subsection 04.01, of Article 05, UDC)
(3) Please note that 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. (Subsection 04.01, of Article 05, UDC)
(4) Indicate any roof mounted or ground mechanical equipment. (Subsection 01.05C, of Article 05, UDC)
(5) Provide dumpster enclosure elevations. Trash/Recycling Enclosures shall be four (4) sided. These receptacles shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. (Subsection 01.05. B, of Article 05, UDC)

I.9 Staff has identified the following variances associated with the proposed request: [1] Trash/Recycling Receptacles and Dumpster Enclosures. Per the Unified Development Code Subsection 09.01, of Article 11, two (2) compensatory measures are required for each variance requested. In this case two (2) compensatory measures must be provided to offset the variance requested. The same section of code outlines examples of compensatory measures, however other requests may be made to serve as compensatory measures. The variances are discretionary for the Planning and Zoning Commission. Staff suggests that the building elevations and other non-conformities of the submittal be changed to meet the requirements of the UDC.

M.10 Provide staff with a variance request letter outlining the variances requested, the reasons for the request (i.e. the hardship or reason that you cannot meet the code requirements), and the subsequent compensatory measures. (Subsection 09.01, of Article 11)

I.11 Please note that failure to address all comments provided by staff by 3:00 PM on April 7, 2026 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.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional

information that is requested. Revisions for this case will be due on April 7, 2026; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 14, 2026 Planning & Zoning Meeting.

I.13 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on March 31, 2026.
2) Planning & Zoning meeting/Public Hearing meeting will be held on April 14, 2026.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/18/2026	Approved w/ Comments

03/18/2026: 1. Extend
2. Dumpster may not directly face a roadway.
3. Will need oil/water separator to drain to storm system.

General Comments:
General Items:
- Must meet City's 2023 Standards of Design and Construction Manual
- 4% Engineering Inspection Fees (Public Improvements)
- Impact Fees (Water, Sewer & Roadway - If adding meter or increasing building size)
- Minimum easement width is 20' for new easements.
- No structures, including walls and fences, allowed within easements or ROW.
- No signage allowed within easements or ROW.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls allowed.
- Tree mitigation will be required for the removal of any existing trees on site.
- All utilities must be underground.
- All City roadways shall have a minimum 10' utility easement along the ROW. Required landscaping and buffer may not be within these easements.
- Dumpsters may not directly face a roadway.
- Additional comments may be provided at time of Site Plan and Engineering.

Roadway Paving Items:
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without a City approved turnaround area.
- All drive isles to be 24' wide.
- Fire lane (if needed) 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.
- Fire lane (if needed) to be in a platted easement.
- Culverts (if needed) for driveways will need to be engineered.
- City driveway spacing requirements must bet met.
- Must meet driveway width maximum and minimum.
- All City roadways shall have a minimum 10' utility easement along the ROW. Required landscaping and buffer may not be within these easements.
- Check drive aisle width requirements for angled parking (depends on angle of parking). Existing angled parking was approved to be 60 degree.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)

- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- All commercial sewer connections must be made by a proposed or existing manhole.
- Min 20' utility easements. No structures allowed in easements
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in an easement.
- There is an existing 12" water main located in the back of the property available for use.
- There is an existing 8" sewer main located along the back of the property available for use.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- All City roadways shall have a minimum 10' utility easement along the ROW. Required landscaping and buffer may not be within these easements.

Drainage Items:
- Existing flow patterns must be maintained.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- All Dumpster areas shall drain to an oil/water separator and then into the storm system.

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".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/18/2026	Approved w/ Comments

03/18/2026: Proposed Dumpster enclosure will be required to have a drain that will flow into a Oil/Water Separator before discharging into the storm water line

Back sides of parapet walls will be required to be finished with the same materials as the front

Building Permit will be required for the remodel

Moving of signs and any new signage will require a separate Sign Permit from the Building Inspection Dept

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/16/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2026	Approved

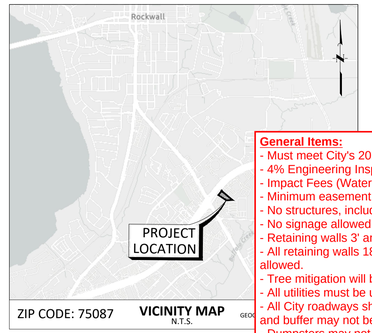
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/16/2026	Approved w/ Comments

03/16/2026: Informational only

Better varieties of turfgrass like Tif Tuff, Tahoma 31 and Latitude 36 that are more shade, drought, cold and wear tolerant

SITE DATA FOR RAISING CANES REDEVELOPMENT ROCKWALL CENTRE CORNERS ADDITION BLOCK 1, LOT 3	
GENERAL	
EXISTING ZONING:	LI/C WITH IH 30 OVERLAY
PROPOSED ZONING:	LI/C WITH IH 30 OVERLAY
CURRENT USE:	DRIVE-THRU RESTAURANT
PROPOSED USE:	DRIVE-THRU RESTAURANT
FRONT SETBACK:	25 FEET
SIDE SETBACK:	15 FEET
REAR SETBACK:	10 FEET
TOTAL LOT AREA:	128,583 SQUARE FEET (2.951 AC)
BUILDING AREA:	3,600 SQUARE FEET
BUILDING COVERAGE:	2.80%
FLOOR AREA RATIO:	0.03 : 1
EXISTING BUILDING HEIGHT:	1 STORY - 23.5 FEET
PARKING RATIO:	1 SPACE / 100 SF GROSS BUILDING AREA
PARKING RATIO (PATIO):	1 SPACE / 4 SEATS
PARKING REQUIRED:	42 SPACES
PARKING PROVIDED:	42 SPACES
ADA PARKING REQUIRED:	2 SPACES
ADA PARKING PROVIDED:	2 SPACES
LANDSCAPE AREA PROPOSED:	7,037 SQUARE FEET (0.16 AC)
IMPERVIOUS AREA PROPOSED:	10,791 SQUARE FEET (0.25 AC)
TOTAL IMPERVIOUS AREA:	60,755 SQUARE FEET (1.39 AC)
IMPERVIOUS AREA PERCENTAGE:	47.26%



BENCHMARK
ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERA RTK NETWORK. NAVD (88) DATUM, (GEOID 12A)

TBM A
BEING AN "X" CUT ON TOP OF CURB LOCATED ON THE WEST SIDE OF THE DRIVEWAY ENTRANCE DRIVE FROM CAMPBELL ROAD, APPROXIMATELY 221 FEET WEST OF THE NORTHEAST CORNER OF THE SUBJECT TRACT.
ELEVATION 643.80 FEET, NAVD 88 (2011 ADJUSTMENT).

TBM B
BEING AN "X" CUT ON TOP OF NORTHWEST CORNER OF EXISTING STORM CURB INLET LOCATED ON

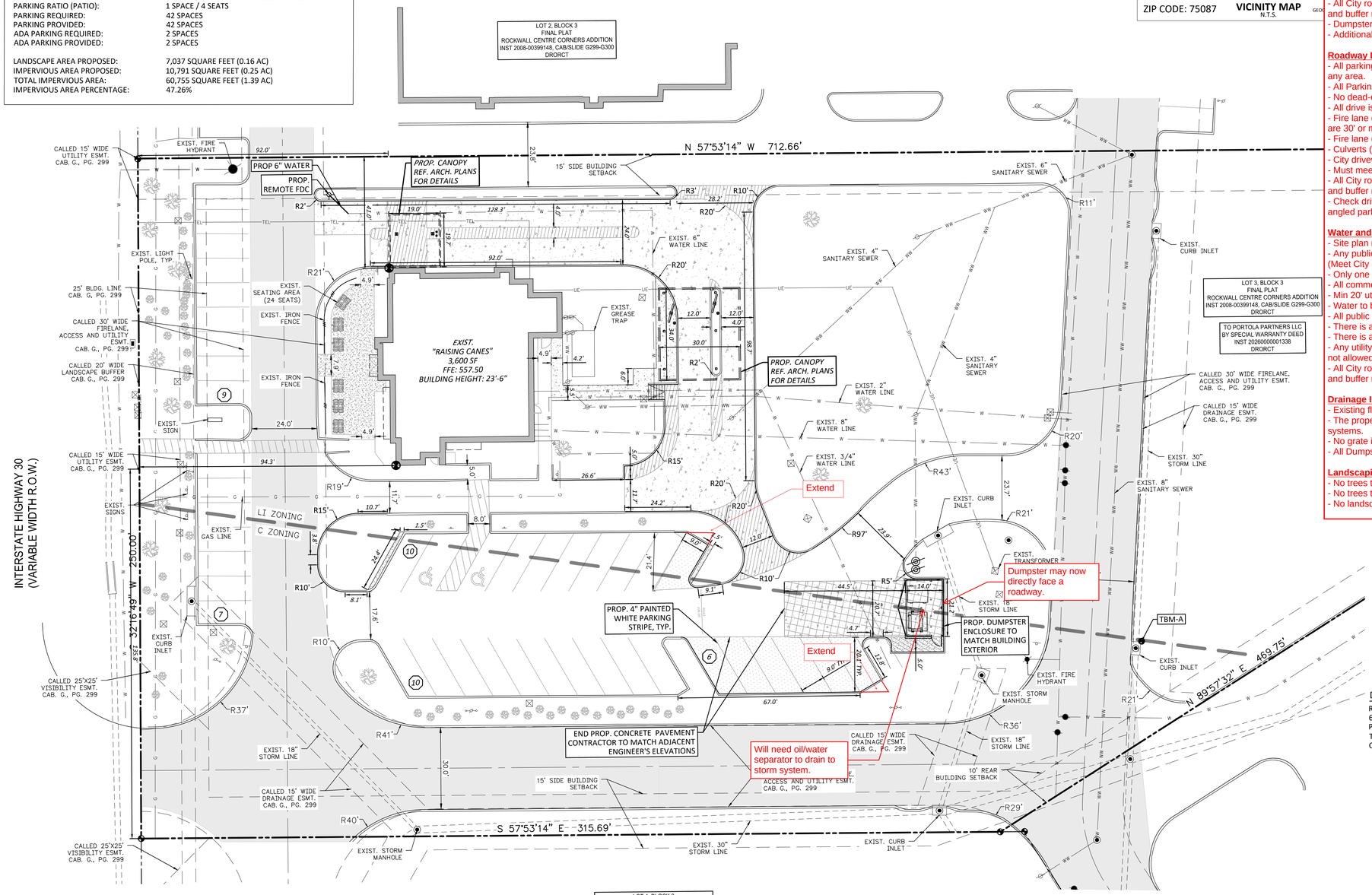
General Items:
- Must meet City's 2023 Standards of Design and Construction Manual
- 4% Engineering Inspection Fees (Public Improvements)
- Impact Fees (Water, Sewer & Roadway - If adding meter or increasing building size)
- Minimum easement width is 20' for new easements.
- No structures, including walls and fences, allowed within easements or ROW.
- No signage allowed within easements or ROW.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls allowed.
- Tree mitigation will be required for the removal of any existing trees on site.
- All utilities must be underground.
- All City roadways shall have a minimum 10' utility easement along the ROW. Required landscaping and buffer may not be within these easements.
- Dumpsters may not directly face a roadway.
- Additional comments may be provided at time of Site Plan and Engineering.

Roadway Paving Items:
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without a City approved turnaround area.
- All drive isles to be 24' wide.
- Fire lane (if needed) 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.
- Fire lane (if needed) to be in a platted easement.
- Culverts (if needed) for driveways will need to be engineered.
- City driveway spacing requirements must bet met.
- Must meet driveway width maximum and minimum.
- All City roadways shall have a minimum 10' utility easement along the ROW. Required landscaping and buffer may not be within these easements.
- Check drive aisle width requirements for angled parking (depends on angle of parking). Existing angled parking was approved to be 60 degree.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- All commercial sewer connections must be made by a proposed or existing manhole.
- Min 20' utility easements. No structures allowed in easements
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in an easement.
- There is an existing 12" water main located in the back of the property available for use.
- There is an existing 8" sewer main located along the back of the property available for use.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- All City roadways shall have a minimum 10' utility easement along the ROW. Required landscaping and buffer may not be within these easements.

Drainage Items:
- Existing flow patterns must be maintained.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- All Dumpster areas shall drain to an oil/water separator and then into the storm system.

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".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.



NOTES

1. ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
2. ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
3. SEE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. CONTRACTOR TO USE CARE NOT TO DISTURB EXISTING LANDSCAPING OUTSIDE DISTURBED AREA. IF DISTURBED, CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.
5. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.

DEVELOPER
RAISING CANES
6800 BISHOP ROAD
PLANO, TEXAS 75024
TEL (225) 279-0078
CONTACT: BEN HALBERT

OWNER
PORTOLA PARTNERS LLC (1108431)
311 BILTMORE WAY
LAFAYETTE LA 70508

ENGINEER
QUIDDITY, INC.
4500 MERCANTILE PLAZA DRIVE
SUITE 228
FORT WORTH, TEXAS 76137
TEL (682) 268-2207
CONTACT: AARON HAWKINS, PE

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF _____, ____.

WITNESS OUR HANDS, THIS ___ DAY OF _____, ____.

_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING AND ZONING

CASE NO. SP2026-XXX

CAUTION: OVERHEAD ELECTRIC

CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

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App.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
4500 Mercantile Plaza Drive, Suite 228 • Fort Worth, Texas 76137 • 682.268.2200

SCALE: AS SHOWN
DATE: MARCH 2026
JOB NO.: 30315-0001-01
DESIGNED BY: AM
CHECKED BY: ACH
DRAWN BY: JLJ

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: AARON C. HAWKINS
P.E. Serial No.: 149709
Date: MARCH 2026

RAISING CANES - ROCKWALL - I-30 FRONTAGE ROAD
1114 EAST I-30 FRONTAGE ROAD, ROCKWALL, TEXAS, 75087

SITE PLAN

ROCKWALL CENTRE CORNERS ADDITION
BLOCK 1, LOT 3, ACRES 2.951

SHEET NO.
OF C-17
C-6

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K:\30315\30315-0001-01 Raising Cane's Rockwall Expansion\2 Design Phase\CAD\Plans\Site\30315-0001-01 SITE PLAN.dwg ag3: March 12, 2026

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2026-009

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

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 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1114 East Interstate 30, Rockwall, TX 75087				
SUBDIVISION	Rockwall Centre Corners Addition	LOT	3	BLOCK	1
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	L1	CURRENT USE	Full service restaurant		
PROPOSED ZONING	L1	PROPOSED USE	Full service restaurant		
ACREAGE	2.951	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

☒ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

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

☒ OWNER	Raising Cane's	☐ APPLICANT	Quiddity Engineering
CONTACT PERSON	Matt McCulloch	CONTACT PERSON	Aaron C. Hawkins
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt McCulloch [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 310.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13th *DAY OF* March, 2026 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

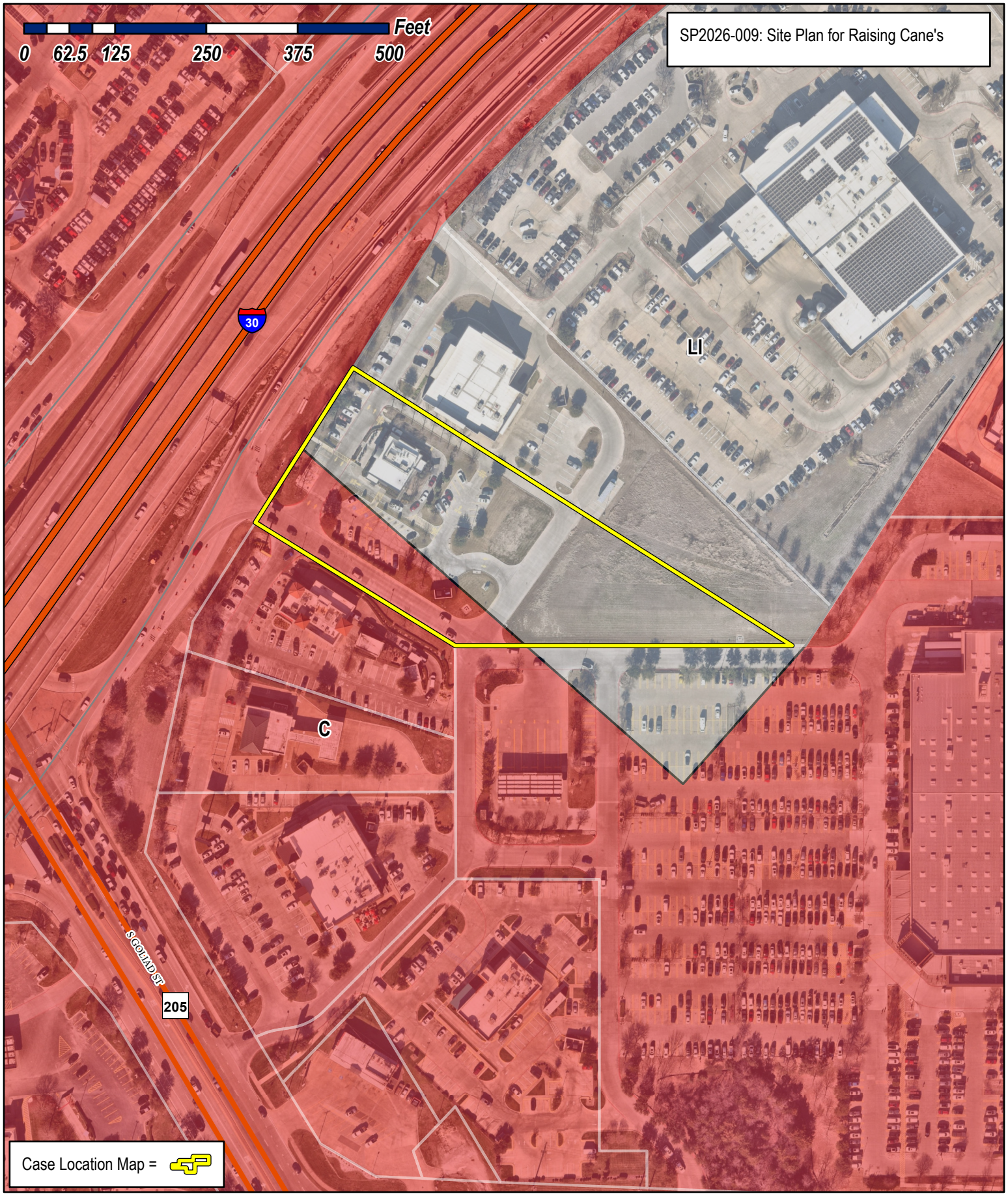
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 *DAY OF* March, 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kiley Priddy

KILEY PRIDDY
Notary Public, State of Texas
Comm. Expires 04-10-2029
Notary ID 126346900

MY COMMISSION EXPIRES

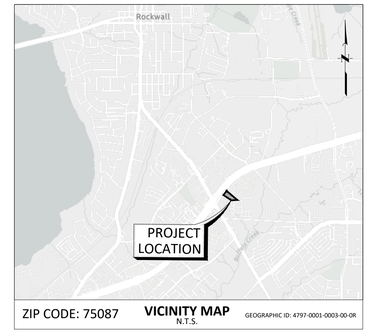


City of Rockwall

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.

SITE DATA FOR RAISING CANES REDEVELOPMENT ROCKWALL CENTRE CORNERS ADDITION BLOCK 1, LOT 3	
GENERAL	
EXISTING ZONING:	LI/C WITH IH 30 OVERLAY
PROPOSED ZONING:	LI/C WITH IH 30 OVERLAY
CURRENT USE:	DRIVE-THRU RESTAURANT
PROPOSED USE:	DRIVE-THRU RESTAURANT
FRONT SETBACK:	25 FEET
SIDE SETBACK:	15 FEET
REAR SETBACK:	10 FEET
TOTAL LOT AREA:	128,583 SQUARE FEET (2.951 AC)
BUILDING AREA:	3,600 SQUARE FEET
BUILDING COVERAGE:	2.80%
FLOOR AREA RATIO:	0.03 : 1
EXISTING BUILDING HEIGHT:	1 STORY - 23.5 FEET
PARKING RATIO:	1 SPACE / 100 SF GROSS BUILDING AREA
PARKING RATIO (PATIO):	1 SPACE / 4 SEATS
PARKING REQUIRED:	42 SPACES
PARKING PROVIDED:	42 SPACES
ADA PARKING REQUIRED:	2 SPACES
ADA PARKING PROVIDED:	2 SPACES
LANDSCAPE AREA PROPOSED:	7,037 SQUARE FEET (0.16 AC)
IMPERVIOUS AREA PROPOSED:	10,791 SQUARE FEET (0.25 AC)
TOTAL IMPERVIOUS AREA:	60,755 SQUARE FEET (1.39 AC)
IMPERVIOUS AREA PERCENTAGE:	47.26%

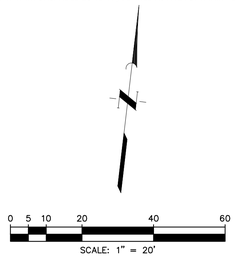


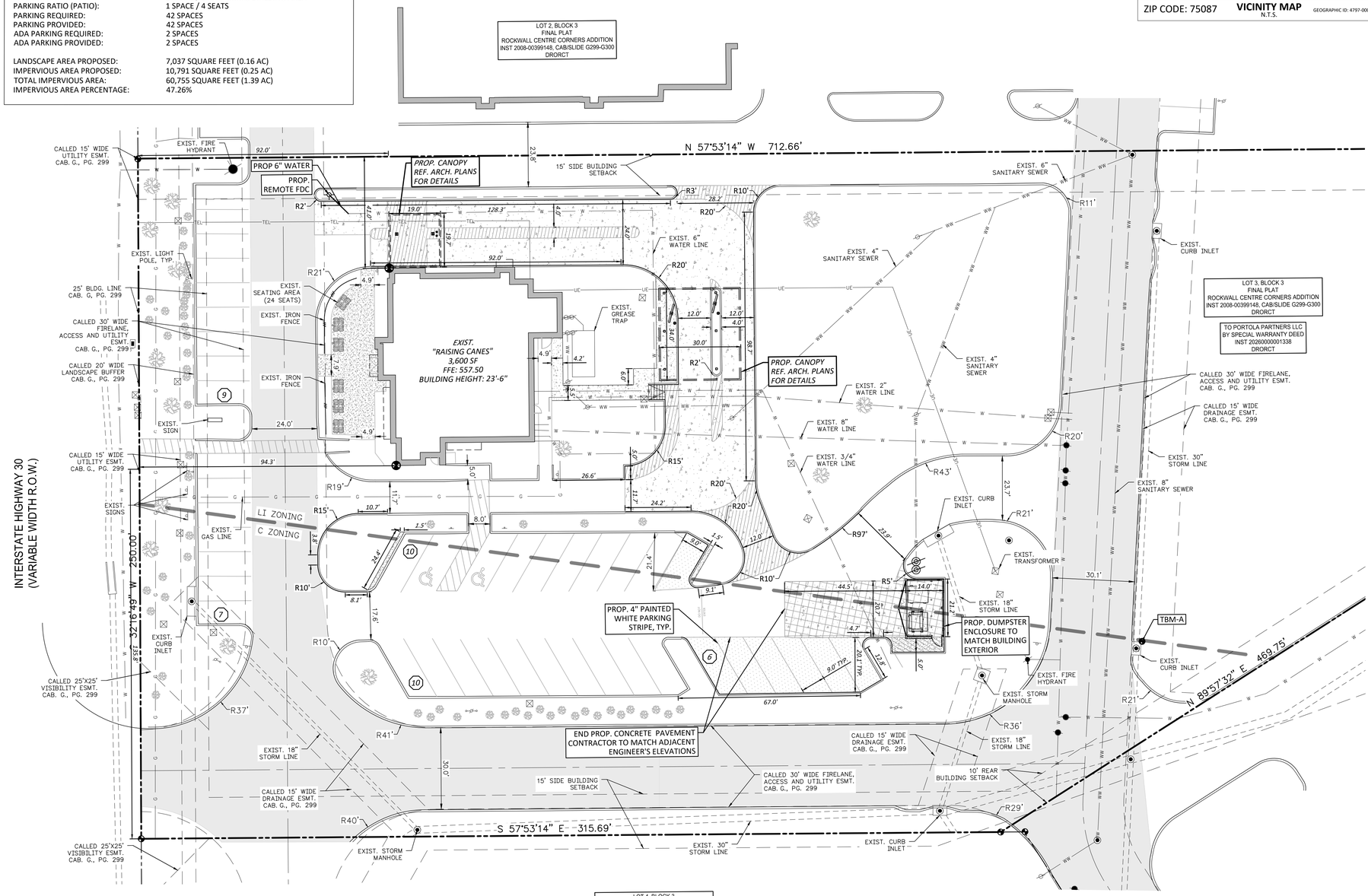
BENCHMARK
ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERA RTK NETWORK. NAVD (88) DATUM, (GEOID 12A)

TBM A
BEING AN "X" CUT ON TOP OF CURB LOCATED ON THE WEST SIDE OF THE DRIVEWAY ENTRANCE DRIVE FROM CAMPBELL ROAD, APPROXIMATELY 221 FEET WEST OF THE NORTHEAST CORNER OF THE SUBJECT TRACT.
ELEVATION 643.80 FEET, NAVD 88 (2011 ADJUSTMENT).

TBM B
BEING AN "X" CUT ON TOP OF NORTHWEST CORNER OF EXISTING STORM CURB INLET LOCATED ON THE SOUTH SIDE OF THE ENTRANCE DRIVE FROM JAY ELL DRIVE, APPROXIMATELY 217 FEET SOUTH OF NORTHEAST CORNER ALONG PROPERTY LINE AND 5 FEET EAST OF SUBJECT TRACT.
ELEVATION 640.94 FEET, NAVD 88 (2011 ADJUSTMENT).

100-YEAR FLOOD PLAIN
ACCORDING TO MAP NO. 48397C0040L OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR ROCKWALL COUNTY DATED SEPTEMBER 26, 2008, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X"; DEFINED AS AREA OF MINIMAL FLOOD HAZARD.





LEGEND

- PROPERTY LINE
- PROP. BARRIER FREE RAMP
- PARKING COUNT
- EXIST. TREE
- EXIST. LIGHT POLE
- PROP. 7" REINFORCED CONCRETE
- PROP. 5" REINFORCED CONCRETE
- PROP. 4" REINFORCED CONCRETE PAVEMENT
- FIRELANE ACCESS & UTILITY EASEMENT
- PROP. MENU BOARD

NOTES

1. ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
2. ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
3. SEE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. CONTRACTOR TO USE CARE NOT TO DISTURB EXISTING LANDSCAPING OUTSIDE DISTURBED AREA. IF DISTURBED, CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.
5. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.

DEVELOPER
RAISING CANES
6800 BISHOP ROAD
PLANO, TEXAS 75024
TEL (225) 279-0078
CONTACT: BEN HALBERT

OWNER
PORTOLA PARTNERS LLC (1108431)
311 BILTMORE WAY
LAFAYETTE LA 70508

ENGINEER
QUIDDITY, INC.
4500 MERCANTILE PLAZA DRIVE
SUITE 228
FORT WORTH, TEXAS 76137
TEL (682) 268-2207
CONTACT: AARON HAWKINS, PE

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF _____, ____.

WITNESS OUR HANDS, THIS ___ DAY OF _____, ____.

_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING AND ZONING

CASE NO. SP2026-XXX

CAUTION: OVERHEAD ELECTRIC

CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS811 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
www.texas811.org
Texas811 or 1-800-545-6005

No.	Date	REVISIONS	App.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
4500 Mercantile Plaza Drive, Suite 228 • Fort Worth, Texas 76137 • 682.268.2200

SCALE: AS SHOWN
DATE: MARCH 2026
JOB NO.: 30315-0001-01
DESIGNED BY: AM
CHECKED BY: ACH
DRAWN BY: JLJ

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: AARON C. HAWKINS
P.E. Serial No.: 149709
Date: MARCH 2026

RAISING CANES - ROCKWALL - I-30 FRONTAGE ROAD
1114 EAST I-30 FRONTAGE ROAD, ROCKWALL, TEXAS, 75087

SITE PLAN

ROCKWALL CENTRE CORNERS ADDITION
BLOCK 1, LOT 3, ACRES 2.951

SHEET NO.
OF C-17
C-6

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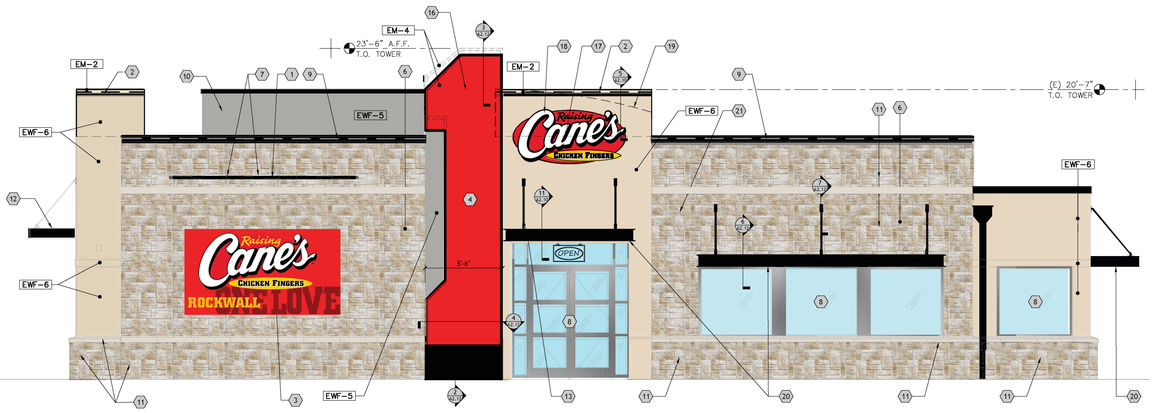
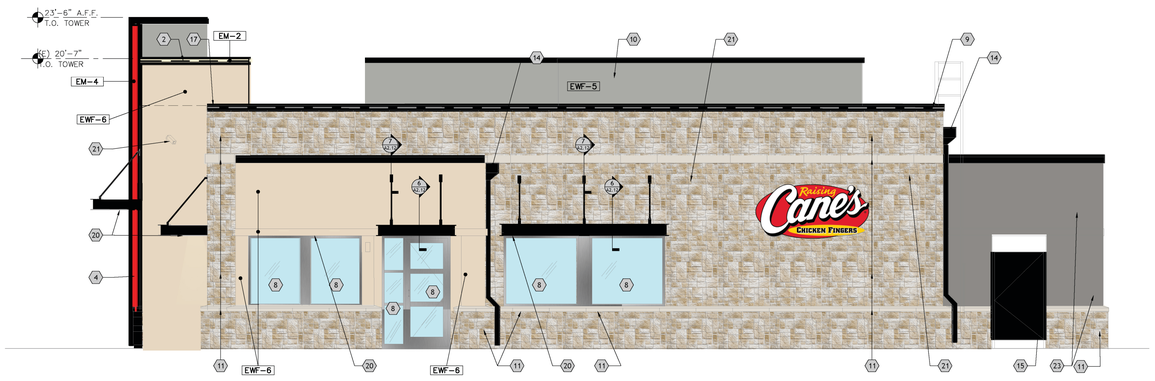
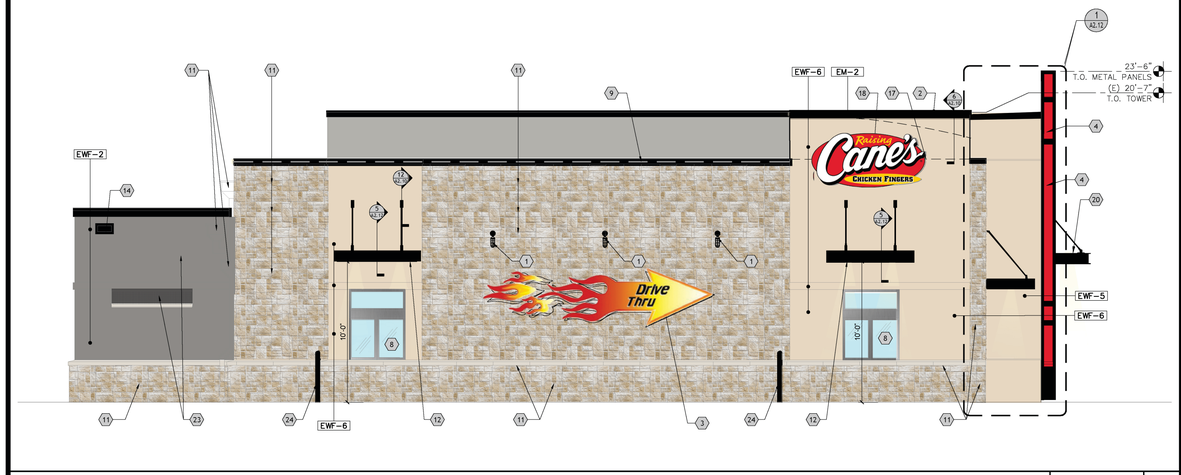
K:\30315\30315-0001-01 Raising Cane's Rockwall Expansion\2 Design Phase\CAD\Plans\Site\30315-0001-01 SITE PLAN.dwg ag3: March 12, 2026



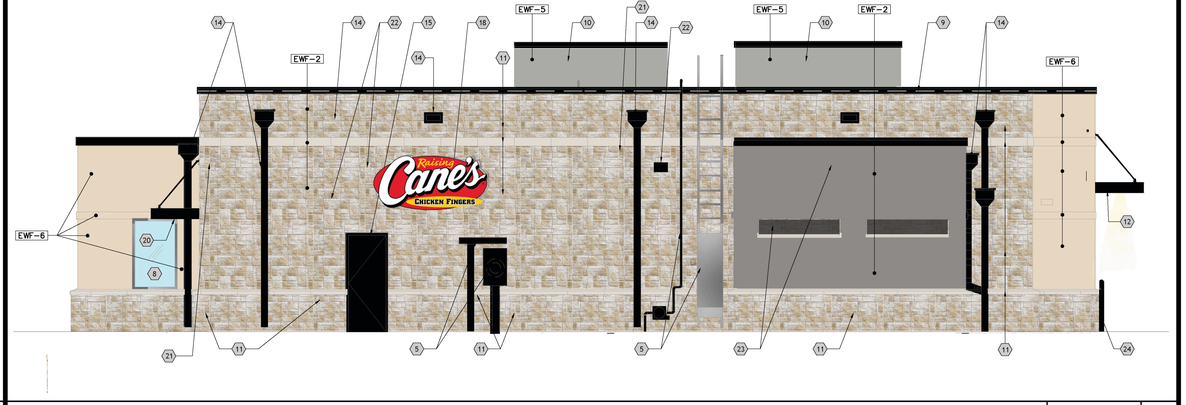
NORTH ELEVATION | 3/16" = 1'-0" | 1



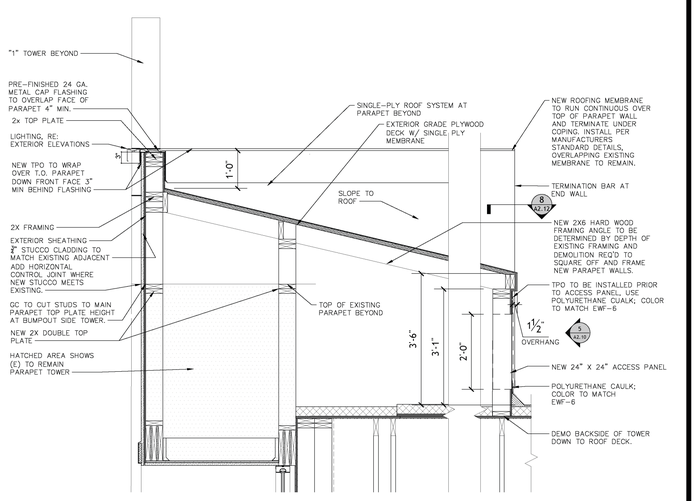
WEST ELEVATION | 3/16" = 1'-0" | 2



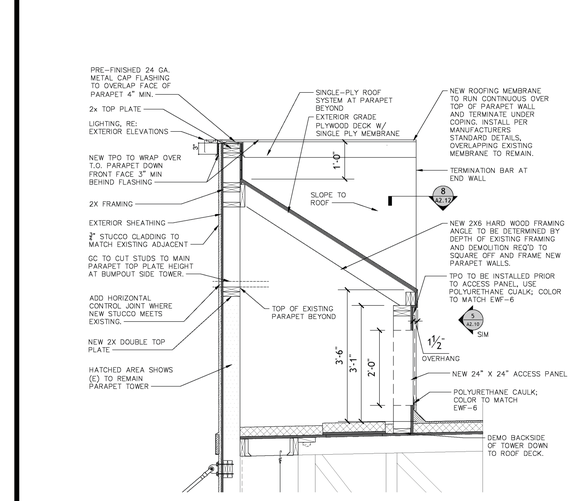
EAST ELEVATION | 3/16" = 1'-0" | 3



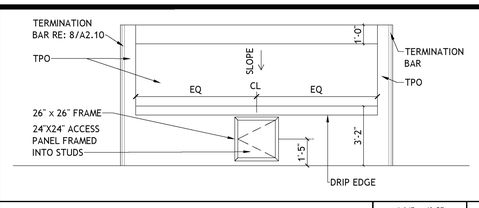
SOUTH ELEVATION | 3/16" = 1'-0" | 4



FRONT TOWER | 1/2" = 1'-0" | 5



DRIVE-THRU TOWER | 1/2" = 1'-0" | 6



REAR TOWER ELEVATION | 1/4" = 1'-0" | 7

MATERIAL LEGEND

TAG	DESCRIPTION
EM-2	METAL CAP FLASHING
EM-4	METAL ACCENT PANELS
EWF-2	ELASTOMERIC COATING; COLOR: SUMMIT GRAY
EWF-5	ELASTOMERIC COATING; COLOR: MOUNTAIN FOG
EWF-6	ELASTOMERIC COATING; COLOR: OYSTER SHELL
P-5	EXTERIOR PAINT

*FOR FINISH SCHEDULE RE: A6.30

SEALANT NOTES

A. PROVIDE SEALANT & BACKER RODS AT ALL DISSIMILAR MATERIALS.

B. MATCH FRAME COLOR AT ALL DOORS AND WINDOWS. MATCH ADJACENT WALL MATERIAL COLOR AT WALL PENETRATIONS AND CONSTRUCTION JOINTS; AT JOINT BETWEEN TWO DIFFERENT WALL MATERIALS, MATCH DARKER MATERIAL.

KEYED NOTES

1. NEW WALL LIGHT IN EXISTING LOCATION, RE: A1.40
2. LED COVE LIGHTING BY OTHERS.
3. EXISTING WALL ART TO REMAIN.
4. METAL PANELS BY OWNER'S VENDOR. SIGNAGE VENDOR TO TAKE FIELD MEASUREMENTS PRIOR TO FABRICATION.
5. EXISTING METAL ELEMENT, PAINT TO MATCH EXISTING EFW-2.
6. PATCH AND REPAIR STONE TO MATCH EXISTING WHERE CANOPY WAS REMOVED.
7. NOT USED.
8. CONFIRM WITH RC CM IF DOORS AND WINDOWS ARE TO BE REPLACED OR REFINISHED, TYP.
9. EXISTING C-CHANNEL LIGHTING TO REMAIN.
10. EXISTING ROOF SCREEN.
11. EXISTING STONE TO REMAIN, CLEAN AND REMOVE MOLD, DIRT AND DEBRIS, TYP.
12. NEW DRIVE THRU CANOPY.
13. ADDRESS NUMBERS TO BE FEATURED ON CANOPY.
14. EXISTING SCUPPERS AND DOWNSPOUTS PAINT TO MATCH EM-2, TYP. RE: A6.30
15. EXISTING DOOR AND FRAME, PAINT TO MATCH EXISTING COLOR.
16. DASHED LINE INDICATES DEMOLISHED PORTION OF "1" TOWER. TO ALIGN WITH ADJACENT NEW PARAPET HEIGHT.
17. PROVIDE HORIZONTAL CONTROL JOINT AT EXISTING TO NEW STUCCO/EIFS, TYP.
18. EXISTING SIGN FACE TO BE REPLACED. SIGN BOX TO REMAIN. GC TO DETERMINE WITH RC CM IF SIGN LOCATION REQUIRES ADJUSTMENT DUE TO NEW TOWER PROFILE.
19. DASHED LINE INDICATES DEMOLISHED ARCH. NEW FRAMING AT SQUARE TOWER TO ALIGN BACK TO EXISTING HEIGHT.
20. BOTTOM OF NEW AWNING TO ALIGN WITH TOP OF STOREFRONT.
21. EXISTING CAMERAS, WAP, SPEAKERS, AND SENSORS TO REMAIN.
22. EXISTING LIGHT FIXTURE TO REMAIN.
23. EXISTING CORRAL REAR STRUCTURE TO REMAIN, CLEAN AND REMOVE MOLD, DIRT AND DEBRIS, TYP. PAINT TO MATCH EXISTING EWF-2.
24. EXISTING BOLLARDS TO REMAIN, TYP.

SHEET NOTES

A. NEW PARAPET 24"X24" ACCESS PANEL SPEC: TOUGH GUY LIGHTWEIGHT INSULATED ALUMINUM ACCESS DOOR, 2VE93. INSTALL AS SHOWN.

B. REFER SHEET A6.30 FOR FINISH SCHEDULES.

C. SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT SUBMITTAL.

D. GC TO REPAIR OR REPLACE ALL BUILDING CAULKING THAT IS CRACKED OR IN DISREPAIR.

E. GC TO PATCH OR REPAIR ALL CRACKS IN STUCCO/EIFS BEFORE APPLYING NEW FINISHES.

F. REPAINT FIRE PANEL TO EXISTING COLORS.

THE ferro COLLECTIVE

SEAL:

FOR INTERNAL REVIEW ONLY. NOT FOR DISTRIBUTION

CONSULTANT:

Raising Cane's CHICKEN FINGERS PROTOTYPE P1

RAISING CANE'S
RESTAURANT NO.: C0152
1114 E INTERSTATE 30
ROCKWALL, TX 75087

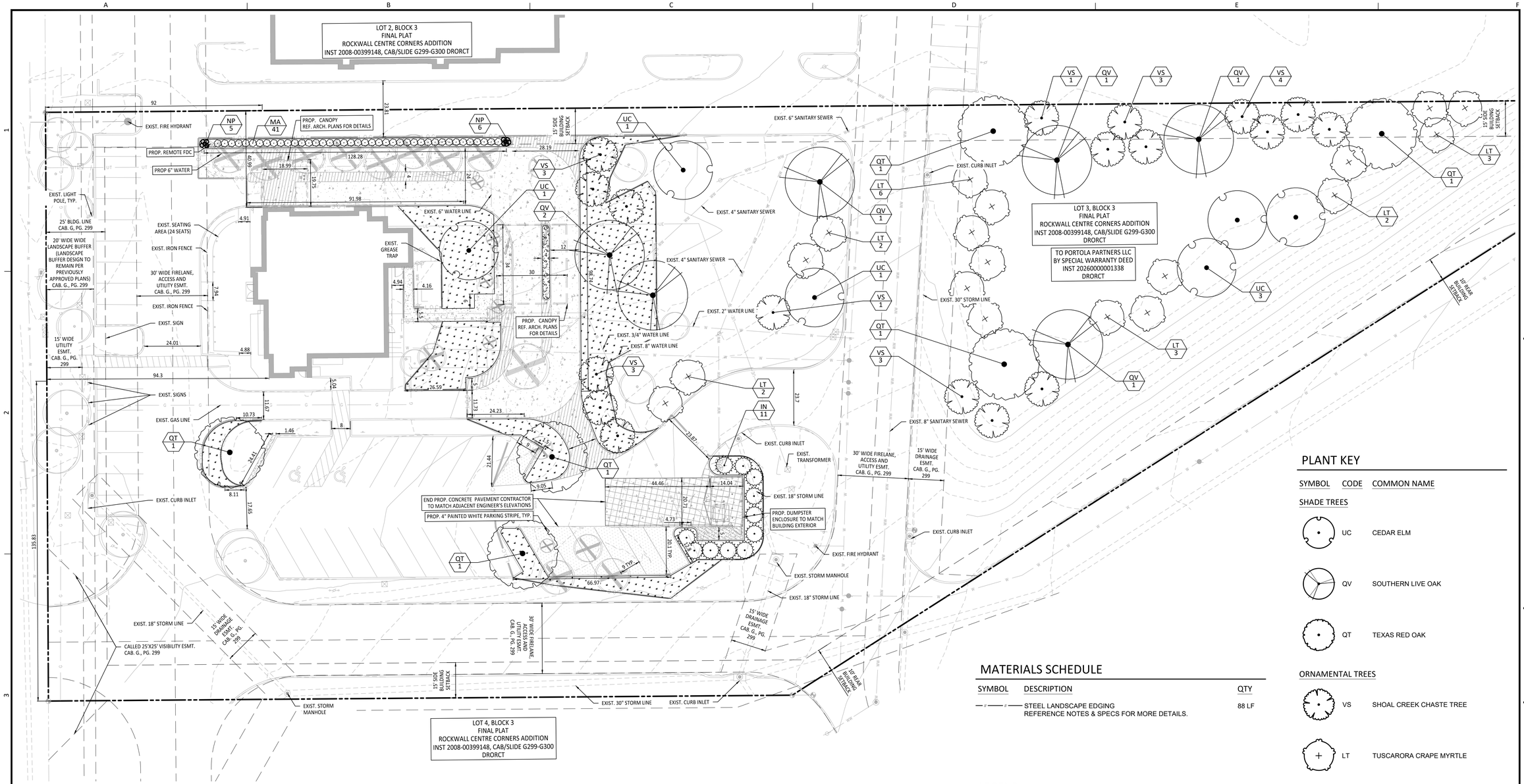
REV	DATE	DESCRIPTION
	02/12/2026	80% CHECK SET

DRAWN BY: JP
CHECKED BY: BP

ARCH. PROJECT NO.: C0152

SHEET NAME: EXTERIOR ELEVATIONS

SHEET NUMBER: **A2.10**



PLANT KEY

SYMBOL	CODE	COMMON NAME
SHADE TREES		
	UC	CEDAR ELM
	QV	SOUTHERN LIVE OAK
	QT	TEXAS RED OAK
ORNAMENTAL TREES		
	VS	SHOAL CREEK CHASTE TREE
	LT	TUSCARORA CRAPE MYRTLE
SHRUBS		
	MA	DWARF SOUTHERN WAX MYRTLE
	IN	NELLIE R. STEVENS HOLLY
	NP	PONY TAILS MEXICAN FEATHER GRASS
GROUND COVERS		
	RR	RIVER ROCK 'COLORADO'
	CD	TIF 419 BERMUDAGRASS

MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	QTY
— # — # —	STEEL LANDSCAPE EDGING REFERENCE NOTES & SPECS FOR MORE DETAILS.	88 LF

LEGEND

- TREES TO BE PRESERVED
- TREES TO BE REMOVED
- L.O.C. — LIMITS OF CONSTRUCTION (TYP.)

0 5 10 20 40 60

SCALE: 1" = 20'

CAUTION: OVERHEAD ELECTRIC

CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

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Texas811 or 1-800-545-6005

No.	Date	REVISIONS	App.

QUIDDITY
Engineering & Professional Engineers and Land Surveyors Reg. No. F-23795
4500 Mercantile Plaza Drive, Suite 228 • Fort Worth, Texas 76137 • 682.268.2200

SCALE: AS SHOWN
DATE: **MARCH 2026**
JOB NO.: **30315-0001-01**
DESIGNED BY: CLA
CHECKED BY: CMK
DRAWN BY: CLA

INTERIM REVIEW

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

Landscape Architect: CHELSEA M. KUYKENDALL, PLA — PLA # 3619
Date: March 13, 2026

RAISING CANES - ROCKWALL - I-30 FRONTAGE ROAD
1114 EAST I-30 FRONTAGE ROAD, ROCKWALL, TEXAS, 75032

LANDSCAPE PLAN

ROCKWALL CENTRE CORNERS ADDITION
BLOCK 1, LOT 3, ACRES 2.951

SHEET NO. L-4 OF **L-3**

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The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as landscape architects in Texas. 505 E Huntland Dr, Austin, TX 78752

LANDSCAPE - PLANTING SPECIFICATIONS

PART 1 - GENERAL

1.1 LANDSCAPE CONTRACTOR QUALIFICATIONS
- A. ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY QUALIFIED AND CERTIFIED PROFESSIONALS SPECIALIZING IN THEIR RESPECTIVE FIELD.

1.2 REFERENCE DOCUMENTS
- A. REFER TO THE LANDSCAPE PLAN, SCHEDULE, NOTES, AND DETAILS FOR ADDITIONAL REQUIREMENTS.
- B. REFER TO THE TREE PRESERVATION PLAN, AS APPLICABLE.
- C. REFER TO THE IRRIGATION PLAN, AS APPLICABLE.

1.3 REFERENCE STANDARDS
- A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN; 27 OCTOBER 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTITUTE (Z60.1) - PLANT MATERIAL.
- B. HORTUS THIRD, 1976 - CORNELL UNIVERSITY - PLANT NOMENCLATURE.
- C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS.
- D. TEXAS SEED LAW & REGULATION, LATEST EDITION.

1.4 SCOPE OF WORK
- A. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS NECESSARY FOR THE EXECUTION, INSTALLATION, AND COMPLETION OF ALL WORK, AS SPECIFIED HEREIN AND/OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
- B. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE OR SHE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- C. BEFORE SUBMITTING A BID, THE CONTRACTOR SHALL HAVE INVESTIGATED THE SOURCES OF SUPPLY AND BE SATISFIED THAT THEY CAN SUPPLY THE LISTED PLANTS IN SIZE, VARIETY, AND QUALITY AS SPECIFIED. FAILURE TO TAKE THIS PRECAUTION WILL NOT RELIEVE THE CONTRACTOR FROM THEIR RESPONSIBILITY FOR FURNISHING AND INSTALLING ALL PLANT AND LANDSCAPE MATERIALS IN STRICT ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS WITHOUT ADDITIONAL COSTS TO THE OWNER. THE LANDSCAPE ARCHITECT SHALL APPROVE ANY SUBSTITUTIONS OF PLANT MATERIAL, OR CHANGES IN PLANT MATERIAL SIZE, PRIOR TO THE LANDSCAPE CONTRACTOR SUBMITTING A BID.
- D. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES, AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE, AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION, AND INSTALLATION OF MATERIALS.
- E. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO THE START OF ANY WORK. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES, ALL UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION.
- F. DRAWINGS ARE BASED ON SURVEY DATA AND DESIGN DRAWINGS BY OTHERS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DOCUMENTS AND ACTUAL SITE CONDITIONS PRIOR TO CONSTRUCTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS AS DIRECTED.
- G. THE GENERAL CONTRACTOR SHALL ESTABLISH A TOPSOIL MANAGEMENT PLAN/OPERATION THROUGHOUT THE CONSTRUCTION PROCESS. ALL TOPSOIL MAY BECOME STERILE OR NON-FERTILE OVER TIME. THE CONTRACTOR SHALL AMEND AND SUPPLEMENT THE STOCKPILED TOPSOIL AS NECESSARY TO YIELD A FERTILE TOPSOIL SUPPLY. THE CONTRACTOR'S BID SHALL INCLUDE ALL NECESSARY TOPSOIL (IMPORT MAY BE REQUIRED) TO BACKFILL ALL DISTURBED AREAS. THE LACK OF AVAILABLE TOPSOIL ON SITE WILL NOT BE GROUNDS FOR A CHANGE ORDER OR ADDITIONAL PAY.
- H. LIMITS OF WORK INDICATED ON THE DRAWINGS ARE GENERAL IN NATURE AND ARE INTENDED TO DEFINE THE GENERAL VICINITY IN WHICH THE SCOPE OF WORK EXISTS. ACTUAL LIMITS OF WORK SHALL INCLUDE ALL AREAS NECESSARY TO COMPLETE SCOPE OF DESIGN INTENT AND REESTABLISH ALL DISTURBED AREAS DUE TO CONSTRUCTION, STAGING, OR ANY OTHER ACTIVITY RELATED TO THE OVERALL PROJECT SCOPE OF WORK.
- I. UNLESS OTHERWISE NOTED, ALL EXISTING TREES SHALL BE PROTECTED. DO NOT PARK, DRIVE, OPERATE MACHINERY OR STORE MATERIALS WITHIN THE DRIPline OF EXISTING TREES. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING ACCEPTANCE.
- J. CONTRACTOR SHALL PROVIDE A SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE. CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED, AND EXISTING PLANTS WITHIN OR NEAR THE LIMITS OF CONSTRUCTION, SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK.
- K. REFERENCES TO "OWNER'S REPRESENTATIVE" ARE MADE IN THESE DOCUMENTS AND REFER TO THE PROJECT OWNER OR DESIGNATED REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE FOR DESIGN CLARIFICATIONS OR ADDITIONAL INFORMATION RELATED TO THE SCOPE OF WORK, AS NEEDED.

1.5 SUBMITTALS
- A. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES TO THE LANDSCAPE ARCHITECT AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
- B. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, ROCKS, GRAVELS, AND/OR CRUSHED STONE, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR LANDSCAPING AREAS AS MAY BE APPROPRIATE).
  1. CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
  2. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
  3. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
  4. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE):
     - i. SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED.
     - ii. PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES.
     - iii. FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
  5. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
- C. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, LANDSCAPE FABRICS, ETC.
- D. CONTRACTOR TO CLEARLY INDICATE THE EXACT PROPOSED ITEMS WITH SPECIFICATIONS ON ALL SUBMITTALS.

1.6 JOB CONDITIONS, DELIVERY, HANDLING, AND STORAGE
- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.
- B. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.
- C. GENERAL CONTRACTOR TO BRING ALL FUTURE PLANTING BED AREAS TO NINE (9) INCHES BELOW FINAL GRADE WITH GENERAL EARTH FILL. ALL AREAS TO RECEIVE TURF GRASS SHALL BE BROUGHT TO SIX (6) INCHES BELOW FINAL GRADE WITH GENERAL EARTH FILL. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO INSTALL AND/OR COORDINATE THE INSTALLATION OF REQUIRED FERTILE TOPSOIL, PER THE TOPSOIL MANAGEMENT PLAN, SOIL TEST RESULTS, SPECIFICATIONS, AND DETAILS, AND COORDINATE THE TIMING OF ROUGH GRADING, FINE GRADING, AND THE INSTALLATION OF IRRIGATION AND LANDSCAPE IMPROVEMENTS.
- D. IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO PLANTING INSTALLATION. LOCATE, PROTECT AND MAINTAIN THE IRRIGATION SYSTEM DURING PLANTING OPERATIONS. COORDINATE WITH OWNER FOR ANY IRRIGATION SYSTEM REPAIRS NECESSARY DUE TO COMPONENTS BEING DAMAGED DURING PLANTING OPERATIONS, AT THE CONTRACTOR'S EXPENSE.
- E. NOTIFY OWNER'S REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT THE JOB SITE.
- F. TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING AND IN PROPER CARE ONCE DELIVERED TO THE PROJECT SITE. PREVENT PLANTS FROM DRYING OUT, PLANT IMMEDIATELY UPON ARRIVAL AT THE PROJECT SITE. IF IMMEDIATE PLANTING IS NOT POSSIBLE, UTILIZE BEST PRACTICES FOR PROTECTING PLANTINGS UNTIL INSTALLATION.
- G. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.
- H. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.
- I. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.
- J. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 INSTALLATION SEQUENCING
- A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.

1.8 MAINTENANCE AND GUARANTEE
- A. MAINTENANCE:
  1. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL 90 DAYS AFTER FINAL ACCEPTANCE BY THE OWNER.
  2. ALL WORK SHALL BE PERFORMED IN A MANNER THAT MAINTAINS THE ORIGINAL INTENT OF THE LANDSCAPE DESIGN.
  3. ALL LANDSCAPE MAINTENANCE SERVICES SHALL BE PERFORMED BY TRAINED PERSONNEL USING CURRENT, ACCEPTABLE HORTICULTURAL PRACTICES.
  4. ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED USING EPA REGISTERED MATERIALS AND METHODS OF APPLICATION. THESE APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR.
  5. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, FERTILIZING, EDGING, PRUNING OF TREES, MOWING OF GRASS, RESTAKING OF TREES, RESETTING OF SETTLED PLANTS, AERATION OF TURF AREAS, RESEEDING AND/OR RESODDING TURF AREAS THAT DID NOT ESTABLISH, TREATING FOR INSECTS AND DISEASES, MULCH REPLACEMENT, CLEANING UP, AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.
  6. CONTRACTOR TO SUBMIT PROPOSED MAINTENANCE SCHEDULE TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
  7. REPLACE DEAD, UNHEALTHY, AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD.
  8. REMOVE TREE GUYING AND STAKING MATERIALS AFTER ONE YEAR. REPAIR GUYING AND STAKING MATERIALS AS NEEDED UNTIL ONE YEAR AFTER INSTALLATION.
  9. REGULARLY INSPECT AND COORDINATE THE OPERATION OF THE IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. THE IRRIGATION SYSTEM BEING TURNED OFF OR ALTERED BY OTHERS, RESULTING IN PLANT LOSS, SHALL BE AT THE CONTRACTOR'S EXPENSE FOR REPLACING DEAD PLANT MATERIAL, AS APPLICABLE.
  10. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE WITH THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION AND PLANT HEALTH.
  11. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      - i. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      - ii. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      - iii. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1-1/2 INCHES BEFORE FIRST MOWING.
      - iv. HYDROMULCHED AREAS SHALL ACHIEVE ONE HUNDRED (100) PERCENT COVERAGE.
- B. GUARANTEE:
  1. WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND IN A HEALTHY, VIGOROUS CONDITION FOR A MINIMUM PERIOD OF ONE (1) YEAR AFTER COMPLETION AND FINAL ACCEPTANCE OF ENTIRE PROJECT. ANNUAL PLANTINGS TO BE GUARANTEED FOR 90 DAYS ON UNTIL THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.
  2. NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.
  3. PLANTS INCLUDING TREES WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT.
  4. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED.
  5. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12-MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.
  6. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "SCOPE OF WORK" IN THIS SECTION.
  7. THE OWNER AGREES THAT FOR THE ONE-YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.
  8. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNER.
  9. ANY NECESSARY REPAIRS UNDER THE GUARANTEE MUST BE MADE WITHIN TEN (10) BUSINESS DAYS AFTER RECEIVING NOTICE, WEATHER PERMITTING. IN THE EVENT THE LANDSCAPE CONTRACTOR DOES NOT MAKE REPAIRS ACCORDINGLY, THE OWNER, WITHOUT FURTHER NOTICE TO THE CONTRACTOR, MAY PROVIDE MATERIALS AND SERVICES TO MAKE SUCH REPAIRS AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR.

1.9 QUALITY ASSURANCE
- A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY PORTION OF DOCUMENTS WHICH CONFLICT WITH REGULATIONS PRIOR TO CONSTRUCTION.
- B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK WITH SUPERVISION BY A QUALIFIED FOREMAN.
- C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.
- D. MEASURE TREES WITH BRANCHES AND TRUNKS OR CANES IN THEIR NORMAL POSITION. DO NOT PRUNE TO OBTAIN REQUIRED SIZES. TAKE CALIPER MEASUREMENTS SIX (6) INCHES ABOVE THE ROOT BALL FOR TREES UP TO AND INCLUDING FOUR (4) INCH CALIPER TREES, AND TWELVE (12) INCHES ABOVE THE ROOT BALL FOR LARGER SIZES. MEASURE THE MAIN BODY OF ALL PLANT MATERIAL FOR HEIGHT AND SPREAD DIMENSIONS; DO NOT MEASURE FROM BRANCH OR ROOT TIP TO TIP. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE MINIMUM SIZE REQUIREMENTS FOR ALL PLANTING MATERIAL AND INSTALL SUFFICIENTLY SIZED MATERIAL.
- E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO THE LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT FOR REVIEW AND CONSIDERATION. THE LANDSCAPE ARCHITECT AND/OR OWNER IS NOT RESPONSIBLE FOR ANY LOSSES INCURRED BY THE CONTRACTOR DUE TO PURCHASED AND/OR INSTALLED SUBSTITUTIONS WITHOUT REQUIRED APPROVALS.
- F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.
- G. CONTRACTOR SHALL PROVIDE THE BID PROPOSAL WITH LISTED UNIT PRICES FOR ALL MATERIAL TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- H. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL, ENSURING REQUIREMENTS OF GENUS, SPECIES, VARIETY/CULTIVAR, SIZE, AND QUALITY ARE MET, AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNER'S REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.
- I. PROVIDE MINIMUM 5% SLOPES AWAY FROM ALL STRUCTURES AND ENSURE POSITIVE DRAINAGE IS ACHIEVED WITHIN THE LIMITS OF WORK THROUGHOUT THE CONSTRUCTION PROCESS. DRAINAGE PATTERNS TO MATCH APPROVED GRADING PLANS FOR THE PROJECT.
- J. PROVIDE A MINIMUM OF TWO (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL DEVIATIONS FROM THE PLAN THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, AND/OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

PART 2 - MATERIALS

2.1 SOIL PREPARATION MATERIALS
- A. TOPSOIL (SANDY LOAM):
  1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLAS GRASS OR NUT GRASS SHALL BE REJECTED.
  2. PHYSICAL PROPERTIES SHALL BE AS FOLLOWS:
     - i. CLAY - BETWEEN 7-27%
     - ii. SILT - BETWEEN 15-25%
     - iii. SAND - LESS THAN 52%
  3. ORGANIC MATTER SHALL BE 3-10% OF TOTAL DRY WEIGHT.
  4. LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS, CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY, VERIFYING THAT SOIL IS A SANDY LOAM MEETING THE ABOVE REQUIREMENTS.
- B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.
- C. BEDDING SOIL: PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, OR APPROVED EQUALS.
- D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.
- E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN. IF RIVER ROCK (1-3" IN SIZE) IS SPECIFIED IN LIEU OF HARDWOOD MULCH, CONTRACTOR TO EXERCISE CAUTION TO NOT DAMAGE PLANT MATERIAL DURING INSTALLATION.
- F. ORGANIC FERTILIZER: FERTILAID, SUSTANE, GREEN SENSE, OR EQUAL, AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
- G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW-RELEASE ORGANIC NITROGEN (SCU OR UF) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.
- H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.2 PLANT MATERIALS
- A. GENERAL: WELL-FORMED NO. 1 GRADE, OR BETTER, NURSERY GROWN STOCK IS REQUIRED. LISTED PLANT HEIGHTS ARE FROM TOPS OF ROOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO THE NOMINAL OUTER WIDTH OF THE PLANT, NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNER'S REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.
- B. QUALITY AND SIZE: PLANT MATERIALS SHALL MEET OR EXCEED THE MINIMUM SIZES GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL-SHAPED, FULL-BRANCHED, SYMMETRICAL IN APPEARANCE, AND WELL-ROOTED. PLANTS SHALL BE FREE FROM INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECTS AND/OR INSECT EGGS/LARVAE, AND ARE TO BE OF SPECIMEN QUALITY. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, IN LOCATIONS WITH SIMILAR CLIMATIC CONDITIONS.
  1. ANY USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.
  2. RESPECTIVE TO PLANTS OF THE SAME SPECIES AND VARIETY, PLANTS ARE TO BE OF UNIFORM SIZE.
  3. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING, AND FREE FROM ANY OTHER ROOT DEFECTS.
  4. ALL TREES SHALL BE STANDARD IN FORM UNLESS OTHERWISE SPECIFIED. TREES MUST HAVE STRONG AND UNDAMAGED CENTRAL LEADERS.
  5. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
  6. ROOT BALLS ARE TO BE WELL-FORMED, INTACT, AND WITH THE TRUNK FIRMLY ATTACHED. MINIMUM ROOT BALL SIZES FOR CANOPY TREES ARE 32" DIAMETER FOR 3" CALIPER, 40" DIAMETER FOR 4" CALIPER, 55" DIAMETER FOR 5" CALIPER, AND 66" DIAMETER FOR 6" CALIPER.
- C. QUANTITIES: QUANTITIES SHOWN ON THE PLAN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY AND ARE NOT GUARANTEED TO BE ACCURATE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLAN AND QUANTITIES SHOWN ON THE SCHEDULE/LIST, THE QUANTITIES SHOWN ON THE PLAN (INDIVIDUAL SYMBOLS) SHALL TAKE PRECEDENCE. CONTRACTOR TO VERIFY NUMBER OF PLANT SYMBOLS SHOWN AND SHALL MEASURE HATCHED BEDS FOR CHECKING LISTED PLANT QUANTITIES IN THE ALLOTTED AREAS AT THE GIVEN SPACING.
  1. SPACE SHRUBS, GRASSES, GROUNDCOVERS, ETC., IN ACCORDANCE WITH THE INDICATED DIMENSIONS. ADJUST SPACING AS NECESSARY TO EVENLY FILL PLANTING BEDS WITH INDICATED QUANTITY OF PLANTS. PLANT SHRUBS TO WITHIN EIGHTEEN (18) INCHES OF TREE TRUNKS.
- D. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM THE SUPPLIER STATING THE COMPOSITION OF THE SOD. DO NOT STACK FOR MORE THAN FORTY-EIGHT (48) HOURS BETWEEN TIME OF CUTTING AND PLANTING; ANY SOD NOT PLANTED WITHIN TWENTY-FOUR (24) HOURS AFTER RECEIPT ON SITE SHALL BE REMOVED AND NOT PLANTED.
- E. SEED: EXTRA FANCY, HULLED AND TREATED LAWN TYPE SEED WITH PURITY OF 95% OR BETTER AND GERMINATION OF 85% OR BETTER, AND PER REQUIREMENTS OF TEXAS SEED LAW. WEED CONTENT LESS THAN 1/2% WITH NO NOXIOUS WEEDS.
- F. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE BY THE OWNER'S REPRESENTATIVE, EITHER BEFORE OR AFTER INSTALLATION, SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR.

2.3 MISCELLANEOUS MATERIALS
- A. STEEL EDGING: SHALL BE 3/16" X 4" X 16' DARK GREEN LANDSCAPE EDGING. DURAEDGE STEEL OR APPROVED EQUAL.
- B. TREE STAKING: REFER TO DETAILS.
- C. FILTER FABRIC: MIRAFI 140S BY MIRAFI INC. OR APPROVED SUBSTITUTION.
- D. SAND: UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.
- E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5". REFER TO DETAILS.
- F. DECOMPOSED GRANITE: BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE, NOT TO EXCEED 1/8" IN DIAMETER, COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE; REFER TO DETAILS AND SCHEDULE
- G. RIVER ROCK: LOCALLY AVAILABLE NATIVE RIVER ROCK; REFER TO DETAILS AND SCHEDULE.
- H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.
- I. ROOT BARRIER: CENTURY ROOT BARRIER PANEL, OR APPROVED EQUAL, FORTY-EIGHT (48) INCHES IN DEPTH.

PART 3 - EXECUTION

3.1 PREPARATION
- A. NOTIFY THE OWNER'S REPRESENTATIVE A MINIMUM OF FORTY-EIGHT (48) HOURS IN ADVANCE OF COMMENCING WORK TO COORDINATE PROJECT INSPECTION SCHEDULE.
- B. CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER.
- C. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS, AND CHEMICALLY TREAT FOR MINIMIZING TURF REGROWTH IN THE FUTURE.
  1. GENERAL CONTRACTOR TO HAVE LEFT SOIL IN FUTURE PLANTING BED AREAS NINE (9) INCHES BELOW FINAL GRADE; TILL EXISTING SOIL TO AN ADDITIONAL DEPTH OF SIX (6) INCHES (FIFTEEN (15) INCHES TOTAL DEPTH BELOW FINAL GRADE) PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER PER THE SOIL TEST RESULTS AND PER MANUFACTURER RECOMMENDATIONS. ADD SIX (6) INCHES OF COMPOST AND TILL INTO A DEPTH OF TWELVE (12) INCHES (SETTLED THICKNESS), BRINGING THE TOP OF BED TO THREE (3) BELOW FINAL GRADE.
     - i. THE FINAL THREE (3) INCHES ARE TO BE WEED BARRIER AND MULCH AS SPECIFIED ABOVE AND AS SHOWN IN THE CONSTRUCTION DETAILS.
- D. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING QUALITY TOPSOIL ON SITE (USE IMPORTED TOPSOIL AS NEEDED) FREE FROM LARGE C

NOTES

SCOPE OF WORK NOTES

1. CONTRACTOR SHALL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR TO COMPLETE SCOPE OF WORK AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS, APPROVALS, AND INSPECTIONS RELATED TO SCOPE OF WORK.
3. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, AND SHALL COMPLY WITH PREVAILING ACCESSIBILITY REQUIREMENTS.
4. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DOCUMENTS AND ACTUAL SITE CONDITIONS PRIOR TO CONSTRUCTION. DO NOT PROCEED WITH ANY PORTION OF WORK AS INDICATED IN DOCUMENTS IF OBSTRUCTIONS, DISCREPANCIES, OR UNKNOWN CONDITIONS ARE ENCOUNTERED.
5. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING, DIGGING, OR CONSTRUCTION.
6. LIMITS OF WORK INDICATED ON THE DRAWINGS ARE GENERAL IN NATURE AND ARE INTENDED TO DEFINE THE GENERAL VICINITY IN WHICH THE SCOPE OF WORK EXISTS. ACTUAL LIMITS OF WORK SHALL INCLUDE ALL AREAS NECESSARY TO COMPLETE SCOPE OF DESIGN INTENT AND REESTABLISH ALL DISTURBED AREAS.
7. UNLESS OTHERWISE NOTED, ALL EXISTING TREES SHALL BE PROTECTED.

SOIL PREPARATION AND TOPSOIL NOTES

1. GENERAL CONTRACTOR TO PERFORM A SOIL TEST PRIOR TO LANDSCAPE WORK COMMENCING AND SHALL PROVIDE THE PROJECT LANDSCAPE ARCHITECT WITH THE RESULTS. REFERENCE THE SPECIFICATIONS FOR DETAILED REQUIREMENTS.
2. GENERAL CONTRACTOR SHALL ESTABLISH A TOPSOIL MANAGEMENT PLAN/OPERATION THROUGHOUT THE CONSTRUCTION PROCESS. ON-SITE EXCESS EXCAVATIONS AND UTILITY SPOILS THAT ARE FREE OF ROCKS LARGER THAN 3/4", TRASH, DEBRIS, ROOTS, OR OTHER DELETERIOUS MATTER MAY BE USED AS GENERAL EARTH FILL BUT SHALL NOT BE USED AS TOPSOIL.
3. GENERAL CONTRACTOR TO BRING ALL FUTURE PLANTING BED AREAS TO NINE (9) INCHES BELOW FINAL GRADE. ALL AREAS TO RECEIVE TURF GRASS SHALL BE BROUGHT TO SIX (6) INCHES BELOW FINAL GRADE. GENERAL CONTRACTOR TO INSTALL AND/OR COORDINATE THE INSTALLATION OF REQUIRED FERTILE TOPSOIL PER THE TOPSOIL MANAGEMENT PLAN, SOIL TEST RESULTS, AND THESE SPECIFICATIONS AND DETAILS, AND COORDINATE THE TIMING OF ROUGH GRADING, FINE GRADING, AND THE INSTALLATION OF IRRIGATION AND LANDSCAPE IMPROVEMENTS.
4. THE CONTRACTOR'S BID SHALL INCLUDE ALL NECESSARY TOPSOIL (IMPORT MAY BE REQUIRED) TO BACKFILL ALL DISTURBED AREAS.
5. AFTER SCARIFICATION OF THE SOIL, FIVE (5) INCHES OF FERTILE TOPSOIL SHALL BE USED TO BRING DISTURBED, FUTURE SOD TURF AREAS TO ONE (1) INCH BELOW FINAL GRADE.
6. FOR FUTURE PLANTING BED PREPARATION, TILL SOIL AN ADDITIONAL SIX (6) INCHES (FIFTEEN (15) INCHES TOTAL DEPTH BELOW FINAL GRADE), APPLY FERTILIZER PER SOIL TEST RESULTS AND MANUFACTURER'S RECOMMENDATIONS, THEN ADD SIX (6) INCHES OF COMPOST AND TILL INTO A DEPTH OF TWELVE (12) INCHES (SETTLED THICKNESS), BRINGING THE TOP OF BED TO THREE (3) INCHES BELOW FINAL GRADE.
7. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. PROVIDE UNIFORM ROUNDING AT THE TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE.

JOB CONDITION NOTES

1. GENERAL CONTRACTOR TO COMPLETE WORK PRIOR TO LANDSCAPE CONTRACTOR COMMENCING WORK.
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED WITH A PERMANENT BELOW-GROUND, AUTOMATIC IRRIGATION SYSTEM THAT IS DESIGNED BY A LICENSED IRRIGATOR.
   a. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED WITH RAIN AND FROST SENSORS AND SHALL MEET ALL APPLICABLE STATE AND LOCAL REGULATIONS.
   b. ALL AREAS OTHER THAN TURF SHALL BE IRRIGATED USING NETAFIM™ OR APPROVED EQUAL SUBTERRANEAN DRIP. DRIP IRRIGATION IS REQUIRED FOR ALL TURF AREAS NARROWER THAN 48" IN WIDTH.
   c. ANY EXISTING IRRIGATION SYSTEMS UTILIZED FOR THE WATERING OF NEWLY INSTALLED LANDSCAPING ARE TO BE INSPECTED FOR FUNCTIONALITY AND REPAIRED AS NECESSARY. CONTRACTOR TO ENSURE THAT THE EXISTING SYSTEM HAS ADEQUATE CAPACITY.
   d. IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO PLANTING INSTALLATION. LOCATE, PROTECT, AND MAINTAIN THE IRRIGATION SYSTEM DURING PLANTING OPERATIONS.

SUBMITTALS AND QUALITY ASSURANCE NOTES

1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES TO THE LANDSCAPE ARCHITECT AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES. REFERENCE THE SPECIFICATIONS FOR DETAILED REQUIREMENTS.
2. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS WITHOUT WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT.
3. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL PRIOR TO INSTALLATION.
4. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED TO THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
5. CONTRACTOR TO PROVIDE A MINIMUM OF TWO (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK.
6. PROVIDE MINIMUM 5% SLOPES AWAY FROM ALL STRUCTURES AND ENSURE POSITIVE DRAINAGE IS ACHIEVED THROUGHOUT.

GENERAL LANDSCAPE NOTES

1. ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC., SHALL BE OF SPECIMEN QUALITY, AND SHALL MEET THE MINIMUM REQUIREMENTS AS STATED IN THE PLANT SCHEDULE AND SPECIFICATIONS.
2. QUANTITIES ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY AND ARE NOT GUARANTEED TO BE ACCURATE. QUANTITIES SHOWN ON THE PLAN (INDIVIDUAL SYMBOLS) SHALL TAKE PRECEDENCE OVER LISTED QUANTITIES.
3. THE GENERAL CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN IN THE DRAWINGS.
4. TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING AND IN PROPER CARE ONCE DELIVERED TO THE PROJECT SITE.
5. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR.
6. SPACE PLANTINGS IN ACCORDANCE WITH THE INDICATED DIMENSIONS. MINIMALLY ADJUST SPACING AS NECESSARY TO EVENLY FILL PLANTING BEDS WITH INDICATED QUANTITY OF PLANTS. PLANT SHRUBS TO WITHIN EIGHTEEN (18) INCHES OF TREE TRUNKS, AS SHOWN AND/OR AS NECESSARY.
7. ALL NON-DIMENSIONED PLANT SYMBOLS, EDGING, AND BED LINES SHALL BE SCALED FROM DRAWINGS. CURVILINEAR BED LINES ARE TO BE SMOOTH AND CONTINUOUS PER PLAN, WITHOUT ABRUPT CHANGES IN DIRECTION.
8. PAINT OR STRING ALL EDGING AND BED LINE LOCATIONS ON FINAL GRADE AND STAKE THE LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF PLANTING.
9. PLACE PLANTINGS UPRIGHT AND PLUMB IN THE CENTER OF HOLES AND ORIENT FOR BEST APPEARANCE. PLANTS TO BE PERFECTLY UPRIGHT, REGARDLESS OF SURROUNDING GRADE; SEE DETAILS FOR PLANTING ON SLOPES.
10. STAKE TREES AND LARGE SHRUBS AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS AND GRADE CHANGE (TWO STAKES UPWIND/UPHILL).
11. NO TREES OR SHRUBS SHALL BE PLANTED BEFORE ACCEPTANCE OF FINE GRADING. TREE SHALL BEAR SAME RELATIONSHIP TO FINAL GRADE AS THEY BORE TO PREVIOUS GRADE.
12. SEE SPECIFICATIONS AND DETAILS FOR PLANTING BED PREPARATION AND MULCHING REQUIREMENTS.
13. SEE SPECIFICATIONS AND DETAILS FOR TREE PIT DIMENSIONS AND BACKFILL REQUIREMENTS.
14. ALL PLANT VARIETIES MUST COME FROM A SINGLE SOURCE FOR MAINTAINING A CONSISTENT APPEARANCE.
15. ALL NEW PLANTS SHALL BE CONTAINER-GROWN, UNLESS OTHERWISE NOTED IN THE PLANT SCHEDULE. MATERIAL MUST HAVE A WELL-ESTABLISHED ROOT SYSTEM THAT REACHES THE SIDES OF THE CONTAINER. THE ROOT SYSTEM MUST MAINTAIN A FIRM BALL WHEN THE CONTAINER IS REMOVED BUT SHALL NOT HAVE EXCESSIVE ROOT GROWTH ENCIRCLING THE INSIDE OF THE CONTAINER.
16. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINAL GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
17. ALL SHRUB PLANTING BEDS AND LAWN AREAS ARE TO BE SEPARATED BY STEEL EDGING UNLESS OTHERWISE NOTED. NO STEEL EDGING IS TO BE INSTALLED ADJACENT TO SIDEWALKS, CURBS, FENCES, OR OTHER HARDSCAPE ELEMENTS, UNLESS SPECIFIED OTHERWISE IN THE PLANS, SPECIFICATIONS OR DETAILS.
18. ROOT BARRIER TO BE INSTALLED ADJACENT TO ALL CURBS, PAVING, UTILITIES, AND STRUCTURES WHEN PROPOSED TREES ARE WITHIN 20 FEET OF THESE ELEMENTS; SEE DETAIL. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO ANY UTILITY LINE. PLACE PANELS ADJACENT APPLICABLE HARDSCAPE AND UTILITIES AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS; SEE PLAN FOR EXTENTS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIER THAT COMPLETELY ENCIRCLES THE ROOT BALL.

SOLID SOD TURF NOTES

1. DO NOT PLACE SOD UNTIL FINE GRADING IS APPROVED.
2. DO NOT INSTALL SOD ON FROZEN GROUND OR IF FORECAST CALLS FOR FREEZING CONDITIONS.
3. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE THAT EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
4. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
5. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
6. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS ARE TO BE OVER-SEEDED WITH WINTER RYE GRASS.
7. SOD SHALL BE CLEAN AND REASONABLY FREE OF WEEDS AND NOXIOUS PESTS AND INSECTS.

MAINTENANCE AND GUARANTEE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL NINETY (90) DAYS AFTER FINAL ACCEPTANCE BY THE OWNER.
2. CONTRACTOR SHALL PROVIDE A SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE. CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED, AND EXISTING PLANTS WITHIN OR NEAR THE LIMITS OF CONSTRUCTION, SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK.
3. THE OWNER, TENANT, AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING AND IRRIGATION.
4. ALL REQUIRED LANDSCAPING AREAS SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. REFERENCE SPECIFICATIONS FOR MAINTENANCE REQUIREMENTS.
5. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREAS AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY AS NECESSARY.
6. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY OF THE COMPARABLE MATERIAL ON SITE WITHIN TEN (10) DAYS.
7. REGULARLY INSPECT AND COORDINATE THE OPERATION OF THE IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED.
8. ALL IRRIGATION HEADS OR LINES WHICH ARE BROKEN SHALL BE REPLACED OR REPAIRED IN A TIMELY MANNER TO PREVENT THE WASTE OF WATER AND LOSS OF PLANT LIFE.
9. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
10. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS ACCEPTED BY THE OWNER. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

SITE DATA FOR RAISING CANES REDEVELOPMENT ROCKWALL CENTRE CORNERS ADDITION BLOCK 1, LOT 3	
GENERAL	
EXISTING ZONING:	LI/C WITH IH 30 OVERLAY
PROPOSED ZONING:	LI/C WITH IH 30 OVERLAY
CURRENT USE:	DRIVE-THRU RESTAURANT
PROPOSED USE:	DRIVE-THRU RESTAURANT
FRONT SETBACK:	25 FEET
SIDE SETBACK:	15 FEET
REAR SETBACK:	10 FEET
TOTAL LOT AREA:	128,583 SQUARE FEET (2.951 AC)
BUILDING AREA:	3,600 SQUARE FEET
BUILDING COVERAGE:	2.80%
FLOOR AREA RATIO:	0.03 : 1
EXISTING BUILDING HEIGHT:	1 STORY - 23.5 FEET
PARKING RATIO:	1 SPACE / 100 SF GROSS BUILDING AREA
PARKING RATIO (PATIO):	1 SPACE / 4 SEATS
PARKING REQUIRED:	42 SPACES
PARKING PROVIDED:	42 SPACES
ADA PARKING REQUIRED:	2 SPACES
ADA PARKING PROVIDED:	2 SPACES
LANDSCAPE AREA PROPOSED:	7,037 SQUARE FEET (0.16 AC)
IMPERVIOUS AREA PROPOSED:	10,791 SQUARE FEET (0.25 AC)
TOTAL IMPERVIOUS AREA:	60,755 SQUARE FEET (1.39 AC)
IMPERVIOUS AREA PERCENTAGE:	47.26%

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME	BOTANICAL NAME	QTY	SIZE	REMARKS
SHADE TREES						
	UC	CEDAR ELM	ULMUS CRASSIFOLIA	6	4" CAL.	CONTAINER GROWN, 14' HEIGHT, 6' SPREAD, 6' BRANCHING HEIGHT, UPRIGHT GROWTH, ROUNDED CANOPY, AND STRONG CENTRAL LEADER
	QV	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	6	4" CAL.	CONTAINER GROWN, 14' HEIGHT, 6' SPREAD, 6' BRANCHING HEIGHT, UPRIGHT GROWTH, ROUNDED CANOPY, AND STRONG CENTRAL LEADER
	QT	TEXAS RED OAK	QUERCUS TEXANA	6	4" CAL.	CONTAINER GROWN, 14' HEIGHT, 6' SPREAD, 6' BRANCHING HEIGHT, UPRIGHT GROWTH, ROUNDED CANOPY, AND STRONG CENTRAL LEADER
ORNAMENTAL TREES						
	VS	SHOAL CREEK CHASTE TREE	VITEX AGNUS-CASTUS 'SHOAL CREEK'	18	B&B	CONTAINER GROWN, 3-5 TRUNK, NO CROSS-CANES, 2' HEIGHT, 5' MINIMUM SPREAD, AND MINIMUM DBH OF 4" CALIPER
	LT	TUSCARORA CRAPE MYRTLE	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	18	B&B	CONTAINER GROWN, 3-5 TRUNK, NO CROSS-CANES, 8' HEIGHT, 5' MINIMUM SPREAD, AND MINIMUM DBH OF 4" CALIPER
SHRUBS						
	MA	DWARF SOUTHERN WAX MYRTLE	MORELLA CERIFERA 'NANA'	41	5 GAL.	CONTAINER FULL, 36" SPREAD, SPACED AT 36" ON CENTER (TYP)
	IN	NELLIE R. STEVENS HOLLY	ILEX X 'NELLIE R. STEVENS'	11	7 GAL.	CONTAINER FULL, 36" SPREAD, SPACED AT 96" ON CENTER (TYP)
	NP	PONY TAILS MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA 'PONY TAILS'	11	3 GAL.	CONTAINER FULL, 18" SPREAD, SPACED AT 24" ON CENTER (TYP)
GROUND COVERS						
	RR	RIVER ROCK 'COLORADO'		93 SF	2 - 3" DIA	4" DEPTH WITH WEED BARRIER FABRIC UNDERNEATH, FINAL COLOR SELECTION BY OWNER
	CD	TIF 419 BERMUDAGRASS	CYNODON DACTYLON 'TIF 419'	6,355 SF	SOD	SOLID SOD, REFER TO NOTES AND SPECIFICATIONS

MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	QTY
— E — E —	STEEL LANDSCAPE EDGING REFERENCE NOTES & SPECS FOR MORE DETAILS.	88 LF

NOTE:
1. ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
2. ALL TREES SHALL HAVE A FULL AND UNIFORM CANOPY.
3. ROOT BALLS SHOULD BE WELL-FORMED, INTACT, WITH TRUNK FIRMLY ATTACHED. MINIMUM ROOT BALL SIZE FOR A 4" CALIPER TREE IS 40".
4. PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
5. ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.
6. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS, CURBS, OR INSIDE PLANT BEDS.

CITY OF ROCKWALL LANDSCAPE REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED
NON-RESIDENTIAL LANDSCAPE BUFFERS ABUTTING A PUBLIC RIGHT-OF-WAY	10' WIDE LANDSCAPE BUFFER WITH GROUND COVER, A BUILT-UP BERM, AND SHRUBBERY ALONG THE ENTIRE LENGTH OF FRONTAGE 1 CANOPY TREE PER 50 LINEAR FEET OF FRONTAGE 1 ACCENT TREE PER 50 LINEAR FEET OF FRONTAGE	PREVIOUSLY APPROVED LANDSCAPE BUFFER DESIGN TO REMAIN (REFERENCE LANDSCAPE PLANS)
IH 30 OVERLAY STANDARDS	20' WIDE LANDSCAPE BUFFER 2 CANOPY TREE PER 100 LINEAR FEET OF FRONTAGE 4 ACCENT TREE PER 100 LINEAR FEET OF FRONTAGE	PREVIOUSLY APPROVED LANDSCAPE BUFFER DESIGN TO REMAIN (REFERENCE LANDSCAPE PLANS)
LANDSCAPE REQUIREMENTS COMMERCIAL / LIGHT INDUSTRIAL DISTRICT	20% / 15% REQUIRED LANDSCAPE 10,791 SF IMPERVIOUS AREA PROPOSED 10,791 * 0.2 = 2,159 SF (COMMERCIAL) 10791 * 0.15 = 1,619 SF (LIGHT INDUSTRIAL)	7,037 SF
DETENTION BASINS	DETENTION BASINS SHALL BE LANDSCAPED IN A NATURAL MANNER USING GROUND COVER, GRASSES, SHRUBS, BERMS, AND ACCENT AND CANOPY TREES. THERE SHALL BE A MINIMUM OF ONE (1) CANOPY TREE PER 750 SF AND ONE (1) ACCENT TREE PER 1,500 SF OF DETENTION AREA.	N/A
PARKING LOT LANDSCAPE	IF THE PARKING AND MANEUVERING SPACE EXCEEDS 20,000 SF, ONE (1) LARGE CANOPY TREE FOR EVERY TEN (10) PARKING SPACES SHALL BE REQUIRED TO BE PLANTED INTERNAL TO THE PARKING AREAS. 7 PARKING SPACES PROPOSED = 1 TREE	(2) CANOPY TREES (REFERENCE LANDSCAPE PLANS)

CAUTION: OVERHEAD ELECTRIC

CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

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SCALE: AS SHOWN | DESIGNED BY: CLA
DATE: MARCH 2026 | CHECKED BY: CMK
JOB NO.: 30315-0001-01 | DRAWN BY: CLA

INTERIM REVIEW

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

Landscape Architect: CHELSEA M. KUYKENDALL, PLA — PLA # 3619
Date: March 13, 2026

RAISING CANES - ROCKWALL - I-30 FRONTAGE ROAD
1114 EAST I-30 FRONTAGE ROAD, ROCKWALL, TEXAS, 75032

GENERAL LANDSCAPE NOTES & SCHEDULE

ROCKWALL CENTRE CORNERS ADDITION
BLOCK 1, LOT 3, ACRES 2.951

SHEET NO. L-1
OF L-4

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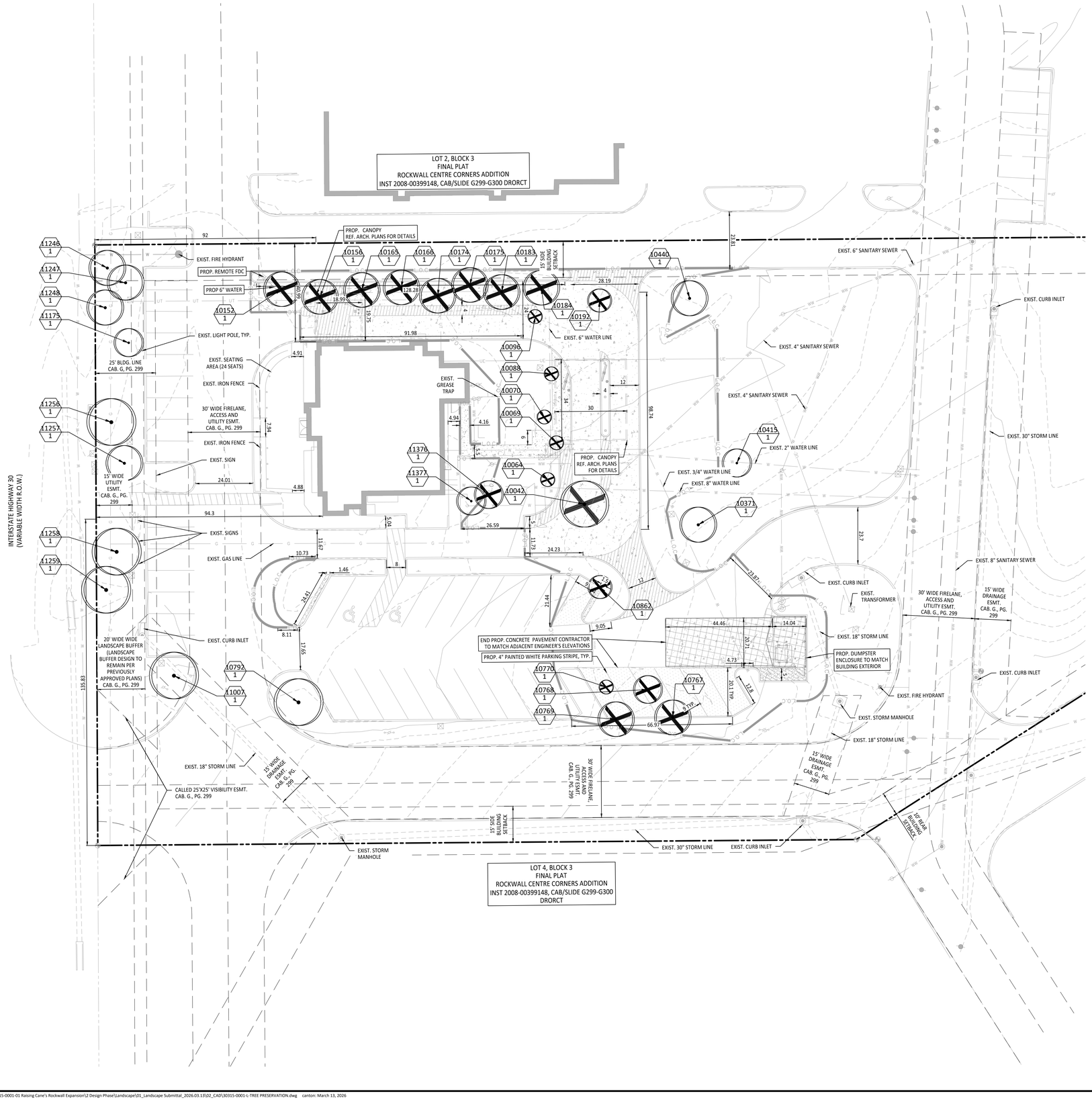

TREE INVENTORY

CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES TO BE PRESERVED			
11377	LARGERSTROMEEIA INDICA / CRAPE MYRTLE	14"	1
10792	QUERCUS BUCKLEYI / TEXAS RED OAK	14"	1
11007	QUERCUS BUCKLEYI / TEXAS RED OAK	16"	1
11175	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	10"	1
10415	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	10"	1
10440	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	12"	1
10371	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	12"	1
11248	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
11247	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
11246	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
11257	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
11258	TAXODIUM DISTICHUM / BALD CYPRESS	16"	1
11259	TAXODIUM DISTICHUM / BALD CYPRESS	16"	1
11256	TAXODIUM DISTICHUM / BALD CYPRESS	16"	1
TREES TO BE REMOVED			
11376	LARGERSTROMEEIA INDICA / CRAPE MYRTLE	14"	1
10069	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	5"	1
10064	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	6"	1
10096	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	6"	1
10770	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	6"	1
10070	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	6"	1
10088	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	8"	1
10042	QUERCUS BUCKLEYI / TEXAS RED OAK	10"	1
10862	QUERCUS BUCKLEYI / TEXAS RED OAK	6"	1
10192	QUERCUS BUCKLEYI / TEXAS RED OAK	8"	1
10768	TAXODIUM DISTICHUM / BALD CYPRESS	10"	1
10174	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
10175	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
10767	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
10183	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
10156	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
10166	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
10184	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
10769	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
10152	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
10165	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1

CITY OF ROCKWALL TREESCAPE REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED
TREE MITIGATION	PRIMARY PROTECTED TREES (4" - 25" DBH) MITIGATION REQUIREMENT = 1" : 1" TOTAL INCHES = 215" SECONDARY PROTECTED TREES (8' OR GREATER) MITIGATION REQUIREMENT = 1 X 4" CALIPER TREE TOTAL INCHES = 0" FEATURED TREES (GREATER THAN 25") MITIGATION REQUIREMENT = 1" : 2" TOTAL INCHES = 0"	(54) 4" CAL. TREES 54 * 4 = 216" REFERENCE LANDSCAPE PLAN
TREE PRESERVATION CREDITS	TREE PRESERVATION CREDITS FOR EACH SAVED OAK, PECAN, OR ELM(S) TREE 25" OR GREATER THE MITIGATION BALANCE CAN BE REDUCED ON AN INCH-FOR-INCH BASIS FOR UP TO 20%. TOTAL TREE PRESERVATION CREDITS = 0"	N/A

LEGEND

- TREES TO BE PRESERVED
- TREES TO BE REMOVED
- L.O.C — LIMITS OF CONSTRUCTION (TYP.)

0 5 10 20 40 60
SCALE: 1" = 20'

CAUTION: OVERHEAD ELECTRIC

CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

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REVISIONS

No.	Date	App.

QUIDDITY
Engineering & Professional Engineers and Land Surveyors Reg. No. F-21290
4500 Mercantile Plaza Drive, Suite 228 • Fort Worth, Texas 76137 • 682.268.2200

SCALE: AS SHOWN
DATE: **MARCH 2026**
JOB NO.: **30315-0001-01**
DESIGNED BY: CLA
CHECKED BY: CMK
DRAWN BY: CLA

INTERIM REVIEW

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

Landscape Architect: CHELSEA M. KUYKENDALL, PLA — PLA # 3619
Date: March 13, 2026

RAISING CANES - ROCKWALL - I-30 FRONTAGE ROAD
1114 EAST I-30 FRONTAGE ROAD, ROCKWALL, TEXAS, 75032

TREESCAPE PLAN

ROCKWALL CENTRE CORNERS ADDITION
BLOCK 1, LOT 3, ACRES 2.951

SHEET NO. OF L-4 **L-2**

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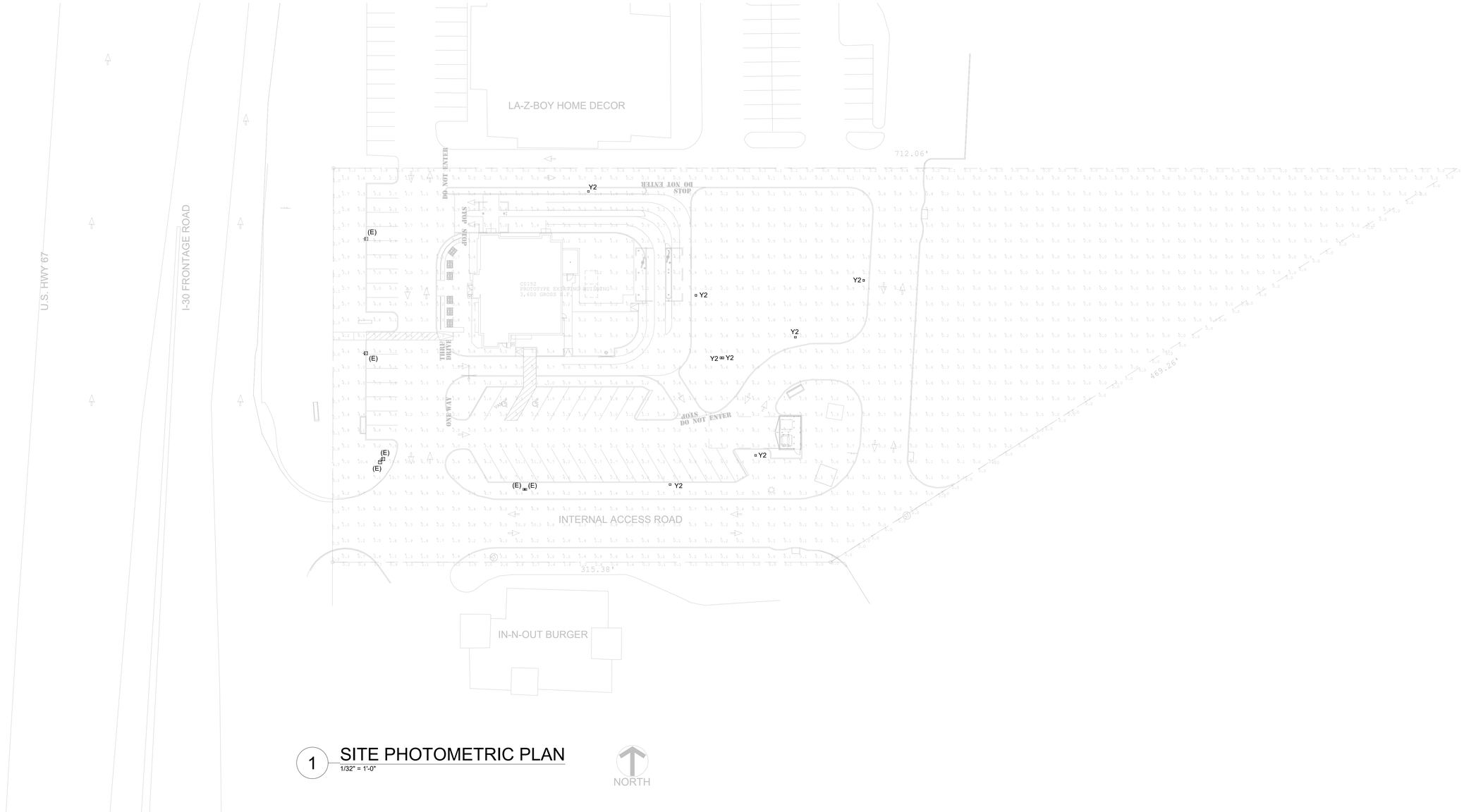
The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as landscape architects in Texas. 505 E Huntland Dr, Austin, TX 78752



1 SITE PHOTOMETRIC PLAN
1/32" = 1'-0"

NORTH

Luminaire Schedule

Symbol	Qty	Description	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	6	Existing Site Light	Single	GSM-XX-350-MP-XX-3F-FG-XX-X	(E)	1.000	24853	330	1980
	8	New Site Light	Single	DSX1 LED P3 35K 80CRI AFR	Y2	1.000	13211	102.17	817.36

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.59	4.7	0.0	N.A.	N.A.
SITE PLAN	Illuminance	Fc	1.73	15.8	0.0	N.A.	N.A.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BIDS. CONTRACTOR SHALL CAREFULLY COORDINATE NEW WORK AND DEMOLITION WITH ALL OTHER DISCIPLINES AND EXISTING CONDITIONS.

EACH SUBCONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF ALL DRAWINGS AND SPECIFICATIONS IN THEIR RELATED FIELD. THE FAILURE TO ACQUAINT THEMSELVES WITH THIS KNOWLEDGE DOES NOT RELIEVE THE RESPONSIBILITY OF PERFORMING THE WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED BECAUSE OF CONDITIONS THAT OCCUR DUE TO FAILURE TO FAMILIARIZE WORKERS WITH THIS KNOWLEDGE.

THE ferro COLLECTIVE

SEAL:

FOR INTERNAL REVIEW ONLY. NOT FOR DISTRIBUTION

CONSULTANT:

Raising Cane's Chicken Fingers

PROTOTYPE P1

RAISING CANE'S
RESTAURANT NO.: C0152
1114 E INTERSTATE 30
ROCKWALL, TX 75087

REV	DATE	DESCRIPTION
	03/12/2026	PHOTOMETRICS SKETCH

DRAWN BY: TRM
CHECKED BY: SCO
ARCH. PROJECT NO.: C0152
SHEET NAME: SITE PHOTOMETRIC PLAN
SHEET NUMBER: E1.01

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:	April 14, 2026
APPLICANT:	Aaron C. Hawkins; *Quiddity Engineering*
CASE NUMBER:	SP2026-009; *Site Plan for a Restaurant Greater Than 2,000 SF with Drive-Through or Drive-In (Raising Canes)*

SUMMARY

Discuss and consider a request by Aaron C. Hawkins of Quiddity Engineering on behalf of Matt McCulloch of Raising Cane's for the for the approval of a *Site Plan* for an existing *Restaurant, Greater Than 2,000 SF, with Drive-Through or Drive-In* on a 2.951-acre parcel of land identified as Lot 3, Block 1, Rockwall Centre Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District and Commercial (C) District, situated within the IH-30 Corridor Overlay (IH-30 OV) District, addressed as 1114 E. IH-30, and take any action necessary.

BACKGROUND

Based on the City's annexation ordinances, the subject property was annexed on November 7, 1960 by *Ordinance No. 60-02*. According to the City's *Historic Zoning Maps*, the subject property was zoned Commercial (C) District as of January 3, 1972. Sometime between January 3, 1972, and December 7, 1993, the zoning of the subject property changed from Commercial (C) District to a combination of Commercial (C) and Light Industrial (LI) Districts. On May 20, 2013, the City Council approved a site plan [*i.e. Case No. SP2013-005*] for the construction of a Restaurant [*i.e. Raising Canes*] on the subject property. The property was issued a building permit [*i.e. BLD2016-1251*] on May 18, 2016 for the purpose of adding a patio and guard rails to the existing restaurant.

PURPOSE

On March 13, 2026, the applicant -- *Aaron C. Hawkins of Quiddity Engineering* -- submitted an application requesting the approval of a site plan for a *Restaurant Greater Than 2,000 SF with Drive-Through or Drive-In* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at 1114 E. IH-30. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the eastbound lanes of the IH-30 Frontage Road, followed by the main lanes of IH-30, and the westbound lanes of the IH-30 Frontage Road. Following this is an 8.635-acre parcel of land (*i.e. Lot 3, Block A, Lakeside Chevrolet Addition*) zoned Commercial (C) District and developed with a *Car Dealership*.

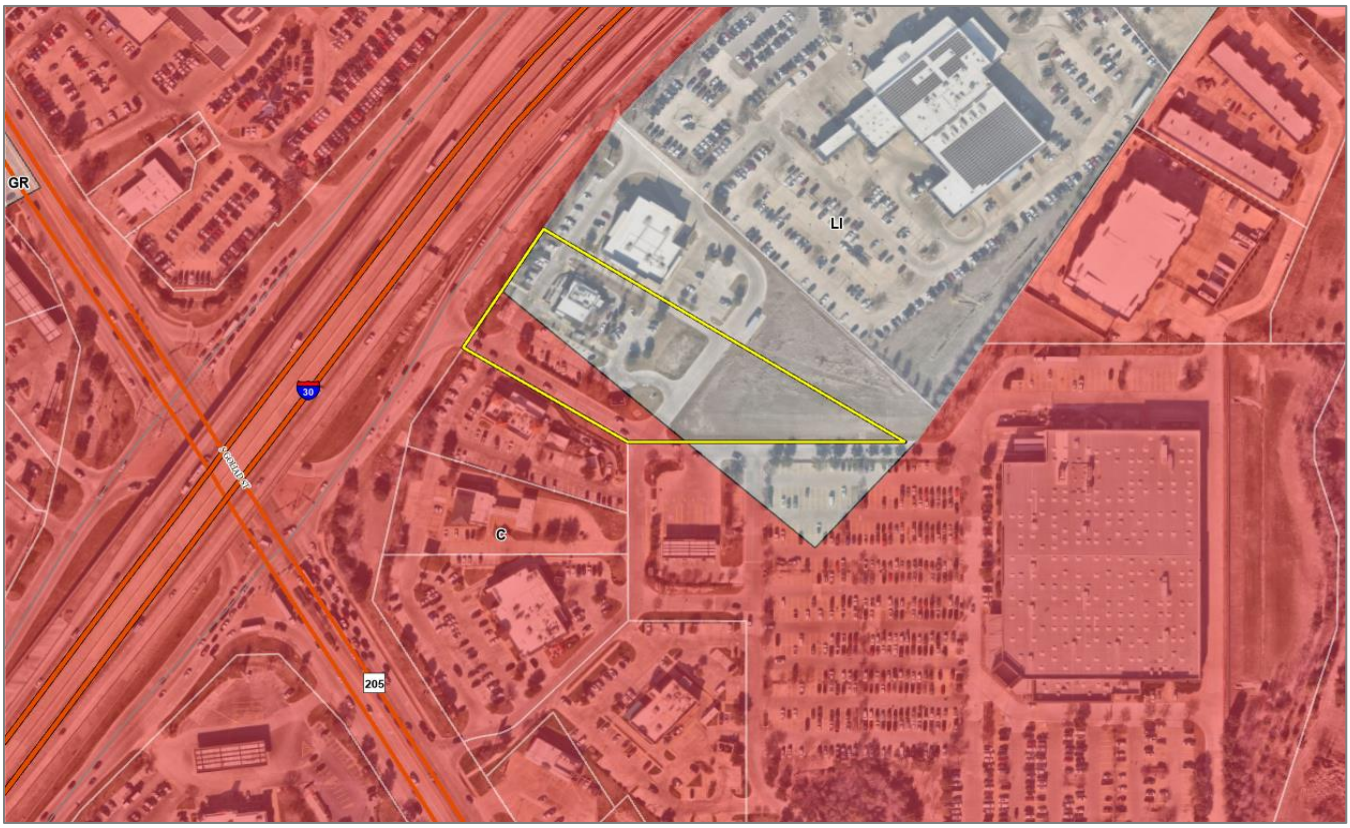
South: Directly south of the subject property is a 20.2904-acre parcel of land (*i.e. 1225 SH-276*) developed with a retail business (*i.e. Costco*). This property is zoned Commercial (C) District. Beyond this is Old SH-276, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are three (3) parcels of land (*i.e. 1154, 1250, & 1290 E. IH-30*), which consist of three (3) commercial businesses (*i.e. La-Z-Boy, Rockwall Toyota, & Shenaniganz*). All of these properties are zoned Light Industrial (LI) District. East of this is S. T. L. Townsend Drive, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown

Vision 2040 Comprehensive Plan. Beyond this is one (1) parcel of land (*i.e. Lot 1, Block 1, Cullins Addition*), which is developed with a commercial business (*i.e. Best Little Body Shop in Texas*).

West: Directly west of the subject property are two (2) parcels of land (*i.e. 1102 & 1106 E. IH-30*) developed with one (1) commercial business and one (1) financial institution (*i.e. In-N-Out Burgers & Hancock Whitney*). West of 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. Beyond this is a 10.559-acre parcel of land (*i.e. Lot 3, Block A, Travel Centers of American Addition*), which is zoned Commercial (C) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Restaurant Greater Than 2,000 SF with Drive-Through or Drive-In* is permitted in the Commercial (C) and Light Industrial (LI) District. The submitted site plan, landscape plan, treescape plan, photometric plan and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) and Light Industrial (LI) Districts. 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; 12,500 SF*	*X=128,583 SF; In Conformance*
Minimum Lot Frontage	*60-Feet; 100-Feet*	*X>100-feet; In Conformance*
Minimum Lot Depth	*100-Feet; 125-Feet*	*X>100-feet; In Conformance*
Minimum Front Yard Setback	*15-Feet; 25-Feet*	*X=25-feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X=10-feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X=15-feet; In Conformance*
Maximum Building Height	*60-Feet*	*X=23 ½ -feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X<60%; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Number of Parking Spaces	*1/100 SF* *¼ SF (Patio)= 42 spaces total*	*X=42; In Conformance*
Minimum Landscaping Percentage	*20% & 15%*	*X>15%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*X=47.26%; In Conformance*

TREESCAPE PLAN

The Treescape Plan submitted by the applicant indicates the removal of one (1) crape myrtle measuring 14 caliper inches, six (6) gem magnolia trees measuring 37 caliper inches, three (3) red oak trees measuring 24 caliper inches, and eleven (11) bald cypress trees measuring 140 caliper inches in size from the subject property for a total of 215 caliper inches as part of the proposed development. To offset the proposed tree removal, the applicant's landscape plan provides for the installation of 54 canopy trees, each with being four (4) caliper inches in size, which totals 216 caliper inches of tree being added to the subject property. Accordingly, the proposed landscape plan meets the mitigation requirements of the Unified Development Code (UDC).

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(F)(29), of Article 13, *Definitions*, of the Unified Development Code (UDC) a *Restaurant with 2,000 SF or More with Drive-Through of Drive-In* is defined as "(a) place of business whose primary source of revenue is derived from the sale of prepared food to the general public for consumption on-premise or off-premises and/or in a personal vehicle or where facilities are provided on the premises that encourages the serving and consumption of food in a personal vehicle on or near the restaurant premises." The proposed site plan generally conforms to the standards of the *General Commercial District Standards, General Light Industrial District Standards,* and the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As previously noted, the applicant's request generally complies with the requirements of the Commercial (C) District, Light Industrial (LI) District, and the Unified Development Code (UDC), and does not require any variances or exceptions.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the *IH-30 Corridor District* and is designated for *Special Commercial Corridor (SC)* land uses. This land use designation is defined as being "…intended to provide an area for commercial/retail and regional commercial/retail activity centers that are intended to support and serve the entire region…" Additionally, according to the *Corridor Zones*, the subject property is located within the *Preservation Zone*, which is " (a) segment of the existing corridor that is being utilized with the highest and best uses for the properties in that zone, and should be maintained and supported." In this case, the applicant is expanding an existing *Restaurant Greater Than 2,000 SF with Drive-Through or Drive-In* [*i.e. Raising Cane's*]. Given this, the applicant is not changing the conformance of the subject property to the OURHometown Vision 2040 Comprehensive Plan

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On March 31, 2026, the Architectural Review Board (ARB) reviewed the proposed building elevations, and requested that the applicant provide elevations for the proposed canopies over the drive-through. The Architectural Review Board (ARB) will review the applicant's revised building elevations and provide a recommendation to the Planning and Zoning Commission at the *April 14, 2026* meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for a *Restaurant Greater Than 2,000 SF with Drive-Through* 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 *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.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2026-009

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

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 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1114 East Interstate 30, Rockwall, TX 75087				
SUBDIVISION	Rockwall Centre Corners Addition	LOT	3	BLOCK	1
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	L1	CURRENT USE	Full service restaurant		
PROPOSED ZONING	L1	PROPOSED USE	Full service restaurant		
ACREAGE	2.951	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

☒ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

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

☒ OWNER	Raising Cane's	☐ APPLICANT	Quiddity Engineering
CONTACT PERSON	Matt McCulloch	CONTACT PERSON	Aaron C. Hawkins
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt McCulloch [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 310.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13th *DAY OF* March, 2026 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

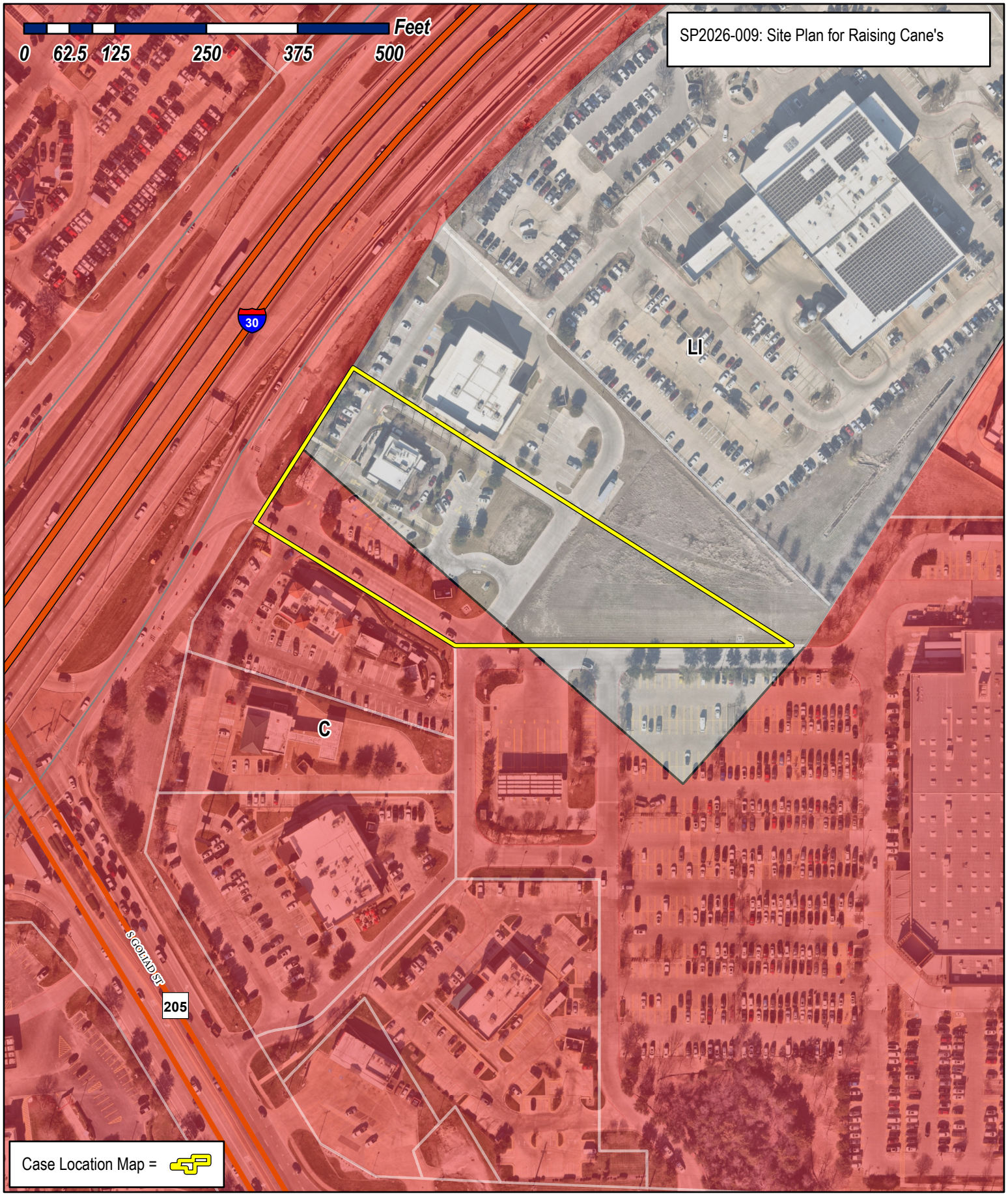
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 *DAY OF* March, 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kiley Priddy

KILEY PRIDDY
Notary Public, State of Texas
Comm. Expires 04-10-2029
Notary ID 126346900

MY COMMISSION EXPIRES

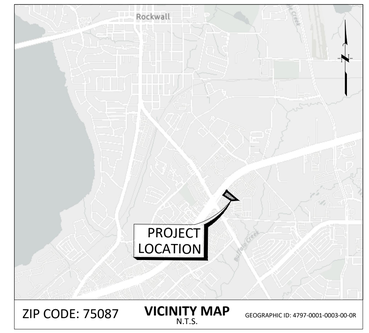


City of Rockwall

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.

SITE DATA TABLE FOR RAISING CANES REDEVELOPMENT ROCKWALL CENTRE CORNERS ADDITION BLOCK 1, LOT 3	
GENERAL	
EXISTING ZONING:	LI/C WITH IH 30 OVERLAY
PROPOSED ZONING:	LI/C WITH IH 30 OVERLAY
CURRENT USE:	DRIVE-THRU RESTAURANT
PROPOSED USE:	DRIVE-THRU RESTAURANT
FRONT SETBACK:	25 FEET
SIDE SETBACK:	15 FEET
REAR SETBACK:	10 FEET
TOTAL LOT AREA:	128,583 SQUARE FEET (2.951 AC)
PERIMETER OF LOT:	1,748 FEET
BUILDING AREA:	3,600 SQUARE FEET
PERIMETER OF EXISTING BUILDING:	293 FEET
BUILDING COVERAGE:	2.80%
FLOOR AREA RATIO:	0.03 : 1
EXISTING BUILDING HEIGHT:	1 STORY - 23.5 FEET
PARKING RATIO:	1 SPACE / 100 SF GROSS BUILDING AREA
PARKING RATIO (PATIO):	1 SPACE / 4 SEATS
PARKING REQUIRED:	42 SPACES
PARKING PROVIDED:	42 SPACES
ADA PARKING REQUIRED:	2 SPACES
ADA PARKING PROVIDED:	2 SPACES
LANDSCAPE AREA PROPOSED:	7,037 SQUARE FEET (0.16 AC)
IMPERVIOUS AREA PROPOSED:	10,791 SQUARE FEET (0.25 AC)
TOTAL IMPERVIOUS AREA:	60,755 SQUARE FEET (1.39 AC)
IMPERVIOUS AREA PERCENTAGE:	47.26%



BENCHMARK

Elevations were obtained with Real Time Kinematic Global Positioning Satellite Equipment and are based on Static Data Post Processed utilizing OPUS at NGS.gov. Elevations are NAVD 88 and post processed with the following GPS Base Stations:
BASE STATIONS USED
PID DESIGNATION
DF8988 TXES ELLIS CORS ARP
DL9084 TXSR SHERMAN CORS ARP
DL3498 TXBN BONHAM CORS ARP

TBM A

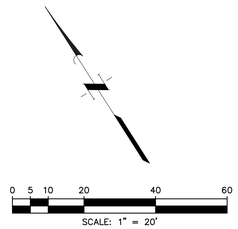
Temporary Benchmark A being an "X" cut on the northeast corner of a storm inlet located at the northeast corner of the intersection of the southern east-west driveway where the driveway also goes northeast within the boundary of the subject tract shown hereon.
Elevation = 546.51 feet, NAVD 88.

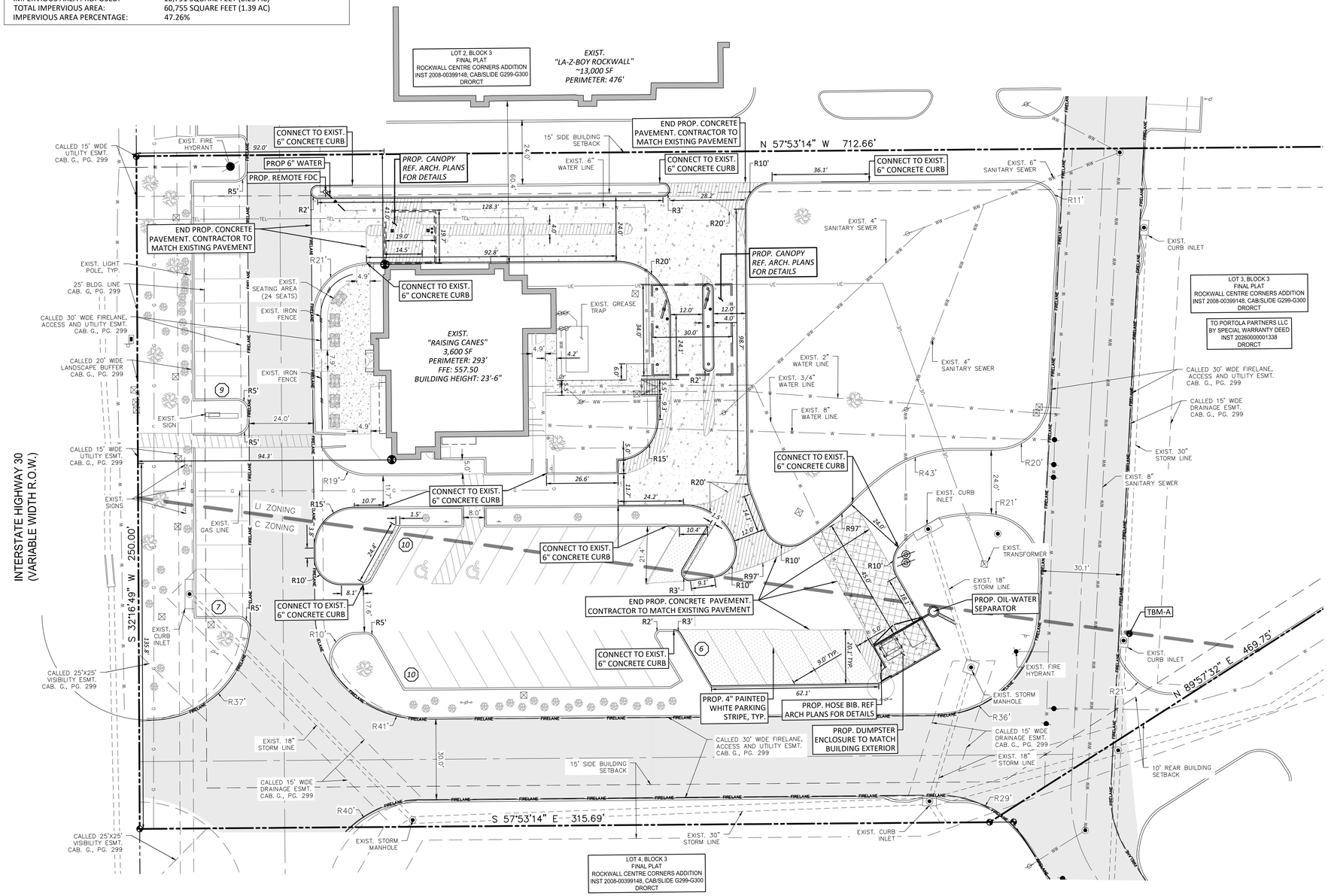
TBM B

Temporary Benchmark A being an "X" cut on the northeast corner of a storm inlet located at the northeast corner of the intersection of the southern east-west driveway where the driveway also goes northeast within the boundary of the subject tract shown hereon.
Elevation = 546.51 feet, NAVD 88.

100-YEAR FLOOD PLAIN

ACCORDING TO MAP NO. 48397C0040L OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR ROCKWALL COUNTY DATED SEPTEMBER 26, 2008, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X", DEFINED AS AREA OF MINIMAL FLOOD HAZARD.





LEGEND

- PROPERTY LINE
- PROP. BARRIER FREE RAMP
- PARKING COUNT
- EXIST. TREE
- EXIST. LIGHT POLE
- PROP. 7" REINFORCED CONCRETE
- PROP. 5" REINFORCED CONCRETE
- PROP. 4" REINFORCED CONCRETE PAVEMENT
- FIRELANE, ACCESS & UTILITY EASEMENT
- PROP. MENU BOARD

NOTES

1. ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
2. ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
3. SEE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. CONTRACTOR TO USE CARE NOT TO DISTURB EXISTING LANDSCAPING OUTSIDE DISTURBED AREA. IF DISTURBED, CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.
5. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.

DEVELOPER	OWNER	ENGINEER
RAISING CANES 6800 BISHOP ROAD PLANO, TEXAS 75024 TEL (225) 279-0078 CONTACT: BEN HALBERT	PORTOLA PARTNERS LLC (1108431) 311 BILTMORE WAY LAFAYETTE LA 70508	QUIDDITY, INC. 4500 MERCANTILE PLAZA DRIVE SUITE 228 FORT WORTH, TEXAS 76137 TEL (682) 268-2207 CONTACT: AARON HAWKINS, PE

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF _____, ____.

WITNESS OUR HANDS, THIS ___ DAY OF _____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE NO. SP2026-009

CAUTION: OVERHEAD ELECTRIC

CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

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No.	Date	REVISIONS
		App.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
4500 Mercantile Plaza Drive, Suite 228 • Fort Worth, Texas 76137 • 682.268.2200

DESIGNED BY: AM
CHECKED BY: ACH
DRAWN BY: JLI & DA
SCALE: AS SHOWN
DATE: APRIL 2026
JOB NO.: 30315-0001-01

INTERIM REVIEW

Not intended for construction, bidding or permit purposes.

Engineer: AARON C. HAWKINS
P.E. Serial No.: 149709
Date: APRIL 2026

RAISING CANES - ROCKWALL - I-30 FRONTAGE ROAD
1114 EAST I-30 FRONTAGE ROAD, ROCKWALL, TEXAS, 75087

SITE PLAN

ROCKWALL CENTRE CORNERS ADDITION
BLOCK 1, LOT 3, ACRES 2.951

SHEET NO.
OF C-18
C-7

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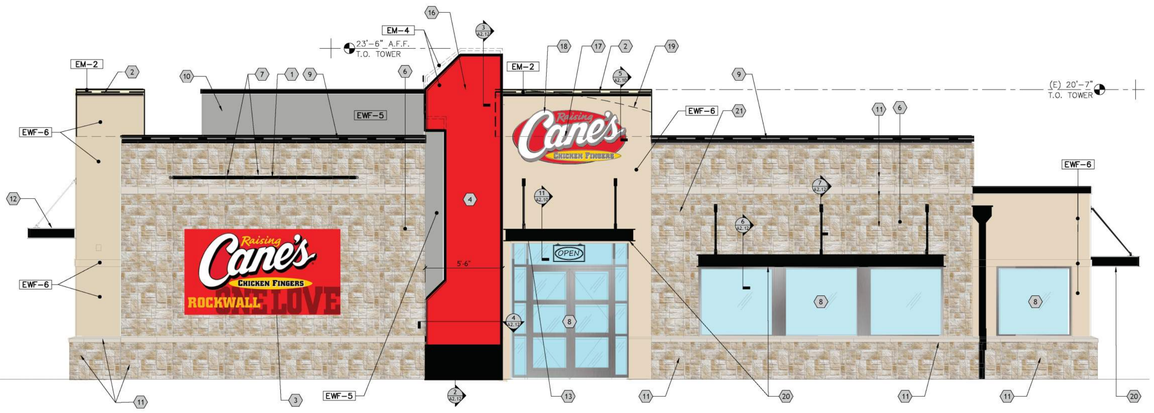
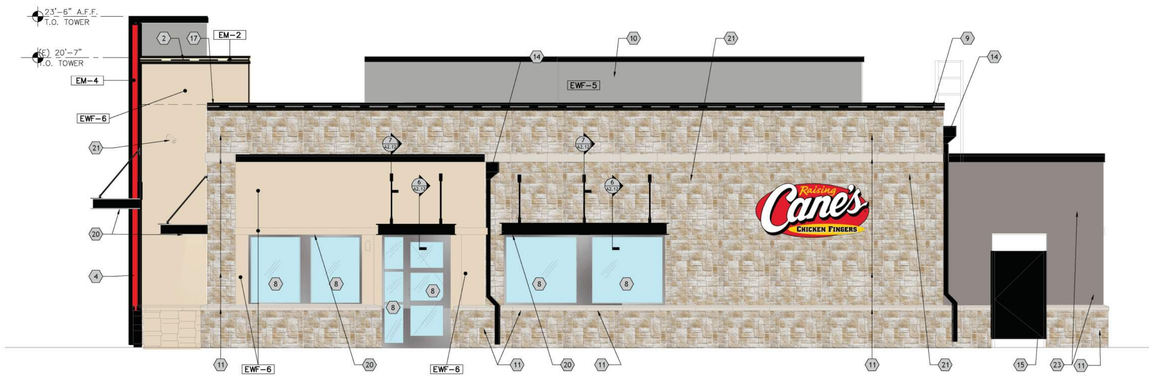
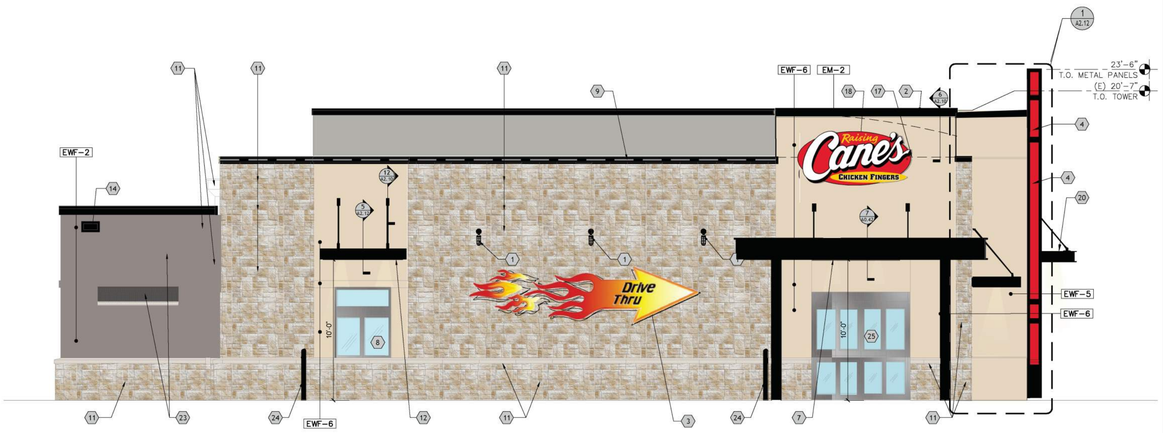


NORTH ELEVATION | 3/16" = 1'-0" | 1



WEST ELEVATION | 3/16" = 1'-0" | 2



EAST ELEVATION | 3/16" = 1'-0" | 3



SOUTH ELEVATION | 3/16" = 1'-0" | 4

APPROVED:

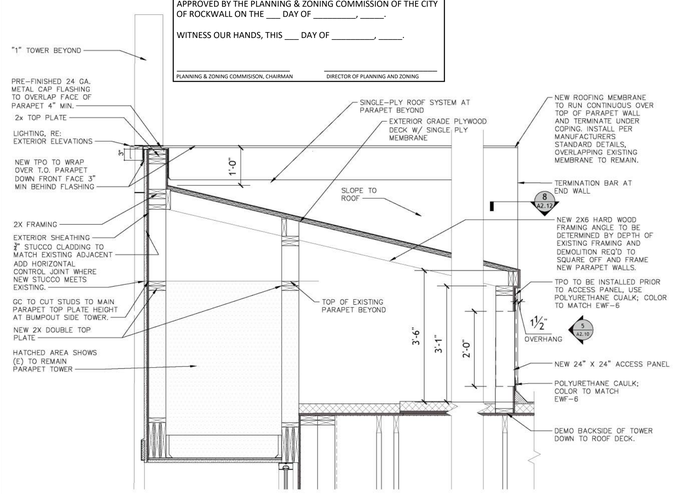
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF _____, ____.

WITNESS OUR HANDS, THIS ___ DAY OF _____, ____.

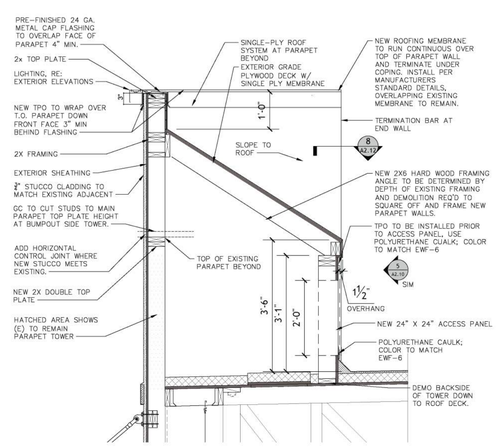
PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

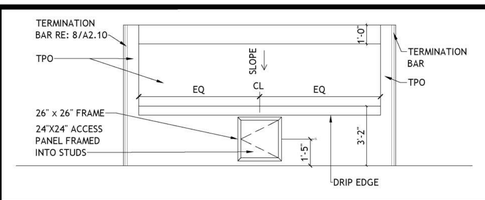
CASE NO. SP2026-009



FRONT TOWER | 1/2" = 1'-0" | 5



DRIVE-THRU TOWER | 1/2" = 1'-0" | 6



REAR TOWER ELEVATION | 1/4" = 1'-0" | 7

MATERIAL LEGEND

TAG	DESCRIPTION
EM-2	METAL CAP FLASHING
EM-4	METAL ACCENT PANELS
EWF-2	ELASTOMERIC COATING; COLOR: SUMMIT GRAY
EWF-5	ELASTOMERIC COATING; COLOR: MOUNTAIN FOG
EWF-6	ELASTOMERIC COATING; COLOR: OYSTER SHELL
P-5	EXTERIOR PAINT

*FOR FINISH SCHEDULE RE: A6.30

SEALANT NOTES

A. PROVIDE SEALANT & BACKER RODS AT ALL DISSIMILAR MATERIALS.

B. MATCH FRAME COLOR AT ALL DOORS AND WINDOWS. MATCH ADJACENT WALL MATERIAL COLOR AT WALL PENETRATIONS AND CONSTRUCTION JOINTS; AT JOINT BETWEEN TWO DIFFERENT WALL MATERIALS, MATCH DARKER MATERIAL.

KEYED NOTES

1. NEW WALL LIGHT IN EXISTING LOCATION, RE: A1.40
2. LED COVE LIGHTING BY OTHERS.
3. EXISTING WALL ART TO REMAIN.
4. METAL PANELS BY OWNER'S VENDOR. SIGNAGE VENDOR TO TAKE FIELD MEASUREMENTS PRIOR TO FABRICATION.
5. EXISTING METAL ELEMENT, PAINT TO MATCH EXISTING EFW-2.
6. PATCH AND REPAIR STONE TO MATCH EXISTING WHERE CANOPY WAS REMOVED.
7. NEW DRIVE THRU CANOPY, RE A0.42
8. CONFIRM WITH RC CM IF DOORS AND WINDOWS ARE TO BE REPLACED OR REFINISHED, TYP.
9. EXISTING C-CHANNEL LIGHTING TO REMAIN.
10. EXISTING ROOF SCREEN.
11. EXISTING STONE TO REMAIN, CLEAN AND REMOVE MOLD, DIRT AND DEBRIS, TYP.
12. NEW DRIVE THRU CANOPY.
13. ADDRESS NUMBERS TO BE FEATURED ON CANOPY.
14. EXISTING SCUPPERS AND DOWNSPOUTS PAINT TO MATCH EM-2, TYP. RE: A6.30
15. EXISTING DOOR AND FRAME, PAINT TO MATCH EXISTING COLOR.
16. DASHED LINE INDICATES DEMOLISHED PORTION OF "1" TOWER. TO ALIGN WITH ADJACENT NEW PARAPET HEIGHT.
17. PROVIDE HORIZONTAL CONTROL JOINT AT EXISTING TO NEW STUCCO/EIFS, TYP.
18. EXISTING SIGN FACE TO BE REPLACED. SIGN BOX TO REMAIN. GC TO DETERMINE WITH RC CM IF SIGN LOCATION REQUIRES ADJUSTMENT DUE TO NEW TOWER PROFILE.
19. DASHED LINE INDICATES DEMOLISHED ARCH. NEW FRAMING AT SQUARE TOWER TO ALIGN BACK TO EXISTING HEIGHT.
20. BOTTOM OF NEW AWNING TO ALIGN WITH TOP OF STOREFRONT.
21. EXISTING CAMERAS, WAP, SPEAKERS, AND SENSORS TO REMAIN.
22. EXISTING LIGHT FIXTURE TO REMAIN.
23. EXISTING CORRAL REAR STRUCTURE TO REMAIN, CLEAN AND REMOVE MOLD, DIRT AND DEBRIS, TYP. PAINT TO MATCH EXISTING EWF-2.
24. EXISTING BOLLARDS TO REMAIN, TYP.
25. NEW DRIVE THRU DOOR.

SHEET NOTES

A. NEW PARAPET 24"X24" ACCESS PANEL SPEC: TOUGH GUY LIGHTWEIGHT INSULATED ALUMINUM ACCESS DOOR, 2VE93. INSTALL AS SHOWN.

B. REFER SHEET A6.30 FOR FINISH SCHEDULES.

C. SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT SUBMITTAL.

D. GC TO REPAIR OR REPLACE ALL BUILDING CAULKING THAT IS CRACKED OR IN DISREPAIR.

E. GC TO PATCH OR REPAIR ALL CRACKS IN STUCCO/EIFS BEFORE APPLYING NEW FINISHES.

F. REPAINT FIRE PANEL TO EXISTING COLORS.

THE ferro COLLECTIVE

SEAL:

FOR INTERNAL REVIEW ONLY. NOT FOR DISTRIBUTION

CONSULTANT:

Raising Cane's CHICKEN FINGERS PROTOTYPE P1

RAISING CANE'S
RESTAURANT NO.: C0152
1114 E INTERSTATE 30
ROCKWALL, TX 75087

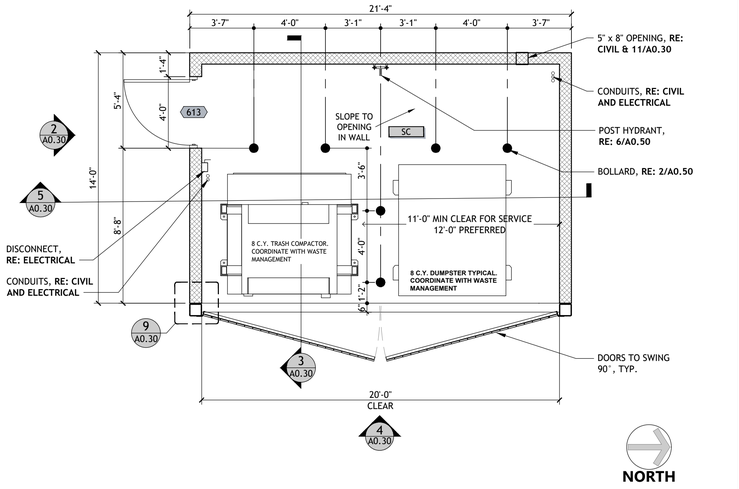
REV	DATE	DESCRIPTION
	02/12/2026	80% CHECK SET

DRAWN BY: JP
CHECKED BY: BP

ARCH. PROJECT NO.: C0152

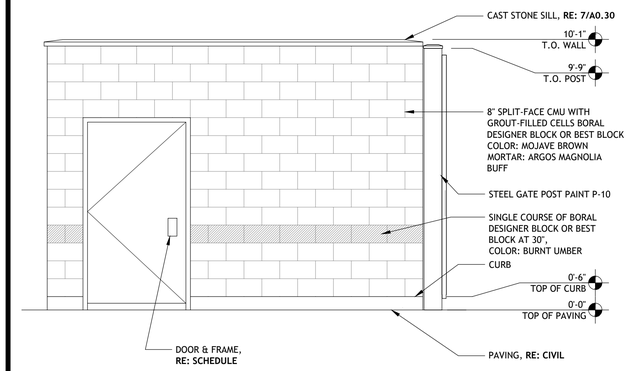
SHEET NAME: EXTERIOR ELEVATIONS

SHEET NUMBER: **A2.10**



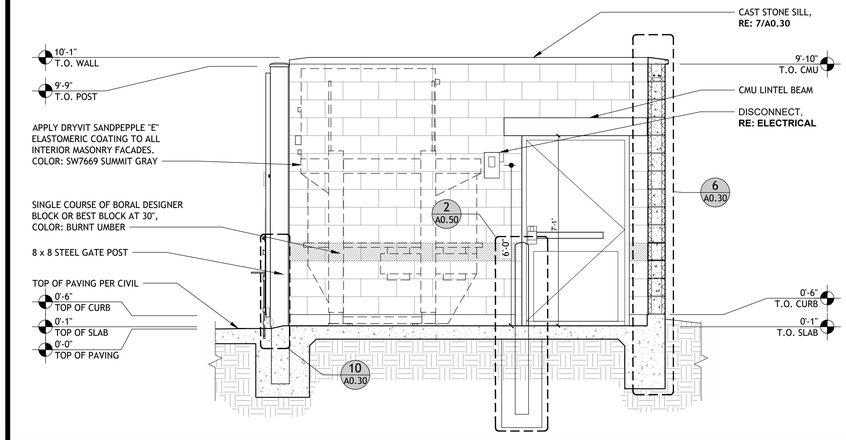
TRASH ENCLOSURE PLAN

1/4" = 1'-0" | 1



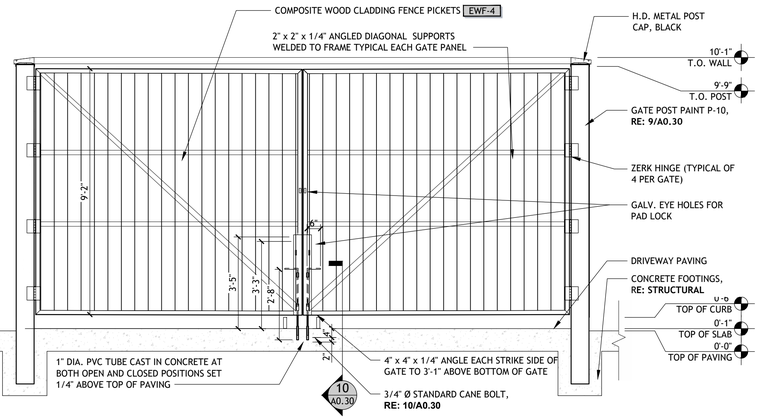
TRASH ENCLOSURE SIDE ELEVATION

3/8" = 1'-0" | 2



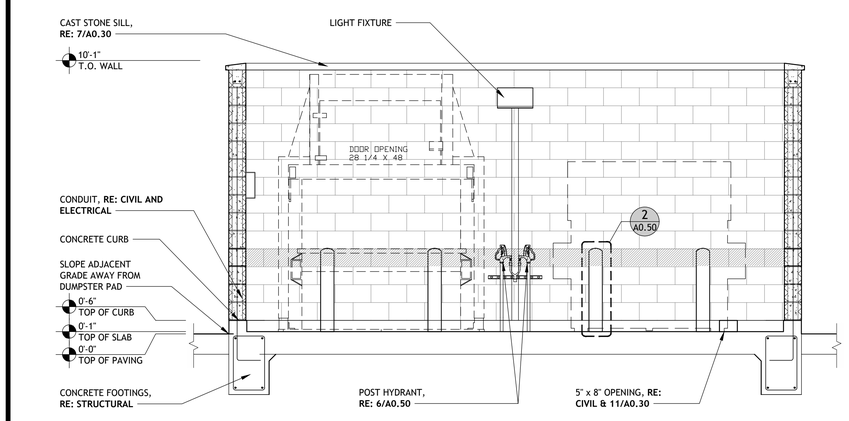
TRASH ENCLOSURE SECTION

3/8" = 1'-0" | 3



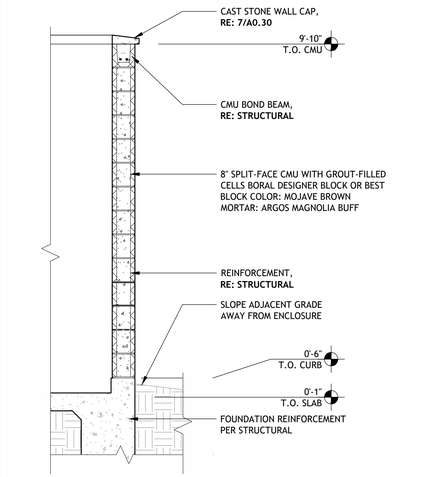
ENCLOSURE GATE ELEVATION

3/8" = 1'-0" | 4



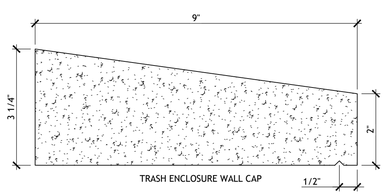
ENCLOSURE SECTION

3/8" = 1'-0" | 5



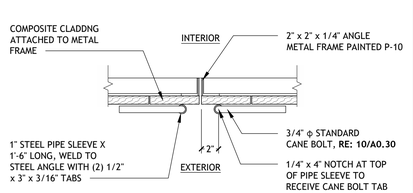
WALL SECTION, TYP.

1/2" = 1'-0" | 6



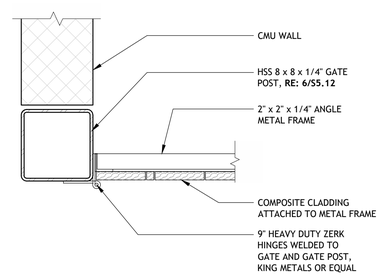
STONE CAP DETAIL

6" = 1'-0" | 7



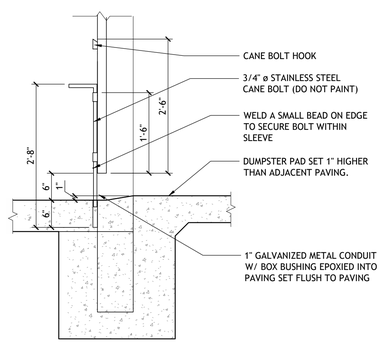
GATE PLAN DETAIL

1 1/2" = 1'-0" | 8



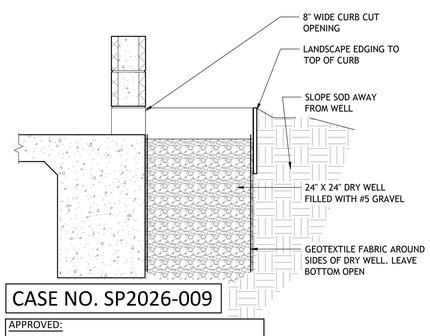
GATE HINGE DETAIL

1 1/2" = 1'-0" | 9



GATE THRESHOLD DETL.

3/4" = 1'-0" | 10



CASE NO. SP2026-009

APPROVED:

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WITNESS OUR HANDS, THIS ___ DAY OF _____, _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

DRY WELL DETAIL

3/4" = 1'-0" | 11

THE ferro COLLECTIVE

SEAL:

FOR INTERNAL REVIEW ONLY. NOT FOR DISTRIBUTION

CONSULTANT:

Raising Cane's CHICKEN FINGERS

PROTOTYPE P1

RAISING CANE'S
RESTAURANT NO.: C0152
1114 E INTERSTATE 30
ROCKWALL, TX 75087

REV	DATE	DESCRIPTION
	02/12/2026	80% CHECK SET

DRAWN BY: X
CHECKED BY: XX

ARCH. PROJECT NO.: C0152

SHEET NAME: TRASH ENCLOSURE PLAN & DETAILS

SHEET NUMBER: **A0.30**

PLANT KEY

SYMBOL	CODE	COMMON NAME
SHADE TREES		
	UC	CEDAR ELM
	QV	SOUTHERN LIVE OAK
	QT	TEXAS RED OAK
ORNAMENTAL TREES		
	VS	SHOAL CREEK CHASTE TREE
	LT	TUSCARORA CRAPE MYRTLE
SHRUBS		
	MA	DWARF SOUTHERN WAX MYRTLE
	IN	NELLIE R. STEVENS HOLLY
	NP	PONY TAILS MEXICAN FEATHER GRASS
GROUND COVERS		
	RR	RIVER ROCK 'COLORADO'
	CN	TAHOMA 31 BERMUDAGRASS

MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	QTY
— # — # —	STEEL LANDSCAPE EDGING REFERENCE NOTES & SPECS FOR MORE DETAILS.	113 LF

LEGEND

- TREES TO BE PRESERVED
- TREES TO BE REMOVED
- L.O.C — LIMITS OF CONSTRUCTION (TYP.)

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF _____, ____.

WITNESS OUR HANDS, THIS ___ DAY OF _____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN — DIRECTOR OF PLANNING AND ZONING

CASE NO. SP2026-009

CAUTION: OVERHEAD ELECTRIC

CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

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REVISIONS

No.	Date	App.

QUIDDITY
Engineering & Professional Engineers and Land Surveyors Reg. No. F-21290
4500 Mercantile Plaza Drive, Suite 228 • Fort Worth, Texas 76137 • 682.268.2200

SCALE: AS SHOWN
DATE: APRIL 2026
JOB NO.: 30315-0001-01
DESIGNED BY: CLA
CHECKED BY: CMK
DRAWN BY: CLA

INTERIM REVIEW

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

Landscape Architect: CHELSEA M. KUYKENDALL, PLA
PLA # 3619
Date: April 7, 2026

RAISING CANES - ROCKWALL - I-30 FRONTAGE ROAD
1114 EAST I-30 FRONTAGE ROAD, ROCKWALL, TEXAS, 75032

LANDSCAPE PLAN

ROCKWALL CENTRE CORNERS ADDITION
BLOCK 1, LOT 3, ACRES 2.951

SHEET NO.
OF L-4
L-3

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LANDSCAPE - PLANTING SPECIFICATIONS

PART 1 - GENERAL

1.1 LANDSCAPE CONTRACTOR QUALIFICATIONS
- A. ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY QUALIFIED AND CERTIFIED PROFESSIONALS SPECIALIZING IN THEIR RESPECTIVE FIELD.

1.2 REFERENCE DOCUMENTS
- A. REFER TO THE LANDSCAPE PLAN, SCHEDULE, NOTES, AND DETAILS FOR ADDITIONAL REQUIREMENTS.
- B. REFER TO THE TREE PRESERVATION PLAN, AS APPLICABLE.
- C. REFER TO THE IRRIGATION PLAN, AS APPLICABLE.

1.3 REFERENCE STANDARDS
- A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN; 27 OCTOBER 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTITUTE (Z60.1) - PLANT MATERIAL.
- B. HORTUS THIRD, 1976 - CORNELL UNIVERSITY - PLANT NOMENCLATURE.
- C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS.
- D. TEXAS SEED LAW & REGULATION, LATEST EDITION.

1.4 SCOPE OF WORK
- A. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS NECESSARY FOR THE EXECUTION, INSTALLATION, AND COMPLETION OF ALL WORK, AS SPECIFIED HEREIN AND/OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
- B. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE OR SHE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- C. BEFORE SUBMITTING A BID, THE CONTRACTOR SHALL HAVE INVESTIGATED THE SOURCES OF SUPPLY AND BE SATISFIED THAT THEY CAN SUPPLY THE LISTED PLANTS IN SIZE, VARIETY, AND QUALITY AS SPECIFIED. FAILURE TO TAKE THIS PRECAUTION WILL NOT RELIEVE THE CONTRACTOR FROM THEIR RESPONSIBILITY FOR FURNISHING AND INSTALLING ALL PLANT AND LANDSCAPE MATERIALS IN STRICT ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS WITHOUT ADDITIONAL COSTS TO THE OWNER. THE LANDSCAPE ARCHITECT SHALL APPROVE ANY SUBSTITUTIONS OF PLANT MATERIAL, OR CHANGES IN PLANT MATERIAL SIZE, PRIOR TO THE LANDSCAPE CONTRACTOR SUBMITTING A BID.
- D. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES, AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE, AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION, AND INSTALLATION OF MATERIALS.
- E. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO THE START OF ANY WORK. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES. ALL UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION.
- F. DRAWINGS ARE BASED ON SURVEY DATA AND DESIGN DRAWINGS BY OTHERS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DOCUMENTS AND ACTUAL SITE CONDITIONS PRIOR TO CONSTRUCTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS AS DIRECTED.
- G. THE GENERAL CONTRACTOR SHALL ESTABLISH A TOPSOIL MANAGEMENT PLAN/OPERATION THROUGHOUT THE CONSTRUCTION PROCESS. ALL TOPSOIL MAY BECOME STERILE OR NON-FERTILE OVER TIME. THE CONTRACTOR SHALL AMEND AND SUPPLEMENT THE STOCKPILED TOPSOIL AS NECESSARY TO YIELD A FERTILE TOPSOIL SUPPLY. THE CONTRACTOR'S BID SHALL INCLUDE ALL NECESSARY TOPSOIL (IMPORT MAY BE REQUIRED) TO BACKFILL ALL DISTURBED AREAS, THE LACK OF AVAILABLE TOPSOIL ON SITE WILL NOT BE GROUNDS FOR A CHANGE ORDER OR ADDITIONAL PAY.
- H. LIMITS OF WORK INDICATED ON THE DRAWINGS ARE GENERAL IN NATURE AND ARE INTENDED TO DEFINE THE GENERAL VICINITY IN WHICH THE SCOPE OF WORK EXISTS. ACTUAL LIMITS OF WORK SHALL INCLUDE ALL AREAS NECESSARY TO COMPLETE SCOPE OF DESIGN INTENT AND REESTABLISH ALL DISTURBED AREAS DUE TO CONSTRUCTION, STAGING, OR ANY OTHER ACTIVITY RELATED TO THE OVERALL PROJECT SCOPE OF WORK.
- I. UNLESS OTHERWISE NOTED, ALL EXISTING TREES SHALL BE PROTECTED. DO NOT PARK, DRIVE, OPERATE MACHINERY OR STORE MATERIALS WITHIN THE DRIPline OF EXISTING TREES. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING ACCEPTANCE.
- J. CONTRACTOR SHALL PROVIDE A SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE. CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED, AND EXISTING PLANTS WITHIN OR NEAR THE LIMITS OF CONSTRUCTION, SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK.
- K. REFERENCES TO "OWNER'S REPRESENTATIVE" ARE MADE IN THESE DOCUMENTS AND REFER TO THE PROJECT OWNER OR DESIGNATED REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE FOR DESIGN CLARIFICATIONS OR ADDITIONAL INFORMATION RELATED TO THE SCOPE OF WORK, AS NEEDED.

1.5 SUBMITTALS
- A. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES TO THE LANDSCAPE ARCHITECT AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
- B. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, ROCKS, GRAVELS, AND/OR CRUSHED STONE, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR LANDSCAPING AREAS AS MAY BE APPROPRIATE).
  1. CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
  2. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
  3. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
  4. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE):
     - i. SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED.
     - ii. PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES.
     - iii. FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
  5. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
- C. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, LANDSCAPE FABRICS, ETC.
- D. CONTRACTOR TO CLEARLY INDICATE THE EXACT PROPOSED ITEMS WITH SPECIFICATIONS ON ALL SUBMITTALS.

1.6 JOB CONDITIONS, DELIVERY, HANDLING, AND STORAGE
- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.
- B. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.
- C. GENERAL CONTRACTOR TO BRING ALL FUTURE PLANTING BED AREAS TO NINE (9) INCHES BELOW FINAL GRADE WITH GENERAL EARTH FILL. ALL AREAS TO RECEIVE TURF GRASS SHALL BE BROUGHT TO SIX (6) INCHES BELOW FINAL GRADE WITH GENERAL EARTH FILL. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO INSTALL AND/OR COORDINATE THE INSTALLATION OF REQUIRED FERTILE TOPSOIL, PER THE TOPSOIL MANAGEMENT PLAN, SOIL TEST RESULTS, SPECIFICATIONS, AND DETAILS, AND COORDINATE THE TIMING OF ROUGH GRADING, FINE GRADING, AND THE INSTALLATION OF IRRIGATION AND LANDSCAPE IMPROVEMENTS.
- D. IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO PLANTING INSTALLATION. LOCATE, PROTECT AND MAINTAIN THE IRRIGATION SYSTEM DURING PLANTING OPERATIONS. COORDINATE WITH OWNER FOR ANY IRRIGATION SYSTEM REPAIRS NECESSARY DUE TO COMPONENTS BEING DAMAGED DURING PLANTING OPERATIONS, AT THE CONTRACTOR'S EXPENSE.
- E. NOTIFY OWNER'S REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT THE JOB SITE.
- F. TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING AND IN PROPER CARE ONCE DELIVERED TO THE PROJECT SITE. PREVENT PLANTS FROM DRYING OUT, PLANT IMMEDIATELY UPON ARRIVAL AT THE PROJECT SITE. IF IMMEDIATE PLANTING IS NOT POSSIBLE, UTILIZE BEST PRACTICES FOR PROTECTING PLANTINGS UNTIL INSTALLATION.
- G. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.
- H. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.
- I. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.
- J. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 INSTALLATION SEQUENCING
- A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.

1.8 MAINTENANCE AND GUARANTEE
- A. MAINTENANCE:
  1. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL 90 DAYS AFTER FINAL ACCEPTANCE BY THE OWNER.
  2. ALL WORK SHALL BE PERFORMED IN A MANNER THAT MAINTAINS THE ORIGINAL INTENT OF THE LANDSCAPE DESIGN.
  3. ALL LANDSCAPE MAINTENANCE SERVICES SHALL BE PERFORMED BY TRAINED PERSONNEL USING CURRENT, ACCEPTABLE HORTICULTURAL PRACTICES.
  4. ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED USING EPA REGISTERED MATERIALS AND METHODS OF APPLICATION. THESE APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR.
  5. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, FERTILIZING, EDGING, PRUNING OF TREES, MOWING OF GRASS, RESTAKING OF TREES, RESETTING OF SETTLED PLANTS, AERATION OF TURF AREAS, RESEEDING AND/OR RESODDING TURF AREAS THAT DID NOT ESTABLISH, TREATING FOR INSECTS AND DISEASES, MULCH REPLACEMENT, CLEANING UP, AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.
  6. CONTRACTOR TO SUBMIT PROPOSED MAINTENANCE SCHEDULE TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
  7. REPLACE DEAD, UNHEALTHY, AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD.
  8. REMOVE TREE GUYING AND STAKING MATERIALS AFTER ONE YEAR. REPAIR GUYING AND STAKING MATERIALS AS NEEDED UNTIL ONE YEAR AFTER INSTALLATION.
  9. REGULARLY INSPECT AND COORDINATE THE OPERATION OF THE IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. THE IRRIGATION SYSTEM BEING TURNED OFF OR ALTERED BY OTHERS, RESULTING IN PLANT LOSS, SHALL BE AT THE CONTRACTOR'S EXPENSE FOR REPLACING DEAD PLANT MATERIAL, AS APPLICABLE.
  10. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE WITH THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION AND PLANT HEALTH.
  11. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      - i. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      - ii. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      - iii. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1-1/2 INCHES BEFORE FIRST MOWING.
      - iv. HYDROMULCHED AREAS SHALL ACHIEVE ONE HUNDRED (100) PERCENT COVERAGE.
- B. GUARANTEE:
  1. WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND IN A HEALTHY, VIGOROUS CONDITION FOR A MINIMUM PERIOD OF ONE (1) YEAR AFTER COMPLETION AND FINAL ACCEPTANCE OF ENTIRE PROJECT. ANNUAL PLANTINGS TO BE GUARANTEED FOR 90 DAYS OR UNTIL THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.
  2. NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.
  3. PLANTS INCLUDING TREES WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT.
  4. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED.
  5. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12-MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.
  6. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "SCOPE OF WORK" IN THIS SECTION.
  7. THE OWNER AGREES THAT FOR THE ONE-YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.
  8. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNER.
  9. ANY NECESSARY REPAIRS UNDER THE GUARANTEE MUST BE MADE WITHIN TEN (10) BUSINESS DAYS AFTER RECEIVING NOTICE, WEATHER PERMITTING. IN THE EVENT THE LANDSCAPE CONTRACTOR DOES NOT MAKE REPAIRS ACCORDINGLY, THE OWNER, WITHOUT FURTHER NOTICE TO THE CONTRACTOR, MAY PROVIDE MATERIALS AND SERVICES TO MAKE SUCH REPAIRS AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR.

1.9 QUALITY ASSURANCE
- A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY PORTION OF DOCUMENTS WHICH CONFLICT WITH REGULATIONS PRIOR TO CONSTRUCTION.
- B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK WITH SUPERVISION BY A QUALIFIED FOREMAN.
- C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.
- D. MEASURE TREES WITH BRANCHES AND TRUNKS OR CANES IN THEIR NORMAL POSITION. DO NOT PRUNE TO OBTAIN REQUIRED SIZES. TAKE CALIPER MEASUREMENTS SIX (6) INCHES ABOVE THE ROOT BALL FOR TREES UP TO AND INCLUDING FOUR (4) INCH CALIPER TREES, AND TWELVE (12) INCHES ABOVE THE ROOT BALL FOR LARGER SIZES. MEASURE THE MAIN BODY OF ALL PLANT MATERIAL FOR HEIGHT AND SPREAD DIMENSIONS; DO NOT MEASURE FROM BRANCH OR ROOT TIP TO TIP. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE MINIMUM SIZE REQUIREMENTS FOR ALL PLANTING MATERIAL AND INSTALL SUFFICIENTLY SIZED MATERIAL.
- E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO THE LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT FOR REVIEW AND CONSIDERATION. THE LANDSCAPE ARCHITECT AND/OR OWNER IS NOT RESPONSIBLE FOR ANY LOSSES INCURRED BY THE CONTRACTOR DUE TO PURCHASED AND/OR INSTALLED SUBSTITUTIONS WITHOUT REQUIRED APPROVALS.
- F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.
- G. CONTRACTOR SHALL PROVIDE THE BID PROPOSAL WITH LISTED UNIT PRICES FOR ALL MATERIAL TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- H. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL, ENSURING REQUIREMENTS OF GENUS, SPECIES, VARIETY/ETC MATERIAL, SIZE, AND QUALITY ARE MET, AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNER'S REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.
- I. PROVIDE MINIMUM 5% SLOPES AWAY FROM ALL STRUCTURES AND ENSURE POSITIVE DRAINAGE IS ACHIEVED WITHIN THE LIMITS OF WORK THROUGHOUT THE CONSTRUCTION PROCESS. DRAINAGE PATTERNS TO MATCH APPROVED GRADING PLANS FOR THE PROJECT.
- J. PROVIDE A MINIMUM OF TWO (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL DEVIATIONS FROM THE PLAN THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, AND/OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

PART 2 - MATERIALS

2.1 SOIL PREPARATION MATERIALS
- A. TOPSOIL (SANDY LOAM):
  1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLAS GRASS OR NUT GRASS SHALL BE REJECTED.
  2. PHYSICAL PROPERTIES SHALL BE AS FOLLOWS:
     - i. CLAY - BETWEEN 7-27%
     - ii. SILT - BETWEEN 15-25%
     - iii. SAND - LESS THAN 52%
  3. ORGANIC MATTER SHALL BE 3-10% OF TOTAL DRY WEIGHT.
  4. LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS, CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY, VERIFYING THAT SOIL IS A SANDY LOAM MEETING THE ABOVE REQUIREMENTS.
- B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.
- C. BEDDING SOIL: PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, OR APPROVED EQUALS.
- D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.
- E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN. IF RIVER ROCK (1-3" IN SIZE) IS SPECIFIED IN LIEU OF HARDWOOD MULCH, CONTRACTOR TO EXERCISE CAUTION TO NOT DAMAGE PLANT MATERIAL DURING INSTALLATION.
- F. ORGANIC FERTILIZER: FERTILAID, SUSTANE, GREEN SENSE, OR EQUAL, AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
- G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW-RELEASE ORGANIC NITROGEN (SCU OR UF) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.
- H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.2 PLANT MATERIALS
- A. GENERAL: WELL-FORMED NO. 1 GRADE, OR BETTER, NURSERY GROWN STOCK IS REQUIRED. LISTED PLANT HEIGHTS ARE FROM TOPS OF ROOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO THE NOMINAL OUTER WIDTH OF THE PLANT, NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNER'S REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.
- B. QUALITY AND SIZE: PLANT MATERIALS SHALL MEET OR EXCEED THE MINIMUM SIZES GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL-SHAPED, FULL-BRANCHED, SYMMETRICAL IN APPEARANCE, AND WELL-ROOTED. PLANTS SHALL BE FREE FROM INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECTS AND/OR INSECT EGGS/LARVAE, AND ARE TO BE OF SPECIMEN QUALITY. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, IN LOCATIONS WITH SIMILAR CLIMATIC CONDITIONS.
  1. ANY USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.
  2. RESPECTIVE TO PLANTS OF THE SAME SPECIES AND VARIETY, PLANTS ARE TO BE OF UNIFORM SIZE.
  3. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING, AND FREE FROM ANY OTHER ROOT DEFECTS.
  4. ALL TREES SHALL BE STANDARD IN FORM UNLESS OTHERWISE SPECIFIED. TREES MUST HAVE STRONG AND UNDAMAGED CENTRAL LEADERS.
  5. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
  6. ROOT BALLS ARE TO BE WELL-FORMED, INTACT, AND WITH THE TRUNK FIRMLY ATTACHED. MINIMUM ROOT BALL SIZES FOR CANOPY TREES ARE 32" DIAMETER FOR 2" CALIPER, 40" DIAMETER FOR 4" CALIPER, 55" DIAMETER FOR 5" CALIPER, AND 66" DIAMETER FOR 6" CALIPER.
- C. QUANTITIES: QUANTITIES SHOWN ON THE PLAN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY AND ARE NOT GUARANTEED. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLAN AND QUANTITIES SHOWN ON THE SCHEDULE/LIST, THE QUANTITIES SHOWN ON THE PLAN (INDIVIDUAL SYMBOLS) SHALL TAKE PRECEDENCE. CONTRACTOR TO VERIFY NUMBER OF PLANT SYMBOLS SHOWN AND SHALL MEASURE HATCHED BEDS FOR CHECKING LISTED PLANT QUANTITIES IN THE ALLOTTED AREAS AT THE GIVEN SPACING.
  1. SPACE SHRUBS, GRASSES, GROUNDCOVERS, ETC., IN ACCORDANCE WITH THE INDICATED DIMENSIONS. ADJUST SPACING AS NECESSARY TO EVENLY FILL PLANTING BEDS WITH INDICATED QUANTITY OF PLANTS. PLANT SHRUBS TO WITHIN EIGHTEEN (18) INCHES OF TREE TRUNKS.
- D. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM THE SUPPLIER STATING THE COMPOSITION OF THE SOD. DO NOT STACK FOR MORE THAN FORTY-EIGHT (48) HOURS BETWEEN TIME OF CUTTING AND PLANTING; ANY SOD NOT PLANTED WITHIN TWENTY-FOUR (24) HOURS AFTER RECEIPT ON SITE SHALL BE REMOVED AND NOT PLANTED.
- E. SEED: EXTRA FANCY, HULLED AND TREATED LAWN TYPE SEED WITH PURITY OF 95% OR BETTER AND GERMINATION OF 85% OR BETTER, AND PER REQUIREMENTS OF TEXAS SEED LAW. WEED CONTENT LESS THAN 1/2% WITH NO NOXIOUS WEEDS.
- F. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE BY THE OWNER'S REPRESENTATIVE, EITHER BEFORE OR AFTER INSTALLATION, SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR.

2.3 MISCELLANEOUS MATERIALS
- A. STEEL EDGING: SHALL BE 3/16" X 4" X 16' DARK GREEN LANDSCAPE EDGING. DURAEDGE STEEL OR APPROVED EQUAL.
- B. TREE STAKING: REFER TO DETAILS.
- C. FILTER FABRIC: MIRAFI 140S BY MIRAFI INC. OR APPROVED SUBSTITUTION.
- D. SAND: UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.
- E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5"; REFER TO DETAILS.
- F. DECOMPOSED GRANITE: BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE, NOT TO EXCEED 1/8" IN DIAMETER, COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE; REFER TO DETAILS AND SCHEDULE
- G. RIVER ROCK: LOCALLY AVAILABLE NATIVE RIVER ROCK; REFER TO DETAILS AND SCHEDULE.
- H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.
- I. ROOT BARRIER: CENTURY ROOT BARRIER PANEL, OR APPROVED EQUAL, FORTY-EIGHT (48) INCHES IN DEPTH.

PART 3 - EXECUTION

3.1 PREPARATION
- A. NOTIFY THE OWNER'S REPRESENTATIVE A MINIMUM OF FORTY-EIGHT (48) HOURS IN ADVANCE OF COMMENCING WORK TO COORDINATE PROJECT INSPECTION SCHEDULE.
- B. CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER.
- C. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS, AND CHEMICALLY TREAT FOR MINIMIZING TURF REGROWTH IN THE FUTURE.
  1. GENERAL CONTRACTOR TO HAVE LEFT SOIL IN FUTURE PLANTING BED AREAS NINE (9) INCHES BELOW FINAL GRADE; TILL EXISTING SOIL TO AN ADDITIONAL DEPTH OF SIX (6) INCHES (FIFTEEN (15) INCHES TOTAL DEPTH BELOW FINAL GRADE) PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER PER THE SOIL TEST RESULTS AND PER MANUFACTURER RECOMMENDATIONS. ADD SIX (6) INCHES OF COMPOST AND TILL INTO A DEPTH OF TWELVE (12) INCHES (SETTLED THICKNESS), BRINGING THE TOP OF BED TO THREE (3) BELOW FINAL GRADE.
     - i. THE FINAL THREE (3) INCHES ARE TO BE WEED BARRIER AND MULCH AS SPECIFIED ABOVE AND AS SHOWN IN THE CONSTRUCTION DETAILS.
- D. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING QUALITY TOPSOIL ON SITE (USE IMPORTED TOPSOIL AS NEEDED) FREE FROM LARGE CLUMPS,

NOTES

SCOPE OF WORK NOTES

1. CONTRACTOR SHALL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR TO COMPLETE SCOPE OF WORK AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS, APPROVALS, AND INSPECTIONS RELATED TO SCOPE OF WORK.
3. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, AND SHALL COMPLY WITH PREVAILING ACCESSIBILITY REQUIREMENTS.
4. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DOCUMENTS AND ACTUAL SITE CONDITIONS PRIOR TO CONSTRUCTION. DO NOT PROCEED WITH ANY PORTION OF WORK AS INDICATED IN DOCUMENTS IF OBSTRUCTIONS, DISCREPANCIES, OR UNKNOWN CONDITIONS ARE ENCOUNTERED.
5. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING, DIGGING, OR CONSTRUCTION.
6. LIMITS OF WORK INDICATED ON THE DRAWINGS ARE GENERAL IN NATURE AND ARE INTENDED TO DEFINE THE GENERAL VICINITY IN WHICH THE SCOPE OF WORK EXISTS. ACTUAL LIMITS OF WORK SHALL INCLUDE ALL AREAS NECESSARY TO COMPLETE SCOPE OF DESIGN INTENT AND REESTABLISH ALL DISTURBED AREAS.
7. UNLESS OTHERWISE NOTED, ALL EXISTING TREES SHALL BE PROTECTED.

SOIL PREPARATION AND TOPSOIL NOTES

1. GENERAL CONTRACTOR TO PERFORM A SOIL TEST PRIOR TO LANDSCAPE WORK COMMENCING AND SHALL PROVIDE THE PROJECT LANDSCAPE ARCHITECT WITH THE RESULTS. REFERENCE THE SPECIFICATIONS FOR DETAILED REQUIREMENTS.
2. GENERAL CONTRACTOR SHALL ESTABLISH A TOPSOIL MANAGEMENT PLAN/OPERATION THROUGHOUT THE CONSTRUCTION PROCESS. ON-SITE EXCESS EXCAVATIONS AND UTILITY SPOILS THAT ARE FREE OF ROCKS LARGER THAN 3/4", TRASH, DEBRIS, ROOTS, OR OTHER DELETERIOUS MATTER MAY BE USED AS GENERAL EARTH FILL BUT SHALL NOT BE USED AS TOPSOIL.
3. GENERAL CONTRACTOR TO BRING ALL FUTURE PLANTING BED AREAS TO NINE (9) INCHES BELOW FINAL GRADE. ALL AREAS TO RECEIVE TURF GRASS SHALL BE BROUGHT TO SIX (6) INCHES BELOW FINAL GRADE. GENERAL CONTRACTOR TO INSTALL AND/OR COORDINATE THE INSTALLATION OF REQUIRED FERTILE TOPSOIL PER THE TOPSOIL MANAGEMENT PLAN, SOIL TEST RESULTS, AND THESE SPECIFICATIONS AND DETAILS, AND COORDINATE THE TIMING OF ROUGH GRADING, FINE GRADING, AND THE INSTALLATION OF IRRIGATION AND LANDSCAPE IMPROVEMENTS.
4. THE CONTRACTOR'S BID SHALL INCLUDE ALL NECESSARY TOPSOIL (IMPORT MAY BE REQUIRED) TO BACKFILL ALL DISTURBED AREAS.
5. AFTER SCARIFICATION OF THE SOIL, FIVE (5) INCHES OF FERTILE TOPSOIL SHALL BE USED TO BRING DISTURBED, FUTURE SOD TURF AREAS TO ONE (1) INCH BELOW FINAL GRADE.
6. FOR FUTURE PLANTING BED PREPARATION, TILL SOIL AN ADDITIONAL SIX (6) INCHES (FIFTEEN (15) INCHES TOTAL DEPTH BELOW FINAL GRADE), APPLY FERTILIZER PER SOIL TEST RESULTS AND MANUFACTURER'S RECOMMENDATIONS, THEN ADD SIX (6) INCHES OF COMPOST AND TILL INTO A DEPTH OF TWELVE (12) INCHES (SETTLED THICKNESS), BRINGING THE TOP OF BED TO THREE (3) INCHES BELOW FINAL GRADE.
7. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. PROVIDE UNIFORM ROUNDING AT THE TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE.

JOB CONDITION NOTES

1. GENERAL CONTRACTOR TO COMPLETE WORK PRIOR TO LANDSCAPE CONTRACTOR COMMENCING WORK.
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED WITH A PERMANENT BELOW-GROUND, AUTOMATIC IRRIGATION SYSTEM THAT IS DESIGNED BY A LICENSED IRRIGATOR.
   a. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED WITH RAIN AND FROST SENSORS AND SHALL MEET ALL APPLICABLE STATE AND LOCAL REGULATIONS.
   b. ALL AREAS OTHER THAN TURF SHALL BE IRRIGATED USING NETAFIM™ OR APPROVED EQUAL SUBTERRANEAN DRIP. DRIP IRRIGATION IS REQUIRED FOR ALL TURF AREAS NARROWER THAN 48" IN WIDTH.
   c. ANY EXISTING IRRIGATION SYSTEMS UTILIZED FOR THE WATERING OF NEWLY INSTALLED LANDSCAPING ARE TO BE INSPECTED FOR FUNCTIONALITY AND REPAIRED AS NECESSARY. CONTRACTOR TO ENSURE THAT THE EXISTING SYSTEM HAS ADEQUATE CAPACITY.
   d. IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO PLANTING INSTALLATION. LOCATE, PROTECT, AND MAINTAIN THE IRRIGATION SYSTEM DURING PLANTING OPERATIONS.

SUBMITTALS AND QUALITY ASSURANCE NOTES

1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES TO THE LANDSCAPE ARCHITECT AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES. REFERENCE THE SPECIFICATIONS FOR DETAILED REQUIREMENTS.
2. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS WITHOUT WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT.
3. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL PRIOR TO INSTALLATION.
4. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED TO THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
5. CONTRACTOR TO PROVIDE A MINIMUM OF TWO (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK.
6. PROVIDE MINIMUM 5% SLOPES AWAY FROM ALL STRUCTURES AND ENSURE POSITIVE DRAINAGE IS ACHIEVED THROUGHOUT.

GENERAL LANDSCAPE NOTES

1. ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC., SHALL BE OF SPECIMEN QUALITY, AND SHALL MEET THE MINIMUM REQUIREMENTS AS STATED IN THE PLANT SCHEDULE AND SPECIFICATIONS.
2. QUANTITIES ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY AND ARE NOT GUARANTEED TO BE ACCURATE. QUANTITIES SHOWN ON THE PLAN (INDIVIDUAL SYMBOLS) SHALL TAKE PRECEDENCE OVER LISTED QUANTITIES.
3. THE GENERAL CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN IN THE DRAWINGS.
4. TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING AND IN PROPER CARE ONCE DELIVERED TO THE PROJECT SITE.
5. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR.
6. SPACE PLANTINGS IN ACCORDANCE WITH THE INDICATED DIMENSIONS. MINIMALLY ADJUST SPACING AS NECESSARY TO EVENLY FILL PLANTING BEDS WITH INDICATED QUANTITY OF PLANTS. PLANT SHRUBS TO WITHIN EIGHTEEN (18) INCHES OF TREE TRUNKS, AS SHOWN AND/OR AS NECESSARY.
7. ALL NON-DIMENSIONED PLANT SYMBOLS, EDGING, AND BED LINES SHALL BE SCALED FROM DRAWINGS. CURVILINEAR BED LINES ARE TO BE SMOOTH AND CONTINUOUS PER PLAN, WITHOUT ABRUPT CHANGES IN DIRECTION.
8. PAINT OR STRING ALL EDGING AND BED LINE LOCATIONS ON FINAL GRADE AND STAKE THE LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF PLANTING.
9. PLACE PLANTINGS UPRIGHT AND PLUMB IN THE CENTER OF HOLES AND ORIENT FOR BEST APPEARANCE. PLANTS TO BE PERFECTLY UPRIGHT, REGARDLESS OF SURROUNDING GRADE; SEE DETAILS FOR PLANTING ON SLOPES.
10. STAKE TREES AND LARGE SHRUBS AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS AND GRADE CHANGE (TWO STAKES UPWIND/UPHILL).
11. NO TREES OR SHRUBS SHALL BE PLANTED BEFORE ACCEPTANCE OF FINE GRADING. TREE SHALL BEAR SAME RELATIONSHIP TO FINAL GRADE AS THEY BORE TO PREVIOUS GRADE.
12. SEE SPECIFICATIONS AND DETAILS FOR PLANTING BED PREPARATION AND MULCHING REQUIREMENTS.
13. SEE SPECIFICATIONS AND DETAILS FOR TREE PIT DIMENSIONS AND BACKFILL REQUIREMENTS.
14. ALL PLANT VARIETIES MUST COME FROM A SINGLE SOURCE FOR MAINTAINING A CONSISTENT APPEARANCE.
15. ALL NEW PLANTS SHALL BE CONTAINER-GROWN, UNLESS OTHERWISE NOTED IN THE PLANT SCHEDULE. MATERIAL MUST HAVE A WELL-ESTABLISHED ROOT SYSTEM THAT REACHES THE SIDES OF THE CONTAINER. THE ROOT SYSTEM MUST MAINTAIN A FIRM BALL WHEN THE CONTAINER IS REMOVED BUT SHALL NOT HAVE EXCESSIVE ROOT GROWTH ENCIRCLING THE INSIDE OF THE CONTAINER.
16. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINAL GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
17. ALL SHRUB PLANTING BEDS AND LAWN AREAS ARE TO BE SEPARATED BY STEEL EDGING UNLESS OTHERWISE NOTED. NO STEEL EDGING IS TO BE INSTALLED ADJACENT TO SIDEWALKS, CURBS, FENCES, OR OTHER HARDSCAPE ELEMENTS, UNLESS SPECIFIED OTHERWISE IN THE PLANS, SPECIFICATIONS OR DETAILS.
18. ROOT BARRIER TO BE INSTALLED ADJACENT TO ALL CURBS, PAVING, UTILITIES, AND STRUCTURES WHEN PROPOSED TREES ARE WITHIN 20 FEET OF THESE ELEMENTS; SEE DETAIL. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO ANY UTILITY LINE. PLACE PANELS ADJACENT APPLICABLE HARDSCAPE AND UTILITIES AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS; SEE PLAN FOR EXTENTS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIER THAT COMPLETELY ENCIRCLES THE ROOT BALL.

SOLID SOD TURF NOTES

1. DO NOT PLACE SOD UNTIL FINE GRADING IS APPROVED.
2. DO NOT INSTALL SOD ON FROZEN GROUND OR IF FORECAST CALLS FOR FREEZING CONDITIONS.
3. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE THAT EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
4. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
5. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
6. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS ARE TO BE OVER-SEEDED WITH WINTER RYE GRASS.
7. SOD SHALL BE CLEAN AND REASONABLY FREE OF WEEDS AND NOXIOUS PESTS AND INSECTS.

MAINTENANCE AND GUARANTEE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL NINETY (90) DAYS AFTER FINAL ACCEPTANCE BY THE OWNER.
2. CONTRACTOR SHALL PROVIDE A SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE. CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED, AND EXISTING PLANTS WITHIN OR NEAR THE LIMITS OF CONSTRUCTION, SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK.
3. THE OWNER, TENANT, AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING AND IRRIGATION.
4. ALL REQUIRED LANDSCAPING AREAS SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. REFERENCE SPECIFICATIONS FOR MAINTENANCE REQUIREMENTS.
5. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREAS AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY AS NECESSARY.
6. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY OF THE COMPARABLE MATERIAL ON SITE WITHIN TEN (10) DAYS.
7. REGULARLY INSPECT AND COORDINATE THE OPERATION OF THE IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED.
8. ALL IRRIGATION HEADS OR LINES WHICH ARE BROKEN SHALL BE REPLACED OR REPAIRED IN A TIMELY MANNER TO PREVENT THE WASTE OF WATER AND LOSS OF PLANT LIFE.
9. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
10. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS ACCEPTED BY THE OWNER. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

SITE DATA FOR RAISING CANES REDEVELOPMENT ROCKWALL CENTRE CORNERS ADDITION BLOCK 1, LOT 3	
GENERAL	
EXISTING ZONING:	LI/C WITH IH 30 OVERLAY
PROPOSED ZONING:	LI/C WITH IH 30 OVERLAY
CURRENT USE:	DRIVE-THRU RESTAURANT
PROPOSED USE:	DRIVE-THRU RESTAURANT
FRONT SETBACK:	25 FEET
SIDE SETBACK:	15 FEET
REAR SETBACK:	10 FEET
TOTAL LOT AREA:	128,583 SQUARE FEET (2.951 AC)
BUILDING AREA:	3,600 SQUARE FEET
BUILDING COVERAGE:	2.80%
FLOOR AREA RATIO:	0.03 : 1
EXISTING BUILDING HEIGHT:	1 STORY - 23.5 FEET
PARKING RATIO:	1 SPACE / 100 SF GROSS BUILDING AREA
PARKING RATIO (PATIO):	1 SPACE / 4 SEATS
PARKING REQUIRED:	42 SPACES
PARKING PROVIDED:	42 SPACES
ADA PARKING REQUIRED:	2 SPACES
ADA PARKING PROVIDED:	2 SPACES
LANDSCAPE AREA PROPOSED:	7,037 SQUARE FEET (0.16 AC)
IMPERVIOUS AREA PROPOSED:	10,791 SQUARE FEET (0.25 AC)
TOTAL IMPERVIOUS AREA:	60,755 SQUARE FEET (1.39 AC)
IMPERVIOUS AREA PERCENTAGE:	47.26%

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME	BOTANICAL NAME	QTY	SIZE	REMARKS
SHADE TREES						
	UC	CEDAR ELM	ULMUS CRASSIFOLIA	6	4" CAL.	CONTAINER GROWN, 14' HEIGHT, 6' SPREAD, 6' BRANCHING HEIGHT, UPRIGHT GROWTH, ROUNDED CANOPY, AND STRONG CENTRAL LEADER
	QV	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	6	4" CAL.	CONTAINER GROWN, 14' HEIGHT, 6' SPREAD, 6' BRANCHING HEIGHT, UPRIGHT GROWTH, ROUNDED CANOPY, AND STRONG CENTRAL LEADER
	QT	TEXAS RED OAK	QUERCUS TEXANA	6	4" CAL.	CONTAINER GROWN, 14' HEIGHT, 6' SPREAD, 6' BRANCHING HEIGHT, UPRIGHT GROWTH, ROUNDED CANOPY, AND STRONG CENTRAL LEADER
ORNAMENTAL TREES						
	VS	SHOAL CREEK CHASTE TREE	VITEX AGNUS-CASTUS 'SHOAL CREEK'	18	B&B	CONTAINER GROWN, 3-5 TRUNK, NO CROSS-CANES, 2' HEIGHT, 5' MINIMUM SPREAD, AND MINIMUM DBH OF 4" CALIPER
	LT	TUSCARORA CRAPE MYRTLE	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	18	B&B	CONTAINER GROWN, 3-5 TRUNK, NO CROSS-CANES, 8' HEIGHT, 5' MINIMUM SPREAD, AND MINIMUM DBH OF 4" CALIPER
SHRUBS						
	MA	DWARF SOUTHERN WAX MYRTLE	MORELLA CERIFERA 'NANA'	48	5 GAL.	CONTAINER FULL, 36" SPREAD, SPACED AT 36" ON CENTER (TYP)
	IN	NELLIE R. STEVENS HOLLY	ILEX X 'NELLIE R. STEVENS'	9	7 GAL.	CONTAINER FULL, 36" SPREAD, SPACED AT 96" ON CENTER (TYP)
	NP	PONY TAILS MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA 'PONY TAILS'	11	3 GAL.	CONTAINER FULL, 18" SPREAD, SPACED AT 24" ON CENTER (TYP)
GROUND COVERS						
	RR	RIVER ROCK 'COLORADO'		93 SF	2 - 3" DIA	4" DEPTH WITH WEED BARRIER FABRIC UNDERNEATH, FINAL COLOR SELECTION BY OWNER
	CN	TAHOMA 31 BERMUDAGRASS	CYNODON DACTYLON 'OKC 1131'	6,849 SF	SOD	SOLID SOD, REFER TO NOTES AND SPECIFICATIONS

MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	QTY
— E — E —	STEEL LANDSCAPE EDGING REFERENCE NOTES & SPECS FOR MORE DETAILS.	113 LF

NOTE:
1. ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
2. ALL TREES SHALL HAVE A FULL AND UNIFORM CANOPY.
3. ROOT BALLS SHOULD BE WELL-FORMED, INTACT, WITH TRUNK FIRMLY ATTACHED. MINIMUM ROOT BALL SIZE FOR A 4" CALIPER TREE IS 40".
4. PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
5. ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.
6. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS, CURBS, OR INSIDE PLANT BEDS.
7. ALL IRRIGATION SYSTEMS SHALL COMPLY WITH THE IRRIGATION CODE OF CHAPTER 10, BUILDINGS AND BUILDING REGULATIONS, ARTICLE XVI, IRRIGATION CODE, OF THE CITY OF ROCKWALL CODE OF ORDINANCES, AND ALL APPLICABLE STATE LAWS, AS MAY BE AMENDED.

CITY OF ROCKWALL LANDSCAPE REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED
NON-RESIDENTIAL LANDSCAPE BUFFERS ABUTTING A PUBLIC RIGHT-OF-WAY	10' WIDE LANDSCAPE BUFFER WITH GROUND COVER, A BUILT-UP BERM, AND SHRUBBERY ALONG THE ENTIRE LENGTH OF FRONTAGE 1 CANOPY TREE PER 50 LINEAR FEET OF FRONTAGE 1 ACCENT TREE PER 50 LINEAR FEET OF FRONTAGE	PREVIOUSLY APPROVED LANDSCAPE BUFFER DESIGN TO REMAIN (REFERENCE LANDSCAPE PLANS)
IH 30 OVERLAY STANDARDS	20' WIDE LANDSCAPE BUFFER 2 CANOPY TREE PER 100 LINEAR FEET OF FRONTAGE 4 ACCENT TREE PER 100 LINEAR FEET OF FRONTAGE	PREVIOUSLY APPROVED LANDSCAPE BUFFER DESIGN TO REMAIN (REFERENCE LANDSCAPE PLANS)
LANDSCAPE REQUIREMENTS COMMERCIAL / LIGHT INDUSTRIAL DISTRICT	20% / 15% REQUIRED LANDSCAPE 10,791 SF IMPERVIOUS AREA PROPOSED 10,791 * 0.2 = 2,159 SF (COMMERCIAL) 10791 * 0.15 = 1,619 SF (LIGHT INDUSTRIAL)	7,037 SF
DETENTION BASINS	DETENTION BASINS SHALL BE LANDSCAPED IN A NATURAL MANNER USING GROUND COVER, GRASSES, SHRUBS, BERMS, AND ACCENT AND CANOPY TREES. THERE SHALL BE A MINIMUM OF ONE (1) CANOPY TREE PER 750 SF AND ONE (1) ACCENT TREE PER 1,500 SF OF DETENTION AREA.	N/A
PARKING LOT LANDSCAPE	IF THE PARKING AND MANEUVERING SPACE EXCEEDS 20,000 SF, ONE (1) LARGE CANOPY TREE FOR EVERY TEN (10) PARKING SPACES SHALL BE REQUIRED TO BE PLANTED INTERNAL TO THE PARKING AREAS. 7 PARKING SPACES PROPOSED = 1 TREE	(2) CANOPY TREES (REFERENCE LANDSCAPE PLANS)

APPROVED:

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

WITNESS OUR HANDS, THIS ___ DAY OF _____, _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE NO. SP2026-009

CAUTION: OVERHEAD ELECTRIC

CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

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No.	Date	REVISIONS	App.

QUIDDITY
Engineering & Professional Engineers and Land Surveyors Reg. No. F-21290
4500 Mercantile Plaza Drive, Suite 228 • Fort Worth, Texas 76137 • 682.268.2200

SCALE: AS SHOWN | DESIGNED BY: CLA
DATE: APRIL 2026 | CHECKED BY: CMK
JOB NO.: 30315-0001-01 | DRAWN BY: CLA

INTERIM REVIEW

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

Landscape Architect: CHELSEA M. KUYKENDALL, PLA — PLA # 3619

Date: April 7, 2026

RAISING CANES - ROCKWALL - I-30 FRONTAGE ROAD
1114 EAST I-30 FRONTAGE ROAD, ROCKWALL, TEXAS, 75032

ROCKWALL CENTRE CORNERS ADDITION
BLOCK 1, LOT 3, ACRES 2.951

GENERAL LANDSCAPE NOTES & SCHEDULE

SHEET NO.
OF L-4
L-1

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K:\30315\30315-0001-01 Raising Cane's Rockwall Expansion\2 Design Phase\Landscape\02_Landscape Submittal_2026.04.07\02_CAD\30315-0001-L-GEN.dwg gmoy: April 07, 2026

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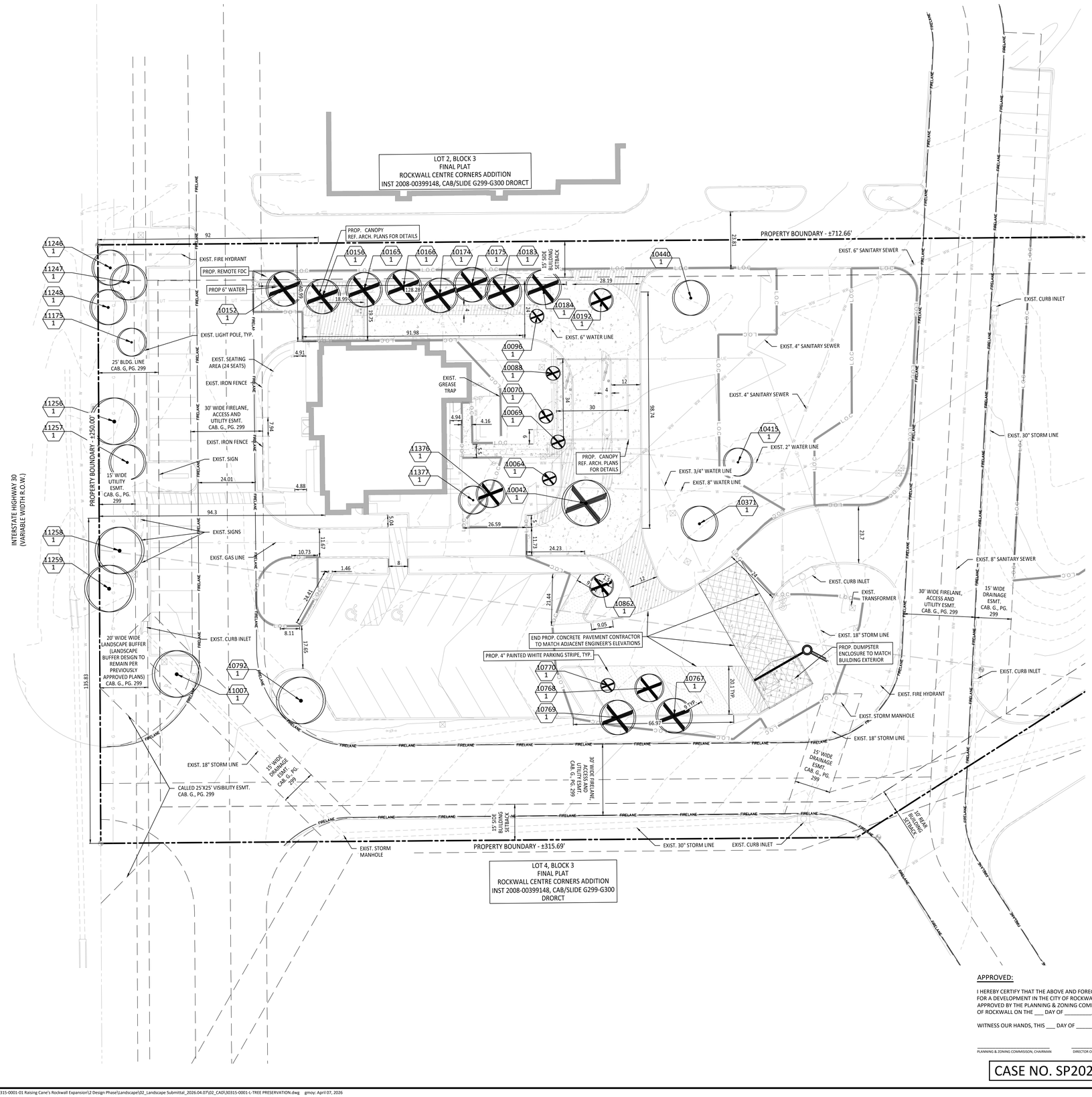

TREE INVENTORY

CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES TO BE PRESERVED			
11377	LARGERSTROMEEIA INDICA / CRAPE MYRTLE	14"	1
10792	QUERCUS BUCKLEYI / TEXAS RED OAK	14"	1
11007	QUERCUS BUCKLEYI / TEXAS RED OAK	16"	1
11175	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	10"	1
10415	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	10"	1
10440	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	12"	1
10371	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	12"	1
11248	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
11247	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
11246	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
11257	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
11258	TAXODIUM DISTICHUM / BALD CYPRESS	16"	1
11259	TAXODIUM DISTICHUM / BALD CYPRESS	16"	1
11256	TAXODIUM DISTICHUM / BALD CYPRESS	16"	1
TREES TO BE REMOVED			
11376	LARGERSTROMEEIA INDICA / CRAPE MYRTLE	14"	1
10069	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	5"	1
10064	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	6"	1
10096	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	6"	1
10770	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	6"	1
10070	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	6"	1
10088	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	8"	1
10042	QUERCUS BUCKLEYI / TEXAS RED OAK	10"	1
10862	QUERCUS BUCKLEYI / TEXAS RED OAK	6"	1
10192	QUERCUS BUCKLEYI / TEXAS RED OAK	8"	1
10768	TAXODIUM DISTICHUM / BALD CYPRESS	10"	1
10174	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
10175	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
10767	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
10183	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
10156	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
10166	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
10184	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
10769	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
10152	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
10165	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1

CITY OF ROCKWALL TREESCAPE REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED
TREE MITIGATION	PRIMARY PROTECTED TREES (4" - 25" DBH) MITIGATION REQUIREMENT = 1" : 1" TOTAL INCHES = 215" SECONDARY PROTECTED TREES (8' OR GREATER) MITIGATION REQUIREMENT = 1 X 4" CALIPER TREE TOTAL INCHES = 0" FEATURED TREES (GREATER THAN 25") MITIGATION REQUIREMENT = 1" : 2" TOTAL INCHES = 0"	(54) 4" CAL. TREES 54 * 4 = 216" REFERENCE LANDSCAPE PLAN
TREE PRESERVATION CREDITS	TREE PRESERVATION CREDITS FOR EACH SAVED OAK, PECAN, OR ELM(S) TREE 25" OR GREATER THE MITIGATION BALANCE CAN BE REDUCED ON AN INCH-FOR-INCH BASIS FOR UP TO 20%. TOTAL TREE PRESERVATION CREDITS = 0"	N/A

LEGEND

TREES TO BE PRESERVED

TREES TO BE REMOVED

L.O.C LIMITS OF CONSTRUCTION (TYP.)

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF _____, ____.

WITNESS OUR HANDS, THIS ___ DAY OF _____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE NO. SP2026-009

CAUTION: OVERHEAD ELECTRIC

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CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

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REVISIONS

No.	Date	App.

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Engineering & Professional Engineers and Land Surveyors Reg. No. F-21290
4500 Mercantile Plaza Drive, Suite 228 • Fort Worth, Texas 76137 • 682.268.2200

SCALE: AS SHOWN
DATE: APRIL 2026
JOB NO.: 30315-0001-01

DESIGNED BY: CLA
CHECKED BY: CMK
DRAWN BY: CLA

INTERIM REVIEW

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Landscape Architect: CHELSEA M. KUYKENDALL, PLA — PLA # 3619

Date: April 7, 2026

RAISING CANES - ROCKWALL - I-30 FRONTAGE ROAD
1114 EAST I-30 FRONTAGE ROAD, ROCKWALL, TEXAS, 75032

TREESCAPE PLAN

ROCKWALL CENTRE CORNERS ADDITION
BLOCK 1, LOT 3, ACRES 2.951

SHEET NO.
OF L-4

L-2

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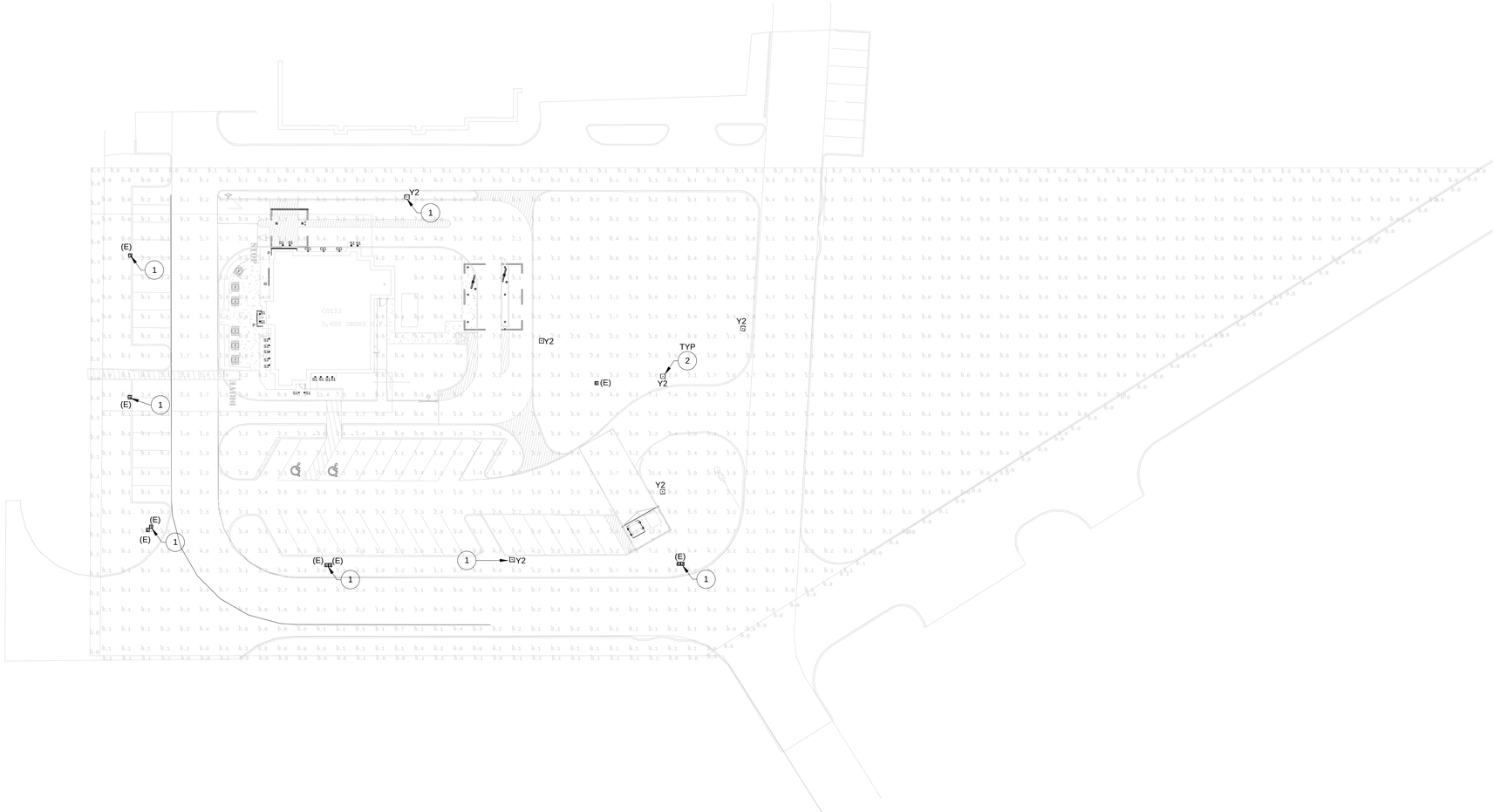
K:\30315\30315-0001-01 Raising Cane's Rockwall Expansion\2 Design Phase\Landscape\02_Landscape Submittal_2026.04.07\02_CAD\30315-0001-L-TREE PRESERVATION.dwg gmoy: April 07, 2026

The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as landscape architects in Texas. 505 E Huntland Dr, Austin, TX 78752

KEYED NOTES

1. CONTRACTOR TO PROVIDE COMPATIBLE AREA LIGHT CUTOFF SHIELD ON EXISTING AND NEW SITE FIXTURES TO REDUCE LIGHT LEVELS AT PROPERTY LINE. THE FOOT CANDLE READING AT ALL PROPERTY LINES MUST NOT EXCEED 0.2FC PER SUBSECTION 03.03, OF ARTICLE 07, UDC.
2. NEW SITE LIGHTS TO BE MOUNTED WITH THE TOP OF THE FIXTURE AT 25' ABOVE GRADE. LIGHTING POLE HEIGHT IS NOT TO EXCEED 30 FEET PER SUBSECTION 03.03, OF ARTICLE 07, UDC.



1 SITE PHOTOMETRIC PLAN
1/32" = 1'-0"

NORTH

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Tag	Mounting	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	3	EXTERIOR SCONCE	Single	BOCK - VW1S-G0 / 41 / G-G0 / LVX01 - 19W - 30K - 120	GG	Wall	1.000	1420	12	36
	40	LED TAPELIGHT & COMPONENTS	Single	CON-TECH - TL24V23K12R / TLZ24V23K12	P	Wall	1.000	447	4	160
	1	SITE LINEAR WALL MOUNTED SIGN LIGHTER	Single	SPI LIGHTING - SEW-12146-13.5FT-L43W-AN08-120-277V-30K-3FT-RUN-OAL	III	Wall	1.000	5941	18	18
	17	SITE CANOPY RECESSED MOUNTED LED	Single	3500K, 80CRI	S1	Recessed	1.000	3368	38	646
	9	EXISTING SITE POLE LIGHT	Single	GSM-RX-Q0-MP-XX-AR-SG-XX-HS	(E)	Existing Pole	1.000	18667	330	2970
	6	SITE POLE LIGHT	Single	DSX1 LED P3 35K 80CRI AFR	Y2	Pole (25')	1.000	13211	102.17	613.02

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.05	0.2	0.0	N.A.	N.A.
SITE PLAN	Illuminance	Fc	1.43	46.3	0.0	N.A.	N.A.

APPROVED:

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WITNESS OUR HANDS, THIS ___ DAY OF _____, _____.

_____ _____
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

CASE NO. SP2026-009

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BIDS. CONTRACTOR SHALL CAREFULLY COORDINATE NEW WORK AND DEMOLITION WITH ALL OTHER DISCIPLINES AND EXISTING CONDITIONS.

EACH SUBCONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF ALL DRAWINGS AND SPECIFICATIONS IN THEIR RELATED FIELD. THE FAILURE TO ACQUAINT THEMSELVES WITH THIS KNOWLEDGE DOES NOT RELIEVE THE RESPONSIBILITY OF PERFORMING THE WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED BECAUSE OF CONDITIONS THAT OCCUR DUE TO FAILURE TO FAMILIARIZE WORKERS WITH THIS KNOWLEDGE.

THE ferro COLLECTIVE

SEAL:

NOT FOR CONSTRUCTION

CONSULTANT:

Scott C. Odom P.E.
teamofchoice.com
SUITE 5530
1805 N 2ND ST
ROGERS, AR 72756
479-636-5004

JOB NO.: 040152.001
DESIGNED BY: EAF

Raising Cane's Chicken Fingers

PROTOTYPE P1

RAISING CANE'S
RESTAURANT NO.: C0152
1114 E INTERSTATE 30
ROCKWALL, TX 75087

REV	DATE	DESCRIPTION
	03/12/2026	PHOTOMETRICS SKETCH
	03/30/2026	PHOTOMETRICS UPDATES
	XX/XX/2026	PERMIT SET

DRAWN BY: TRM
CHECKED BY: SCO

ARCH. PROJECT NO.:
C0152

SHEET NAME:
SITE PHOTOMETRIC PLAN

SHEET NUMBER:
E1.01

April 29, 2026

TO: Aaron C. Hawkins
Quiddity Engineering
4500 Mercantile Plaza Drive, Suite 228
Fort Worth, TX 76137

CC: Matt McCullough
Raising Cane's
6800 Bishop Road
Plano, TX 75024

FROM: Angelica Guevara, *Planning Technician*
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: SP2026-009; *Site Plan for an existing Restaurant, Greater Than 2,000 SF, with Drive-Through or Drive-In (Raising Cane's)*

Mr. Hawkins:

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 April 14, 2026. 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.

Architectural Review Board

On April 14, 2026, the Architectural Review Board approved a motion to recommend approval of the *Site Plan* with the condition that the applicant wrap the canopy columns with masonry to match the existing building. This motion passed by a vote of 4-0, with Board Members McAngus, Hadawi, and Kirkpatrick absent.

Planning and Zoning Commission

On April 14, 2026, the Planning and Zoning Commission approved a motion to approve the *Site Plan* with ARB's recommendations, by a vote of 7-0.

Should you have any questions or concerns regarding your site plan case, please feel free to contact me a (972) 772-6438.

Sincerely,

Angelica Guevara, *Planning Technician*
City of Rockwall Planning and Zoning Department