



# City of Rockwall

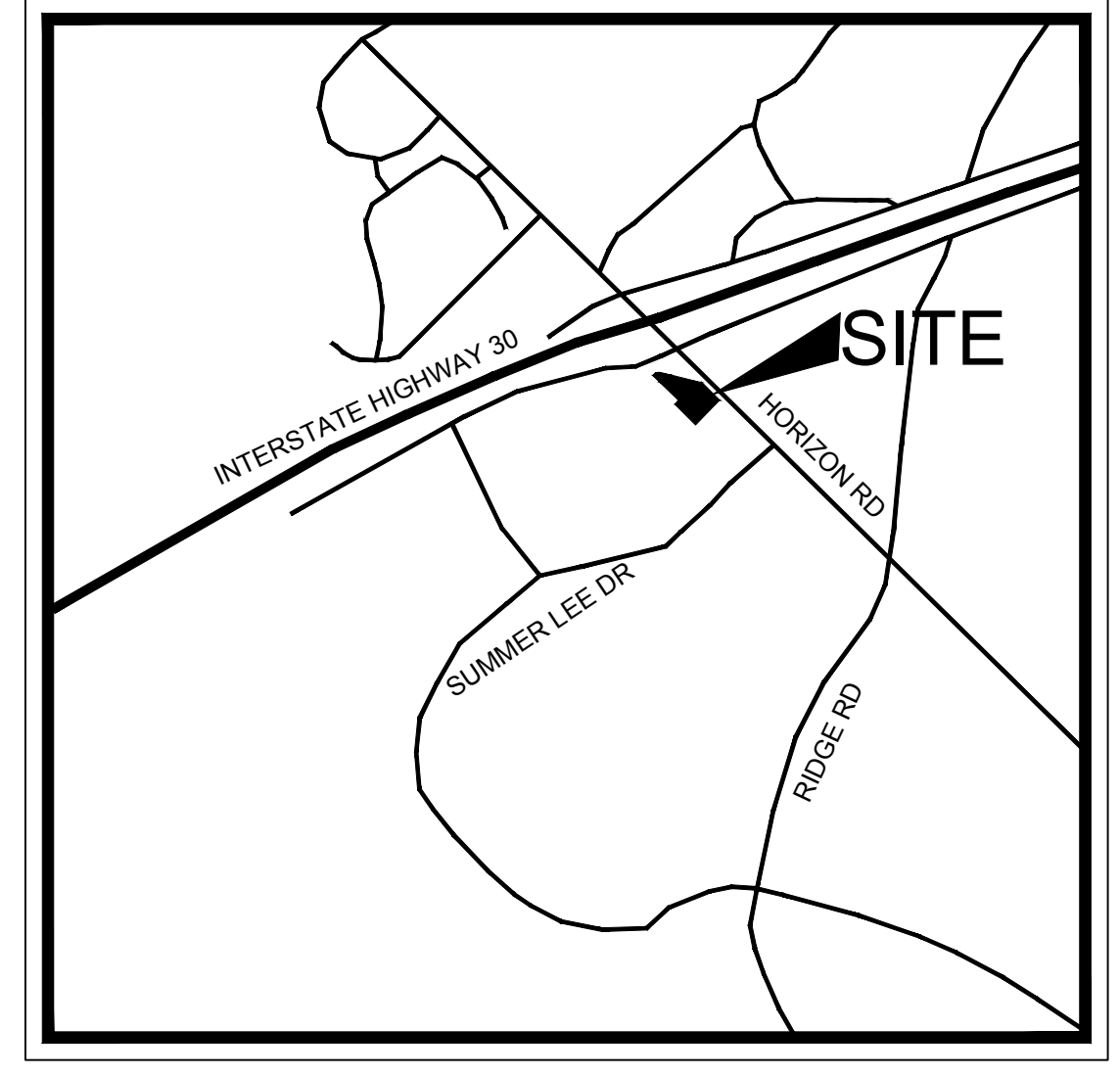
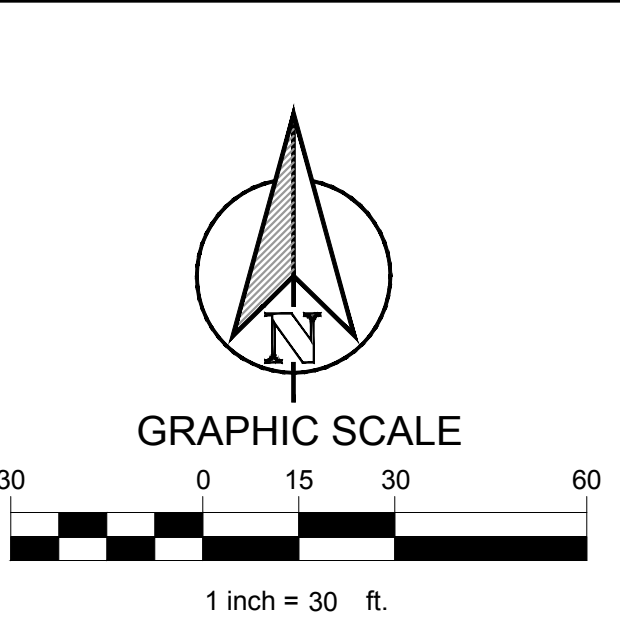
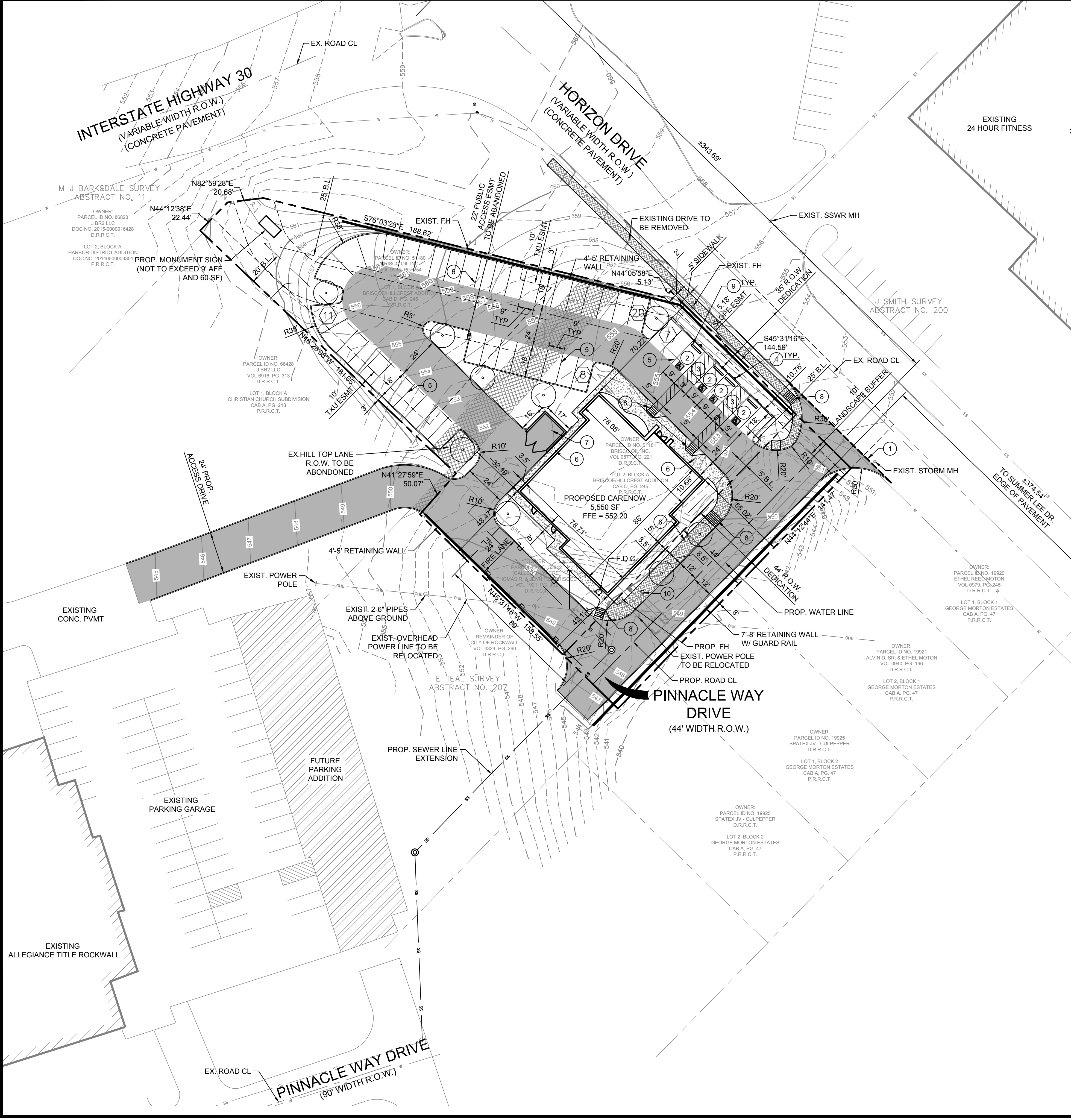
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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PLOTTED BY: JVALDEZ  
 PLOT DATE: 5/12/2016 6:34 PM  
 LOCATION: C:\EGNITE\SHARED\PROJECTS\2016-029 CRESTVIEW ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG  
 LAST SAVED: 5/12/2016 2:02 PM



**PRELIMINARY**  
FOR REVIEW ONLY  
Not for construction purposes.  
CLAYMOORE ENGINEERING  
ENGINEERING AND PLANNING CONSULTANTS  
Engineer: CLAY CRISTY  
P.E. No. 109800, Date 05/12/2016

**CARENOW  
LOT 1 & 2, BLOCK A  
BRISCOE/HILLCREST ADDITION  
ROCKWALL, TX**

| CONSTRUCTION SCHEDULE |                                      |
|-----------------------|--------------------------------------|
| ①                     | SAW CUT FULL DEPTH EXISTING PAVEMENT |
| ②                     | HANDICAP SYMBOL                      |
| ③                     | PAVEMENT STRIPING                    |
| ④                     | HANDICAP SIGN                        |
| ⑤                     | 4" PARKING STALL                     |
| ⑥                     | SIDEWALK                             |
| ⑦                     | PROPOSED DUMPSTER AREA ENCLOSURE     |
| ⑧                     | HANDICAP RAMPS                       |
| ⑨                     | CURB STOP                            |
| ⑩                     | LIGHT POLE                           |

| LEGEND |  |
|--------|--|
|        | PROPOSED 5" LIGHT DUTY CONCRETE PAVEMENT |
|        | PROPOSED 6" HEAVY DUTY CONCRETE PAVEMENT |
|        | PROPOSED SIDEWALK                        |
|        | PROPOSED CONCRETE CURB AND GUTTER        |
|        | PARKING COUNT                            |
|        | PROPOSED FIRE LANE                       |
|        | HILL TOP LANE R.O.W. TO BE ABANDONED     |
|        | PUBLIC SIDEWALK                          |
|        | 3-INCH CALIPER 65 GALLON CANOPY TREE     |

| SITE DATA TABLE     |   |
|---------------------|---|
| SITE AREA           | 1.11 ACRES (48,281 SF) GROSS<br>0.92 ACRES (39,856 SF) AFTER R.O.W. |
| ZONING              | PD-32   |
| PROPOSED USE        | MEDICAL OFFICE  |
| BUILDING SIZE       | 5,550 SF  |
| LOT COVERAGE        | 11.5%   |
| FLOOR TO AREA RATIO | 0.11 : 1  |
| BUILDING HEIGHT     | 1 STORY   |

| PARKING TABLE        |                   |
|----------------------|-------------------|
| PARKING REQUIREMENTS | 1 PER 200 SQ. FT. |
| PARKING REQUIRED     | 28 SPACES (2 ADA) |
| PARKING PROVIDED     | 47 SPACES (4 ADA) |

**FLOODPLAIN NOTE**  
ACCORDING TO MAP NO. 48397C0040L, DATED SEPTEMBER 26, 2008 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF ROCKWALL COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X" (UNSHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

**BENCH MARKS**  
BENCH MARK NO. 6-1  
CONCRETE MONUMENT WITH BRASS CAP AT THE SOUTHWEST CORNER OF MARINA AND VILLAGE ROAD  
ELEV: 506.05  
BENCH MARK NO. RESET 1  
AT THE WEST END OF SUMMER LEE AND WEST OF FM 740.  
ELEV: 567.70

**CARENOW I-30 & HILLTOP DRIVE**  
LEGAL DESCRIPTION:  
LOT 1, LOT 2 & LOT 3, BLOCK A  
BRISCOE / HILLCREST ADDITION  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**OWNER:**  
TOM R BRISCOE AND BRISCOE OIL, INC.  
2323 STEVENS ROAD,  
HEALTH, TX, 75032  
CONTACT: DAVID ENGLISH  
PH: 972.961.8532

**DEVELOPER:**  
CRESTVIEW REAL ESTATE, L.L.C.  
12720 HILLCREST RD., SUITE #650  
DALLAS, TX 75230  
CONTACT: GRAY STOGNER  
PH: 214.343.4477

**APPLICANT:**  
CLAYMOORE ENGINEERING, INC.  
1903 CENTRAL DR., SUITE #406  
BEDFORD, TX 76021  
PH: 817.281.0572

CITY CASE #:

| No. | DATE | REVISION | BY |
|-----|------|----------|----|
|     |      |          |    |
|     |      |          |    |

CITY SITE PLAN

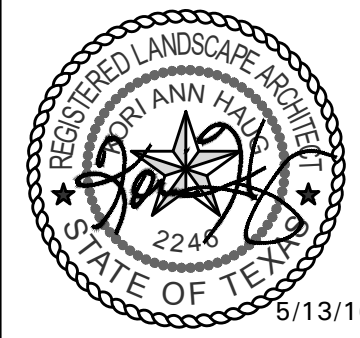
DESIGN: JEV  
DRAWN: JEV  
CHECKED: CLC  
DATE: 05/12/2016

SHEET  
**SP-1**

File No. 2016-029

SUBMITTED: 5/13/16





**CARENOW**  
**LOT 1 & 2, BLOCK A**  
**BRISCOE/HILCREST ADDITION**  
**ROCKWALL, TX**

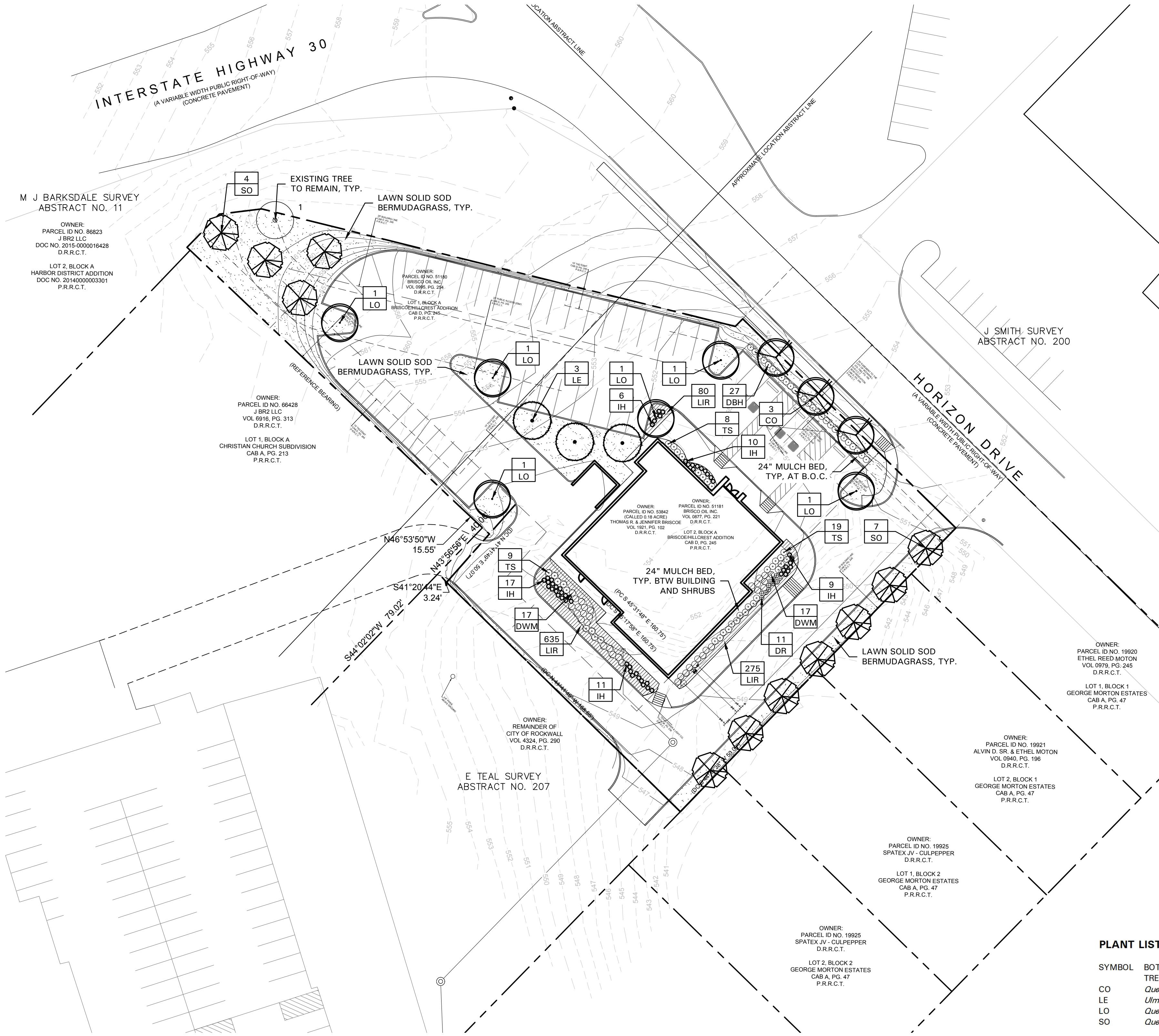
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**LANDSCAPE PLAN**

DESIGN: MUA  
 DRAWN: MUA  
 CHECKED: KAH  
 DATE: 05/12/2016

SHEET  
**L2.01**

File No. 2016-029



**LANDSCAPE NOTES**

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

**MAINTENANCE NOTES**

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

**NO TREES WITHIN 5'-0" OF ANY UTILITIES**

**GENERAL LAWN NOTES**

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

**SOLID SOD NOTES**

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

**LANDSCAPE TABULATIONS**  
 THE CITY OF ROCKWALL, TEXAS

STREET LANDSCAPING

|   |                    |                    |
|---|--------------------|--------------------|
| 10' wide landscape buffer with one tree per 50 l.f. | Required           | Provided           |
| HORIZON DR.: 144 l.f.                               | (3) trees, 3" cal. | (3) trees, 3" cal. |

PARKING LOT LANDSCAPING

|   |               |                 |
|---|---------------|-----------------|
| 5% of the interior parking lot shall be landscaped. | Required      | Provided        |
| Total interior parking lot area: 16,286 s.f.        | 814 s.f. (5%) | 1,404 s.f. (8%) |
| Total parking spaces: 46 spaces                     |               |                 |

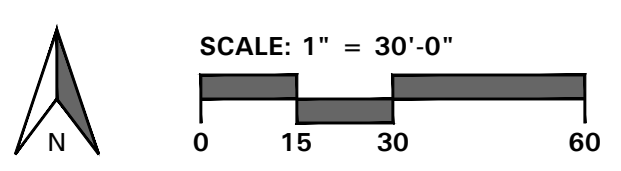
SITE LANDSCAPING

|   |                  |                   |
|---|------------------|-------------------|
| 15% of the total site shall be landscaped for COMMERCIAL.   | Required         | Provided          |
| 50% of the total requirements shall be located in the front of and along side buildings for COMMERCIAL. | 7,240 s.f. (15%) | 11,646 s.f. (24%) |
| Total site: 1.10 AC; 48,268 s.f.  | 3,620 s.f. (50%) | 10,454 s.f.       |

**PLANT LIST**

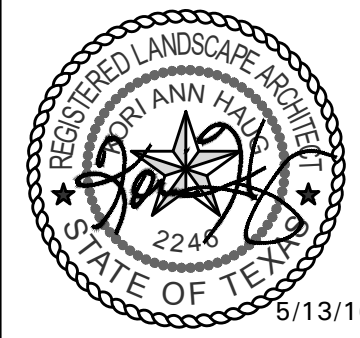
| SYMBOL                     | BOTANICAL NAME                               | COMMON NAME              | QTY. | SIZE    | REMARKS   |
|----------------------------|--|--------------------------|------|---------|---|
| <b>TREES</b>               |  |                          |      |         |   |
| CO                         | <i>Quercus muehlenbergii</i>                 | Chinkapin Oak            | 3    | 3" cal. | container grown, 12' ht., 4' spread, 4' branching ht., matching |
| LE                         | <i>Ulmus parvifolia 'Sempervirens'</i>       | Lacebark Elm             | 3    | 3" cal. | container grown, 12' ht., 4' spread, 4' branching ht., matching |
| LO                         | <i>Quercus virginiana</i>                    | Live Oak                 | 6    | 3" cal. | container grown, 12' ht., 4' spread, 4' branching ht., matching |
| SO                         | <i>Quercus shumardii</i>                     | Shumard Red Oak          | 11   | 3" cal. | container grown, 12' ht., 4' spread, 4' branching ht., matching |
| <b>SHRUBS/GROUND COVER</b> |  |                          |      |         |   |
| DBH                        | <i>Ilex cornuta 'Burfordii Nana'</i>         | Dwarf Burford Holly      | 27   | 5 gal.  | container full, 24" spread, 36" o.c.                            |
| DR                         | <i>Rosa 'Red Drift'</i>                      | Red Drift Rose           | 11   | 5 gal.  | container full, 24" spread, 20" ht., 24" o.c.                   |
| DWM                        | <i>Myrica pusilla</i>                        | Dwarf Wax Myrtle         | 34   | 5 gal.  | container full, 20" spread, 36" o.c.                            |
| IH                         | <i>Raphiolepis indica 'Clara'</i>            | Indian Hawthorne 'Clara' | 53   | 5 gal.  | container full, 20" spread, 24" o.c.                            |
| LIR                        | <i>Liriope muscari 'Big Blue'</i>            | Liriope 'Big Blue'       | 990  | 4" pots | container full top of container, 12" o.c.                       |
| TS                         | <i>Leucophyllum frutescens 'Green Cloud'</i> | Texas Sage 'Green Cloud' | 36   | 5 gal.  | container full, 20" spread, 36" o.c.                            |
|                            | <i>Cynodon dactylon</i>                      | Common Bermudagrass      |      |         | refer to notes  |

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES. PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN. ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.



• 4245 North Central Expy  
 • Suite 501  
 • Dallas, Texas 75205  
 • 214.865.7192 office





**CARENOW**  
**LOT 1 & 2, BLOCK A**  
**BRISCOE/HILCREST ADDITION**  
**ROCKWALL, TX**

| No. | DATE | REVISION | BY |
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**LANDSCAPE SPECIFICATIONS AND DETAILS**

|              |            |
|--------------|------------|
| DESIGN:      | MUA        |
| DRAWN:       | MUA        |
| CHECKED:     | KAH        |
| DATE:        | 05/12/2016 |
| SHEET        |            |
| <b>L2.02</b> |            |
| File No.     | 2016-029   |

**SECTION 32 9300 - LANDSCAPE**

**PART 1 - GENERAL**

**1.1 REFERENCED DOCUMENTS**

- A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

**1.2 DESCRIPTION OF WORK**

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:
  1. Planting (trees, shrubs and grasses)
  2. Bed preparation and fertilization
  3. Notification of sources
  4. Water and maintenance until final acceptance
  5. Guarantee

**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, Inc. (Z60.1) - plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 - Cornell University

**1.4 NOTIFICATION OF SOURCES AND SUBMITTALS**

- A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel and crushed stone. Samples shall be approved by Owner's Authorized Representative before use on the project.

**1.5 JOB CONDITIONS**

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

**1.6 MAINTENANCE AND GUARANTEE**

- A. Maintenance:
  1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
  2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
  3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
- B. Guarantee:

- 1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
  - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacement, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
  - b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
  - c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
- 2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- 3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

**1.8 PRODUCT DELIVERY, STORAGE AND HANDLING**

- A. Preparation:
  1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
  2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.
- B. Delivery:
  1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
  2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
  3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
  4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
  5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
  6. Remove rejected plant material immediately from job site.
  7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

**PART 2 - PRODUCTS**

**2.1 PLANTS**

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as

do not measure from branch or root tip-to-tip.

specified at no additional cost to the Owner.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

**PART 3 - EXECUTION**

**3.1 BED PREPARATION & FERTILIZATION**

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

**3.2 INSTALLATION**

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
- F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than its vertical dimension. Remove and haul from site all rocks and stones over three-quarter (3/4") inch in diameter. Plants should be thoroughly moist before removing containers.
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per

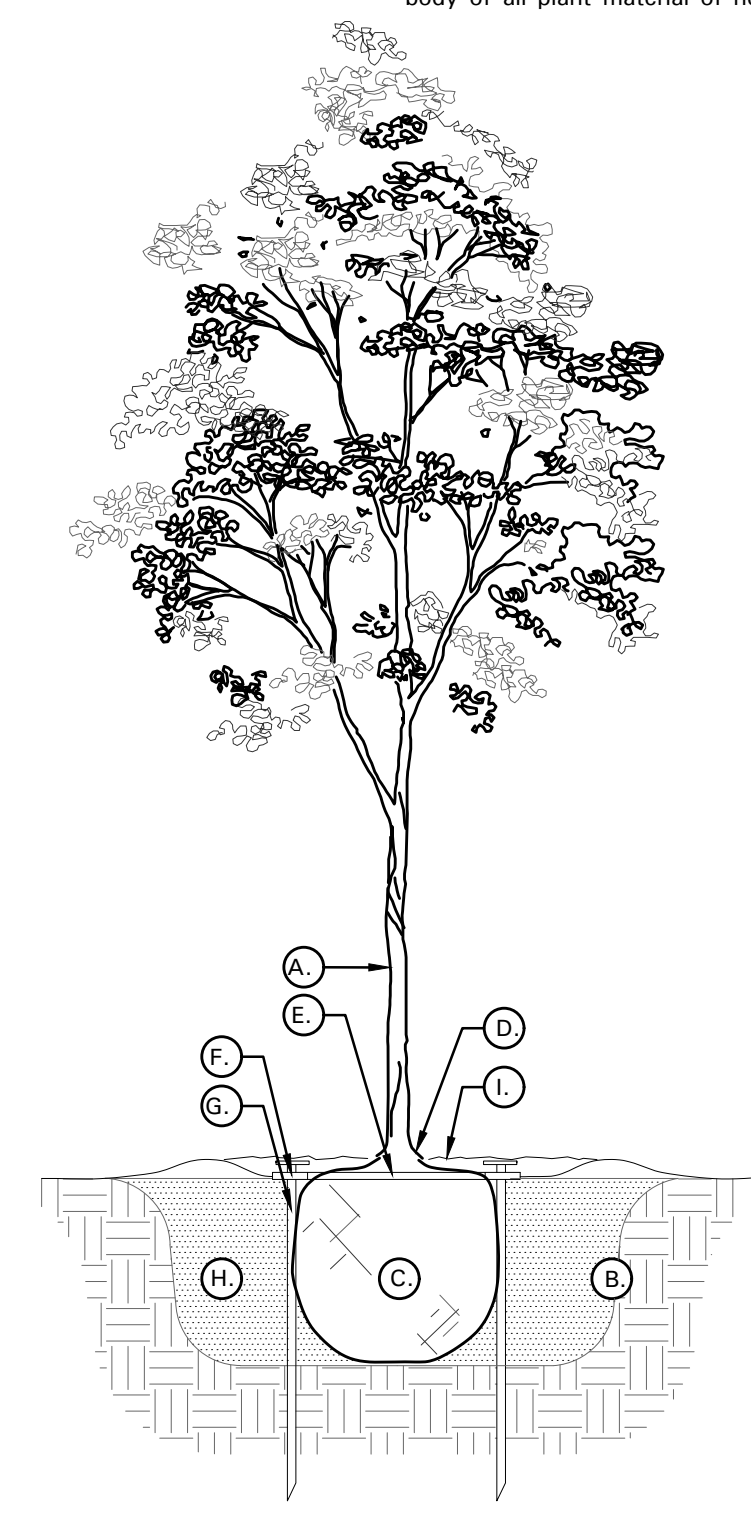
tree planting detail as approved by the Landscape Architect if the percolation test fails.

- I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/2 of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of "root scoring".
- J. Do not wrap trees.
- K. Do not over prune.
- L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
  1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
  2. Pruning shall be done with clean, sharp tools.
  3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.
- Q. Steel Curbing Installation:
  1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
  2. All steel curbing shall be free of kinks and abrupt bends.
  3. Top of curbing shall be 1/2" maximum height above final finished grade.
  4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
  5. Do not install steel edging along sidewalks or curbs.
  6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

**3.3 CLEANUP AND ACCEPTANCE**

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

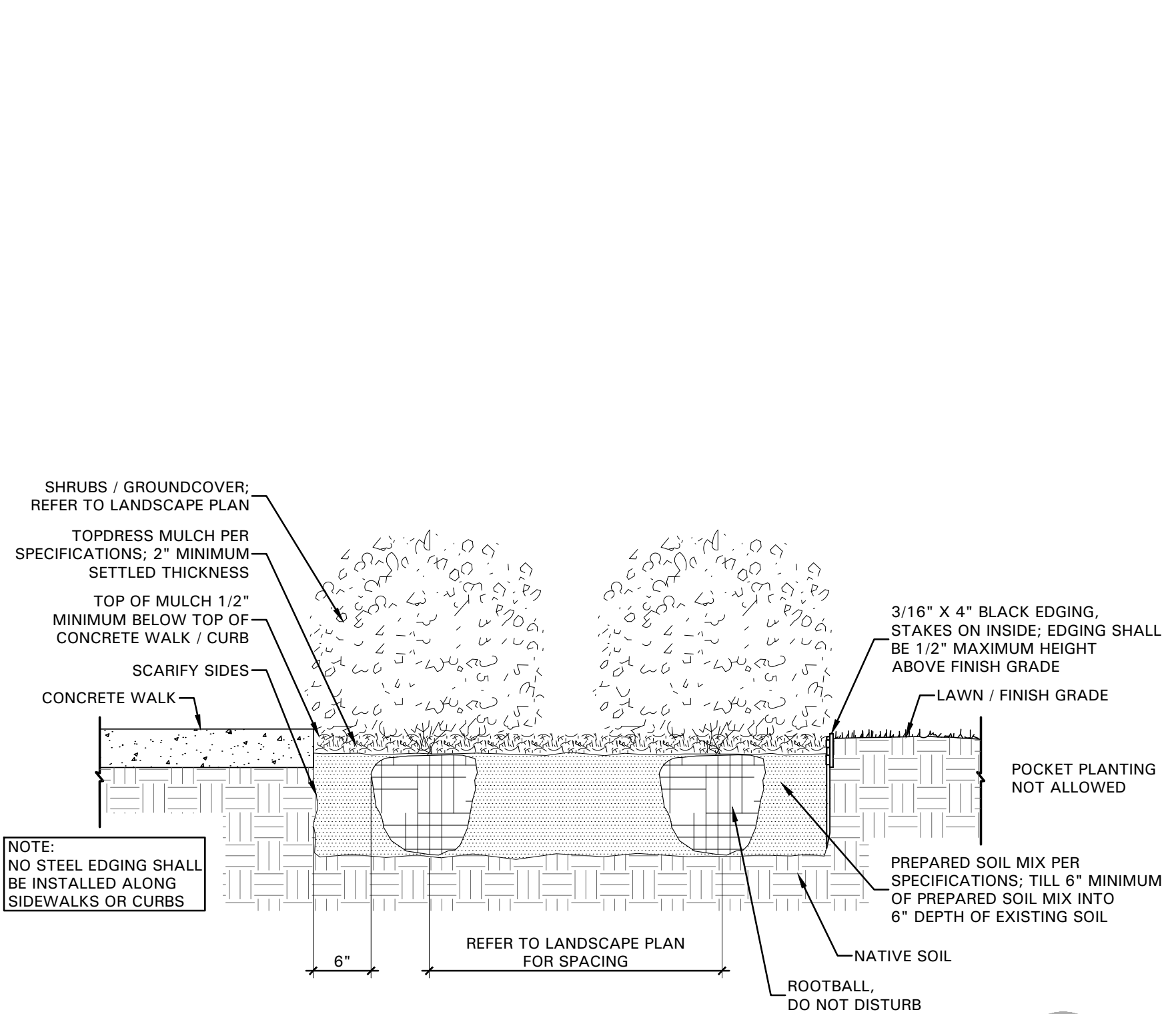
END OF SECTION



**01 TREE PLANTING DETAIL**  
NOT TO SCALE

**TREE PLANTING DETAIL LEGEND AND NOTES**

- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org
- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.
- C. ROOT BALL: REMOVE TOP 1/2 BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.
- D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
- E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.
- F. 'U' BRACKET.
- G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR Mallet FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH 'U' BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).
- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS. WITH 2" HT. WATERING RING. ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.
- J. TREE STAKES: TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions  
ATTN: Jeff Tuley  
(903) 676-6143  
jeff@treestakesolutions.com  
www.treestakesolutions.com
- K. OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.
- L. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



**02 SHRUB / GROUNDCOVER DETAIL**  
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 • Suite 501  
 • Dallas, Texas 75205  
 • 214.865.7192 office



**TREE PRESERVATION NOTES**

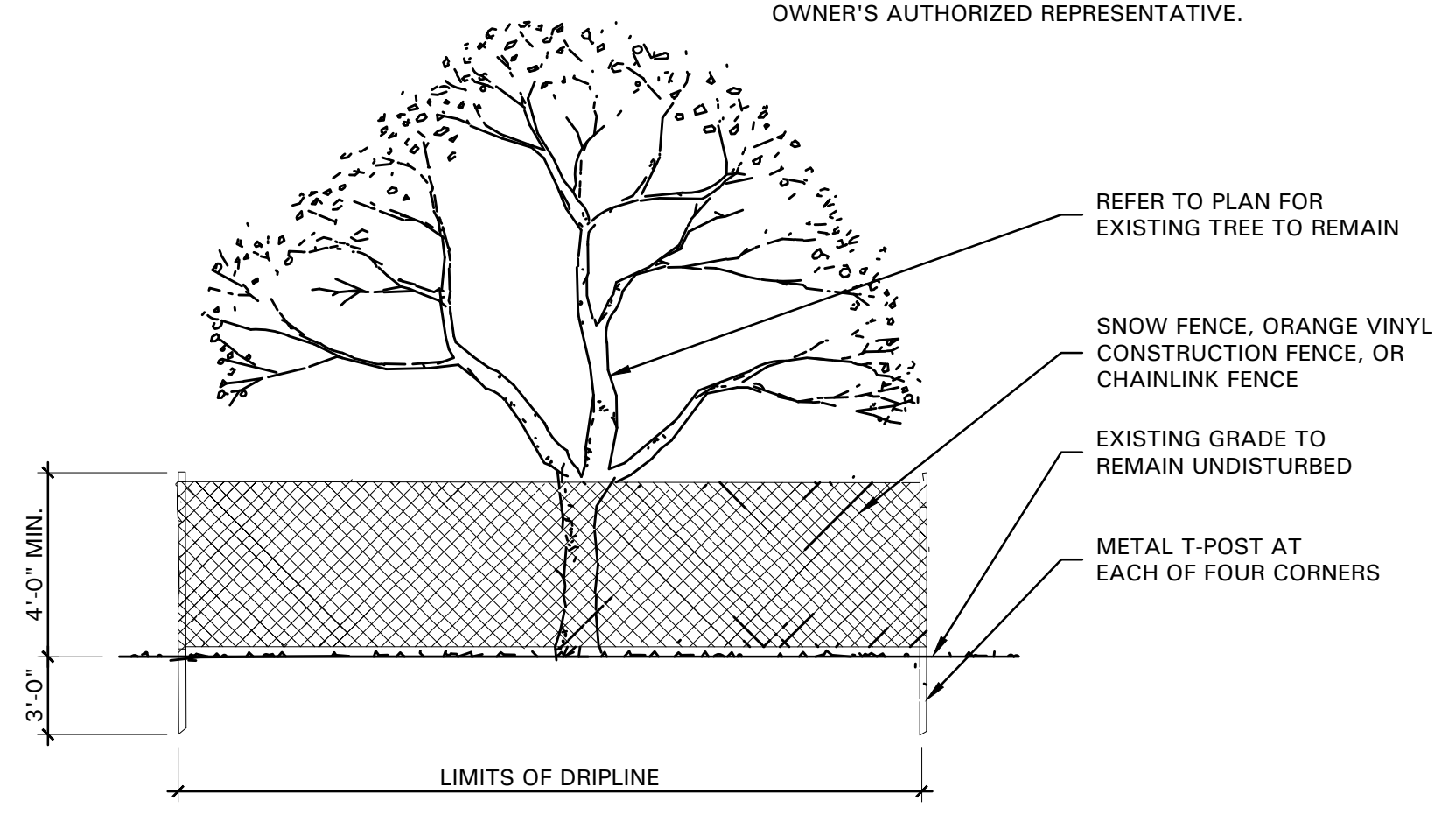
- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
- NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
- IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
- WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

| TREE SURVEY FIELD DATA |               |                       |               |               |
|------------------------|---------------|-----------------------|---------------|---------------|
| No.                    | Dia. (inches) | Species (common name) | Status        | Remarks       |
| 1                      | 20            | CEDAR                 | TO REMAIN     |               |
| 2                      | 18            | CEDAR                 | TO BE REMOVED |               |
| 3                      | 22            | HACKBERRY             | TO BE REMOVED |               |
| 4                      | 17            | HACKBERRY             | TO BE REMOVED |               |
| 5                      | 6             | HACKBERRY             | TO BE REMOVED | NOT PROTECTED |
| 6                      | 8             | HACKBERRY             | TO BE REMOVED | NOT PROTECTED |
| 7                      | 8             | HACKBERRY             | TO BE REMOVED | NOT PROTECTED |
| 8                      | 10            | HACKBERRY             | TO BE REMOVED | NOT PROTECTED |
| 9                      | 26            | HACKBERRY             | TO BE REMOVED |               |
| 10                     | 16            | HACKBERRY             | TO BE REMOVED |               |
| 11                     | 14            | HACKBERRY             | TO BE REMOVED |               |
| 12                     | 11            | HACKBERRY             | TO BE REMOVED |               |
| 13                     | 10            | WILLOW                | TO BE REMOVED | NOT PROTECTED |
| 14                     | 7             | WILLOW                | TO BE REMOVED | NOT PROTECTED |
| 15                     | 10            | HACKBERRY             | TO BE REMOVED | NOT PROTECTED |
| 16                     | 9             | OAK                   | TO BE REMOVED |               |
| 17                     | 8             | OAK                   | TO BE REMOVED |               |
| 18                     | 13            | ELM                   | TO BE REMOVED |               |
| 19                     | 24            | WILLOW                | TO BE REMOVED | NOT PROTECTED |
| 20                     | 10            | HACKBERRY             | TO BE REMOVED | NOT PROTECTED |
| 21                     | 9             | HACKBERRY             | TO BE REMOVED | NOT PROTECTED |
| 22                     | 11            | OAK                   | TO BE REMOVED |               |
| 23                     | 15            | WILLOW                | TO BE REMOVED | NOT PROTECTED |
| 24                     | 11            | CHINABERRY            | TO BE REMOVED | NOT PROTECTED |
| 25                     | 15            | OAK                   | TO BE REMOVED |               |
| 26                     | 8             | OAK                   | TO BE REMOVED |               |
| 27                     | 14            | CHINABERRY            | TO BE REMOVED | NOT PROTECTED |
| 28                     | 11            | CHINABERRY            | TO BE REMOVED | NOT PROTECTED |
| 29                     | 10            | HACKBERRY             | TO BE REMOVED | NOT PROTECTED |

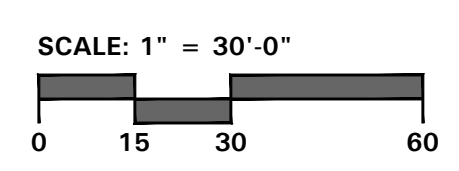
|                                  |         |
|----------------------------------|---------|
| Total Caliper Inches on Site     | 371     |
| Total Caliper Inches Removed     | 351     |
| Total Mitigation Inches Required | 126     |
| Total Mitigation Inches Provided | 69      |
| Total Amount Paid into Tree Fund | \$7,125 |

**EXISTING TREE LEGEND**

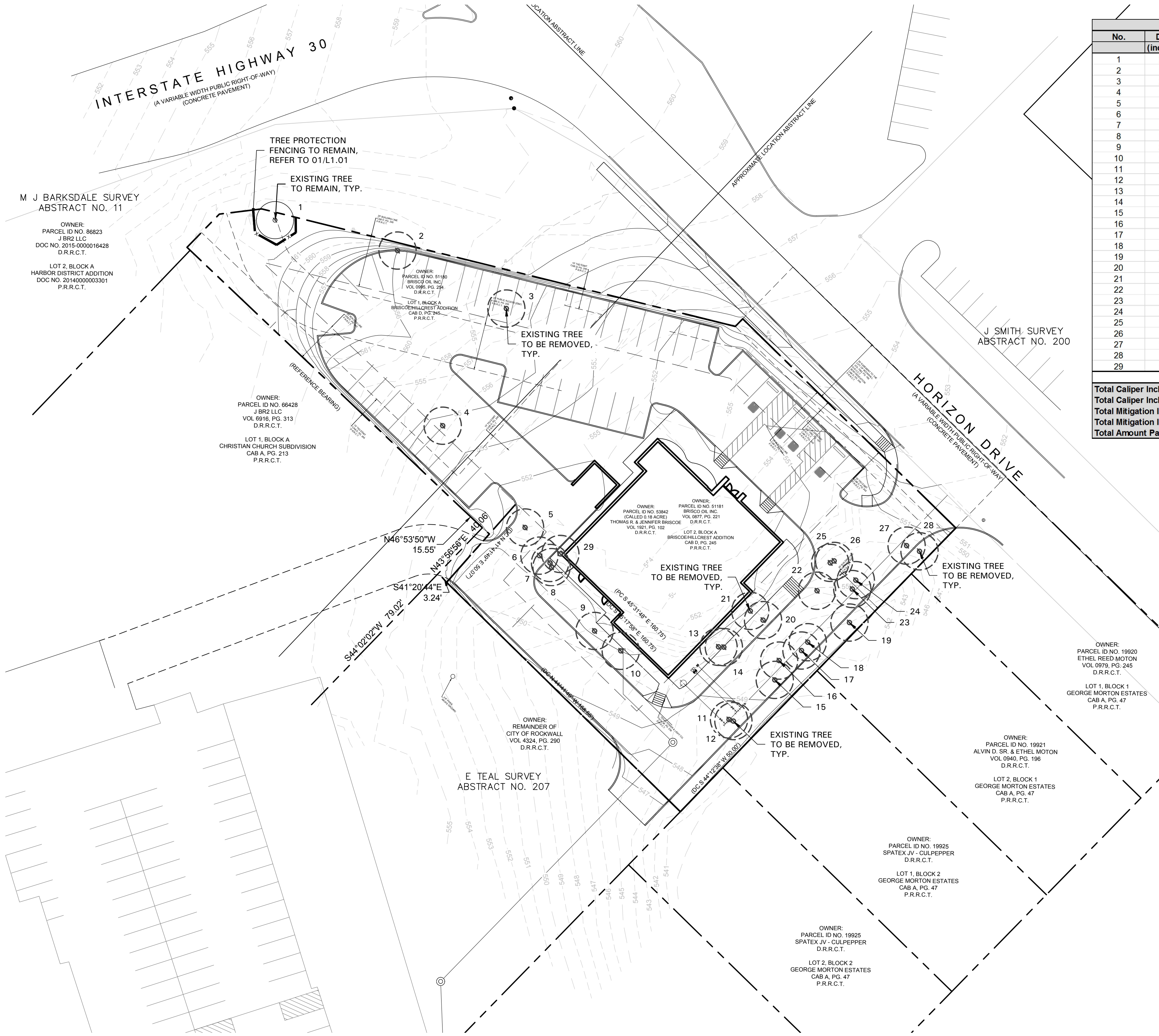
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01



**01 TREE PROTECTIVE FENCING**  
 NOT TO SCALE



4245 North Central Expy  
 Suite 501  
 Dallas, Texas 75205  
 214.865.7192 office





**REVISIONS**

| REV # | DATE | BY: |
|-------|------|-----|
|       |      |     |



| Label                | Units | Avg  | Max | Min | Avg/Min | Max/Min | PtSpLf | PtSpTb |
|----------------------|-------|------|-----|-----|---------|---------|--------|--------|
| MAIN PARKING SUMMARY | Fc    | 1.49 | 2.5 | 0.6 | 2.48    | 4.17    | 10     | 10     |
| REAR AND DRIVE       | Fc    | 1.04 | 3.2 | 0.1 | 10.40   | 32.00   |        |        |

| Symbol | Qty | Label | Total Lamp Lumens | LLF   | Description                                      | Lum. Watts |
|--------|-----|-------|-------------------|-------|--|------------|
|        | 6   | A     | N.A.              | 0.950 | WLS-CLS-30L-1-5K-4-BC 20' MOUNTING HEIGHT        | 70.4       |
|        | 1   | B     | N.A.              | 0.950 | WLS-CLS-30L-1-5K-5M 20' MOUNTING HEIGHT          | 73.3       |
|        | 4   | C     | N.A.              | 0.950 | WLS-MMKL-WT-LED-28-350-CW-UE 16' MOUNTING HEIGHT | 34         |
|        | 4   | D     | N.A.              | 0.950 | WLS-MMKL-PP-LED-28-350-CW-UE 16' MOUNTING HEIGHT | 34         |

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

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ROCKWALL, TX**

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WLS- 11149

DATE - 5/12/16

SCALE: 1"=20'

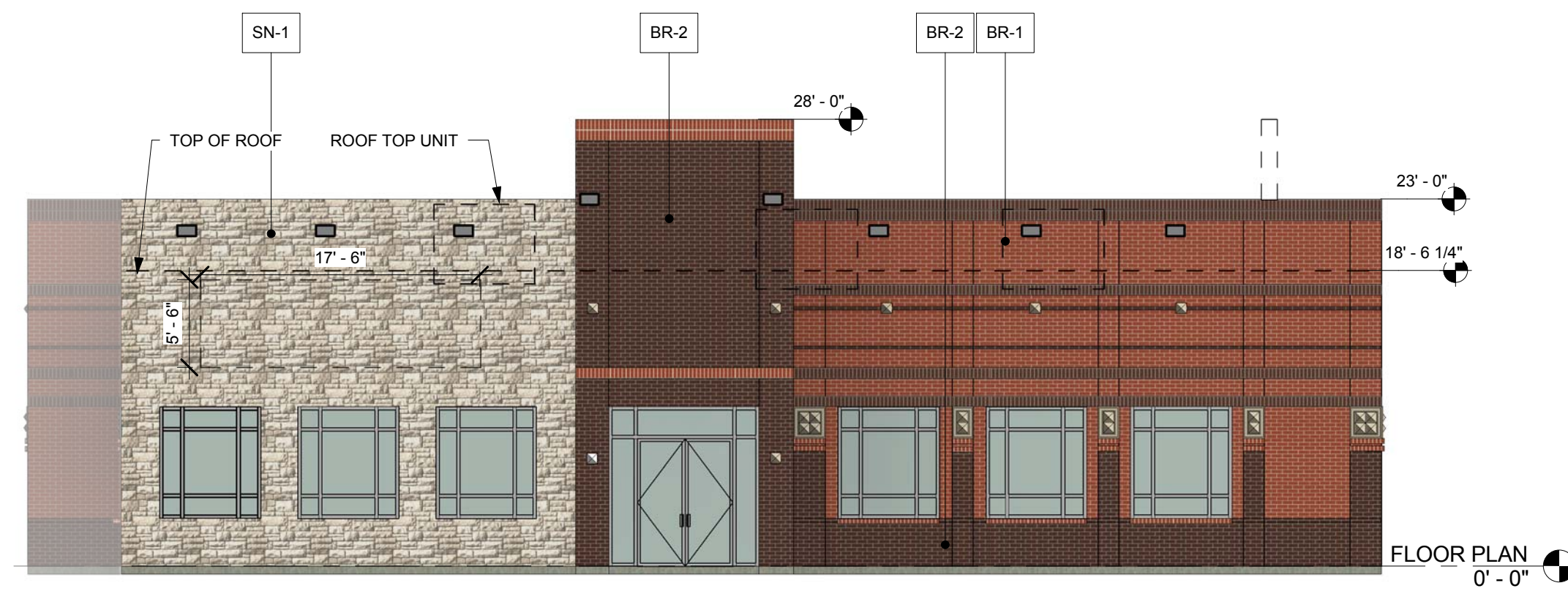
800-633-8711

PM:DAVID

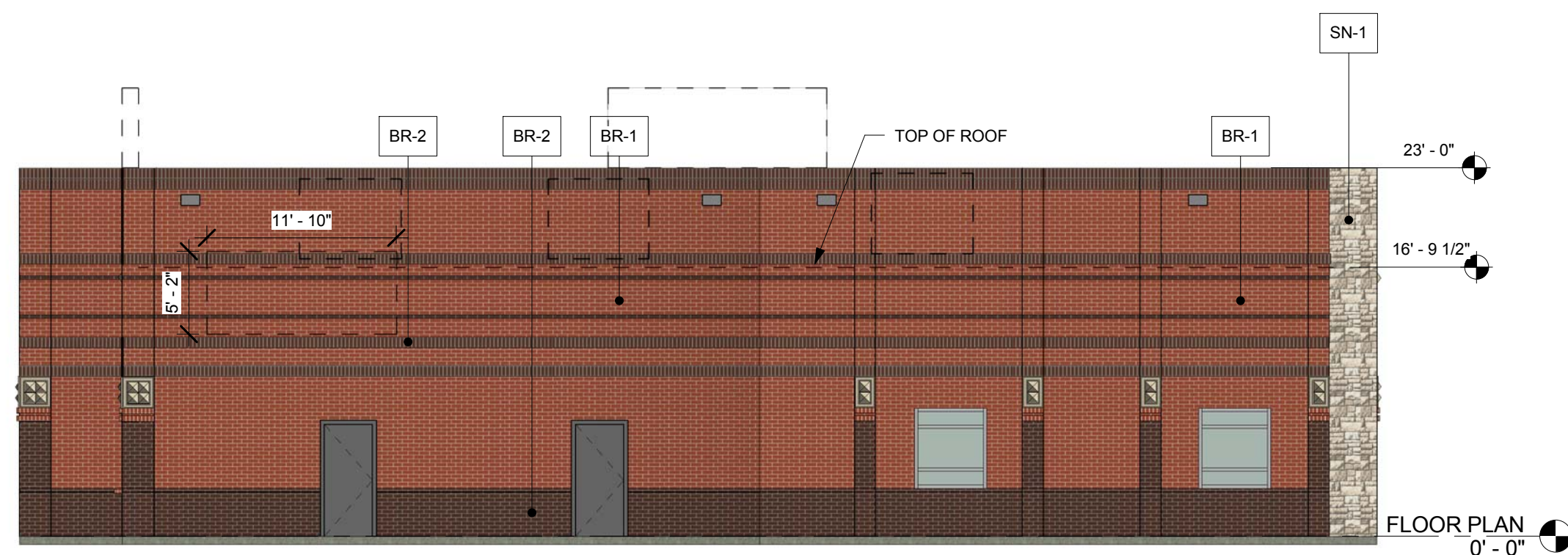
BY: D.T.

SHEET 1 OF 1

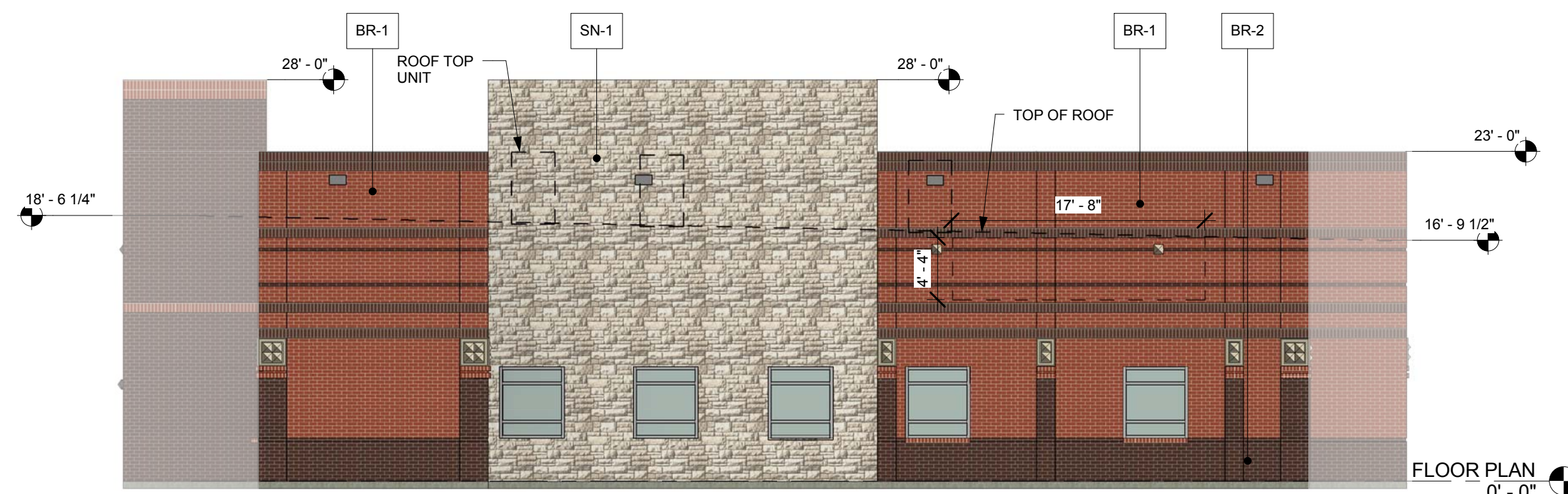




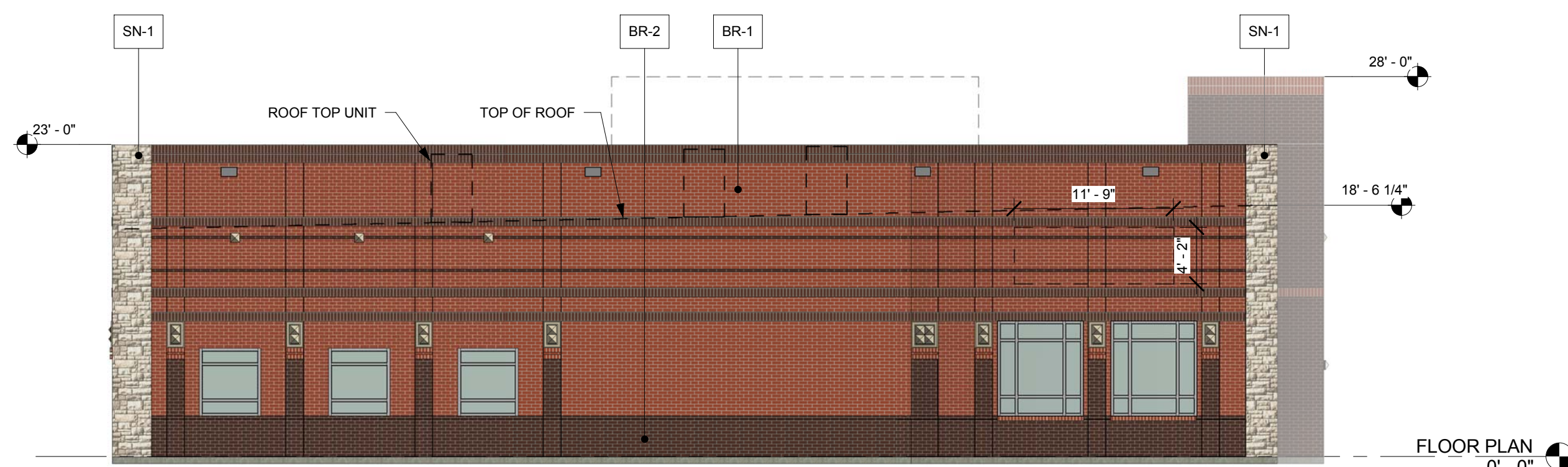
**5 EAST (HORIZON RD) ELEVATION**  
 1/8" = 1'-0" FACES PUBLIC RIGHT OF WAY



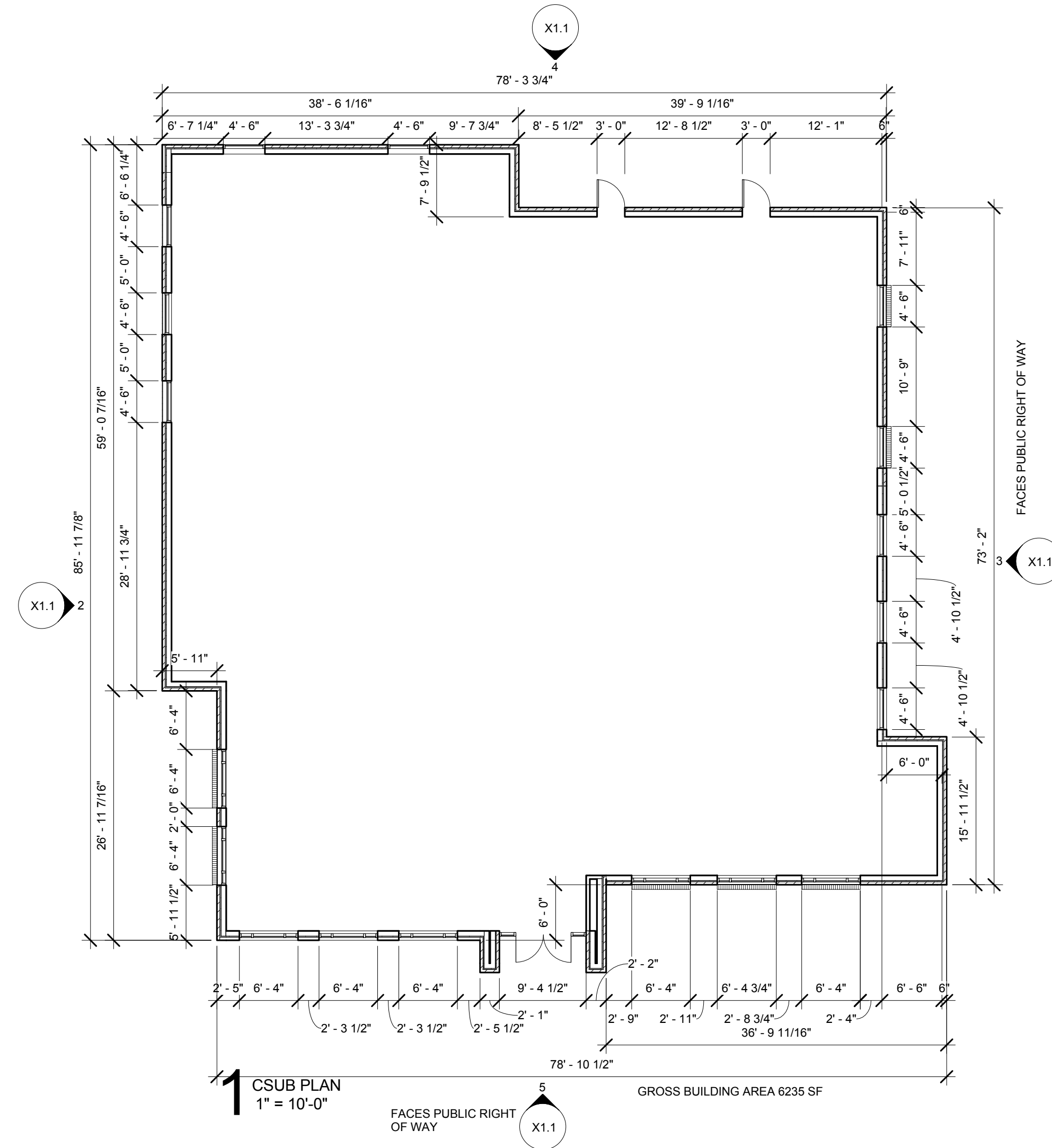
**4 WEST ELEVATION**  
 1/8" = 1'-0"



**3 NORTH ELEVATION**  
 1/8" = 1'-0" FACES PUBLIC RIGHT OF WAY



**2 SOUTH ELEVATION**  
 1/8" = 1'-0"



| ARTICULATION |        |                      |       |
|--------------|--------|----------------------|-------|
| HORIZONTAL   |        |                      |       |
| NORTH        | OFFSET | 23' x 25 = 5.75      | 5.75  |
|              | LENGTH | 73.167' x 25 = 19.54 | 19.54 |
| SOUTH        | OFFSET | 23' x 25 = 5.75      | 5.75  |
|              | LENGTH | 86' x 25 = 21.5      | 21.5  |
| EAST         | OFFSET | 23' x 25 = 5.75      | 5.75  |
|              | LENGTH | 78.875' x 25 = 19.71 | 19.71 |
| WEST         | OFFSET | 23' x 25 = 5.75      | 5.75  |
|              | LENGTH | 78.25' x 25 = 19.56  | 19.56 |
| VERTICAL     |        |                      |       |
| NORTH        | OFFSET | 23' x 25 = +5.75     | 23'   |
|              | LENGTH | 73.167' x 25 = 19.54 | 19.54 |
| SOUTH        | OFFSET | 23' x 25 = +5.75     | 23'   |
|              | LENGTH | 86' x 25 = 21.5      | 21.5  |
| EAST         | OFFSET | 23' x 25 = +5.75     | 23'   |
|              | LENGTH | 78.83' x 25 = 19.70  | 19.70 |
| WEST         | OFFSET | 23' x 25 = +5.75     | 23'   |
|              | LENGTH | 78.25' x 25 = 19.56  | 19.56 |

| EXTERIOR FINISH SCHEDULE |               |  |
|--------------------------|---------------|--|
|                          | MATERIAL TYPE | COLOR  |
| SN-1                     | STONE VENEER  | BLACKSON BRICK CO. COTTON STB RANDOM CHOPPED |
| BR-1                     | BRICK         | RED, TO MATCH FORTERRA V130                  |
| BR-2                     | BRICK         | BLACKSON BRICK CO. COTTON STB RANDOM CHOPPED |

| MATERIAL COVERAGE CALCULATIONS |                         |               |                         |               |                          |               |                          |               |
|--------------------------------|-------------------------|---------------|-------------------------|---------------|--------------------------|---------------|--------------------------|---------------|
|                                | EAST - ELEVATION (S.F.) |               | WEST - ELEVATION (S.F.) |               | NORTH - ELEVATION (S.F.) |               | SOUTH - ELEVATION (S.F.) |               |
| MATERIAL                       | SQ. FT.                 | %             | SQ. FT.                 | %             | SQ. FT.                  | %             | SQ. FT.                  | %             |
| STONE                          | 655.5                   | 35            | 69                      | 3.8           | 756                      | 41.5          | 126.5                    | 6.4           |
| BRICK                          | 1230                    | 65            | 920                     | 96.2          | 1061.8                   | 58.5          | 1851.5                   | 93.6          |
| <b>MASONRY:</b>                | <b>1885.5</b>           | <b>100.00</b> | <b>1799.75</b>          | <b>100.00</b> | <b>1817.8</b>            | <b>100.00</b> | <b>1978</b>              | <b>100.00</b> |
| <b>GLAZING:</b>                | <b>360</b>              | <b>9</b>      | <b>45</b>               | <b>2</b>      | <b>68</b>                | <b>4</b>      | <b>157</b>               | <b>8</b>      |

NOT FOR REGULATORY APPROVAL PERMITTING, OR CONSTRUCTION.  
 ROBERT R. HOLTON  
 #14938

| ISSUE DATES |          |                 |
|-------------|----------|-----------------|
| NO.         | DATE     | ISSUE NAME      |
| 1           | 05/06/16 | CIVIL SUBMITTAL |

| REVISION LOG |      |            |
|--------------|------|------------|
| NO.          | DATE | ISSUE NAME |
|              |      |            |

HOUSTON  
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 Houston, TX 77002  
 713.689.1103 V  
 713.689.1103 F

DALLAS  
 1700 Ross Street, Suite 240  
 Dallas, TX 75201  
 972.489.7292 V

**HEIGHTS VENTURE ARCHITECTS, L.L.C.**

**CARENOW**  
 PINNACLE WAY & HORIZON ROAD  
 ROCKWALL, TEXAS  
 A PROJECT FOR: CARENOW

PROJECT NO: 15207-151  
 DATE PLOTTED:  
 CHECKED BY: WLRH DRAWN BY: EF

SHEET TITLE  
 CSUB ELEVATIONS

SHEET NUMBER  
**X1.1**

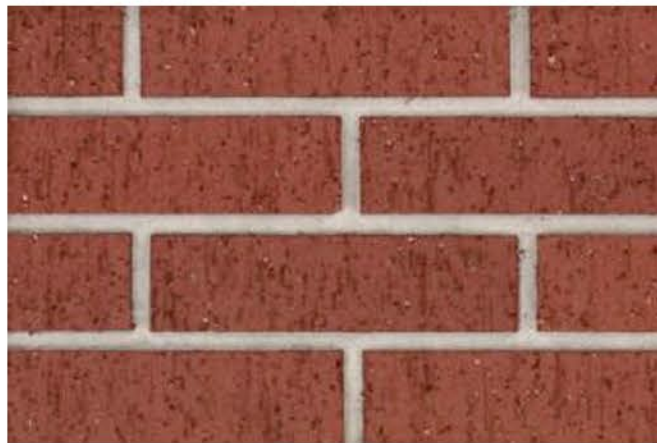




SN-1 STONE-BLACKSON BRICK- COTTON STB RANDOM CHOPPED



BR-2 BRICK-BURGANDY, TO MATCH FORTERRA V180



BR-1 BRICK-RED, TO MATCH FORTERRA V130



CARENOW  
NEW MEDICAL CARE  
ROCKWALL, TX

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.  
ROBERT R. HOLTON #14938

