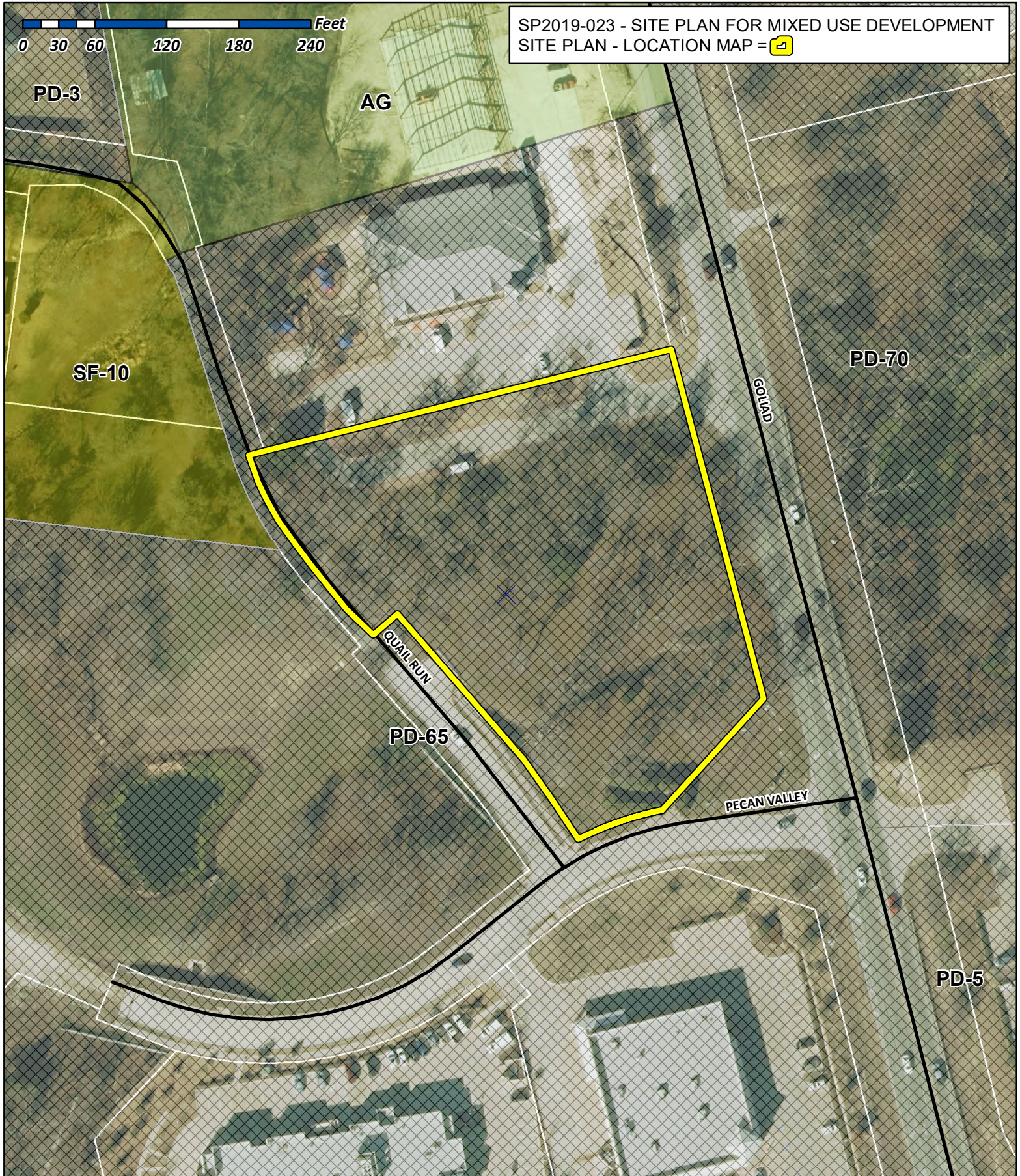




SP2019-023 - SITE PLAN FOR MIXED USE DEVELOPMENT  
SITE PLAN - LOCATION MAP =



# City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





LEGEND	
	PARKING COUNT
	LANDSCAPE AREA (RE: LANDSCAPE PLAN)
	CONCRETE SIDEWALK
	CONCRETE PAVEMENT

- GENERAL NOTES:**
- DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.
  - ALL PROPOSED CURB RADIUS ARE 3.0' F/C. WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
  - SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
  - ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.

**FEMA NOTE**

FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48397C0030L, DATED SEPTEMBER 26, 2008, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONES 'A' AND 'X'. PART OF THIS PROPERTY LIES WITHIN ZONES 'A'. AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN. IF PARTS OF THE SITE ARE NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WIER & ASSOCIATES, INC.

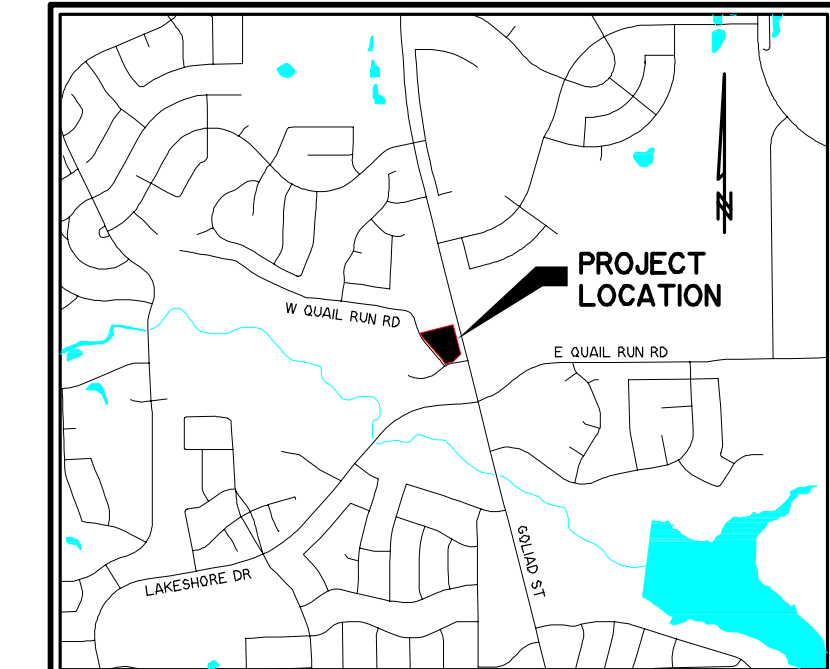
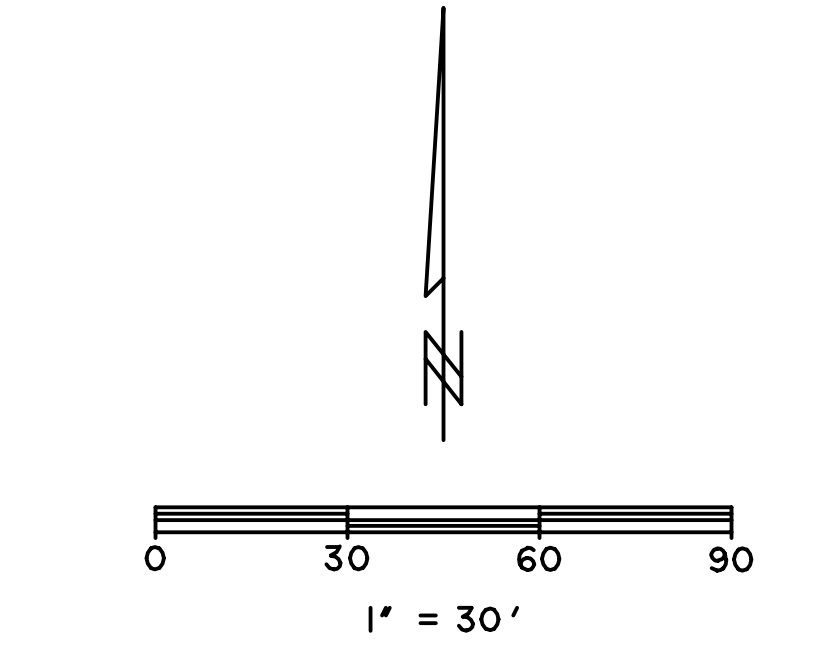
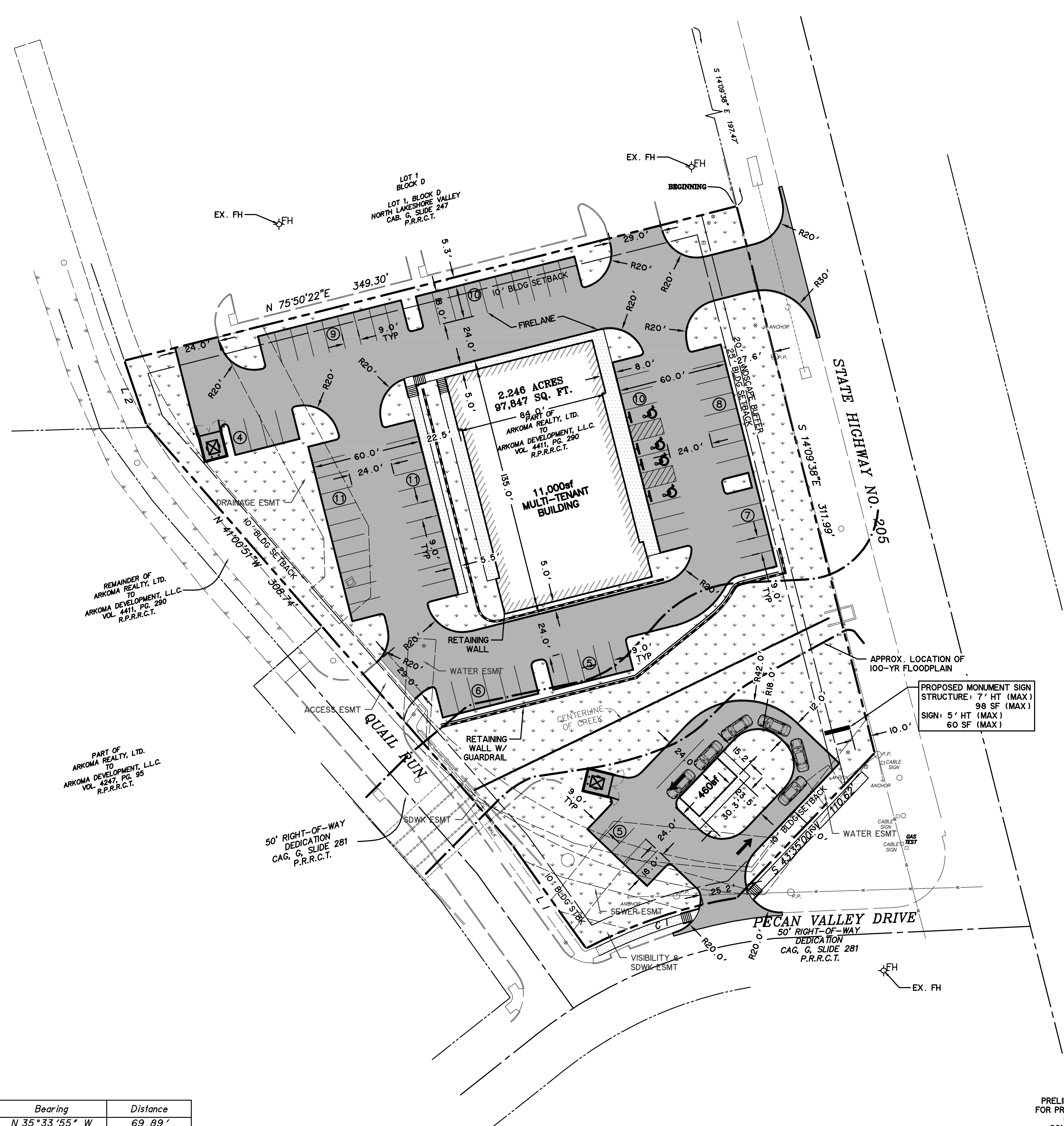
**DEVELOPER**  
 GRAND CENTRAL CROSSING, LLC  
 CONTACT: CHAD DUBOSE  
 8350 N CENTRAL EXPWY, STE I300  
 DALLAS, TEXAS 75206  
 PHONE: (214) 891-3215  
 FAX: (214) 891-3203  
 CHAD@JTEVANS.COM

**ENGINEER**  
 WIER & ASSOCIATES  
 CONTACT: JAKE FEARS, P.E.  
 2201 E. LAMAR BLVD., SUITE #200E  
 ARLINGTON, TX 76006  
 PHONE: (817) 467-7700  
 FAX: (817) 467-7713  
 JAKEF@WIERASSOCIATES.COM

Course	Bearing	Distance
L 1	N 35°33'55" W	69.89'
L 2	N 18°54'05" W	37.43'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	275.00'	88.33'	18°24'13"	87.95'	S 71°24'38" W



**VICINITY MAP**  
 1" = 2,000'

SITE DATA CHART	
ZONING	PD-65 W/ N. SH-205 OVERLAY
EXISTING USE	VACANT / UNDEVELOPED
PROPOSED USE	MIXED-USE (COMMERCIAL)
BUILDING AREA	NORTH BUILDING: 11,000 SF SOUTH BUILDING: 460 SF
BUILDING HEIGHT	25'-0"
BUILDING SETBACKS	HIGHWAY 205: 25' PECAN VALLEY DR: 10' QUAIL RUN RD: 10' INTERNAL: 10'
LOT AREA	2.246± AC (97,847 SF)
PARKING REQ'D.	NORTH BUILDING 8,000 SF RETAIL: 1/250 SF = 32 3,000 SF RESTAURANT: 1/100 = 30  SOUTH BUILDING 460 SF RESTAURANT: 1/100 SF = 5  TOTAL = 67
HANDICAP-ACCESSIBLE PROVIDED	4
TOTAL PARKING PROVIDED	84
BUILDING/LOT COVERAGE	11.7%
LANDSCAPE AREA	40,290 SF
LANDSCAPE COVERAGE	41.2%

**SITE PLAN  
 MIXED-USE DEVELOPMENT  
 3009 N. GOLIAD ST  
 ROCKWALL, TEXAS**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. KING SURVEY, ABSTRACT No. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM ARKOMA REALTY, LTD., TO ARKOMA DEVELOPMENT, L.L.C., AS RECORDED IN VOLUME 4411, PAGE 290 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS

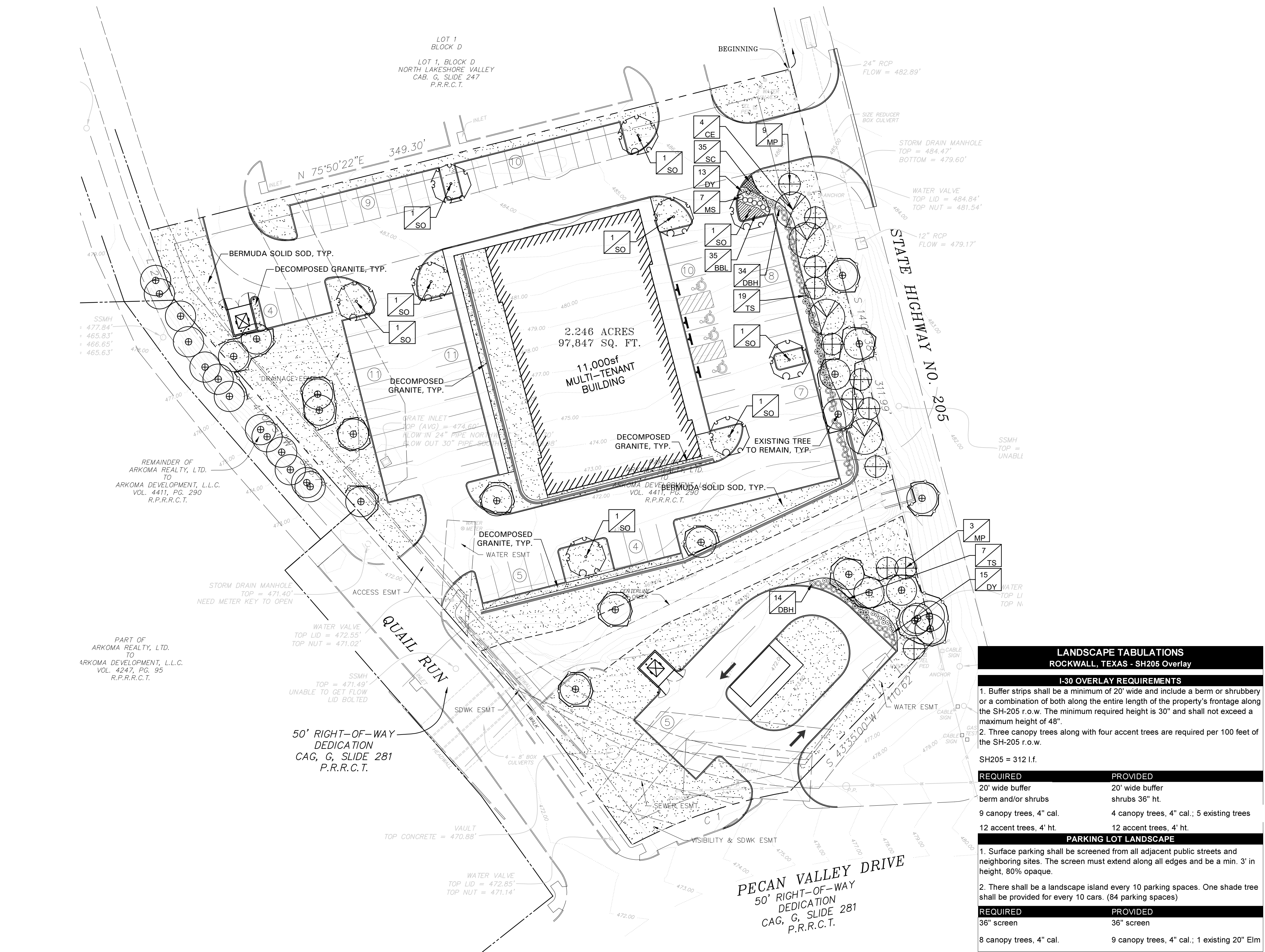
**June 12, 2019**

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. Prepared By/Or Under Direct Supervision Of Jacob H. Fears, PE Texas Registration No. 99376 On Date Shown Below.

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
 ENGINEERS SURVEYORS LAND PLANNERS  
 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
 Texas Firm Registration No. F-2776 www.WierAssociates.com



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**GENERAL LAWN NOTES**

EROSION CONTROL AND SOIL PREPARATION: THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL 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. SOD SHALL BE REPLACED IF NECESSARY.

**SOLID SOD:** SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.D OF TITLE 7, PART XXIX, HORTICULTURE COMMISSION CHAPTER 1.

**HYDROMULCH:** SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMUS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

**LANDSCAPE NOTES**

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING, IF NECESSARY.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4" OZ WOVEN WEED BARRIER FABRIC OR APPROVED EQUAL WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT WEED BARRIER OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH. PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

**IRRIGATION:** IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

**MAINTENANCE REQUIREMENTS:** VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

**MISCELLANEOUS MATERIALS:** STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

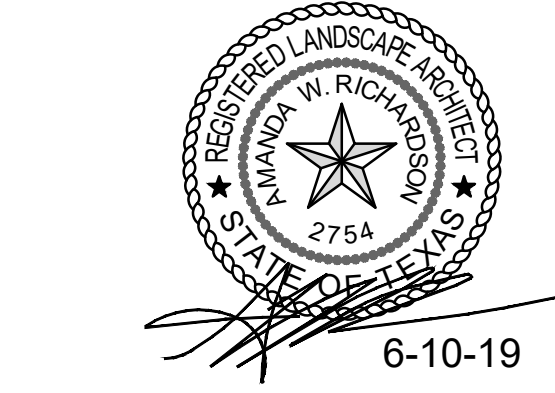
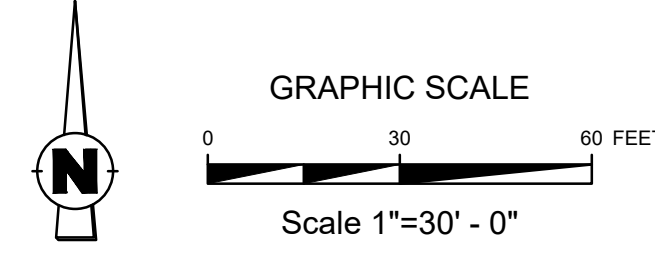
LANDSCAPE TABULATIONS	
ROCKWALL, TEXAS - SH205 Overlay	
<b>1-30 OVERLAY REQUIREMENTS</b>	
1. Buffer strips shall be a minimum of 20' wide and include a berm or shrubbery or a combination of both along the entire length of the property's frontage along the SH-205 r.o.w. The minimum required height is 30" and shall not exceed a maximum height of 48".	
2. Three canopy trees along with four accent trees are required per 100 feet of the SH-205 r.o.w.	
SH205 = 312 I.F.	
REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
berm and/or shrubs	shrubs 36" ht.
9 canopy trees, 4" cal.	4 canopy trees, 4" cal.; 5 existing trees
12 accent trees, 4' ht.	12 accent trees, 4' ht.
PARKING LOT LANDSCAPE	
1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.	
2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars. (84 parking spaces)	
REQUIRED	PROVIDED
36" screen	36" screen
8 canopy trees, 4" cal.	9 canopy trees, 4" cal.; 1 existing 20" Elm

PLANT SCHEDULE					
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
<b>SHADE TREES</b>					
4	CE	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	12' ht., 4' spread, matching
9	SO	Shumard Oak	<i>Quercus shumardii</i>	3" cal.	12' ht., 5' spread
<b>ORNAMENTAL TREES</b>					
12	MP	Mexican Plum	<i>Prunus mexicana</i>	30 gal.	8' ht., 4' spread min.
<b>SHRUBS</b>					
48	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burford Nana'</i>	5 gal.	full, 20" spread, 36" o.c.
28	DY	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Condeaux'</i>	5 gal.	full, 24" sprd, 24" o.c.
7	MS	Morning Light Miscanthus	<i>Miscanthus sinensis 'Morning Light'</i>	5 gal.	full, 20" spread, 36" o.c.
26	TS	Texas Sage 'Thundercloud'	<i>Leucophyllum frutescens 'Thundercloud'</i>	5 gal.	full, 24" sprd, 30" o.c.
<b>GROUNDCOVER/VINES/GRASS</b>					
35	BBL	Big Blue Liriope	<i>Linopoe muscari 'Big Blue'</i>	1 gal.	full, 18" o.c.
35	SC	Seasonal Color		4" pots	full, 12" o.c.
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		
		Decomposed Granite			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

**OWNER/DEVELOPER**  
 GRAND CENTRAL CROSSING, LLC  
 CONTACT: CHAD DUBOSE  
 8350 N CENTRAL EXPWY, STE 1300  
 DALLAS, TEXAS 75206  
 PHONE: (214) 891-3215  
 FAX: (214) 891-3203 CHAD@JTEVANS.COM

**ENGINEER**  
 WIER & ASSOCIATES  
 CONTACT: JAKE FEARS, P.E.  
 2201 E. LAMAR BLVD., SUITE #200E  
 ARLINGTON, TX 76006  
 PHONE: (817) 467-7700  
 FAX: (817) 467-7713  
 JAKEF@WIERASSOCIATES.COM



**AWR**  
 AWR Designs, LLC  
 P.O. Box 1746  
 Aliso, Texas 76008  
 amanda@awr-designs.com  
 c. 512.517.5589

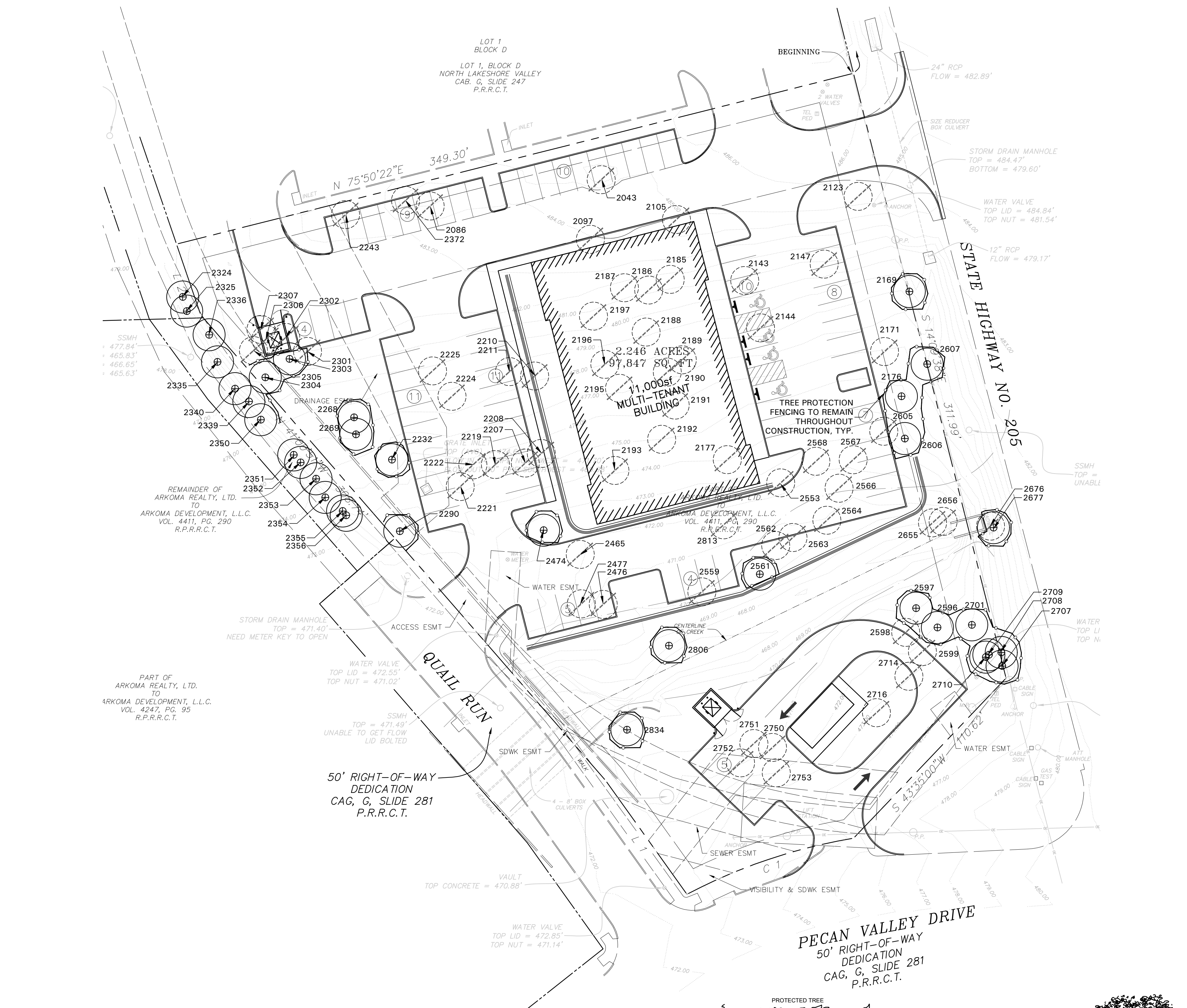
**LANDSCAPE PLAN**  
**RETAIL/RESTAURANT**  
**ROCKWALL, TEXAS**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. KING SURVEY, ABSTRACT No. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM ARKOMA REALTY, LTD., TO ARKOMA DEVELOPMENT, L.L.C., AS RECORDED IN VOLUME 4411, PAGE 290 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS  
 June 10, 2019

PREPARED BY:  
**VIA WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
 Texas Firm Registration No. F-2776 www.WierAssociates.com  
 CASE No.: \_\_\_\_\_ DATE: 6/12/2019  
 W.A. No. 19022



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EXISTING TREE						
NO.	CALIPER	TREE SPECIES	REMAIN/REMOVE	MITIGATION REQ.	NOTES	
2043	32	Pecan	To Be Removed	2 to 1		
2086	20	Elim	To Be Removed	1 to 1		
2097	18	Elim	To Be Removed	1 to 1		
2105	16	Elim	To Be Removed	1 to 1		
2123	18	Hackberry	To Be Removed	50%		
2143	18	Elim	To Be Removed	1 to 1		
2144	20	Elim	To Be Removed	1 to 1		
2147	24	Cedar	To Be Removed	50%		
2169	14	Elim	To Be Removed	1 to 1		
2171	28	Bois D'Arc	To Be Removed	50%		
2176	24	Pecan	To Remain	1 to 1		
2177	30	Walnut	To Be Removed	2 to 1		
2185	20	Elim	To Be Removed	1 to 1		
2186	16	Elim	To Be Removed	1 to 1		
2187	16	Elim	To Be Removed	1 to 1		
2188	16	Elim	To Be Removed	1 to 1		
2189	16	Elim	To Be Removed	1 to 1		
2190	12	Elim	To Be Removed	1 to 1		
2191	16	Elim	To Be Removed	1 to 1		
2192	24	Cedar	To Be Removed	50%		
2193	16	Elim	To Be Removed	1 to 1		
2194	18	Elim	To Be Removed	1 to 1		
2196	12	Elim	To Be Removed	1 to 1		
2197	16	Elim	To Be Removed	1 to 1		
2207	12	Elim	To Be Removed	1 to 1		
2208	14	Elim	To Be Removed	1 to 1		
2210	16	Elim	To Be Removed	1 to 1		
2211	18	Elim	To Be Removed	1 to 1		
2219	16	Elim	To Be Removed	1 to 1		
2221	16	Elim	To Be Removed	1 to 1		
2222	12	Elim	To Be Removed	1 to 1		
2224	17	Elim	To Be Removed	1 to 1		
2225	17	Elim	To Be Removed	1 to 1		
2232	14	Elim	To Be Removed	1 to 1		
2243	4	Elim	To Be Removed	1 to 1		
2268	12	Elim	To Remain	1 to 1		
2269	18	Elim	To Remain	1 to 1		
2290	20	Elim	To Remain	1 to 1		
2301	16	Elim	To Be Removed	1 to 1		
2301	16	Elim	To Be Removed	1 to 1		
2301	18	Elim	To Remain	1 to 1		
2304	16	Elim	To Remain	1 to 1		
2305	12	Elim	To Be Removed	1 to 1		
2306	12	Elim	To Be Removed	1 to 1		
2307	12	Elim	To Be Removed	1 to 1		
2324	8	Elim	To Remain	1 to 1	Not on Property	
2325	5	Elim	To Remain	1 to 1	Not on Property	
2335	13	Elim	To Remain	1 to 1	Not on Property, Multi-trunk	
2336	6	Elim	To Remain	1 to 1	Not on Property	
2339	6	Elim	To Remain	1 to 1	Not on Property, Bent	
2340	12	Elim	To Remain	1 to 1	Not on Property	
2350	12	Elim	To Remain	1 to 1	Not on Property	
2351	10	Elim	To Remain	1 to 1	Not on Property	
2352	10	Elim	To Remain	1 to 1	Not on Property	
2353	5	Elim	To Remain	1 to 1	Not on Property	
2354	9	Elim	To Remain	1 to 1	Not on Property	
2355	14	Elim	To Remain	1 to 1	Not on Property	
2356	6	Elim	To Remain	1 to 1	Not on Property	
2372	8	Bean Tree	To Be Removed	0%		
2465	14	Elim	To Be Removed	1 to 1		
2474	20	Elim	To Remain	1 to 1		
2476	22	Pecan	To Be Removed	1 to 1		
2477	18	Pecan	To Be Removed	1 to 1		
2553	32	Walnut	To Be Removed	2 to 1	Multi-trunk	
2559	22	Pecan	To Be Removed	1 to 1		
2561	22	Pecan	To Remain	1 to 1		
2562	16	Pecan	To Be Removed	1 to 1		
2563	24	Pecan	To Be Removed	1 to 1		
2564	32	Pecan	To Be Removed	2 to 1		
2566	18	Pecan	To Be Removed	1 to 1		
2567	22	Pecan	To Be Removed	1 to 1		
2568	22	Walnut	To Be Removed	1 to 1		
2586	8	Pecan	To Remain	1 to 1		
2597	24	Pecan	To Remain	1 to 1		
2598	29	Pecan	To Be Removed	1 to 1		
2599	24	Pecan	To Be Removed	1 to 1		
2605	15	Walnut	To Be Removed	1 to 1		
2606	24	Pecan	To Remain	1 to 1		
2607	40	Bois D'Arc	To Remain	50%		
2655	6	Chinaberry	To Be Removed	0%	Multi-trunk	
2656	9	Chinaberry	To Be Removed	0%		
2676	5	Chinaberry	To Be Removed	0%	Multi-trunk	
2677	15	Pecan	To Remain	1 to 1		
2701	19	Pecan	To Remain	1 to 1		
2707	24	Pecan	To Remain	1 to 1		
2708	16	Pecan	To Remain	1 to 1		
2709	24	Pecan	To Remain	1 to 1		
2710	7	Pecan	To Remain	1 to 1		
2714	17	Pecan	To Be Removed	1 to 1	Multi-trunk	
2716	27	Bois D'Arc	To Be Removed	50%	Multi-trunk	
2750	12	Elim	To Be Removed	1 to 1		
2751	16	Elim	To Be Removed	1 to 1		
2752	16	Elim	To Be Removed	1 to 1		
2753	16	Elim	To Be Removed	1 to 1		
2806	40	Elim	To Be Removed	2 to 1	Multi-trunk	
2813	16	Walnut	To Be Removed	1 to 1		
2834	48	Elim	To Remain	2 to 1		
TOTAL ON SITE						1574
TOTAL TO BE MITIGATED						1221.5

**TREE PRESERVATION NOTES**

**CONSTRUCTION METHODS:**

**BORING:** BORING OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED. WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (40) INCHES.

**TRENCHING:** ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE PLACEMENT OF UNDERGROUND UTILITY LINES SUCH AS ELECTRIC, PHONE, GAS, ETC., IS ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. TRENCHING FOR IRRIGATION SYSTEMS SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY LINE. THIS LINE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTURBANCE.

**TREES TO BE REMOVED:** ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE.

**TREES TO REMAIN:** ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

**EXISTING TREES NOTED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE OF TREE.**

**UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.**

**PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE:**

THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE:

**MATERIAL STORAGE:** NO MATERIALS INTENDED FOR USE IN CONSTRUCTION, OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION, SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

**EQUIPMENT CLEANING/LIQUID DISPOSAL:** NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OR ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

**TREE ATTACHMENTS:** NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

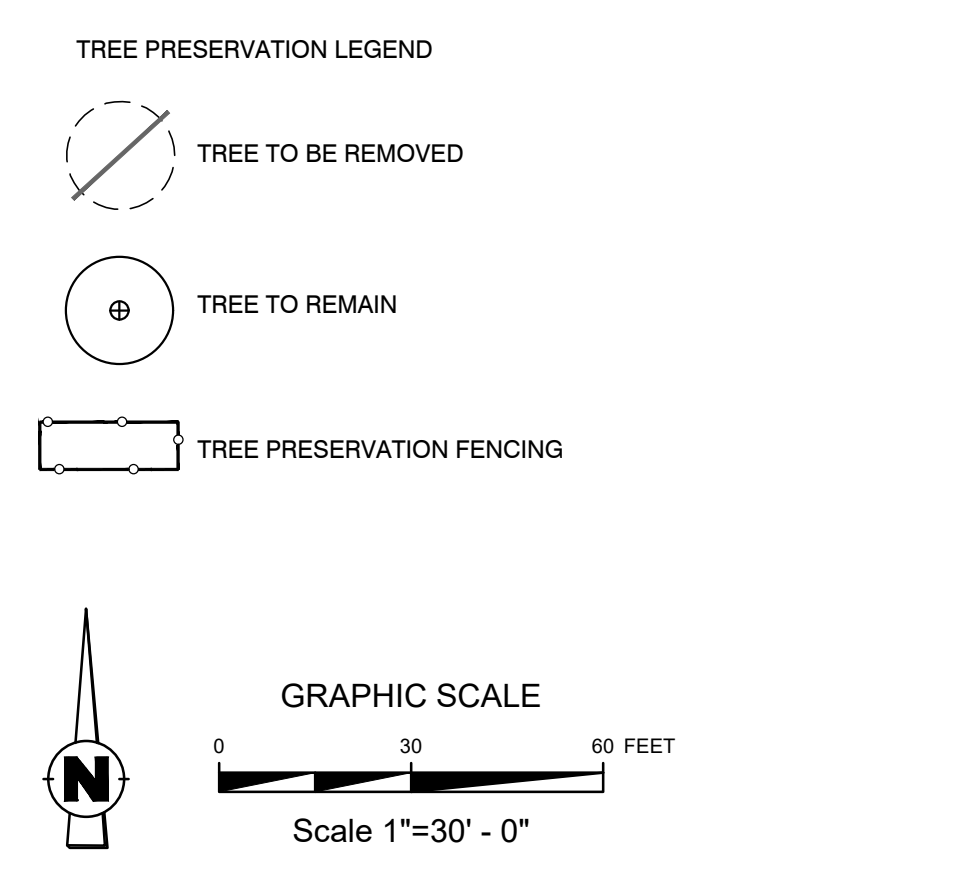
**VEHICULAR TRAFFIC:** NO VEHICULAR AND/OR CONSTRUCTION, EQUIPMENT, TRAFFIC, OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.

**GRADE CHANGES:** 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.

**PROCEDURES REQUIRED PRIOR TO CONSTRUCTION:**

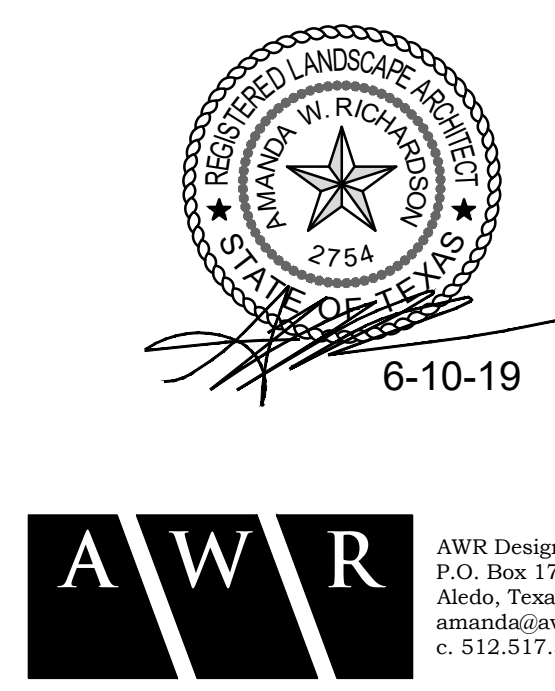
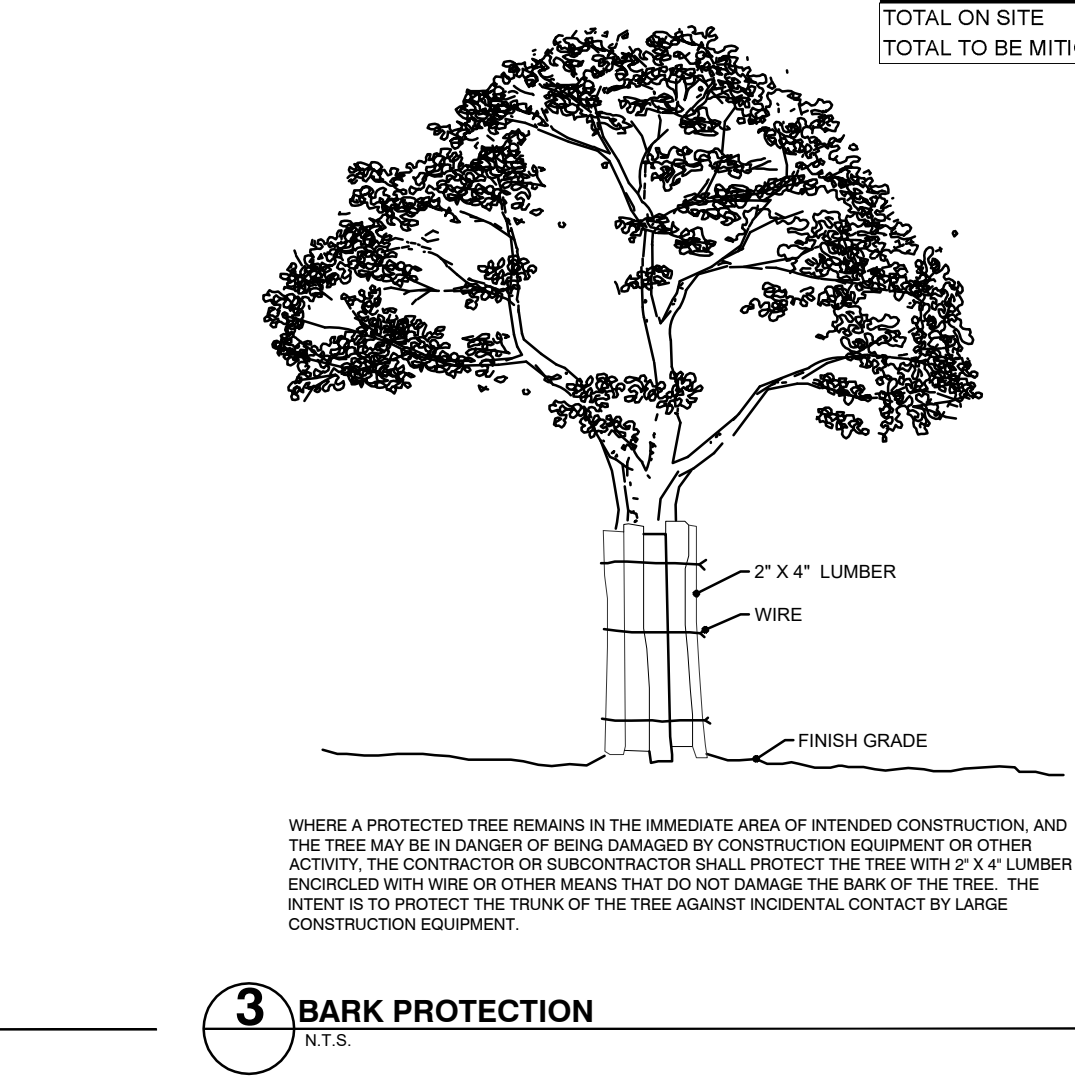
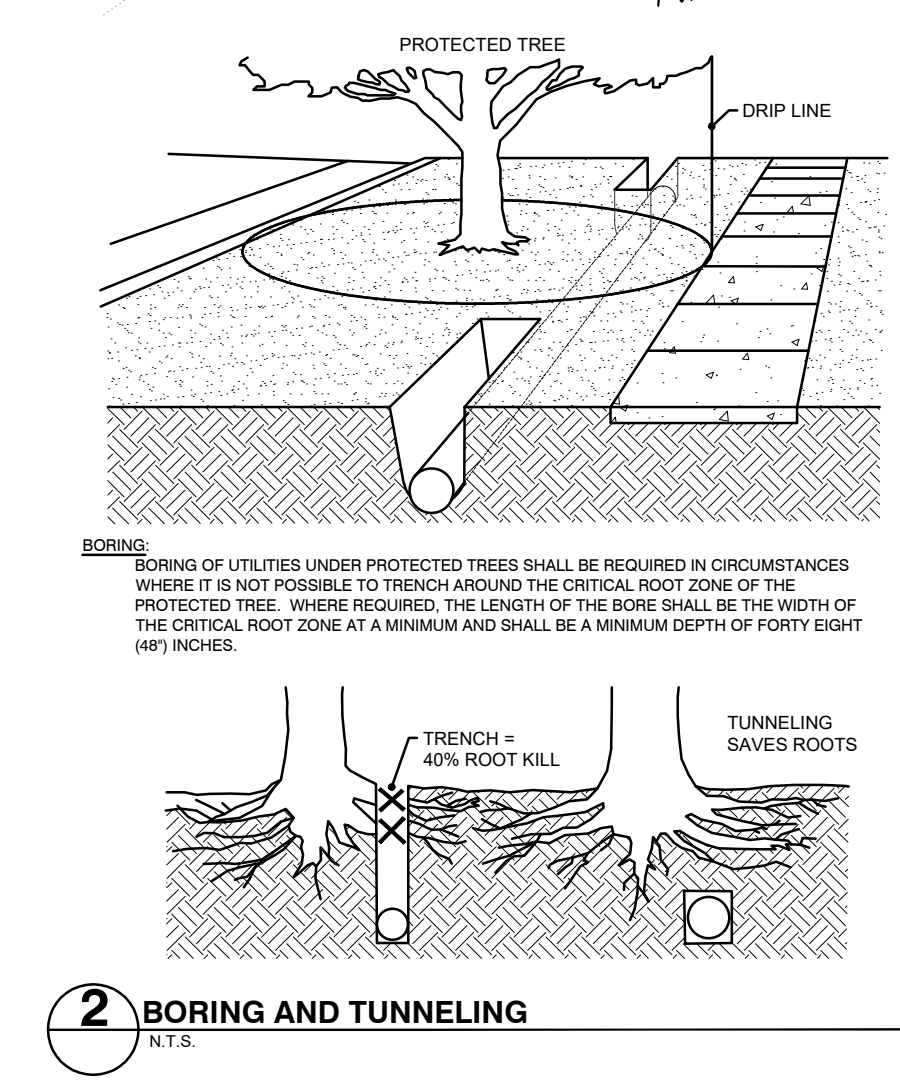
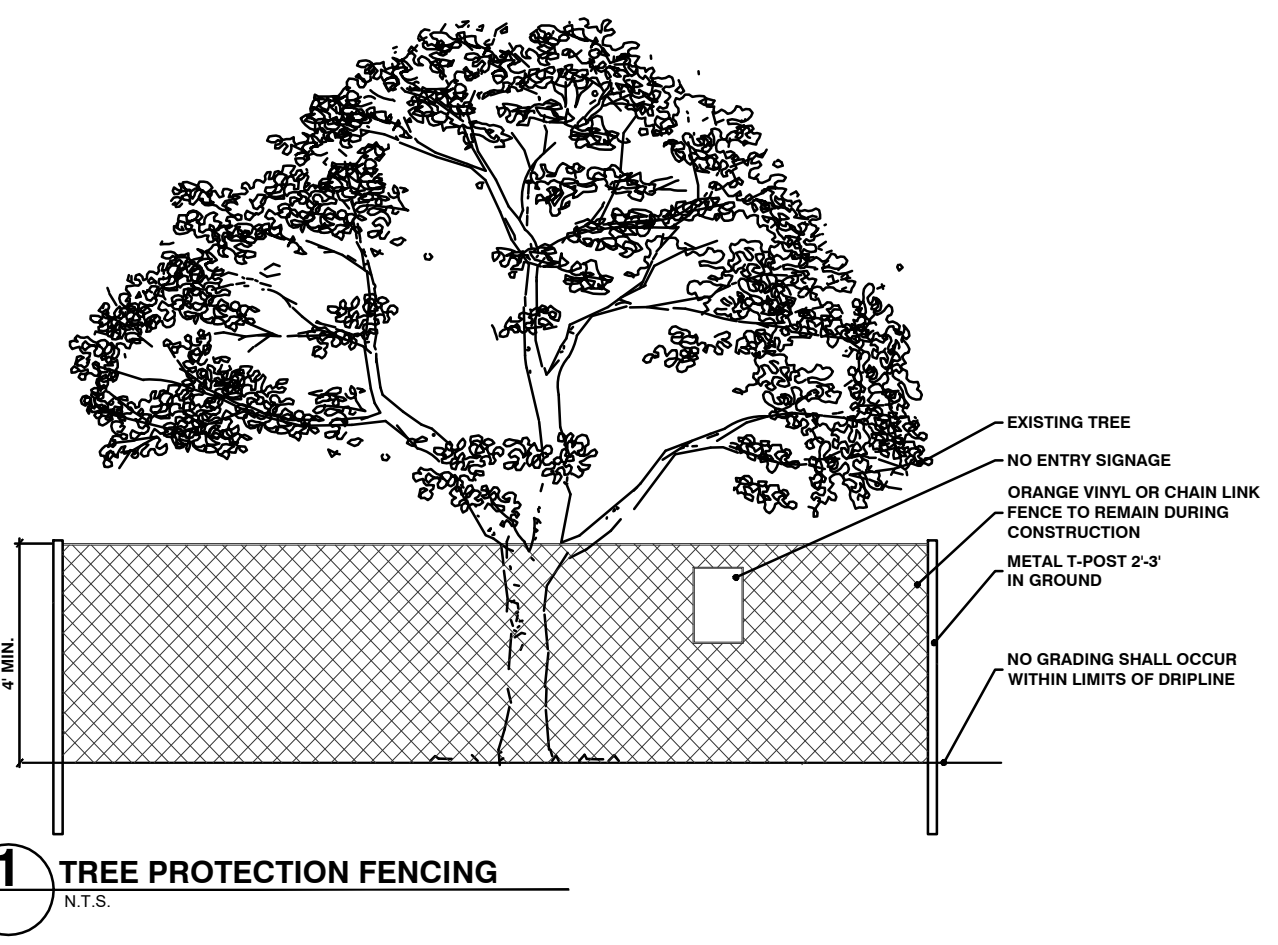
**PROTECTIVE FENCING:** PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCLOSES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

**BARK PROTECTION:** IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2" X 4" LUMBER ENCLOSED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE INTENT IS TO PROTECT THE BARK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.



**OWNER/DEVELOPER**  
 GRAND CENTRAL CROSSING, LLC  
 CONTACT: CHAD DUBOSE  
 8350 N CENTRAL EXPWY, STE 1300  
 DALLAS, TEXAS 75206  
 PHONE: (214) 891-3215  
 FAX: (214) 891-3203 CHAD@JTEVANS.COM

**ENGINEER**  
 WIER & ASSOCIATES  
 CONTACT: JAKE FEARS, P.E.  
 2201 E. LAMAR BLVD., SUITE #200E  
 ARLINGTON, TX 76006  
 PHONE: (817) 467-7700  
 FAX: (817) 467-7713  
 JAKEF@WIERASSOCIATES.COM



**TREE PRESERVATION PLAN**  
**RETAIL/RESTAURANT**  
**ROCKWALL, TEXAS**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. KING SURVEY, ABSTRACT No. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM ARKOMA REALTY, LTD., TO ARKOMA DEVELOPMENT, L.L.C., AS RECORDED IN VOLUME 4411, PAGE 290 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS  
 June 10, 2019

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
 Texas Firm Registration No. F-2776 www.WierAssociates.com  
 CASE No.: \_\_\_\_\_ DATE: 6/12/2019  
 W.A. No. 19022





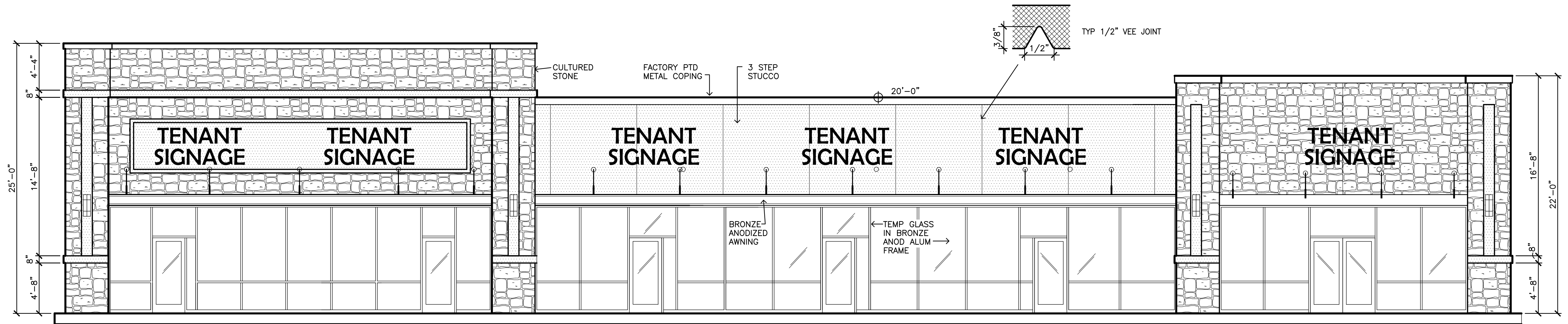
Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
MAIN PARKING	0	Fc	1.4	5.2	0.0	N.A.
PROPERTY LINE	N.A.	Fc	0.2	1.1	0.0	N.A.
SOUTH PARKING	0	Fc	1.6	3.0	0.3	5.3

Luminaire Schedule						
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Light Loss Factor
□	XA	13	LITHONIA KAD LED 40C 700 40K R4 MVOLT [MOUNTING] HS [FINISH]	8619	94	0.800
○	XB	22	LITHONIA OLLWD LED P1 40K MVOLT [FINISH]	264	8.6	1.000

- Notes:
1. Surface reflectances: Vertical/Horizontal - 50/20.
  2. Calculation values are at height indicated in summary table.
  3. Mounting heights are designated on drawing with "MH."
  4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.
  5. Sylvania lamp data used unless otherwise noted. LED luminaires use integrated photometric lamp data provided by manufacturer.
  6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.
  7. For lumen output of scaled luminaires, multiply Total Lumen Output by User Defined Factor.

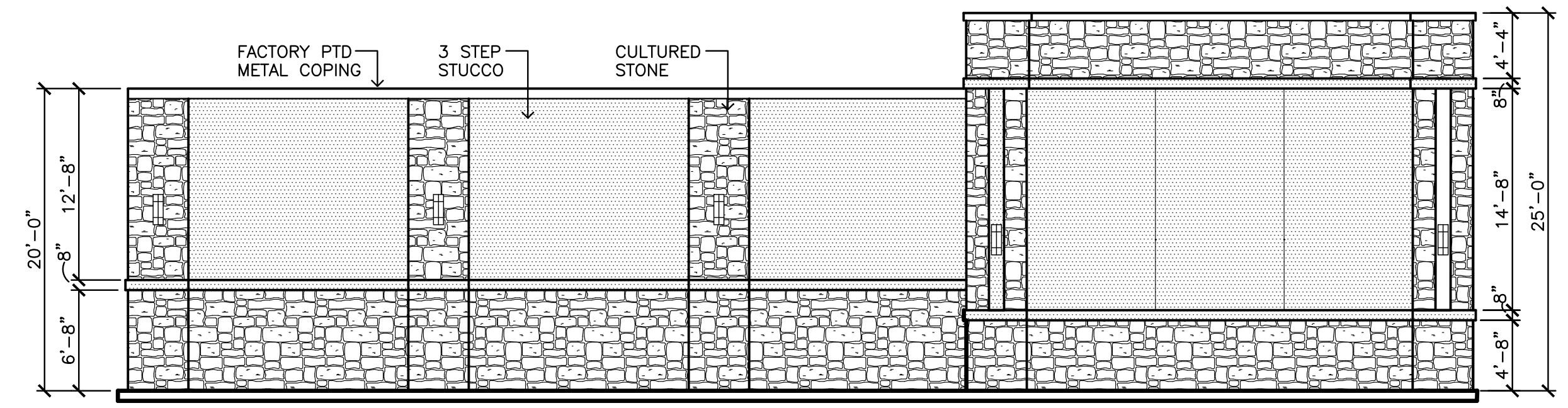






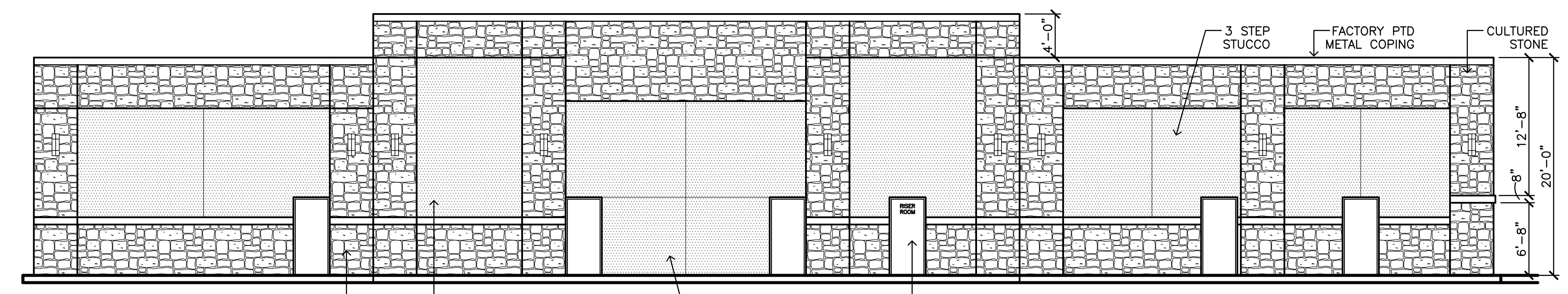
**1 east elevation**  
 scale: 3/16" = 1'-0"

EAST FACADE: 1,472 SF (NO WINDOWS & DOORS)  
 STONE: 828 SF, 56%  
 3 STEP STUCCO: 644 SF, 44%



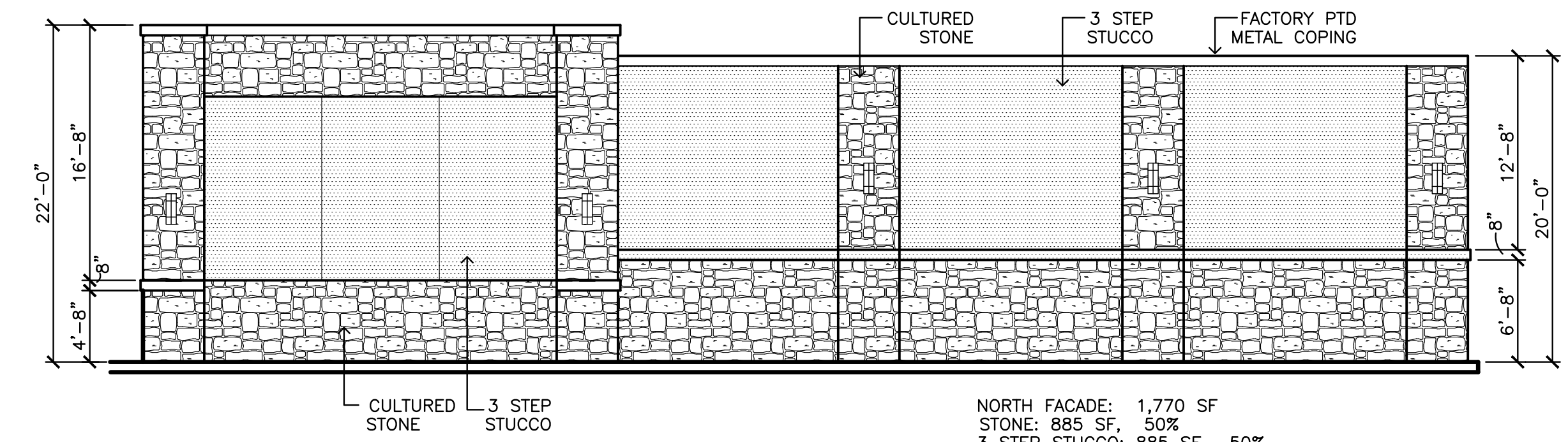
**2 south elevation**  
 scale: 1/8" = 1'-0"

SOUTH FACADE: 1,930 SF  
 STONE: 1,034 SF, 53%  
 3 STEP STUCCO: 896 SF, 47%



**3 west elevation**  
 scale: 1/8" = 1'-0"

WEST FACADE: 2,920 SF  
 STONE: 1,460 SF, 50%  
 3 STEP STUCCO: 1,460 SF, 50%



**4 north elevation**  
 scale: 1/8" = 1'-0"

NORTH FACADE: 1,770 SF  
 STONE: 885 SF, 50%  
 3 STEP STUCCO: 885 SF, 50%



**5 awning photo**  
 scale: nts

AWNING EXAMPLE. COLOR (BRONZE TO MATCH STOREFRONT)  
 OWNER, DIMENSIONS AS SHOWN ON ROOF PLAN. TIE BACKS TO MATCH.  
 CORNER DRAINS AS SHOWN.  
 VENDOR: VICTORY AWNINGS 817-759-1600

Owner:  
 DA ENNIS 45 PARTNERS LP  
 14114 Dallas Parkway #670  
 Dallas, Texas 75254

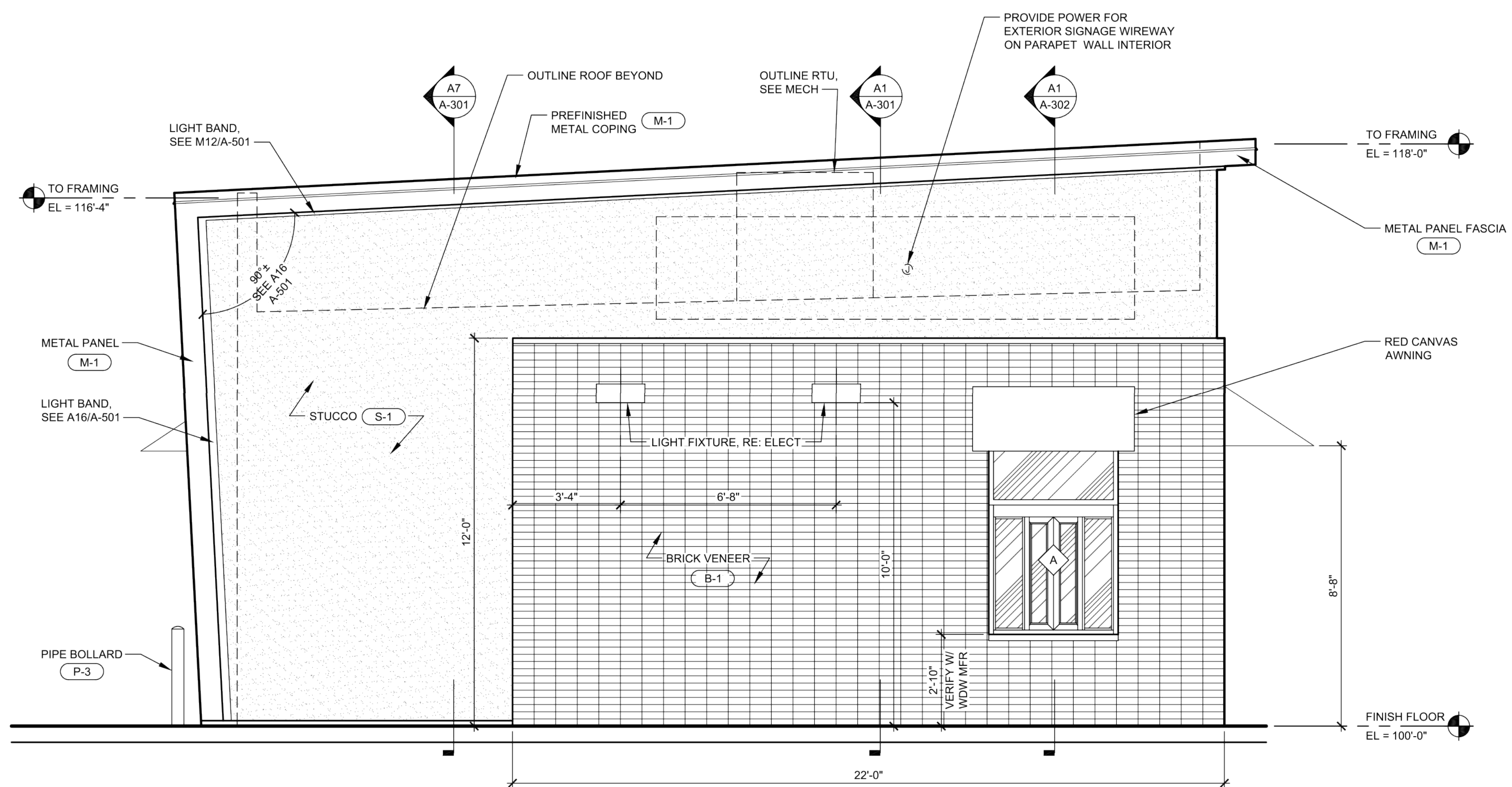
Project:  
**Shell Building**  
 Ridge Road  
 Rockwall, Texas

Scale: as noted  
 Issue For:  
 Site plan submittal 6-6-19

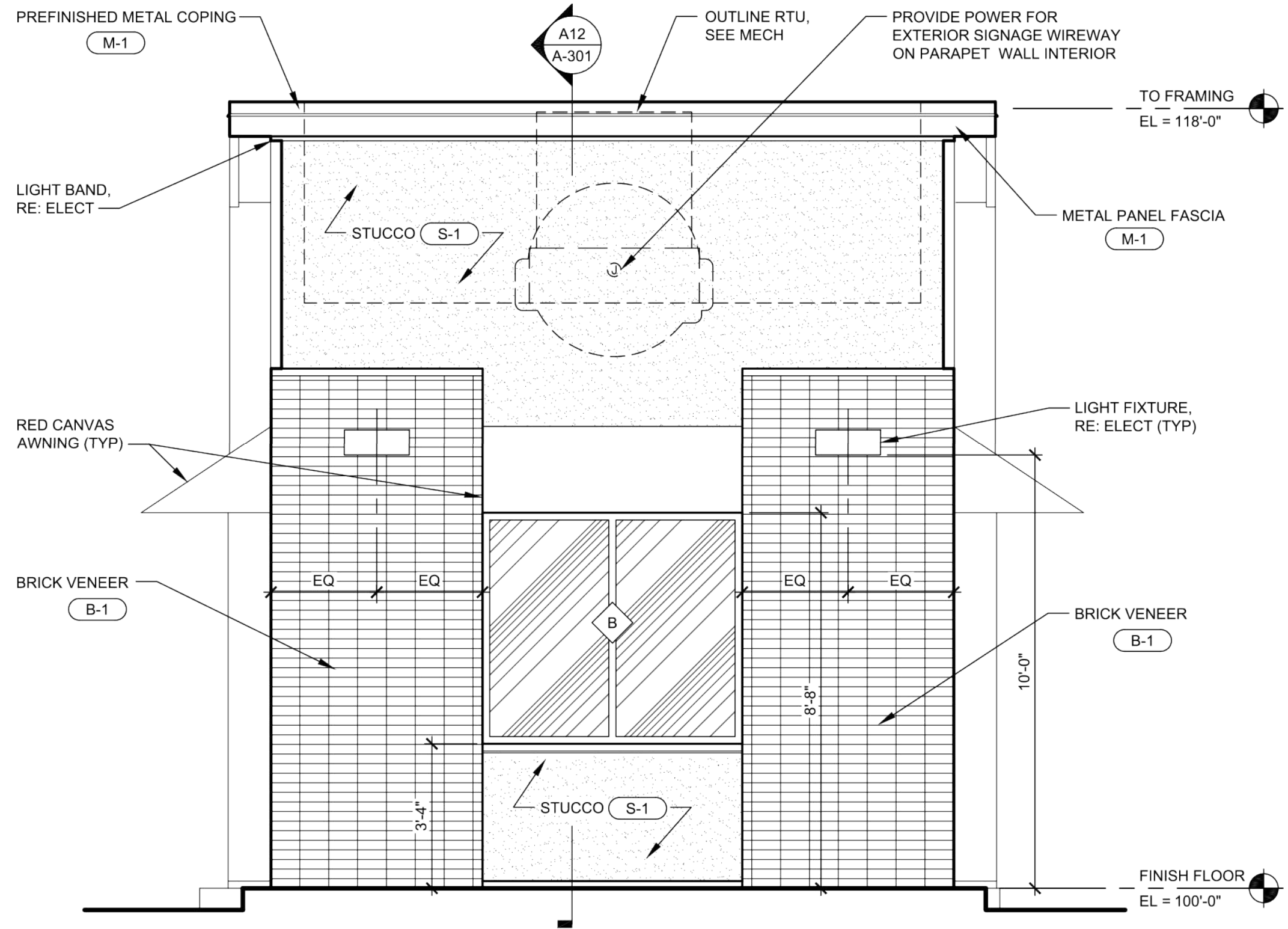
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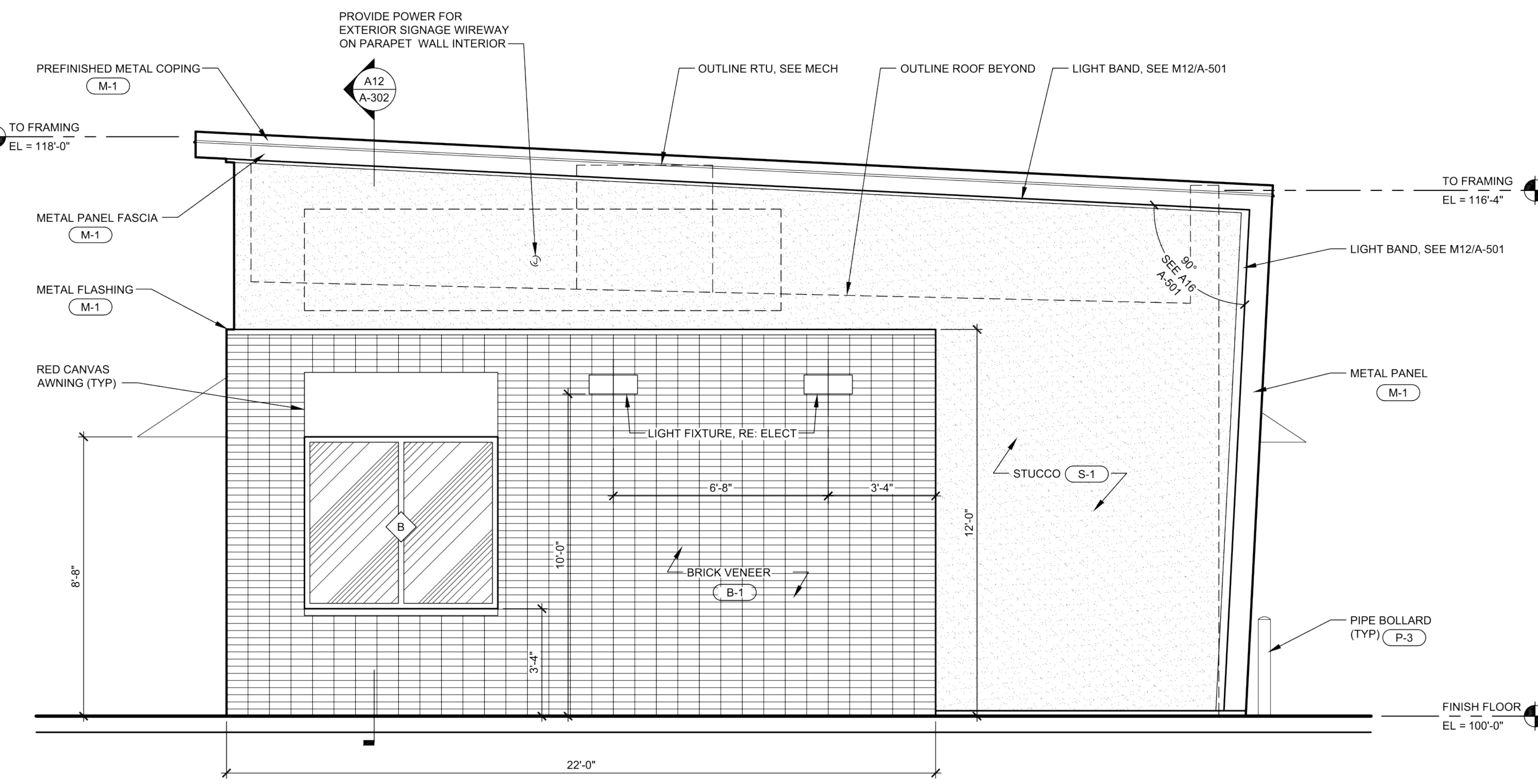
PRINTED: 6/13/2019 5:18 PM FILE: WIKER-PAVING\_S18\_LAS1\_SAVED: 6/13/2019 3:12 PM SAVED BY: JAKEE FILE: SKOOTER ELEVATION.DWG  
 BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT



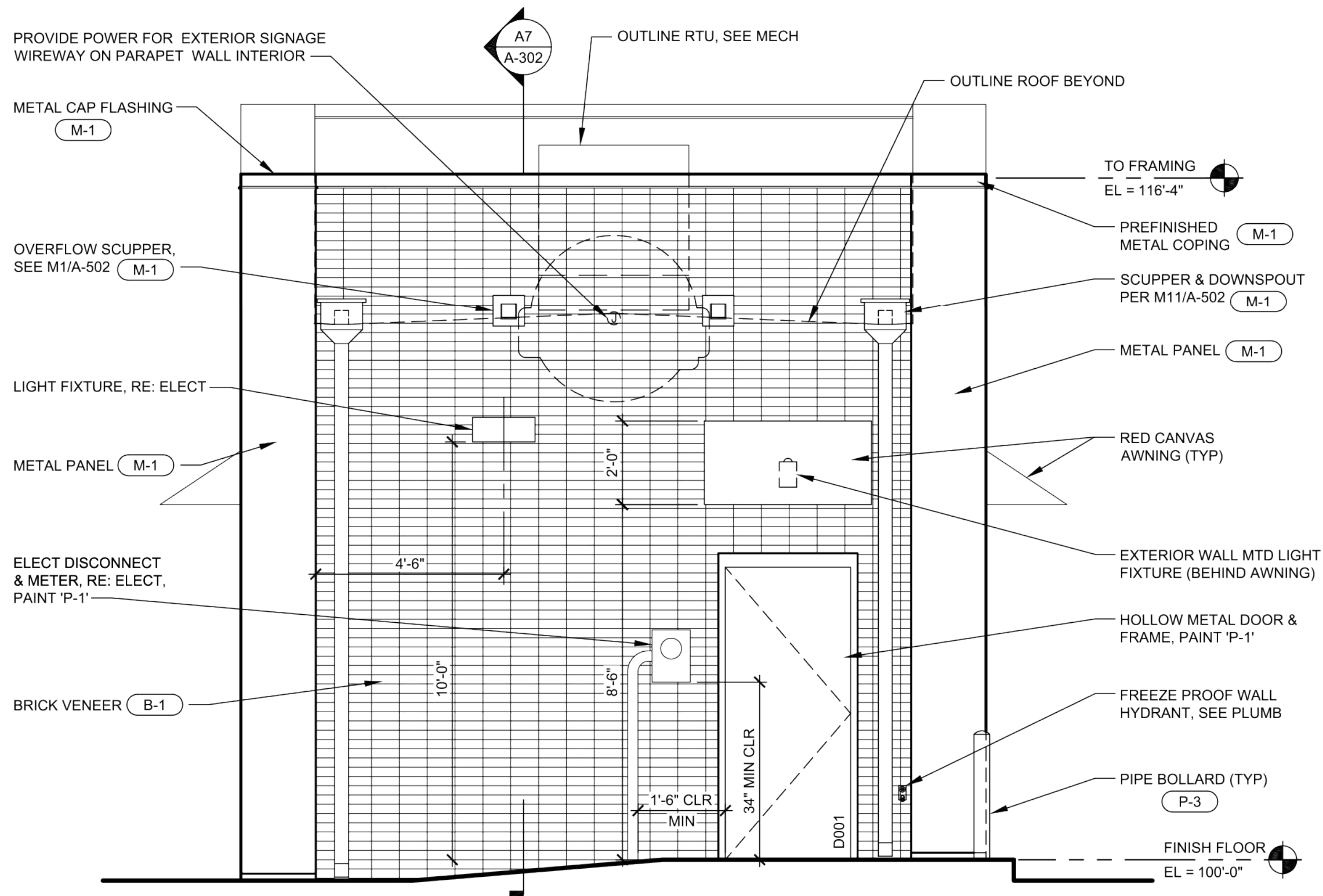
**J1** EXTERIOR ELEVATION - NORTH  
SCALE: 3/8" = 1'-0"



**J13** EXTERIOR ELEVATION - WEST  
SCALE: 3/8" = 1'-0"



**A1** EXTERIOR ELEVATION - SOUTH  
SCALE: 3/8" = 1'-0"



**A13** EXTERIOR ELEVATION - EAST  
SCALE: 3/8" = 1'-0"

LEGEND	
	- DOOR NUMBER
	- WINDOW TYPE
	- FINISH / MATERIAL IDENTIFIER
	- SECTION
	- SECTION NUMBER
	- SHEET SECTION SHOWN ON SIM = SIMILAR, OH = OPPOSITE HAND

**DEVELOPER**  
 GRAND CENTRAL CROSSING, LLC  
 CONTACT: CHAD DUBOSE  
 8350 N CENTRAL EXPWY., STE 1300  
 DALLAS, TEXAS 75206  
 PHONE: (214) 891-3215  
 FAX: (214) 891-3203  
 CHAD@JTEVANS.COM

**COFFEE KIOSK ELEVATIONS**  
**MIXED-USE DEVELOPMENT**  
**3009 N. GOLIAD ST**  
**ROCKWALL, TEXAS**