



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2021-001 P&Z DATE 2/9/21 CC DATE \_\_\_\_\_ APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

| ZONING APPLICATION                           |
|--|
| <input type="checkbox"/> SPECIFIC USE PERMIT |
| <input type="checkbox"/> ZONING CHANGE       |
| <input type="checkbox"/> PD CONCEPT PLAN     |
| <input type="checkbox"/> PD DEVELOPMENT PLAN |

| SITE PLAN APPLICATION                         |
|---|
| <input checked="" type="checkbox"/> SITE PLAN |
| <input type="checkbox"/> LANDSCAPE PLAN       |
| <input type="checkbox"/> TREESCAPE PLAN       |
| <input type="checkbox"/> PHOTOMETRIC PLAN     |
| <input type="checkbox"/> BUILDING ELEVATIONS  |
| <input type="checkbox"/> MATERIAL SAMPLES     |
| <input type="checkbox"/> COLOR RENDERING      |

| PLATTING APPLICATION                               |
|--|
| <input type="checkbox"/> MASTER PLAT               |
| <input type="checkbox"/> PRELIMINARY PLAT          |
| <input type="checkbox"/> FINAL PLAT                |
| <input type="checkbox"/> REPLAT                    |
| <input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT |
| <input type="checkbox"/> VACATION PLAT             |
| <input type="checkbox"/> LANDSCAPE PLAN            |
| <input type="checkbox"/> TREESCAPE PLAN            |

|  |
|--|
| <input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____) |
| <input checked="" type="checkbox"/> APPLICATIONS         |
| <input checked="" type="checkbox"/> RECEIPT              |
| <input checked="" type="checkbox"/> LOCATION MAP         |
| <input type="checkbox"/> HOA MAP                         |
| <input type="checkbox"/> PON MAP                         |
| <input type="checkbox"/> FLU MAP                         |
| <input type="checkbox"/> NEWSPAPER PUBLIC NOTICE         |
| <input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE    |
| <input type="checkbox"/> PROJECT REVIEW                  |
| <input type="checkbox"/> STAFF REPORT                    |
| <input type="checkbox"/> CORRESPONDENCE                  |
| <input type="checkbox"/> COPY-ALL PLANS REQUIRED         |
| <input type="checkbox"/> COPY-MARK-UPS                   |
| <input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE |
| <input type="checkbox"/> MINUTES-LASERFICHE              |
| <input type="checkbox"/> PLAT FILED DATE _____           |
| <input type="checkbox"/> CABINET # _____                 |
| <input type="checkbox"/> SLIDE # _____                   |
| NOTES: _____   |
| _____  |
| _____  |
| _____  |
| _____  |
| ZONING MAP UPDATED _____                                 |



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-001

**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: 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.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 841 Justin Road Rockwall, TX 75087

SUBDIVISION Lofland Industrial Park Addition

LOT

1A-R

BLOCK

A

GENERAL LOCATION SWC Justin Rd & Townsend Dr

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C - Commercial

CURRENT USE

Office

PROPOSED ZONING C - Commercial

PROPOSED USE

Office

ACREAGE 1.707 Ac.

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 Rockwall Central Appraiser Dist.

APPLICANT Carroll Architects, Inc.

CONTACT PERSON Kevin Passons

CONTACT PERSON Jeff Carroll

ADDRESS 841 Justin Rd

ADDRESS 750 E. Interstate 30  
Ste 110

CITY, STATE & ZIP Rockwall, TX. 75087

CITY, STATE & ZIP Rockwall, TX. 75087

PHONE 972-771-2034

PHONE 972-732-6085

E-MAIL kpassons@rockwallcad.com

E-MAIL jc@carrollarch.com

## NOTARY VERIFICATION [REQUIRED]

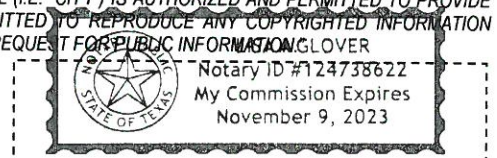
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kevin Passons [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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. GLOVER

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15<sup>th</sup> DAY OF January, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 11/9/2023



SP2021-001- SITE PLAN FOR ROCKWALL CAD  
SITE PLAN - LOCATION MAP = [icon]



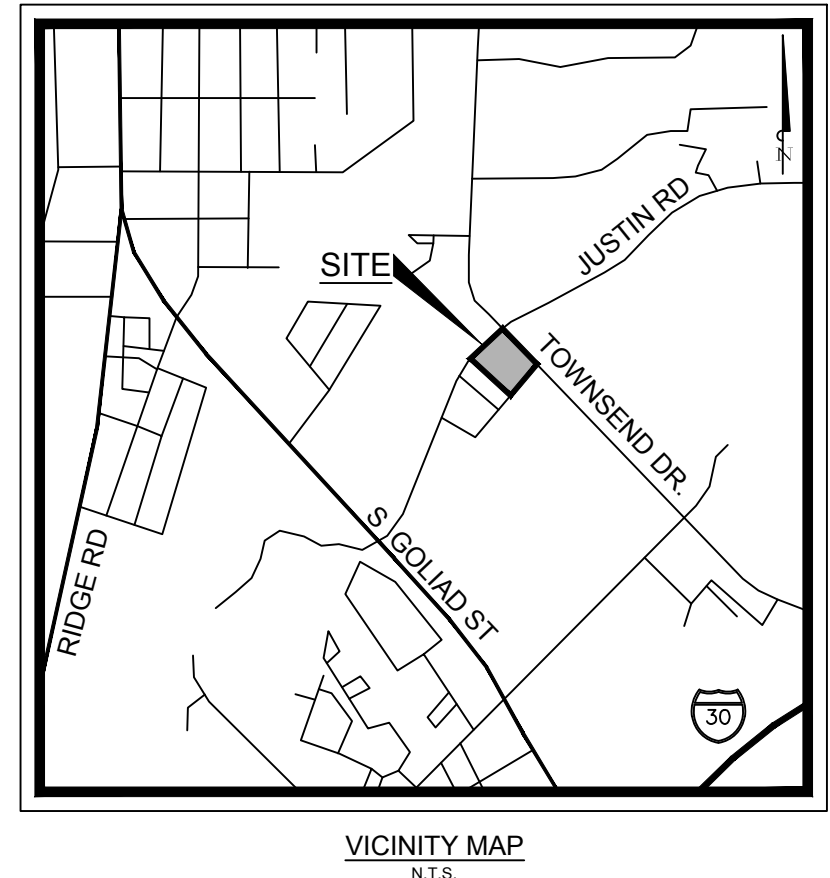
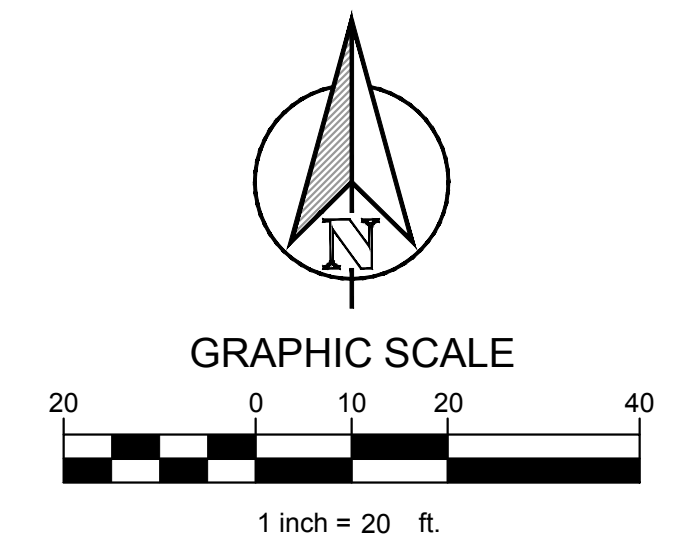
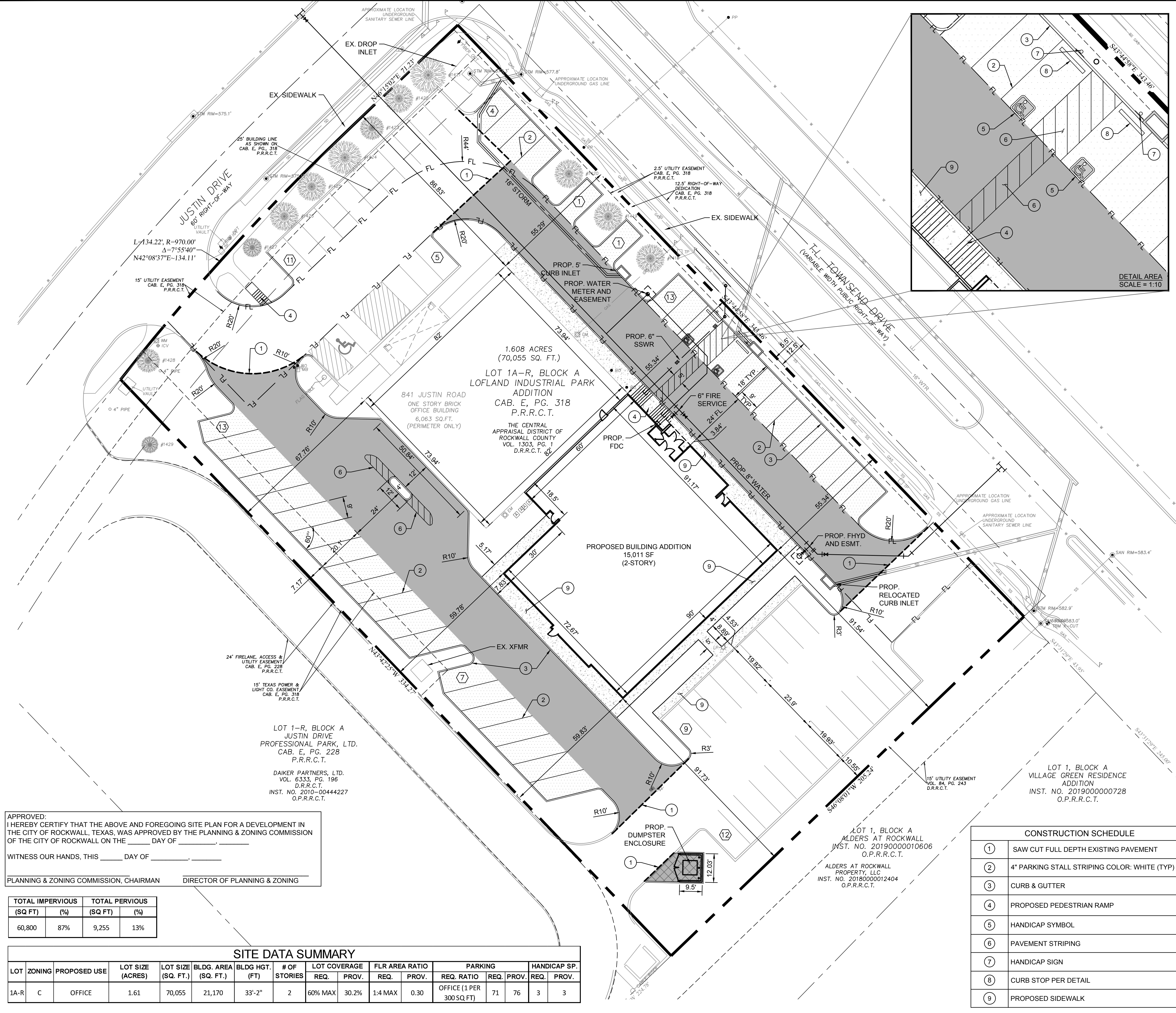
# City of Rockwall

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.



PLOTTED BY: CURTIS, PETERS  
 PLOT DATE: 1/15/2021 12:13 PM  
 LOCATION: Z:\PROJECTS\2020-136 ROCKWALL\CADD\SHEETS\SITE PLAN\SP-1 SITE PLAN.DWG  
 LAST SAVED: 1/15/2021 12:13 PM



TEXAS FIRM #14199

**CLAY MOORE ENGINEERING**

1903 CENTRAL DRIVE, SUITE #406  
BEDFORD, TX 76011  
PHONE: 817.281.0572  
WWW.CLAYMOOREENG.COM

**PRELIMINARY**

FOR REVIEW ONLY  
Not for construction purposes.

CLAYMOORE ENGINEERING  
ENGINEERING AND PLANNING  
CONSULTANTS  
Engineer: CLAY CRISTY  
P.E. No. 109800 Date: 1/15/2021

**ROCKWALL CAD**  
**814 JUSTIN ROAD**  
**ROCKWALL, TX 75087**

| LEGEND |                                    |
|--------|------------------------------------|
|        | 5' STANDARD DUTY CONCRETE PAVEMENT |
|        | 6' HEAVY DUTY CONCRETE PAVEMENT    |
|        | 7' DUMPSTER AREA CONCRETE PAVEMENT |
|        | SIDEWALK CONCRETE PAVEMENT         |
|        | PROPOSED CONCRETE CURB AND GUTTER  |
|        | PARKING COUNT                      |
|        | FULL-DEPTH SAWCUT                  |
|        | PROPOSED FIRE LANE STRIPPING       |

- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
  - PROPERTY HAS BEEN PREVIOUSLY PLATTED.
  - NO PROPOSED SIGNAGE ON SITE. EXISTING SIGNAGE TO BE UTILIZED.
  - EXISTING SITE LIGHTING TO BE UTILIZED, NO ADDITIONAL ON SITE LIGHTING PROPOSED.
  - EXISTING STORM SYSTEM SIZED FOR FULLY DEVELOPED CONDITION ON SITE, NO DETENTION REQUIRED. REFER TO CAPITAL IMPROVEMENT PROJECT OF TOWNSEND BLVD. PREPARED BY WEIR AND ASSOCIATES, INC. (DATED 7/27/07) FOR DETAILS.

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 & ZONING

| TOTAL IMPERVIOUS (SQ FT) | TOTAL PERVIOUS (%) | TOTAL PERVIOUS (SQ FT) | TOTAL PERVIOUS (%) |
|--------------------------|--------------------|------------------------|--------------------|
| 60,800                   | 87%                | 9,255                  | 13%                |

| SITE DATA SUMMARY |        |              |                  |                    |                      |                 |              |              |       |                |       |                          |            |              |       |   |
|-------------------|--------|--------------|------------------|--------------------|----------------------|-----------------|--------------|--------------|-------|----------------|-------|--------------------------|------------|--------------|-------|---|
| LOT               | ZONING | PROPOSED USE | LOT SIZE (ACRES) | LOT SIZE (SQ. FT.) | BLDG. AREA (SQ. FT.) | BLDG. HGT. (FT) | # OF STORIES | LOT COVERAGE |       | FLR AREA RATIO |       | PARKING                  |            | HANDICAP SP. |       |   |
|                   |        |              |                  |                    |                      |                 |              | REQ.         | PROV. | REQ.           | PROV. | REQ. RATIO               | REQ. PROV. | REQ.         | PROV. |   |
| 1A-R              | C      | OFFICE       | 1.61             | 70,055             | 21,170               | 33'-2"          | 2            | 60% MAX      | 30.2% | 1:4 MAX        | 0.30  | OFFICE (1 PER 300 SQ FT) | 71         | 76           | 3     | 3 |

| CONSTRUCTION SCHEDULE |  |
|-----------------------|--|
| ①                     | SAW CUT FULL DEPTH EXISTING PAVEMENT         |
| ②                     | 4" PARKING STALL STRIPING COLOR: WHITE (TYP) |
| ③                     | CURB & GUTTER                                |
| ④                     | PROPOSED PEDESTRIAN RAMP                     |
| ⑤                     | HANDICAP SYMBOL                              |
| ⑥                     | PAVEMENT STRIPING                            |
| ⑦                     | HANDICAP SIGN                                |
| ⑧                     | CURB STOP PER DETAIL                         |
| ⑨                     | PROPOSED SIDEWALK                            |

**CASE # :** \_\_\_\_\_

**OWNER:**  
 CENTRAL APPRAISAL DISTRICT OF ROCKWALL  
 841 JUSTIN ROAD  
 ROCKWALL, TX 75087  
 PH: 972-771-2034

**APPLICANT:**  
 CLAYMOORE ENGINEERING, INC.  
 1903 CENTRAL DRIVE, SUITE #406  
 BEDFORD, TX 76021  
 PH: 817.281.0572      CONTACT NAME: CLAY CRISTY

**LEGAL DESCRIPTION:**  
 LOT 1A-R, BLOCK A, LOFLAND INDUSTRIAL PARK ADDITION

**CITY:** ROCKWALL      **STATE:** TEXAS

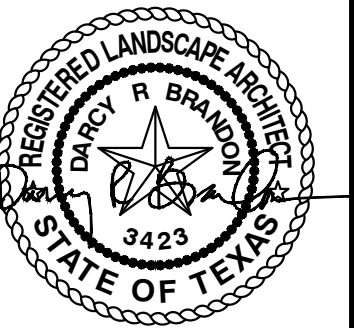
**COUNTY:** ROCKWALL      **SURVEY:** B.J.T. LEWIS      **ABSTRACT NO.:** 255

| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
|     |      |          |    |
|     |      |          |    |
|     |      |          |    |

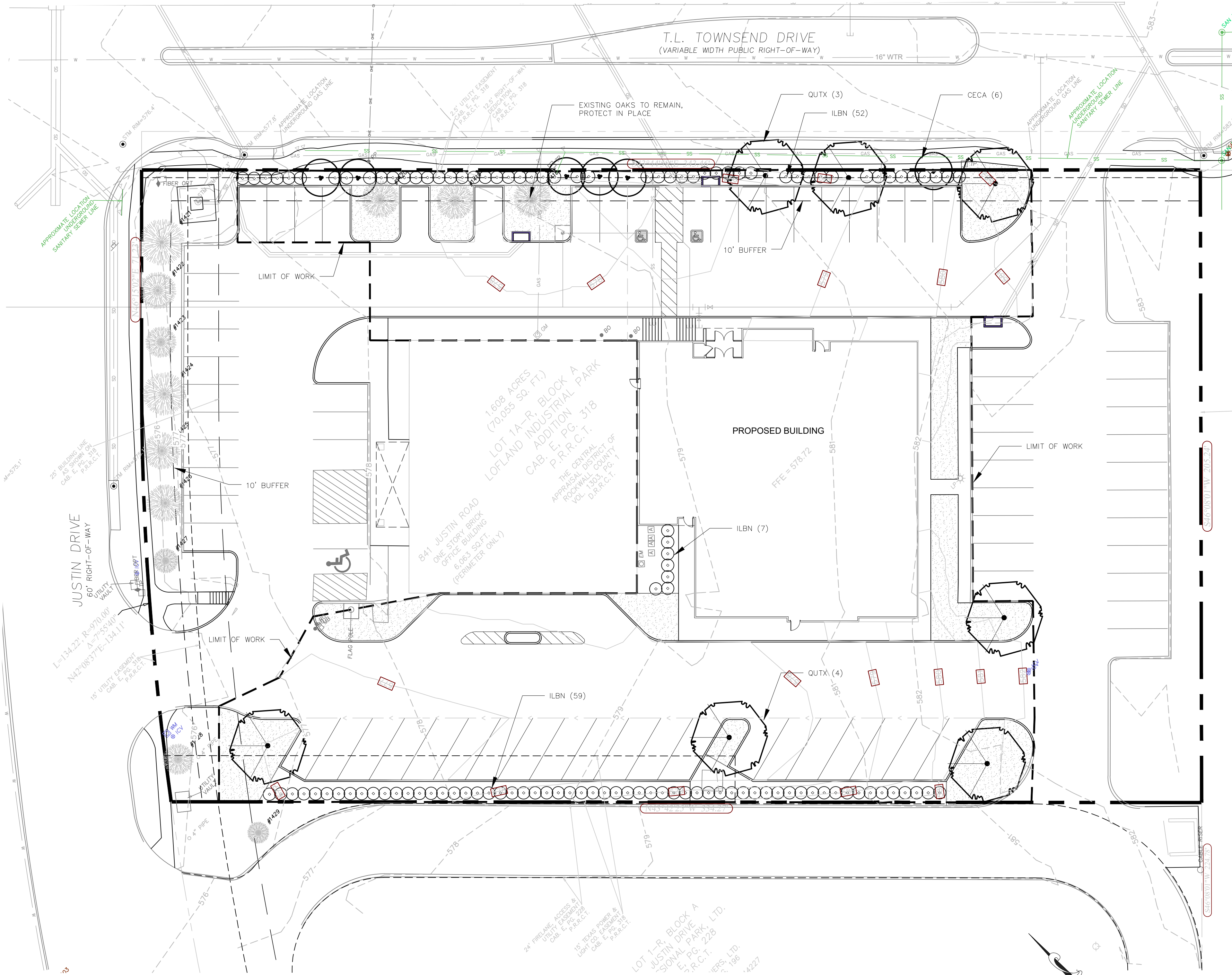
**SITE PLAN**

SHEET  
**SP-1**

File No: 2020-136



**ROCKWALL CAD**  
 841 JUSTIN ROAD  
 ROCKWALL, TX 75087



**PLANTING LEGEND**

| SYMBOL               | BOTANIC NAME                   | COMMON NAME                 | MIN. SIZE             | SPACING  | QUANTITY | REMARKS                   |
|----------------------|--------------------------------|-----------------------------|-----------------------|----------|----------|---------------------------|
| <b>TREES</b>         |                                |                             |                       |          |          |                           |
| CECA                 | Cercis canadensis 'Texana'     | Texas Redbud                | 2" cal., 8'-10" high  | per plan | 6        | Accent Tree               |
| QUTX                 | Quercus texana                 | Texas Red Oak               | 4" cal., 16'-18" high | per plan | 7        | Canopy Tree               |
| <b>SHRUBS</b>        |                                |                             |                       |          |          |                           |
| ILBN                 | Ilex comuta 'Burfordii' 'Nana' | Dwarf Burford Holly         | #5 cont.              | X        | 118      | Evergreen Screening Shrub |
| <b>TURF AND SEED</b> |                                |                             |                       |          |          |                           |
|                      | Cynodon 'Tifway 419'           | Tifway Hybrid Bermuda Grass | Sod                   | ---      | ---      |                           |

**EXISTING TREE LEGEND**

| TREE NO. | COMMON NAME | DBH | REMARKS          |
|----------|-------------|-----|------------------|
| 1418     | OAK         | 12" | PROTECT IN PLACE |
| 1419     | OAK         | 12" | PROTECT IN PLACE |
| 1420     | OAK         | 12" | PROTECT IN PLACE |
| 1421     | OAK         | 15" | PROTECT IN PLACE |
| 1422     | OAK         | 12" | PROTECT IN PLACE |
| 1423     | OAK         | 10" | PROTECT IN PLACE |
| 1424     | OAK         | 14" | PROTECT IN PLACE |
| 1425     | OAK         | 12" | PROTECT IN PLACE |
| 1426     | OAK         | 12" | PROTECT IN PLACE |
| 1427     | OAK         | 8"  | PROTECT IN PLACE |
| 1428     | OAK         | 10" | PROTECT IN PLACE |
| 1429     | OAK         | 7"  | OFF SITE         |

**LANDSCAPE STANDARDS**

**05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL**  
 REQ. ABUTTING A PUBLIC RIGHT-OF-WAY: 10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE GROUND COVER, SHRUBS, 6 OAKS, 6 REDBUDS

PROVIDED 10' BUFFER - T.L. TOWNSEND DR.:

**05.02 LANDSCAPE SCREENING**  
 REQ. HEADLIGHT SCREENING: HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS. EVERGREEN HOLLY SHRUBS PROVIDED IN FRONT OF PARKING SPACES LOCATED ALONG STREET

PROVIDED SCREENING:

**05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT**  
 TOTAL SITE AREA FOR NEW DEVELOPMENT: 38,486 SF  
 LANDSCAPE AREA REQUIRED (20%): 7,697 SF  
 LANDSCAPE AREA PROVIDED: 7,367 SF (19% OF SITE AREA)

LOCATION OF LANDSCAPING: MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.

MIN. SIZE OF AREAS: ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA

DETENTION BASINS: NONE PROPOSED

PARKING LOT LANDSCAPING: MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF THE PARKING LOT AREA.

PROPOSED PARKING AREA: 17,754 SF  
 REQ. PARKING LOT LANDSCAPING: 888 SF  
 PROPOSED PARKING LOT LANDSCAPING: 2,315 SF  
 REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK

**ROOT BARRIERS**

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

**MULCHES**

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

**GENERAL GRADING AND PLANTING NOTES**

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ AND WILL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
  - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
  - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
  - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
  - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
  - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUND COVER PATTERNS) SHALL TAKE PRECEDENCE.
  - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
  - THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

Scale 1" = 20'

**IRRIGATION CONCEPT**

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDING AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

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 & ZONING

CASE # : \_\_\_\_\_

OWNER:  
 CENTRAL APPRAISAL DISTRICT OF ROCKWALL  
 841 JUSTIN ROAD  
 ROCKWALL, TX 75087  
 PH: 972-771-2034

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

CONTACT NAME: CLAY CRISTY

LEGAL DESCRIPTION:  
 LOT 1A-R, BLOCK A, LOFLAND INDUSTRIAL PARK ADDITION

CITY: ROCKWALL      STATE: TEXAS

COUNTY: ROCKWALL      SURVEY: B.J.T. LEWIS      ABSTRACT NO.: 255

LANDSCAPE PLAN

DESIGN: DB  
 DRAWN: DB  
 CHECKED: RM  
 DATE: 01/15/2021

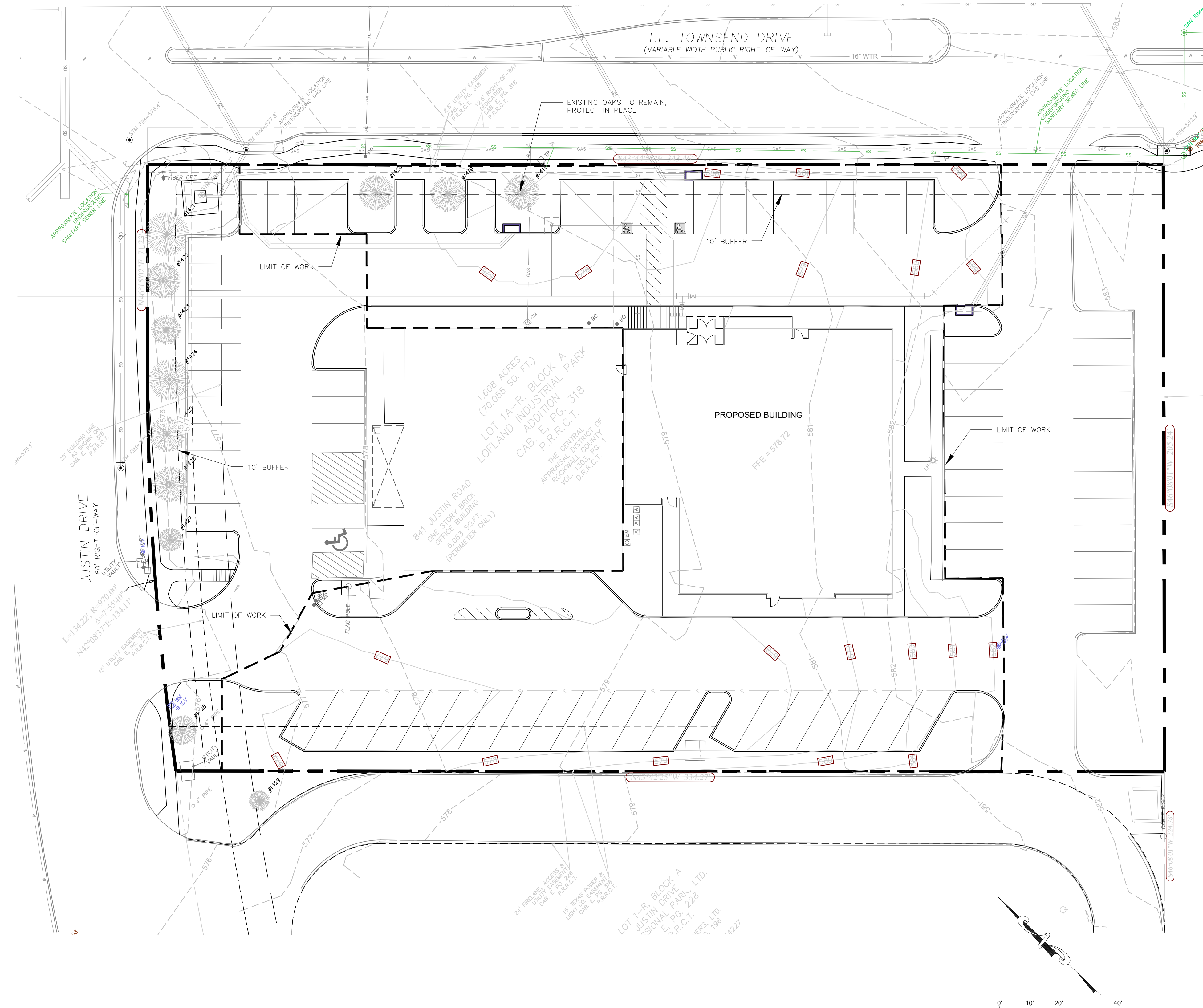
SHEET  
**LP-1**

File No: #

PLOTTED BY: DARCY BRANDON  
 PLOT DATE: 1/15/2021 12:10 PM  
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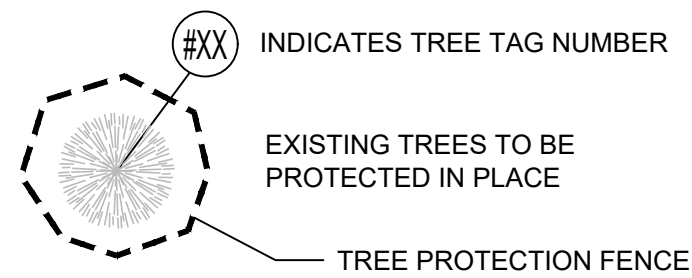
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 LAST SAVED: 1/15/2021 11:57 AM



**EXISTING TREE LEGEND**

| TREE NO. | COMMON NAME | DBH | REMARKS          |
|----------|-------------|-----|------------------|
| 1418     | OAK         | 12" | PROTECT IN PLACE |
| 1419     | OAK         | 12" | PROTECT IN PLACE |
| 1420     | OAK         | 12" | PROTECT IN PLACE |
| 1421     | OAK         | 15" | PROTECT IN PLACE |
| 1422     | OAK         | 12" | PROTECT IN PLACE |
| 1423     | OAK         | 10" | PROTECT IN PLACE |
| 1424     | OAK         | 14" | PROTECT IN PLACE |
| 1425     | OAK         | 12" | PROTECT IN PLACE |
| 1426     | OAK         | 12" | PROTECT IN PLACE |
| 1427     | OAK         | 8"  | PROTECT IN PLACE |
| 1428     | OAK         | 10" | PROTECT IN PLACE |
| 1429     | OAK         | 7"  | OFF SITE         |

**LEGEND**



Scale 1" = 20'

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 & ZONING

**NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.**

**NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.**

**CASE # :** \_\_\_\_\_

**OWNER:**  
 CENTRAL APPRAISAL DISTRICT OF ROCKWALL  
 841 JUSTIN ROAD  
 ROCKWALL, TX 75087  
 PH: 972-771-2034

**APPLICANT:**  
 CLAYMOORE ENGINEERING, INC.  
 1903 CENTRAL DRIVE, SUITE #406  
 BEDFORD, TX 76021  
 PH: 817.281.0572      **CONTACT NAME: CLAY CRISTY**

**LEGAL DESCRIPTION:**  
 LOT 1A-R, BLOCK A, LOFLAND INDUSTRIAL PARK ADDITION

**CITY:** ROCKWALL      **STATE:** TEXAS

**COUNTY:** ROCKWALL      **SURVEY:** B.J.T. LEWIS      **ABSTRACT NO.:** 255

TEXAS FIRM #14199

**EVERGREEN DESIGN GROUP**  
 (800) 680-6630  
 15455 Dallas Pkwy., Ste 600  
 Addison, TX 75001  
 www.EvergreenDesignGroup.com

**CLAYMOORE ENGINEERING**  
 1903 CENTRAL DR., SUITE #406  
 BEDFORD, TX 76021  
 WWW.CLAYMOOREENGINEERING.COM

REGISTERED LANDSCAPE ARCHITECT  
 DARC R BRANDON  
 STATE OF TEXAS  
 3423

**ROCKWALL CAD**  
**841 JUSTIN ROAD**  
**ROCKWALL, TX 75087**

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

**TREE DISPOSITION PLAN**

**SHEET TD-1**

File No: \_\_\_\_\_

**TREE PROTECTION SPECIFICATIONS**

**MATERIALS**

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

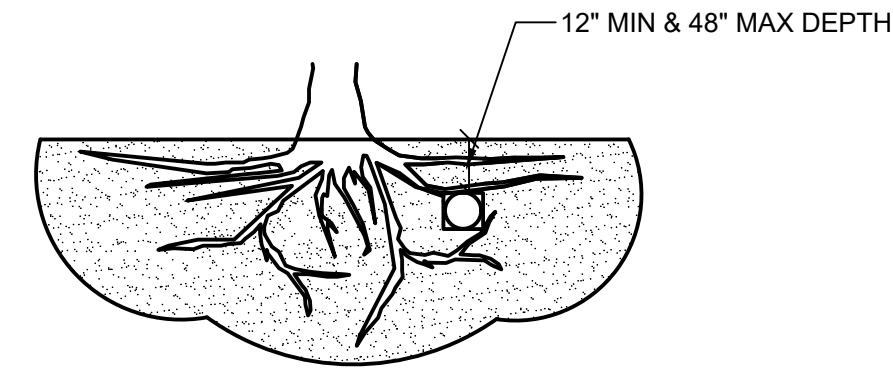
**CONSTRUCTION METHODS**

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

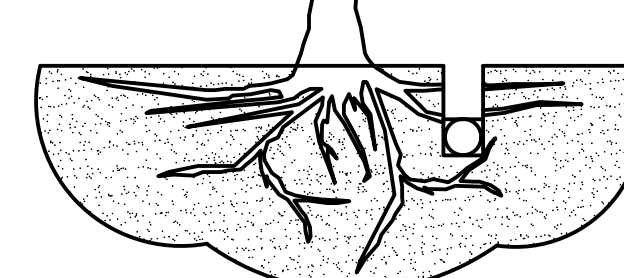
- WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
- THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE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

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

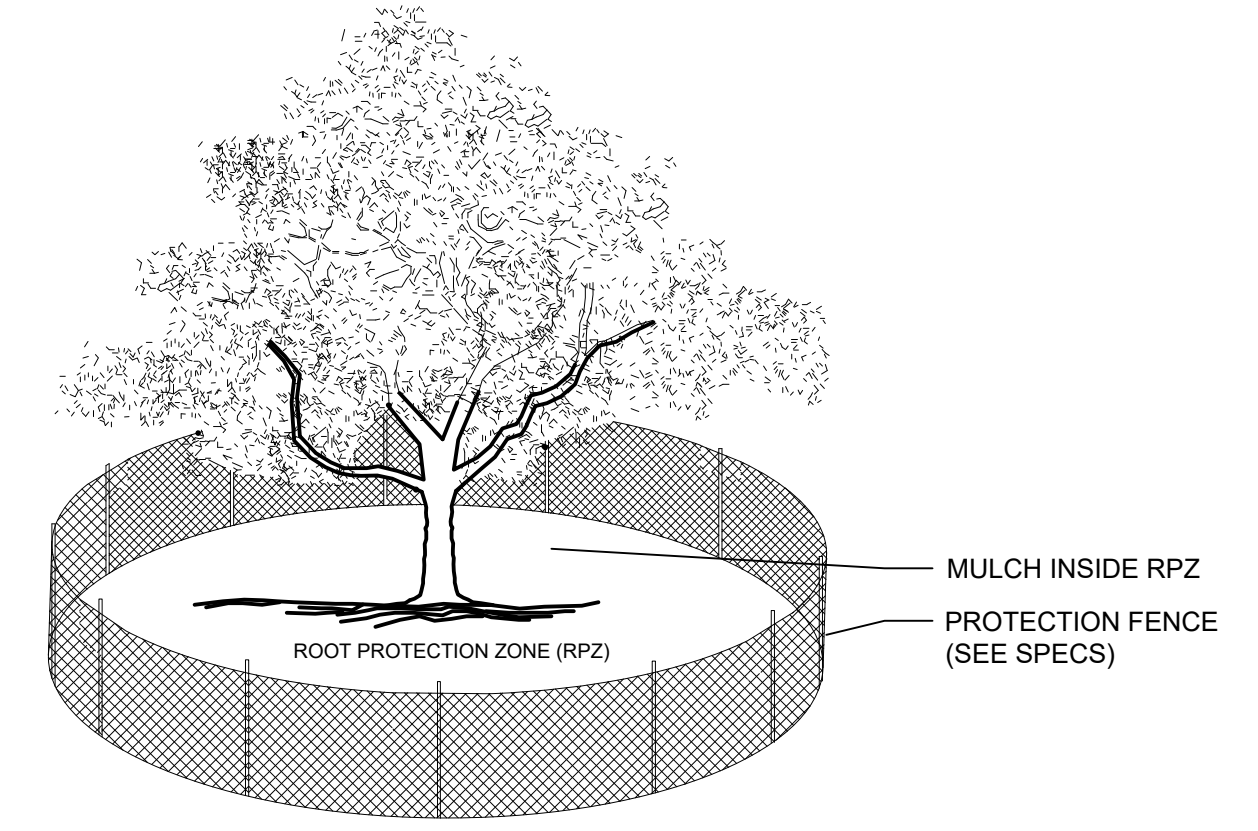
TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



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



OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

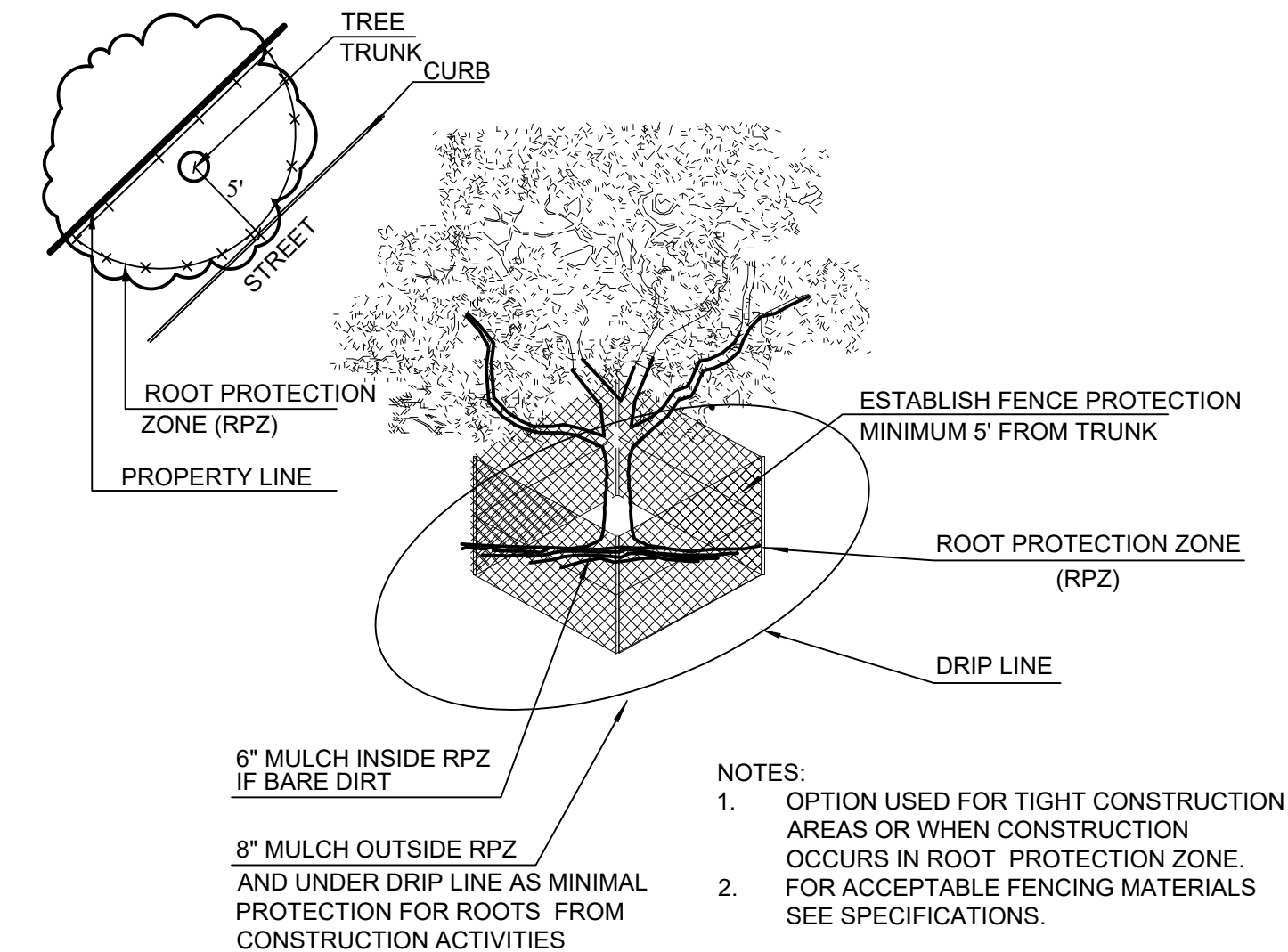


- NOTES:
- THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
  - FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

**C BORING THROUGH ROOT PROTECTION ZONE**  
SCALE: NOT TO SCALE

- NOTES
- RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
  - BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
  - EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR.
  - TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR. ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROOT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.
  - ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
  - SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.

**A TREE PROTECTION FENCE**  
SCALE: NOT TO SCALE

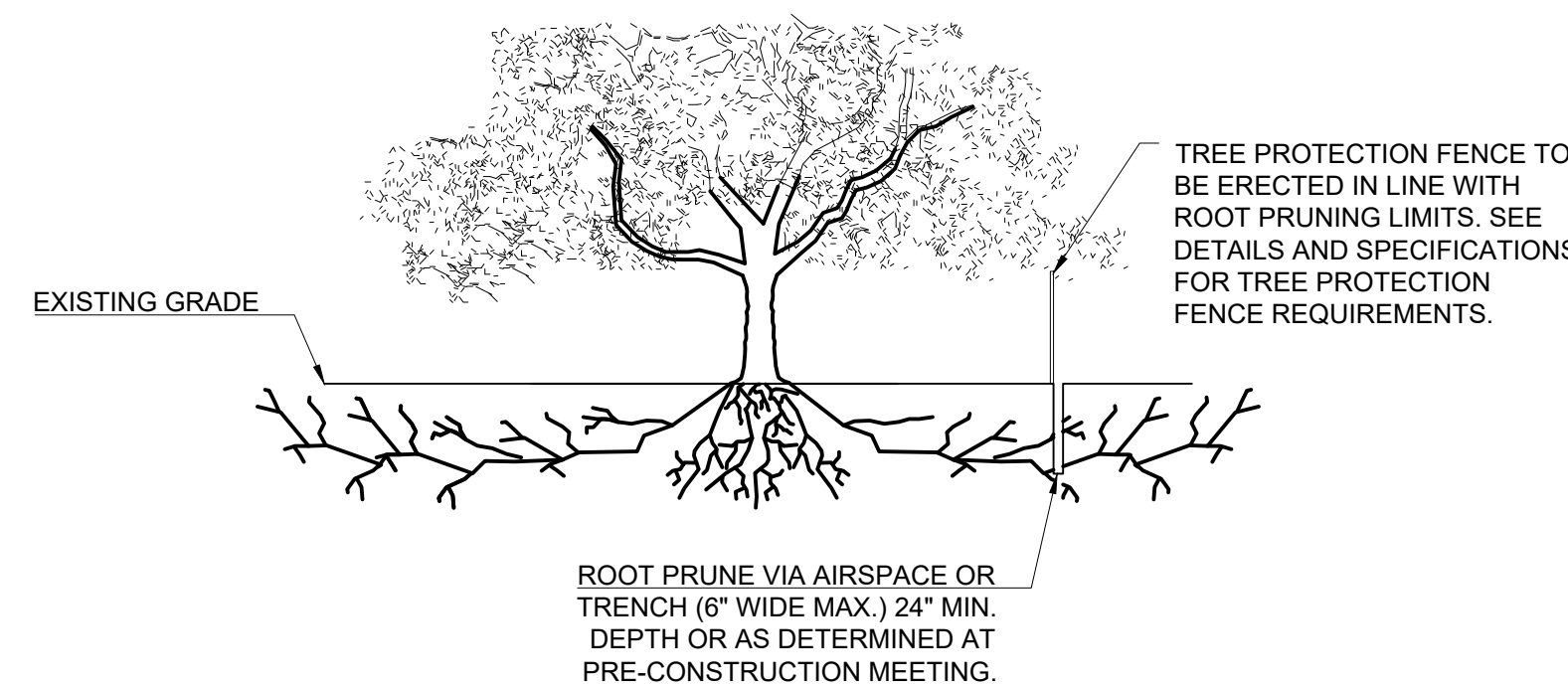


**B TREE PROTECTION FENCE - TIGHT CONSTRUCTION**  
SCALE: NOT TO SCALE

- NOTES:
- OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
  - FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

**TREE PROTECTION GENERAL NOTES**

- (A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
- AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
  - AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
  - AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.
- (B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- (C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
- (D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.
- (E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- (F) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY ADMINISTRATOR, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- (G) THE CITY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- (H) IF, IN THE OPINION OF THE CITY ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.



**D ROOT PRUNING DETAIL**  
SCALE: NOT TO SCALE

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 & ZONING

|  |                         |
|--|-------------------------|
| CASE # : _____   |                         |
| OWNER:<br>CENTRAL APPRAISAL DISTRICT OF ROCKWALL<br>841 JUSTIN ROAD<br>ROCKWALL, TX 75087<br>PH: 972-771-2034        |                         |
| APPLICANT:<br>CLAYMOORE ENGINEERING, INC.<br>1903 CENTRAL DRIVE, SUITE #406<br>BEDFORD, TX 76021<br>PH: 817.281.0572 |                         |
| CONTACT NAME: CLAY CRISTY  |                         |
| LEGAL DESCRIPTION:<br>LOT 1A-R, BLOCK A, LOFLAND INDUSTRIAL<br>PARK ADDITION   |                         |
| CITY:<br>ROCKWALL  | STATE:<br>TEXAS         |
| COUNTY:<br>ROCKWALL  | SURVEY:<br>B.J.T. LEWIS |
| ABSTRACT NO.<br>255  |                         |

TEXAS FIRM #14159

**EVERGREEN DESIGN GROUP**  
(800) 680-6630  
15455 Dallas Pkwy., Ste 600  
Addison, TX 75001  
www.EvergreenDesignGroup.com

**CLAY MOORE ENGINEERING**  
PHONE: 817.281.0572  
WWW.CLAYMOOREENGINEERING.COM  
1903 CENTRAL DRIVE, SUITE 406  
BEDFORD, TX 76021



**ROCKWALL CAD**  
841 JUSTIN ROAD  
ROCKWALL, TX 75087

| NO. | DATE | REVISION | BY |
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**TREE DISPOSITION  
SPECS & DETAILS**

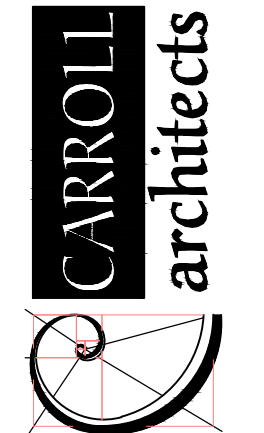
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| File No: _____       |

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 PLOT DATE: 1/15/2021 12:11 PM  
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 LAST SAVED: 1/15/2021 11:57 AM



REMODEL & ADDITION TO THE  
**ROCKWALL CENTRAL APPRAISAL DISTRICT OFFICE**  
 841 Justin Road  
 Rockwall, Texas 75087

ROCKWALL CENTRAL APPRAISAL DISTRICT



750 E. Interstate 30  
 Suite 110  
 Rockwall, TX 75087  
 t: 972-732-6085  
 f: 972-732-8058

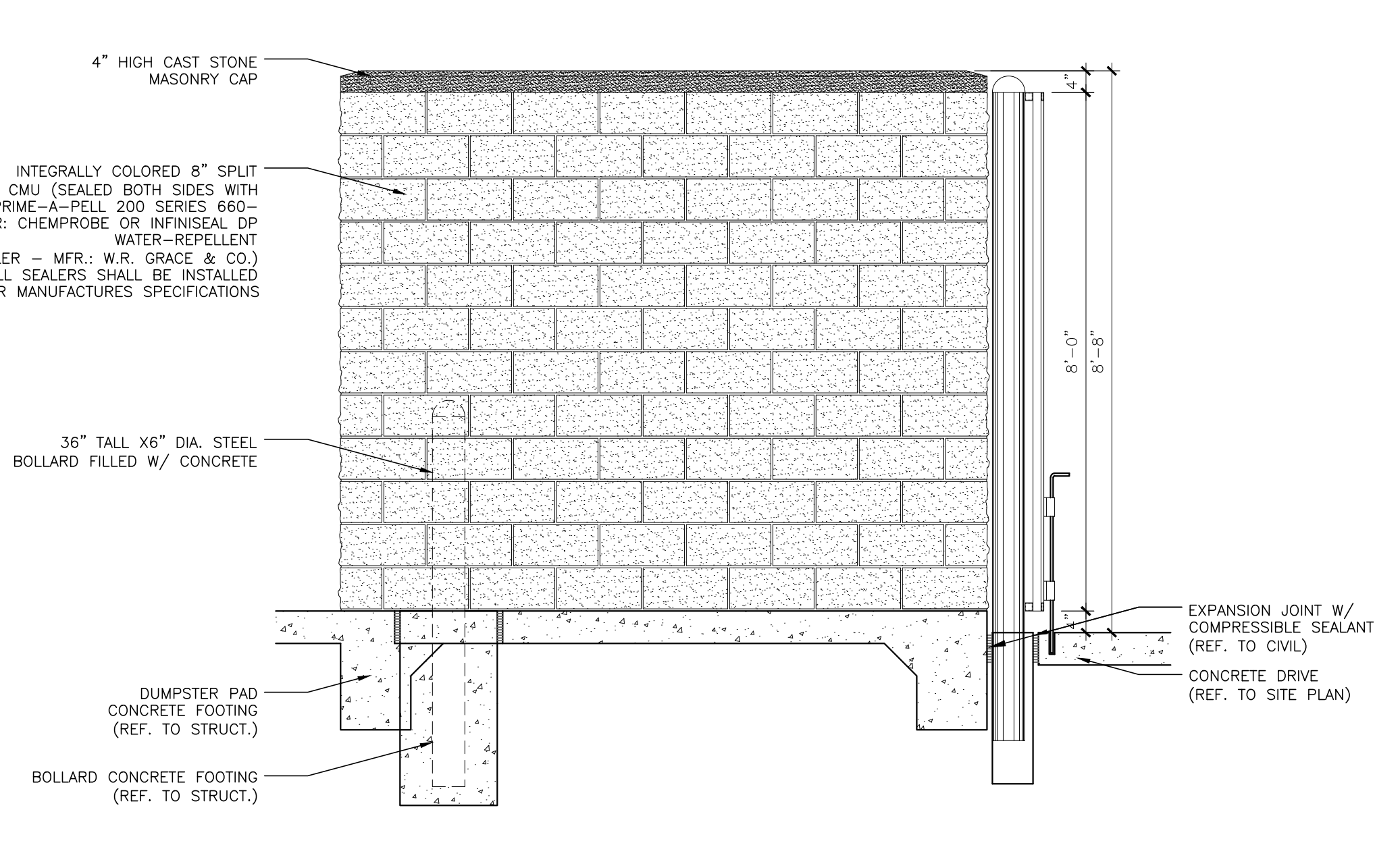
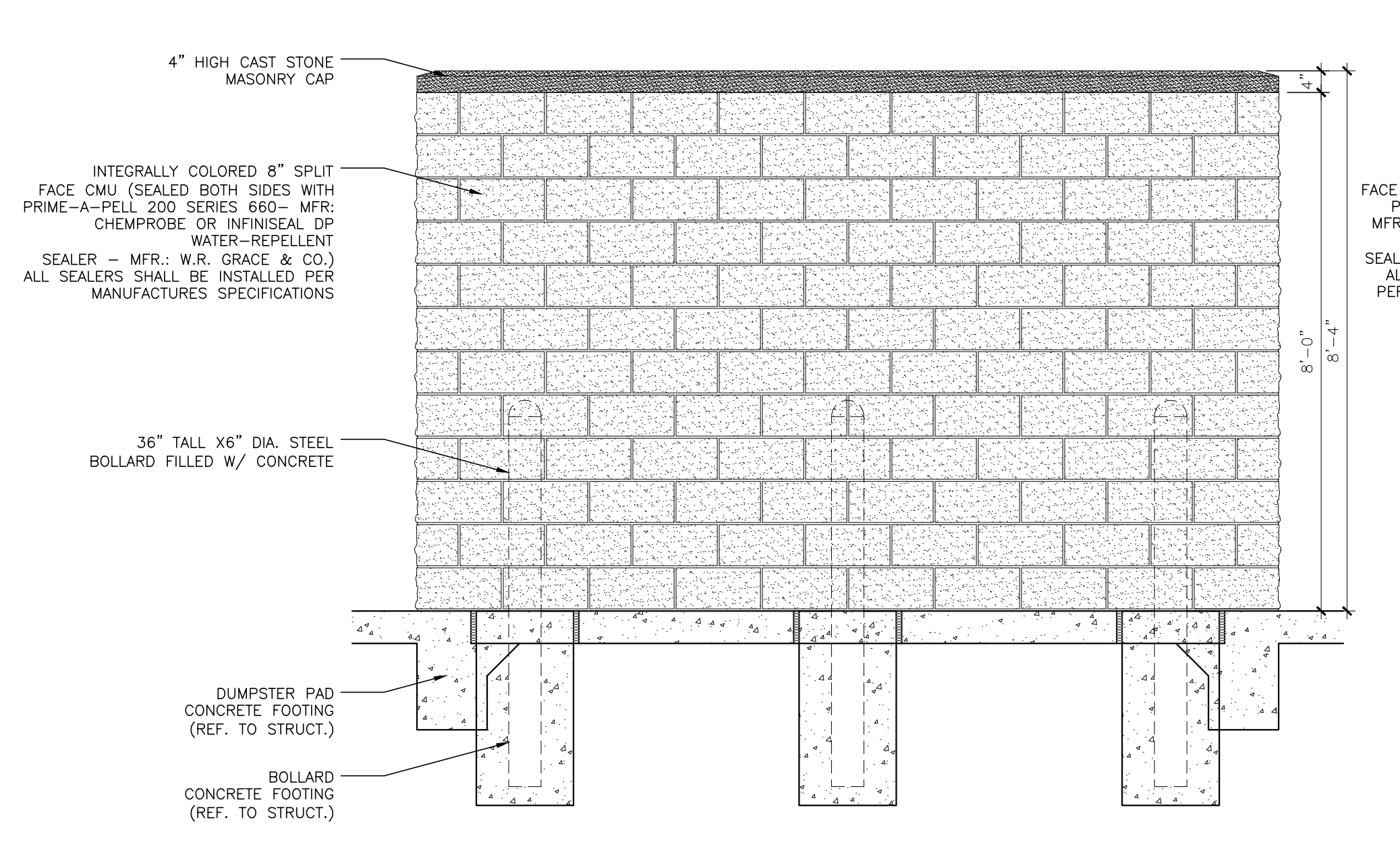
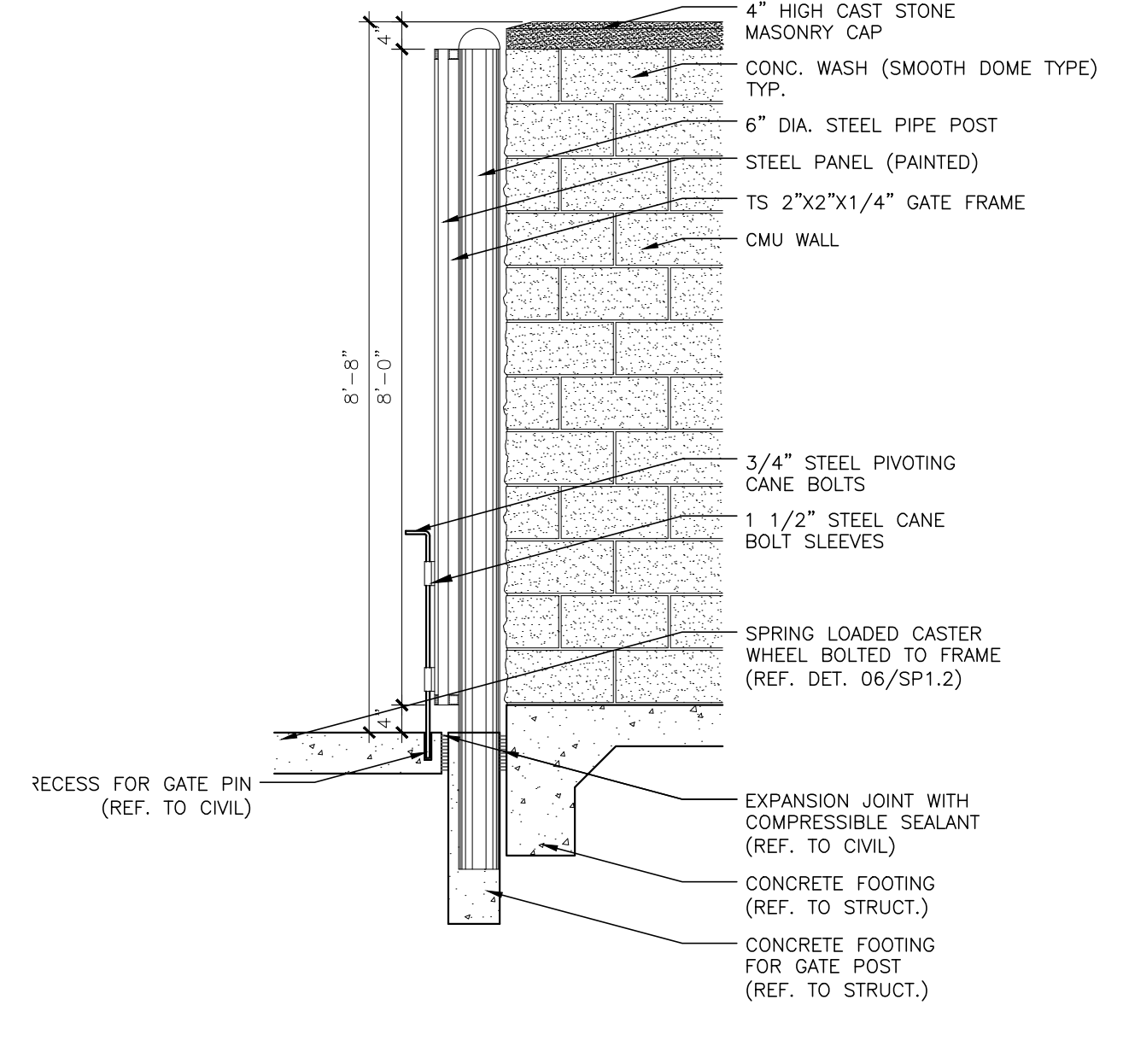
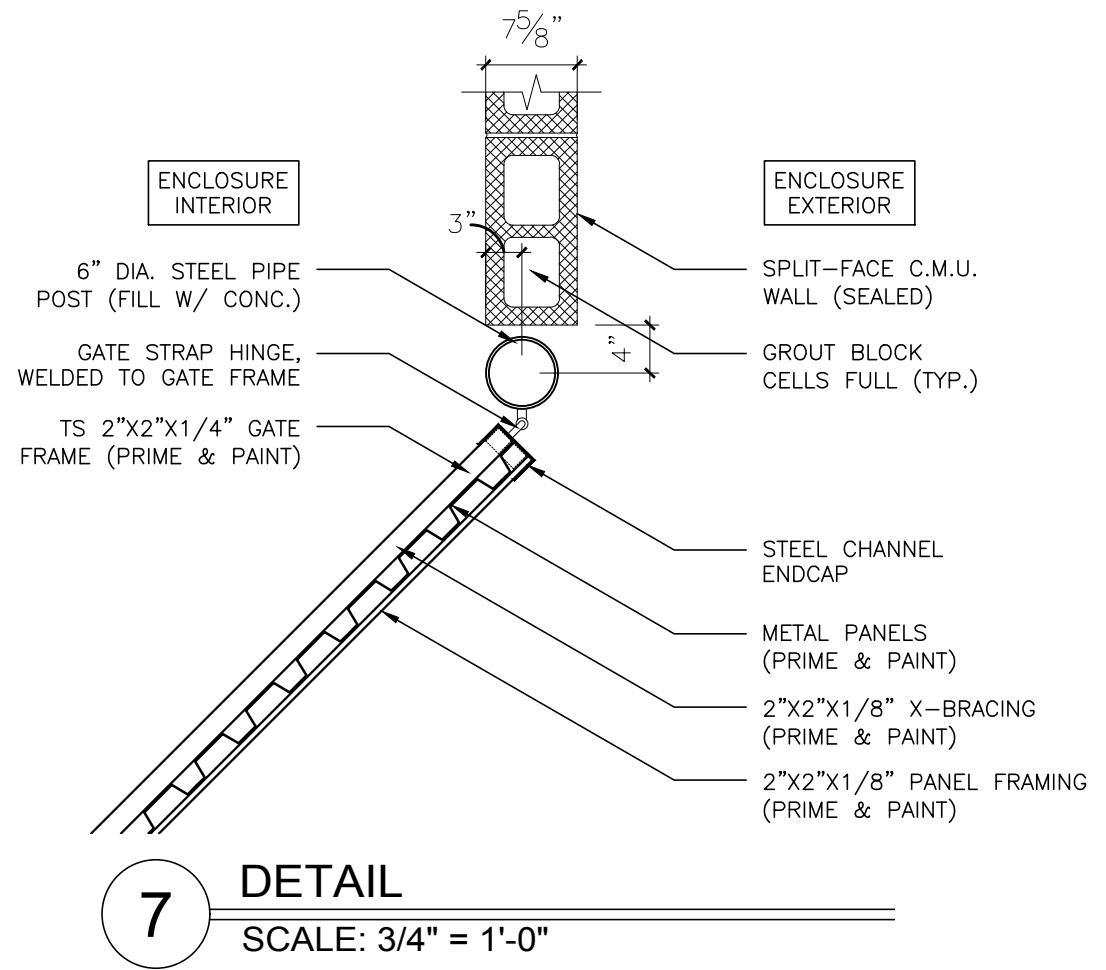
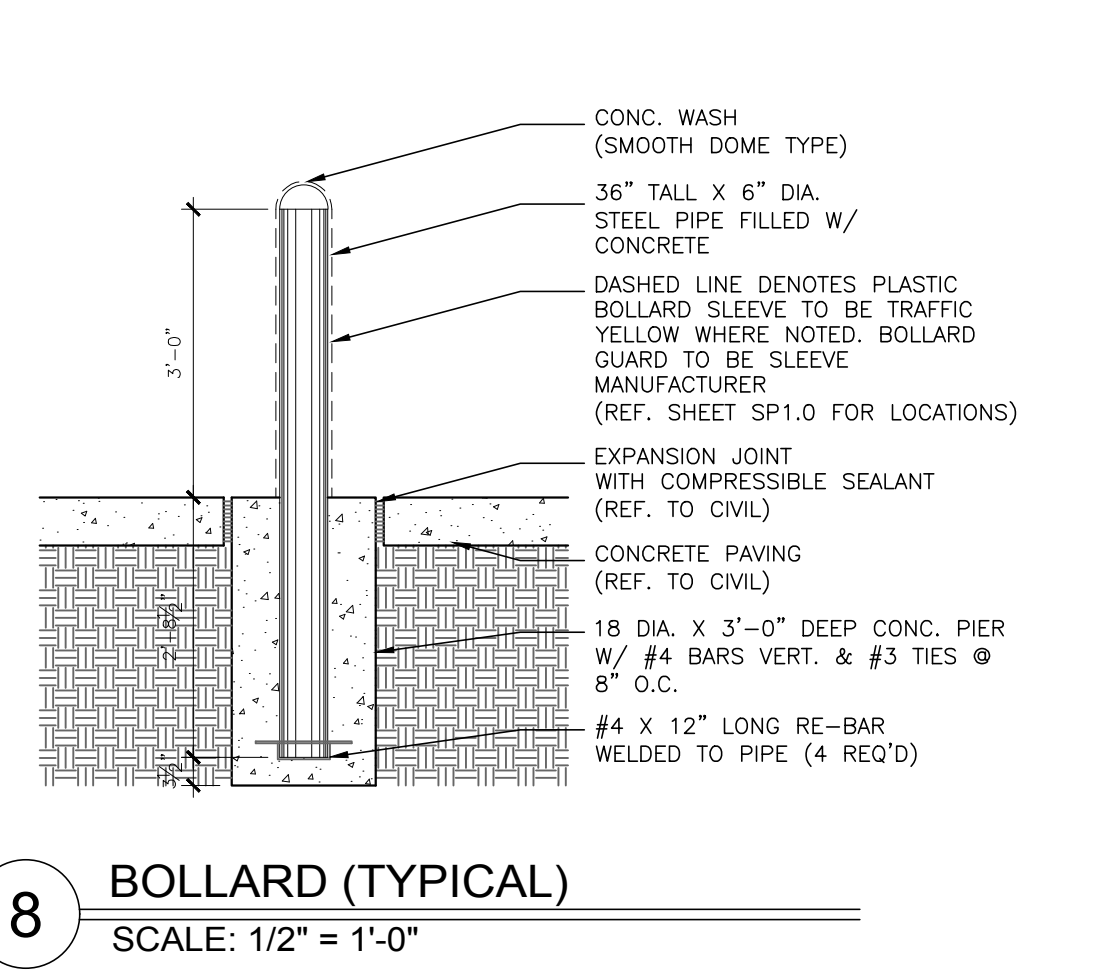
**DUMPSTER ENCLOSURE DETAILS**

**A404**

OWNER REVIEW:  
 04-24-2020

ISSUE: \_\_\_\_\_  
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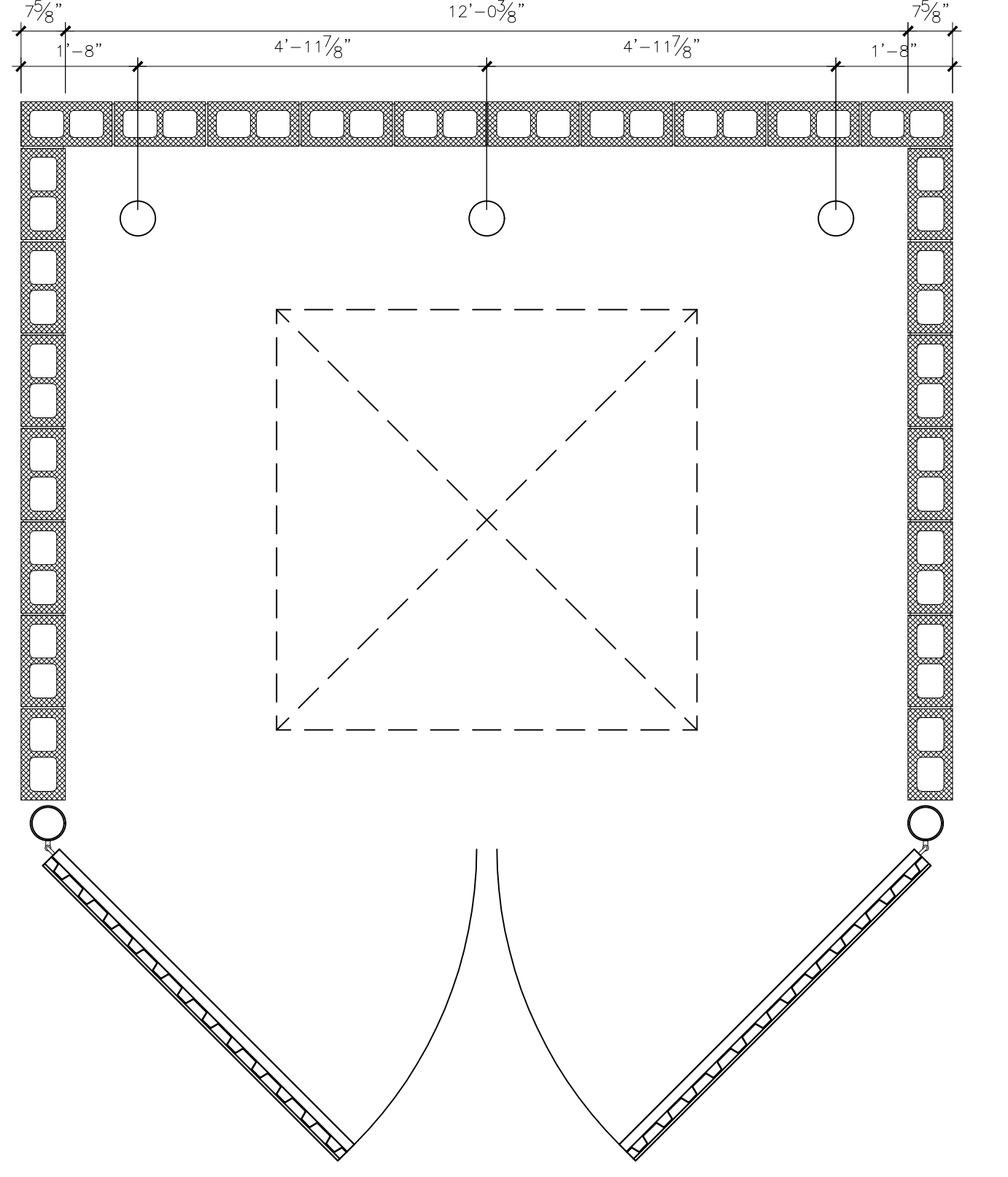
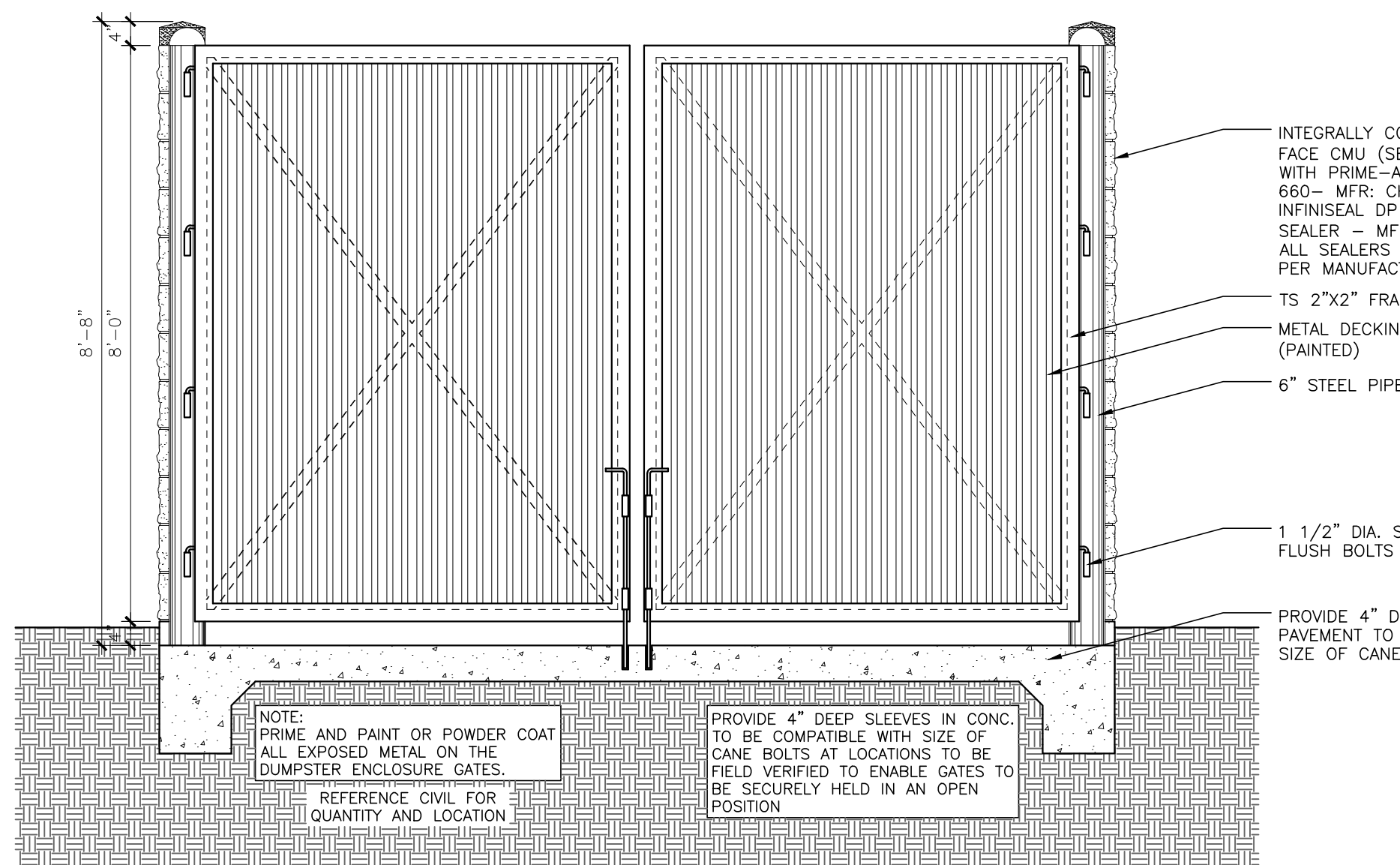
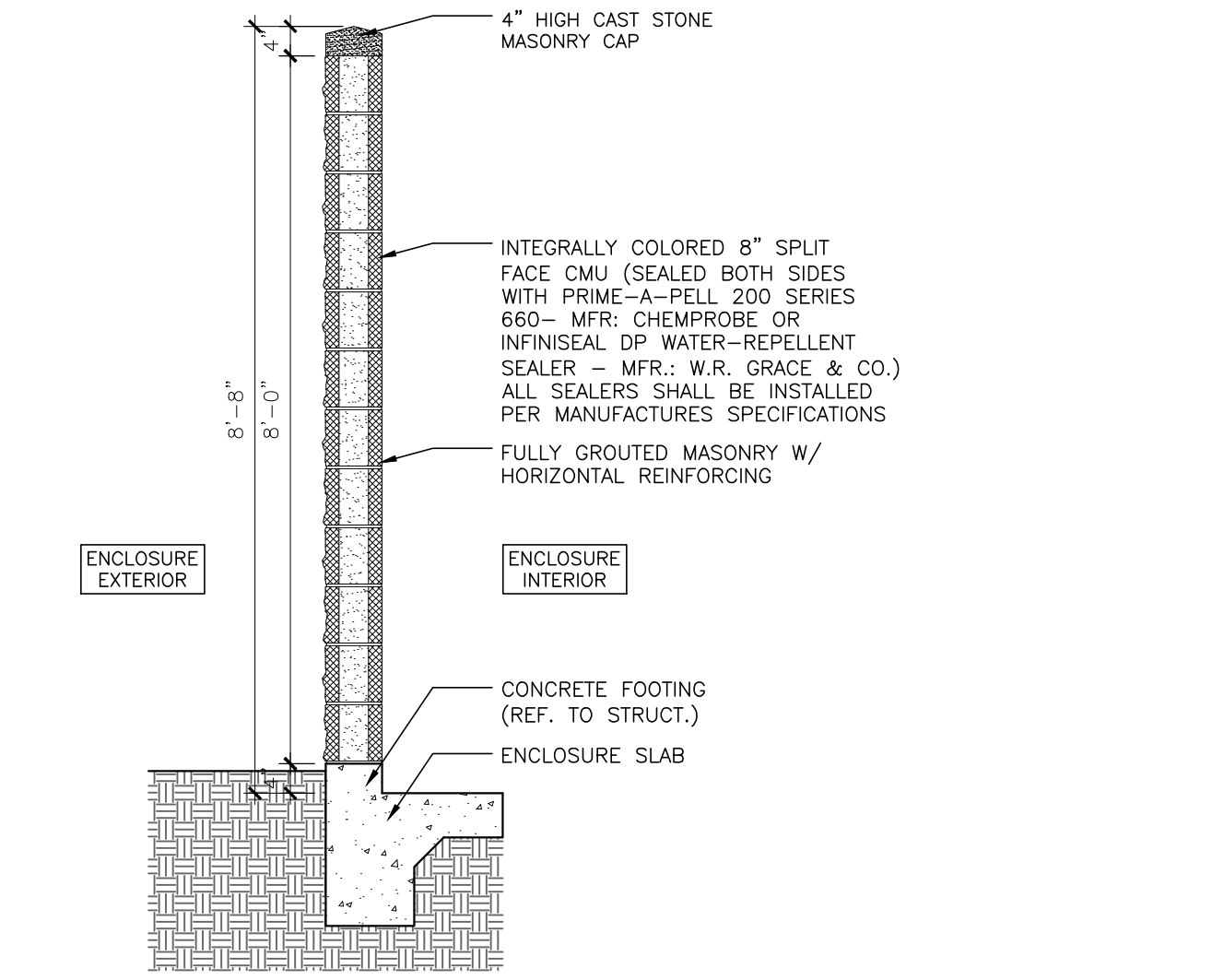
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**6 GATE SECTION @ DUMPSTER ENCLOSURE**  
 SCALE: 1/2" = 1'-0"

**5 DUMPSTER ENCLOSURE REAR ELEVATION**  
 SCALE: 1/2" = 1'-0"

**4 DUMPSTER ENCLOSURE SIDE ELEVATION**  
 SCALE: 1/2" = 1'-0"



**3 WALL SECTION @ DUMPSTER ENCLOSURE**  
 SCALE: 1/2" = 1'-0"

**2 DUMPSTER ENCLOSURE FRONT ELEVATION**  
 SCALE: 1/2" = 1'-0"

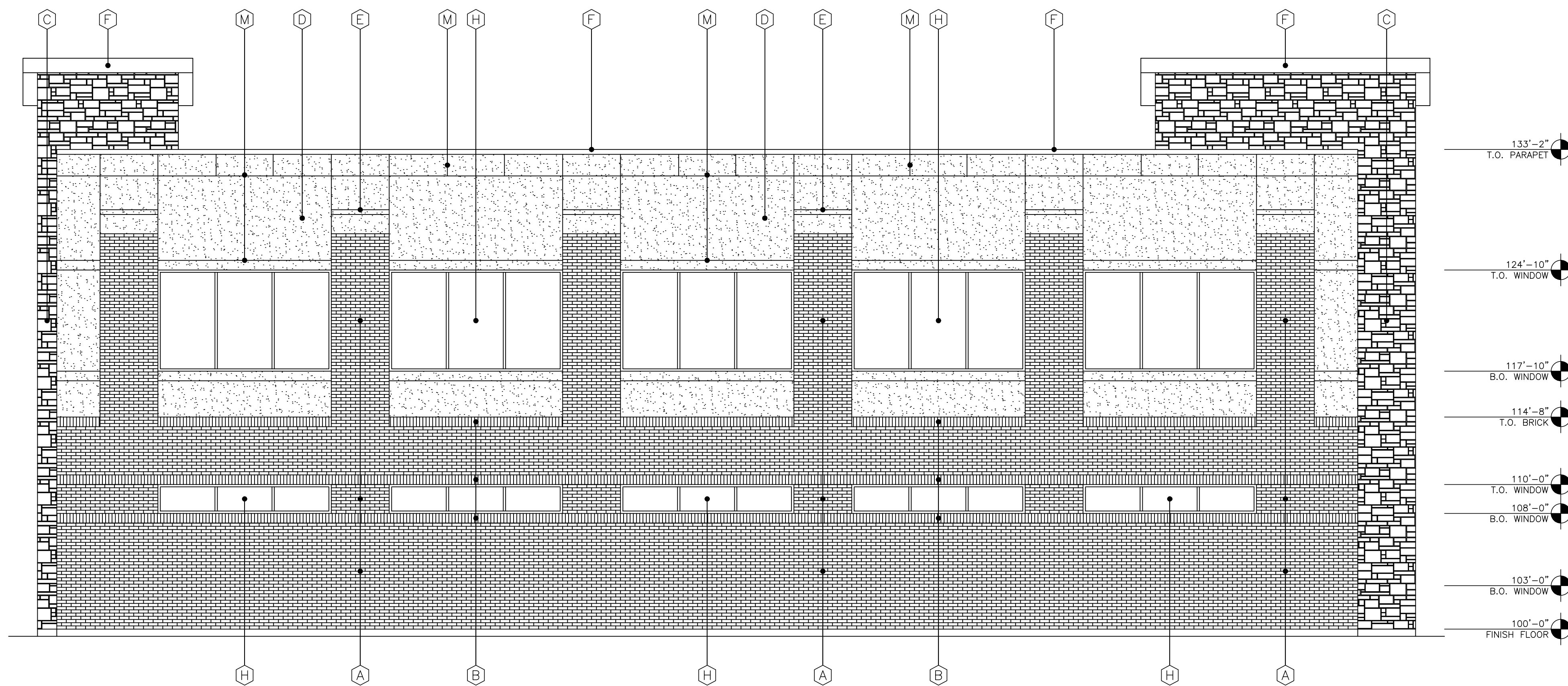
**1 DUMPSTER ENCLOSURE ENLARGED PLAN**  
 SCALE: 1/2" = 1'-0"

DATE: \_\_\_\_\_ SHEET NO: \_\_\_\_\_

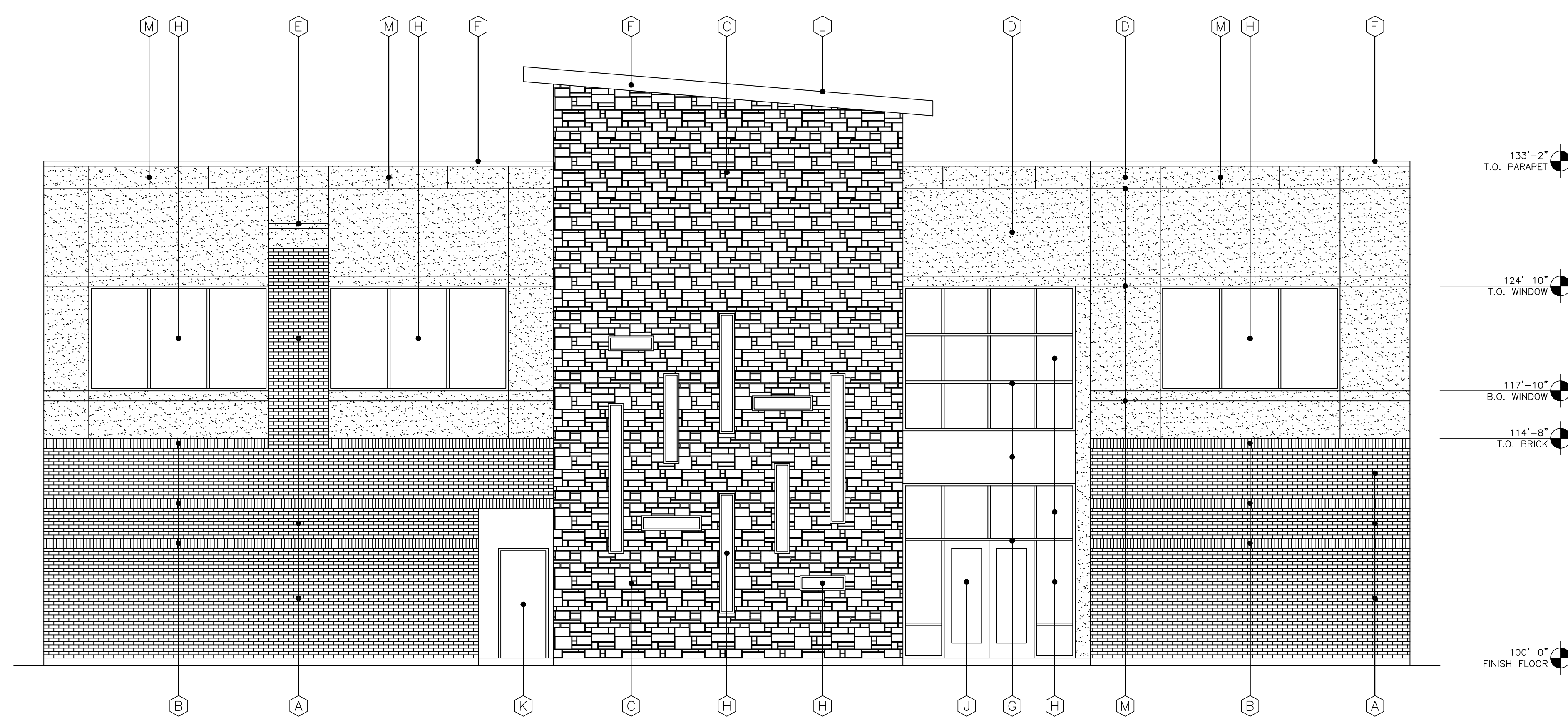
PROJECT NO: APR 2020

DRAWN BY: 2017001

CHECKED BY: \_\_\_\_\_



**2** SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



**1** FRONT ELEVATION  
SCALE: 3/16" = 1'-0"

| EXTERIOR FINISH SCHEDULE |   |
|--------------------------|---|
| A                        | BRICK VENEER: FIELD COLOR TO MATCH EXISTING BUILDING ACME   |
| B                        | BRICK VENEER: ACCENT COLOR - ACME   |
| C                        | STONE VENEER: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 6" TALL, MAXIMUM SIZE 15" TALL COLOR - BY OWNER |
| D                        | STUCCO: (3 PART SYSTEM) COLOR -   |
| E                        | STUCCO: EIFS STUCCO ACCENT, COLOR -   |
| F                        | PREFINISHED METAL COPING COLOR - DARK BRONZE  |
| G                        | ALUMINUM STOREFRONT SYSTEM: COLOR - DARK BRONZE   |
| H                        | GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10%  |
| J                        | STOREFRONT ENTRY DOOR SYSTEM: ALUM. COLOR - DARK BRONZE   |
| K                        | EXTERIOR HOLLOW MTL. DOOR & FRAME: PAINTED, COLOR TO MATCH BRICK  |
| L                        | ROOF: PREFINISHED STANDING SEAM MTL. ROOF PANELS COLOR - DARK BRONZE  |
| M                        | STUCCO: MTL. JOINTS AS SHOWN  |
| N                        | PREFINISHED CATCH BASIN & DOWNSPOUTS. SPLASH BLOCK OR PIPED INTO DRAINAGE SYSTEM  |

NOTE: ALL RTU'S ARE SCREENED BY PARAPET

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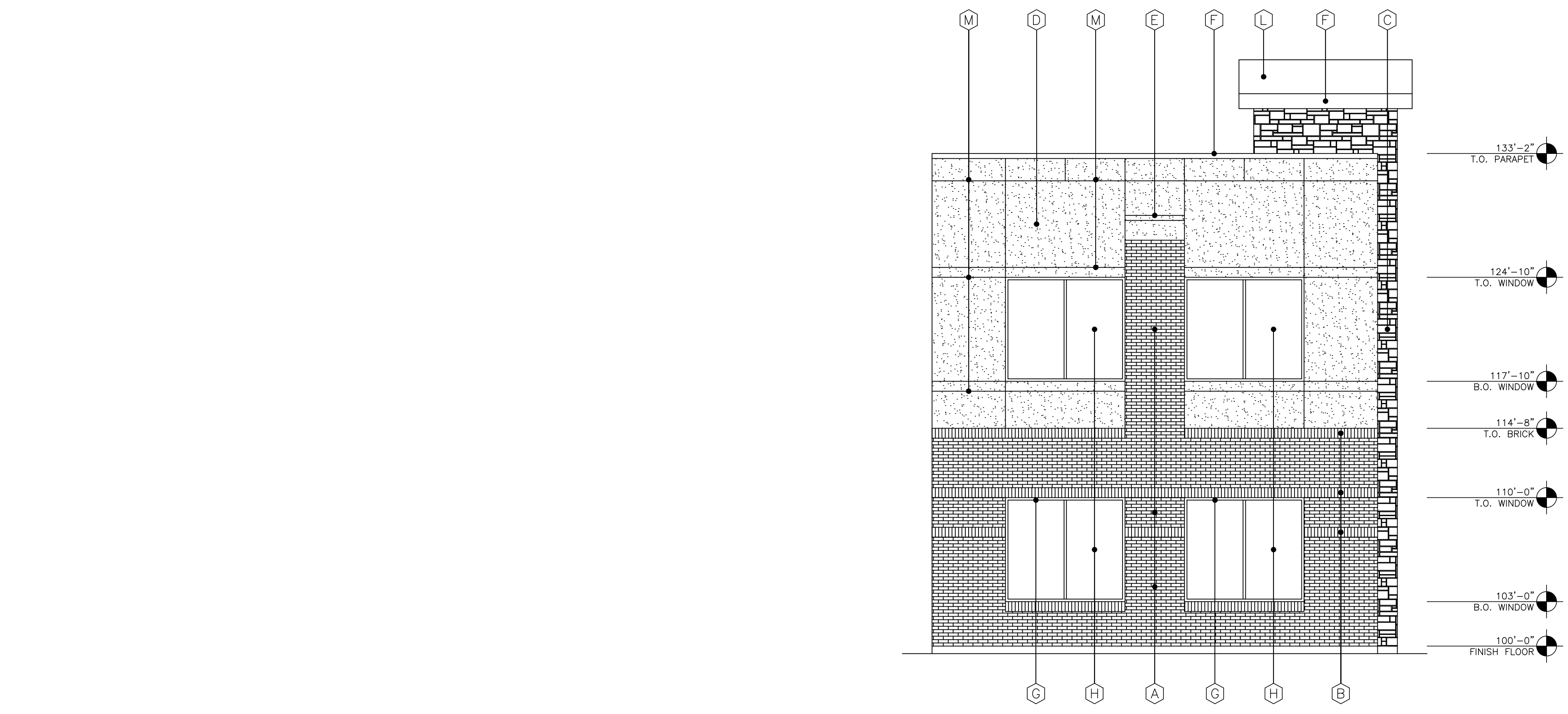
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Rockwall, Texas 75087

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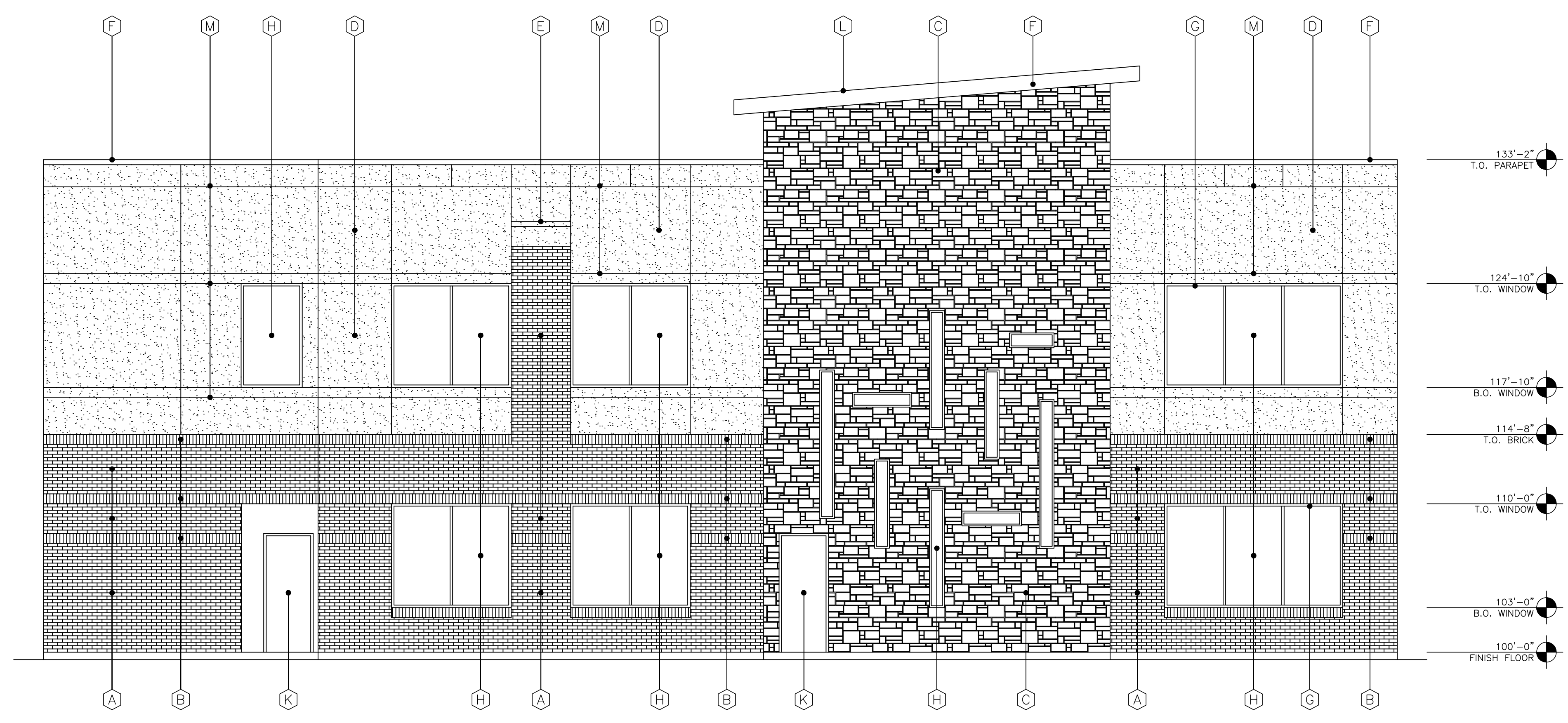
**CARROLL architects**  
750 E. Interstate 30  
Suite 110  
Rockwall, TX 75087  
t: 972-732-6085  
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**EXTERIOR ELEVATIONS**

|              |          |            |             |
|--------------|----------|------------|-------------|
| DATE:        | APR 2020 | SHEET NO.: |             |
| PROJECT NO.: | 2017001  |            |             |
| DRAWN BY:    |          |            | <b>A501</b> |
| CHECKED BY:  |          |            |             |



2 SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



1 REAR ELEVATION  
SCALE: 1/8" = 1'-0"

| EXTERIOR FINISH SCHEDULE |   |
|--------------------------|---|
| A                        | BRICK VENEER: FIELD COLOR TO MATCH EXISTING BUILDING ACME   |
| B                        | BRICK VENEER: ACCENT COLOR - ACME   |
| C                        | STONE VENEER: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 6" TALL, MAXIMUM SIZE 15" TALL COLOR - BY OWNER |
| D                        | STUCCO: (3 PART SYSTEM) COLOR -   |
| E                        | STUCCO: EIFS STUCCO ACCENT, COLOR -   |
| F                        | PREFINISHED METAL COPING COLOR - DARK BRONZE  |
| G                        | ALUMINUM STOREFRONT SYSTEM: COLOR - DARK BRONZE   |
| H                        | GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10%  |
| J                        | STOREFRONT ENTRY DOOR SYSTEM: ALUM. COLOR - DARK BRONZE   |
| K                        | EXTERIOR HOLLOW MTL. DOOR & FRAME: PAINTED, COLOR TO MATCH BRICK  |
| L                        | ROOF: PREFINISHED STANDING SEAM MTL. ROOF PANELS COLOR - DARK BRONZE  |
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**EXTERIOR ELEVATIONS**

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