

PLATTING APPLICATION FEES:

☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) 1

DEVELOPMENT APPLICATION

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

| STAFF US | E ONLY | |
|----------|--------|--|
|----------|--------|--|

PLANNING & ZONING CASE NO.

SP2021-017

<u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

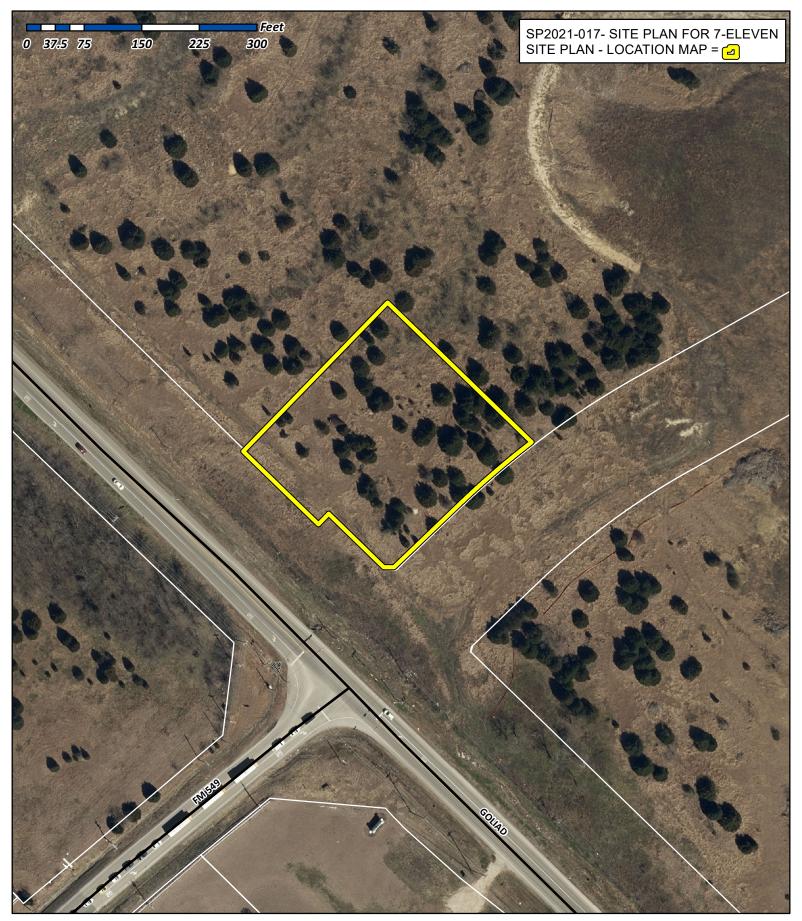
☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1

CITY ENGINEER:

ZONING APPLICATION FEES:

| PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX |
|---|
|---|

| ☐ FINAL PLAT (\$30 ☐ REPLAT (\$300.0 ☐ AMENDING OR | PLAT (\$200.00 + \$15.00 ACRE) 00.00 + \$20.00 ACRE) 0 + \$20.00 ACRE) MINOR PLAT (\$150.00) TEMENT REQUEST (\$100.00) | ☐ PD DEVELO OTHER APPLI ☐ TREE REMO | JSE PERMIT (\$200.00 + \$15.00 ACRE) 1 DPMENT PLANS (\$200.00 + \$15.00 ACRE) 1 ICATION FEES: OVAL (\$75.00) REQUEST (\$100.00) |
|--|--|--|---|
| SITE PLAN APPLIC SITE PLAN (\$25) AMENDED SITE | PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00) | NOTES: 1: IN DETERMIN MULTIPLYING BY | NING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE P TO ONE (1) ACRE. |
| PROPERTY INFO | RMATION [PLEASE PRINT] | | |
| ADDRESS | NWC of Hwy 205 3 | Future FM | 1 549, Rockwall, TX, 75032 |
| SUBDIVISION | Creenside Commons | | LOT BLOCK A |
| GENERAL LOCATION | NWC of Hwy 205 } | Future FM | 1 549 |
| | AN AND PLATTING INFORMATION [PLEA | | |
| CURRENT ZONING | Commercial (c) | CURRENT USE | Undeveloped |
| PROPOSED ZONING | | PROPOSED USE | |
| ACREAGE | | NIA D | LOTS [PROPOSED] N/A |
| REGARD TO ITS I | PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE 1 APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF ENIAL OF YOUR CASE. | THAT DUE TO THE PASS. STAFF'S COMMENTS BY | AGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL |
| OWNER/APPLICA | ANT/AGENT INFORMATION [PLEASE PRINT/CI | HECK THE PRIMARY CON | ITACT/ORIGINAL SIGNATURES ARE REQUIRED] |
| | Prudent Development | ■ APPLICANT | The Dimension Group |
| CONTACT PERSON | Michael Hampton | CONTACT PERSON | Keaton Mai, P.E. |
| ADDRESS | 10755 Sandhill Rd | ADDRESS | 10755 Sandhill Road |
| CITY, STATE & ZIP | Dallas, TX 75238 | CITY, STATE & ZIP | Dallas, TX, 75238 |
| | 214 - 271 - 4630 | PHONE | |
| E-MAIL | mhampton@prudentdevelopn | nent.com E-MAIL | Kmai @ dimensiongroup. com |
| NOTARY VERIFICE BEFORE ME, THE UNDER | SATION | Michael | danpton [OWNER] THE UNDERSIGNED, WHO |
| INFORMATION CONTAINE | , TO COVER THE COST OF THIS APPLICATION, H. 20 BY SIGNING THIS APPLICATION, I AGR | AS BEEN PAID TO THE CITY BEE THAT THE CITY OF RO S ALSO AUTHORIZED AND | OCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE O PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION |
| GIVEN UNDER MY HAND | AND SEAL OF OFFICE ON THIS THE 18 DAY OF | xe , 20 <u>2</u> | KATHY BOWEN |
| | OWNER'S SIGNATURE WINETON | | My Notary ID # 10331063 Expires October 23, 2023 |
| NOTARY PUBLIC IN AND | FOR THE STATE OF TEXAS HOThy BO | wen | MY COMMISSION EXTINES 10 35/35 |
| DEVELOPME | INT APPLICATION & CITY OF BOCKINAL & 385 SOUTH BOL | IAD CTOSET A DOCAMAL | TV 75007 x [0] [070] 721 2215 x [0] [070] 721 722 |





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.





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DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

| | [] | PLAT TYPE. |
|----|-------|---|
| | | [] MINOR/AMENDING PLAT. [] MASTER PLAT. [] PRELIMINARY PLAT. [] FINAL PLAT. [] REPLAT. [] VACATION PLAT. |
| | | Staff requires two (2), 18" x 24" copies be submitted at the time the application is submitted. See Folding Requirements in this development packet. |
| | [] | DIGITAL COPY OF THE PLAT. The following is required with all plat submittals: |
| | | [] ONE (1) PDF COPY OF THE PLAT [] ONE (1) SURVEY BOUNDARY CLOSURE REPORT. |
| | | * AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE |
| | [] | TREESCAPE PLAN [IF APPLICABLE]. |
| | [] | LANDSCAPE PLAN [IF APPLICABLE]. |
| | [] | APPLICATION AND APPLICATION FEE. |
| CI | CE DI | AN APPLICATION SUBMITTAL REQUIREMENTS |
| | [] | |
| | | PLAN SET. A plan set is composed of the following items (failure to submit all of the items required shall constitute an incomplete application): SITE PLAN. LANDSCAPE PLAN. TREESCAPE PLAN. PHOTOMETRIC PLAN. BUILDING ELEVATIONS. |
| | | Staff requires the submittal of two (2) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" <i>Tri-Fold</i> with the project title or identifier facing out. |
| | [1/] | PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17"). See the Material Sample Board Design Guidelines in this development packet. Individual material samples or sample boards that are larger than 11" x 17" will <u>not</u> be accepted. |
| A | [] | VARIANCE REQUEST LETTER. The letter must indicate the variance being requested, the reason for the variance, <u>and the two (2) required compensatory measures being offered to off-set the variance</u> in accordance with the requirements of the UDC. |
| | [1] | APPLICATION AND APPLICATION FEE. |
| 70 | AHAIC | CHANCE ADDITION CURNITTAL DECUMPENTS |
| ZU | | CHANGE APPLICATION SUBMITTAL REQUIREMENTS |
| | [] | LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system. |
| | [] | ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size. |
| | [] | LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application. |
| | [] | APPLICATION AND APPLICATION FEE. |
| | | |

IT IS IMPORTANT TO YOU AS AN APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICATION. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.

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CHECKLIST FOR SITE PLAN SUBMITTALS

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

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

1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

| Requirements | ✓= OK | N/A | Comments | UDC Reference |
|--|--------------|----------|---|-------------------------------|
| Items Necessary for Site Plan Review: | d | | | Per Application §03.04, of |
| ✓ Site Plan | 1 | See Land | | 903.04, 01 Art. 11 |
| ✓ Landscape Plan | | | | 8 |
| ✓ Treescape Plan✓ Photometric Plan | | | | - |
| ✓ Building Elevations | Z | | | |
| Building Material Sample Board and Color Rendering of Building Elevations | | | If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is | §03.04.A, of Art. 11 |
| Submittal Requirements | | | appropriate for the submitted project. Four (4) large (24" x 36") folded copies and one (1) PDF digital copy of each plan is required at the time of submittal. | §03.04.A, of Art. 11 |
| Is the property properly platted? Pecliminary Plat | Ø | | Indicate if the property has been properly platted. | |
| Title Block | d | | The title block is to be located in the lower right-hand corner of | §03.04.A, of |
| (Project Name, Legal Description and/or Address) | \mathbf{V} | | all sheets and contain the project name, street address, and/or the lot and block designation. | Art. 11 |
| Case Number TBD | | | The case number should be placed in the lower right-hand corner below the title block of all sheets. | §03.04.A, of Art. 11 |
| Owners (Name, Address, and Phone Number) | Ø | | The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block. | §03.04.A, of Art. 11 |
| Developer (Name, Address, and Phone Number) | d | | The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block. | §03.04.A, of Art. 11 |
| North Point | \checkmark | | The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position. | §03.04.A, of Art. 11 |
| Numeric and Graphic Scale | ₫ | | The recommended engineering scales are 1" = 20', 1" = 40', etc with a maximum of 1" = 100'. | §03.04.A, of Art. 11 |
| Vicinity Map | ₫ | | The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius. | §03.04.A, of Art. 11 |
| Signature Block | d | | Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director. | §03.04.A, of Art. 11 |
| Date | Ø | | The date that the plans were prepared is required on all submittals. | §03.04.A, of Art. 11 |
| Proposed Land Use: | | | Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures. | §03.04.A, of Art. 11 |
| ✓ Commercial | \square | | Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances. | - |
| ✓ Industrial | | Ø | Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances. | • |

2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

| Requirements | - OK | N/A | Comments | UDC Reference |
|---|------|-----|--|-------------------------|
| Total Lot or Site Area (Acreage and Square Footage) | Ø | | If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned. | §03.04.B, of Art. 11 |

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

2.2 SITE PLAN: PARKING INFORMATION

| TIE ONE I EXITE I MICHIGATION | | | | |
|--------------------------------------|-------|-----|--|-------------------------|
| Requirements | ✓= 0K | N/A | Comments | UDC Reference |
| Dimension of a Typical Parking Space | | | See the comment section in Adequate Parking and Maneuvering below. | §05.03, of Art. 06 |
| Parking Table | | | Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided. | §05.01, of Art. 06 |
| Handicap Parking Spaces Shown | | | | §05.04, of Art. 06 |
| Adequate Parking | | | Reference Table 3 of Article VI. | Table 5, Art. 06 |
| Adequate Parking and Maneuvering | ø | | All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction (Check w/ the Engineering Department). | §05.03.C, of Art. 06 |
| Adequate Loading Area | | ⋖ | Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer (Art. VI 6.5 Loading Requirements). | §06.04, of Art. 06 |
| Adequate Loading Maneuvering | ₫ | | It is also the purpose of this Article to require allocation of sufficient off-street/on-site loading facilities by businesses and industry to ensure that the loading and unloading of vehicles will not interfere with traffic flow or block roadways or fire lanes. | §01.02, of Art. 06 |
| Type and Depth of Paving Material | | | Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material. | §03.02, of Art. 06 |

2.3 SITE PLAN: SIGNAGE

Requirements ✓= OK N/A Comments UDC Reference

NOTE: All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.

| Proposed or Existing Signage | ₫ | | Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage. | §06.02.F, of Art. 05 |
|------------------------------|---|--|---|-------------------------|
|------------------------------|---|--|---|-------------------------|

| 2.4 SITE PLAN: SCREENING | | | | |
|---|-------|-----|---|-------------------------|
| Requirements | ✓= OK | N/A | Comments | UDC Reference |
| Indicate the Type and Location of any Existing and/or Proposed Fences | | ₫ | Label the height and type of fence proposed or existing. | §08.02.F, of Art. 08 |
| Utility Equipment Screening (Pad or Ground Mounted) | Ø | | Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure. | §01.05.C, of Art. 05 |
| Utility Equipment Screening (Roof Mounted) | Ø | | All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. | §01.05.C, of Art. 05 |
| Above Ground Storage Tanks | | ď | Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening — screening wall — and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan. | §01.05.D, of Art. 05 |
| Dumpster Screening | d | | Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards. | §01.05.B, of Art. 05 |
| Outside Storage | | ☑ | 0.00 | |
| Off-Street Loading Dock Screening | | ₫ | Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above. | §01.05.A, of Art. 05 |
| Residential Adjacency Standards | | | The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference Art. VIII 5.2). | §01.06, of Art. 05 |

3.1 LANDSCAPE PLAN

| Requirements | ✓= OK | N/A | Comments | UDC Reference |
|--|-------|-----|---|--------------------------------------|
| Provide Site Data | ď | | Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. | See Sec. 2.1 of this checklist |
| Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District) | ď | | Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided. | §01.01.B, of Art. 05 |
| Landscape Table | ď | | Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan. | §05.03.B, of Art. 08 |
| Indicate all Landscaping | Ø | | Indicate the locations of all existing and proposed landscaping. | §05.03.B, of Art. 08 |
| Location of Water Courses and Significant Drainage Features | ₫/ | | Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features. | 741.00 |
| Indicate all Landscape Buffers | Ø | | Indicate the locations and dimensions of the required landscape buffers. | §05.01, of Art. 08 |

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

4.1 TREESCAPE PLAN

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

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

5.1 PHOTOMETRIC AND LIGHTING PLANS

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

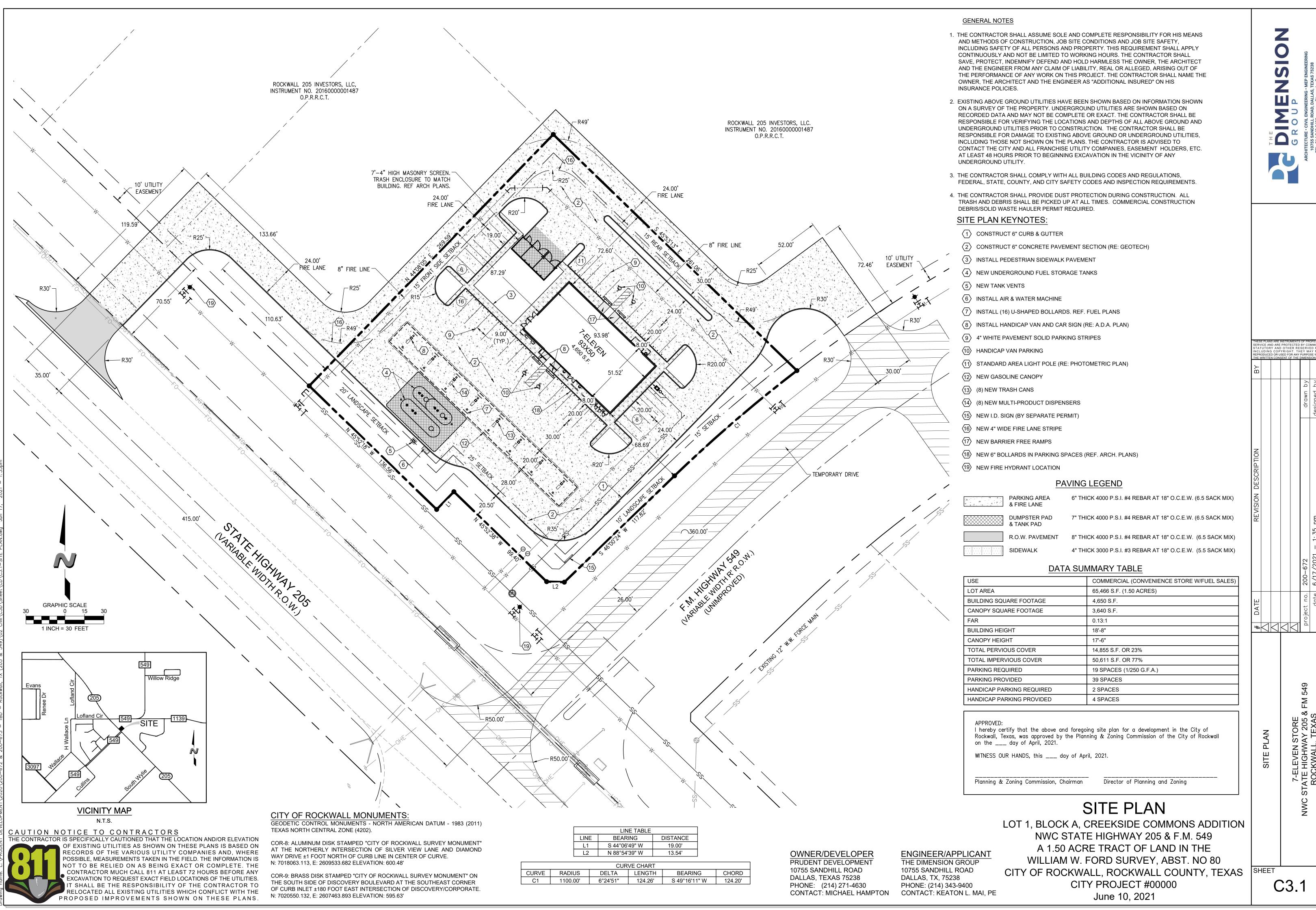
6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

| Requirements | <= 0K | N/A | Comments | UDC Reference |
|--|------------|-----|--|-------------------------|
| Provide Exterior Elevations | ø, | | North South East West (Circle all that apply) | |
| Indicate Exterior Elevations Adjacent to Public Right-of-Way | red , | | North South East West (Circle all that apply) | - |
| Minimum 90% Masonry Requirement OVERLAY DISTRICTS ONLY | K | | Exterior walls should consist of 90% masonry materials excluding doors and windows. | §06.02.C, of Art. 05 |
| Indicate Amount and Location of the Minimum 20% Stone Requirement OVERLAY DISTRICTS ONLY | | | Applies to <u>facades</u> that are visible from a public right-of-way and/or open space. | §06.02.C, of Art. 05 |
| Indicate the Surface Area of Each Facade | o . | | Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade. | §04.01, of Art. 05 |
| Proposed Building Materials | v / | | Specifications and description of all proposed building materials, on all proposed buildings. | §04.01, of Art. 05 |
| Indicate the Roofing Materials and Color | U | | | |

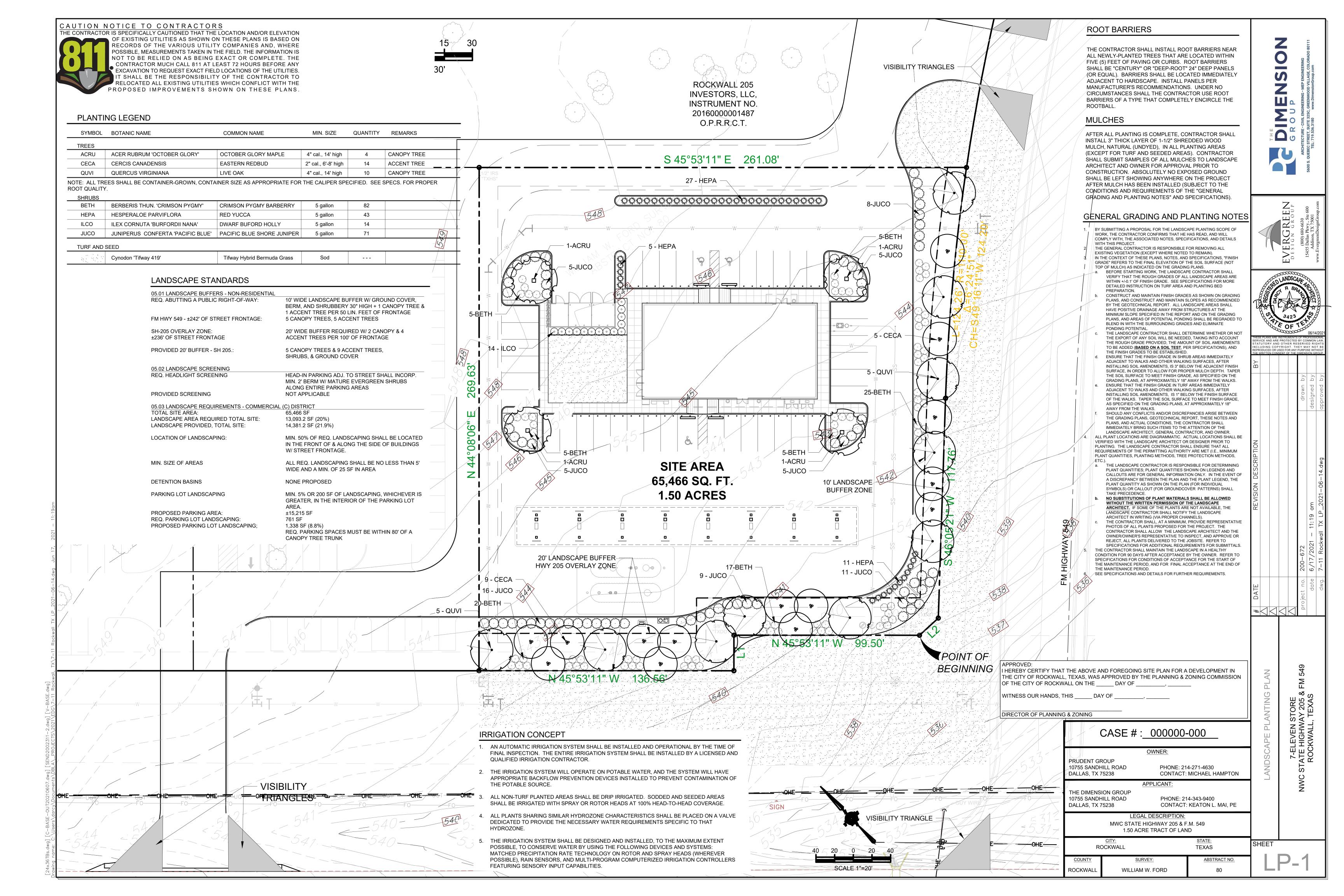
| Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall) | M | | If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the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

6.2 BUILDING ELEVATIONS: INDUSTRIAL

| Requirements | ✓= OK | N/A | Comments | UDC Reference |
|--|--------------------|-----------------|--|-------------------------------|
| NOTE: Industrial buildings are subject to all the eler standards. | nents listed in Se | ection 6.1 | Building Elevations: Non-Industrial with the exception of the | following |
| Minimum 90% Masonry Requirement | | \triangleleft | Exterior walls should consist of 90% masonry materia excluding doors and windows. | s §05.01.A.1, of Art. 05 |
| Indicate Amount and Location of the Minimum 20% Stone Requirement Minimum Standards for Articulation: | | d | Applies to facades that are visible from a public right-of-way and/or open space. | §05.01.A.1.a.1, of Art. 05 |
| Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property) | | ᡌ | 1. Wall Height [H] = H 2. Wall Length [L] = 4 x H 3. Wall Projection = 25% x H 4. Entry/Arch. Element Length = 33% x L 5. Projection Height = 25% x H 6. Entry/Arch. Element Width = 2 x (25% x H) | §05.01.C.1, of Art. 05 |
| Secondary Facades | | ď | Wall Height [H] = H Wall Length [L] = 3 x H Entry/Arch. Element Length = 15% x L Entry/Arch. Element Width = 15% x H Projection Height = 15% x H | §05.01.C.2, of Art. 05 |







- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM
- SPECIALIZING IN LANDSCAPE PLANTING. 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE
- REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS.

- LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS NOTES AND DETAILS 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS. CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL
- INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS. 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF

PRODUCTS

ALL MANUFACTURED PRODUCTS SHALL BE NEW. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:

- FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR
- CLIMACTIC CONDITIONS. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE
- FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED
- ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE. SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND
- OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL 5 ALL TREES SHALL BE STANDARD IN FORM LINLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS
- 6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER. AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF
- THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER
- PLANTS, ROOTS, AND SEEDS COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE
- FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A
- QUALIFIED SOIL-TESTING AGENCY (SEE BELOW). MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- TREE STAKING AND GUYING STAKES: 6' LONG GREEN METAL T-POSTS.
- GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0,106 INCH 3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH
- GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- PRE-EMERGENT HERBICIDES: ANY GRANLII AR NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LARELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SOIL TESTING:
- a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS. THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING
- THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG
- THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE
- SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT
- RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING
- TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING: NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000
- iii. "CLAY BUSTER" OR EQUAL USE MANUFACTURER'S RECOMMENDED RATE b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP
- 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING: NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
- 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) 10 LBS. PER CU. YD. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE IRON SULPHATE - 2 LBS. PER CU. YD. 5. 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. a. 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
- c. 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.
- d. 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.
- e. 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.
- 6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

- THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE. PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
- 3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
- 4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED C GENERAL PLANTING
- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE. TRENCHING NEAR EXISTING TREES:
- CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
- ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
- ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. 2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE. 3. FOR CONTAINER AND BOX TREES. TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS
- 4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE. 5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1"
- ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK. USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL 6 TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE

DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD

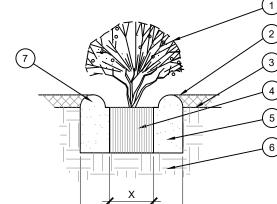
- CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES: TWO STAKES PER TREE
- 2-1/2"-4" TREES THREE STAKES PER TREE

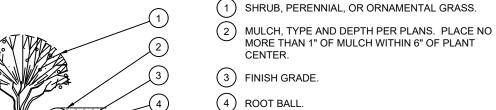
OUT FROM THE ROOTBALL.

- TREES OVER 4" CALIPER GUY AS NEEDED MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS
- NEEDED TO STABILIZE THE TREE MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
- 7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
- SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST
- 2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE. 3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING
- BEDS, COVERING THE ENTIRE PLANTING AREA. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
- STRIPS DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. 4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL

LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD

- 5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND 2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH
- OVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WAL 1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR
- SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY. 2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS. 3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS
- BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE J. LANDSCAPE MAINTENANCE
- 1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED. MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER. WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- 2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER. 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING
- CONDITIONS MUST OCCUR: THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
- ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE
- K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF <u>ONE YEAR</u> FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY. 2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH
- CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.





DISTANCE PER PLAN

ig(2ig) MULCH LAYER. ig(4ig) TURF (WHERE SHOWN ON PLAN).

(1) TYPICAL WALKWAY OR PAVING

(3) LINEAR ROOT BARRIER MATERIAL. SEE

PLANTING NOTES FOR TYPE AND

MANUFACTURER'S SPECIFICATIONS

MANUFACTURER. INSTALL PER

(2) TREE TRUNK

(4) TREE CANOPY

(5) TYPICAL PLANTING AREA

(6) TYPICAL CURB AND GUTTER

1) INSTALL ROOT BARRIERS NEAR ALL

NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. 2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

24" MIN. TO EDGE

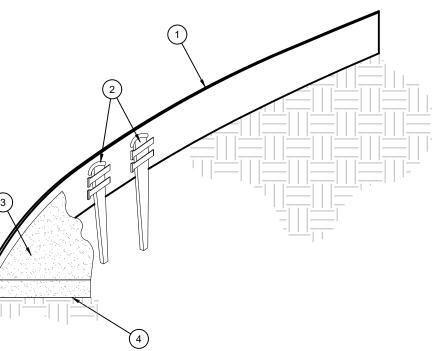
OF MATURE CANOPY

(5) BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS

(6) UNDISTURBED NATIVE SOIL.

(7) 3" HIGH EARTHEN WATERING BASIN.

SHRUB AND PERENNIAL PLANTING



PLANTING AT PARKING AREA

ROOT BARRIER - PLAN VIEW

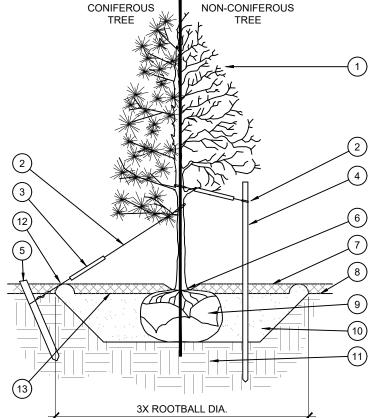
OPEN LANDSCAPE

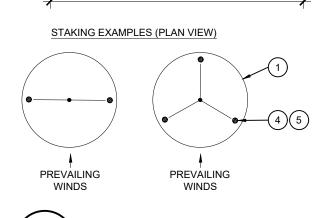
PARKWAY

STEEL EDGING

- ROLLED-TOP STEEL EDGING PER PLANS. (2) TAPERED STEEL STAKES.
- (3) MULCH, TYPE AND DEPTH PER PLANS
- 4) FINISH GRADE
- 1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED. 2) BOTTOM OF EDGING SHALL BE BURIED A
- MINIMUM OF 1" BELOW FINISH GRADE 3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.







COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE. 3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE ALL NYLON TIES,

(11) UNDISTURBED NATIVE SOIL.

(1) TREE CANOPY.

(2) CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR

12 GAUGE GAI VANIZED WIRE WITH NYI ON TREE

GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO

PRESSURE-TREATED WOOD DEADMAN, TWO PER

MULCH, TYPE AND DEPTH PER PLANS. DO NOT

TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND

JUST ABOVE LOWEST MAJOR BRANCHES.

(3) 24" X 3/4" P.V.C. MARKERS OVER WIRES.

18" MIN. INTO UNDISTURBED SOIL.

PLACE MULCH WITHIN 6" OF TRUNK.

10) BACKFILL. AMEND AND FERTILIZE ONLY AS

RECOMMENDED IN SOIL FERTILITY ANALYSIS.

UNDISTURBED SOIL

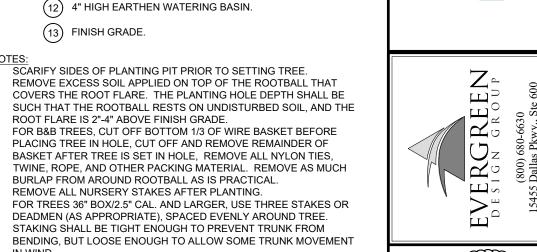
(6) TRUNK FLARE.

(8) FINISH GRADE.

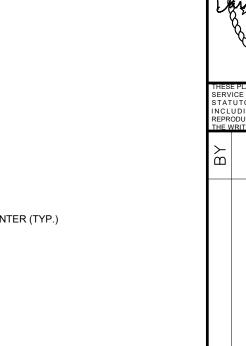
(9) ROOT BALL

STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER) SECURE TIES OR STRAPS TO TRUNK

4. REMOVE ALL NURSERY STAKES AFTER PLANTING. 5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE. 6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT







NOTE: ALL PLANTS SHALL BE PLANTED AT INFORMAL GROUPINGS). REFER TO PLAN

1) STEP 1: DETERMINE TOTAL PLANTS FOR

| PLANT SPACING | AREA DIVIDER | PLANT SPACING | AREA DIVIDER |
|---------------|--------------|---------------|--------------|
| 6" | 0.22 | 18" | 1.95 |
| 8" | 0.39 | 24" | 3.46 |
| 10" | 0.60 | 30" | 5.41 |
| 12" | 0.87 | 36" | 7.79 |
| 15" | 1.35 | | |

2) STEP 2: SUBTRACT THE ROW (S) OF PL THE FOLLOWING FORMULA: TOTAL PER **EXAMPLE:** PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER STEP 1: 100 SF/1.95 = 51 PLANTS

STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

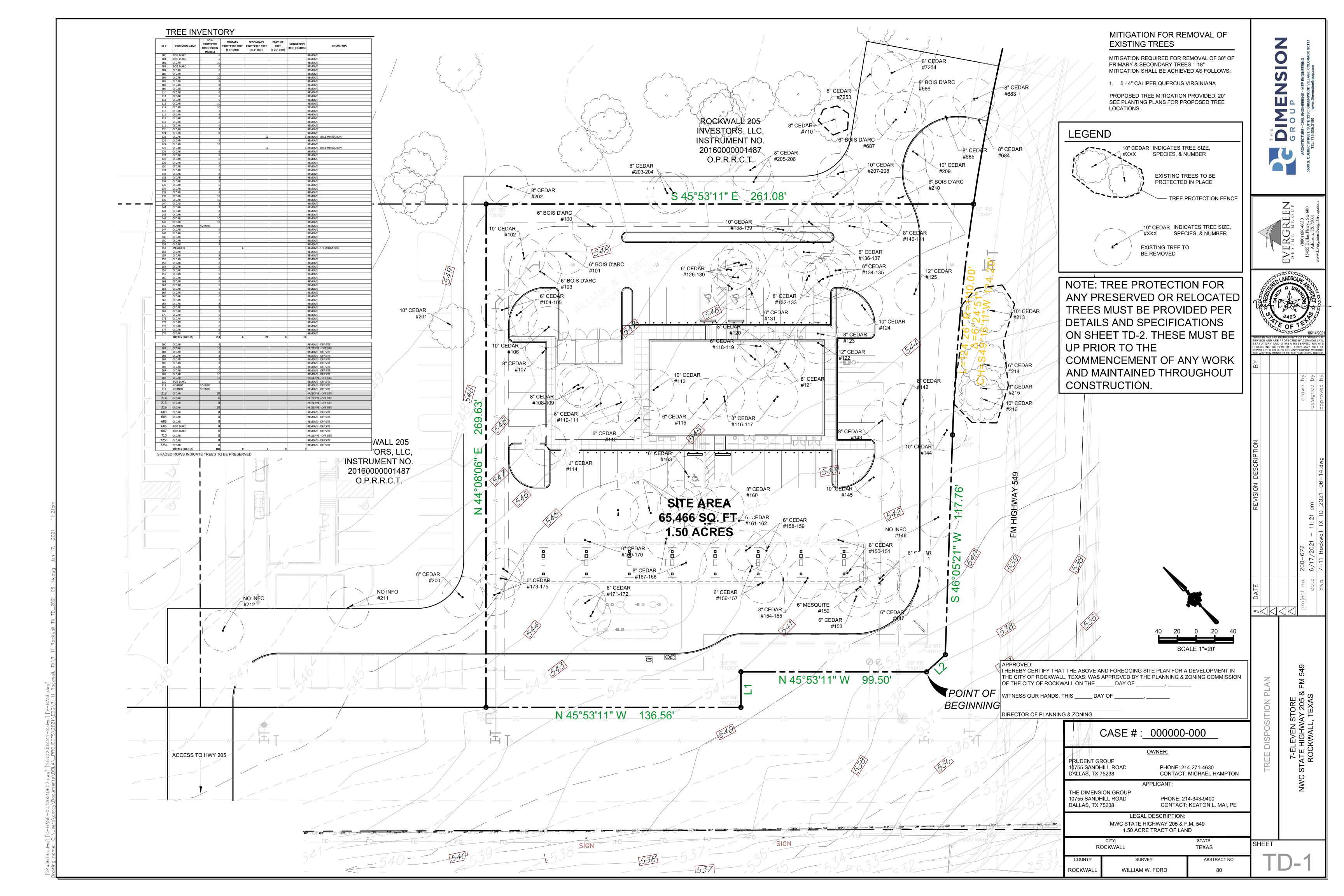
DIRECTOR OF PLANNI

| 4/ | / \ | THE V | VRITTE | V CONS | ENT OF | THE |
|---|----------------------------------|-------------|--------|--------|--------|-----|
| | | B | | | | |
| | PLANT CENTER (TYP.) | | | | | |
| EDGE OF PLANTING AREA | ΕαυΑL | NOIL | | | | |
| S SHALL BE PLANTED AT EQUAL TRIANGULAR SPACININGS). REFER TO PLANT LEGEND FOR SPACING DISTUMENT THE TOTAL PLANTS FOR THE AREA WITH THE FOLLOW | ANCE BETWEEN PLANTS. | DESCRIPTION | | | | |
| A / AREA DIVIDER = TOTAL PLANTS | | Z | | | | |
| AREA DIVIDER PLANT SPACING 18" 0.39 24" 0.60 30" 0.87 1.35 36" | AREA DIVIDER 1.95 3.46 5.41 7.79 | REVISION | | | | |
| ACT THE ROW (S) OF PLANTS THAT WOULD OCCUR A G FORMULA: TOTAL PERIMETER LENGTH / PLANT SP | | | | | | |

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

| NC | G & ZONING | | ⊗ ⊗ ∃ □ |
|----|---|---|------------------|
| | CASE # : 0000 | 000-000 | SSPECS |
| | | NE: 214-271-4630 TACT: MICHAEL HAMPTON | PLANTING |
| | | NE: 214-343-9400 TACT: KEATON L. MAI, PE | |
| | LEGAL DESCRIP MWC STATE HIGHWAY 2 1.50 ACRE TRACT C | 05 & F.M. 549 F LAND | |
| | <u>CITY:</u> ROCKWALL | <u>STATE:</u> TEXAS | SHEET |

ROCKWALI WILLIAM W. FORD



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.
- 2. 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.
- 3. TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE
- 4. 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.
- 2. 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.
- 5. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
- 6. 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.
- 7. WITHIN THE CRZ:
- a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
- b. 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 d. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE
- CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
- e. 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.

(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

(1) AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;

SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE. EXCEPT AS NECESSARY IN

TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND.

MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.

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,

(B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR

(C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT. THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT

THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE

(F) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES

(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

(G) THE CITY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.

(D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.

OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF

(2) AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES:

(E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.

BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.

(3) AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.

8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.

CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.

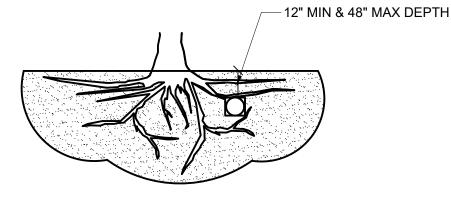
TREE PROTECTION GENERAL NOTES

CONTRACTOR MAY BE REQUIRED.

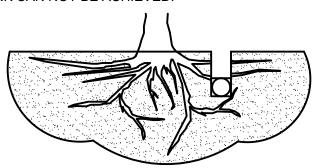
- 9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
- 10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES
- 11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
- 12. 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.
- 13. 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.
- 14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
- 15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DUING 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.
- 16. 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.
- 17. 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.
- 18. 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 TROUGH 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.



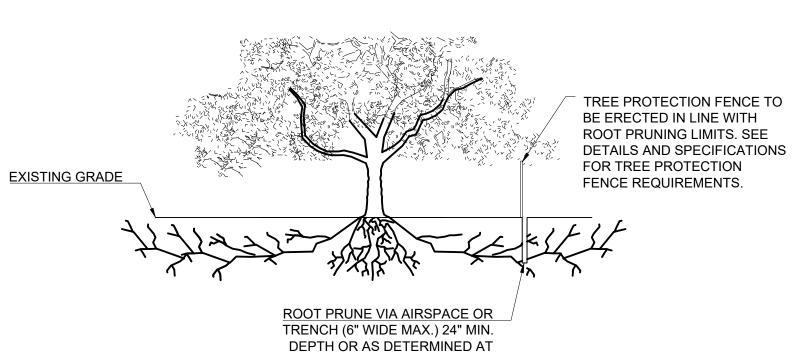
TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



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

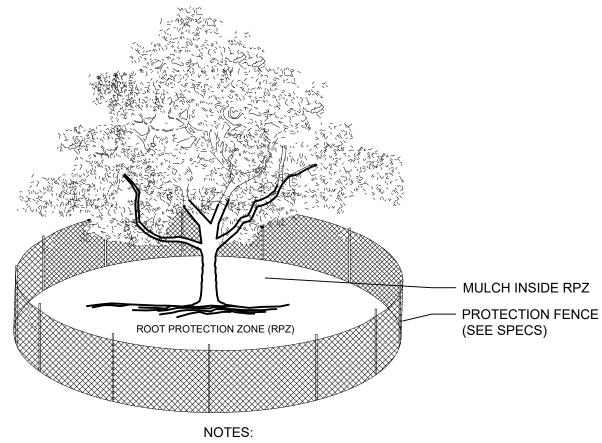
BORING THROUGH ROOT PROTECTION ZONE

- 1. 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. ROT 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.



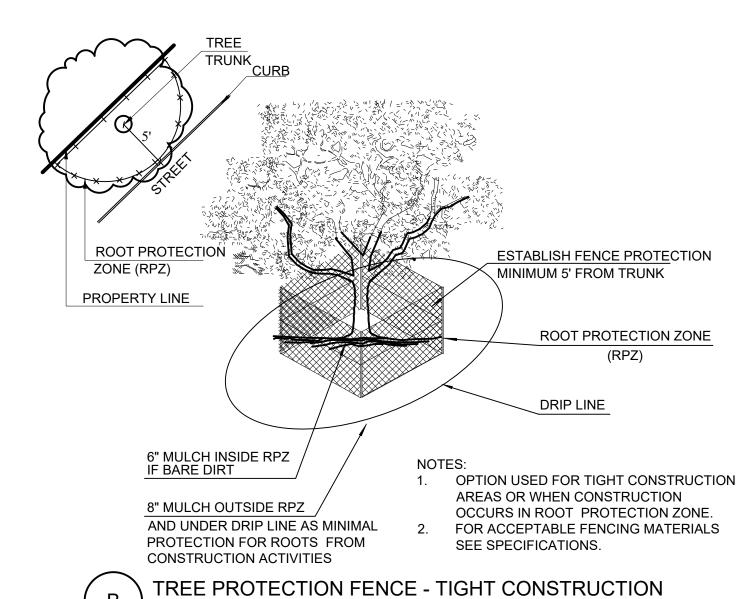
PRE-CONSTRUCTION MEETING.

ROOT PRUNING DETAIL



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.

TREE PROTECTION FENCE



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 _____, ____,

ROCKWALI

DIRECTOR OF PLANNING & ZONING

| CASE #: 000000-000 | | | | |
|--|---|--|--|--|
| | OWNER: | | | |
| PRUDENT GROUP 10755 SANDHILL ROAD DALLAS, TX 75238 | PHONE: 214-271-4630 CONTACT: MICHAEL HAMPTON | | | |
| Α | PPLICANT: | | | |
| THE DIMENSION GROUP 10755 SANDHILL ROAD DALLAS, TX 75238 | PHONE: 214-343-9400 CONTACT: KEATON L. MAI, PE | | | |
| LEGAL | DESCRIPTION: | | | |
| MWC STATE HIGHWAY 205 & F.M. 549 1.50 ACRE TRACT OF LAND | | | | |
| <u>CITY:</u> ROCKWALL | <u>STATE:</u> TEXAS | | | |

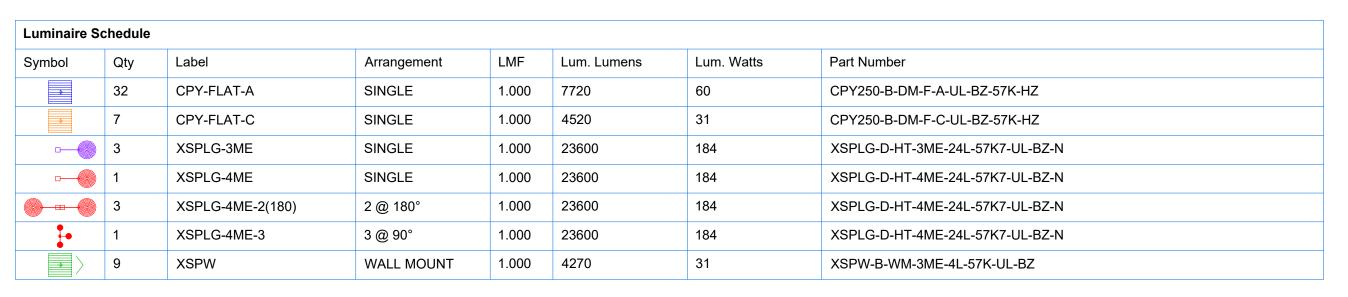
SHEET ABSTRACT NO

CAUTION NOTICE TO CONTRACTORS THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION

OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. T SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE

PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

WILLIAM W. FORD



| Calculation Summary (Footcandles calculated using initial lumen values @ 25°C) | | | | | | | |
|--|-------|-------|------|-----|---------|---------|--|
| Label | Units | Avg | Max | Min | Avg/Min | Max/Min | |
| CalcPts | Fc | 1.82 | 25.6 | 0.0 | N.A. | N.A. | |
| GAS CANOPY | Fc | 36.70 | 43 | 20 | 1.84 | 2.15 | |
| PAVED AREA | Fc | 6.61 | 25.6 | 0.8 | 8.26 | 32.00 | |

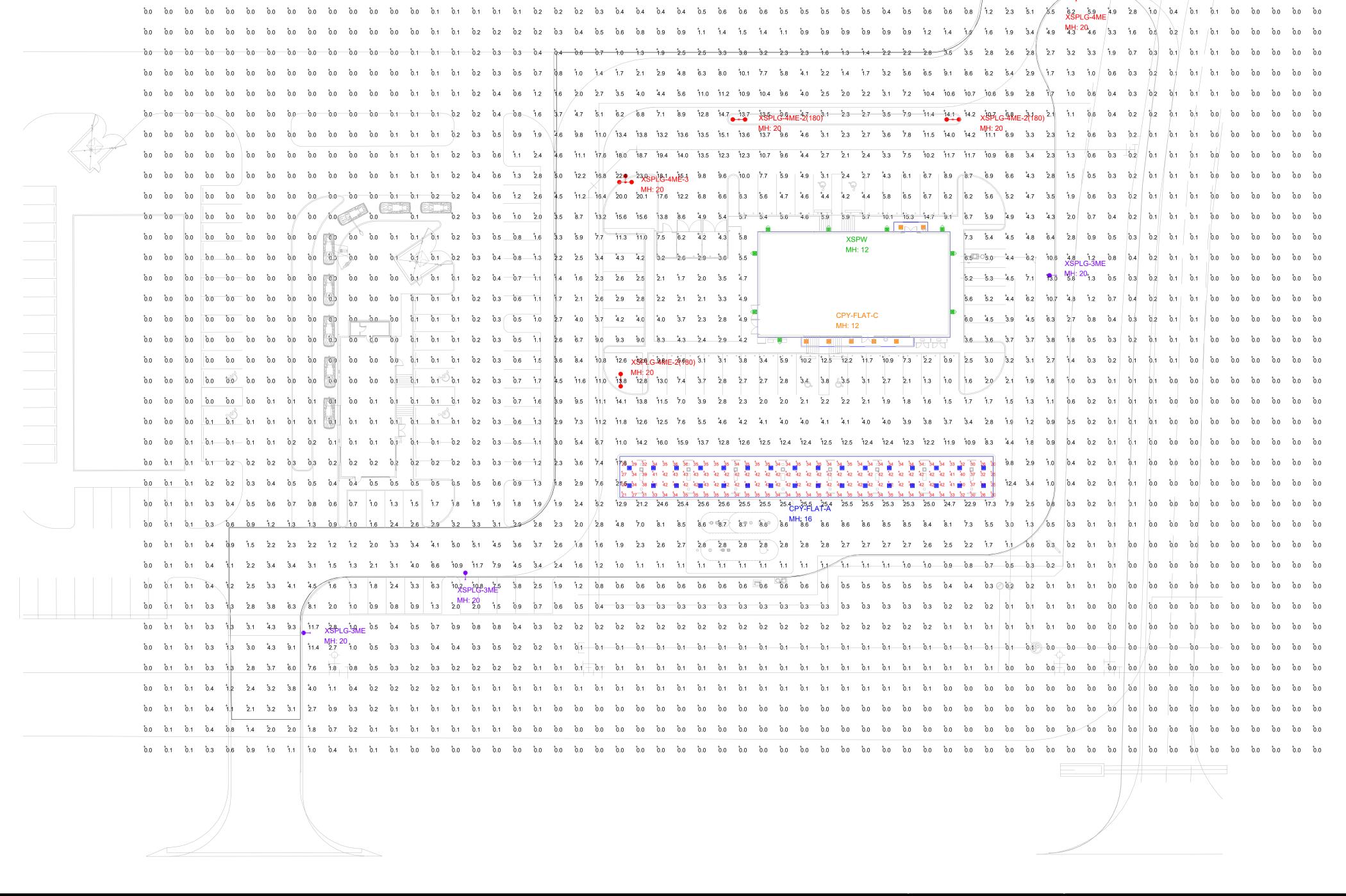
Pole Schedule
(8) SSS-4-11-17-CW-BS-OT-C-BZ (17' X 4" X 11ga STEEL SQUARE POLE)
Proposed poles meet 140 MPH sustained winds.

Additional Equipment:
(4) PD-1H4BZ (Single Head Tenon)
(3) PD-2H4(180)BZ (Twin Head Tenon @ 180°)
(1) PD-3H4(90)BZ (Triple Head Tenon @ 90°)

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***

DATA SUMMARY TABLE

| DATA SUMMANT TABLE | |
|---------------------------|---|
| USE | COMMERCIAL (CONVENIENCE STORE W/FUEL SALES) |
| LOT AREA | 65,466 S.F. (1.50 ACRES) |
| BUILDING SQUARE FOOTAGE | 4,650 S.F. |
| CANOPY SQUARE FOOTAGE | 3,640 S.F. |
| FAR | 0.13:1 |
| BUILDING HEIGHT | 18'-8" |
| CANOPY HEIGHT | 17'-6" |
| TOTAL PERVIOUS COVER | 14,855 S.F. OR 23% |
| TOTAL IMPERVIOUS COVER | 50,611 S.F. OR 77% |
| PARKING REQUIRED | 19 SPACES (1/250 G.F.A.) |
| PARKING PROVIDED | 39 SPACES |
| HANDICAP PARKING REQUIRED | 2 SPACES |
| HANDICAP PARKING PROVIDED | 4 SPACES |



CREE \$ LIGHTING

A COMPANY OF IDEAL INDUSTRIES, INC.

201 Washington Ave. Racine. WI 53406 https://creelighting.com - (800) 236-6800

Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used inconjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical,

Project Name: 7-Eleven #1049078 Rockwall, TX

SR-35615

Footcandles calculated at grade

Filename: 711-210513RWTXCS.AGI

Layout By: Chris Schlitz Date:5/13/2021 Scale 1" = 30'

0 60 120

SHEET

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HE WRITTEN CONSENT OF THE DIMENSION GROU

PRELIMINARY CONCEPTUAL RENDERINGS

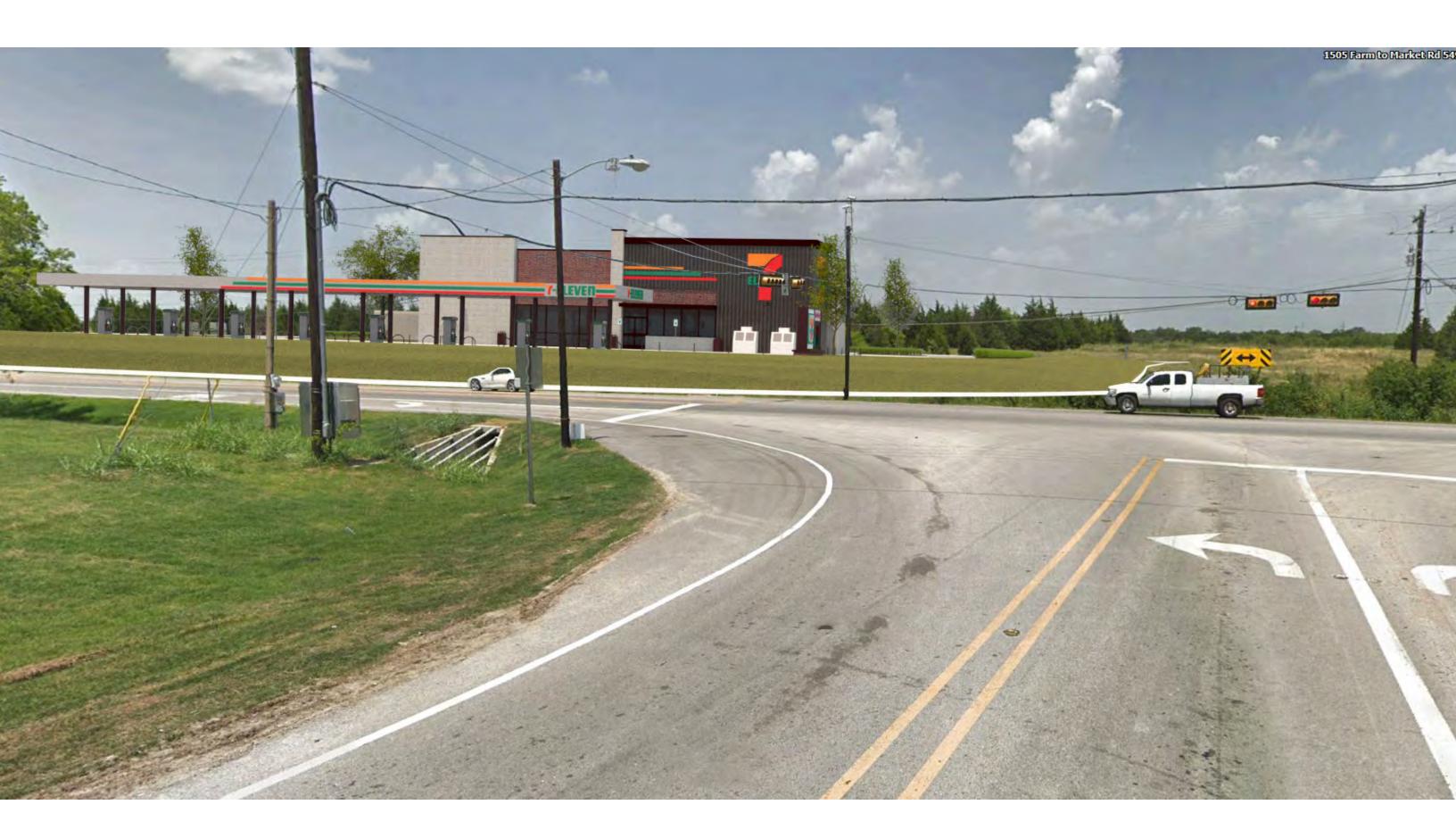
SITE #1049078 ROCKWALL, TX





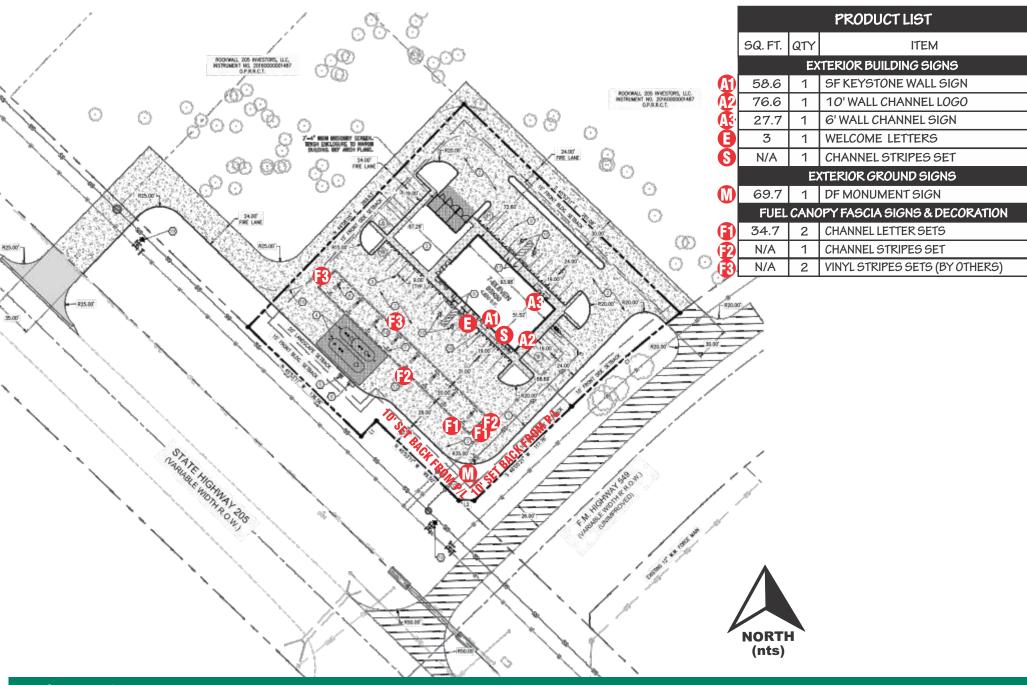








SITE PLAN



Job Location: Site # 1049078

Hwy. 205 & FM 549,

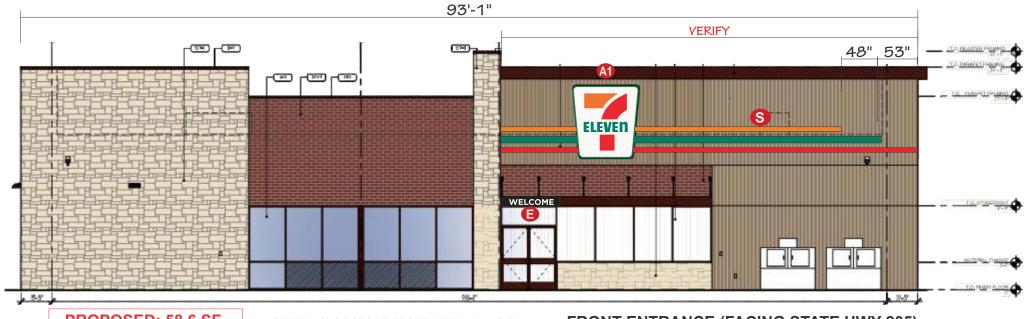
Rockwall, TX 75032

Date: April 27, 2021



D-ORDER# 104480.02 (A)
Project Mgr.: Jennifer Atkinson
jennifer.atkinson@cummingssigns.com

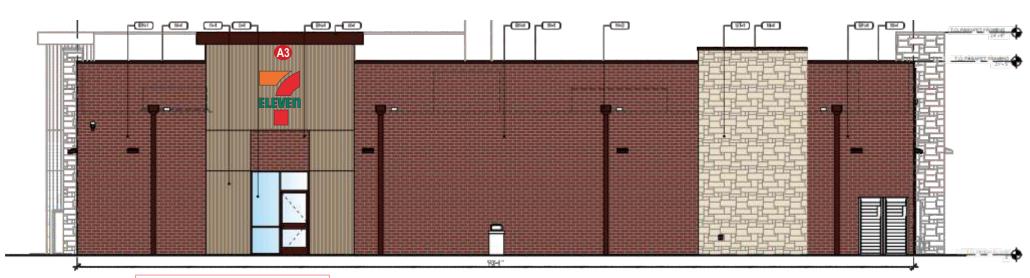
Page: 1 of 12



PROPOSED: 58.6 SF ALLOWED: 195 SF

ALLOWED 10% OF STORE FRONT AREA = 195 S.F. SIGNAGE NOT TO EXCEED 75% OF STORE WIDTH

FRONT ENTRANCE (FACING STATE HWY 205)



REAR

PROPOSED: 27.7 SF ALLOWED: 195 SF

ALLOWED 10% OF STORE FRONT AREA = 195 S.F. SIGNAGE NOT TO EXCEED 75% OF STORE WIDTH

Job Location: Site # 1049078

Hwy. 205 & FM 549,

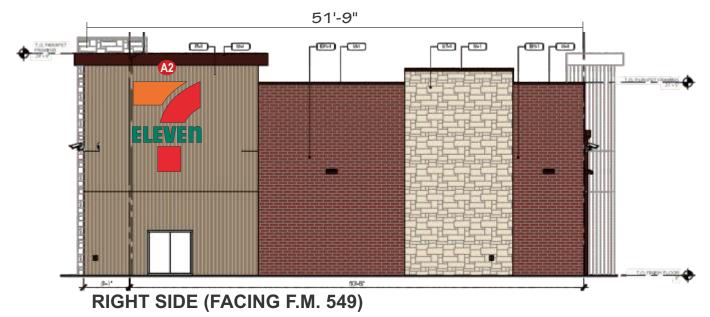
Rockwall, TX 75032

Date: April 27, 2021



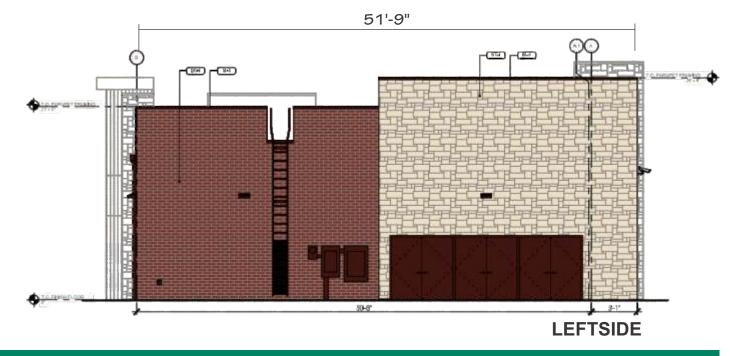
D-ORDER# 104480.02 (A)
Project Mgr.: Jennifer Atkinson
jennifer.atkinson@cummingssigns.com

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PROPOSED: 76.6 SF ALLOWED: 105 SF

ALLOWED 10% OF STORE FRONT AREA = 105 S.F. SIGNAGE NOT TO EXCEED 75% OF STORE WIDTH SIGN MUST FACE A STREET



Job Location: Site # 1049078

Hwy. 205 & FM 549,

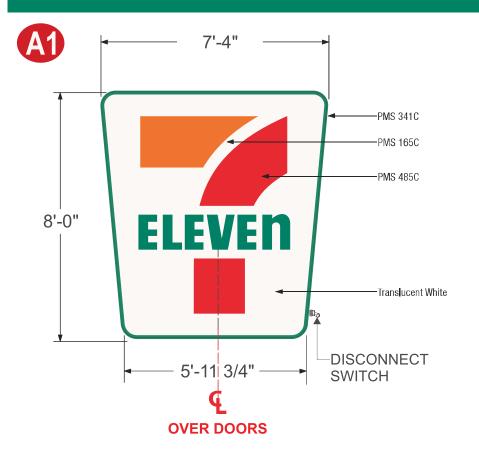
Rockwall, TX 75032

Date: April 27, 2021



D-ORDER# 104480.02 (A)
Project Mgr.: Jennifer Atkinson
jennifer.atkinson@cummingssigns.com

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2" EMBOSSMENT (DIMENSIONAL DETAILS PROPORTIONAL TO FACE HEIGHT)

ISO VIEW NOT TO SCALE - FOR REFERENCE ONLY

EXTRUDED ALUM. CABINET, RETAINERS TO BE PAINTED GREEN TM PMS 34IC ILLUMINATED WITH G.E. WHITE LEDS.

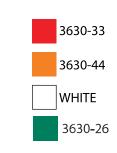
FACE-.150"PAN FORMED & EMBOSSED WHITE POLYCARBONATE FACE W/ TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE.

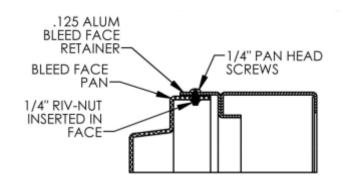
ELECTRICAL NOTES:

TOTAL AMPS - 2.4 A
TOTAL CIRCUITS - 1 20A REQUIRED
VOLTS - 120 V

THIS SIGN WILL BE UL OR CUL LISTED AND IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN ** ϕ I/4" DRAINAGE/WEEP HOLES @ 4' ON CENTERS OR AS REQUIRED BY UL MIN 12 MTW/THHN 1011/1015/1230/1335 600V or 1032 1000V 105C WIRE

PER UL REQUIREMENT, ALL ELECTRICAL COMPONENTS AND WIRING MUST BE FIXED AND SUPPORTED A MINIMUM OF .5" ABOVE THE BOTTOM OF SIGN.





Display Square Footage (Cabinet): 58.6

Job Location: Site # 1049078

Hwy. 205 & FM 549,

Rockwall, TX 75032

Date: April 27, 2021



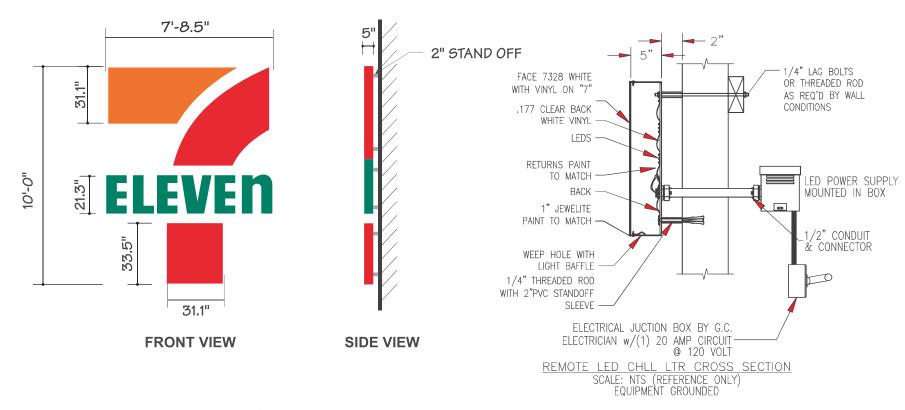
D-ORDER# 104480.02 (A)
Project Mgr.: Jennifer Atkinson

jennifer.atkinson@cummingssigns.com

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8' WALL CHANNEL LOGO (FACE & HALO LIT)





COLOR NOIES:

BACKS: PH517000 CLEAR, 177 WITH PY711400 FILM, 3M, #3635-30 WHITE

FACES: (1) PART OF "7" PH517080 WHITE, 177, (7328) WITH PY711050 FILM, 3M, #3630-44 ORANGE FACES: (2,3) PARTS OF "7" PH517080 WHITE, 177, (7328) WITH PY711035 FILM, 3M, #3630-33 RED

FACES: "ELEVEN" PH517080 WHITE, 177, (7328) 3630-26 GREEN VINYL - PY711030

JEWELITE: XC200110 JEWELITE,1 X 1/4,WHITE PAINT TO MATCH RETURN

RETURNS: CY890050 .050 X 5.33" MILL FINISH PAINT TO MATCH FACE COLOR

LED: EN400281 GE2/GEMM2471-W1

GENERAL NOTES:

SECURE THE TRIM CAP TO THE LETTER RETURN WITH AT LEAST (4) #8 SCREWS SPACED NO GREATER THAN (A) 12" IF RETURN IS AT LEAST .031" THICK & LESS THAN .050" THICK

(B) 24" IF RETURN IS EQUAL TO OR GREATER THAN .050" THICK

ATTACH TO WALL WITH LAG SCREWS OR THREADED ROD AS REQUIRED BY WALL CONDITIONS

ELECTRICAL NOTES:

TOTAL AMPS -2.2A

TOTAL CIRCUITS - 1 20A REQUIRED

THIS SIGN WILL BE UL OR CUL LISTED AND IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. \$\phi/A^n\$
DRAIN \$\phi\$ ON CENTERS OR AS REQUIRED BY UL. MIN 12 MTW. PER ULREMENT, ALL ELECTRICAL COMPONENTS AND WIRING MUST BE FIXED \$\pi\$
SUPPORTED A MINIMUM OF 1/2" ABOVE THE BOTTOM OF SIGN. WARNING LABELS TO BE VISIBLE DURING INSTALL/AVAILABLE AFTER INSTALLATION

Display Square Footage: 76.6

Job Location: Site # 1049078

Hwy. 205 & FM 549,

Rockwall, TX 75032

Date: April 27, 2021



D-ORDER# 104480.02 (A) Project Mgr.: Jennifer Atkinson jennifer.atkinson@cummingssigns.com

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3630-33

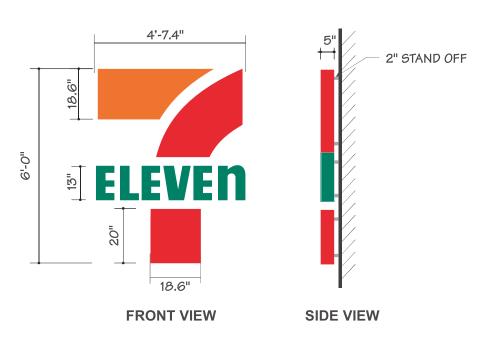
3630-44

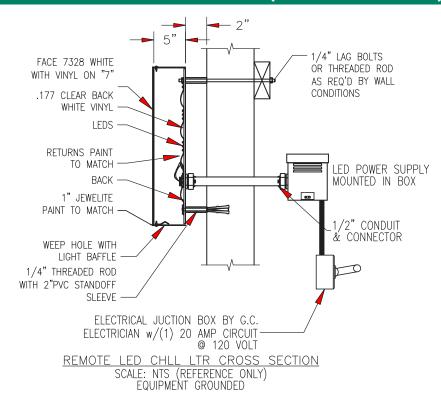
WHITE

3630-26

6' WALL CHANNEL LOGO (FACE & HALO LIT)







3630-33

3630-44

WHITE

3630-26

COLOR NOIES:

BACKS: PH517000 CLEAR, 177 WITH PY711400 FILM, 3M, #3635-30 WHITE

FACES: (1) PART OF "7" PH517080 WHITE, 177, (7328) WITH PY711050 FILM, 3M, #3630-44 ORANGE FACES: (2,3) PARTS OF "7" PH517080 WHITE, 177, (7328) WITH PY711035 FILM, 3M, #3630-33 RED

FACES: "ELEVEN" PH517080 WHITE, 177, (7328) 3630-26 GREEN VINYL - PY711030

JEWELITE: XC200110 JEWELITE,1 X 1/4, WHITE PAINT TO MATCH RETURN RETURNS: CY890050 .050 X 5.33" MILL FINISH PAINT TO MATCH FACE COLOR

LED: EN400281 GE2/GEMM2471-W1

SECURE THE TRIM CAP TO THE LETTER RETURN WITH AT LEAST (4) #8 SCREWS SPACED NO GREATER THAN (A) 12" IF RETURN IS AT LEAST .031" THICK & LESS THAN .050" THICK

(B) 24" IF RETURN IS EQUAL TO OR GREATER THAN .050" THICK

ATTACH TO WALL WITH LAG SCREWS OR THREADED ROD AS REQUIRED BY WALL CONDITIONS

ELECTRICAL NOTES:

TOTAL AMPS -2.2A

TOTAL CIRCUITS - 1 20A REQUIRED

THIS SIGN WILL BE UL OR CUL LISTED AND IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. \$\phi/A^n\$
DRAIN \$\phi\$ ON CENTERS OR AS REQUIRED BY UL. MIN 12 MTW. PER ULREMENT, ALL ELECTRICAL COMPONENTS AND WIRING MUST BE FIXED \$\pi\$
SUPPORTED A MINIMUM OF 1/2" ABOVE THE BOTTOM OF SIGN. WARNING LABELS TO BE VISIBLE DURING INSTALL/AVAILABLE AFTER INSTALLATION

Job Location: Site # 1049078

Hwy. 205 & FM 549,

Rockwall, TX 75032

Date: April 27, 2021



Display Square Footage: 27.7

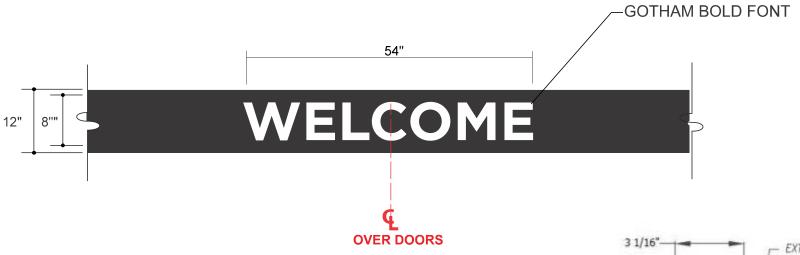
D-ORDER# 104480.02 (A) Project Mgr.: Jennifer Atkinson

jennifer.atkinson@cummingssigns.com

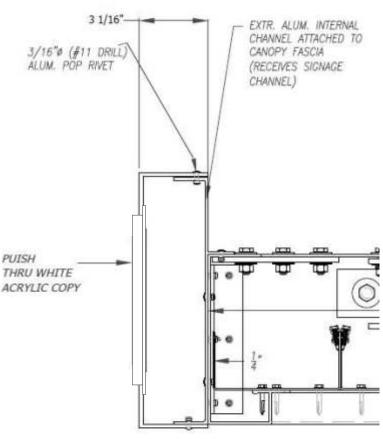
Page: 6 of 12

ROUTED OUT PUSH THRU COPY - CANOPY MOUNT





CANOPY FASCIA SECTION PROVIDED BY MAPES. SHIPPED TO SIGN PROVIDER TO BE ROUTED OUT FOR INSTALLATION OF COPY. COPY TO BE WHITE ACRYLIC FOR PUSH THRU APPLICATION. LED KIT INCLUDED FOR ILLUMINATION.



Display Square Footage: 3

Job Location: Site # 1049078

Hwy. 205 & FM 549,

Rockwall, TX 75032

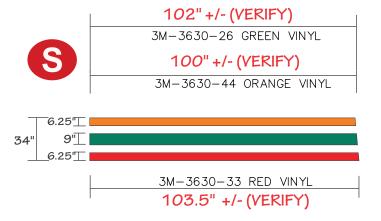
Date: April 27, 2021



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jennifer.atkinson@cummingssigns.com

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BUILDING TRI-STRIPE BAND CHANNEL SET



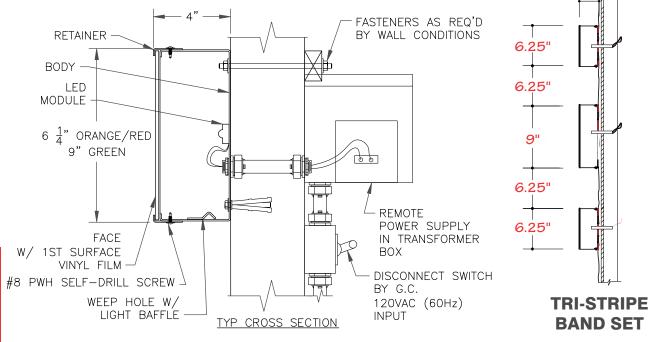


COLOR NOTES:

FACE - .177" 7328 WHITE POLYCARBONATE W/ 1ST SURFACE VINYL RED: 3M 3630-33, ORANGE: 3M 3630-44, GREEN: 3M 3630-26 STRIPE BODY, RETAINER, ENDCAP, SCREWS - PAINT TO MATCH FACE RED: PMS 485C, ORANGE: PMS 021C, GREEN: PMS 349C ILLUMINATION - FACE LIT WITH GEMX2471-W1 WHITE LED



STRIPE LENGTH SIZES SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE. ESTIMATES PROVIDED BASED ON THE ABOVE SIZES ARE ALSO SUBJECT TO CHANGE. FIELD SURVEY REQUIRED PRIOR TO MANUFACTURING.



Job Location: Site # 1049078

Hwy. 205 & FM 549,

Rockwall, TX 75032

Date: April 27, 2021

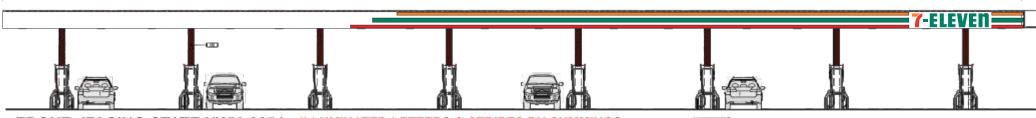


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Project Mgr.: Jennifer Atkinson

jennifer.atkinson@cummingssigns.com

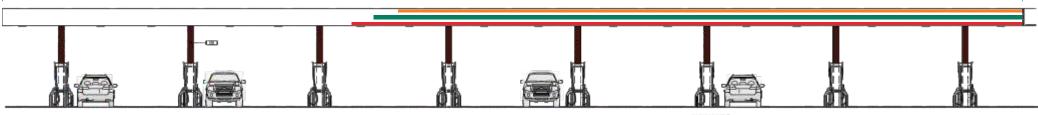
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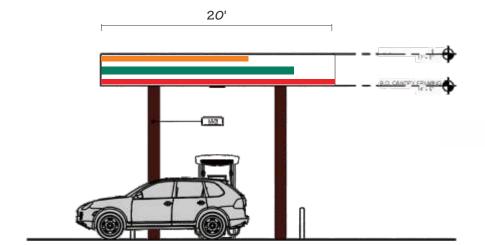


FRONT (FACING STATE HWY. 205) - ILLUMINATED LETTERS & STRIPES BY CUMMINGS

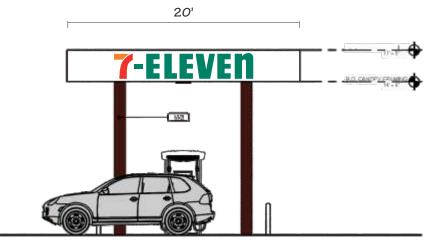
182' (VERIFY)



REAR (FACING STORE) -VINYL STRIPES BY OTHERS



LEFTSIDE -VINYL STRIPES BY OTHERS



RIGHT SIDE (FACING F.M. 49)

- ILLUMINATED LETTERS BY CUMMINGS

Job Location: Site # 1049078

Hwy. 205 & FM 549,

Rockwall, TX 75032

Date: April 27, 2021



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Project Mgr.: Jennifer Atkinson

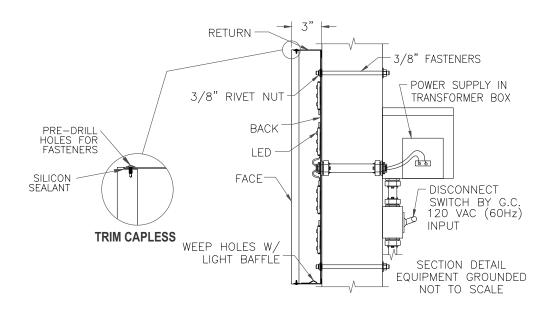
jennifer.atkinson@cummingssigns.com

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34.7 SQ. FT.



COLOR NOTES:

(PAINT INTERIOR SURFACES OF LETTERS W/ LEP)

BACKS: 3mm WHITE ACM

FACES: .750" PLAIN CLEAR ACRYLIC

W/1ST SURFACE TRANSLUCENT VINYL: "7": TOP OF "7" ORANGE 3630-44,

BOTTOM OF "7" 3630-33 RED, WHITE STRIPE

"- ELEVEN": 3630-26 GREEN

2ND SURFACE: 3635-30 WHITE DIFFUSER

RETURNS: .040" X 3.3" ALUMINUM COIL,

PAINT TO MATCH FACE COLORS:

PMS 021 ORANGE, PMS 485 RED & PMS 349 GREEN

TRADEMARK: .125" ALUM, PAINTED WHITE

W/ 3630-26 GREEN FILM

ILLUMINATION: FACE LIT WITH GE GEMX2471-1 WHITE LEDS

Job Location: Site # 1049078

Hwy. 205 & FM 549,

Rockwall, TX 75032

Date: April 27, 2021



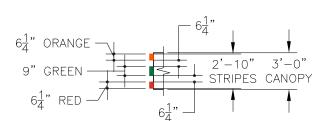
D-ORDER# 104480.02 (A)
Project Mgr.: Jennifer Atkinson
jennifer.atkinson@cummingssigns.com

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TRI-STRIPE CORNER SECTION







COLOR NOTES:

FACE-.177" 7328 WHITE POLYCARBONATE W/ 1ST SURFACE VINYL RED - 3M 3630-33 ORANGE - 3M 3630-44 GREEN - 3M 3630-26 STRIPE BODY, F-RETAINER, SCREWS - PAINT TO MATCH FACE RED - PMS 485 ORANGE - PMS 021 GREEN - PMS 349 ILLUMINATION - FACE LIT WITH GEMX2471-W1 WHITE LED

GENERAL NOTES:

SHIPPING LIST - SEE SHEET #2

ELECTRICAL NOTES:

TOTAL AMPS - 3.3 A
TOTAL CIRCUITS - 1 20A REQUIRED
VOLTS - 120V-277V



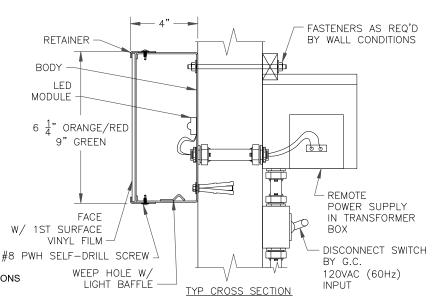
DIMENSIONS

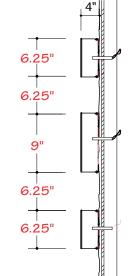
COLORS

MATERIAL

MOUNTING TYPE

OTHER





TRI-STRIPE BAND SET

Job Location: Site # 1049078

Hwy. 205 & FM 549,

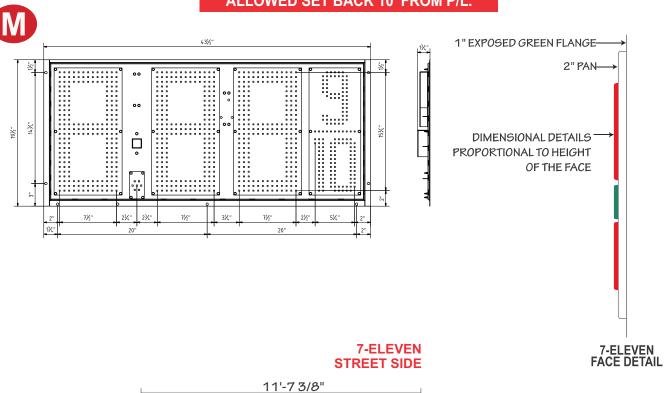
Rockwall, TX 75032

Date: April 27, 2021



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Project Mgr.: Jennifer Atkinson
jennifer.atkinson@cummingssigns.com

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5'-6"

69.7 S.F.

TM BUILDING

DF INTERNALLY ILLUMINATED **MONUMENT SIGN**

7-ELEVEN SIGN HEAD

- 8" DEEP, DF EXTRUDED ALUMINUM CABINET & RETAINERS PAINTED GREEN TM PMS 341C.
- PAN-FORMED & EMBOSSED WHITE POLYCARBONATE FACES W/1ST SURFACE DECORATION
- LED ILLUMINATION

SLURPEE FACES & FUEL PRICE COMBO SIGN HEAD

- 8" DEEP. DF EXTRUDED ALUMINUM CABINET. RETAINERS & DIVIDER BARS PAINTED TRICORN BLACK SW 6258
- SLURPEE FACES: PAN-FORMED WHITE POLYCARBONATE W/1ST SURFACE DIGITAL PRINT
- FUEL PRICE FACES: PAN-FORMED CLEAR POLYCARBONATE FACES BACK SPRAYED BLACK WITH WHITE COPY & 16" RED & GREEN DIGITS (PWM)
- LED ILLUMINATION

BASE

 FABRICATED ALUMINUM PAINTED TRICORN BLACK SW 6258

7-ELEVEN COLORS 3M 3630-26 3M 3630-33 3M 3630-44

WHITE

PROPOSED: 69.7 SF @ 7' OAH ALLOWED: 98 SF @ 7' OAH

Job Location: Site # 1049078

18.0.

48" V.O.

7'-0" OAH

Hwy. 205 & FM 549,

16" DIGITS / 3" COPY

CENTER POLE MOUNT

6'-13/8"

SLURPCE

Rockwall, TX 75032

Date: April 27, 2021



D-ORDER# 104480.02 (A) Project Mgr.: Jennifer Atkinson

jennifer.atkinson@cummingssigns.com

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