



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION Alliance Addition Phase 2

LOT 12-14 BLOCK 1

GENERAL LOCATION Between intersections of Alliance Dr/H Wallace Ln and Jeff Boyd Rd/H Wallace Ln

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-57

CURRENT USE

PROPOSED ZONING PD-57

PROPOSED USE Commercial

ACREAGE 2.768

LOTS [CURRENT] 3

LOTS [PROPOSED] 8

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 Rental Properties, L.P.

APPLICANT Teague, Nall, and Perkins, Inc.

CONTACT PERSON Randall Noe

CONTACT PERSON Cameron Slown, PE

ADDRESS P.O. Box 818

ADDRESS 825 Watters Creek Blvd
Suite M300

CITY, STATE & ZIP Terrell, TX 75160

CITY, STATE & ZIP Allen, TX 75013

PHONE 214.869.5862

PHONE 972.737.8720

E-MAIL

E-MAIL cslown@tnpinc.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RANDALL NOE [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 \$ 305.36 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF MARCH, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

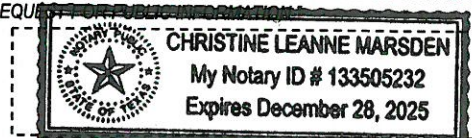
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF MARCH, 2022.

OWNER'S SIGNATURE

[Handwritten Signature]


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Handwritten Signature]



MY COMMISSION EXPIRES 12-28-2025



Case Location Map = 
 SP2022-013
 Site Plan for Alliance Addition

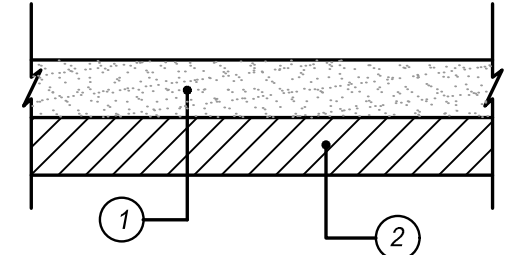
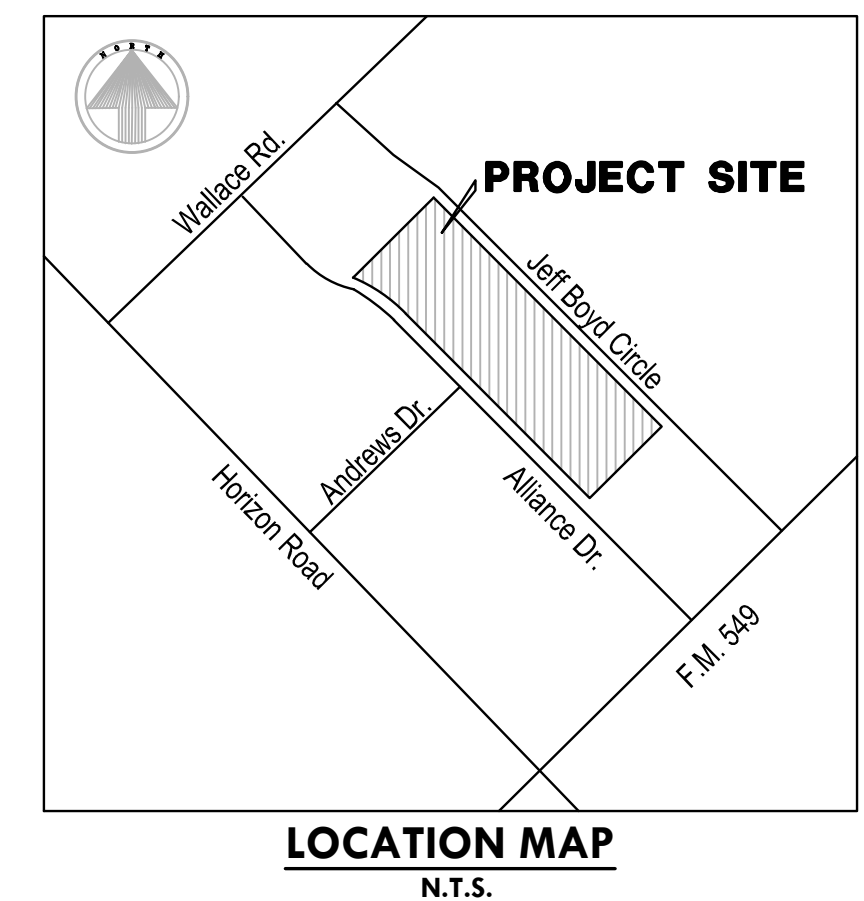
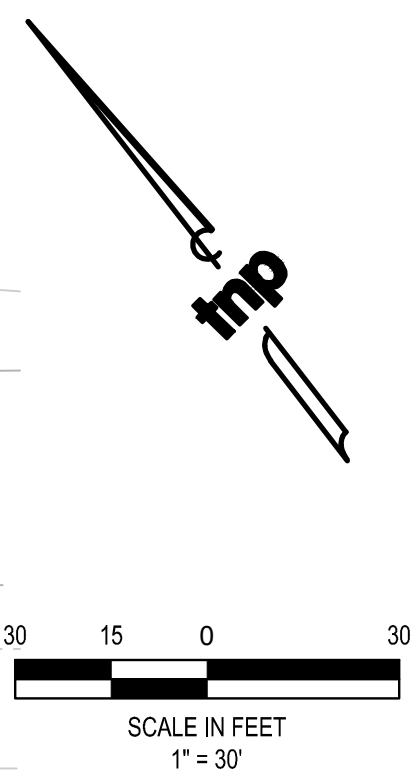
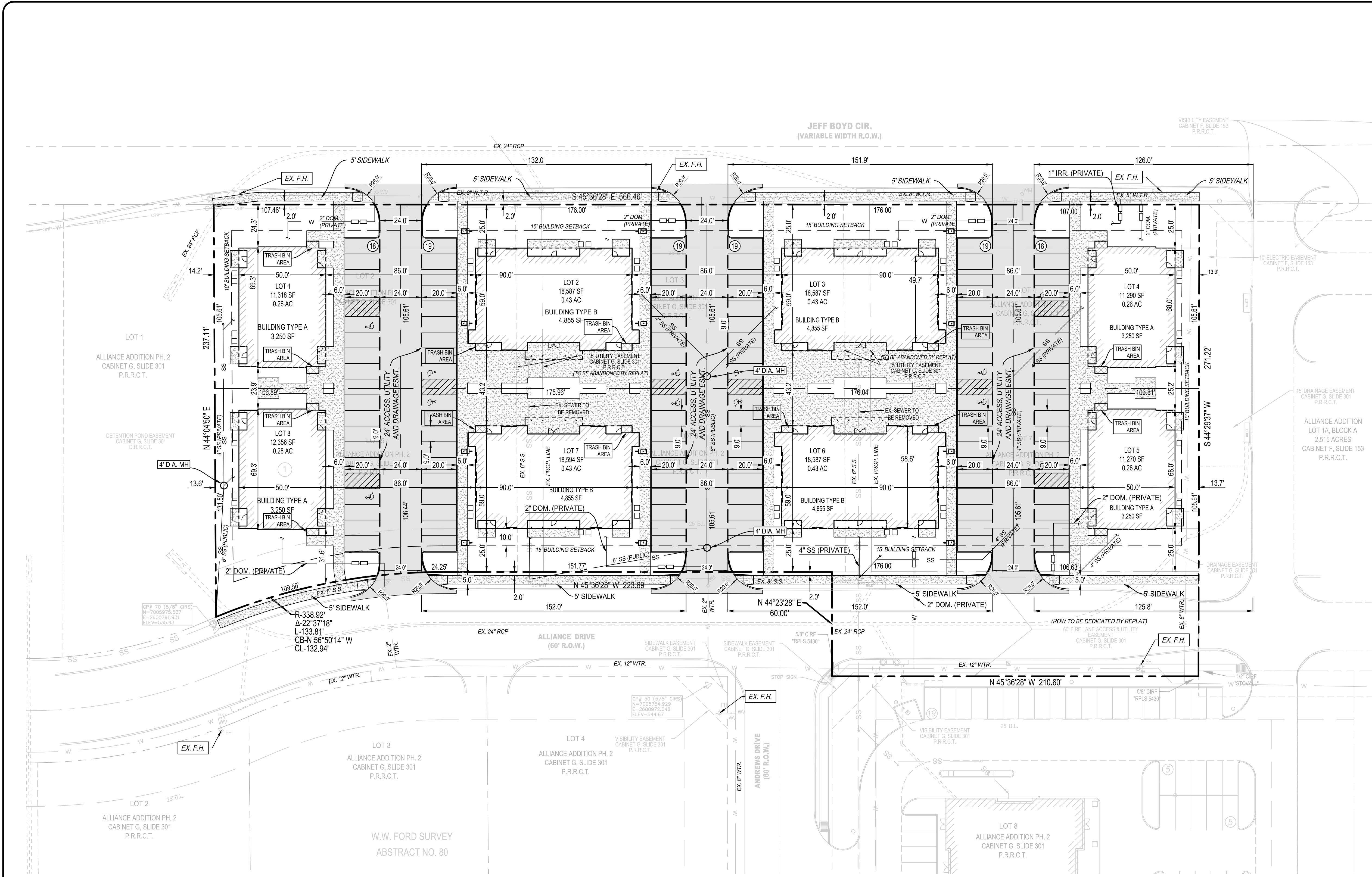


City of Rockwall

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

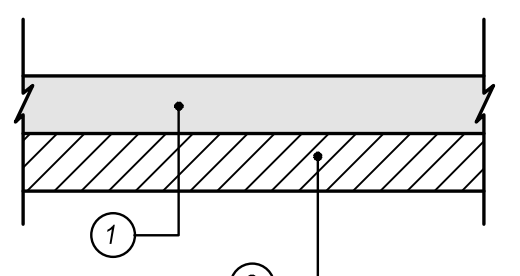
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





REINFORCED CONCRETE SIDEWALK SECTION
N.T.S.

- 4"-3,000 PSI CLASS "C" CONCRETE PAVEMENT WITH NO. 3 BARS @ 24" ON CENTER BOTH WAYS. EXPANSION JOINTS TO BE PROVIDED EVERY 115' AND AT ALL RADIUS POINTS. 1" DEEP SAW JOINTS TO BE CUT INTO SIDEWALK EVERY 5'. (5.5 SACK MIX MIN.)
- 6" COMPACTED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95%. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



PARKING AREA CONCRETE PAVEMENT SECTION
N.T.S.

- 5"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS @ 18" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.

SITE INFORMATION

LAND AREA:	2.768 ACRES (120,574 SF)
CURRENT ZONING:	PD-57
EXISTING USE:	UNUSED
PROPOSED USE:	COMMERCIAL
BUILDING AREA:	± 32,420 SF
BUILDING HEIGHT:	29'-8"
BUILDING TO LOT COVERAGE:	32,420/120,574 = 26.9% -> 26.9%
BUILDING REQUIRED PARKING:	COMMERCIAL: 1/300 S.F. = 108 SPACES
BUILDING PARKING PROVIDED:	112
IMPERVIOUS AREA:	92,260 SF
LANDSCAPE AREA REQUIRED:	15% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	28,372 SF (0.65 AC.) = 23.5% OF TOTAL SITE

LEGEND

	PROPOSED SIDEWALK
	PROPOSED STANDARD DUTY PAVEMENT
	PROPOSED LIGHT POLES
	PROPOSED WATER METER AND BACKFLOW
	PROPOSED SANITARY SEWER MANHOLE
	SCREENED TRASH BIN AREA

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 and Zoning Commission of the City of Rockwall on the ____ day of _____, 2022.
Witness our hands this ____ day of _____, 2022.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NUMBER: SP2022-xxx

NOT FOR CONSTRUCTION

Drawing: C:\Projects\2022\Rockwall\New - Alliance\CAD\SHETS\RNP22123-SITE PLAN.dwg at Mar 18, 2022 - 10:55am by calwin

no.	revision	by	date



teague nall and perkins, inc
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
www.tnpin.com
TBPELS: ENGR F-230; SURV 10011600, 10011601, 1019438
GBPE: PEF007431; TBAE: BR 2673

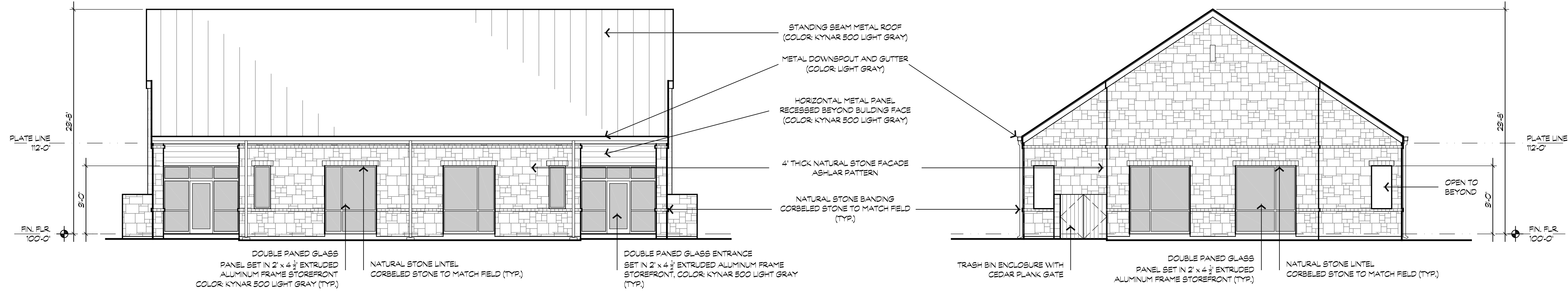
This document is for interim review and is not intended for construction, bidding or permit purposes.
CAMERON SLOWN, P.E. Date: 03/18/2022
Tx. Reg. # 106317

scale when bar is 1 inch long
horiz 1"=30'
vert N/A
MAR 2022

NH LEGACY PARTNERS, LP.
P.O. BOX 818
Terrell, TX 75160

Rockwall, Texas
Improvements for
ALLIANCE DRIVE - 8-LOT DEVELOPMENT
SITE PLAN

tnp project RNP22123
sheet 1 of 1

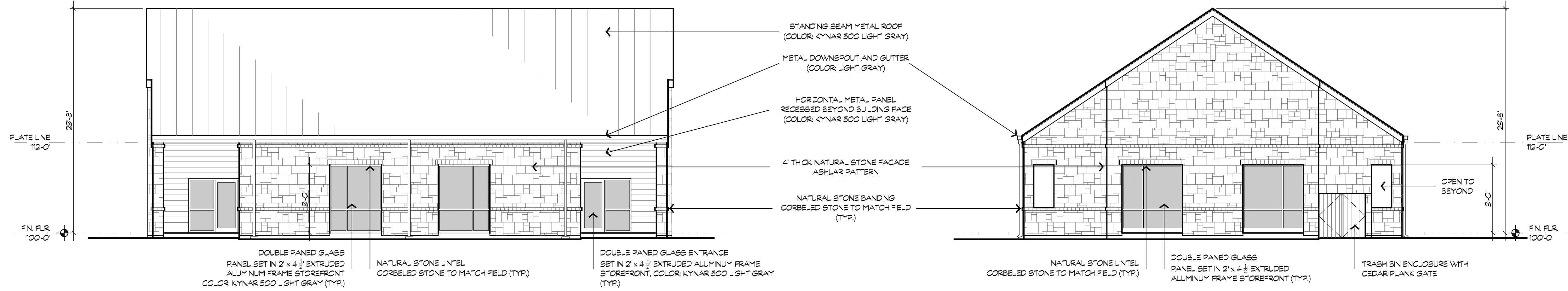


1 Building "A" Front Elevation, West or East
 Scale: 1/8" = 1'-0"

MATERIALS:
 MASONRY AREA: 405 S.F. (51%)
 GLASS AND FRAME: 328 S.F. (41%)
 METAL PANEL: 58 S.F. (8%)
 TOTAL BUILDING FACADE AREA: 791 S.F.

4 Building "A" Right Elevation, North or South
 Scale: 1/8" = 1'-0"
 Facing Alliance Drive or Jeff Boyd

MATERIALS:
 MASONRY AREA: 889 S.F. (88%)
 GLASS AND FRAME: 144 S.F. (14%)
 TOTAL BUILDING FACADE AREA: 1,033 S.F.

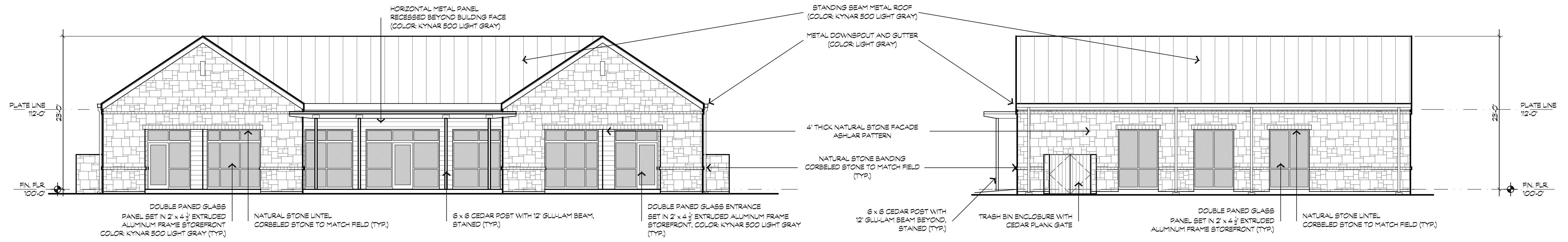


3 Building "A" Back Elevation, West or East
 Scale: 1/8" = 1'-0"

MATERIALS:
 MASONRY AREA: 438 S.F. (54%)
 GLASS AND FRAME: 220 S.F. (28%)
 METAL PANEL: 142 S.F. (18%)
 TOTAL BUILDING FACADE AREA: 799 S.F.

2 Building "A" Left Elevation, North or South
 Scale: 1/8" = 1'-0"
 Facing Alliance Drive or Jeff Boyd

MATERIALS:
 MASONRY AREA: 889 S.F. (88%)
 GLASS AND FRAME: 144 S.F. (14%)
 TOTAL BUILDING FACADE AREA: 1,033 S.F.

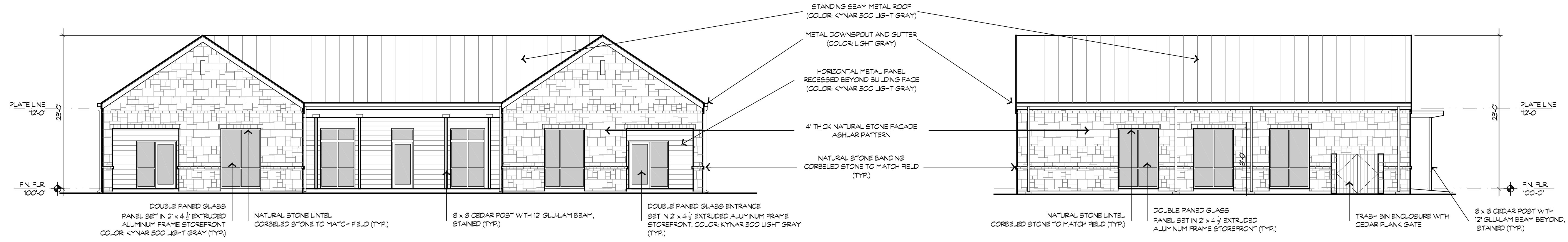


1 Building "B" Front Elevation, North or South
Scale: 1/8" = 1'-0"

MATERIALS:
 MASONRY AREA: 728 S.F. (53%)
 GLASS AND FRAME: 48' S.F. (33%)
 METAL PANEL: 37 S.F. (2%)
 TOTAL BUILDING FACADE AREA: 1380 S.F.

4 Building "B" Right Elevation, East or West
Scale: 1/8" = 1'-0"

MATERIALS:
 MASONRY AREA: 558 S.F. (76%)
 GLASS AND FRAME: 162 S.F. (22%)
 TOTAL BUILDING FACADE AREA: 720 S.F.



1 Building "B" Back Elevation, North or South
Scale: 1/8" = 1'-0"

MATERIALS:
 MASONRY AREA: 746 S.F. (54%)
 GLASS AND FRAME: 318 S.F. (23%)
 METAL PANEL: 326 S.F. (23%)
 TOTAL BUILDING FACADE AREA: 1390 S.F.

4 Building "B" Left Elevation, East or West
Scale: 1/8" = 1'-0"

MATERIALS:
 MASONRY AREA: 558 S.F. (76%)
 GLASS AND FRAME: 162 S.F. (22%)
 TOTAL BUILDING FACADE AREA: 720 S.F.



1 Front Elevation, West or East
Scale: 1/8" = 1'-0"

MATERIALS:
MASONRY AREA: 405 S.F. (51%)
GLASS AND FRAME: 328 S.F. (41%)
METAL PANELS: 58 S.F. (8%)
TOTAL BUILDING FACADE AREA: 791 S.F.



4 Right Elevation, North or South
Scale: 1/8" = 1'-0"
Facing Alliance Drive or Jeff Boyd

MATERIALS:
MASONRY AREA: 889 S.F. (86%)
GLASS AND FRAME: 144 S.F. (14%)
TOTAL BUILDING FACADE AREA: 1,033 S.F.



3 Back Elevation, West or East
Scale: 1/8" = 1'-0"

MATERIALS:
MASONRY AREA: 439 S.F. (54%)
GLASS AND FRAME: 220 S.F. (28%)
METAL PANELS: 142 S.F. (18%)
TOTAL BUILDING FACADE AREA: 791 S.F.



2 Left Elevation, North or South
Scale: 1/8" = 1'-0"
Facing Alliance Drive or Jeff Boyd

MATERIALS:
MASONRY AREA: 889 S.F. (86%)
GLASS AND FRAME: 144 S.F. (14%)
TOTAL BUILDING FACADE AREA: 1,033 S.F.



1 Front Elevation, West or East
Scale: 1/8" = 1'-0"

MATERIALS:
MASONRY AREA: 405 S.F. (51%)
GLASS AND FRAME: 328 S.F. (41%)
METAL PANELS: 88 S.F. (10%)
TOTAL BUILDING FACADE AREA: 791 S.F.



4 Right Elevation, North or South
Scale: 1/8" = 1'-0"
Facing Alliance Drive or Jeff Boyd

MATERIALS:
MASONRY AREA: 889 S.F. (86%)
GLASS AND FRAME: 144 S.F. (14%)
TOTAL BUILDING FACADE AREA: 1,033 S.F.



3 Back Elevation, West or East
Scale: 1/8" = 1'-0"

MATERIALS:
MASONRY AREA: 439 S.F. (54%)
GLASS AND FRAME: 220 S.F. (28%)
METAL PANELS: 142 S.F. (18%)
TOTAL BUILDING FACADE AREA: 791 S.F.



2 Left Elevation, North or South
Scale: 1/8" = 1'-0"
Facing Alliance Drive or Jeff Boyd

MATERIALS:
MASONRY AREA: 889 S.F. (86%)
GLASS AND FRAME: 144 S.F. (14%)
TOTAL BUILDING FACADE AREA: 1,033 S.F.



1
A3.01 **Front Elevation, North or South**

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 728 S.F. (53%)
GLASS AND FRAME: 481 S.F. (35%)
METAL PANEL: 171 S.F. (12%)
TOTAL BUILDING FACADE AREA: 1380 S.F.



4
A3.01 **Right Elevation, East or West**

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 559 S.F. (78%)
GLASS AND FRAME: 162 S.F. (22%)
TOTAL BUILDING FACADE AREA: 721 S.F.



1
A3.01 **Back Elevation, North or South**

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 746 S.F. (54%)
GLASS AND FRAME: 318 S.F. (23%)
METAL PANEL: 328 S.F. (23%)
TOTAL BUILDING FACADE AREA: 1392 S.F.

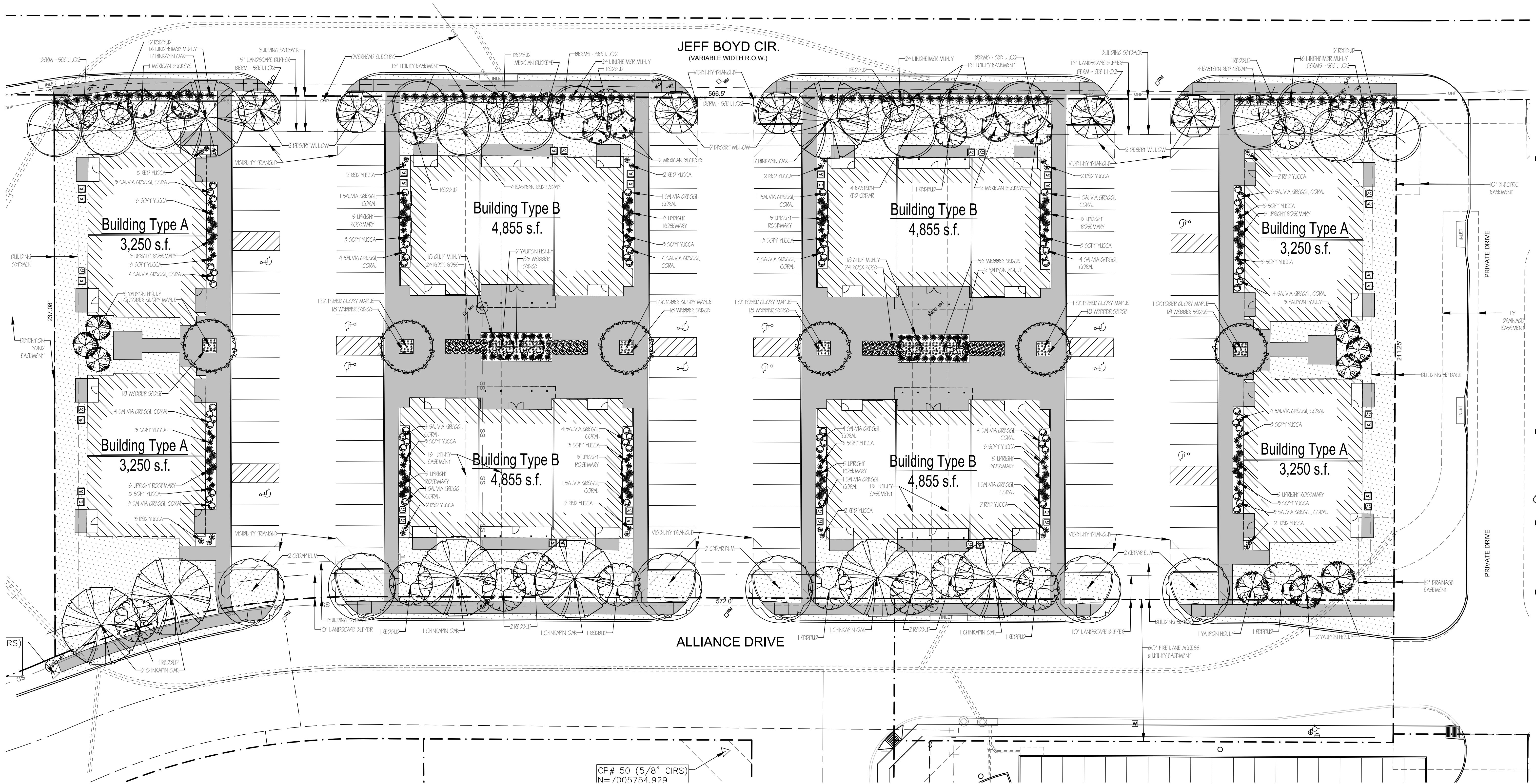


4
A3.01 **Left Elevation, East or West**

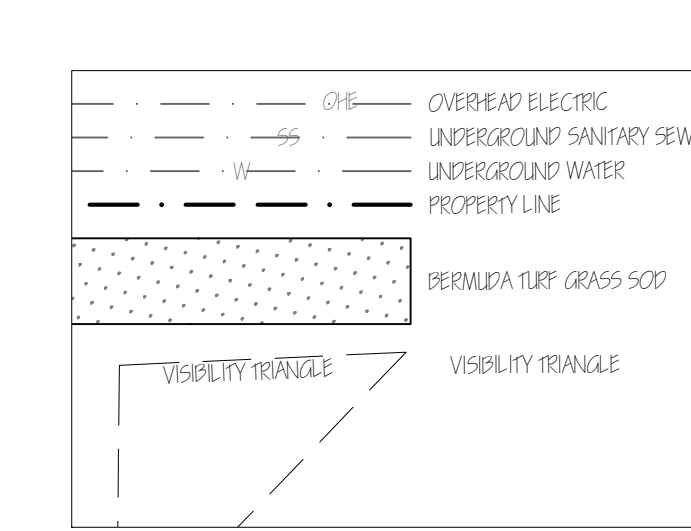
Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 559 S.F. (78%)
GLASS AND FRAME: 162 S.F. (22%)
TOTAL BUILDING FACADE AREA: 721 S.F.



PLANTING PLAN
Scale: 1" = 20'



DRAWING KEY

Common Name	Botanical Name	Texas	Native	Size	Qty	Remarks
Cedar Elm	<i>Ulmus crassifolia</i>	Tree	Yes	100 gal	6	4" cal min.
Chinkapin Oak	<i>Quercus muhlenbergii</i>	Tree	Yes	100 gal	8	4" cal min.
Desert Willow	<i>Chiosia linearis</i>	Tree	Yes	15 gal	6	4" height min
Drummond Maple	<i>Acer rubrum var. drummondii</i>	Tree	Yes	100 gal	6	4" cal min.
Eastern Red Cedar	<i>Juniperus virginiana</i>	Tree	Yes	65 gal	15	4" cal min.
Gulf Muhly	<i>Muhlenbergia capillaris</i>	Grass	Yes	3 gal	36	full pot
Mexican Buckeye	<i>Ungadia speciosa</i>	Small tree	Yes	25 gal	7	4" height min
Muhly / Lindheimer Muhly / Big M.	<i>Muhlenbergia lindheimeri</i>	Grass	Yes	3 gal	80	full pot
Red Yucca	<i>Hesperaloe parviflora</i>	Shrub-like	Yes	25 gal	26	full pot
Redbud 'Oklahoma'	<i>Cercis canadensis var. texensis 'Oklahoma'</i>	Small tree	Yes	25 gal	20	4" height min
Rock Rose / Pavonia	<i>Pavonia lasiopetalata</i>	Perennial	Yes	1 gal	48	full pot
Rosemary Upright	<i>Rosmarinus officinalis</i>	Perennial	No	3 gal	60	full pot
Salvia greggii 'coral'	<i>Salvia greggii</i>	Perennial	Yes	1 gal	68	full pot
Softleaf Yucca	<i>Yucca recurvifolia</i>	Shrub-like	No	5 gal	48	full pot
Webber Sedge or Meadow Sedge	<i>Carex spp.</i>	Groundcover	Yes	4" pots	278	full pot
Yaupon Holly	<i>Ilex vomitoria</i>	Small tree	Yes	35 gal	13	tree form, 4" height min, min 4 canes
Bermuda grass sod	Tiff 419			sf	26,430	

PLANT LIST

Jurisdiction of Project

REGULATORY AUTHORITIES:
CITY OF ROCKWALL PLANNING & ZONING
385 SOUTH GOLIAD
ROCKWALL, TEXAS
972-771-7745

TEXAS DEPARTMENT OF LICENSING AND REGULATION
ELIMINATION OF ARCHITECTURAL BARRIERS
E.O. THOMPSON STATE OFFICE BUILDING
920 COLORADO
AUSTIN, TEXAS 78701
(512) 463-3211
(512) 475-2886 (FAX)

Irrigation Requirements

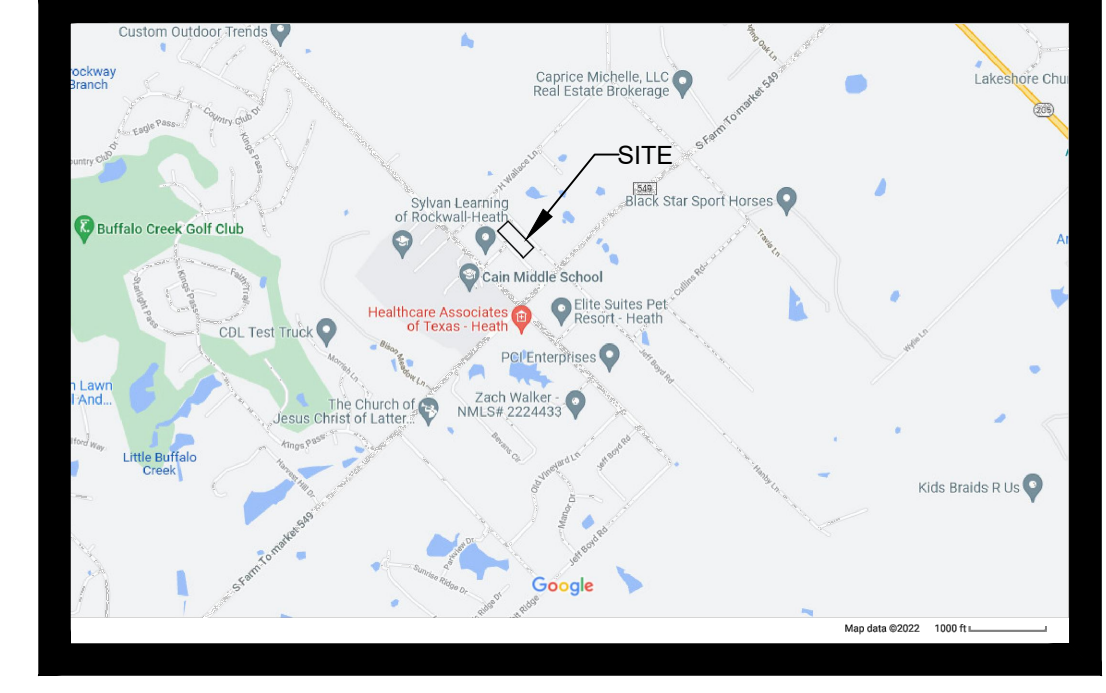
UNDERGROUND AUTOMATIC SPRINKLING SYSTEM PROVIDED.
SYSTEM DESIGNED AND INSTALLED ACCORDING TO TCEQ LAWS AND REGULATIONS PROVIDING FOR 100% COVERAGE ON ALL LANDSCAPE AND TURF. THE SYSTEM SHALL INCLUDE A FREEZE-RAIN SENSOR AND RPZ WITH ENCLOSURE.

Landscaping Requirements

CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE
ARTICLE 8 - LANDSCAPE & FENCE STANDARDS
APPENDIX C. LANDSCAPING GUIDELINES AND REQUIREMENTS
PD NO. 57

- A. IMPERVIOUS AREA VS. LANDSCAPE / OPEN SPACE
LOT SIZE: 120,592 SF OR 2.77 ACRE - COMMERCIAL
20% PERVIOUS AREA REQUIRED: 24,118 SF
30% PERVIOUS AREA PROVIDED: 28,155 SF
- B. LANDSCAPE BUFFERS
JEFF BOYD ROAD (FRONTAGE 566.5 LIN FT)
REQUIRED: 15 FT PROVIDED: 15 FT
3 CANOPY TREES + 4 ACCENT TREES PER 100 LIN FT OF FRONTAGE
REQUIRED: 17 CANOPY TREES + 23 ACCENT TREES
PROVIDED: 17 CANOPY TREES + 23 ACCENT TREES
ALLIANCE DRIVE (FRONTAGE 572 LIN FT)
REQUIRED: 10 FT PROVIDED: 10 FT
1 CANOPY TREE + 1 ACCENT TREE PER 50 LIN FT OF FRONTAGE
REQUIRED: 11 CANOPY TREES + 11 ACCENT TREES
PROVIDED: 11 CANOPY TREES + 11 ACCENT TREES
- C. PARKING LOT LANDSCAPING
1 TREE WITHIN 80' OF EACH PARKING SPACE
- D. LANDSCAPE DOES NOT OBSTRUCT TRAFFIC VISIBILITY.

Site Location



Owner & Professionals Information

OWNER

ARCHITECT
SEITZ ARCHITECTS, INC.
506 MEADOWLAKE LANE, HEATH, TEXAS 75082
ATTN: STEVE SEITZ, 214-537-9981
WWW.SEITZARCHITECTS.COM

LANDSCAPE ARCHITECT
FELDMAN DESIGN STUDIOS
P.O. BOX 832346, RICHARDSON, TEXAS 75083
ATTN: CAROL FELDMAN, 972-523-4944
CAROL@FELDMANDESIGN.COM

ALLIANCE DRIVE DEVELOPMENT
LOCATION (STREET ADDRESS)
ROCKWALL, TEXAS

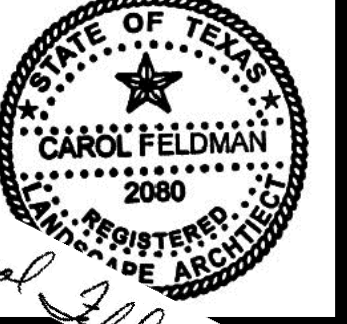
SHEET NO.
L1.01

CITY OF ROCKWALL CASE #XXX
LANDSCAPE PLANTING PLAN

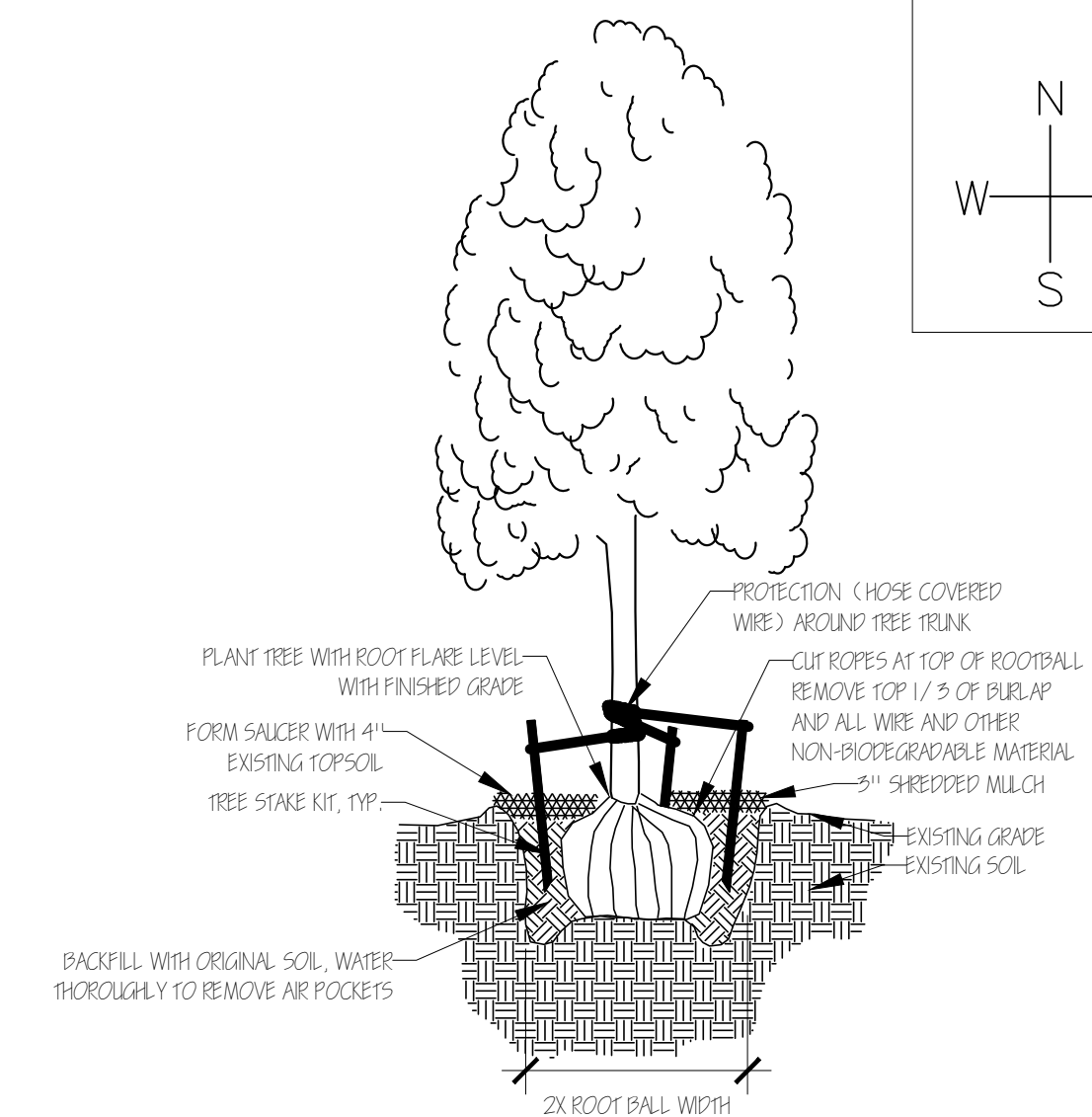
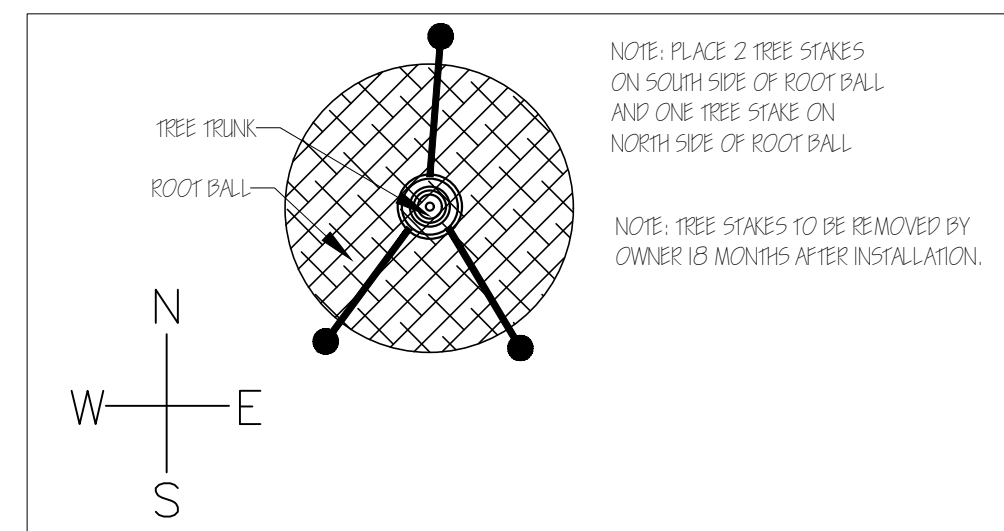
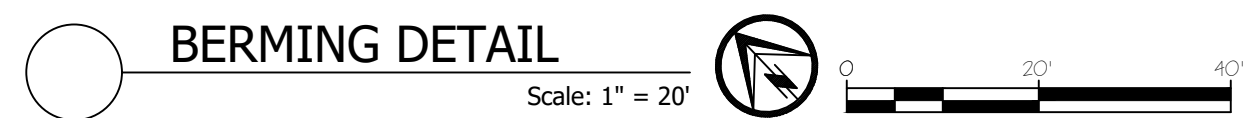
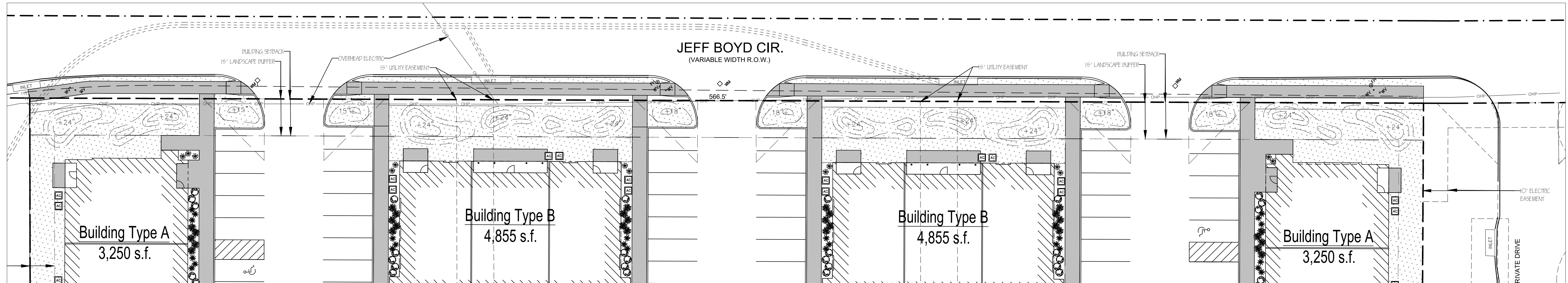
FELDMAN DESIGN STUDIOS
P.O. Box 832346, Richardson, Texas 75083
Mobile: 972-523-4944
carol@feldmandesign.com

DATE: 3/18/22

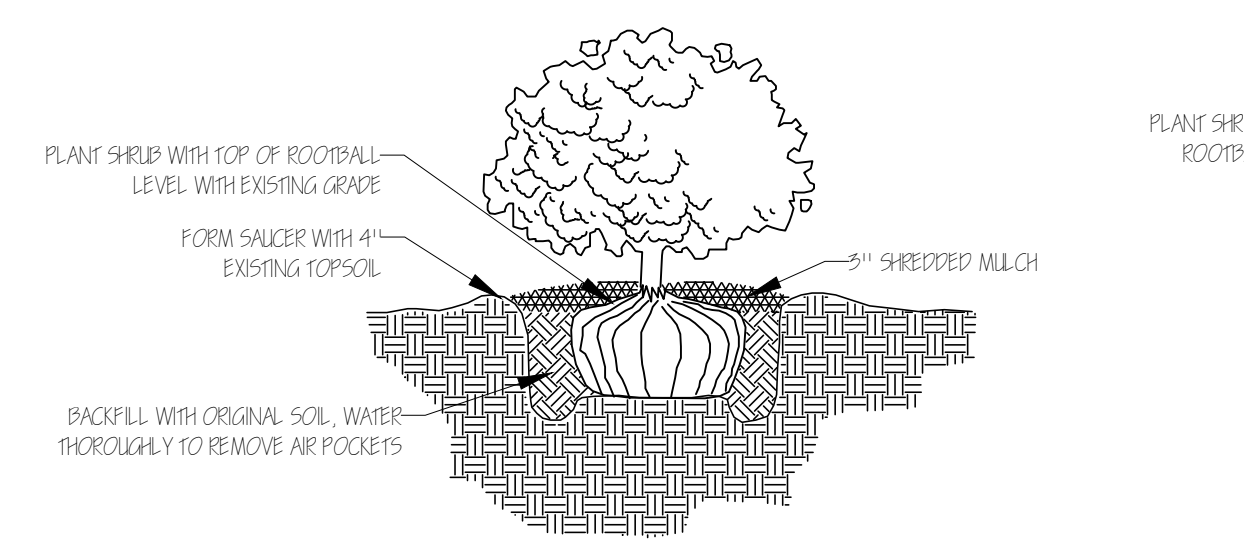
NO.	ITEM DESCRIPTION
1.	SUBMITTAL
2.	
3.	
4.	
5.	
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7.	



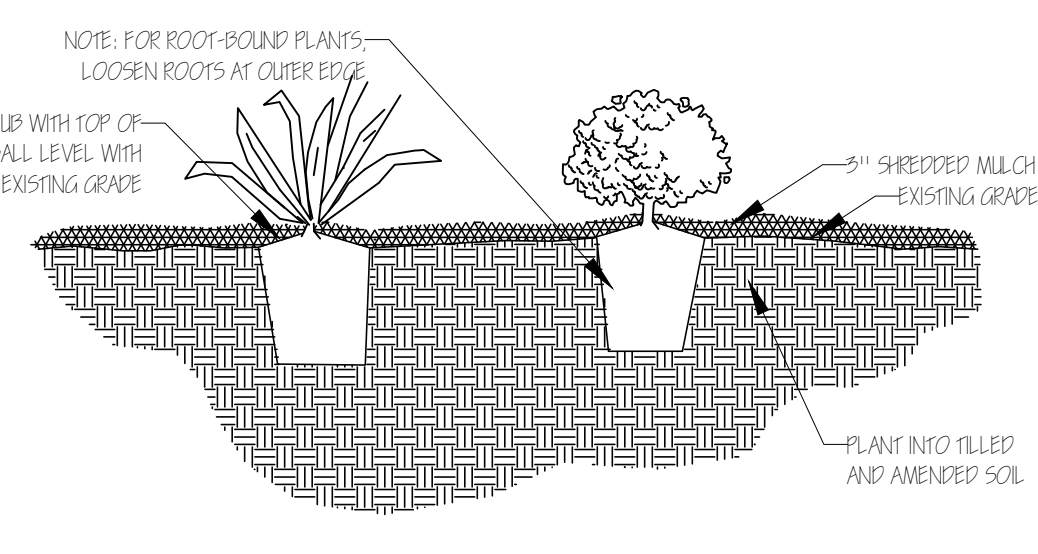
These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245



TREE PLANTING
Scale: Not to scale



SHRUB & ORNAMENTAL GRASS PLANTING DETAIL
Scale: Not to scale



PERENNIAL PLANTING DETAIL
Scale: Not to scale

SECTION 02910 - SOIL PREPARATION

- PART 1 - GENERAL**
- A. DESCRIPTION**
1. PROVIDE COMPLETE GRADING AND SOIL PREPARATION, INCLUDING AMENDMENTS, AS SPECIFIED HEREIN.
- B. EXAMINATION**
1. EXAMINE SITE TO VERIFY REQUIRED ROUGH GRADING HAS BEEN COMPLETED CORRECTLY PRIOR TO BED PREPARATION WORK.
 2. EXAMINE SITE TO VERIFY THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED PRIOR TO BED PREPARATION WORK.
- C. APPROVALS**
1. ALL 'APPROVED EQUAL' MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT.

- PART 2 - PRODUCTS**
- A. MATERIALS**
1. COMPOST:
 - 1.1. COTTON BUR COMPOST
 - 1.2. SHALL BE SUPPLIED BY: GREENSENSE COMPOST, GARLAND, TX. OR, CLEAR FORK MATERIALS, ALEDO, TX, OR APPROVED EQUAL.
 2. FERTILIZERS AND SUPPLEMENTS:
 - 2.1. A 6-2-4 GRANULAR FERTILIZER WITH A WATER SOLUBLE SLOW RELEASE ORGANIC BASE SUCH AS GREENSENSE, OR SUSTANE, OR APPROVED EQUAL.
 3. MULCH:
 - 3.1. SHALL BE SHREDDED HARDWOOD MULCH, SHREDDED CEDAR MULCH, SHREDDED NATIVE MULCH, OR APPROVED EQUAL.

- PART 3 - EXECUTION**
- A. BED PREPARATION AND PREPARATION FOR SOD INSTALLATION**
- 1. GENERAL**
- 1.1. INSPECT ALL EXISTING CONDITIONS AND OTHER ITEMS OF WORK PREVIOUSLY COMPLETED. DO NOT PROCEED UNTIL DEFECTS ARE CORRECTED.
 - 1.2. INSPECT THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED COMPLETELY.
 - 1.3. ALL AREAS TO BE PREPARED WITH ORGANIC TECHNIQUES ONLY.
- 2. SHRUB BEDS:**
- 2.1. BREAK UP AND TILL EXISTING SOIL TO A DEPTH OF 6 INCHES, ADD A 3 INCH LAYER OF COMPOST TO THE BEDS,
 - 2.2. TILL EXISTING SOIL AND COMPOST TOGETHER TO A TOTAL OVERALL DEPTH OF 8 INCHES.
 - 2.3. RAKE OUT ROCKS AND CLODS AND FINE GRADE THE BEDS TO DRAIN IN APPROPRIATE DIRECTIONS.
 - 2.4. TOP-DRESS BED WITH A 3 INCH LAYER OF MULCH AFTER PLANTING.
- 3. SOD AND SEED AREAS**
- 3.1. LIGHTLY CULTIVATE COMPACTED SOIL AND RAKE THE SOIL SMOOTH.
 - 3.2. ADD 3/4 INCH COMPOST TO ALL AREAS.
 - 3.3. FINE GRADE TO DRAIN IN APPROPRIATE DIRECTIONS.

END OF SECTION 02910

- NOTES**
- GENERAL LANDSCAPE**
1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS, AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS/HER CREW AND SUBCONTRACTORS.
 2. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED THE BED PREPARATION.
 3. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED ALL PLANT MATERIAL AND ALL PLANT PLACEMENT. FIELD ADJUSTMENTS OF PLANT LOCATIONS TO BE COORDINATED WITH OWNER.
 4. ALL CANOPY AND ORNAMENTAL TREES TO BE STAKED (SEE DETAIL.)
 5. ALL LAWN AND LANDSCAPE BED AREAS ARE TO BE SEPARATED BY 14 GAUGE EDGING UNLESS OTHERWISE NOTED ON THE PLANS.

SECTION 02915 - LANDSCAPE PLANTING

- PART 1 - GENERAL**
- A. SPECIAL CONDITIONS**
1. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
 2. EMPLOY ONLY EXPERIENCE PERSONNEL FAMILIAR WITH REQUIRED WORK. PROVIDE ADEQUATE SUPERVISION BY A QUALIFIED FOREMAN WITH A MINIMUM OF TEN(10) YEARS EXPERIENCE WITH PROJECTS OF SIMILAR COMPLEXITY.
 3. DO NOT MAKE SUBSTITUTIONS OF TREE, SHRUB AND GRASS MATERIALS. IF REQUIRED MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO OWNER'S REPRESENTATIVE.
 4. PROVIDE QUANTITY, SIZE, GENUS, SPECIES AND VARIETY OF TREES AND SHRUBS INDICATED AND SCHEDULED FOR LANDSCAPE WORK WHICH COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 'AMERICAN STANDARD FOR NURSERY STOCK', AND ANY APPLICABLE STATE AND FEDERAL LAWS CONCERNING DISEASE AND INSECT INFESTATION.
- B. REFERENCE STANDARDS**
1. AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, 2014 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
 2. SHINNERS & MAHLER'S, ILLUSTRATED FLORA OF NORTH CENTRAL TEXAS. BOTANICAL RESEARCH INSTITUTE OF TEXAS (BRI), FORT WORTH, TEXAS, 1999.
 3. HORTUS THIRD, CORNELL UNIVERSITY, 1967.

- C. PREPARATION**
4. COORDINATION WITH BUILDING AND ENGINEERING PROJECT ACTIVITIES.
 5. COORDINATE THE WORK OF THIS SECTION WITH THAT OF REGULAR AND EMERGENCY WATER UTILITY ACTIVITIES ON THE SITE.
 6. COORDINATION WITH IRRIGATION SYSTEM:
 - 6.1. THE UNDERGROUND IRRIGATION SYSTEM MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE PLANTING OPERATIONS.
 - 6.2. THE IRRIGATION SYSTEM SHALL BE OPERATIONAL AT THE TIME THAT PLANTING OPERATIONS COMMENCE.
 - 6.3. COORDINATE WORK WITH THE IRRIGATION CONTRACTOR TO PREVENT DAMAGE TO THE IRRIGATION SYSTEM.
- D. ALL PLANT MATERIALS FOR THIS PROJECT SHALL BE NURSERY-GROWN, INCLUDING TREES:**
1. CONTAINER GROWN PLANTS SHALL HAVE BEEN 'STEPPED-UP' AS NECESSARY TO PREVENT ROOT GIRDING.
 2. CONTAINER GROWN PLANTS SHALL HAVE BEEN IN THE CONTAINER FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO THE SITE TO ENSURE ADEQUATE ROOT DEVELOPMENT.
 3. THE 'ROOT FLARE' OF ALL TREES AND SHRUBS SHALL NOT BE COVERED WITH SOIL.

- E. THE FOLLOWING TREE CARE PROCEDURES SHALL BE ADHERED TO:**
1. DO NOT MAKE FLUSH CUTS OR LEAVE STUBS WHEN PRUNING. LEAVE THE BRANCH COLLAR INTACT.
 2. DO NOT USE ANY TYPE OF PRUNING PAINT ON WOUNDS.
 3. DO NOT USE ANY TYPE OF TREE WRAP, EXCEPT, TRUNKS MAY BE WRAPPED WITH BURLAP DURING PLANTING OPERATIONS ONLY.
 4. STAKE AND GUY ANY TREES AS PER DETAIL. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUYS AFTER TREES HAVE BEEN IN THE GROUND 6 MONTHS, AND BEFORE THE ONE YEAR ANNIVERSARY OF PLANTING.
 5. DO NOT HANDLE ANY TREE BY ITS TRUNK. ANY TREE HANDLED IN SUCH A MANNER SHOULD BE REJECTED.

- F. WARRANTY**
1. UNCONDITIONALLY WARRANT ALL PLANTS FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF INSTALLATION INITIAL ACCEPTANCE. REPLACE MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AFTER NOTIFICATION BY OWNERS THAT THE PLANTS HAVE DIED OR ARE OTHERWISE NOT ACCEPTABLE. GUARANTEE REPLACEMENT PLANTS FOR ONE YEAR, STARTING FROM THE DATE REPLACEMENT IS MADE.
 2. WARRANTY EXCLUDES REPLACEMENT OF PLANTS BECAUSE OF INJURY BY STORM, NATURAL DROUGHT, DROWNING, HAIL FOR FREEZING, IF REASONABLE CARE WAS TAKEN TO ADEQUATELY PROTECT THE MATERIAL, AND IN THE OPINION OF THE OWNER'S REPRESENTATIVE THAT THE PROBLEM OCCURRED AFTER THE DATE OF INITIAL ACCEPTANCE.

PART 3 - EXECUTION

- PREPARATION FOR PLANT MATERIAL INSTALLATION**
- A.**
1. EXAMINE THE SUB-GRADE UPON WHICH THE WORK IS TO BE PERFORMED, VERIFY GRADE ELEVATIONS AND VERIFY THAT BEDS HAVE BEEN LEFT LOW BY OTHER TRADES. OBSERVE THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CONFIRM THAT UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED PRIOR TO PROCEEDING.
 2. TIME OF PLANTING
 3. CARE IS TO BE TAKEN SO THAT NO PLANTS SIT IN POTS IN THE SUMMER HEAT FOR MORE THAN 1 HOUR. IF PLANTING DURING HOT SEASONS (NOT PREFERRED) PLANTING IS TO BE DONE IN SMALL SECTIONS WITH STOCKPILED PLANTS TO BE PROTECTED FROM THE SUMMER HEAT (SHADE AREAS).

- B. TREE PLANTING**
1. STAKE LOCATIONS FOR TREES PRIOR TO DIGGING HOLES.
 2. DIG PITS WITH ROUGH SIDES AND WHICH HAVE TAPERED WALLS, A MINIMUM OF TWICE THE WIDTH OF THE TREE BALL. A PEDESTAL SHOULD BE LEFT IN THE CENTER OF THE HOLE AND THE TREE BALL SET UPON THAT PEDESTAL.
 3. SET PLANTS IN THE CENTER OF THE HOLE AND ON THE PEDESTAL, PLUM AND VERTICAL, AND AT SUCH A DEPTH THAT THE CROWN OF THE TREE BALL WILL BE LEVEL WITH THE SURROUNDING GRADE.
 4. ALL PLANTS SHALL BE SET TO MEET THE SAME RELATIONSHIP TO THE FINISHED GRADE OF THE SURROUNDING SOIL THAT THEY BORE TO PREVIOUS EXISTING GRADE OF SOIL.
 5. BACKFILL WITH EXISTING TOPSOIL AND WATER IMMEDIATELY.
 6. FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PIT TO FACILITATE WATERING. REMOVE PRIOR TO MULCHING.
 7. COVER ALL TREE BALLS WITH A MINIMUM OF 3" OF SPECIFIED MULCH. EXTEND MULCH OUT TO THE EDGE OF THE TREE PIT, BUT KEEP AWAY FROM TRUNKS.
 8. ALL EXCAVATED MATERIAL UNACCEPTABLE FOR REUSE SHALL BE DISPOSED OF OFF SITE, OR AS DIRECTED BY THE OWNER.

- C. SHRUBS, TALL GRASSES AND PERENNIAL PLANTING.**
- D.**
1. REMOVE CONTAINER AND SET PLANT MATERIAL AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE CROWN OF THE BALL WILL BE AT FINISHED GRADE.
 2. GENTLY CUT OUTER ROOTS OF ANY ROOTBALLS THAT HAVE 'POT-BOUND' PRIOR TO INSTALLATION.
 3. COVER PLANTING BEDS WITH A MINIMUM 3" LAYER OF SPECIFIED MULCH.
- E. SOD PLANTING**
1. LAY SOD IN AN ORDERLY MANNER TO COVER ALL BARE SOIL AREAS.
 2. WATER ALL AREAS OF THE SOD UNTIL THOROUGHLY WET.
 3. ROLL SOD WITH A SOD ROLLER AFTER 24 HOURS AFTER LAYING AND WATERING SOD TO OBTAIN A UNIFORM, SMOOTH FINISH.
 4. FILL JOINTS WITH COMPOST IF NECESSARY TO FORM A UNIFORM GRASS LAYER.
 5. KEEP SOD ADEQUATELY WATERED UNTIL SOD MAKES A FIRM CONNECTION TO THE SOIL.

- F. SEED PLANTING**
1. AREAS SHALL BE RAKED TO A DEPTH OF 1/2", SMOOTH AND FREE OF STONES AND DEBRIS.
 2. APPLY SEED EVENLY AT THE RATE RECOMMENDED.
 3. RAKE AND WATER TO ESTABLISH A FIRM CONNECTION OF THE SEED TO THE SOIL.
 4. KEEP SEED AREA MOIST (NOT WET) UNTIL SEED GERMINATES AND GRASS IS APPROX. 1/2" IN HEIGHT.
 5. KEEP AREA ADEQUATELY WATERED UNTIL A STAND OF THE GRASS IS ESTABLISHED.
 6. RE-SEED TO ESTABLISH A THICK STAND OF GRASS IF NECESSARY.

END OF SECTION 02915

DATE: 3/18/22
 NO. 1. SUBMITTAL
 NO. 2.
 NO. 3.
 NO. 4.
 NO. 5.
 NO. 6.
 NO. 7.

ALLIANCE DRIVE DEVELOPMENT
LOCATION (STREET ADDRESS)
ROCKWALL, TEXAS

SHEET NO.
L1.02

CITY OF ROCKWALL CASE #XXX
LANDSCAPE DETAILS

FELDMAN DESIGN STUDIOS
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 carol@feldmandesign.com

STATE OF TEXAS
 CAROL FELDMAN
 REGISTERED LANDSCAPE ARCHITECT #2080
 LICENSED IRRIGATOR LI #20245

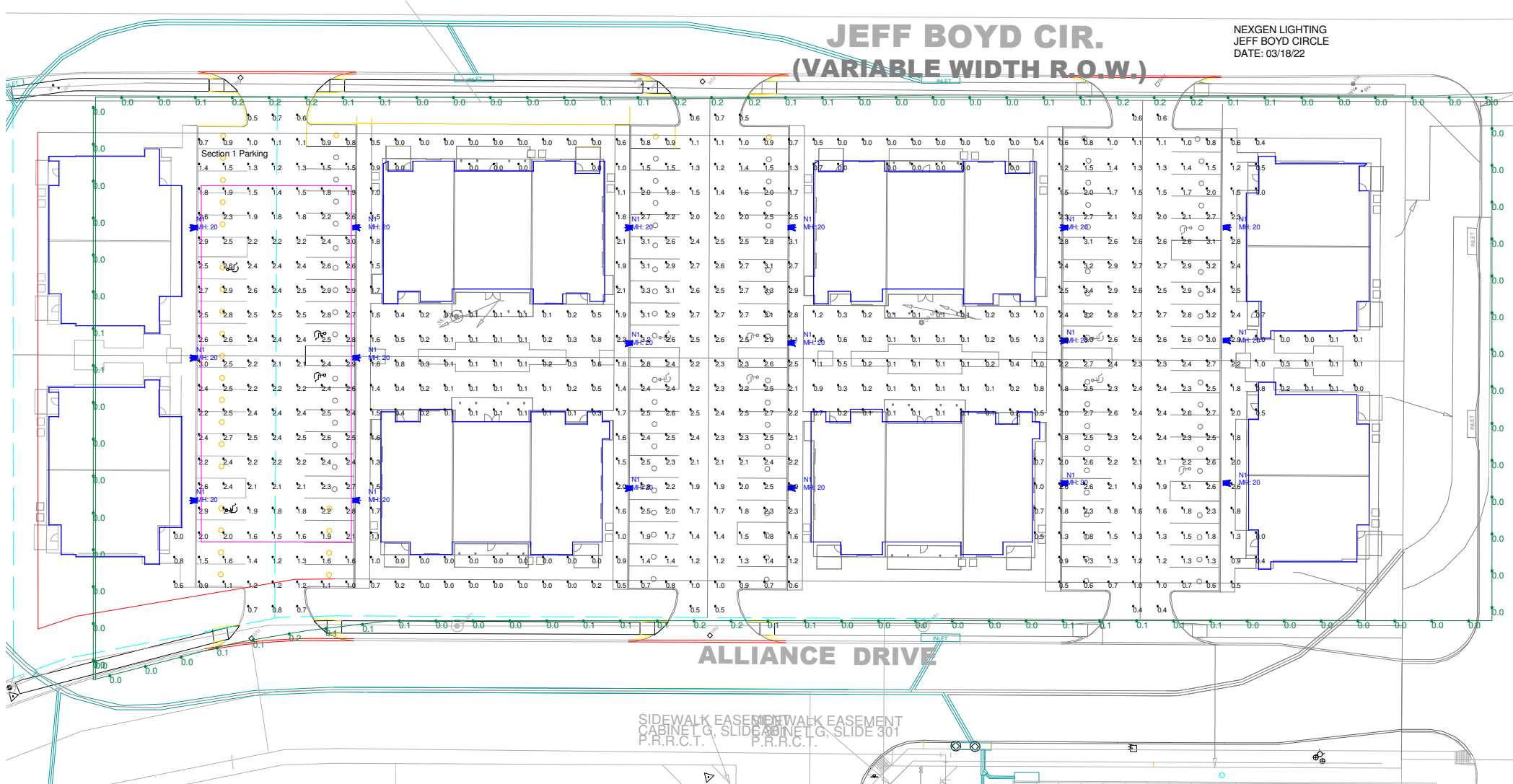
These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts
	18	N1	SINGLE	0.950	NV-1-T4-16L-1-40K-SINGLE @ 20FT	56

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY CLACS	Illuminance	Fc	0.05	0.2	0.0	N.A.	N.A.
SITE CALCS	Illuminance	Fc	1.52	3.4	0.0	N.A.	N.A.
Section 1 Parking	Illuminance	Fc	2.32	3.0	1.4	1.66	2.14

JEFF BOYD CIR. (VARIABLE WIDTH R.O.W.)

NEXGEN LIGHTING
JEFF BOYD CIRCLE
DATE: 03/18/22





Standing Seam Metal Roof
Light Gray



Metal Soffit and Wall Panel
Zinc Gray



Natural Stone Facade, Ashlar Pattern
Sonoma Buff Lueders



DOUBLE PANED GLASS
PANEL SET IN 2" x 4 1/2" EXTRUDED
ALUMINUM FRAME STOREFRONT
LIGHT GRAY