

DEVELOPMENT APPLICATION City of Rockwall

Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 - STAFF USE ONLY -----

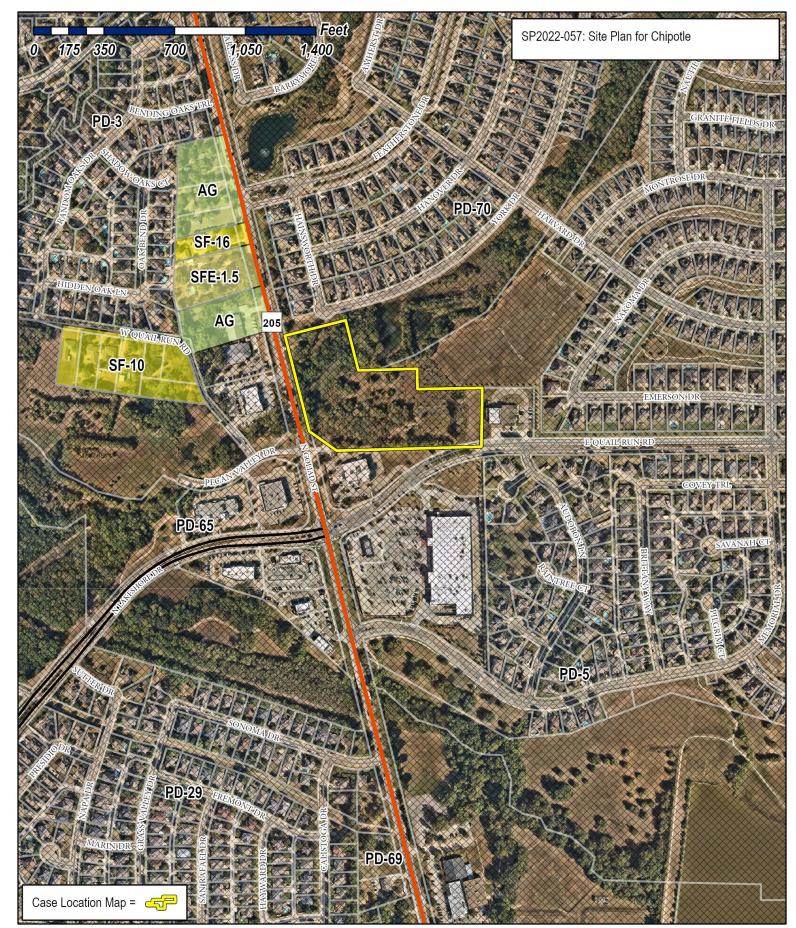
PLANNING & ZONING CASE NO.

<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:

And a second			CITY ENGINEER:
PLEASE CHECK THE A	PPROPRIATE BOX BELOW TO	INDICATE THE TYPE OF DEVELOPMEN	IT REQUEST [SELECT ONLY ONE BOX]:
MASTER PLAT (S PRELIMINARY PL FINAL PLAT (\$30 REPLAT (\$300.00 AMENDING OR M PLAT REINSTATE SITE PLAN APPLICA SITE PLAN (\$250. AMENDED SITE F	ATION FEED: 100.00 + \$15.00 ACRE) 1 LAT (\$200.00 + \$15.00 ACRE) 1 0.00 + \$20.00 ACRE) 1 0 + \$20.00 ACRE) 1 INOR PLAT (\$150.00) EMENT REQUEST (\$100.00) ATION FEES: 00 + \$20.00 ACRE) 1 PLAN/ELEVATIONS/LANDSCAPII		APPLICATION FEES: NG CHANGE (\$200.00 + \$15.00 ACRE) ¹ IFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹ EVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹ APPLICATION FEES: REMOVAL (\$75.00) INCE REQUEST (\$100.00) ERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN NG BY THE PER ACRE AMOUNT FOR REQUESTS ON LESS THAN ONE IND UP TO ONE (1) ACRE.
	RMATION [PLEASE PRINT]		
ADDRESS	not yet assigned*		
SUBDIVISION			
GENERAL LOCATION	NEC E Quail Run Roa		LOT BLOCK
ZONING, SITE PLA	N AND PLATTING INFO	RMATION IPLEASE PRINTI	
CURRENT ZONING	PD-70	CURRENT	ISE I I - I - I - I - I - I - I - I - I -
PROPOSED ZONING	PD-70	PROPOSED	ondeveloped land
ACREAGE	8.684 AC	LOTS [CURRENT]	SE Commercial (Retail)
			LOTS IPROPOSEDI
		DU ACKNOWLEDGE THAT DUE TO THE P O ADDRESS ANY OF STAFF'S COMMENTS	LOTS [PROPOSED] ASSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
		DU ACKNOWLEDGE THAT DUE TO THE P O ADDRESS ANY OF STAFF'S COMMENTS	ASSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WITH
OWNER/APPLICAN		DU ACKNOWLEDGE THAT DUE TO THE P O ADDRESS ANY OF STAFF'S COMMENTS	ASSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]
OWNER/APPLICAN		DU ACKNOWLEDGE THAT DUE TO THE P. TO ADDRESS ANY OF STAFF'S COMMENTS N [PLEASE PRINTICHECK THE PRIMARY CO	ASSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL CONTACT/ORIGINAL SIGNATURES ARE REQUIRED] T DuWest Realty, LLC
OWNER/APPLICAN		DU ACKNOWLEDGE THAT DUE TO THE P. TO ADDRESS ANY OF STAFF'S COMMENTS N [PLEASE PRINT/CHECK THE PRIMARY O Q APPLICAN	ASSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL CONTACT/ORIGINAL SIGNATURES ARE REQUIRED] T DuWest Realty, LLC N Bowen Hendrix
OWNER/APPLICAN OWNER CONTACT PERSON ADDRESS		DU ACKNOWLEDGE THAT DUE TO THE P. TO ADDRESS ANY OF STAFF'S COMMENTS N [PLEASE PRINT/CHECK THE PRIMARY O PLICAN CONTACT PERSO	ASSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL CONTACT/ORIGINAL SIGNATURES ARE REQUIRED] T DuWest Realty, LLC N Bowen Hendrix
OWNER/APPLICAN OWNER CONTACT PERSON ADDRESS CITY, STATE & ZIP		DU ACKNOWLEDGE THAT DUE TO THE P. TO ADDRESS ANY OF STAFF'S COMMENTS N [PLEASE PRINT/CHECK THE PRIMARY O PLICAN CONTACT PERSO	ASSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL CONTACT/ORIGINAL SIGNATURES ARE REQUIRED T DuWest Realty, LLC N Bowen Hendrix 5 4403 North Central Expressway Suite 200
OWNER/APPLICAN		DU ACKNOWLEDGE THAT DUE TO THE P TO ADDRESS ANY OF STAFF'S COMMENTS I PLEASE PRINT/CHECK THE PRIMARY O I PLEASE PRIMARY	ASSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL CONTACT/ORIGINAL SIGNATURES ARE REQUIRED T DuWest Realty, LLC N Bowen Hendrix 5 4403 North Central Expressway Suite 200 Dallas, TX 75025
OWNER/APPLICAN	TAGENT INFORMATION ION [REQUIRED] ED AUTHORITY, ON THIS DAY PER N THIS APPLICATION TO BE TRUE /	DU ACKNOWLEDGE THAT DUE TO THE P TO ADDRESS ANY OF STAFF'S COMMENTS N [PLEASE PRINT/CHECK THE PRIMARY O IN (PLEASE PRINT/CHECK THE PRIMARY O CONTACT PERSON ADDRESS CITY, STATE & ZIF PHONE E-MAIL SONALLY APPEARED DOWN O	ASSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL CONTACT/ORIGINAL SIGNATURES ARE REQUIRED T DuWest Realty, LLC N Bowen Hendrix 5 4403 North Central Expressway Suite 200 Dallas, TX 75025 5 (214) 918-1804 bowen@duwestrealty.com HIMMIX [OWNER] THE UNDERSIGNED WHO
OWNER/APPLICAN	TAGENT INFORMATION TAGENT INFORMATION ION [REQUIRED] ED AUTHORITY, ON THIS DAY PER N THIS APPLICATION TO BE TRUE / HE OWNER FOR THE PURPOSE OF T 	DU ACKNOWLEDGE THAT DUE TO THE P. TO ADDRESS ANY OF STAFF'S COMMENTS ON IPLEASE PRINTICHECK THE PRIMARY OF APPLICAN CONTACT PERSON ADDRESS CITY, STATE & ZIF PHONE E-MAIL SONALLY APPEARED DOWING: HIS APPLICATION; ALL INFORMATION SUBMI HIS APPLICATION; ALL INFORMATION SUBMI HIS APPLICATION; ALL INFORMATION SUBMI	ASSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL CONTACT/ORIGINAL SIGNATURES ARE REQUIRED] T DuWest Realty, LLC N Bowen Hendrix 5 4403 North Central Expressway Suite 200 Dallas, TX 75025 E (214) 918-1804 bowen@duwestrealty.com
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(972) 771-7745 • [F] (972) 771-7745 • [F] (972) 771-7745 • [F] (972) 771-7745

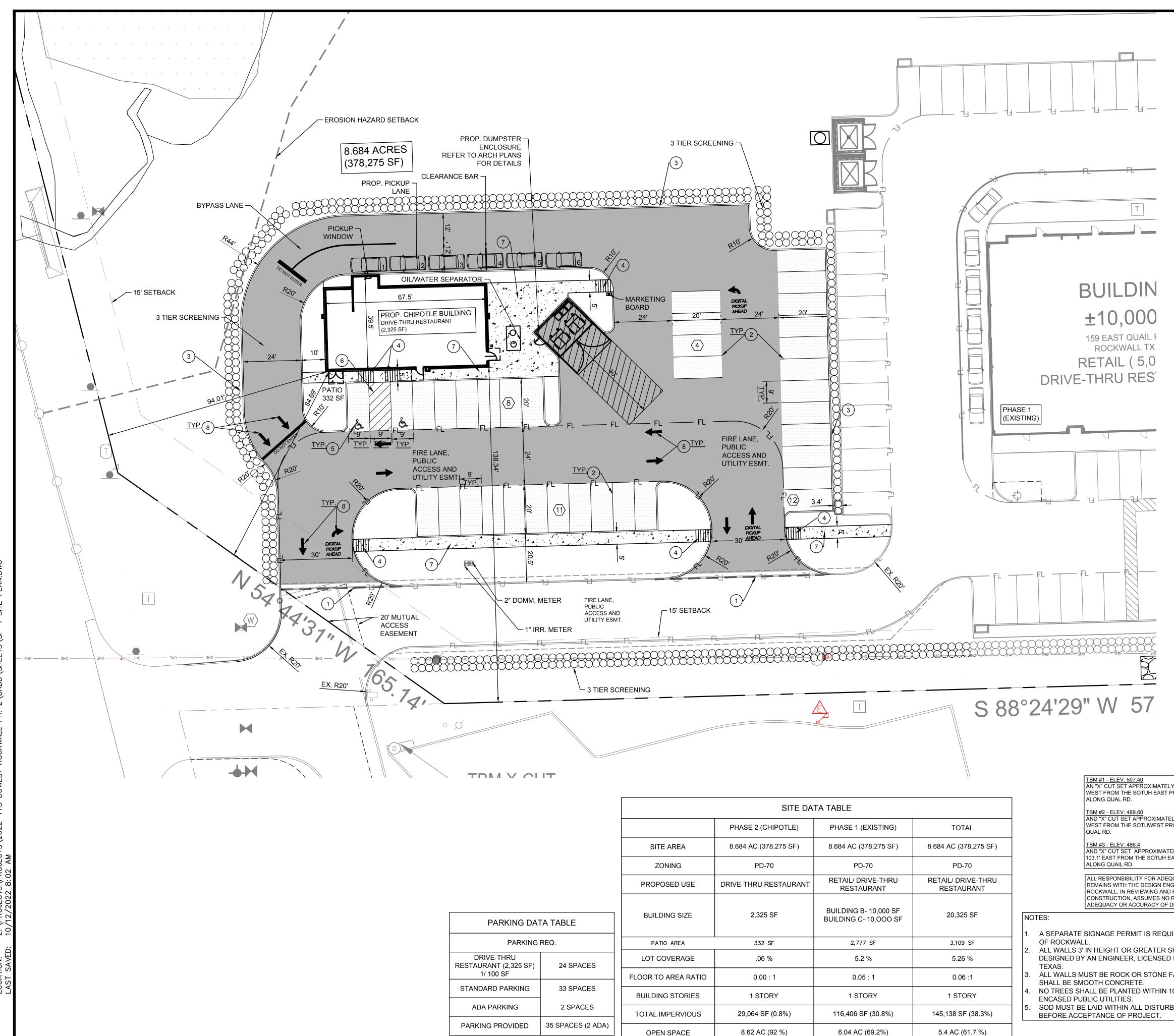




City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com

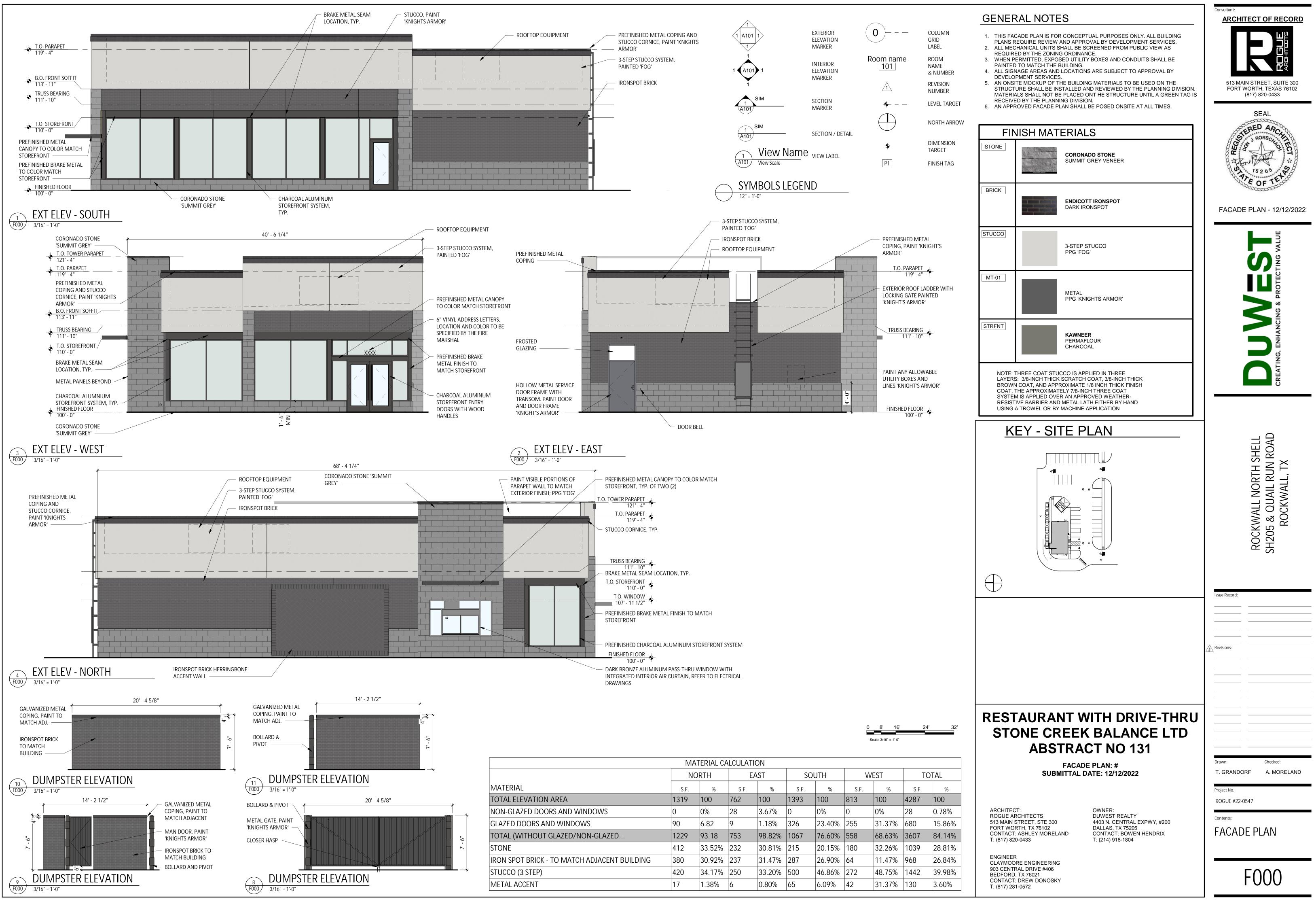
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



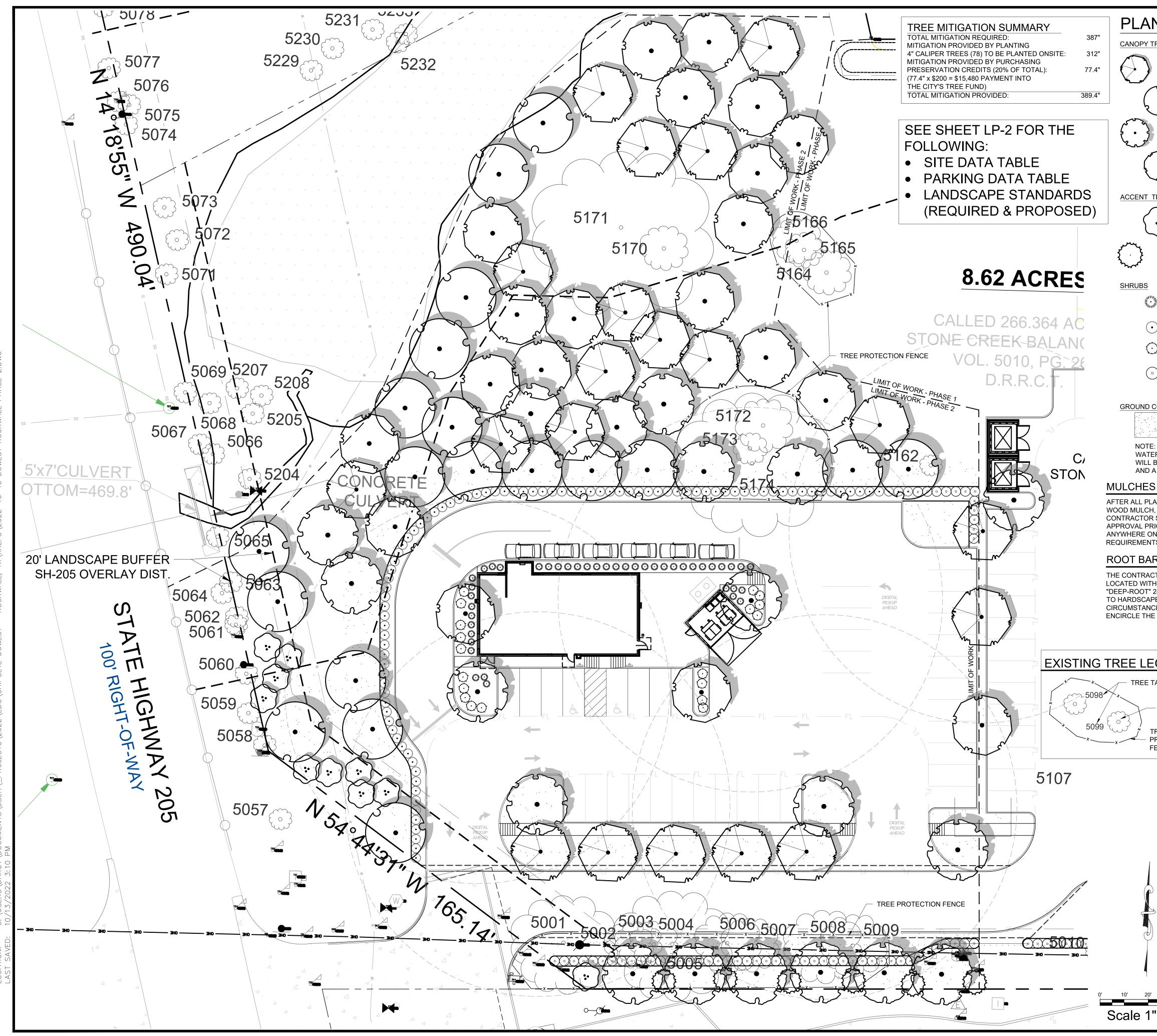


PLOTTED BY: LYNN ROWLAND PLOT DATE: 10/19/2022 1:36 PM LOCATION: Z:\PROJECTS\PROJECTS\2022-175 DUWEST ROCKWALL PH. 2\CADD\SHEETS\SP-1 SITE PLAN.D LAST SAVED: 10/12/2022 8:02 AM

		GRAPHIC SCALE $20 0 10 20 40$ $1 inch = 20 ft.$	
		Image: Second state of the second s	DUWEST ROCKWALL SH 205 & QUAIL RUN RD ROCKWALL, TX
	(1) (2) (3) (4) (5) (6) (7)	▲PARKING COUNTCONSTRUCTION SCHEDULEPROP. FULL DEPTH SAWCUTPROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP)PROP. CURB & GUTTERPROP. CURB & GUTTERPROP. PEDESTRIAN RAMPPROP. HANDICAP SYMBOLPROP. PAVEMENT STRIPINGPROP. SIDEWALK	
ELY 44.2' SOUTH AND 46.9' I PROPERTY CORNER TELY 16.6' SOUTH AND 18.6' PROPERTY CORNER ALONG TELY 176.7' SOUTH AND EAST PROPERTY CORNER	BEDFORD, T CONTACT: D	PROP. ARROW PAVEMENT STRIPING DUWEST ROCKWALL, TX LEGAL DESCRIPTION AND OR ADDRESS: STONE CREEK BALANCE LTD ABSTRACT. NO 131 8.684 AC (378,275 SF) ALTY, LLC OWNER: RAL EXWAY SUITE #200 75025 OWEN HENDRIX 804 <u>APPLICANT:</u> E ENGINEERING, INC. AL DRIVE, SUITE #406 TX 76021 DREW DONOSKY	Y SITE PLAN
EQUACY OF DESIGN ENGINEER. THE CITY OF ID RELEASING PLANS FOR O RESPONSIBILITY FOR F DESIGN. QUIRED BY THE CITY SHALL BE ED IN THE STATE OF F FACE. NO WALLS I 10' OF NON-STEEL RBED R.O.W.	PH: 817.281. I HEREBY C A DEVELOP BY THE PLA ROCKWALL WITNESS O PLANNING A		



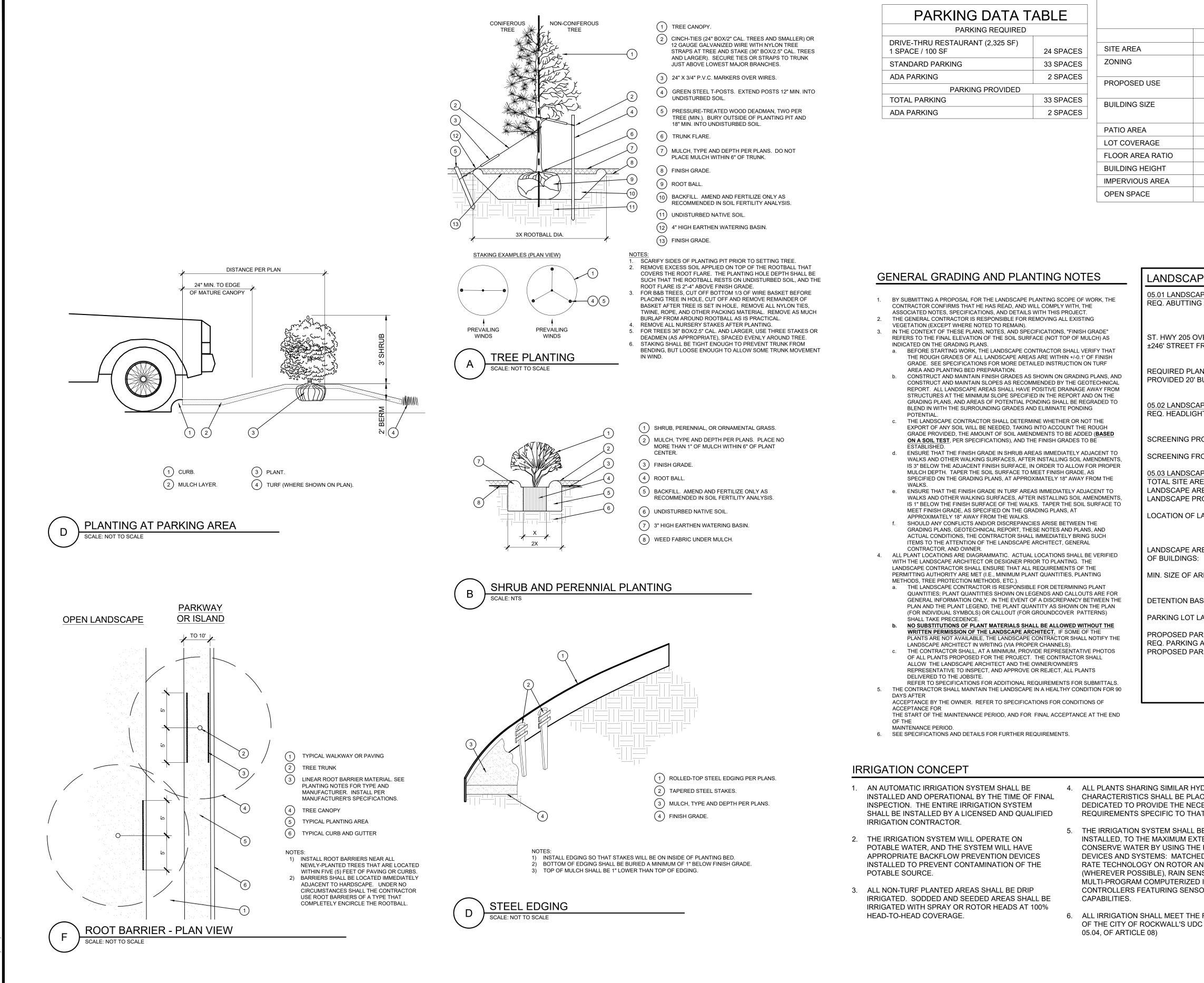
MATERIAL CALCULATION													
	N	ORTH	E	AST	SOUTH		WEST		T				
MATERIAL	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.				
TOTAL ELEVATION AREA	1319	100	762	100	1393	100	813	100	4287				
NON-GLAZED DOORS AND WINDOWS	0	0%	28	3.67%	0	0%	0	0%	28				
GLAZED DOORS AND WINDOWS	90	6.82	9	1.18%	326	23.40%	255	31.37%	680				
TOTAL (WITHOUT GLAZED/NON-GLAZED	1229	93.18	753	98.82%	1067	76.60%	558	68.63%	3607				
STONE	412	33.52%	232	30.81%	215	20.15%	180	32.26%	1039				
IRON SPOT BRICK - TO MATCH ADJACENT BUILDING	380	30.92%	237	31.47%	287	26.90%	64	11.47%	968				
STUCCO (3 STEP)	420	34.17%	250	33.20%	500	46.86%	272	48.75%	1442				
METAL ACCENT	17	1.38%	6	0.80%	65	6.09%	42	31.37%	130				



DAF C:/ PLOTTED BY: PLOT DATE: LOCATION:

	CHE	DULE			TEXAS REGISTRATION #14199
TREES		BOTANICAL / COMMON NAME	CAL	SIZE	N G
	20	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY MAPLE	4" CAL.	16'-18' HT	ER
· c	19	QUERCUS POLYMORPHA MEXICAN WHITE OAK	4" CAL MIN	14`-16` HT	
	19	QUERCUS VIRGINIANA LIVE OAK	4" CAL MIN	14`-16` HT	ENG CENTRAL DR. S
	20	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL.	16`-18` HT	ANDSC 49
TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE	R BRUNCH
…	10	CERCIS CANADENSIS EASTERN REDBUD 3-5 STEMS	2" CAL MIN	8` -10` HT	0 3423 S TTE OF TET
	6	ILEX VOMITORIA YAUPON HOLLY	2" CAL MIN	8` -10` HT	10/13/2022
	QTY	BOTANICAL / COMMON NAME	CONT		
•	43	HESPERALOE PARVIFLORA	3 GAL		
•}	90	RED YUCCA ILEX CORNUTA 'DWF. BURFORD'	5 GAL		
$\overline{\mathbf{\cdot}}$	19	DWARF BURFORD HOLLY	3 GAL		
		NEW GOLD LANTANA			
	57	MYRTUS COMMUNIS 'DON'S DWARF' DON'S DWARF WAX MYRTLE	5 GAL		RO WAI
COVER	QTY	BOTANICAL / COMMON NAME	CONT		F O X
	14,665 SF	CYNODON 'TIFWAY 419' TIFWAY 419 BERMUDA GRASS	SOD		
H, NATURAL R SHALL SUE RIOR TO CON ON THE PRO. NTS OF THE " ARRIERS CTOR SHALL THIN FIVE (5) " 24" DEEP PA NE. INSTALL ICES SHALL " IE ROOTBALL	(UNDYED), BMIT SAMPI NSTRUCTIC JECT AFTER GENERAL (- INSTALL F FEET OF P ANELS (OR - PANELS (OR - PANELS P THE CONTR L.	CONTRACTOR SHALL INSTALL 3" THICK IN ALL PLANTING AREAS (EXCEPT FOR LES OF ALL MULCHES TO LANDSCAPE AF ON. ABSOLUTELY NO EXPOSED GROUND R MULCH HAS BEEN INSTALLED (SUBJEC GRADING AND PLANTING NOTES" AND SF ROOT BARRIERS NEAR ALL NEWLY-PLAN AVING OR CURBS. ROOT BARRIERS SHA EQUAL). BARRIERS SHALL BE LOCATED PER MANUFACTURER'S RECOMMENDATIC RACTOR USE ROOT BARRIERS OF A TYPE	TURF AND SEEDE RCHITECT AND ON SHALL BE LEFT S T TO THE CONDI PECIFICATIONS). TED TREES THAT ALL BE "CENTURY IMMEDIATELY AE DNS. UNDER NO	ED AREAS). WNER FOR SHOWING TIONS AND	
EGEND TAG NUMBE					
EXISTING	i	DUWEST ROC	KWALL, TX		
PROTECT IN PLACE	ED	LEGAL DESCRIPTION	AND OR ADDRES	<u>S:</u>	
TREE PROTECTION FENCE	N	STONE CREEK E ABSTRACT 8.684 AC (37	. NO 131	D	EVERGREEN DESIGNGROUP (800) 680-6630 15455 Dallas Pkwy., Ste 600 Addison, TX 75001 www.EvergreenDesignGroup.com
		DuWEST REALTY, LLC OWNE 4403 N.CENTRAL EXWAY SUITE #200 DALLAS, TX 75025 CONTACT: BOWEN HENDRIX PH: 214.918.1804			Ц С Ц
		APPLICA CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 CONTACT: DREW DONOSKY PH: 817.281.0572			JDSCA ANTIN PLAN
		CASE NU Z2022-	003		LA PL
		I HEREBY CERTIFY THAT THE ABOVE A DEVELOPMENT IN THE CITY OF RC BY THE PLANNING AND ZONING COM ROCKWALL ON THE DAY OF _	OCKWALL, TEXAS IMISSION OF THE	, WAS APPROVED	
		WITNESS OUR HANDS THIS DAY	(OF		DESIGN: LRR DRAWN: LRR
)'	40'	PLANNING AND ZONING COMMISSION	, CHAIRMAN		CHECKED: CLC DATE: 10/13/2022 SHEET
" = 20'		DIRECTOR OF PLANNING AND ZONIN	G		File No. 2022-002

File No. 2022-002 CASE # SP2022-042



10 DA ́ш TED DA

- CHARACTERISTICS SHALL BE PLAC DEDICATED TO PROVIDE THE NECE **REQUIREMENTS SPECIFIC TO THAT**
- INSTALLED, TO THE MAXIMUM EXTE CONSERVE WATER BY USING THE I DEVICES AND SYSTEMS: MATCHEE RATE TECHNOLOGY ON ROTOR AN (WHEREVER POSSIBLE), RAIN SENS MULTI-PROGRAM COMPUTERIZED I CONTROLLERS FEATURING SENSO
- OF THE CITY OF ROCKWALL'S UDC

			TEXAS REGISTRATION #14199
SILE	DATA TABLE		
PHASE 2 (CHIPOTLE)	PHASE 1 (EXISTING)	TOTAL	
8.684 AC / 378,275 SF	8.684 AC / 378,275 SF	8.684 AC / 378,275 SF	
PD-70 (Planned Developme	ent) PD-70 (Planned Development) GR (General Retail Dist.)	PD-70	
DRIVE-THRU RESTAURAN		RETAIL/DRIVE-THRU	
2,325 SF	BLDG. B - 10,000 SF	20,325 SF	
2,020 01	BLDG. C - 10,000 SF	20,020 01	
332 SF	2,777 SF	3,109 SF	
0.06%	5.2%	5.26%	
0.00:1	0.05:1	0.06:1	Concerned and the second
1-STORY 29,064 SF (0.8%)	1-STORY 116,406 SF (30.8%)	1-STORY 145,138 SF (38.3%)	SUBED LANDSCAPE 14
8.62 AC (92%)	6.04 AC (69.2%)	5.4 AC (61.7%)	
			0, 3423 7, 5 OF TE 10/13/2022
PE STANDARDS			
APE BUFFERS - NON-RESIDE G A PUBLIC RIGHT-OF-WAY:	20' WIDE LANDSCAPE BUFFER	,	
	BERM, AND SHRUBBERY 30" HIG 1 ACCENT TREE PER 50 LIN. FE	ET OF FRONTAGE	
VERLAY DISTRICT: FRONTAGE	20' WIDE BUFFER REQ. W/ 2 CA TREES PER 100 LIN. FT. OF FRC BUILT-UP BERM AND SHRUBBE FRONTAGE	ONTAGE; GROUND COVER, RY ALONG ENTIRE	L, TY
ANTING: BUFFER:	5 CANOPY TREES, 10 ACCENT 1 1 EXIST. CANOPY TREES + 4 NE 10 ACCENT TREES W/ BERM AN	W CANOPY TREES;	ALI ALI
APE SCREENING HT SCREENING	HEAD-IN PARKING ADJ. TO STR MIN. 2' BERM W/ MATURE EVER	GREEN SHRUBS	ST F KW
ROVIDED:	ALONG ENTIRE PARKING AREA N/A	S	
ROM RESIDENTIAL:	N/A		
APE REQUIREMENTS - COMI REA (CHIPOLTE ONLY): REA REQUIRED TOTAL SITE ROVIDED, TOTAL SITE:	±64,104 SF		DU SH 2(
LANDSCAPING:	MIN. 50% OF REQ. LANDSCAPIN IN THE FRONT OF & ALONG THE W/ STREET FRONTAGE. 12,821 x 50% = 6,410.5 SF		
REAS IN FRONT & SIDES	14,825 SF (115.6%)		
REAS	ALL REQ. LANDSCAPING SHALL WIDE AND A MIN. OF 25 SF IN A		
SINS	NONE PROPOSED		
LANDSCAPING	MIN. 5% OR 200 SF OF LANDSC/	APING, WHICHEVER IS	
RKING AREA: AREA LANDSCAPING: RKING LOT LANDSCAPING:	GREATER, IN THE INTERIOR OF ±24,630 SF 24,630 x 5% =1,232 ±2,217 SF (9%) REQ. PARKING SPACES MUST E CANOPY TREE TRUNK		
	DUWEST ROCKW	/ALL, TX	
F	LEGAL DESCRIPTION AND	OR ADDRESS:	
YDROZONE ACED ON A VALVE	STONE CREEK BAL/ ABSTRACT. NO 8.684 AC (378,27	D 131	EVERGREEN DESIGNGROUP (800) 680-6630 15455 Dallas Pkwy., Ste 600 Addison, TX 75001 www.EvergreenDesignGroup.com
BE DESIGNED AND	DuWEST REALTY, LLC <u>OWNER:</u> 4403 N.CENTRAL EXWAY SUITE #200 DALLAS, TX 75025 CONTACT: BOWEN HENDRIX		ES E
E FOLLOWING ED PRECIPITATION AND SPRAY HEADS	CONTACT: BOWEN HENDRIX PH: 214.918.1804 <u>APPLICANT:</u> CLAYMOORE ENGINEERING, INC.		A A A A A A A A A A A A A A A A A A A
D IRRIGATION SORY INPUT	1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 CONTACT: DREW DONOSKY PH: 817.281.0572		DSCAPE ANTING S & NOTE
E REQUIREMENTS C (SUBSECTION	<u>CASE NUMBER</u> Z2022-003	<u>R</u>	
	I HEREBY CERTIFY THAT THE ABOVE AND A DEVELOPMENT IN THE CITY OF ROCKW BY THE PLANNING AND ZONING COMMISS ROCKWALL ON THE DAY OF	ALL, TEXAS, WAS APPROVED SION OF THE CITY OF	
	WITNESS OUR HANDS THIS DAY OF _		DESIGN: LR DRAWN: LR CHECKED: CL
- F	PLANNING AND ZONING COMMISSION, CHA	AIRMAN	DATE: 10/13/202 SHEET

CASE # SP2022-042

P-2

DIRECTOR OF PLANNING AND ZONING

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM
- SPECIALIZING IN LANDSCAPE PLANTING.
- 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.
- 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.
- 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 ANY WORK

PRODUCTS

- A ALL MANUFACTURED PRODUCTS SHALL BE NEW B 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 J-SHAPED ROOTS
- 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.
- ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
- 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. C. 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 D. 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
- F. 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) G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A
- TOP DRESSING OF TREES AND SHRUBS. H. 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 DIAMETER
- 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 GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED 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

- A. SOIL PREPARATION
- 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 EXIS
- 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 FACH 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. b. 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 WITH THE SOIL SAMPLES. 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
- 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.
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE 5 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 POTENTIAL
- THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
- ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- 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.
- 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.

RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTIL TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS A APPROPRIATE) SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY). WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLE 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-EM AT THE MANUFACTURER'S RECOMMENDED RATE. TRENCHING NEAR EXISTING TREES: a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETE

- ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIB PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCH DEFINED AS A CIRCUI AR AREA EXTENDING OUTWARD FROM THE TREE TH EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' GRADE AT THE TRUNK)
- b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TO EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN TH ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN
- TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLA
- CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND A

DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS. D. TREE PLANTING

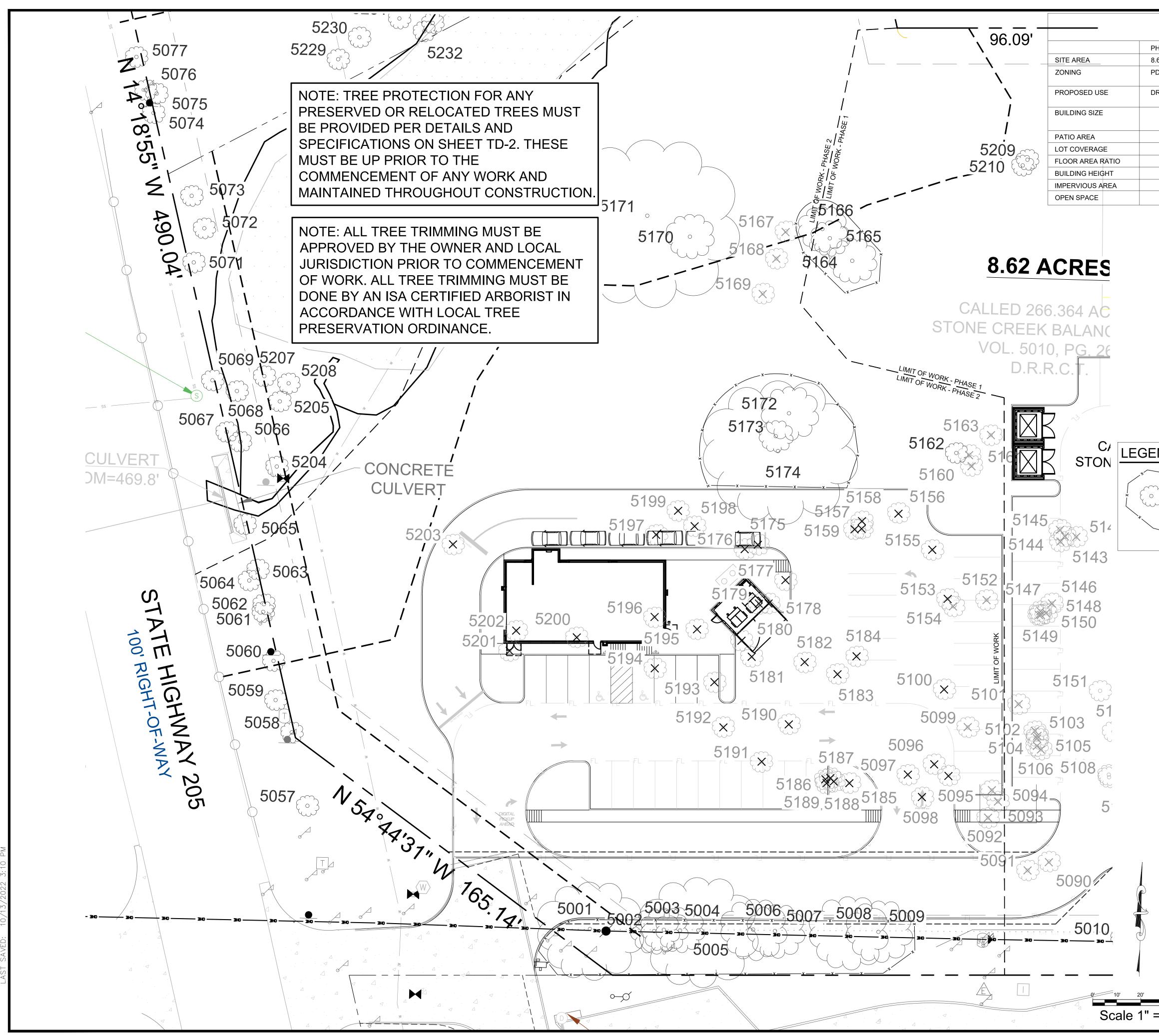
B. SUBMITTALS

3.

- TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIME ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACE
- REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATIO FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOM 3. DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND I
- ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO N OUT FROM THE ROOTBALL.
- INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROC 4. FOUR INCHES ABOVE THE SURROUNDING GRADE. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. RO 5. DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE
- ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK. USE STORED TOPS IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WIN
- REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, T TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LA CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN. THE LANDSC SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED.
- ADHERE TO THE FOLLOWING GUIDELINES: TWO STAKES PER TREE 1"-2" TREES
- 2-1/2"-4" TREES THREE STAKES PER TREE TREES OVER 4" CALIPER GUY AS NEEDED
- MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY NEEDED TO STABILIZE THE TREE
- THREE STAKES PER TREE MINIMUM, QUANTIT MULTI-TRUNK TREES NEEDED TO STABILIZE THE TREE UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN ARC 7 COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND
- MULCH (TYPE AND DEPTH PER PLANS) E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT
- THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PE RECOMMENDATIONS. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STE
- THE WEED BARRIER CLOTH IN PLACE. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) 3 BEDS, COVERING THE ENTIRE PLANTING AREA.
- F. SODDING 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 LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH UNDERNEATH
- WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTI LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD. G. MULCH
- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLA TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HA EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CON CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND
- COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF H. CLEAN UP DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN IN A NEAT, ORDERLY CONDITION.
- DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE INSPECTION AND ACCEPTANCE UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROV
- FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LAND SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL AC WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRA
- LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WO SATISFACTION WITHIN 24 HOURS. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDS 3. BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINT
- GUARANTEE PERIODS WILL COMMENCE. J. LANDSCAPE MAINTENANCE THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANC ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAP OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESET HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR II
- DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRR TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PI ORDER. WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CO SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, AL 3. CONDITIONS MUST OCCUR:
- THE LANDSCAPE SHALL SHOW ACTIVE. HEALTHY GROWTH (WITH EXCEPT SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHA
- 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 MINIM INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQI RESODDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDE
- NEATLY MOWED. K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PEREN
- IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OW ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLA EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE I
- REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPE AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIO 2. CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS W
- CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COM RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AN DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTAN

		TEXAS REGISTRATION #14199
MITTALS THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE		IN THONE BIT
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). SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH		
AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY). WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED. ERAL PLANTING		GIF #4
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: a. 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 		1903 C
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).		SED LANDSCAPE
 b. 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. c. 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 		THE RESERVENCE
SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY.		0, 3423 5 5 7 7 7 7
DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS. E PLANTING 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.		10/13/2022
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. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT		10/10/2022
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 OUT FROM THE ROOTBALL. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO		
FOUR INCHES ABOVE THE SURROUNDING GRADE. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR		B
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. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES)		N N X
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 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: a. 1"-2" TREES b. 2-1/2"-4" TREES THREE STAKES PER TREE		
 c. TREES OVER 4" CALIPER GUY AS NEEDED d. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE e. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS 		
NEEDED TO STABILIZE THE TREE 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).		EST & Q CK
UB, 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		
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BEDS, COVERING THE ENTIRE PLANTING AREA. DING SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.		DHS
LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL		
UNDERNEATH. 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. CH		
INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS. 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 COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL. AN UP		
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.		
ECTION AND ACCEPTANCE 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.		
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. 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.		
DSCAPE MAINTENANCE 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	DUWEST ROCKWALL, TX	
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. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM,	LEGAL DESCRIPTION AND OR ADDRESS:	EVERGREEN
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. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:	STONE CREEK BALANCE LTD ABSTRACT. NO 131	DESIGN GROUP (800) 680-6630 15455 Dallas Pkwy., Ste 600
 a. 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. b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE. 	8.684 AC (378,275 SF)	Addison, TX 75001 www.EvergreenDesignGroup.com
c. 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	DuWEST REALTY, LLC <u>OWNER:</u> 4403 N.CENTRAL EXWAY SUITE #200	S
NEATLY MOWED. RANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL	DALLAS, TX 75025 CONTACT: BOWEN HENDRIX PH: 214.918.1804	Щ
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.	APPLICANT: CLAYMOORE ENGINEERING, INC.	
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. VIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A	1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 CONTACT: DREW DONOSKY	CANC
ORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE UMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.	PH: 817.281.0572 CASE NUMBER	
	Z2022-003	IA D I D I D
	A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF	– SP
	ROCKWALL ON THE DAY OF WITNESS OUR HANDS THIS DAY OF	DESIGN: LRR
		DRAWN: LRR CHECKED: CLC DATE: 10/13/2022
	PLANNING AND ZONING COMMISSION, CHAIRMAN	SHEET
		LP-3
	DIRECTOR OF PLANNING AND ZONING	File No. 2022-002

CASE # SP2022-042



DARCY 10/13/ C: \USE PLOTTED BY: PLOT DATE: LOCATION:

					TEXAS REGISTRATION #14199
SITE	E DAT	A TABLE			681 0572 46.COM
PHASE 2 (CHIPOTLE)		PHASE 1 (EXISTING)		TOTAL	
8.684 AC / 378,275 SF		8.684 AC / 378,275 SF	8.684 A	C / 378,275 SF	PHOF L'CLAYM
PD-70 (Planned Developn	ment)	PD-70 (Planned Development) GR (General Retail Dist.)		PD-70	
DRIVE-THRU RESTAURA	ANT	RETAIL/DRIVE-THRU RESTAURANT		/DRIVE-THRU STAURANT	
2,325 SF		BLDG. B - 10,000 SF		0,325 SF	
		BLDG. C - 10,000 SF			
332 SF		2,777 SF	3	3,109 SF	
0.06%		<u>5.2%</u> 0.05:1		5.26% 0.06:1	BED3
1-STORY		1-STORY	1	-STORY	ANDSCAPE
29,064 SF (0.8%)		116,406 SF (30.8%)		38 SF (38.3%)	RUE H R BRANCH
8.62 AC (92%)		6.04 AC (69.2%)	5.4	AC (61.7%)	
		PARKING D		ABLE	0,1 3423 (2) 7) 3423 (2)
					Concercion
		DRIVE-THRU RESTAURANT (2 1 SPACE / 100 SF	2,325 SF)	24 SPACES	10/13/2022
		STANDARD PARKING		33 SPACES	
				2 SPACES	
		PARKING PE	KUVIDED	33 SPACES	
		ADA PARKING		2 SPACES	
					X 15 X
	Т	REE MITIGATION SUM	MARY		
	TC	TAL MITIGATION REQUIRED: TIGATION PROVIDED BY PLANTIN		387"	
	4"	CALIPER TREES (78) TO BE PLAN	NTED ONSITE	E: 312"	
	PR	TIGATION PROVIDED BY PURCH	TOTAL):	77.4"	
		7.4" x \$200 = \$15,480 PAYMENT IN IE CITY'S TREE FUND)	ТО		
		TAL MITIGATION PROVIDED:		389.4"	
					VE 5 &
GEND					
5098 + -		ER TREES TO BE ED IN PLACE 5101	TREE TAG I EXISTING T BE REMOV	REES TO	
×	TREE PROT	ECTION FENCE			
	TRE MIT TAB SEE PRC	E SHEET TD-2 FO E SURVEY TABL IGATION CALCUL SLE SHEET LP-1 FO OPOSED REPLAC ES FOR MITIGA	ES & ⁻ _ATION R CEMEN	TREE N	
		DUWEST ROCKW	ΑΠ ΤΧ		
		STONE CREEK BALA ABSTRACT. NO 8.684 AC (378,27	ANCE LTI D 131	_	EVERGREEN DESIGNGROUP (800) 680-6630 15455 Dallas Pkwy., Ste 600 Addison, TX 75001
					www.EvergreenDesignGroup.com
		EALTY, LLC <u>OWNER:</u> NTRAL EXWAY SUITE #200			
	DALLAS, T				
ļ	PH: 214.91	8.1804			ГЩ
		APPLICANT: DRE ENGINEERING, INC.			ESCAPE
	1903 CEN	TRAL DRIVE, SUITE #406 0, TX 76021			
		: DREW DONOSKY			l N ⊿
		CASE NUMBER	<u>R</u>		
		Z2022-003			L I
ب ع	A DEVELO	CERTIFY THAT THE ABOVE AND DPMENT IN THE CITY OF ROCKW LANNING AND ZONING COMMISS	ALL, TEXAS,	WAS APPROVED	
))	ROCKWA	OUR HANDS THIS DAY OF			DESIGN: LRR
					DRAWN: LRR CHECKED: CLC
	PLANNING	AND ZONING COMMISSION, CHA	AIRMAN		DATE: 10/13/2022 SHEET
" = 20'					TD-1
- 20	ЛКЕСТОР	R OF PLANNING AND ZONING			File No. 2022-002
					CASE # SP2022-042

EXISTING TREE SURVEY

TREE TAG	SPECIES	CALIPER	FEATURE TREE	FEATRUE TREE REMOVED (2:1)	MITIGATION	PRIMARY PROTECTED	PRIMARY PROTECTED REMOVED (1:1)	MITIGATION	SECONDARY PROTECTED	SECONDARY PROTECTED REMOVED (0.5:1)	MITIGATION	NON- PROTECTED	COMMENT
5001	CEDAR	22		()			()		22	(PRESERVE
5002	CEDAR	10										10	PRESERVE
5003	CEDAR	10										10	PRESERVE
5004	CEDAR	10										10	PRESERVE
5005 5006	HACKBERRY CEDAR	24 14							<u>24</u> 14				PRESERVE PRESERVE
5008	HACKBERRY	14							14				PRESERVE
5007	HACKBERRY	16							16				PRESERVE
5009	HACKBERRY	14							14				PRESERVE
5057	CEDAR	24							24				PRESERVE
5058	HACKBERRY	12							12				PRESERVE
5059	HACKBERRY	24							24				PRESERVE
5060	ELM	30	30										PRESERVE
5061	ELM	23				23							PRESERVE
5062	HACKBERRY	8				7						8	PRESERVE
5063 5064	ELM ELM	7 25	25			7							PRESERVE PRESERVE
5064	HACKBERRY	13	25						13				PRESERVE
5065	PECAN	50	50						15				PRESERVE
5067	PECAN	20				20							PRESERVE
5068	WILLOW	13										13	PRESERVE
5069	ELM	13				13							PRESERVE
5071	ELM	15				15							PRESERVE
5072	PECAN	39	39										PRESERVE
5073	PECAN	23				23							PRESERVE
5095	HACKBERRY	9										9	REMOVE
5096	ELM	6					6	6					REMOVE
5097	ELM	12					12	12		4.4			
5098 5100	HACKBERRY CEDAR	<u> 11</u> 9								11	5.5	9	REMOVE REMOVE
5100	CEDAR	6										6	REMOVE
5155	BOIS D'ARC	36		36	72							0	REMOVE
5155	CEDAR	10		50	12							10	REMOVE
5157	HACKBERRY	20								20	10	10	REMOVE
5158	BOIS D'ARC	8										8	REMOVE
5159	HACKBERRY	13								13	6.5	-	REMOVE
5170	CEDAR	10										10	PRESERVE
5171	BOIS D'ARC	40	40										PRESERVE
5172	CEDAR	12							12				PRESERVE
5173	CEDAR	7										7	PRESERVE
5174	BOIS D'ARC	31	31										PRESERVE
5175	CEDAR	8										8	REMOVE
5176	HACKBERRY	8										8	REMOVE
5177	CEDAR	6										6	REMOVE
5178 5179	BOIS D'ARC HACKBERRY	21 8										21 8	REMOVE REMOVE
5179	HACKBERRY	8										8	REMOVE
5180	CEDAR	10										10	REMOVE
5182	BOIS D'ARC	10										10	REMOVE
5183	CEDAR	6										6	REMOVE
5184	BOIS D'ARC	26		26	52								REMOVE
5185	HACKBERRY	10										10	REMOVE
5186	BOIS D'ARC	10										10	REMOVE
5187	HACKBERRY	9										9	REMOVE
5188	BOIS D'ARC	10											REMOVE
5189	BOIS D'ARC	14										14	
5190	HACKBERRY	16					10	10		16	8		
5191 5192	ELM	10 8	+				10 8	10 8					REMOVE REMOVE
5192	ELM	6					8 6	8 6					REMOVE
5195	BOIS D'ARC	20					5	5				20	REMOVE
5195	BOIS D'ARC	11										11	REMOVE
5196	HERCULES CLUB	13	1				13	13					REMOVE
5197	BOIS D'ARC	33		33	66								REMOVE
5198	HACKBERRY	8										8	REMOVE
5199	HACKBERRY	6										6	REMOVE
5200	ELM	28		28	56								REMOVE
5201	CEDAR	12								12	6		REMOVE
5202	CEDAR	10										10	REMOVE
5203	ELM	25		25	50								REMOVE
5204	WILLOW	30	30										PRESERVE
5205	WILLOW	13										13	
5207 5208	WILLOW	12 16										12 16	
5208 DTAL TREES C	WILLOW	1156	245			101			187			348	PRESERVE
			243			101			101			0+0	<u> </u>
REES REMOV	ED	+		148			55			72			
ITIGATION R		387			296			55		, _	36	1	
		77.4	4	1			ı			1	-		
0% INTO TRE	EFUND	//.+ /											

									TEXAS REGISTRATION #14199	1903 CENTRAL DR. SUITE #406 PHONE: 817.281.0572 BEDFORD, TX 76021 WWW.CLAYMOOREENG.COM
TREE MITIGATION CAL	CALIPER INCHES	FEATURE TREES	FEATURE TREES REMOVED	PRIMARY PROTECTED TREES	REMOVED	SECONDARY PROTECTED TREES	SECONDARY PROTECTED REMOVED 0.5:1	NON- PROTECTED TREES	DUWEST ROCKWALL SH 205 & QUAIL RUN RD ROCKWALL, TX	、
TOTAL TREES ON SITE	1,156	245	2:1	101	1:1	187	0.5:1	348		
TOTAL PROTECTED TREES	3,194									
TREES REMOVED TOTAL MITIGATION REQUIRED	838 387		148 296		55 55		72 36			
20% INTO TREE FUND (\$200 / INCH)	77.4		230							
4" TREES PLANTED FOR MITIGATION (78) TOTAL MITIGATION PROVIDED	312 389.4									
					LEG	UWEST RO AL DESCRIPTION ONE CREEK ABSTRAC 8.684 AC (3	I AND OR ADDR BALANCE L T. NO 131 78,275 SF)	ESS:	EVERGREF DESIGNGRO (800) 680-6630 15455 Dallas Pkwy., Ste Addison, TX 75001 www.EvergreenDesignGrow	UР 600
				440 DAL CON PH:	LAS, TX 75025 NTACT: BOWEN I 214.918.1804	WAY SUITE #200 HENDRIX <u>APPLIO</u>)		APE DRY	
				190 BE CO	AYMOORE ENGII 03 CENTRAL DRI DFORD, TX 7602 NTACT: DREW D : 817.281.0572	VE, SUITE #406 1	<u>UMBER</u>		TREESCAPE INVENTORY &	רו אר אר אר אין
				A D BY	EVELOPMENT II	Z2022 THAT THE ABOV N THE CITY OF R AND ZONING CO E DAY OF	2-003 'E AND FOREGO OCKWALL, TEX MMISSION OF T	AS, WAS APPRO' HE CITY OF		
						IDS THIS DA			 DESIGN: DRAWN: CHECKED: DATE: 10 SHEET	LRR LRR CLC D/13/2022
				DIR	ECTOR OF PLAN	NING AND ZONI	NG		TD-2 File No. 20 CASE # SP2022-0	022-002

TEXAS REGISTRATION #14199

									TEXAS REGISTRATION #14199	1903 CENTRAL DR. SUITE #406 PHONE: 817.281.0572 BEDFORD, TX 76021 WWW.CLAYMOOREENG.COM
TREE MITIGATION CAL DESCRIPTION	CALIPER INCHES	FEATURE TREES	ABLE FEATURE TREES REMOVED 2:1	PRIMARY PROTECTED TREES	PRIMARY PROTECTED REMOVED 1:1	SECONDARY PROTECTED TREES	SECONDARY PROTECTED REMOVED 0.5:1	NON- PROTECTED TREES	DUWEST ROCKWALL SH 205 & QUAIL RUN RD ROCKWALL, TX	
TOTAL TREES ON SITE TOTAL PROTECTED TREES	1,156 3,194	245		101		187		348	_	
TREES REMOVED TOTAL MITIGATION REQUIRED	838 387		148 296		55 55		72 36		┤┃ ┝┽┼┽	++-
20% INTO TREE FUND (\$200 / INCH)	77.4		200]				
4" TREES PLANTED FOR MITIGATION (78) TOTAL MITIGATION PROVIDED	312 389.4								_	
					<u>LEG</u> STO	8.684 AC (3	N AND OR ADDR BALANCE I ST. NO 131 S78,275 SF)	ESS:	EVERGREE D E S I G N G R O U (800) 680-6630 15455 Dallas Pkwy., Ste 60 Addison, TX 75001 www.EvergreenDesignGroup	00
				440 DAL COI PH: CL	VEST REALTY, LI 3 N.CENTRAL EX LAS, TX 75025 NTACT: BOWEN I 214.918.1804 AYMOORE ENGII	LU KWAY SUITE #200 HENDRIX <u>APPLI</u> NEERING, INC.)			2
				BE CC	03 CENTRAL DRI ¹ DFORD, TX 7602 DNTACT: DREW D I: 817.281.0572	1			REESC/ VENTC &	
						<u>CASE N</u> Z202				
				A I BY	EREBY CERTIFY DEVELOPMENT II THE PLANNING DCKWALL ON THE	THAT THE ABO N THE CITY OF F AND ZONING CO				
										LRR
					TNESS OUR HAN				DESIGN: DRAWN: CHECKED: DATE: 10/1	LRR LRR CLC 13/2022
					TNESS OUR HAN				DRAWN: CHECKED:	LRR CLC

TREE PROTECTION SPECIFICATIONS

MATERIALS

- . FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
- 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.
- 3. 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.
- 4. 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.
- c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY. 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.
- 8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.

- 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.

NOTES

- 1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
- 2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND
- FLAGGED PRIOR TO ROOT PRUNING.
- 3. EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR .
- 4. 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.
- 6. ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY
- THE FORESTRY INSPECTOR. 7. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.

EXISTING GRADE

SCALE: NOT TO SCALE

ROOT PRUNING DETAIL

TRENCH (6" WIDE MAX.) 24" MIN. DEPTH OR AS DETERMINED AT PRE-CONSTRUCTION MEETING.

ROOT PRUNE VIA AIRSPACE OR

TREE PROTECTION FENCE TO BE ERECTED IN LINE WITH ROOT PRUNING LIMITS. SEE FOR TREE PROTECTION FENCE REQUIREMENTS.

DETAILS AND SPECIFICATIONS

OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT

FROM TRUNK CAN NOT BE ACHIEVED.

EXCEED 3" OR ROOTS CAN BE BENT BACK.

BORING THROUGH ROOT PROTECTION ZONE

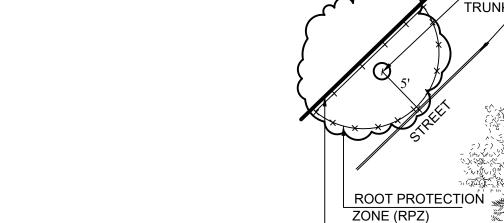
TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE. - 12" MIN & 48" MAX DEPTH

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.

PROPERTY LINE ROOT PROTECTION ZONE (RPZ) DRIP LINE 6" MULCH INSIDE RPZ IF BARE DIRT OPTION USED FOR TIGHT CONSTRUCTION 1. AREAS OR WHEN CONSTRUCTION 8" MULCH OUTSIDE RPZ OCCURS IN ROOT PROTECTION ZONE AND UNDER DRIP LINE AS MINIMAL FOR ACCEPTABLE FENCING MATERIALS PROTECTION FOR ROOTS FROM SEE SPECIFICATIONS. CONSTRUCTION ACTIVITIES TREE PROTECTION FENCE - TIGHT CONSTRUCTION



MULCH INSIDE RPZ PROTECTION FENCE (SEE SPECS)

TREE PROTECTION FENCE

SCALE: NOT TO SCALE

SCALE: NOT TO SCALE

С

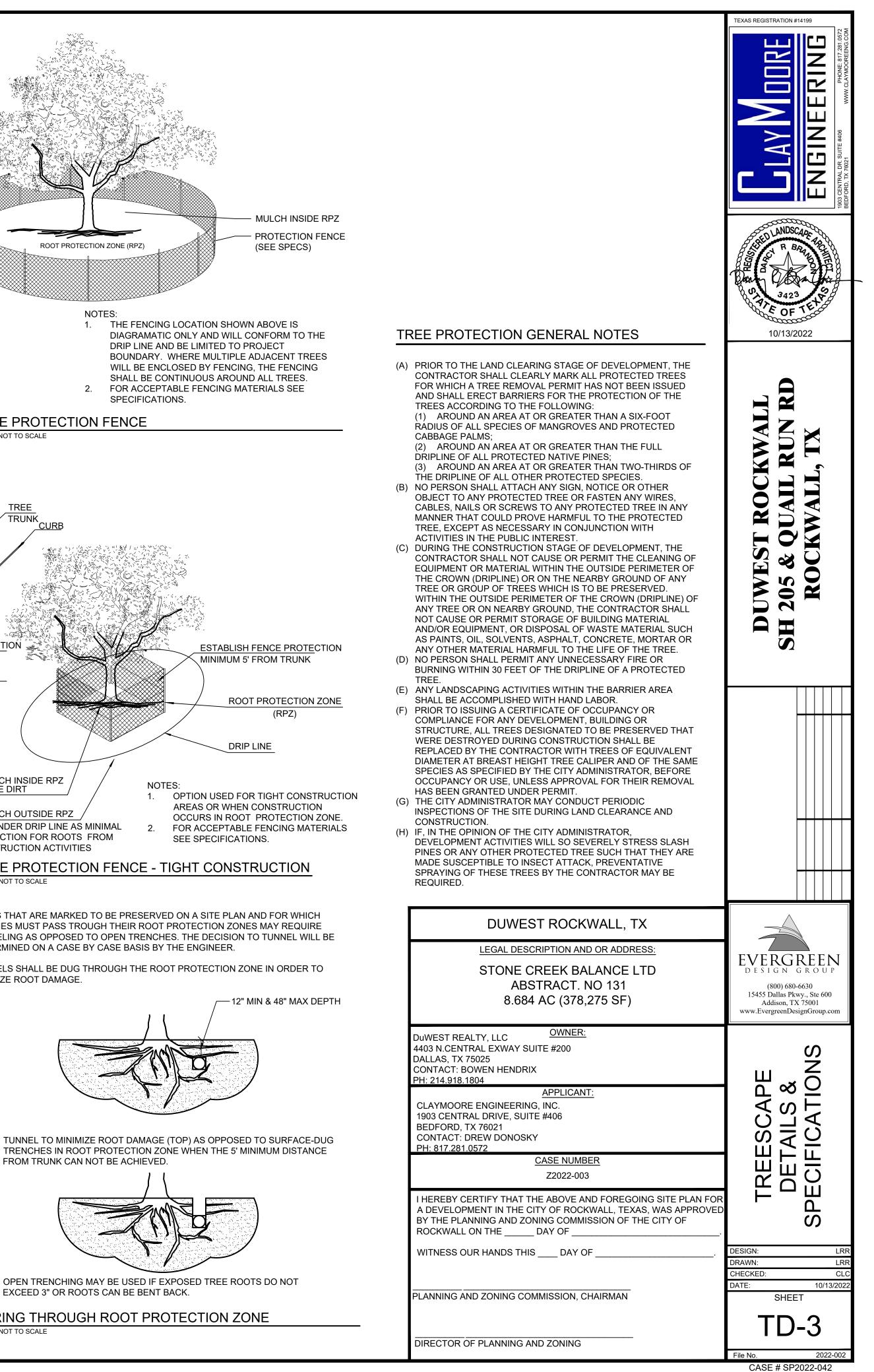
SCALE: NOT TO SCALE

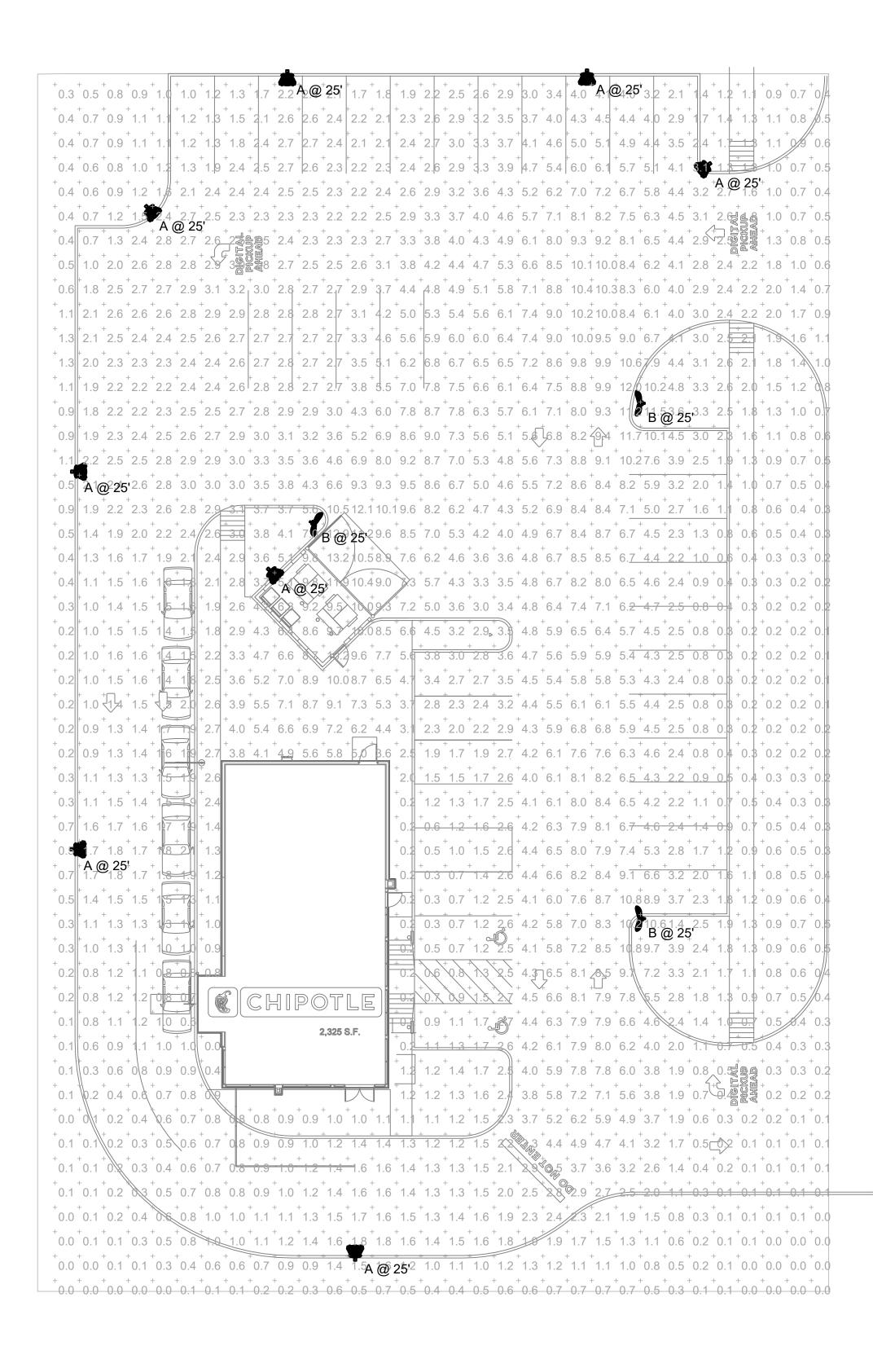
THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING

SHALL BE CONTINUOUS AROUND ALL TREES. 2. FOR ACCEPTABLE FENCING MATERIALS SEE

SPECIFICATIONS.

ROOT PROTECTION ZONE (RPZ)

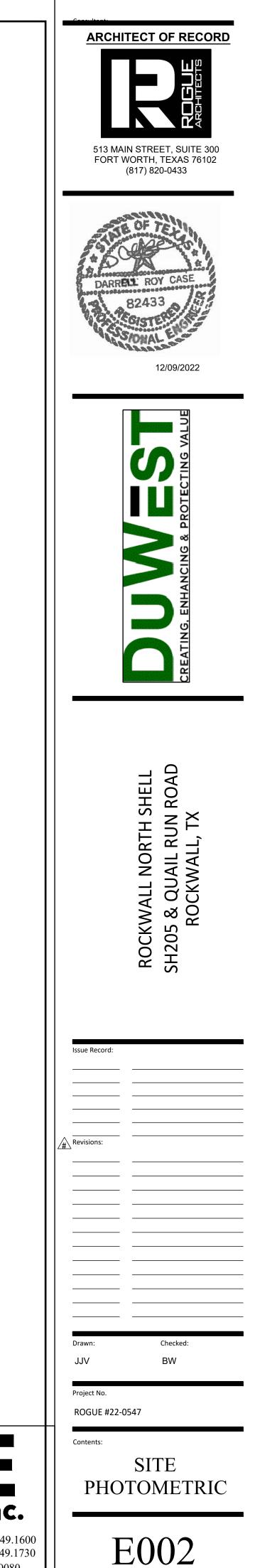




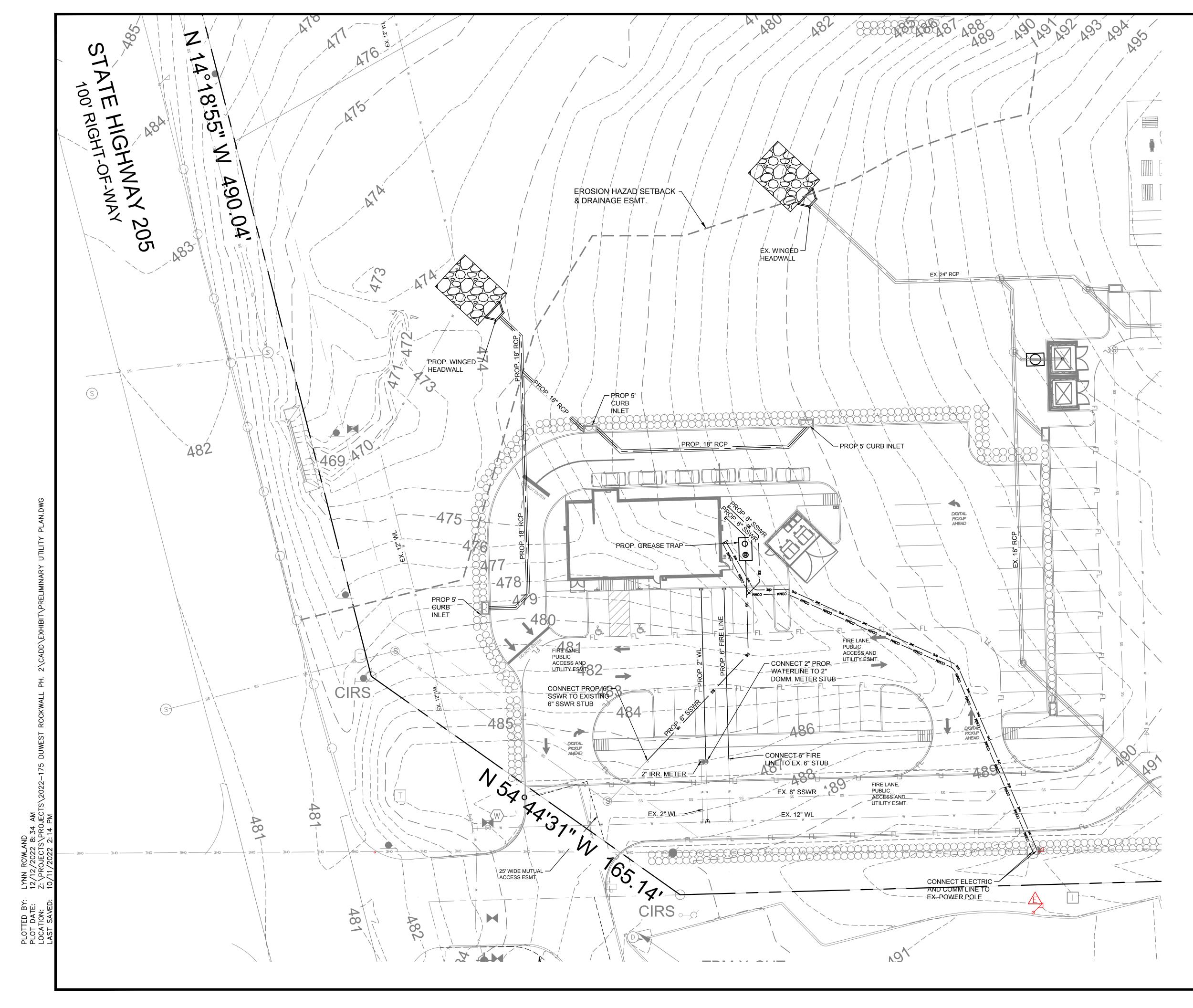
COIT ROAD Plan View Scale - 1" = 20ft

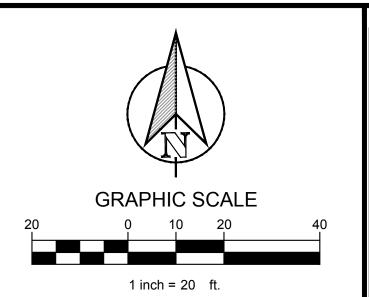
Schedule	!										
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A		8	Beacon Products	VP-1-36L-39-4K7-4F	VIPER	1	5465	1	39.6	Max: 6136cd
Ģ	В		3	BEACON PRODUCTS	VP-2-320L-185-4K7-2		1	26667	1	185.7	Max: 28295cd

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	3.0 fc	13.2 fc	0.0 fc	N/A	N/A

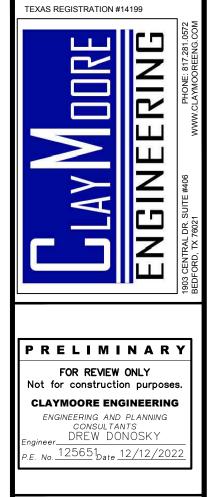








LEGEND



	PRELIMINARY FOR REVIEW ONLY Not for construction purposes.
SSEXISTING SANITARY SEWER AND MANHOLE	CLAYMOORE ENGINEERING ENGINEERING AND PLANNING CONSULTANTS DREW DONOSKY
PROPOSED WATER LINE	EngineerDREW_DONOSKY P.E. No125651 _{Date} 12/12/2022
S-PROPOSED SANITARY SEWER LINE AND MANHOLE	
SS	
COMM PROPOSED COMMUNICATION LINE	LL N N R
UGE	
EXISTING OVERHEAD POWER LINE	
LEGEND	
EX. CONTOURS	
STORM DRAIN	
	VE S S S S
DUWEST ROCKWALL PH 2, TX	Z
LEGAL DESCRIPTION AND OR ADDRESS:	
STONE CREEK BALANCE LTD ABSTRACT. NO 131 8.684 AC (378,275 SF)	TY PLAN
DuWEST REALTY, LLC OWNER:	1 📃
4403 N.CENTRAL EXWAY SUITE #200 DALLAS, TX 75025	L U
CONTACT: BOWEN HENDRIX PH: 214.918.1804	
APPLICANT: CLAYMOORE ENGINEERING, INC.	
1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021	Ż
CONTACT: DREW DONOSKY PH: 817.281.0572	
CASE NUMBER	
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	
WITNESS OUR HANDS THIS DAY OF	DESIGN: LRR DRAWN: LRR
PLANNING AND ZONING COMMISSION, CHAIRMAN	CHECKED: CLC DATE: 12/12/2022 SHEET C-1
DIRECTOR OF PLANNING AND ZONING	File No. 2022-002 CASE #

December 7, 2022

Chipotle Mexican Grill (Shell) NWQ N. Goliad & E. Quail Run Rd Rockwall, TX 75087

On behalf of DuWest Realty, we wish to submit a variance request to the City of Rockwall Planning and Zoning Department as part of our façade elevation plan submittal.

Chipotle Mexican Grill, to be located in Stone Creek Balance Ltd. Abstract No. 131 proposed new build will use materials consistent with the surrounding building in the overlay district. The design incorporates cantilevered canopies, recesses and projections (main entry), an outdoor patio, architecturally detailed herringbone brick on the pickup lane side of the building, an articulated cornice line, and varied parapet heights.

We request the following variance:

- 1. Roof Design Standards: Pitched roof for buildings under 6,000 sqft.
 - a. Additional masonry detailing has been provided to exceed architectural design requirements. Owner wishes the be granted a variance to preserve corporate identity.

Thank you for your consideration,

Taylor Grandorf Architect | Project Manager 817-820-0433