



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

W.H. BAIRD SURVEY, ABSTRACT NO 25

LOT

BLOCK

GENERAL LOCATION

NWC OF SOUTH JOHN KING BLVD & SH 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

PD-45

CURRENT USE

VACANT

PROPOSED ZONING

N/A

PROPOSED USE

GAS STATION & RETAIL

ACREAGE

11.837

LOTS [CURRENT]

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

Ibrahim Ballout

APPLICANT

TRIANGLE ENGINEERING

CONTACT PERSON

Ibrahim Ballout

CONTACT PERSON

KIEW KAM

ADDRESS

1910 Oak Point Dr

ADDRESS

1782 W MCDERMOTT DR

CITY, STATE & ZIP

Allen, Tx, 75013

CITY, STATE & ZIP

ALLEN, TX 75013

PHONE

214 677 6777

PHONE

469-213-2268

E-MAIL

ibrahimbalout@hotmail.com

E-MAIL

KKAM@TRIANGLE-ENGR.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ibrahim Ballout [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 \$ 330.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 9th DAY OF September, 2024. 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."

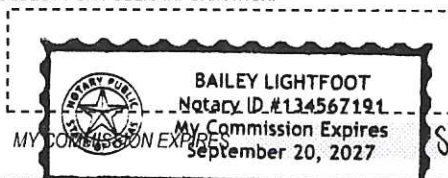
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 9 DAY OF Sept., 2024.

OWNER'S SIGNATURE

Ibrahim Ballout

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Bailey Lightfoot



Sept. 20, 2021

0 100 200 400 600 800 Feet

P2024-031: Preliminary Plat for a Shopping Center
(John King Retail Addition)

276

LI

ST JOHN KING BLVD

PD-10

ABBEY CT

CHESTERWOOD DR

CHELSEA CT

PD-45

FELDCREST DR

TEAGLE DR

TRAIL GLEN DR

DAYBREAK DR

WAGONWHEEL DR

PAINT CREEK CT

DANBURY DR

PD-95

Case Location Map = 

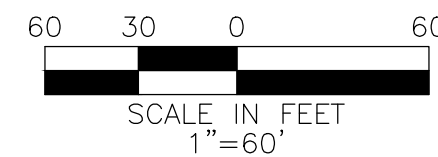


City of Rockwall

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.





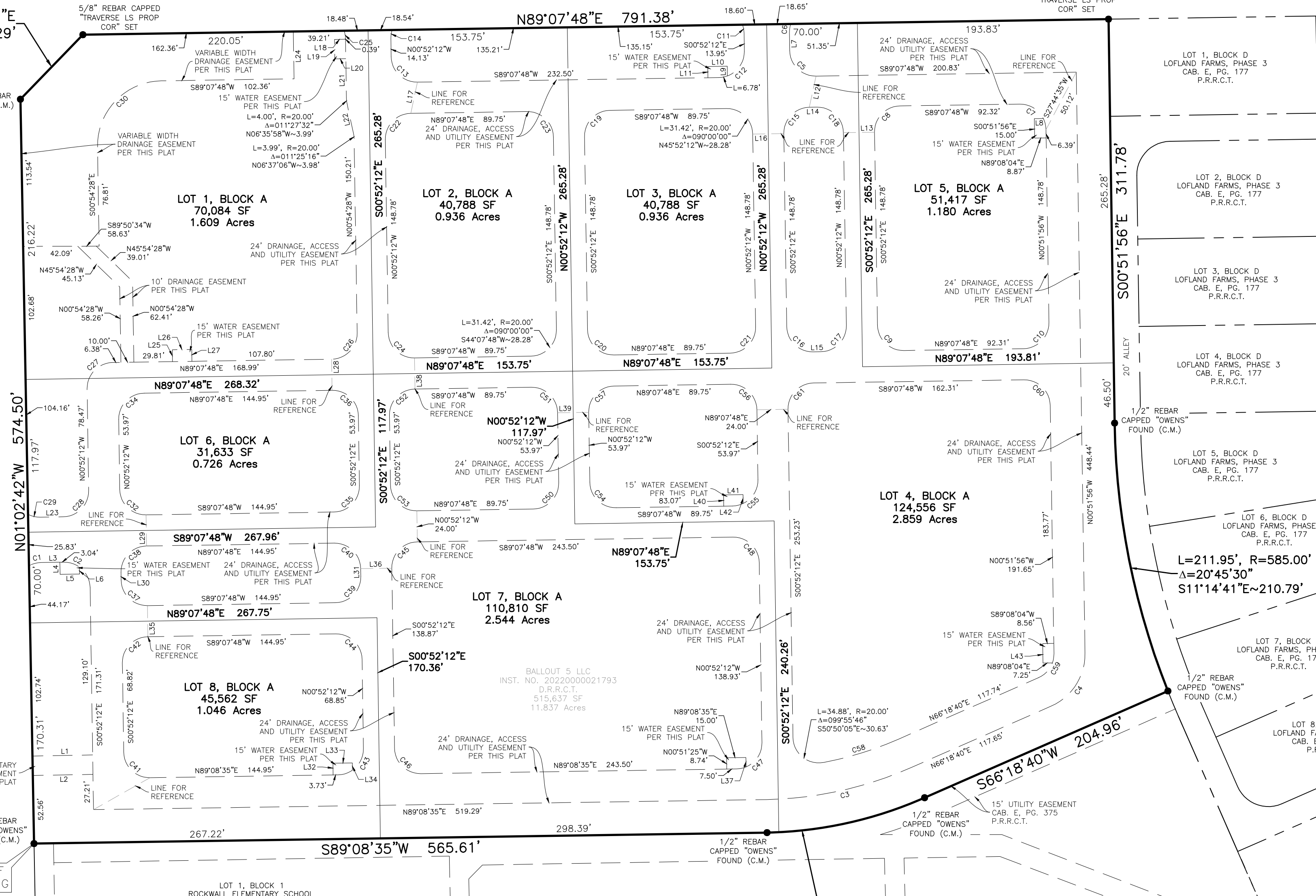
STATE HIGHWAY 276
(120' RIGHT-OF-WAY)

5/8" REBAR CAPPED
"TRAVERSE LS PROP
COR" SET

N44°02'49"E
69.29'

1/2" REBAR
FOUND (C.M.)

SOUTH JOHN KING BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)



GENERAL NOTES

1. The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Allterra RTK Network and adjusted to surface using a scale factor of 1.000146135.
2. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
3. The purpose of this plat is to create eight recorded lots out of a tract of land.

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48397C0045L, dated September 26, 2008. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

**PRELIMINARY PLAT
JOHN KING
RETAIL ADDITION**

BEING 11.837 ACRES
OUT OF THE W.H. BAIRD SURVEY,
ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SEPTEMBER 2024

L=125.34', R=315.00'
Δ=22°47'51"
S77°30'36"W~124.51'

POINT OF BEGINNING

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Ballout 5, LLC are the owners of a 11.837 acre tract of land situated in the W.H. Baird Survey, Abstract Number 25, being all of a tract of land described to Ballout 5, LLC by deed recorded in Instrument Number 20220000021793, Deed Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar capped "OWENS" found for the northwest corner of Lot 1, Block 1 of Rockwall Elementary School #8 in Lofland Farms, an addition to the City of Rockwall, as recorded in Cabinet E, Page 375, Plat Records, Rockwall County, Texas, same being a point on the east right-of-way line of South John King Boulevard (Variable Width right-of-way);

THENCE North 01 degrees 02 minutes 42 seconds West, with the east right-of-way line of said South John King Boulevard, a distance of 574.50 feet to a 1/2 inch rebar found for a corner clip at the intersection of the east right-of-way line of said South John King Boulevard and the south right-of-way line of State Highway 276 (120 foot right-of-way);

THENCE North 44 degrees 02 minutes 49 seconds East, with said corner clip, a distance of 69.29 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE North 89 degrees 07 minutes 48 seconds East, with the south right-of-way line of said State Highway 276, a distance of 791.38 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for the northwest corner of Lot 1, Block D of Lofland Farms, Phase 3, an addition to the City of Rockwall, as recorded in Cabinet E, Page 177, Plat Records, Rockwall County, Texas;

THENCE South 00 degrees 51 minutes 56 seconds East, departing the south right-of-way line of said State Highway 276, with the west line of said Lot 1, continuing with a 20 foot alley, a total distance of 311.78 feet to a 1/2 inch rebar capped "OWENS" found for corner and being the beginning of a curve to the left with a radius of 585.00 feet, a central angle of 20 degrees 45 minutes 30 seconds and a chord bearing and distance of South 11 degrees 14 minutes 41 seconds East, a distance of 210.79 feet;

THENCE with said curve to the left, with the west line of said 20 foot alley, an arc length of 211.95 feet to a 1/2 inch rebar capped "OWENS" found for the northeast corner of said first referenced Lot 1;

THENCE South 66 degrees 18 minutes 40 seconds West, departing the southwest right-of-way line of said 20 foot alley, a distance of 204.96 feet to a 1/2 inch rebar capped "OWENS" found for corner and being the beginning of a curve to the right with a radius of 315.00 feet, a central angle of 22 degrees 47 minutes 51 seconds and a chord bearing and distance of South 77 degrees 30 minutes 36 seconds West, a distance of 124.51 feet;

THENCE with said curve to the right, with a north line of said first referenced Lot 1, an arc length of 125.34 feet to a 1/2 inch rebar capped "OWENS" found for corner;

THENCE South 89 degrees 08 minutes 35 seconds West, with the north line of said first referenced Lot 1, a distance of 565.61 feet to THE POINT OF BEGINNING and containing 515,637 square feet or 11.837 acre tract of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT we Ballout 5, LLC do hereby adopt this plat designating the hereinabove described property as John King Retail Addition, an addition to the City of Rockwall, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the constructions, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling without the necessity at any time of procuring the permission of anyone. This plat approved subject to the platting ordinances, rules, regulations and resolutions of the City of Rockwall, Texas.

We further understand the following:

- No building shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets or improvements.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner shall be responsible for the necessary facilities and maintenance to provided drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house, dwelling, unit or other structure shall be constructed on any lot in the addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with required base and paving, curb and gutter, water and sewer, drainage structures, storm structures and storm sewers all according to the specifications of the City of Rockwall.

Witness, my hand at _____, This ____ day of _____, 20____.

Signature – Ballout 5, LLC Representative

Printed Name

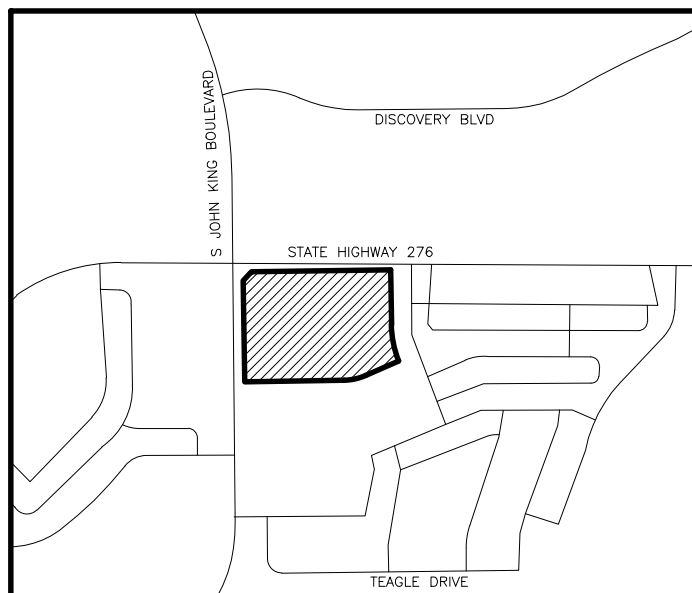
Title / Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____, 20____.

Notary Public in and for the State of Texas



NOT TO SCALE

Line Data Table		
Line #	Distance	Bearing
L1	46.48'	N88°57'15"E
L2	46.44'	S88°57'15"W
L3	17.56'	N89°07'48"E
L4	9.32'	N00°52'12"W
L5	15.00'	S89°07'48"W
L6	5.35'	S00°52'12"E
L7	13.82'	N00°52'12"W
L8	6.92'	S89°08'04"W
L9	7.52'	N00°52'12"W
L10	15.00'	S89°07'48"W
L11	8.66'	S00°52'12"E
L12	24.62'	S12°02'15"W
L13	24.00'	N89°07'48"E
L14	6.00'	S89°07'48"W
L15	6.00'	N89°07'48"E
L16	24.00'	S89°07'48"W
L17	24.62'	S12°02'15"W
L18	8.49'	S89°05'32"W
L19	15.00'	S00°54'28"E
L20	8.48'	N89°05'32"E

Line Data Table		
Line #	Distance	Bearing
L21	46.02'	N00°52'12"W
L22	23.38'	N12°19'44"W
L23	17.72'	N89°07'48"E
L24	36.50'	S00°52'12"E
L25	9.14'	S00°52'12"E
L26	15.00'	S89°07'48"W
L27	9.14'	N00°52'12"W
L28	24.00'	S00°46'13"E
L29	24.00'	S00°52'12"E
L30	6.00'	N00°52'12"W
L31	6.00'	S00°52'12"E
L32	9.06'	S00°51'25"E
L33	15.00'	S89°08'35"W
L34	5.58'	N00°51'25"W
L35	24.00'	S00°52'12"E
L36	24.00'	N89°07'48"E
L37	7.28'	S00°51'25"E
L38	24.00'	S00°52'12"E
L39	24.00'	N89°07'48"E
L40	8.64'	S00°52'12"E

Line Data Table		
Line #	Distance	Bearing
L41	15.00'	S89°07'48"W
L42	6.83'	N00°52'12"W
L43	15.00'	S00°51'56"E

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	9.76'	20.00'	027°56'47"	N75°09'24"E	9.66'
C2	31.42'	20.00'	090°00'00"	S45°52'12"E	28.28'
C3	115.17'	289.50'	022°47'39"	N77°29'59"E	114.41'
C4	51.59'	44.00'	067°10'37"	N32°43'22"E	48.68'
C5	31.42'	20.00'	090°00'00"	N45°52'12"W	28.28'
C6	6.81'	20.00'	019°30'09"	N08°52'52"E	6.77'
C7	31.42'	20.00'	090°00'16"	N45°52'04"W	28.29'
C8	31.42'	20.00'	090°00'00"	S44°07'48"W	28.28'
C9	31.42'	20.00'	090°00'00"	S45°52'12"E	28.28'
C10	31.41'	20.00'	089°59'44"	N44°07'56"E	28.28'
C11	6.68'	20.00'	019°07'34"	S10°25'59"E	6.65'
C12	31.42'	20.00'	090°00'00"	S44°07'48"W	28.28'
C13	31.42'	20.00'	090°00'00"	N45°52'12"W	28.28'
C14	6.48'	20.00'	018°33'10"	N08°24'23"E	6.45'
C15	31.42'	20.00'	090°00'00"	S44°07'48"W	28.28'
C16	31.42'	20.00'	090°00'00"	S45°52'12"E	28.28'
C17	31.42'	20.00'	090°00'00"	N44°07'48"E	28.28'
C18	31.42'	20.00'	090°00'00"	N45°52'12"W	28.28'
C19	31.42'	20.00'	090°00'00"	S44°07'48"W	28.28'
C20	31.42'	20.00'	090°00'00"	S45°52'12"E	28.28'
C21	31.42'	20.00'	090°00'00"	N44°07'48"E	28.28'
C22	31.42'	20.00'	090°00'00"	N44°07'48"E	28.28'
C23	31.42'	20.00'	090°00'00"	S45°52'12"E	28.28'
C24	31.42'	20.00'	090°00'00"	N45°52'12"W	28.28'
C25	6.30'	20.00'	018°02'32"	N09°53'28"W	6.27'

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C26	31.43'	20.00'	090°02'16"	N44°06'40"E	28.29'
C27	31.42'	20.00'	090°00'00"	N44°07'48"E	28.28'
C28	31.42'	20.00'	090°00'00"	N44°07'48"E	28.28'
C29	9.71'	20.00'	027°49'02"	S76°57'41"E	9.61'
C30	78.57'	50.00'	090°02'16"	S44°06'40"W	70.73'
C32	31.42'	20.00'	090°00'00"	N45°52'12"W	28.28'
C34	31.42'	20.00'	090°00'00"	N44°07'48"E	28.28'
C35	31.42'	20.00'	090°00'00"	S44°07'48"W	28.28'
C36	31.42'	20.00'	090°00'00"	S45°52'12"E	28.28'
C37	31.42'	20.00'	090°00'00"	N45°52'12"W	28.28'
C38	31.42'	20.00'	090°00'00"	N44°07'48"E	28.28'
C39	31.42'	20.00'	090°00'00"	S44°07'48"W	28.28'
C40	31.42'	20.00'	090°00'00"	S45°52'12"E	28.28'
C41	31.41'	20.00'	089°59'13"	S45°51'48"E	28.28'
C42	31.42'	20.00'	090°00'00"	S44°07'48"W	28.28'
C43	31.42'	20.00'	090°00'47"	N44°08'12"E	28.29'
C44	31.42'	20.00'	090°00'00"	N45°52'12"W	28.28'
C45	31.42'	20.00'	090°00'00"	S44°07'48"W	28.28'
C46	31.41'	20.00'	089°59'13"	S45°51'48"E	28.28'
C47	31.42'	20.00'	090°00'47"	N44°08'12"E	28.29'
C48	31.42'	20.00'	090°00'00"	N45°52'12"W	28.28'
C50	31.42'	20.00'	090°00'00"	N44°07'48"E	28.28'
C51	31.42'	20.00'	090°00'00"	N45°52'12"W	28.28'
C52	31.42'	20.00'	090°00'00"	S44°07'48"W	28.28'
C53	31.42'	20.00'	090°00'00"	S45°52'12"E	28.28'

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C54	31.42'	20.00'	090°00'00"	N45°52'12"W	28.28'
C55	31.42'	20.00'	090°00'00"	S44°07'48"W	28.28'
C56	31.42'	20.00'	090°00'00"	S45°52'12"E	28.28'
C57	31.42'	20.00'	090°00'00"	N44°07'48"E	28.28'
C58	60.69'	265.50'	013°05'52"	N72°39'09"E	60.56'
C59	23.45'	20.00'	067°10'36"	N32°43'22"E	22.13'
C60	31.42'	20.00'	090°00'16"	N45°52'04"W	28.29'
C61	31.42'	20.00'	090°00'00"	S44°07'48"W	28.28'

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 20____.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL:

Approved: _____

I hereby certify that the above and foregoing subdivision plat, being an addition to the City of Rockwall, Texas, was approved by City Council on the City of Rockwall, Texas, on the _____ day of _____, 20____.

Mayor, City of Rockwall

Director of Planning and Zoning

Planning and Zoning Commission Chariman

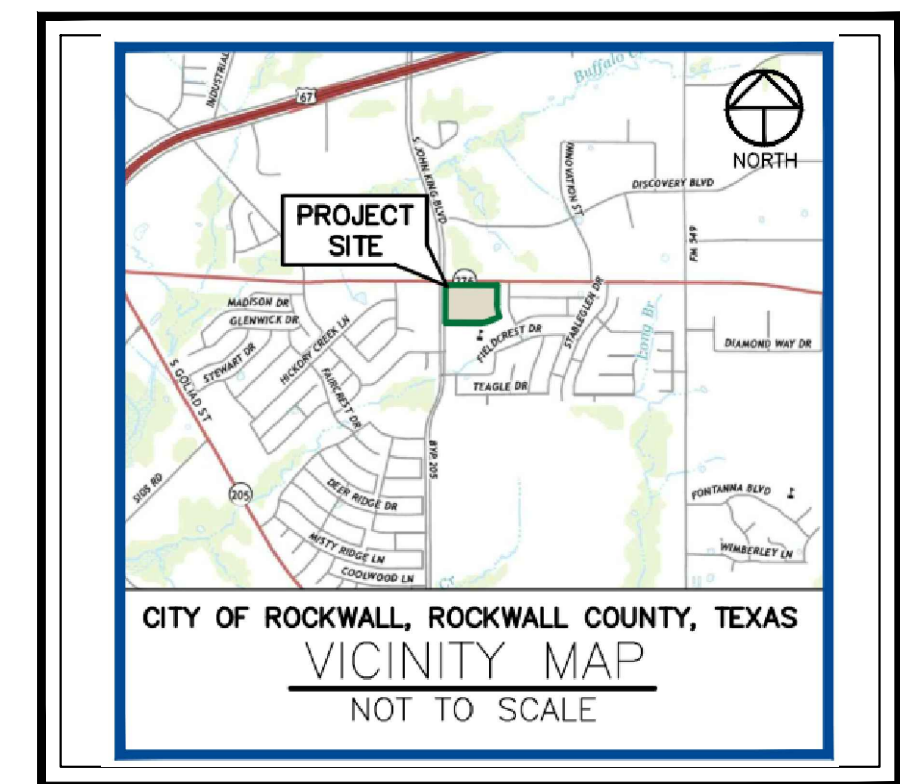
City Engineer

City Secretary

PRELIMINARY PLAT
**JOHN KING
RETAIL ADDITION**
BEING 11.837 ACRES
OUT OF THE W.H. BAIRD SURVEY,
ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SEPTEMBER 2024



Scale: 1" = 40' Feet



VICINITY MAP
N.T.S.

UTILITY LEGEND

UNDERGROUND TELEPHONE LINE	— UGT — UGT
UNDERGROUND ELECTRIC LINE	— USE — USE
GAS LINE	— G — G
SANITARY SEWER LINE	— S — S
WATER MAIN	— W — W
DOMESTIC WATER LINE	— D — D
STORM LINE	— STM — STM
STORM SEWER MANHOLE	⊙
STORM SEWER CLEANOUT	⊙
SANITARY SEWER MANHOLE	⊙
SANITARY SEWER CLEANOUT	⊙
SANITARY SEWER DOUBLE CLEANOUT	⊙
SANITARY SEWER SAMPLE PORT	⊙
GREASE TRAP	⊙
DOMESTIC WATER METER	⊙
IRRIGATION METER	⊙
GAS METER	⊙
FIRE HYDRANT	⊙
FIRE DEPARTMENT CONNECTION-FDC	⊙
TRANSFORMER	⊙
LIGHT POLE	⊙
POWER POLE	⊙

EASEMENT/SETBACK LEGEND

BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
DRAINAGE, ACCESS AND UTILITY EASEMENT	D.A.U.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
DRAINAGE EASEMENT	D.E.

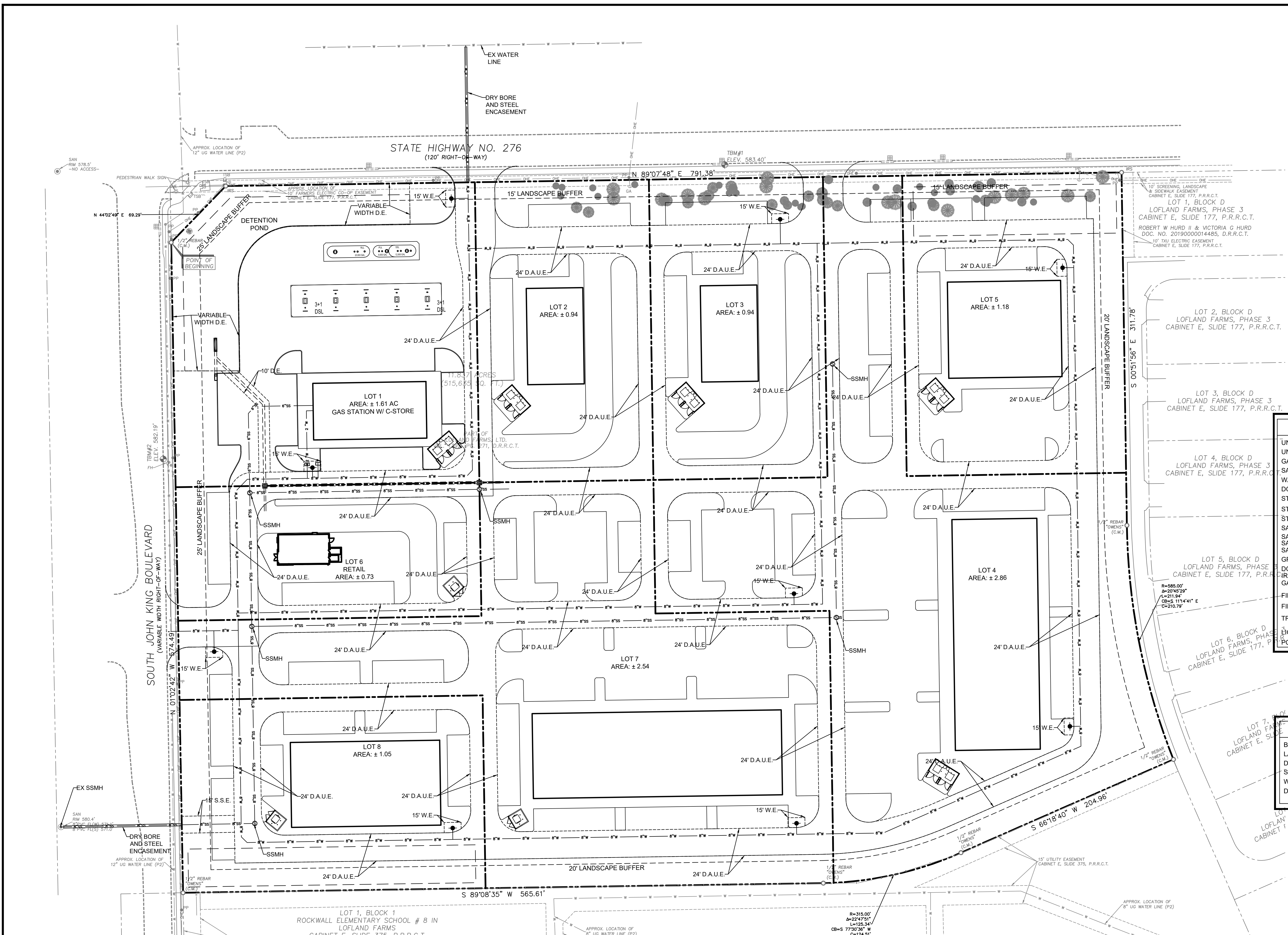
PRELIMINARY UTILITY PLAN
PLANNED DEVELOPMENT
 SOUTH JOHN KING BLVD & S.H. 276
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 W.H. BAIRD SURVEY, ABSTRACT NO.25

TRIANGLE ENGINEERING LLC
 T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
 W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning	Civil Engineering	Construction Management			
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KK	BD	09-03-24	SCALE BAR	130-22	C-3.0

TX. P.E. FIRM #11525

NO.	DATE	DESCRIPTION	BY
1	09-13-24	1st CITY SUBMITTAL	KK



LOT 1, BLOCK 1
 ROCKWALL ELEMENTARY SCHOOL # 8 IN
 LOFLAND FARMS
 CABINET E. SLIDE 375, P.R.R.C.T.

LOT 1, BLOCK D
 LOFLAND FARMS, PHASE 3
 CABINET E, SLIDE 177, P.R.R.C.T.
 ROBERT W HURD II & VICTORIA G HURD
 DOC. NO. 2019000014485, D.R.R.C.T.
 10' T&U ELECTRIC EASEMENT
 CABINET E, SLIDE 177, P.R.R.C.T.

LOT 2, BLOCK D
 LOFLAND FARMS, PHASE 3
 CABINET E, SLIDE 177, P.R.R.C.T.

LOT 3, BLOCK D
 LOFLAND FARMS, PHASE 3
 CABINET E, SLIDE 177, P.R.R.C.T.

LOT 4, BLOCK D
 LOFLAND FARMS, PHASE 3
 CABINET E, SLIDE 177, P.R.R.C.T.

LOT 5, BLOCK D
 LOFLAND FARMS, PHASE 3
 CABINET E, SLIDE 177, P.R.R.C.T.

LOT 6, BLOCK D
 LOFLAND FARMS, PHASE 3
 CABINET E, SLIDE 177, P.R.R.C.T.

LOT 7, BLOCK D
 LOFLAND FARMS, PHASE 3
 CABINET E, SLIDE 177, P.R.R.C.T.

LOT 8, BLOCK D
 LOFLAND FARMS, PHASE 3
 CABINET E, SLIDE 177, P.R.R.C.T.

SOUTH JOHN KING BOULEVARD
 (VARIABLE WIDTH RIGHT-OF-WAY)

STATE HIGHWAY NO. 276
 (120' RIGHT-OF-WAY)

APPROX. LOCATION OF
 12" UG WATER LINE (P2)

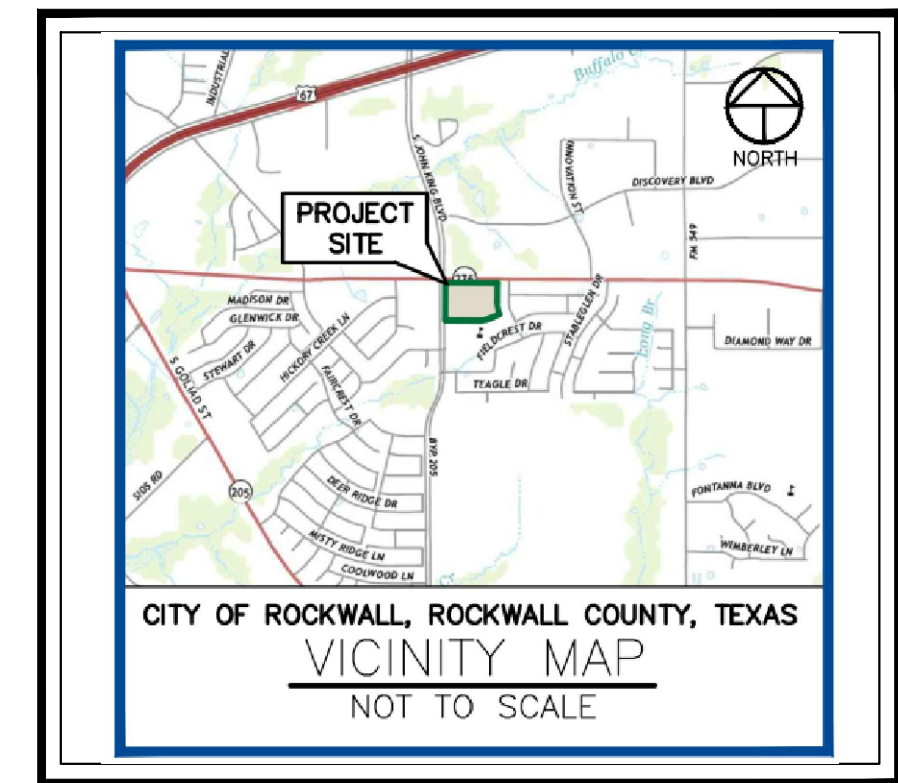
APPROX. LOCATION OF
 12" UG WATER LINE (P2)

APPROX. LOCATION OF
 8" UG WATER LINE (P2)

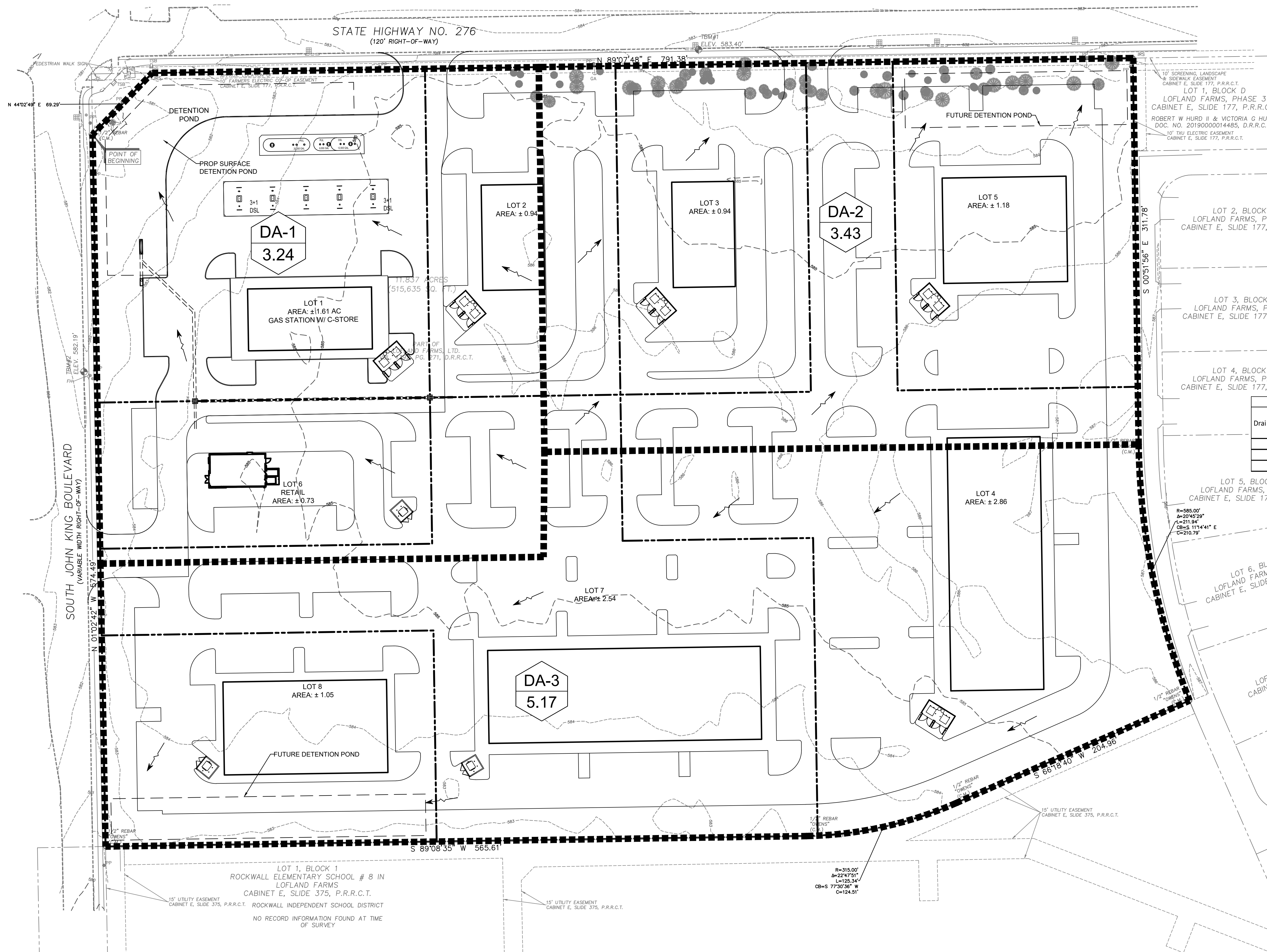
APPROX. LOCATION OF
 8" UG WATER LINE (P2)



Scale: 1" = 40' Feet



VICINITY MAP
N.T.S.



Drainage Area	Tc (min)	A (acres)	C	100 YRS RAINFALL		Remarks
				I-100 (in/hr)	Q Peak (cfs)	
				DA-1	10	
DA-2	10	3.43	0.90	9.8	30.25	SHEET FLOW TO FUTURE DETENTION POND AT NEC
DA-3	10	5.17	0.90	9.8	45.60	SHEET FLOW TO FUTURE DETENTION POND AT SWC

NOTE
PROPOSED DEVELOPMENTS SHALL PROVIDE DETENTION POND TO RELEASE STORM DRAINAGE AT PRE DEVELOPED RATE.

POST-DRAINAGE PLAN
PLANNED DEVELOPMENT
 SOUTH JOHN KING BLVD & S.H. 276
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 W.H. BAIRD SURVEY, ABSTRACT NO.25

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
 W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning	Civil Engineering	Construction Management			
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KK	BD	09-03-24	SCALE BAR	130-22	C-6.0

TX. P.E. FIRM #11525

NO.	DATE	DESCRIPTION	BY
1	09-13-24	1st CITY SUBMITTAL	KK
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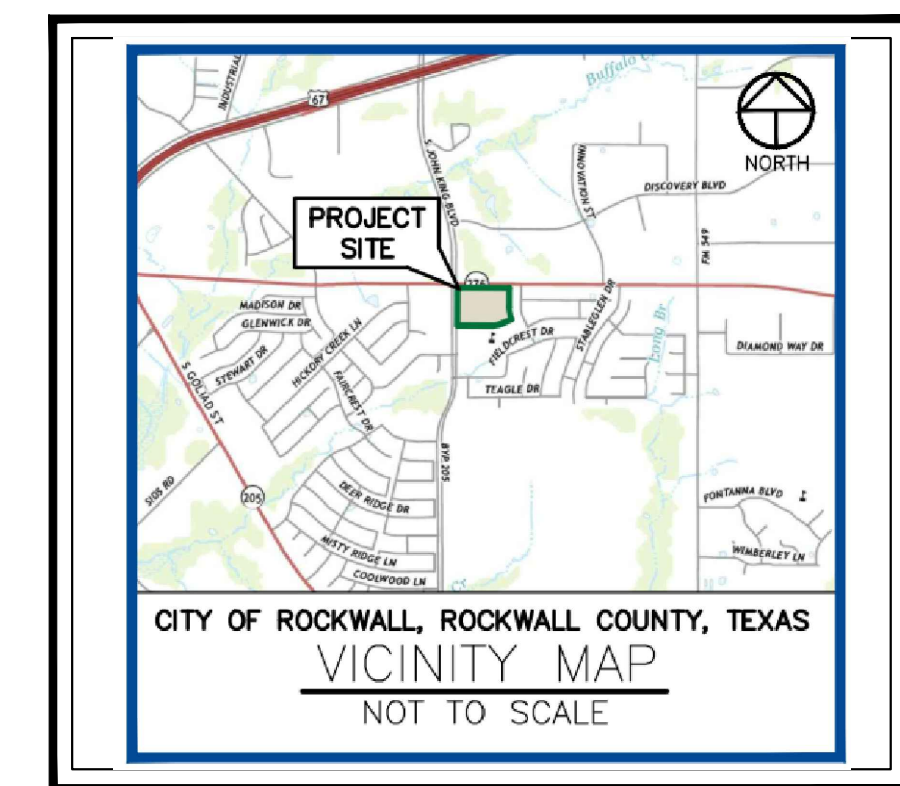
LOT 1, BLOCK 1
ROCKWALL ELEMENTARY SCHOOL # 8 IN
LOFLAND FARMS
CABINET E, SLIDE 375, P.R.R.C.T.
NO RECORD INFORMATION FOUND AT TIME
OF SURVEY

SOUTH JOHN KING BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)

STATE HIGHWAY NO. 276
(120' RIGHT-OF-WAY)



Scale: 1" = 40' Feet

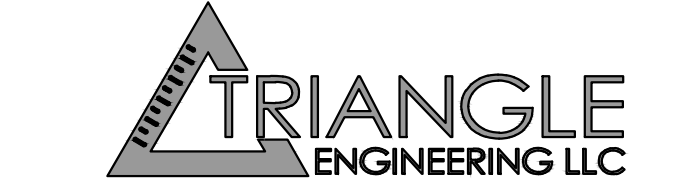


VICINITY MAP
N.T.S.

SITE DATA SUMMARY TABLE

LOT 1	
LOT AREA	±1.61
PROPOSED USE	GAS STATION W/ C-STORE
BUILDING AREA	4,853 SF
PARKING PROVIDED	50
LOT 2	
LOT AREA	±0.94
PROPOSED USE	RETAIL
BUILDING AREA	4,250 SF
PARKING PROVIDED	25
LOT 3	
LOT AREA	±0.94
PROPOSED USE	RETAIL
BUILDING AREA	4,250 SF
PARKING PROVIDED	25
LOT 4	
LOT AREA	±2.86
PROPOSED USE	RETAIL
BUILDING AREA	15,300 SF
PARKING PROVIDED	127
LOT 5	
LOT AREA	±1.18
PROPOSED USE	RETAIL
BUILDING AREA	8,500 SF
PARKING PROVIDED	54
LOT 6	
LOT AREA	±0.73
PROPOSED USE	RETAIL
BUILDING AREA	1,236 SF
PARKING PROVIDED	25
LOT 7	
LOT AREA	±2.54
PROPOSED USE	RETAIL
BUILDING AREA	16,500 SF
PARKING PROVIDED	146
LOT 8	
LOT AREA	±1.05
PROPOSED USE	RETAIL
BUILDING AREA	9,900 SF
PARKING PROVIDED	56

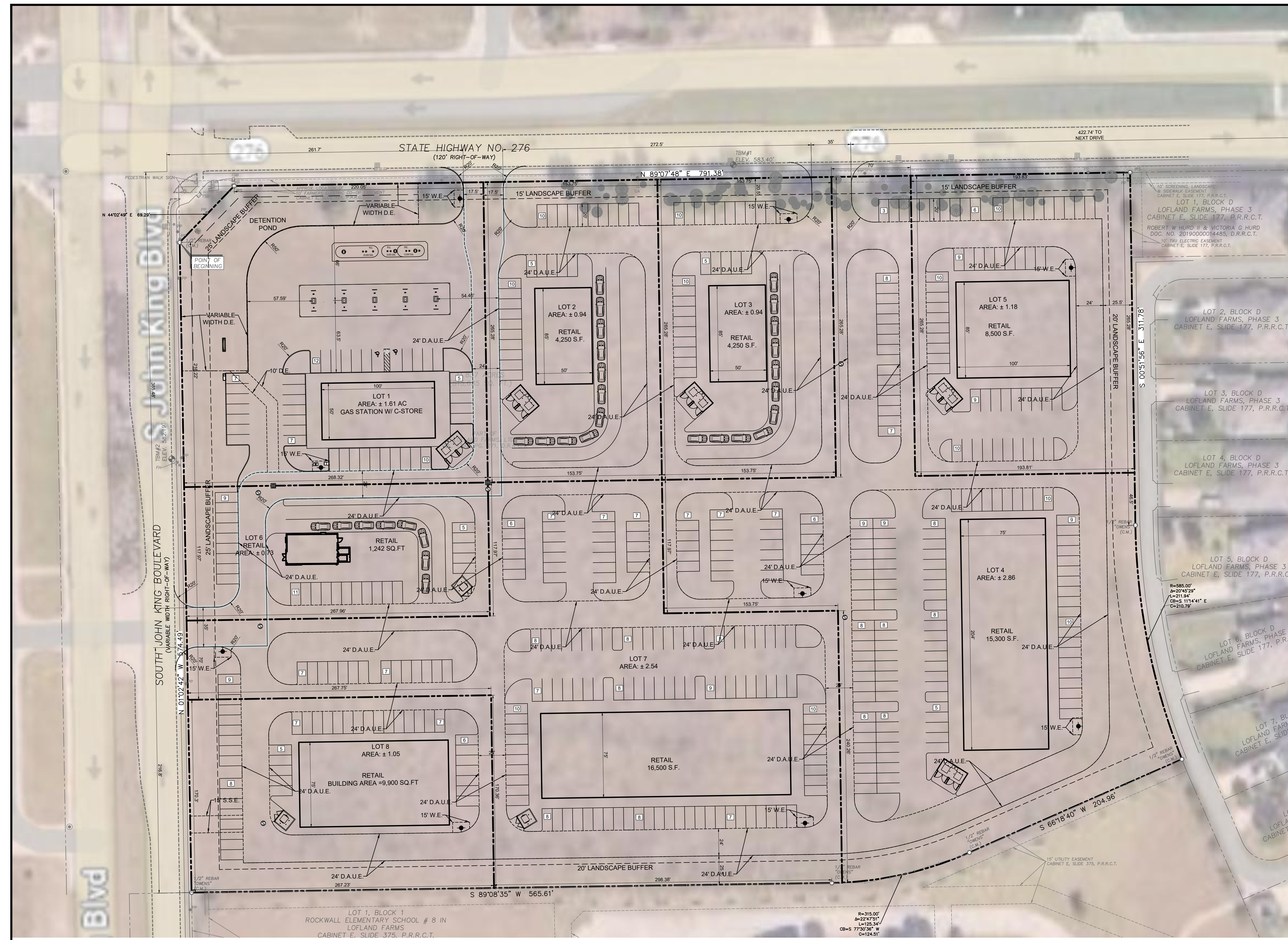
OVERALL CONCEPT SITE PLAN
PLANNED DEVELOPMENT
 SOUTH JOHN KING BLVD & S.H. 276
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 W.H. BAIRD SURVEY, ABSTRACT NO.25



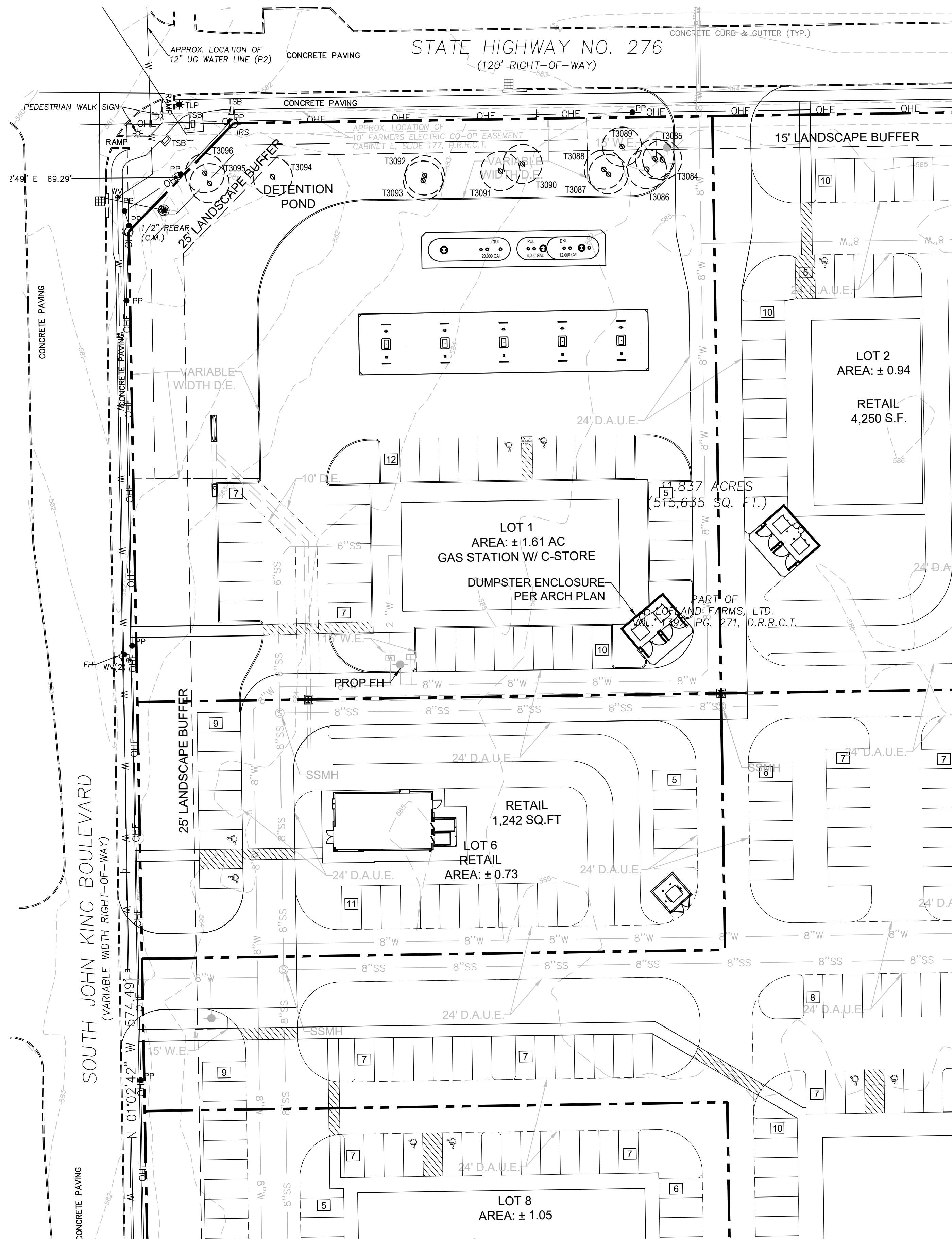
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
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Planning	Civil Engineering	Construction Management			
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
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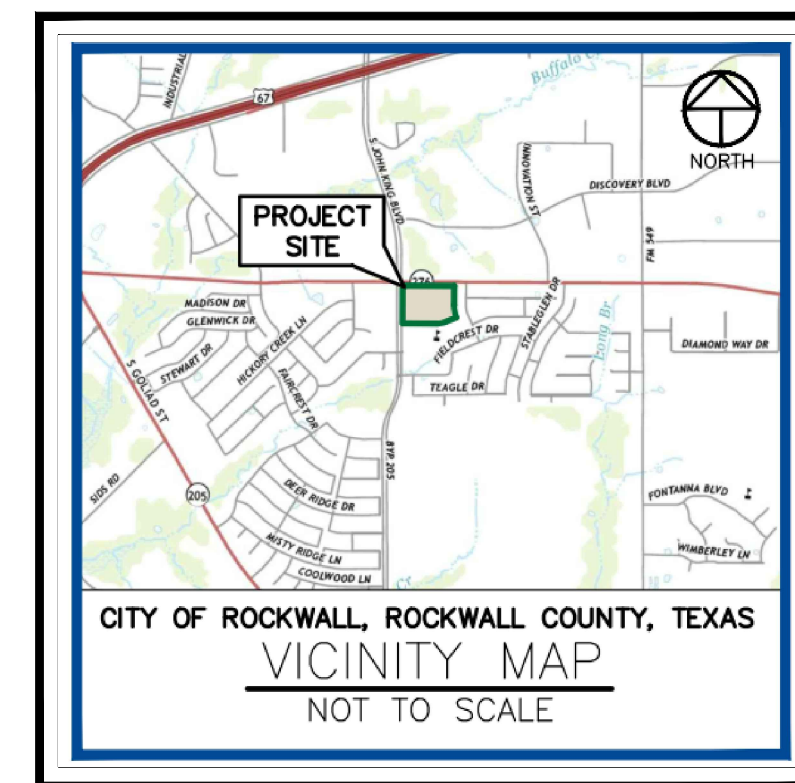
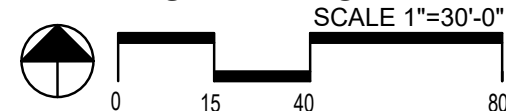
TX. P.E. FIRM #11525



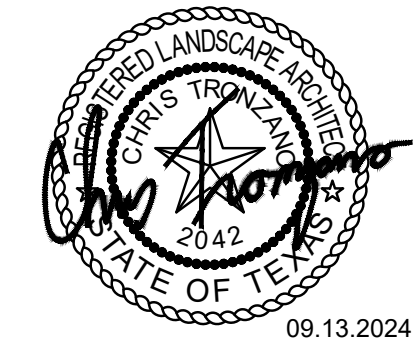
NO.	DATE	DESCRIPTION	BY
1	09-13-24	1st CITY SUBMITTAL	KK
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7	.	.	.
8	.	.	.



01 TREE PRESERVATION PLAN



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

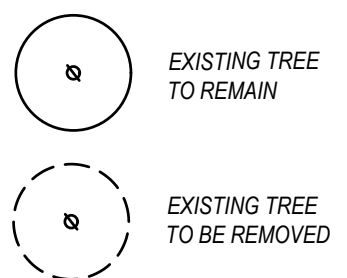


09.13.2024

EXISTING TREE NOTES

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIFLINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION/CONSTRUCTION, NOTIFY THE ARCHITECT IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIFLINE OF ANY TREE.
- EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT MAY BE CLEANED, TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIFLINE OF A TREE. THIS WOULD INCLUDE BUT NOT BE LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
- VEHICULAR TRAFFIC: NO VEHICULAR AND CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIFLINE OF TREES.
- BORING OF UTILITIES: MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
- TRENCHING: ANY IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- TREE FLAGGING: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT WITH 72 HOUR NOTICE TO SCHEDULE ON-SITE MEETING.
- PROTECTIVE FENCING: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIFLINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4) FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING WILL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL(S).
- BARK PROTECTION: IN SITUATIONS WHERE A TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, THE TREE SHALL BE PROTECTED BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE'S TRUNK WITH LUMBER ENCLOSED WITH WIRE OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE. REFER TO TREE PROTECTION DETAIL(S).
- CONSTRUCTION PRUNING: IN A CASE WHERE A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. IN NO INSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.

EXISTING TREE LEGEND



TREE SURVEY FIELD DATA

NO.	SIZE (HEIGHT)	SPECIES (COMMON NAME)	PROTECTED / UNPROTECTED	REMARKS	MITIGATION REQUIRED
T3084	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3085	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3086	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3087	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3088	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3089	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3090	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3091	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3092	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3093	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3094	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3095	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3096	10'	CEDAR	PROTECTED	TO BE REMOVED	4"

MITIGATION BALANCE = 52"
PURCHASED TREE PRESERVATION CREDITS: 8 CREDITS X (\$200 X 50%) = \$800.00
TOTAL MITIGATION BALANCE = 44" (11 PROPOSED TREES 4" CALIPER)

SITE DATA SUMMARY TABLE	
SITE AREA	1.61 AC
ZONING	PD-45
PROPOSED USE	GAS STATION WITH C-STORE
BUILDING AREA	5,000 SF
PARKING PROVIDED	41 SPACES

PROJECT CONTACT LIST		
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566	OWNER/DEVELOPER IBRAHIM BALLOUT 1910 OAK POINT DR ALLEN, TEXAS 75013 PH. 214-67-6777 EMAIL: IBHARIMBALOUT@HOTMAIL.COM	SURVEYOR WINDROSE LAND SURVEYING 1955 LAKEWAY STREET, SUITE 220 LEWISVILLE, TEXAS 75057 PHONE: 214-217-2544

APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____.

WITNESS OUR HANDS, THIS _____ day of _____

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

GAS STATION WITH C-STORE
 STATE HIGHWAY NO. 276 & SOUTH JOHN KING BLVD
 ROCKWALL, TEXAS

ISSUE:
FOR APPROVAL 09.13.2024

DATE:
09.13.2024

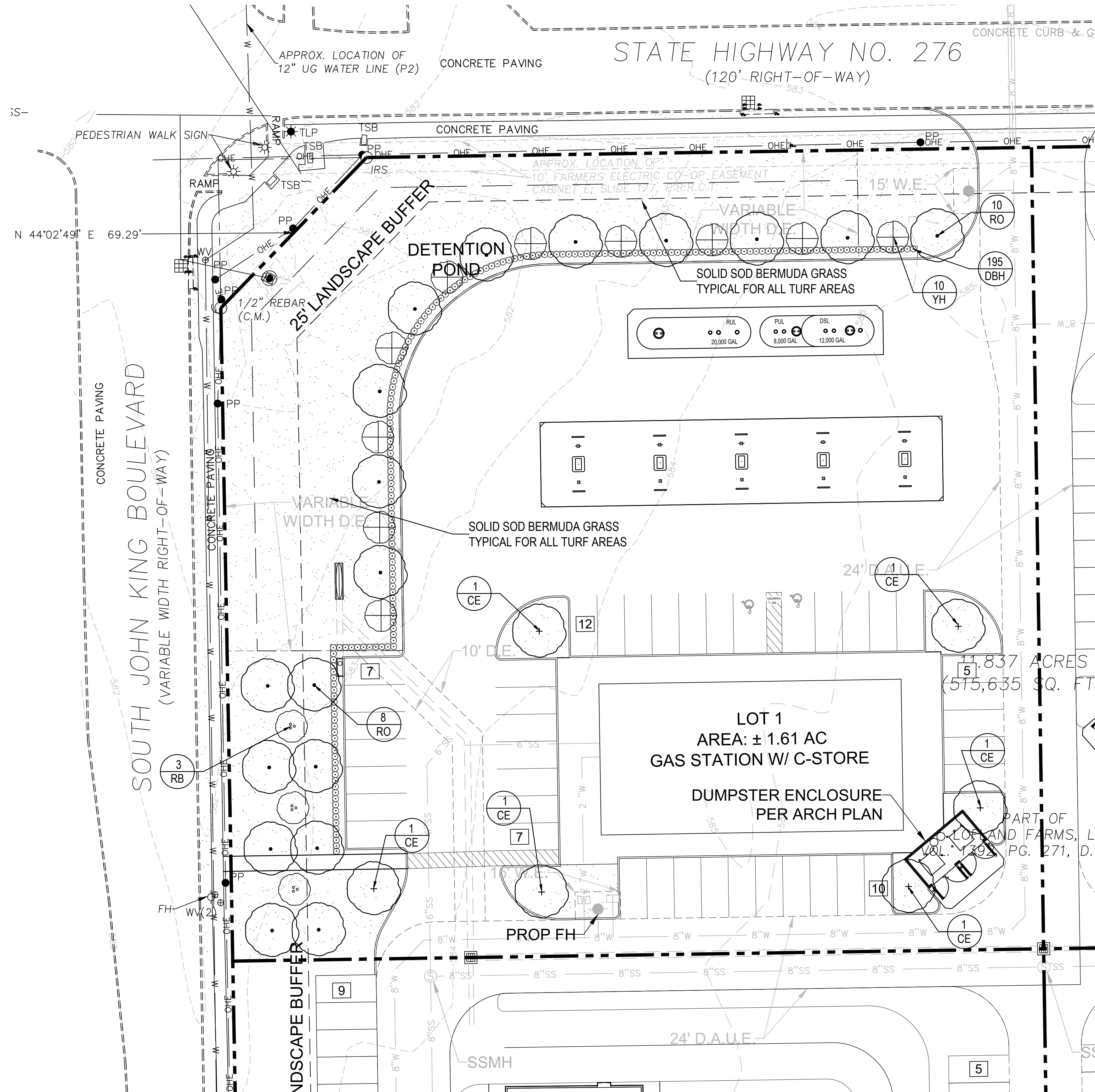
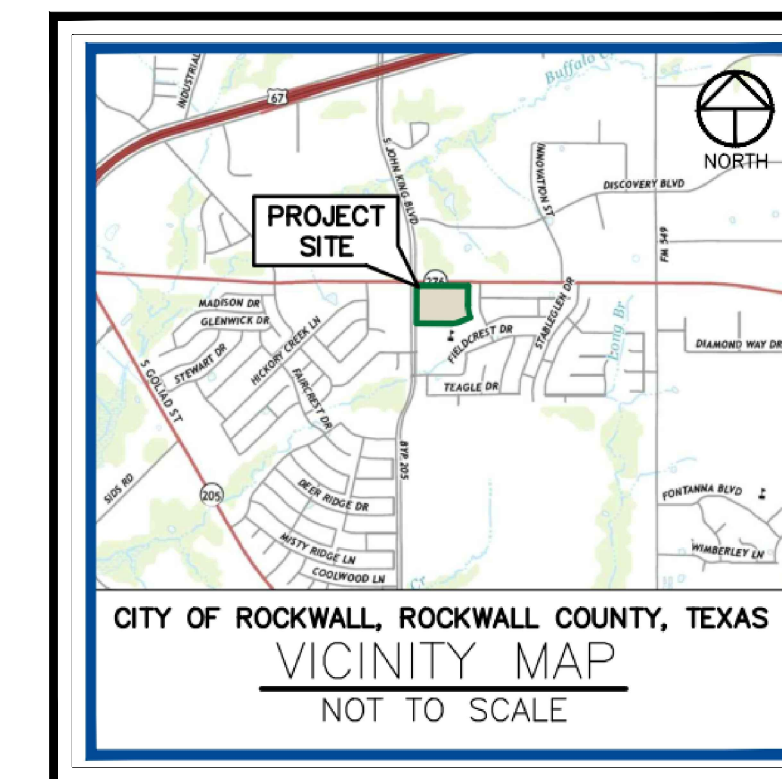
SHEET NAME:
TREE PRESERVATION PLAN

SHEET NUMBER:

L.1



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



LANDSCAPE TABULATIONS:

SITE REQUIREMENTS (Total Site Area 70,084 s.f.)
Requirements: 15% site area to be landscaped

Required	Provided
10,513 s.f. (15%)	22,181 s.f. (33%)

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be located in front yard

Required	Provided
5,257 s.f. (50%)	20,181 s.f. (192%)

STREET REQUIREMENTS
Requirements: (1) canopy tree, 4" cal. & (1) accent tree, 4" ht. per 50 l.f. of frontage

STATE HIGHWAY NO. 276 (255 l.f.)

Required	Provided
(5) canopy trees	(5) canopy trees
(5) accent trees	(5) accent trees

SOUTH JOHN KING BLVD (251 l.f.)

Required	Provided
(5) canopy trees	(5) canopy trees
(5) accent trees	(5) accent trees

PARKING LOT REQUIREMENTS (41 spaces)
Requirements: (1) canopy tree, 4" cal. per 20 parking spaces

Required	Provided
(2) canopy trees	(2) canopy trees

ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM THAT MEETS THE REQUIREMENTS OF THE TCEQ AND THE CITY OF ROCKWALL UCS

- LANDSCAPE NOTES**
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
 - CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
 - CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
 - ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
 - ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
 - ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- GENERAL LAWN NOTES**
- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
 - ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
 - ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
 - IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
 - ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
 - ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOOLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
 - CONTRACTOR SHALL PROVIDE (1) ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.
- SOLID SOD NOTES**
- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
 - ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
 - ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
 - CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
 - PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
 - ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
 - WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
 - CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
 - CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
 - IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	6	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	B&B, 12' ht., 5' spread, 6' clear straight trunk
RO	18	Red Oak	<i>Quercus shumardii</i>	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
YH	10	Yaupon Holly	<i>Ilex vomitoria</i>	2" cal.	container, 6' ht., 3' spread, tree form
RB	3	Red Bud	<i>Cercis canadensis</i>	2" cal.	container, 6' ht., 3' spread, tree form
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DBH	184	Dwarf Burford Holly	<i>Ilex cornuta nana</i>	7 gal.	container, 36" ht., 30" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	<i>Cynodon dactylon '419'</i>		solid sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

01 LANDSCAPE PLAN
SCALE 1"=30'-0"

SITE DATA SUMMARY TABLE

SITE AREA	1.61 AC
ZONING	PD-45
PROPOSED USE	GAS STATION WITH C-STORE
BUILDING AREA	5,000 SF
PARKING PROVIDED	41 SPACES

PROJECT CONTACT LIST

<p>ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566</p>	<p>OWNER/DEVELOPER IBRAHIM BALLOUT 1910 OAK POINT DR ALLEN, TEXAS 75013 PH. 214-67-6777 EMAIL: IBHARIMBALOUT@HOTMAIL.COM</p>	<p>SURVEYOR WINDROSE LAND SURVEYING 1955 LAKEWAY STREET, SUITE 220 LEWISVILLE, TEXAS 75057 PHONE: 214-217-2544</p>
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APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____.

WITNESS OUR HANDS, THIS _____ day of _____

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

GAS STATION WITH C-STORE
STATE HIGHWAY NO. 276 & SOUTH JOHN KING BLVD
ROCKWALL, TEXAS

ISSUE:
FOR APPROVAL 09.13.2024

DATE:
09.13.2024

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.2

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

- 1.1 REFERENCED DOCUMENTS**
Refer to bidding requirements, special provisions, and schedules for additional requirements.
- 1.2 DESCRIPTION OF WORK**
Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:
 1. Planting (trees, shrubs, and grass)
 2. Bed preparation and fertilization
 3. Notification of sources
 4. Water and Maintenance until final acceptance
 5. Guarantee

- 1.3 REFERENCE STANDARDS**
 - A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.
 - B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names
 - C. Texas Association of Nurserymen, Grades and Standards.
 - D. Hortis Third, 1976 - Cornell University

- 1.4 NOTIFICATION OF SOURCES AND SUBMITTALS**
 - A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
 - B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
 - C. Product Data: Submit complete product data and specifications on all other specified materials.
 - D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
 - E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
 - F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation. General Contractor shall leave planting bed areas three (3) inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
 1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
 1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including lulls in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect
- C. Selection of Plant Material:
 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
 2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
 4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
 5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
 1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable discolorations, insect eggs and larvae and are to be of specimen quality.
- D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, body shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Measured six (6") inches above ball. Nomenclature conforms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at an additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
 1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
 2. Physical properties as follows:
 - Clay – between 7-27 percent
 - Silt – between 15-25 percent
 - Sand – less than 52 percent
 3. Organic matter shall be 3%-10% of total dry weight.
 4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: FertiLid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- B. Staking Material for Shade Trees:
 1. Post: Sludded T-Post, #1 Armo-co with anchor plate, 6'-0" length; paint green.
 2. Wire: 12 gauge, single strand, galvanized wire.
 3. Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- D. Filter Fabric: Mirafil 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 2. All planting areas shall receive a two (2") inch layer of specified mulch.
 3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
 1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
 2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

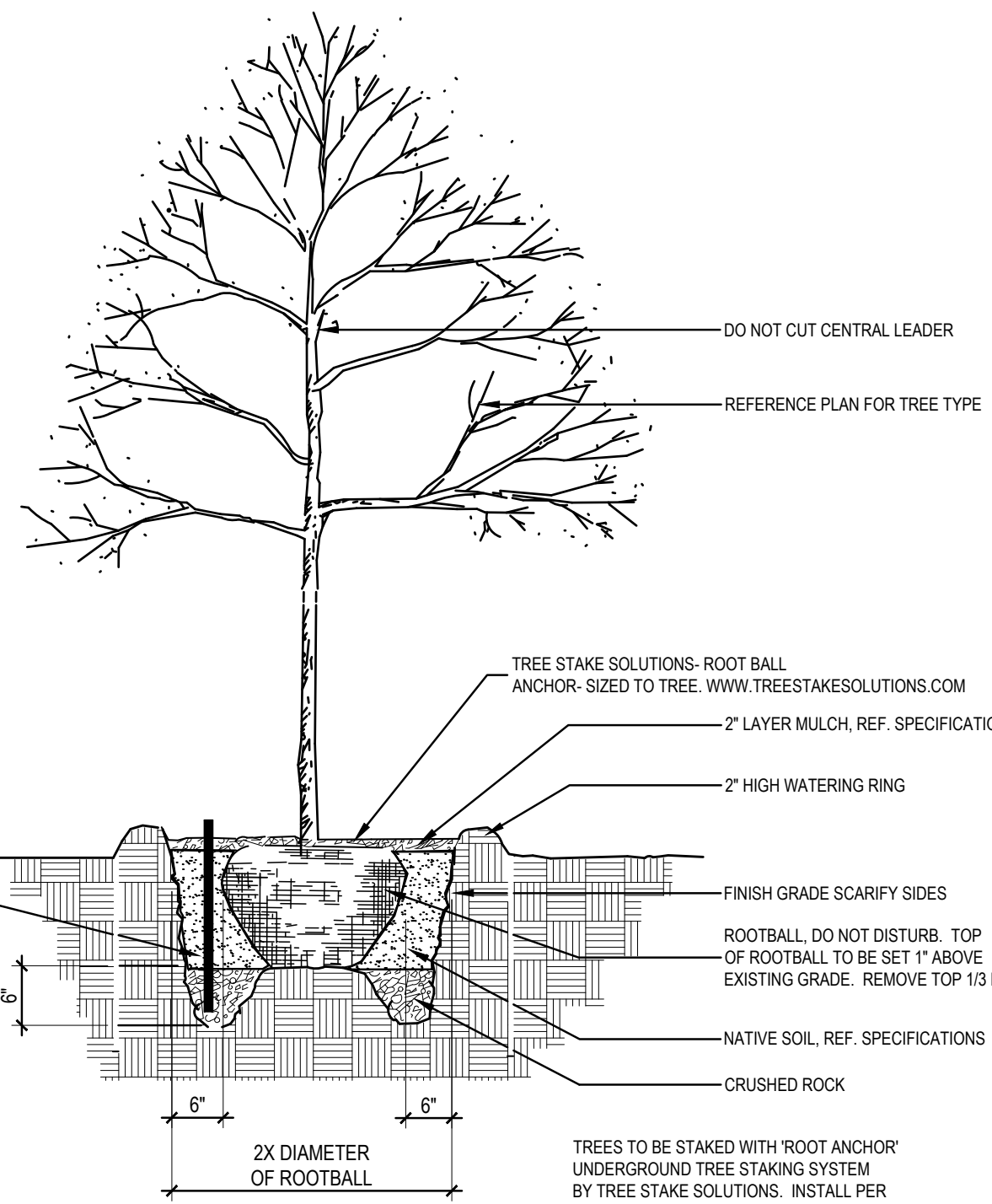
3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

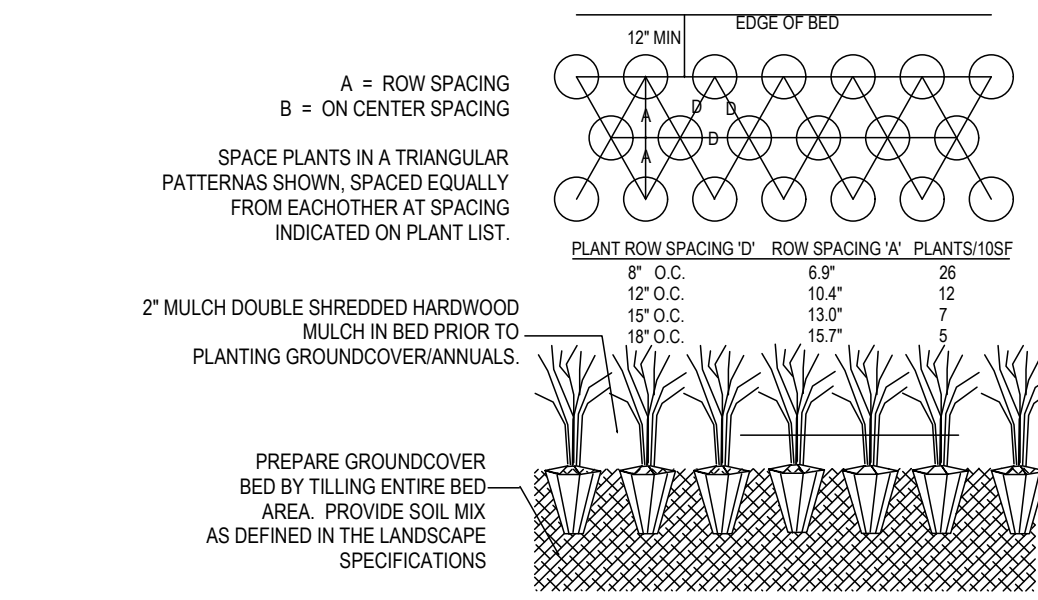
3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

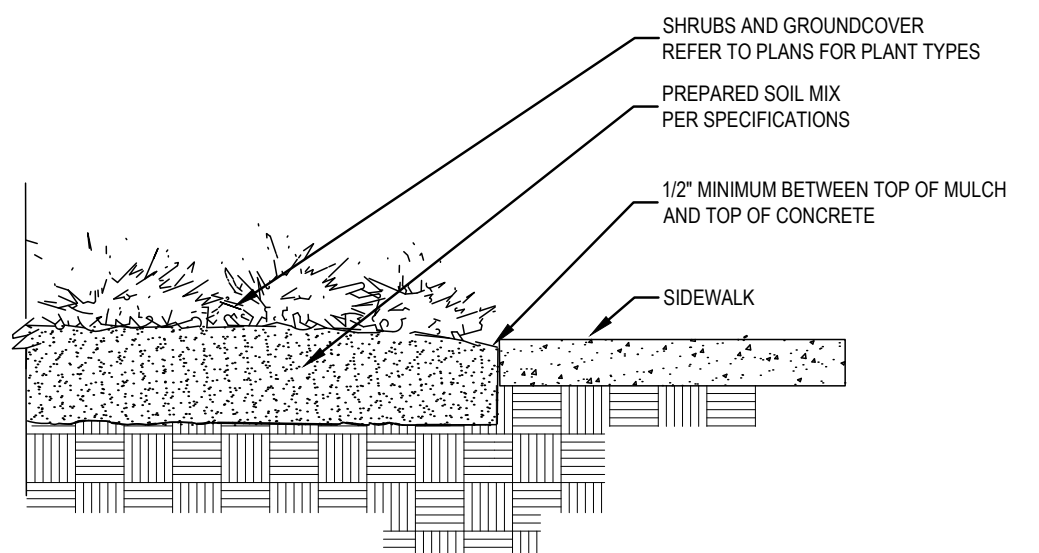
END OF SECTION



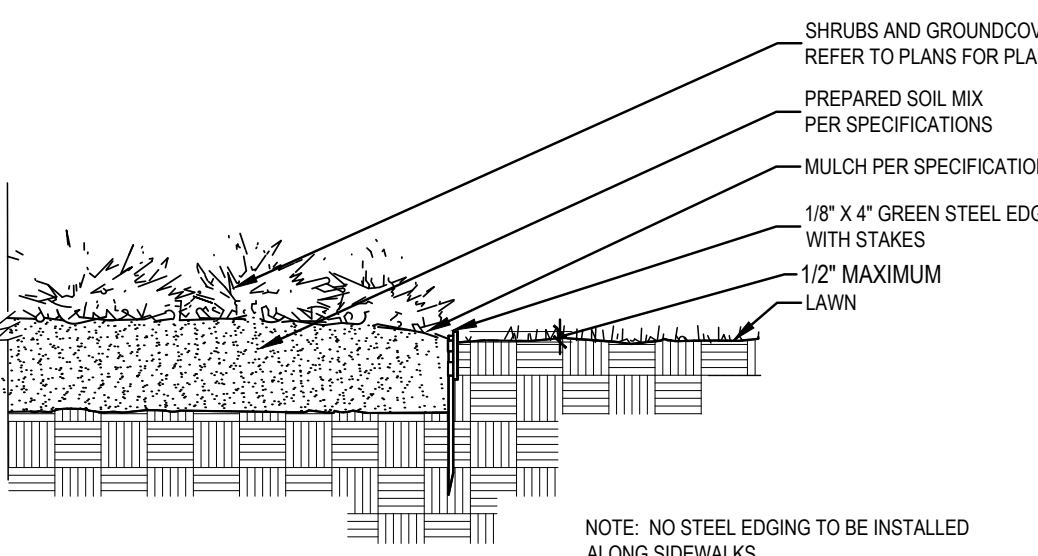
01 TREE PLANTING DETAIL
NOT TO SCALE



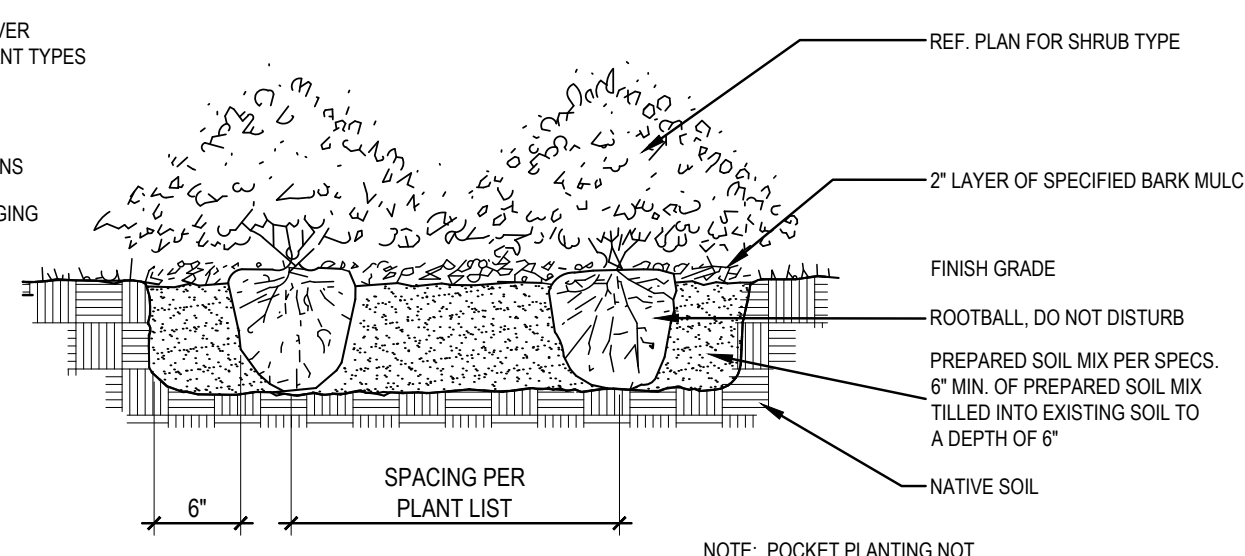
02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



03 SIDEWALK / MULCH DETAIL
NOT TO SCALE



04 STEEL EDGING DETAIL
NOT TO SCALE



05 SHRUB PLANTING DETAIL
NOT TO SCALE

PROJECT CONTACT LIST		
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566	OWNER/DEVELOPER IBRAHIM BALLOUT 1910 OAK POINT DR ALLEN, TEXAS 75013 PH. 214-67-6777 EMAIL: IBHARIMBALOUT@HOTMAIL.COM	SURVEYOR WINDROSE LAND SURVEYING 1955 LAKEWAY STREET, SUITE 220 LEWISVILLE, TEXAS 75057 PHONE: 214-217-2544

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, 2024.

WITNESS OUR HANDS, THIS ____ day of _____, 2024.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



LANDSCAPE ARCHITECT
 STUDIO GREEN SPOT, INC.
 1782 W. McDERMOTT DR.
 ALLEN, TEXAS 75013
 (469) 369-4448
 CHRIS@STUDIOGREENSPOT.COM



09.13.2024

GAS STATION WITH C-STORE
 STATE HIGHWAY NO. 276 & SOUTH JOHN KING BLVD
 ROCKWALL, TEXAS

ISSUE:
 FOR APPROVAL 09.13.2024

DATE:
 09.13.2024

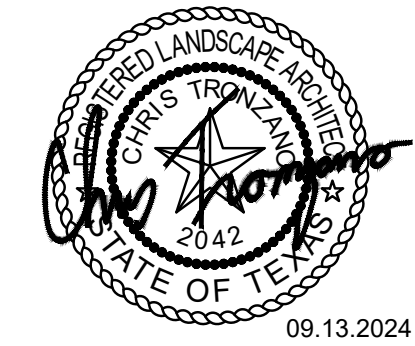
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 LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

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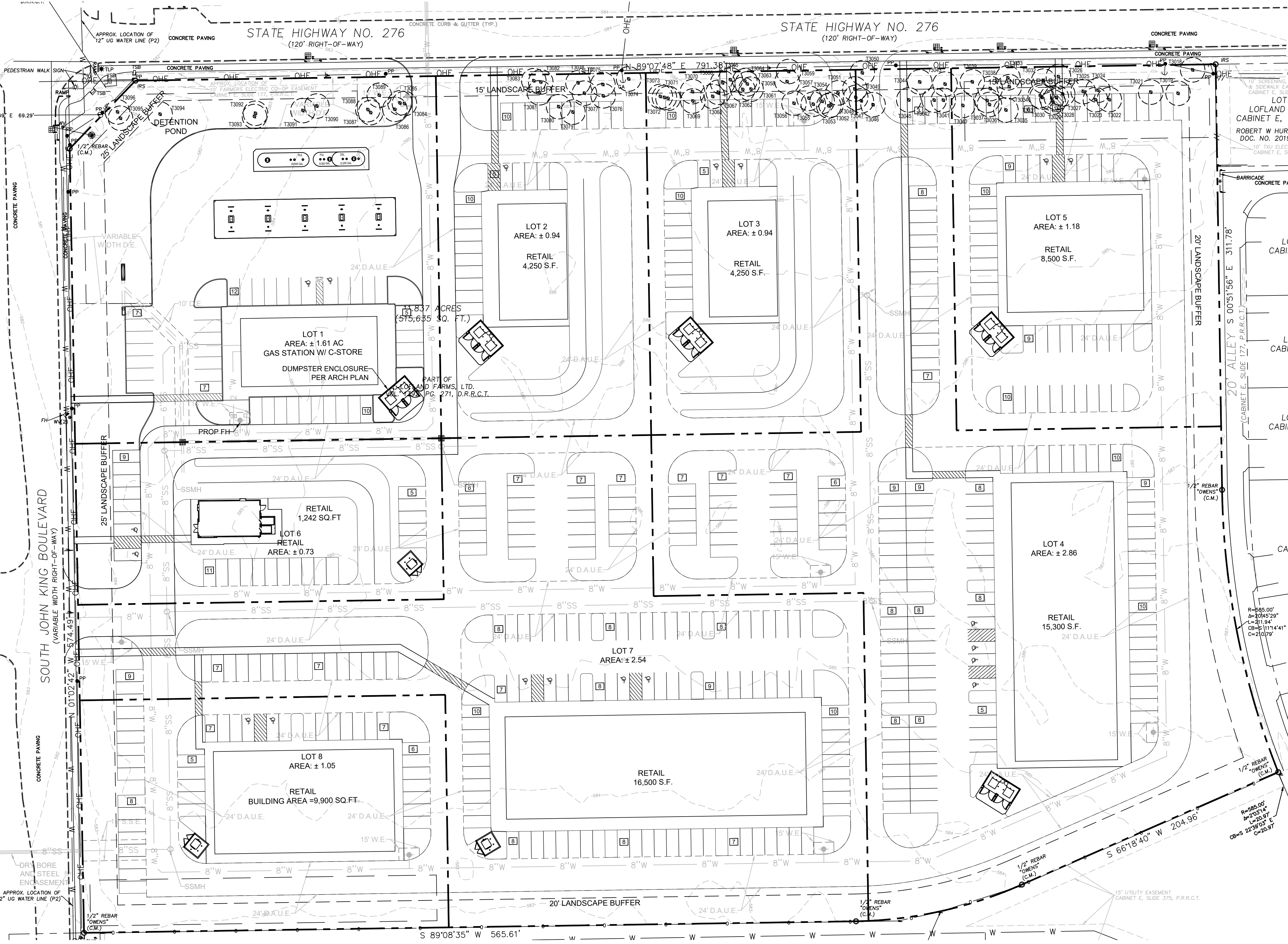
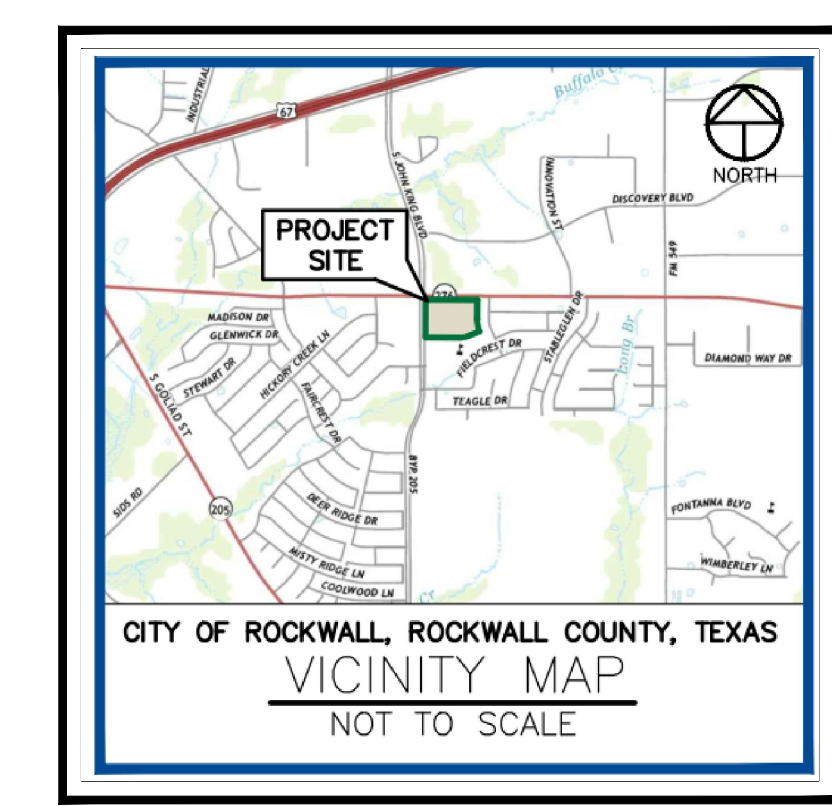


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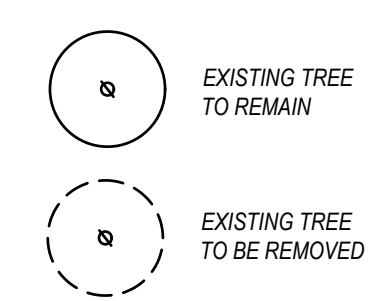


09.13.2024

MIXED-USE DEVELOPMENT
 STATE HIGHWAY NO. 276 & SOUTH JOHN KING BLVD
 ROCKWALL, TEXAS



EXISTING TREE LEGEND



EXISTING TREE NOTES

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIPLINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION/CONSTRUCTION, NOTIFY THE ARCHITECT IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIPLINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIPLINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOSCH OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIPLINE OF ANY TREE.
- EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT MAY BE CLEANED, TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIPLINE OF A TREE. THIS WOULD INCLUDE BUT NOT BE LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
- VEHICULAR TRAFFIC: NO VEHICULAR AND CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIPLINE OF TREES.
- BORING OF UTILITIES: MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48) INCHES.
- TRENCHING: ANY IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- TREE FLAGGING: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT WITH 72 HOUR NOTICE TO SCHEDULE ON-SITE MEETING.
- PROTECTIVE FENCING: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIPLINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4) FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING WILL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL(S).
- BARK PROTECTION: IN SITUATIONS WHERE A TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, THE TREE SHALL BE PROTECTED BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE'S TRUNK WITH LUMBER ENCLOSED WITH WIRE OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE. REFER TO TREE PROTECTION DETAIL(S).
- CONSTRUCTION PRUNING: IN A CASE WHERE A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. IN NO INSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.

TREE SURVEY FIELD DATA- LOT 5

NO.	SIZE (HEIGHT)	SPECIES (COMMON NAME)	PROTECTED / UNPROTECTED	REMARKS	MITIGATION REQUIRED
T3018	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3019	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3020	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3021	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3022	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3023	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3024	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3025	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3026	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3027	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3028	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3029	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3030	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3031	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3032	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3033	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3034	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3035	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3036	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3037	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3038	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3039	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3040	10'	CEDAR	PROTECTED	TO BE REMOVED	4"

MITIGATION BALANCE = 92"

TREE SURVEY FIELD DATA- LOT 1

NO.	SIZE (HEIGHT)	SPECIES (COMMON NAME)	PROTECTED / UNPROTECTED	REMARKS	MITIGATION REQUIRED
T3084	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3085	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3086	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3087	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3088	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3089	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3090	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3091	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3092	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3093	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3094	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3095	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3096	10'	CEDAR	PROTECTED	TO BE REMOVED	4"

MITIGATION REQUIRED = 52"

TREE SURVEY FIELD DATA- LOT 2

NO.	SIZE (HEIGHT)	SPECIES (COMMON NAME)	PROTECTED / UNPROTECTED	REMARKS	MITIGATION REQUIRED
T3074	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3075	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3076	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3077	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3078	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3079	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3080	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3081	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3082	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3083	10'	CEDAR	PROTECTED	TO BE REMOVED	4"

MITIGATION BALANCE = 40"

TREE SURVEY FIELD DATA- LOT 3

NO.	SIZE (HEIGHT)	SPECIES (COMMON NAME)	PROTECTED / UNPROTECTED	REMARKS	MITIGATION REQUIRED
T3048	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3049	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3051	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3052	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3053	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3054	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3055	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3056	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3057	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3058	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3059	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3060	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3061	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3062	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3063	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3064	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3065	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3066	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3067	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3068	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3069	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3070	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3071	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3072	10'	CEDAR	PROTECTED	TO BE REMOVED	4"

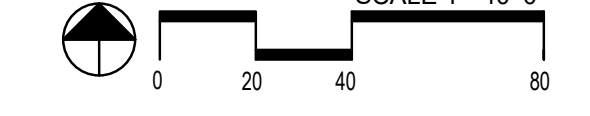
MITIGATION BALANCE = 96"

TREE SURVEY FIELD DATA- LOT 4

NO.	SIZE (HT/CAL)	SPECIES (COMMON NAME)	PROTECTED / UNPROTECTED	REMARKS	MITIGATION REQUIRED
T3041	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3042	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3043	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3044	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3045	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3046	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3047	10'	CEDAR	PROTECTED	TO BE REMOVED	4"
T3050	8'	HACKBERRY	UNPROTECTED	TO BE REMOVED	4"

MITIGATION BALANCE = 28"

01 TREE PRESERVATION PLAN
SCALE: 1"=40'-0"



APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____.

WITNESS OUR HANDS, THIS _____ day of _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

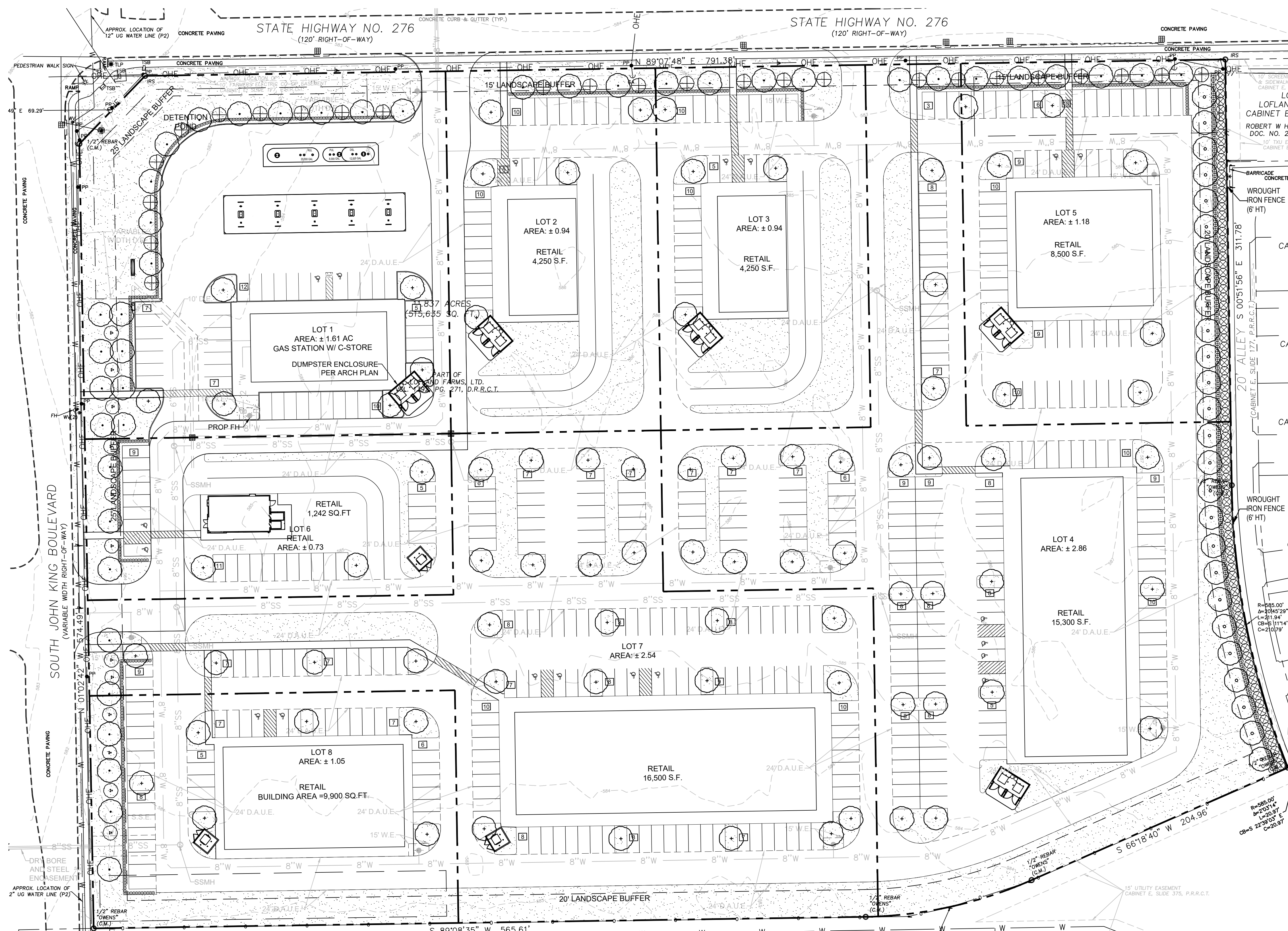
ISSUE:
FOR APPROVAL 09.13.2024

DATE:
09.13.2024

SHEET NAME:
TREE PRESERVATION PLAN

SHEET NUMBER:

L.1



LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

PLANT MATERIAL SYMBOLS

- CEDAR ELM, 4" CAL.
- LIVE OAK, 4" CAL.
- LIVE OAK, 4" CAL.
- YAUPOH HOLLY - 2" CAL.
- RED BUD TREE, 2" CAL.
- NELLIE R. STEVENS HOLLY, 7 GAL.
- DWARF WAX MYRTLE, 3" GAL.
- DWARF BURFORD HOLLY, 7 GAL.

PLANT MATERIAL SCHEDULE

TREES				
TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	B&B, 12" ht., 5' spread, 6' clear straight trunk
LO	Live Oak	<i>Live Oak</i>	4" cal.	container, 12" ht., 5' spread, 6' clear straight trunk
RO	Red Oak	<i>Quercus shumardii</i>	4" cal.	container, 12" ht., 5' spread, 6' clear straight trunk
YH	Yaupon Holly	<i>Ilex vomitoria</i>	2" cal.	container, 6" ht., 3' spread, tree form
RB	Red Bud	<i>Cercis canadensis</i>	2" cal.	container, 6" ht., 3' spread, tree form
SHRUBS				
TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DBH	Dwarf Burford Holly	<i>Ilex cornuta nana</i>	7 gal.	container, 36" ht., 24" spread
DWM	Dwarf Wax Myrtle	<i>Myrica caroliniana</i>	3 gal.	container, 24" ht., 20" spread
NRS	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	container, 36" ht., 24" spread
GROUNDCOVERS				
TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	'419' Bermudagrass	<i>Cynodon dactylon</i> '419'		solid sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE TABULATIONS- LOT 1

SITE REQUIREMENTS (Total Site Area 70,084 s.f.)
Requirements: 15% site area to be landscaped

Required	Provided
10,513 s.f. (15%)	22,164 s.f. (32%)

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be located in front yard

Required	Provided
5,257 s.f. (50%)	21,635 s.f. (206%)

STREET REQUIREMENTS
Requirements: (1) canopy tree, 4" cal. & (1) accent tree, 4" ht. per 50 l.f. of frontage

Required	Provided
(5) canopy trees	(5) canopy trees
(5) accent trees	(5) accent trees

STATE HIGHWAY NO. 276 (251 l.f.)

Required	Provided
(5) canopy trees	(5) canopy trees
(5) accent trees	(3) accent trees

SOUTH JOHN KING BLVD (251 l.f.)

Required	Provided
(5) canopy trees	(5) canopy trees
(5) accent trees	(5) accent trees

PARKING LOT REQUIREMENTS (41 spaces)
Requirements: (1) canopy tree, 4" cal. per 20 parking spaces

Required	Provided
(2) canopy trees	(2) canopy trees

LANDSCAPE TABULATIONS- LOT 2

SITE REQUIREMENTS (Total Site Area 40,788 s.f.)
Requirements: 15% site area to be landscaped

Required	Provided
6,119 s.f. (15%)	9,169 s.f. (23%)

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be located in front yard

Required	Provided
3,060 s.f. (50%)	3,962 s.f. (65%)

STREET REQUIREMENTS
Requirements: (1) canopy tree, 4" cal. & (1) accent tree, 4" ht. per 50 l.f. of frontage

Required	Provided
(3) canopy trees	(3) canopy trees
(3) accent trees	(3) accent trees

STATE HIGHWAY NO. 276 (154 l.f.)

Required	Provided
(3) canopy trees	(3) canopy trees
(3) accent trees	(4) accent trees

PARKING LOT REQUIREMENTS (25 spaces)
Requirements: (1) canopy tree, 4" cal. per 20 parking spaces

Required	Provided
(2) canopy trees	(2) canopy trees

LANDSCAPE TABULATIONS- LOT 3

SITE REQUIREMENTS (Total Site Area 40,788 s.f.)
Requirements: 15% site area to be landscaped

Required	Provided
6,119 s.f. (15%)	9,083 s.f. (22%)

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be located in front yard

Required	Provided
3,060 s.f. (50%)	3,887 s.f. (64%)

STREET REQUIREMENTS
Requirements: (1) canopy tree, 4" cal. & (1) accent tree, 4" ht. per 50 l.f. of frontage

Required	Provided
(3) canopy trees	(4) canopy trees
(3) accent trees	(4) accent trees

STATE HIGHWAY NO. 276 (154 l.f.)

Required	Provided
(3) canopy trees	(4) canopy trees
(3) accent trees	(4) accent trees

PARKING LOT REQUIREMENTS (25 spaces)
Requirements: (1) canopy tree, 4" cal. per 20 parking spaces

Required	Provided
(2) canopy trees	(2) canopy trees

LANDSCAPE TABULATIONS- LOT 4

SITE REQUIREMENTS (Total Site Area 125,889 s.f.)
Requirements: 15% site area to be landscaped

Required	Provided
18,884 s.f. (15%)	32,986 s.f. (27%)

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be located in front yard

Required	Provided
9,442 s.f. (50%)	11,259 s.f. (60%)

STREET REQUIREMENTS
Requirements: (1) canopy tree, 4" cal. & (1) accent tree, 4" ht. per 50 l.f. of frontage

Required	Provided
(4) canopy trees	(4) canopy trees
(4) accent trees	(2) accent trees

STATE HIGHWAY NO. 276 (70 l.f.)

Required	Provided
(4) canopy trees	(4) canopy trees
(4) accent trees	(4) accent trees

PARKING LOT REQUIREMENTS (140 spaces)
Requirements: (1) canopy tree, 4" cal. per 20 parking spaces

Required	Provided
(7) canopy trees	(25) canopy trees

RESIDENTIAL ADJACENCY (259 L.F.)
Requirements: 20' landscape buffer, wrought iron fence (6' ht.), (1) canopy tree per 20 l.f., (1) row large shrubs and (1) row small shrubs

Required	Provided
20' Landscape Buffer	20' Landscape Buffer
13 Canopy Trees	13 Canopy Trees
Large & small shrub rows	Large & small shrub rows

LANDSCAPE TABULATIONS- LOT 5

SITE REQUIREMENTS (Total Site Area 51,413 s.f.)
Requirements: 15% site area to be landscaped

Required	Provided
7,712 s.f. (15%)	11,536 s.f. (22%)

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be located in front yard

Required	Provided
3,856 s.f. (50%)	5,805 s.f. (75%)

STREET REQUIREMENTS
Requirements: (1) canopy tree, 4" cal. & (1) accent tree, 4" ht. per 50 l.f. of frontage

Required	Provided
(4) canopy trees	(4) canopy trees
(4) accent trees	(4) accent trees

STATE HIGHWAY NO. 276 (70 l.f.)

Required	Provided
(4) canopy trees	(4) canopy trees
(4) accent trees	(4) accent trees

PARKING LOT REQUIREMENTS (54 spaces)
Requirements: (1) canopy tree, 4" cal. per 20 parking spaces

Required	Provided
(3) canopy trees	(3) canopy trees

RESIDENTIAL ADJACENCY (265 L.F.)
Requirements: 20' landscape buffer, wrought iron fence (6' ht.), (1) canopy tree per 20 l.f., (1) row large shrubs and (1) row small shrubs

Required	Provided
20' Landscape Buffer	20' Landscape Buffer
13 Canopy Trees	13 Canopy Trees
Large & small shrub rows	Large & small shrub rows

LANDSCAPE TABULATIONS- LOT 6

SITE REQUIREMENTS (Total Site Area 31,633 s.f.)
Requirements: 15% site area to be landscaped

Required	Provided
4,745 s.f. (15%)	5,745 s.f. (19%)

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be located in front yard

Required	Provided
2,373 s.f. (50%)	3,650 s.f. (77%)

STREET REQUIREMENTS
Requirements: (1) canopy tree, 4" cal. & (1) accent tree, 4" ht. per 50 l.f. of frontage

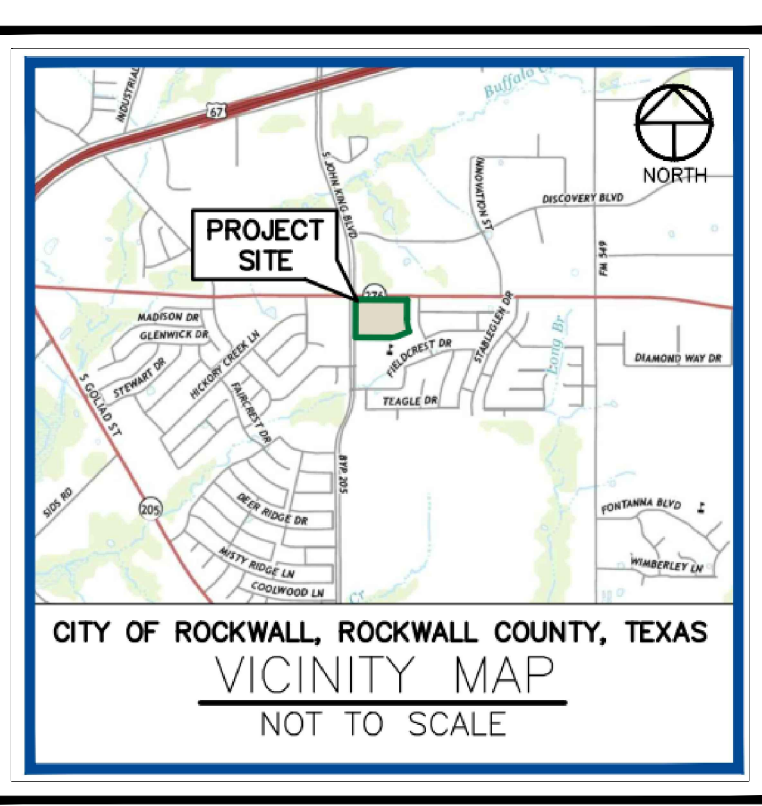
Required	Provided
(3) canopy trees	(3) canopy trees
(3) accent trees	(3) accent trees

SOUTH JOHN KING BLVD (118 l.f.)

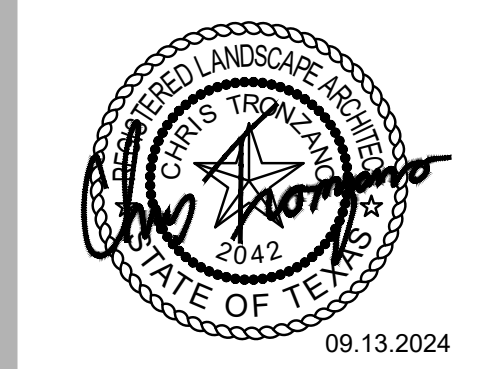
Required	Provided
(6) canopy trees	(21) canopy trees

PARKING LOT REQUIREMENTS (116 spaces)
Requirements: (1) canopy tree, 4" cal. per 20 parking spaces

Required	Provided
(6) canopy trees	(21) canopy trees



STUDIO GREEN SPOT
LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



MIXED-USE DEVELOPMENT
STATE HIGHWAY NO. 276 & SOUTH JOHN KING BLVD
ROCKWALL, TEXAS

01 LANDSCAPE PLAN
SCALE 1"=40'-0"



APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2024.
WITNESS OUR HANDS, THIS _____ day of _____, 2024.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ISSUE:
FOR APPROVAL 09.13.2024

DATE:
09.13.2024

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.2

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

- 1.1 REFERENCED DOCUMENTS**
Refer to bidding requirements, special provisions, and schedules for additional requirements.
- 1.2 DESCRIPTION OF WORK**
Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:
 1. Planting (trees, shrubs, and grass)
 2. Bed preparation and fertilization
 3. Notification of sources
 4. Water and Maintenance until final acceptance
 5. Guarantee

- 1.3 REFERENCE STANDARDS**
 - A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.
 - B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names
 - C. Texas Association of Nurserymen, Grades and Standards.
 - D. Hortis Third, 1976 - Cornell University

- 1.4 NOTIFICATION OF SOURCES AND SUBMITTALS**
 - A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
 - B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
 - C. Product Data: Submit complete product data and specifications on all other specified materials.
 - D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
 - E. File Certificates of inspection of plant material by state, county, and federal authorities with Architect, if required.
 - F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation. General Contractor shall leave planting bed areas three (3) inches below final grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
 1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
 1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including lulls in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

- 2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- 3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.
- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect
- C. Selection of Plant Material:
 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
 2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
 4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
 5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
 1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable discolorations, insect eggs and larvae and are to be of specimen quality.
- D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, body shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Measured six (6") inches above ball.
Nomenclature conforms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at an additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
 1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
 2. Physical properties as follows:
Clay – between 7-27 percent
Silt – between 15-25 percent
Sand – less than 52 percent
 3. Organic matter shall be 3%-10% of total dry weight.
 4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: FertiLid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- B. Staking Material for Shade Trees:
 1. Post: Sludded T-Post, #1 Armo-co with anchor plate, 6'-0" length; paint green.
 2. Wire: 12 gauge, single strand, galvanized wire.
 3. Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- D. Filter Fabric: Miraf 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 2. All planting areas shall receive a two (2") inch layer of specified mulch.
 3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
 1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
 2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

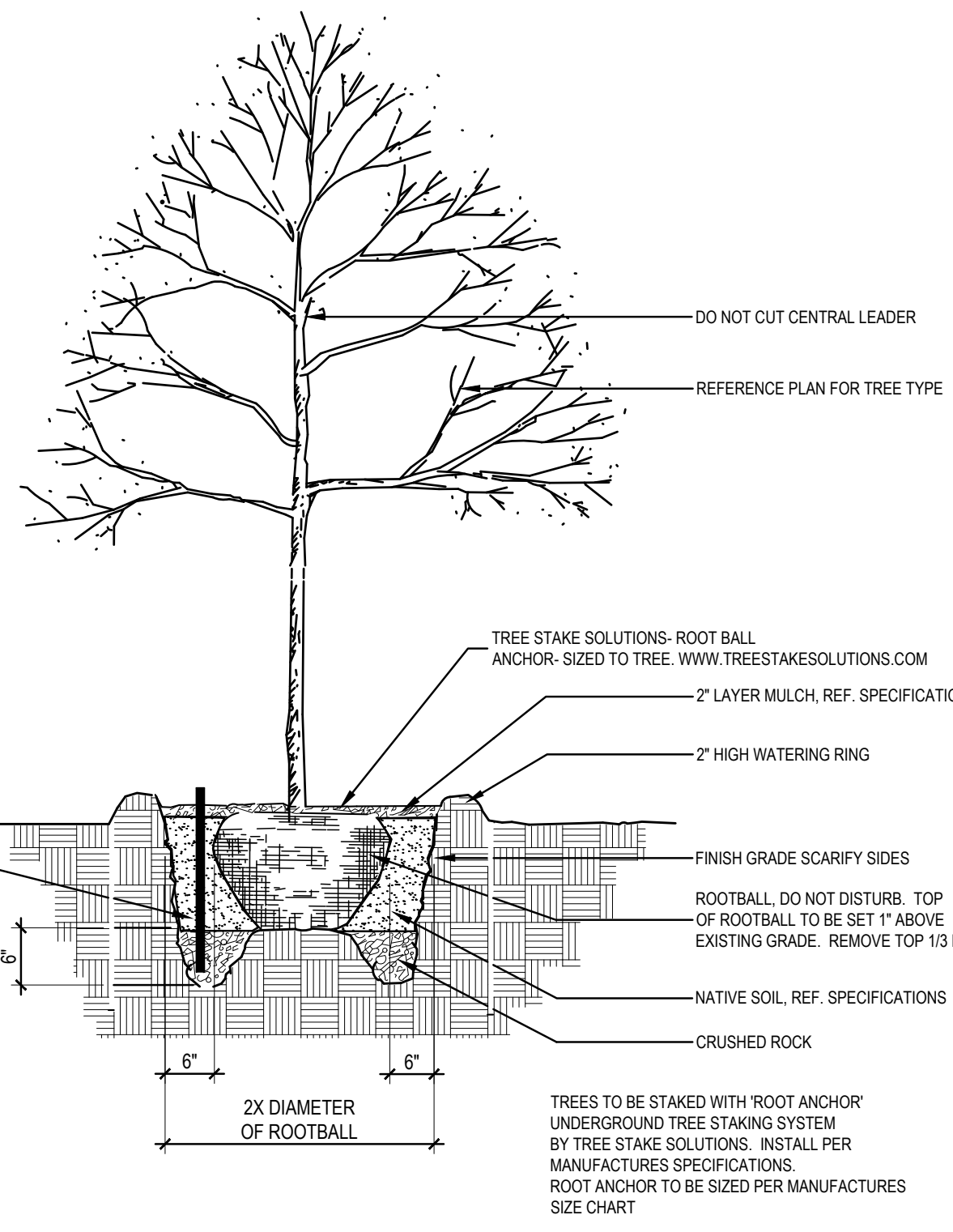
3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

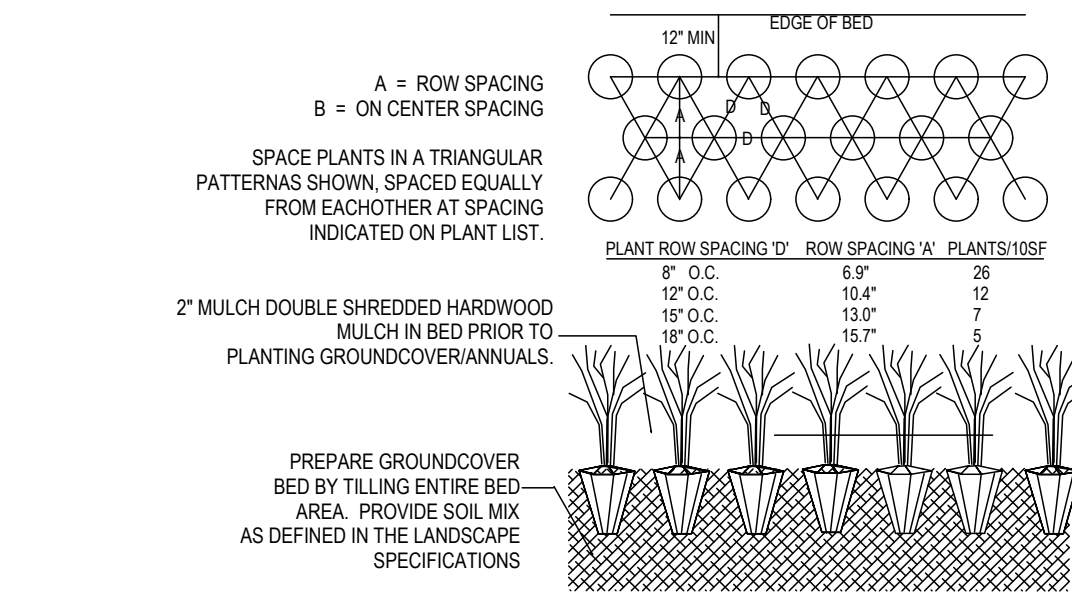
3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

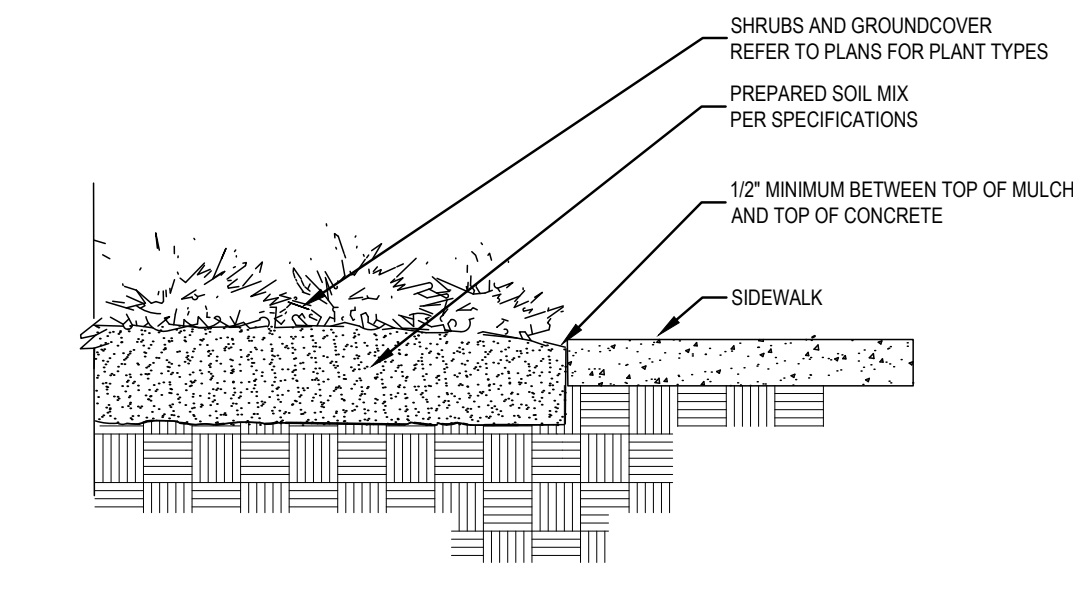
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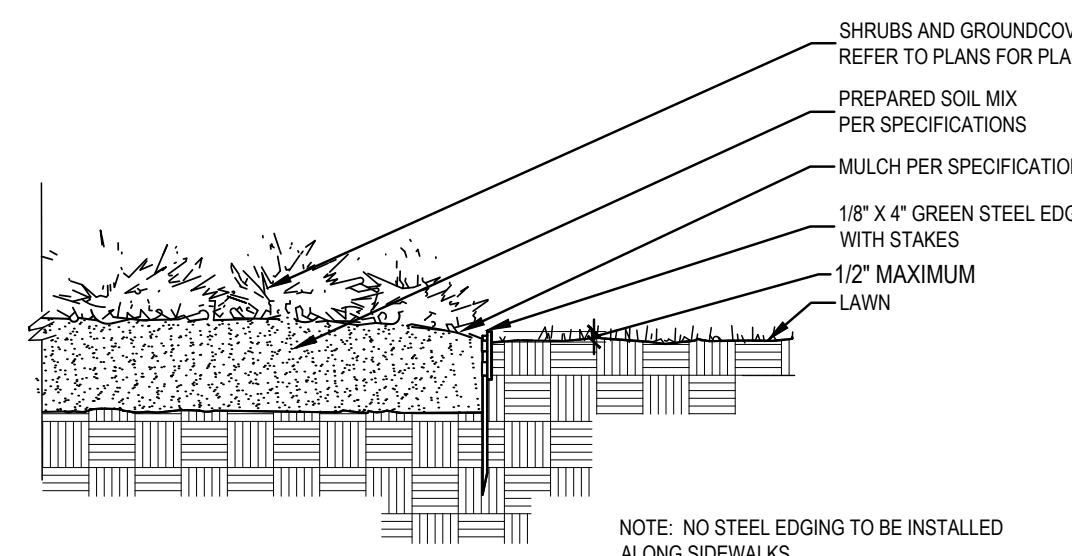
01 TREE PLANTING DETAIL
NOT TO SCALE



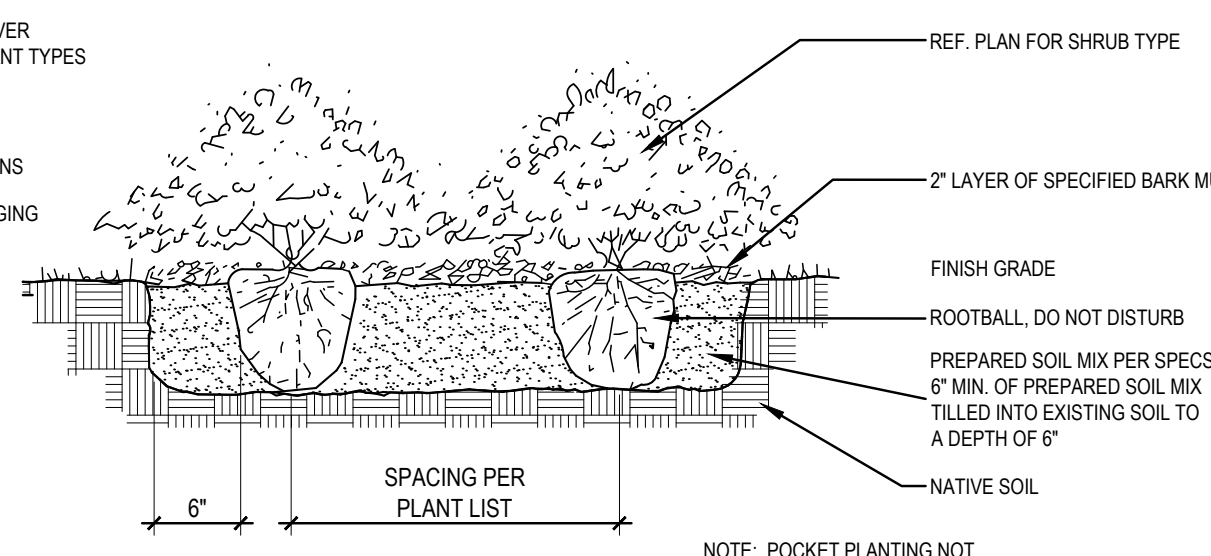
02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



03 SIDEWALK / MULCH DETAIL
no steel along sidewalks NOT TO SCALE



04 STEEL EDGING DETAIL
NOT TO SCALE



05 SHRUB PLANTING DETAIL
NOT TO SCALE

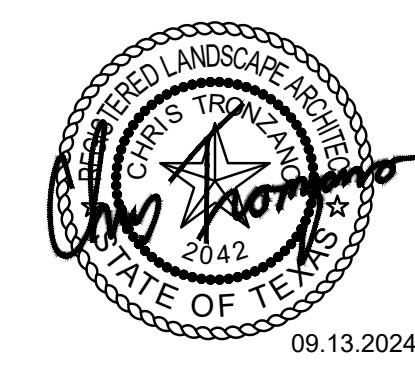
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2024.
WITNESS OUR HANDS, THIS _____ day of _____, 2024.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



09.13.2024

MIXED-USE DEVELOPMENT

STATE HIGHWAY NO. 276 & SOUTH JOHN KING BLVD
ROCKWALL, TEXAS

ISSUE:
FOR APPROVAL 09.13.2024

DATE:
09.13.2024

SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

L.3