



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 **NE CORNER JOHN KING BLVD & SH 276**

SUBDIVISION **CAMBRIDGE ESTATES**

LOT **1**

BLOCK **1**

GENERAL LOCATION **NE CORNER JOHN KING BLVD & SH 276**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD10 HIGHWAY OVERLAY**

CURRENT USE **UNDER CONSTRUCTION**

PROPOSED ZONING **PD10 HIGHWAY OVERLAY**

PROPOSED USE **MINI STORAGE**

ACREAGE **3.682**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER **ADV Rockwall John King Property Owner LLC**

APPLICANT **SAME**

CONTACT PERSON **BRIAN BACA**

CONTACT PERSON _____

ADDRESS **2221 Lakeside Blvd. Suite 1260**

ADDRESS _____

CITY, STATE & ZIP **Richardson, TX 75082**

CITY, STATE & ZIP _____

PHONE **214-308-5225**

PHONE _____

E-MAIL **bbaca@advconstruction.net**

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

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

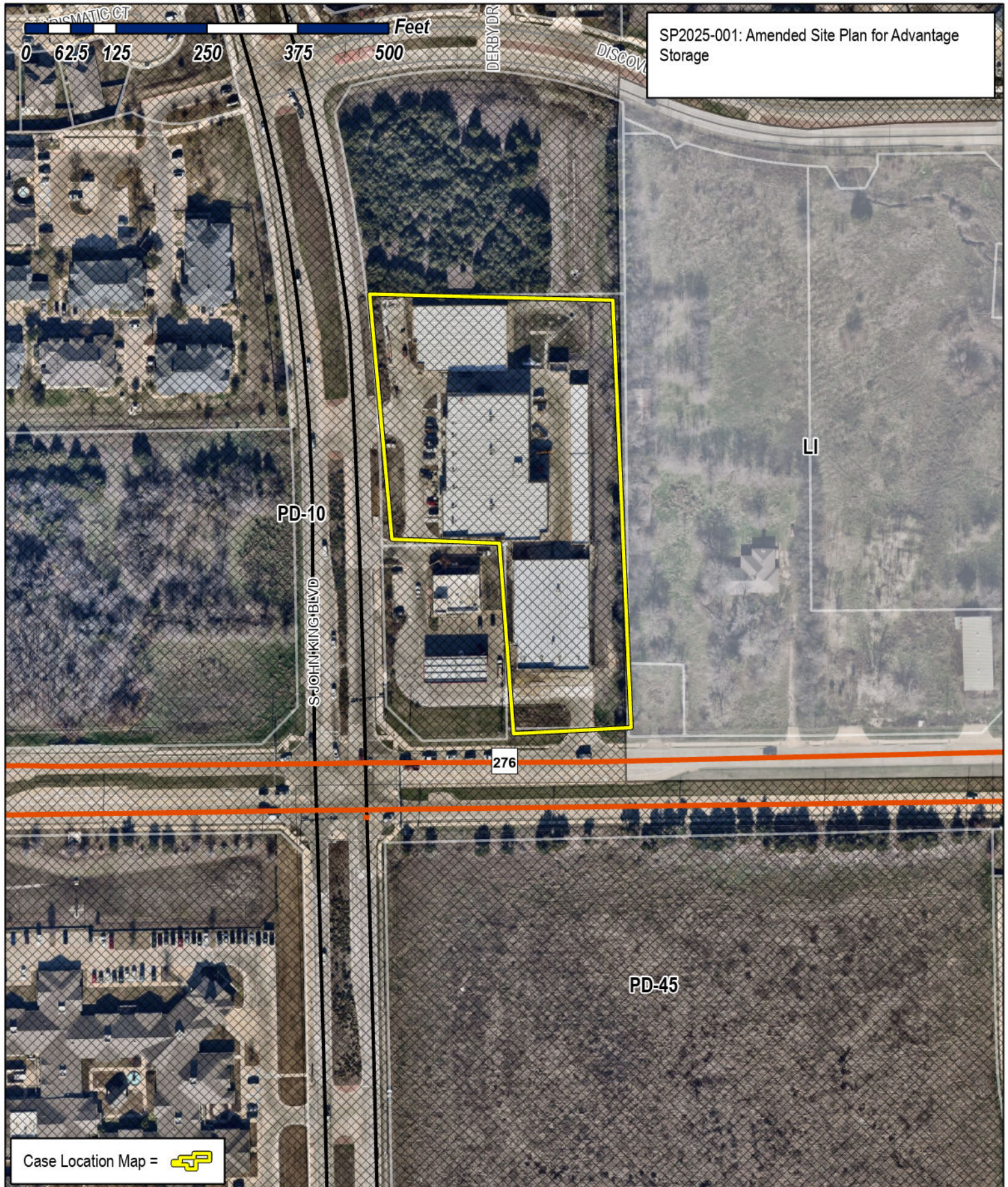
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 21 ST DAY OF JANUARY, 20 25. BY SIGNING THIS 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 21 ST DAY OF JANUARY, 20 25.

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES _____



SP2025-001: Amended Site Plan for Advantage Storage

Case Location Map = 

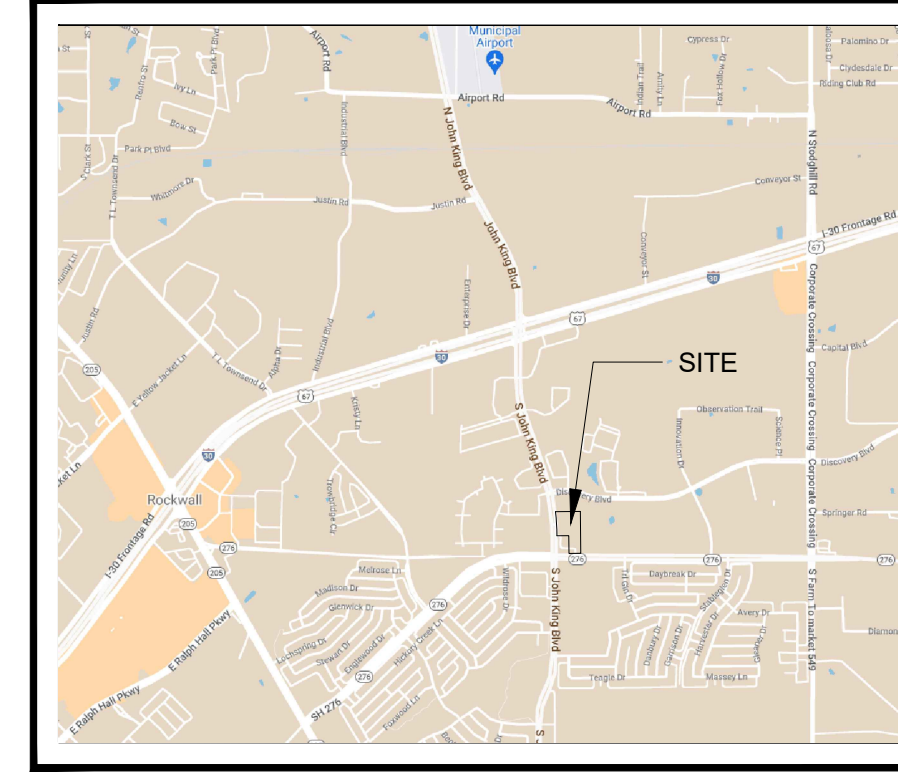
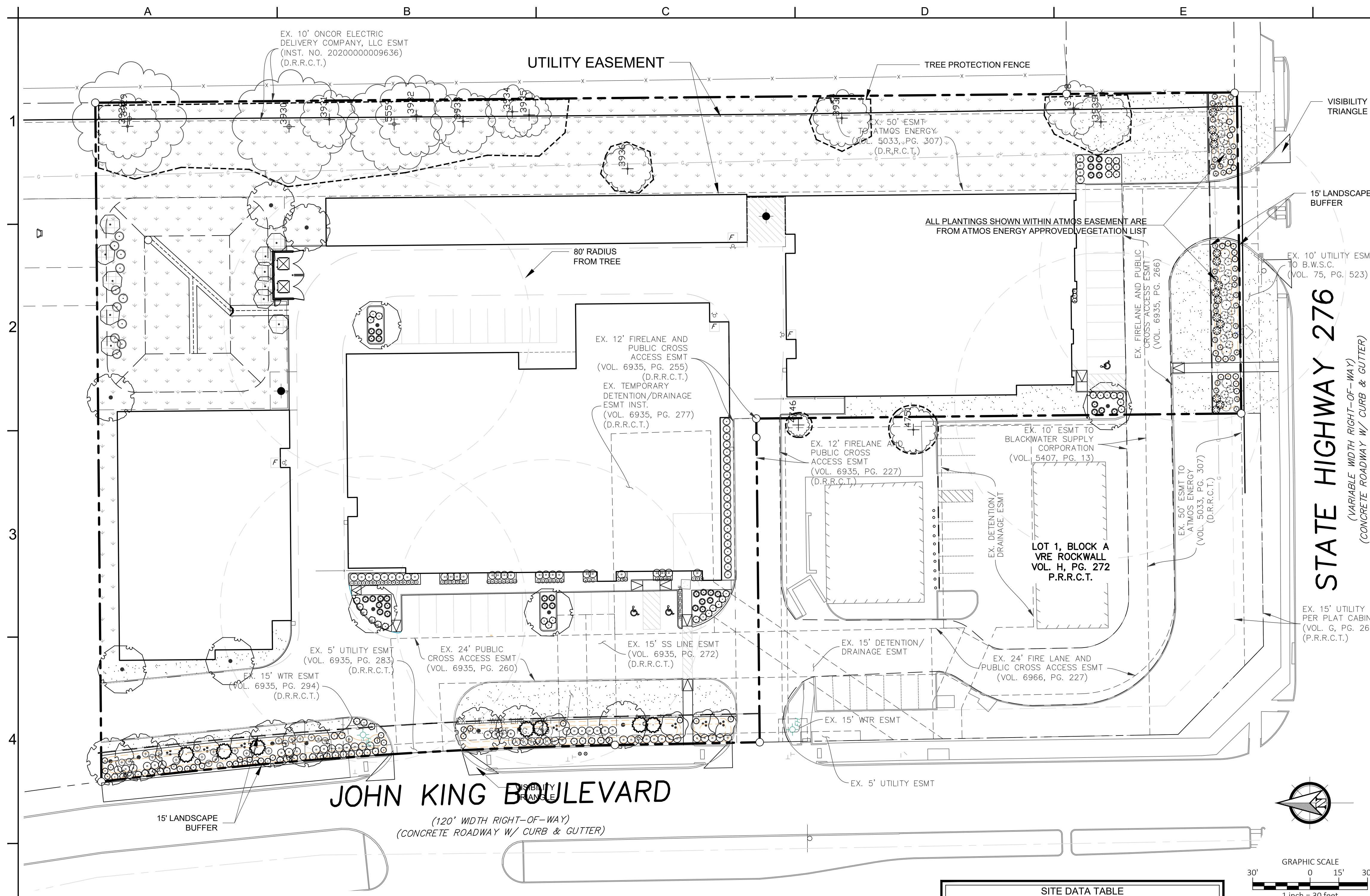


City of Rockwall

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

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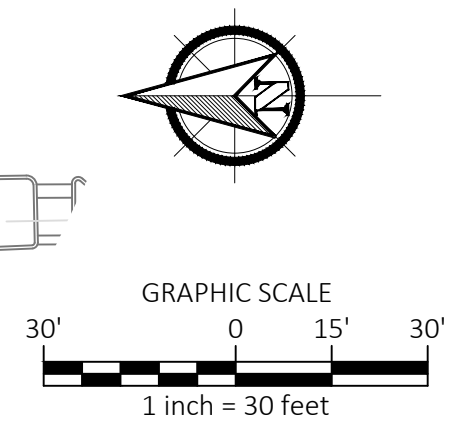




VICINITY MAP
(NOT TO SCALE)

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	10	QUERCUS MUHLENBERGIA CHINQUAPIN OAK	4" CAL*	14'-16" HT
	6	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL*	16'-18" HT
*12 CANOPY TREES TO BE USED FOR MITIGATION, ALL CANOPY TREES MUST BE 4" CAL.				
ACCENT TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	7	CERCIS CANADENSIS EASTERN REDBUD 3-5 STEMS	3" CAL 1" / STEM	4'-6" HT
	7	ILEX DECIDUA POSSUM HAW 3-5 STEMS	3" CAL 1" / STEM	4'-6" HT
LARGE SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	11	RHUS VIRENS V. VIRENS EVERGREEN SUMAC	10 GAL	4'-6" HT
	10	TAXUS CUSPIDATA SPREADING YEW	10 GAL	3'-5" HT
MEDIUM SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	83	ILEX CORNUTA 'BURFORDII NANA' DWARF BURFORD HOLLY	5 GAL	
	23	LOROPETALUM CHINENSE 'PURPLE DAYDREAM' DWARF FRINGEFLOWER	5 GAL	
	24	ILEX VOMITORIA 'NANA' DWARF YAUPON HOLLY	5 GAL	
	16	NANDINA DOMESTICA 'HARBOUR DWARF' HARBOUR DWARF NANDINA	5 GAL	
SMALL SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	49	BERBERIS THUN. 'CRIMSON PYGMY' CRIMSON PYGMY BARBERRY	5 GAL	
	34	HESPERALOE PARVIFLORA RED YUCCA	3 GAL	
	63	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	5 GAL	
	32	LANTANA MONTEVIDENSIS CREEPING LANTANA	5 GAL	
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	32	MUHLENBERGIA RIGENS DEER GRASS	5 GAL	
GROUND COVER	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	53	RUELLIA BRITTONIANA 'KATIE' KATIE'S DWARF PETUNIA	3 GAL	
	12,745 SF	CYNODON 'TIF-TUF' TIF-TUF HYBRID BERMUDA GRASS	SOD	
	38,885 SF	BLACKLAND PRAIRIE SEED MIX NATIVE AMERICAN SEED (SEEDSOURCE.COM)	HYDROSEED	



SITE DATA TABLE		
EXISTING USE:	VACANT	
PROPOSED USE:	MINI-WAREHOUSE & OFFICE SUITES	
EXISTING ZONING DISTRICT:	PLANNED DEVELOPMENT (PD-10)	
SITE AREA (LOT 2):	3.682 AC (160,388 SF)	
SITE AREA (LOT 3):	2.565 AC (111,719 SF)	
TOTAL SITE AREA:	6.247 AC (272,107 SF)	
FOR LOT 2 ONLY		
BUILDING AREA	MINI-WAREHOUSE	OFFICE SUITES
BUILDING A (3 STORIES):	69,250 SF	4,400 SF
BUILDING B (1 STORY):	11,360 SF	0 SF
BUILDING C (1 STORY):	4,000 SF	0 SF
BUILDING D (1 STORY):	13,100 SF	3,000 SF
TOTAL BUILDING AREA:	97,610 SF	
TOTAL BUILDING FOOTPRINT AREA:	58,000 SF	
TOTAL STORAGE UNITS:	REQUIRED	PROVIDED
MAXIMUM LOT COVERAGE:	96,233 SF (60%)	56,000 SF (35%)
FLOOR TO AREA RATIO:	4.1	0.66:1
MAXIMUM BUILDING HEIGHT:	60 FT	
LANDSCAPE AREA:	32,078 SF (20%)	58,982 SF (36.8%)
PARKING REQUIRED:	MINI-WAREHOUSE	OFFICE SUITES
TOTAL PARKING REQUIRED:	9 STALLS	25 STALLS
TOTAL PARKING PROVIDED:	(3 STALLS + 1100 UNITS)	(1300 SF)
TOTAL PARKING PROVIDED:	34 STALLS	
NOTE: PD-10 REQUIRES COMMERCIAL (C) ZONING STANDARDS TO BE FOLLOWED FOR A NON-RESIDENTIAL DEVELOPMENT.		

TREE MITIGATION SUMMARY	
TOTAL MITIGATION REQUIRED:	45.75"
MITIGATION PROVIDED BY PLANTING 4" CALIPER TREES (12) TO BE PLANTED ONSITE:	48.0"
MITIGATION PROVIDED BY PURCHASING PRESERVATION CREDITS (20% OF TOTAL):	0"
TOTAL MITIGATION PROVIDED:	48.0"

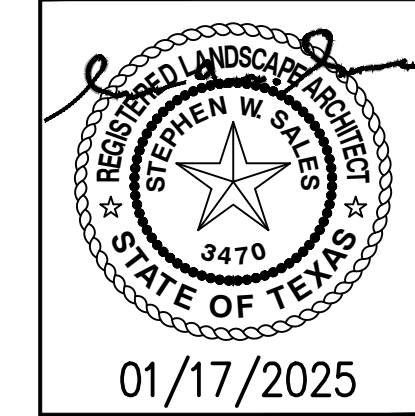
LANDSCAPE STANDARDS	
05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	15' WIDE BUFFER REQ. W/ 2 CANOPY + 4 ACCENT TREE PER 100 LIN. FT. OF FRONTAGE. GROUND COVER, BUILT-UP BERM AND SHRUBBERY ALONG ENTIRE FRONTAGE. 30" HIGH, MIN.-48" MAX. HT.
JOHN KING BLVD.: REQUIRED PLANTING: PROVIDED 15' BUFFER:	±344.8' STREET FRONTAGE 7 CANOPY TREES, 14 ACCENT TREES, BERM W/ SHRUBS 7 NEW CANOPY TREES, 14 ACCENT TREES W/ BERM AND SHRUBS (30" HIGH MIN.)
ST. HWY. 276 OVERLAY DISTRICT: ±167.8 STREET FRONTAGE	15' WIDE LANDSCAPE BUFFER W/ GR. COVER, BUILT-UP BERM & SHRUBS (30" MIN.-48" MAX.) ALONG ENTIRE LENGTH OF FRONTAGE. 2 CANOPY TREES + 4 ACCENT TREES PER 100 LIN. FEET OF FRONTAGE.
REQUIRED PLANTING: PROVIDED 15' BUFFER:	3 CANOPY TREES, 7 ACCENT TREES, BERM W/ SHRUBS UNABLE TO PROVIDE REQ. TREES IN BUFFER DUE TO EASEMENTS & UNDERGROUND UTILITIES (WATER, STORM, SANITARY), 10 LG SHRUBS (SUBSTITUTED FOR 7 ACCENT TREES) PLACED IN BUFFER W/ BERM & SHRUBS (30" HI MIN.-48" MAX.) PLACED IN BUFFER
EAST PROPERTY LINE BUFFER:	NOT REQUIRED, PROPERTY ZONED PD-10
NORTH PROPERTY LINE BUFFER:	NOT REQUIRED, PROPERTY ZONED LIGHT INDUSTRIAL
05.02 LANDSCAPE SCREENING REQ. HEADLIGHT SCREENING	NOT APPLICABLE
SCREENING FROM RESIDENTIAL	NOT APPLICABLE
05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT TOTAL SITE AREA: LANDSCAPE AREA REQUIRED TOTAL SITE: LANDSCAPE PROVIDED, TOTAL SITE:	±160,353 SF 32,071 SF (20%) ±58,742 SF (36.6%)
LOCATION OF LANDSCAPING:	MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
LANDSCAPE AREAS IN FRONT & SIDES OF BUILDINGS:	±40,718 SF (69%)
MIN. SIZE OF AREAS:	ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
DETENTION BASIN (XERISCAPE OPTION):	MIN. (1) SHRUB/ORNAMENTAL GRASS PER 750 SF OF DRY LAND AREA
PROPOSED DETENTION BASIN LANDSCAPING:	5,649 / 750 = 8 SHRUBS + NATIVE GRASSES
PARKING LOT LANDSCAPING	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF PARKING LOT AREA.
PROPOSED PARKING AREA: REQ. PARKING LOT LANDSCAPING: FOR	±29,004 SF ±1,450 SF (29,004 x 5%) AND (1) LG. CANOPY TREE EVERY 10 PARKING SPACES INTERNAL TO PARKING AREAS (PARKING AREA OVER 20,000 SF) REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK
PROPOSED PARKING LOT LANDSCAPING:	±1,528 SF (5%) 34 PARKING SPACES / 10 = 3 TREES 5 CANOPY TREES



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

NO.	DATE	REVISION

TEL: 214-295-5775
www.urbanstructure.com
URBAN STRUCTURE
8440 Walnut Hill Lane, Suite 905
Dallas, Texas 75231
Pm: registration # F-2253



ADVANTAGE STORAGE
1701 STATE HIGHWAY 276
OUT OF THE JAMES M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

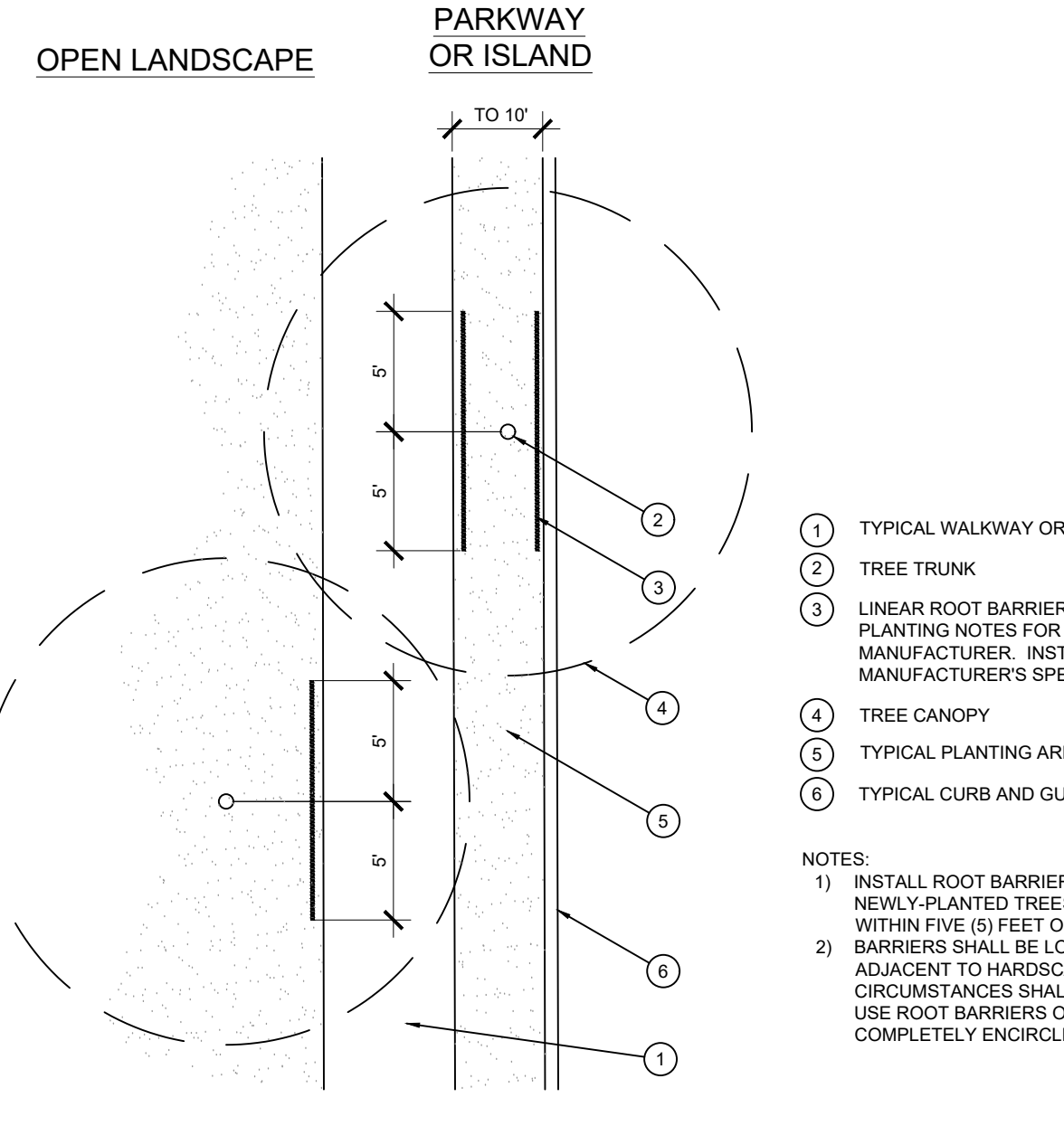
PROJECT:	SHEET TITLE:
07/14/2022 ADVANTAGE STORAGE	LANDSCAPE PLANTING PLAN
CLIENT:	DESIGNER:
DRAWN BY: LL	REVIEWER: BP
U.S. PROJECT: 22077	

SHEET
LP-1

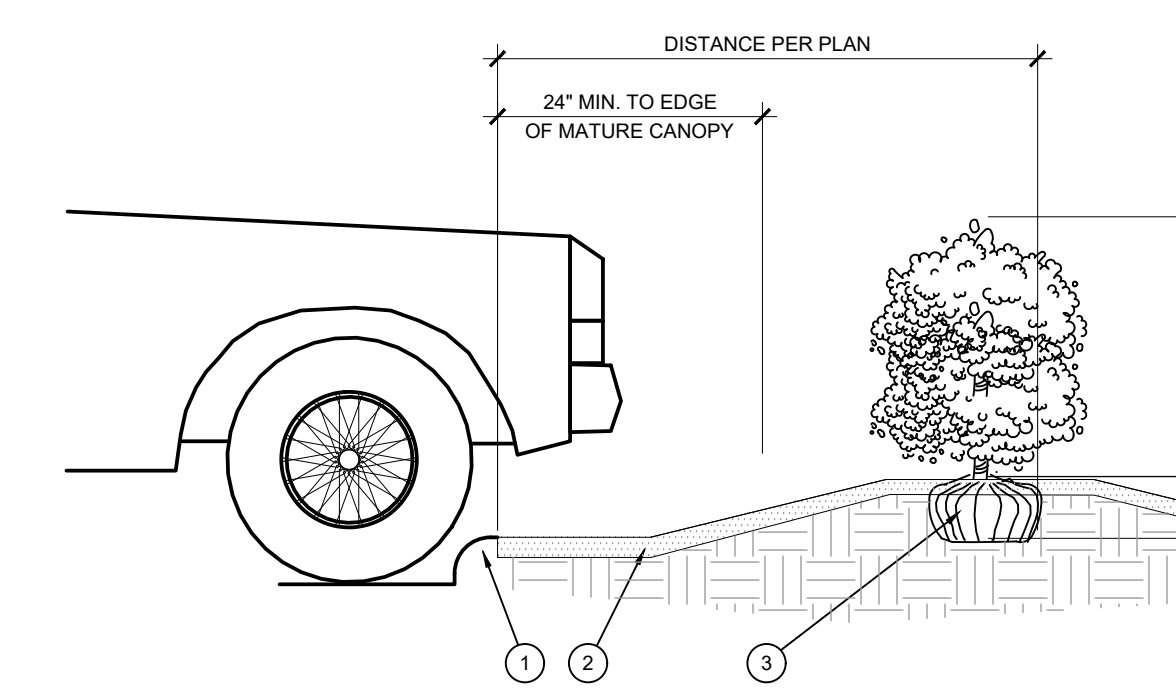
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PLANTING SPECIFICATIONS

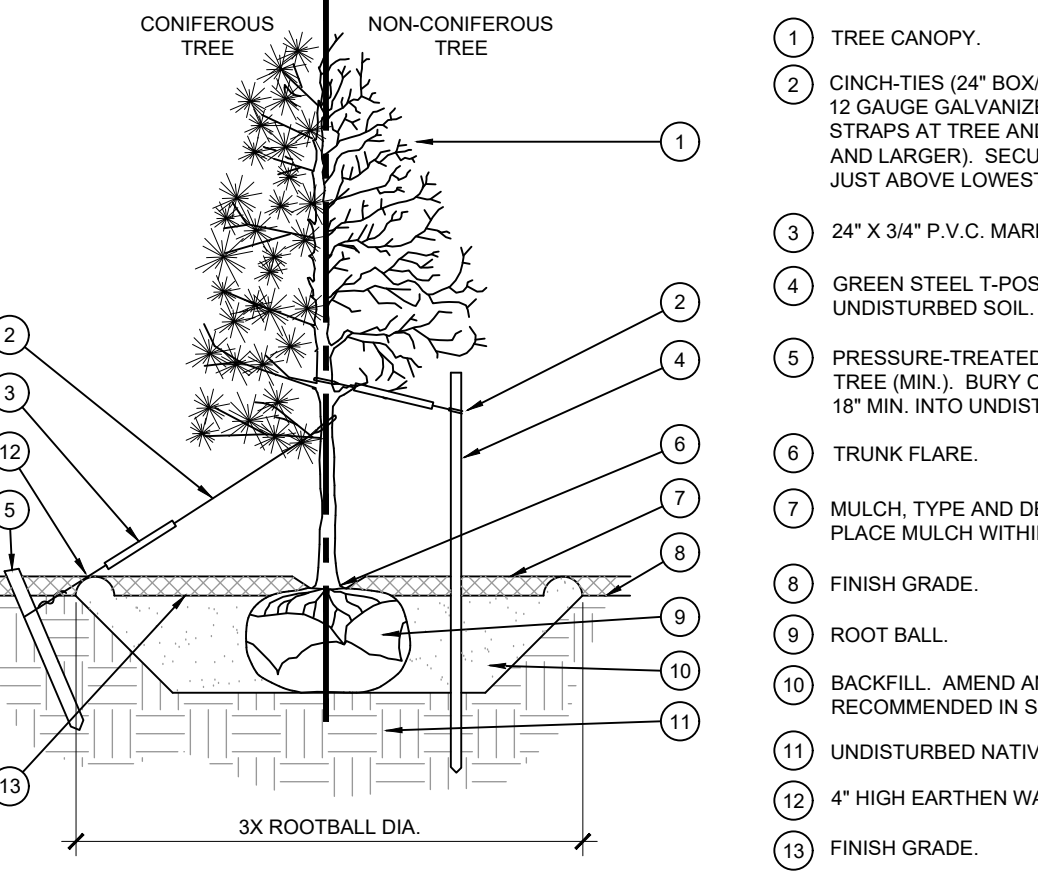
GENERAL
1. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION PURPOSES.
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
B. SCOPE OF WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL REGULATIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.
PRODUCTS
A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS.
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, FURF, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SITES WITHIN 50 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCROACHING OR UNDESIRABLE ROOTS AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED SOG OF THE VARIETY NOTED ON THE PLANS. SOG SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1", EACH PALLETT OF SOG SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOG.
D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 3/8" INCH, FOREIGN MATTER, PLANTS, ROOTS AND OTHER UNDESIRABLES.
E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8, MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 3/8-INCH SIEVE, SOLUBLE SALT CONTENT 0.5 TO 10 DECEMSIEMENS, NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
H. TREE STAKING AND GUYING
1. STAKES: 6' LONG GREEN METAL T-POSTS.
2. GUY AND TWINE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.100 INCH DIAMETER.
3. STRAP CHAFING GUARD, REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE: COL-MET OR APPROVED EQUIV.
J. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE USED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.
METHODS
A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. IF THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
2. SOIL TESTING
a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 2" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING.
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. PRE-PLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 2" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING.
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
iii. CLAY BUSTER OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
iv. IRON SULPHATE - 2 LBS. PER CU. YD.
5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.



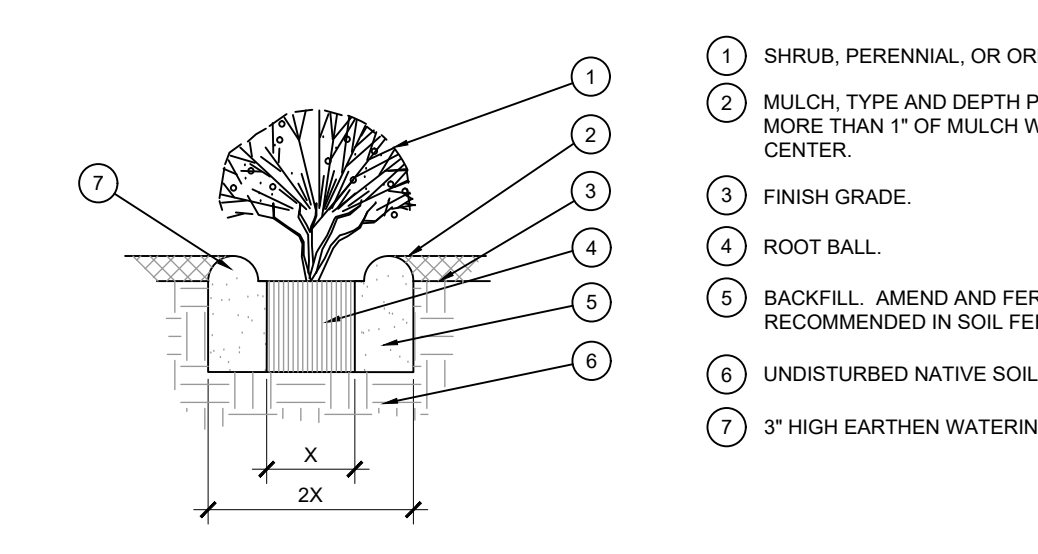
D ROOT BARRIER - PLAN VIEW SCALE: NOT TO SCALE



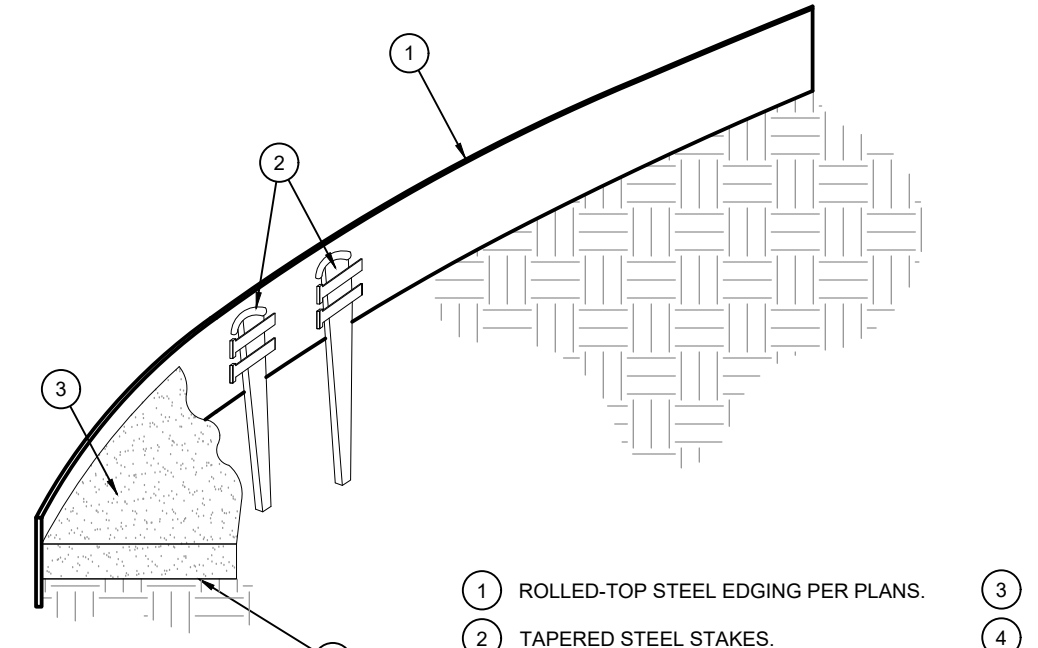
E PLANTING AT PARKING AREA SCALE: NOT TO SCALE



A TREE PLANTING SCALE: NOT TO SCALE



B SHRUB AND PERENNIAL PLANTING SCALE: NOT TO SCALE



C STEEL EDGING SCALE: NOT TO SCALE

Table with columns for REVISION and DATE. Contains one revision entry.

URBAN STRUCTURE logo and contact information: 8440 Walnut Hill Lane, Suite 905, Dallas, Texas 75231. Phone: 214-295-5775. Website: www.urbanstruct.com.

Professional Engineer Seal for Steven W. Skates, No. 3470, State of Texas, dated 01/17/2025.

PROJECT INFORMATION: PROJECT: 07/14/2022. CLIENT: ADVANTAGE STORAGE. DRAWN BY: LL. DESIGNER: LL. REVIEWER: BP. U.S. PROJECT: 2287.

EVERGREEN DESIGN GROUP logo and project details: SHEET LP-2. Project: 1701 STATE HIGHWAY 276, OUT OF THE JAMES M. ALLEN SURVEY, ABSTRACT NO. 2, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

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.

Atmos Energy Approved Vegetation

The following plants are allowed on Atmos Energy's right of way. These plants have less than 4' growth potential and a non-intrusive root system. They are also local to the North Texas climate.

Shrub

Agave
American BeautyBerry
Barberry
Cast Iron Plant
Color Guard Yucca
Compact Nandina
Drift Rose
Dwarf Boxwood
Dwarf Chinese Holly
Dwarf Indian Hawthorn
Dwarf Spiera
Dwarf Variegated
Dwarf Yaupon Holly
Flirt Nandina
Harbor Dwarf Nandina
Miniature Crape Myrtle
Rose Creek Abelia
Rosemary
Spreading Yew
Variegated Abelia
Wheeler's Dwarf

Perennial

Autumn Salvia
Black-Eyed-Susan
Blackfoot Daisy
Blue Mealy Sage
Calylophus
Cone Flower
Creeping Lantana
Daylily
Dwarf Mexican Petunia
Flame Acanthus
Garden Phlox
Gaura
Holly Fern
Lamb's Ear
Wood Fern

Ornamental Grass

Berkeley's Sedge
Gulf Muhly
Hameln's Fountain
Mexican Feather

Groundcover

Ajuga
Asian Jasmine
Creeping Juniper
Creeping Rosemary
Lirope, regular or giant
Mondo Grass
Purple Euonymus



Customer Service: 888.286.6700
atmosenergy.com/pipelinerenewal



Rose Creek Abelia



Dwarf Yaupon Holly



Daylily



Harbor Dwarf Nandina



Lily Turf



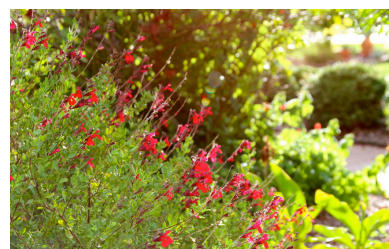
Black-Eyed Susan



Dwarf Spirea



Mexican Feather grass



Greggs Salvia