



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. [REDACTED]

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

DIRECTOR OF PLANNING: [REDACTED]

CITY ENGINEER: [REDACTED]

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	16001 La Jolla Point Drive	LOT	3R	BLOCK	A
SUBDIVISION	La Jolla Pointe Addition				
GENERAL LOCATION	Intersection of La Jolla Pointe Drive and Carmel Circle				

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING	C - Commercial	CURRENT USE	Office / Undeveloped
PROPOSED ZONING	C - Commercial	PROPOSED USE	Office & Commercial
ACREAGE	5.108 acres	LOTS [CURRENT]	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)

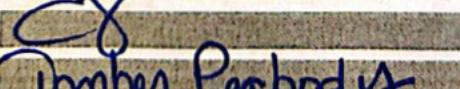
OWNER	Fire House RE LLC, Shipman Fire Group	APPLICANT	Cross Engineering Consultants, Inc.
CONTACT PERSON	Clay Shipman	CONTACT PERSON	Jonathan Hake, P.E.
ADDRESS	160		
CITY, STATE & ZIP			
PHONE			
E-MAIL			

NOTARY VERIFICATION (REQUIRED)

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

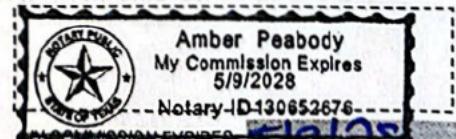
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$352.16, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 1st DAY OF DECEMBER 2025. BY SIGNING THIS APPLICATION, 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."

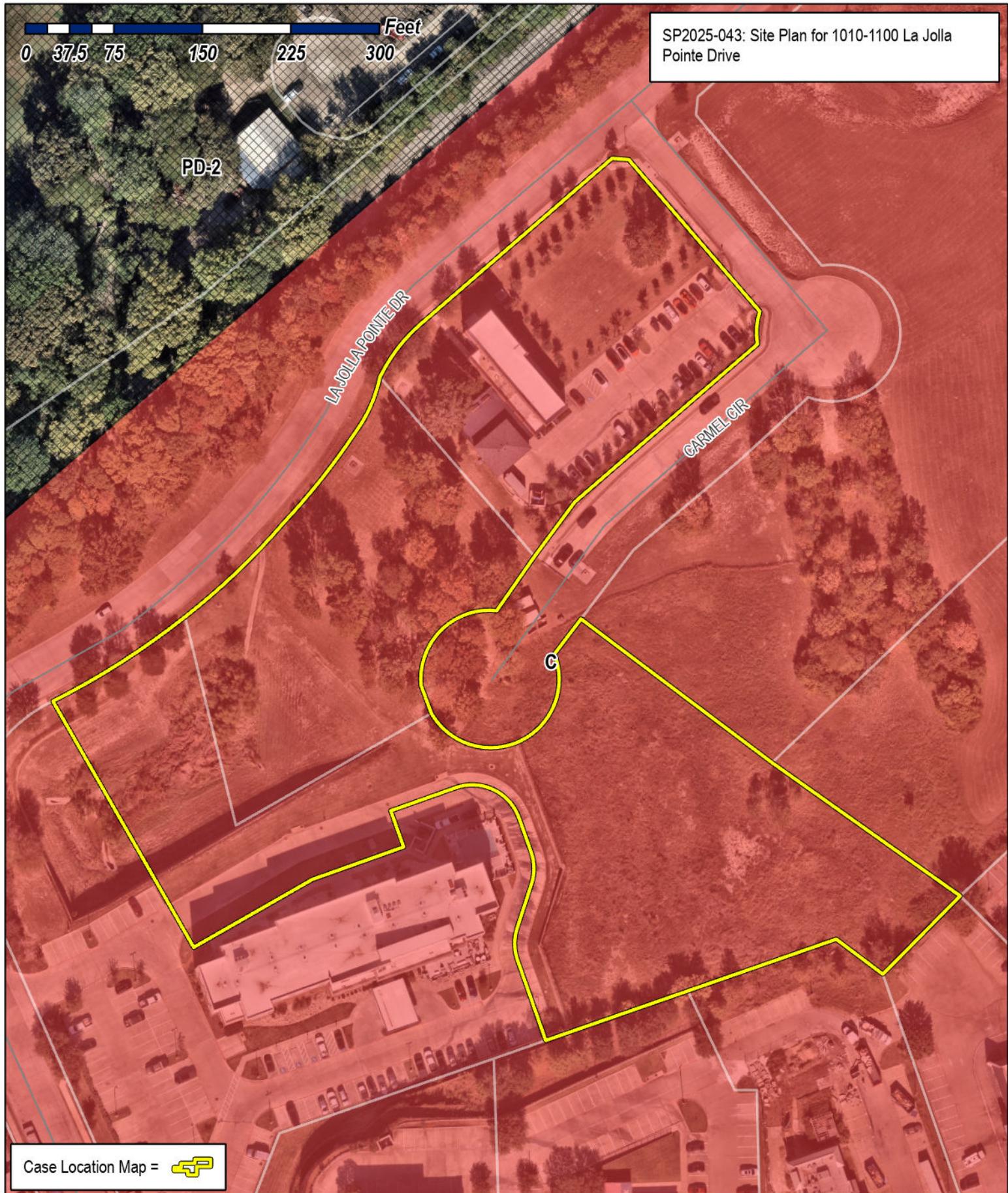
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 1 DAY OF DECEMBER 2025

OWNER'S SIGNATURE 

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





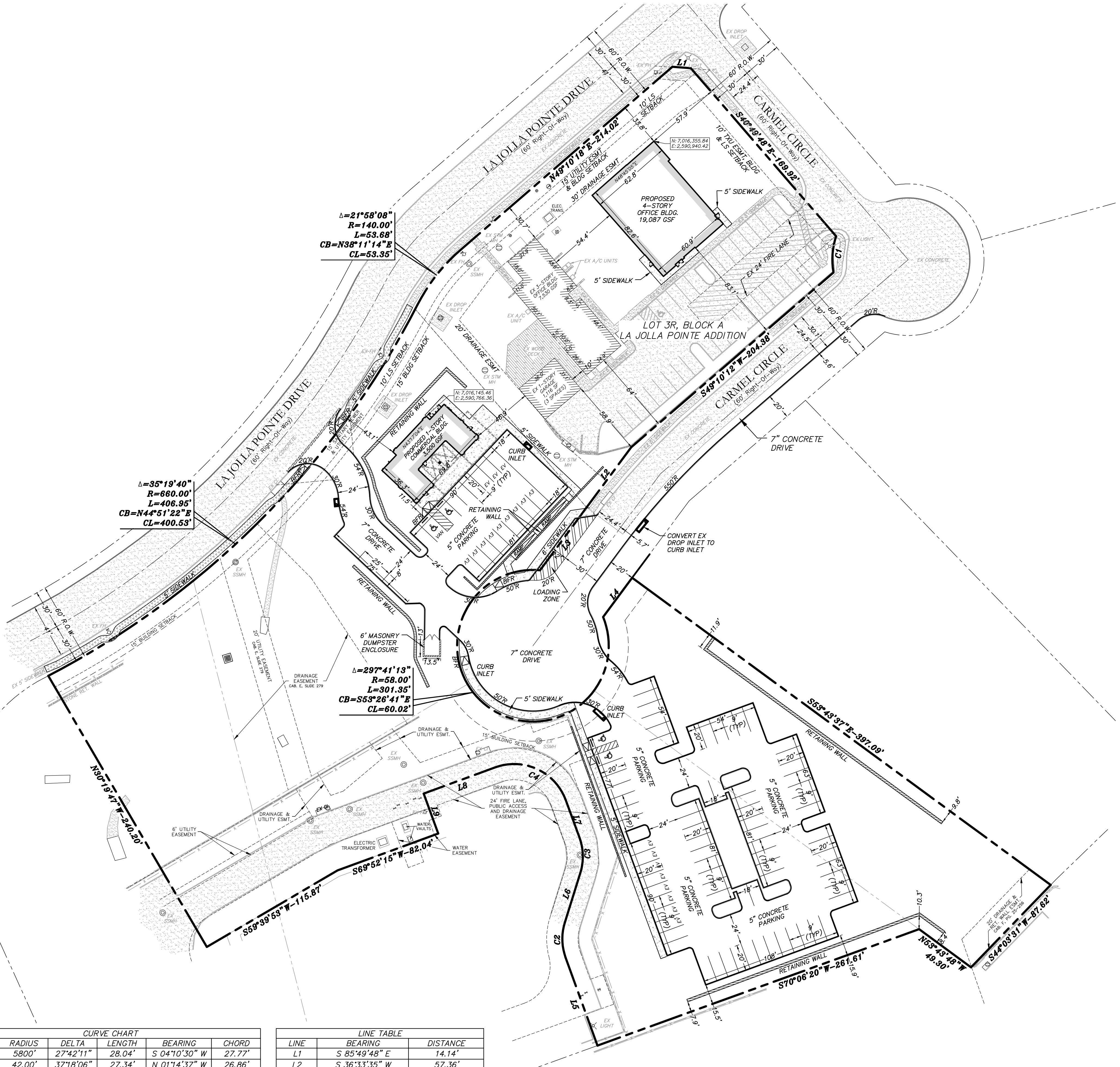


City of Rockwall

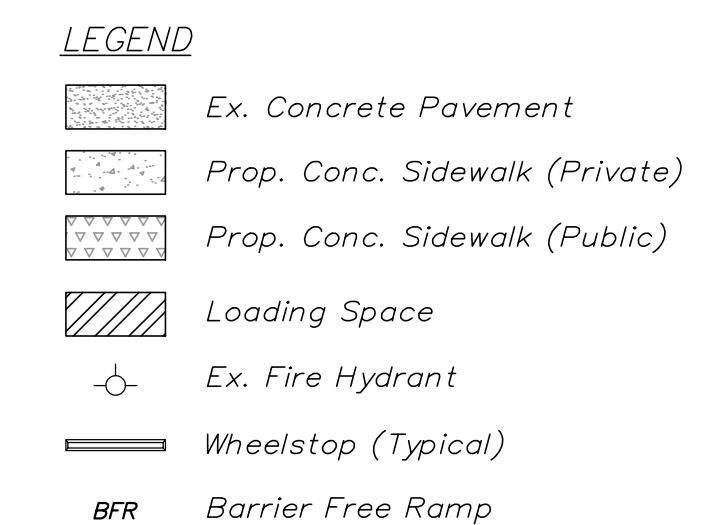
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.





SITE DATA SUMMARY TABLE		
LOT 3R, BLOCK A LA JOLLA POINTE ADDITION		
Zoning:	Commercial	
Proposed Use:	Office/Coffee Shop	
Lot Area:	5.104 Acres (222,330 SF)	
Building Height Information:		
Ex Office	39' (3-Story)	
Ex Garage	25' (1-Story)	
Prop Office	25' (4-Story)	
Prop Coffee Shop	30' (1-Story)	
Building Area:		
Footprint / Gross Square Footage (GSF):		
Ex Office	3,585	7,530 SF
Ex Garage	1,116	1,116 SF
Prop Office	4,505	19,087 SF
Prop Coffee Shop	3,500	3,500 SF
Total Building Area:	12,706	31,233 SF
Lot Coverage:	5.71%	
Floor to Area Ratio (FAR):	0.14	:1
Parking Required:		
Ex Office	7,530 SF	1/300
Ex Garage	1,116 SF	1/1000
Prop Office	19,087 SF	1/300
Prop Coffee Shop	3,500 SF	1/100
Outdoor Seating	500 SF	1/100
Total Parking Required:	132	Spaces
Parking Provided:		
Ex Parking	36	Spaces
Prop Parking	99	Spaces
Total Parking Provided:	135	Spaces
ADA Spaces Required	5	Spaces
ADA Spaces Provided	6	Spaces
Usable Open Space:	N/A	
Impervious Area:	83,132	SF



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 _____, 2025.

WITNESS OUR HANDS, this _____ day of _____, 2025.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

PREPARED DATE: 12/12/2025

(@ least 72 hours prior to digging)

SITE PLAN

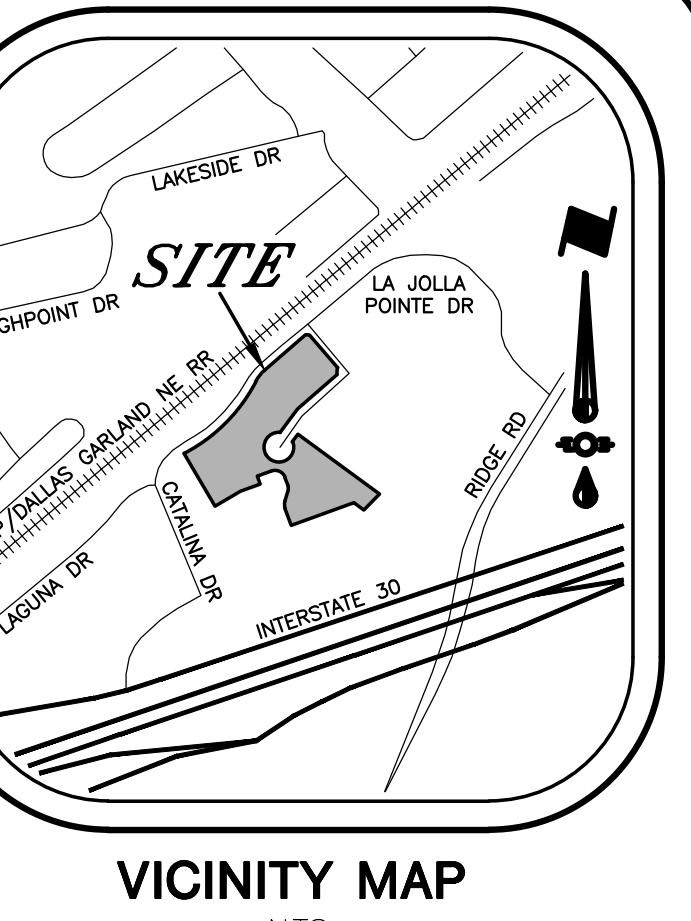
SHIPMAN FIRE BUILDING & COFFEE SHOP
1020 LA JOLLA POINTE DRIVE
LOT 3R, BLOCK A - LA JOLLA POINTE ADDITION
WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9
CITY OF ROCKWALL, TEXAS
CASE NO. SP2025-xxx

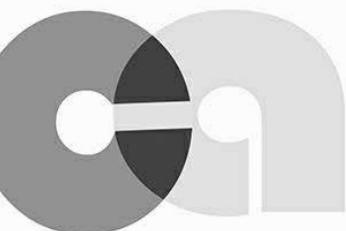
CROSS
ENGINEERING CONSULTANTS

Issue Date | Description

1	12/12/2025
2	
3	
4	
5	
6	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 12/12/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.





10.14.25

PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE

SHIPMAN FIRE PROTECTION

551 EMBARGO DR. FATE TEXAS 75189

214-952-0527

COPRIGHT 2025 - CRADDOCK ARCHITECTURE PLLC, FOR USE ONLY ON A SPECIFIC SITE.

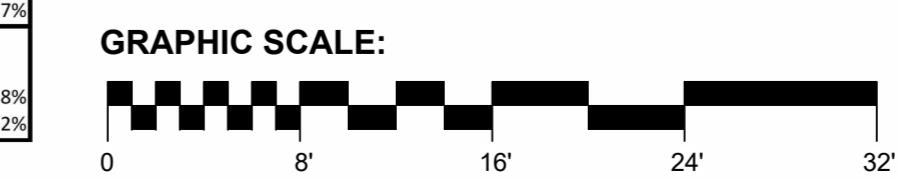


2 WEST SIDE ELEVATION
1/8" = 1'-0"

1 SOUTH ELEVATION
1/8" = 1'-0"

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Planning & Zoning Commission, Chairman	Director of Planning and Zoning		

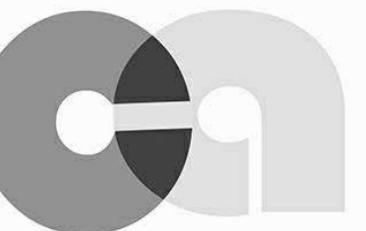
MATERIAL CALCULATIONS		AREA	%	AREA	%
NORTH ELEVATION	MASONRY	5,531		SOUTH ELEVATION	
	BRICK & CAST STONE	5,066	91.6%	MASONRY	4,701
	3 PART STUCCO	464	8.4%	BRICK & CAST STONE	4,432
EAST ELEVATION	MASONRY	6,551		3 PART STUCCO	269
	BRICK & CAST STONE	6,188	94.5%	SOUTH ELEVATION	94.3%
	3 PART STUCCO	363	5.5%	MASONRY	6,625
WEST ELEVATION	MASONRY	6,625		BRICK & CAST STONE	6,016
	3 PART STUCCO	609	9.2%	3 PART STUCCO	569



OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

NEW OFFICE / STORAGE	1020 La Jolla Pointe Drive	Date	2024-01
EXTERIOR ELEVATIONS	Rockwall, TX 75087	Project number	101425
Scale: As indicated			

A600

10.14.25
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207CRADDOCK ARCHITECTURE
SHIPMAN FIRE PROTECTION

551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

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WITNESS OUR HANDS, this _____ day of _____, 2025.

Planning & Zoning Commission, Chairman _____ Director of Planning and Zoning _____

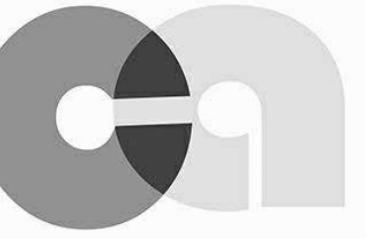
MATERIAL CALCULATIONS		AREA	%	AREA	%
NORTH ELEVATION		5,531		4,701	
MASONRY					
BRICK & CAST STONE	5,066	91.6%		4,432	94.3%
3 PART STUCCO	464	8.4%		269	5.7%
EAST ELEVATION	6,551			6,625	
MASONRY					
BRICK & CAST STONE	6,188	94.5%		6,016	90.8%
3 PART STUCCO	363	5.5%		609	9.2%
WEST ELEVATION					
MASONRY					
BRICK & CAST STONE					
3 PART STUCCO					



OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Project number _____
EXTERIOR ELEVATIONS
Scale: As indicated

A601



9.11.25
PHILLIP CRADDICK, ARCHITECT
TEXAS 1920

CRADDICK ARCHITECTURE

551 EMBARGO DR. FATE TEXAS 75189

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SHIPMAN'S COFFEE

214-952-0527



MATERIAL CALCULATIONS		AREA	%
NORTH ELEVATION		2,192	
MASONRY			
BRICK		1,678	76.6%
WOOD		514	23.4%
EAST ELEVATION		1,096	
MASONRY			
BRICK		865	78.9%
WOOD		231	21.1%
SOUTH ELEVATION		2,196	
MASONRY			
BRICK		1,470	66.9%
WOOD		726	33.1%
WEST ELEVATION		1,213	
MASONRY			
BRICK		954	78.6%
WOOD		259	21.4%

APPROVED:
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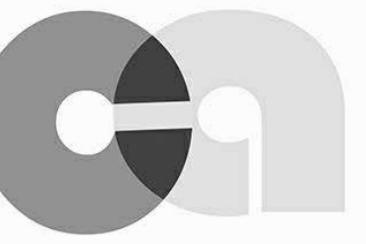
WITNESS OUR HANDS, this _____ day of _____, 2025.

Planning & Zoning Commission, Chairman _____ Director of Planning and Zoning _____

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

SHIPMAN'S COFFEE
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Project number 2024-002 Date 9.5.25
Architectural Building Elevations
A603

Scale: As indicated



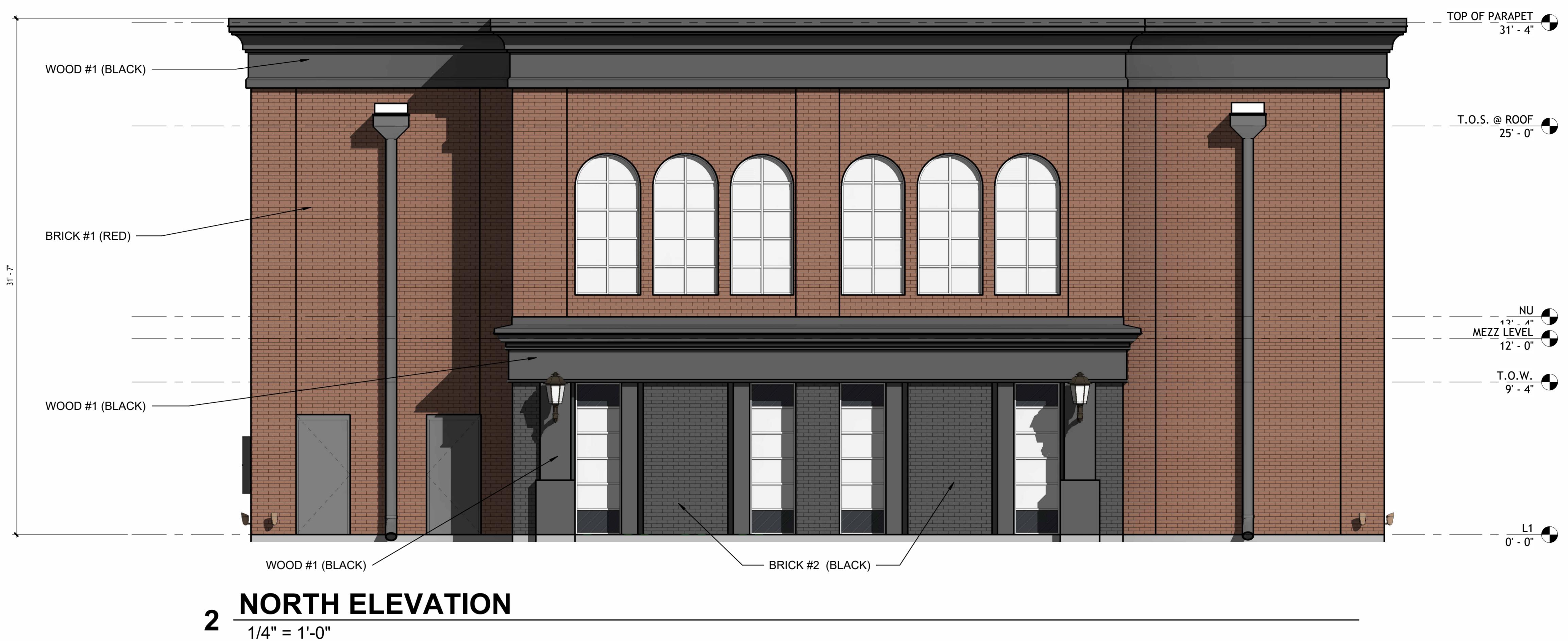
CRADDOCK ARCHITECTURE

551 EMBARGO DR. FATE TEXAS 75189

214-952-0527

SHIPMAN'S COFFEE

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MATERIAL CALCULATIONS		AREA	%
NORTH ELEVATION		2,192	
MASONRY	BRICK	1,678	76.6%
WOOD		514	23.4%
EAST ELEVATION		1,096	
MASONRY	BRICK	865	78.9%
WOOD		231	21.1%
SOUTH ELEVATION		2,196	
MASONRY	BRICK	1,470	66.9%
WOOD		726	33.1%
WEST ELEVATION		1,213	
MASONRY	BRICK	954	78.6%
WOOD		259	21.4%

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WITNESS OUR HANDS, this _____ day of _____, 2025.

Planning & Zoning Commission, Chairman _____ Director of Planning and Zoning _____

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

SHIPMAN'S COFFEE
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Project number _____
Architectural Building Elevations
Date 9.25
2024.002
Scale: As indicated
A604



12/9/2025 9:30:02 AM

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 _____, 2025.		
WITNESS OUR HANDS, this _____ day of _____, 2025.		
Planning & Zoning Commission, Chairman	Director of Planning and Zoning	

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Project number 2024-001 Date 10/14/25
PERSPECTIVES
Scale: 1" = 1'-0"

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527
SHIPMAN FIRE PROTECTION

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A602



9.11.25

PHILLIP CRADDOCK, ARCHITECT
TEXAS 1920

CRADDOCK ARCHITECTURE

551 EMBARGO DR. FATE TEXAS 75189

214-952-0527

SHIPMAN'S COFFEE

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

PERSPECTIVES
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Project number 2024-002
Scale 1" = 1'-0"

A605

Landscape Plan

Shipman Fire Building & Coffee Shop

Rockwall Texas La Jolla Pointe Addition Block A, Lot 3R

Rockwall Texas

Sheet Number:
L1
of **L2** Sheets

ssued For:
CONSTRUCTION
Job No.
25137
Scale
1" = 30'-0"
Drawn By:
IDG
Date
2-09-2025

LARGE CANOPY TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
16		BUR OAK	<i>Quercus macrocarpa</i>	4" caliper, 10'-12' Ht./ 6-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
33		CEDAR ELM	<i>Ulmus crassifolia</i>	4" caliper, 10'-12' Ht./ 6-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
23		LIVE OAK	<i>Quercus virginiana</i>	4" caliper, 10'-12' Ht./ 6-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
34		CHINESE PISTACHE	<i>Pistacia chinensis</i>	4" caliper, 10'-12' Ht./ 6-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
13		RED OAK	<i>Quercus buckleyi</i>	4" caliper, 10'-12' Ht./ 6-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT

ACCENT TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
12		TEXAS RED BUD	<i>Cercis canadensis</i> 'Texensis'	2" Caliper, 6' Ht./3' spread min., 30 Gallon, Single Trunk Min., full, bushy tree formed, specimen.
18		MEXICAN PLUM	<i>Prunus mexicana</i>	2" Caliper, 6' Ht./3' spread min., 30 Gallon, Single Trunk Min., full, bushy tree formed, specimen.

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WITNESS OUR HANDS , this _____ day of _____, 2025.	
<hr/> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Planning & Zoning Commission, Chairman</p> </div> <div style="width: 45%;"> <p>Director of Planning and Zoning</p> </div> </div> <hr/>	

LANDSCAPE TABULATIONS

STREET BUFFER TREES

ONE CANOPY TREE AND ONE ACCENT TREE PER 50 L.F. STREET FRONTAGE

LA JOLLA POINTE DRIVE
FRONTAGE L.F.

REQUIRED CANOPY BUFFER TREES ($675 / 50 = 13.5$)

674.65 L.F.

STREET CANOPY BUFFER TREES PROVIDED

14 TREES

(14 EXISTING LIVE OAK AND CEDAR ELM + 6 PROPOSED)

20 TREES

REQUIRED ACCENT BUFFER TREES ($675 / 50 = 13.5$)

14 TREES

STREET ACCENT BUFFER TREES PROVIDED

14 TREES

CARMEL CIRCLE
FRONTAGE L.F.

858.00 L.F.

REQUIRED CANOPY BUFFER TREES ($858 / 50 = 17.2$)

18 TREES

STREET CANOPY BUFFER TREES PROVIDED

33 TREES

(26 EXISTING LIVE OAK AND BUR OAK + 7 PROPOSED)

REQUIRED ACCENT BUFFER TREES ($858 / 50 = 17.2$)

18 TREES

STREET ACCENT BUFFER TREES PROVIDED

18 TREES

(2 EXISTING + 16 PROPOSED)

OVERALL LANDSCAPE AREA

REQUIRED 20% LANDSCAPING WITHIN COMMERCIAL ZONING

OVERALL SITE 5.08 ACRES

222,496 S.F.

REQUIRED SITE LANDSCAPE AREA ($222,496 \times 20\%$)

44,500 S.F.

SITE LANDSCAPE AREA PROVIDED

88,132 S.F.

PARKING LOT LANDSCAPE AREA

REQUIRED 5% LANDSCAPE WITHIN PARKING LOTS.

OVERALL PARKING AND DRIVE ISLES

48,400 S.F.

REQUIRED PARKING LANDSCAPE AREA ($48,400 \times 5\%$)

2,420 S.F.

PARKING LANDSCAPE AREA PROVIDED

+5,885 S.F.

PARKING SPACES PROVIDED

135

REQUIRED CANOPY PARKING TREES ($135 / 10 = 13.5$)

14 TREES

PARKING CANOPY TREES PROVIDED

+35 TREES

MITIGATION TREES

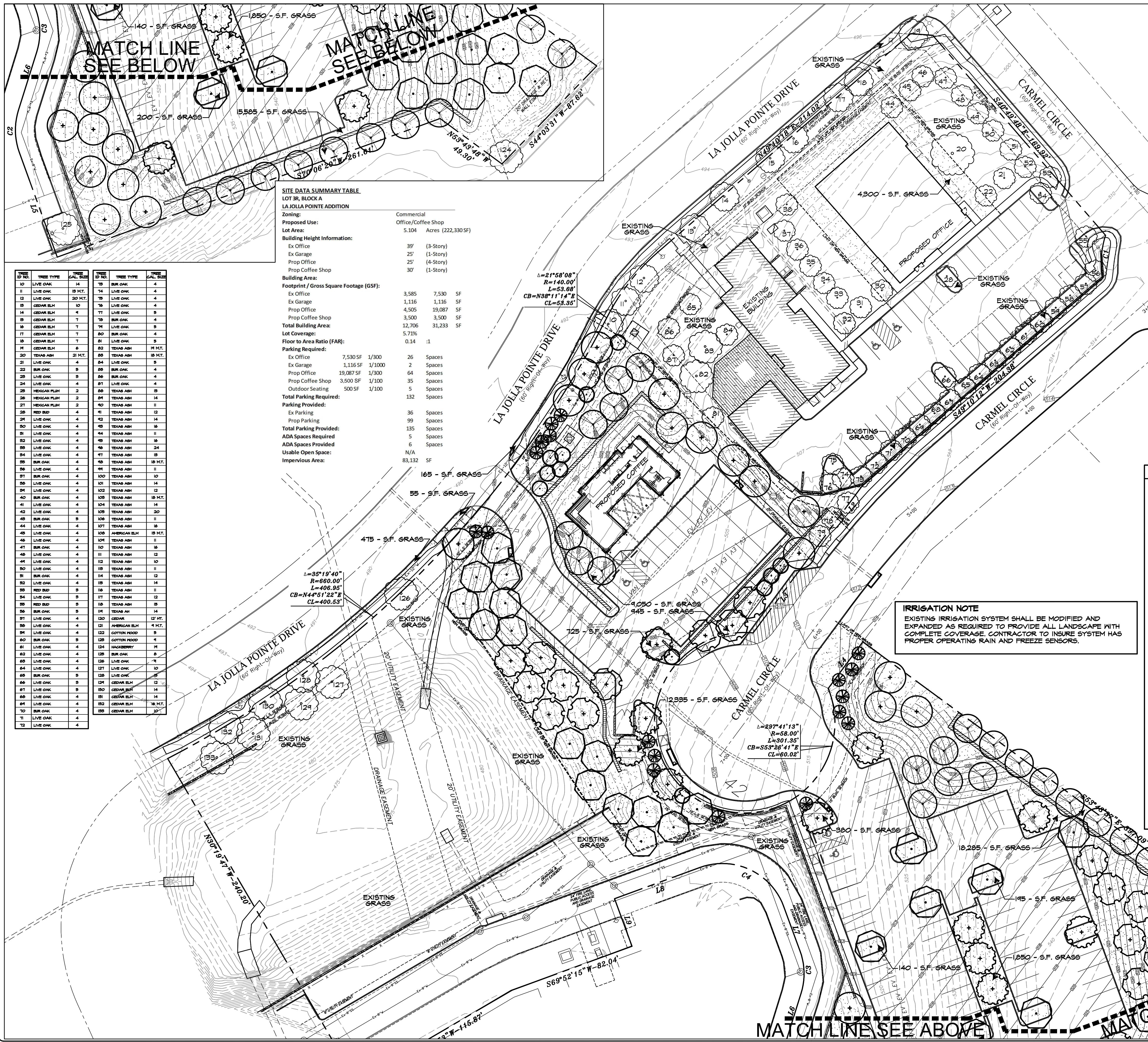
473 CALIPER INCHES OF PROTECTED TREES REMOVED

REQUIRED MITIGATION CANOPY TREES ($473 / 4 = 118.2$)

119 TREES

MITIGATION CANOPY TREES PROVIDED

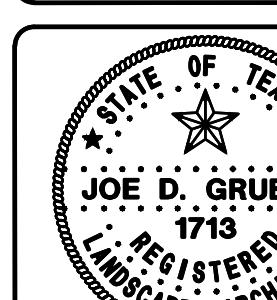
119 TREES



Shipman Fire Building & Coffee Shop

Lot 3R, Block A, La Jolla Pointe Addition
Rockwall Texas

Sheet Title: **L2**
Sheet Number: **L2**
of **L2** Sheets



Landscape Specifications

LANDSCAPING

PART 1 - GENERAL

1.1 SCOPE:

Provide all labor, materials and equipment for complete installation of landscaping, as indicated on the drawings and specified herein.

1.2 RELATED WORK SPECIFIED ELSEWHERE:

A. Irrigation System

B. Lawns

C. Earthwork

D. General Requirements

1.3 QUALITY ASSURANCE:

A. Provide plant materials in compliance with applicable State and Federal laws relating to inspection for diseases and insect infestation at growing site.

B. Plants are subject to inspection and approval by the Landscape Architect. Plants required for the work may be inspected and tagged at the growing site before being dug.

C. Observation at growing site does not preclude right of rejection at job site. Plants damaged in transit or at job site may be rejected.

D. Employ only qualified personnel familiar with required work.

E. Off-site topsoil and topsoil on-site Testing (paid by Landscape Contractor):

1. Provide source of off-site soil (if Required for Job) to the Owners representative for the purpose of soil investigation.

2. Take random representative soil samples from areas to be planted.

3. Test soil samples from both sources for pH, alkalinity, total soluble salts, porosity, sodium content and organic matter.

F. File Certificate of Inspection of plant material by State and Federal authorities with Landscape Architect, if required by State.

1.4 REFERENCED STANDARDS:

A. American Standard for Nursery Stock, approved 1986 by American National Standards Institute, Inc. - Plant materials.

B. Horbuz Third, 1976 - Cornell University - Plant nomenclature.

C. ASTM - American Standard Testing Material - Sharp sand.

1.5 PRODUCT DELIVERY, STORAGE AND HANDLING:

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. Do not deliver more plant materials than can be planted in one day unless contractor has written permission that materials are available on job site. Storage of materials and equipment at the job site shall be at the risk of the landscape contractor. The owner will not be held responsible for theft or damage.

3. If balled plants cannot be planted within 24 hours after delivery to site, protect root ball by heeling in with sawdust or other approved material.

4. Protect during delivery to prevent damage to root ball or desiccation of leaves.

5. Notify Landscape Architect of delivery schedule 48 hours in advance so plant material may be observed upon arrival at job site.

6. Remove rejected plant material immediately from site.

1.6 JOB CONDITIONS:

A. Planting Restrictions:

Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice. In no way shall any trees, plants, ground cover or seasonal color obstruct drainage or block a 2% minimum positive slope away from buildings.

B. Utilities:

1. Determine locations of underground utilities and perform work in a manner which will avoid possible damage. Hand excavating, if required, to minimize possibility of damage to underground utilities.

2. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.

3. Coordinate with irrigation contractor to prevent damage to underground sprinkler system.

C. WARRANTY:

A. Warranty for plants and trees shall be for one year after final acceptance. Replace dead materials and materials not in vigorous, thriving condition as soon as weather permits and on notification by Owners Rep. Replace plants, which in opinion of Landscape Architect have partially died thereby damaging shape, size, or symmetry.

B. Replace plants and trees with same kind and size as originally planted, at no cost to the Owner. Provide one-year warranty on replacement plants. These should be replaced in same location or similar location. In situations where dead trees immediately. Protect irrigation system and other piping conduit or other work during replacement. Repair any damage immediately.

C. Warranty excludes replacement of plants after final acceptance because of injury by storm, drought, drowning, hail, freeze, insects or diseases.

D. At the end of the warranty period, stakes and guying materials if required shall be removed from the site.

E. MAINTENANCE:

A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.

B. Until final acceptance, maintain plantings and trees by watering, cultivating, mowing, weeding, spraying, cleaning and replacing as necessary to keep landscape in a vigorous, healthy condition and raise bed areas as required.

C. A written notice requesting final inspection and acceptance should be submitted to Landscape Architect or owners representative within seven (7) days prior to completion. At that time owner and Landscape Architect will prepare a final punch list to be reviewed with the landscape contractor.

D. Following final acceptance, maintenance of plant material will become the Owner's responsibility. The Contractor shall provide Owner with a recommended maintenance program.

PART 2 - PRODUCTS

2.1 PLANTS:

A. Quantities: The drawings and specifications are complementary; anything called for on one and not the other is as binding as if shown and called for both. The plant schedule is an add to bidders only. Confirm all quantities on plan.

B. Plants shall be equal to well formed No. 1 grade of better; symmetrically branched with an even branch distribution, densely foliated and/or budded, and strong, strong stem diameter. Plants shall be in a normal balance between height and spread. The Landscape Architect will be the final arbiter of acceptability of plant form, either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

C. Plants shall be healthy and vigorous, free of disease, insect pests and their eggs, and larvae.

D. Plants shall have a well-developed fibrous root system.

E. Plants shall be free of physical damage such as scrapes, broken or split branches, scars, bark abrasions, sun scald, fresh limb cuts, disfiguring knots, or other defects.

F. Pruning of all trees and shrubs, as directed by Landscape Architect, shall be executed by Landscape Contractor at no additional cost to the Owner.

G. Plants shall meet the sizes indicated on the Plant List. Where a size or caliper range is stated, at least 50% of the material shall be closer in size to the top of the range stated.

H. Plants indicated "B&B" shall be balled and burlapped. Plants shall be nursery grown unless otherwise specified in plant list. Bales shall be firm, neat, slightly tapered and well wrapped. Non-degradeable burlap wrapping material will not be accepted. Bales shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ground.

I. Container grown plants shall be well rooted and established in the container in which they are growing. They shall have grown in the container for a sufficient length of time for the root system to hold the planting medium when taken from the container, but not long enough to become root bound.

2.2 SOIL PREPARATION MATERIALS:

- A. Peat Moss: Commercial sphagnum moss or hymn peat.
- B. Pre mixed soils can be used as long as samples are submitted with manufacturer's data and laboratory test results.
- C. Sandy Loam:
 - 1. Fribile, fertile, dark, loamy soil, free of clay lumps, subsoil, stones, and other extraneous material and reasonably free of weeds and foreign.
- D. Physical properties as follows:
 - Clay - between 7-21 percent
 - Silt - between 28-50 percent
 - Sand - less than 52 percent
- E. Sharp Sand: Clean, washed sand, (fine aggregate) ASTM C-33.

2.3 COMMERCIAL FERTILIZER:

- A. Fertilizer shall be delivered in manufacturer's standard container printed with manufacturer's name, material weight and guaranteed analysis. Fertilizers and NPK ratios other than those specified may be used provided that the application rate per square foot of nitrogen, phosphorus, and potassium is equal to that specified.
- B. Commercial Fertilizer for Planting Beds: Complete fertilizer 5-10-5 element ratio with minimum 8% sulfur and 4% iron plus micro-nutrients.
- C. Controlled-Release Fertilizer planting tablets for tree planting pits, shall be equal to AgriForm 20-10-10 planting tablets as manufactured by Sierra Chemical Co., Milpitas, California 95035 or approved equal.

2.4 MULCH:

Bark mulch shall be hardwood mulch chips, ranging in size from 1/4-inch to 1-inch in size, medium fine texture, shredded.

PART 3 - EXECUTION

3.1 CONDITION OF SURFACES:

- A. New bed areas will be left within one tenth of a foot of finish grade by other trades. Contractor will be responsible for raking and smoothing of grade.
- B. Examine subgrade upon which work is to be performed. Notify the Landscape Architect or owners representative of unsatisfactory conditions.

3.2 SHRUB PLANTING:

- A. All shrubs to be pocket planted. Excavate planting hole 3" larger than the width and height of the root ball. Backfill with 1/3 (soil mix and/or peatmoss), 1/3 native soil and 1/3 sandstone.
- B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
- C. Water each plant thoroughly with hoses to eliminate air pockets.
- D. Carefully prune plants to remove dead or broken branches, various tags, and hand-prune bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.

3.3 GROUNDCOVER PLANTING:

- A. Till 2 inches minimum of thoroughly mixed prepared soil or equal in all planting bed areas as follows:
 - 1. 1 part sandy loam
 - 1 part peat moss
 - 1 part sharp sand
 - Add 4 pounds commercial fertilizer per 100 SF of bed area and mix thoroughly.
- B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
- C. Water each plant thoroughly with hoses to eliminate air pockets.
- D. Carefully prune plants to remove dead or broken branches and hand-prune bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.

3.4 TREE PLANTING:

- A. Stake tree locations for Owners Representative approval prior to digging.
- B. Plant ornamental trees in pits 12-inches larger than the root ball. Plant shade trees in pits two feet greater in diameter than root ball and equal to depth of root ball.
- C. After excavation of tree pits, review water percolation. If water does not penetrate soil, add 1/2" to 1" of sand or gravel to use with a tree sump. Paint PVC stand pipe and cover dark green. After tree is installed, pump water out on a daily basis.

- D. In the event rock or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternative locations may be selected by the Landscape Architect. Where locations can be selected, locations shall be set to a depth of less than six (6") inches below bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

- E. Prepare soil for planting by thoroughly mixing two parts sandy loam and one part peatmoss or other approved organic matter. If planting soil does not fall within this range, add 1/2" to 1" of sand or aluminum sulphate to bring soil into the specified pH range.

- F. Backfill tree pits with a mixture of 1/2 prepared soil and 1/2 existing site soil. Lightly tamp even 6-inches to fill all voids and pockets. When pit is 2/3 full, water thoroughly and leave water to soak in. Place fertilizer planting tablets per manufacturers recommendations. Complete backfilling and form a saucer around the tree.

- G. Completely fill each tree saucer with mulch to a depth of two inches.

- H. Contractor shall keep tree plumb until established. Guying and/or staking to maintain that plumb condition shall be at the Contractor's discretion. However, if trees are not plumb, the Contractor will be required to guy and/or stake those trees in a method acceptable to the Landscape Architect at no additional cost to the Owner.

- I. Pruning: Prune trees to preserve the natural character of the plant in a manner appropriate to its particular requirements in the landscape design as directed by the Landscape Architect. In general, remove at least one-third of wood by thinning and pruning. DO NOT cut back terminal branches. Thin native grown plants earlier than nursery grown plants. Remove sucker growth and broken or badly bruised branches.

3.5 SEASONAL COLOR PLANTING:

- A. Beds shall be excavated to a depth of 2 inches. Soil shall be replaced with 100% Living Earth Technology Complete Mix or equal.
- B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
- C. Water each plant thoroughly with hoses to eliminate air pockets.
- D. Carefully prune plants to remove dead or broken branches and hand-prune bed areas to smooth even surfaces and mulch bed areas 1 inch deep.

3.6 CLEANUP:

During work, keep premises neat and orderly including organization of storage areas. Remove trash, including debris resulting from removing weeds or rocks from planting areas, preparing beds, or planting plants from site daily as work progresses. Keep walk and driveway area clean by sweeping or hosing.

END OF LANDSCAPING SECTION

LAWNS

PART 1 - GENERAL

1.1 SCOPE:

Furnish all labor, tools, transportation, materials, equipment, supervision, etc., required to adequately establish a dense lawn of permanent grasses, free from lumps and depressions as indicated on plans and specifications.

Do any part of the area failing to show uniform cover until a dense lawn is established. The cost of miscellaneous labor and materials for topsoil, weeding, tilling, pest control, fertilizing, etc., are not separate pay items and shall be included in the bid price for grassing.

1.2 RELATED WORK SPECIFIED ELSEWHERE:

A. Irrigation System

B. Landscaping

1.3 MAINTENANCE OF GRASS:

The contractor shall maintain the grass until final acceptance. Such maintenance shall include spraying, weeding, cultivation, fertilizing, mowing, disease and insect control, top dressing, ion spots, plus any procedures consistent with horticultural practices necessary to insure normal, vigorous, and healthy grass.

1.4 JOB CONDITIONS:

A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.

B. Lawn areas will be left within 1/10 of a foot of finish grade by other trades. Fine grading, raking and smoothing will be the responsibility of the contractor.

1.5 SCHEDULE:

A. Seeding/Hydromulching - Bermudagrass: Complete only between May 1 to August 31 under favorable conditions, (warm season).

B. Seeding/Hydromulching - Perennial Ryegrass: Complete only between September 1 to April 30, except at front of project, as determined by owner, under favorable climatic conditions.

C. Sodding: Sod bermuda between March 15 and September 30. Between October 1 and March 14 overseed with Perennial rye under favorable conditions. (Use nursery overseeded sod, in lieu of seed after installation, if available.)

D. Qualifications: Due to unseasonable weather, the above dates may vary; however, do not proceed with grassing operations beyond these dates without assuming full responsibility for a stand of grass.

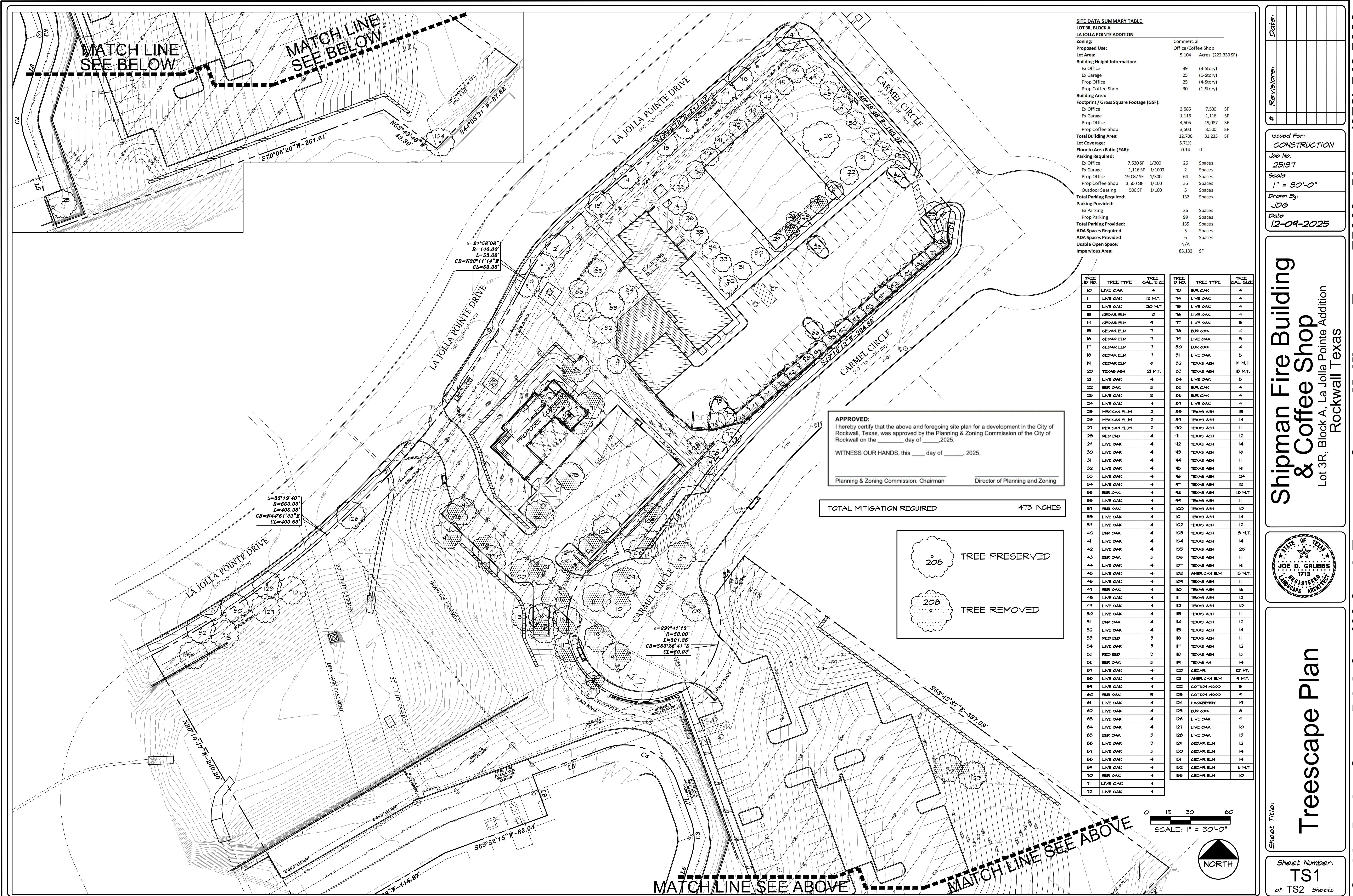
1.6 ACCEPTANCE:

The work will be accepted when a completed, undamaged stand of grass is achieved, as approved by the Owner's Representative.

PART 2 - MATERIALS

2.1 TOPSOIL:

- A. (If specified on the plans as a requirement) Fribile, fertile, dark, loamy soil, free of clay lumps, sub-soil stones, and other extraneous material and reasonable free of weeds and foreign grasses. Topsoil containing dalligrass or nutgrass shall be rejected.
- B. Physical properties as follows:
 - Clay - between 7-21 percent
 - Silt - between 28-50 percent
 - Sand - less than 52 percent



TREE ID NO.	TREE TYPE	TREE CAL. SIZE	PRESERVED OR REMOVED	TREE HEALTH	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
10	LIVE OAK	14	PRESERVED	4	N	N	N	0
11	LIVE OAK	13 M.T.	PRESERVED	4	N	N	N	0
12	LIVE OAK	20 M.T.	PRESERVED	4	N	N	N	0
13	CEDAR ELM	10	PRESERVED	4	N	N	N	0
14	CEDAR ELM	9	PRESERVED	4	N	N	N	0
15	CEDAR ELM	7	PRESERVED	4	N	N	N	0
16	CEDAR ELM	7	PRESERVED	4	N	N	N	0
17	CEDAR ELM	7	PRESERVED	4	N	N	N	0
18	CEDAR ELM	7	PRESERVED	4	N	N	N	0
19	CEDAR ELM	6	PRESERVED	4	N	N	N	0
20	TEXAS ASH	21 M.T.	PRESERVED	4	N	N	N	0
21	LIVE OAK	4	PRESERVED	4	N	N	N	0
22	BUR OAK	5	PRESERVED	4	N	N	N	0
23	LIVE OAK	3	REMOVED	4	N	N	N	0
24	LIVE OAK	4	REMOVED	4	N	N	N	4
25	MEXICAN PLUM	2	REMOVED	4	N	N	N	0
26	MEXICAN PLUM	2	REMOVED	4	N	N	N	0
27	MEXICAN PLUM	2	REMOVED	4	N	N	N	0
28	RED BUD	4	PRESERVED	4	N	N	N	0
29	LIVE OAK	4	REMOVED	4	N	N	N	4
30	LIVE OAK	4	PRESERVED	4	N	N	N	0
31	LIVE OAK	4	PRESERVED	4	N	N	N	0
32	LIVE OAK	4	PRESERVED	4	N	N	N	0
33	LIVE OAK	4	PRESERVED	4	N	N	N	0
34	LIVE OAK	4	PRESERVED	4	N	N	N	0
35	BUR OAK	4	PRESERVED	4	N	N	N	0
36	LIVE OAK	4	PRESERVED	4	N	N	N	0
37	BUR OAK	4	PRESERVED	4	N	N	N	0
38	LIVE OAK	4	PRESERVED	4	N	N	N	0
39	LIVE OAK	4	REMOVED	4	N	N	N	4
40	BUR OAK	4	REMOVED	4	N	N	N	4
41	LIVE OAK	4	REMOVED	4	N	N	N	4
42	LIVE OAK	4	REMOVED	4	N	N	N	4
43	BUR OAK	5	REMOVED	4	N	N	N	5
44	LIVE OAK	4	PRESERVED	4	N	N	N	0
45	LIVE OAK	4	PRESERVED	4	N	N	N	0
46	LIVE OAK	4	PRESERVED	4	N	N	N	0
47	BUR OAK	4	PRESERVED	4	N	N	N	0
48	LIVE OAK	4	PRESERVED	4	N	N	N	0
49	LIVE OAK	4	PRESERVED	4	N	N	N	0
50	LIVE OAK	4	PRESERVED	4	N	N	N	0
51	BUR OAK	4	PRESERVED	4	N	N	N	0
52	LIVE OAK	4	PRESERVED	4	N	N	N	0
53	RED BUD	3	PRESERVED	4	N	N	N	0
54	LIVE OAK	3	PRESERVED	4	N	N	N	0
55	RED BUD	3	PRESERVED	4	N	N	N	0
56	BUR OAK	5	PRESERVED	4	N	N	N	0
57	LIVE OAK	4	PRESERVED	4	N	N	N	0
58	LIVE OAK	4	PRESERVED	4	N	N	N	0
59	LIVE OAK	4	PRESERVED	4	N	N	N	0
60	BUR OAK	5	PRESERVED	4	N	N	N	0
61	LIVE OAK	4	PRESERVED	4	N	N	N	0
62	LIVE OAK	4	PRESERVED	4	N	N	N	0
63	LIVE OAK	4	PRESERVED	4	N	N	N	0
64	LIVE OAK	4	PRESERVED	4	N	N	N	0
65	BUR OAK	5	PRESERVED	4	N	N	N	0
66	LIVE OAK	3	PRESERVED	4	N	N	N	0
67	LIVE OAK	5	PRESERVED	4	N	N	N	0
68	LIVE OAK	4	PRESERVED	4	N	N	N	0
69	LIVE OAK	4	PRESERVED	4	N	N	N	0
70	BUR OAK	4	PRESERVED	4	N	N	N	0
71	LIVE OAK	4	PRESERVED	4	N	N	N	0
72	LIVE OAK	4	PRESERVED	4	N	N	N	0

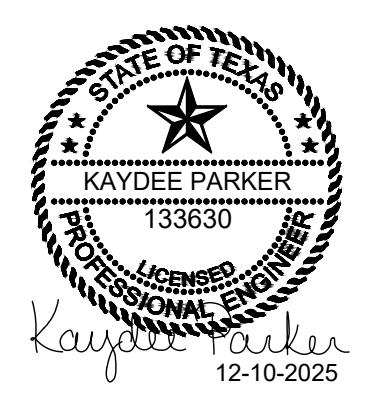
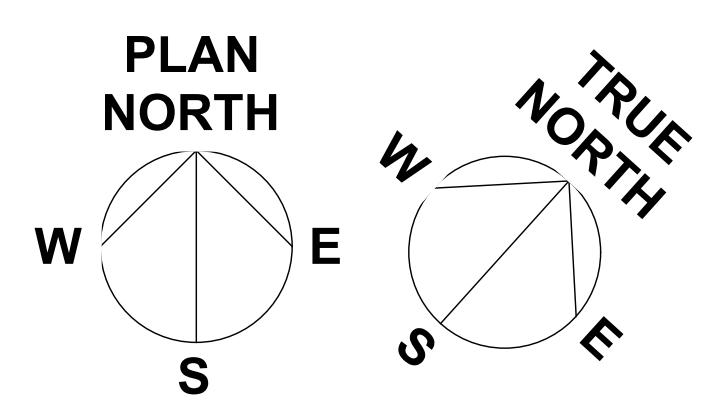
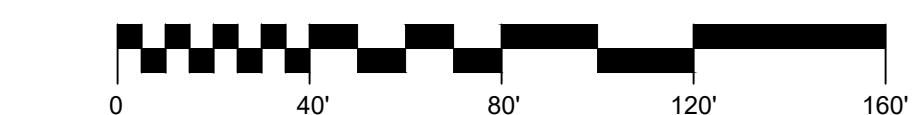
TOTAL COLUMN MITIGATION REQUIRED 29 INCHES

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	PRESERVED OR REMOVED	TREE HEALTH	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
73	BUR OAK	4	PRESERVED	4	N	N	N	0
74	LIVE OAK	4	PRESERVED	4	N	N	N	0
75	LIVE OAK	4	PRESERVED	4	N	N	N	0
76	LIVE OAK	4	PRESERVED	4	N	N	N	0
77	LIVE OAK	5	PRESERVED	4	N	N	N	0
78	BUR OAK	4	PRESERVED	4	N	N	N	0
79	LIVE OAK	5	PRESERVED	4	N	N	N	0
80	BUR OAK	4	REMOVED	4	N	N	N	4
81	LIVE OAK	5	PRESERVED	4	N	N	N	0
82	TEXAS ASH	19 M.T.	PRESERVED	4	N	N	N	0
83	TEXAS ASH	18 M.T.	PRESERVED	4	N	N	N	0
84	LIVE OAK	5	PRESERVED	4	N	N	N	0
85	BUR OAK	4	PRESERVED	4	N	N	N	0
86	BUR OAK	4	PRESERVED	4	N	N	N	0
87	LIVE OAK	4	PRESERVED	4	N	N	N	0
88	TEXAS ASH	15	REMOVED	4	N	N	N	15
89	TEXAS ASH	14	REMOVED	2	N	N	Y	0
90	TEXAS ASH	11	REMOVED	4	N	N	N	11
91	TEXAS ASH	12	REMOVED	4	N	N	N	12
92	TEXAS ASH	14	REMOVED	4	N	N	N	14
93	TEXAS ASH	16	REMOVED	4	N	N	N	16
94	TEXAS ASH	11	REMOVED	4	N	N	N	11
95	TEXAS ASH	16	REMOVED	4	N	N	N	16
96	TEXAS ASH	24	REMOVED	4	N	N	N	24
97	TEXAS ASH	13	REMOVED	4	N	N	N	13
98	TEXAS ASH	18 M.T.	REMOVED	4	N	N	N	18
99	TEXAS ASH	11	REMOVED	4	N	N	N	11
100	TEXAS ASH	10	REMOVED	4	N	N	N	10
101	TEXAS ASH	14	REMOVED	4	N	N	N	14
102	TEXAS ASH	12	REMOVED	4	N	N	N	12
103	TEXAS ASH	18 M.T.	REMOVED	4	N	N	N	18
104	TEXAS ASH	14	REMOVED	4	N	N	N	14
105	TEXAS ASH	20	REMOVED	4	N	N	N	20
106	TEXAS ASH	11	REMOVED	4	N	N	N	11
107	TEXAS ASH	16	REMOVED	4	N	N	N	16
108	AMERICAN ELM	13 M.T.	REMOVED	4	N	N	N	13
109	TEXAS ASH	11	REMOVED	4	N	N	N	11
110	TEXAS ASH	16	REMOVED	4	N	N	N	16
111	TEXAS ASH	12	REMOVED	4	N	N	N	12
112	TEXAS ASH	10	REMOVED	4	N	N	N	10
113	TEXAS ASH	11	REMOVED	4	N	N	N	11
114	TEXAS ASH	12	REMOVED	4	N	N	N	12
115	TEXAS ASH	14	REMOVED	4	N	N	N	14
116	TEXAS ASH	11	REMOVED	4	N	N	N	11
117	TEXAS ASH	12	REMOVED	4	N	N	N	12
118	TEXAS ASH	15	REMOVED	4	N	N	N	15
119	TEXAS ASH	14	REMOVED	4	N	N	N	14
120	CEDAR	12' HT.	REMOVED	4	N	N	N	4
121	AMERICAN ELM	9 M.T.	REMOVED	4	N	N	N	9
122	COTTON WOOD	5	REMOVED	4	N	N	N	0
123	COTTON WOOD	9	REMOVED	4	N	N	N	0
124	HACKBERRY	19	PRESERVED	4	N	N	N	0

1 SITE PLAN - PHOTOMETRICS
1" = 40'-0"

Plan View

GRAPHIC SCALE:



FINCHER
ENGINEERING

TX FIRM #F-16408
5621 114TH ST., SUITE 100
LUBBOCK, TX 79424
PH: 806-701-5109
WWW.FINCHERENG.COM

NEW OFFICE / STORAGE	1020 La Jolla Pointe Drive	Date	12-10-2025
SITE PLAN - PHOTOMETRICS	Project number	2024-001	
Scale: As indicated			

E101