



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2026-009

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: 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 1114 East Interstate 30, Rockwall, TX 75087

SUBDIVISION Rockwall Centre Corners Addition LOT 3 BLOCK 1

GENERAL LOCATION \_\_\_\_\_

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING L1 CURRENT USE Full service restaurant

PROPOSED ZONING L1 PROPOSED USE Full service restaurant

ACREAGE 2.951 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 Raising Cane's  APPLICANT Quiddity Engineering

CONTACT PERSON Matt McCulloch CONTACT PERSON Aaron C. Hawkins

ADDRESS \_\_\_\_\_ ADDRESS \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_ CITY, STATE & ZIP \_\_\_\_\_

PHONE \_\_\_\_\_ PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_ E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

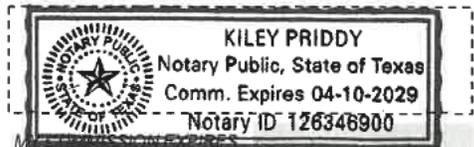
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt McCulloch [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 310.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13<sup>th</sup> DAY OF March, 2026 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."

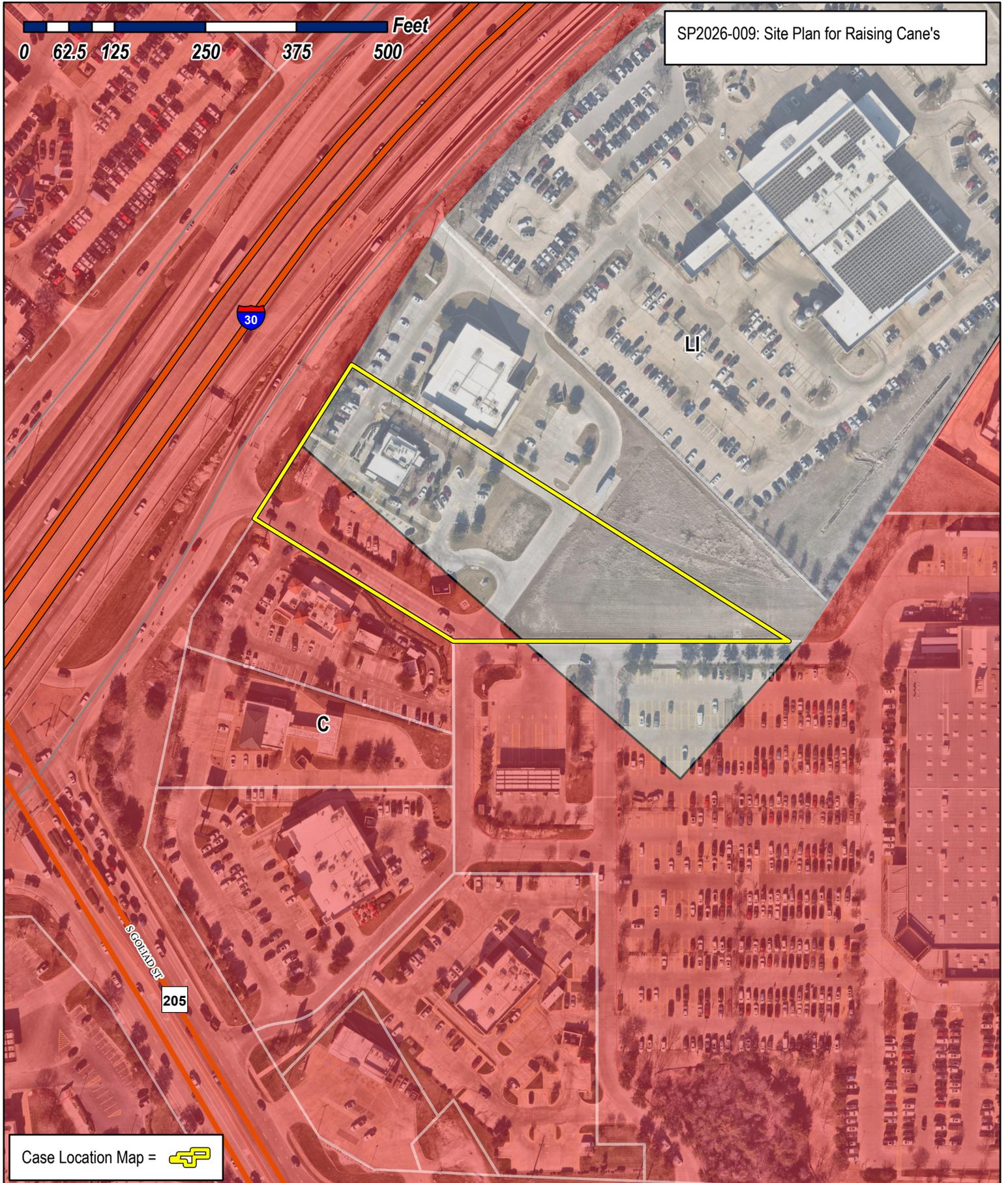
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF March, 2026

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_



SP2026-009: Site Plan for Raising Cane's



Case Location Map = 



# City of Rockwall

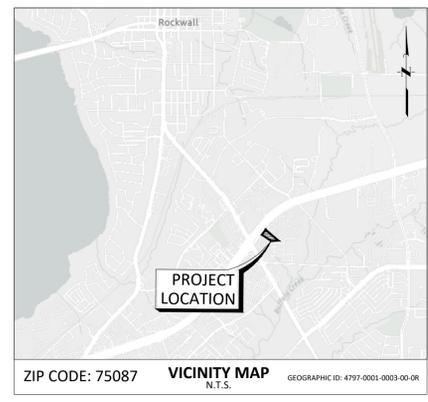
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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.



SITE DATA FOR RAISING CANES REDEVELOPMENT	
ROCKWALL CENTRE CORNERS ADDITION BLOCK 1, LOT 3	
<b>GENERAL</b>	
EXISTING ZONING:	L/C WITH IH 30 OVERLAY
PROPOSED ZONING:	L/C WITH IH 30 OVERLAY
CURRENT USE:	DRIVE-THRU RESTAURANT
PROPOSED USE:	DRIVE-THRU RESTAURANT
FRONT SETBACK:	25 FEET
SIDE SETBACK:	15 FEET
REAR SETBACK:	10 FEET
TOTAL LOT AREA:	128,583 SQUARE FEET (2.951 AC)
BUILDING AREA:	3,600 SQUARE FEET
BUILDING COVERAGE:	2.80%
FLOOR AREA RATIO:	0.03 : 1
EXISTING BUILDING HEIGHT:	1 STORY - 23.5 FEET
PARKING RATIO:	1 SPACE / 100 SF GROSS BUILDING AREA
PARKING RATIO (PATIO):	1 SPACE / 4 SEATS
PARKING REQUIRED:	42 SPACES
PARKING PROVIDED:	42 SPACES
ADA PARKING REQUIRED:	2 SPACES
ADA PARKING PROVIDED:	2 SPACES
LANDSCAPE AREA PROPOSED:	7,037 SQUARE FEET (0.16 AC)
IMPERVIOUS AREA PROPOSED:	10,791 SQUARE FEET (0.25 AC)
TOTAL IMPERVIOUS AREA:	60,755 SQUARE FEET (1.39 AC)
IMPERVIOUS AREA PERCENTAGE:	47.26%

LOT 2, BLOCK 3  
FINAL PLAT  
ROCKWALL CENTRE CORNERS ADDITION  
INST 2008-00399148, CAB/SLIDE G299-G300  
DRORCT

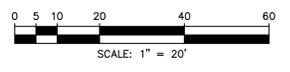


**BENCHMARK**  
ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERA RTK NETWORK, NAVD (88) DATUM, (GEOID 12A)

**TBM A**  
BEING AN "X" CUT ON TOP OF CURB LOCATED ON THE WEST SIDE OF THE DRIVEWAY ENTRANCE DRIVE FROM CAMPBELL ROAD, APPROXIMATELY 221 FEET WEST OF THE NORTHEAST CORNER OF THE SUBJECT TRACT.  
ELEVATION 643.80 FEET, NAVD 88 (2011 ADJUSTMENT).

**TBM B**  
BEING AN "X" CUT ON TOP OF NORTHWEST CORNER OF EXISTING STORM CURB INLET LOCATED ON THE SOUTH SIDE OF THE ENTRANCE DRIVE FROM JAY ELL DRIVE, APPROXIMATELY 217 FEET SOUTH OF NORTHEAST CORNER ALONG PROPERTY LINE AND 5 FEET EAST OF SUBJECT TRACT.  
ELEVATION 640.94 FEET, NAVD 88 (2011 ADJUSTMENT).

**100-YEAR FLOOD PLAIN**  
ACCORDING TO MAP NO. 48397C0040L OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR ROCKWALL COUNTY DATED SEPTEMBER 26, 2008, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X", DEFINED AS AREA OF MINIMAL FLOOD HAZARD.



**LEGEND**

- PROPERTY LINE
- PROP. BARRIER FREE RAMP
- PARKING COURT
- EXIST. TREE
- EXIST. LIGHT POLE
- PROP. 7" REINFORCED CONCRETE
- PROP. 5" REINFORCED CONCRETE
- PROP. 4" REINFORCED CONCRETE PAVEMENT
- FIRELANE ACCESS & UTILITY EASEMENT
- PROP. MENU BOARD

**NOTES**

1. ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
2. ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
3. SEE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. CONTRACTOR TO USE CARE NOT TO DISTURB EXISTING LANDSCAPING OUTSIDE DISTURBED AREA. IF DISTURBED, CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.
5. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.

**DEVELOPER**  
RAISING CANES  
6800 BISHOP ROAD  
PLANO, TEXAS 75024  
TEL (214) 279-0078  
CONTACT: BEN HALBERT

**OWNER**  
PORTOLA PARTNERS LLC (1108431)  
311 BILTMORE WAY  
LAFAYETTE LA 70508

**ENGINEER**  
QUIDDITY, INC.  
4500 MERCANTILE PLAZA DRIVE  
SUITE 228  
FORT WORTH, TEXAS 76137  
TEL (817) 268-2207  
CONTACT: AARON HAWKINS, PE

**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 \_\_\_\_.

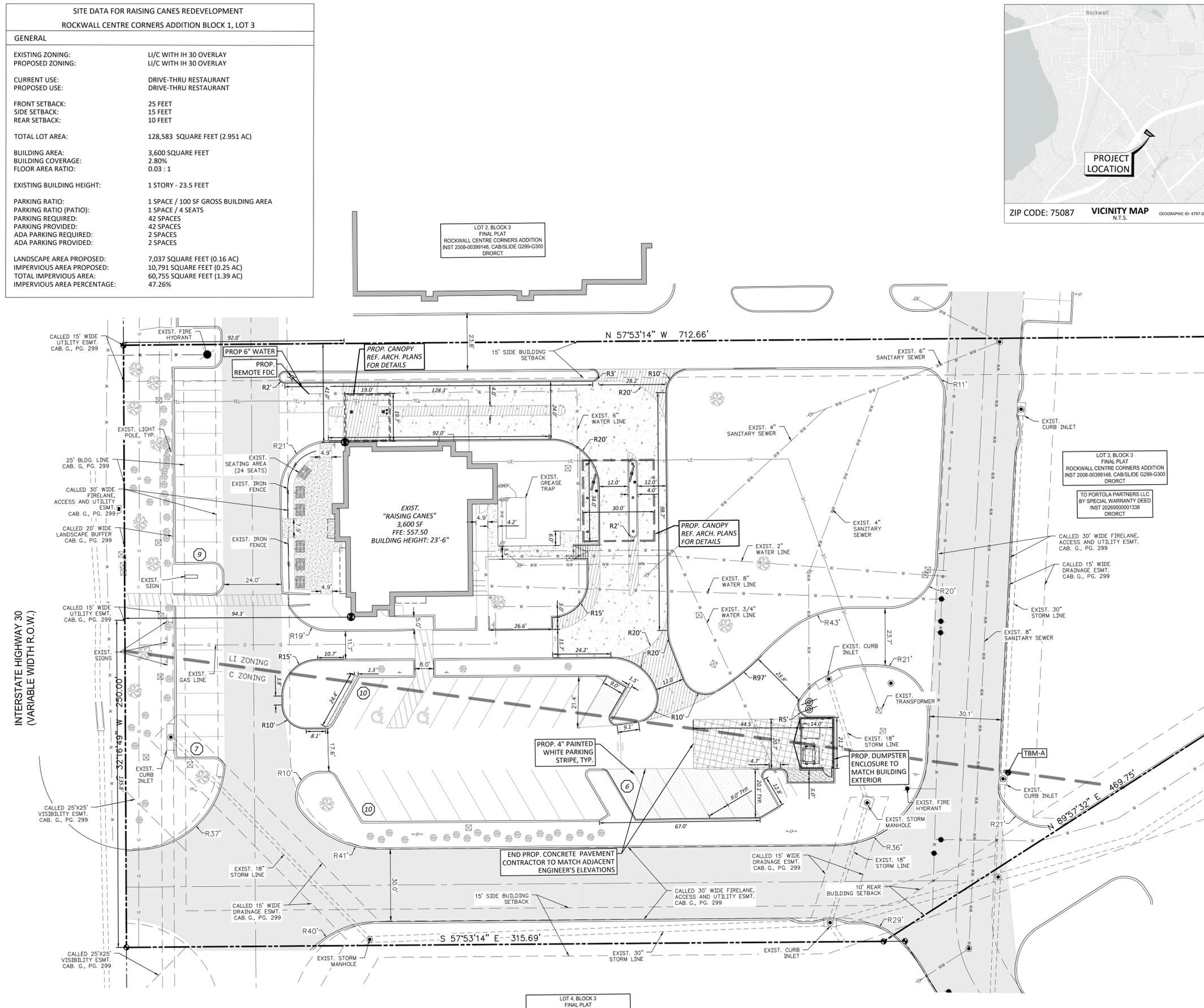
PLANNING & ZONING COMMISSION, CHAIRMAN \_\_\_\_\_ DIRECTOR OF PLANNING AND ZONING \_\_\_\_\_

**CASE NO. SP2026-XXX**

**CAUTION: OVERHEAD ELECTRIC**  
CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS811 NOTIFICATION SYSTEM  
**CALL BEFORE YOU DIG!!!**  
www.texas811.org  
Texas811 or 1-800-545-6005



LOT 4, BLOCK 3  
FINAL PLAT  
ROCKWALL CENTRE CORNERS ADDITION  
INST 2008-00399148, CAB/SLIDE G299-G300  
DRORCT

No.	Date	REVISIONS

**QUIDDITY**  
A Division of Professional Engineers and Land Surveyors, Inc. No. 22,920  
4100 Westport Drive, Suite 100, Fort Worth, Texas 76140-2220

SCALE: AS SHOWN  
DATE: MARCH 2026  
JOB NO.: 30315-0001-01

DESIGNED BY: AM  
CHECKED BY: ACH  
DRAWN BY: JLU

**INTERIM REVIEW**  
Not intended for construction, bidding or permit purposes.  
Engineer: AARON C. HAWKINS  
P.E. Serial No.: 149709  
Date: MARCH 2026

**SITE PLAN**  
RAISING CANES - ROCKWALL - I-30 FRONTAGE ROAD  
1114 EAST I-30 FRONTAGE ROAD, ROCKWALL, TEXAS, 75087  
ROCKWALL CENTRE CORNERS ADDITION  
BLOCK 1, LOT 3, ACRES 2.951

SHEET NO. **C-6**  
OF C-17

FOR INTERNAL REVIEW ONLY. NOT FOR DISTRIBUTION

CONSULTANT:

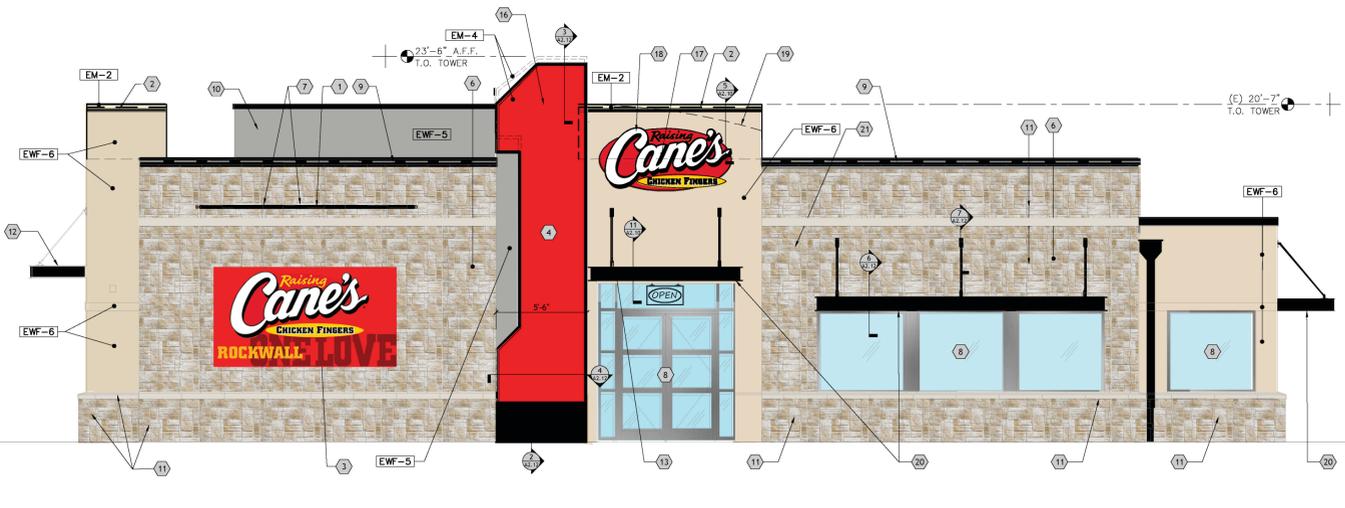


PROTOTYPE P1  
**RAISING CANE'S**  
 RESTAURANT NO.: C0152  
 1114 E INTERSTATE 30  
 ROCKWALL, TX 75087

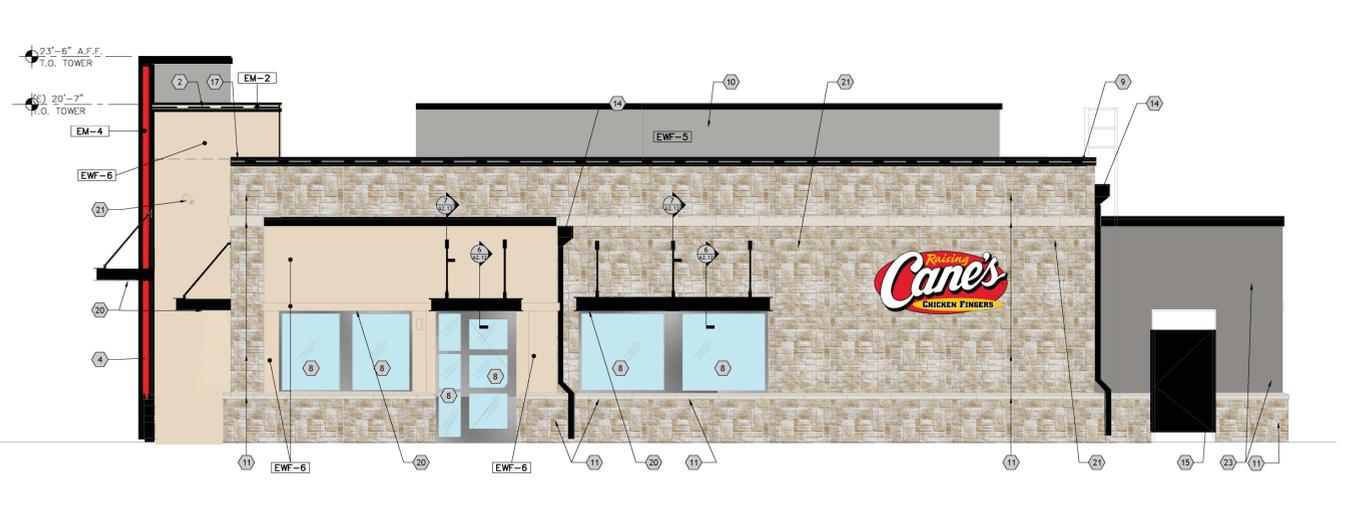
REV	DATE	DESCRIPTION
02/12/2026		R01 CHECK SET

DRAWN BY: JP  
 CHECKED BY: BP  
 ARCH. PROJECT NO.: C0152  
 SHEET NAME:

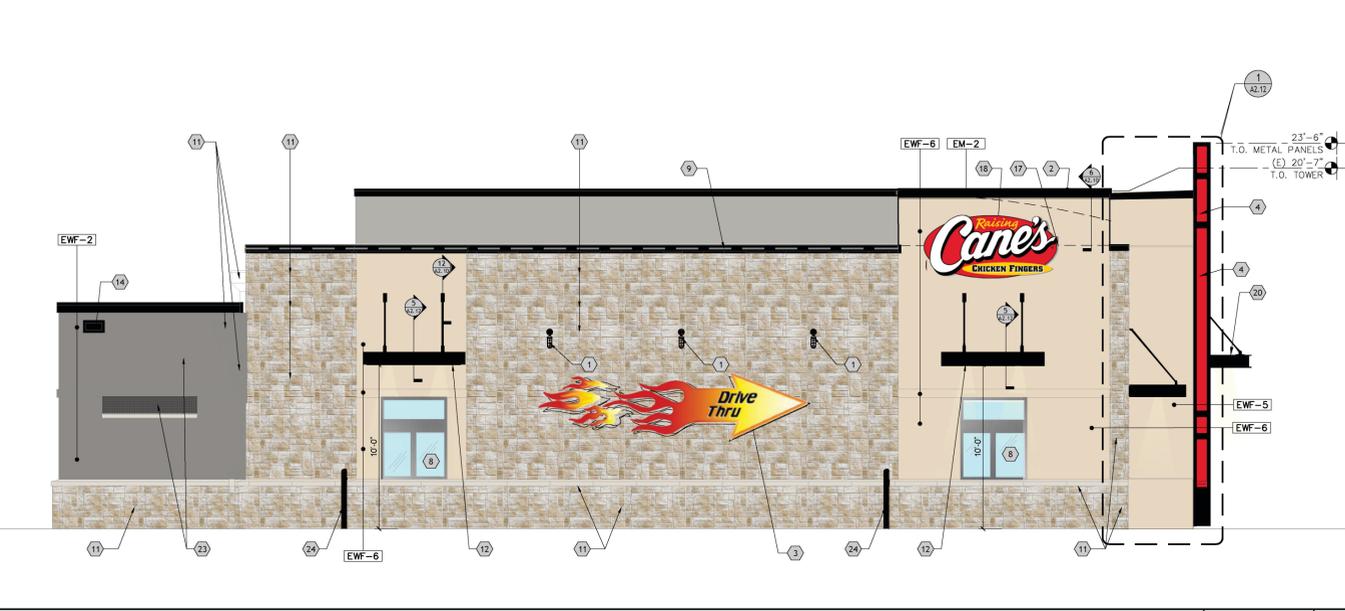
EXTERIOR ELEVATIONS  
 SHEET NUMBER: **A2.10**



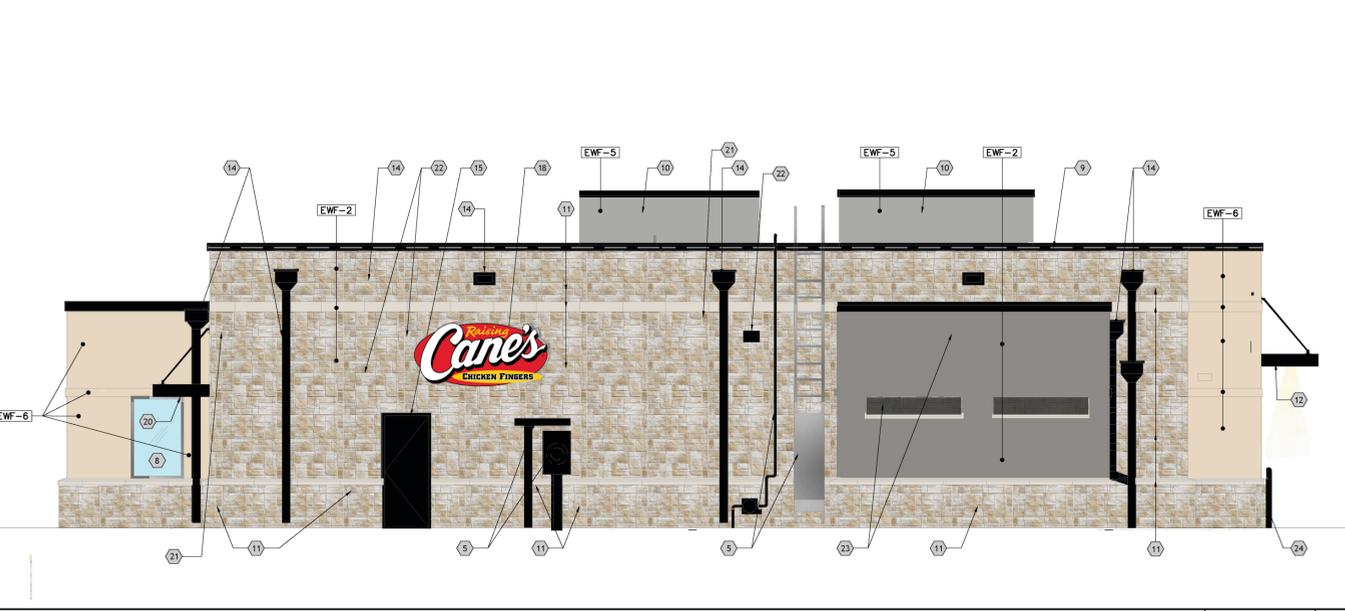
**NORTH ELEVATION** 3/16" = 1'-0" **1**



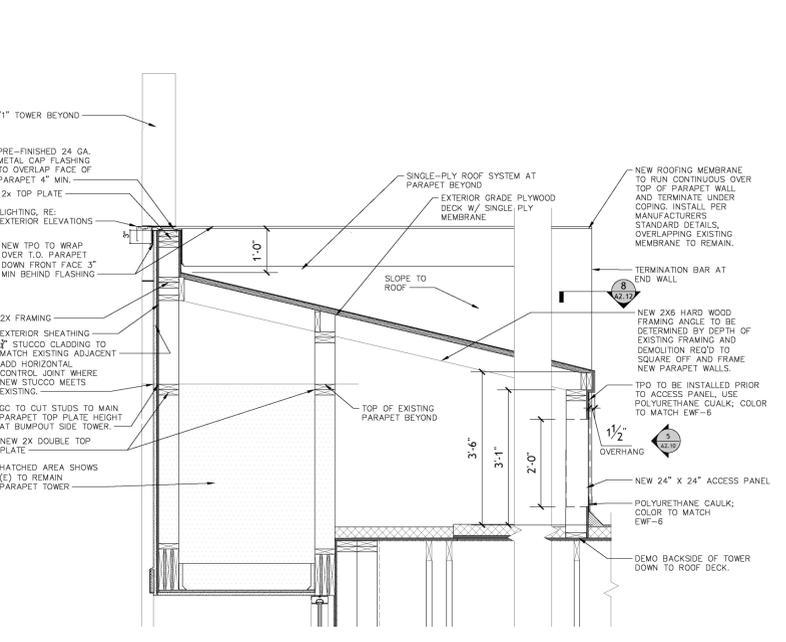
**WEST ELEVATION** 3/16" = 1'-0" **2**



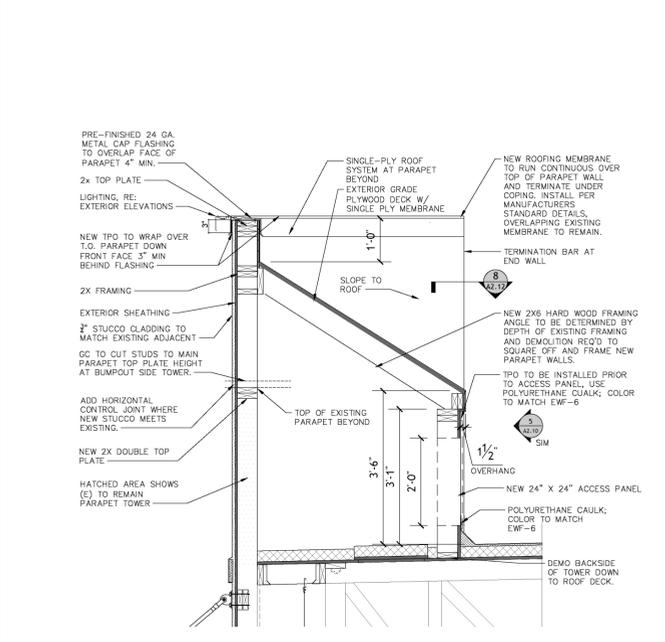
**EAST ELEVATION** 3/16" = 1'-0" **3**



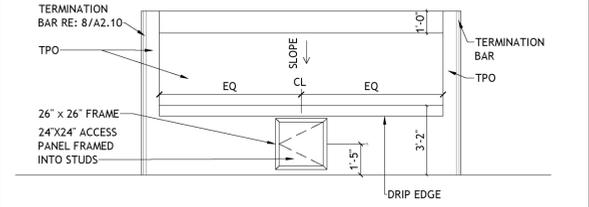
**SOUTH ELEVATION** 3/16" = 1'-0" **4**



**FRONT TOWER** 1/2" = 1'-0" **5**



**DRIVE-THRU TOWER** 1/2" = 1'-0" **6**



**REAR TOWER ELEVATION** 1/4" = 1'-0" **7**

TAG	DESCRIPTION
EM-2	METAL CAP FLASHING
EM-4	METAL ACCENT PANELS
EW-2	ELASTOMERIC COATING; COLOR: SUMMIT GRAY
EW-5	ELASTOMERIC COATING; COLOR: MOUNTAIN FOG
EW-6	ELASTOMERIC COATING; COLOR: OYSTER SHELL
P-5	EXTERIOR PAINT

**SEALANT NOTES**

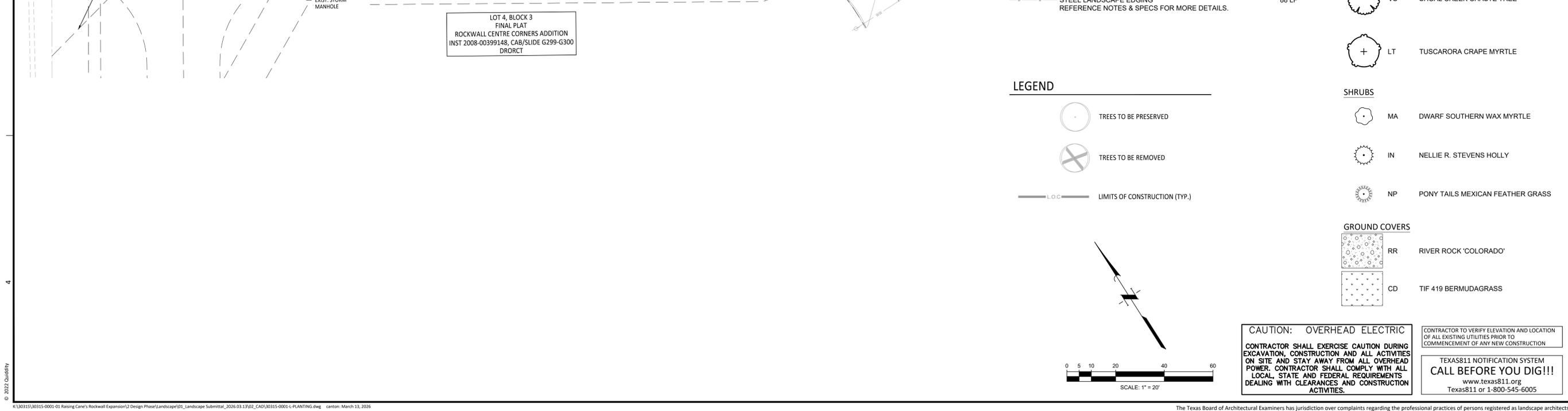
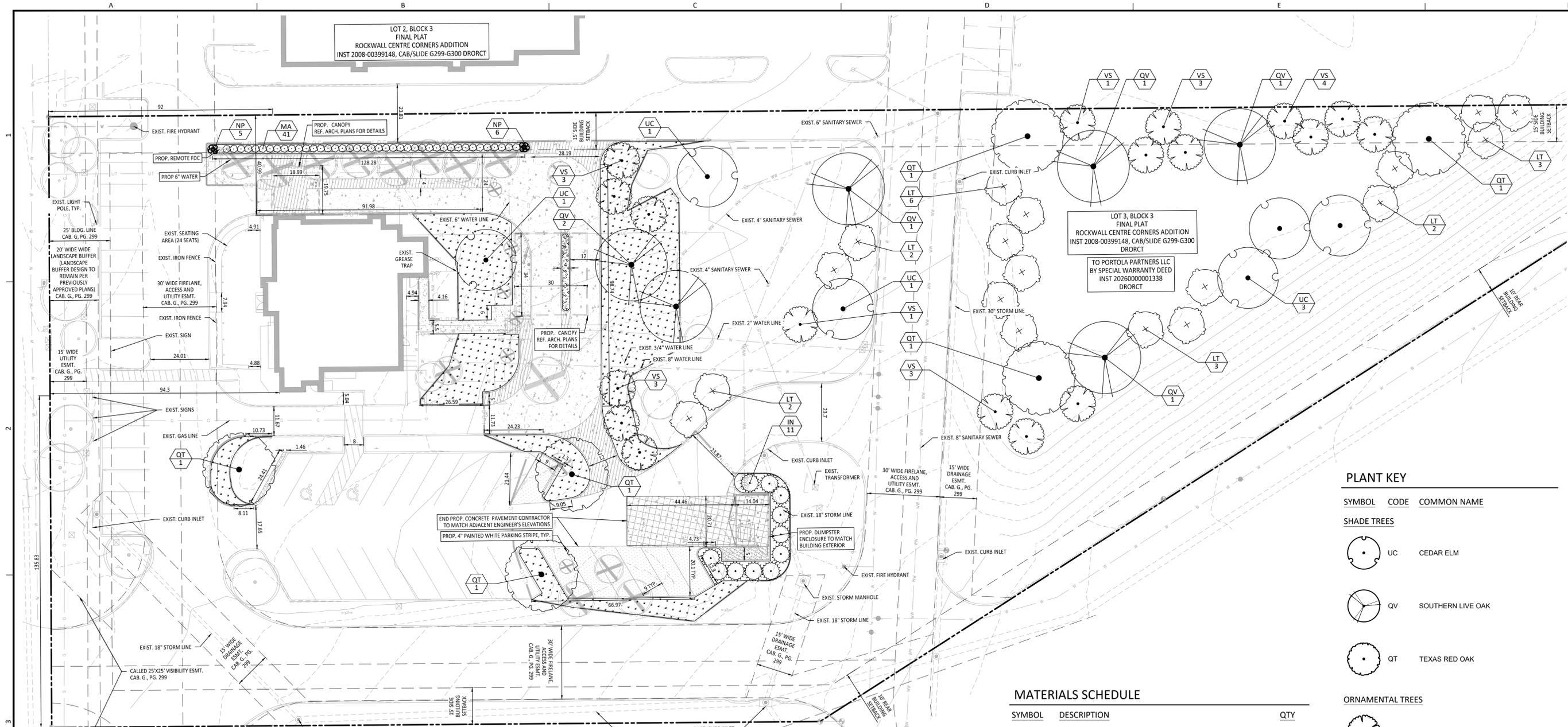
- A. PROVIDE SEALANT & BACKER RODS AT ALL DISSIMILAR MATERIALS.
- B. MATCH FRAME COLOR AT ALL DOORS AND WINDOWS. MATCH ADJACENT WALL MATERIAL COLOR AT WALL PENETRATIONS AND CONSTRUCTION JOINTS; AT JOINT BETWEEN TWO DIFFERENT WALL MATERIALS, MATCH DARKER MATERIAL.

**KEYED NOTES**

- 1. NEW WALL LIGHT IN EXISTING LOCATION, RE: A1.40
- 2. LED COVE LIGHTING BY OTHERS.
- 3. EXISTING WALL ART TO REMAIN.
- 4. METAL PANELS BY OWNER'S VENDOR. SIGNAGE VENDOR TO TAKE FIELD MEASUREMENTS PRIOR TO FABRICATION.
- 5. EXISTING METAL ELEMENT, PAINT TO MATCH EXISTING EFW-2.
- 6. PATCH AND REPAIR STONE TO MATCH EXISTING WHERE CANOPY WAS REMOVED.
- 7. NOT USED.
- 8. CONFIRM WITH RC CM IF DOORS AND WINDOWS ARE TO BE REPLACED OR REFINISHED, TYP.
- 9. EXISTING C-CHANNEL LIGHTING TO REMAIN.
- 10. EXISTING ROOF SCREEN.
- 11. EXISTING STONE TO REMAIN, CLEAN
- 12. NEW DRIVE THRU CANOPY.
- 13. ADDRESS NUMBERS TO BE FEATURED ON CANOPY.
- 14. EXISTING SCUPPERS AND DOWNSPOUTS PAINT TO MATCH EM-2, TYP. RE: A6.30
- 15. EXISTING DOOR AND FRAME, PAINT TO MATCH EXISTING COLOR.
- 16. DASHED LINE INDICATES DEMOLISHED PORTION OF "1" TOWER. TO ALIGN WITH ADJACENT NEW PARAPET HEIGHT.
- 17. PROVIDE HORIZONTAL CONTROL JOINT AT EXISTING TO NEW STUCCO/EIFS, TYP.
- 18. EXISTING SIGN FACE TO BE REPLACED. SIGN BOX TO REMAIN. GC TO DETERMINE WITH RC CM IF SIGN LOCATION REQUIRES ADJUSTMENT DUE TO NEW TOWER PROFILE.
- 19. DASHED LINE INDICATES DEMOLISHED
- 20. BOTTOM OF NEW AWNING TO ALIGN WITH TOP OF STOREFRONT.
- 21. EXISTING CAMERAS, WAP, SPEAKERS, AND SENSORS TO REMAIN.
- 22. EXISTING LIGHT FIXTURE TO REMAIN.
- 23. EXISTING CORRAL REAR STRUCTURE TO REMAIN, CLEAN AND REMOVE MOLD, DIRT AND DEBRIS, TYP. PAINT TO MATCH EXISTING EWF-2.
- 24. EXISTING BOLLARDS TO REMAIN, TYP. HEIGHT.

**SHEET NOTES**

- A. NEW PARAPET 24"X24" ACCESS PANEL SPEC: TOUGH GUY LIGHTWEIGHT INSULATED ALUMINUM ACCESS DOOR, 2VE93. INSTALL AS SHOWN.
- B. REFER SHEET A6.30 FOR FINISH SCHEDULES.
- C. SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT SUBMITTAL.
- D. GC TO REPAIR OR REPLACE ALL BUILDING CAULKING THAT IS CRACKED OR IN DISREPAIR.
- E. GC TO PATCH OR REPAIR ALL CRACKS IN STUCCO/EIFS BEFORE APPLYING NEW FINISHES.
- F. REPAINT FIRE PANEL TO EXISTING COLORS.



**PLANT KEY**

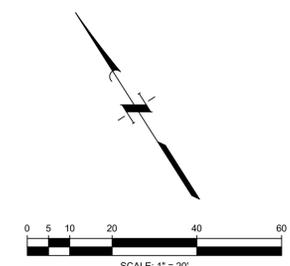
SYMBOL	CODE	COMMON NAME
<b>SHADE TREES</b>		
	UC	CEDAR ELM
	QV	SOUTHERN LIVE OAK
	QT	TEXAS RED OAK
<b>ORNAMENTAL TREES</b>		
	VS	SHOAL CREEK CHASTE TREE
	LT	TUSCARORA CRAPE MYRTLE
<b>SHRUBS</b>		
	MA	DWARF SOUTHERN WAX MYRTLE
	IN	NELLIE R. STEVENS HOLLY
	NP	PONY TAILS MEXICAN FEATHER GRASS
<b>GROUND COVERS</b>		
	RR	RIVER ROCK 'COLORADO'
	CD	TIF 419 BERMUDAGRASS

**MATERIALS SCHEDULE**

SYMBOL	DESCRIPTION	QTY
	STEEL LANDSCAPE EDGING REFERENCE NOTES & SPECS FOR MORE DETAILS.	88 LF

**LEGEND**

- TREES TO BE PRESERVED
- TREES TO BE REMOVED
- L.O.C. LIMITS OF CONSTRUCTION (TYP.)



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 Texas811 or 1-800-545-6005

REVISIONS

No.	Date

**QUIDDITY**  
 4100 West Loop South, Suite 200, Houston, Texas 77056  
 281.462.2222

SCALE: AS SHOWN  
 DATE: MARCH 2026  
 JOB NO.: 30315-0001-01

DESIGNED BY: CLA  
 CHECKED BY: CMK  
 DRAWN BY: CLA

INTERIM REVIEW  
 THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

Landscape Architect: Chelsea M. Klykendall, PLA # 3619  
 Date: March 13, 2026

**RAISING CANES - ROCKWALL - I-30 FRONTAGE ROAD**  
 1114 EAST I-30 FRONTAGE ROAD, ROCKWALL, TEXAS, 75082

**LANDSCAPE PLAN**  
 ROCKWALL CENTRE CORNERS ADDITION  
 BLOCK 3, LOT 3, ACRES 2.951

SHEET NO. **L-3**  
 OF L-4

LANDSCAPE - PLANTING SPECIFICATIONS

PART 1 - GENERAL

- 1.1 LANDSCAPE CONTRACTOR QUALIFICATIONS
A. ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY QUALIFIED AND CERTIFIED PROFESSIONALS...
1.2 REFERENCE DOCUMENTS
A. REFER TO THE LANDSCAPE PLAN, SCHEDULE, NOTES, AND DETAILS FOR ADDITIONAL REQUIREMENTS.
1.3 REFERENCE STANDARDS
A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN...
1.4 SCOPE OF WORK
A. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS NECESSARY FOR THE EXCAVATION, INSTALLATION, AND COMPLETION OF ALL WORK...

PART 2 - MATERIALS

2.1 SOIL PREPARATION MATERIALS

- A. TOPSOIL (SANDY LOAM):
1. FRABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEIOUS MATERIAL...
2. PHYSICAL PROPERTIES SHALL BE AS FOLLOWS:
i. CLAY - BETWEEN 7-27%
ii. SILT - BETWEEN 15-25%
iii. SAND - LESS THAN 52%
3. ORGANIC MATTER SHALL BE 3-10% OF TOTAL DRY WEIGHT.
4. LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS...
5. ORGANIC MATTER: COMPOST WITH A MIXTURE OF 80% VEGETABLE AND 20% ANIMAL WASTE...
6. BEDDING SOIL: PREPARED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES...
7. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS...
8. MULCH: DOUBLE SHREDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN...
9. ORGANIC FERTILIZER: FERTILIAID, SUSTANE, GREEN SENSE, OR EQUAL...
10. PUNING: PUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS...
11. STEEL EDGING: STEEL EDGING ALONG SIDEWALKS, CURBS, OR OTHER HARDSCAPE ELEMENTS...
12. PLANT MATERIALS
A. GENERAL: HEIGHTS ARE FROM TOP OF ROOT BALLS TO NOMINAL TOPS OF PLANTS...
B. QUALITY AND SIZE: PLANT MATERIALS SHALL MEET OR EXCEED THE MINIMUM SIZES GIVEN ON THE PLAN...
C. QUANTITIES: QUANTITIES SHOWN SHALL NOT INCREASE THE CONTRACT PRICE...
D. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS...
E. SEED: EXTRA FINE, HULLED AND TREATED LAWN TYPE SEED WITH PURITY OF 95% OR BETTER...
F. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE BY THE OWNER'S REPRESENTATIVE...
G. ROOT BARRIERS: CENTURY ROOT BARRIER PANEL OR APPROVED EQUAL, FORTY-EIGHT (48) INCHES IN DEPTH.

2.2 PLANT MATERIALS

- A. GENERAL: HEIGHTS ARE FROM TOP OF ROOT BALLS TO NOMINAL TOPS OF PLANTS...
B. QUALITY AND SIZE: PLANT MATERIALS SHALL MEET OR EXCEED THE MINIMUM SIZES GIVEN ON THE PLAN...
C. QUANTITIES: QUANTITIES SHOWN SHALL NOT INCREASE THE CONTRACT PRICE...
D. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS...
E. SEED: EXTRA FINE, HULLED AND TREATED LAWN TYPE SEED WITH PURITY OF 95% OR BETTER...
F. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE BY THE OWNER'S REPRESENTATIVE...
G. ROOT BARRIERS: CENTURY ROOT BARRIER PANEL OR APPROVED EQUAL, FORTY-EIGHT (48) INCHES IN DEPTH.

2.3 MISCELLANEOUS MATERIALS

- A. STEEL EDGING: SHALL BE 3/16" X 4" X 16' DARK GREEN LANDSCAPE EDGING...
B. TREE STAKING: REFER TO DETAILS.
C. FILTER FABRIC: MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTION.
D. SAND: UNIFORM #1 GRADED, WASHED, CLEAN, BAKED SUN SAND.
E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5", REFER TO DETAILS.
F. DECOMPOSED GRANITE: BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE...
G. RIVER ROCK: LOCALLY AVAILABLE NATIVE RIVER ROCK REFER TO DETAILS AND SCHEDULE.
H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING, PRE-EMERGENT HERBICIDE THAT IS LABELED FOR SPECIFIC ORNAMENTALS OR TURF OR WHICH IT WILL BE UTILIZED...
I. ROOT BARRIER: CENTURY ROOT BARRIER PANEL OR APPROVED EQUAL, FORTY-EIGHT (48) INCHES IN DEPTH.

PART 3 - EXECUTION

3.1 PREPARATION

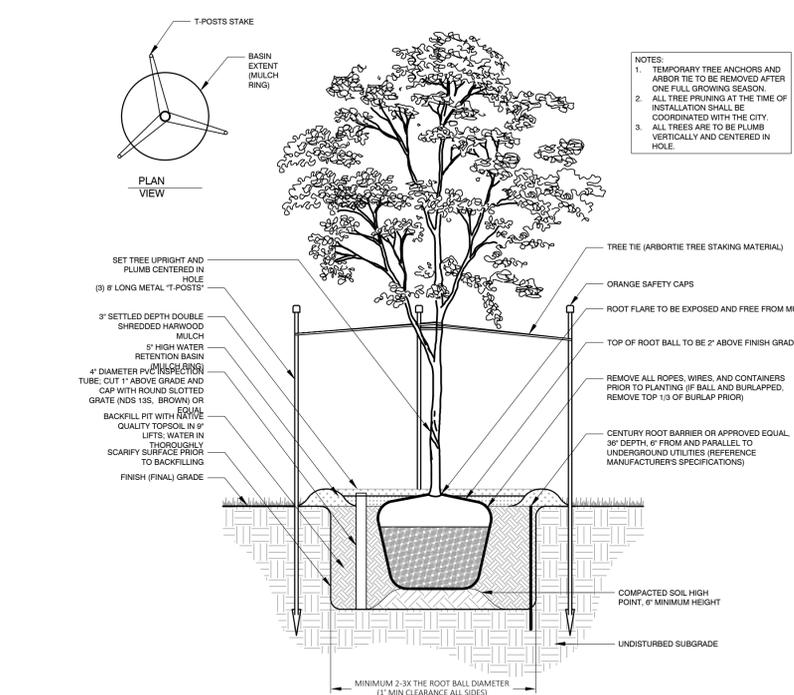
- A. NOTIFY THE OWNER'S REPRESENTATIVE A MINIMUM OF FORTY-EIGHT (48) HOURS IN ADVANCE OF COMMENCING WORK...
B. CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER...
C. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS...
1. GENERAL CONTRACTOR TO HAVE LEFT SOIL IN FUTURE PLANTING BED AREAS NINE (9) INCHES BELOW FINAL GRADE...
2. FINAL TERRAIN TO BE A SMOOTH AND EVEN SURFACE.
D. ALL SEED/HYDROMULCH TURF GRASS AREAS SHALL BE CONDITIONED AS FOLLOWS:
1. PREPARE SOIL BY SCRAPING AWAY EXISTING GRASS AND WEEDS...
2. FINAL TERRAIN TO BE A SMOOTH AND EVEN SURFACE.
E. ALL SEED/HYDROMULCH TURF GRASS AREAS SHALL BE CONDITIONED AS FOLLOWS:
1. PREPARE SOIL BY SCRAPING AWAY EXISTING GRASS AND WEEDS...
2. FINAL TERRAIN TO BE A SMOOTH AND EVEN SURFACE.

TURF GRASS AREAS TO FINAL GRADE. ALL TOPSOIL SHALL BE FERTILE BASED ON THE RESULTS OF A SOIL TEST PROVIDED TO THE LANDSCAPE ARCHITECT AND SHALL NOT CONTAIN ROCKS LARGER THAN 1/2", TRASH, DEBRIS, ROOTS, OR OTHER DELETERIOUS MATTER.

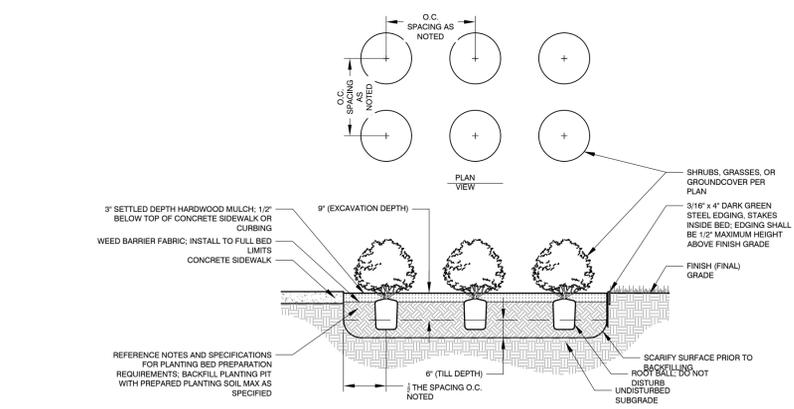
- 2. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS...
3. TRENCHING NEAR EXISTING TREES:
A. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES...
4. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR DRY...
5. REFER TO TREE PRESERVATION PLAN, AS APPLICABLE, FOR ADDITIONAL DETAILS AND SPECIFICATIONS.

3.2 INSTALLATION

- A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE...
B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING...
C. MAINTENANCE OF PLANT MATERIALS SHALL BE KEPT COVERED WITH SOIL OR OTHER ACCEPTABLE MATERIAL...
D. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM...
E. LANDSCAPE ARCHITECT AND/OR OWNER IS RESPONSIBLE FOR ANY LOSSES INCURRED BY ANY PLANT PIT EXCAVATION...
F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24) INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6) INCHES DEEPER THAN ITS VERTICAL DIMENSION...
G. PERFORM A PERCOLATION TEST BY FILLING EXCAVATED TREE HOLES WITH WATER...
H. BACKFILL TO ONE TO FIVE (1) TO SIX (2) FEET BELOW FINISH GRADE...
I. DO NOT WRAP TREES.
J. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS.
K. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS...
L. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE...
M. PLANTS TO BE PERFECTLY UPRIGHT...
N. MULCH THE TOP OF THE BALL...
O. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF THREE (3) INCHES...
P. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE...
Q. SECURE TREES AGAINST SEASONAL PREVAILING WINDS...
R. PRUNING (UP/UPHILL)
A. PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT...
S. TREE EDGING INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS...
T. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT...
U. REFERENCE NOTES AND DETAILS FOR HYDROMULCH AND/OR SEED INSTALLATION.
V. CLEANUP AND ACCEPTANCE
A. DURING WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY...
B. REPAIR RUTS, HOLES, AND SCARS IN GROUND SURFACES...
C. ENSURE THAT WORK IS COMPLETE, AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.
D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH...
E. WHEN/IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS...
F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN INSPECTED BY A CERTIFICATE FROM THE SUPPLIER STATING THE COMPOSITION OF THE SOD...
G. NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.



1 TREE PLANTING DETAIL N.T.S.



2 SHRUB PLANTING - GRID PATTERN DETAIL N.T.S.

Table with columns: No., Date, Revisions. Includes a section for 'App.' with fields for No., Date, and Revisions.

QUIDDITY logo and contact information. Includes fields for SCALE, DATE, DESIGNED BY, CHECKED BY, DRAWN BY, and JOB NO.

INTERIM REVIEW section. Includes text: 'THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT FOR REGULATORY APPROVAL...' and fields for Landscapist, Designer, and Date.

RAISING CANES - ROCKWALL - I-30 FRONTAGE ROAD. LANDSCAPE SPECIFICATIONS AND DETAILS. ROCKWALL CENTRE CORNERS ADDITION. Includes fields for SHEET NO. and L-4.

CAUTION: OVERHEAD ELECTRIC. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER...

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NOTES

SCOPE OF WORK NOTES

- 1. CONTRACTOR SHALL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR TO COMPLETE SCOPE OF WORK AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS, APPROVALS, AND INSPECTIONS RELATED TO SCOPE OF WORK.
3. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, AND SHALL COMPLY WITH PREVAILING ACCESSIBILITY REQUIREMENTS.
4. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DOCUMENTS AND ACTUAL SITE CONDITIONS PRIOR TO CONSTRUCTION. DO NOT PROCEED WITH ANY PORTION OF WORK AS INDICATED IN DOCUMENTS IF OBSTRUCTIONS, DISCREPANCIES, OR UNKNOWN CONDITIONS ARE ENCOUNTERED.
5. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING, DIGGING, OR CONSTRUCTION.
6. LIMITS OF WORK INDICATED ON THE DRAWINGS ARE GENERAL IN NATURE AND ARE INTENDED TO DEFINE THE GENERAL VICINITY IN WHICH THE SCOPE OF WORK EXISTS. ACTUAL LIMITS OF WORK SHALL INCLUDE ALL AREAS NECESSARY TO COMPLETE SCOPE OF DESIGN INTENT AND REESTABLISH ALL DISTURBED AREAS.
7. UNLESS OTHERWISE NOTED, ALL EXISTING TREES SHALL BE PROTECTED.

SOIL PREPARATION AND TOPSOIL NOTES

- 1. GENERAL CONTRACTOR TO PERFORM A SOIL TEST PRIOR TO LANDSCAPE WORK COMMENCING AND SHALL PROVIDE THE PROJECT LANDSCAPE ARCHITECT WITH THE RESULTS. REFERENCE THE SPECIFICATIONS FOR DETAILED REQUIREMENTS.
2. GENERAL CONTRACTOR SHALL ESTABLISH A TOPSOIL MANAGEMENT PLAN/OPERATION THROUGHOUT THE CONSTRUCTION PROCESS. ON-SITE EXCESS EXCAVATIONS AND UTILITY SPOILS THAT ARE FREE OF ROCKS LARGER THAN 3/4", TRASH, DEBRIS, ROOTS, OR OTHER DELETERIOUS MATTER MAY BE USED AS GENERAL EARTH FILL BUT SHALL NOT BE USED AS TOPSOIL.
3. GENERAL CONTRACTOR TO BRING ALL FUTURE PLANTING BED AREAS TO NINE (9) INCHES BELOW FINAL GRADE. ALL AREAS TO RECEIVE TURF GRASS SHALL BE BROUGHT TO SIX (6) INCHES BELOW FINAL GRADE. GENERAL CONTRACTOR TO INSTALL AND/OR COORDINATE THE INSTALLATION OF REQUIRED FERTILE TOPSOIL PER THE TOPSOIL MANAGEMENT PLAN, SOIL TEST RESULTS, AND THESE SPECIFICATIONS AND DETAILS, AND COORDINATE THE TIMING OF ROUGH GRADING, FINE GRADING, AND THE INSTALLATION OF IRRIGATION AND LANDSCAPE IMPROVEMENTS.
4. THE CONTRACTOR'S BID SHALL INCLUDE ALL NECESSARY TOPSOIL (IMPORT MAY BE REQUIRED) TO BACKFILL ALL DISTURBED AREAS.
5. AFTER SCARIFICATION OF THE SOIL, FIVE (5) INCHES OF FERTILE TOPSOIL SHALL BE USED TO BRING DISTURBED, FUTURE SOD TURF AREAS TO ONE (1) INCH BELOW FINAL GRADE.
6. FOR FUTURE PLANTING BED PREPARATION, TILL SOIL AN ADDITIONAL SIX (6) INCHES (FIFTEEN (15) INCHES TOTAL DEPTH BELOW FINAL GRADE), APPLY FERTILIZER PER SOIL TEST RESULTS AND MANUFACTURER'S RECOMMENDATIONS, THEN ADD SIX (6) INCHES OF COMPOST AND TILL INTO A DEPTH OF TWELVE (12) INCHES (SETTLED THICKNESS), BRINGING THE TOP OF BED TO THREE (3) INCHES BELOW FINAL GRADE.
7. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. PROVIDE UNIFORM ROUNDING AT THE TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE.

JOB CONDITION NOTES

- 1. GENERAL CONTRACTOR TO COMPLETE WORK PRIOR TO LANDSCAPE CONTRACTOR COMMENCING WORK.
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED WITH A PERMANENT BELOW-GROUND, AUTOMATIC IRRIGATION SYSTEM THAT IS DESIGNED BY A LICENSED IRRIGATOR.
a. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED WITH RAIN AND FROST SENSORS AND SHALL MEET ALL APPLICABLE STATE AND LOCAL REGULATIONS.
b. ALL AREAS OTHER THAN TURF SHALL BE IRRIGATED USING NETAFIM™ OR APPROVED EQUAL SUBTERRANEAN DRIP. DRIP IRRIGATION IS REQUIRED FOR ALL TURF AREAS NARROWER THAN 48" IN WIDTH.
c. ANY EXISTING IRRIGATION SYSTEMS UTILIZED FOR THE WATERING OF NEWLY INSTALLED LANDSCAPING ARE TO BE INSPECTED FOR FUNCTIONALITY AND REPAIRED AS NECESSARY. CONTRACTOR TO ENSURE THAT THE EXISTING SYSTEM HAS ADEQUATE CAPACITY.
d. IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO PLANTING INSTALLATION. LOCATE, PROTECT, AND MAINTAIN THE IRRIGATION SYSTEM DURING PLANTING OPERATIONS.

SUBMITTALS AND QUALITY ASSURANCE NOTES

- 1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES TO THE LANDSCAPE ARCHITECT AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES. REFERENCE THE SPECIFICATIONS FOR DETAILED REQUIREMENTS.
2. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS WITHOUT WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT.
3. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL PRIOR TO INSTALLATION.
4. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED TO THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
5. CONTRACTOR TO PROVIDE A MINIMUM OF TWO (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK.
6. PROVIDE MINIMUM 5% SLOPES AWAY FROM ALL STRUCTURES AND ENSURE POSITIVE DRAINAGE IS ACHIEVED THROUGHOUT.

GENERAL LANDSCAPE NOTES

- 1. ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC., SHALL BE OF SPECIMEN QUALITY, AND SHALL MEET THE MINIMUM REQUIREMENTS AS STATED IN THE PLANT SCHEDULE AND SPECIFICATIONS.
2. QUANTITIES ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY AND ARE NOT GUARANTEED TO BE ACCURATE. QUANTITIES SHOWN ON THE PLAN (INDIVIDUAL SYMBOLS) SHALL TAKE PRECEDENCE OVER LISTED QUANTITIES.
3. THE GENERAL CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN IN THE DRAWINGS.
4. TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING AND IN PROPER CARE ONCE DELIVERED TO THE PROJECT SITE.
5. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR.
6. SPACE PLANTINGS IN ACCORDANCE WITH THE INDICATED DIMENSIONS. MINIMALLY ADJUST SPACING AS NECESSARY TO EVENLY FILL PLANTING BEDS WITH INDICATED QUANTITY OF PLANTS. PLANT SHRUBS TO WITHIN EIGHTEEN (18) INCHES OF TREE TRUNKS, AS SHOWN AND/OR AS NECESSARY.
8. ALL NON-DIMENSIONED PLANT SYMBOLS, EDGING, AND BED LINES SHALL BE SCALED FROM DRAWINGS. CURVILINEAR BED LINES ARE TO BE SMOOTH AND CONTINUOUS PER PLAN, WITHOUT ABRUPT CHANGES IN DIRECTION.
9. PAINT OR STRING ALL EDGING AND BED LINE LOCATIONS ON FINAL GRADE AND STAKE THE LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF PLANTING.
10. PLACE PLANTINGS UPRIGHT AND PLUMB IN THE CENTER OF HOLES AND ORIENT FOR BEST APPEARANCE. PLANTS TO BE PERFECTLY UPRIGHT, REGARDLESS OF SURROUNDING GRADE; SEE DETAILS FOR PLANTING ON SLOPES.

- 11. STAKE TREES AND LARGE SHRUBS AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS AND GRADE CHANGE (TWO STAKES UPWIND/UPHILL).
12. NO TREES OR SHRUBS SHALL BE PLANTED BEFORE ACCEPTANCE OF FINE GRADING. TREE SHALL BEAR SAME RELATIONSHIP TO FINAL GRADE AS THEY BORE TO PREVIOUS GRADE.
13. SEE SPECIFICATIONS AND DETAILS FOR PLANTING BED PREPARATION AND MULCHING REQUIREMENTS.
14. SEE SPECIFICATIONS AND DETAILS FOR TREE PIT DIMENSIONS AND BACKFILL REQUIREMENTS.
15. ALL PLANT VARIETIES MUST COME FROM A SINGLE SOURCE FOR MAINTAINING A CONSISTENT APPEARANCE.
16. ALL NEW PLANTS SHALL BE CONTAINER-GROWN, UNLESS OTHERWISE NOTED IN THE PLANT SCHEDULE. MATERIAL MUST HAVE A WELL-ESTABLISHED ROOT SYSTEM THAT REACHES THE SIDES OF THE CONTAINER. THE ROOT SYSTEM MUST MAINTAIN A FIRM BALL WHEN THE CONTAINER IS REMOVED BUT SHALL NOT HAVE EXCESSIVE ROOT GROWTH ENCIRCLING THE INSIDE OF THE CONTAINER.
17. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINAL GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
18. ALL SHRUB PLANTING BEDS AND LAWN AREAS ARE TO BE SEPARATED BY STEEL EDGING UNLESS OTHERWISE NOTED. NO STEEL EDGING IS TO BE INSTALLED ADJACENT TO SIDEWALKS, CURBS, FENCES, OR OTHER HARDSCAPE ELEMENTS, UNLESS SPECIFIED OTHERWISE IN THE PLANS, SPECIFICATIONS OR DETAILS.
19. ROOT BARRIER TO BE INSTALLED ADJACENT TO ALL CURBS, PAVING, UTILITIES, AND STRUCTURES WHEN PROPOSED TREES ARE WITHIN 20 FEET OF THESE ELEMENTS; SEE DETAIL. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO ANY UTILITY LINE. PLACE PANELS ADJACENT APPLICABLE HARDSCAPE AND UTILITIES AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS; SEE PLAN FOR EXTENTS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIER THAT COMPLETELY ENCIRCLES THE ROOT BALL.

SOLID SOD TURF NOTES

- 1. DO NOT PLACE SOD UNTIL FINE GRADING IS APPROVED.
2. DO NOT INSTALL SOD ON FROZEN GROUND OR IF FORECAST CALLS FOR FREEZING CONDITIONS.
3. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE THAT EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
4. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
5. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
6. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS ARE TO BE OVER-SEEDED WITH WINTER RYE GRASS.
7. SOD SHALL BE CLEAN AND REASONABLY FREE OF WEEDS AND NOXIOUS PESTS AND INSECTS.

MAINTENANCE AND GUARANTEE NOTES

- 1. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL NINETY (90) DAYS AFTER FINAL ACCEPTANCE BY THE OWNER.
2. CONTRACTOR SHALL PROVIDE A SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE. CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED, AND EXISTING PLANTS WITHIN OR NEAR THE LIMITS OF CONSTRUCTION, SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK.
3. THE OWNER, TENANT, AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING AND IRRIGATION.
4. ALL REQUIRED LANDSCAPING AREAS SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. REFERENCE SPECIFICATIONS FOR MAINTENANCE REQUIREMENTS.
5. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREAS AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY AS NECESSARY.
6. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY OF THE COMPARABLE MATERIAL ON SITE WITHIN TEN (10) DAYS.
7. REGULARLY INSPECT AND COORDINATE THE OPERATION OF THE IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED.
8. ALL IRRIGATION HEADS OR LINES WHICH ARE BROKEN SHALL BE REPLACED OR REPAIRED IN A TIMELY MANNER TO PREVENT THE WASTE OF WATER AND LOSS OF PLANT LIFE.
9. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
10. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS ACCEPTED BY THE OWNER. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

Table with 2 columns: SITE DATA FOR RAISING CANES REDEVELOPMENT, ROCKWALL CENTRE CORNERS ADDITION BLOCK 1, LOT 3. Rows include GENERAL, EXISTING ZONING, PROPOSED ZONING, CURRENT USE, PROPOSED USE, FRONT SETBACK, SIDE SETBACK, REAR SETBACK, TOTAL LOT AREA, BUILDING AREA, BUILDING COVERAGE, FLOOR AREA RATIO, EXISTING BUILDING HEIGHT, PARKING RATIO, PARKING RATIO (PATIO), PARKING REQUIRED, PARKING PROVIDED, ADA PARKING REQUIRED, ADA PARKING PROVIDED, LANDSCAPE AREA PROPOSED, IMPERVIOUS AREA PROPOSED, TOTAL IMPERVIOUS AREA, IMPERVIOUS AREA PERCENTAGE.

PLANT SCHEDULE

Table with 7 columns: SYMBOL, CODE, COMMON NAME, BOTANICAL NAME, QTY, SIZE, REMARKS. Includes sections for SHADE TREES (CEDAR ELM, SOUTHERN LIVE OAK, TEXAS RED OAK), ORNAMENTAL TREES (SHOAL CREEK CHASTE TREE, TUSCARORA CRAPE MYRTLE), SHRUBS (DWARF SOUTHERN WAX MYRTLE, NELLIE R. STEVENS HOLLY, PONY TAILS MEXICAN FEATHER GRASS), and GROUND COVERS (RIVER ROCK 'COLORADO', TIF 419 BERMUDAGRASS).

MATERIALS SCHEDULE

Table with 3 columns: SYMBOL, DESCRIPTION, QTY. Includes STEEL LANDSCAPE EDGING with 88 LF quantity.

NOTE:

- 1. ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
2. ALL TREES SHALL HAVE A FULL AND UNIFORM CANOPY.
3. ROOT BALLS SHOULD BE WELL-FORMED, INTACT, WITH TRUNK FIRMLY ATTACHED. MINIMUM ROOT BALL SIZE FOR A 4" CALIPER TREE IS 40".
4. PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
5. ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.
6. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS, CURBS, OR INSIDE PLANT BEDS.

Table with 3 columns: REQUIREMENT, REQUIRED, PROVIDED. Details landscape requirements for non-residential landscape buffers, IH 30 overlay standards, landscape requirements for commercial/light industrial district, detention basins, and parking lot landscape.

CAUTION: OVERHEAD ELECTRIC
CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

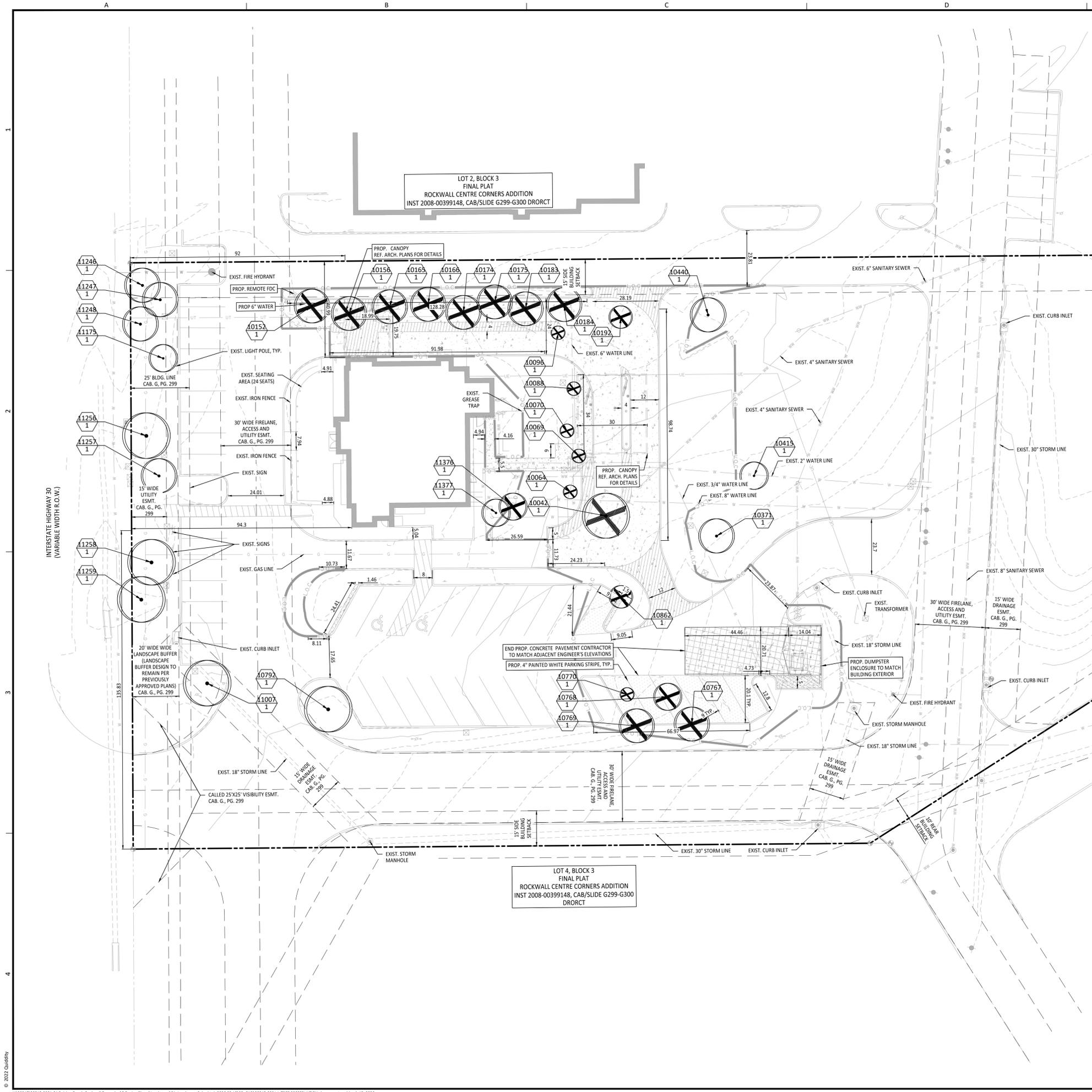
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Table for REVISIONS with columns for No., Date, and Description.

QUIDDITY logo and project information including scale (AS SHOWN), date (MARCH 2026), and job number (30315-0001-01).

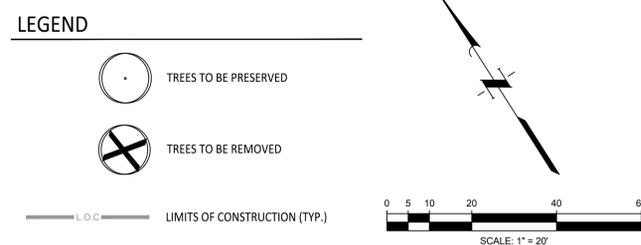
INTERIM REVIEW
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:
Landscape Architect: CHELSEA M. KUYKENDALL, PLA # 3619
Date: March 13, 2026

RAISING CANES - ROCKWALL - I-30 FRONTAGE ROAD
1114 EAST I-30 FRONTAGE ROAD, ROCKWALL, TEXAS, 75082
GENERAL LANDSCAPE NOTES & SCHEDULE
ROCKWALL CENTRE CORNERS ADDITION
BLOCK 1, LOT 3, .ACRES 2.951
SHEET NO. L-4



TREE INVENTORY			
CODE	BOTANICAL / COMMON NAME	SIZE	QTY
<b>TREES TO BE PRESERVED</b>			
11377	LARGERSTROMEEIA INDICA / CRAPE MYRTLE	14"	1
10792	QUERCUS BUCKLEYI / TEXAS RED OAK	14"	1
11007	QUERCUS BUCKLEYI / TEXAS RED OAK	16"	1
11175	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	10"	1
10415	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	10"	1
10440	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	12"	1
10371	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	12"	1
11248	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
11247	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
11246	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
11257	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
11258	TAXODIUM DISTICHUM / BALD CYPRESS	16"	1
11259	TAXODIUM DISTICHUM / BALD CYPRESS	16"	1
11256	TAXODIUM DISTICHUM / BALD CYPRESS	16"	1
<b>TREES TO BE REMOVED</b>			
11376	LARGERSTROMEEIA INDICA / CRAPE MYRTLE	14"	1
10069	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	5"	1
10064	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	6"	1
10096	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	6"	1
10770	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	6"	1
10070	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	6"	1
10088	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	8"	1
10042	QUERCUS BUCKLEYI / TEXAS RED OAK	10"	1
10862	QUERCUS BUCKLEYI / TEXAS RED OAK	6"	1
10192	QUERCUS BUCKLEYI / TEXAS RED OAK	8"	1
10768	TAXODIUM DISTICHUM / BALD CYPRESS	10"	1
10174	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
10175	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
10767	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
10183	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
10156	TAXODIUM DISTICHUM / BALD CYPRESS	12"	1
10166	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
10184	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
10769	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
10152	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1
10165	TAXODIUM DISTICHUM / BALD CYPRESS	14"	1

CITY OF ROCKWALL TREESCAPE REQUIREMENTS		
REQUIREMENT	REQUIRED	PROVIDED
TREE MITIGATION	PRIMARY PROTECTED TREES (4" - 25" DBH) MITIGATION REQUIREMENT = 1" : 1" TOTAL INCHES = 215"	
	SECONDARY PROTECTED TREES (8" OR GREATER) MITIGATION REQUIREMENT = 1 X 4" CALIPER TREE TOTAL INCHES = 0"	(54) 4" CAL. TREES 54 * 4 = 216" REFERENCE LANDSCAPE PLAN
	FEATURED TREES (GREATER THAN 25") MITIGATION REQUIREMENT = 1" : 2" TOTAL INCHES = 0"	
TREE PRESERVATION CREDITS	TREE PRESERVATION CREDITS FOR EACH SAVED OAK, PECAN, OR ELM(S) TREE 25" OR GREATER THE MITIGATION BALANCE CAN BE REDUCED ON AN INCH-FOR-INCH BASIS FOR UP TO 20%. TOTAL TREE PRESERVATION CREDITS = 0"	N/A



**CAUTION: OVERHEAD ELECTRIC**  
CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

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No. Date  
 REVISIONS  
 INTERIM REVIEW  
 THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:  
 Landscape Architect: CHELSEA M. KLUYKENDALL, PLA # 3619  
 Date: March 13, 2026  
 RAISING CANES - ROCKWALL - I-30 FRONTAGE ROAD  
 1114 EAST I-30 FRONTAGE ROAD, ROCKWALL, TEXAS, 75082  
**TREESCAPE PLAN**  
 ROCKWALL CENTRE CORNERS ADDITION  
 BLOCK 3, LOT 3, ACRES 2.951  
 SHEET NO. **L-4** OF **L-2**

SCALE: AS SHOWN  
 DATE: MARCH 2026  
 JOB NO.: 30315-0001-01  
 DESIGNED BY: CLA  
 CHECKED BY: CMK  
 DRAWN BY: CLA

