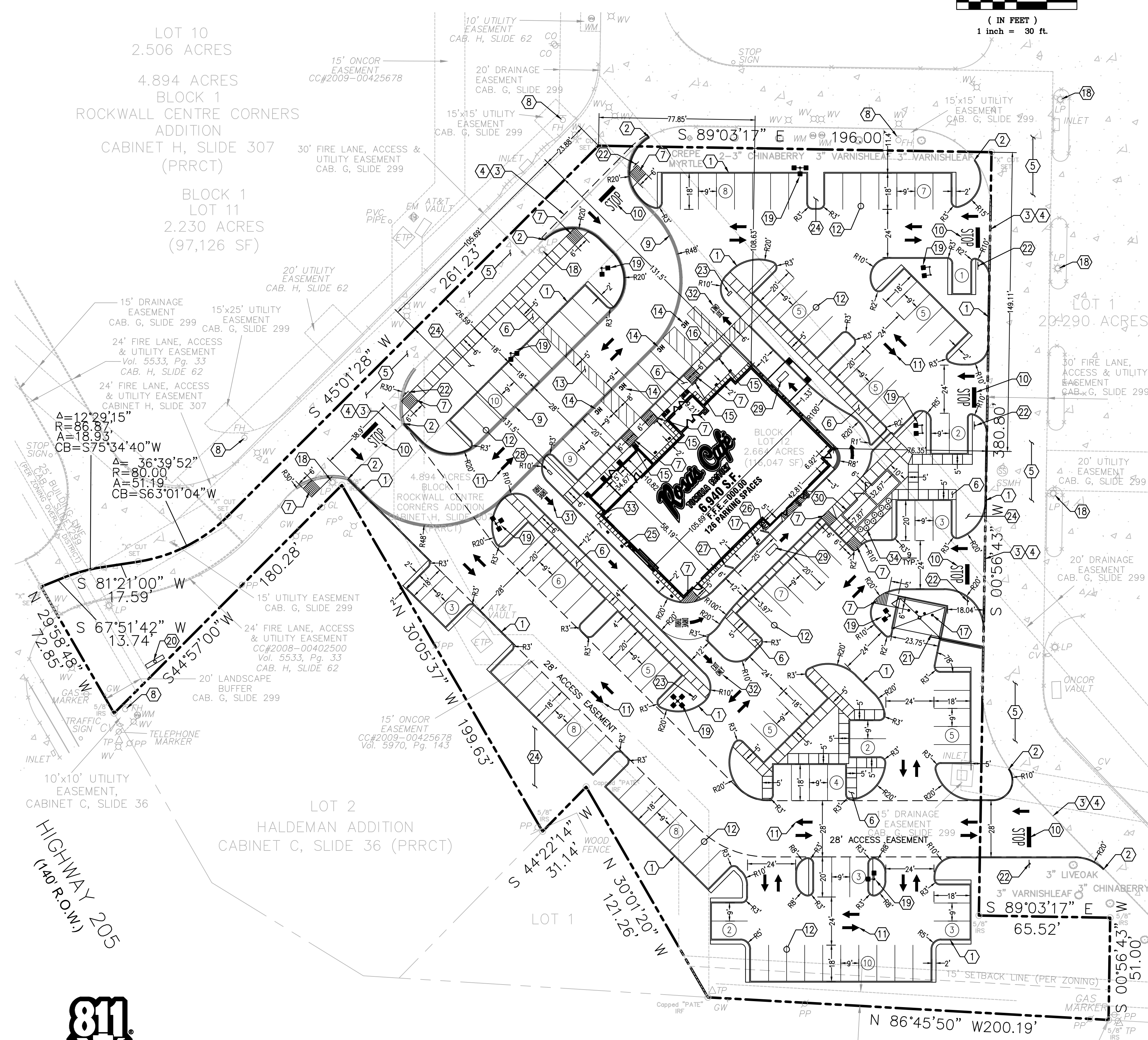


**CAUTION NOTICE TO CONTRACTOR**  
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

**GENERAL SITE NOTES:**

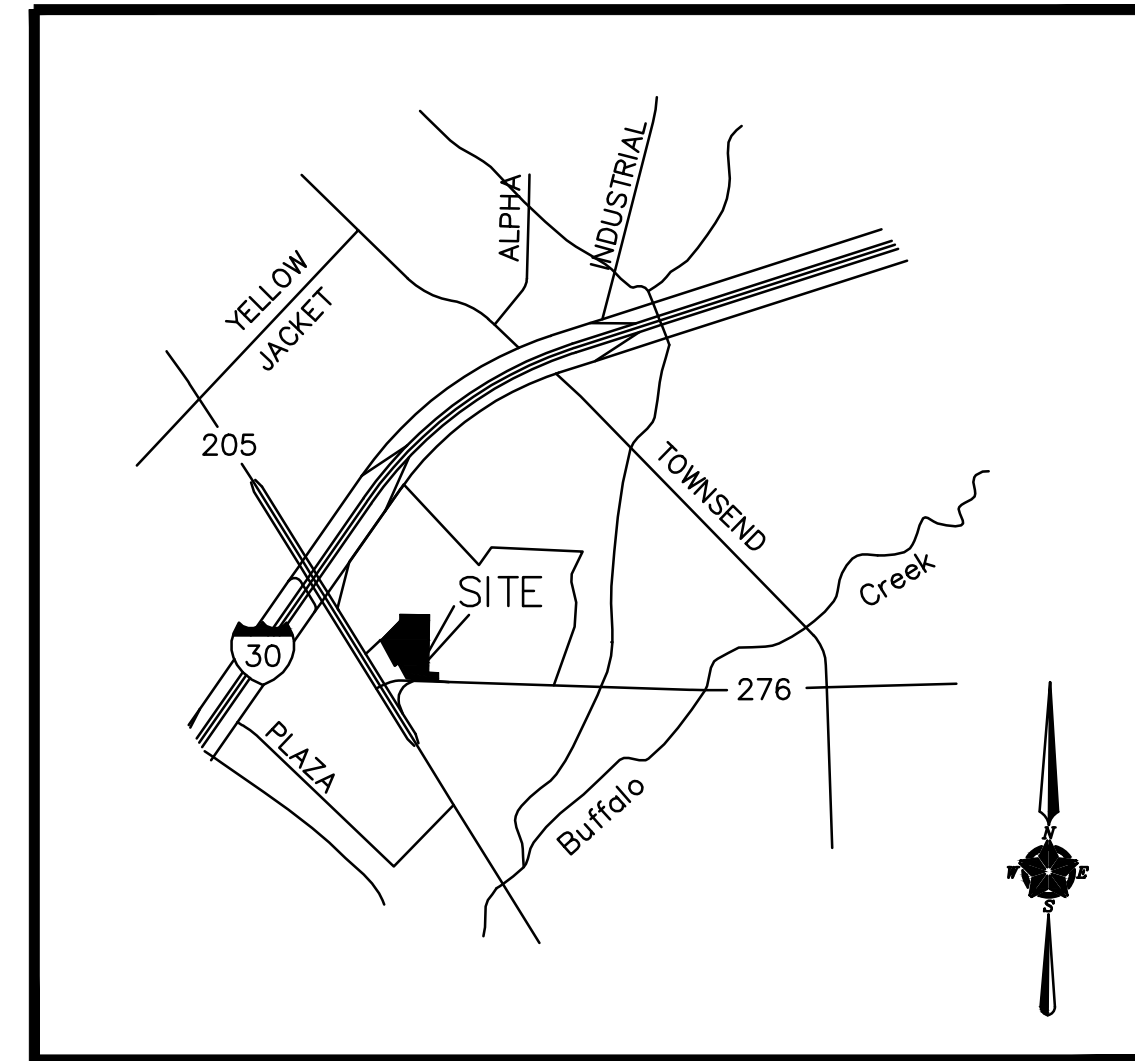
- PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGIN UNTIL ALL PERMITS HAVE BEEN RECEIVED.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION WAS TAKEN FROM A SURVEY BY TEXAS HERITAGE SURVEYING, LLC, 10610 METRIC DRIVE, SUITE 124, DALLAS TEXAS, 75243. PHONE: 214-340-9700.
- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
- NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
- ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
- ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
- ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
- FOR WORK IN, OR ADJACENT TO, HIGHWAY RIGHT OF WAYS, CONTRACTOR SHALL ENSURE APPROPRIATE PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION. CONTRACTOR TO ERECT AND MAINTAIN TRAFFIC CONTROL SIGNS AND DEVICES IN CONFORMANCE WITH THE STATE MANUAL OF TRAFFIC CONTROL DEVICES, LATEST EDITION, ALONG WITH THE REQUIREMENTS OF THE LOCAL D.O.T. AREA OFFICE.
- ALL CURB RADII SHALL BE 2' OR 10' UNLESS OTHERWISE NOTED ON THE PLANS.
- DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

SITE DATA TABLE		
LOCATION:	HWY 276 & HWY 205 ROCKWALL, TEXAS	
SITE AREA:	2.664 AC. (116,047 S.F.)	
ZONING:	COMMERCIAL	
CURRENT USE:	VACANT	
PROPOSED USE:	RESTAURANT/W DRIVE-THRU	
LOT COVERAGE DATA:		
BUILDING COVERAGE	6,940/116,047 = 0.6%	
BUILDING DATA:		
BUILDING	1 STORY (27'-3")	
TOTAL SQUARE FOOTAGE	6,940 S.F.	
PARKING SUMMARY:		
*1 SP PER 100 S.F.	REQUIRED	PROVIDED
PARKING SPACES (9'x18')	67	122
HANDICAP SPACES	3	4
TOTAL SPACES	70	126
LANDSCAPE AREA		
PERVIOUS COVER	29,788 S.F.	
IMPERVIOUS COVER	86,259 S.F.	



GRAPHIC SCALE

( IN FEET )  
 1 inch = 30 ft.



LOCATION MAP  
 NOT TO SCALE

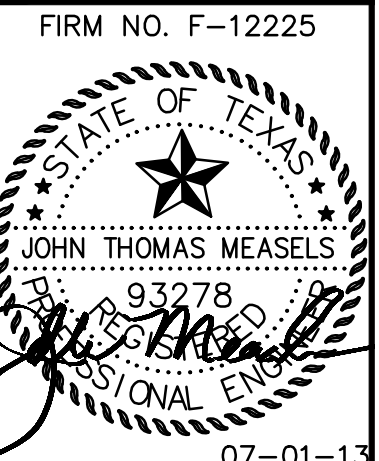
**LEGEND:**

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- # PARKING SPACES
- FIRELANE
- STOP STOP BAR STRIPING
- HC HANDICAP SPACES
- ADA RAMP
- BOLLARD
- TRAFFIC/HANDICAP SIGN
- DIRECTIONAL SIGN
- SPEAKER SIGN
- MENU BOARD
- LIGHT POLE
- BUILDING UP LIGHTS
- YARD DRAIN
- GREASE TRAP
- CLEAN-OUT
- DOUBLE CLEAN-OUT
- GAS METER
- WATER METER
- IRRIGATION METER
- FIRE DEPARTMENT CONNECTION

**SITE KEY NOTES:**

- CONCRETE CURB AND GUTTER PER CITY STANDARDS.
- TAPER CURB TO MATCH EXISTING.
- MATCH EXISTING PAVEMENT ELEVATION.
- LIMITS OF FULL DEPTH SAWCUT AND PAVEMENT REMOVAL.
- EXISTING PAVEMENT TO REMAIN.
- CONCRETE SIDEWALK. (PER LOCAL CODES)
- SIDEWALK RAMP @ 8.33% MAX. (TYPICAL-PER LOCAL CODES)
- EXISTING FIRE HYDRANT.
- FIRE LANE. (PER LOCAL CODES)
- STOP BAR. (PER LOCAL CODES)
- DIRECTIONAL TRAFFIC ARROW. (PER LOCAL CODES)
- PARKING STALL STRIPING. (PER LOCAL CODES)
- PEDESTRIAN/HANDICAP CROSSWALK STRIPING.
- HANDICAP STRIPING & SYMBOL. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
- HANDICAP SIGNS. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
- WHEEL STOPS PAINTED YELLOW. (SEE NOTE FOR NUMBER)
- BOLLARD. (SEE NOTE FOR NUMBER)
- EXISTING LIGHT POLE.
- PROPOSED LIGHT POLE.
- MONUMENT SIGN. (PER ARCH. PLANS)
- DUMPSTER ENCLOSURE. TO DRAIN TO GREASE TRAP. (PER ARCH. PLANS)
- "STOP" SIGN.
- "DO NOT ENTER" SIGN.
- LANDSCAPE AREA. (PER LANDSCAPE PLAN)
- BUILDING LIGHTS.
- MENU BOARD AND SPEAKER BOX.
- PREVIEW MENU BOARD.
- DIRECTIONAL SIGN FOR DRIVE THRU.
- TRAFFIC SENSOR.
- STORAGE UNIT. (PER ARCH. PLANS)
- "DRIVE THRU" MARKING.
- "EXIT ONLY" MARKING.
- FIRE DEPARTMENT CONNECTION.
- 15 GAL HOLLY, 8' HIGH, 5' APART.

OWNER: CARDINAL CAPITAL PARTNERS  
 ADDRESS: 8214 WESTCHESTER DRIVE  
 DALLAS, TX 75225  
 PHONE: 214-696-3600  
 APPLICANT: BOBBY COX COMPANIES, INC.  
 ADDRESS: 4055 INTERNATIONAL PLAZA, STE 435  
 FORT WORTH, TX 76109  
 PHONE: 817-223-9009  
 CASE NUMBER: SP2013-015



SITE PLAN  
 ROSA'S CAFE  
 HIGHWAY 276 & HIGHWAY 205  
 ROCKWALL, TEXAS

REVISION RECORD	INITIAL SUBMITTAL
07-01-13	
SHEET NO.	
C-3.0	





TOTAL WALL AREA = 2300 S.F.  
TOTAL SIGN AREA = 68.6 S.F. (3%)

**A NORTH ELEVATION**

**EXTERIOR FINISH LEGEND**

- MASONRY FACE BRICK - EXTERIOR FINISH (DARK) - SIMILAR TO CENTER
- STONE LUEDERS LIMESTONE SPLIT FACED ROUGHBACK BLEND
- METAL ROOF & AWNINGS - SPANISH TILE ROOF -
- STANDING SEAM - BERRIDGE MFR. SIM. TO SHERWIN WILLIAMS 6940 BISCAVY MONIER LIFTILE - TEJAS ESPANA COLOR: SAN CARLOS BLEND CONCEALED RED L.E.D. BY OWNER (CONCEALED IN EIFS COPING TRIM)
- STUCCO (DARK) SHERWIN WILLIAMS 6116 TATAMI TAN SAND FINISH. (DARK TAN)
- STUCCO (MEDIUM) SHERWIN WILLIAMS 6142 MACADAMIA SAND FINISH. (MEDIUM TAN)
- STUCCO (LIGHT) SHERWIN WILLIAMS 6385 DOVER WHITE SAND FINISH. (WHITE) COLUMNS, COPING & TRIM



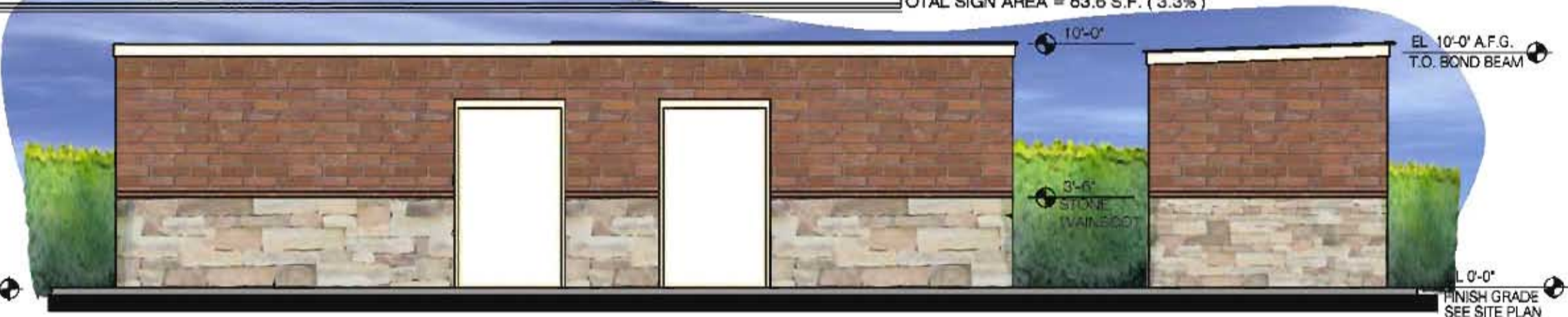
TOTAL WALL AREA = 1600 S.F.  
TOTAL SIGN AREA = 63.6 S.F. (3.3%)

**B EAST ELEVATION**



TOTAL WALL AREA = 1702 S.F.  
TOTAL SIGN AREA = 53.6 S.F. (3.1%)

**C WEST ELEVATION**



**E FRONT & SIDE STORAGE ELEVATIONS**



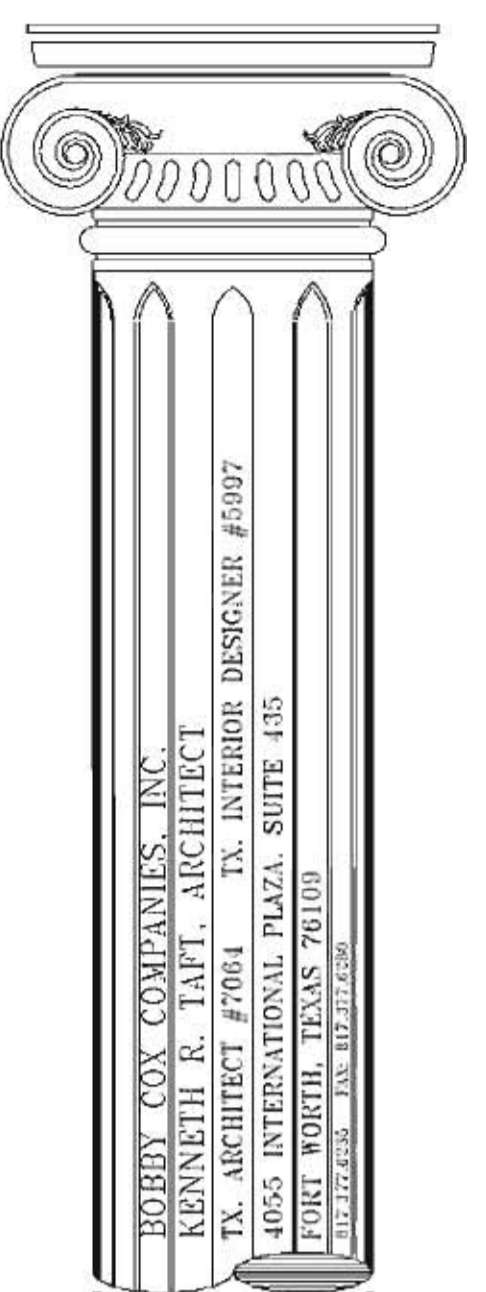
**F TRASH ENCLOSURE ELEV.**



TOTAL WALL AREA = 2200 S.F.  
TOTAL SIGN AREA = 53.6 S.F. (2.4%)

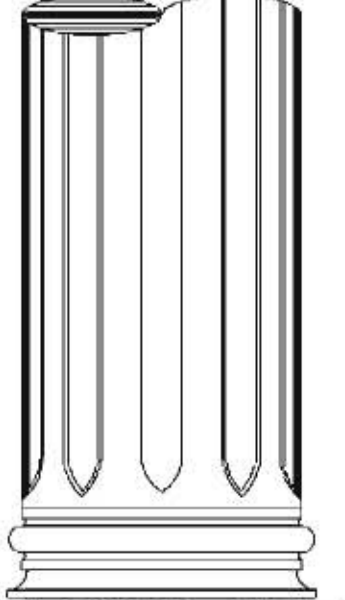
**D SOUTH ELEVATION**

	SF	%
<b>NORTH</b>		
Stucco	849	43%
Stone	489	25%
Brick	479	24%
EIFS (Band)	158	8%
MASONRY %		92%
<b>TOTAL</b>	<b>1975</b>	<b>100%</b>
<b>EAST</b>		
Stucco	683	44%
Stone	486	32%
Brick	281	18%
EIFS (Band)	91	6%
MASONRY %		94%
<b>TOTAL</b>	<b>1541</b>	<b>100%</b>
<b>WEST</b>		
Stucco	680	46%
Stone	362	25%
Brick	304	21%
EIFS (Band)	118	8%
MASONRY %		92%
<b>TOTAL</b>	<b>1464</b>	<b>100%</b>
<b>SOUTH</b>		
Stucco	801	43%
Stone	614	32%
Brick	333	17%
EIFS (Band)	162	8%
MASONRY %		92%
<b>TOTAL</b>	<b>1910</b>	<b>100%</b>
<b>OVERALL MASONRY</b>		<b>93%</b>



PROJECT: PROTOTYPE 2008STE (C.R.R.FR)  
**ROSA'S CAFE**  
TORTILLA FACTORY  
ROCKWALL, TEXAS

SHEET: **IMP1.1**  
OF: **11MP**  
JOB NO.:  
DATE: 07-01-13  
REVISED:





LOT 10  
2.506 ACRES  
4.894 ACRES  
BLOCK 1  
ROCKWALL CENTRE CORNERS  
ADDITION  
CABINET H, SLIDE 307  
(PRRCT)  
BLOCK 1  
LOT 11  
2.230 ACRES  
(97,126 SF)

LOT 1  
20.290 ACRES

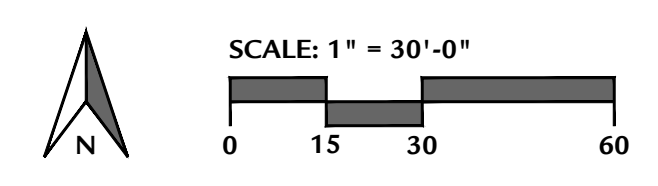
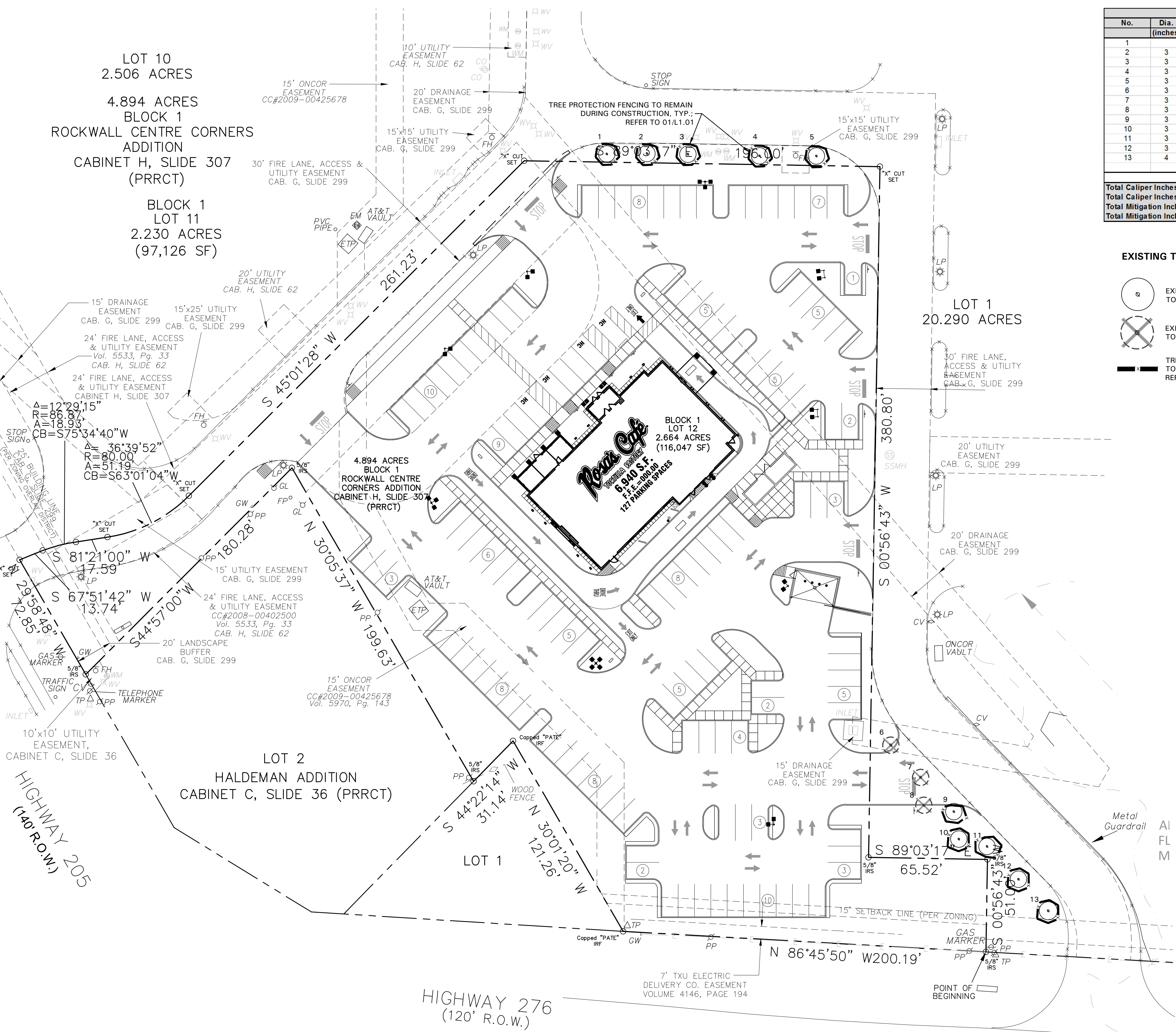
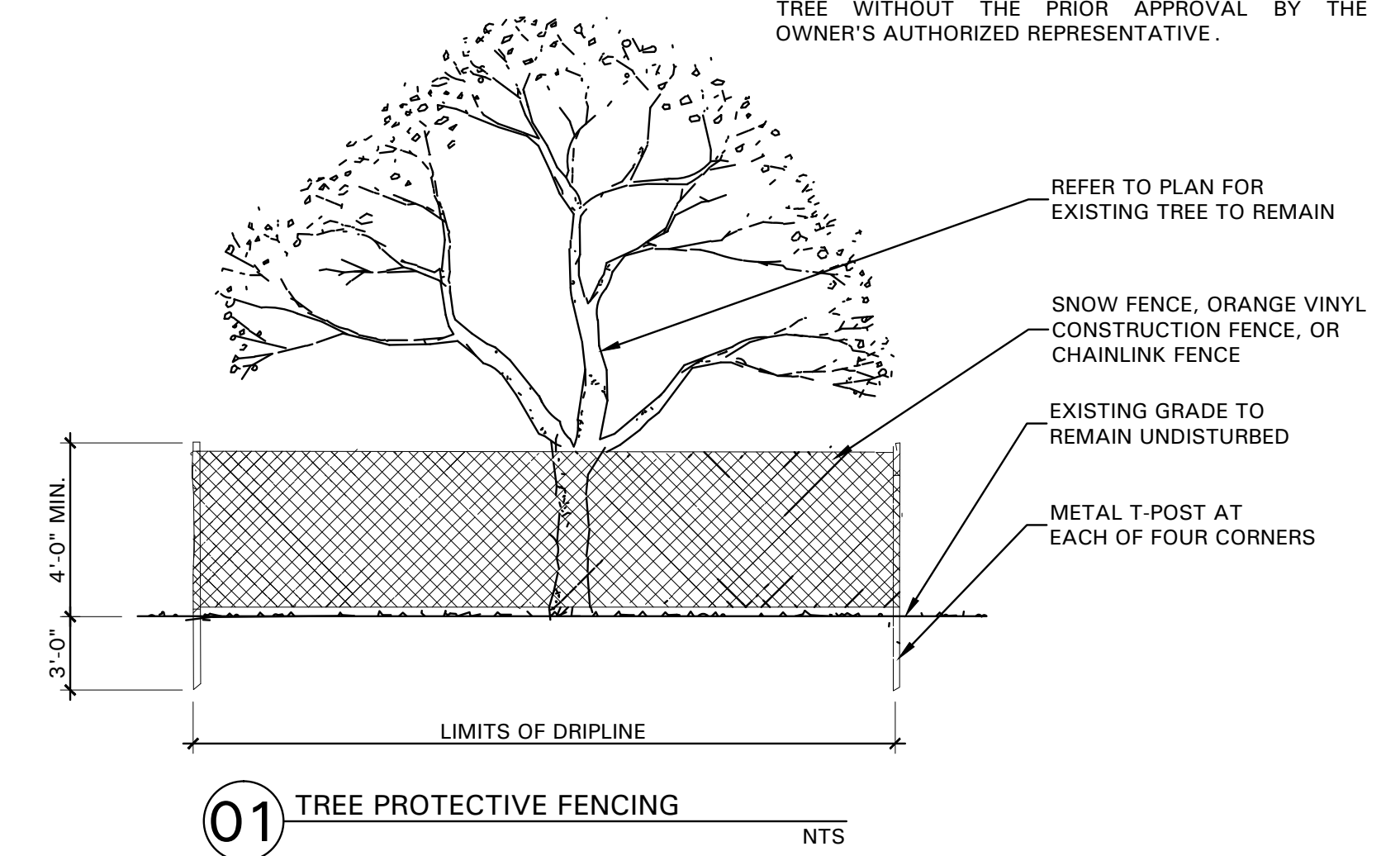
BLOCK 1  
LOT 12  
2.664 ACRES  
(116,047 SF)  
**Rosa Cafe**  
6,840 SF  
122 PARKING SPACES

LOT 2  
HALDEMAN ADDITION  
CABINET C, SLIDE 36 (PRRCT)

TREE SURVEY FIELD DATA				
No.	Dia. (inches)	Species (common name)	Status	Remarks
1		CREPE MYRTLE	TO REMAIN	NOT IN PROPERTY
2	3	CHINABERRY	TO REMAIN	NOT IN PROPERTY
3	3	CHINABERRY	TO REMAIN	NOT IN PROPERTY
4	3	VARNISHLEAF	TO REMAIN	NOT IN PROPERTY
5	3	VARNISHLEAF	TO REMAIN	NOT IN PROPERTY
6	3	LIVE OAK	TO BE REMOVED	NOT IN PROPERTY
7	3	CHINABERRY	TO BE REMOVED	NOT IN PROPERTY
8	3	LIVE OAK	TO BE REMOVED	NOT IN PROPERTY
9	3	LIVE OAK	TO REMAIN	NOT IN PROPERTY
10	3	VARNISHLEAF	TO REMAIN	NOT IN PROPERTY
11	3	CHINABERRY	TO REMAIN	NOT IN PROPERTY
12	3	LIVE OAK	TO REMAIN	NOT IN PROPERTY
13	4	LIVE OAK	TO REMAIN	NOT IN PROPERTY
Total Caliper Inches on Site				0
Total Caliper Inches Removed				9
Total Mitigation Inches Required				0
Total Mitigation Inches Provided				9

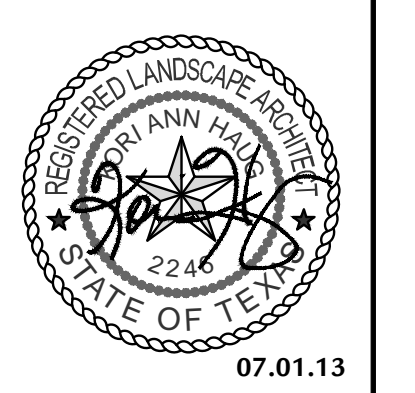
- EXISTING TREE LEGEND**
- EXISTING TREE TO REMAIN
  - EXISTING TREE TO BE REMOVED
  - TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01

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



4245 North Central Expy  
Suite 230  
Dallas, Texas 75205  
214.865.7192 office

OWNER: CARDINAL CAPITAL PARTNERS	
ADDRESS: 8214 WESTCHESTER DRIVE	
DALLAS, TX 75225	
PHONE: 214-696-3600	
APPLICANT: BOBBY COX COMPANIES, INC.	
ADDRESS: 4055 INTERNATIONAL PLAZA, STE 435	
FORT WORTH, TX 76109	
PHONE: 817-223-9009	
CASE NUMBER: SP2013-015	



TREE PRESERVATION PLAN  
ROSA'S CAFE  
HIGHWAY 276 & HIGHWAY 205  
ROCKWALL, TEXAS

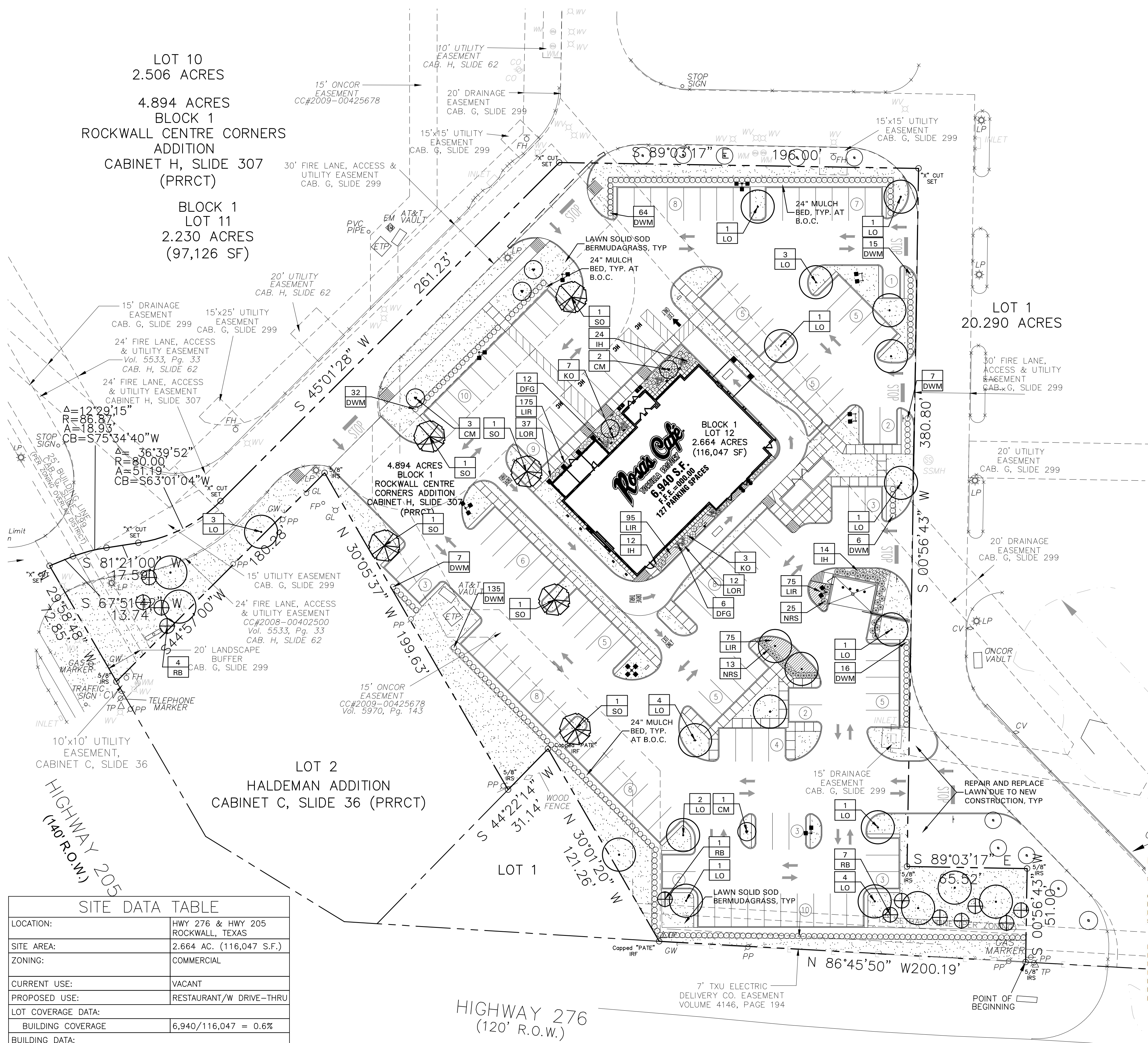
REVISION RECORD
06-14-13 INITIAL SUBMITTAL
07-01-13 SITE PLAN SUBMITTAL

SHEET NO.  
**L1.01**



LOT 10  
2.506 ACRES  
4.894 ACRES  
BLOCK 1  
ROCKWALL CENTRE CORNERS  
ADDITION  
CABINET H, SLIDE 307  
(PRRCT)  
BLOCK 1  
LOT 11  
2.230 ACRES  
(97,126 SF)

LOT 1  
20.290 ACRES



**LANDSCAPE NOTES**

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR AND SHALL MEET ALL OF THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

**MAINTENANCE NOTES**

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

**NO TREES WITHIN 5'-0" OF ANY UTILITIES.**

**GENERAL LAWN NOTES**

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOOLS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

**SOLID SOD NOTES**

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

**LANDSCAPE TABULATIONS**  
THE CITY OF ROCKWALL, TEXAS

**STREET LANDSCAPING**

- 15' wide landscape buffer with one tree per 50 l.f.
- Three (3) canopy trees and four (4) accent trees per 100 l.f.
- Shrubs, 30" ht., along entire frontage.

HIGHWAY 276 - 200 l.f.  
Required  
(6) trees, 4" cal.  
(8) accent trees  
shrubs, 30" ht.

Provided  
(6) trees, 4" cal.  
(8) accent trees  
shrubs, 30" ht.

HIGHWAY 205 - 73 l.f.  
Required  
(3) trees, 4" cal.  
(4) accent trees

Provided  
(3) trees, 4" cal.  
(4) accent trees

**PARKING LOT LANDSCAPING**

- 5% of the interior parking lot shall be landscaped.

Total interior parking lot area = 69,052 s.f.  
Total parking spaces = 127 spaces

Required  
3,453 s.f. (5%)

Provided  
6,706 s.f. (10%)

**SITE LANDSCAPING**

- 15% of the total site shall be landscaped for COMMERCIAL.
- 50% of the total requirements shall be located in the front of and along side buildings for COMMERCIAL.

Total site = 2,664 AC; 116,047 s.f.

Required  
17,407 s.f. (15%)

Provided  
27,220 s.f. (23%)

8,703 s.f. (50%)

9,292 s.f. (53%)

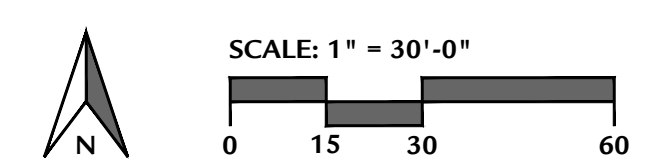
**PLANT LIST**

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
<b>TREES</b>					
CM	<i>Lagerstroemia indica</i> 'Tuskegee'	Crepe Myrtle 'Tuskegee'	6	30 gal.	container grown, 3-5 trunk, no cross canes, 8" ht., 4' spread, matching
LO	<i>Quercus virginiana</i>	Live Oak	23	4" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
RB	<i>Cercis canadensis</i> 'Oklahoma'	Oklahoma Redbud	12	30 gal.	container grown, 8' ht., 4' spread min.
SO	<i>Quercus shumardii</i>	Shumard Red Oak	6	4" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
<b>SHRUBS/GROUNDCOVER</b>					
DFG	<i>Pennisetum alopecuroides</i> 'Hamel'	Dwarf Fountain Grass	18	5 gal.	container full, 24" o.c.
DWM	<i>Myrica pusilla</i>	Dwarf Wax Myrtle	282	30" ht.	container full, 24" spread, 36" o.c.
IH	<i>Raphiopalpis indica</i> 'Jack Evans'	Indian Hawthorne 'Jack Evans'	50	5 gal.	container full, 20" spread, 24" o.c.
KO	<i>Rosa hybrida</i> 'Radtke'	Double Knock Out Rose	10	5 gal.	container full, 20" spread, 36" o.c.
LIR	<i>Liriope muscari</i> 'Big Blue'	Liriope 'Big Blue'	420	4" pots	container full top of container, 12" o.c.
LOR	<i>Loropetalum chinensis</i> 'Plum Delight'	Loropetalum 'Plum Delight'	49	5 gal.	container full, 20" spread, 24" o.c.
NRS	<i>Ilex spp.</i> 'Nellie R. Stevens'	Nellie R. Stevens Holly	38	7 gal.	container full to base, 36" ht., 36" o.c.
	<i>Cynodon dactylon</i>	Common Bermudagrass			refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.  
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.  
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

**SITE DATA TABLE**

LOCATION:	HWY 276 & HWY 205 ROCKWALL, TEXAS	
SITE AREA:	2.664 AC. (116,047 S.F.)	
ZONING:	COMMERCIAL	
CURRENT USE:	VACANT	
PROPOSED USE:	RESTAURANT/W DRIVE-THRU	
LOT COVERAGE DATA:		
BUILDING COVERAGE	6,940/116,047 = 0.6%	
BUILDING DATA:		
BUILDING	1 STORY (27'-3")	
TOTAL SQUARE FOOTAGE	6,940 S.F.	
PARKING SUMMARY: *1 SP PER 100 S.F.		
	REQUIRED	PROVIDED
PARKING SPACES (9'x18')	67	123
HANDICAP SPACES	3	4
TOTAL SPACES	70	127
LANDSCAPE AREA		
PERVIOUS COVER	29,788 S.F.	
IMPERVIOUS COVER	86,259 S.F.	



4245 North Central Expy  
Suite 230  
Dallas, Texas 75205  
214.865.7192 office

**OWNER: CARDINAL CAPITAL PARTNERS**  
**ADDRESS: 8214 WESTCHESTER DRIVE**  
**DALLAS, TX 75225**  
**PHONE: 214-696-3600**  
**APPLICANT: BOBBY COX COMPANIES, INC.**  
**ADDRESS: 4055 INTERNATIONAL PLAZA, STE 435**  
**FORT WORTH, TX 76109**  
**PHONE: 817-223-9009**  
**CASE NUMBER: SP2013-015**



**LANDSCAPE PLAN**  
**ROSA'S CAFE**  
**HIGHWAY 276 & HIGHWAY 205**  
**ROCKWALL, TEXAS**

REVISION RECORD
06-14-13 INITIAL SUBMITTAL
08-01-13 INITIAL SUBMITTAL

SHEET NO.  
**L2.01**



**SECTION 32 9300 - LANDSCAPE**

**PART 1 - GENERAL**

**1.1 REFERENCED DOCUMENTS**

- A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.
- 1.2 DESCRIPTION OF WORK
  - A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:
    1. Planting (trees, shrubs and grasses)
    2. Bed preparation and fertilization
    3. Notification of sources
    4. Water and maintenance until final acceptance
    5. Guarantee
- 1.3 REFERENCE STANDARDS
  - A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.11) - plant material
  - B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
  - C. Texas Association of Nurserymen, Grades and Standards
  - D. Hortis Third, 1976 - Cornell University

**1.4 NOTIFICATION OF SOURCES AND SUBMITTALS**

- A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel and crushed stone. Samples shall be approved by Owner's Authorized Representative before use on the project.

**1.5 JOB CONDITIONS**

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

**1.6 MAINTENANCE AND GUARANTEE**

- A. Maintenance:
  1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
  2. Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
  3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
- B. Guarantee:

- 1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
  - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
  - b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
  - c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.

- 2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- 3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

**1.7 QUALITY ASSURANCE**

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
  1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
  2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
  3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
  4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions.

- do not measure from branch or root tip-to-tip.
- 5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
- 6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
- 7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

**1.8 PRODUCT DELIVERY, STORAGE AND HANDLING**

- A. Preparation:
  1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
  2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.
- B. Delivery:
  1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
  2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
  3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
  4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
  5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
  6. Remove rejected plant material immediately from job site.
  7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

**PART 2 - PRODUCTS**

**2.1 PLANTS**

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken ranches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as

- specified at no additional cost to the Owner.
- E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

**2.2 SOIL PREPARATION MATERIALS**

- A. Sandy Loam:
    1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
    2. Physical properties as follows:
      - a. Clay - between 7-27 percent
      - b. Silt - between 15-25 percent
      - c. Sand - less than 52 percent
    3. Organic matter shall be 3%-10% of total dry weight.
    4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
  - B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
  - C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
  - D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
  - E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
  - F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
  - G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.
  - H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.
- 2.3 MISCELLANEOUS MATERIALS**
- A. Steel Edging: 3/16" x 4" x 16' - dark green, DURAEDGE® steel landscape edging manufactured by The J. D. Russell Company under its trade name DURAEDGE Heavy Duty Steel.
  - B. Staking Material for Shade Trees: refer to details.
  - C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.
  - D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.
  - E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

- F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/2" diameter in size and shall be composed of various stages of decomposed earth base.

**PART 3 - EXECUTION**

**3.1 BED PREPARATION & FERTILIZATION**

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

**3.2 INSTALLATION**

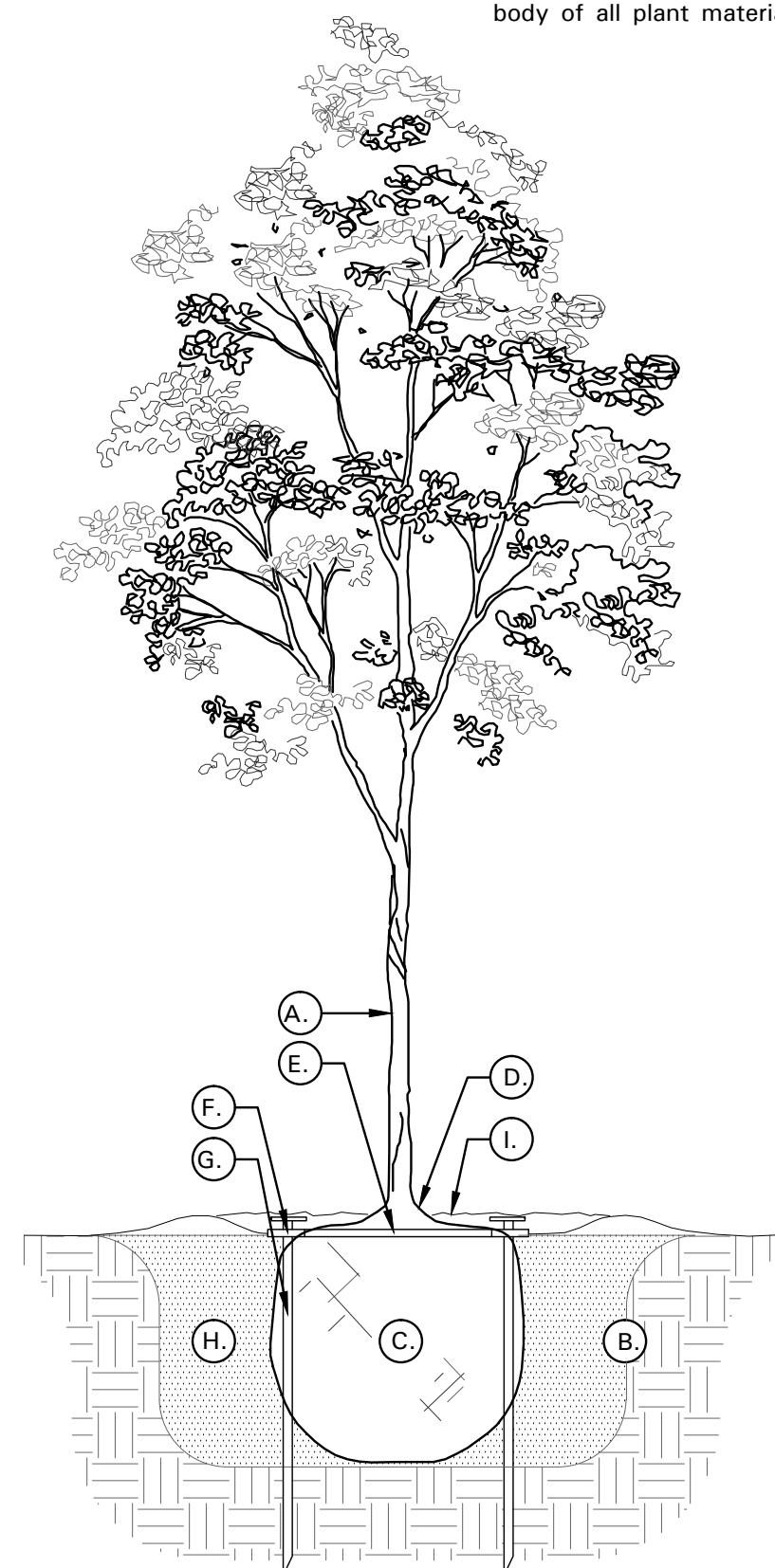
- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
- 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 it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (3/4") inch in diameter. Plants should be thoroughly moist before removing containers.
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per

tree planting detail as approved by the Landscape Architect if the percolation test fails.

- I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/2 of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of "root scoring".
- J. Do not wrap trees.
- K. Do not over prune.
- L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the 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.
- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class 1 pruning standards provided by the National Arborist Association.
  1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
  2. Pruning shall be done with clean, sharp tools.
  3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.
- Q. Steel Curbing Installation:
  1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
  2. All steel curbing shall be free of kinks and abrupt bends.
  3. Top of curbing shall be 1/2" maximum height above final finished grade.
  4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
  5. Do not install steel edging along sidewalks or curbs.
  6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

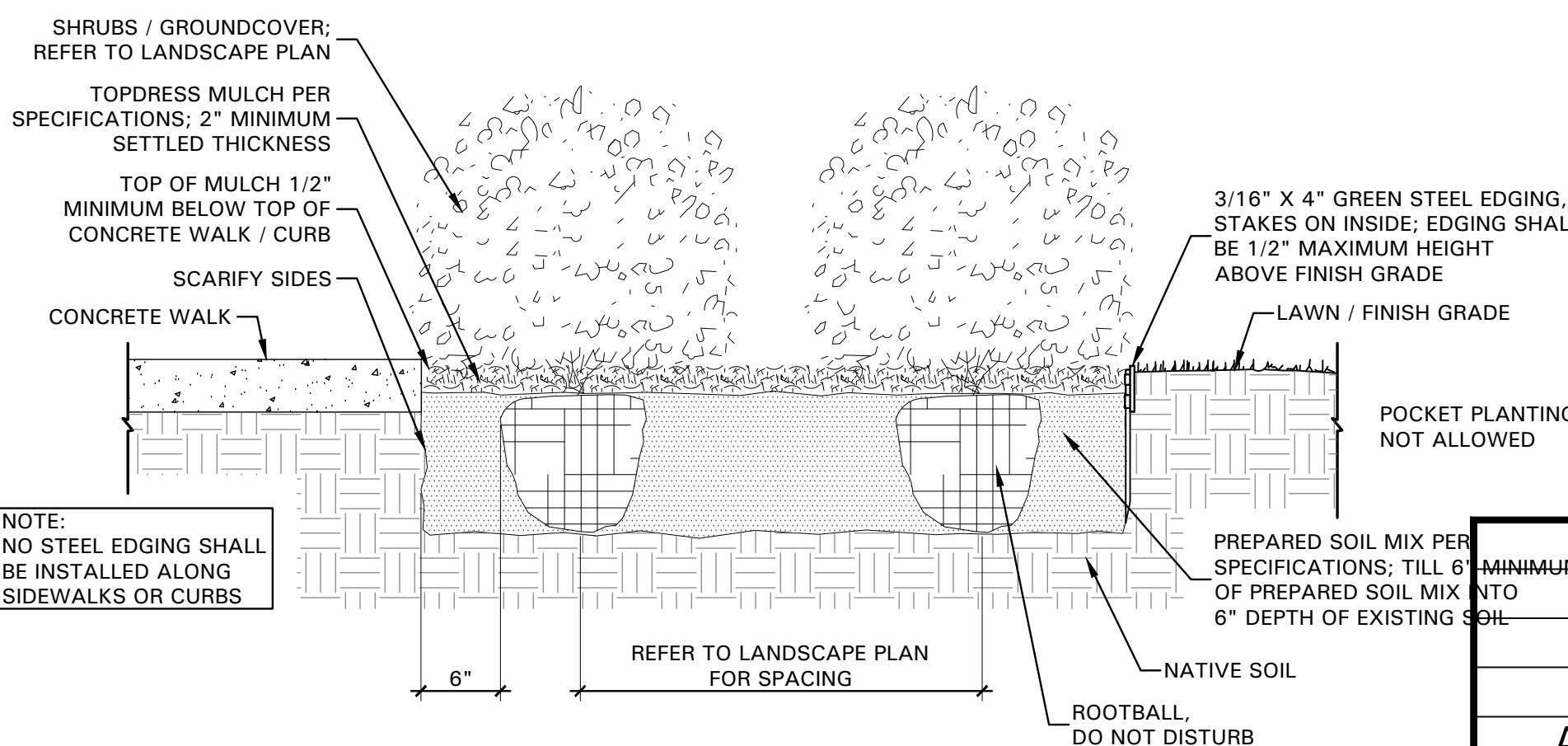
- 3.3 CLEANUP AND ACCEPTANCE
  - A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas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

- END OF SECTION



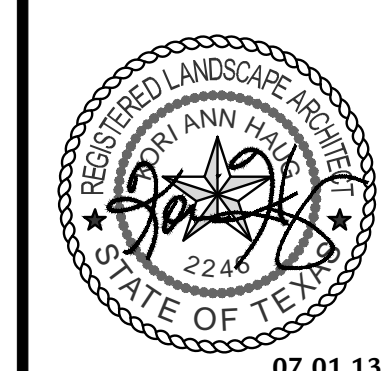
**TREE PLANTING DETAIL LEGEND AND NOTES**

- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org
- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.
- C. ROOT BALL: REMOVE TOP 1/3 BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.
- D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
- E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL. TRUNK SHOULD BE IN THE CENTER OF THE RING.
- F. 'U' BRACKET.
- G. 30" - 36" NAIL STAKE: INSTALL NAIL STAKE WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH 'U' BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).
- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.
- J. TREE STAKES: TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tuley (903) 676-6146 jeff@treestakesolutions.com www.treestakesolutions.com
- K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



**02 SHRUB / GROUNDCOVER DETAIL**  
NOT TO SCALE

4245 North Central Expy  
Suite 230  
Dallas, Texas 75205  
214.865.7192 office



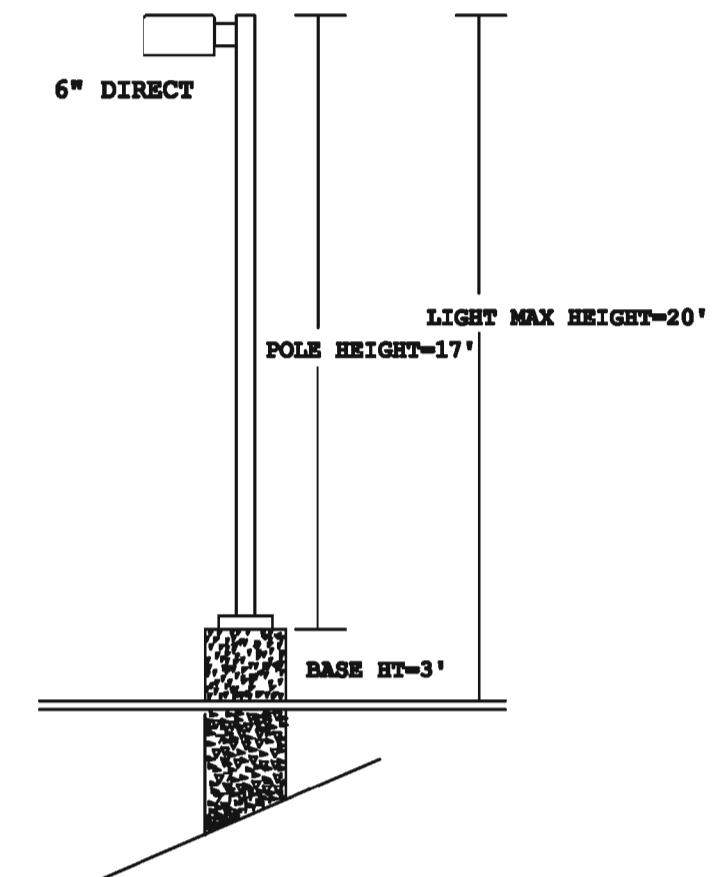
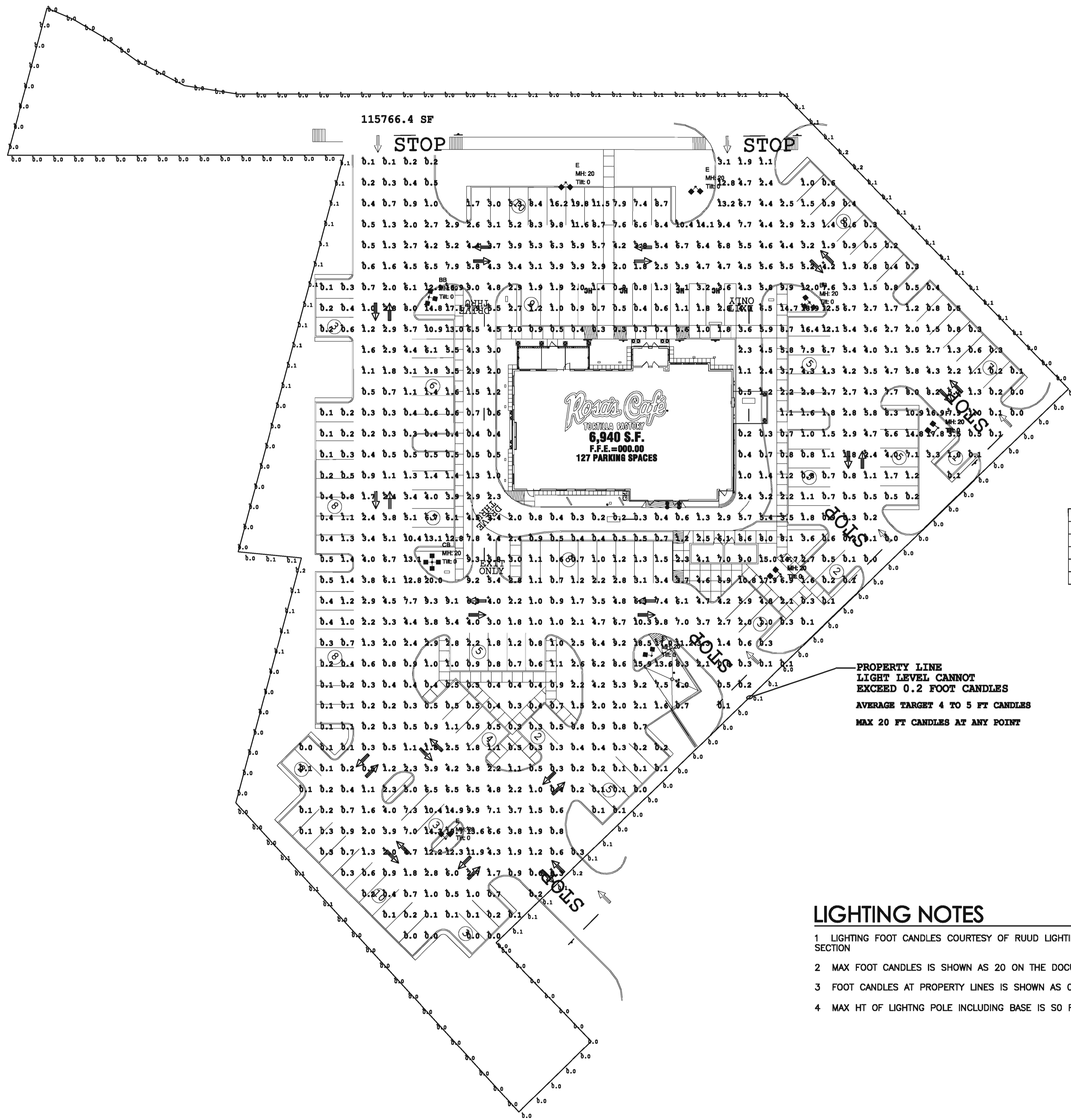
LANDSCAPE SPECS AND DETAILS  
ROSA'S CAFE  
HIGHWAY 276 & HIGHWAY 205  
ROCKWALL, TEXAS

06-14-13	INITIAL SUBMITTAL
07-01-13	SITE PLAN SUBMITTAL

OWNER: CARDINAL CAPITAL PARTNERS  
ADDRESS: 8214 WESTCHESTER DRIVE  
DALLAS, TX 75225  
PHONE: 214-696-3600  
APPLICANT: BOBBY COX COMPANIES, INC.  
ADDRESS: 4055 INTERNATIONAL PLAZA, STE 435  
FORT WORTH, TX 76109  
PHONE: 817-223-9009  
CASE NUMBER: SP2013-015

SHEET NO.  
**L2.02**





Symbol	Qty	Label	Arrangement	LLF	Description	Total Watts	Lumens/Lamp
BB	2	BB	3 @ 90 DEGREES	0.750	AC2632-M 320W PSMH W/ SBL-16	2208	30000
CB	1	CB	4 @ 90 DEGREES	0.750	AC2632-M 320W PSMH W/ SBL-16	1472	30000
E	4	E	2 @ 90 DEGREES	0.750	AC2632-M 320W PSMH	2944	30000
F	2	F	TWIN INLINE	0.750	AC8632-M 320W PSMH W/ SBL-16	1472	30000

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Fc	3.13	20.0	0.0	N.A.	N.A.
PROPERTY LINE	Fc	0.03	0.2	0.0	N.A.	N.A.

**LT RUN COURTESY OF RUUD LIGHTING**

- ADDITIONAL EQUIPMENT:**
- (2) PS4S17CTBZ (17' X 4" SQUARE STEEL POLE TENON MTD)
  - (2) PBD-2A4 (DOUBLE INLINE TENON)
  - (2) PS4S17C5BZ (17' X 4" SQUARE STEEL POLE 3@90)
  - (1) PS4S17C6BZ (17' X 4" SQUARE STEEL POLE 4@90)
  - (4) PS4S17C3BZ (17' X 4" SQUARE STEEL POLE 2@90)
  - (14) SBL-16 (BACKLIGHT SHIELD)

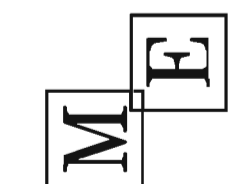
FIXTURES AND POLES MEET 110MPH BASE WIND VELOCITIES WITH SPECIFIED EQUIPMENT

**LIGHTING NOTES**

- 1 LIGHTING FOOT CANDLES COURTESY OF RUUD LIGHTING APPLICATIONS ENGINEERING SECTION
- 2 MAX FOOT CANDLES IS SHOWN AS 20 ON THE DOCUMENTATION
- 3 FOOT CANDLES AT PROPERTY LINES IS SHOWN AS 0.2 ON THE DOCUMENTATION
- 4 MAX HT OF LIGHTING POLE INCLUDING BASE IS 50 FT AS NOTED ON DET 2/MEP2.R1.



ENGINEERING INFORMATION ON THIS SHEET PREPARED BY MATTHEWS ENGINEERING INC. WICHITA FALLS, TEXAS 76308 PHONE: (940) 692-3929 TX REG# F-1422 OK CA 5330



LIMIT POLE HT TO 20FT. REDISTRIBUTE LITS FOR 20 FT CAND. MAX. 0.2 @ PROP LINE	DATE	BY
PERSON DESCRIPTION	DATE	BY
SHEET: MEP2.R1	OF: 2	
JOB NO.:	DATE: 06-17-13	REVISED: 06-28-13

SP2013-015

PROJECT: PROTOTYPE 2009STE (C.RR.FR)  
**ROSA'S CAFE**  
 TORTILLA FACTORY  
 ROCKWALL, TEXAS

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