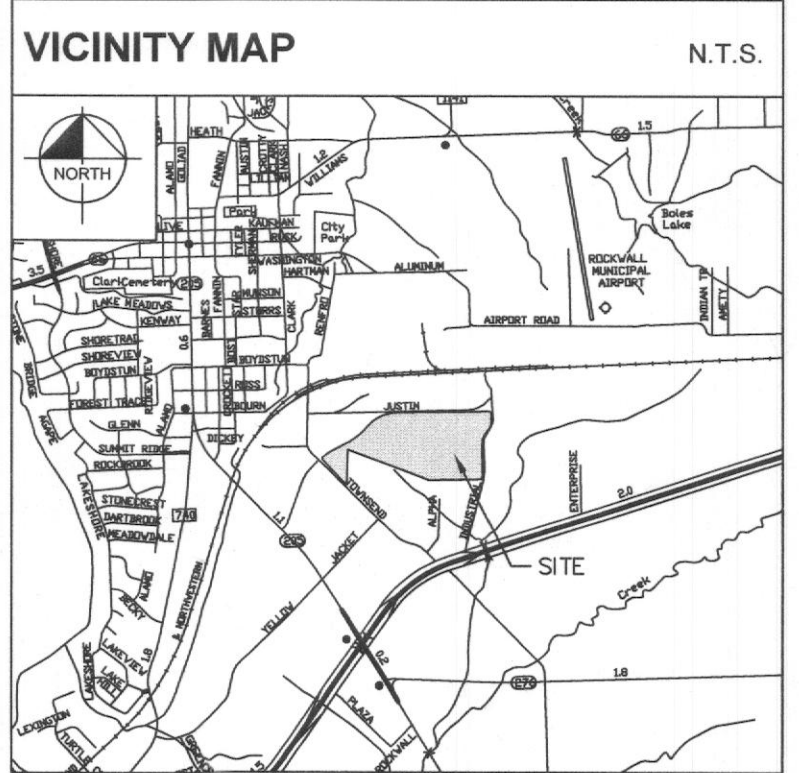


Plotted By: Sowinski, Patrick. Sheet: Sack-Kha. Layout: C-200. February 26, 2021. 01:07:49pm. \kimley-horn.com\k_hou2\HOU_Civil\062824835-DDF8-Rockwall\CAD\Exhibits\Prelim Site Plan.dwg
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NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECH FOR DETAILS.



LEGEND	
PROPOSED FIRE HYDRANT	⊕
PROPOSED FIRE LANE	— FL — FL
PROPERTY LINE	— — — — —
SAWCUT LINE	- - - - -
PROPOSED CURB	— — — — —
LIGHT-DUTY CONCRETE	[Pattern]
FIRE LANE CONCRETE	[Pattern]
HEAVY DUTY CONCRETE	[Pattern]
PROPOSED ON SITE SIDEWALK	[Pattern]
PROPOSED OFF SITE SIDEWALK	[Pattern]
PROPOSED ROADWAY WIDENING	[Pattern]

PARKING SUMMARY (PER CLIENT REQUIREMENTS)	
TOTAL LAND AREA	3,093,718 SF/71.022 AC
PROPOSED TOTAL BUILDING AREA	±220,800 SF
PROPOSED TRAILER PARKING	30 SPACES
PROPOSED AUTO PARKING (9'X20')	480 SPACES
REQUIRED AUTO PARKING BY CLIENT	457 SPACES
PROPOSED VAN PARKING (11'X27')	1,118 SPACES
REQUIRED VAN PARKING	1,103 SPACES
PROPOSED ACCESSIBLE PARKING	9 SPACES
REQUIRED ACCESSIBLE PARKING	9 SPACES

SITE INFORMATION			
LOT 1			
PAVEMENT	1,358,772 SF	31.193 ACRES	(46.826%)
BUILDING COVERAGE	220,800 SF	5.069 ACRES	(7.810%)
LANDSCAPE AND OPEN SPACE	1,322,048 SF	30.350 ACRES	(45.562%)
TOTAL	3,093,718 SF	71.022 ACRES	

PARKING SUMMARY (PER CITY OF ROCKWALL REQUIREMENTS)			
REQUIRED PER ZONING	PROVIDED		
1 PER 1000 SQ. FT	221 SPACES	PROPOSED	480 SPACES
ACCESSIBLE SPOTS REQ.	ACCESSIBLE SPOTS PROV.		
TOTAL (INCLUDES 2 VAN SPOTS)	9 SPACES	TOTAL (INCLUDES 2 VAN SPOTS)	9 SPACES

DEVELOPMENT INFORMATION	
ZONING - LI, LIGHT INDUSTRIAL DISTRICT	
BUILDING AREA 1 (HT=44.5')	
STORY	AREA (GSF)
LL	220,822
FLOOR AREA RATIO (FAR)	0.07
FOUNDATION TYPE	SLAB ON GRADE

SITE PLAN SIGNATURE BLOCK:

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 22nd day of March 2021.

WITNESS OUR HANDS, this 9th day of March 2021

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning

SITE PLAN
JUSTIN ROAD DISTRIBUTION CENTER
 A0099 A HANNA, TRACT 20-1,
 ACRES 71.022, (PT OF 83.506 AC TR)
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DEVELOPER:
 SEEFRIED INDUSTRIAL PROPERTIES
 3030 LBJ FREEWAY, SUITE 1650
 DALLAS, TX 75234
 CONTACT: JONATHAN STITES
 E-MAIL: JSTITES@SEEFRIEDPROPERTIES.COM

OWNER:
 SMARTT LOFLAND & J BOND PTNRS
 1 CARMARTHEN CT
 DALLAS, TX 75225-2457
 CONTACT: BILL LOFLAND
 E-MAIL: BILL_LOFLAND@JUNO.COM

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 11700 KATY FREEWAY, SUITE 800
 HOUSTON, TX 77079-1221
 PHONE: 281-597-9300
 CONTACT: KENNETH CARGILL, P.E.

CASE NUMBER: SP2021-002

REVISIONS
DATE

No.

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
 11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
 PHONE: 281-597-9300
 WWW.KIMLEY-HORN.COM
 TPE FIRM REGISTRATION F-528

KENNETH CARGILL
 LICENSED PROFESSIONAL ENGINEER
 23293

KHA PROJECT: 067784921

DATE: NOV. 2020

SCALE: AS SHOWN

DESIGNED BY: BG

DRAWN BY: BG

CHECKED BY: KWC

SITE PLAN

JUSTIN ROAD DISTRIBUTION CENTER

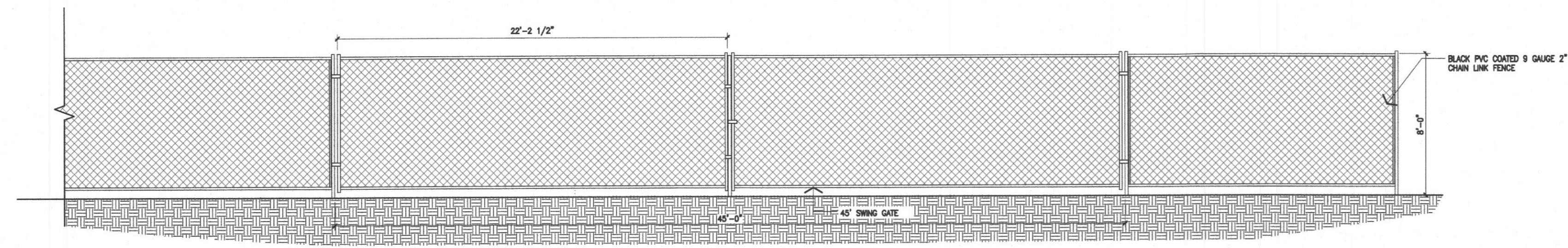
SHEET NUMBER
C-100

TEXAS
ROCKWALL

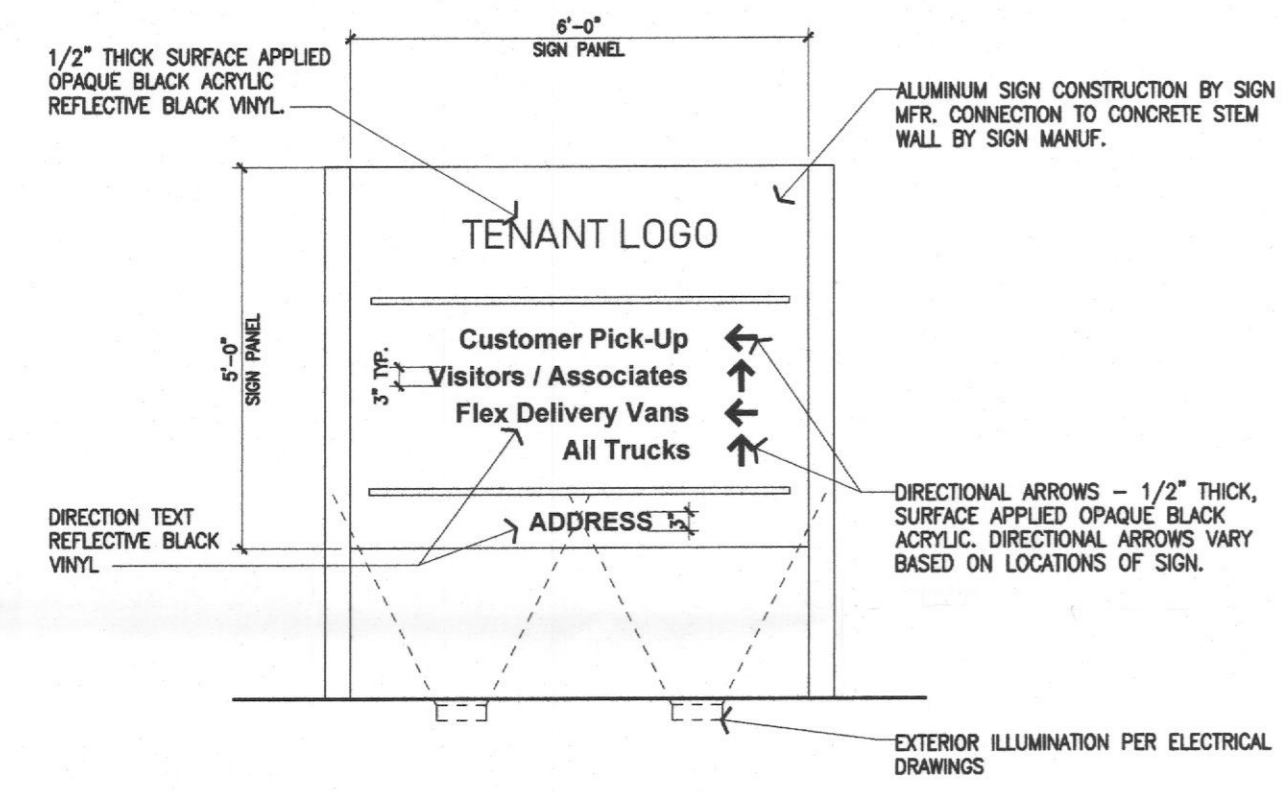
Project Address
**Delivery Station
SEC of Justin Rd &
Industrial Blvd.
DDF9- Rockwall**

Issue Date: **03/02/21**

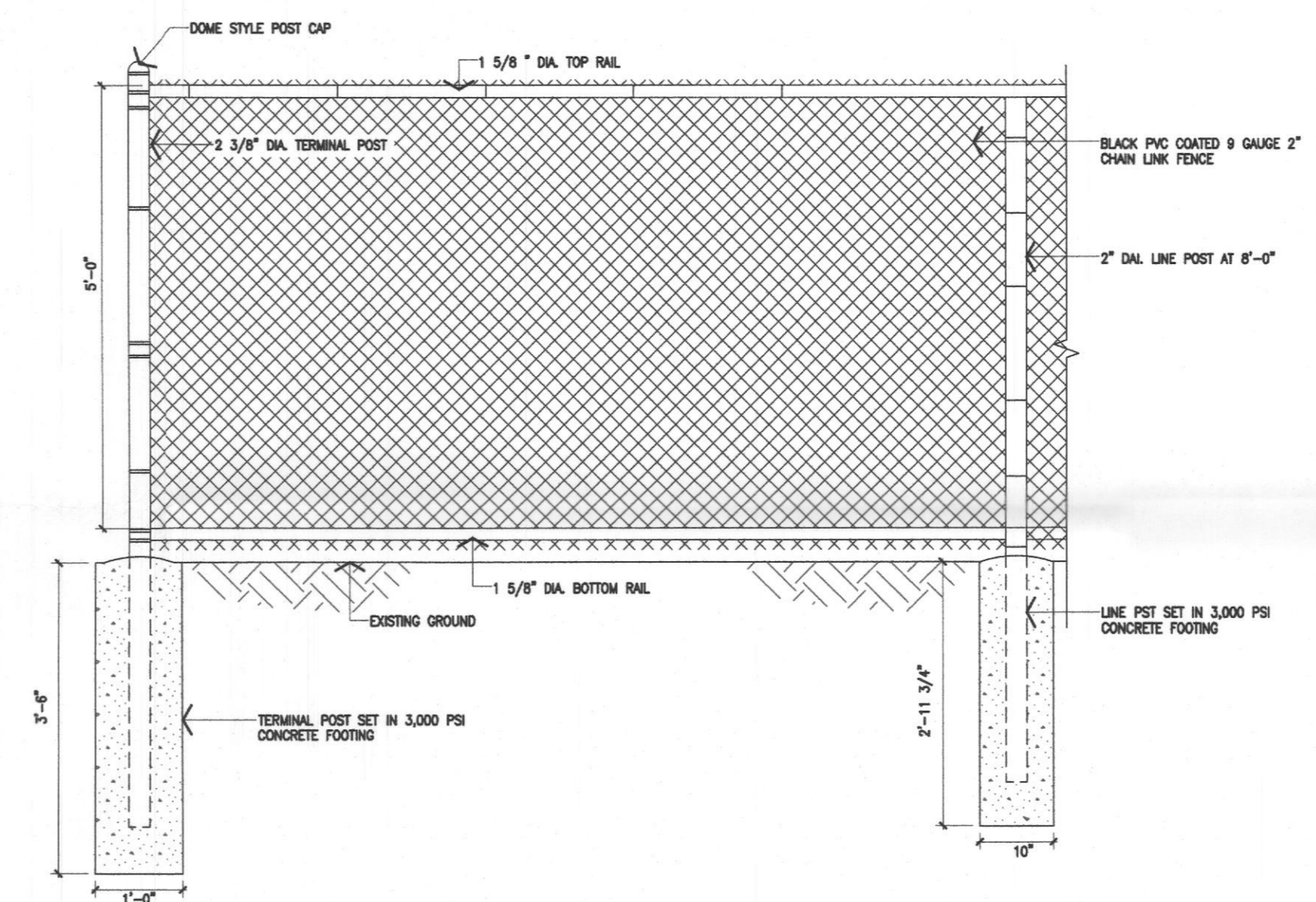
Revisions	Date	Description	By
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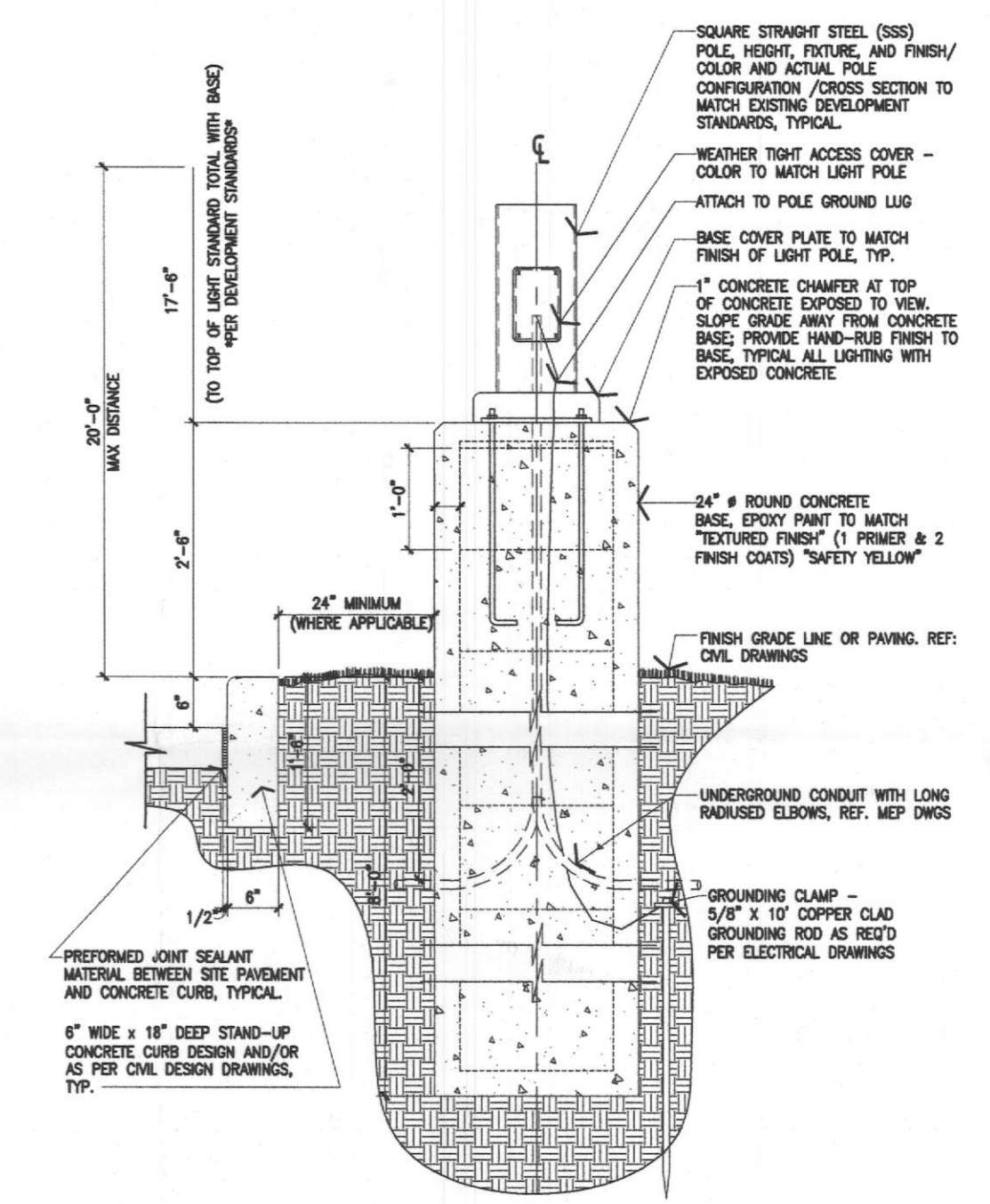
6 Chain Link Fence @ Truck Court Elevation
Scale: 1/4" = 1'-0"



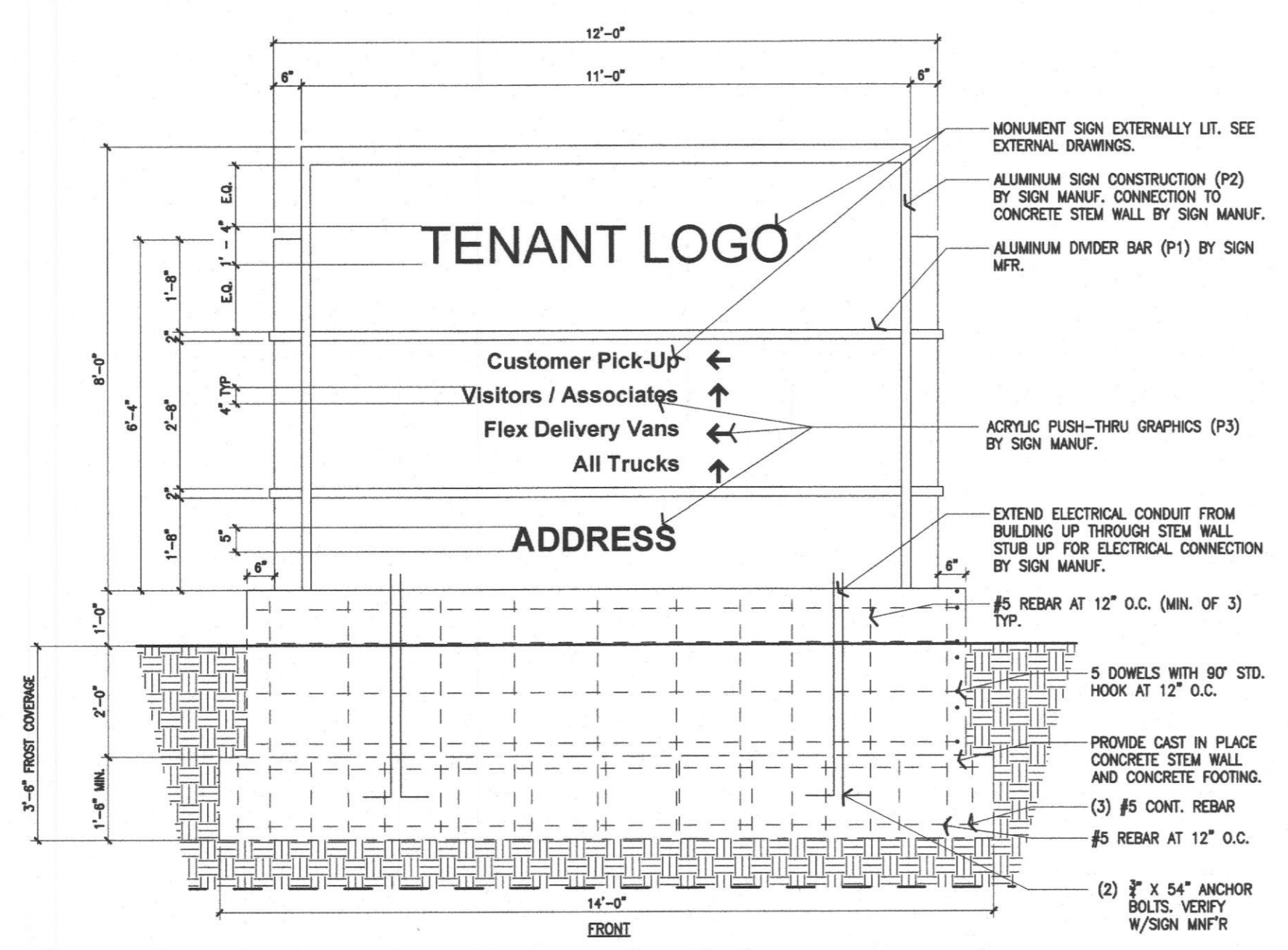
5 Pylon Option
Scale: 1/2" = 1'-0"



4 Pedestrian Fence
Scale: 3/4" = 1'-0"



3 Development Site Lighting Pole Base
Scale: 3/4" = 1'-0"

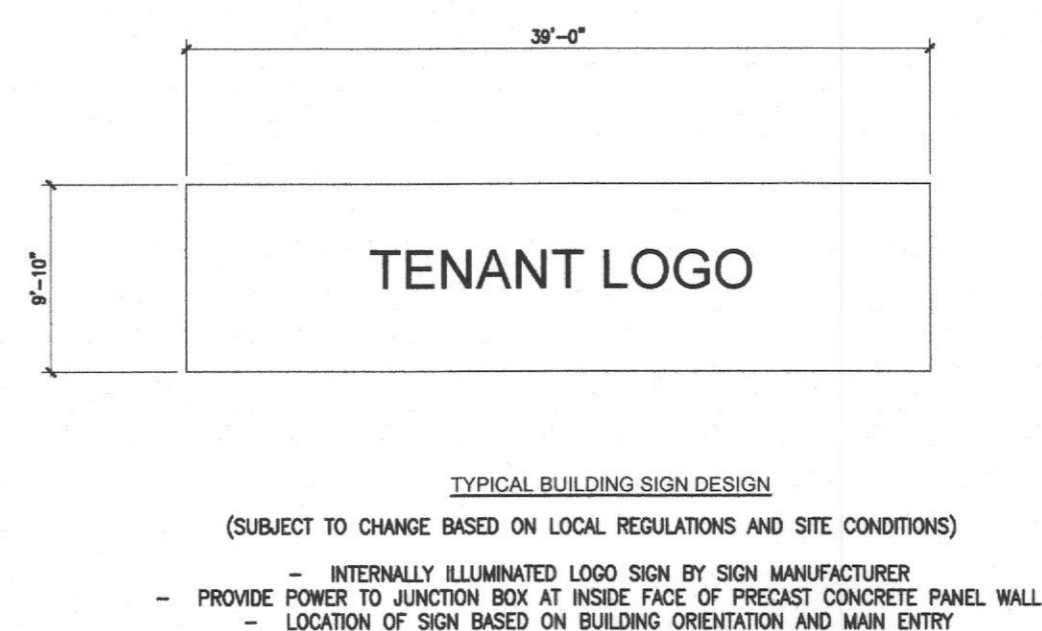


2 Illuminated Monument sign (MS-1), Option 1
Scale: 1/2" = 1'-0"

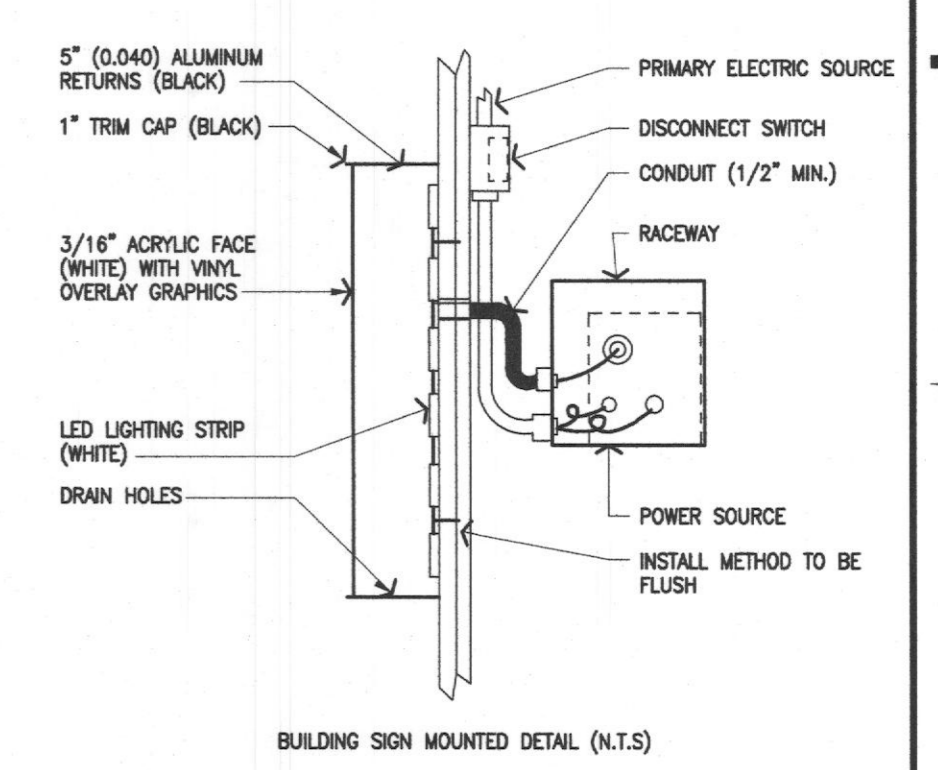
SIGN CONSTRUCTION NOTES

- SIGN FACE TO BE SATIN WHITE, HALO LIGHTED AT PERIMETER
- OUTER SURFACES TO BE PAINTED TO MATCH BUILDING COLORS
- INTERIOR SURFACES TO BE PAINTED GLOSS WHITE (C1)
- TENANT LOGO - ACRYLIC PUSH-THRU GRAPHICS, OPAQUE BLACK (C2) SURFACE, HALO LIGHTED
- TENANT "SMILE" - ACRYLIC PUSH-THRU GRAPHICS, TRANSLUCENT BLUE (C7)
- DIRECTIONAL TEXT - ACRYLIC PUSH-THRU GRAPHICS, OPAQUE BLACK (C2) SURFACE, HALO LIGHTED
- TENANT LOGO - ACRYLIC PUSH-THRU GRAPHICS, OPAQUE BLACK (C2) SURFACE, HALO LIGHTED

NOTE:
ORIENTATION OF "ARROWS" SHALL BE BASED ON MONUMENT SIGN LOCATION.



1 Typical Building Sign
Scale: 1/8" = 1'-0"



SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hereby certify that the above and foregoing plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on this 02nd day of March, 2021.

WITNESS OUR HANDS, this 02nd day of March, 2021.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CASE NUMBER: SP2021-002

**DELIVERY STATION: DDF9
SEC OF JUSTIN RD & INDUSTRIAL BLVD.
ROCKWALL, TX 77573**

mb
MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.4819

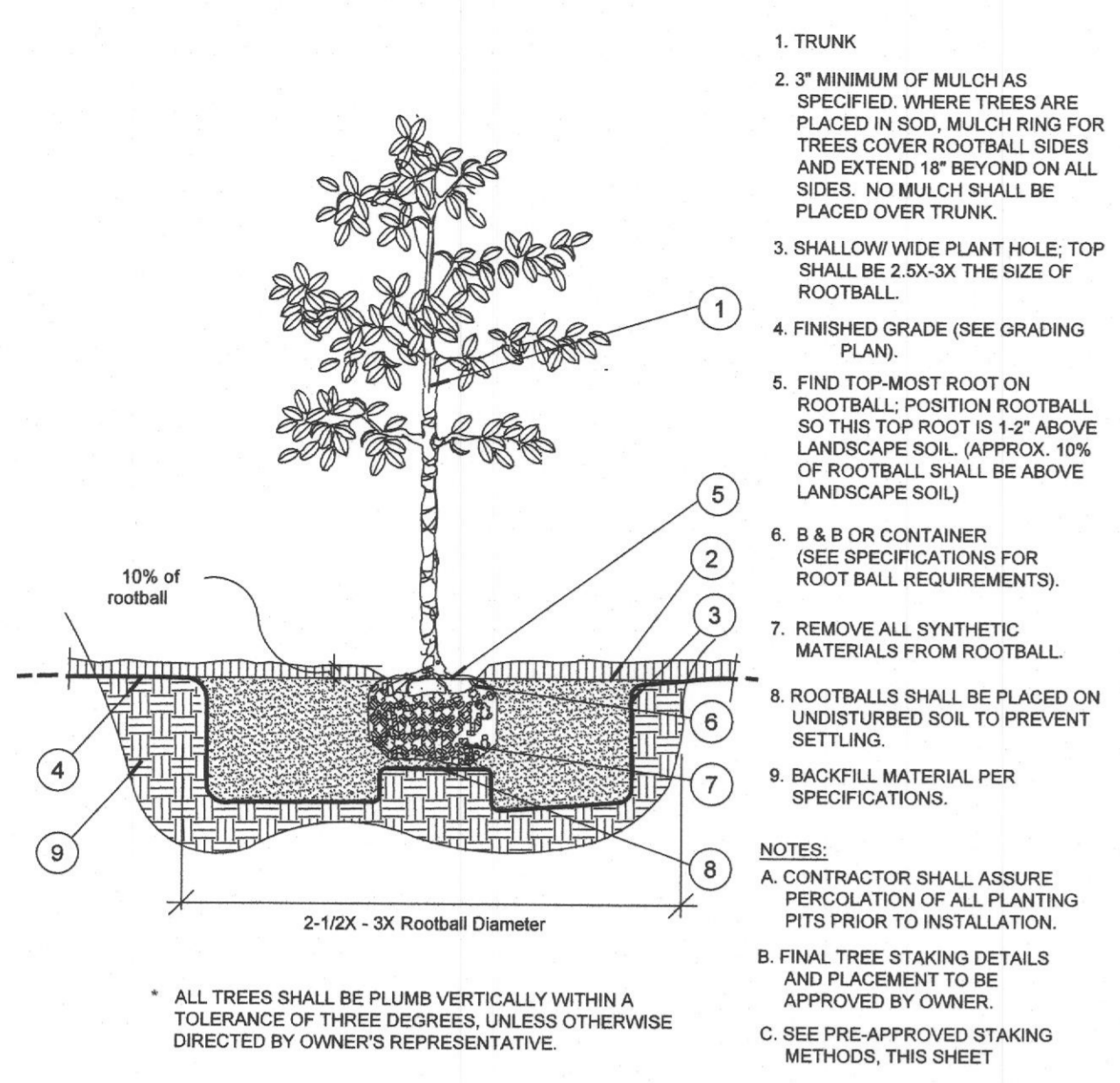
**PRELIMINARY
NOT FOR
CONSTRUCTION
FOR REVIEW
ONLY**

Job Number: 200162
Drawn By: NG
App'd By: SV

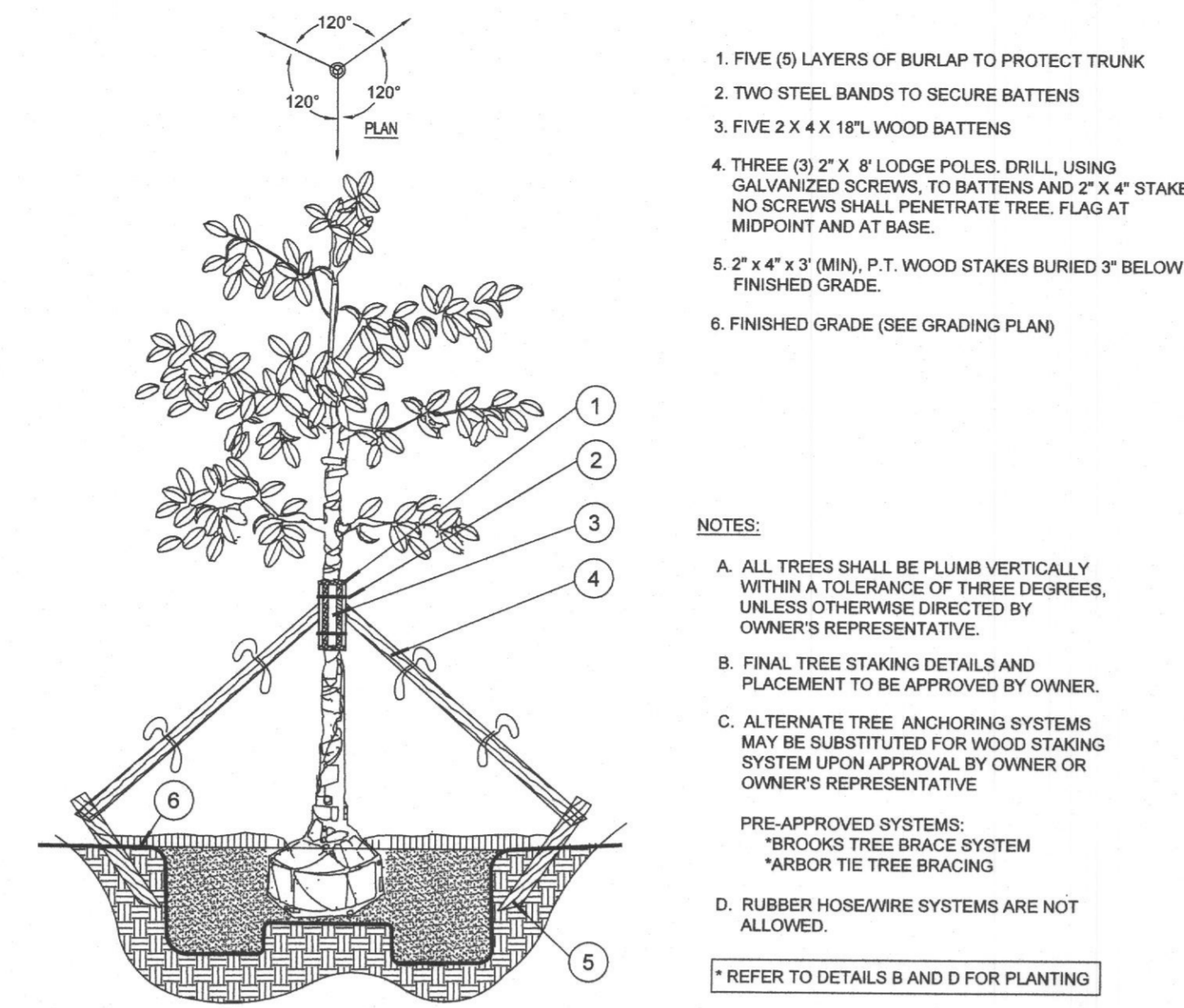
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Graphics and
Details**

Sheet Number: **A1.02**

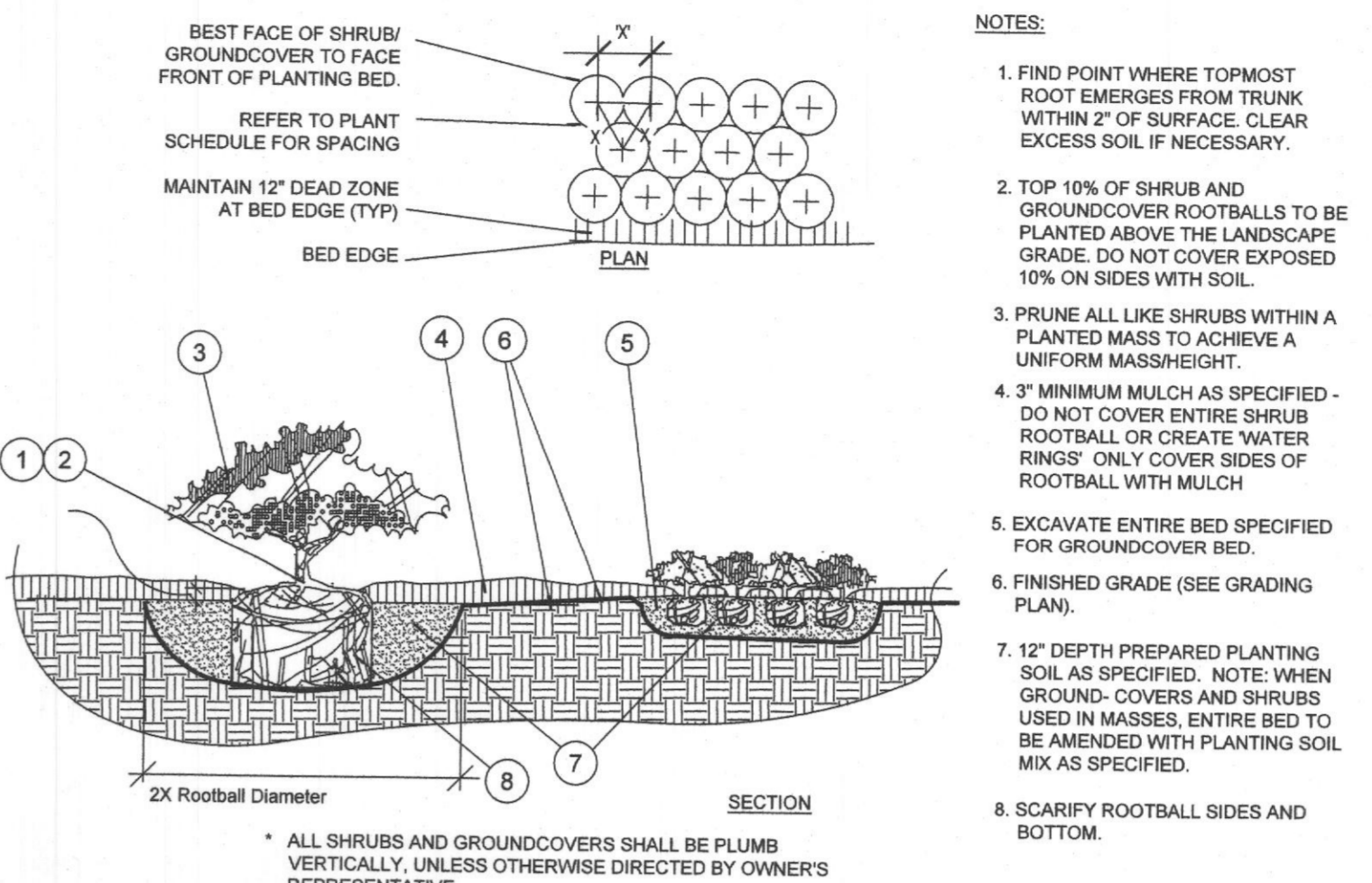
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 Date: 03/05/2021 04:19:51pm
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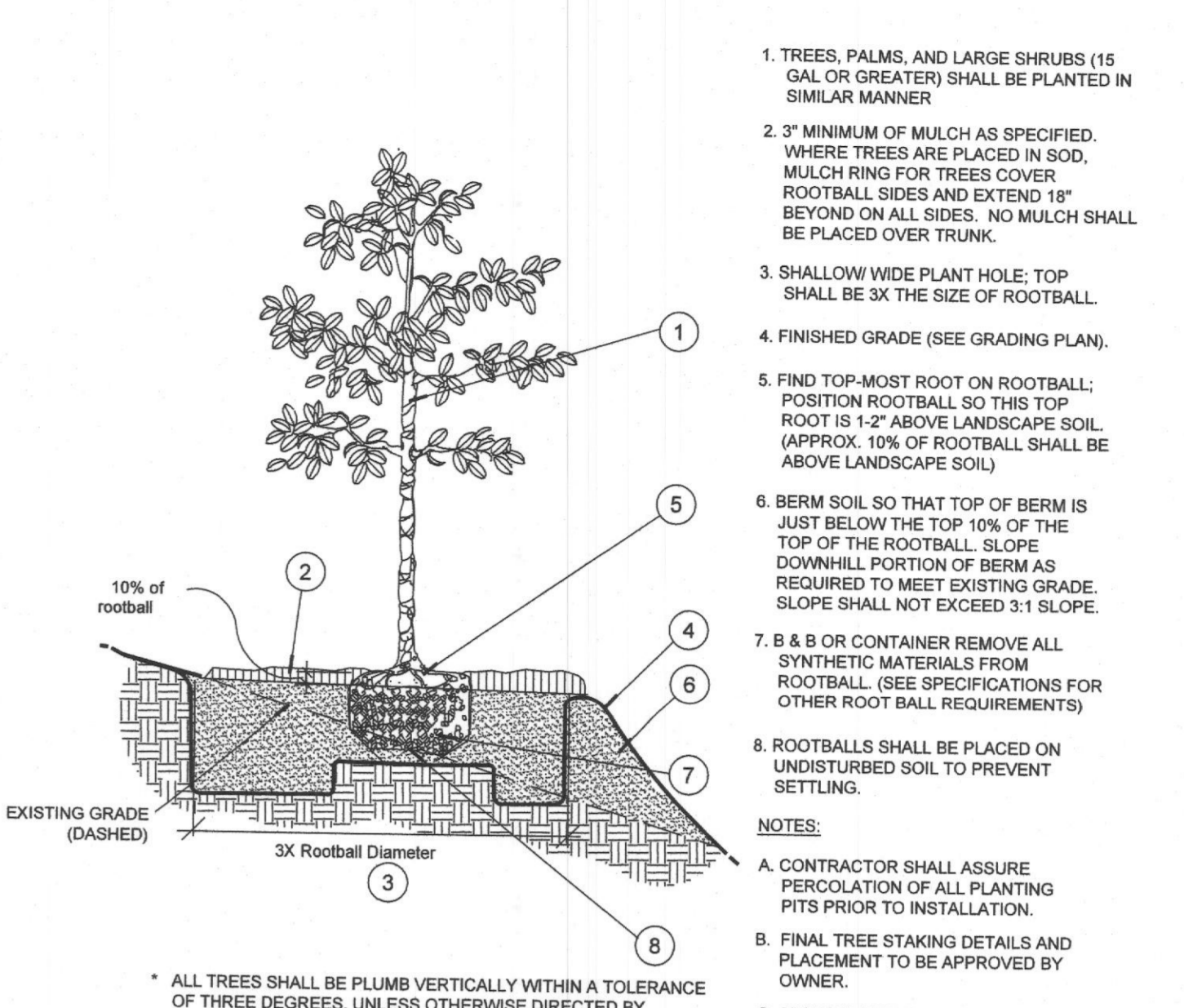
A Tree Planting
SECTION N.T.S.



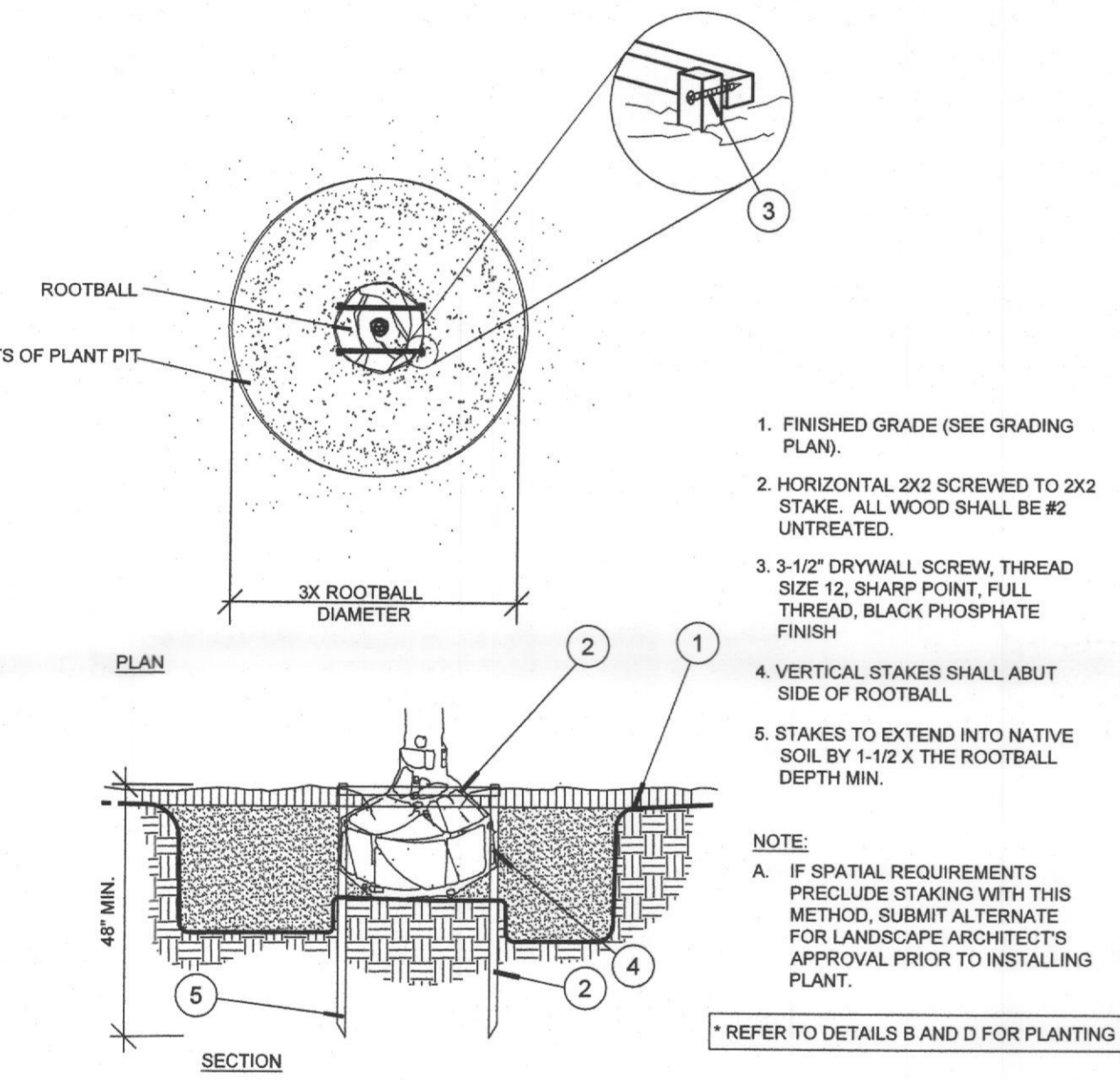
B Large Tree Staking - 100 Gal + or B&B 4\"/>



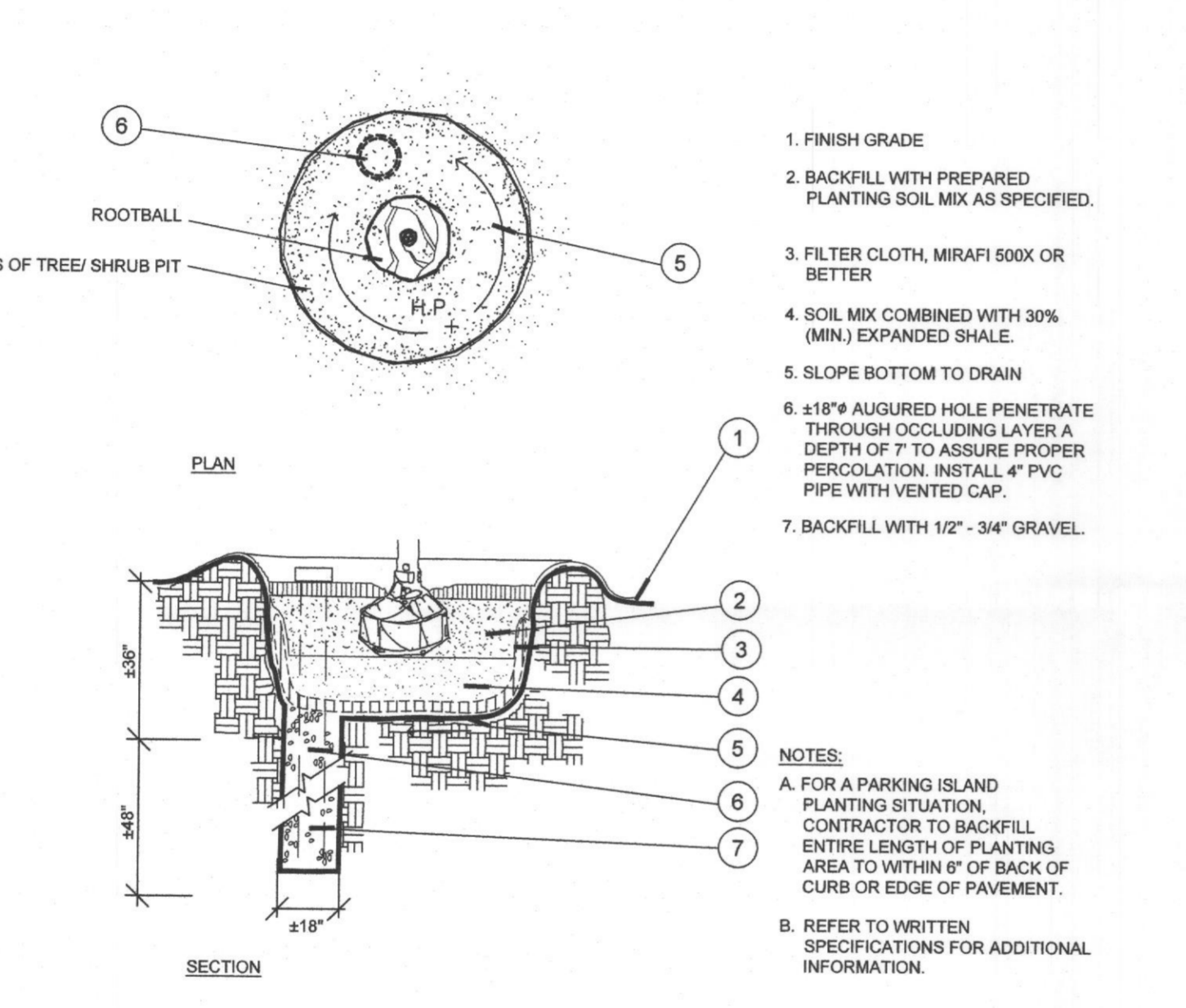
C Shrub / Groundcover Planting
PLAN / SECTION N.T.S.



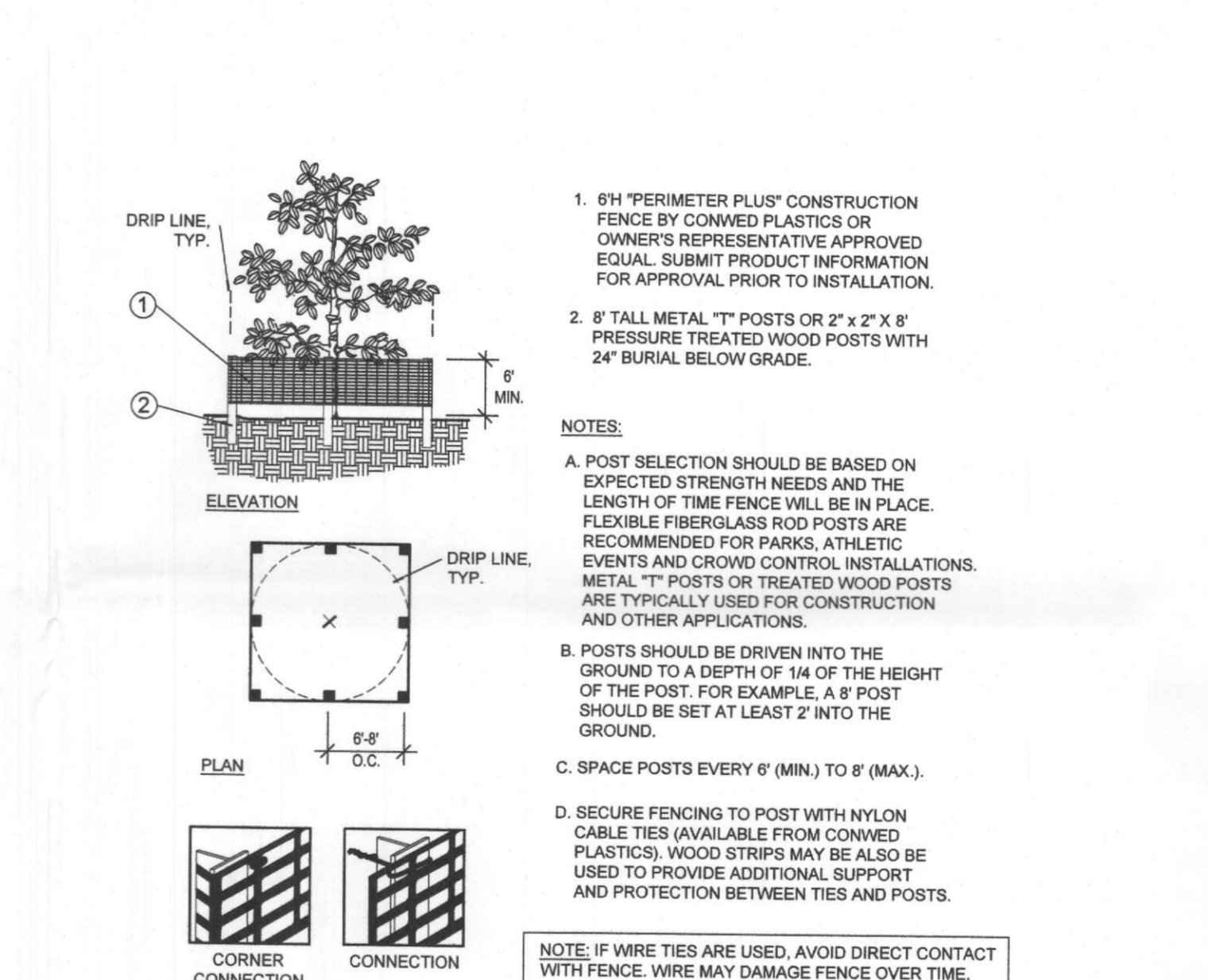
D Planting on a Slope
PLAN / SECTION N.T.S.



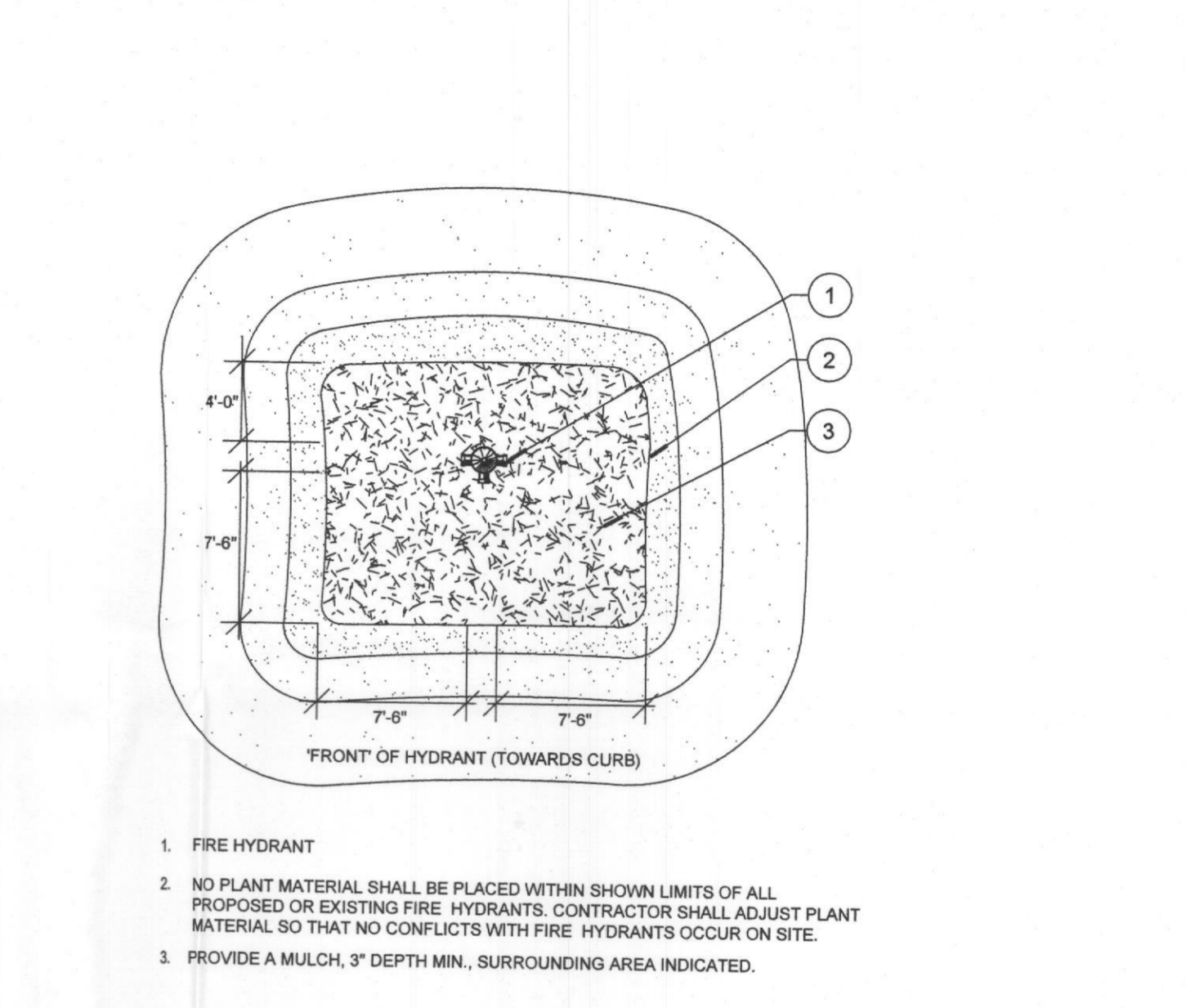
E Staking - up to 65 gal. or B&B to 3-1/2\"/>



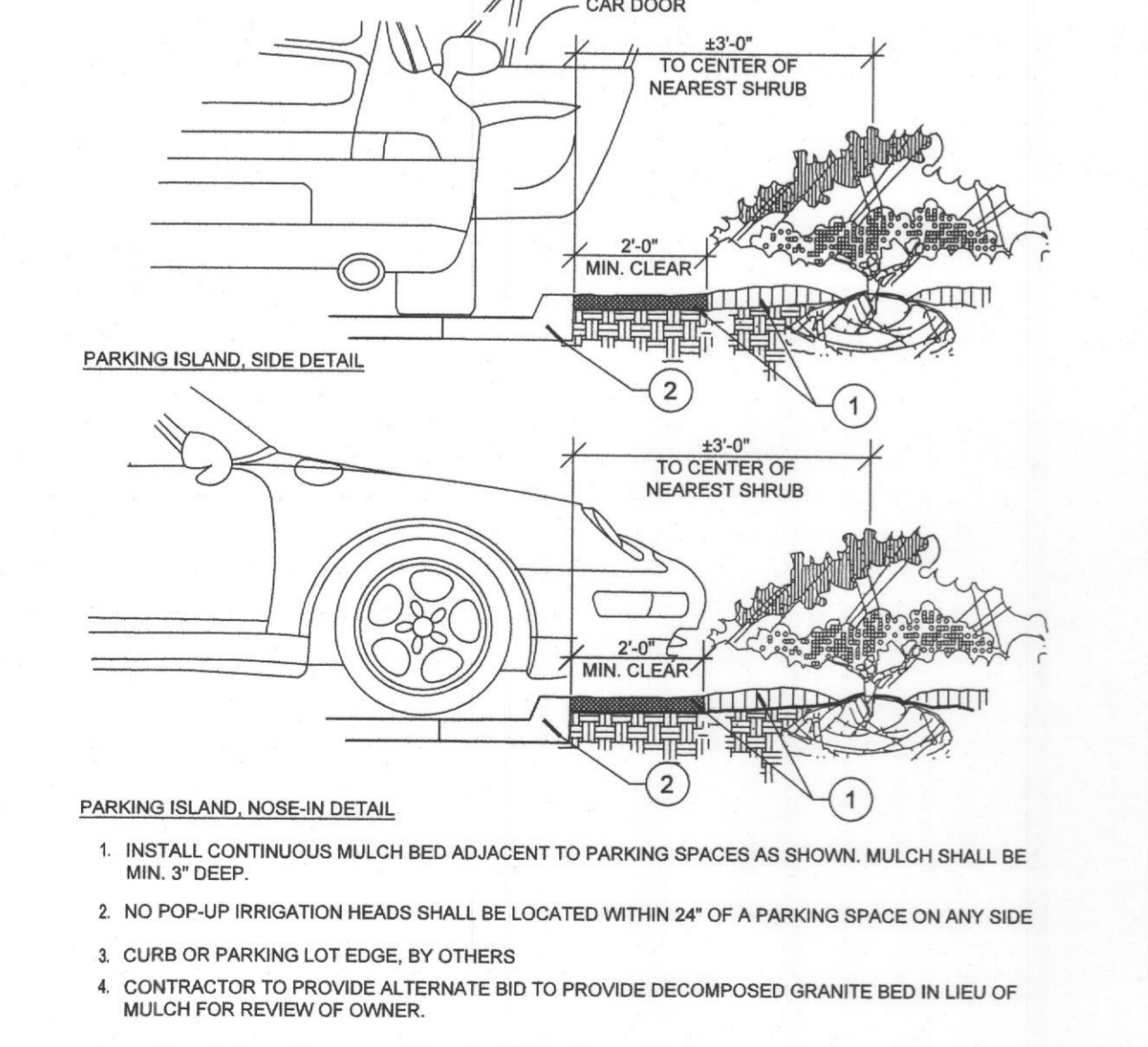
F Poor Drainage Condition
PLAN / SECTION N.T.S.



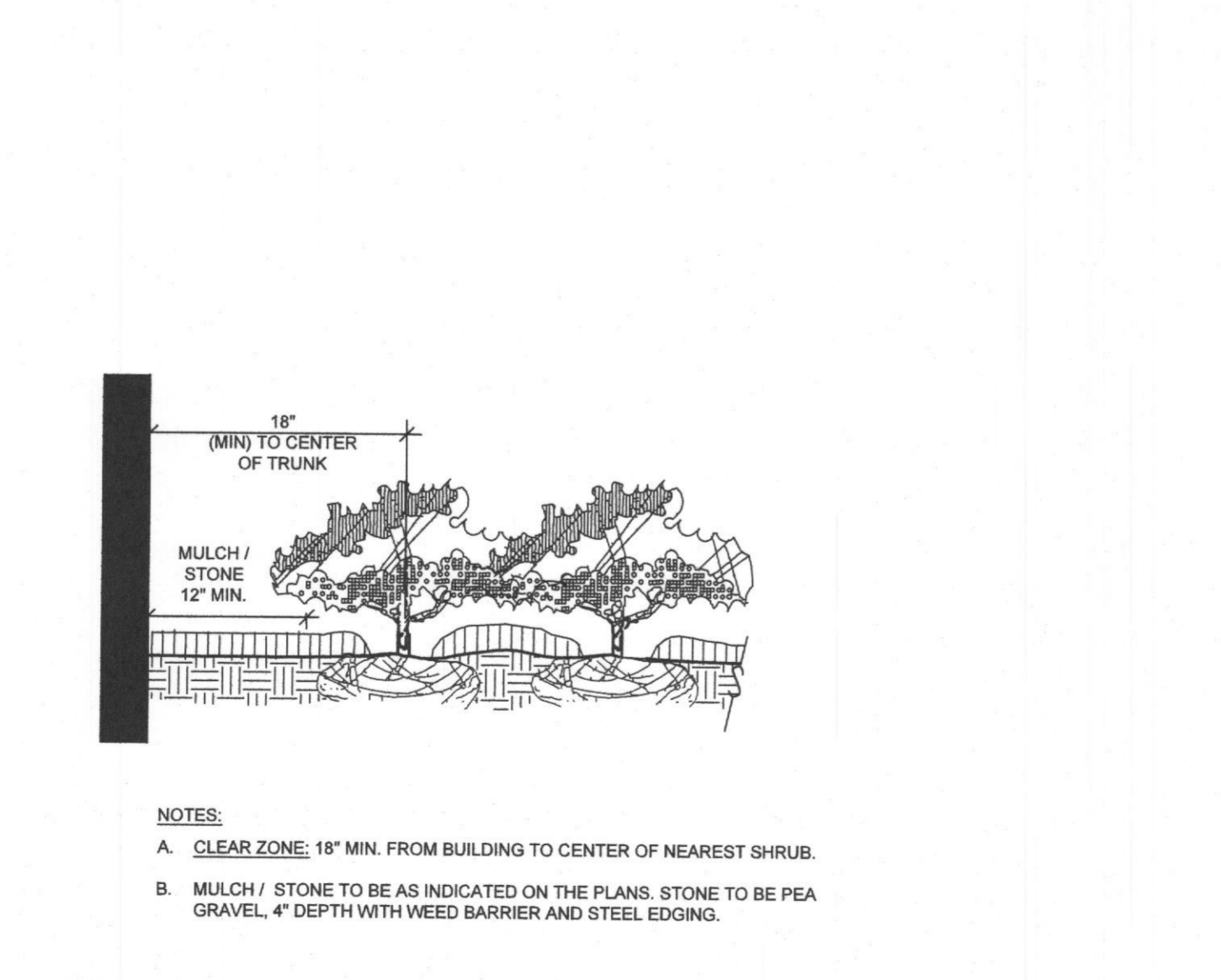
G Tree/Shrub Protector
SECTION N.T.S.



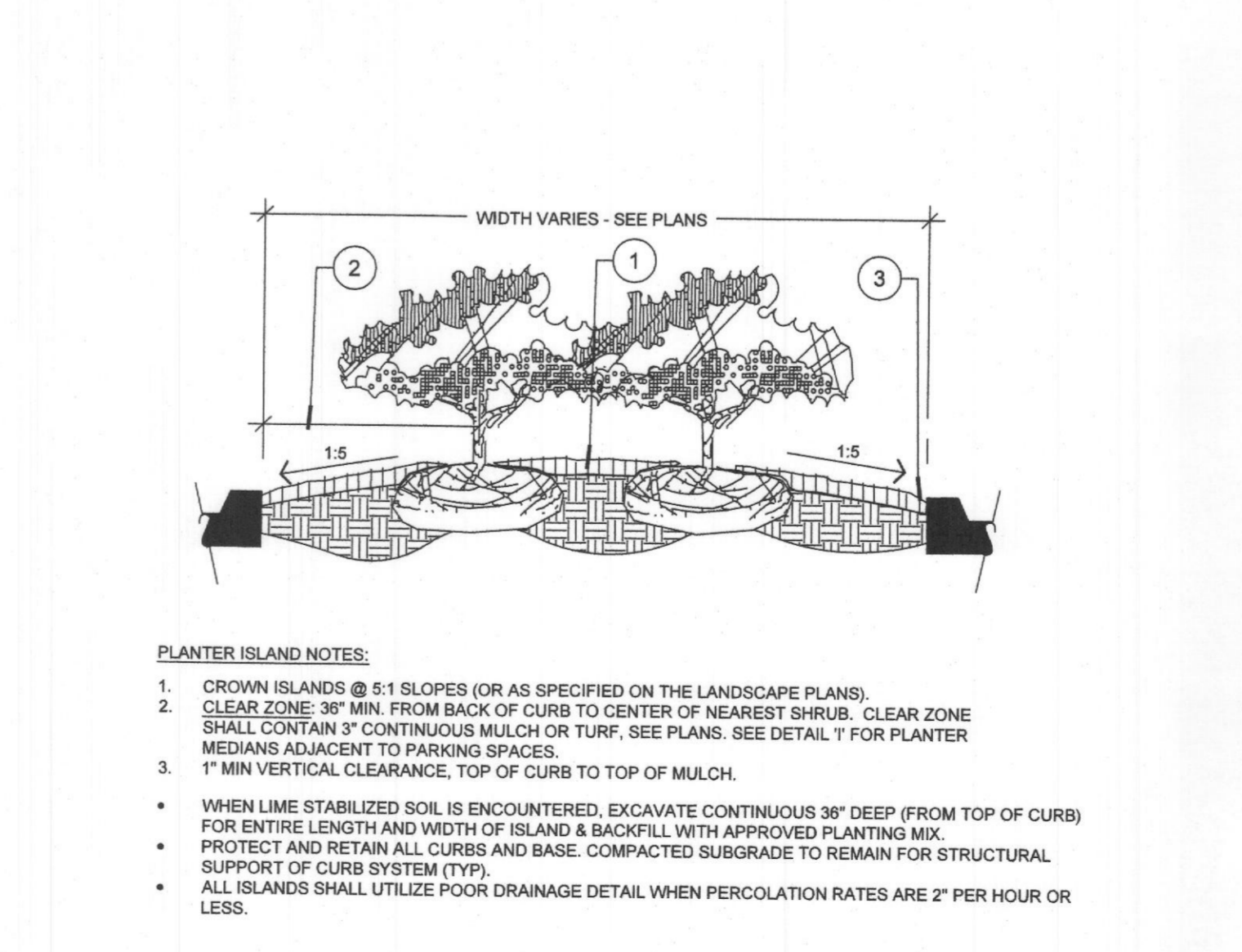
H Fire Hydrant Clear Zone
PLAN N.T.S.



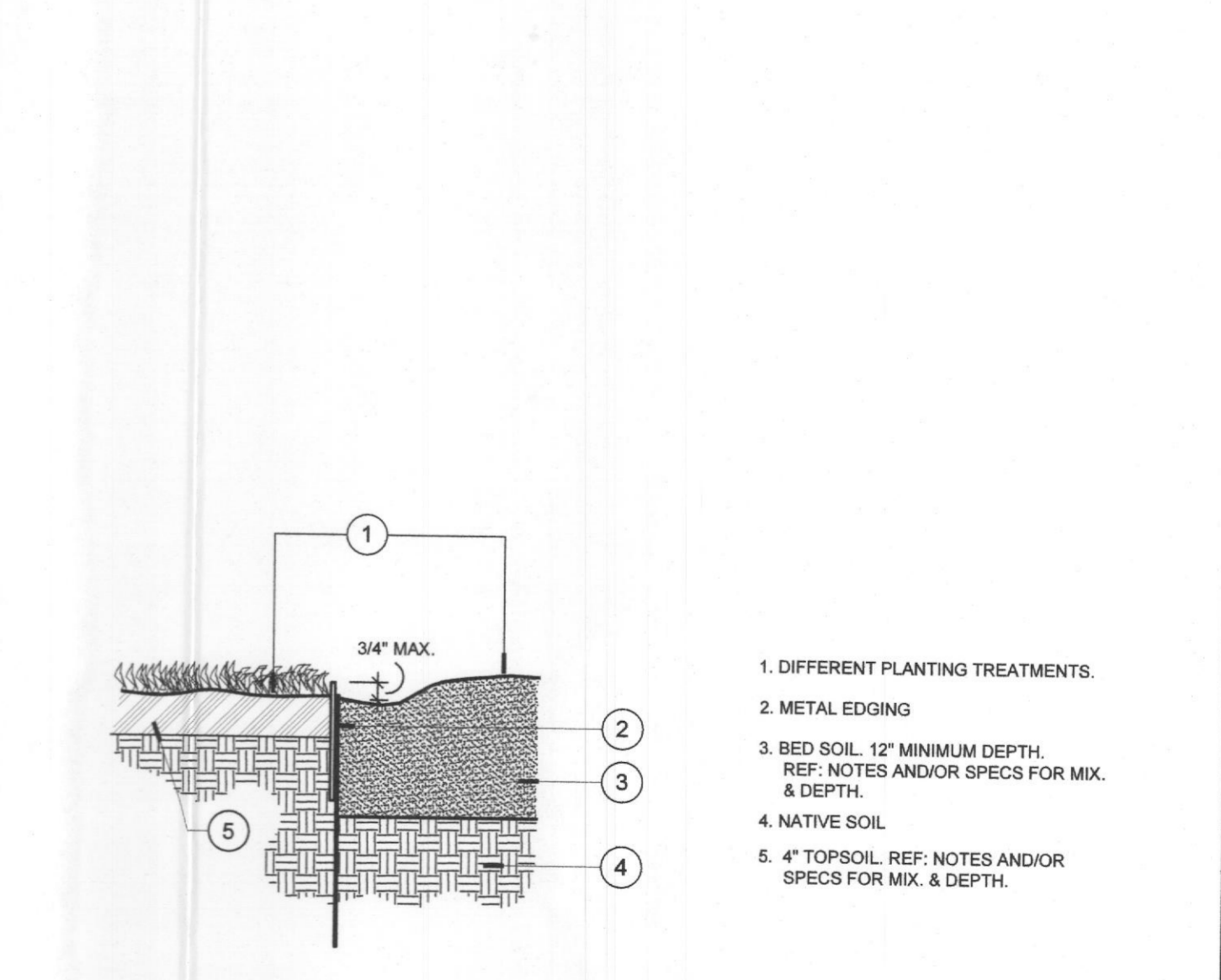
I Parking Space/Curb Planting
SECTION N.T.S.



J Plantings Adjacent to Buildings/Walls
SECTION N.T.S.



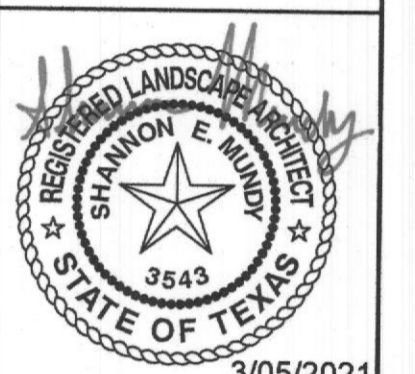
K Planted Parking Lot Islands / Medians
SECTION N.T.S.



L Steel Edging
SECTION N.T.S.

NO.	REVISIONS	DATE	BY

Kimley-Horn
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 WWW.KIMLEY-HORN.COM
 TBPCE FIRM REGISTRATION F-928



KHA PROJECT	064082017
DATE	3/05/2021
SCALE	AS SHOWN
DESIGNED BY	AMC
DRAWN BY	AMC
CHECKED BY	SEM

LANDSCAPE DETAILS

JUSTIN ROAD DISTRIBUTION CENTER

Shannon E. Mundy, Director of Planning & Design
 Signed March 9, 2021

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY)
FERTILIZER	PRODUCT DATA
INOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA

STAKING/GUYING/FOR ALTERNATE TO DETAILS: SEND PRODUCT DATA, DETAIL CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.

2. PLANT MATERIALS INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC.

- A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE AMERICAN STANDARD NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.**

- B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.**

- C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER. FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.**

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. ALL PLANTING BED PIT BACKFILL AREAS TO BE PREPARED USING COMPOST, SHARP SCREENED SAND AND EXPANDED SHALE BY SOIL BUILDING SOLUTIONS, LIVING EARTH, OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (12" DEPTH MIN). FINISHED GRADES OF PLANTING BEDS TO BE 1" BELOW FINISHED GRADE OF ADJACENT CONCRETE MOUND STRIP OR AS SHOWN ON GRADING PLAN. PLANTING BED PIT SOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 35% COMPOST, 10% EXPANDED SHALE, AND 5% SCREENED SHARP SAND. 98.5% OF THE PLANTING BED PIT SOIL PARTICLES WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. COLOR TO BE A MEDIUM BROWN WITH A WEIGHT OF 1900-2250 LBS. PER CUBIC YARD (DEPENDING ON THE MOISTURE CONTENT).

2. ALL SOD AND SEED AREAS TO BE PREPARED USING COMPOST AND SHARP SCREENED SAND, BY SOIL BUILDING SOLUTIONS, LIVING EARTH, OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (4" DEPTH MIN.). TOPSOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 40% COMPOST, AND 10% SHARP SCREENED SAND. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 6.0-6.5 WITH 25% (MIN) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OVERLANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL. (MIN) CONTAINER.

3. THE CONTRACTOR SHALL REESTABLISH ANY ADDITIONAL DISTURBED AREAS NOT SHOWN ON THE PLANS WITH A FULL COVERING OF SOD OR SEED. THE CONTRACTOR SHALL PROVIDE 4" DEPTH (MIN) PREPARED TOPSOIL IN ALL AREAS TO RECEIVE SEED OR SOD AT NO ADDITIONAL COST.

4. TREE PLANTING PITS SHALL BE BACKFILLED WITH COMPOST BY SOIL BUILDING SOLUTIONS, LIVING EARTH OR APPROVED EQUAL AND NATIVE SOIL. THE TOP 1/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 80% WEED FREE NATIVE SOIL AND 20% COMPOST. THE BOTTOM 2/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 100% WEED FREE NATIVE SOIL.

5. EXISTING SOIL USED IN PLANT BACKFILL AND TOPSOIL PREP SHALL BE REASONABLY FREE OF STONES, LIME, LUMPS OF CLAY, ROOTS AND OTHER FOREIGN MATTER. EXISTING SOIL SHALL HAVE A MINIMUM ORGANIC COMPOSITION OF 25% AND THE ACIDITY SHALL BE BETWEEN 5.0 AND 7.0 pH. CONTRACTOR SHALL SUBMIT A 1 GAL. MINIMUM SAMPLE OF THE EXISTING SOIL TO AN APPROVED TESTING FACILITY TO VERIFY COMPOSITION, ACIDITY AND ORGANIC CONTENT.

5. IF SOIL FAILS TO ACHIEVE THE AFOREMENTIONED pH AND ORGANIC COMPOSITION QUANTITIES, THE CONTRACTOR SHALL TILL AN ADEQUATE AMOUNT OF COMPOST IN TO THE EXISTING SOIL UNTIL IT MEETS THE REQUIREMENTS PRIOR TO COMBINING WITH OTHER SPECIFIED SOIL AMENDMENTS.

6. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE AND AMENDMENTS FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

7. WHERE LIME STABILIZED SOIL IS ENCOUNTERED, LAWN AREAS SHALL BE EXCAVATED TO A DEPTH OF 12", PLANT BEDS SHALL BE EXCAVATED TO A DEPTH OF 24", AND TREE PITS SHALL BE EXCAVATED TO A DEPTH OF 36", AND BACKFILLED WITH CLEAN NATIVE SOIL (E.5) AND APPROVED PLANTING SOIL (E.1-4).

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE. AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

ALL PLANTING BED TO BE TOP DRESSED WITH A MINIMUM OF 3" "RUSTIC CUT HARDWOOD MULCH" BY SOIL BUILDING SOLUTIONS OR LIVING EARTH (OR APPROVED EQUAL) WITH A pH RANGE OF 6.5-8.5 AND SHALL BE FREE OF MAN-MADE FOREIGN MATTER, LUMBER, TREATED MATERIALS, PALLETS, GRASS AND LEAVES. NO PARTICLE SIZE SHOULD EXCEED 3.5" IN LENGTH.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WLT-PRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH AMERICAN STANDARD FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MIN. OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MIN. OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES, HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

- L. NATIVE STOCK**
PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED ROCK AND ROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF ROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY/GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES SHALL BE SET WITH ROOT BALL CENTERED IN PLANTING PIT WITH ROOT FLARE 2" ABOVE ADJACENT SOIL ELEVATION. SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE TOP OF ROOT BALL SHALL BE EVEN WITH TOP OF PLANTING BED. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL FOR SOILNOG SRT ADVANCED MYCORRHIZAL INOCULUM (OR EQUAL) PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS AND MIX TO ACHIEVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.

17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING/ SEEDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, DEBRIS, HAVE SOIL PREPARED PER SECTION E, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. SOIL PREPARATION: ALL SOIL TO BE PREPARED PER SECTION E.

4. SODDING:

- A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.**

- B. THE SOD SHALL BE CERTIFIED TO MEET AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.**

- C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS. PAVED AND PLANTED AREAS, ADJACENT TO BUILDINGS, A 24 INCH STONE / MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.**

- D. CONTRACTOR SHALL REFERENCE PLANTING SCHEDULE FOR SEEDING VARIETY AND RATES.**

- E. IF SEED INSTALLATION FALLS BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL INSTALL EITHER SOD OR A COLD SEASON VARIETY SEED MIX, SUCH AS WINTER RYE. IF A COLD SEASON VARIETY MIX IS INSTALLED BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL RESEED THE AREA WITH THE ORIGINAL SPECIFIED SEED MIX PER THE PLANS AND SPECIFICATIONS BETWEEN MARCH 15TH AND SEPTEMBER 15TH.**

1. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

2. LAWN MAINTENANCE:

- A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"x12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADE IF NECESSARY).**

- B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.**

- C. CONTRACTOR SHALL REESTABLISH 95% (MIN) COVERAGE FOR ALL DISTURBED AREAS OF VEGETATION WITHIN 90 DAYS OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL PROVIDE SEED AND/OR SOD THAT MATCHES THE ADJACENT LAWN AREA.**

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL 1 GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.

4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

Printed By: Mundy, Shannon Street Earthcare Landscape L3.0, March 08, 2021, 04:19:55pm K:\HOU_C\0602942433.DDP\Rockwall\CD\DWG\Shawtech_Schedule Specifications and Design presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Review of and proper reliance on the document without authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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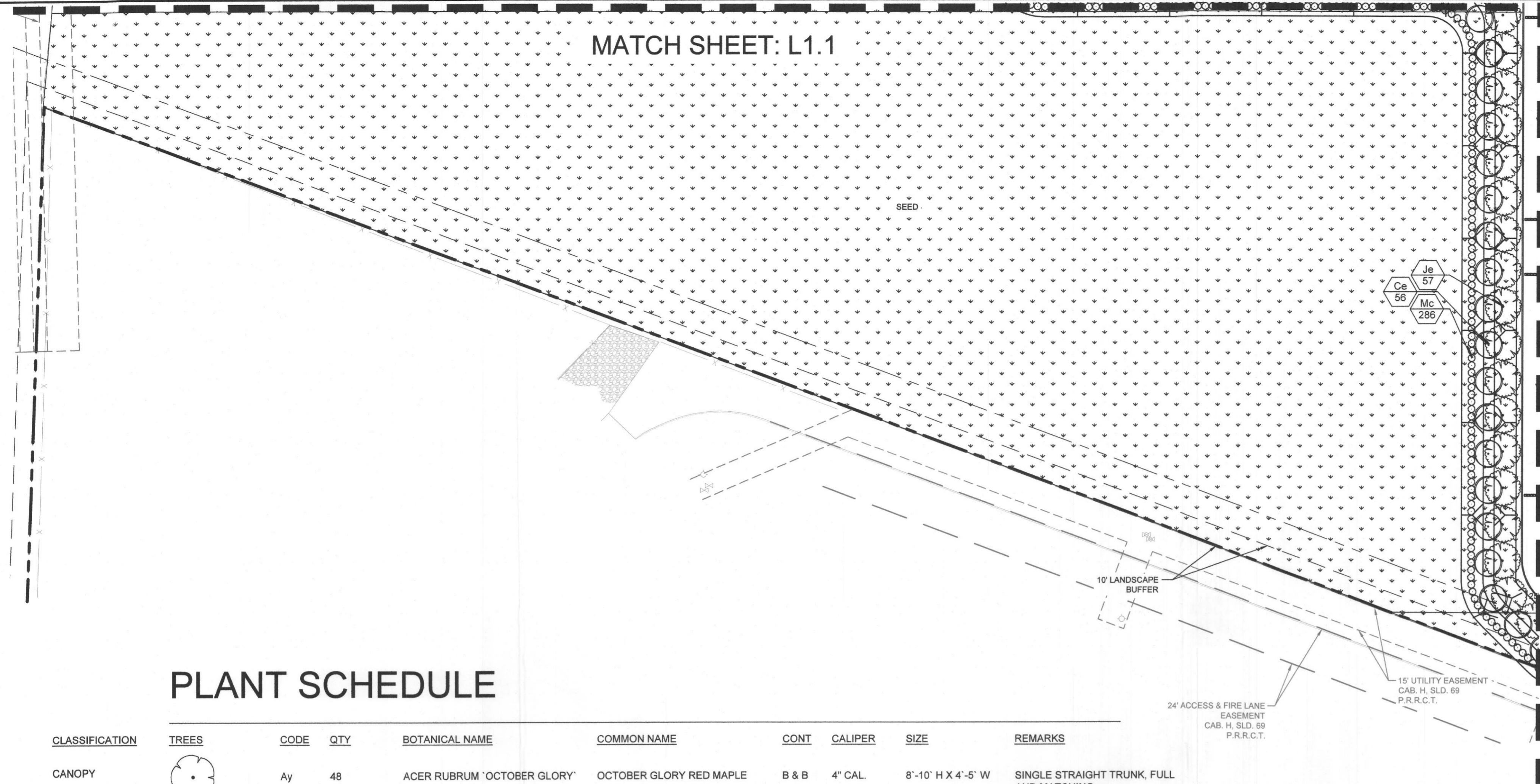
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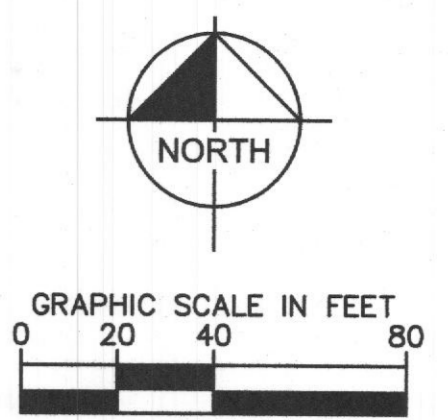
JUSTIN ROAD

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MATCH SHEET: L1.1



MATCH SHEET: L1.5



PLANT SCHEDULE

CLASSIFICATION	TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	REMARKS
CANOPY		Ay	48	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	B & B	4" CAL.	8'-10' H X 4'-5' W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
ACCENT		Ce	278	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	B & B	3" CAL	4'-5' H X 4'-5' W	MULTI-STEM, 3 STEMS MINIMUM, FULL AND MATCHING
ACCENT		Id2	26	ILEX DECIDUA	POSSUMHAW	B & B	3" CAL	4'-5' H X 4'-5' W	MULTI-STEM, 3 STEMS MINIMUM, FULL AND MATCHING
CANOPY		Je	252	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	B & B	4" CAL.	8'-10' H X 4'-5' W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
CANOPY		Qb	87	QUERCUS BUCKLEYI	TEXAS RED OAK	B & B	4" CAL.	8'-10' H X 4'-5' W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
CANOPY		Qv	65	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	B & B	4" CAL.	10'-12' H X 6'-8' W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
CANOPY		Td	34	TAXODIUM DISTICHUM	BALD CYPRESS	B & B	4" CAL.	8'-10' H X 4'-5' W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
	SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	REMARKS
		Id	194	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY	5 GAL	36" O.C.	24" H X 24" W	FULL AND MATCHING
		In2	475	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	5 GAL	24" O.C.	18" H X 18" W	FULL AND MATCHING.
		Mc	1,401	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL	24" O.C.	18" H X 18" W	FULL AND MATCHING
		Ro	850	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL	36" O.C.	24" H X 24" W	FULL AND MATCHING
	GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	REMARKS
		Lm	1,958	LIRIOPE MUSCARI	LILYTURF	1 GAL	8" H X 8" W	12" O.C.	TRIANGULAR SPACING, FULL AND MATCHING
		NS	286,641 SF	NATIVE AMERICAN SEED	DAM SLOPE MIX	SEED			HYDROSEED 20 LB PER ACRE; USE FLEXTERRA HIGH PERFORMANCE-FLEXIBLE GROWTH MEDIUM (HP-FGM) ON ALL SLOPES 4:1 OR GREATER TO PREVENT EROSION
		SEED	672,115 SF	CYNODON DACTYLON	BERMUDA GRASS	SEED			HYDROSEED 1 LB PER 1,000 SF; USE FLEXTERRA HIGH PERFORMANCE-FLEXIBLE GROWTH MEDIUM (HP-FGM) ON ALL SLOPES 4:1 OR GREATER TO PREVENT EROSION
		SOD	320,059 SF	CYNODON DACTYLON	BERMUDA GRASS	SOD			SOLID SOD ROLLED TIGHT WITH SAND FILLED JOINTS. 100% WEED, DISEASE, AND PEST FREE.



Know what's below.
Call before you dig.

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

SITE PLAN SIGNATURE BLOCK:

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 this 22 day of March 2021.

WITNESS OUR HANDS, this 22 day of March 2021

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SITE PLAN
JUSTIN ROAD DISTRIBUTION CENTER

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DEVELOPER:
SEEFRIED INDUSTRIAL PROPERTIES
3030 LBJ FREEWAY, SUITE 1650
CONTACT: JONATHAN STITES
E-MAIL: JSTITES@SEEFRIEDPROPERTIES.COM

OWNER:
SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT: BILL LOFLAND
E-MAIL: BILL_LOFLAND@JUNO.COM

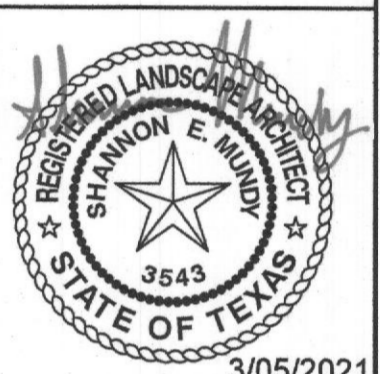
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CASE NUMBER: SP2021-002

No.	REVISIONS	DATE	BY

Kimley»Horn

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TPE FIRM REGISTRATION F-928



KHA PROJECT	DATE	SCALE	DESIGNED BY	CHECKED BY
064082017	3/05/2021	AS SHOWN	AMC	SEM

ENLARGED
LANDSCAPE PLAN
(6 OF 6)

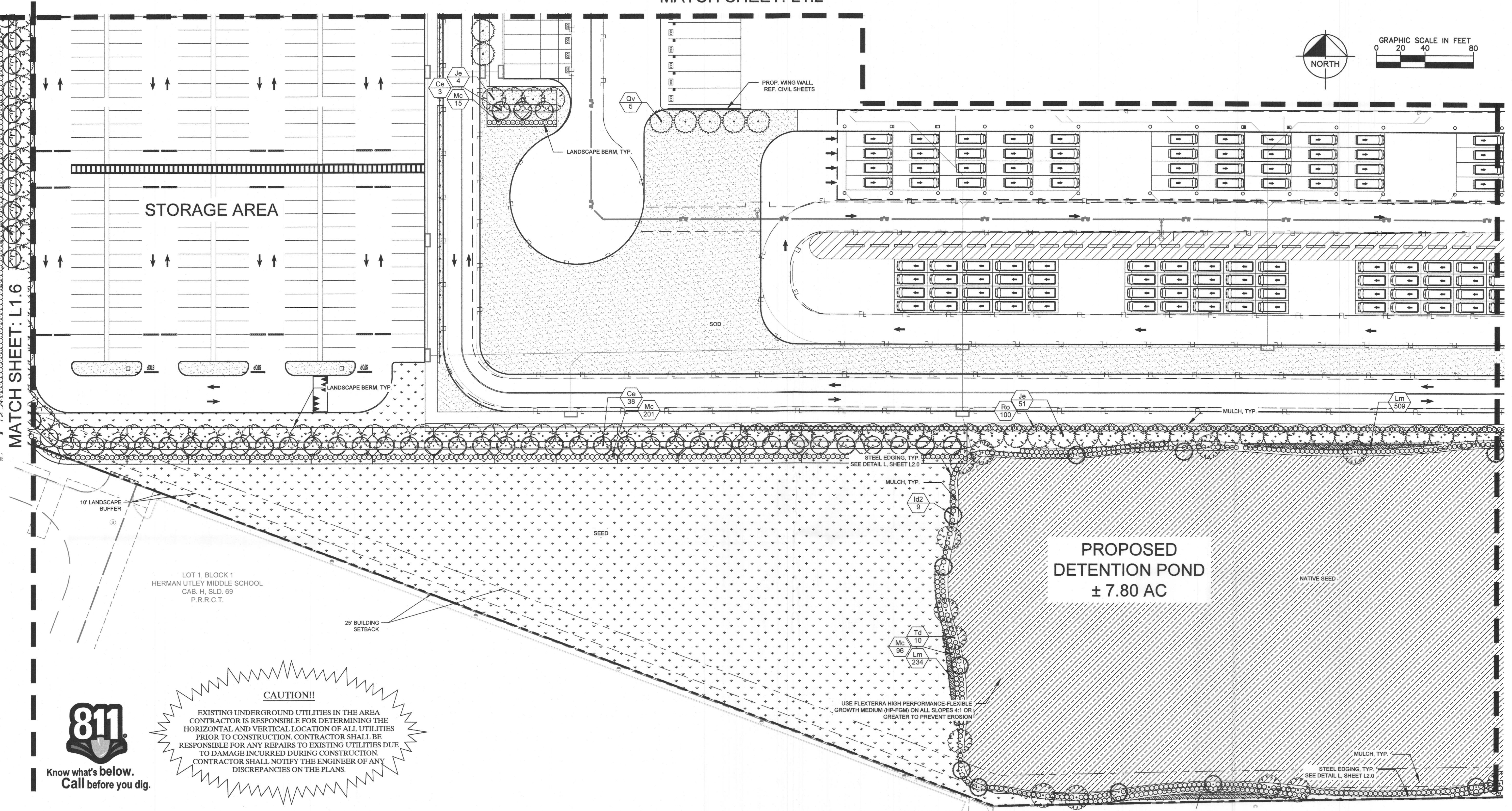
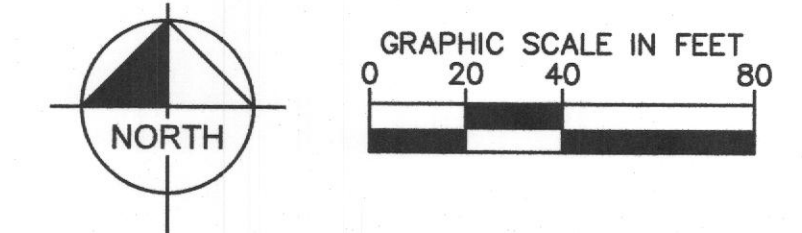
JUSTIN ROAD
DISTRIBUTION
CENTER

TX

ROCKWALL

SHEET NUMBER
L1.6

MATCH SHEET: L1.2



LOT 1, BLOCK 1
HERMAN UTLEY MIDDLE SCHOOL
CAB. H. SLD. 69
P.R.R.C.T.

PROPOSED
DETENTION POND
± 7.80 AC

CAUTION!!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.



Know what's below.
Call before you dig.

PLANT LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME	SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	Ay	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE		Id	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY		Lm	LIRIOPE MUSCARI	LILYTURF
	Ce	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK		In2	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY		NS	NATIVE AMERICAN SEED	DAM SLOPE MIX
	Id2	ILEX DECIDUA	POSSUMHAW		Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS		SEED	CYNODON DACTYLON	BERMUDA GRASS
	Je	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR		Ro	ROSMARINUS OFFICINALIS	ROSEMARY		SOD	CYNODON DACTYLON	BERMUDA GRASS
	Qb	QUERCUS BUCKLEYI	TEXAS RED OAK								
	Qv	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK								
	Td	TAXODIUM DISTICHUM	BALD CYPRESS								

SITE PLAN SIGNATURE BLOCK:

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 and Zoning Commission of the City of Rockwall on the 21st day of March, 2021.

WITNESS OUR HANDS, this 21st day of March, 2021.

[Signature] Planning and Zoning Commissioner, Chairman
[Signature] Director of Planning and Zoning

SITE PLAN
JUSTIN ROAD DISTRIBUTION CENTER
 A0099 A HANNA, TRACT 20-1,
 ACRES 71.022, (PT OF 83.506 AC TR)
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DEVELOPER:
 SEEFRIED INDUSTRIAL PROPERTIES
 3030 LBJ FREEWAY, SUITE 1650
 DALLAS, TX 75225-2457
 CONTACT: JONATHAN STITES
 E-MAIL: JSTITES@SEEFRIEDPROPERTIES.COM

OWNER:
 SMARTT LOFLAND & J BOND PTNRS
 1 CARMARTHEN CT
 HOUSTON, TX 77079-1221
 CONTACT: BILL LOFLAND
 E-MAIL: BILL_LOFLAND@JUNO.COM

LANDSCAPE ARCHITECT:
 KIMLEY-HORN AND ASSOCIATES, INC.
 11700 KATY FREEWAY, SUITE 800
 HOUSTON, TX 77079-1221
 PHONE: 281-920-6322
 CONTACT: SHANNON MUNDY, PLA.

CASE NUMBER: SP2021-002

Kimley»Horn
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 11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
 PHONE: 281-597-5800
 WWW.KIMLEY-HORN.COM
 TPPE FIRM REGISTRATION F-928

ENLARGED LANDSCAPE PLAN (5 OF 6)

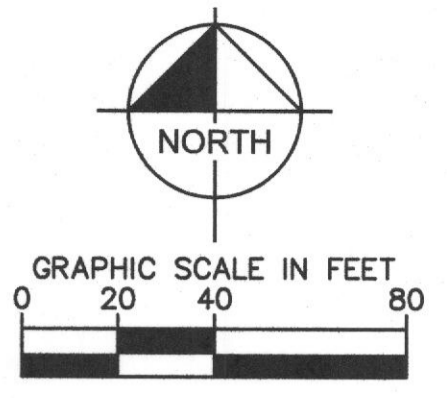
JUSTIN ROAD DISTRIBUTION CENTER

REVISIONS: [Table with columns: No., Revisions, Date, BY]

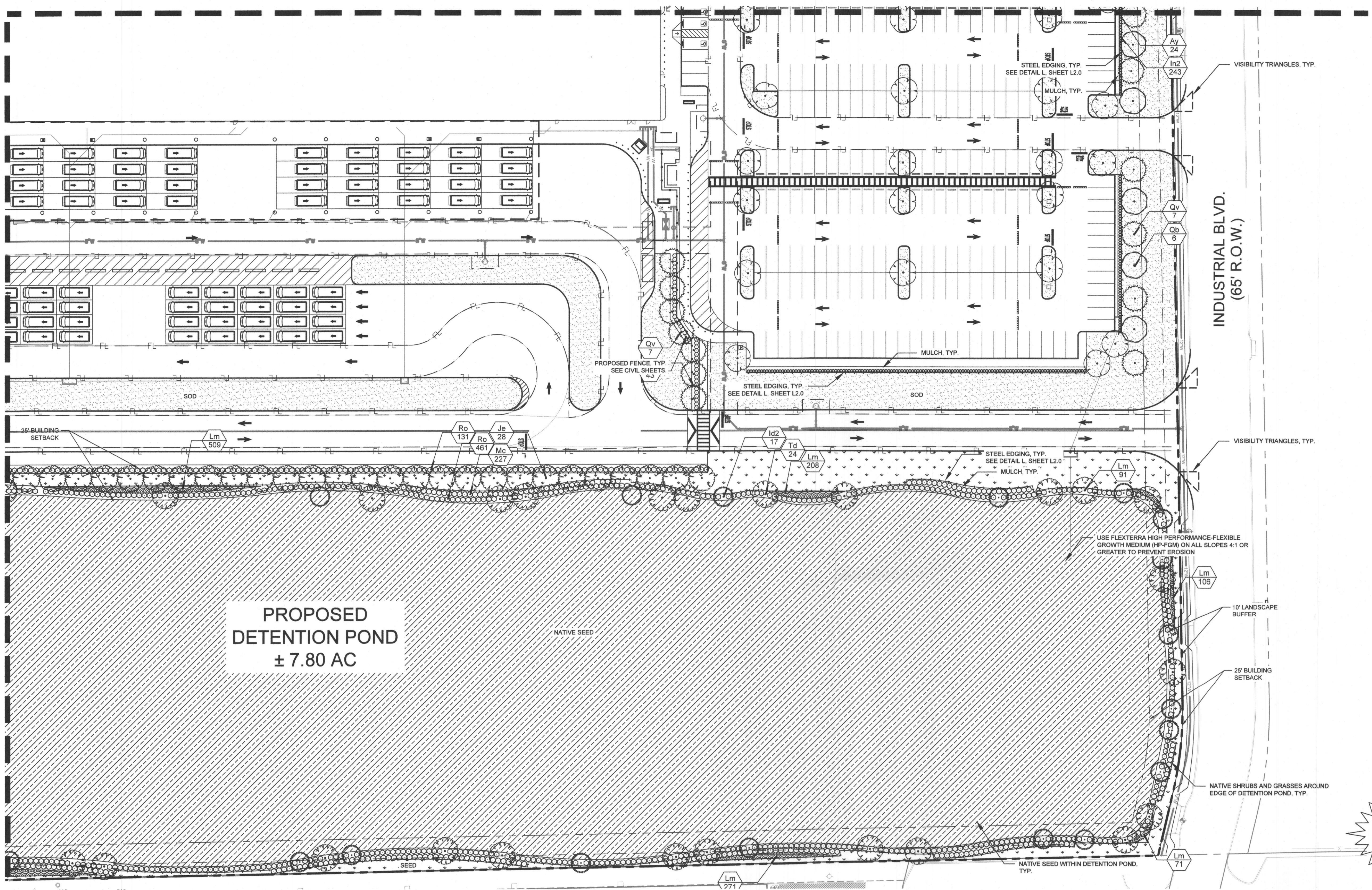
TX
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Plotted By: Mandy, Shannon, Sheet Set: Khs, Layout: L1.5, March 08, 2021, 04:19:29pm, K:\1501_Civil\092824\05-DP\9 Rockwall\CAD\Plan\Sheet\1_Sheet.dwg
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MATCH SHEET: L1.3



MATCH SHEET: L1.5



PROPOSED
DETENTION POND
± 7.80 AC

INDUSTRIAL BLVD.
(65' R.O.W.)



Know what's below.
Call before you dig.

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PLANT LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME	SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	Ay	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE		Id	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY		Lm	LIRIOPE MUSCARI	LILYTURF
	Ce	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK		In2	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY		NS	NATIVE AMERICAN SEED	DAM SLOPE MIX
	Id2	ILEX DECIDUA	POSSUMHAW		Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS		SEED	CYNODON DACTYLON	BERMUDA GRASS
	Je	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR		Ro	ROSMARINUS OFFICINALIS	ROSEMARY		SOD	CYNODON DACTYLON	BERMUDA GRASS
	Qb	QUERCUS BUCKLEYI	TEXAS RED OAK								
	Qv	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK								
	Td	TAXODIUM DISTICHUM	BALD CYPRESS								

SITE PLAN SIGNATURE BLOCK:

APPROVED: I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 21st day of March, 2021.

WITNESS OUR HANDS, this 21st day of March, 2021.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SITE PLAN
JUSTIN ROAD DISTRIBUTION CENTER
A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DEVELOPER:
SEEFRIED INDUSTRIAL PROPERTIES
3030 LBJ FREEWAY, SUITE 1650
DALLAS, TX 75225-3457
CONTACT: JONATHAN STITES
E-MAIL: JSTITES@SEEFRIEDPROPERTIES.COM

OWNER:
SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225-3457
CONTACT: BILL LOFLAND
E-MAIL: BILL_LOFLAND@JUNO.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-920-4332
CONTACT: SHANNON MUNDY, PLA.

CASE NUMBER: SP2021-002

Kimley»Horn
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11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
PHONE: 281-967-9300
WWW.KIMLEY-HORN.COM
TBP# FIRM REGISTRATION F-928

REGISTERED LANDSCAPE ARCHITECT
SHANNON E. MUNDT
3543
STATE OF TEXAS
3/05/2021

KHA PROJECT: 064082017
DATE: 3/05/2021
SCALE: AS SHOWN
DESIGNED BY: AMC
DRAWN BY: AMC
CHECKED BY: SEM

ENLARGED LANDSCAPE PLAN (4 OF 6)

JUSTIN ROAD DISTRIBUTION CENTER
ROCKWALL, TX

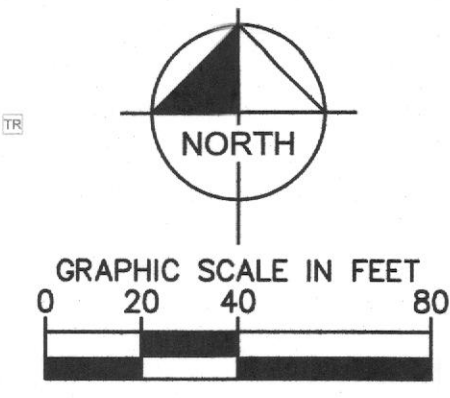
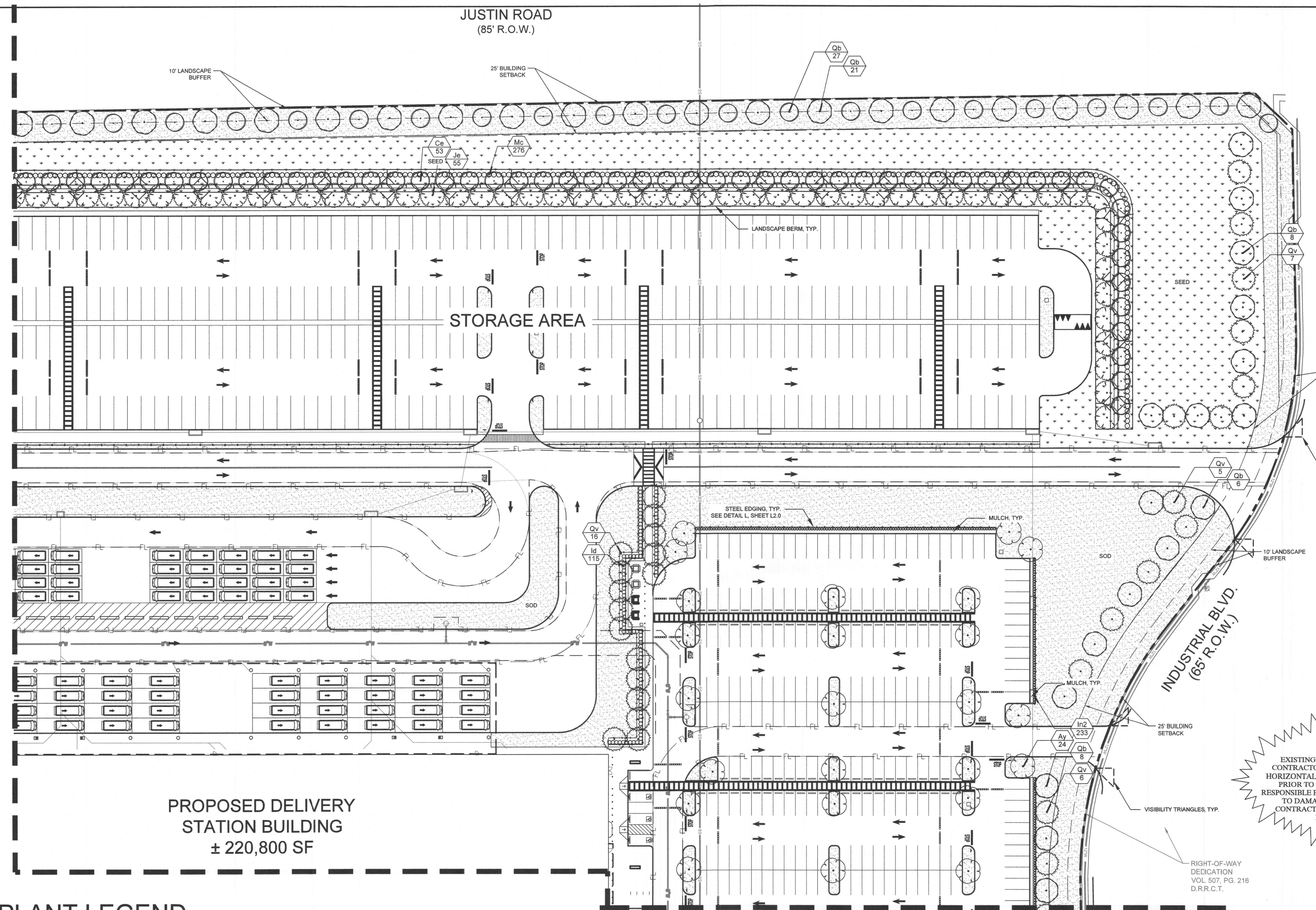
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REVISIONS: _____
DATE: _____
BY: _____

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MATCH SHEET: L1.2



PLANT LEGEND

TREES				SHRUBS				GROUND COVERS			
CODE	BOTANICAL NAME	COMMON NAME		CODE	BOTANICAL NAME	COMMON NAME	CODE	BOTANICAL NAME	COMMON NAME		
Ay	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	Id	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY	Lm	LIRIOPE MUSCARI	LILYTURF			
Ce	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	In2	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	NS	NATIVE AMERICAN SEED	DAM SLOPE MIX			
Id2	ILEX DECIDUA	POSSUMHAW	Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	SEED	CYNODON DACTYLON	BERMUDA GRASS			
Je	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	Ro	ROSMARINUS OFFICINALIS	ROSEMARY	SOD	CYNODON DACTYLON	BERMUDA GRASS			
Qb	QUERCUS BUCKLEYI	TEXAS RED OAK									
Qv	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK									
Td	TAXODIUM DISTICHUM	BALD CYPRESS									

MATCH SHEET: L1.4

SITE PLAN SIGNATURE BLOCK:

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 12th day of March, 2021.

WITNESS OUR HANDS, this 12th day of March, 2021.

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning

SITE PLAN
JUSTIN ROAD DISTRIBUTION CENTER
 A0099 A HANNA, TRACT 20-1,
 ACRES 71.022, (PT OF 83.506 AC TR)
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DEVELOPER:
 SEEFRIED INDUSTRIAL PROPERTIES
 3030 LBJ FREEWAY, SUITE 1650
 DALLAS, TX 75225-2457
 CONTACT: JONATHAN STITES
 E-MAIL: JSTITES@SEEFRIEDPROPERTIES.COM

OWNER:
 SMARTT LOFLAND & J BOND PTRNS
 1 CARMARTHEN CT
 DALLAS, TX 75225-2457
 CONTACT: BILL LOFLAND
 E-MAIL: BILL_LOFLAND@JUNO.COM

LANDSCAPE ARCHITECT:
 KIMLEY-HORN AND ASSOCIATES, INC.
 11700 KATY FREEWAY, SUITE 800
 HOUSTON, TX 77079-1221
 PHONE: 281-920-6322
 CONTACT: SHANNON MUNDY, P.L.A.

CASE NUMBER: SP2021-002

CAUTION!!
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No.	REVISIONS	DATE	BY

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 PHONE: 281-920-6300
 WWW.KIMLEY-HORN.COM
 TPBE FIRM REGISTRATION F-928

REGISTERED LANDSCAPE ARCHITECT
 SHANNON E. MUNDT
 3543
 STATE OF TEXAS
 3/05/2021

KHA PROJECT: 064082017
 DATE: 3/05/2021
 SCALE: AS SHOWN
 DESIGNED BY: AMC
 DRAWN BY: AMC
 CHECKED BY: SEM

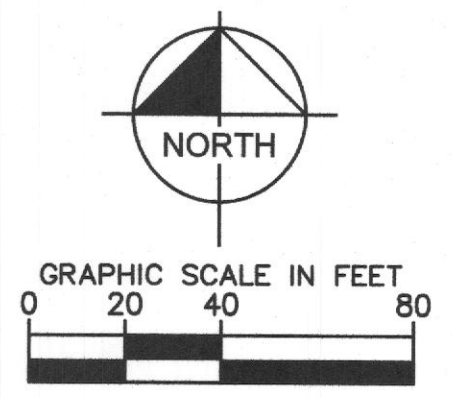
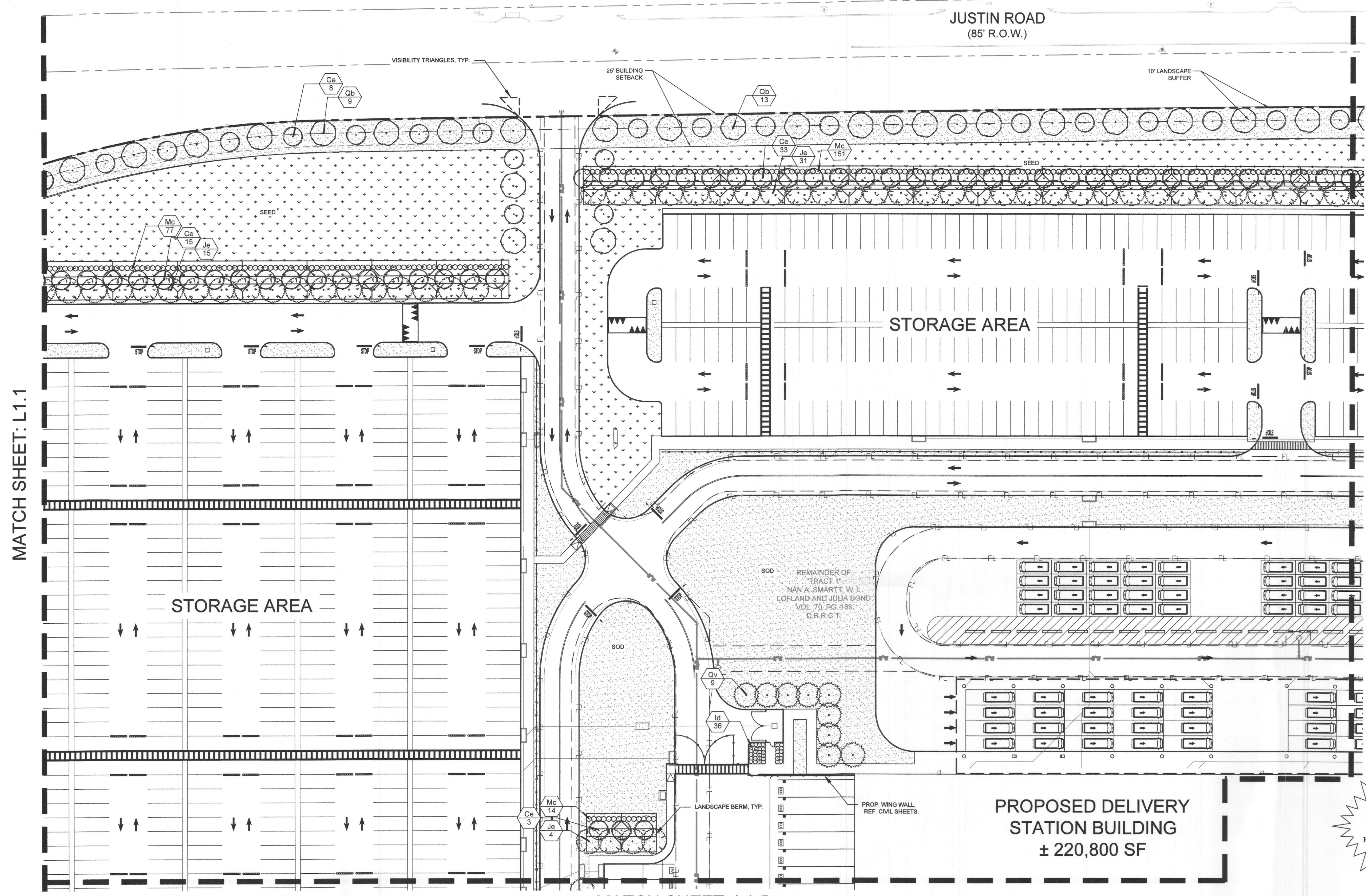
ENLARGED LANDSCAPE PLAN (3 OF 6)

JUSTIN ROAD DISTRIBUTION CENTER

SHEET NUMBER **L1.3**

TX
 ROCKWALL

Plotted By: Mandy, Shannon Sheet Set: Justin Road Layout L1.2 March 08, 2021 04:17:03pm K:\1000_Civil\08294835-DPFR Rockwall\CAD\Plan\Sheet\L1_Sett.dwg
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MATCH SHEET: L1.1

MATCH SHEET: L1.3

PLANT LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME	SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	Ay	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE		Id	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY		Lm	LIRIOPE MUSCARI	LILYTURF
	Ce	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK		In2	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY		NS	NATIVE AMERICAN SEED	DAM SLOPE MIX
	Id2	ILEX DECIDUA	POSSUMHAW		Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS		SEED	CYNODON DACTYLON	BERMUDA GRASS
	Je	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR		Ro	ROSMARINUS OFFICINALIS	ROSEMARY		SOD	CYNODON DACTYLON	BERMUDA GRASS
	Qb	QUERCUS BUCKLEYI	TEXAS RED OAK								
	Qv	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK								
	Td	TAXODIUM DISTICHUM	BALD CYPRESS								

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SITE PLAN SIGNATURE BLOCK:

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 23 day of March, 2021.

WITNESS OUR HANDS, this 9th day of March, 2021

[Signature] Planning and Zoning Commission, Chairman
[Signature] Director of Planning and Zoning

SITE PLAN
JUSTIN ROAD DISTRIBUTION CENTER
 A0099 A HANNA, TRACT 20-1,
 ACRES 71.022, (PT OF 83.506 AC TR)
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DEVELOPER: SEEFRIED INDUSTRIAL PROPERTIES
 3030 LBJ FREEWAY, SUITE 1650
 DALLAS, TX 75225-2457
 CONTACT: JONATHAN STITES
 E-MAIL: JSTITES@SEEFRIEDPROPERTIES.COM

OWNER: SMARTT LOFLAND & J BOND PTNRS
 1 CARMARTHEN CT
 HOUSTON, TX 77079-1221
 PHONE: 281-567-4547
 E-MAIL: BILL_LOFLAND@JUNO.COM

LANDSCAPE ARCHITECT: KIMLEY-HORN AND ASSOCIATES, INC.
 11700 KATY FREEWAY, SUITE 800
 HOUSTON, TX 77079
 PHONE: 281-567-4322
 CONTACT: SHANNON MUNDT, PLA.

CASE NUMBER: SP2021-002

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 WWW.KIMLEY-HORN.COM
 PHONE: 281-567-4300
 TBPE FIRM REGISTRATION F-928

No.	REVISIONS	DATE	BY

3/05/2021

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
064082017	3/05/2021	AS SHOWN	AMC	AMC	SEM

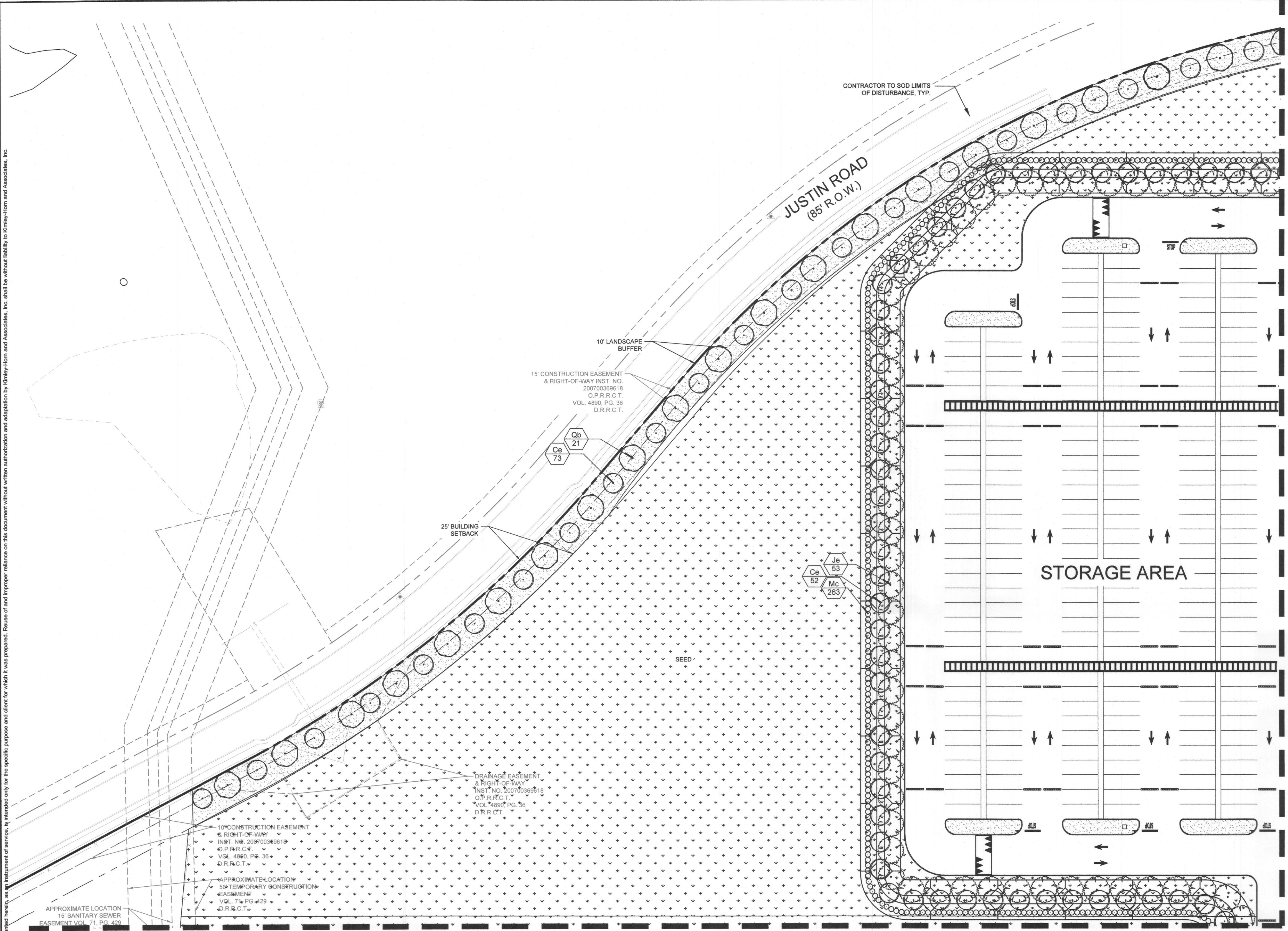
ENLARGED LANDSCAPE PLAN (2 OF 6)

JUSTIN ROAD DISTRIBUTION CENTER

TX

SHEET NUMBER **L1.2**

Printed By: Mundy, Shannon Sheet: Set-0a Layout: L1.1 March 08, 2021 04:16:15pm K:\1100_Civil\09284835-DP-FP-Rockwall\CAD\Plan\Sheet\Set-0a.dwg
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MATCH SHEET: L1.2

PLANT LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME	SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	Ay	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE		Id	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY		Lm	LIRIOPE MUSCARI	LILYTURF
	Ce	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK		In2	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY		NS	NATIVE AMERICAN SEED	DAM SLOPE MIX
	Id2	ILEX DECIDUA	POSSUMHAW		Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS		SEED	CYNODON DACTYLON	BERMUDA GRASS
	Je	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR		Ro	ROSMARINUS OFFICINALIS	ROSEMARY		SOD	CYNODON DACTYLON	BERMUDA GRASS
	Qb	QUERCUS BUCKLEYI	TEXAS RED OAK								
	Qv	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK								
	Td	TAXODIUM DISTICHUM	BALD CYPRESS								

**Know what's below.
Call before you dig.**

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APPROVED:
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WITNESS OUR HANDS, this 23 day of March, 2021

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SITE PLAN
JUSTIN ROAD DISTRIBUTION CENTER

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DEVELOPER: SEEFRIED INDUSTRIAL PROPERTIES 3330 LBJ FREEWAY, SUITE 1650 DALLAS, TX 75225-2457 CONTACT: JONATHAN STITES E-MAIL: JSTITES@SEEFRIEDPROPERTIES.COM	OWNER: SMARTT LOFLAND & J BOND PTNRS 1 CHARMARTHEN CT HOUSTON, TX 77079-1221 CONTACT: BILL LOFLAND E-MAIL: BILL_LOFLAND@JUNO.COM	LANDSCAPE ARCHITECT: KIMLEY-HORN AND ASSOCIATES, INC. 11700 KATY FREEWAY, SUITE 800 HOUSTON, TX 77079-1221 PHONE: 281-620-6322 CONTACT: SHANNON MUNDY, PLA
--	--	--

CASE NUMBER: SP2021-002

No.	REVISIONS	DATE	BY

Kimley»Horn

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11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
PHONE: 281-597-8300
WWW.KIMLEY-HORN.COM
T&E FIRM REGISTRATION F-928

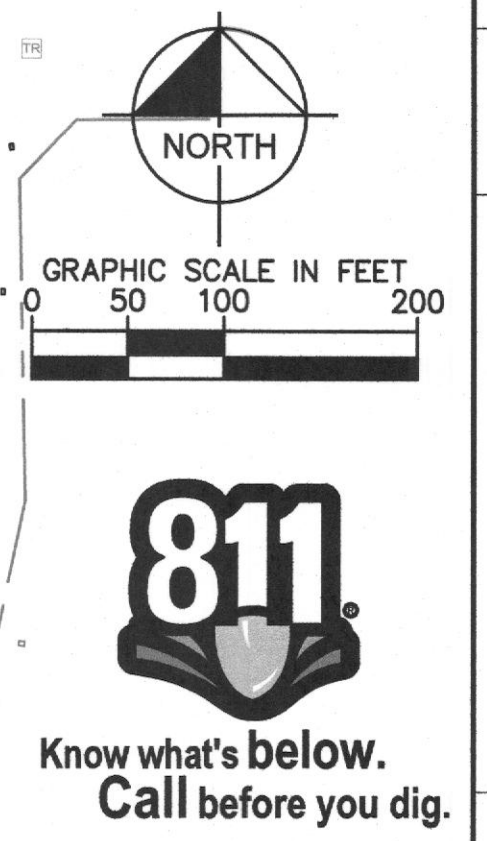
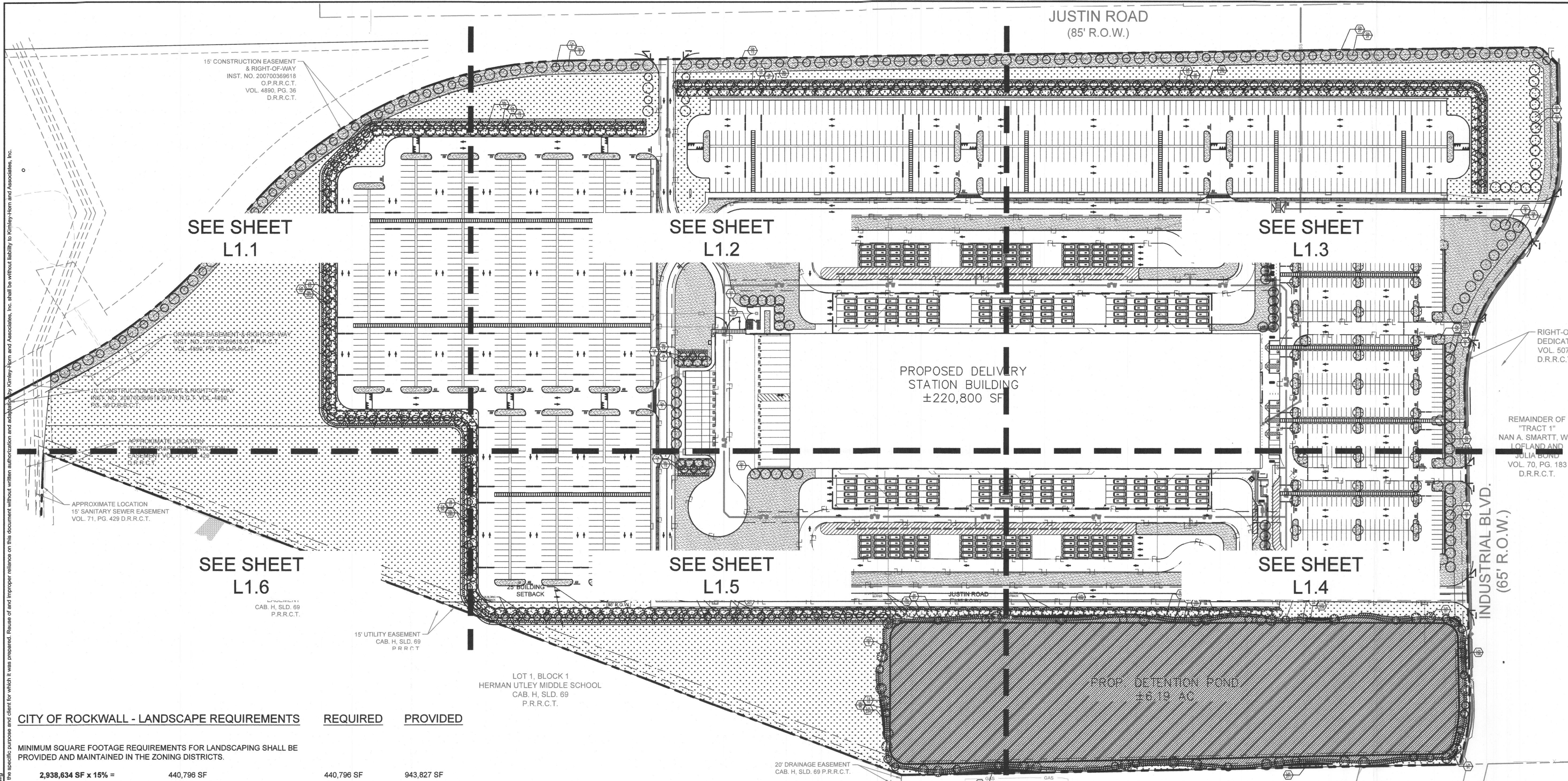
3/05/2021

KHA PROJECT	064082017
DATE	3/05/2021
SCALE	AS SHOWN
DESIGNED BY	AMC
DRAWN BY	AMC
CHECKED BY	SEM

**ENLARGED
LANDSCAPE PLAN
(1 OF 6)**

JUSTIN ROAD
DISTRIBUTION
CENTER
TX
ROCKWALL

SHEET NUMBER
L1.1



No.	REVISIONS	DATE	BY

Kimley»Horn
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 11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
 WWW.KIMLEY-HORN.COM
 TPBE FIRM REGISTRATION F-628



KHA PROJECT	06-082017
DATE	3/05/2021
SCALE	AS SHOWN
DESIGNED BY	AMC
DRAWN BY	AMC
CHECKED BY	SEM

OVERALL LANDSCAPE PLAN

JUSTIN ROAD DISTRIBUTION CENTER

SHEET NUMBER
L1.0

CITY OF ROCKWALL - LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM SQUARE FOOTAGE REQUIREMENTS FOR LANDSCAPING SHALL BE PROVIDED AND MAINTAINED IN THE ZONING DISTRICTS.		
2,938,634 SF x 15% =	440,796 SF	943,827 SF
A MINIMUM 10' WIDE LANDSCAPE BUFFER STRIP MUST BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PORTION OF THE PERIMETER OF ANY COMMERCIAL OR INDUSTRIAL LOT THAT ABUTS, WITHOUT AN ALL OR DRIVE SEPARATION, OR IS DIRECTLY ACROSS A PUBLIC STREET FROM A RESIDENTIAL ZONING DISTRICT.	YES	YES
ONE ACCENT TREE AND ONE CANOPY TREE PER 50 LF ARE REQUIRED TO BE LOCATED WITHIN THE TEN FOOT LANDSCAPE BUFFER ALONG JUSTIN ROAD AND INDUSTRIAL BLVD.		
JUSTIN ROAD:	2,990 FT / 50 = 60 TREES	60 ACCENT TREES 60 CANOPY TREES 120 TOTAL TREES
INDUSTRIAL BOULEVARD:	1,186 FT / 50 = 24 TREES	24 ACCENT TREES 24 CANOPY TREES 48 TOTAL TREES
A 3' BERM WITH 3-TIERED SCREENING WILL BE REQUIRED AND BE OF A MINIMUM HEIGHT OF 30" WILL BE LOCATED IN THE 10' LANDSCAPE SETBACK. BERM WILL HAVE A MINIMUM OF 1 CANOPY TREE AND 1 ACCENT TREE PER 20 LF OF FRONTAGE.		
JUSTIN ROAD:	4,086 FT / 20 = 214 TREES	214 ACCENT TREES 214 CANOPY TREES 428 TOTAL TREES
ANY PARKING LOT WITH MORE THAN TWO ROWS OF SPACES SHALL HAVE A MINIMUM OF 5% OR 300 SF IN THE INTERIOR OF THE PARKING LOT IN LANDSCAPING. SUCH LANDSCAPING SHALL BE COUNTED TOWARD THE TOTAL LANDSCAPING.		
155,185 SF PARKING AREA x 5% =	7,760 SF	8,350 SF
ONE LARGE CANOPY TREE MUST BE PROVIDED AT ONE PER 10 PARKING STALLS.		
480 PARKING STALLS / 10 =	48 TREES	48 TREES
NO REQUIRED PARKING SPACE MAY BE LOCATED MORE THAN 80' FROM THE TRUNK OF A LARGE CANOPY TREE.	YES	YES
ALL TREES MUST BE INTERNAL TO PARKING LOT.	YES	YES
NO TREE SHALL BE PLANTED CLOSER THAN 2 1/2' TO THE PAVEMENT.	YES	YES

CITY OF ROCKWALL - LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
ALTERNATE DETENTION POND SCREENING - NATIVE SCREENING GRASSES AND SHRUBS SHALL BE PLANTED ALONG THE OUTSIDE OF THE DETENTION POND. THE DETENTION BASINS SHALL BE LANDSCAPED IN A NATURAL MANNER USING GROUND COVER, GRASSES, SHRUBS, BERMS, AND ACCENT AND CANOPY TREES.		
269,377 SF / 1,500 SF =	180 SHRUBS	1,178 SHRUBS
TRUCK DOCK SCREENING - A WING WALL SHALL BE EXTENDED FOR THE TRUCK DOCK PARKING ADJACENT TO THE BUILDING. THE WALL SHALL BE A MINIMUM 6 FT TALL MASONRY WALL WITH CANOPY TREES PLACED 20 FT ON CENTER.		
135 LF OF WALL / 20 =	7 TREES	7 TREES
OUTDOOR STORAGE SCREENING - ALL OUTSIDE STORAGE AREAS ARE REQUIRED TO BE SCREENED FROM PUBLIC RIGHT-OF-WAY AND RESIDENTIALLY ZONED PROPERTY WITH A 6 FT MASONRY SCREENING WALL SCREENING PROVIDED BY BERM.		
MITIGATION - 248.5 INCHES TOTAL REQUIRED. (SEE TP 3.00 FOR MITIGATION CALCULATIONS).		
63 TREES AT 4" CAL. = 252 INCHES OF MITIGATION PROVIDED ON SITE	248.5 INCHES	252 INCHES

SITE INFORMATION		
LOT 1		
PAVEMENT	1,358,772 SF	31.193 ACRES (46.628%)
BUILDING COVERAGE	220,800 SF	5.069 ACRES (7.610%)
LANDSCAPE AND OPEN SPACE	1,322,048 SF	30.350 ACRES (45.562%)
TOTAL	3,093,718 SF	71.022 ACRES

PARKING SUMMARY (PER CITY OF ROCKWALL REQUIREMENTS)			
REQUIRED PER ZONING	PROPOSED	REQUIRED PER ZONING	PROVIDED
1 PER 1000 SQ. FT	221 SPACES	PROPOSED	480 SPACES
ACCESSIBLE SPOTS REQ.		ACCESSIBLE SPOTS PROV.	
TOTAL (INCLUDES 2 VAN SPOTS)	9 SPACES	TOTAL (INCLUDES 2 VAN SPOTS)	9 SPACES

DEVELOPMENT INFORMATION	
ZONING - LI, LIGHT INDUSTRIAL DISTRICT	
BUILDING AREA 1 (HT=44.5')	
STORY	AREA (GSF)
LL	220,822
FLOOR AREA RATIO (FAR)	0.07
FOUNDATION TYPE	SLAB ON GRADE

CAUTION!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

SITE PLAN SIGNATURE BLOCK:

APPROVED: I hereby certify that the above and foregoing plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 2nd day of March, 2021.

WITNESS OUR HANDS, this 2nd day of March, 2021.

Planning & Zoning Commissioner, Chairman
 Director of Planning and Zoning

SITE PLAN

JUSTIN ROAD DISTRIBUTION CENTER

A0099 A HANNA, TRACT 20-1,
 ACRES 71.022, (PT OF 83.506 AC TR)
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DEVELOPER: SEEFRIED INDUSTRIAL PROPERTIES
 3300 LBJ FREEWAY, SUITE 1650
 CONTACT: JONATHAN SITTES
 E-MAIL: JSITTES@SEEFRIEDPROPERTIES.COM

OWNER: SMARTT LOFLAND & J BOND PTNRS
 1 CARMARTHEN CT
 DALLAS, TX 75225-2457
 CONTACT: BILL LOFLAND
 E-MAIL: BILL_LOFLAND@JUNO.COM

LANDSCAPE ARCHITECT: KIMLEY-HORN AND ASSOCIATES, INC.
 11700 KATY FREEWAY, SUITE 800
 HOUSTON, TX 77079-1221
 PHONE: 281-920-6322
 CONTACT: SHANNON MUNDT, PLA.

CASE NUMBER: SP2021-002

NOTE: THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" SHALL CONSIST OF 75% TO 80% COVERAGE AND A MINIMUM OF ONE-INCH IN HEIGHT AS DETERMINED BY THE CITY.

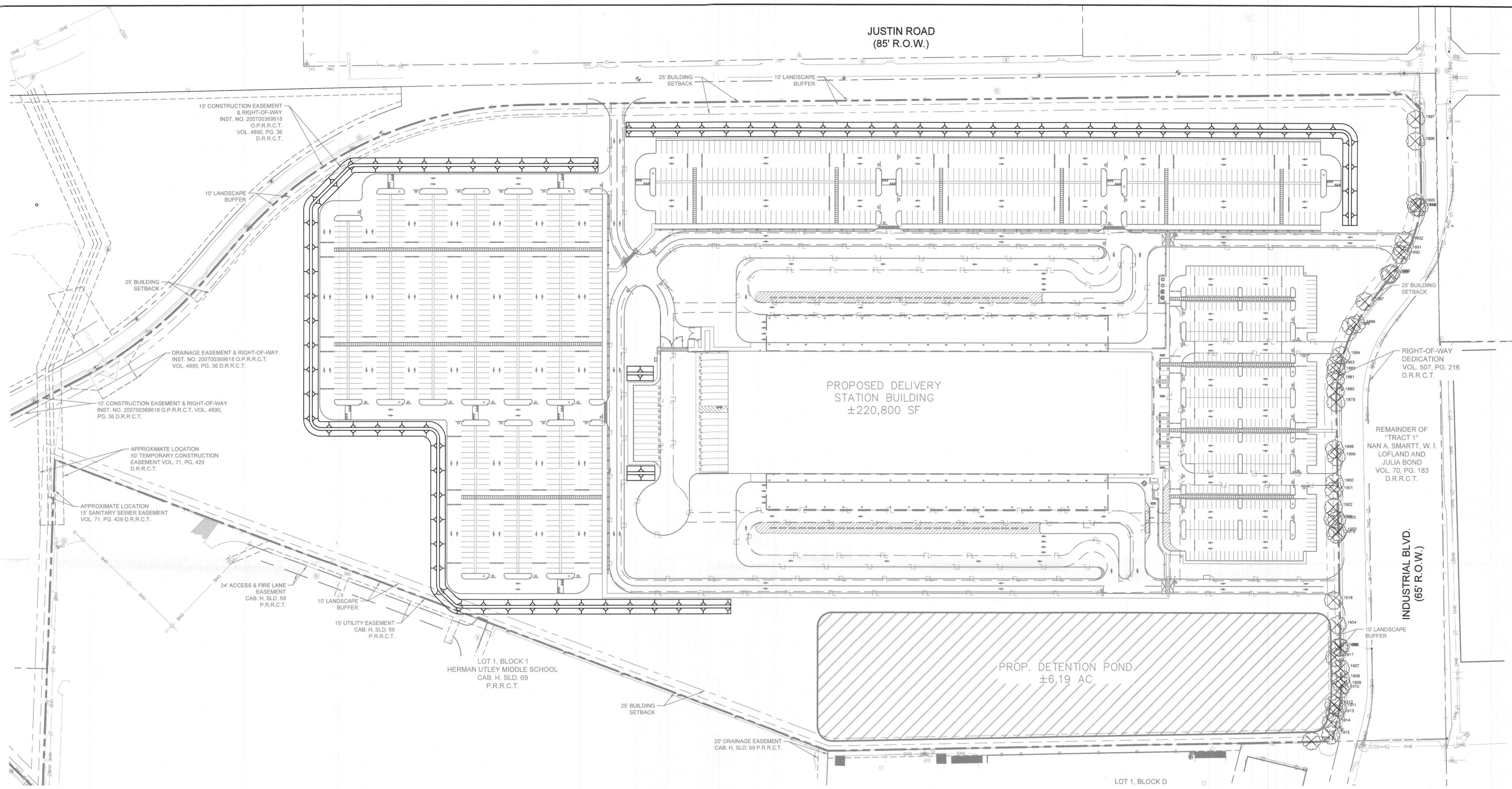
NOTE: AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS AND MEET THE REQUIREMENTS OF THE UDC. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.

NOTE: NO TREES TO BE PLANTED WITHIN 5' OF ANY UTILITIES

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

Printed By: Mandy, Shannon, Sheet Set: KHA Layout: L1.0 March 08, 2021 04:15:23pm K:\HOU_Civil\060626263435-DPFR Rockwall\CAD\Plan\SheetSet-L1.0.dwg

Plotted By: Chaparro, Angelica - Sheet Set: Koa - Layout: TP 1.00 - March 02, 2021, 11:53:56am - K:\HOU_Civil\082020\835-DDF9 Rockwall\CAD\DrawSheets\Tree Mitigation.dwg
 This document, together with the concepts and designs presented herein, is an instrument of service, its introduction into the public record for the purpose of recording is intended only for the specific purpose and client for which it was prepared. Please do not rely on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



DEVELOPMENT INFORMATION	
ZONING - LI, LIGHT INDUSTRIAL DISTRICT	
BUILDING AREA 1 (HT=44.5')	
STORY	AREA (GSF)
LL	220,822
FLOOR AREA RATIO (FAR)	0.07
FOUNDATION TYPE	SLAB ON GRADE

SITE INFORMATION			
LOT 1			
PAVEMENT	1,358,772 SF	31.193 ACRES	(46.828%)
BUILDING COVERAGE	220,800 SF	5.089 ACRES	(7.610%)
LANDSCAPE AND OPEN SPACE	1,322,048 SF	30.350 ACRES	(45.562%)
TOTAL	3,093,718 SF	71.022 ACRES	

TOTAL LAND AREA	3,093,718 SF/71.022 AC
PROPOSED TOTAL BUILDING AREA	±220,800 SF
PROPOSED TRAILER PARKING	30 SPACES
PROPOSED AUTO PARKING (8'X20')	480 SPACES
REQUIRED AUTO PARKING BY CLIENT	457 SPACES
PROPOSED VAN PARKING (11'X27')	1,118 SPACES
REQUIRED VAN PARKING	1,103 SPACES
PROPOSED ACCESSIBLE PARKING	9 SPACES
REQUIRED ACCESSIBLE PARKING	9 SPACES

LEGEND

XXXX EXISTING TREES TO REMAIN/PROTECT

XXXX EXISTING TREES TO BE REMOVED

SITE PLAN SIGNATURE BLOCK:

APPROVED: I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 23rd day of March 2021.

WITNESS OUR HANDS, this 23rd day of March 2021.

[Signature]
 Planning & Zoning Commission, Chairman

[Signature]
 Director of Planning and Zoning



CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

SITE PLAN
DDF9 ROCKWALL
 A0099 A HANNA, TRACT 20-1,
 ACRES 71.022, (PT OF 83.506 AC TR)
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
 SMARTT LOFLAND & J BOND PTNRS
 1 CARMARTHEN CT
 DALLAS, TX 75225-2457
 CONTACT:
 E-MAIL:

LANDSCAPE ARCHITECT:
 KIMLEY-HORN AND ASSOCIATES, INC
 11700 KATY FREEWAY, SUITE 800
 HOUSTON, TX 77079-1221
 PHONE: 281-920-6322
 CONTACT: SHANNON MUNDY, PLA.

CASE NUMBER: SP2021-002

No.	REVISIONS	DATE	BY

Kimley-Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
 PHONE: 281-567-5800
 WWW.KIMLEY-HORN.COM
 TPBE FIRM REGISTRATION F-928

KIA PROJECT: 068910600
 DATE: 3/02/2021
 SCALE: AS SHOWN
 DESIGNED BY: AMC
 DRAWN BY: AMC
 CHECKED BY: SEM

3/02/2021

TREE REMOVAL PLAN

JUSTIN ROAD
 DISTRIBUTION
 CENTER

TEXAS

ROCKWALL

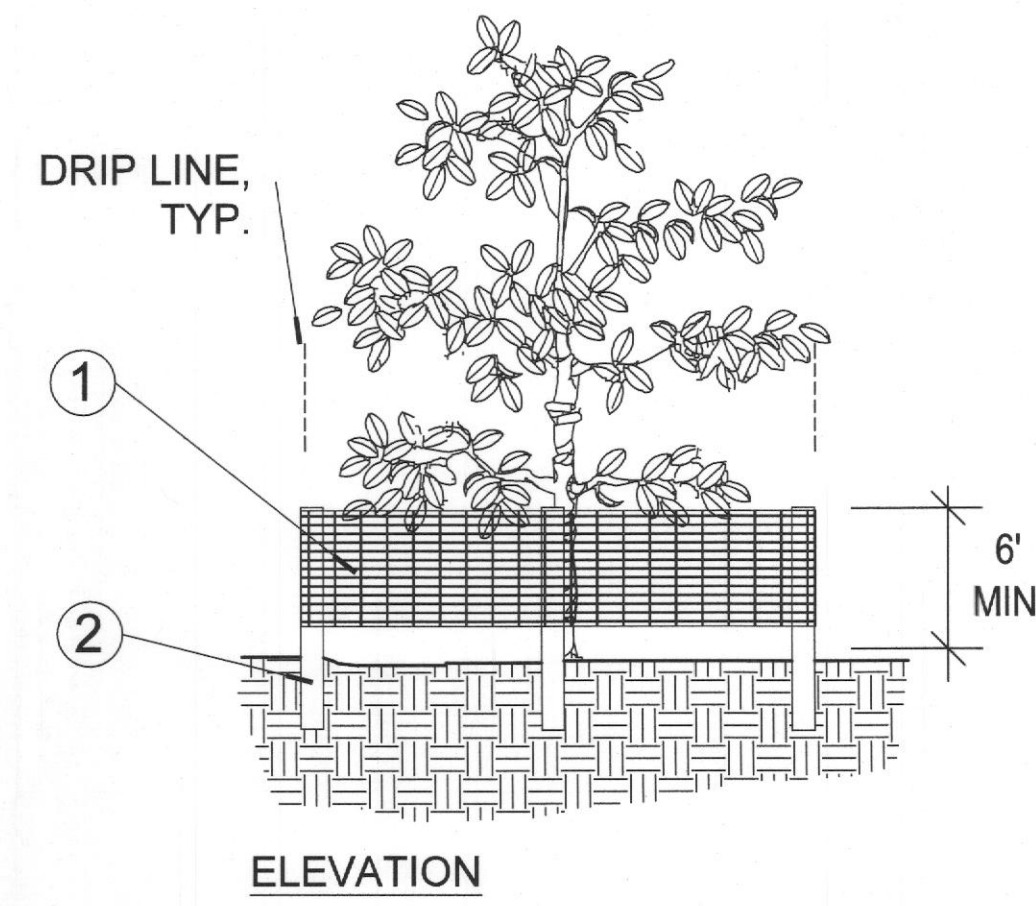
SHEET NUMBER
TP 1.00

Plotted By: Chaparro, Angelica Sheet Set: KHA Layout: TP 3.00 March 02, 2021 11:53:56am K:\MOL_Civil\062924835-DDF9 Rockwall\CAD\PlanSheets\U-Tree Mitigation.dwg
 This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and signature by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

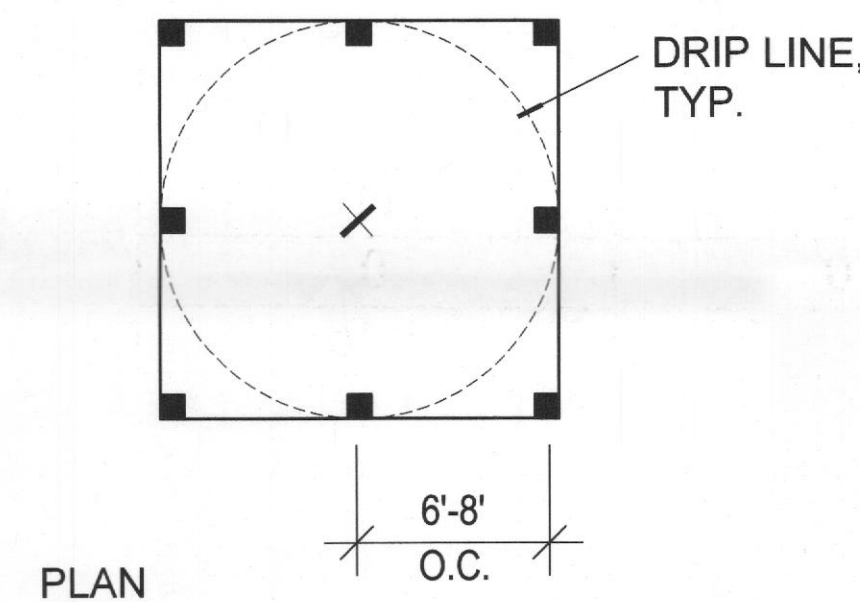
SWC Justin Rd and Industrial - Rockwall, Rockwall County, TX

TAG#	DBH	COMMON NAME	CONDITION	CLASS	STATUS	MITIGATION RATIO	MITIGATION INCHES
1879	5.5	Hercules-club	Healthy	Primary	Remove	1	5.5
1880	5.2	Gum Bumelia	Healthy	Primary	Remove	1	5.2
1881	17.0	Hackberry	Healthy	Secondary	Remove	0.5	8.5
1882	4.7	Hercules-club	Declining	Primary	Remove	0	0
1883	5.2	Hercules-club	Healthy	Primary	Remove	1	5.2
1884	12.8	Eastern Redcedar	Healthy	Secondary	Remove	0.5	6.4
1885	11.0	Hackberry	Healthy	Secondary	Remove	0.5	5.5
1886	13.4	Hackberry	Declining	Secondary	Remove	0	0
1887	11.0	Hackberry	Healthy	Secondary	Remove	0.5	5.5
1888	14.9	Hackberry	Healthy	Secondary	Remove	0.5	7.45
1889	11.3	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.65
1890	5.8	Hercules-club	Healthy	Primary	Remove	1	5.8
1891	12.0	Hackberry	Healthy	Secondary	Remove	0.5	6
1892	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
1893	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
1894	11.2	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.6
1895	5.3	Persimmon	Healthy	Primary	Remove	1	5.3
1896	11.5	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.75
1897	11.5	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.75
1898	11.8	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.9
1899	11.6	Hackberry	Healthy	Secondary	Remove	0.5	5.8
1900	11.3	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.65
1901	15.9	Hackberry	Healthy	Secondary	Remove	0.5	7.95
1902	20.6	Hackberry	Declining	Secondary	Remove	0	0
1903	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
1904	13.8	Eastern Redcedar	Healthy	Secondary	Remove	0.5	6.9
1905	15.5	Hackberry	Healthy	Secondary	Remove	0.5	7.75
1906	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
1907	11.2	Eastern Redcedar	Declining	Secondary	Remove	0	0
1908	12.3	Hackberry	Healthy	Secondary	Remove	0.5	6.15
1909	11.9	Hackberry	Healthy	Secondary	Remove	0.5	5.95
1910	4.6	Hercules-club	Healthy	Primary	Remove	1	4.6
1911	4.3	Persimmon	Healthy	Primary	Remove	1	4.3
1912	4.0	Gum Bumelia	Healthy	Primary	Remove	1	4
1913	4.8	Gum Bumelia	Healthy	Primary	Remove	1	4.8
1914	4.0	Gum Bumelia	Healthy	Primary	Remove	1	4
1915	7.3	Tree of Heaven	Healthy	Primary	Remove	1	7.3
1916	15.0	Hackberry	Declining	Secondary	Remove	0	0
1917	12.1	Hackberry	Healthy	Secondary	Remove	0.5	6.05
1918	11.4	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.7
1919	11.8	Hackberry	Healthy	Secondary	Remove	0.5	5.9
1920	11.4	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.7
1921	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
TOTAL MITIGATION						248.5	

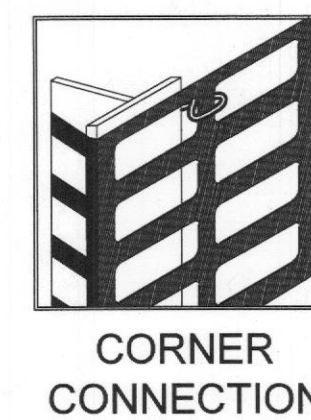
	Inches
Primary	111
Secondary	137.5
Featured	0
Unprotected Trees	0
Total Mitigation Inches	248.5



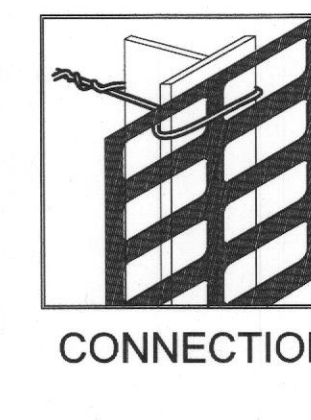
ELEVATION



PLAN



CORNER CONNECTION



CONNECTION

A Tree/Shrub Protector SECTION

N.T.S.

- 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
- 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

NOTES:

- POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
- POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
- SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).
- SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.



Know what's below.
Call before you dig.

CAUTION!!
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SITE PLAN SIGNATURE BLOCK:
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 27th day of March, 2021.
WITNESS OUR HANDS, this 27th day of March, 2021.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SITE PLAN
DDF9 ROCKWALL
A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
SMARTT LOFLAND & J BOND PTRNS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT:
E-MAIL:

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-920-6322
CONTACT: SHANNON MUNDY, PLA.

CASE NUMBER: SP2021-002

NO.
REVISIONS
DATE
BY

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
PHONE: 281-967-9300
WWW.KIMLEY-HORN.COM
TBP&E FIRM REGISTRATION F-928

KHA PROJECT
068910600

DATE
3/02/2021

SCALE
AS SHOWN

DESIGNED BY
AMC

DRAWN BY
AMC

CHECKED BY
SEM

TREE MITIGATION REFERENCE DATA AND DETAILS

JUSTIN ROAD DISTRIBUTION CENTER

TEXAS

SHEET NUMBER TP 3.00

EXTERIOR FINISH LEGEND

	PT-1 SHERWIN WILLIAMS SW 7063 NEBULOUS WHITE		PT-2 SHERWIN WILLIAMS SW 7066 GRAY MATTERS
	PT-3 PANTONE 2995 C		ANODIZED ALUMINUM STOREFRONT SYSTEM
	PT-4 MFR. STANDARD "BRIGHT WHITE"		PT-5 OSHA CAUTION YELLOW/BLACK DIAGONAL STRIPES
	MP-1 ATAS RIGID WALL OR RIGID WALL II COLOR: TITANIUM (35)		MP-2 ATAS VERSA SEAM - 8" REVEAL SPACING, CUSTOM COLOR TO MATCH PT-3, TEXTURE SMOOTH
	PT-9 SAFETY YELLOW		SPLITFACE BLOCK PATTERN ON TILT WALL. COLOR TO MATCH TILT WALL.

KEY NOTES

- 1 ROOF LINE BEYOND
- 2 ROOF TOP UNIT BEYOND
- 3 CONCRETE PANEL BEYOND
- 4 SPLITFACE BLOCK PATTERN ON TILT WALL, MANUF. FITZGERALD FORMLINGS, PATTERN NUMBER: 19977PLP STACKED SPLITFACE BLOCK, OR EQUAL.
- 5 TENANT SIGNAGE
- 6 CLEAR GLAZING ONLY AT EMPLOYEE SCREENING
- 7 WINDOW TYPE TO RECEIVE OBSCURED GLAZING
- 8 WINDOW TYPE TO RECEIVE WINDOW FILM ONLY

pdms
design group
2225 E. Randol Mill Road, Suite 300
Arlington, Texas 76011
817.634.4202 • 817.633.4153 F

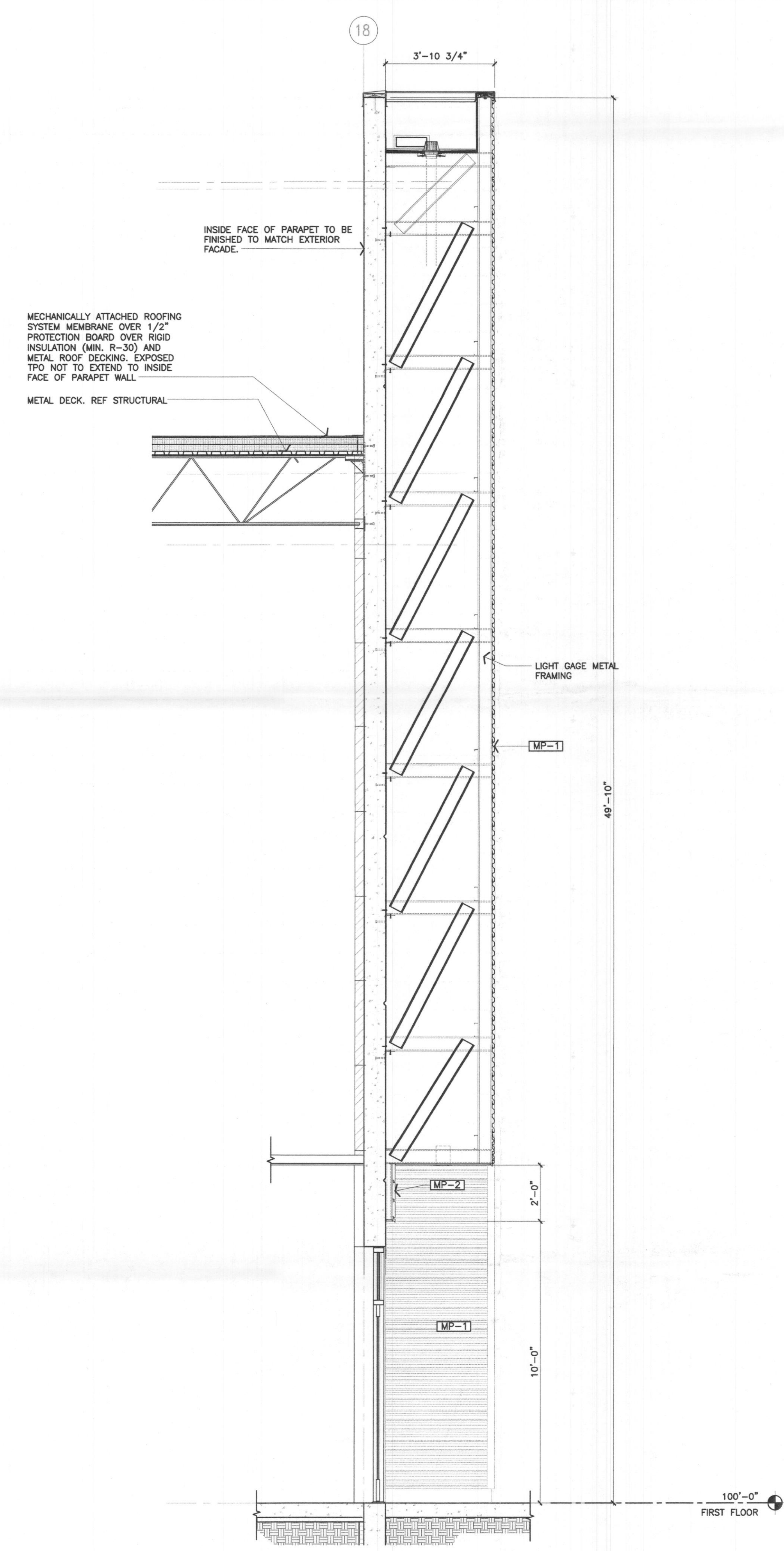
Project Address
**Delivery Station
SEC of Justin Rd &
Industrial Blvd.
DDF9- Rockwall**

Issue Date: 03/02/21

Revisions	Date	Description	By
△			
△			
△			
△			
△			
△			



2 East Enlarged Elevation
SCALE 3/8" = 1'-0"



2 East Enlarged Elevation
SCALE 3/8" = 1'-0"

SITE PLAN SIGNATURE BLOCK:
APPROVED:
I hereby certify that the above and foregoing plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 9th day of March, 2021.
WITNESS OUR HANDS, this 9th day of March, 2021.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CASE NUMBER: SP2021-002

**DELIVERY STATION: DDF9
SEC OF JUSTIN RD & INDUSTRIAL BLVD.
ROCKWALL, TX 77573**

mb
MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.4819

**PRELIMINARY
NOT FOR
CONSTRUCTION
FOR REVIEW
ONLY**

Job Number: 200162
Drawn By: NG
App'd By: SV

Sheet Title:
**Enlarged Elevations
and Canopy Sections**

Sheet Number:
A2.03

EXTERIOR FINISH PERCENTAGE			
EAST ELEVATION		NORTH ELEVATION	
TOTAL ELEVATION AREA	10,690 SQFT	TOTAL ELEVATION AREA	41,432 SQFT
CONCRETE TILT	6,818 SQFT	CONCRETE TILT	33,786 SQFT
MP-1	3,470 SQFT	MP-1	2,073 SQFT
MP-2	238 SQFT	MP-2	35 SQFT
FORMLINER	164 SQFT	FORMLINER	5,538 SQFT
PERCENTAGE		PERCENTAGE	
	63.77 %		81.54 %
	32.47 %		5.00 %
	2.23 %		0.10 %
	1.53 %		13.36 %
WEST ELEVATION		SOUTH ELEVATION	
TOTAL ELEVATION AREA	10,337 SQFT	TOTAL ELEVATION AREA	41,432 SQFT
CONCRETE TILT	7,978 SQFT	CONCRETE TILT	35,984 SQFT
MP-1	257 SQFT	FORMLINER	5,538 SQFT
FORMLINER	2101 SQFT		
PERCENTAGE		PERCENTAGE	
	77.18 %		86.64 %
	2.48 %		13.36 %
	20.34 %		

EXTERIOR FINISH LEGEND	
PT-1 SHERWIN WILLIAMS SW 7063 NEBULOUS WHITE	PT-2 SHERWIN WILLIAMS SW 7066 GRAY MATTERS
PT-3 PANTONE 2995 C	ANDDZED ALUMINUM STOREFRONT SYSTEM
PT-4 MFR. STANDARD "BRIGHT WHITE"	PT-5 OSHA CAUTION YELLOW/BLACK DIAGONAL STRIPES
MP-1 ATAS RIGID WALL OR RIGID WALL II COLOR: TITANIUM (38)	MP-2 ATAS VERSA SEAM - 8" REVEAL SPACING. CUSTOM COLOR TO MATCH PT-3; TEXTURE SMOOTH
PT-9 SAFETY YELLOW	SPLITFACE BLOCK PATTERN ON TILT WALL. COLOR TO MATCH TILT WALL.

- KEY NOTES**
- ROOF LINE BEYOND
 - ROOF TOP UNIT BEYOND
 - CONCRETE PANEL BEYOND
 - SPLITFACE BLOCK PATTERN ON TILT WALL. MANUF. FITZGERALD FORMLINER; PATTERN NUMBER: 16977LPLP. STACKED SPLITFACE BLOCK, OR EQUAL.

GENERAL NOTES

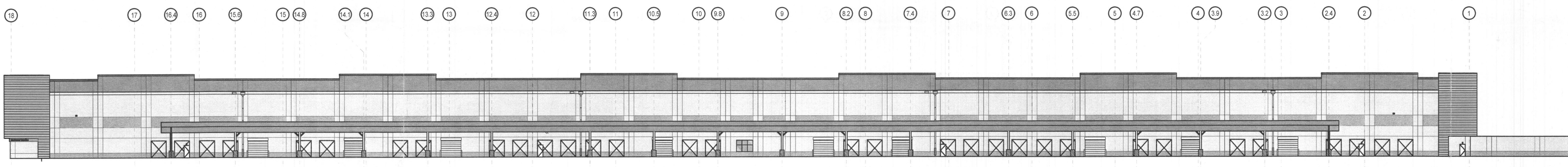
- ALL SIGNAGE WILL BE UNDER A SEPARATE PERMIT.

pdms
design group
2225 E. Randal Mill Road, Suite 300
Arlington, Texas 76011
817.433.4200 • 817.433.4153

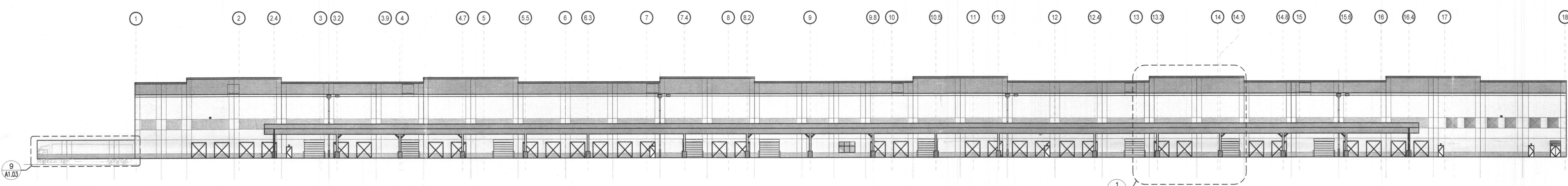
Project Address
**Delivery Station
SEC of Justin Rd &
Industrial Blvd.
DDF9- Rockwall**

Issue Date **03/02/21**

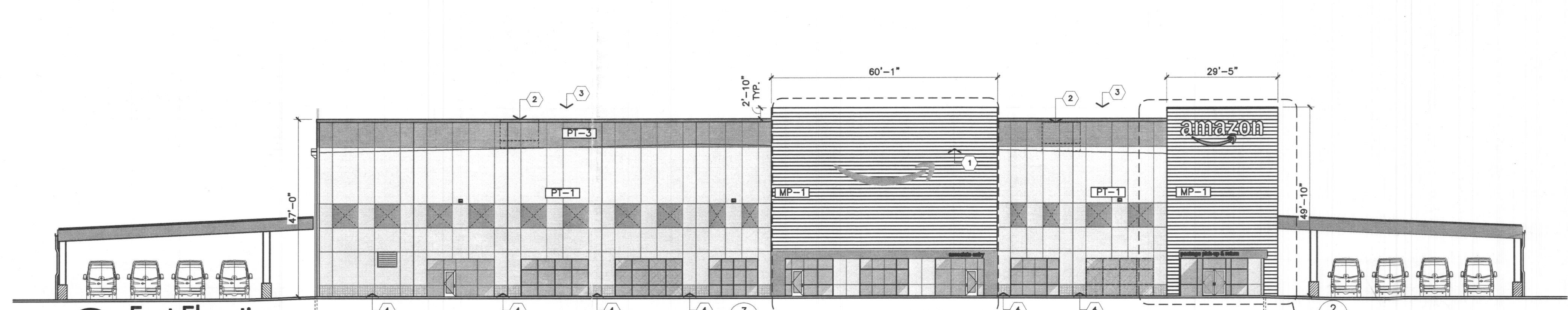
Revisions	Date	Description	By
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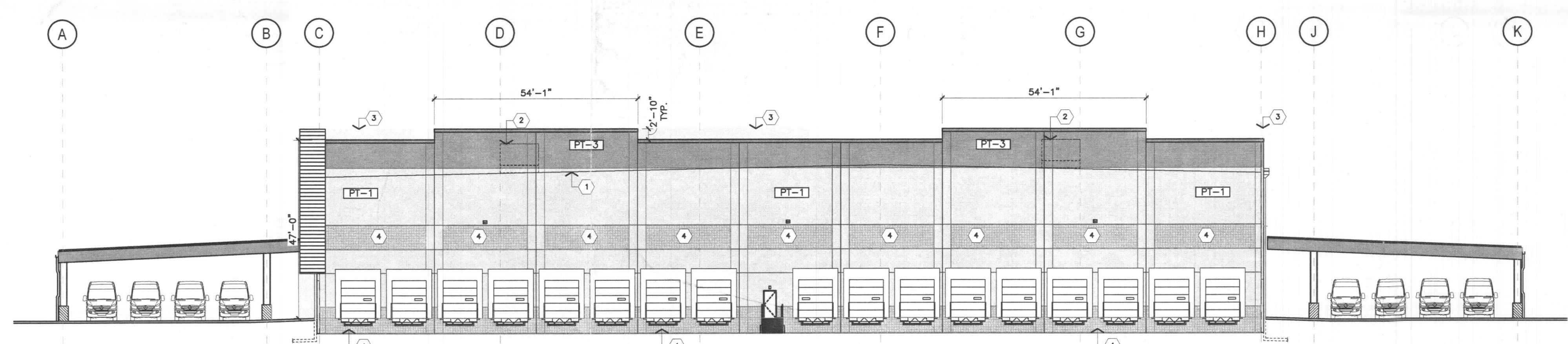
5 North Elevation
SCALE 1" = 30'-0"



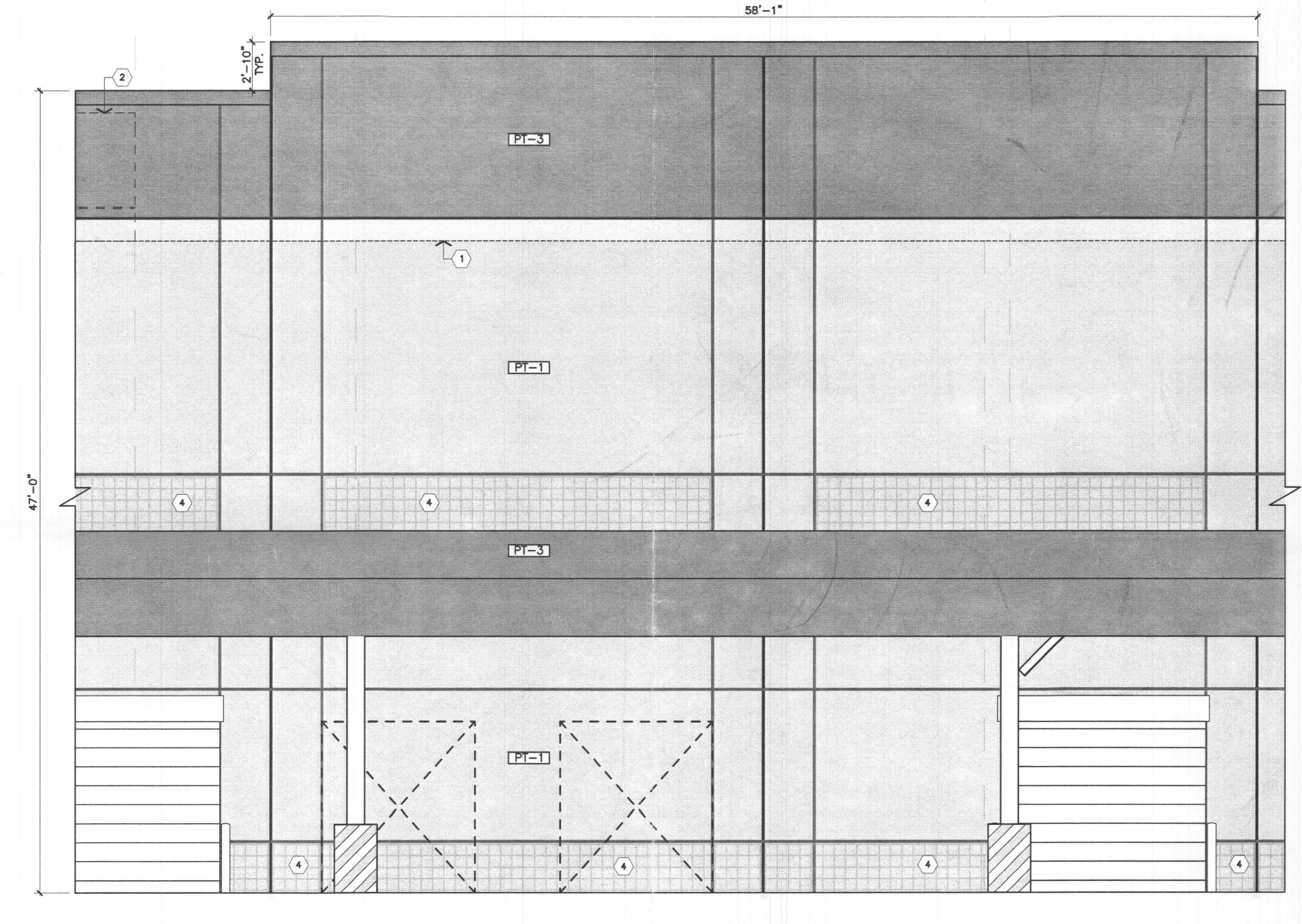
4 South Elevation
SCALE 1" = 30'-0"



3 East Elevation
SCALE 1" = 20'-0"



2 West Elevation
SCALE 1" = 20'-0"



1 South Elevation
SCALE 3/16" = 1'-0"

SITE PLAN SIGNATURE BLOCK:
APPROVED:
I hereby certify that the above and foregoing plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on this 24 day of March 2021.
WITNESS OUR HANDS, this 24 day of March 2021.

Director of Planning and Zoning

**DELIVERY STATION: DDF9
SEC OF JUSTIN RD & INDUSTRIAL BLVD.
ROCKWALL, TX 77573**

mb
MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.4819

**PRELIMINARY
NOT FOR
CONSTRUCTION
FOR REVIEW
ONLY**

Job Number 200162
Drawn By NG
App'd By SV
Sheet Title **Exterior Elevations**

Sheet Number **A2.01**

Revisions	Date	Description	By
△			
△			
△			
△			
△			
△			

**DELIVERY STATION: DDF9
SEC OF JUSTIN RD & INDUSTRIAL BLVD.
ROCKWALL, TX 77573**

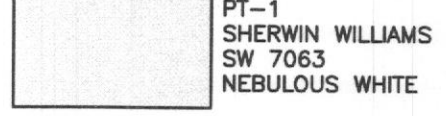
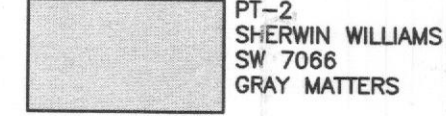

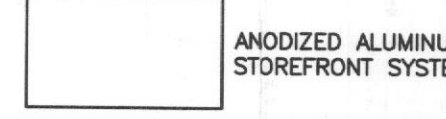


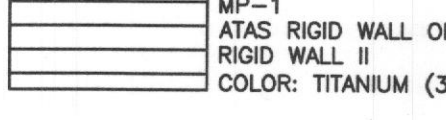


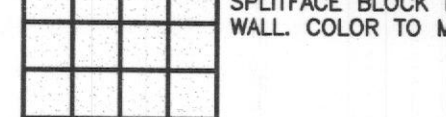
**PRELIMINARY
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CONSTRUCTION
FOR REVIEW
ONLY**

Job Number 200162
Drawn By NG
App'd By SV

Sheet Title
**Enlarged Elevations
and Canopy Sections**

Sheet Number
A2.02

EXTERIOR FINISH LEGEND

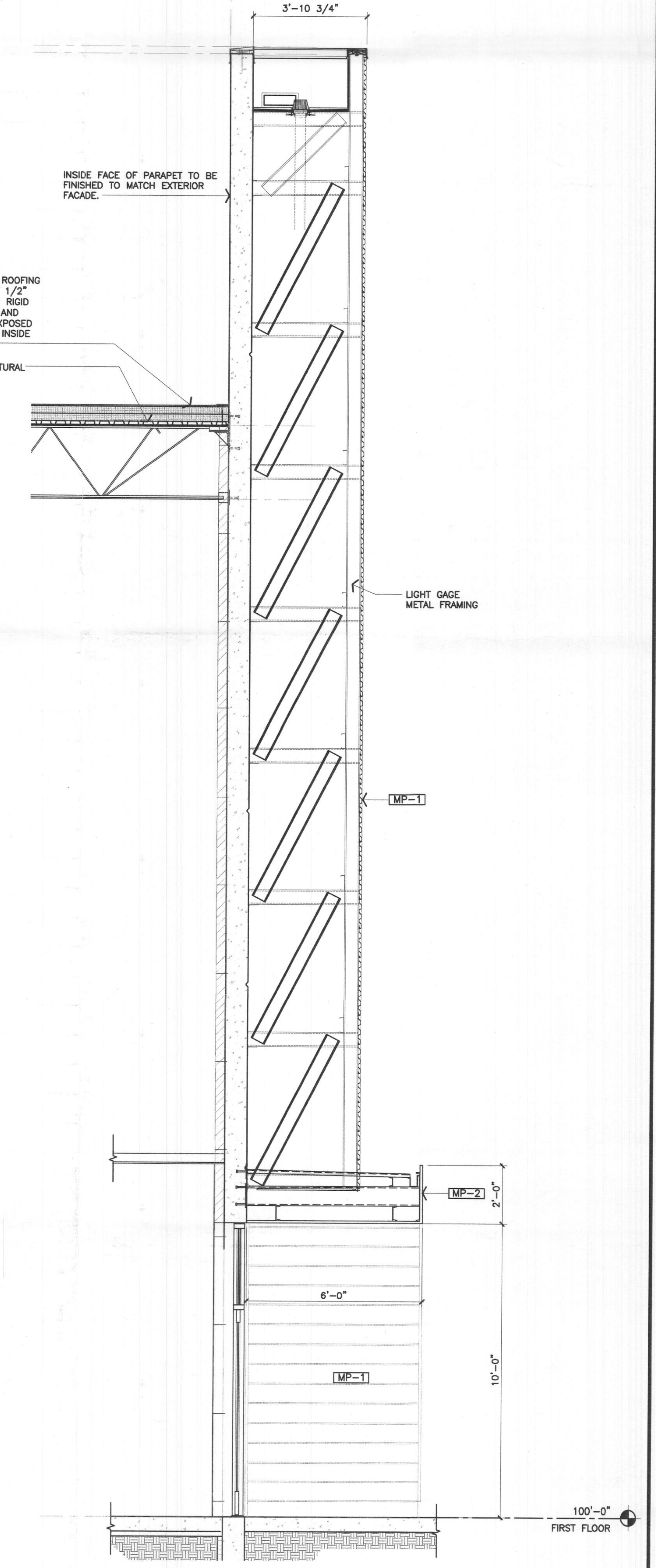
 PT-1 SHERWIN WILLIAMS SW 7063 NEBULOUS WHITE	 PT-2 SHERWIN WILLIAMS SW 7066 GRAY MATTERS
 PT-3 PANTONE 2995 C	 ANODIZED ALUMINUM STOREFRONT SYSTEM
 PT-4 MNFK. STANDARD "BRIGHT WHITE"	 PT-5 OSHA CAUTION YELLOW/BLACK DIAGONAL STRIPES
 MP-1 ATAS RIGID WALL OR RIGID WALL II COLOR: TITANIUM (35)	 MP-2 ATAS VERSA SEAM - 8" REVEAL SPACING. CUSTOM COLOR TO MATCH PT-3; TEXTURE SMOOTH
 PT-9 SAFETY YELLOW	 SPLITFACE BLOCK PATTERN ON TILT WALL. COLOR TO MATCH TILT WALL

KEY NOTES

- 1 ROOF LINE BEYOND
- 2 ROOF TOP UNIT BEYOND
- 3 CONCRETE PANEL BEYOND
- 4 SPLITFACE BLOCK PATTERN ON TILT WALL. MANUF. FITZGERALD FORMLINERS; PATTERN NUMBER: 16977PLP STACKED SPLITFACE BLOCK, OR EQUAL.
- 5 TENANT SIGNAGE
- 6 CLEAR GLAZING ONLY AT EMPLOYEE SCREENING
- 7 WINDOW TYPE TO RECEIVE OBSCURED GLAZING



2 East Enlarged Elevation
SCALE 3/8" = 1'-0"



1 East Enlarged Elevation
SCALE 3/8" = 1'-0"

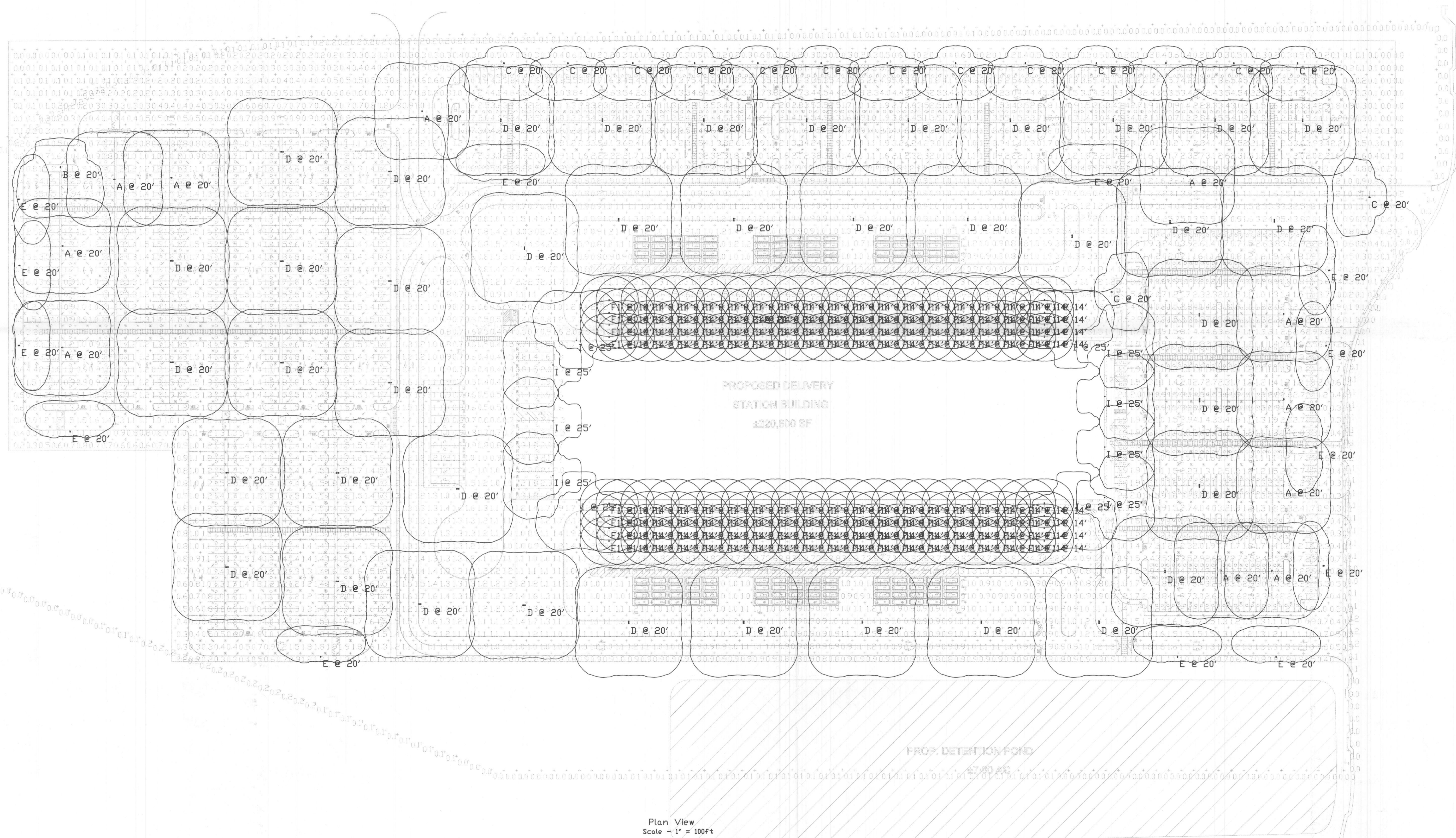
SITE PLAN SIGNATURE BLOCK:
APPROVED:
I hereby certify that the above and foregoing plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 22nd day of March, 2021.
WITNESS OUR HANDS, this 22nd day of March, 2021.
[Signature]
Planning & Zoning Commission, Chairman
[Signature]
Director of Planning and Zoning

Schedule													
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	Lumen Multiplier	LLF	Voltage	Efficiency	Distribution
□	A	11	Lithonia Lighting	DSX2 LED P3 40K T5V	DSX2 LED P3 40K T5V MVDLT	LED	1	29142	1	0.9	217	100%	TYPE V5, BUG RATING B3 - U0 - G4
□	B	1	Lithonia Lighting	DSX2 LED P4 40K TFFM	DSX2 LED P4 40K TFFM MVDLT	LED	1	33388	1	0.9	270	100%	TYPE IV, SHRT, BUG RATING B3 - U0 - G5
□	C	15	Lithonia Lighting	DSX2 LED P2 40K TFFM HS	DSX2 LED P2 40K TFFM MVDLT with houselide shield	LED	1	18779	1	0.9	185	100%	TYPE III, VERY SHRT, BUG RATING B2 - U0 - G3
□	D	41	Lithonia Lighting	DSX2 LED P2 40K T5V	DSX2 LED P2 40K T5V MVDLT	LED	1	24908	1	0.9	370	100%	TYPE V5, BUG RATING B3 - U0 - G4
□	E	13	Lithonia Lighting	DSX2 LED P1 40K BLC	DSX2 LED P1 40K BLC MVDLT	LED	1	13538	1	0.9	140	100%	TYPE III, SHRT, BUG RATING B2 - U0 - G3
○	F1	152	Lithonia Lighting	VCPG LED P5 40K TR MVDLT, PH N.LTAIRE P50 2XW40	VCPG LED WITH P5 - PERFORMANCE PACKAGE, 4000K, TR OPTIC TYPE	LED	1	10497	1	0.9	8214	100%	TYPE III, SHRT, BUG RATING B2 - U0 - G3
□	I	11	Lithonia Lighting	DSX1 LED P4 40K TFFM V5A DSXV239V	DSX1 LED P4 40K TFFM MVDLT	LED	1	14487	1	0.9	125	100%	TYPE IV, SHRT, BUG RATING B2 - U0 - G3

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CANOPY	+	101 fc	14.9 fc	6.5 fc	1.8:1	1.2:1
CANOPY	+	101 fc	15.0 fc	6.5 fc	1.8:1	1.2:1
LOADING DOCK	□	1.7 fc	2.9 fc	0.8 fc	3.6:1	2.1:1
PARKING LOT	×	2.1 fc	7.9 fc	0.7 fc	11.3:1	3.0:1
PARKING LOT	×	2.5 fc	6.9 fc	0.7 fc	9.9:1	3.6:1
PARKING LOT	×	1.5 fc	8.2 fc	0.2 fc	41.0:1	7.5:1
PROPERTY LINE	+	0.1 fc	0.2 fc	0.0 fc	N/A	N/A
SITE	+	1.6 fc	10.7 fc	0.0 fc	N/A	N/A

Note
LIGHTING VENDOR INFORMATION:
GC TO CONTACT CITY LIGHTING PRODUCTS FOR ALL LIGHTING FIXTURE AND LIGHTING CONTROLS INQUIRIES.
MANAGER/PJM: GARY MAGRETI, GMAGRETI@CITYLIGHTING.COM, 704-235-3134
PJM: DANA BECKHAM, DBECKHAM@CITYLIGHTING.COM, 704-235-3136

Issue Date		
Date	Description	By
03/02/21		
△		
△		
△		
△		
△		
△		



1 Site Plan Photometrics
Scale: NONE

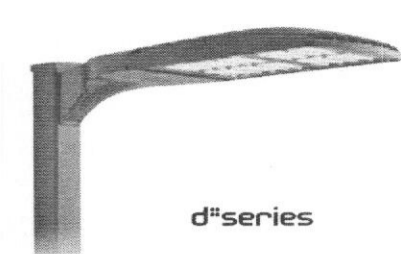
DELIVERY STATION: DDF9
SEC OF JUSTIN RD & INDUSTRIAL BLVD.
ROCKWALL, TX 77573

DR
DANIEL A. REEVES, PE
2225 E. RANDOL MILL RD
SUITE #300
ARLINGTON, TX 76011
(817) 701-4808
DRE@CDMGROUP.COM

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Job Number: 200162
Drawn By: TQ
App'd By: DAR
Sheet Title: Site Plan Photometrics

SITE PLAN SIGNATURE BLOCK:
APPROVED:
I hereby certify that the above and foregoing plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 22nd day of March 2021.
WITNESS OUR HANDS, this 22nd day of March 2021.
Planning & Zoning Commission, Chairman
Director of Planning and Zoning



D-Series Size 2 LED Area Luminaire



Specifications
 EPA: 1.1 ft²
 Length: 40"
 Width: 15"
 Height 1: 2.1/4"
 Height 2: 3.5"
 Weight: 36lbs

Introduction
 The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAR2 PIRHN DDBXB

Series	LEDs	Color Temperature	Beam Spread	Mounting	Notes
DSX2 LED	Forward optics	P1	30K	T35	Type 1 (Very Short)
		P2	40K	T35	Type 1 (Very Short)
	Related optics	P1	30K	T35	Type 1 (Very Short)
		P2	40K	T35	Type 1 (Very Short)
	Retro-reflective optics	P1	30K	T35	Type 1 (Very Short)
		P2	40K	T35	Type 1 (Very Short)
		P3	30K	T35	Type 1 (Very Short)
		P4	40K	T35	Type 1 (Very Short)
		P5	30K	T35	Type 1 (Very Short)
		P6	40K	T35	Type 1 (Very Short)

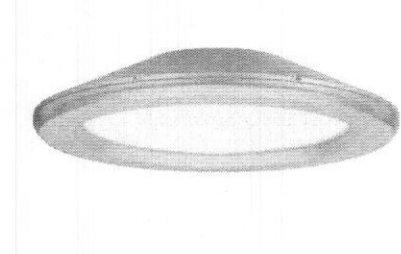
Control options	Finish options	Shipping/installed	Finish
NLTAR2	White	IS	White
PIRHN	Black	IS	Black
PIRHN	Black	IS	Black
PIRHN	Black	IS	Black
PIRHN	Black	IS	Black
PIRHN	Black	IS	Black

One Lithonia Way • Cary, Georgia 30513 • Phone: 1-800-705-SEPV (7378) • www.lithonia.com
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4 Spec Light A-E

N.T.S.

NOTE: REFERENCE LIGHTING SCHEDULE ON SHEET E0.12



VCPG LED Parking Garage



Specifications
 Diameter: 19"
 Height: 3.75"
 Weight: 18 lbs
 Weight: 18 lbs
 Weight: 18 lbs

Introduction
 The all new VCPG LED (Visually Comfortable Parking Garage) luminaire is designed to bring glare control, optical performance and energy savings into one package. The recessed lens design of VCPG LED minimizes high angle glare, while its precision-molded acrylic lens eliminates LED pollution and delivers the required uniformity, verticality and uniformity. The dedicated up-light module option reduces the contrast between the luminaire and the ceiling creating a more visually comfortable environment. The VCPG LED delivers up to 87% in energy savings when replacing 175W metal halide luminaires. With over 100,000 hour life expectancy (12+ years of 24/7 continuous operation), the VCPG LED luminaire provides significant maintenance savings over traditional luminaires.

Ordering Information EXAMPLE: VCPG LED V4 P4 40K 70CRI TSM MVOLT SRM DNAXD

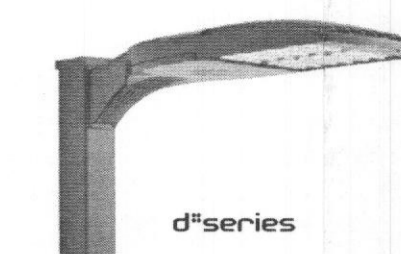
Series	LEDs	Color Temperature	Beam Spread	Mounting	Notes
VCPG LED	Forward optics	P1	30K	T35	Type 1 (Very Short)
		P2	40K	T35	Type 1 (Very Short)
	Related optics	P1	30K	T35	Type 1 (Very Short)
		P2	40K	T35	Type 1 (Very Short)
	Retro-reflective optics	P1	30K	T35	Type 1 (Very Short)
		P2	40K	T35	Type 1 (Very Short)
		P3	30K	T35	Type 1 (Very Short)
		P4	40K	T35	Type 1 (Very Short)
		P5	30K	T35	Type 1 (Very Short)
		P6	40K	T35	Type 1 (Very Short)

Control options	Finish options	Shipping/installed	Finish
NLTAR2	White	IS	White
PIRHN	Black	IS	Black
PIRHN	Black	IS	Black
PIRHN	Black	IS	Black
PIRHN	Black	IS	Black
PIRHN	Black	IS	Black

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3 Site Light F1

N.T.S.



D-Series Size 1 LED Area Luminaire



Specifications
 EPA: 1.01 ft²
 Length: 33"
 Width: 13"
 Height H1: 7.1/2"
 Height H2: 3.1/2"
 Weight (max): 27 lbs

Introduction
 The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 1 is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAR2 PIRHN DDBXB

Series	LEDs	Color Temperature	Beam Spread	Mounting	Notes
DSX1 LED	Forward optics	P1	30K	T35	Type 1 (Very Short)
		P2	40K	T35	Type 1 (Very Short)
	Related optics	P1	30K	T35	Type 1 (Very Short)
		P2	40K	T35	Type 1 (Very Short)
	Retro-reflective optics	P1	30K	T35	Type 1 (Very Short)
		P2	40K	T35	Type 1 (Very Short)
		P3	30K	T35	Type 1 (Very Short)
		P4	40K	T35	Type 1 (Very Short)
		P5	30K	T35	Type 1 (Very Short)
		P6	40K	T35	Type 1 (Very Short)

Control options	Finish options	Shipping/installed	Finish
NLTAR2	White	IS	White
PIRHN	Black	IS	Black
PIRHN	Black	IS	Black
PIRHN	Black	IS	Black
PIRHN	Black	IS	Black
PIRHN	Black	IS	Black

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2 Site Light I

N.T.S.

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	Lumen Multiple	LLF	Wattage	Efficiency	Distribution
A	A	11	Lithonia Lighting	DSX2 LED P3 40K TSW	DSX2 LED P3 40K TSW MVOLT	LED	1	29142	1	0.9	217	100%	TYPE VS, BUG RATING: B5 - UO - G4
B	B	1	Lithonia Lighting	DSX2 LED P4 40K TTFM	DSX2 LED P4 40K TTFM MVOLT	LED	1	33388	1	0.9	270	100%	TYPE IV, SHORT, BUG RATING: B3 - UO - G5
C	C	15	Lithonia Lighting	DSX2 LED P2 40K TTFM	DSX2 LED P2 40K TTFM MVOLT with house-side shield	LED	1	18779	1	0.9	185	100%	TYPE III, VERY SHORT, BUG RATING: B2 - UO - G3
D	D	41	Lithonia Lighting	DSX2 LED P2 40K TSW	DSX2 LED P2 40K TSW MVOLT	LED	1	24808	1	0.9	370	100%	TYPE VS, BUG RATING: B5 - UO - G4
E	E	13	Lithonia Lighting	DSX2 LED P1 40K BLC	DSX2 LED P1 40K BLC MVOLT	LED	1	15538	1	0.9	140	100%	TYPE III, SHORT, BUG RATING: B2 - UO - G3
F1	F1	152	Lithonia Lighting	VCPG LED P5 40K TSM MVOLT PM NLTAR2 PIR DNAXD	VCPG LED WITH P5 PERFORMANCE PACKAGE 4000K, TSM OPTIC TYPE	LED	1	10497	1	0.9	82.14	100%	TYPE III, SHORT, BUG RATING: B3 - UO - G3
I	I	11	Lithonia Lighting	DSX1 LED P4 40K TTFM WBA	DSX1 LED P4 40K TTFM MVOLT	LED	1	14487	1	0.9	125	100%	TYPE IV, SHORT, BUG RATING: B2 - UO - G3

1 Lighting Schedule

N.T.S.

SITE PLAN SIGNATURE BLOCK:
 APPROVED:
 I hereby certify that the above and foregoing site plan is a development in the City of Rockwall, Texas, was approved by the Planning and Zoning Commission of the City of Rockwall on this 28th day of March, 2021.
 WITNESS OUR HANDS, this 28th day of March, 2021.
 Planning and Zoning Commission, Chairman

Revisions	Date	Description	By

DELIVERY STATION: DDF9
SEC OF JUSTIN RD & INDUSTRIAL BLVD.
ROCKWALL, TX 77573

PRELIMINARY
 NOT FOR CONSTRUCTION
 FOR REVIEW ONLY

Job Number 200162
 Drawn By NG
 App'd By SJV
 Sheet Title

Issue No.	Date	Description	By
10	03/02/21		
9			
8			
7			
6			
5			
4			
3			
2			
1			

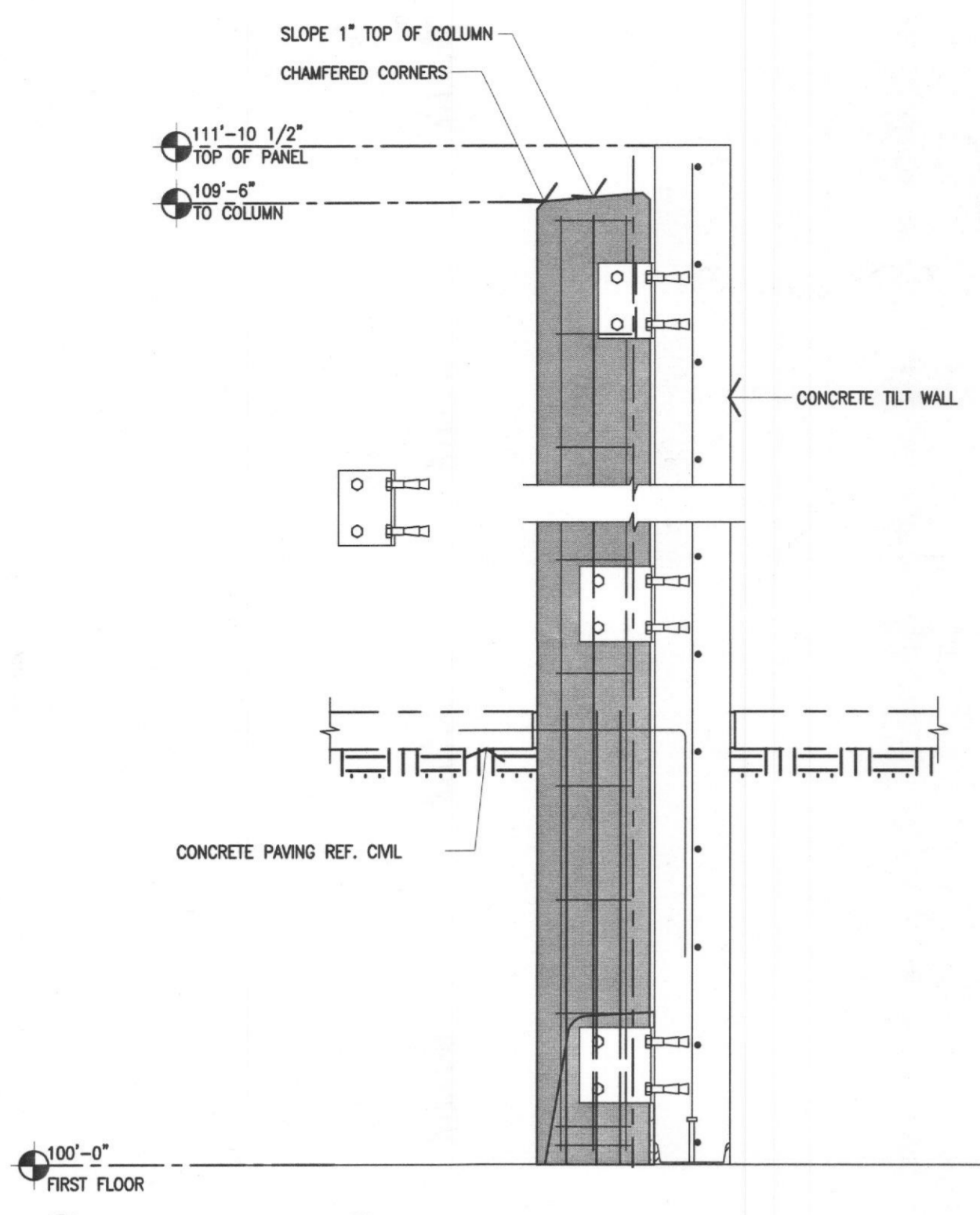
**DELIVERY STATION: DDF9
SEC OF JUSTIN RD & INDUSTRIAL BLVD.
ROCKWALL, TX 77573**

mb
MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.4819

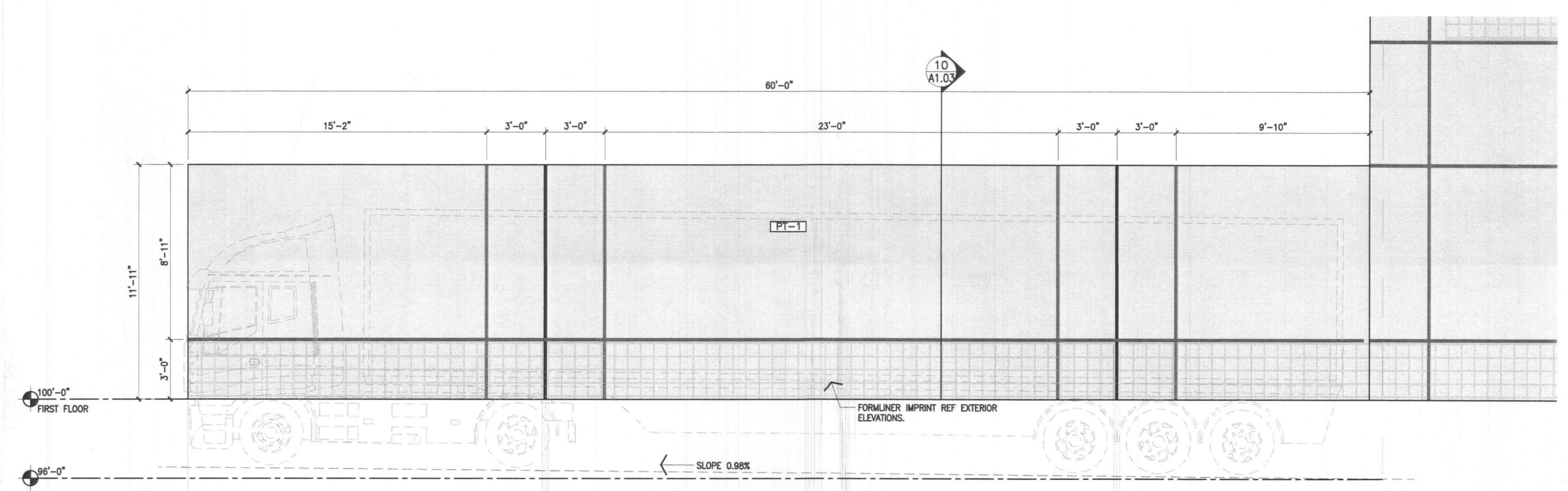
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CONSTRUCTION
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Job Number: 200162
Drawn By: NG
App'd By: BER
Sheet Title: **Trash Enclosure**

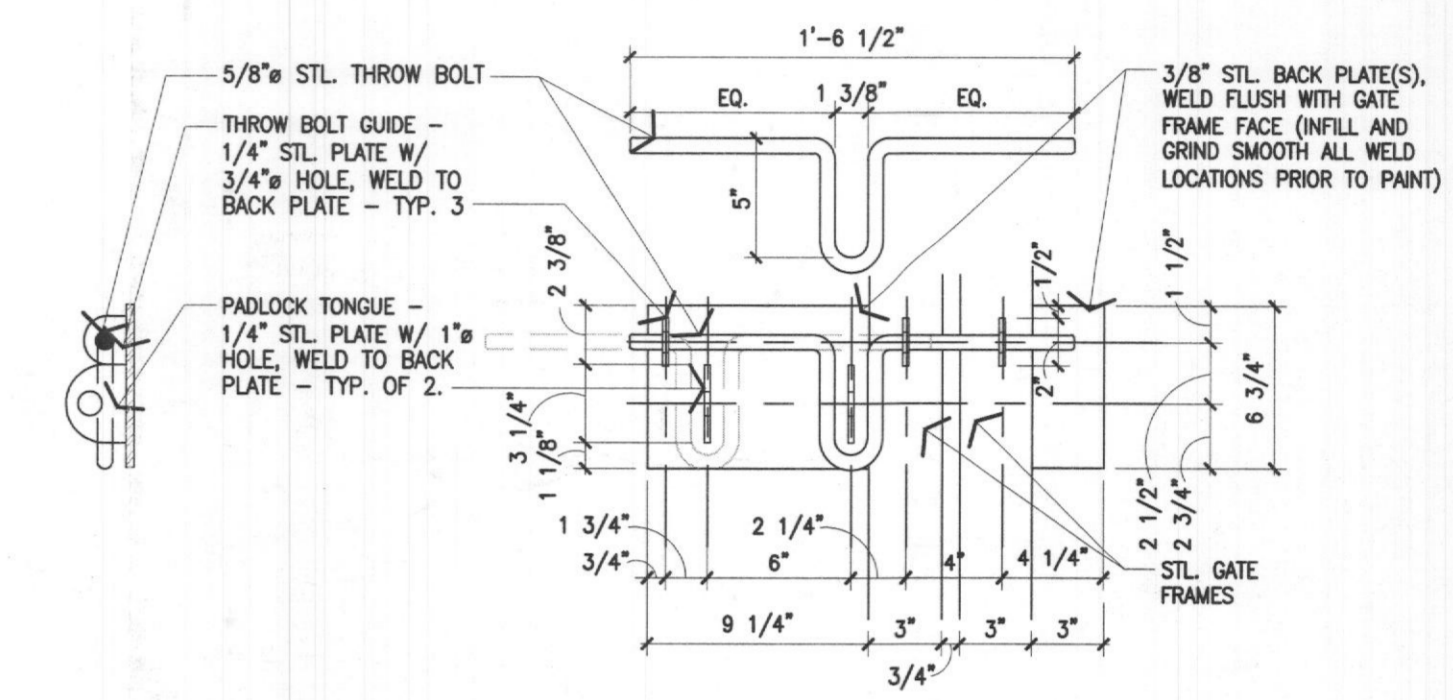
Sheet Number: **A1.03**



10 Screenwall Section
Scale 3/4\" = 1'-0\"

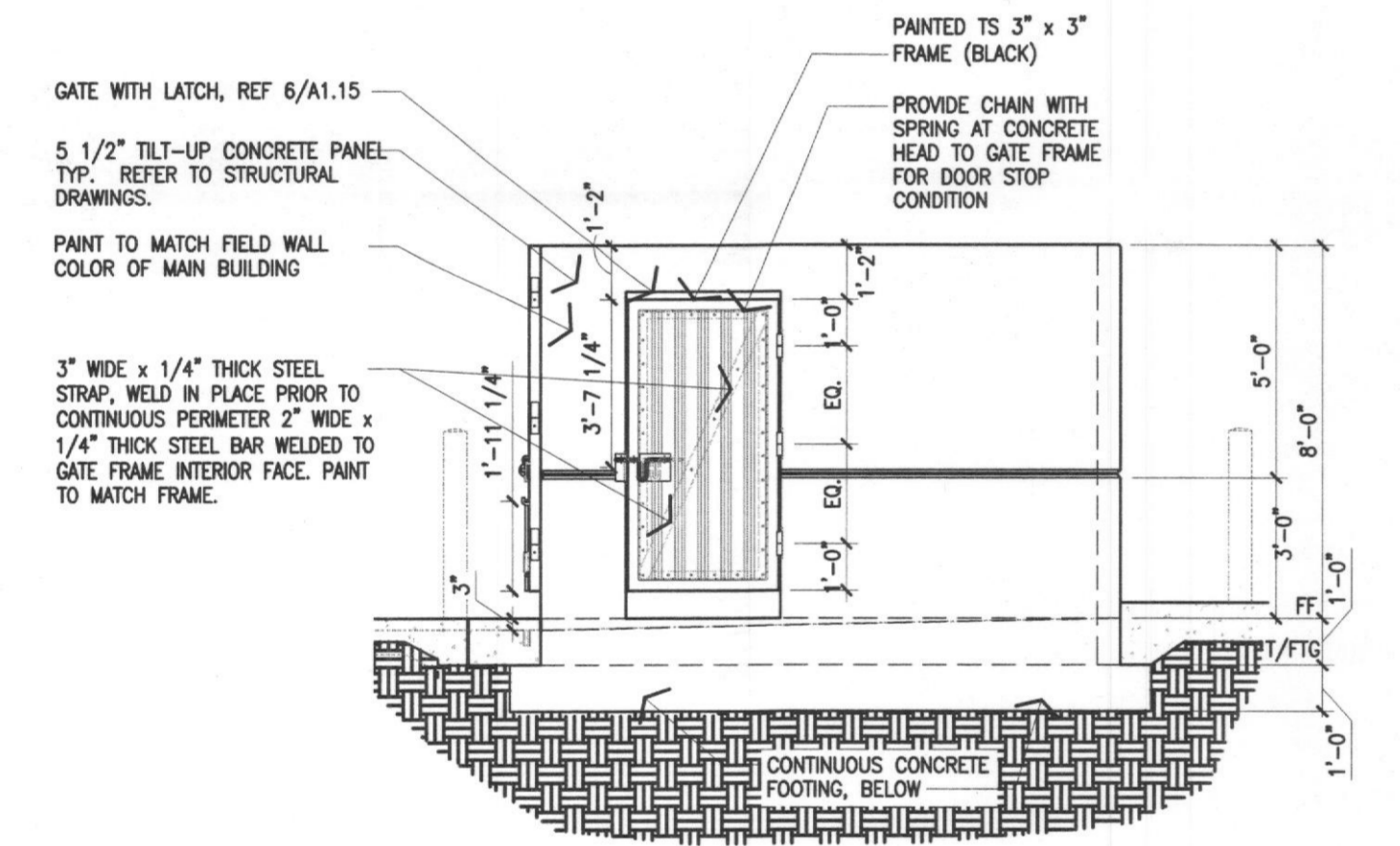


9 East Enlarged Elevation
Scale 3/8\" = 1'-0\"

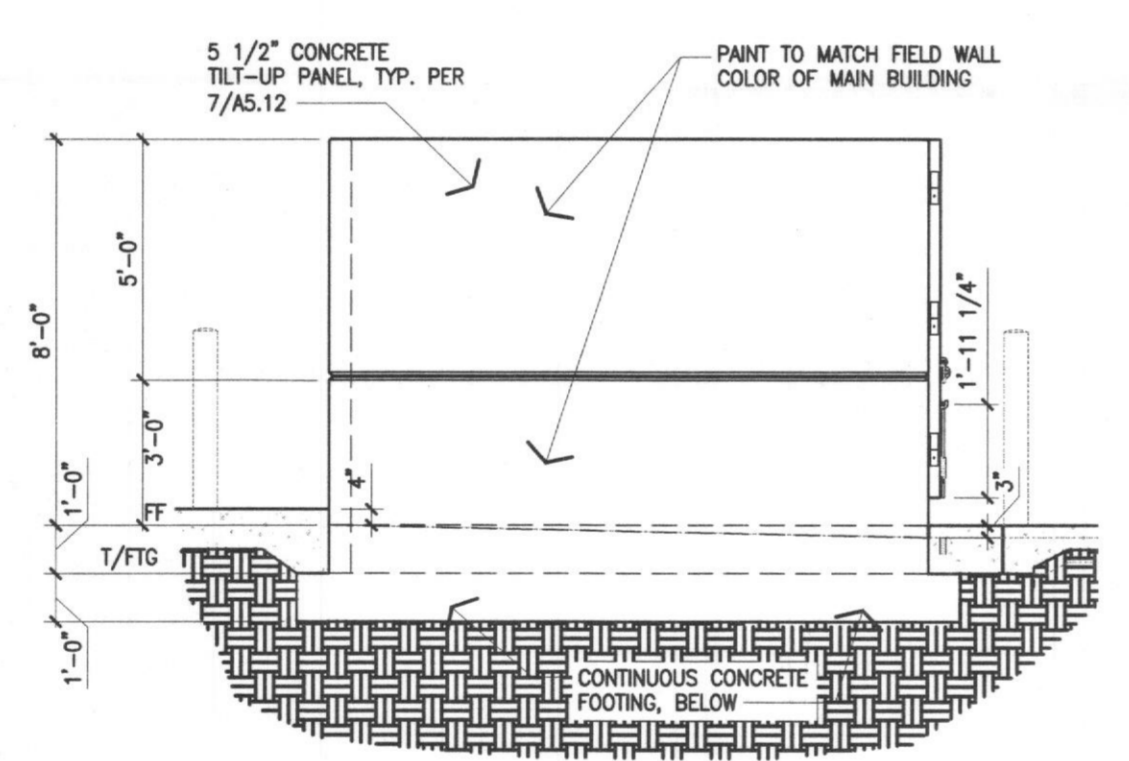


8 Enclosure Gate Slide Bolt Detail
Scale: 1-1/2\" = 1'-0\"

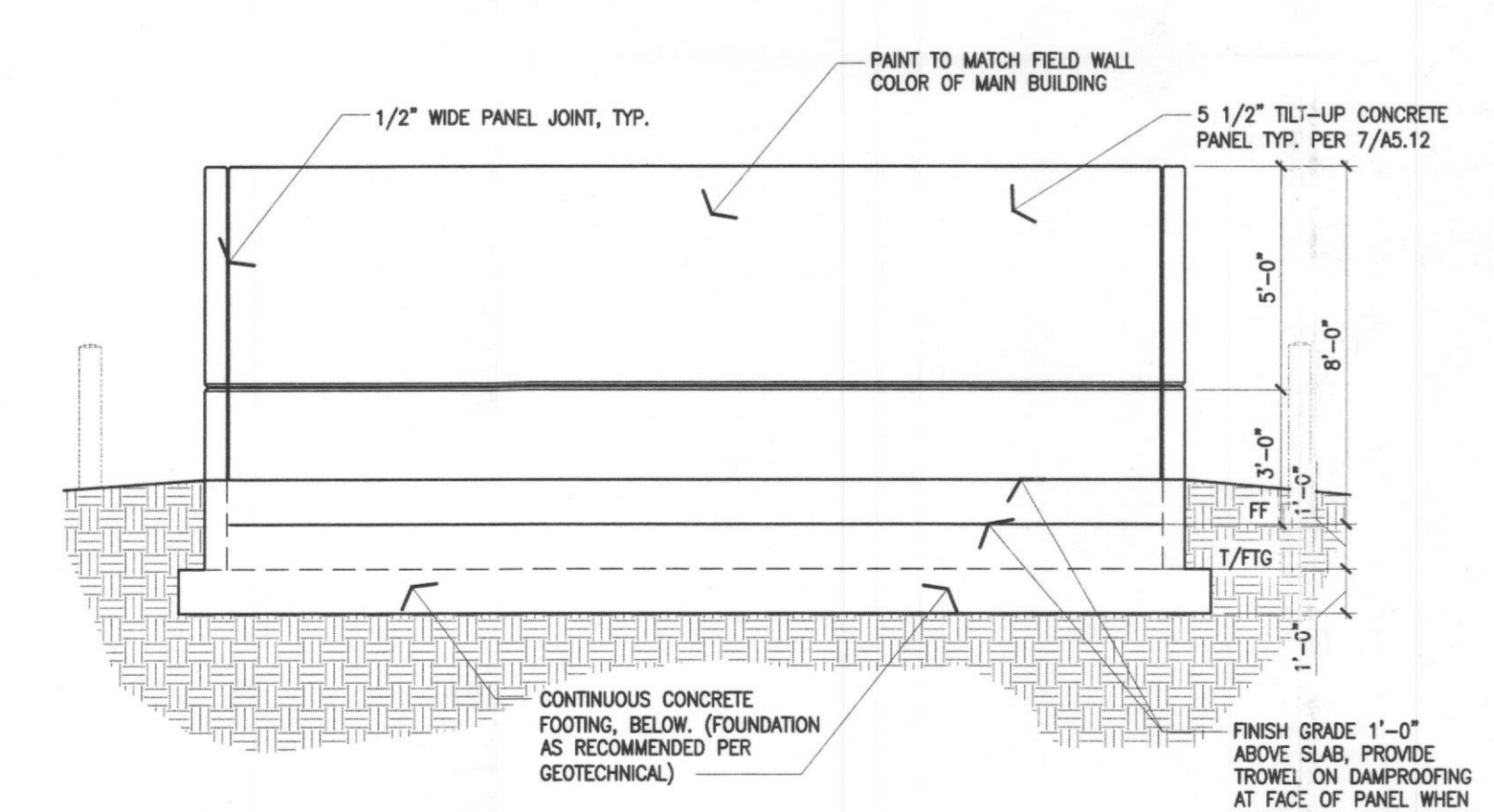
NOTE:
ALL EXTERIOR EXPOSED STEEL TO
BE GALVANIZED & EPOXY PAINTED;
REFERENCE FINISH SCHEDULE.



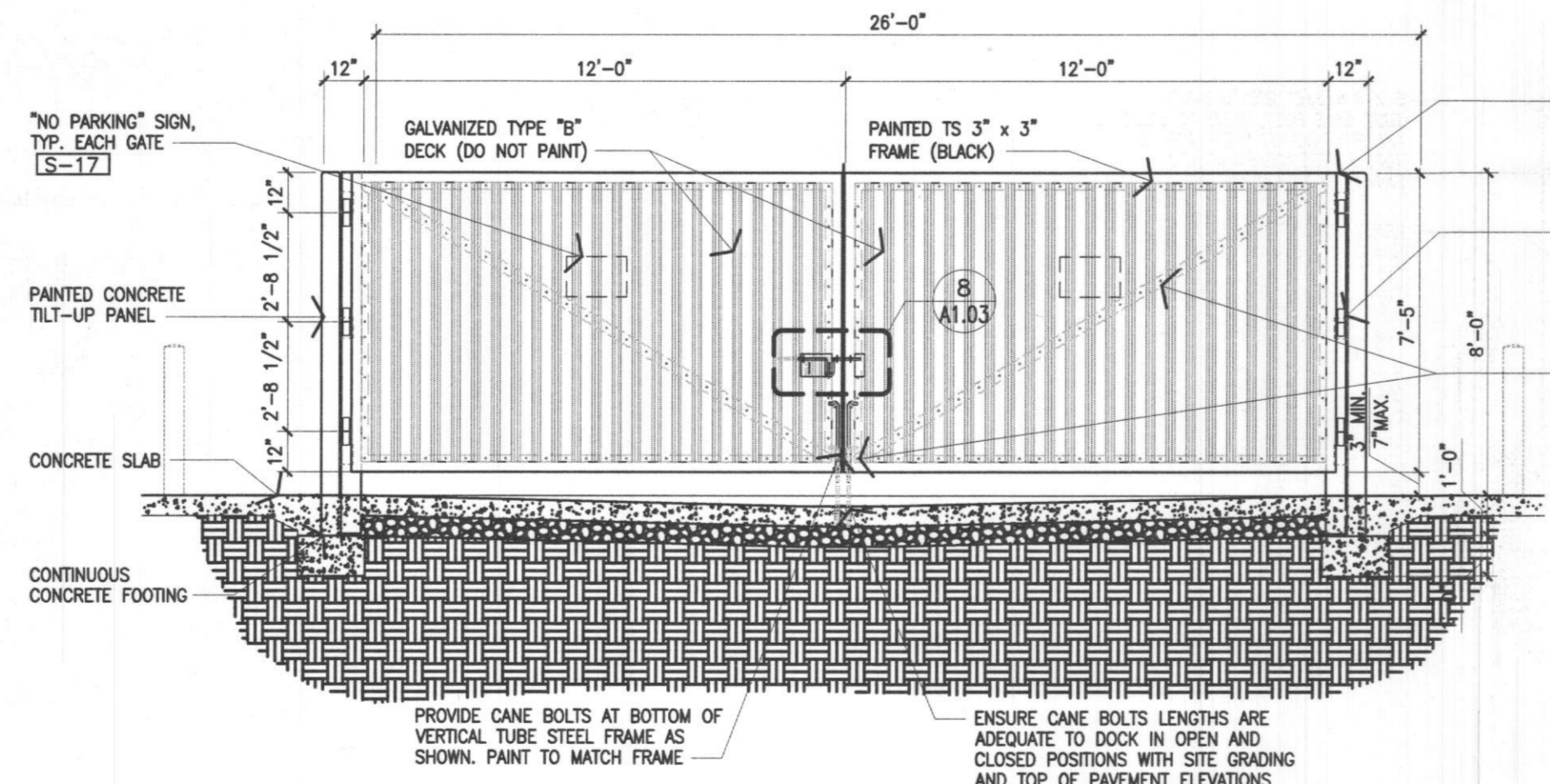
5 Trash Enclosure West Elevation
Scale: 1/4\" = 1'-0\"



4 Trash Enclosure East Elevation
Scale: 1/4\" = 1'-0\"

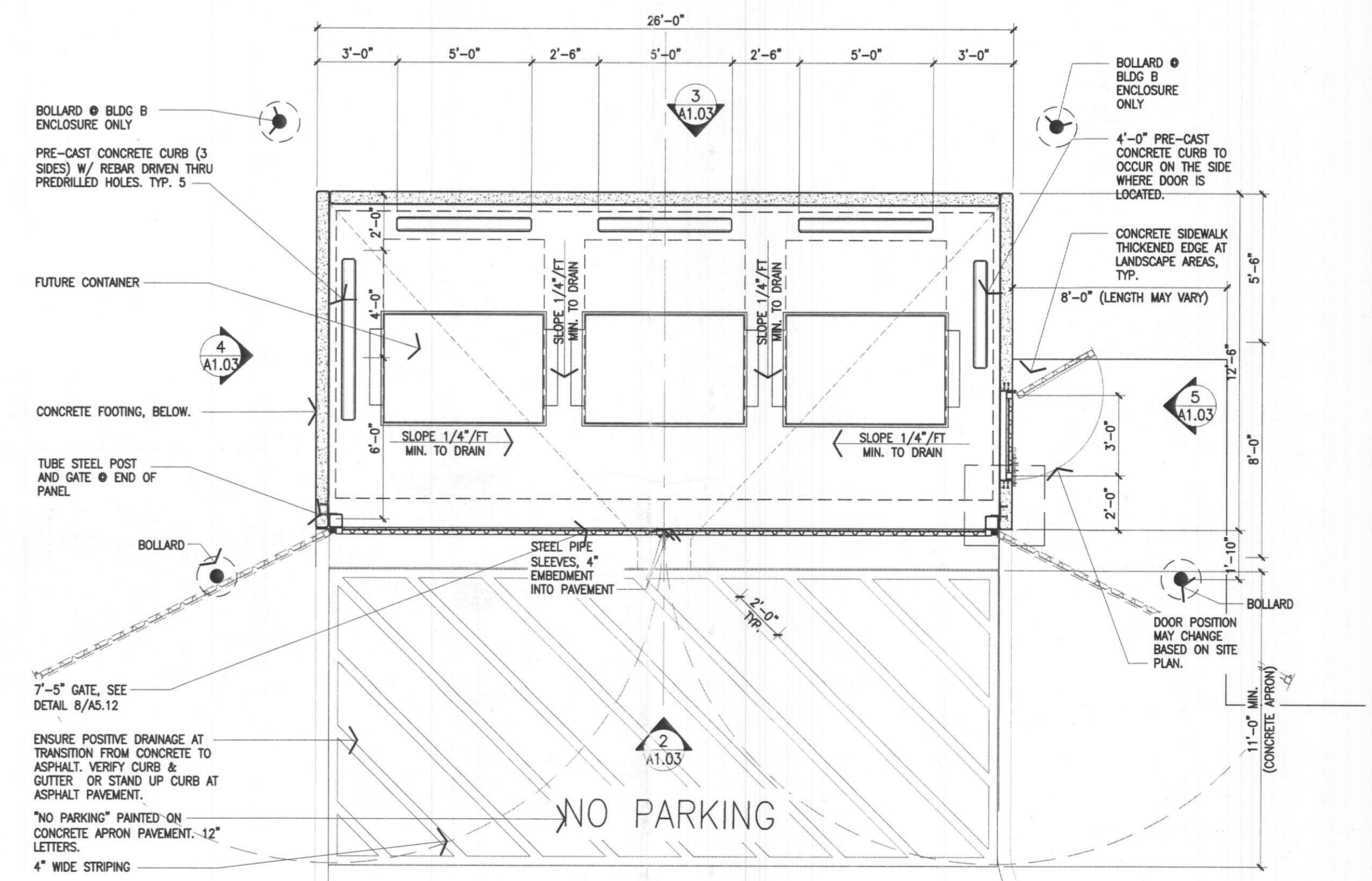


3 Trash Enclosure North Elevation
Scale: 1/4\" = 1'-0\"



2 Trash Enclosure South Elevation
Scale: 1/4\" = 1'-0\"

NOTE:
ALL EXTERIOR EXPOSED STEEL TO
BE GALVANIZED & EPOXY PAINTED;
REFERENCE FINISH SCHEDULE.

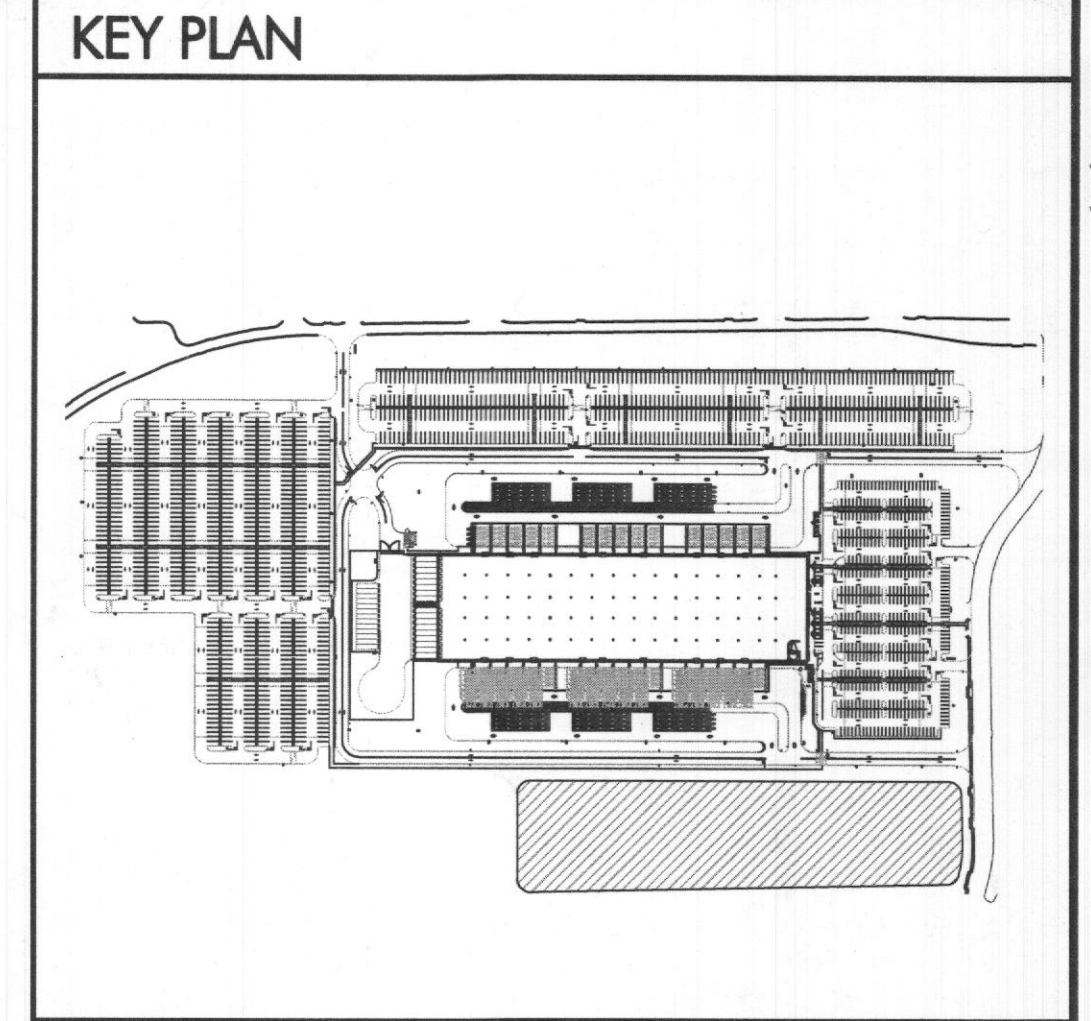


1 Trash Enclosure Plan
Scale: 1/4\" = 1'-0\"

SITE PLAN SIGNATURE BLOCK:

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 2nd day of March 2021.
WITNESS OUR HANDS, this 2nd day of March 2021.

Director of Planning and Zoning



PARKING DATA	
SPACE TYPE	Count
STANDARD	471
HANDICAPPED	9
TOTAL SPACES	480

DELIVERY VAN STORAGE	
SPACE TYPE	Count
VAN LOADING	120
VAN STAGING	120
VAN PARKING	1118
TRAILER TRUCK	30
TOTAL SPACES	1388

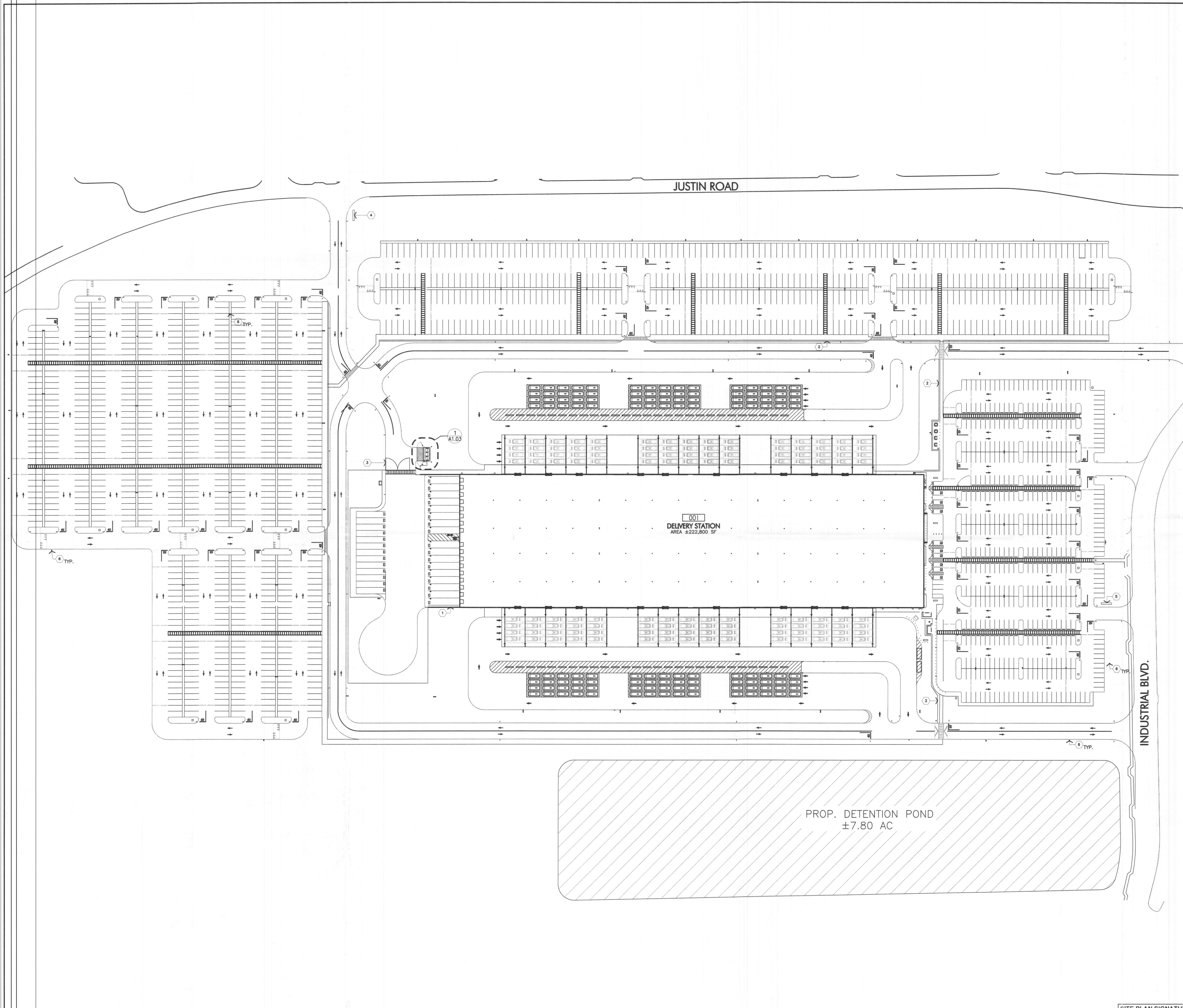
Issue Date	03/02/21
Revisions	
Date	Description
▲	
▲	
▲	
▲	
▲	

GENERAL NOTES

- BUILDING DIMENSIONS TAKEN FROM INSIDE FACE OF CONCRETE PANEL.
- DRIVE AISLE DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB TO FACE OF CURB, OR BACK OF PARKING STALL TO BACK OF PARKING STALL.
- SITE PLAN LAYOUT TO GRAPHICALLY ILLUSTRATE INTENT ONLY. DEVELOPERS AND DESIGN TEAMS ARE RESPONSIBLE FOR RECONCILING WITH SITE SPECIFIC CONSTRAINTS AND JURISDICTIONAL REQUIREMENTS.
- ALL SIGNAGE WILL BE UNDER A SEPARATE PERMIT.

KEY NOTES

- SCREEN WALL REF; 9/A1.03
- 6'-0" HIGH PEDESTRIAN FENCE REF; 4/A1.02
- 8'-0" HIGH TRUCK YARD PERIMETER SECURITY FENCE REF; 6/A1.02
- PYLON SIGN REF; 5/A1.02
- MONUMENT SIGN REF; 2/A1.02
- SITE LIGHTING REF; PHOTOMETRICS



**DELIVERY STATION: DDF9
SEC OF JUSTIN RD & INDUSTRIAL BLVD.
ROCKWALL, TX 77573**

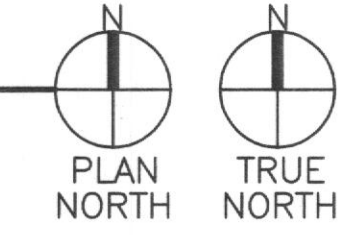
mb
MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.4819

**PRELIMINARY
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CONSTRUCTION
FOR REVIEW
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Job Number: 200162
Drawn By: NG
App'd By: SV
Sheet Title: Overall Site Plan

Sheet Number: **A1.01**

1 Overall Site Plan
SCALE 1" = 70'-0"



SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hereby certify that the above and foregoing plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 22 day of March 2021.

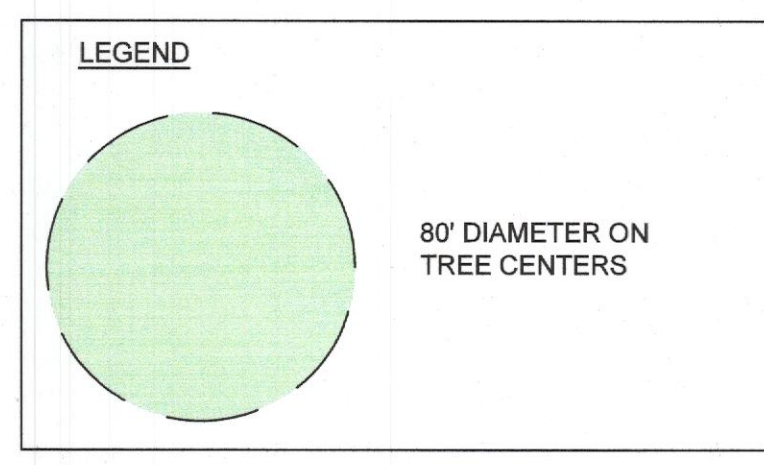
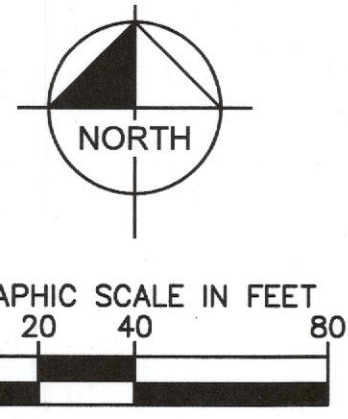
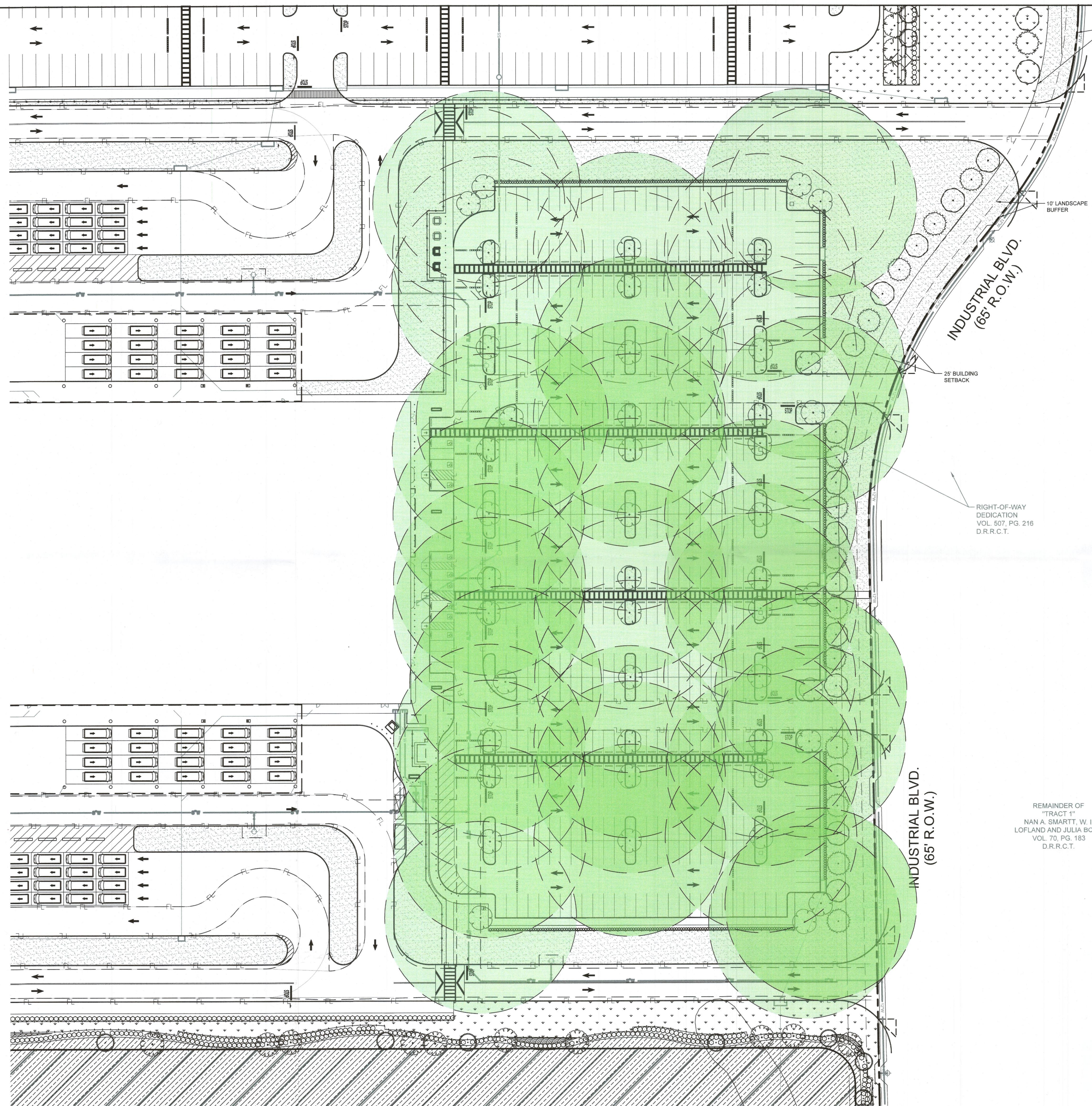
WITNES OUR HANDS, this 22 day of March 2021

[Signature]
Director of Planning and Zoning

[Signature]
Director of Planning and Zoning

CASE NUMBER: SP2021-002

Plotted By: Chiquarro, Angilica Sheet Set: Ksh Layout: L1.3 March 02, 2021 11:52:43am K:\HOU_Civil\069284835-DDF9 Rockwall\CAD\PlanSheets\L_Parking Exhibit.dwg
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INDUSTRIAL BLVD.
(65' R.O.W.)

INDUSTRIAL BLVD.
(65' R.O.W.)

RIGHT-OF-WAY DEDICATION
VOL. 507, PG. 216
D.R.R.C.T.

REMAINDER OF
"TRACT 1"
NAN A. SMARTT, W I
LOFLAND AND JULIA BOND
VOL. 70, PG. 183
D.R.R.C.T.



Know what's below.
Call before you dig.

CAUTION!!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

SITE PLAN SIGNATURE BLOCK:
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 2nd day of March, 2021.
WITNESS OUR HANDS, this 2nd day of March, 2021.
Nan A. Smartt, Chairman
Director of Planning and Zoning

SITE PLAN
DDF9 ROCKWALL
A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
SMARTT LOFLAND & J BOND PTRNS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT:
E-MAIL:

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-592-5322
CONTACT: SHANNON MUNDY, PLA.

CASE NUMBER: SP2021-002

NO.	REVISIONS	DATE	BY

Kimley»Horn
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11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
PHONE: 281-597-5300
WWW.KIMLEY-HORN.COM
TBP# FIRM REGISTRATION F-928

FOR REVIEW ONLY
3/02/2021

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
068810600	3/02/2021	AS SHOWN	AMC	AMC	SEM

LANDSCAPE PARKING EXHIBIT

JUSTIN ROAD DISTRIBUTION CENTER
TEXAS
ROCKWALL
SHEET NUMBER EX1.0