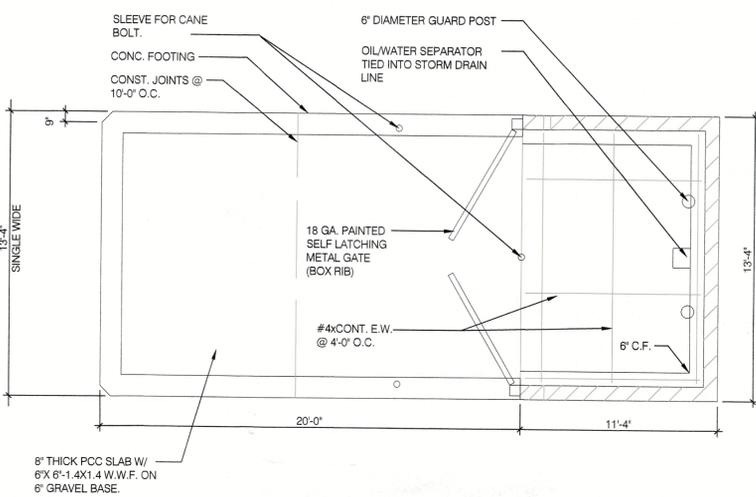
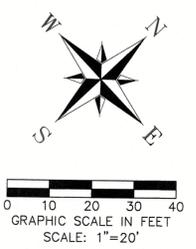
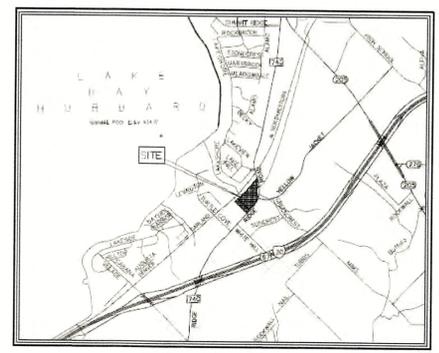
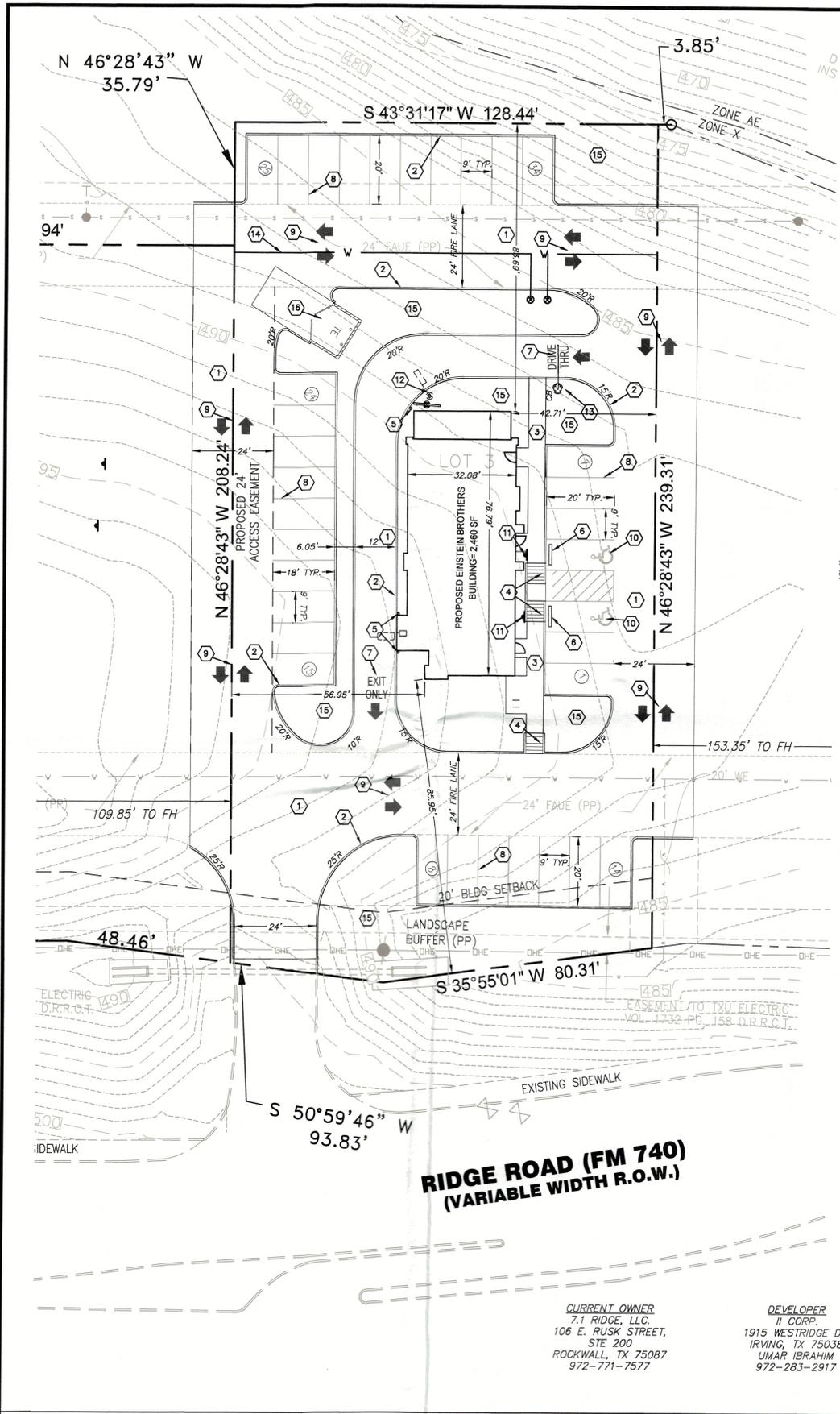
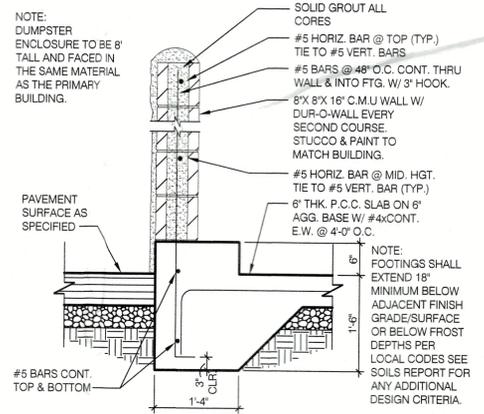


G:\Shared drives\Projects\1017 - Umar\1017-09 Rockwall\CAD\Drawings\C3 - Site Plan.dwg modified by logan at Jun 09, 2022 - 8:25am



DUMPSTER ENCLOSURE



DUMPSTER WALL

APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE AND FORGOING 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 1 DAY OF June, 2022.
 WITNESS OUR HANDS THIS 1 DAY OF June, 2022.
 PLANNING & ZONING COMMISSION, CHAIRMAN
 DIRECTOR OF PLANNING AND ZONING

CURRENT OWNER
 7.1 RIDGE, LLC.
 106 E. RUSK STREET,
 STE 200
 ROCKWALL, TX 75087
 972-771-7577

DEVELOPER
 II CORP.
 1915 WESTRIDGE DR
 IRVING, TX 75038
 UMAR IBRAHIM
 972-283-2917

SITE PLAN NOTES

- PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS ETC...
- DEMOLITION/SITE CLEARING: SEE CIVIL DWG'S AND GEOTECHNICAL REPORT FOR EXTENT OF SITE DEMOLITION. THIS WORK SHALL INCLUDE REMOVAL OF ALL EXISTING PAVEMENTS, CURBS (U.O.N.), LIGHT POLES (INCLUDING FTG'S.), VEGETATION (INCLUDING STUMPS), UTILITIES (NOT OTHERWISE REUSED), ETC. AS REQUIRED FOR NEW CONSTRUCTION.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS & SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING & REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AND MOISTURE CONDITIONED AS SPECIFIED IN THE SOILS REPORT. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS, AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- THE A.L.T.A. SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS. THE G.C. IS RESPONSIBLE FOR LOCATING IMPROVEMENTS PER THESE PLANS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANY. NO COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- SEE CIVIL PLANS FOR ALL WORK IN STREET RIGHT OF WAY. CITY PERMITS TO BE OBTAINED AND PAID FOR BY THE GENERAL CONTRACTOR.
- ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL UTILITY EQUIPMENT TO BE ROOF MOUNTED AND SCREENED PER CITY OF ROCKWALL UDC

SITE DATA FOR TACO BELL

LOT AREA	30,583 SF; 0.702 AC
BUILDING HEIGHT	1 STORIES; 21'-0"
BUILDING AREA	2,480 SF
FLOOR AREA RATIO	0.049
TOTAL IMPERVIOUS AREA	23,606 SF (77.2% COVERAGE)
LANDSCAPED AREA	6,977 SF (22.8% COVERAGE)
EXISTING ZONING	C - COMMERCIAL DISTRICT
PROPOSED USAGE	RESTAURANT WITH DRIVE THRU
REQUIRED PARKING	25 SPACES (1/100 SF)
PROVIDED PARKING	34 SPACES
EXTERIOR MATERIALS:	STUCCO, BRICK, AND METAL

KEYNOTES

- INSTALL PORTLAND CEMENT CONCRETE PAVING PLAN & GEOTECHNICAL SPECIFICATIONS
- CONSTRUCT MONOLITHIC CONCRETE CURB
- CONSTRUCT 4" P.C.C. CURBED EDGE SIDEWALK
- CONSTRUCT P.C.C. DEPRESSED RAMP
- INSTALL GUARD POST
- INSTALL PRECAST CONCRETE WHEELSTOPS
- PAINT 24" HIGH LETTERS - WHITE
- PAINT 4" WIDE SOLID STRIPE - WHITE
- PAINT TRAFFIC ARROWS - WHITE
- PAINT HANDICAP SYMBOL - WHITE ON BLUE BACKGROUND PER
- INSTALL HANDICAP SIGN
- MENU BOARD, SPEAKER PEDESTAL & SENSOR LOOP PER DETAIL BY SIGN SUPPLIER. FOUNDATIONS BY SIGN COMPANY
- CLEARANCE BAR BY SIGN SUPPLIER AND FOUNDATION
- 8" WATER MAIN EXTENSION
- LANDSCAPE AREA
- CONSTRUCT 8" TRASH ENCLOSURE W/OIL/WATER SEPARATOR CONNECTED TO STORM
- SITE LIGHTS (SEE PHOTOMETRICS PLAN)
- 1" WATER SERVICES AND METERS (1-IRR, 1-DOM)

SITE PLAN

SP2022-025 JUNE 7, 2022

DCG ENGINEERING
 1668 Keller Parkway, Suite 100
 Keller, TX 76248
 Phone: (817) 874-2941 or (817) 201-4477
 www.dcgengineering.com
 Engineering Firm Registration Number F-21947

PRELIMINARY FOR REVIEW ONLY
 Not for Construction or Permit Purposes
 LOGAN MCWARTNER
 P.E. No. 102254 Date 6/9/22
 ICE JOB NO. 1017-MORTON

CONTRACT DATE: ---
 BUILDING TYPE: ---
 PLAN VERSION: ---
 SITE NUMBER: ---
 STORE NUMBER: ---

EINSTEIN BROTHERS BAGELS
 LOT 3, BLOCK A, SKY RIDGE ADDITION
 ROCKWALL, TX

EINSTEIN BROTHERS BAGELS

SITE PLAN C3

PLOT DATE: 6/9/22

GENERAL NOTES

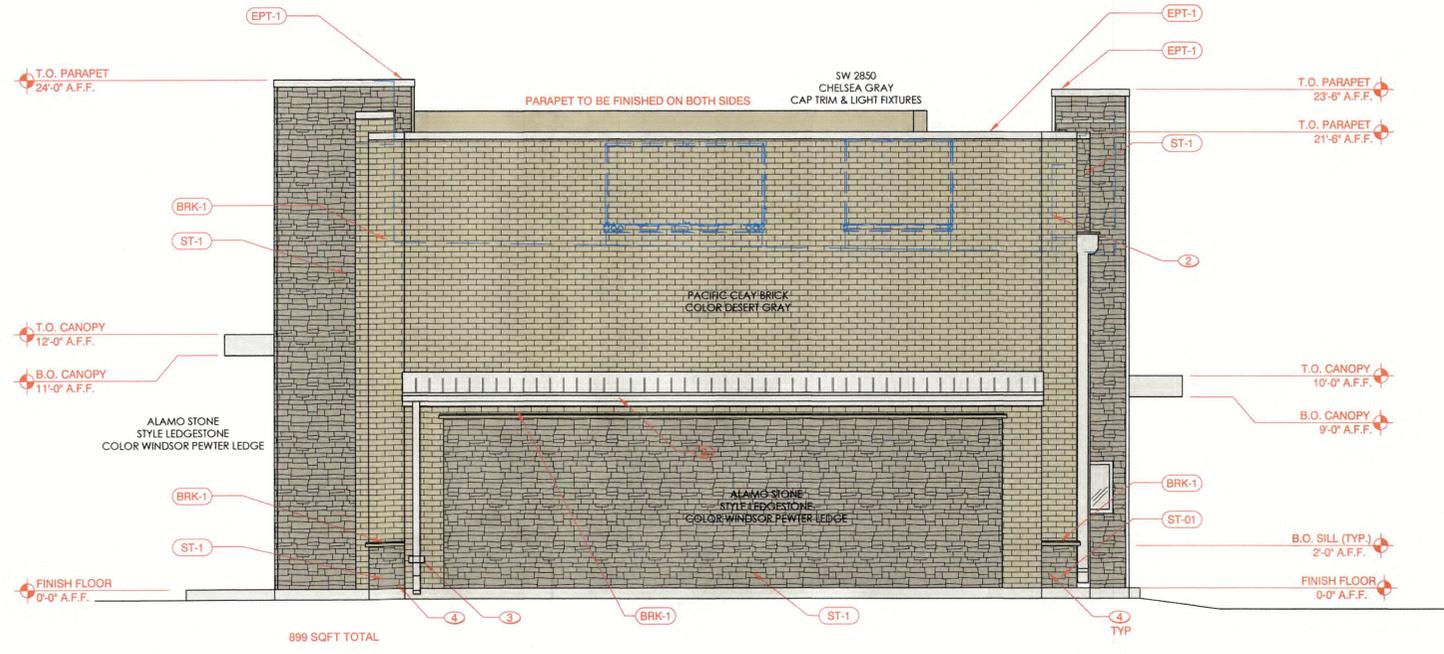
- SIGNAGE AND AWNINGS ARE SHOWN FOR CONCEPTUAL VISUALIZATION ONLY; ARE NOT PART OF THIS SCOPE OF WORK EXCEPT FOR PROVIDING POWER & BLOCKING AS NEEDED; AND SHALL BE PERMITTED SEPARATELY AS A DEFERRED PLAN REVIEW SUBMITTAL.
- SIZES, STYLES, AND COLORS OF SIGNAGE AND AWNINGS SHALL BE FINALIZED BY OWNER. CONTRACTOR SHALL PROVIDE AND COORDINATE EXACT POWER & BLOCKING REQUIREMENTS AND LOCATIONS WITH OWNER.

KEYNOTES

- OWNER PROVIDED & INSTALLED ILLUMINATED CARIBOU-EINSTEIN SIGNAGE. SEE RESPONSIBILITY MATRIX ON SHEET G0.2 FOR ADDITIONAL INFORMATION.
- LINE OF ROOF BEYOND.
- DOWN SPOUT AND COLLECTOR HEAD SHALL BE COLOR EPT-2 GRAY
- MANUF. STONE VENEER. INSTALL PER MANUFACTURER SPECIFICATIONS.
- METAL COPING TO BE PAINTED EPT-2 GRAY
- ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING COMPLYING WITH APPLICABLE ENERGY CODE.
- ANODIZED ALUMINUM STOREFRONT SYSTEM DOOR AND GLAZING.
- INTERIOR WIC WITH ENCASED IN WOOD FRAMED WALL
- DUAL PANE 3/4" CLEAR INSULATED SOLARBAN 70XL LOW-E TEMPERED GLAZING IN ANODIZED ALUMINUM FRAME; MANUAL OPEN / ELECTRONIC RELEASE (READY ACCESS 600 SERIES) PASS THRU WINDOW.
- EXTERIOR LIGHTING. REF. SHEET A2.3
- BREAK METAL TO MATCH STOREFRONT SYSTEM
- ALUCABOND PANELS INSTALL PER MANUFACTURERS SPECIFICATION. REF. SHEET 13/A4.4

SIGNAGE SCHEDULE

QTY	MFR	VMOE	SIZE
SA-1	2 SIGN MFR	CIRCULAR LOGOS (SELF-ILLUMINATED)	5'-3"
SA-2	2 SIGN MFR	COFFEE & BAGELS	TBD



MATERIAL PERCENTAGES

TOTAL FAÇADE AREA	899	FAÇADE	BACK END
WINDOWS	4		
DOORS	4		
AREA BALANCE	891		

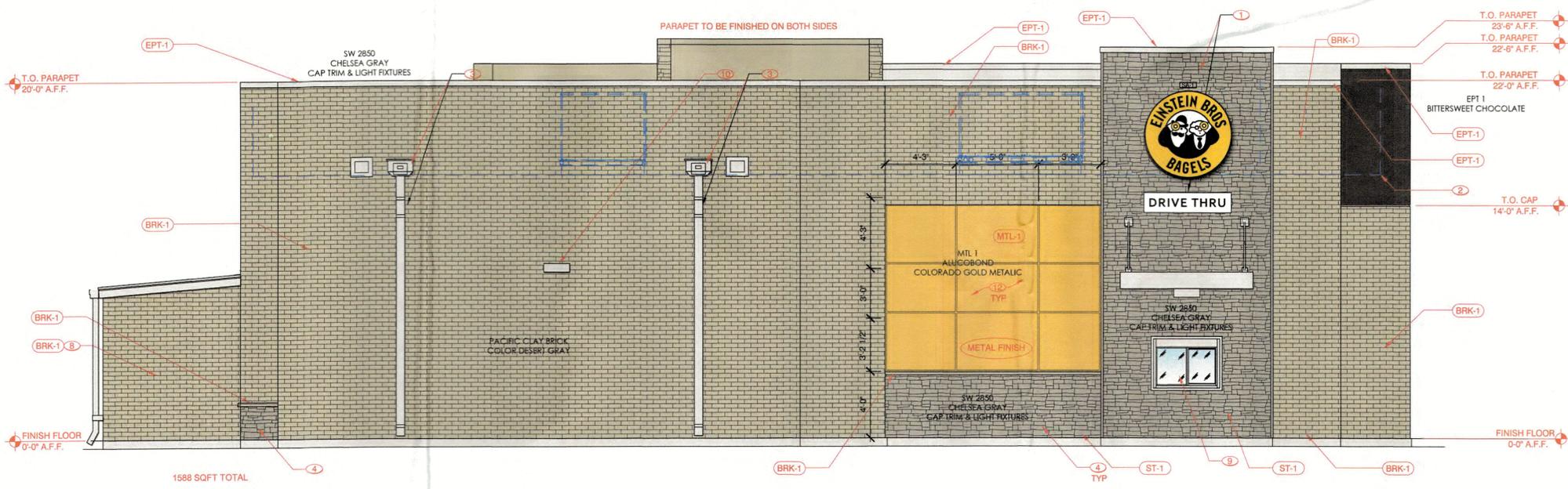
MATERIAL	AREA	PERCENTAGE	MASONRY
BRICK	496	56%	100%
STUCCO	0	0%	
STONE	399	45%	
METAL	0	0%	
		0%	
		0%	
TOTAL	895	100%	

01 Elevations (West)
 SCALE: 1/4" = 1'-0"

APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FORGOING 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 1 DAY OF June, 2023.

WITNESS OUR HANDS, THIS 1 DAY OF June, 2023.

PLANNING & ZONING COMMISSION, CHAIRMAN
 DIRECTOR OF PLANNING AND ZONING



MATERIAL PERCENTAGES

TOTAL FAÇADE AREA	1588	FAÇADE	DT SIDE
WINDOWS	13		
DOORS	0		
AREA BALANCE	1575		

MATERIAL	AREA	PERCENTAGE	MASONRY
BRICK	1103	70%	100%
STUCCO	163	10%	
STONE	309	20%	
METAL	0	0%	
		0%	
		0%	
TOTAL	1575	100%	

02 Elevations (South)
 SCALE: 1/4" = 1'-0"

STORE #



ROCKWALL TX

NO.	REVISIONS	DATE

BRAND REVIEW ISSUE DATE: 06-11-2020
 BID ISSUE DATE:
 BUILDING REVIEW ISSUE DATE:
 HEALTH DEPT. REVIEW ISSUE DATE:
 TAS REVIEW ISSUE DATE:
 CONSTRUCTION ISSUE DATE:

DRAWING TITLE:
EXTERIOR ELEVATIONS

DRAWING NUMBER:

A3.1

SP2022-025

GENERAL NOTES

- SIGNAGE AND AWNINGS ARE SHOWN FOR CONCEPTUAL VISUALIZATION ONLY. ARE NOT PART OF THIS SCOPE OF WORK EXCEPT FOR PROVIDING POWER & BLOCKING AS NEEDED; AND SHALL BE PERMITTED SEPARATELY AS A DEFERRED PLAN REVIEW SUBMITTAL.
- SIZES, STYLES, AND COLORS OF SIGNAGE AND AWNINGS SHALL BE FINALIZED BY OWNER. CONTRACTOR SHALL PROVIDE AND COORDINATE EXACT POWER & BLOCKING REQUIREMENTS AND LOCATIONS WITH OWNER.

KEYNOTES

- OWNER PROVIDED & INSTALLED ILLUMINATED CARIBOU-EINSTEIN SIGNAGE. SEE RESPONSIBILITY MATRIX ON SHEET G0.2 FOR ADDITIONAL INFORMATION.
- LINE OF ROOF BEYOND.
- DOWN SPOUT AND COLLECTOR HEAD SHALL BE COLOR EPT-2 GRAY
- MANUF. STONE VENEER. INSTALL PER MANUFACTURER SPECIFICATIONS.
- METAL COPING TO BE PAINTED EPT-2 GRAY
- ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING COMPLYING WITH APPLICABLE ENERGY CODE.
- ANODIZED ALUMINUM STOREFRONT SYSTEM DOOR AND GLAZING.
- INTERIOR WIC WITH ENCASED IN WOOD FRAMED WALL
- DUAL PANE 3/4" CLEAR INSULATED SOLARBAN 70XL LOW-E TEMPERED GLAZING IN ANODIZED ALUMINUM FRAME. MANUAL OPEN / ELECTRONIC RELEASE (READY ACCESS 600 SERIES) PASS THRU WINDOW.
- EXTERIOR LIGHTING. REF. SHEET A2.3
- BREAK METAL TO MATCH STOREFRONT SYSTEM
- ALUCABOND PANELS INSTALL PER MANUFACTURERS SPECIFICATION. REF. SHEET 13/A4.4

SIGNAGE SCHEDULE

QTY	MFR	VMOE	SIZE
SA-1	2 SIGN MFR	CIRCULAR LOGOS (SELF-ILLUMINATED)	5'-3"
SA-2	2 SIGN MFR	COFFEE & BAGELS	TBD

MATERIAL PERCENTAGES			FAÇADE	FRONT END
TOTAL FAÇADE AREA	899			
WINDOWS	122			
DOORS				
AREA BALANCE	777			
MATERIAL	AREA	PERCENTAGE	MASONRY 90%	
BRICK	200	26%		
STUCCO	228	29%		
STONE	269	35%		
METAL	80	10%		
		0%		
		0%		
TOTAL	777	100%		



01 Elevations (East)
 SCALE: 1/4" = 1'-0"

APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE AND FORGOING 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 1 DAY OF June, 2023.
 WITNESS OUR HANDS THIS 1 DAY OF June, 2023.
 PLANNING AND ZONING COMMISSION, CHAIRMAN



02 Elevations (North)
 SCALE: 1/4" = 1'-0"

STORE #



ROCKWALL TX

NO.	REVISIONS	DATE

BRAND REVIEW ISSUE DATE: 06-11-2020
 BID ISSUE DATE:
 BUILDING DEPT. REVIEW ISSUE DATE:
 HEALTH DEPT. REVIEW ISSUE DATE:
 TAS REVIEW ISSUE DATE:
 CONSTRUCTION ISSUE DATE:

MATERIAL PERCENTAGES			FAÇADE	DOOR SIDE
TOTAL FAÇADE AREA	1625			
WINDOWS	312			
DOORS	27			
AREA BALANCE	1286			
MATERIAL	AREA	PERCENTAGE	MASONRY 90%	
BRICK	585	45%		
STUCCO	269	21%		
STONE	308	24%		
METAL	124	10%		
		0%		
		0%		
TOTAL	1286	100%		

DRAWING TITLE:
EXTERIOR ELEVATIONS

DRAWING NUMBER:

A3.0

SP2022-025

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 11 DAY OF JUNE, 2023.

WITNESS OUR HANDS, THIS 11 DAY OF JUNE, 2023.

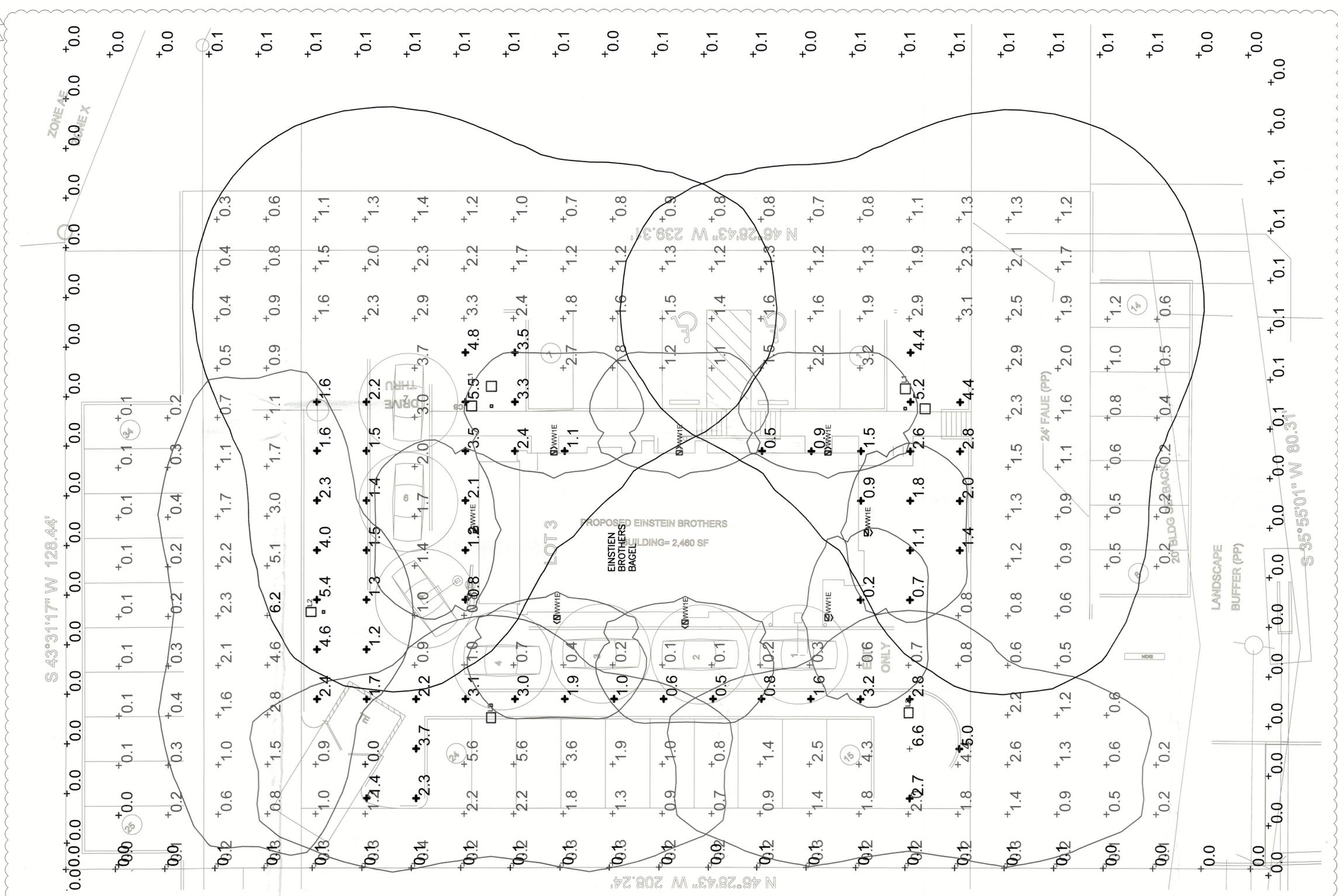
PLANNING AND ZONING COMMISSION, CHAIRMAN: *[Signature]*
 DIRECTOR OF PLANNING: *[Signature]*

SITE DATA FOR EBB

LOT AREA	30,583 SF; 0.702 AC
BUILDING HEIGHT	1 STORIES; 21'-0"
BUILDING AREA	2,460 SF
FLOOR AREA RATIO	0.049
TOTAL IMPERVIOUS AREA	23,806 SF (77.2% COVERAGE)
LANDSCAPED AREA	6,977 SF (22.8% COVERAGE)
EXISTING ZONING	C - COMMERCIAL DISTRICT
PROPOSED USAGE	RESTAURANT WITH DRIVE THRU
REQUIRED PARKING	25 SPACES (1/100 SF)
PROVIDED PARKING	34 SPACES
EXTERIOR MATERIALS:	STUCCO, BRICK, AND METAL

GENERAL NOTES:

- SEE THE DRAWING C-3 FOR THE NEAR SECTION OF THE SITE PLAN.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- ALL LOT LINES MUST BE TO THE CENTER LINE OF THE LOT.
- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROCKWALL AND THE STATE OF TEXAS.



01 PHOTOMETRICS
SCALE: 1"=10'

GRAPHIC SCALE
NOTE: CHECK GRAPHIC SCALE BEFORE SCALING DRAWING



SP2022-025

ARCHITECT/ DESIGN CONSULTANT

DCG ENGINEERING
 1668 Keller Parkway, Suite 100
 Keller, TX 76248
 Phone: (817) 874-2941 or (817) 201-4477
 www.dcgengineering.com
 Engineering Firm Registration Number F-21947



C. Tony Marshall

06/14/22

ARCHITECTURAL PROJECT NO.: 2021_07_02
 DRAWN BY: RA
 CHECKED BY: DCG

STORE #



RIDGE ROAD
ROCKWALL, TX.

NO.	REVISIONS:	DATE:
1	PERMIT REVISIONS 06/06/22	06/06/22

BRAND REVIEW ISSUE DATE: 06-11-2020
 BID ISSUE DATE:
 BUILDING REVIEW ISSUE DATE:
 HEALTH DEPT. REVIEW ISSUE DATE:
 TAS REVIEW ISSUE DATE:
 CONSTRUCTION ISSUE DATE:

DRAWING TITLE:
PHOTOMETRICS SITE PLAN - MEP

DRAWING NUMBER:

PH-1

SECTION 32 8300 - LANDSCAPE
PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR

- A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

- A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

- A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISORS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:
 1. PLANTING (TREES, SHRUBS, GRASSES)
 2. BED PREP AND FERTILIZATION
 3. NOTIFICATION OF SOURCES
 4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
 5. GUARANTEE

- B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
- C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

1.4 REFERENCES

- A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN: 27 OCTOBER 1980, EDITION, BY AMERICAN NATIONAL STANDARDS INSTITUTE (2001) - PLANT MATERIAL
- B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE: 1942 EDITION OF STANDARDIZED PLANT NAMES.
- C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

- A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNERS REPRESENTATIVE BEFORE USE.
- B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.
- C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.
- B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOIL SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK
- C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

- A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWNSOLID SOIL.
- B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 MAINTENANCE AND GUARANTEE

- A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.
- B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITION.
- C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOVING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.

- D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION OF THE WORK. INSPECTION BY THE OWNERS AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.
- E. NOTIFY OWNER OR OWNERS REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.
- F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD

- G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR
- H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.
- I. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.
- J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

- K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- L. REAPPLY MULCH TO BARE AND THIN AREAS.
- M. SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL USE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REMOVED AND REPLACED BY HEALTHY PLANT MATERIALS PRIOR TO FINAL ACCEPTANCE.
 - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FINAL MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

- O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH Pallet OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

- 2.2 SOIL PREPARATION MATERIALS
 - A. SANDY LOAM:
 - a. FRABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOL, STONES AND OTHER EXTRANEOUS MATERIALS.
 - b. SILT - BETWEEN 16-26%
 - c. SAND - LESS THAN 62%
 - B. PHYSICAL PROPERTIES AS FOLLOWS:
 - a. CLAY - BETWEEN 7-27%
 - b. SILT - BETWEEN 16-26%
 - c. SAND - LESS THAN 62%
 - C. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.
 - D. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.
 - E. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURE MATERIAL.
 - F. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS; OR ACID GIRD MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.
 - G. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.
 - H. MULCH: DOUBLE SHREDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN.
 - I. ORGANIC FERTILIZER: FERTILIZED, SUSTANE, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
 - J. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SOL) OR LITER WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.
 - K. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

- 2.1 PLANT MATERIALS
 - A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF ROOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.
 - B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN.
 - C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, JURY, DISEASE, BROKEN BRANCHES, DISFORMITIES, INSECT EGGS AND ARE TO BE OF SPECIES QUALITY.
 - D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNER'S REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.
 - E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 - F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.
 - G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

- 2.2 PRODUCTS
 - A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF ROOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.
 - B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN.
 - C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, JURY, DISEASE, BROKEN BRANCHES, DISFORMITIES, INSECT EGGS AND ARE TO BE OF SPECIES QUALITY.
 - D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNER'S REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.
 - E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 - F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.
 - G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

- 2.3 MISCELLANEOUS MATERIALS
 - A. STEEL EDGING - SHALL BE 3/16" X 4" X 16' DARK GREEN LANDSCAPE EDGING, DURARADE STEEL OR APPROVED EQUAL.
 - B. TREE STAKES - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE. REFER TO DETAILS.
 - C. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS, INC. (469-823-6444).
 - D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.
 - E. GRAVEL - WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5".
 - F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1.5" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.

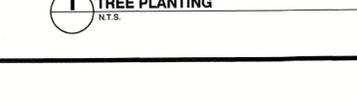
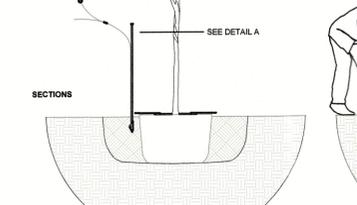
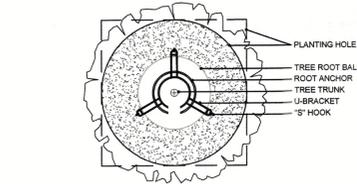
- 2.4 DELIVERY AND SUPERVISION BY A FOREMAN.
 - A. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.
 - B. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.
 - C. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS, IF THE LANDSCAPE MATERIALS SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - D. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE AND RETURN TO THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.
 - E. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND DURING INSTALLATION, THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS WHICH FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

- 2.5 PRODUCT DELIVERY, STORAGE AND HANDLING
 - A. PREPARATION:
 1. BALLED AND BURLAPPED B&B PLANTS: DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.
 2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN GRID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.
 - B. DELIVERY:
 1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERRIORATION DURING DELIVERY AND WHILE STORED ON SITE.
 2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE.
 3. PROTECT ROOT BALLS BY HEELING IN WITH SAND/DIRT OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
 4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES.
 5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.
 6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.
 7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.
 8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

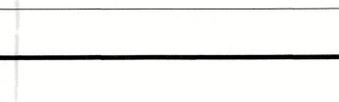
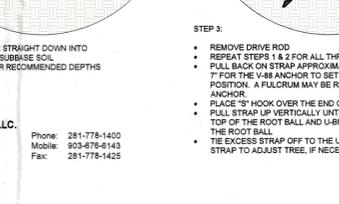
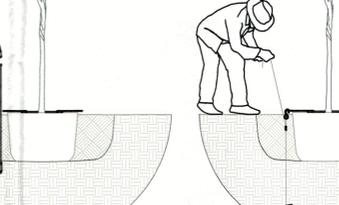
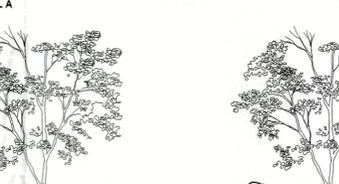
- 2.6 GUARANTEE:
 - A. TREES, SHRUBS, GROUNDCOVER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.
 - B. PLANTS INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE FINAL.
 - C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.
 - D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "WORK" OF THIS SECTION.
 - E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST ONCE A WEEK DURING DRY PERIODS.
 - F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNER.
 - G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETE, UNDAMAGED CONDITION AND THERE IS A STAKE IN PLACE IN ALL LAWN AREAS. AT THAT TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

- 2.7 QUALITY ASSURANCE
 - A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
 - B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED MAINTENANCE.

- 2.8 END OF SECTION



ROOT ANCHOR FROM	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
10-80	10 1/2 Gallon or 17\"/>		



- 2.9 TREE PLANTING N.T.S.
 1. SET TREE IN PLANTING PIT
 2. PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL
 3. CENTER ROOT ANCHORS INNER RINGS AROUND TRUNK OF TREE
 4. ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET

- 2.10 SHRUB PLANTING N.T.S.
 1. DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBGRADE
 2. SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE

- 2.11 STEEL EDGING DETAIL N.T.S.
 1. REMOVE DRIVE ROD
 2. REPEAT STEPS 1 & 2 FOR ALL THREE (3) ANCHOR LOCATIONS
 3. PULL BACK ON STRAP APPROXIMATELY 3\"/>

- 2.12 DECOMPOSED GRANITE / RIVER ROCK N.T.S.
 1. SET TREE IN PLANTING PIT
 2. PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL
 3. CENTER ROOT ANCHORS INNER RINGS AROUND TRUNK OF TREE
 4. ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET

- 2.13 TREE STAKE SOLUTIONS N.T.S.
 1. DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBGRADE
 2. SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE

- 2.14 STEEL EDGING DETAIL N.T.S.
 1. REMOVE DRIVE ROD
 2. REPEAT STEPS 1 & 2 FOR ALL THREE (3) ANCHOR LOCATIONS
 3. PULL BACK ON STRAP APPROXIMATELY 3\"/>

- 2.15 DECOMPOSED GRANITE / RIVER ROCK N.T.S.
 1. SET TREE IN PLANTING PIT
 2. PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL
 3. CENTER ROOT ANCHORS INNER RINGS AROUND TRUNK OF TREE
 4. ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET

- 2.16 TREE STAKE SOLUTIONS N.T.S.
 1. DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBGRADE
 2. SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE

- 2.17 STEEL EDGING DETAIL N.T.S.
 1. REMOVE DRIVE ROD
 2. REPEAT STEPS 1 & 2 FOR ALL THREE (3) ANCHOR LOCATIONS
 3. PULL BACK ON STRAP APPROXIMATELY 3\"/>

- 2.18 DECOMPOSED GRANITE / RIVER ROCK N.T.S.
 1. SET TREE IN PLANTING PIT
 2. PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL
 3. CENTER ROOT ANCHORS INNER RINGS AROUND TRUNK OF TREE
 4. ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET

- 2.19 TREE PLANTING N.T.S.
 1. SET TREE IN PLANTING PIT
 2. PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL
 3. CENTER ROOT ANCHORS INNER RINGS AROUND TRUNK OF TREE
 4. ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET

- 2.20 SHRUB PLANTING N.T.S.
 1. DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBGRADE
 2. SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE

- 2.21 STEEL EDGING DETAIL N.T.S.
 1. REMOVE DRIVE ROD
 2. REPEAT STEPS 1 & 2 FOR ALL THREE (3) ANCHOR LOCATIONS
 3. PULL BACK ON STRAP APPROXIMATELY 3\"/>

- 2.22 DECOMPOSED GRANITE / RIVER ROCK N.T.S.
 1. SET TREE IN PLANTING PIT
 2. PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL
 3. CENTER ROOT ANCHORS INNER RINGS AROUND TRUNK OF TREE
 4. ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET

- 2.23 TREE STAKE SOLUTIONS N.T.S.
 1. DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBGRADE
 2. SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE

- 2.24 STEEL EDGING DETAIL N.T.S.
 1. REMOVE DRIVE ROD
 2. REPEAT STEPS 1 & 2 FOR ALL THREE (3) ANCHOR LOCATIONS
 3. PULL BACK ON STRAP APPROXIMATELY 3\"/>

- 2.25 DECOMPOSED GRANITE / RIVER ROCK N.T.S.
 1. SET TREE IN PLANTING PIT
 2. PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL
 3. CENTER ROOT ANCHORS INNER RINGS AROUND TRUNK OF TREE
 4. ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET

- 2.26 TREE PLANTING N.T.S.
 1. SET TREE IN PLANTING PIT
 2. PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL
 3. CENTER ROOT ANCHORS INNER RINGS AROUND TRUNK OF TREE
 4. ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET

- 2.27 SHRUB PLANTING N.T.S.
 1. DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBGRADE
 2. SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE

- 2.28 STEEL EDGING DETAIL N.T.S.
 1. REMOVE DRIVE ROD
 2. REPEAT STEPS 1 & 2 FOR ALL THREE (3) ANCHOR LOCATIONS
 3. PULL BACK ON STRAP APPROXIMATELY 3\"/>

- 2.29 DECOMPOSED GRANITE / RIVER ROCK N.T.S.
 1. SET TREE IN PLANTING PIT
 2. PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL
 3. CENTER ROOT ANCHORS INNER RINGS AROUND TRUNK OF TREE
 4. ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET

- 2.30 TREE PLANTING N.T.S.
 1. SET TREE IN PLANTING PIT
 2. PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL
 3. CENTER ROOT ANCHORS INNER RINGS AROUND TRUNK OF TREE
 4. ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET

- 2.31 SHRUB PLANTING N.T.S.
 1. DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBGRADE
 2. SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE

- 2.32 STEEL EDGING DETAIL N.T.S.
 1. REMOVE DRIVE ROD
 2. REPEAT STEPS 1 & 2 FOR ALL THREE (3) ANCHOR LOCATIONS
 3. PULL BACK ON STRAP APPROXIMATELY 3\"/>

- 2.33 DECOMPOSED GRANITE / RIVER ROCK N.T.S.
 1. SET TREE IN PLANTING PIT
 2. PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL
 3. CENTER ROOT ANCHORS INNER RINGS AROUND TRUNK OF TREE
 4. ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET

- 2.34 TREE PLANTING N.T.S.
 1. SET TREE IN PLANTING PIT
 2. PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL
 3. CENTER ROOT ANCHORS INNER RINGS AROUND TRUNK OF TREE
 4. ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET

- 2.35 SHRUB PLANTING N.T.S.
 1. DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBGRADE
 2. SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE

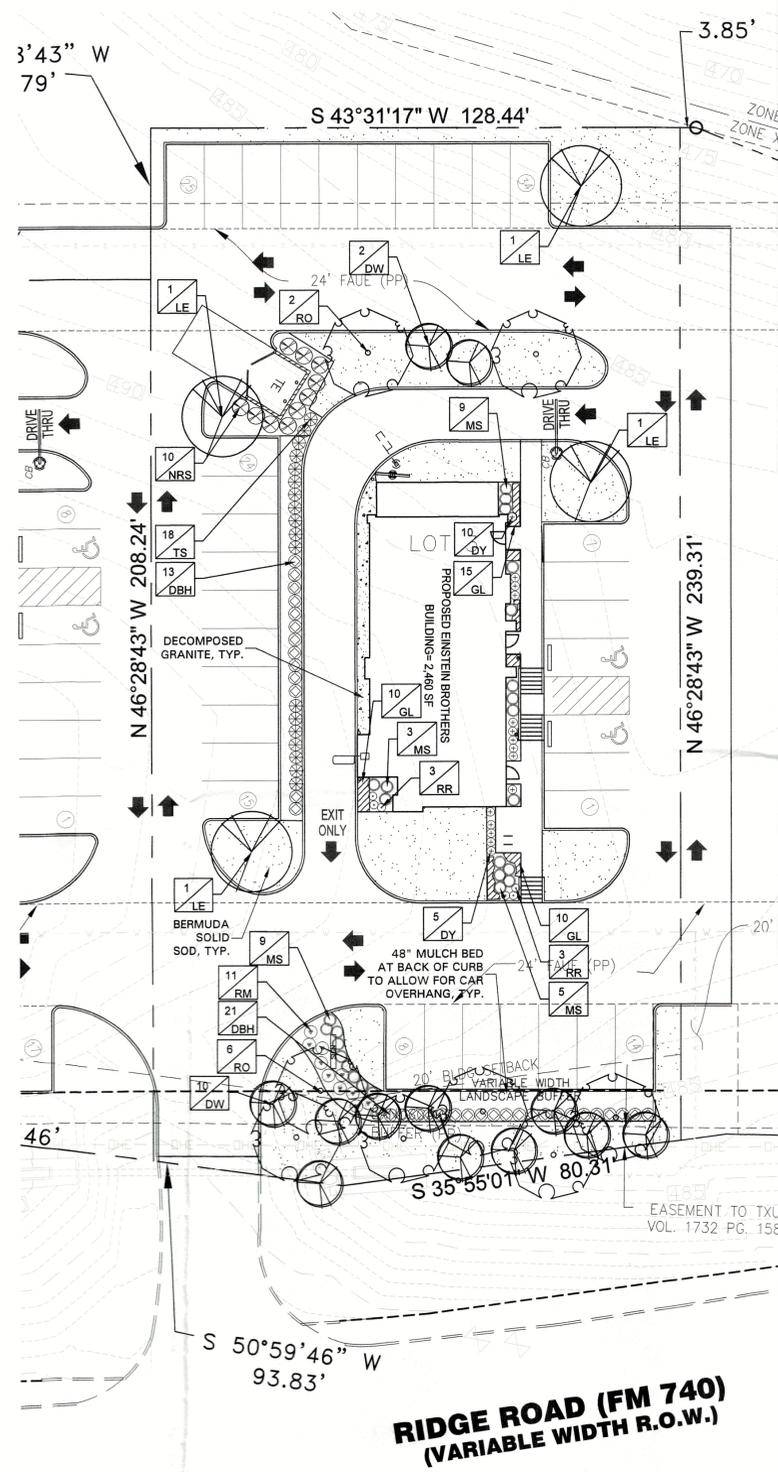
- 2.36 STEEL EDGING DETAIL N.T.S.
 1. REMOVE DRIVE ROD
 2. REPEAT STEPS 1 & 2 FOR ALL THREE (3) ANCHOR LOCATIONS
 3. PULL BACK ON STRAP APPROXIMATELY 3\"/>

- 2.37 DECOMPOSED GRANITE / RIVER ROCK N.T.S.
 1. SET TREE IN PLANTING PIT
 2. PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL
 3. CENTER ROOT ANCHORS INNER RINGS AROUND TRUNK OF TREE
 4. ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET

- 2.38 TREE PLANTING N.T.S.
 1. SET TREE IN PLANTING PIT
 2. PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL
 3. CENTER ROOT ANCHORS INNER RINGS AROUND TRUNK OF TREE
 4. ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET

- 2.39 SHRUB PLANTING N.T.S.
 1. DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBGRADE
 2. SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE

- 2.40 STEEL EDGING DETAIL N.T.S.
 1. REMOVE DRIVE ROD
 2. REPEAT STEPS 1 & 2 FOR ALL THREE (3) ANCHOR LOCATIONS
 3. PULL BACK ON STRAP APPROXIMATELY 3\"/>
</



LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

Perimeter Collector Street or Arterial Roadway

1. A minimum of 10' wide landscape buffer shall be required. Frontage shall contain berms and shrubbery to have a total minimum height of 30".
2. One canopy tree and one accent tree shall be incorporated every 50 f.f.
3. Headlight screening shall be provided where parking is adjacent to the street. A 2' tall perm with mature evergreen shrubs along the entire adjacency of the parking areas.

Frontage = 125 f.f.

REQUIRED	PROVIDED
10' wide buffer	10' wide buffer
berm and/or shrubs	shrubs 36" ht.
3 canopy trees, 4" cal.	6 canopy trees, 4" cal.
3 accent trees, 4" ht.	10 accent trees, 4" ht.

Landscape Requirements

1. Commercial landscape requirements must total a minimum of 20% of the project site.
2. 50% of the required landscape shall be located in the front yard.

REQUIRED	PROVIDED
6117 s.f. (20%)	6852 s.f. (22.4%)
3058 s.f. (50%)	2897 s.f.

IMPERVIOUS COVERAGE

23,731 s.f.	77.60%
-------------	--------

Parking Lot Landscape

1. 5% of the parking lot area shall be landscape.
2. One large canopy tree shall be provided for every 10 spaces.
3. No parking space shall be located more than 80' from the trunk of a canopy tree.

Parking spaces: 36

REQUIRED	PROVIDED
2,320 s.f. (20%)	2655 s.f. (22.8%)
4 canopy trees, 4" cal.	4 canopy trees, 4" cal.

- GENERAL LAWN NOTES**
1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
 2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
 3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE, CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
 4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNERS CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
 5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER, REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
 6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
 7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

- SOLID SOD**
1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM, THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
 2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"). EXCLUDING TOP GROWTH AND THATCH.
 3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
 4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY.
 5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
 6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

- HYDROMULCH:**
1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
 2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
 3. FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB" OR EQUAL.
 4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE "TERRA-TACK ONE", AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
 5. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F.
 6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
 7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
 8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
 9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
 10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

- LANDSCAPE NOTES**
1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
 2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
 3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
 4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL & FINE GRADE IN LAWN AREAS.
 5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
 6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
 7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
 8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
 9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
 10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
 11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
 12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
 13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
 14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

- IRRIGATION:**
1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

- MAINTENANCE REQUIREMENTS:**
1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
 2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
 3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

- MISCELLANEOUS MATERIALS:**
1. STEEL EDGING SHALL BE 3/16" X 4 X 18" DARK GREEN DURADEGEE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
 2. DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC). (SUBSECTION 05.04, OF ARTICLE 08)

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
4	LE	Lacebark Elm	<i>Ulmus parvifolia 'Sempervirens'</i>	4" cal.	12' ht., 4' spread
8	RO	Texas Red Oak	<i>Quercus buckleyi</i>	4" cal.	12' ht., 5' spread
ORNAMENTAL TREES					
12	DW	Desert Willow	<i>Chilopsis linearis</i>	30 gal.	8' ht., 4' spread, multi trunk, 3 cane min.
SHRUBS					
34	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burford Nana'</i>	5 gal.	full, 20" spread, 36" o.c.
15	DY	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Condeaux'</i>	5 gal.	full, 24" sprd, 24" o.c.
26	MS	Morning Light Miscanthus	<i>Miscanthus sinensis 'Morning Light'</i>	5 gal.	full, 20" spread, 36" o.c.
10	NRS	Nellie R Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	full, 40" o.c.
11	RM	Tuscan Blue Rosemary	<i>Rosmarinus officinalis 'Tuscan Blue'</i>	5 gal.	full, 24" sprd, 36" o.c.
6	RR	Rock Rose	<i>Pavonia lasiopetala</i>	5 gal.	full, 24" sprd, 24" o.c.
18	TS	Texas Sage 'Green Cloud'	<i>Leucophyllum frutescens 'Green Cloud'</i>	5 gal.	full, 24" sprd, 36" o.c.
GROUND COVER/VINES/GRASS					
25	GL	Giant Lirope	<i>Liriope gigantea</i>	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		
		Decomposed Granite			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

TREES HAVE BEEN PLACED IN THE VARIABLE WIDTH LANDSCAPE BUFFER PER THE DIRECTION OF THE APPROVED PLAN DATED 7.19.21. THIS PLAN INDICATES TREES TO BE PLACED DIRECTLY UNDERNEATH OVERHEAD ELECTRIC LINES. AWR DESIGNS DOES NOT CONDONE THIS TREE PLACEMENT, HOWEVER IS ADHERING TO THE APPROVED VARIABLE WIDTH LANDSCAPE BUFFER AND TREE PLACEMENT AS PREVIOUSLY APPROVED.

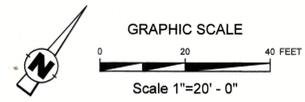
RIDGE ROAD (FM 740)
(VARIABLE WIDTH R.O.W.)

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FORGOING 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 1 DAY OF June, 2023.

WITNESS OUR HANDS THIS 1 DAY OF June, 2023.

PLANNING & ZONING COMMISSION, CHARIMAN

DIRECTOR OF PLANNING AND ZONING



SP2022-025



CONTRACT DATE: --
BUILDING TYPE: --
PLAN VERSION: --
SITE NUMBER: --
STORE NUMBER: --

EINSTEIN BROTHERS
BAGELS
RIDGE ROAD
ROCKWALL, TX

EINSTEIN
BROTHERS
BAGELS
LANDSCAPE
PLAN

L1.01

LOT DATE: 6/13/22