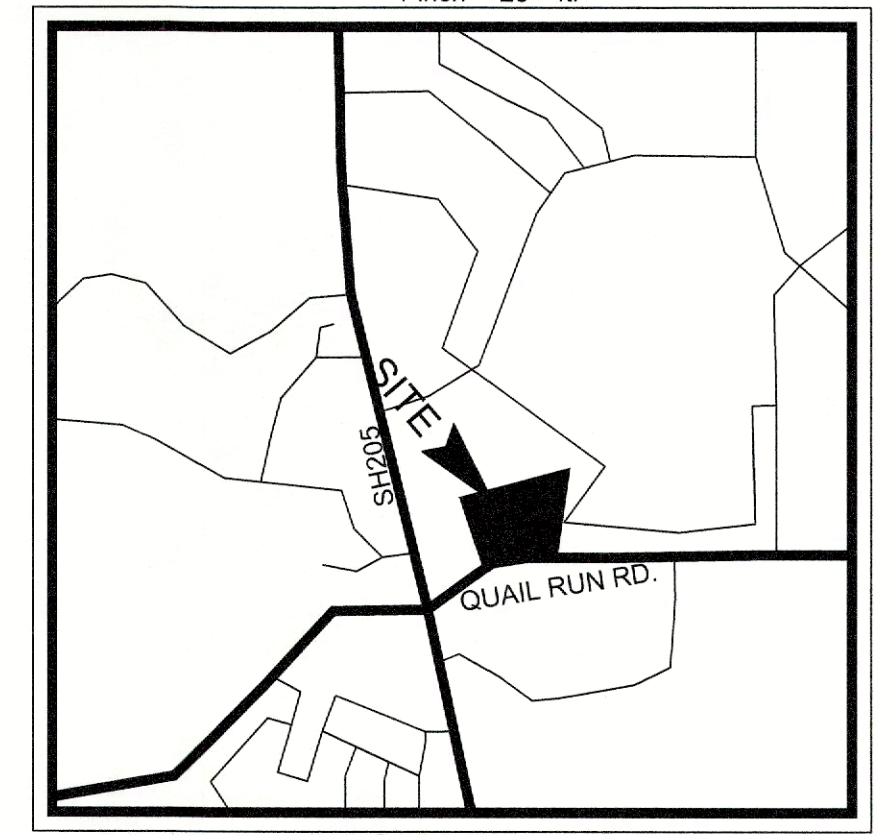
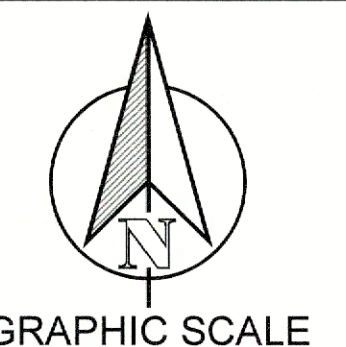


PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
CLAYMOORE ENGINEERING
 ENGINEERING AND ARCHITECTURE
 CONSULTANTS
 DREW DONOSKY
 P.E. No. 12565-1, 1/5/2023

**DUWEST ROCKWALL
 SH 205 & QUAIL RUN RD
 ROCKWALL, TX**

CITY SITE PLAN



**VICINITY MAP
N.T.S.**

CONSTRUCTION SCHEDULE

[Symbol]	PROPOSED 5" LIME STABILIZED STANDARD DUTY CONCRETE PAVEMENT
[Symbol]	PROPOSED 6" LIME STABILIZED HEAVY DUTY CONCRETE PAVEMENT
[Symbol]	PROPOSED 5" LIME STABILIZED SIDEWALK CONCRETE PAVEMENT
[Symbol]	PROPERTY LINE
[Symbol]	PROPOSED CONCRETE CURB AND GUTTER
[Symbol]	PROPOSED FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT
[Symbol]	PROPOSED SAWCUT
[Symbol]	PARKING COUNT

CONSTRUCTION SCHEDULE

①	PROP. FULL DEPTH SAWCUT
②	PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP)
③	PROP. CURB & GUTTER
④	PROP. PEDESTRIAN RAMP
⑤	PROP. HANDICAP SYMBOL
⑥	PROP. PAVEMENT STRIPING
⑦	PROP. SIDEWALK
⑧	PROP. ARROW PAVEMENT STRIPING

DUWEST ROCKWALL, TX
 LEGAL DESCRIPTION AND OR ADDRESS:
STONE CREEK BALANCE LTD
 ABSTRACT. NO 131
 8.684 AC (378,275 SF)

OWNER:
 DUWEST REALTY, LLC
 4403 N CENTRAL EXHWAY SUITE #200
 DALLAS, TX 75025
 CONTACT: BOWEN HENDRIX
 PH: 214.918.1804

APPLICANT:
 CLAYMOORE ENGINEERING, INC.
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 CONTACT: DREW DONOSKY
 PH: 817.281.0572

CASE NUMBER:
 SP2022-042

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 10 DAY OF January, 2023

WITNESS OUR HANDS THIS 10 DAY OF January, 2023

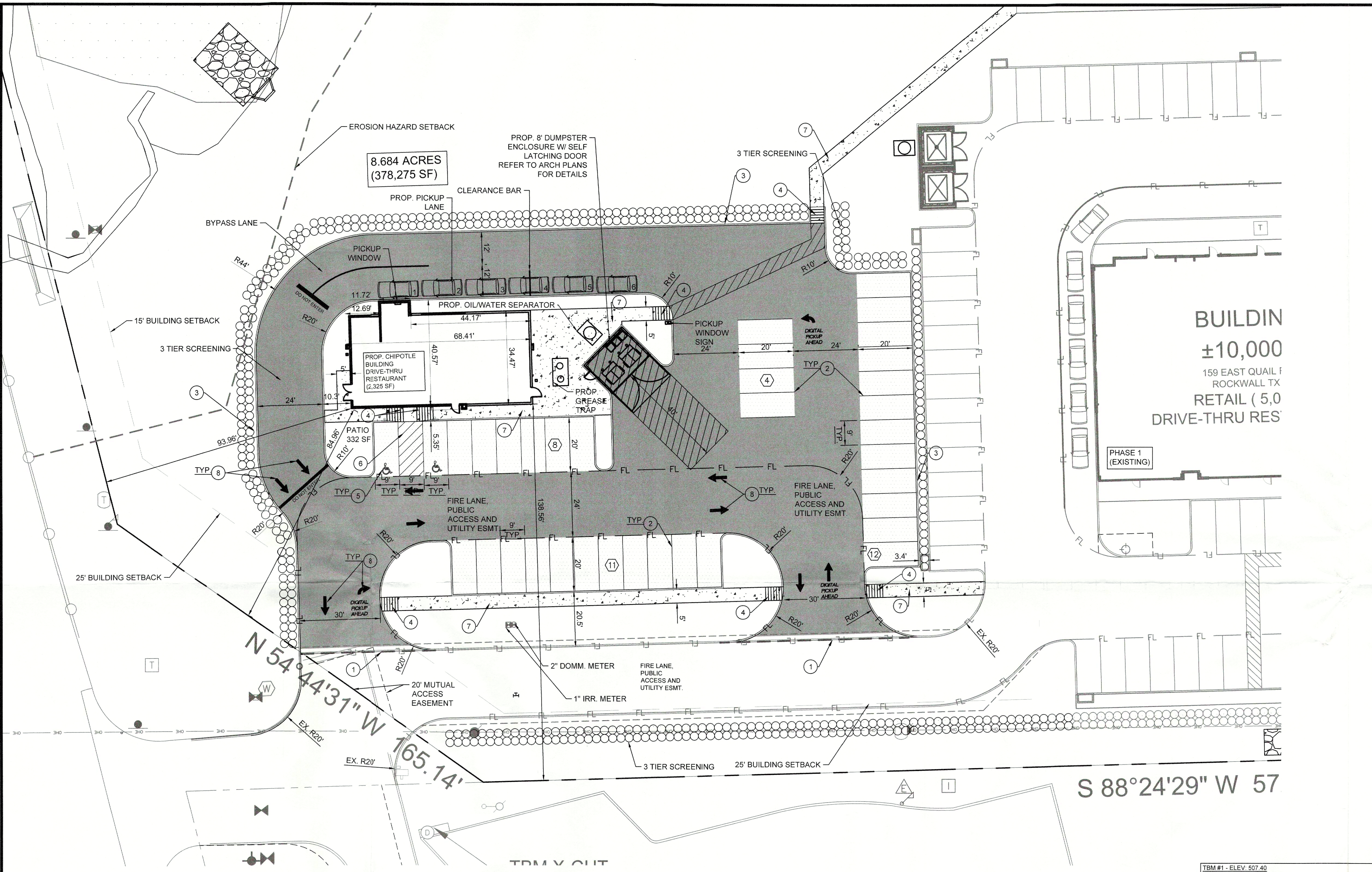
[Signature]
 PLANNING AND ZONING COMMISSION, CHAIRMAN

[Signature]
 DIRECTOR OF PLANNING AND ZONING

DESIGN: LRR
 DRAWN: LRR
 CHECKED: CLC
 DATE: 1/5/2023

SHEET
SP-1

File No. 2022-002
 CASE # SP2022-042



**BUILDING
±10,000**
 159 EAST QUAIL RD
 ROCKWALL TX
 RETAIL (5.0
 DRIVE-THRU RES'

TBM #1 - ELEV: 507.40
 AN "X" CUT SET APPROXIMATELY 44.2' SOUTH AND 46.9' WEST FROM THE SOUTH EAST PROPERTY CORNER ALONG QUAIL RD.

TBM #2 - ELEV: 489.60
 AND "X" CUT SET APPROXIMATELY 16.6' SOUTH AND 18.6' WEST FROM THE SOUTHWEST PROPERTY CORNER ALONG QUAIL RD.

TBM #3 - ELEV: 486.4
 AND "X" CUT SET APPROXIMATELY 176.7' SOUTH AND 103.1' EAST FROM THE SOUTH EAST PROPERTY CORNER ALONG QUAIL RD.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

- NOTES:**
- A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
 - ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
 - ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
 - NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
 - SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.

SITE DATA TABLE

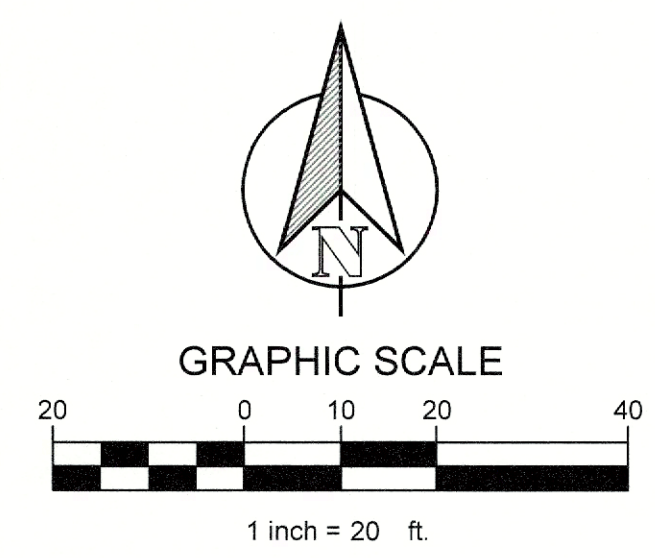
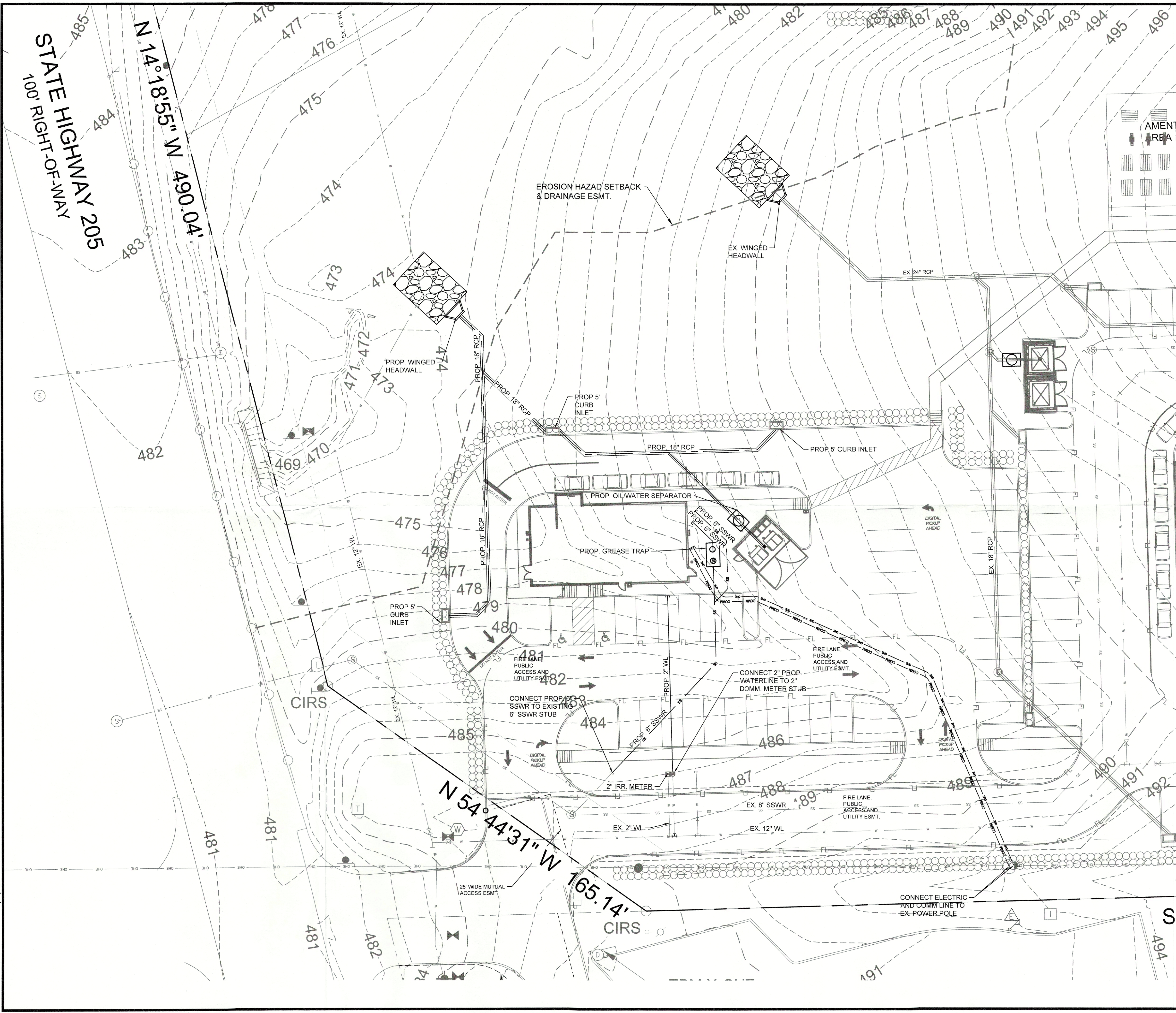
	PHASE 2 (CHIPOTLE)	PHASE 1 (EXISTING)	TOTAL
SITE AREA	8.684 AC (378,275 SF)	8.684 AC (378,275 SF)	8.684 AC (378,275 SF)
ZONING	PD-70	PD-70	PD-70
PROPOSED USE	DRIVE-THRU RESTAURANT	RETAIL/ DRIVE-THRU RESTAURANT	RETAIL/ DRIVE-THRU RESTAURANT
BUILDING SIZE	2,325 SF	BUILDING B- 10,000 SF BUILDING C- 10,000 SF	20,325 SF
PATIO AREA	332 SF	2,777 SF	3,109 SF
LOT COVERAGE	.06 %	5.2 %	5.26 %
FLOOR TO AREA RATIO	0.00 : 1	0.05 : 1	0.06 : 1
BUILDING STORIES	1 STORY	1 STORY	1 STORY
TOTAL IMPERVIOUS	29,064 SF (0.8%)	116,406 SF (30.8%)	145,138 SF (38.3%)
OPEN SPACE	8.62 AC (92 %)	6.04 AC (69.2%)	5.4 AC (61.7 %)

PARKING DATA TABLE

PARKING REQ.	
DRIVE-THRU RESTAURANT (2,325 SF) 1/100 SF	24 SPACES
PATIO PARKING (22 SEATS) 1 PARKING PER 4 SEATS	6 SPACES
TOTAL	30 SPACES
PARKING PROVIDED	
STANDARD PARKING	33 SPACES
ADA PARKING	2 SPACES
TOTAL	35 SPACES (2 ADA)

PLOTTED BY: LYNN ROWLAND
 PLOT DATE: 1/5/2023 11:54 AM
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 LAST SAVED: 1/5/2023 10:59 AM

PLOTTED BY: AMIRA ABDALLAH
 PLOT DATE: 1/15/2023 10:22 AM
 LOCATION: Z:\PROJECTS\PROJECTS\2022-175 DUWEST ROCKWALL PH. 2\CADD\EXHIBIT\PRELIMINARY UTILITY PLAN.DWG
 LAST SAVED: 1/15/2023 8:59 AM



LEGEND	
—	EXISTING WATER MAIN
— (S) —	EXISTING SANITARY SEWER AND MANHOLE
—	PROPOSED WATER LINE
— (S) —	PROPOSED SANITARY SEWER LINE AND MANHOLE
— (S) —	PROPOSED SANITARY SEWER LINE AND CLEAN OUT
—	PROPOSED COMMUNICATION LINE
—	PROPOSED UNDERGROUND ELECTRICAL LINE
—	EXISTING OVERHEAD POWER LINE

LEGEND	
---	EX. CONTOURS
---	STORM DRAIN
□	CURB INLET



PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes
 CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 DREW DONOSKY
 Engineer 125651 exp. 1/5/2023

**DUWEST ROCKWALL
 SH 205 & QUAIL RUN RD
 ROCKWALL, TX**

DUWEST ROCKWALL PH 2, TX	
LEGAL DESCRIPTION AND OR ADDRESS: STONE CREEK BALANCE LTD ABSTRACT. NO 131 8.684 AC (378,275 SF)	
OWNER:	DUWEST REALTY, LLC 4403 N. CENTRAL EXWAY SUITE #200 DALLAS, TX 75025 CONTACT: BOWEN HENDRIX PH: 214.918.1804
APPLICANT:	CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 CONTACT: DREW DONOSKY PH: 817.281.0572
CASE NUMBER	SP2022-042

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 10 DAY OF January, 2023

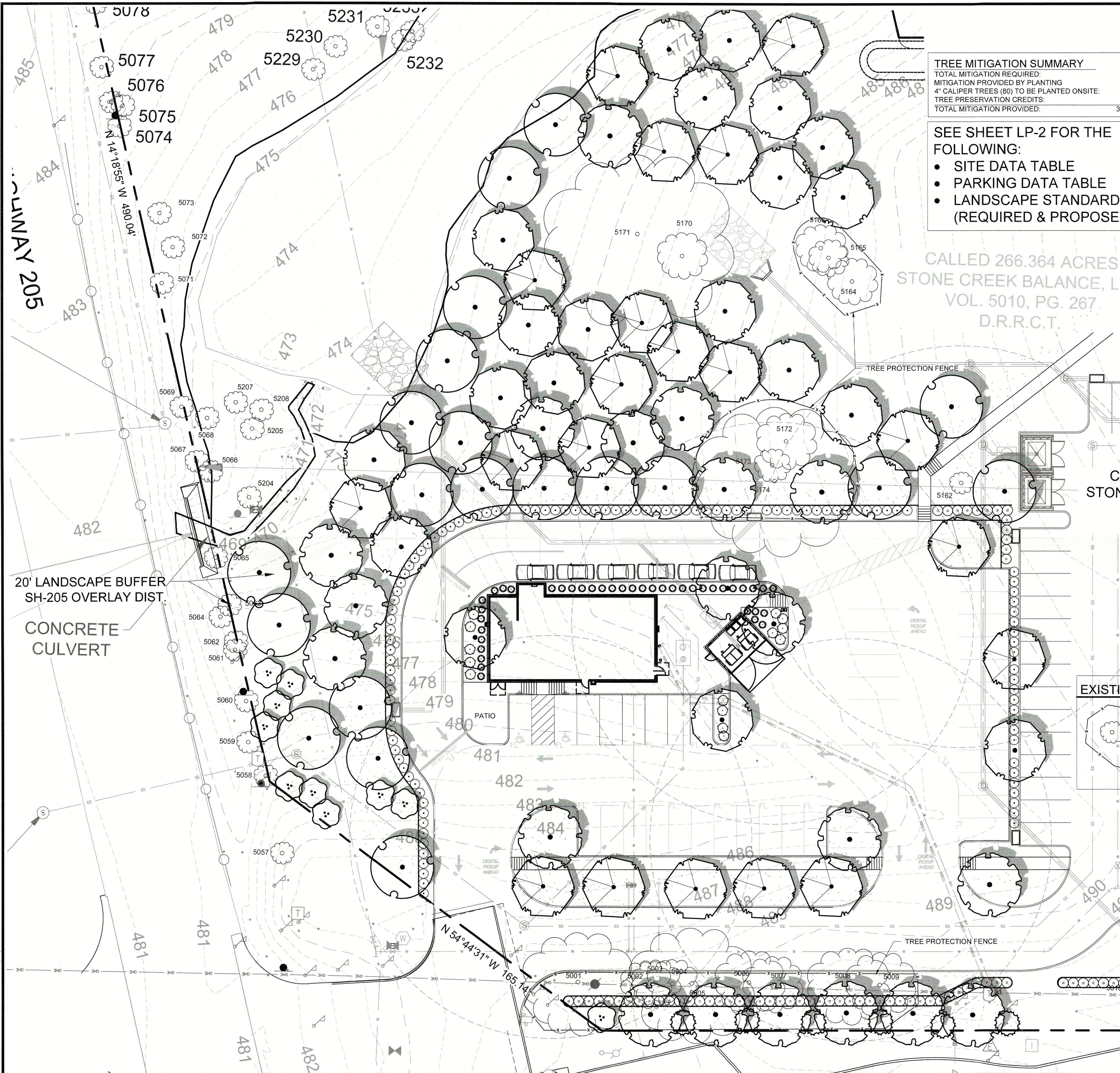
WITNESS OUR HANDS THIS 10 DAY OF January, 2023

 PLANNING AND ZONING COMMISSION, CHAIRMAN

 DIRECTOR OF PLANNING AND ZONING

PRELIMINARY UTILITY PLAN	
DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	1/5/2023
SHEET	
C-1	
File No.	2022-002
CASE # SP2022-042	

PLOTTED BY: DARCY BRANDON
 PLOT DATE: 1/4/2023 4:35 PM
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 LAST SAVED: 1/4/2023 4:34 PM



TREE MITIGATION SUMMARY

TOTAL MITIGATION REQUIRED:	387"
MITIGATION PROVIDED BY PLANTING	320"
4" CALIPER TREES (80) TO BE PLANTED ONSITE:	70.2"
TREE PRESERVATION CREDITS:	390.2"
TOTAL MITIGATION PROVIDED:	390.2"

SEE SHEET LP-2 FOR THE FOLLOWING:

- SITE DATA TABLE
- PARKING DATA TABLE
- LANDSCAPE STANDARDS (REQUIRED & PROPOSED)

CALLED 266.364 ACRES
 STONE CREEK BALANCE, L
 VOL. 5010, PG. 267
 D.R.R.C.T.

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
(Tree Symbol)	20	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY MAPLE	4" CAL.	16'-18' HT
(Tree Symbol)	20	QUERCUS POLYMORPHA MEXICAN WHITE OAK	4" CAL MIN	14'-16' HT
(Tree Symbol)	20	QUERCUS VIRGINIANA LIVE OAK	4" CAL MIN	14'-16' HT
(Tree Symbol)	20	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL	16'-18' HT
ACCENT TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
(Tree Symbol)	10	CERCIS CANADENSIS EASTERN REDBUD 3-5 STEMS	2" CAL MIN	8' -10' HT
(Tree Symbol)	6	ILEX VOMITORIA YAUPON HOLLY	2" CAL MIN	8' -10' HT
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	
(Shrub Symbol)	40	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	
(Shrub Symbol)	108	ILEX CORNUTA 'DWF. BURFORD' DWARF BURFORD HOLLY	5 GAL	
(Shrub Symbol)	14	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	5 GAL	
(Shrub Symbol)	68	MYRTUS COMMUNIS 'DON'S DWARF' DON'S DWARF WAX MYRTLE	5 GAL	
GROUND COVER	QTY	BOTANICAL / COMMON NAME	CONT	
(Ground Cover Symbol)	15,565 SF	CYNODON TIFWAY 419' TIFWAY 419 BERMUDA GRASS	SOD	

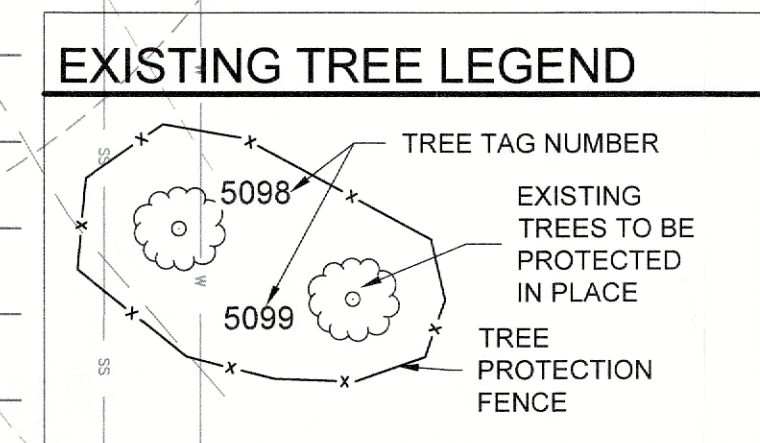
NOTE: THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SODDED AREA, INCLUDING WATERING, UNTIL A PERMANENT STAND OF GRASS IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A STAND OF GRASS SHALL CONSIST OF 75%-80% COVERAGE AND A MINIMUM OF 1" IN HEIGHT AS DETERMINED BY THE CITY.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE 'GENERAL GRADING AND PLANTING NOTES' AND SPECIFICATIONS).

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE 'CENTURY' OR 'DEEP-ROOT' 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.



DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:
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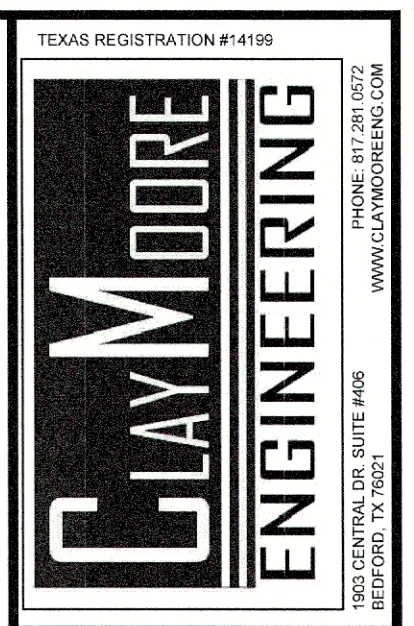
CASE NUMBER
 Z2022-003

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 10 DAY OF January, 2023

WITNESS OUR HANDS THIS 10 DAY OF January, 2023

Signature: [Signature]
 PLANNING AND ZONING COMMISSION, CHAIRMAN

Signature: [Signature]
 DIRECTOR OF PLANNING AND ZONING



DUWEST ROCKWALL, TX
SH 205 & QUAIL RUN RD
ROCKWALL, TX



LANDSCAPE PLANTING PLAN

DESIGN: LRR
 DRAWN: LRR
 CHECKED: CLC
 DATE: 1/4/2023

SHEET
LP-1

File No: 2022-002
 CASE # SP2022-042

Scale 1" = 20'

PLOTTED BY: DARCY BRANDON 1/4/2023 4:36 PM
PLOT DATE: 1/4/2023 4:36 PM
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LAST SAVED: 1/4/2023 4:36 PM

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND /OR SHOWN ON THE LANDSCAPE PLANS, NOTES AND DETAILS.
 2. 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.
 3. 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.

PRODUCTS



- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM NURSERIES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 8. 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.
- C. 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" EXPOSED. SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 PERCENT; NOT EXCESSIVE IN NITROGEN, PHOSPHORUS, POTASSIUM AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL TESTING AGENCY (SEE BELOW).
- G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- H. TREE STAKING AND GUYING
1. STAKES: 6' LONG GREEN METAL T-POSTS.
 2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- J. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

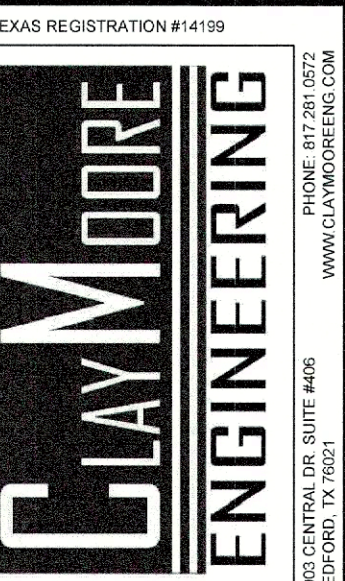
METHODS

- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 2. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME SOLUBILITY ADSORPTION RATIO (SAR), AND BORON CONTENT.
 - c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
 5. IN THE CONTEXT OF THESE PLANS, NOTES AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST), PER SPECIFICATIONS, AND THE FINISH GRADES TO BE ESTABLISHED.
 - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE. IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
 6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

SUBMITTALS

1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
 2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
 3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
 4. WHERE MULTI-TREE ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 3. TRENCHING NEAR EXISTING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2' AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2' AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2' AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DROP LINES WITHIN 24 HOURS.
 - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- D. TREE PLANTING
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
 2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
 4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION TO THE ON-SITE SOIL.
 6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - a. 1"-2" TREES: TWO STAKES PER TREE
 - b. 2-1/2" 4" TREES: THREE STAKES PER TREE
 - c. TREES OVER 4" CALIPER: GUY AS NEEDED
 - d. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 - e. TREES OVER 12" CALIPER: THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
- E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
1. DO THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- F. SODDING
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 3. WIRE THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
- G. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- G. MULCH
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
 2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- H. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- I. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- J. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND REPAIR OF LAWN, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS.
 2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION. SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
 3. 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 REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL 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 FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
 3. PROVIDE A MINIMUM OF 10 COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

DUWEST ROCKWALL, TX	
LEGAL DESCRIPTION AND OR ADDRESS: STONE CREEK BALANCE LTD ABSTRACT. NO 131 8.684 AC (378,275 SF)	
DuWEST REALTY, LLC 4403 N CENTRAL EXWAY SUITE #200 DALLAS, TX 75205 CONTACT: BOWEN HENDRIX PH: 214.918.1804	OWNER:
CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 CONTACT: DREW DONOSKY PH: 817.281.0572	APPLICANT:
CASE NUMBER 22022-003	
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 <u>10</u> DAY OF <u>January, 2023</u> .	
WITNESS OUR HANDS THIS <u>10</u> DAY OF <u>January, 2023</u> .	
 PLANNING AND ZONING COMMISSION, CHAIRMAN	
 DIRECTOR OF PLANNING AND ZONING	
DESIGN: LRR	DRAWN: LRR
CHECKED: CLC	DATE: 1/4/2023
SHEET LP-3	
File No: 2022-002	CASE # SP2022-042



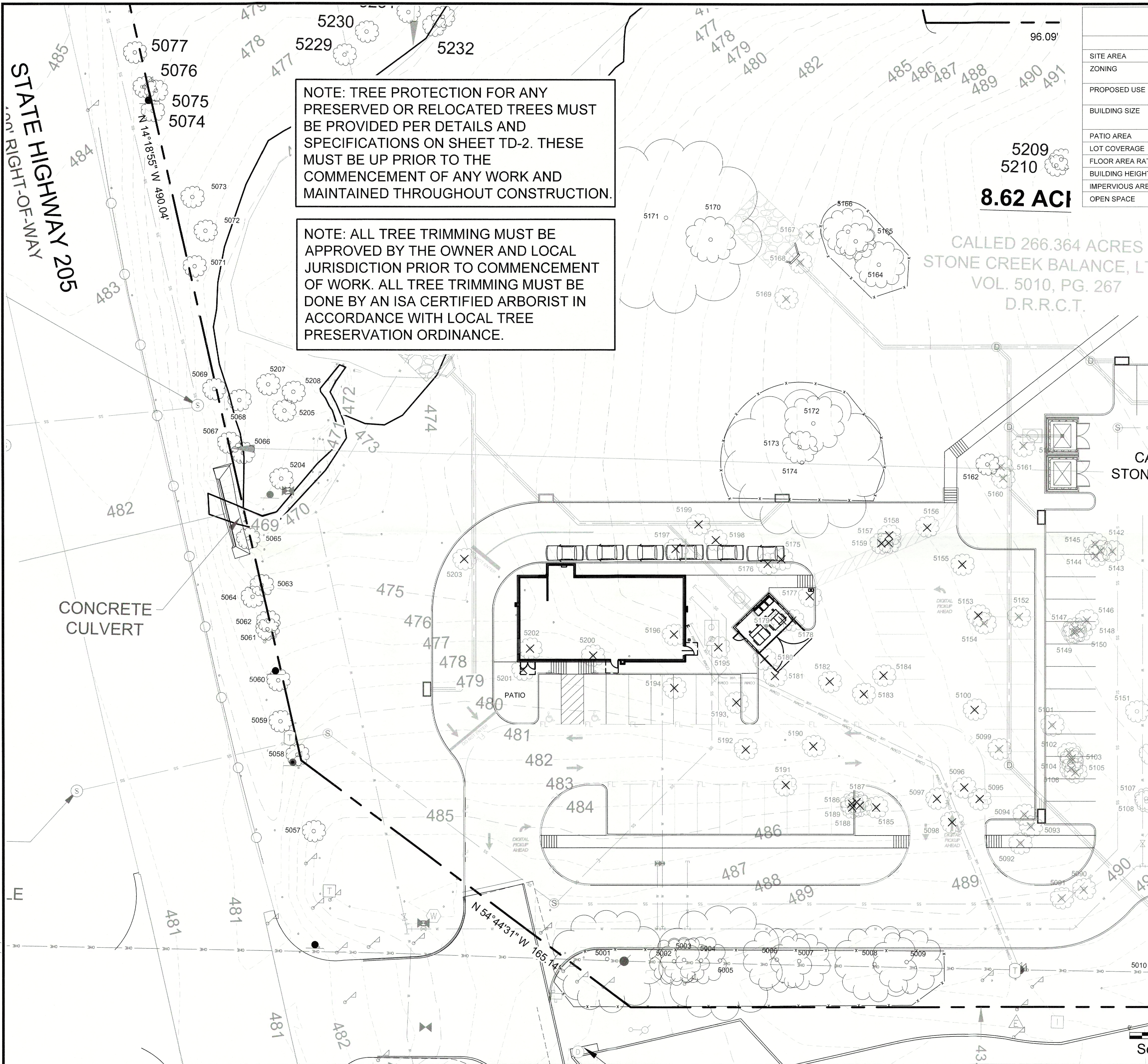
01/05/2023

**DUWEST ROCKWALL
SH 205 & QUAIL RUN RD
ROCKWALL, TX**



**LANDSCAPE
PLANTING
SPECIFICATIONS**

PLOTTED BY: DARCY BRANDON
 PLOT DATE: 1/4/2023 4:24 PM
 LOCATION: C:\USERS\JARC\Documents\DRBLA\PROJECTS\2022\EDC\CHIPOTLE DUWEST - ROCKWALL, TX\DUWEST CHIPOTLE - ROCKWALL PHASE 2_LP-TD_2023-01-04.DWG
 LAST SAVED: 1/4/2023 4:23 PM



NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.

5209
5210
8.62 ACI

CALLED 266.364 ACRES
STONE CREEK BALANCE, L
VOL. 5010, PG. 267
D.R.R.C.T.

SITE DATA TABLE

	PHASE 2 (CHIPOTLE)	PHASE 1 (EXISTING)	TOTAL
SITE AREA	8.684 AC / 378,275 SF	8.684 AC / 378,275 SF	8.684 AC / 378,275 SF
ZONING	PD-70 (Planned Development)	PD-70 (Planned Development) GR (General Retail Dist.)	PD-70
PROPOSED USE	DRIVE-THRU RESTAURANT	RETAIL/DRIVE-THRU RESTAURANT	RETAIL/DRIVE-THRU RESTAURANT
BUILDING SIZE	2,325 SF	BLDG. B - 10,000 SF BLDG. C - 10,000 SF	20,325 SF
PATIO AREA	332 SF	2,777 SF	3,109 SF
LOT COVERAGE	0.06%	5.2%	5.26%
FLOOR AREA RATIO	0.00:1	0.05:1	0.06:1
BUILDING HEIGHT	1-STORY	1-STORY	1-STORY
IMPERVIOUS AREA	29,064 SF (0.8%)	116,406 SF (30.8%)	145,138 SF (38.3%)
OPEN SPACE	8.62 AC (92%)	6.04 AC (69.2%)	5.4 AC (61.7%)

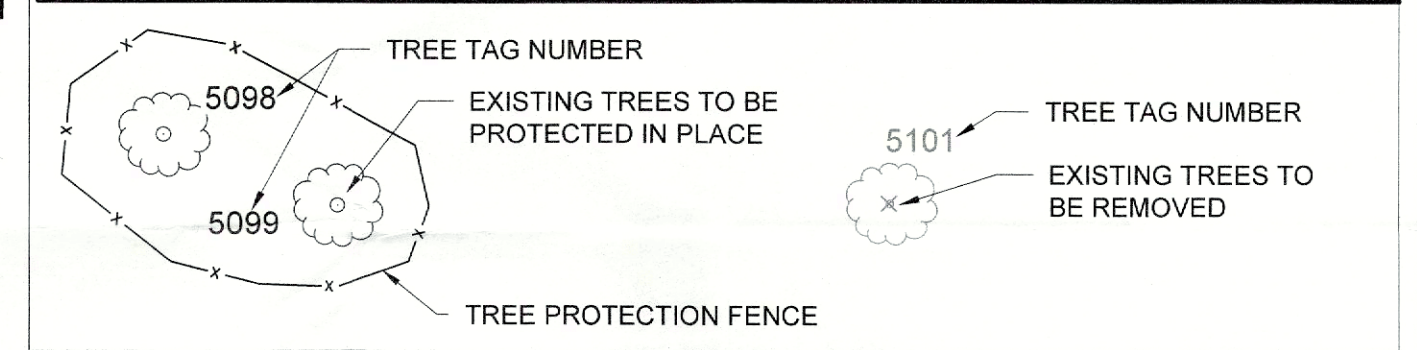
PARKING DATA TABLE

PARKING REQUIRED	
DRIVE-THRU RESTAURANT (2,325 SF)	24 SPACES
1 SPACE / 100 SF	33 SPACES
STANDARD PARKING	2 SPACES
ADA PARKING	2 SPACES
PARKING PROVIDED	
TOTAL PARKING	33 SPACES
ADA PARKING	2 SPACES

TREE MITIGATION SUMMARY

TOTAL MITIGATION REQUIRED:	387"
MITIGATION PROVIDED BY PLANTING 4" CALIPER TREES (80) TO BE PLANTED ONSITE:	320"
TREE PRESERVATION CREDITS:	70.2"
TOTAL MITIGATION PROVIDED:	390.2"

LEGEND



SEE SHEET TD-2 FOR EXISTING TREE SURVEY TABLES & TREE MITIGATION CALCULATION TABLE
SEE SHEET LP-1 FOR PROPOSED REPLACEMENT TREES FOR MITIGATION.

DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:
STONE CREEK BALANCE LTD
 ABSTRACT. NO 131
 8.684 AC (378,275 SF)

OWNER:
 DuWEST REALTY, LLC
 4403 N. CENTRAL EXWAY SUITE #200
 DALLAS, TX 75025
 CONTACT: BOWEN HENDRIX
 PH: 214.918.1804

APPLICANT:
 CLAYMOORE ENGINEERING, INC.
 1903 CENTRAL DRIVE, SUITE #406
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 CONTACT: DREW DONOSKY
 PH: 817.281.0572

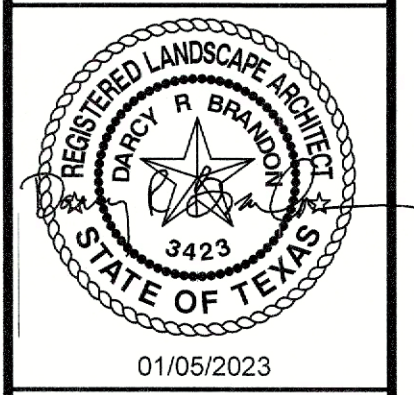
CASE NUMBER:
 Z2022-003

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 10 DAY OF January, 2023

WITNESS OUR HANDS THIS 10 DAY OF January, 2023

[Signature]
 PLANNING AND ZONING COMMISSION, CHAIRMAN

[Signature]
 DIRECTOR OF PLANNING AND ZONING



DUWEST ROCKWALL SH 205 & QUAIL RUN RD ROCKWALL, TX



TREESCAPE PLAN

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	1/4/2023

SHEET
TD-1
File No. 2022-002
CASE # SP2022-042

PLOTTED BY: DARCY BRANDON
 PLOT DATE: 1/17/2023 4:28 PM
 LOCATION: C:\USERS\DARC\DOCUMENTS\DELA_PROJECTS\2022\EDC\CHIPOLTE DUWEST - ROCKWALL, TX\DUWEST CHIPOTLE - ROCKWALL PHASE 2_LP-ID_2023-01-04.DWG
 LAST SAVED: 1/14/2023 4:27 PM

EXISTING TREE SURVEY

TREE TAG	SPECIES	CALIPER	FEATURE TREE	FEATRU TREE REMOVED (2:1)	MITIGATION	PRIMARY PROTECTED	PRIMARY PROTECTED REMOVED (1:1)	MITIGATION	SECONDARY PROTECTED CEDAR TREES >8'h	SECONDARY PROTECTED REMOVED	MITIGATION 1-4" CAL. TREE	NON-PROTECTED	COMMENTS
5001	CEDAR	22							22				PRESERVE
5002	CEDAR	10										10	PRESERVE
5003	CEDAR	10										10	PRESERVE
5004	CEDAR	10										10	PRESERVE
5005	HACKBERRY	24										24	PRESERVE
5006	CEDAR	14							14				PRESERVE
5007	HACKBERRY	12										12	PRESERVE
5008	HACKBERRY	16										16	PRESERVE
5009	HACKBERRY	14										14	PRESERVE
5057	CEDAR	24											PRESERVE, IN R.O.W.
5058	HACKBERRY	12											PRESERVE, IN R.O.W.
5059	HACKBERRY	24											PRESERVE, IN R.O.W.
5060	ELM	30											PRESERVE, IN R.O.W.
5061	ELM	23											PRESERVE, IN R.O.W.
5062	HACKBERRY	8											PRESERVE, IN R.O.W.
5063	ELM	7				7							PRESERVE
5064	ELM	25											PRESERVE, IN R.O.W.
5065	HACKBERRY	13											PRESERVE, IN R.O.W.
5066	PECAN	50	50										PRESERVE
5067	PECAN	20				20							PRESERVE
5068	WILLOW	13										13	PRESERVE
5069	ELM	13											PRESERVE, IN R.O.W.
5071	ELM	15				15							PRESERVE
5072	PECAN	39	39										PRESERVE
5073	PECAN	23				23							PRESERVE
5095	HACKBERRY	9										9	REMOVE
5096	ELM	6					6	6					REMOVE
5097	ELM	12					12	12					REMOVE
5098	HACKBERRY	11										11	REMOVE
5100	CEDAR	9							9	4			REMOVE
5153	CEDAR	6							6	4			REMOVE
5155	BOIS D'ARC	36		36	72								REMOVE
5156	CEDAR	10							10	4			REMOVE
5157	HACKBERRY	20										20	REMOVE
5158	BOIS D'ARC	8										8	REMOVE
5159	HACKBERRY	13										13	REMOVE
5170	CEDAR	10							10				PRESERVE
5171	BOIS D'ARC	40	40										PRESERVE
5172	CEDAR	12							12				PRESERVE
5173	CEDAR	7							7				PRESERVE
5174	BOIS D'ARC	31	31										PRESERVE
5175	CEDAR	8							8	4	8		REMOVE
5176	HACKBERRY	8										8	REMOVE
5177	CEDAR	6							6	4	6		REMOVE
5178	BOIS D'ARC	21										21	REMOVE
5179	HACKBERRY	8										8	REMOVE
5180	HACKBERRY	8										8	REMOVE
5181	CEDAR	10							10	4	10		REMOVE
5182	BOIS D'ARC	14										14	REMOVE
5183	CEDAR	6							6	4	6		REMOVE
5184	BOIS D'ARC	26		26	52								REMOVE
5185	HACKBERRY	10										10	REMOVE
5186	BOIS D'ARC	10										10	REMOVE
5187	HACKBERRY	9										9	REMOVE
5188	BOIS D'ARC	10										10	REMOVE
5189	BOIS D'ARC	14										14	REMOVE
5190	HACKBERRY	16										16	REMOVE
5191	ELM	10					10	10					REMOVE
5192	ELM	8					8	8					REMOVE
5193	ELM	6					6	6					REMOVE
5194	BOIS D'ARC	20										20	REMOVE
5195	BOIS D'ARC	11										11	REMOVE
5196	HERCULES CLUB	13					13	13					REMOVE
5197	BOIS D'ARC	33		33	66								REMOVE
5198	HACKBERRY	8										8	REMOVE
5199	HACKBERRY	6										6	REMOVE
5200	ELM	28		28	56								REMOVE
5201	CEDAR	12							12	4			REMOVE
5202	CEDAR	10							10	4			REMOVE
5203	ELM	25		25	50								REMOVE
5204	WILLOW	30	30										PRESERVE
5205	WILLOW	13										13	PRESERVE
5207	WILLOW	12										12	PRESERVE
5208	WILLOW	16										16	PRESERVE
TOTAL TREES ON SITE		1156	190			65			65			414	
TREES REMOVED				148			55			77			
MITIGATION REQUIRED				387		296		55			36		
TREE PRESERVATION CREDITS				70.2									
20% INTO TREE FUND				0									
BALANCE MITIGATION				316.8									
4" TREES REQ. TO MEET MITIGATION				79.2									

TREE MITIGATION CALCULATION TABLE

DESCRIPTION	CALIPER INCHES	FEATURE TREES PRESERVED	FEATURE TREES REMOVED 2:1	PRIMARY PROTECTED TREES PRESERVED	PRIMARY PROTECTED TREES REMOVED 1:1	SECONDARY PROTECTED TREES PRESERVED	SECONDARY PROTECTED TREES REMOVED	NON-PROTECTED TREES
TOTAL TREES ON SITE	1,156	190		65		65		414
TOTAL PROTECTED TREES	518							
TREES REMOVED	838		148		55		9 TREES OVER 8' HIGH	
TOTAL MITIGATION REQUIRED	387		296		55		36	
TREE PRESERVATION CREDITS	70.2							
BALANCE MITIGATION REQUIRED	316.8							
4" TREES PLANTED FOR MITIGATION (80)	320							
TOTAL MITIGATION PROVIDED	390.2							

DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:
STONE CREEK BALANCE LTD
 ABSTRACT. NO 131
 8.684 AC (378,275 SF)

OWNER:
 DuWEST REALTY, LLC
 4403 N CENTRAL EXWAY SUITE #200
 DALLAS, TX 75025
 CONTACT: BOWEN HENDRIX
 PH: 214.818.1804

APPLICANT:
 CLAYMOORE ENGINEERING, INC.
 1903 CENTRAL DRIVE, SUITE #408
 BEDFORD, TX 76021
 CONTACT: DREW DONOSKY
 PH: 817.281.0572

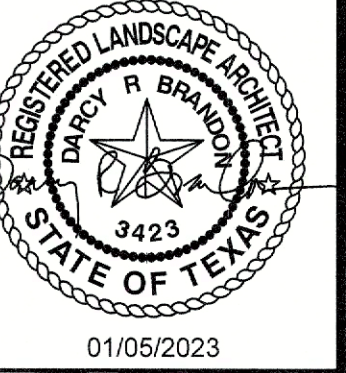
CASE NUMBER:
 Z2022-003

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 10 DAY OF January, 2023

WITNESS OUR HANDS THIS 10 DAY OF January, 2023

 PLANNING AND ZONING COMMISSION, CHAIRMAN

 DIRECTOR OF PLANNING AND ZONING



**DUWEST ROCKWALL
 SH 205 & QUAIL RUN RD
 ROCKWALL, TX**



TREESCAPE INVENTORY & MITIGATION

DESIGN: LRR
 DRAWN: LRR
 CHECKED: CLC
 DATE: 1/14/2023

SHEET
TD-2

TREE PROTECTION SPECIFICATIONS

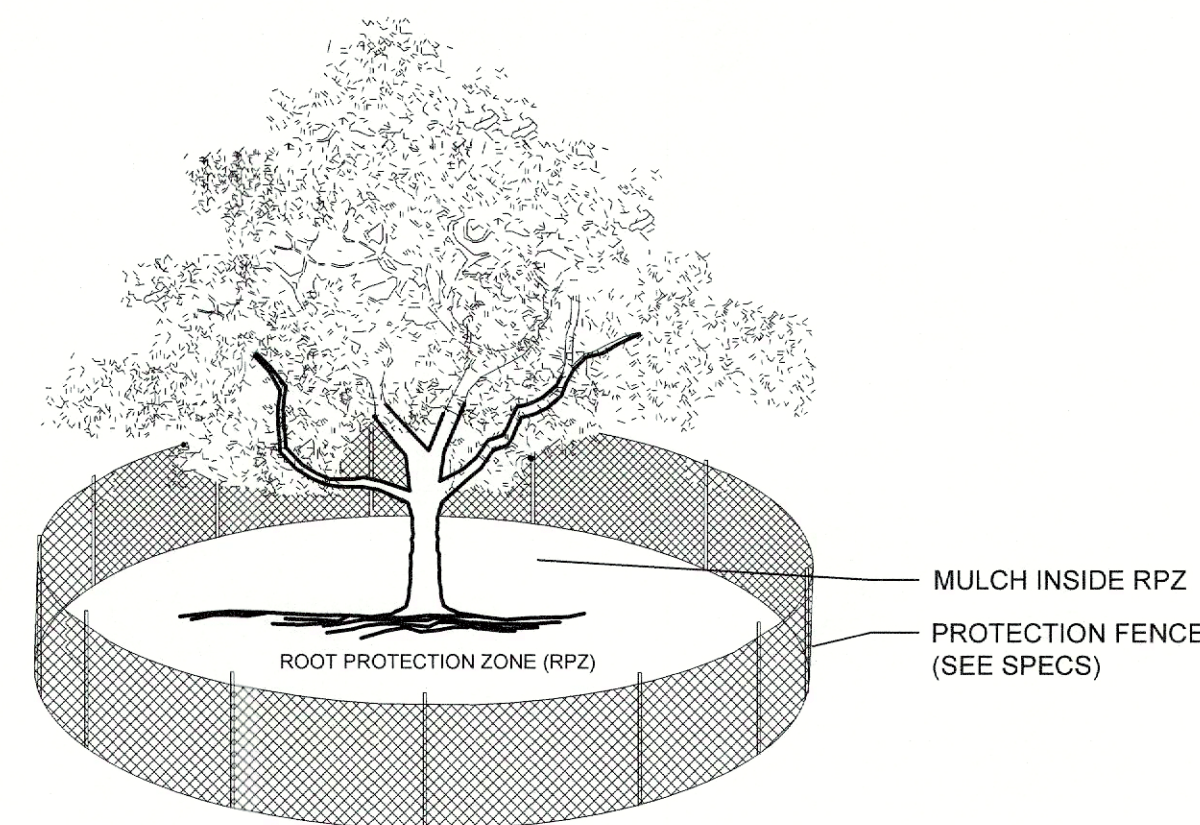
MATERIALS

- FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
- POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL "I" SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
- TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
- USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

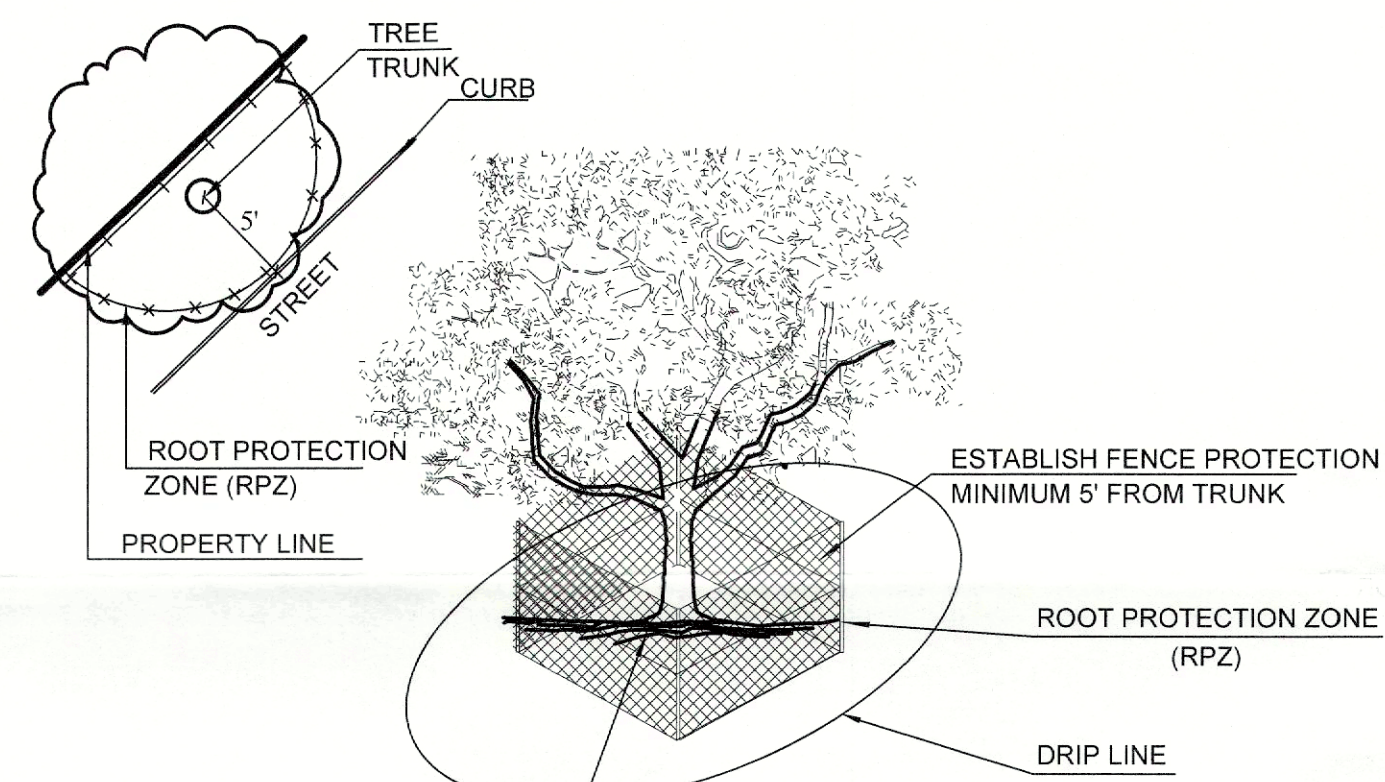
- ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
- EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
- PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
- PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
- THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
- THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
- WITHIN THE CRZ:
 - DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
 - DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
 - DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
 - DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
 - DO NOT NAIL OR ATTACH TEMPORARY SIGNS, METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
 - DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.
- ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.

- WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
- THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY FOR OAKS ONLY. ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
- REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
- TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
- COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
- IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.



- NOTES:**
- THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
 - FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

A TREE PROTECTION FENCE
SCALE: NOT TO SCALE

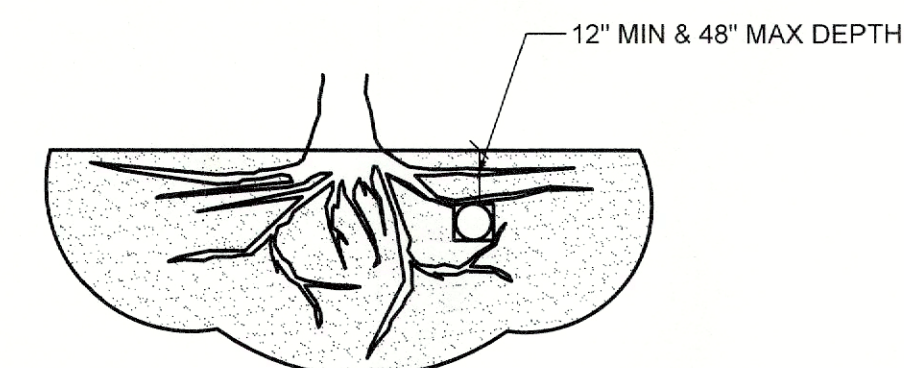


- NOTES:**
- OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
 - FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

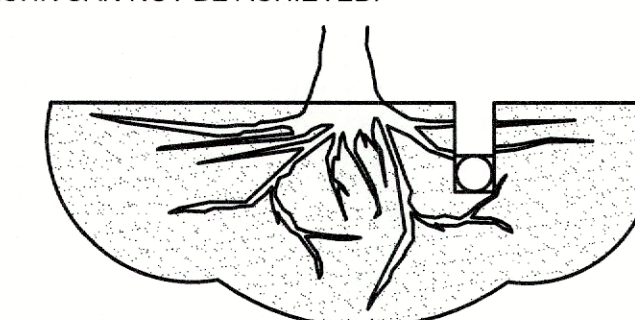
B TREE PROTECTION FENCE - TIGHT CONSTRUCTION
SCALE: NOT TO SCALE

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



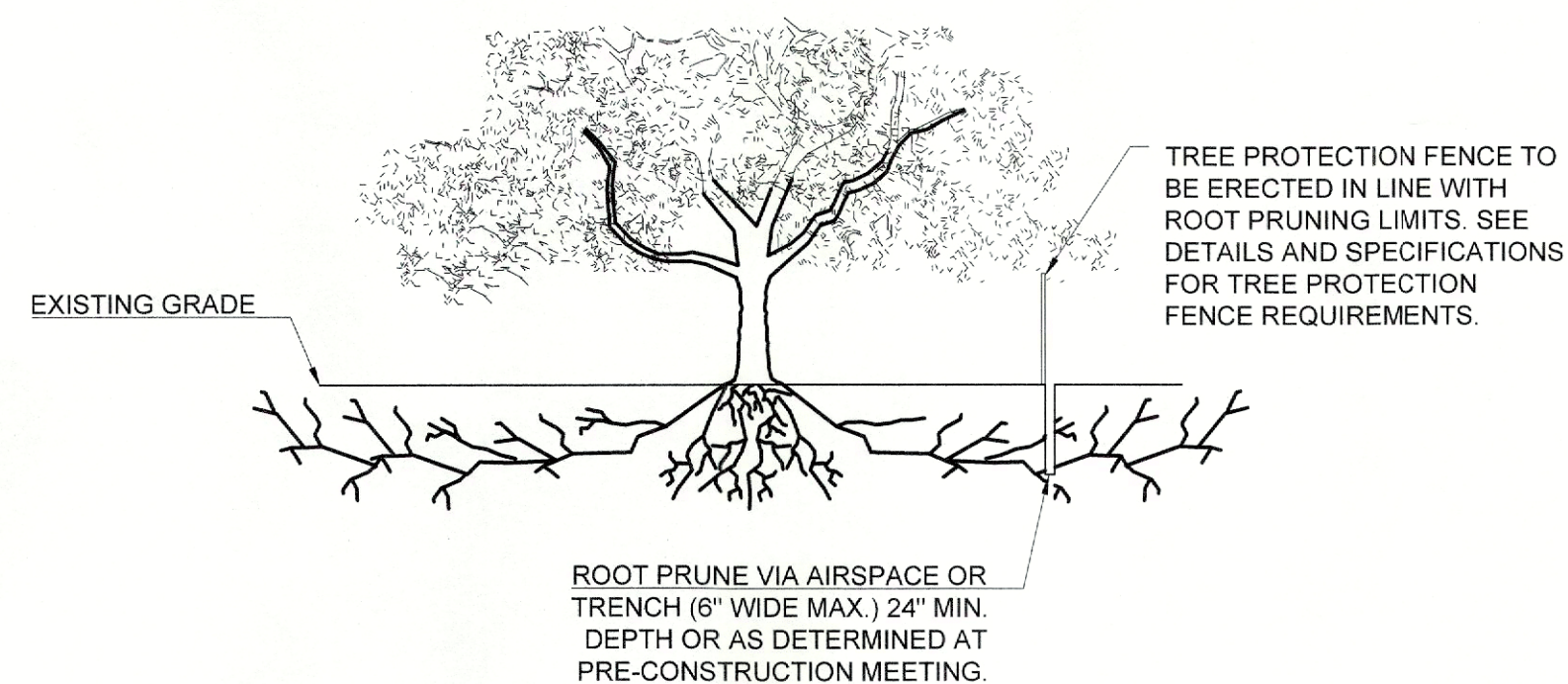
TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

C BORING THROUGH ROOT PROTECTION ZONE
SCALE: NOT TO SCALE

- NOTES:**
- RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
 - BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
 - EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR.
 - TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR.
 - ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROOT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.
 - ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
 - SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.



D ROOT PRUNING DETAIL
SCALE: NOT TO SCALE



**DUWEST ROCKWALL
SH 205 & QUAIL RUN RD
ROCKWALL, TX**

TREE PROTECTION GENERAL NOTES

- PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
 - AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS.
 - AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES.
 - AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.
- NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
- NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.
- ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER, AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY ADMINISTRATOR, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- THE CITY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- IF, IN THE OPINION OF THE CITY ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.

DUWEST ROCKWALL, TX	
LEGAL DESCRIPTION AND OR ADDRESS: STONE CREEK BALANCE LTD ABSTRACT, NO 131 8.684 AC (378,275 SF)	
DuWEST REALTY, LLC 4403 N CENTRAL EXWAY SUITE #200 DALLAS, TX 75025 CONTACT: BOWEN HENDRIX PH: 214.918.1804	OWNER: OWNER:
CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 CONTACT: DREW DONOSKY PH: 817.281.0572	APPLICANT: APPLICANT:
CASE NUMBER Z2022-003	
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 <u>16</u> DAY OF <u>January, 2023</u>	
WITNESS OUR HANDS THIS <u>16</u> DAY OF <u>January, 2023</u>	
 PLANNING AND ZONING COMMISSION, CHAIRMAN	
 DIRECTOR OF PLANNING AND ZONING	
DESIGN: LRR	DRAWN: LRR
CHECKED: CLC	DATE: 1/4/2023
SHEET	
TD-3	
File No: 2022-002	CASE # SP2022-042

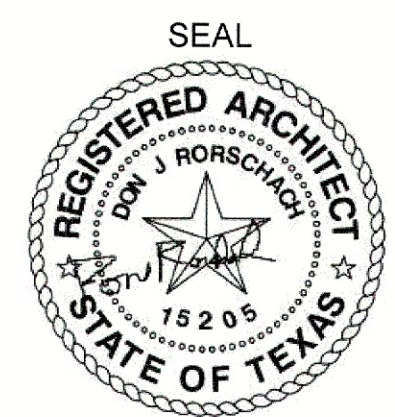


**TREESCAPE
DETAILS &
SPECIFICATIONS**

PLOTTED BY: DARCY BRANDON
 PLOT DATE: 1/4/2023 4:28 PM
 LOCATION: C:\USERS\DACRY\DOCUMENTS\DBLA\PROJECTS\2022\EDG\CHIPOLTE DUWEST - ROCKWALL, TX\DUWEST CHIPOTLE - ROCKWALL PHASE 2_LP-1D_2023-01-04.DWG
 LAST SAVED: 1/4/2023 4:27 PM



513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
(817) 820-0433



ARCHITECT OF RECORD

DUWEST
CREATING, ENHANCING & PROTECTING VALUE

ROCKWALL NORTH SHELL
3000 N. GOLIAD STREET,
ROCKWALL, TX

Issue Record:

Revisions:

Drawn: T. GRANDORF Checked: A. MORELAND

Project No: ROGUE #22-0547

Contents: FACADE PLAN

GENERAL NOTES

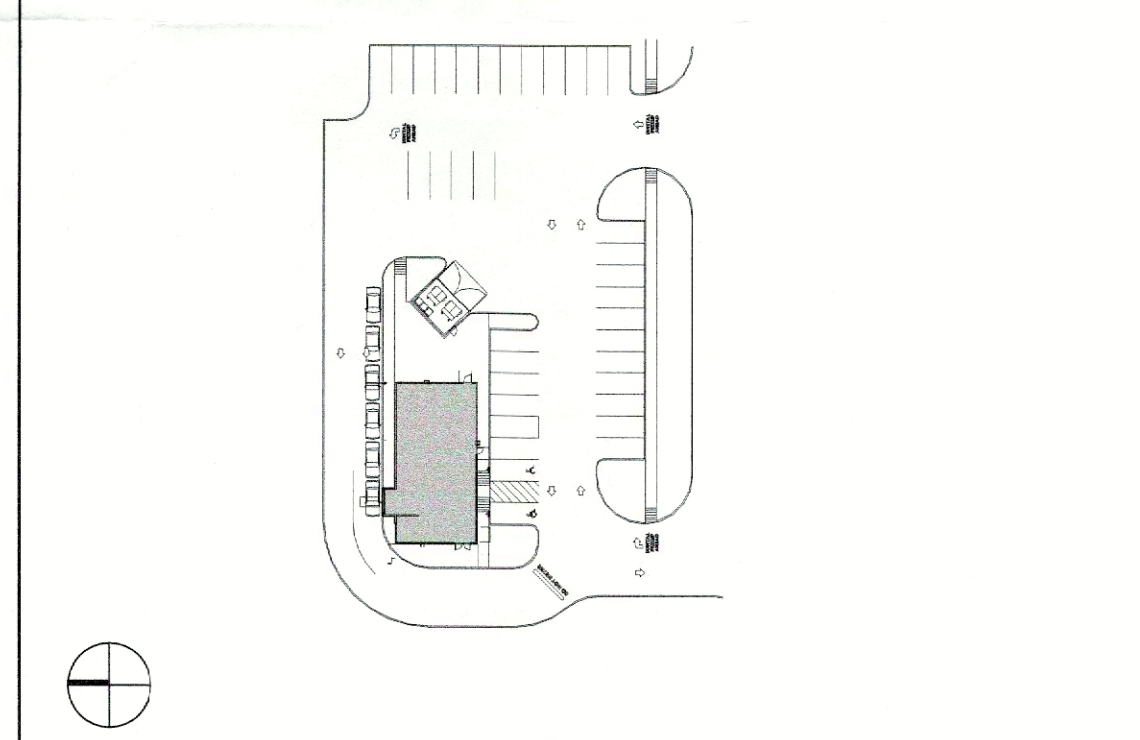
- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
- AN ONSITE MOCKUP OF THE BUILDING MATERIALS TO BE USED ON THE STRUCTURE SHALL BE INSTALLED AND REVIEWED BY THE PLANNING DIVISION. MATERIALS SHALL NOT BE PLACED ON THE STRUCTURE UNTIL A GREEN TAG IS RECEIVED BY THE PLANNING DIVISION.
- AN APPROVED FACADE PLAN SHALL BE POSED ONSITE AT ALL TIMES.

FINISH MATERIALS

STONE		QUALITY STONE LUEDERS LIMESTONE 'CHARCOAL'
BRICK		ENDICOTT IRONSPOT DARK IRONSPOT
STUCCO		3-STEP STUCCO PPG 'FOG'
MT-01		METAL PPG 'KNIGHTS ARMOR'
STRFNT		KAWNEER PERMAFLOUR 'CHARCOAL'

NOTE: THREE COAT STUCCO IS APPLIED IN THREE LAYERS: 3/8-INCH THICK SCRATCH COAT, 3/8-INCH THICK BROWN COAT, AND APPROXIMATE 1/8 INCH THICK FINISH COAT. THE APPROXIMATELY 7/8-INCH THREE COAT SYSTEM IS APPLIED OVER AN APPROVED WEATHER-RESISTIVE BARRIER AND METAL LATH EITHER BY HAND USING A TROWEL OR BY MACHINE APPLICATION.

KEY - SITE PLAN



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 10 DAY OF January, 2023.

WITNESS OUR HANDS, THIS 10 DAY OF January, 2023.

[Signature] CHAIRMAN
PLANNING & ZONING COMMISSION

[Signature] DIRECTOR OF PLANNING AND ZONING

**RESTAURANT WITH DRIVE-THRU
STONE CREEK BALANCE LTD
ABSTRACT NO 131**

FACADE PLAN: #SP2022-057
SUBMITTAL DATE: 01/03/2022

ARCHITECT:
ROGUE ARCHITECTS
513 MAIN STREET, STE 300
FORT WORTH, TX 76102
CONTACT: ASHLEY MORELAND
T: (817) 820-0433

OWNER:
DUWEST REALTY
4403 N. CENTRAL EXPWAY, #200
DALLAS, TX 75205
CONTACT: BOWEN HENDRIX
T: (214) 918-1804

ENGINEER:
CLAYMOORE ENGINEERING
903 CENTRAL DRIVE #406
BEDFORD, TX 76021
CONTACT: DREW DONOSKY
T: (817) 281-0572

Room name 101

EXTERIOR ELEVATION MARKER

INTERIOR ELEVATION MARKER

SECTION MARKER

SECTION / DETAIL

VIEW NAME VIEW LABEL

VIEW SCALE

SYMBOLS LEGEND
12" = 1'-0"

Column Grid Label

Room Name & Number

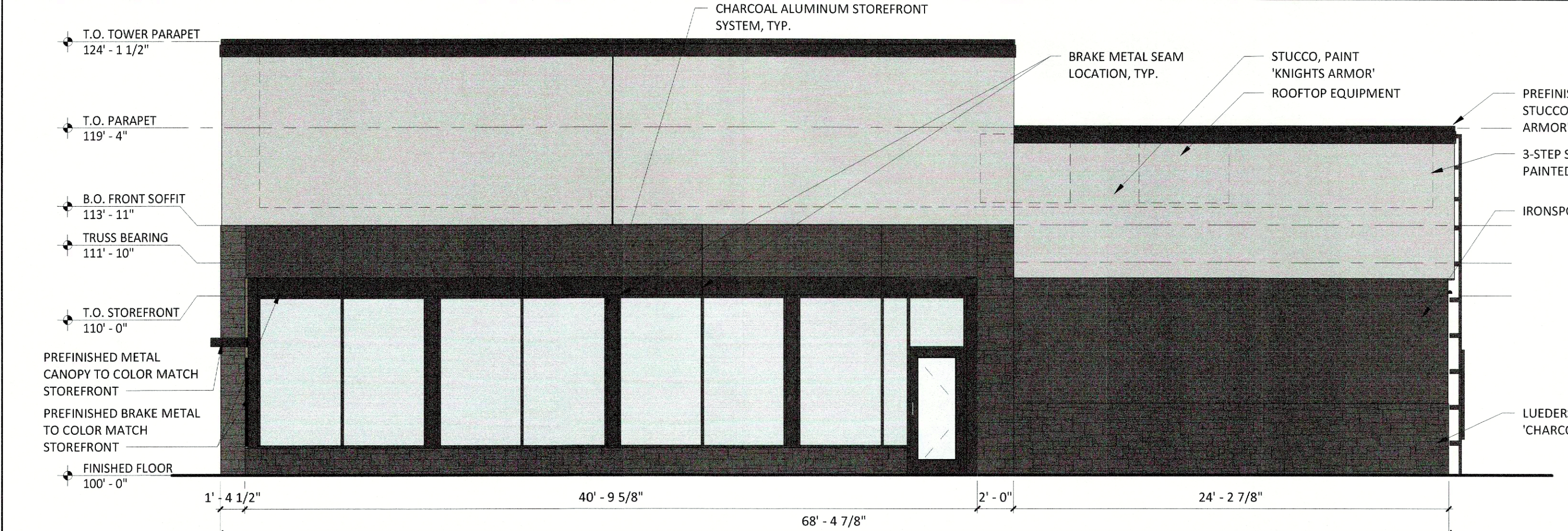
Revision Number

Level Target

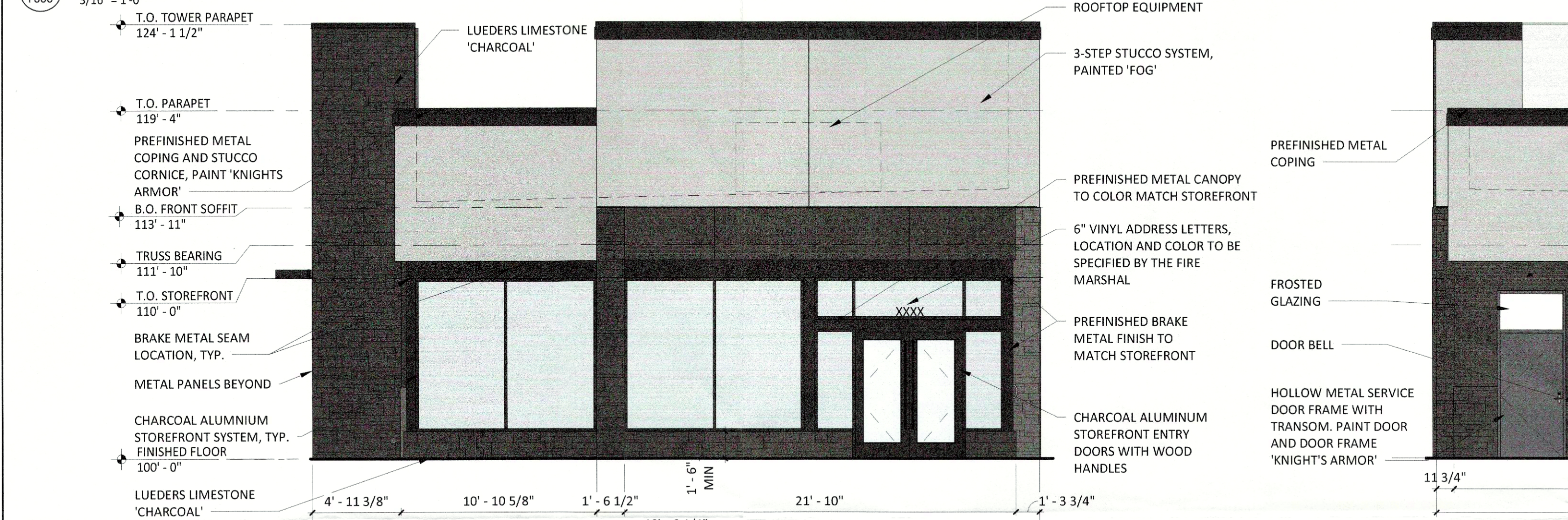
North Arrow

Dimension Target

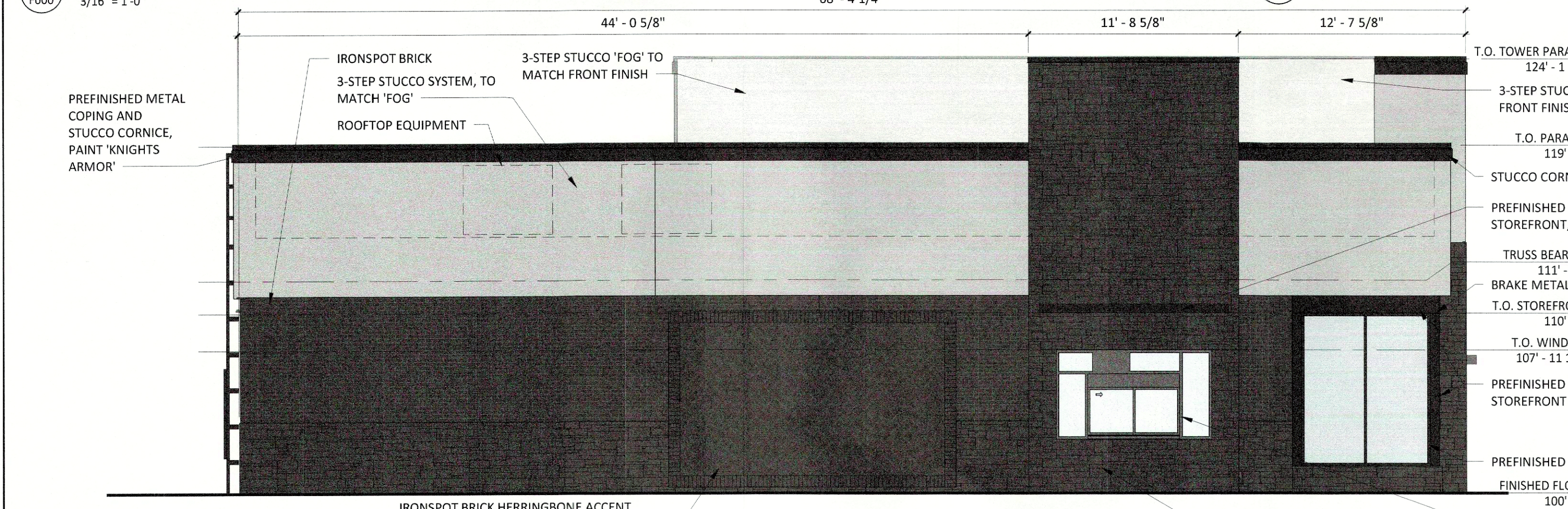
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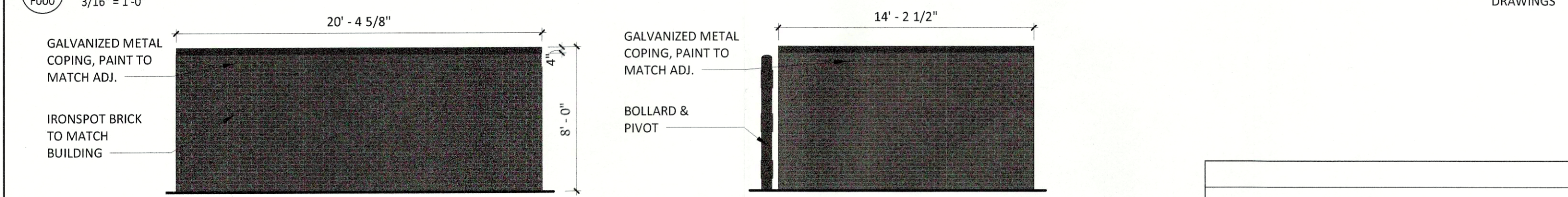
EXT ELEV - SOUTH



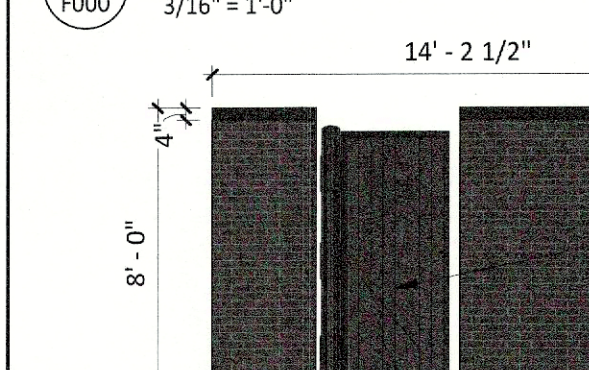
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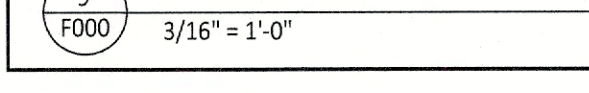
EXT ELEV - NORTH



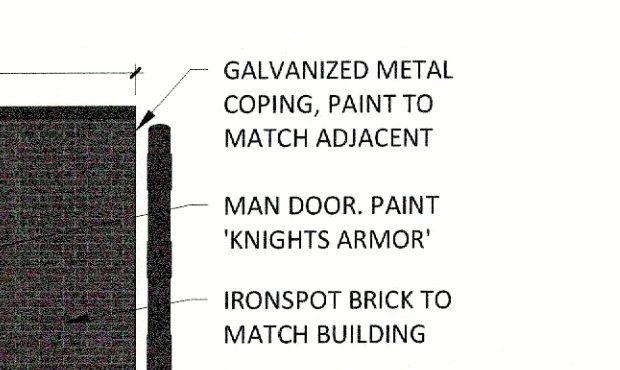
DUMPSTER ELEVATION



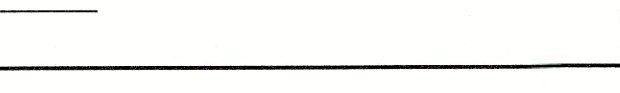
DUMPSTER ELEVATION



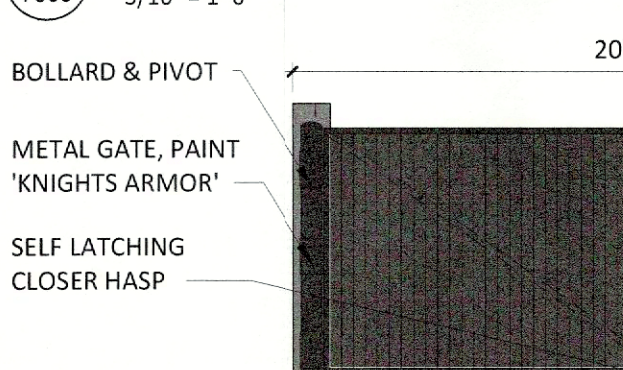
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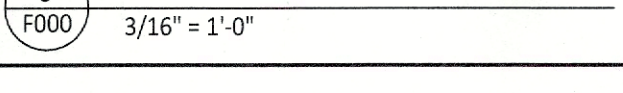
DUMPSTER ELEVATION



DUMPSTER ELEVATION

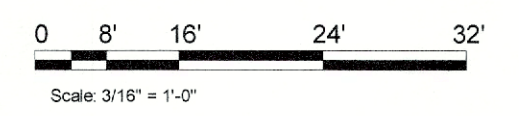


DUMPSTER ELEVATION



MATERIAL CALCULATION

MATERIAL	NORTH		EAST		SOUTH		WEST		TOTAL	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
TOTAL ELEVATION AREA	1379	100	778	100	1481	100	900	100	4538	100
NON-GLAZED DOORS AND WINDOWS	0	0%	27	3.47%	0	0%	0	0%	27	0.71%
GLAZED DOORS AND WINDOWS	104	7.54%	9	1.16%	326	22.01%	270	30.00%	709	15.62%
TOTAL (WITHOUT GLAZED/NON-GLAZED...)	1275	92.46%	769	98.84%	1155	77.99%	630	70.00%	3829	84.38%
STONE	399	31.29%	258	33.55%	231	20.00%	204	32.38%	1092	28.52%
IRON SPOT BRICK - TO MATCH ADJACENT BUILDING	388	30.43%	235	30.56%	288	24.72%	64	10.16%	975	25.46%
STUCCO (3 STEP)	471	36.94%	249	32.38%	570	49.35%	316	50.16%	1606	41.94%
METAL ACCENT	17	1.33%	0	0%	66	5.67%	46	7.3%	129	3.37%



PROPERTY BOUNDARY CREATED FOR CHIPOTLE, ENTIRE SITE IS 8+ ACRES.

STATE HIGHWAY 205
100' RIGHT-OF-WAY

PROPERTY LINE

PROPERTY LINE

CHIPOTLE
2,325 S.F.

Plan View
Scale - 1" = 20'

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A		10	Beacon Products	VP-1-36L-39-4K7-4F	VIPER	1	5485	1	39.6	
	B		2	BEACON PRODUCTS	VP-2-320L-185-4K7-2		1	26667	1	185.7	

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	2.0 fc	15.1 fc	0.0 fc	N/A	N/A

	SITE DATA TABLE		
	PHASE 2 (CHIPOTLE)	PHASE 1 (EXISTING)	TOTAL
SITE AREA	8.684 AC (378,275 SF)	8.684 AC (378,275 SF)	8.684 AC (378,275 SF)
ZONING	PD-70	PD-70	PD-70
PROPOSED USE	DRIVE-THRU RESTAURANT	RETAIL/ DRIVE-THRU RESTAURANT	RETAIL/ DRIVE-THRU RESTAURANT
BUILDING SIZE	2,325 SF	BUILDING B- 10,000 SF BUILDING C- 10,000 SF	20,325 SF
PATIO AREA	332 SF	2,777 SF	3,109 SF
LOT COVERAGE	.06 %	5.2 %	5.26 %
FLOOR TO AREA RATIO	0.00 : 1	0.05 : 1	0.06 : 1
BUILDING STORIES	1 STORY	1 STORY	1 STORY
TOTAL IMPERVIOUS	29,064 SF (0.8%)	116,406 SF (30.8%)	145,138 SF (38.3%)
OPEN SPACE	8.62 AC (92 %)	6.04 AC (69.2%)	5.4 AC (61.7 %)

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 10 day of January, 2023.

WITNESS OUR HANDS, this 10 day of January, 2023.

Planning and Zoning Commission, Chairman

Director of Planning and Zoning

CASE
Engineering Inc.

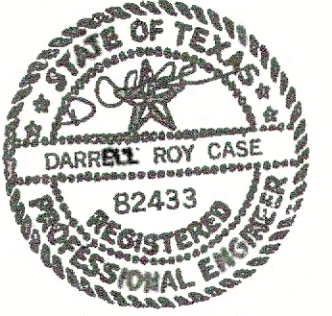
796 Merus Court
St. Louis, MO 63026
CERTIFICATE OF AUTHORITY NO. F-20080

T 636.349.1600
F 636.349.1730

ARCHITECT OF RECORD



513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
(817) 820-0433



01/05/2023

DUWEST
CREATING, ENHANCING & PROTECTING VALUE

ROCKWALL NORTH SHELL
SH205 & QUAIL RUN ROAD
ROCKWALL, TX

Issue Record:

Revisions:

Drawn: JVV
Checked: BW

Project No:
ROGUE #22-0547

Contents:

SITE
PHOTOMETRIC

E002