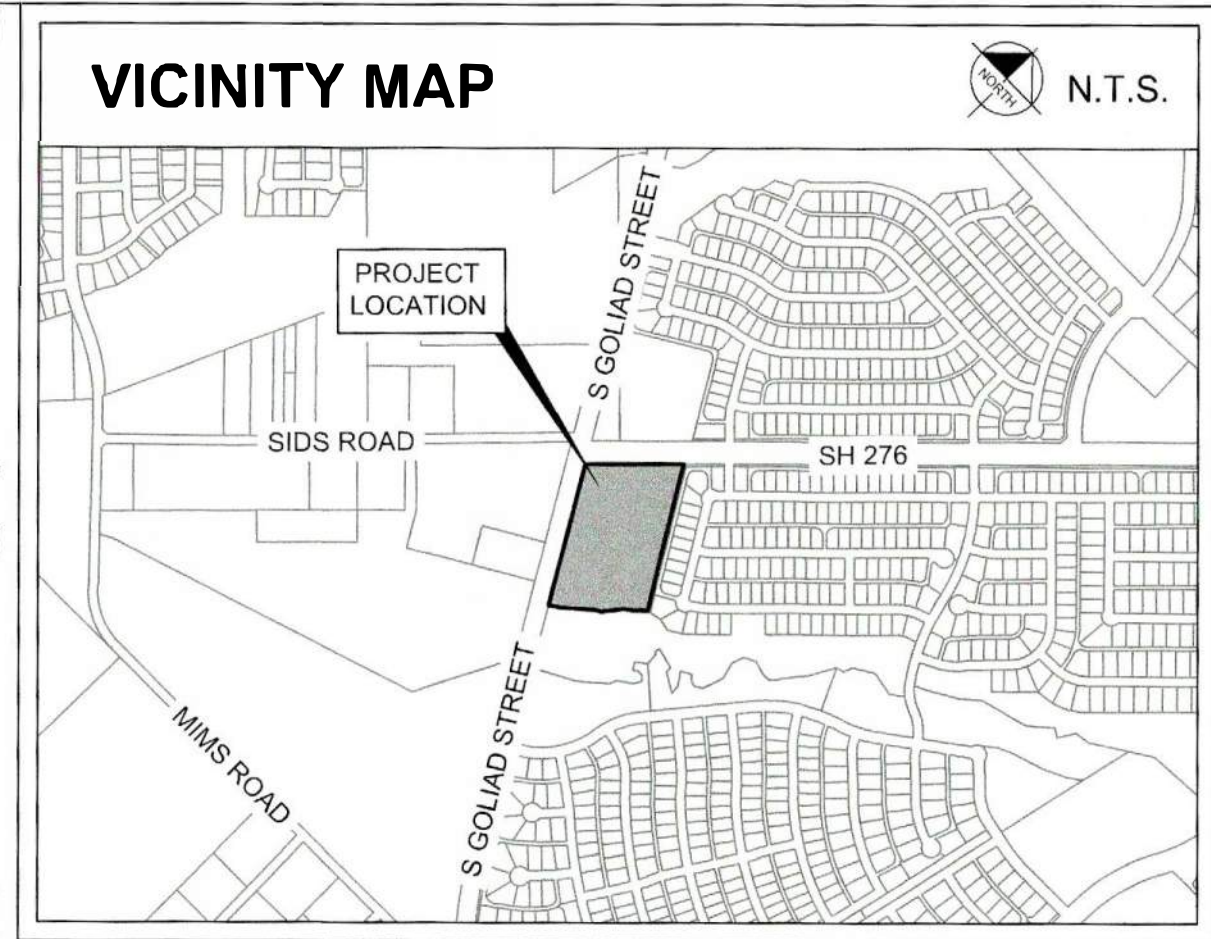
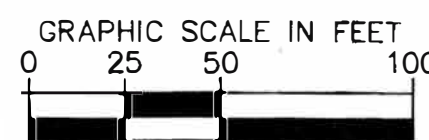
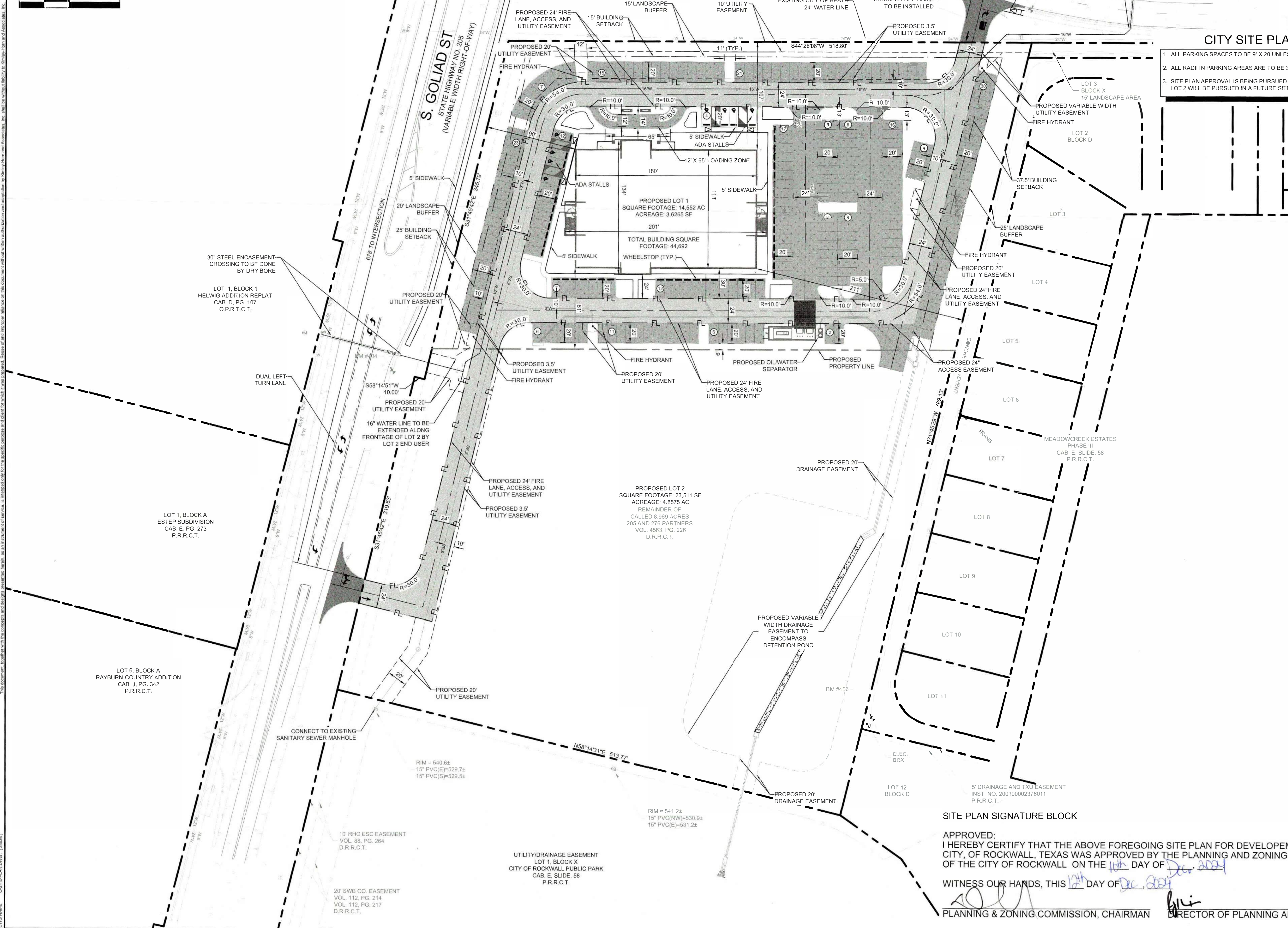


Parking	
Parking Ratio (From The City of Rockwall UDC)	1 Space per 200 S.F.
Gross Building S.F.	44,692 S.F.
Required Parking	
Parking Required (1 Space per 200 S.F.)	224 SPACES
Handicap Parking Required (Per UDC)	7 SPACES
Total Parking Required	224 SPACES
Provided Parking	
Surface Parking Provided	219 SPACES
Handicap Parking Provided	8 SPACES
Total Parking Provided	227 SPACES



This document, together with the associated and related documents, is intended to be used in accordance with the provisions of the City of Rockwall, Texas, and the State of Texas. It is not to be construed as a contract or as a representation of any kind. The City of Rockwall, Texas, and the State of Texas, are not responsible for any errors or omissions in this document.



CITY SITE PLAN NOTES

- ALL PARKING SPACES TO BE 9' X 20' UNLESS OTHERWISE NOTED.
- ALL RADIUS IN PARKING AREAS ARE TO BE 3' UNLESS OTHERWISE NOTED.
- SITE PLAN APPROVAL IS BEING PURSUED FOR LOT 1. APPROVAL FOR LOT 2 WILL BE PURSUED IN A FUTURE SITE PLAN.

LEGEND

	PROPERTY LINE
	LIGHT DUTY PAVEMENT (5' - 3600 PSI, SHALL BE A MIN OF #3 BARS @ 18" O.C.E.W.)
	MEDIUM DUTY FIRE LANE PAVEMENT (6' - 3600 PSI, SHALL BE A MIN OF #3 BARS @ 18" O.C.E.W.)
	HEAVY DUTY PAVEMENT (7' - 3600 PSI, SHALL BE A MIN OF #3 BARS @ 18" O.C.E.W.)
	SH 276 & SH 205 PAVEMENT (10' - 3600 PSI, SHALL BE A MIN OF #4 BARS @ 18" O.C.E.W.)
	EXISTING PAVEMENT
	PROPOSED STORM LINE
	PROPOSED 6" SANITARY SEWER LINE
	PROPOSED 8" SANITARY SEWER LINE
	PROPOSED 12" WATER LINE
	PROPOSED 16" WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING 6" WATER LINE
	EXISTING 12" WATER LINE
	EXISTING 16" WATER LINE
	EXISTING 24" WATER LINE
	PROPOSED DITCH FLOW
	PROPOSED FIRE HYDRANT
	PROPOSED CURB INLET
	PROPOSED WATER METER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED JUNCTION BOX
	PROPOSED RETAINING WALL
	ACCESSIBLE PARKING SYMBOL
	PROPOSED TRANSFORMER
	NUMBER OF PARKING SPACES
	TYPICAL
	EXISTING
	PROPOSED
	TUCK UNDER PARKING
	CARPORIT PARKING
	TANDEM PARKING
	ELECTRIC VEHICLE PARKING
	EXISTING OVERHEAD ELECTRIC LINES

PROJECT NUMBER: SP2024-043

SITE PLAN FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CURRENT ZONING: PD-10
 PROPOSED LAND USE: MEDICAL BUILDING

NOVEMBER 26, 2024

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 14th DAY OF Dec, 2024

WITNESS OUR HANDS, THIS 14th DAY OF Dec, 2024
 [Signature] DIRECTOR OF PLANNING AND ZONING

No.	REVISIONS	DATE	BY

Kimley»Horn
 12455 NOEL RD, TWO GALLERIA OFFICE TOWER
 SUITE 700 DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3920
 WWW.KIMLEY-HORN.COM TX F-928
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.

KHA PROJECT	060016600
DATE	11/26/2024
SCALE	AS SHOWN
DESIGNED BY	CJH
DRAWN BY	JO
CHECKED BY	MAL

ROCKWALL MEDICAL BUILDING
 PREPARED FOR
VUE REAL ESTATE
 CITY OF ROCKWALL, TX

SHEET NUMBER	
C-100	

MAILED BY: [Name]
 XREFS BY: [Name]
 PLOTTED BY: [Name]
 DATE: [Date]



NORTHWEST PERSPECTIVE/RENDERING - VIEW FROM STATE HIGHWAY 276



SOUTHWEST PERSPECTIVE/RENDERING - VIEW FROM STATE HIGHWAY 205

FINISH LEGEND - MATERIAL BOARD:



(CCMU-1):
CUSTOM CONCRETE MASONRY UNIT
MFR: FEATHERLITE
FINISH: LIMESTONE
MORTAR: TBD



(CCMU-2):
CUSTOM CONCRETE MASONRY UNIT
MFR: FEATHERLITE
FINISH: GRAY
MORTAR: TBD



STOREFRONT SYSTEM:
MFR: KAWNEER OR EQUAL
FINISH: DARK BRONZE ANODIZED



(SOFFIT):
SOFFIT MATERIAL
MFR: MAC METAL
COLLECTION: HARRYWOOD
FINISH: CORK



(EPT-1):
EXTERIOR PAINT
MFR: SHERWIN WILLIAMS
FINISH: SW7516 KESTREL WHITE



(EPT-2):
EXTERIOR PAINT
MFR: SHERWIN WILLIAMS
FINISH: SW7024 FUNCTIONAL GRAY



(EPT-3):
EXTERIOR PAINT
MFR: SHERWIN WILLIAMS
FINISH: SW7048 - URBANE BRONZE



BFD #: 24115

VUE REALTY GROUP, LLC.
ROCKWALL MOB

STATE HIGHWAY 205 AND STATE HIGHWAY 276
BYPASS
ROCKWALL, TEXAS

SEAL:



BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If not shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions and conditions of job site.

REVISIONS	
DATE	DESCRIPTION

DATE: 2024.11.19

DRAWN BY: WLI

**BUILDING MATERIAL
SAMPLE BOARD &
COLOR RENDERINGS**

DRAWING NUMBER:

AS220

SCALE: AS INDICATED

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 19TH DAY OF December, 2024.

WITNESSED OUR HANDS, THIS 19TH DAY OF December, 2024.

[Signature]
PLANNING & ZONING COMMISSION, CHAIRMAN

[Signature]
DIRECTOR OF PLANNING AND ZONING



BFD #: 24115

VUE REALTY GROUP, LLC.

ROCKWALL MOB

STATE HIGHWAY 205 AND STATE HIGHWAY 276 BYPASS
ROCKWALL, TEXAS

SEAL:



BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If not shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions and conditions of job site.

REVISIONS

DATE	#	DESCRIPTION
------	---	-------------

DATE: 2024.11.19

DRAWN BY: WLI

EXTERIOR ELEVATIONS - COLOR

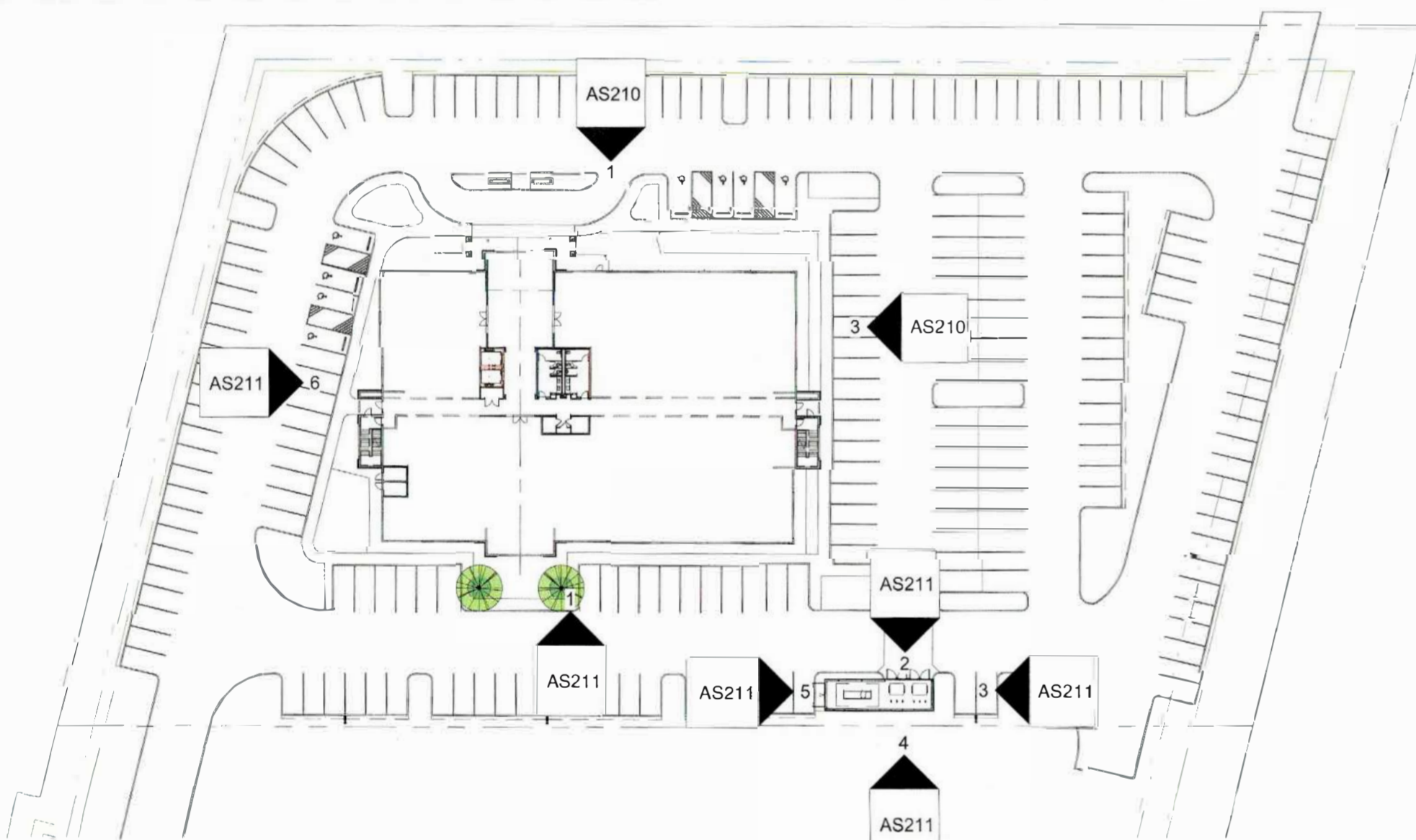
DRAWING NUMBER:

AS210

SCALE: AS INDICATED



1 NORTH ELEVATION (FACING STATE HIGHWAY 276 - PRIMARY FACADE)
1" = 10'-0"



2 ARCHITECTURAL ELEVATION LEGEND
1" = 60'-0"

	TOTAL BRANDED AREA (S.F.)	TOTAL GLAZING AREA (S.F.)	TOTAL AREA MINUS GLAZING (S.F.)	TOTAL TILT PANEL AREA (S.F.)	TOTAL BURNISHED BLOCK AREA (S.F.)	TOTAL GLAZING PERCENTAGE (S.F.)	TOTAL EXPOSED TILT PANEL PERCENTAGE	TOTAL BURNISHED BLOCK PERCENTAGE
NORTH ELEVATION	7,741	1,900	5,841	4,228	1,613	24.5%	72%	28%
EAST ELEVATION	5,367	1,210	4,157	2,908	1,249	22.5%	70%	30%
SOUTH ELEVATION	7,741	1,900	5,841	4,228	1,613	24.5%	72%	28%
WEST ELEVATION	5,367	1,210	4,157	2,908	1,249	22.5%	70%	30%

PRIMARY FACADE ARTICULATION COMPLIANCE KEY NOTES:

- WALL HEIGHT: THE WALL HEIGHT SHALL BE MEASURED FROM GRADE TO THE TOP OF THE WALL.
PROPOSED WALL HEIGHT IS AT 35'-4" (REFER TO ELEVATIONS)
- WALL LENGTH: THE MAXIMUM WALL LENGTH SHALL NOT EXCEED THREE (3) TIMES THE WALL HEIGHT (I.E. 3 X 1 ≥ 2).
35'-4"(3) = 106'-0" (COMPLIES) MAX LENGTH PROPOSED IS 105'-0"
- SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH: THE MINIMUM LENGTH OF THE SECONDARY ENTRYWAY OR PROJECTING ARCHITECTURAL ELEMENT SHALL BE 25% OF THE WALL LENGTH (I.E. 25% X 2 ≤ 3).
NORTH/SOUTH: 105'-0"(25%) = 26'-3" (NO SECONDARY FEATURE SHOWN, NEED TO REQUEST VARIANCE)
WEST/EAST: 52'-6"(25%) = 13'-1 1/2" (NO SECONDARY FEATURE SHOWN - NEED TO REQUEST VARIANCE)
- WALL PROJECTION: THE MINIMUM WALL PROJECTION FOR A PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL BE 25% OF THE WALL HEIGHT (I.E. 25% X 1 ≤ 4).
35'-4"(25%) = 8'-10" (COMPLIES)
NORTH AND SOUTH ARE PROPOSED AT 9'-0"
EAST AND WEST ARE PROPOSED AT 10'-0"
- PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT WIDTH: THE MINIMUM WALL WIDTH OF THE PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL EXTEND TWICE THE REQUIRED WALL PROJECTION (I.E. 2 X 4 ≥ 5).
2(8'-10") = 17'-8" (COMPLIES) PROPOSED AT 18'-0"
- PROJECTION HEIGHT: THE PRIMARY AND SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL EXTEND A MINIMUM OF 25% OF THE WALL HEIGHT ABOVE THE TOP OF THE WALL (I.E. 25% X 1 ≤ 6).
35'-4"(25%) = 8'-10" OR 44'-2" TOTAL (COMPLIES) PROPOSED AT 9'-2" OR 44'-6" TOTAL
- PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH: THE PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL MEET ALL OF THE SAME PROJECTIONS AS THE SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT, BUT SHALL EXTEND A MINIMUM OF TWICE THE LENGTH OF THE SECONDARY ELEMENT (I.E. 2 X 3 ≥ 7).
NORTH/SOUTH ELEVATION: (NEED TO REQUEST VARIANCE) (2)26'-3" = 52'-6" (DOES NOT COMPLY) SHOWN AT 30'-0"
EAST/WEST ELEVATION: (NEED TO REQUEST VARIANCE) (2)13'-1 1/2" = 26'-3" (COMPLIES) SHOWN AT 33'-1"

ADDITIONAL NOTES:
SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR EXPOSED CONCRETE TILT PANEL VS. MASONRY
SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR CUSTOM CONCRETE MASONRY UNITS FOR 20% STONE.



3 EAST ELEVATION (FACING RESIDENTIAL - PRIMARY FACADE)
1" = 10'-0"

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 18th DAY OF December 2024

WITNESSED ON ANDS, THIS 18th DAY OF December 2024
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



BFD #: 24115

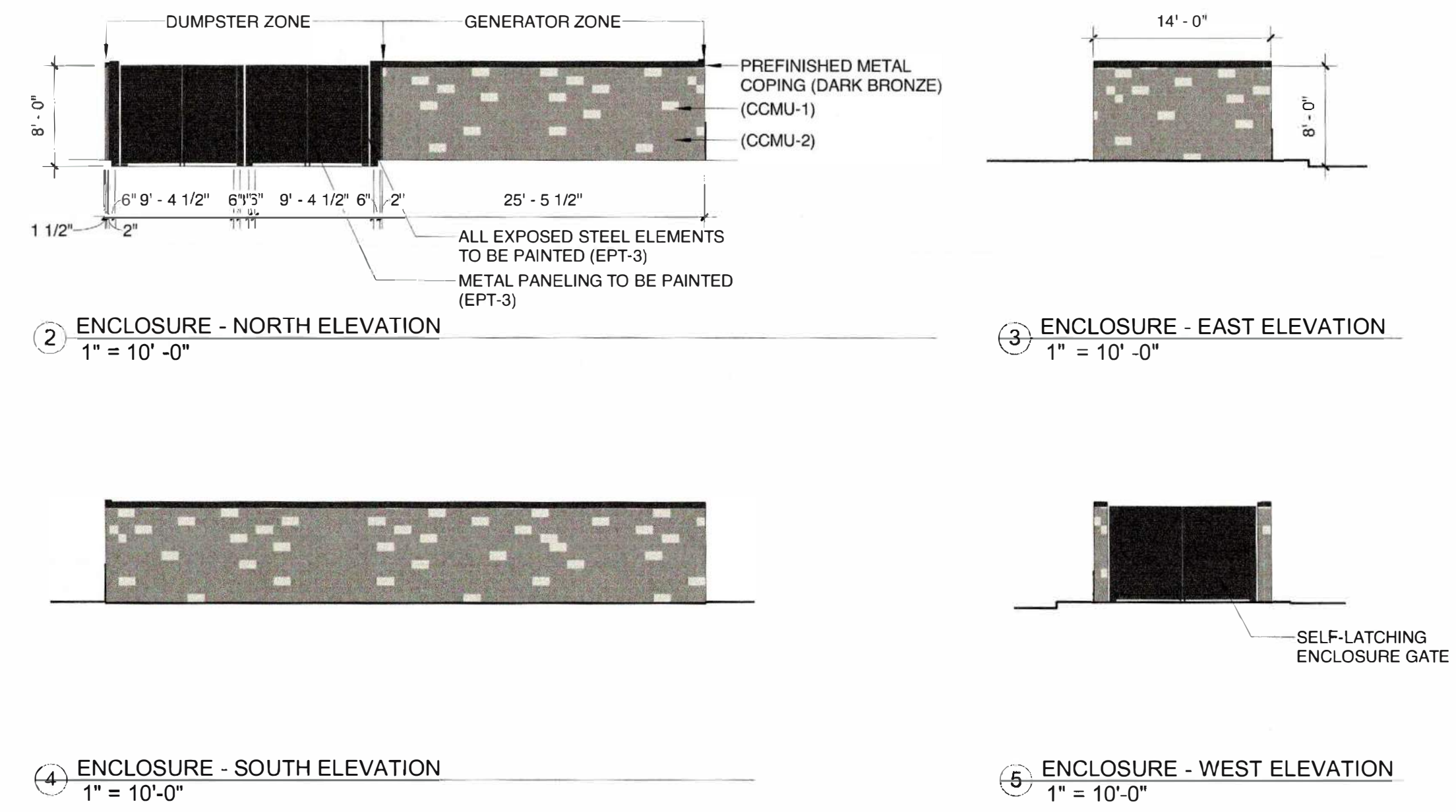
VUE REALTY GROUP, LLC.

ROCKWALL MOB

STATE HIGHWAY 205 AND STATE HIGHWAY 276
BYPASS
ROCKWALL, TEXAS



1 SOUTH ELEVATION (FACES PROPERTY W/ COMMERCIAL ZONING)
1" = 10'-0"



	TOTAL FACADE AREA (S.F.)	TOTAL GLAZING AREA (S.F.)	TOTAL AREA MINUS GLAZING (S.F.)	TOTAL TILT PANEL AREA (S.F.)	TOTAL BURNISHED BLOCK AREA (S.F.)	TOTAL GLAZING PERCENTAGE (S.F.)	TOTAL EXPOSED TILT PANEL PERCENTAGE	TOTAL BURNISHED BLOCK PERCENTAGE
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35'-4"(125%) = 8'-10" OR 44'-2" TOTAL (COMPLIES) PROPOSED AT 9'-2" OR 44'-6" TOTAL.
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EAST/WEST ELEVATION: (NEED TO REQUEST VARIANCE) (2)13'-1 1/2" = 26'-3" (COMPLIES) SHOWN AT 33'-1".

ADDITIONAL ARCHITECTURAL ELEMENT

ADDITIONAL NOTES:
SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR EXPOSED CONCRETE TILT PANEL VS. MASONRY
SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR CUSTOM CONCRETE MASONRY UNITS FOR 20% STONE.



6 WEST ELEVATION (FACING STATE HIGHWAY 205 - PRIMARY FACADE)
1" = 10'-0"

SITE PLAN SIGNATURE BLOCK
APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 15th DAY OF December 2024
WITNESSED OUR HANDS, THIS 15th DAY OF December 2024
PLANNING & ZONING COMMISSION, CHAIRMAN
DIRECTOR OF PLANNING AND ZONING

SEAL:
REGISTERED ARCHITECT
W. ARREN L. INCE
Warron S. Ince
21539
STATE OF TEXAS
11/19/2024

BLUE FIN DESIGN, LLC
Do NOT scale drawings. Use given dimensions only. If not shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions and conditions of job site.

REVISIONS		
DATE	#	DESCRIPTION

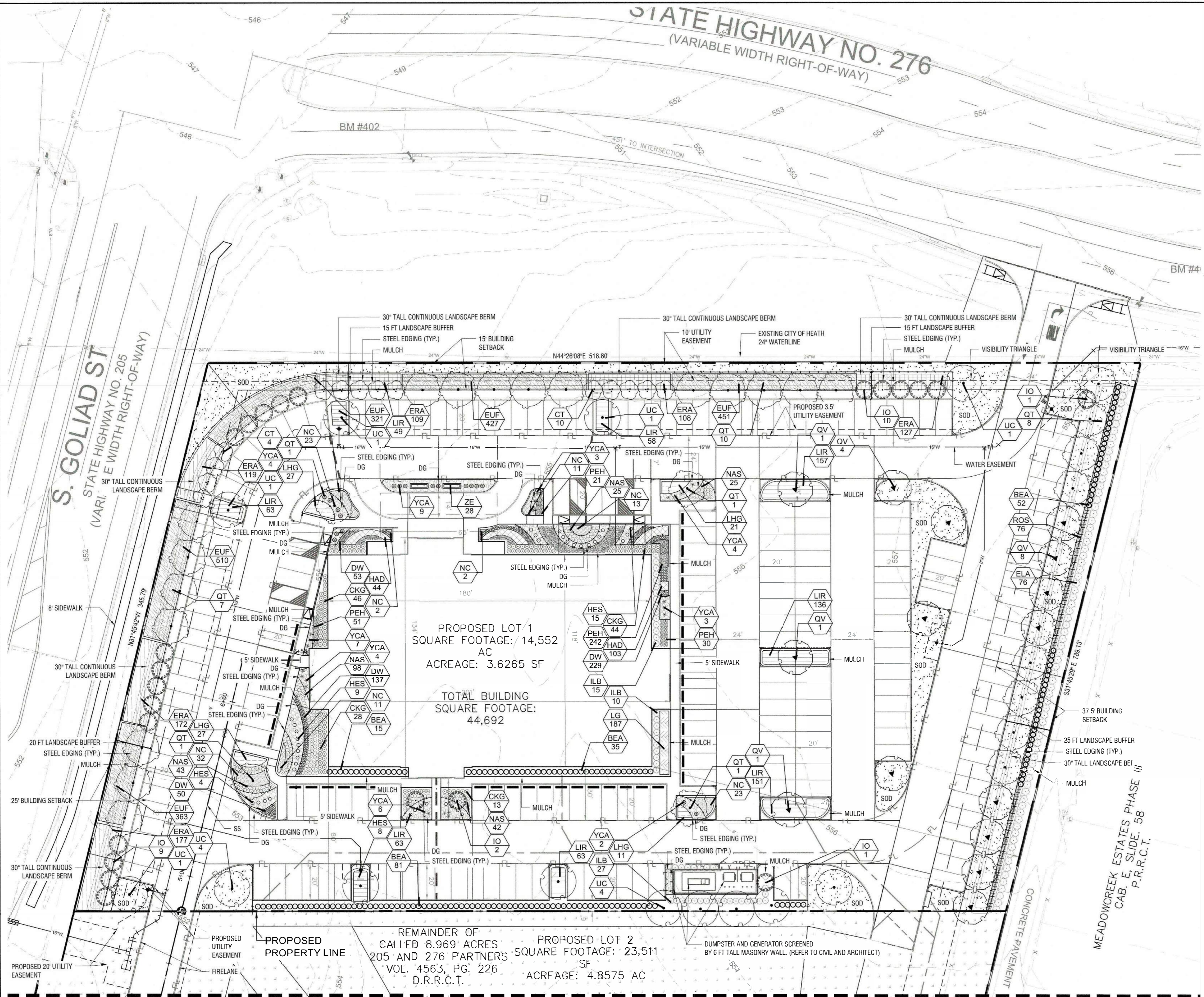
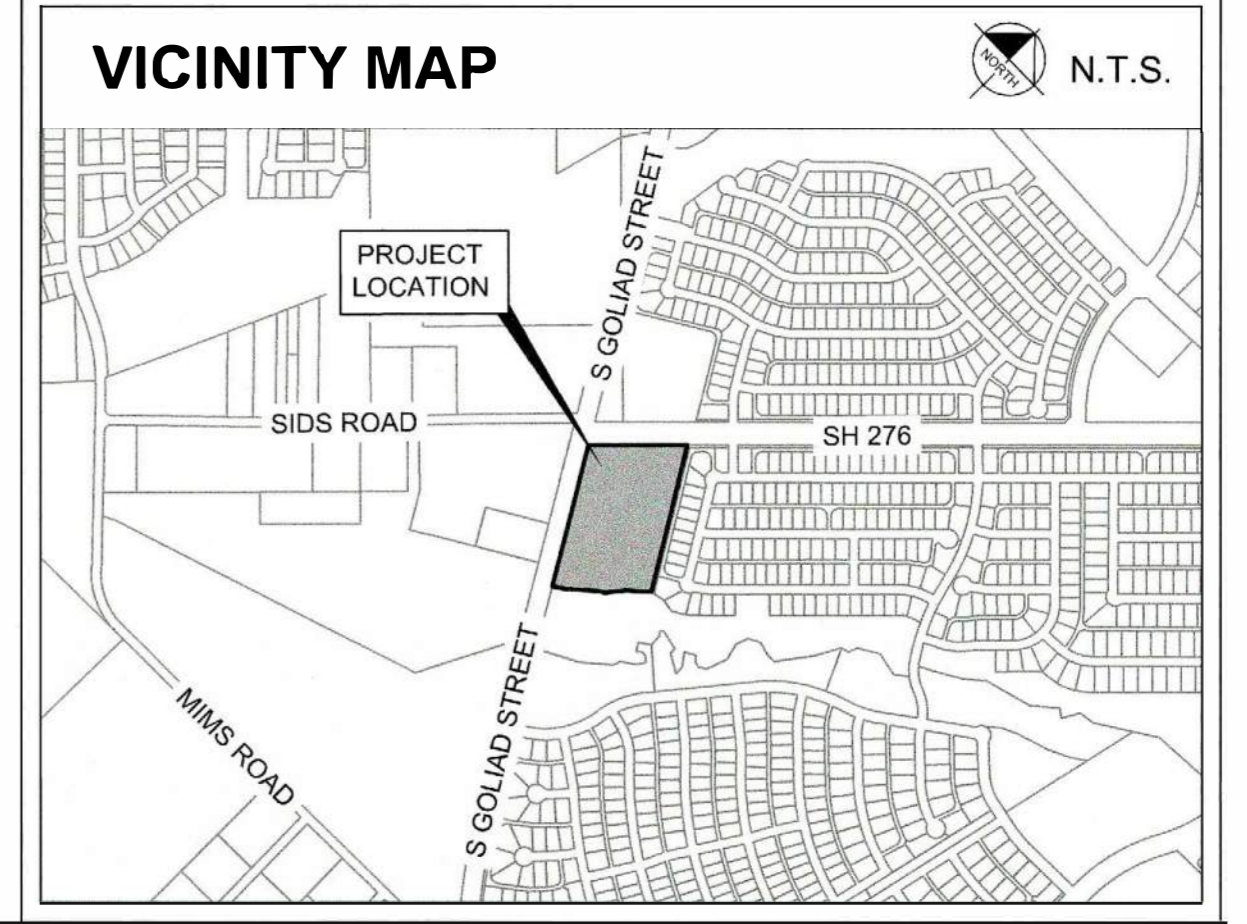
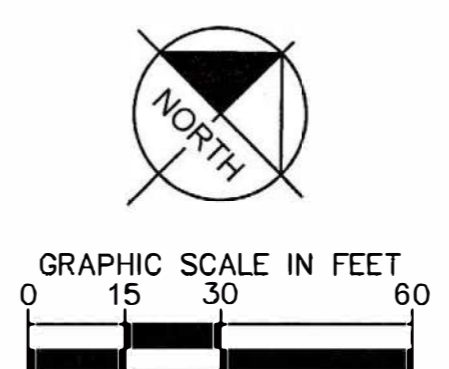
DATE: 2024. 11. 19
DRAWN BY: WLI

EXTERIOR ELEVATIONS - COLOR

DRAWING NUMBER:
AS211

SCALE: AS INDICATED

STATE HIGHWAY NO. 276
(VARIABLE WIDTH RIGHT-OF-WAY)



CITY OF ROCKWALL LANDSCAPE REQUIREMENTS		
LANDSCAPE MATERIAL (SECTION 4.A)	REQUIRED	PROVIDED
Canopy Trees shall be a minimum of 4" caliper	Yes	Yes
Accent Trees shall be a minimum of 4 ft in total height	Yes	Yes
Shrubs shall be a minimum of 3 gallons in size	Yes	Yes
RESIDENTIAL ZONE - LANDSCAPE BUFFERS		
A minimum of a 25-foot wide landscaped buffer must be installed for buildings with a building footprint of 25,000 SF to 49,999 SF (Subsection 04.01.E(4), Article 05, UDC)	25 ft	25 ft
Berms shall have a minimum height of 30-inches and a maximum height of 48-inches. (Subsection 06.02.E, Article 05, UDC)	30 in	30 in
1 Canopy Trees / 20 lf and three tiered screening (Subsection 05.02.B, Article 08, UDC)	32 Canopy Trees	32 Canopy Trees
624 lf / 20 lf = 32 Canopy Trees		
STATE HIGHWAY NO. 276 - LANDSCAPE BUFFERS		
Retail/Commercial Land Uses: 15-foot (Subsection 06.02.E, Article 05, UDC)	15 ft	15 ft
Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48-inches. (Subsection 06.02.E, Article 05, UDC)	30 in	30 in
2 Canopy Trees / 100 lf (Subsection 06.02.E, Article 05, UDC)	11 Canopy Trees	11 Canopy Trees
519 lf / 100 lf * 2 = 11 Canopy Trees		
4 Accent Trees / 100 lf (Subsection 06.02.E, Article 05, UDC)	21 Accent Trees	21 Accent Trees
519 lf / 100 lf * 4 = 21 Accent Trees		
S GOLIAD ST. (SH-205) - LANDSCAPE BUFFERS		
SH-205 Overlay District: 20 ft (Subsection 06.02.E, Article 05, UDC)	20 ft	20 ft
Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48-inches. (Subsection 06.02.E, Article 05, UDC)	30 in	30 in
2 Canopy Trees / 100 lf (Subsection 06.02.E, Article 05, UDC)	7 Canopy Trees	7 Canopy Trees
314 lf / 100 lf * 2 = 7 Canopy Trees		
4 Accent Trees / 100 lf (Subsection 06.02.E, Article 05, UDC)	13 Accent Trees	13 Accent Trees
314 lf / 100 lf * 4 = 13 Accent Trees		
PARKING LOT LANDSCAPING		
Parking lots with more than two rows of parking spaces shall have a minimum of 200 sf of landscaping. (Subsection 05.03.E, Article 08, UDC)	200 sf	200 sf
No parking spaces may be located more than 80-feet from the trunk of a canopy tree. (Subsection 05.03.E, Article 08, UDC)	80 ft	80 ft
LANDSCAPE REQUIREMENTS		
Zoning District: Commercial (C) District 20% required landscaping areas. (Subsection 05.03.A, Article 08, UDC)	31,595 sf (20%)	41,798 sf (26.5%)
A minimum of 50% of the required landscaping shall be located in the front of and along the side of buildings with street frontage. (Subsection 05.03.A, Article 08, UDC)	15,797 sf (50%)	15,797 sf (50%)
50% x 31,595 sf = 15,797 sf		
DETENTION BASIN REQUIREMENTS		
1 Canopy Tree / 750 sf (Subsection 05.03.D, Article 08, UDC)	51 Canopy Trees	51 Canopy Trees
38,223 sf / 750 sf = 51 Canopy Trees		
1 Accent Tree / 1500 sf (Subsection 05.03.D, Article 08, UDC)	26 Accent Trees	26 Accent Trees
38,223 sf / 1500 sf = 26 Accent Trees		
SCREENING REQUIREMENTS		
Trash/Recycling enclosures shall be four sided. These receptacles shall be screened by a minimum six foot, solid masonry dumpster enclosure.	6 ft Wall	6 ft Wall
1 Canopy Tree / 20 lf (Subsection 01.05.E, Article 05, UDC)	4 Canopy Trees	4 Canopy Trees
62 lf / 20 lf = 4 Canopy Trees		
Screened with evergreen shrubs (Subsection 01.05.B, Article 05, UDC)	Yes	Yes

PROPOSED LOT 1
SQUARE FOOTAGE: 14,552 AC
ACREAGE: 3.6265 SF

TOTAL BUILDING
SQUARE FOOTAGE:
44,692

REMAINDER OF
CALLED 8.969 ACRES
205 AND 276 PARTNERS
VOL. 4563, PG. 226
D.R.R.C.T.

PROPOSED LOT 2
SQUARE FOOTAGE: 23,511 SF
ACREAGE: 4.8575 AC

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
QT	37	37	Quercus texana / Texas Red Oak
QV	22	22	Quercus virginiana / Southern Live Oak
TD	45	45	Taxodium distichum / Bald Cypress
UC	13	13	Ulmus crassifolia / Cedar Elm
SHRUBS			
BEA	235	235	Berberis atropurpurea 'Rose Glow' / Red Leaf Japanese Barberry
ELA	153	153	Elaeagnus pungens / Eleagnus
HES	36	36	Hesperaloe parviflora / Red Yucca
ILB	52	52	Ilex cornuta 'Burfordi' / Burford Holly
ROS	154	154	Rosmarinus officinalis / Rosemary
YCA	42	42	Yucca filamentosa 'Color Guard' / Adam's Needle

ORNAMENTAL TREE

AT	33	Acer truncatum / Shantung Maple
CT	14	Cercis canadensis / Eastern Redbud
IO	23	Ilex decidua / Possumhaw Holly

GRASSES

CKG	131	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
NAS	233	Nassella tenuissima / Mexican Feather Grass
PEH	344	Pennisetum alopecuroides 'Hamelii' / Hameln Dwarf Fountain Grass

GROUNDCOVERS

DW	469	Dianthus gratianopolitanus 'Firewitch' / Firewitch Cheddar Pink
ERA	812	Eragrostis curvula / Weeping Lovegrass
EUF	2,072	Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper
HAD	147	Hemerocallis fulva 'Aztec Gold' / Aztec Gold Daylily
LHG	86	Lantana x 'New Gold' / New Gold Lantana
LG	187	Liriope gigantea / Giant Liriope
LIR	740	Liriope muscarum / Liriope
NC	117	Nepeta mussinii / Catnip

MISC

ZE	28	Zinnia elegans / Zinnia
SOD	TBD	Cynodon dactylon / Common Bermuda
HYDRO SEED	TBD	Cynodon dactylon / Common Bermuda
SEED MIX	TBD	Detention Pond and Slope Mix
DG	TBD	Decomposed Granite

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 10TH DAY OF Dec., 2024

WITNESS OUR HANDS, THIS 10TH DAY OF Dec., 2024

PLANNING & ZONING COMMISSION, CHAIRMAN
DIRECTOR OF PLANNING AND ZONING

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.
NOTE: REFER TO SHEET LP 3.03 TO SEE FULL LANDSCAPE TABLE.
NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.
NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

Perovous	Imperovous
26% (41,805 sf)	74% (117,463 sf)

PROJECT NUMBER: SP2024-043

LANDSCAPE PLAN FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CURRENT ZONING: PD-10
PROPOSED LAND USE: MEDICAL BUILDING

NOVEMBER 26, 2024

ENGINEER / SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
ADDRESS: 203 WEST NASH ST, SUITE 100
TERRELL, TX 75160
PHONE: (972) 588-4263
CONTACT: MATT LUCAS, P.E.

OWNER
VUE REAL ESTATE
ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TX 75231
PHONE: (972) 556-1700
CONTACT: JEFF BROCKETTE

ARCHITECT
BLUEFIN DESIGN
ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 1008
AUSTIN, TX 78728
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CONTACT: WARREN L. INCE

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3920
WWW.KIMLEY-HORN.COM TX F-928
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PRELIMINARY FOR REVIEW ONLY
Kimley»Horn
P.L.A. NICKOLAUS & ADAMS
L.A. No. 3404 Date: 11/19/2024

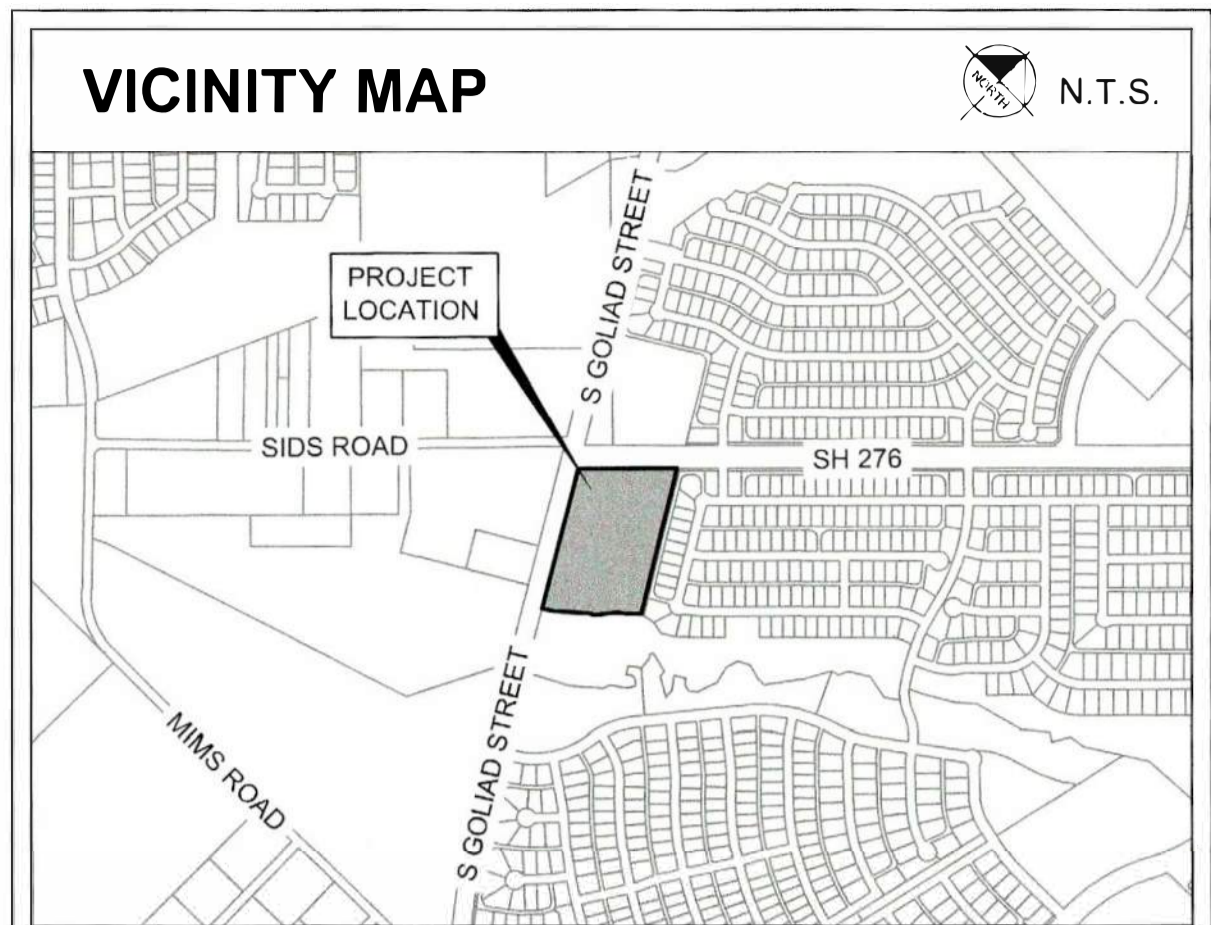
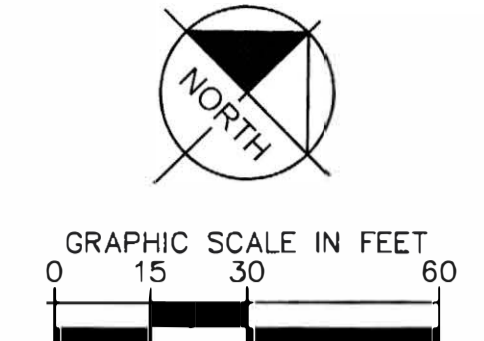
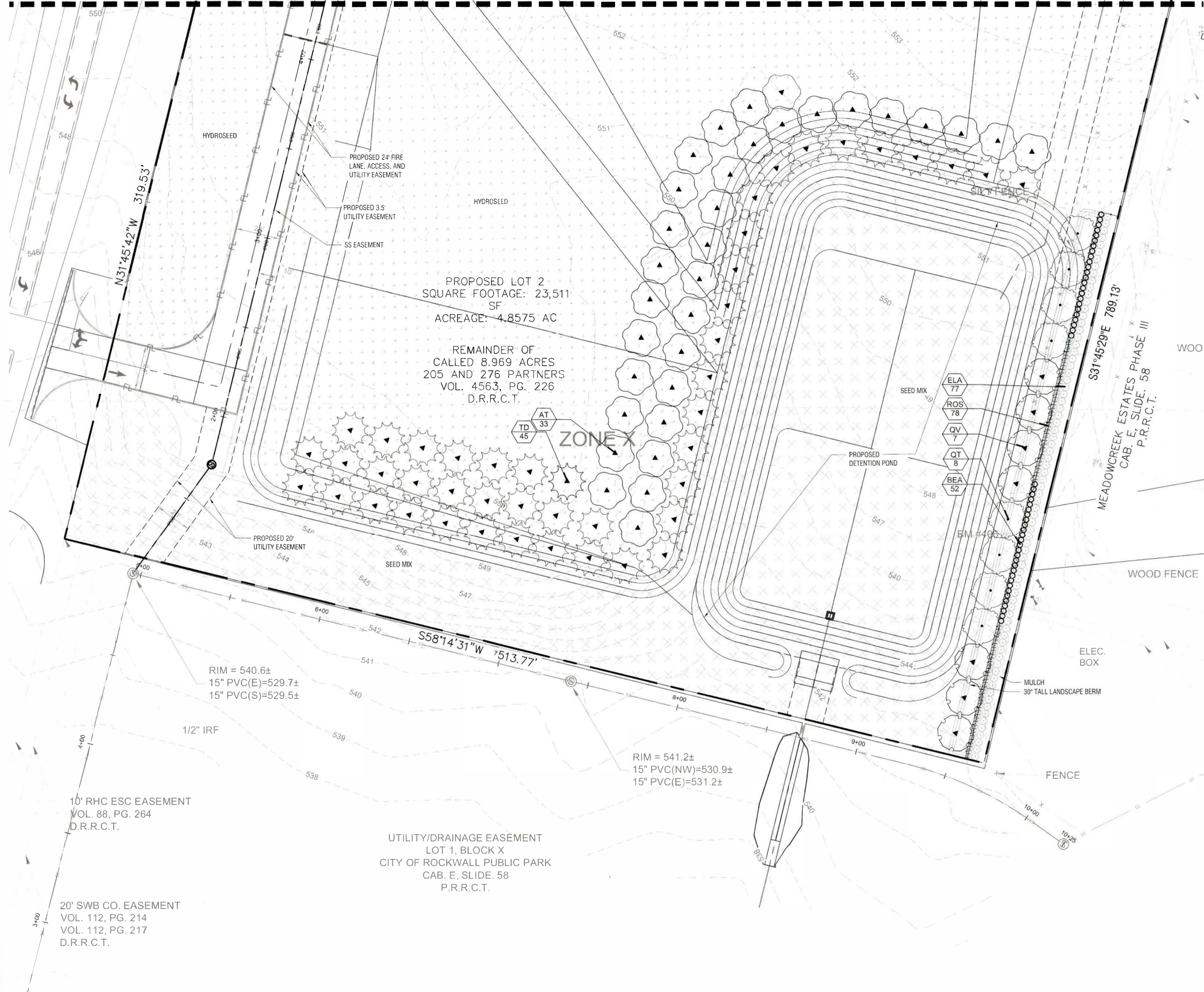
KIM PROJECT: 060018600
DATE: 11/19/2024
SCALE: AS SHOWN
DESIGNED BY: KAE
DRAWN BY: KAE
CHECKED BY: NEK

ROCKWALL MEDICAL BUILDING
PREPARED FOR
VUE REAL ESTATE
CITY OF ROCKWALL, TX

LANDSCAPE PLAN

SHEET NUMBER
LP 1.01

MATCHLINE SEE PAGE LT 1.01



CITY OF ROCKWALL LANDSCAPE REQUIREMENTS		
LANDSCAPE MATERIAL (SECTION 4.A)	REQUIRED	PROVIDED
Canopy Trees shall be a minimum of 4" caliper	Yes	Yes
Accent Trees shall be a minimum of 4 ft in total height	Yes	Yes
Shrubs shall be a minimum of 3 gallons in size	Yes	Yes
RESIDENTIAL ZONE - LANDSCAPE BUFFERS	REQUIRED	PROVIDED
A minimum of a 25-foot wide landscaped buffer must be installed for buildings with a building footprint of 25,000 SF to 49,999 SF (Subsection 04.01.E(4), Article 05, UDC)	25 ft	25 ft
Berms shall have a minimum height of 30-inches and a maximum height of 48-inches. (Subsection 05.02.E, Article 05, UDC)	30 in	30 in
1 Canopy Trees / 20 lf and three tiered screening (Subsection 05.02.B, Article 08, UDC)	32 Canopy Trees	32 Canopy Trees
624 lf / 20 lf = 32 Canopy Trees		
STATE HIGHWAY NO. 276 - LANDSCAPE BUFFERS	REQUIRED	PROVIDED
Retail/Commercial Land Uses: 15-foot (Subsection 06.02.E, Article 05, UDC)	15 ft	15 ft
Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48-inches. (Subsection 06.02.E, Article 05, UDC)	30 in	30 in
2 Canopy Trees / 100 lf (Subsection 06.02.E, Article 05, UDC)	11 Canopy Trees	11 Canopy Trees
519 lf / 100 lf * 2 = 11 Canopy Trees		
4 Accent Trees / 100 lf (Subsection 06.02.E, Article 05, UDC)	21 Accent Trees	21 Accent Trees
519 lf / 100 lf * 4 = 21 Accent Trees		
S GOLJAD ST. (SH-205) - LANDSCAPE BUFFERS	REQUIRED	PROVIDED
SH-205 Overlay District: 20 ft (Subsection 06.02.E, Article 05, UDC)	20 ft	20 ft
Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48-inches. (Subsection 06.02.E, Article 05, UDC)	30 in	30 in
2 Canopy Trees / 100 lf (Subsection 06.02.E, Article 05, UDC)	7 Canopy Trees	7 Canopy Trees
314 lf / 100 lf * 2 = 7 Canopy Trees		
4 Accent Trees / 100 lf (Subsection 06.02.E, Article 05, UDC)	13 Accent Trees	13 Accent Trees
314 lf / 100 lf * 4 = 13 Accent Trees		
PARKING LOT LANDSCAPING	REQUIRED	PROVIDED
Parking lots with more than two rows of parking spaces shall have a minimum of 200 sf of landscaping. (Subsection 05.03.E, Article 08, UDC)	200 sf	200 sf
No parking spaces may be located more than 80-feet from the trunk of a canopy tree. (Subsection 05.03.E, Article 08, UDC)	80 ft	80 ft
LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
Zoning District: Commercial (C) District 20% required landscaping areas. (Subsection 05.03.A, Article 08, UDC)	31,595 sf (20%)	41,798 sf (26.5%)
20% x 157,972 sf = 31,595 sf		
A minimum of 50% of the required landscaping shall be located in the front of and along the side of buildings with street frontage. (Subsection 05.03.A, Article 08, UDC)	15,797 sf (50%)	* 15,797 sf (50%)
50% x 31,595 sf = 15,797 sf		
DETENTION BASIN REQUIREMENTS	REQUIRED	PROVIDED
1 Canopy Tree / 750 sf (Subsection 05.03.D, Article 08, UDC)	51 Canopy Trees	51 Canopy Trees
38,223 sf / 750 sf = 51 Canopy Trees		
1 Accent Tree / 1500 sf (Subsection 05.03.D, Article 08, UDC)	26 Accent Trees	26 Accent Trees
38,223 sf / 1500 sf = 26 Accent Trees		
SCREENING REQUIREMENTS	REQUIRED	PROVIDED
Trash/Recycling enclosures shall be four sided. These receptacles shall be screened by a minimum six foot, solid masonry dumpster enclosure.	6 ft Wall	6 ft Wall
1 Canopy Tree / 20 lf (Subsection 01.05.E, Article 05, UDC)	4 Canopy Trees	4 Canopy Trees
62 lf / 20 lf = 4 Canopy Trees		
Screened with evergreen shrubs (Subsection 01.05.B, Article 05, UDC)	Yes	Yes

Pervious	26%	74%
	(41,805 sf)	(117,463 sf)

PROJECT NUMBER: SP2024-043

LANDSCAPE PLAN FOR ROCKWALL MEDICAL BUILDING
 8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CURRENT ZONING: PD-10
 PROPOSED LAND USE: MEDICAL BUILDING
 NOVEMBER 26, 2024

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
QT	37		Quercus texana / Texas Red Oak
QV	22		Quercus virginiana / Southern Live Oak
TD	45		Taxodium distichum / Bald Cypress
UC	13		Ulmus crassifolia / Cedar Elm

ORNAMENTAL TREE

AT	33	Acer truncatum / Shantung Maple
CT	14	Cercis canadensis / Eastern Redbud
IO	23	Ilex decidua / Possumhaw Holly
BEA	235	Berberis axonopurpurea / Rose Glow / Red Leaf Japanese Barberry
ELA	153	Elaeagnus pungens / Elaeagnus
HES	36	Hesperaloe parviflora / Red Yucca
ILB	52	Ilex cornuta / Burford Holly / Burford Holly
ROS	154	Rosmarinus officinalis / Rosemary
YCA	42	Yucca filamentosa / Color Guard / Adam's Needle

GRASSES

CKG	131	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
NAS	233	Nassella tenuissima / Mexican Feather Grass
PEH	344	Pennisetum alopecuroides 'Hamelin' / Hameln Dwarf Fountain Grass
DW	469	Dianthus gratianopolitanus 'Firewitch' / Firewitch Cheddar Pink
ERA	812	Eragrostis curvula / Weeping Lovegrass
EUF	2,072	Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper
HAD	147	Hemerocallis fulva 'Aztec Gold' / Aztec Gold Daylily
LHG	86	Lantana x 'New Gold' / New Gold Lantana
LG	187	Liriope gigantea / Giant Liriope
LIR	740	Liriope muscari / Liriope
NC	117	Nepeta mussini / Catnip

MISC

ZE	28	Zinnia elegans / Zinnia
SOD	TBD	Cynodon dactylon / Common Bermuda
HYDRO SEED	TBD	Cynodon dactylon / Common Bermuda
SEED MIX	TBD	Detention Pond and Slope Mix
DG	TBD	Decomposed Granite
STEEL EDGING	TBD	Steel Edging
MULCH	TBD	Shredded Hardwood Mulch

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 14th DAY OF Dec, 2024

WITNESS OUR HANDS, THIS 14th DAY OF Dec, 2024

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.
 NOTE: REFER TO SHEET LP 3.03 TO SEE FULL LANDSCAPE TABLE
 NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.
 NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NO.
REVISIONS
DATE
BY

Kimley»Horn

13455 NOEL RD. TWO GALLERIA OFFICE TOWER
 SUITE 700 DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928

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Kimley»Horn

F.L.A. NIKOLAUS B. ADAMS
 I.A. No. 3404 Date 11/19/2024

KWA PROJECT: 060016600

DATE: 11/19/2024

SCALE: AS SHOWN

DESIGNED BY: KAE

DRAWN BY: KAE

CHECKED BY: NBA

ROCKWALL MEDICAL BUILDING

PREPARED FOR: VUE REAL ESTATE

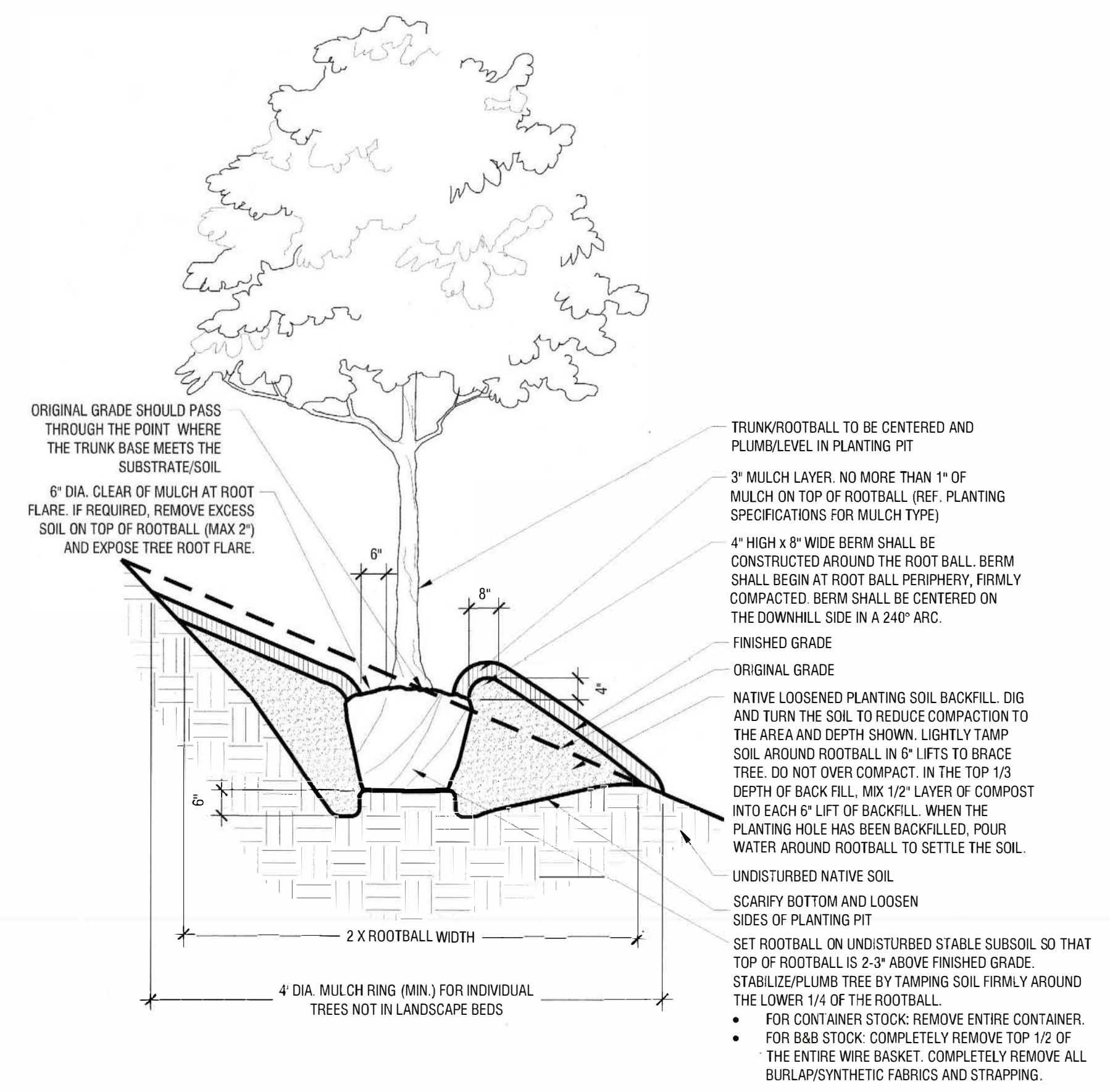
CITY OF ROCKWALL, TX

ROCKWALL MEDICAL BUILDING PREPARED FOR: VUE REAL ESTATE CITY OF ROCKWALL, TX

LANDSCAPE PLAN

SHEET NUMBER LP 1.02

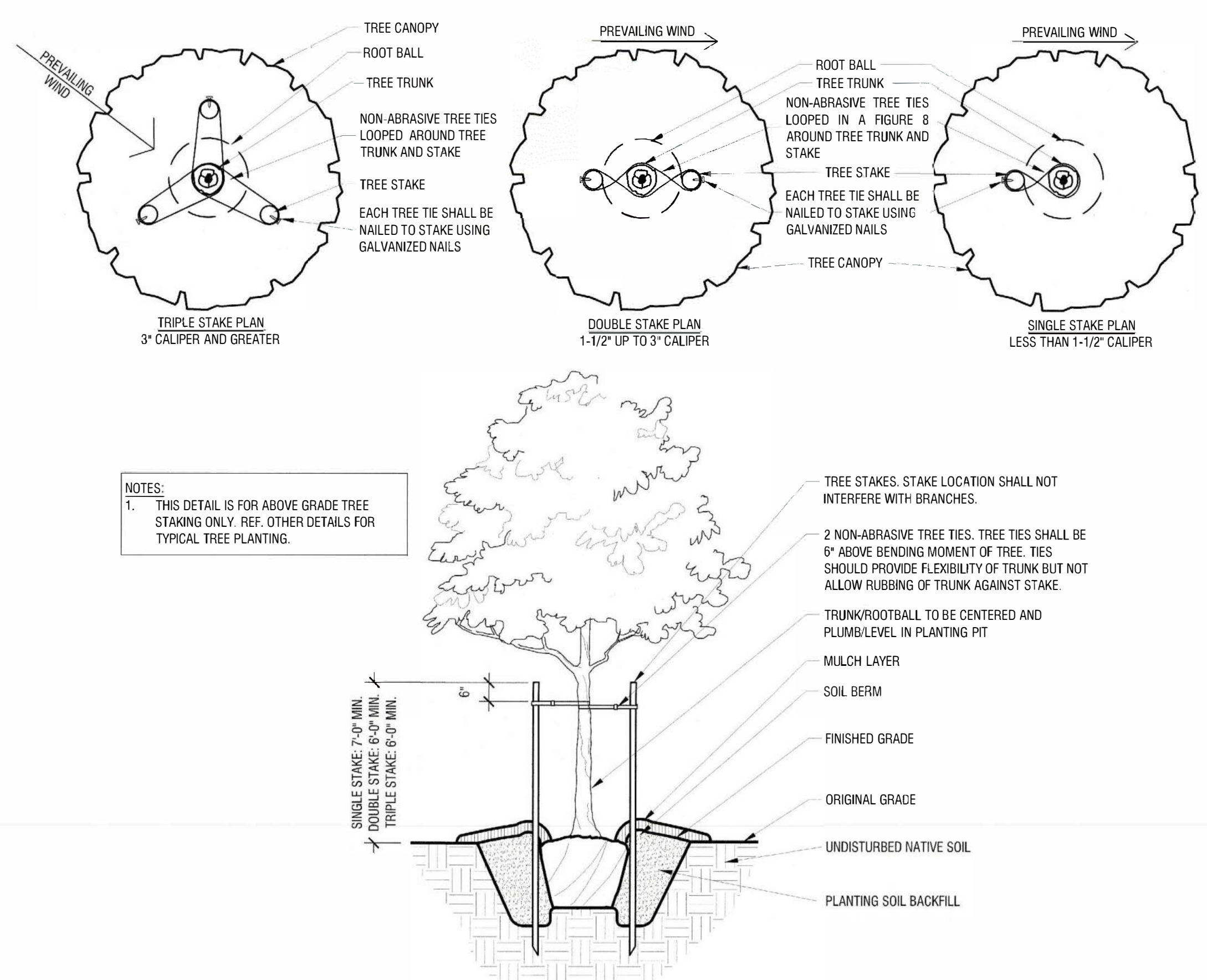
NOTES:
 1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. REF. TREE STAKING DETAIL THIS SHEET.



Tree Planting On 5-25% Slopes (20:1 to 4:1 Slopes)

Scale: NTS

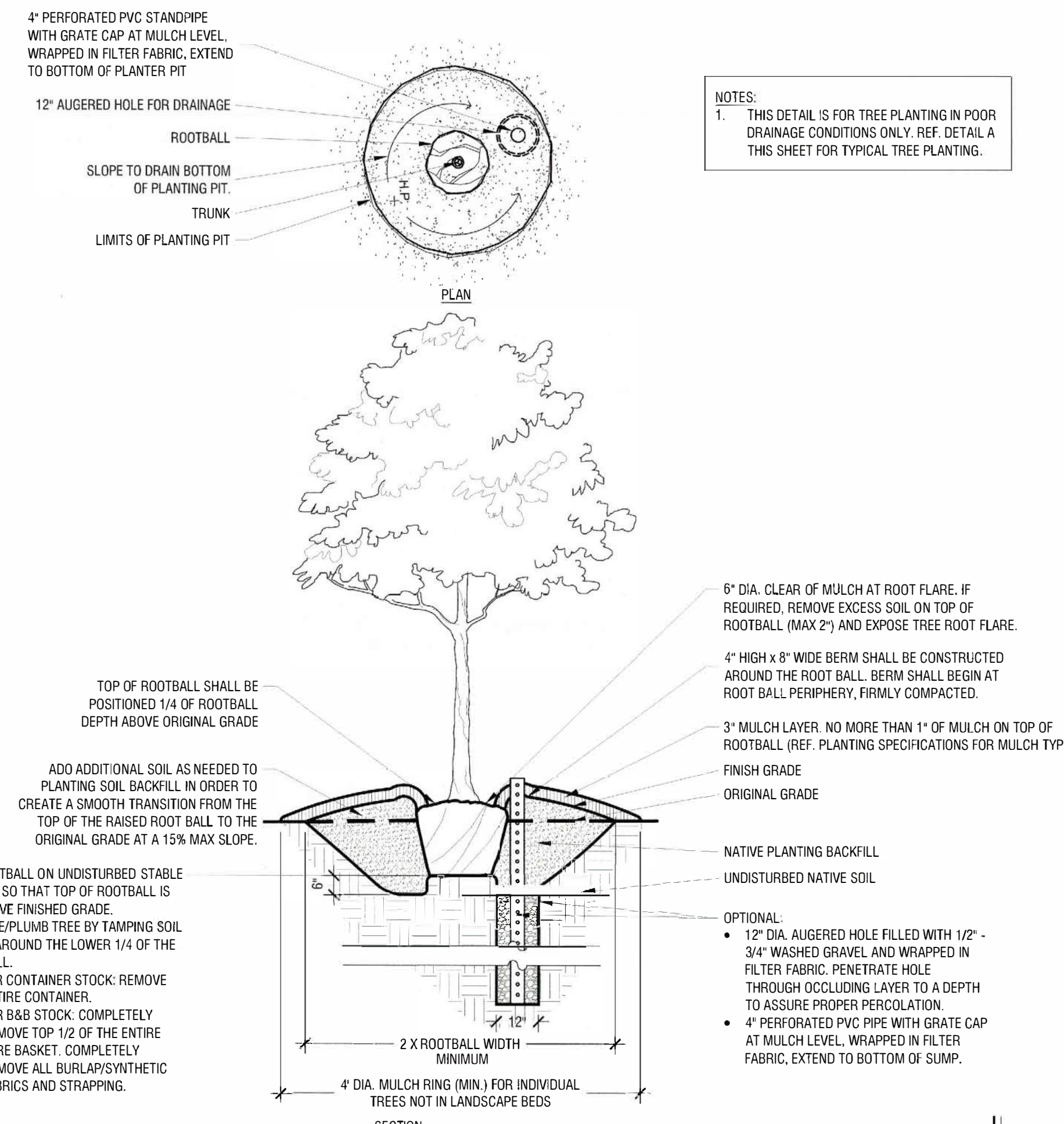
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Typical Tree Staking

Scale: NTS

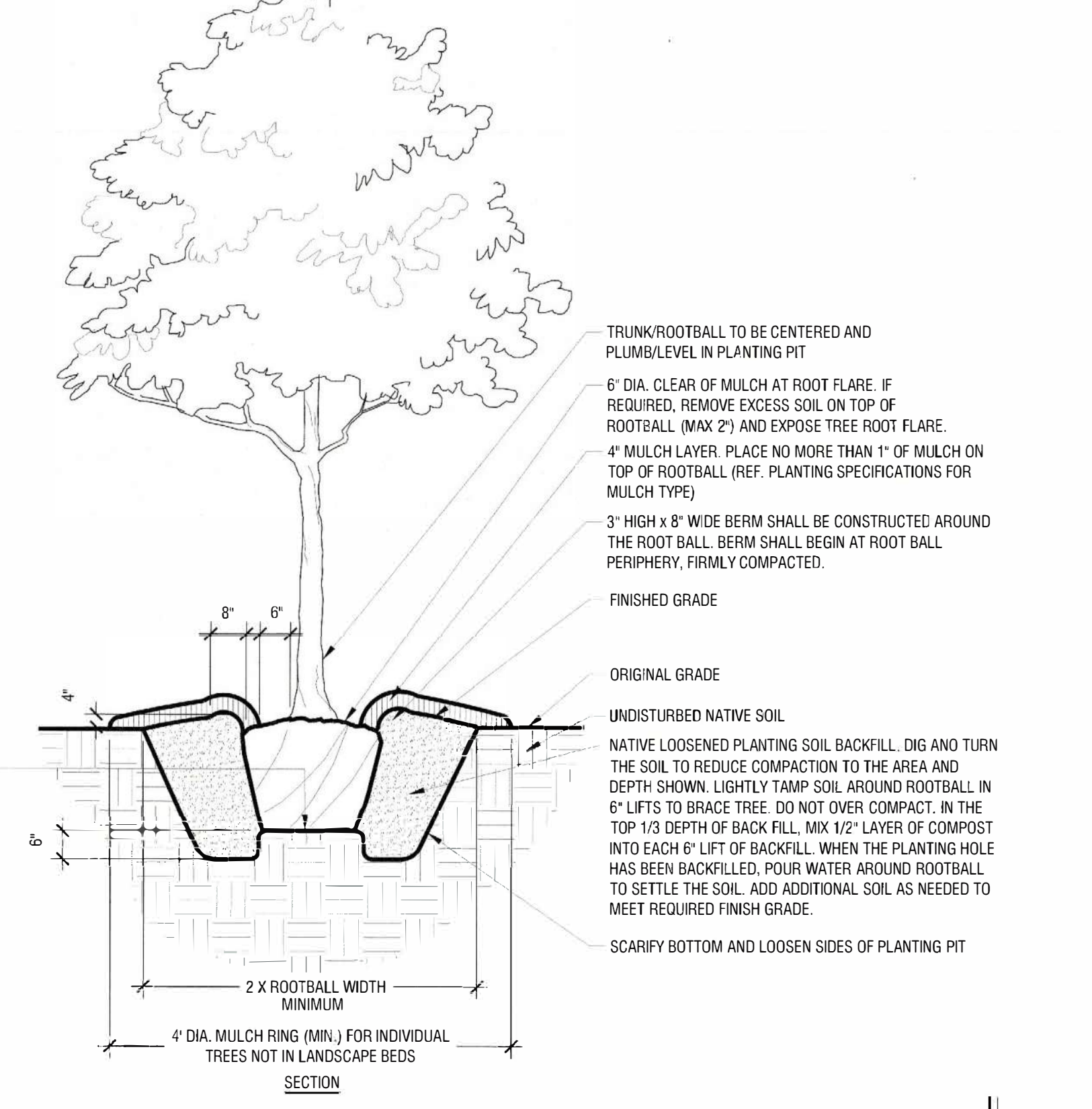
B



Tree Planting (Poor Drainage Condition)

Scale: NTS

C



Typical Tree Planting (Up to 3" Caliper)

Scale: NTS

A

SITE PLAN SIGNATURE BLOCK

APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 10th DAY OF Dec, 2024

WITNESS OUR HANDS, THIS 10th DAY OF Dec, 2024

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

PROJECT NUMBER: SP2024-043

LANDSCAPE DETAILS FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CURRENT ZONING: PD-10
 PROPOSED LAND USE: MEDICAL BUILDING

NOVEMBER 26, 2024

ENGINEER/SURVEYOR
 KIMLEY-HORN AND ASSOCIATES, INC.
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 TERRELL, TX 75160
 DALLAS, TX 75231
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 CONTACT: MATT LUCAS, P.E.

OWNER
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 ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100
 DALLAS, TX 75231
 PHONE: (972) 556-1700
 CONTACT: JEFF BROCKETTE

APPLICANT
 VUE REAL ESTATE
 ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100
 DALLAS, TX 75231
 PHONE: (972) 556-1700
 CONTACT: JEFF BROCKETTE

ARCHITECT
 BLUE FIRM DESIGN
 ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B
 AUSTIN, TX 78728
 PHONE: (865) 226-7448
 CONTACT: WARREN L. INCE

NO.	REVISIONS	DATE	BY

Kimley»Horn

13455 NOEL RD, TWO GALLERIES OFFICE TOWER
 SUITE 700 DALLAS, TX 75240
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 WWW.KIMLEY-HORN.COM TX E-928

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Kimley»Horn

P.L.A. NICHOLE B. ADAMS
 L.A. No. 2024-0001-0001-0001-0001

KHA PROJECT	060016800	DATE	11/19/2024	SCALE	AS SHOWN	DESIGNED BY	KAE	DRAWN BY	KAE	CHECKED BY	NBA
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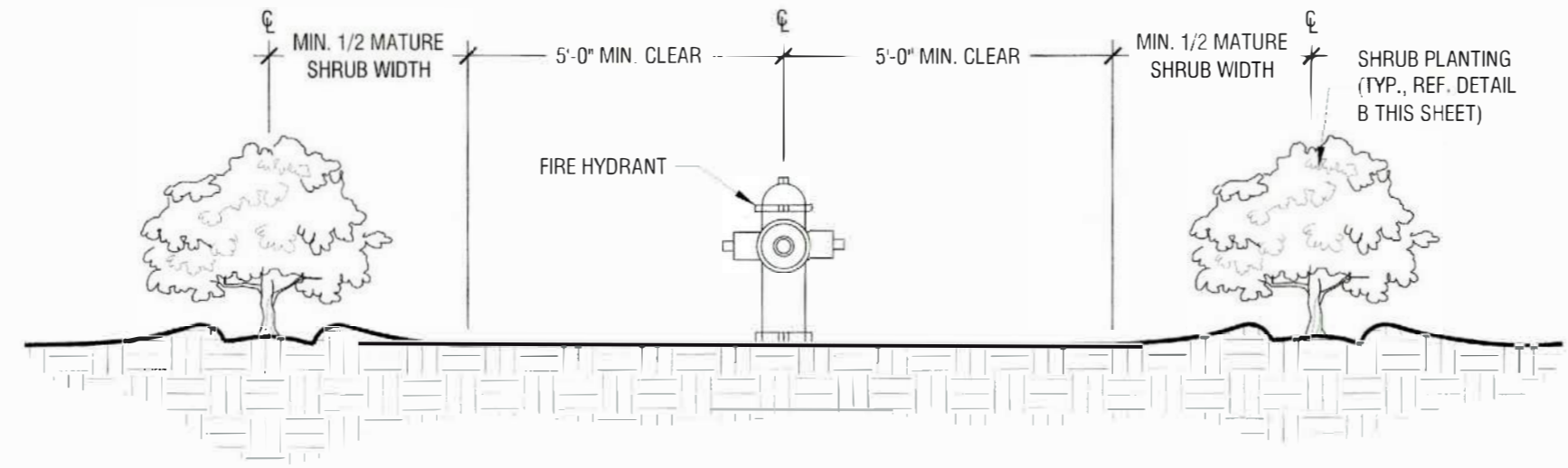
ROCKWALL MEDICAL BUILDING
 PREPARED FOR
 VUE REAL ESTATE
 CITY OF ROCKWALL, TX

LANDSCAPE DETAILS

SHEET NUMBER
 LP 3.01

This document, together with the concepts and designs contained herein, is an instrument of service. It is intended solely for the specific purposes and shall be void if not used for the purposes intended. Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

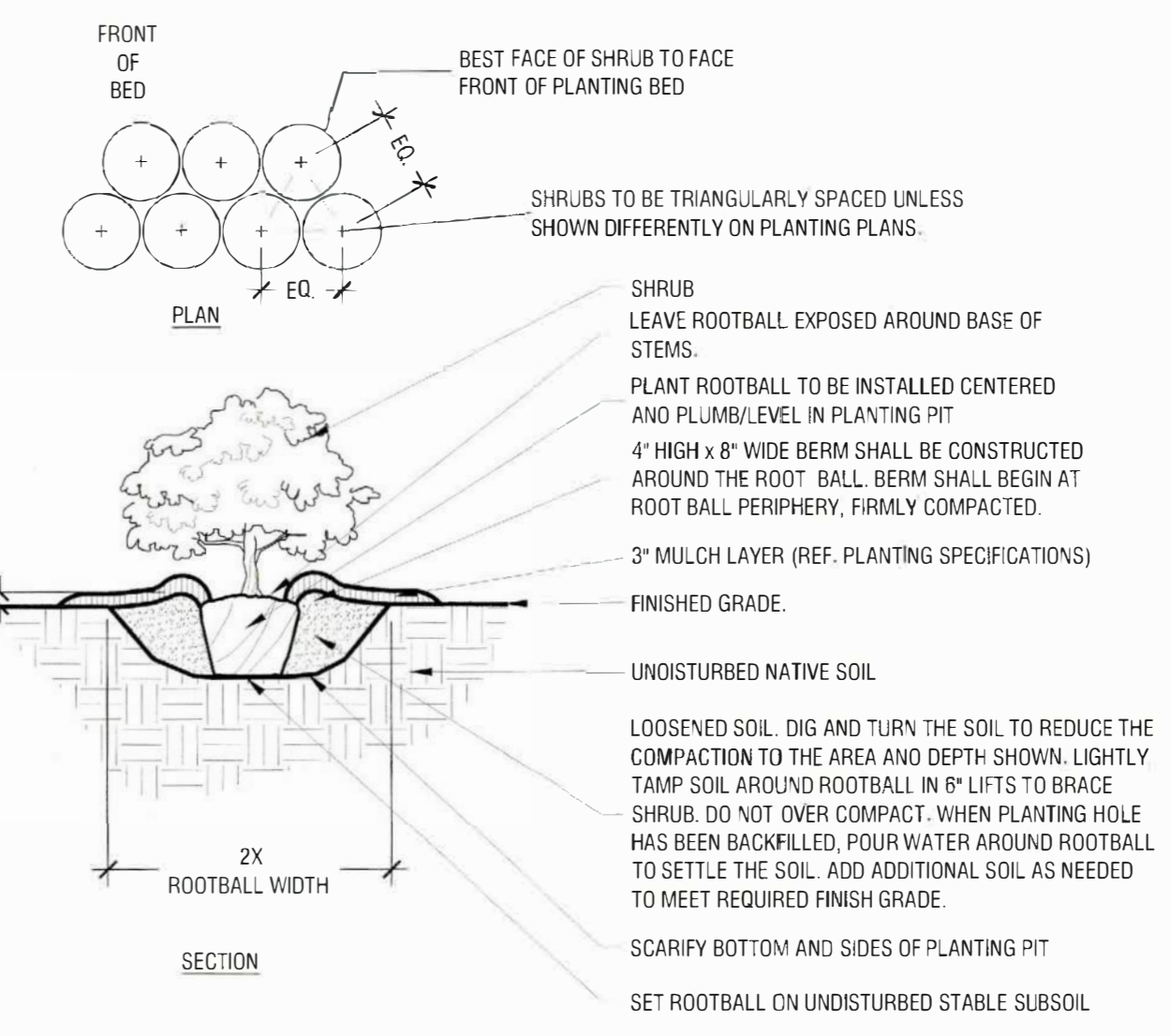
NOTES:
 1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.
 3. WHEN SHRUBS ARE MASSED TOGETHER WITH GROUND COVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)



Shrub Planting at Fire Hydrant

Scale: NTS

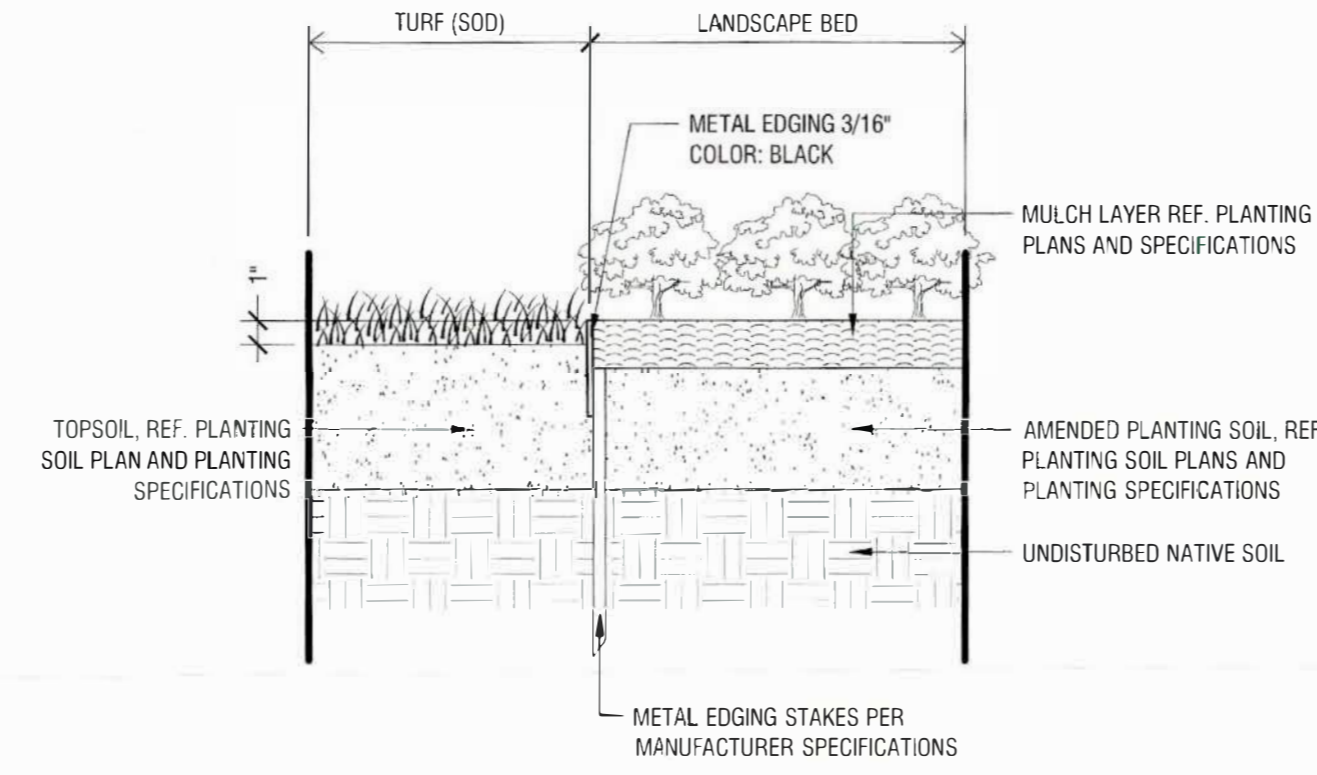
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Typical Shrub Planting

Scale: NTS

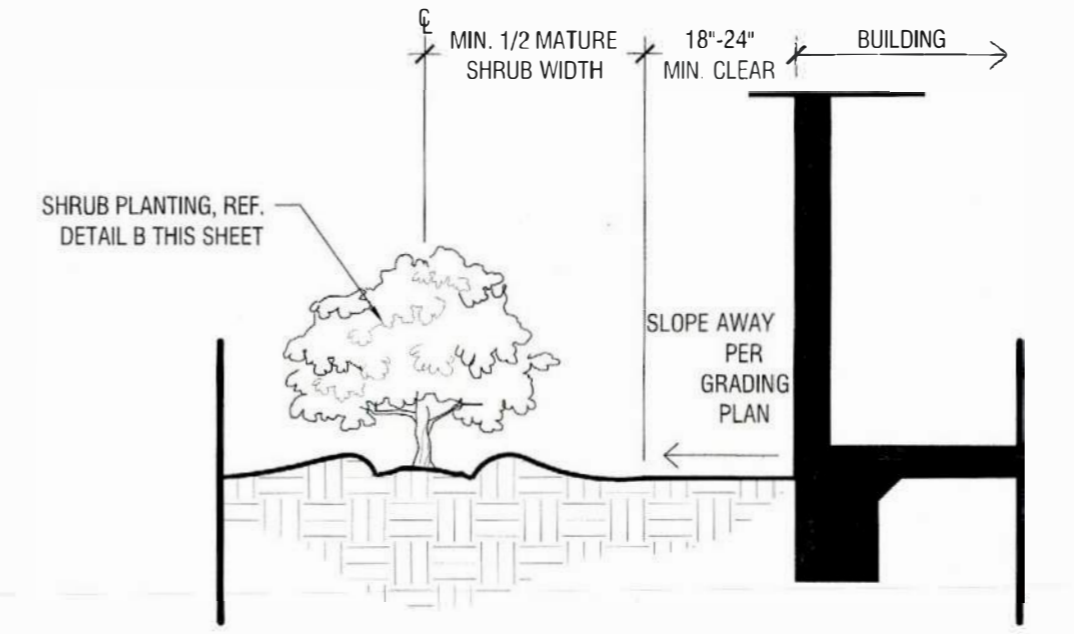
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METAL EDGING (AT TURF & LANDSCAPE BED)

Scale: 1 1/2\"/>

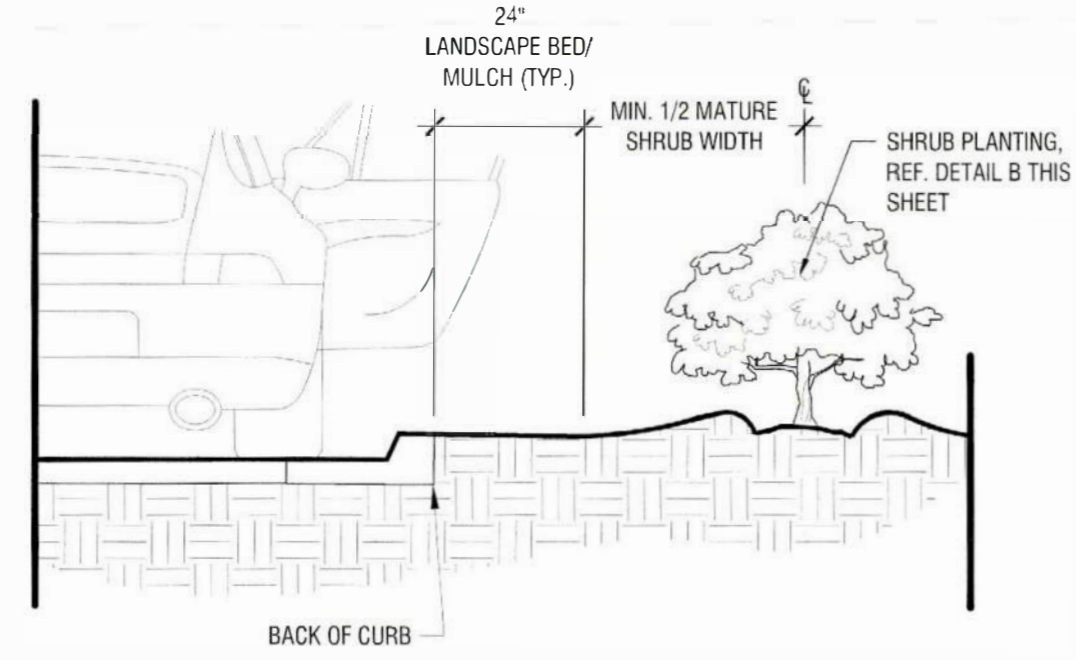
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Shrub Planting at Building Edge

Scale: NTS

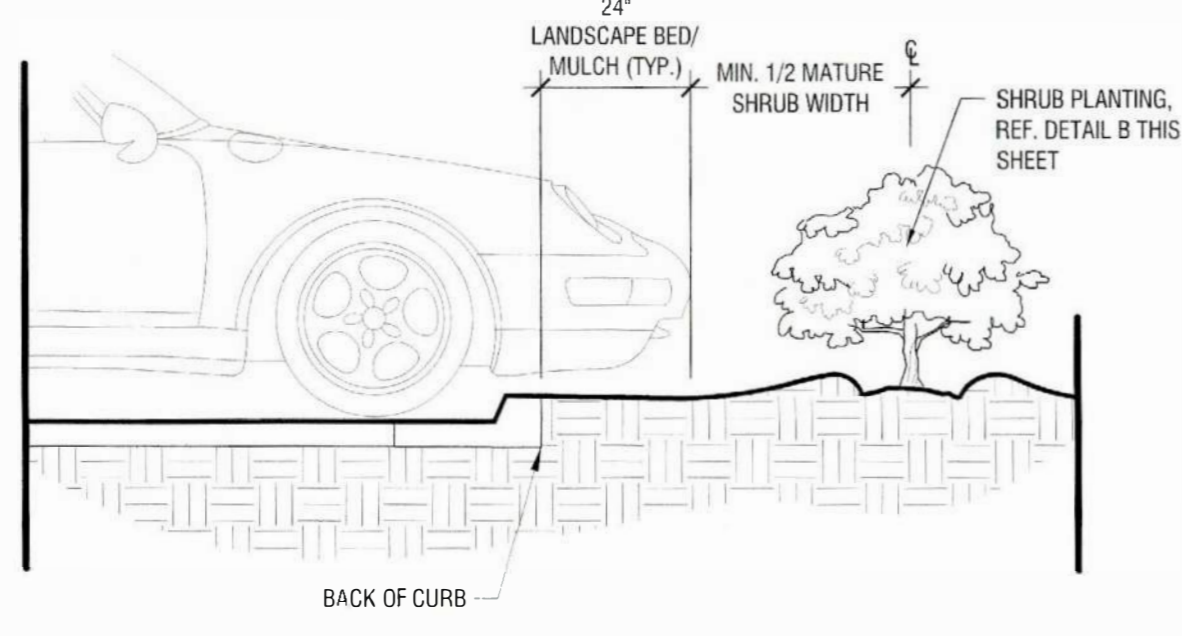
D



Shrub Planting at Curb

Scale: NTS

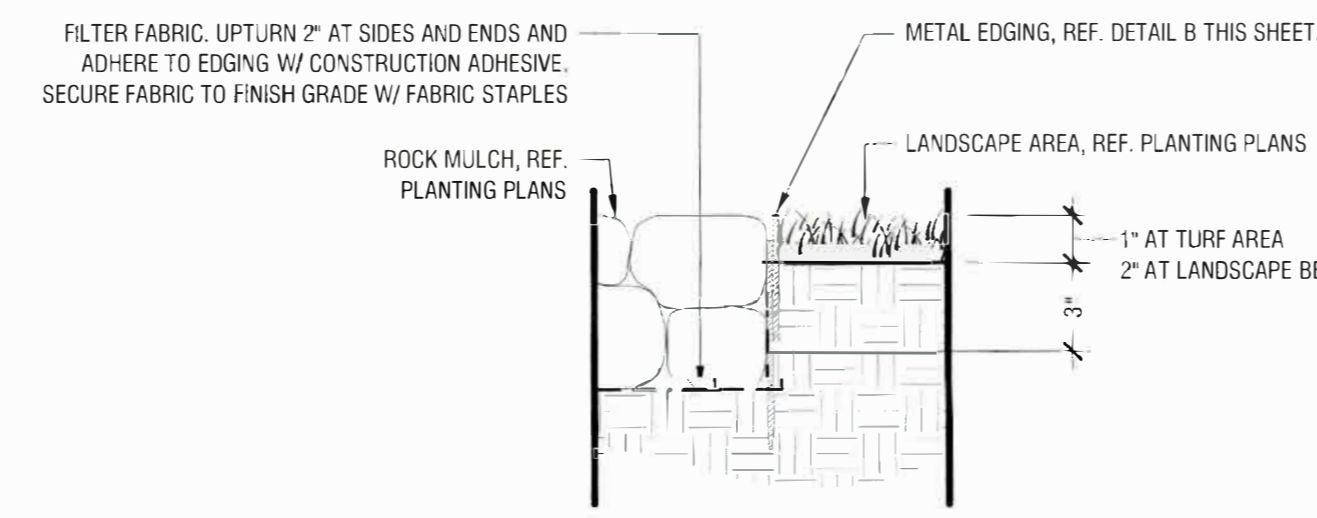
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Decomposed Granite

Scale: 1 1/2\"/>

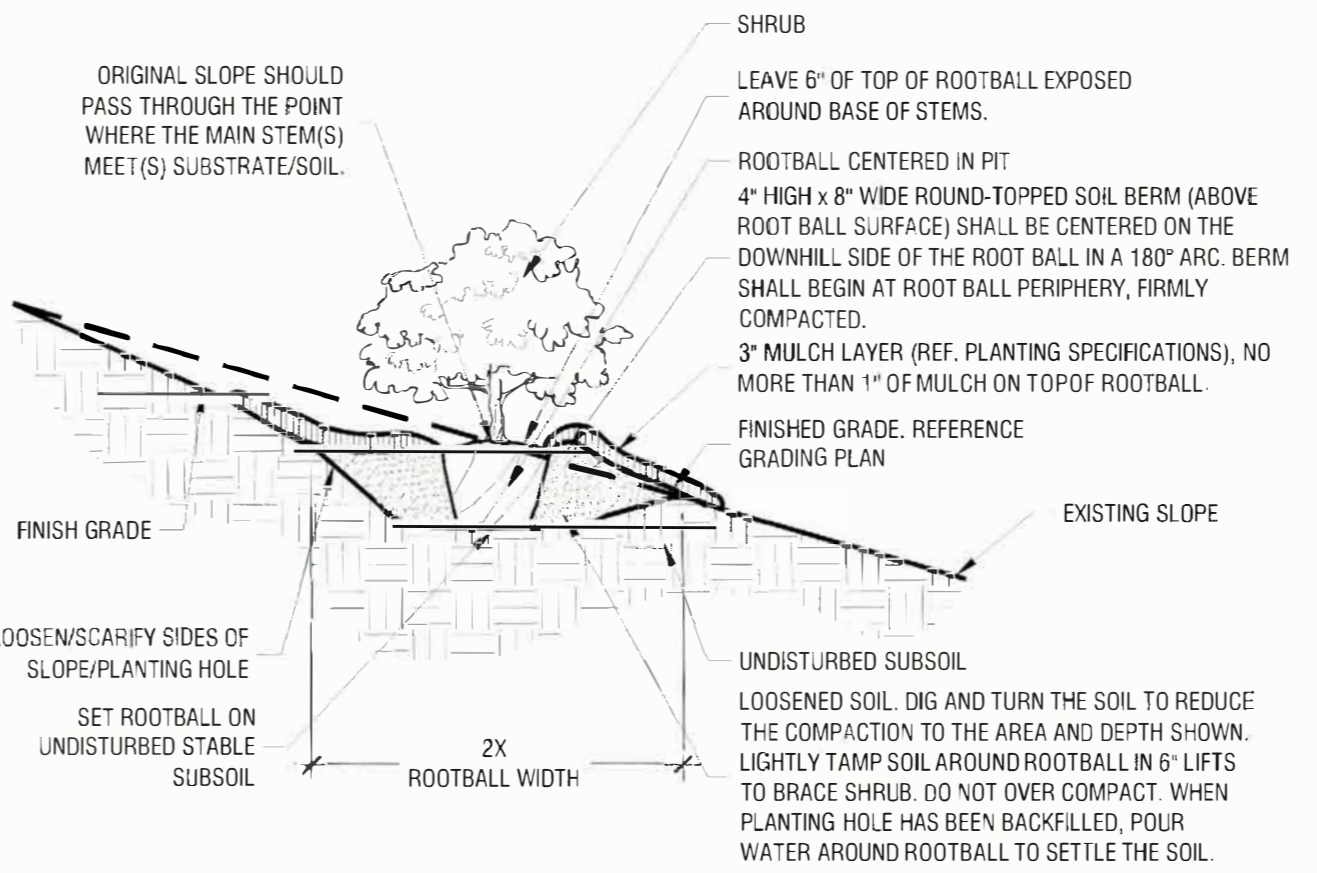
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METAL EDGING (AT ROCK COBBLE BED)

Scale: 1 1/2\"/>

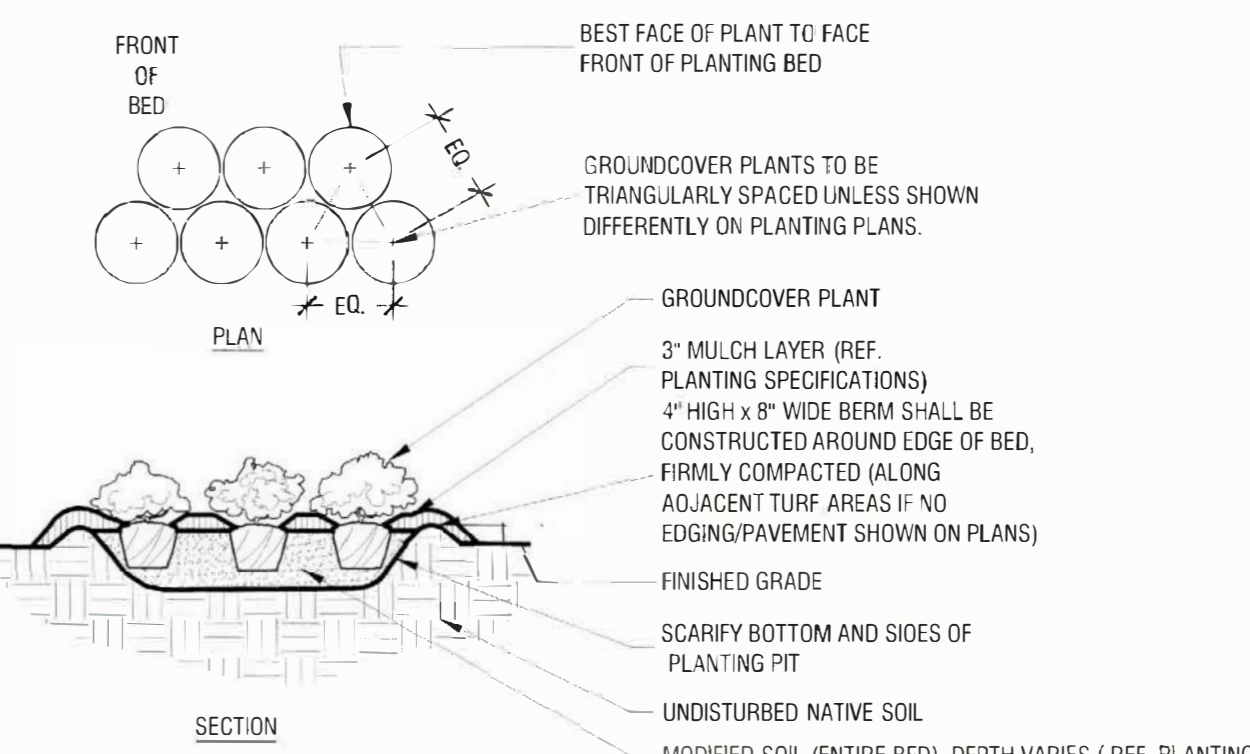
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Shrub Planting On 5-50% (20:1 TO 2:1) Slope

Scale: NTS

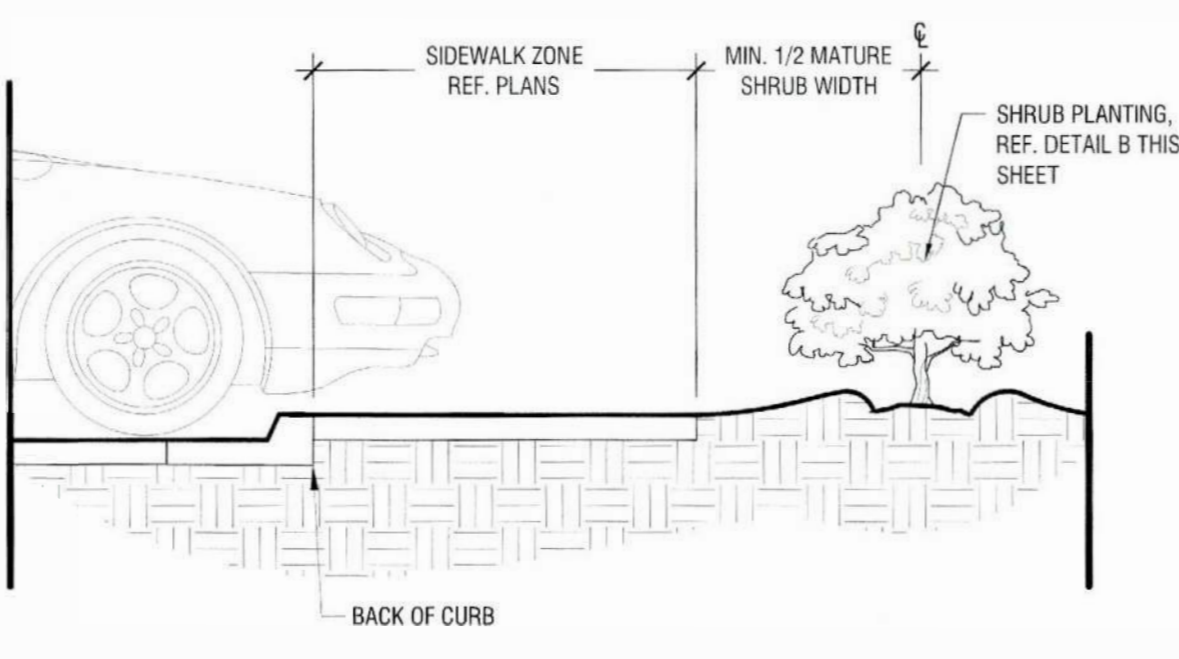
C



Typical Groundcover Planting

Scale: NTS

A



Shrub Planting at Sidewalk

Scale: NTS

F

SITE PLAN SIGNATURE BLOCK

APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 10TH DAY OF Dec., 2024.

WITNESS OUR HANDS, THIS 12TH DAY OF Dec., 2024
 [Signature] DIRECTOR OF PLANNING AND ZONING

PROJECT NUMBER: SP2024-043

LANDSCAPE DETAILS FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W. H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CURRENT ZONING: PD-10
 PROPOSED LAND USE: MEDICAL BUILDING

NOVEMBER 26, 2024

ENGINEER / SURVEYOR KIMLEY HORN AND ASSOCIATES, INC. ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75760 PHONE: (972) 588-4263 CONTACT: MATT LUCAS, P.E.	OWNER VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE
APPLICANT VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE	ARCHITECT BLUE FRONTSIGN ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B AUSTIN, TX 78728 PHONE: (855) 2287440 CONTACT: WARREN L INCE

NO.	REVISIONS	DATE	BY

Kimley»Horn
 13465 NOEL RD, TWIN CALLERIA OFFICE TOWER
 SUITE 700 DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-9820
 WWW.KIMLEY-HORN.COM TX E-928
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PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION OR PERMIT PURPOSES
Kimley»Horn
 P.L.A. NICHOLAS B. ADAMS
 L.A. No. 2424 This 11/19/2024

KHA PROJECT	060016500	DATE	11/19/2024	SCALE	AS SHOWN	DESIGNED BY	KAE	DRAWN BY	KAE	CHECKED BY	NBA
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ROCKWALL MEDICAL BUILDING
 PREPARED FOR
VUE REAL ESTATE
 CITY OF ROCKWALL, TX

LANDSCAPE DETAILS
 SHEET NUMBER
LP 3.02

KIMLEY HORN AND ASSOCIATES, INC. 11/19/2024
 13465 NOEL RD, TWIN CALLERIA OFFICE TOWER, SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-9820 WWW.KIMLEY-HORN.COM TX E-928
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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
TREES					
	QT	37	Quercus texana / Texas Red Oak	4" cal, 16' ht, 5'-6" spr	Full, Straight, Single Leader
	QV	22	Quercus virginiana / Southern Live Oak	4" cal, 16' ht, 5'-6" spr	Full, Straight, Single Leader
	TD	45	Taxodium distichum / Bald Cypress	4" cal, 15' ht, 6' spr	Full, Straight, Single Leader
	UC	13	Ulmus crassiflora / Cedar Elm	4" cal, 15' ht, 6' spr	Full, Straight, Single Leader
ORNAMENTAL TREE					
	AT	33	Acer truncatum / Shantung Maple	4" cal, 16' ht, 5'-6" spr	Full, Straight, Single Leader
	CT	14	Cercis canadensis / Eastern Redbud	4" cal, 14' ht, 6' spr	Full, Single Leader
	IO	23	Ilex decidua / Possumhaw Holly	4" cal, 12' ht, 4' spr	Full, Multi-Trunk
SHRUBS					
	BEA	235	Berberis atropurpurea Rose Glow / Red Leaf Japanese Barberry	24" ht, 24" spr, 36" oc	Full, 3 gallon min.
	ELA	163	Elaeagnus pungens / Eleagnus	24" ht, 24" spr, 48" oc	Full, 3 gallon min.
	HES	36	Heptamelis parviflora / Red Yucca	18" ht, 18" spr, 24" oc	Full, 3 gallon min.
	ILB	52	Ilex cornuta / Burfordii / Burford Holly	36" ht, 30" spr, 24" oc	Full, 3 gallon min.
	ROS	164	Rosmarinus officinalis / Rosemary	18" ht, 18" spr, 24" oc	Full, 3 gallon min.
	YCA	42	Yucca filamentosa 'Color Guard' / Ariam's Needle	18" ht, 18" spr, 24" oc	Full, 3 gallon min.
GRASSES					
	CKG	131	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	18" ht, 30" oc	Full, 3 gallon min.
	NAS	233	Nassella tenuissima / Mexican Feather Grass	18" ht, 24" oc	Full, 3 gallon min.
	PEH	344	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	12" ht, 24" oc	Full, 3 gallon min.
GROUNDCOVERS					
	DW	469	Dianthus gratianopolitanus 'Firewitch' / Firewitch Cheddar Pink	6" ht, 12" spr, 18" oc	Full, 1 gallon min.
GROUND COVERS					
	ERA	812	Eragrostis curvula / Weeping Lovegrass	18" ht, 12" spr, 24" oc	Full, 1 gallon min.
	EUF	2072	Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper	8" ht, 6" spr, 18" oc	Full, 1 gallon min.
	HAD	147	Hemerocallis fulva 'Aztec Gold' / Aztec Gold Daylily	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	LHG	86	Lantana x 'New Gold' / New Gold Lantana	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	LG	187	Liriope gigantea / Giant Liriope	12" ht, 12" spr, 12" oc	Full, 1 gallon min.
	LIR	740	Liriope muscari / Liriope	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	NC	117	Nepeta mussini / Catnip	4" ht, 8" spr, 24" oc	Full, 1 gallon min.
	ZE	28	Zinnia elegans / Zinnia	4" ht, 12" spr, 12" oc	Full, 1 gallon min.
MISC					
	SOD	TBD	Cynodon dactylon / Common Bermuda	n/a	Sold sod, rolled tight with sand filled joints, 90% weed, disease, and pest free.
	HYDRO SEED	TBD	Cynodon dactylon / Common Bermuda	n/a	Hydroseeded areas. See landscape specifications.
	SEED MIX	TBD	Detention Pond and Slope Mix	n/a	Native American Seed Mix #2809
	DG	TBD	Decomposed Granite	n/a	4" depth
	STEEL EDGING	TBD	Steel Edging	3/16" x 6"	Black
	MULCH	TBD	Shredded Hardwood Mulch	n/a	3" depth. All trees in sod to receive a 4" dia. mulch ring

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

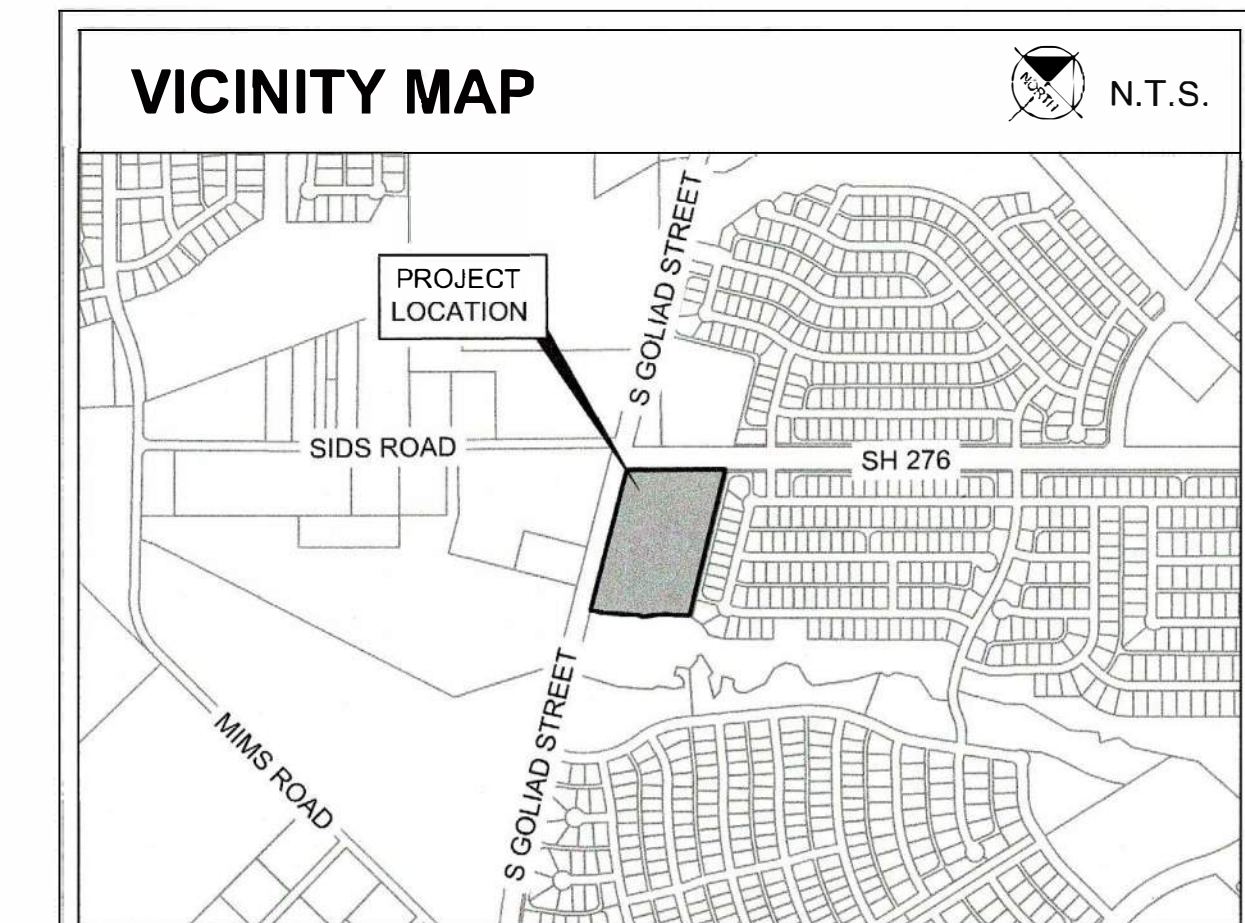
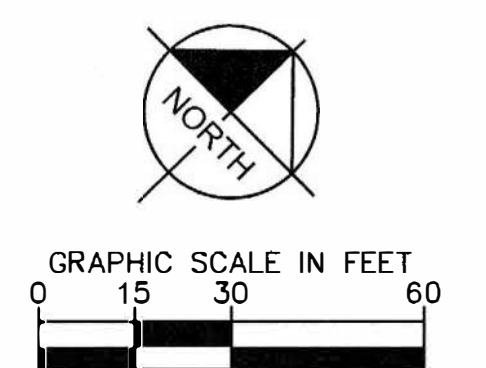
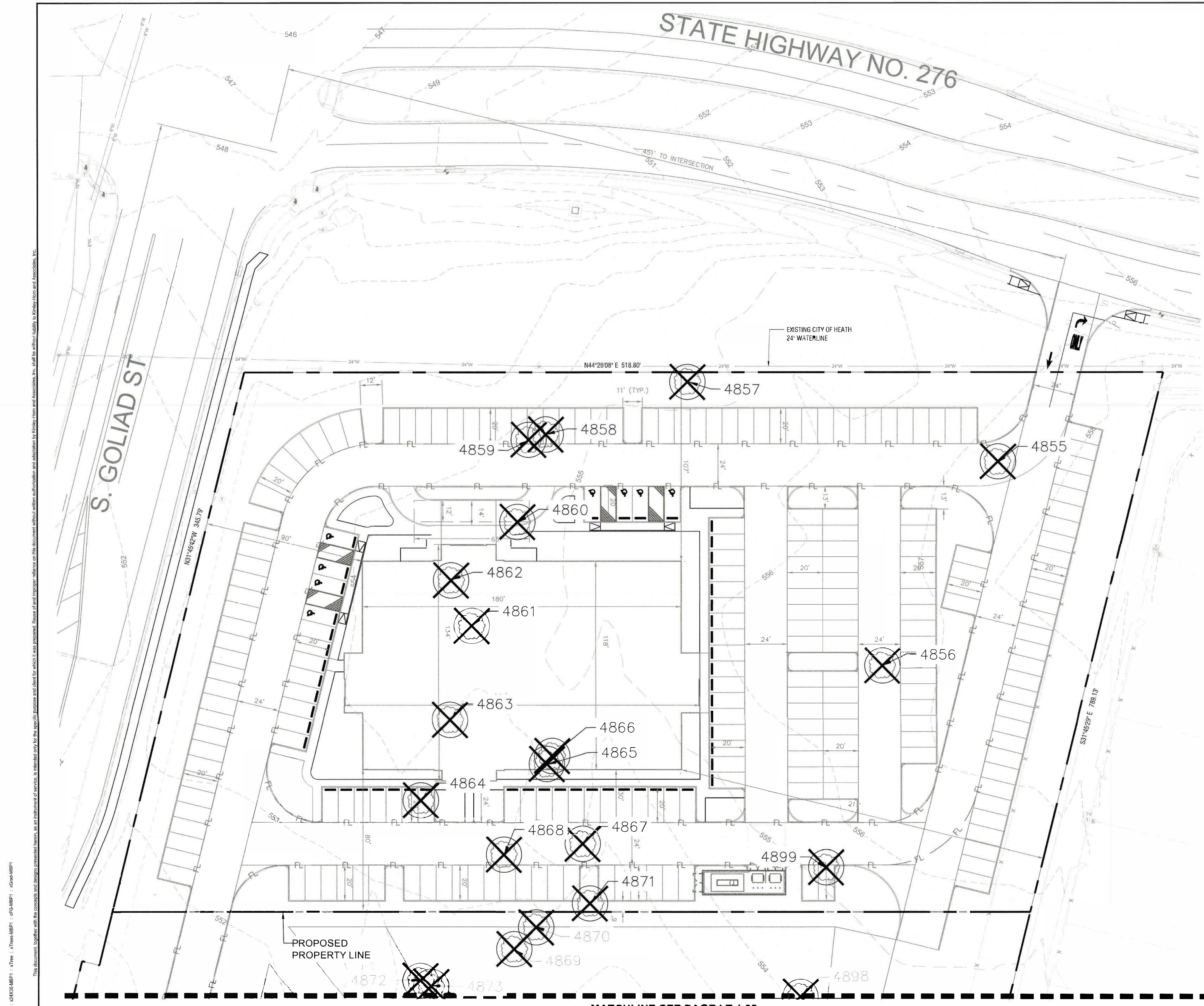
NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD. NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

PLANTING NOTES

- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
- LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
- REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
- STAKING AND GUYSING ALTERNATIVES METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
- PLANTS MASSSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
- ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED.
- PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, MOVSING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
- CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD AND IRRIGATED.
- ALL FINISHED GRADES TO HAVE TOPSOIL BEDDING MIX THAT MEETS LANDSCAPE SPECIFICATIONS. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.) UNLESS OTHERWISE SPECIFIED.
- ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, PH RANGE OF 5.5-7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.
- ALL DISTURBED AREAS IN R.O.W. TO BE RE-ESTABLISHED WITH BERMUDA SEED OR SOD AND IRRIGATED UNLESS OTHERWISE SHOWN ON PLANS.
- ALL TREES TO BE PLACED A MINIMUM OF 4' FROM ANY UTILITY.

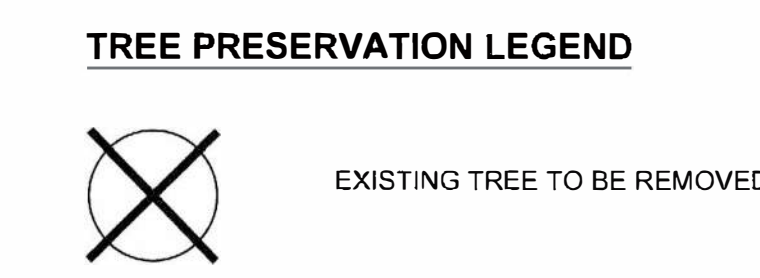
GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

- A. SCOPE OF WORK**
- THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION AND ANY OTHER OPPORTUNITIES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS FURTHER SPECIFIED.
 - WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.
- B. PROTECTION OF EXISTING STRUCTURES**
- ALL EXISTING BUILDINGS, WALLS, FACING PIPING AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REFERRED TO THE SATISFACTION OF THE OWNER.
- C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED THAT ARE MISSISSIPPI AND/OR INSHIPPITY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES 10' TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND FIVE (5) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
- D. MATERIALS**
- 1. GENERAL**
- SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.
- MATERIALS SAMPLES**
- MULCH ONE (1) CUBIC FOOT
TOPSOIL ONE (1) CUBIC YARD
PLANTS ONE (1) OF EACH VARIETY
- 2. PLANT MATERIALS**
- A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. Nomenclature shall conform to standardized plant names, 9th edition. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE HEALTHY, FULLY GROWN, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS. INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.
- B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE KNOCKED TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OR EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
- C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER. FOR QUALITY, SIZE AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR THE USE OF CONTRACTOR'S BALLS OR ROOTS. LATENT DEFECTS OR INJURIES, REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
- E. TOPSOIL**
- ASTM D5288 NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT. FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1/4" IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOPSOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.
 - SAVAGED OR EXISTING TOPSOIL, REUSE SUITABLE TOPSOIL, STOCKED OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
 - VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING AREAS WITHIN INTERIOR LANDSCAPE ISLANDS AND FOUNDATION PLANTINGS. FOR ALL OTHER PLANTING AREAS, TWELVE (12) INCHES OF TOPSOIL MINIMUM TO BE PROVIDED.
 - IMPORTED TOPSOIL, SUPPLEMENT SAVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.
 - OPTION TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP; DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES.
 - VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONSENTATION FROM STATE THAT PERMITS ARE CURRENT AND ACTIVE.
 - OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.
 - AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.
 - ORGANIC SOIL AMENDMENTS
 - MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 5 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS. FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOD, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
 - BACK TO NATURE COTTON BURL COMPOST OR APPROVED EQUIVALENT.
 - COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.
 - PECAN HILLS: COMPOSTED PECAN HILLS LOCAL SOURCE.
 - BECOSOLS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
 - WORM CASTINGS: EARTHWORKS.
 - INORGANIC SOIL AMENDMENTS
 - LIME: ASTM D902 CLASS 0 AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 80 SIEVE AND MINIMUM OF 95 PERCENT PASSING NO. 40 SIEVE.
 - SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING NO. 8 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.
 - IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 80 PERCENT SULFUR.
 - AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.
 - SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.
 - PLANTING SOIL MIX
 - PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINOR MATERIALS OR APPROVED EQUAL.
 - PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" MIN) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
 - SOD/SEED AREA TOPSOIL: ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL. PRIOR TO INSTALLATION TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, WITH 20% (MIN) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 95% OF THE TOPSOIL WILL PASS THROUGH A 1/2" MESH SCREEN, AND 99% MORE SHALL PASS THROUGH A 3/4" MESH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL (MIN) CONTAINER.
 - WATER: WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARDS SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE AND DISPOSE ALL DEBRIS. ALL PLANTING MATERIALS SHALL BE SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
- F. DIGGING AND HANDLING**
- PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS. WATER AND FERTILIZE AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT TRANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WATER" OR EQUAL) TO MINIMIZE TRANSPIRANT WATER LOSS.
 - BALLED AND BURLEPPED PLANTS (BALL) SHALL BE DUG WITH FIRM NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. BALLS AND BULBS WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLEPPED OR CONTAINER-GROWN SHALL NOT BE HANDLED BY STEPS.
 - PLANTS MARKED "B" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.
 - PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AT THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.
 - EXCAVATION OF TREE PIT'S SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
- G. CONTAINER GROWN STOCK**
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
 - AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
 - PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.
 - SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.
- H. COLLECTED STOCK**
- WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGEST SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.
- I. NATIVE STOCK**
- PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROWING GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE A THANE ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSLANTING INTO THE NURSERY ROW.
- J. MATERIALS LIST**
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDER'S TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
- K. FINISH GRADING**
- FINISH GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.
 - THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE OR FINISH GRADE OF SOD AND/OR MULCH IN DEPTH. THE CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
 - ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER AWAY FROM BUILDINGS. SLOPE AWAY FROM THE BUILDINGS.
- L. PLANTING PROCEDURES**
- CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
 - VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS LINES AND TANKS, WATER, SANITARY AND FIRE PROTECTION LINES, CABLE AND TELEPHONE. EXPROVATION MAINTAIN AND PROTECT EXISTING UTILITIES.
 - SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMBROCK AND LIMBROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 3". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL ALL PLANTING AREAS TO FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMBROCK OR OTHER ADVERSE CONDITIONS OCCUR BEFORE SECTIONING, TEST ALL TREE TITS. UTILIZING PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREE SHALL BE SET PLUM AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLOODED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED PERSONNEL WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER SETTING SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STOCK" OR EQUAL IS REQUIRED.
 - THE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
 - SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:
 - TWO (2) TABLETS PER 1 GAL PLANT
 - THREE (3) TABLETS PER 1 GAL PLANT
 - FOUR (4) TABLETS PER 1 GAL PLANT
 - LARGER MATERIAL: TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER
 - TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH AN ANGLE THAT AFTER SETTLEMENT, THE PLANT GROWTH WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMING.
 - FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO STAND MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE ONLY WITH MULCH. ALL BURLEPPED TREES, ETC. SHALL BE REMOVED FROM THE SEES AND TOPS OF BALLS, BUT NO BURLEPP SHALL BE PULLED FROM UNDERNEATH.
 - PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOTT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.
 - SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 4" REMOVE AND DISPOSE ALL DEBRIS. ALL PLANTING MATERIALS SHALL BE SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
 - MULCHING: PROVIDE A THREE (3) INCH MINIMUM DEPTH OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.
 - HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, ROUND-UP SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN PLANTING OPERATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.
- M. MULCH**
- MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. USE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.
- N. LAWN SODDING**
- THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A LAWN OF UNIFORM ACCEPTABLE QUALITY.
 - LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE VERTICAL SURFACE SHALL BE FILLED WITH A ROLLER WEIGHING NOT MORE THAN ONE HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.
 - SOIL PREPARATION: PREPARE LOOSE BLD FLD (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING APPROVED MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
 - SODDING
 - A CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
 - THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTE VARIETY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
 - SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOD SODDED LAWN AREA. SOD SHALL BE LAD UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A FOUR INCH MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY REGRADED. IF IN THE OPINION OF THE OWNER, TOP DRESSING IS NECESSARY AFTER ROLLING TO FILL THE Voids BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.
 - DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
 - SEEDING
 - PROVIDE FRESH, CLEAN, NEW CROP-LAWN SEED MIXTURE, FURNISH TO OWNER DEALERS GUARANTEED STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY.
 - SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT AND MINIMUM PERCENTAGES OF PURITY, GERMINATION AND VARIETY, REGISTERED AND IDENTIFIED BY REGION AND SEASON AND SHALL COMPLY WITH STATE AND LOCAL SOIL CONSERVATION SERVICE STANDARDS FOR LAWN TURF.
 - DO NOT PERFORM SEEDING IN WINDY CONDITIONS.
 - SEEDING SHALL BE DISPERSED IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.
 - PERMANENTLY SEED AND MULCH CUT AND FILL SLOPES AS CONSTRUCTION PROCEEDS TO EXTENT CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVENT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES SHALL BE STABILIZED UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. MEANS TO REDUCE THE EROSION POTENTIAL OF THE AREA.
 - SEED LAWN AREAS BY SOWING EVENLY WITH APPROVED MECHANICAL SEEDER AT RATE OF MINIMUM OF 6 POUNDS PER 1,000 SQUARE FEET. AMOUNT WILL VARY BASED ON VARIETY AND/OR SPECIES. CULTI-PACKER OR AREAS INACCESSIBLE TO CULTI-PACKER, LIGHTLY RAKE SEEDING GROUND WITH FLEXIBLE RAKES AROUND ROLL WITH WATER BALLAST ROLLER. AFTER ROLLING, MULCH WITH STRAW MULCH AT THE RATE OF 2 TONS PER ACRE.
 - SURFACE LAYER OF SOIL FOR SEEDING AREAS SHALL BE KEPT MOST DURING GERMINATION PERIOD. WATER SEEDING AREAS TWICE FIRST WEEK TO MINIMUM DEPTH OF 4 INCHES WITH FINE SPRAY AND ONCE PER WEEK THEREAFTER AS NECESSARY TO SUPPLEMENT NATURAL RAIN TO EQUIVALENT OF 8 INCHES DEPTH.
 - CONTRACTOR TO REPLY SEEDS AS NECESSARY IN ORDER TO GET ALL SEEDING AREAS ESTABLISHED AS INTENDED.
 - LAWN MAINTENANCE
 - WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).
 - WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT LEAST) DURING THE FIRST TWO (2) ADDITIONAL WEEKS. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) INCHES. CONTRACTOR TO DETERMINE IF SITE IS IN A DROUGHT RESTRICTION AREA AND MUST FOLLOW CITY/COUNTY PROTOCOL IF AN AREA IN PLACE.
 - CLEANUP
 - UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED, THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
 - PLANT MATERIAL MAINTENANCE
 - ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE ADVISED TO PROVIDE A DETAILED ESTIMATE TO COVER LANDSCAPE MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.
 - MAINTENANCE (ALTERNATE BID ITEM)
 - CONTRACTORS ARE REQUESTED TO PROVIDE A BEST ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.
 - WARRANTY
 - THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
 - THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 90 CALENDAR DAYS COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
 - REPLACEMENT ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING." AT NO ADDITIONAL COST TO THE OWNER.
 - IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.
 - FINAL INSPECTION AND ACCEPTANCE OF WORK
 - CONTRACTORS ARE REQUESTED TO CONTACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.
 - FINAL INSPECTION AT THE END OF THE GUARANTEE PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.



Inside Proposed Property Line					
#	SPECIES	CALIPER (IN)	PROTECT OR REMOVE	TREE HEALTH (1-5)	MITIGATION REQUIRED (IN)
4855	Eastern Redcedar / <i>Juniperus virginiana</i>	13.9 (15 ft tall)	Remove	Healthy (5)	4
4856	Eastern Redcedar / <i>Juniperus virginiana</i>	17.3 (20 ft tall)	Remove	Healthy (5)	4
4857	Eastern Redcedar / <i>Juniperus virginiana</i>	13.7 (15 ft tall)	Remove	Healthy (5)	4
4858	Eastern Redcedar / <i>Juniperus virginiana</i>	11.1 (10 ft tall)	Remove	Healthy (5)	4
4859	Eastern Redcedar / <i>Juniperus virginiana</i>	11.4 (10 ft tall)	Remove	Healthy (5)	4
4860	Eastern Redcedar / <i>Juniperus virginiana</i>	11.1 (10 ft tall)	Remove	Healthy (5)	4
4861	Eastern Redcedar / <i>Juniperus virginiana</i>	18.8 (20 ft tall)	Remove	Healthy (5)	4
4862	Eastern Redcedar / <i>Juniperus virginiana</i>	12.2 (12 ft tall)	Remove	Healthy (5)	4
4863	Eastern Redcedar / <i>Juniperus virginiana</i>	12.3 (12 ft tall)	Remove	Healthy (5)	4
4864	Eastern Redcedar / <i>Juniperus virginiana</i>	11 (10 ft tall)	Remove	Healthy (5)	4
4865	Eastern Redcedar / <i>Juniperus virginiana</i>	14.7 (15 ft tall)	Remove	Healthy (5)	4
4866	Eastern Redcedar / <i>Juniperus virginiana</i>	12.6 (12 ft tall)	Remove	Healthy (5)	4
4867	Chittamwood / <i>Sideroxylon lanuginosum</i>	9.1 (10 ft tall)	Remove	Declining (1)	0
4868	Eastern Redcedar / <i>Juniperus virginiana</i>	15.4 (15 ft tall)	Remove	Healthy (5)	4
4871	Eastern Redcedar / <i>Juniperus virginiana</i>	11 (10 ft tall)	Remove	Healthy (5)	4
4899	Eastern Redcedar / <i>Juniperus virginiana</i>	18.5 (20 ft tall)	Remove	Healthy (5)	4
Total Mitigation Required:					60

Outside Proposed Property Line					
#	SPECIES	CALIPER (IN)	PROTECT OR REMOVE	TREE HEALTH (1-5)	MITIGATION REQUIRED (IN)
4869	Eastern Redcedar / <i>Juniperus virginiana</i>	14.2 (15 ft tall)	Remove	Healthy (5)	4
4870	Eastern Redcedar / <i>Juniperus virginiana</i>	19.1 (20 ft tall)	Remove	Healthy (5)	4
4872	Eastern Redcedar / <i>Juniperus virginiana</i>	18.2 (20 ft tall)	Remove	Healthy (5)	4
4873	Eastern Redcedar / <i>Juniperus virginiana</i>	11.1 (10 ft tall)	Remove	Healthy (5)	4
4874	Eastern Redcedar / <i>Juniperus virginiana</i>	14.3 (15 ft tall)	Remove	Healthy (5)	4
4875	Eastern Redcedar / <i>Juniperus virginiana</i>	11.4 (10 ft tall)	Remove	Healthy (5)	4
4876	Eastern Redcedar / <i>Juniperus virginiana</i>	14.3 (15 ft tall)	Remove	Healthy (5)	4
4877	Eastern Redcedar / <i>Juniperus virginiana</i>	11.2 (10 ft tall)	Remove	Healthy (5)	4
4878	Eastern Redcedar / <i>Juniperus virginiana</i>	12.4 (12 ft tall)	Remove	Healthy (5)	4
4879	Eastern Redcedar / <i>Juniperus virginiana</i>	14 (15 ft tall)	Remove	Healthy (5)	4
4880	Eastern Redcedar / <i>Juniperus virginiana</i>	15.3 (15 ft tall)	Remove	Healthy (5)	4
4881	Eastern Redcedar / <i>Juniperus virginiana</i>	15.6 (15 ft tall)	Remove	Healthy (5)	4
4882	Eastern Redcedar / <i>Juniperus virginiana</i>	13.1 (15 ft tall)	Remove	Healthy (5)	4
4883	Eastern Redcedar / <i>Juniperus virginiana</i>	14.4 (15 ft tall)	Remove	Healthy (5)	4
4884	Eastern Redcedar / <i>Juniperus virginiana</i>	13.2 (15 ft tall)	Remove	Healthy (5)	4
4885	Eastern Redcedar / <i>Juniperus virginiana</i>	12.3 (10 ft tall)	Remove	Healthy (5)	4
4886	Eastern Redcedar / <i>Juniperus virginiana</i>	15.7 (15 ft tall)	Remove	Healthy (5)	4
4887	Eastern Redcedar / <i>Juniperus virginiana</i>	11.5 (10 ft tall)	Remove	Healthy (5)	4
4895	Cedar Elm / <i>Ulmus crassifolia</i>	15.5 (15 ft tall)	Remove	Healthy (5)	4
4896	Eastern Redcedar / <i>Juniperus virginiana</i>	18.2 (20 ft tall)	Remove	Healthy (5)	4
4897	Eastern Redcedar / <i>Juniperus virginiana</i>	14.9 (15 ft tall)	Remove	Healthy (5)	4
4898	Eastern Redcedar / <i>Juniperus virginiana</i>	14.8 (15 ft tall)	Remove	Healthy (5)	4
Total Mitigation Required:					88
Grand Total Mitigation Required:					148 in



- TREE PRESERVATION AND REMOVAL NOTES**
- CONTRACTOR SHALL COORDINATE WITH ISA CERTIFIED ARBORIST AND PROPERTY OWNERS TO VERIFY OBJECTIVES PRIOR TO COMMENCING ANY PRUNING OR TREE REMOVAL ACTIVITIES.
 - ALL CREW MEMBERS SHOULD BE WEARING THE APPROPRIATE SAFETY GEAR: HARD HATS, EYE PROTECTION, APPROVED BOOTS, HEARING PROTECTION, CHAIN SAW CHAPS FOR GROUNDWORK.
 - ANY TREES REMOVED, AND ALL TREE MATERIALS REMOVED SHALL BE REMOVED FROM THE PROPERTY AT THE CONTRACTOR'S EXPENSE.
 - ALL TRASH AND DEBRIS FROM ANY CONSTRUCTION RELATED ACTIVITIES SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE, FOLLOWING COMPLETION OF THE PROJECT.
 - ANY DAMAGE TO THE EXISTING LANDSCAPE, PAVEMENT, BUILDING, OR ANY OTHER SITE FEATURES SHALL BE REPLACED BY THE CONTRACTOR AND/OR RESTORED TO PRE-CONSTRUCTION CONDITION.
 - CONTRACTOR SHALL PROVIDE REMOVAL, STORAGE, AND TRANSPLANTING OF EXISTING TREES ON SITE. THE CONTRACTOR SHALL REMOVE EACH EXISTING TREE THROUGH THE USE OF HAND DIGGING, OR WITH THE USE OF AN APPROVED MECHANICAL DEVICE. TREES SHALL BE HARVESTED AS BALLED & BURLAPPED TREE SPECIMENS, PER ANSI Z60 STANDARDS, AND TRANSPORTED TO NEW LOCATION ON SITE, OR AT ALTERNATE SITE AS DIRECTED OR APPROVED BY THE OWNER. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS NECESSARY TO PROVIDE FOR REMOVAL, PLACEMENT OF BURLAP, PLACEMENT OF WIRE BASKET OR OTHER APPROVED BALL-SUPPORTING DEVICE, TRANSPORT TO TEMPORARY STORAGE AREA, ONGOING MAINTENANCE AND WATERING DURING CONSTRUCTION, AND RE-PLANTING TO BE PERFORMED UPON COMPLETION OF MAJOR SITE WORK. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GUIDELINES AND RECOMMENDATIONS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK.

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 10TH DAY OF Dec. 2024

WITNESS OUR HANDS, THIS 12TH DAY OF Dec. 2024

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

PROJECT NUMBER: SP2024-043

TREE PRESERVATION PLAN FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CURRENT ZONING: PD-10
PROPOSED LAND USE: MEDICAL BUILDING

NOVEMBER 26, 2024

ENGINEER / SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
ADDRESS: 203 WEST NASH ST, SUITE 100
TERRELL, TX 75160
PHONE: (972) 558-4263
CONTACT: MATT LUCAS, P.E.

OWNER
VUE REAL ESTATE
ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TX 75231
PHONE: (972) 556-1700
CONTACT: JEFF BROCKETTE

APPLICANT
VUE REAL ESTATE
ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TX 75231
PHONE: (972) 556-1700
CONTACT: JEFF BROCKETTE

ARCHITECT
BLUERPRINT DESIGN
ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B
AUSTIN, TX 78728
PHONE: (855) 228-7440
CONTACT: WARREN L. INCE

13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-238-3920
WWW.KIMLEY-HORN.COM TX.F.928

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ROCKWALL MEDICAL BUILDING PREPARED FOR VUE REAL ESTATE CITY OF ROCKWALL, TX

TREE PRESERVATION PLAN

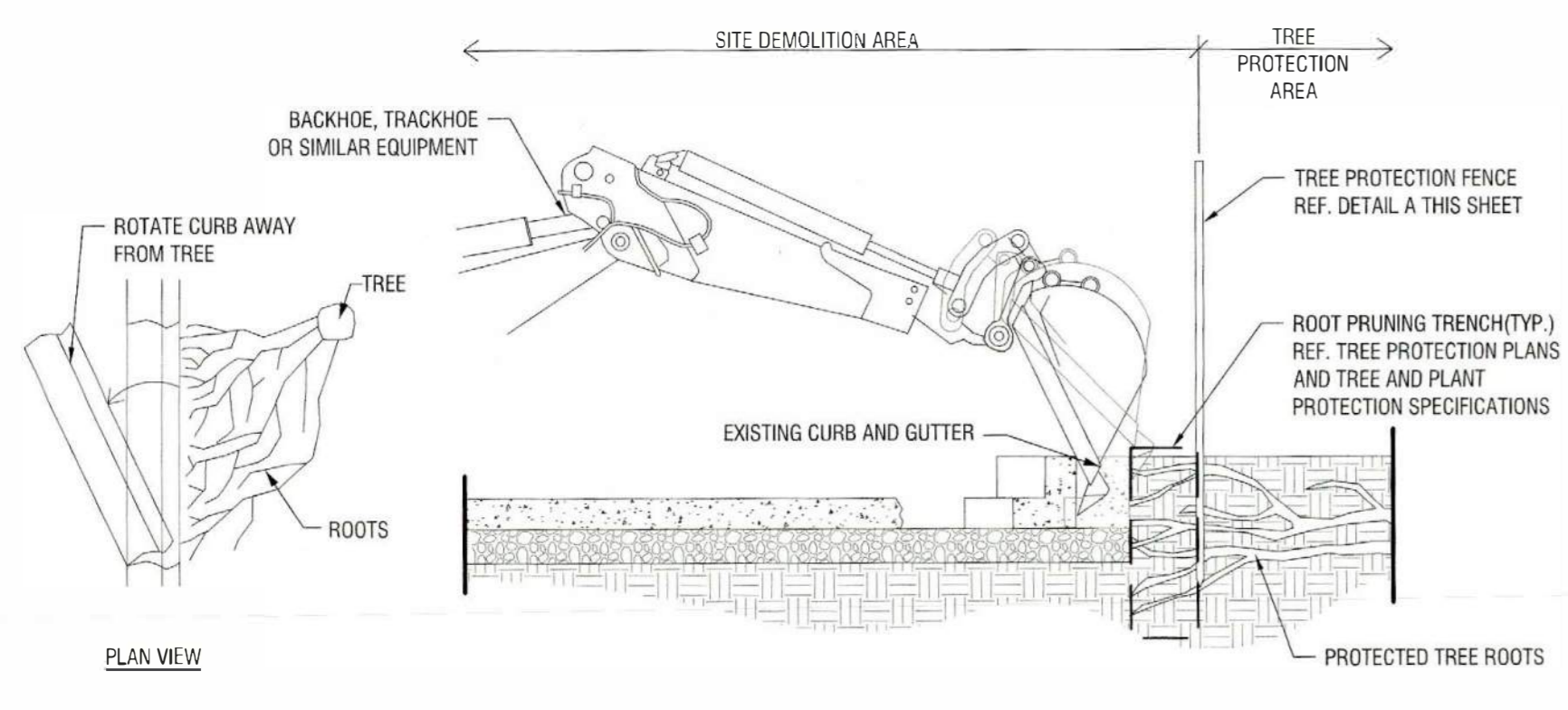
SHEET NUMBER
LT 1.01

NO.	REVISIONS	DATE	BY

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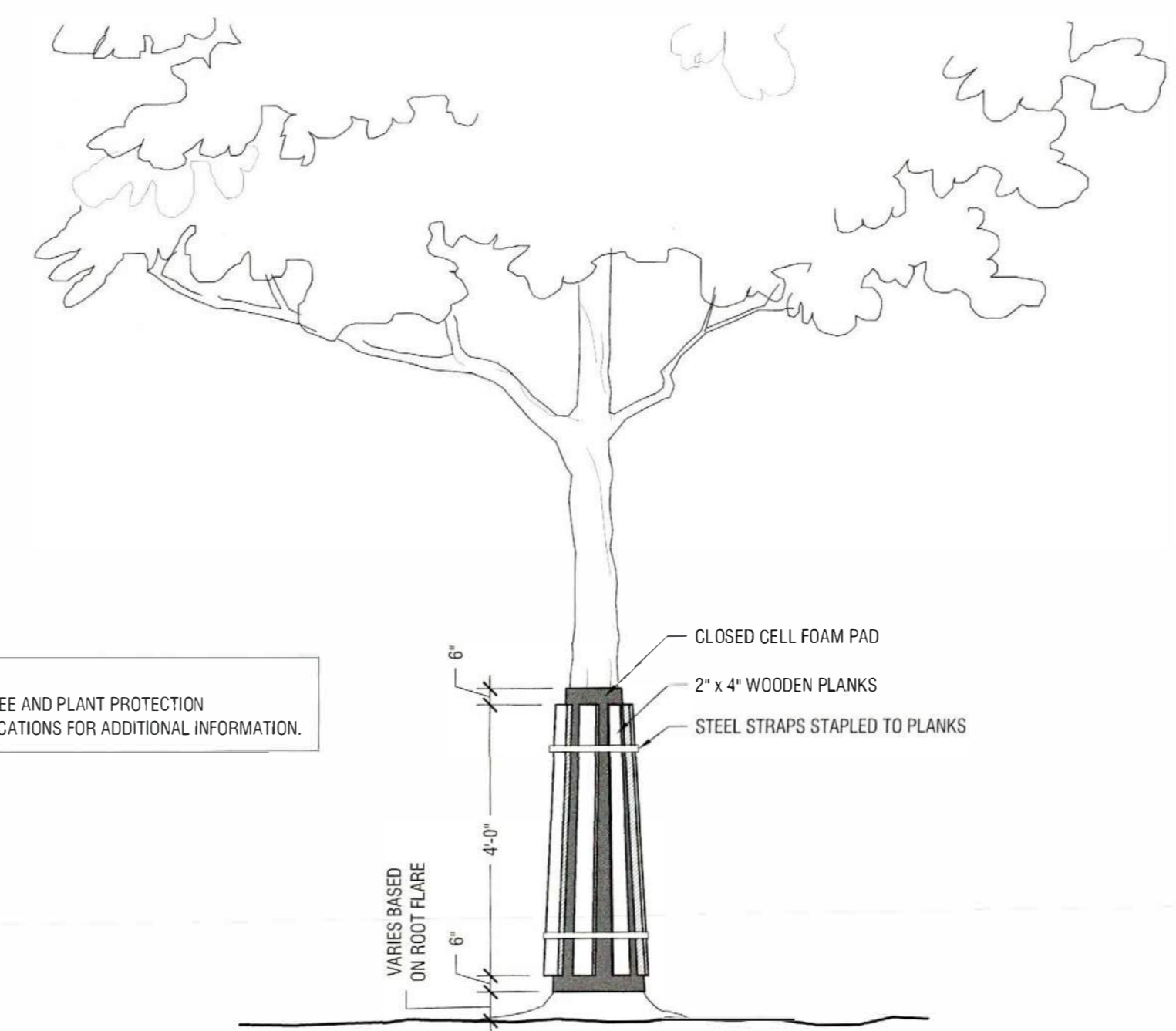
- DEMOLITION SEQUENCE:**
1. PERFORM ANY ROOT PRUNING.
 2. INSTALL TREE PROTECTION FENCING.
 3. BREAK OR CUT 6" SECTIONS OF CURB.
 4. CAREFULLY ROTATE CURB SECTIONS AWAY FROM ROOTS.
 5. COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

- NOTES:**
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
 2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
 3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.



CURB DEMOLITION AROUND EXISTING TREE ROOTS

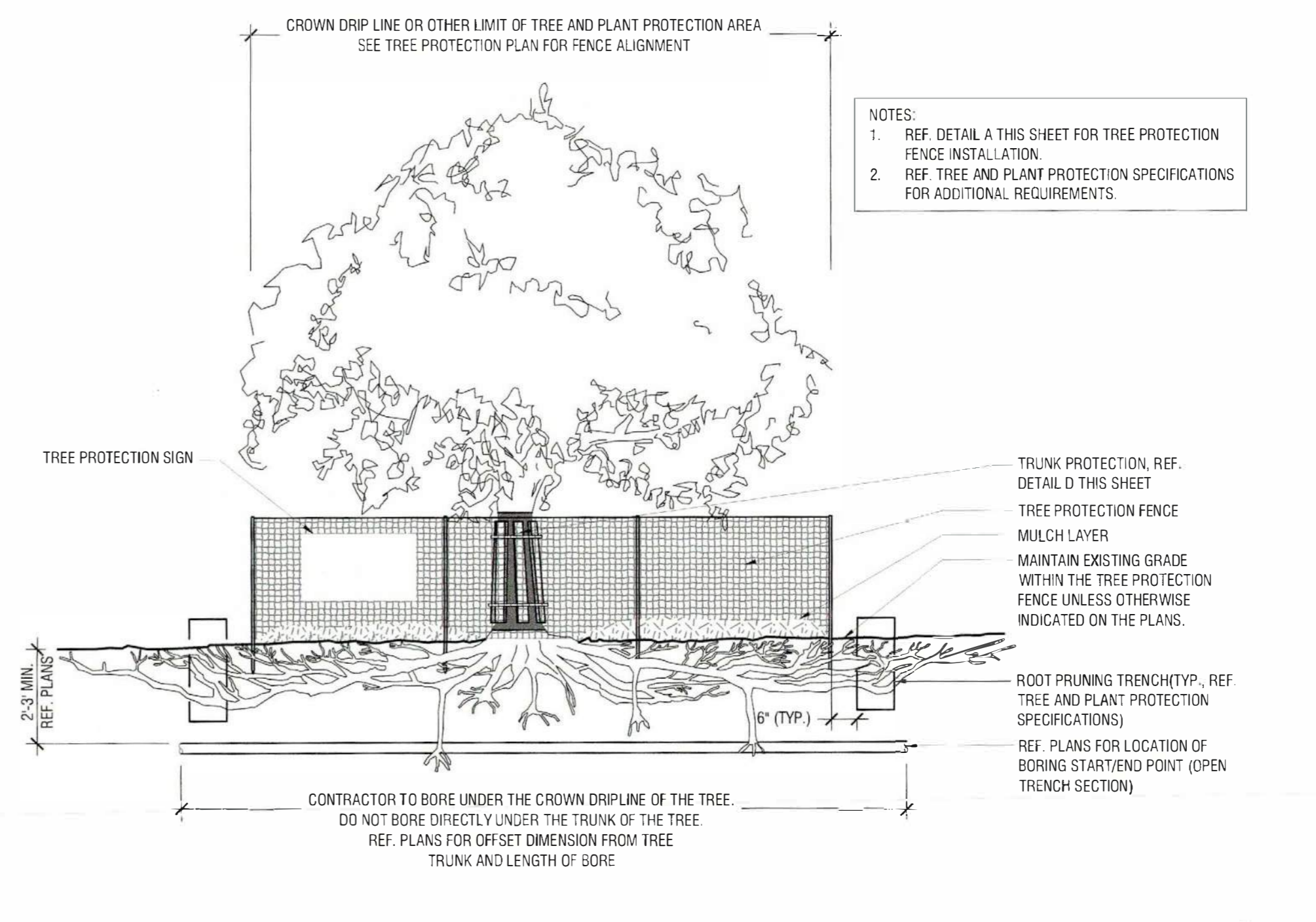
Scale: NTS



- NOTES:**
1. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL INFORMATION.

TRUNK PROTECTION

Scale: NTS



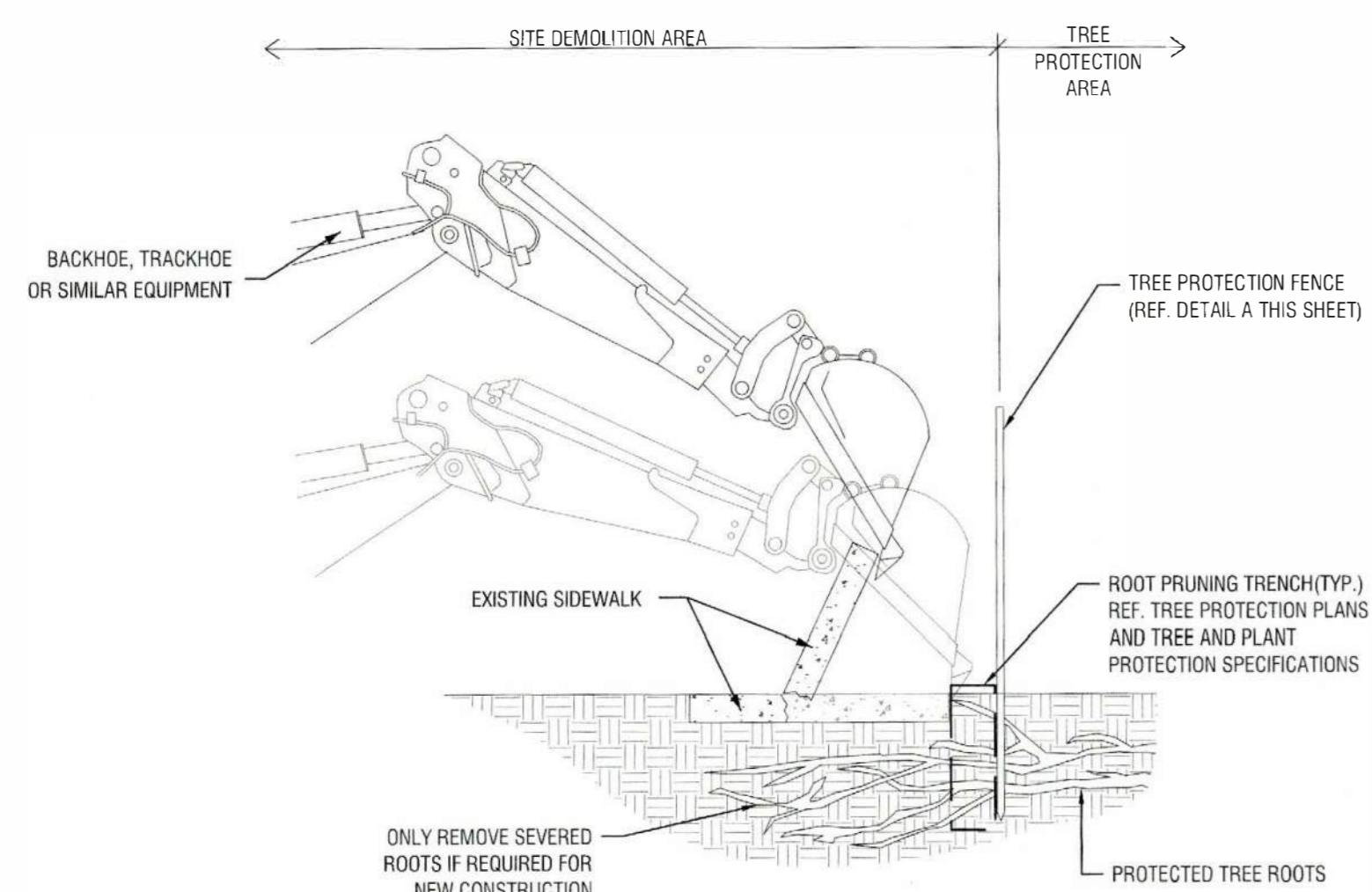
- NOTES:**
1. REF. DETAIL A THIS SHEET FOR TREE PROTECTION FENCE INSTALLATION.
 2. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

TREE PROTECTION - UTILITY BORING UNDER CROWN DRIP LINE

Scale: NTS

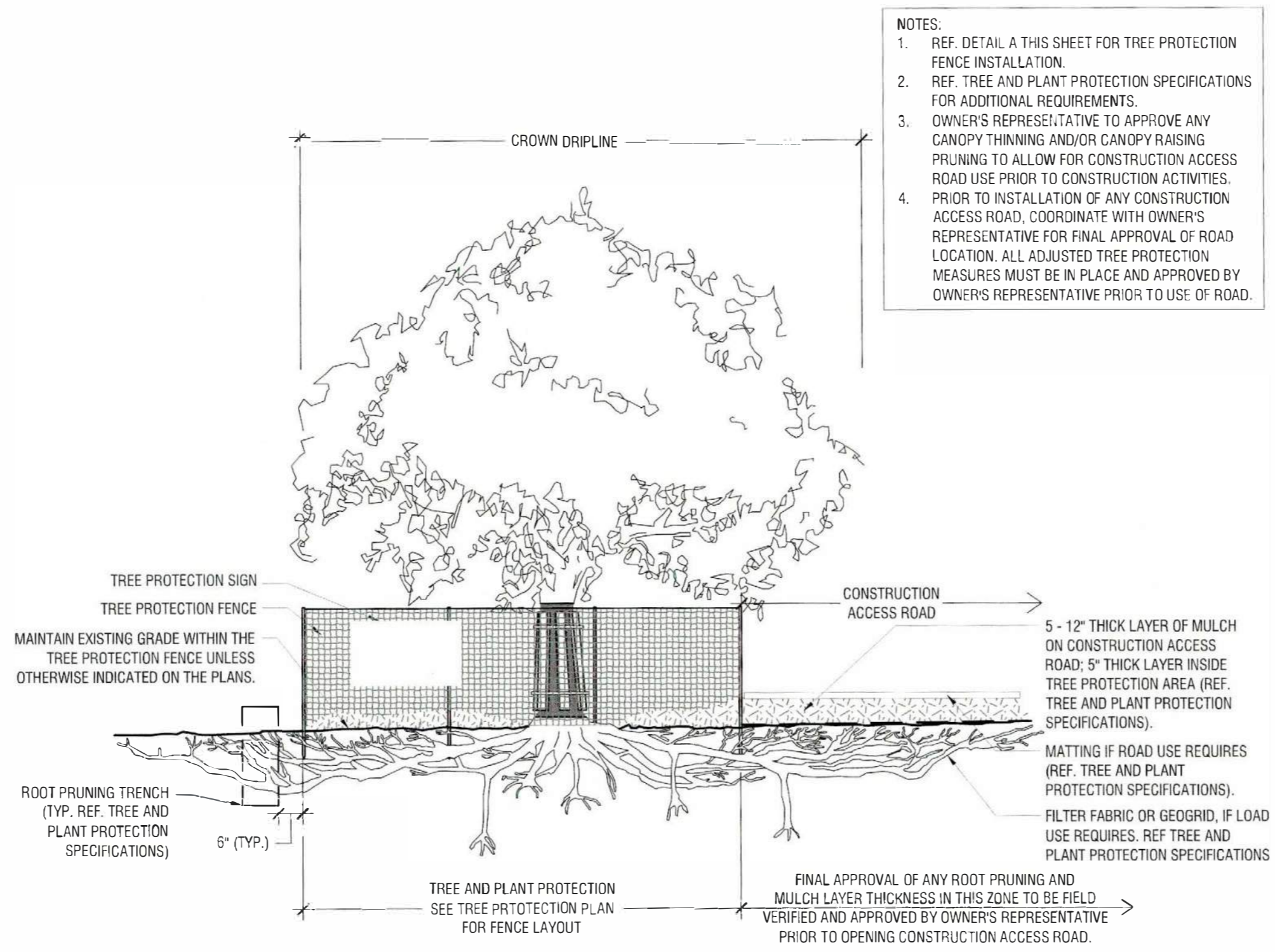
- DEMOLITION SEQUENCE:**
1. PERFORM ANY ROOT PRUNING.
 2. INSTALL TREE PROTECTION FENCING.
 3. CAREFULLY REMOVE SIDEWALK AND BASE MATERIAL, COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

- NOTES:**
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
 2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
 3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.



SIDEWALK DEMOLITION AROUND EXISTING TREE ROOTS

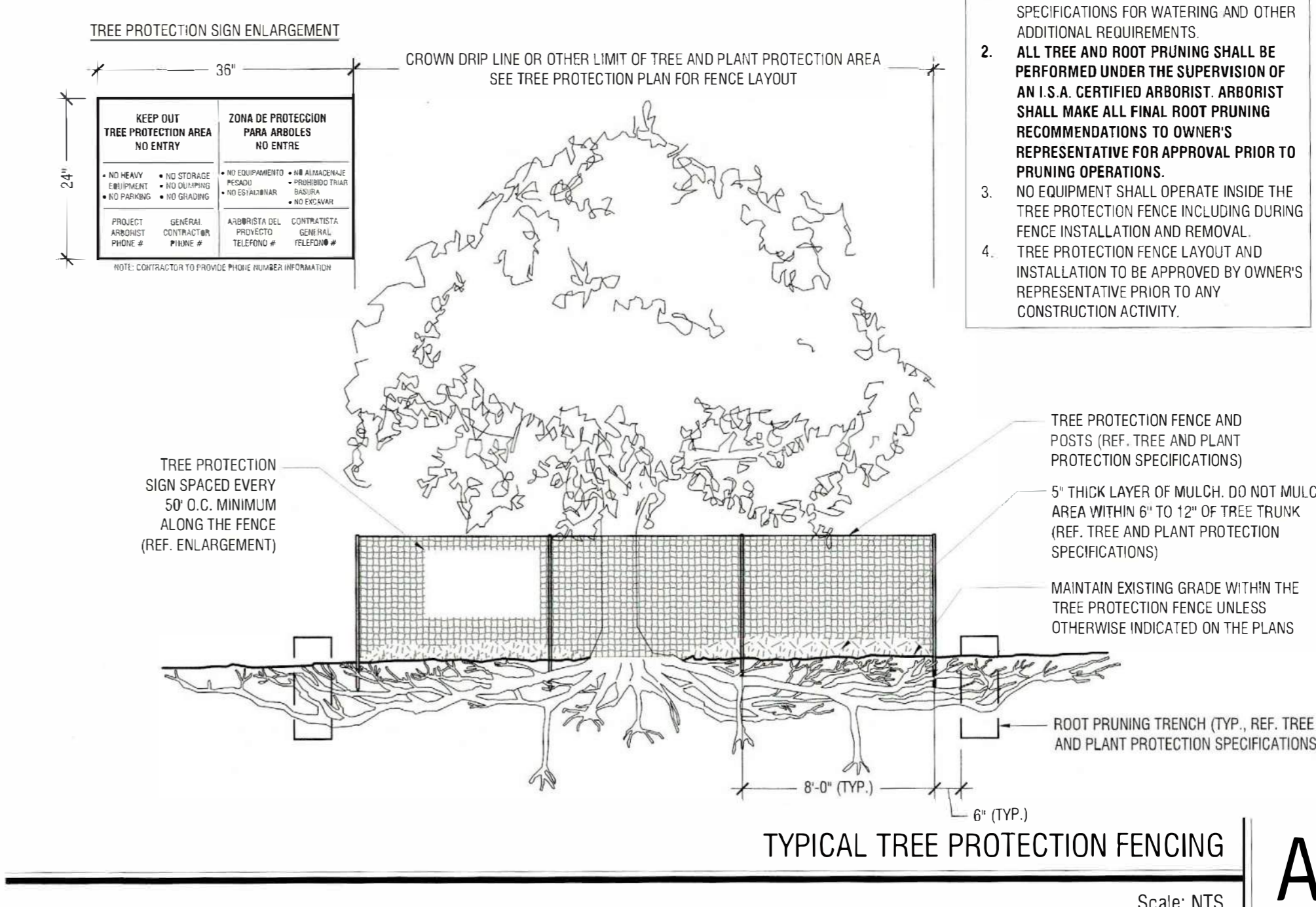
Scale: NTS



- NOTES:**
1. REF. DETAIL A THIS SHEET FOR TREE PROTECTION FENCE INSTALLATION.
 2. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
 3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR CONSTRUCTION ACCESS ROAD USE PRIOR TO CONSTRUCTION ACTIVITIES.
 4. PRIOR TO INSTALLATION OF ANY CONSTRUCTION ACCESS ROAD, COORDINATE WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL OF ROAD LOCATION. ALL ADJUSTED TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO USE OF ROAD.

TREE PROTECTION - CONSTRUCTION ACCESS ROAD

Scale: NTS



- NOTES:**
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
 2. ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PRUNING OPERATIONS.
 3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
 4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.

TYPICAL TREE PROTECTION FENCING

Scale: NTS

PROJECT NUMBER: SP2024-043

TREE DEMOLITION AND PROTECTION DETAILS FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CURRENT ZONING: PD-10
 PROPOSED LAND USE: MEDICAL BUILDING

NOVEMBER 26, 2024

ENGINEER / SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 ADDRESS: 203 WEST NASH ST, SUITE 100
 FERRELL, TX 75160
 PHONE: (972) 588-4283
 CONTACT: MATT LUCAS, P.E.

OWNER:
 VUE REAL ESTATE
 ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100
 DALLAS, TX 75231
 PHONE: (972) 556-1700
 CONTACT: JEFF BROCKETTE

APPLICANT:
 VUE REAL ESTATE
 ADDRESS: #600 NORTH CENTRAL EXPRESSWAY, SUITE 100
 DALLAS, TX 75231
 PHONE: (972) 556-1700
 CONTACT: JEFF BROCKETTE

ARCHITECT:
 BLUE PRINTS SIGN
 ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B
 AUSTIN, TX 78728
 PHONE: (855) 228-7440
 CONTACT: WARREN L. INCE

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL, ON THE 10th DAY OF NOVEMBER, 2024.

WITNESS OUR HANDS, THIS 10th DAY OF NOVEMBER, 2024.

[Signature]
 PLANNING AND ZONING COMMISSION, CHAIRMAN

[Signature]
 DIRECTOR OF PLANNING AND ZONING

NO.	REVISIONS	DATE	BY

Kimley»Horn
 13455 NOEL RD. TWO GALLERIA OFFICE TOWER
 SUITE 700 DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-9820
 WWW.KIMLEY-HORN.COM TX F-928
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction or permit purposes.
Kimley»Horn
 P.L.A. NICKOLAS B. ABRAHAM
 L.A. No. 5404 Date: 11/19/2024

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
060010600	11/19/2024	AS SHOWN	KAE	KAE	NBA

ROCKWALL MEDICAL BUILDING
 PREPARED FOR
VUE REAL ESTATE
 CITY OF ROCKWALL, TX

TREE DEMOLITION AND PROTECTION DETAILS

SHEET NUMBER
LT 3.01

GENERAL NOTES

1. THE SITE LIGHTING LAYOUT AND PHOTOMETRICS ARE FOR SITE DEVELOPMENT REVIEW ONLY AND NOT FOR BIDDING OR CONSTRUCTION.
2. PHOTOMETRICS AND SITE LIGHTING LAYOUT ARE SUBJECT TO CHANGE. FINAL BIDS HAVE NOT BEEN RECEIVED. LIGHTING MANUFACTURERS ARE SUBJECT TO CHANGE BASED ON THE BIDS RECEIVED. THE LIGHTING FIXTURES SPECIFIED ARE USED AS A BASIS OF DESIGN AND ARE SUBJECT TO CHANGE.
3. LIGHT SOURCES SHALL BE COMPLETELY CONCEALED WITHIN OPAQUE HOUSINGS AND SHALL NOT BE VISIBLE FROM ADJACENT STREETS OR PROPERTIES.
4. ALL EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUT OFF.
5. LIGHTING FIXTURES SHALL BE MOUNTED IN SUCH A MANNER THAT THE CONE OF LIGHT IS CONTAINED ON SITE AND DOES NOT CROSS ANY PROPERTY LINE OF THE SITE.

**STATE HIGHWAY 276 BYPASS
(PRIMARY BUILDING FACADE ZONE)**



BFD # 24115

VUE REALTY GROUP, LLC.

ROCKWALL MOB

STATE HIGHWAY 205 AND STATE
HIGHWAY 276 BYPASS
ROCKWALL, TEXAS

SEAL:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERN REVIEW UNDER THE AUTHORITY OF E.C. LOPEZ DEL CASTILLO, P.E., REG. #59483 ON 10/17/24. IT IS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION.

BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions conditions of job site.

REVISIONS		
DATE	#	DESCRIPTION

MOUNTING HEIGHTS

W1	20'
W2	10'
W3	25'
A1	25'
A2	25'
A3	25'
A4	25'

DATE: 2024.10.17

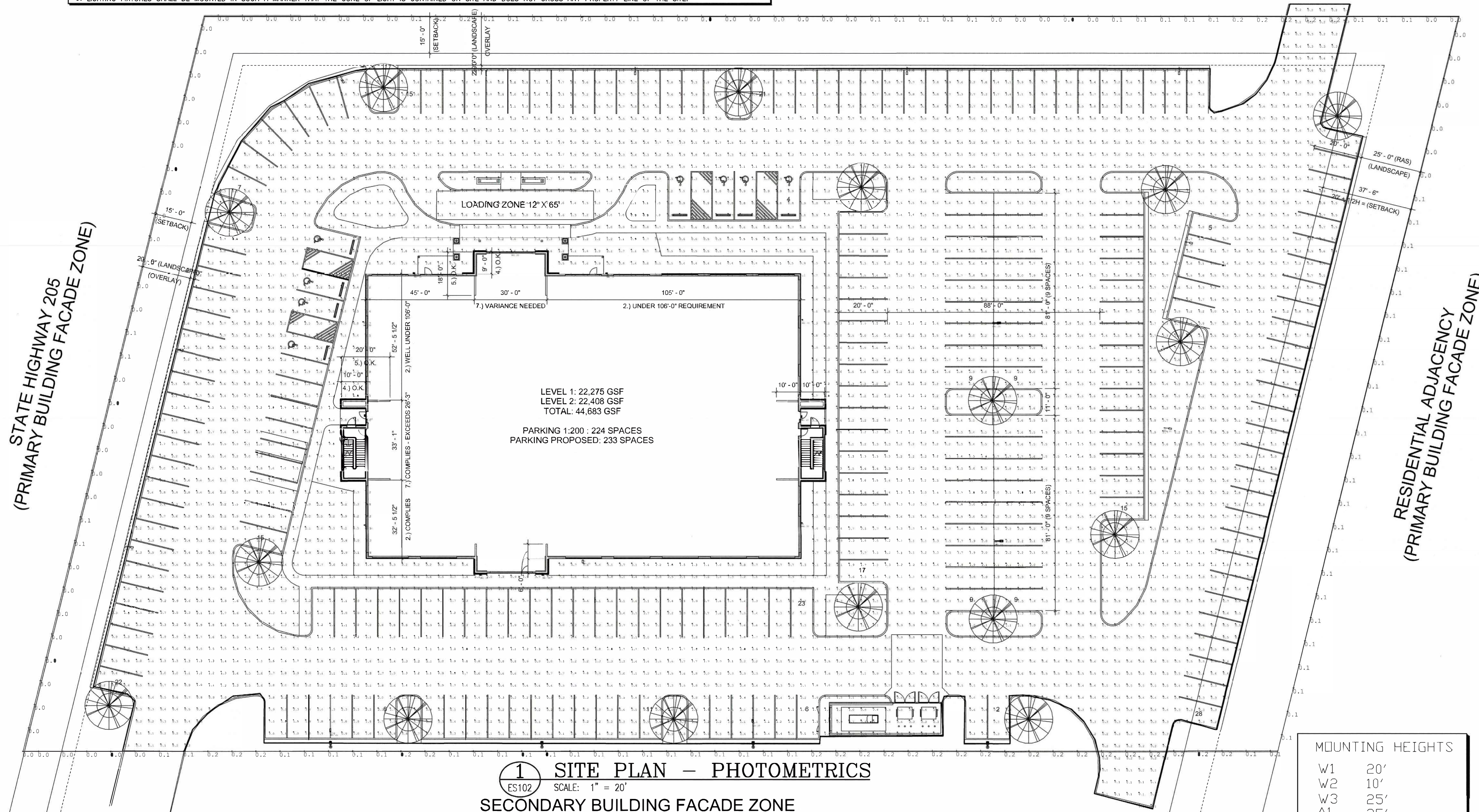
DRAWN BY: Author

**SITE PLAN -
PHOTOMETRICS**

DRAWING NUMBER:

ES102

SCALE: AS INDICATED



① SITE PLAN - PHOTOMETRICS
ES102 SCALE: 1" = 20'
SECONDARY BUILDING FACADE ZONE

Symbol	Tag	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
W2	W2	6	7075-08-C13-35K	Single	7075-08-TW-C13-35K	0.950	1161	12.35	74.1
A3	A3	6	OPF-M-A11-830-BLC	Single	OPF-M-A11-830-BLC	0.950	13798	131	786
W1	W1	5	WFA-3 38W 4000K	Single		0.950	6030	36.68	183.4
A2	A2	2	OPF-M-A08-830-BLC	Single	OPF-M-A08-830-BLC	0.950	8023	74.41	148.82
A1	A1	2	OPF-M-A11-830-T2M	Single	OPF-M-A11-830-T2M	0.950	19790	131	262
A4	A4	2	OPF-M-A11-830-T5W	Single	OPF-M-A11-830-T5W	0.950	19606	131	262
W3	W3	1	OPF-M-A11-830-T2M 1	Single	OPF-M-A11-830-T2M	0.950	19790	131	131

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LIGHT TRESPASS	Illuminance	Fc	0.08	0.2	0.0	N.A.	N.A.
PARKING Planar	Illuminance	Fc	1.75	7.2	0.1	17.50	72.00

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 10th DAY OF Dec, 2024

WITNESS OUR HANDS, THIS 10th DAY OF Dec, 2024
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



BFD # 24115

VUE REALTY GROUP, LLC.
ROCKWALL MOB
STATE HIGHWAY 205 AND STATE HIGHWAY 276 BYPASS
ROCKWALL, TEXAS

SEAL:

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BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions conditions of job site.

Table with 3 columns: DATE, #, DESCRIPTION

DATE: 2024.10.17
DRAWN BY: Author

LIGHTING FIXTURES

DRAWING NUMBER:

E101

SCALE: AS INDICATED

Site and Area OFF-M Medium GARDCO OptiForm. Includes technical specifications, ordering guide table, and mounting accessories details.

Site and Area OFF-M Medium GARDCO OptiForm. Includes technical specifications, ordering guide table, and mounting accessories details.

Site and Area OFF-M Medium GARDCO OptiForm. Includes technical specifications, ordering guide table, and mounting accessories details.

Site and Area OFF-M Medium GARDCO OptiForm. Includes technical specifications, ordering guide table, and mounting accessories details.

OFF-M OptiForm medium Site & area luminaire. Includes mounting accessories, luminaire accessories, and optical distributions diagrams.

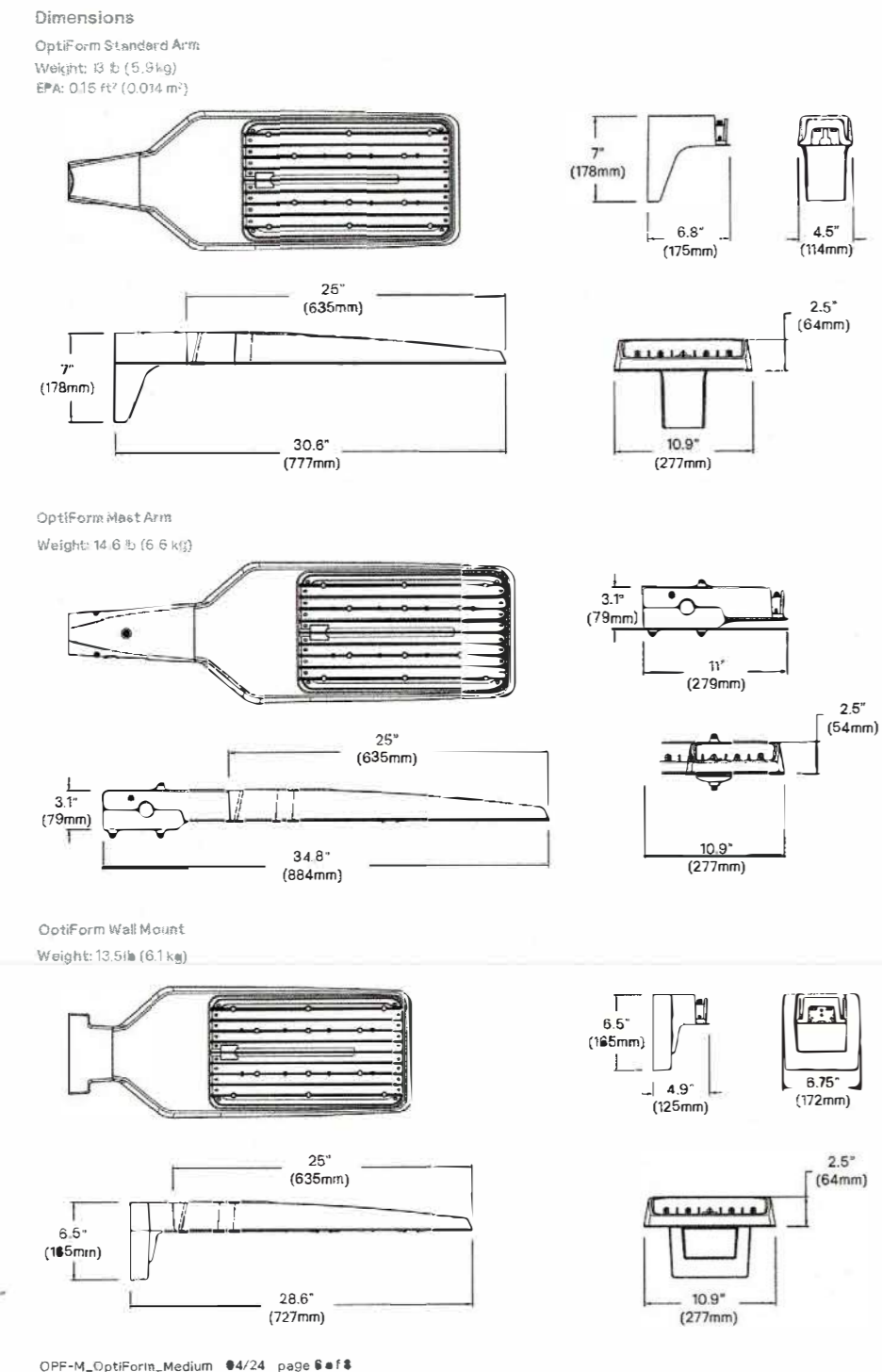
OFF-M OptiForm medium Site & area luminaire. Includes OFF-M Area Optic Lumen values table and optical distributions diagrams.

SITE PLAN SIGNATURE BLOCK

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WITNESS OUR HANDS, THIS 10th DAY OF Dec 2024. PLANNING & ZONING COMMISSION, CHAIRMAN; DIRECTOR OF PLANNING AND ZONING

OPF-M OptiForm medium
Site & area luminaire



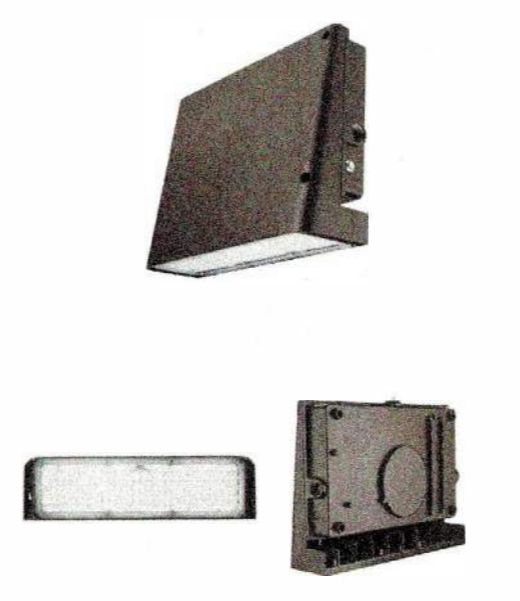
OPF-M_OptiForm_Medium_0424_page 01 of 8

ALS WFA SERIES SLIM FULL CUTOFF WALL PACK

CONSTRUCTION
Sleek and modern design, die-cast aluminum housing, rugged design protects internal components and provides excellent thermal management. Hidden clear anodized edges on the die-cast aluminum housing with 1/2" center channel for easy installation on face mount.

OPTICS
Full cut-off beam design conforms to dark sky requirements, includes anti-glare LED optics for reduced glare and light pollution.

ELECTRICAL
80+ CRI LED with 100% dimming capability (up to 100%) available in 100V, 120V, 277V, 300V, 480V, 600V, 800V, 1000V, 1200V, 1500V, 2000V, 2400V, 3000V, 3600V, 4800V, 6000V, 7200V, 8400V, 9600V, 10800V, 12000V, 14400V, 16800V, 19200V, 21600V, 24000V, 26400V, 28800V, 31200V, 33600V, 36000V, 38400V, 40800V, 43200V, 45600V, 48000V, 50400V, 52800V, 55200V, 57600V, 60000V, 62400V, 64800V, 67200V, 69600V, 72000V, 74400V, 76800V, 79200V, 81600V, 84000V, 86400V, 88800V, 91200V, 93600V, 96000V, 98400V, 100800V, 103200V, 105600V, 108000V, 110400V, 112800V, 115200V, 117600V, 120000V, 122400V, 124800V, 127200V, 129600V, 132000V, 134400V, 136800V, 139200V, 141600V, 144000V, 146400V, 148800V, 151200V, 153600V, 156000V, 158400V, 160800V, 163200V, 165600V, 168000V, 170400V, 172800V, 175200V, 177600V, 180000V, 182400V, 184800V, 187200V, 189600V, 192000V, 194400V, 196800V, 199200V, 201600V, 204000V, 206400V, 208800V, 211200V, 213600V, 216000V, 218400V, 220800V, 223200V, 225600V, 228000V, 230400V, 232800V, 235200V, 237600V, 240000V, 242400V, 244800V, 247200V, 249600V, 252000V, 254400V, 256800V, 259200V, 261600V, 264000V, 266400V, 268800V, 271200V, 273600V, 276000V, 278400V, 280800V, 283200V, 285600V, 288000V, 290400V, 292800V, 295200V, 297600V, 300000V, 302400V, 304800V, 307200V, 309600V, 312000V, 314400V, 316800V, 319200V, 321600V, 324000V, 326400V, 328800V, 331200V, 333600V, 336000V, 338400V, 340800V, 343200V, 345600V, 348000V, 350400V, 352800V, 355200V, 357600V, 360000V, 362400V, 364800V, 367200V, 369600V, 372000V, 374400V, 376800V, 379200V, 381600V, 384000V, 386400V, 388800V, 391200V, 393600V, 396000V, 398400V, 400800V, 403200V, 405600V, 408000V, 410400V, 412800V, 415200V, 417600V, 420000V, 422400V, 424800V, 427200V, 429600V, 432000V, 434400V, 436800V, 439200V, 441600V, 444000V, 446400V, 448800V, 451200V, 453600V, 456000V, 458400V, 460800V, 463200V, 465600V, 468000V, 470400V, 472800V, 475200V, 477600V, 480000V, 482400V, 484800V, 487200V, 489600V, 492000V, 494400V, 496800V, 499200V, 501600V, 504000V, 506400V, 508800V, 511200V, 513600V, 516000V, 518400V, 520800V, 523200V, 525600V, 528000V, 530400V, 532800V, 535200V, 537600V, 540000V, 542400V, 544800V, 547200V, 549600V, 552000V, 554400V, 556800V, 559200V, 561600V, 564000V, 566400V, 568800V, 571200V, 573600V, 576000V, 578400V, 580800V, 583200V, 585600V, 588000V, 590400V, 592800V, 595200V, 597600V, 600000V, 602400V, 604800V, 607200V, 609600V, 612000V, 614400V, 616800V, 619200V, 621600V, 624000V, 626400V, 628800V, 631200V, 633600V, 636000V, 638400V, 640800V, 643200V, 645600V, 648000V, 650400V, 652800V, 655200V, 657600V, 660000V, 662400V, 664800V, 667200V, 669600V, 672000V, 674400V, 676800V, 679200V, 681600V, 684000V, 686400V, 688800V, 691200V, 693600V, 696000V, 698400V, 700800V, 703200V, 705600V, 708000V, 710400V, 712800V, 715200V, 717600V, 720000V, 722400V, 724800V, 727200V, 729600V, 732000V, 734400V, 736800V, 739200V, 741600V, 744000V, 746400V, 748800V, 751200V, 753600V, 756000V, 758400V, 760800V, 763200V, 765600V, 768000V, 770400V, 772800V, 775200V, 777600V, 780000V, 782400V, 784800V, 787200V, 789600V, 792000V, 794400V, 796800V, 799200V, 801600V, 804000V, 806400V, 808800V, 811200V, 813600V, 816000V, 818400V, 820800V, 823200V, 825600V, 828000V, 830400V, 832800V, 835200V, 837600V, 840000V, 842400V, 844800V, 847200V, 849600V, 852000V, 854400V, 856800V, 859200V, 861600V, 864000V, 866400V, 868800V, 871200V, 873600V, 876000V, 878400V, 880800V, 883200V, 885600V, 888000V, 890400V, 892800V, 895200V, 897600V, 900000V, 902400V, 904800V, 907200V, 909600V, 912000V, 914400V, 916800V, 919200V, 921600V, 924000V, 926400V, 928800V, 931200V, 933600V, 936000V, 938400V, 940800V, 943200V, 945600V, 948000V, 950400V, 952800V, 955200V, 957600V, 960000V, 962400V, 964800V, 967200V, 969600V, 972000V, 974400V, 976800V, 979200V, 981600V, 984000V, 986400V, 988800V, 991200V, 993600V, 996000V, 998400V, 1000000V.



SHIPPING DATA

Product	Measurement	Weight
WFA-35C	15" L x 5" W x 1 1/2" H	1.5 lb
WFA-203B	15" L x 5" W x 1 1/2" H	1.5 lb
WFA-65C	15" L x 5" W x 1 1/2" H	1.5 lb
WFA-60	15" L x 5" W x 1 1/2" H	1.5 lb
WFA-105C	15" L x 5" W x 1 1/2" H	1.5 lb



BRICK-OD OUTDOOR
STANDARD SPECIFICATIONS - SINGLE DIRECTION DISTRIBUTION (SDD)

OUTER FRAME & MOUNT PLATE
Frame constructed from 6061-T6 aluminum. Mount plate constructed from 6061-T6 aluminum. Both frame and mount plate are powder coated for corrosion resistance.

LED PERFORMANCE - 3500K STANDARD - TYPE 2 DISTRIBUTION
120-277V, 3000K, LED rating: 40,000 hrs. L70 (at 70% projected) 100,000 hrs.
Operating temperature: -20°C (-4°F) - 50°C (122°F)

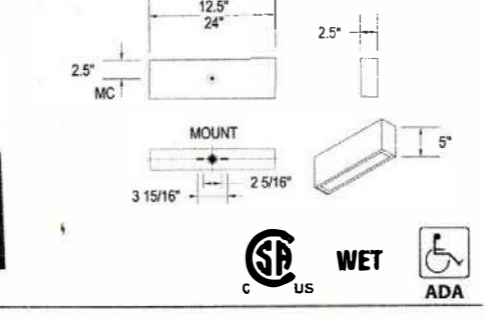
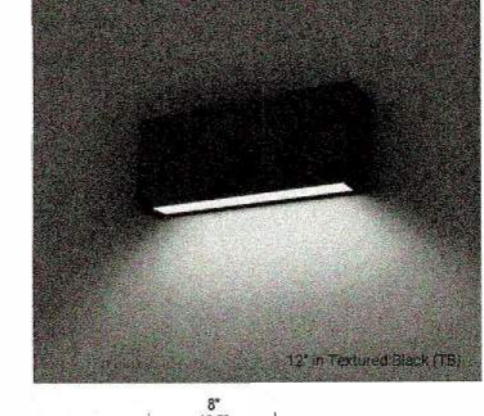
MOUNTING
Bracket mounts to 4" diameter hole in 1/2" thick wall. Mounting hole is 2.5" diameter. Mounting hole is 2.5" diameter. Mounting hole is 2.5" diameter.

WARRANTY
5 year limited warranty on the LED product. Consult factory for details.

PROJECT:

MODEL #:

FEATURE TYPE: W2



ORDERING INFORMATION

Model	Size	Finish	Wattage	Available Options
08	12" L x 4" W	TB Textured Black	08 WATT	508T 40°C (Celsius) Max Temp (35°C max)
12	12" L x 4" W	TG Textured Grey	C13 13W C Series LED	BAC1 Bay American Compliant
24	12" L x 4" W	TW Textured White	12 WATT	BBC1 Bay American Compliant
			12 WATT	BPC1 Bay American Compliant
			24 WATT	BPD1 Bay American Compliant
			24 WATT	BPE1 Bay American Compliant
			24 WATT	BPF1 Bay American Compliant
			24 WATT	BPG1 Bay American Compliant
			24 WATT	BPH1 Bay American Compliant
			24 WATT	BPI1 Bay American Compliant
			24 WATT	BPJ1 Bay American Compliant
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