

0 20 40 80
1 inch = 40 ft.

LEGEND

- Ex. Firelane
- Prop. Firelane
- BFR Barrier Free Ramp
- Existing Tree to Remain
- Light Pole
- 100 Year Floodplain
- Proposed Parking Spaces
- Existing Parking Spaces

SITE DATA SUMMARY TABLE - YMCA ROCKWALL	
Item	Lot 2, Block A
General Site Data	
Zoning (from zoning map)	PD-5
Land Use (from Zoning Ordinance)	Community or Recreation Club
Lot Area (Acres)	21.377
Lot Area (Square Feet)	931,194
Building Area (square feet)	38,490
Game Courts (#)	5
Parking	
Parking Ratio	250 Sq. ft./Space
	3/Game Court
Total Parking Required - Building Area (38,490 sq. ft. / 250 sq. ft.)	154
Total Parking Required - Game Court	15
Total Required Parking (# spaces)	169
Total Existing Parking (HC Included) (#spaces)	198
Total Proposed Parking (HC Included) (#spaces)	109
Total Spaces (# spaces)	307
Accessible Parking Required (# spaces)	7
Accessible Parking Existing (# spaces)	8
Accessible Parking Provided (# spaces)	1
Total Accessible Parking Provided (# spaces)	9

Note:
Typical paving section for site is
6" 3500 psi Conc. Pavement W/3" #18" O.C.E.W.
Over 6" Compacted Subgrade

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Director on the 12th day of February, 2025.
[Signature]
Director of Planning & Zoning

City Case No. SP2025-013
SITE PLAN

YMCA ROCKWALL PARKING

LOT EXPANSION

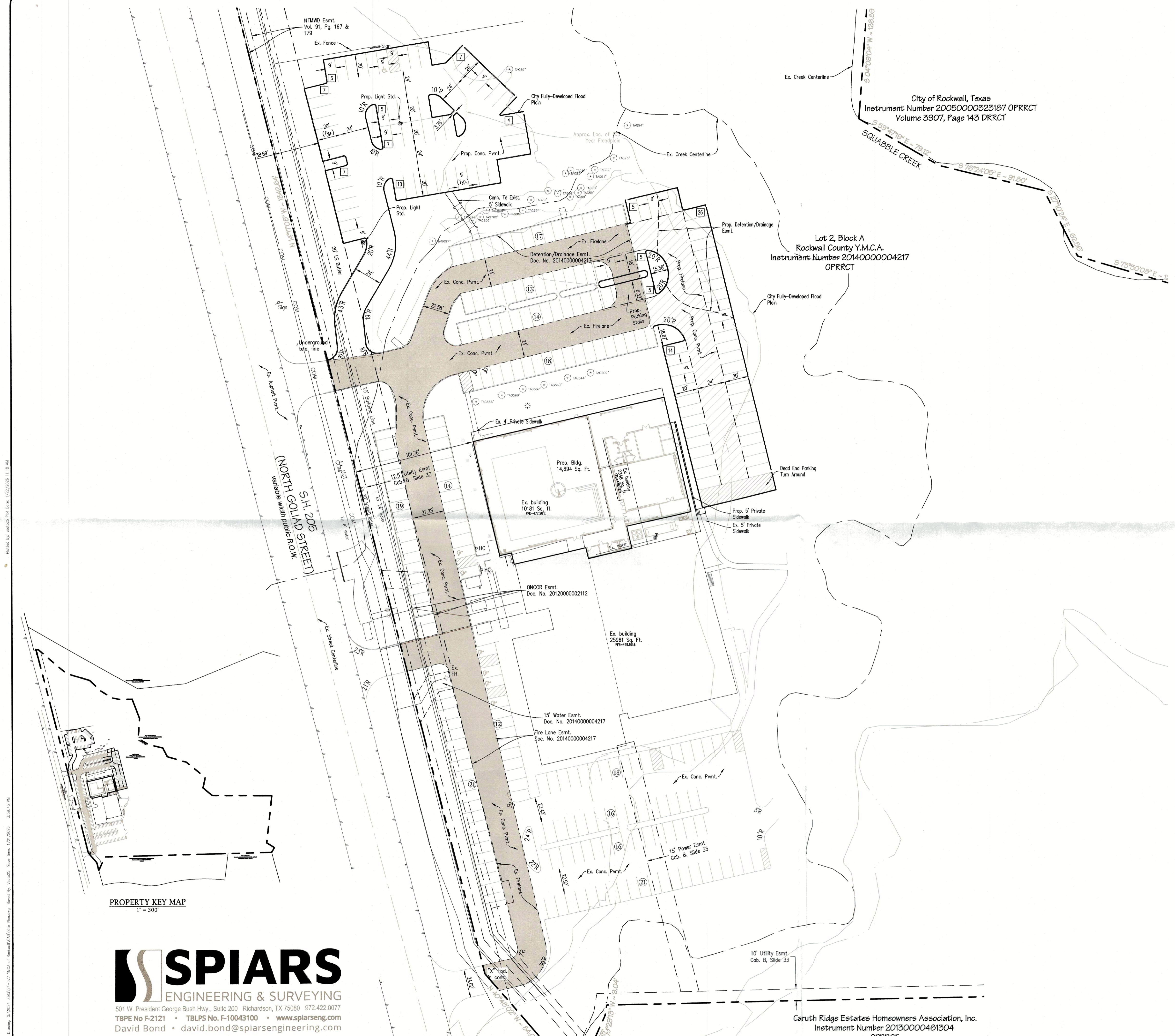
LOT 2, BLOCK A, ROCKWALL COUNTY
Y.M.C.A. ADDITION

OUT OF THE
SAMUEL S. McCURRY ~ ABSTRACT NO. 146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
21.377 Acres/931,194 Square Feet

Current Zoning: PD-5 w/North-SH205 Overlay

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
501 W. President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPELS No. F-2121 And No. F-10043100
Contact: David Bond

OWNER / APPLICANT
YMCA of Dallas
1621 W. Walnut Hill Ln.
Irving, TX 75038
Todd Baker
tbaker@YMCAALLAS.org



PROPERTY KEY MAP
1" = 300'

SPIARS
ENGINEERING & SURVEYING
501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com
David Bond • david.bond@spiarsengineering.com

Caruth Ridge Estates Homeowners Association, Inc.
Instrument Number 20130000481304
OPRRCT

Drawing: 03/04/2025 10:37 AM, MCA of Rockwall, 501 W. President George Bush Hwy, Suite 200, Richardson, TX 75080, 972.422.0077, 3/5/25 10:37 AM

SECTION 32 93 00 - PLANTS

PART 1 - GENERAL

1.01 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.02 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and apparatus required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of source
4. Water and Maintenance until final acceptance
5. Guarantee

1.03 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (200.1) - plant material.
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards.
- D. Horis Third, 1976 - Cornell University

1.04 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- C. Product Data: Submit complete product data and specifications on all other specified materials.
- D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- E. File Certificates of inspection of plant material by state, county, and federal authorities with Architect, if required.
- F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

- 1. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4" x 8" batter board against the bed areas.

3.02 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Bales of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants should be thoroughly watered prior to final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
- F. Shrub and tree pits shall be no less than two (2) feet, twenty-four (24) inches, wider than the lateral dimension of earth ball and six (6) inches deeper than its vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.
- I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic, string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of root scoring.
- J. Do not wrap trees. Do not over prune.
- L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2) inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2) inches over the entire bed or pit. Mulch to be pulled 3" from tree trunk and not piled around shrubs stems.

SOLID SOD NOTES

1. Fine grade areas to achieve final contours indicated. Leave areas to receive bed preparation 6" below final desired grade in planting areas and 5" below final grade in turf areas.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 5" below final finish grade.
4. All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
5. All compacted soil shall be ripped and scarified to a minimum depth of 6" prior to fine grading.
6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation.
7. Contractor shall provide (2) two inches of imported topsoil (turf blend) on all areas to receive lawn.
8. Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
9. Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
10. Water sod thoroughly as sod operation progresses.
11. Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
12. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.

1.06 MAINTENANCE AND GUARANTEE

- A. Maintenance:
 1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 2. Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
 1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died or final shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - a. Plants used for replacement shall be of the same site and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and respected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
 2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
 3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze insects, diseases, injury by humans, machines or theft.
 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth not less than three (3) feet below grade and no less than six (6) inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- O. Trees and large shrubs shall be staked as site conditions require. Poles on stakes to secure trees against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.
 1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
 2. Pruning shall be done with clean, sharp tools.
 3. Immediately after pruning operations are completed, all tree pits shall be covered with a layer of organic material two (2) inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.
- Q. Steel Curb Installation:
 1. Cutting shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
 2. All steel cutting shall be free of kinks and abrupt bends.
 3. Top of curbing shall be 3/4" maximum height above grade.
 1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
 2. Do not install steel edging along sidewalks.
 3. Cut steel edging at 45 degree angle where edging meets sidewalk.

3.03 CLEANUP AND ACCEPTANCE

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

END OF SECTION 32 93 00

- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.
- 1.07 QUALITY ASSURANCE**
 - A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
 - B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
 - C. Selection of Plant Material:
 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
 2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
 4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
 5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.08 PRODUCT DELIVERY, STORAGE AND HANDLING

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

PART 2 - PRODUCTS

2.01 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as it is shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
- D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- E. Trees shall be healthy, full branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10) inches in diameter for each one (1") inch of trunk diameter. Measured six (6) inches above ball. Nomenclature conforms to the customary nursery usage; for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.02 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
 1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and tree-grasses. Loam containing Dallesgrass or Nutgrass shall be rejected.
 2. Physical properties as follows:
 - Clay - between 7-27 percent
 - Silt - between 15-25 percent
 - Sand - less than 52 percent
 3. Organic matter shall be 3%-10% of total dry weight.
 4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.

- A. Specialty Planting Mix with Expanded Shale as supplied by Living Earth Technology, Dallas, Texas or Gumbo Buster as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Fertalid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

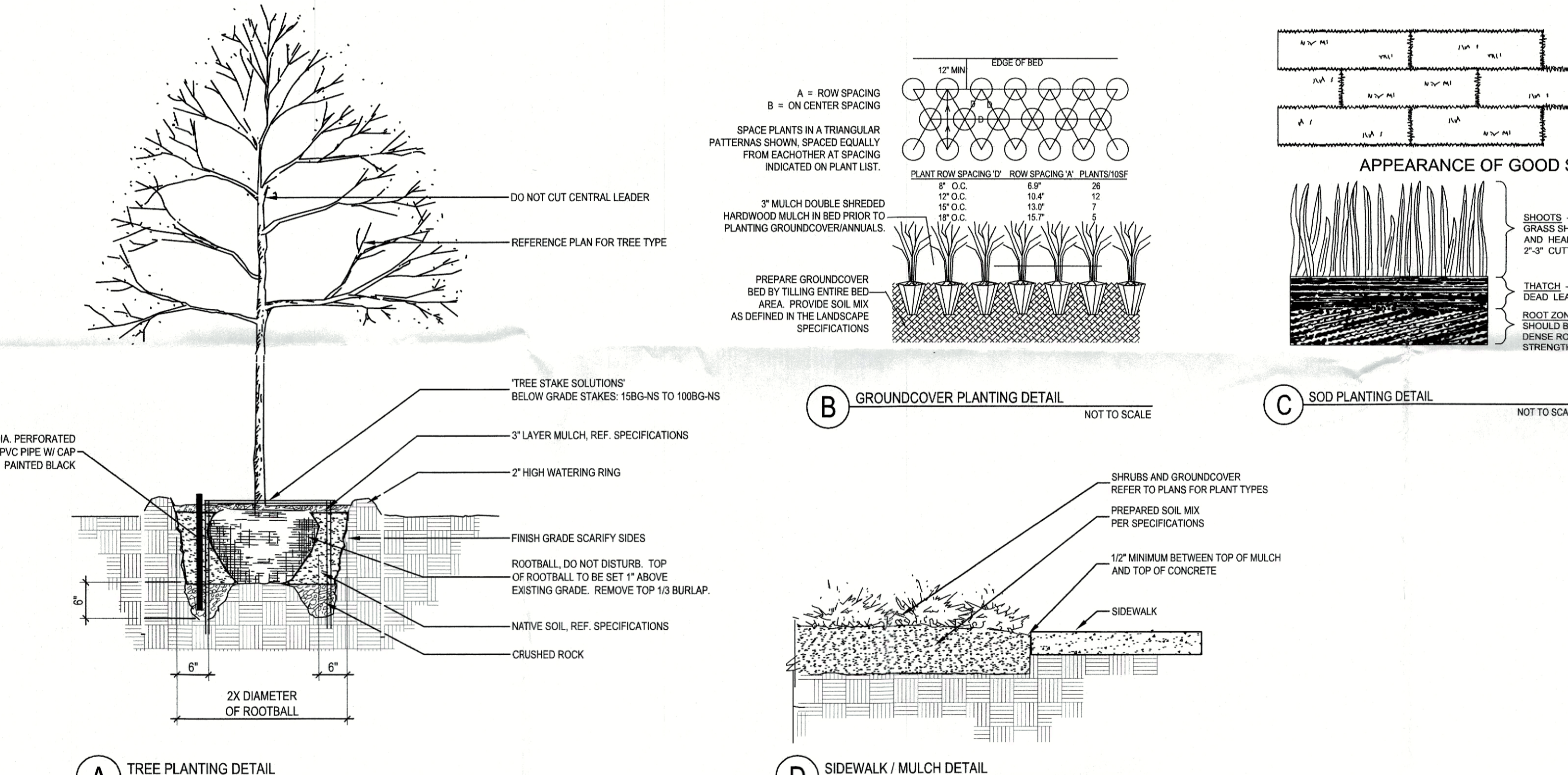
2.03 MISCELLANEOUS MATERIALS

- A. Steel Edging: Shall be "Coimet Steel", 1/8" x 4" with stakes 4' on center.
- B. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- C. Filter Fabric: Miral 140N by Celanese Fibers Marketing Company, available at Lottland Co., (214) 631-5250 or approved equal.

PART 3 - EXECUTION

3.01 BED PREPARATION & FERTILIZATION

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



APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Director on the 12th day of February, 2024.
[Signature]
Director of Planning & Zoning

City Case No. SP2025-013
LANDSCAPE SPECIFICATIONS / DETAILS
YMCA ROCKWALL PARKING
LOT EXPANSION
LOT 2, BLOCK A, ROCKWALL COUNTY
Y.M.C.A. ADDITION
OUT OF THE
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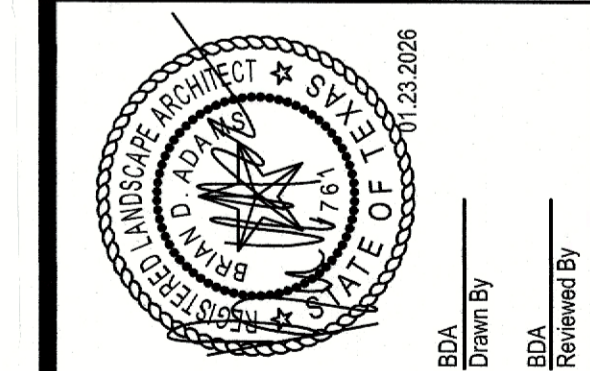


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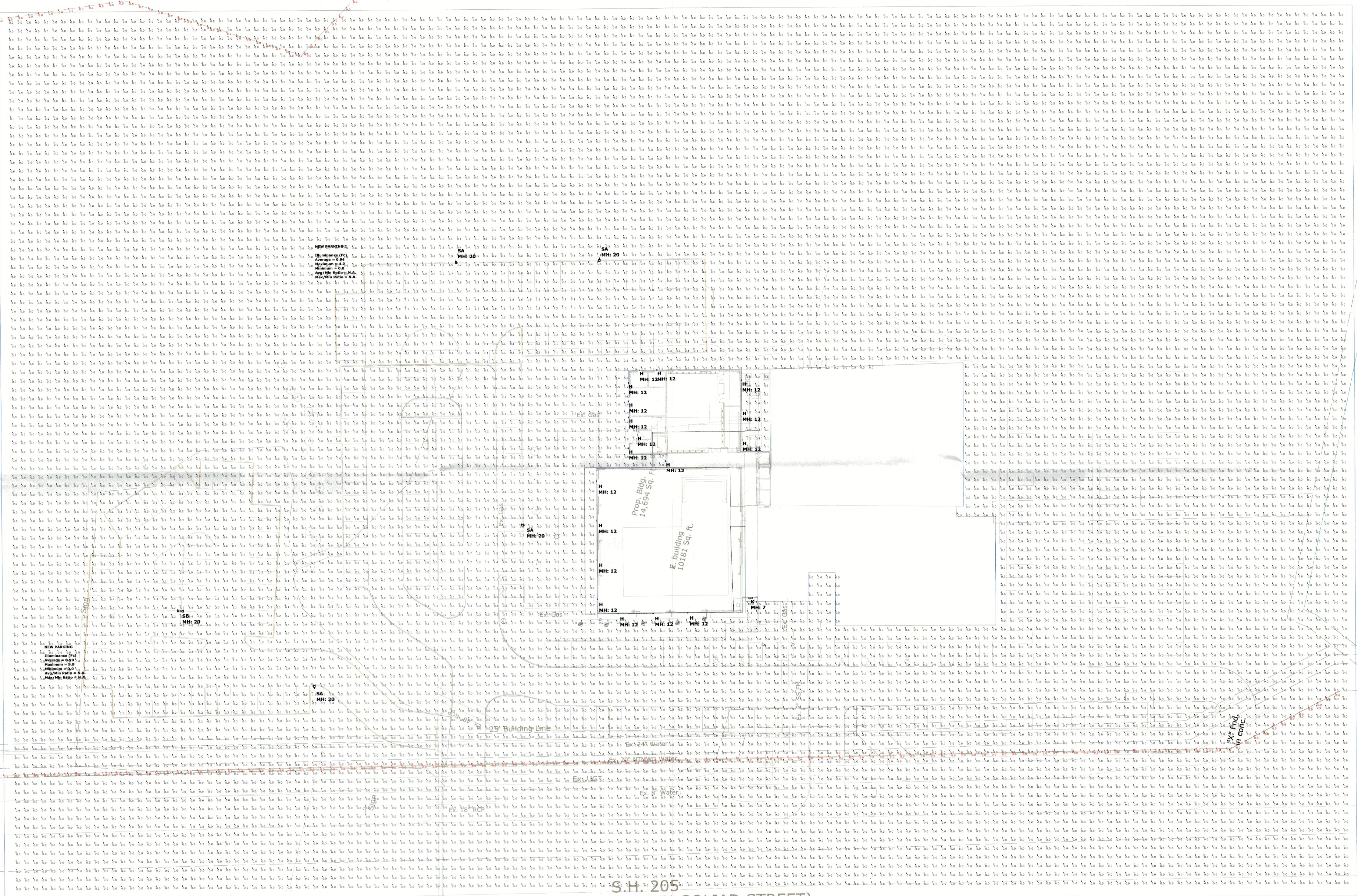
KEY PLAN

J.E.R. CHILTON YMCA
ROCKWALL
1210 N Goliad Street
Rockwall, Texas 75087
CONSTRUCTION DOCUMENTS

Revision	
Date	
No.	



Project No. YMC004-24
Date 01/23/2026
LANDSCAPE SPECIFICATIONS / DETAILS
L1-2



S.H. 205
 (NORTH GOLIAD STREET)
 variable width public R.O.W.

Luminaire Schedule	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Light Loss Factor	User Defined Factor
Symbol K	1	LUMINAIRE LED BLD 36IN MIN10 40 MVOLT DP [FINISH]15W 40K DP	1537	14.7	0.855	1.000
H	18	BEGA B22261 + K4 + [FINISH]	362	6	0.855	1.000
SA	4	LITHONIA RSX1 LED P3 40K R3 [VOLTAGE] [MOUNTING] HS [CONTROLS]	9841	109.44	0.855	1.000
SB	1	FINISH/ DM19AS @ 20FT LITHONIA RSX1 LED P2 40K R3 [VOLTAGE] [MOUNTING][CONTROLS] FINISH/ DM2BAS @ 20FT	19686	145.9	0.855	1.000

Calculation Summary	Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
BOUNDARY LINE SOUTH		N.A.	Fc	0.00	0.0	0.0	N.A.
PROPERTY LINE NORTH		N.A.	Fc	0.00	0.0	0.0	N.A.
SITE			Fc	0.10	10.2	0.0	N.A.
NEW PARKING			Fc	0.90	5.8	0.0	N.A.
NEW PARKING 2			Fc	0.94	4.2	0.0	N.A.

APPROVED:
 I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Director on the 12th day of February, 2020.

[Signature]
 Director of Planning & Zoning