



## PLANNING AND ZONING CASE CHECKLIST

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET  
ROCKWALL, TX 75087

P&Z CASE # SP2022-025 P&Z DATE June 14, 2022 CC DATE June 20, 2022 Approved/Denied

ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

#### Zoning Application

- ☐ Specific Use Permit
- ☐ Zoning Change
- ☐ PD Concept Plan
- ☐ PD Development Plan

#### Site Plan Application

- ☒ Site Plan
- ☒ Landscape Plan
- ☐ Treescape Plan
- ☒ Photometric Plan
- ☒ Building Elevations
- ☐ Material Samples
- ☐ Color Rendering

#### Platting Application

- ☐ Master Plat
- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Replat
- ☐ Administrative/Minor Plat
- ☐ Vacation Plat
- ☐ Landscape Plan
- ☐ Treescape Plan

#### HPAB Application

- ☐ Exhibit

#### Miscellaneous Application

- ☐ Variance/Exception Request

- ☐ Copy of Ordinance (ORD# \_\_\_\_\_)
- ☒ Applications
- ☐ Receipt
- ☒ Location Map
- ☐ HOA Map
- ☐ PON Map
- ☐ FLU Map
- ☐ Newspaper Public Notice
- ☐ 500-foot Buffer Public Notice
- ☐ Project Review
- ☐ Staff Report
- ☐ Correspondence
- ☐ Copy-all Plans Required
- ☐ Copy-Mark-Ups
- ☐ City Council Minutes – Laserfiche
- ☐ Minutes-Laserfiche
- ☐ Plat Filled Date \_\_\_\_\_
  - ☐ Cabinet # \_\_\_\_\_
  - ☐ Slide # \_\_\_\_\_

Notes: \_\_\_\_\_

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Zoning Map Updated \_\_\_\_\_



# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION SKY RIDGE ADDITION

LOT 3 BLOCK A

GENERAL LOCATION NW OF YELLOW JACKET & SKY RIDGE ROAD INTERSECTION

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C-Commercial District

CURRENT USE Vacant

PROPOSED ZONING SAME

PROPOSED USE Restaurant with Drive thru

ACREAGE 0.702

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

☒ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER 7.1 Ridge LLC

☒ APPLICANT DCG ENGINEERING, INC

CONTACT PERSON Michael Swiercinsky

CONTACT PERSON DAVID GREGORY

ADDRESS 106 E. Rusk, Suite 200

ADDRESS 1668 Keller Parkway Ste 100

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Keller TX 76248

PHONE 214-542-2373

PHONE 817 874-2941

E-MAIL joshua@skyrei.com

E-MAIL david@dcgengineering.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Swiercinsky [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

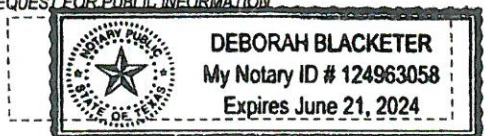
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ max TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 5 DAY OF May, 2022 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5 DAY OF May, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Deborah Blacketer



MY COMMISSION EXPIRES 6-21-24





# CHECKLIST FOR SITE PLAN SUBMITTALS

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

CASE NUMBER:

REVIEWED BY:

OVERLAY DISTRICT:

REVIEW DATE:

## 1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓= OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				<i>Per Application</i>
✓ Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04, of Art. 11
✓ Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Treescape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Photometric Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Building Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
Building Material Sample Board and Color Rendering of Building Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	§03.04.A, of Art. 11
Submittal Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (24" x 36") <b>folded</b> copies and one (1) PDF digital copy of each plan is required at the time of submittal.	§03.04.A, of Art. 11
Is the property properly platted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	§03.04.A, of Art. 11
Case Number	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The case number should be placed in the lower right-hand corner below the title block of all sheets.	§03.04.A, of Art. 11
Owners (Name, Address, and Phone Number)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
Developer (Name, Address, and Phone Number)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
North Point	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	§03.04.A, of Art. 11
Numeric and Graphic Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	§03.04.A, of Art. 11
Vicinity Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	§03.04.A, of Art. 11
Signature Block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The date that the plans were prepared is required on all submittals.	§03.04.A, of Art. 11
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	§03.04.A, of Art. 11
✓ Commercial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓ Industrial	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

## 2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	§03.04.B, of Art. 11



Perimeter Dimensions of the Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
Buildings (Square Footage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and total square footage of all existing and planned buildings on the site.	§03.04.B, of Art. 11
Perimeter Dimensions of all Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the distance between all existing and planned buildings located on the site.	§03.04.B, of Art. 11
Distance Between Buildings and Property Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the distance between all property lines and existing and planned buildings located on the site.	§03.04.B, of Art. 11
Indicate all Property Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	§03.04.B, of Art. 11
Indicate all Building Setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Drive Widths	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Fire Lanes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate and label the widths of all fire lanes existing and proposed for the site.	§03.04.B, of Art. 11
Indicate location of all Fire Hydrants	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Sidewalks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate and label the widths of all sidewalks existing and proposed for the site.	§03.04.B, of Art. 11
Adjacent Street Right-Of-Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reference the City's Master Transportation Plan for right-of-way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11

## 2.2 SITE PLAN: PARKING INFORMATION

Requirements	✓ = OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See the comment section in <i>Adequate Parking and Maneuvering</i> below.	§05.03, of Art. 06
Parking Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	§05.01, of Art. 06
Handicap Parking Spaces Shown	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§05.04, of Art. 06
Adequate Parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reference Table 3 of Article VI.	Table 5, Art. 06
Adequate Parking and Maneuvering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction ( <i>Check w/ the Engineering Department</i> ).	§05.03.C, of Art. 06
Adequate Loading Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer (Art. VI 6.5 <i>Loading Requirements</i> ).	§06.04, of Art. 06
Adequate Loading Maneuvering	<input type="checkbox"/>	<input type="checkbox"/>	It is also the purpose of this Article to require allocation of sufficient off-street/on-site loading facilities by businesses and industry to ensure that the loading and unloading of vehicles will not interfere with traffic flow or block roadways or fire lanes.	§01.02, of Art. 06
Type and Depth of Paving Material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material.	§03.02, of Art. 06

## 2.3 SITE PLAN: SIGNAGE

Requirements	✓ = OK	N/A	Comments	UDC Reference
<b>NOTE:</b> All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.				



Proposed or Existing Signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	\$06.02.F, of Art. 05
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## 2.4 SITE PLAN: SCREENING

Requirements	✓ = OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Label the height and type of fence proposed or existing.	\$08.02.F, of Art. 08
Utility Equipment Screening (Pad or Ground Mounted)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure.	\$01.05.C, of Art. 05
Utility Equipment Screening (Roof Mounted)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	\$01.05.C, of Art. 05
Above Ground Storage Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening – screening wall – and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan.	\$01.05.D, of Art. 05
Dumpster Screening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	\$01.05.B, of Art. 05
Outside Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	\$01.05.A, of Art. 05
Off-Street Loading Dock Screening	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference Art. VIII 5.2).	\$01.06, of Art. 05
Residential Adjacency Standards	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

## 3.1 LANDSCAPE PLAN

Requirements	✓ = OK	N/A	Comments	UDC Reference
Provide Site Data	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 <i>Site Plan: Miscellaneous and Density and Dimensional Requirements</i> of this checklist.	See Sec. 2.1 of this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	\$01.01.B, of Art. 05
Landscape Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	\$05.03.B, of Art. 08
Indicate all Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed landscaping.	\$05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations and dimensions of the required landscape buffers.	\$05.01, of Art. 08



Acceptable Landscape Materials:			Sec. 04., of Art. 08
✓ Trees allowed in Street Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Appendix C
✓ Trees not allowed in Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Appendix C
Protected Trees (That Will Remain On-Site)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	§07.01, of Art. 09
Parking Lot Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	§05.03.E, of Art. 08
Location of all Site Amenities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	-
Identify Visibility Triangles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	§01.08, of Art. 05
Landscape Buffer - Street Trees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	§05.01, of Art. 08
Tree Locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	§05.03.E, of Art. 08
Irrigation Requirements Note	<input checked="" type="checkbox"/>	<input type="checkbox"/>	§05.04, of Art. 08
Hydro mulch (or non-sod option)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sec. 4.2, Coverage, Engr Standards of Design and Construction
Rights-of-Way & Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	§05.03.G, of Art. 08

#### 4.1 TREESCAPE PLAN

Requirements	✓ = OK	N/A	Comments	UDC Reference
Provide Site Data	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 <i>Site Plan: Miscellaneous and Density and Dimensional Requirements</i> of this checklist.	See Sec. 2.1 of this checklist
Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	§03.01.A, of Art. 09
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.01.C, of Art. 09



Protected Trees (To Remain On Site)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said trees shall be protected prior to and during all construction, including dirt work.	§03.01.E, of Art. 09
Protected Trees (To be Removed from the Site)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees.	§03.01.F, of Art. 09
Treescape Table	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	§03.01.G, of Art. 09

## 5.1 PHOTOMETRIC AND LIGHTING PLANS

Requirements	✓ = OK	N/A	Comments	UDC Reference
Provide Site Data Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 <i>Site Plan: Miscellaneous and Density and Dimensional Requirements</i> of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	§03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	§03.03.B, of Art. 07
✓ Commercial Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. <i>Subject to requirements in Art. VII 3.3.C.</i>	§03.03.C, of Art. 07
Under-Canopy Lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	§03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	§03.03.E.2, of Art. 07
Lighting in Parking Areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	§03.03.G, of Art. 07
Building and Pole Mounted Lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	§03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	§03.03.D of Art. 07
Indicate the Wattage of all Light Sources	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line.	§03.03.A, of Art. 07
Proposed Light Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	§03.03, of Art. 07

## 6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

Requirements	✓ = OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Minimum 90% Masonry Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§06.02.C, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Applies to facades that are visible from a public right-of-way and/or open space.	§06.02.C, of Art. 05
Indicate the Surface Area of Each Facade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the surface area (square feet) of each facade and the percentage and square footage of each material used on that facade.	§04.01, of Art. 05
Proposed Building Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Specifications and description of all proposed building materials, on all proposed buildings.	§04.01, of Art. 05
Indicate the Roofing Materials and Color	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

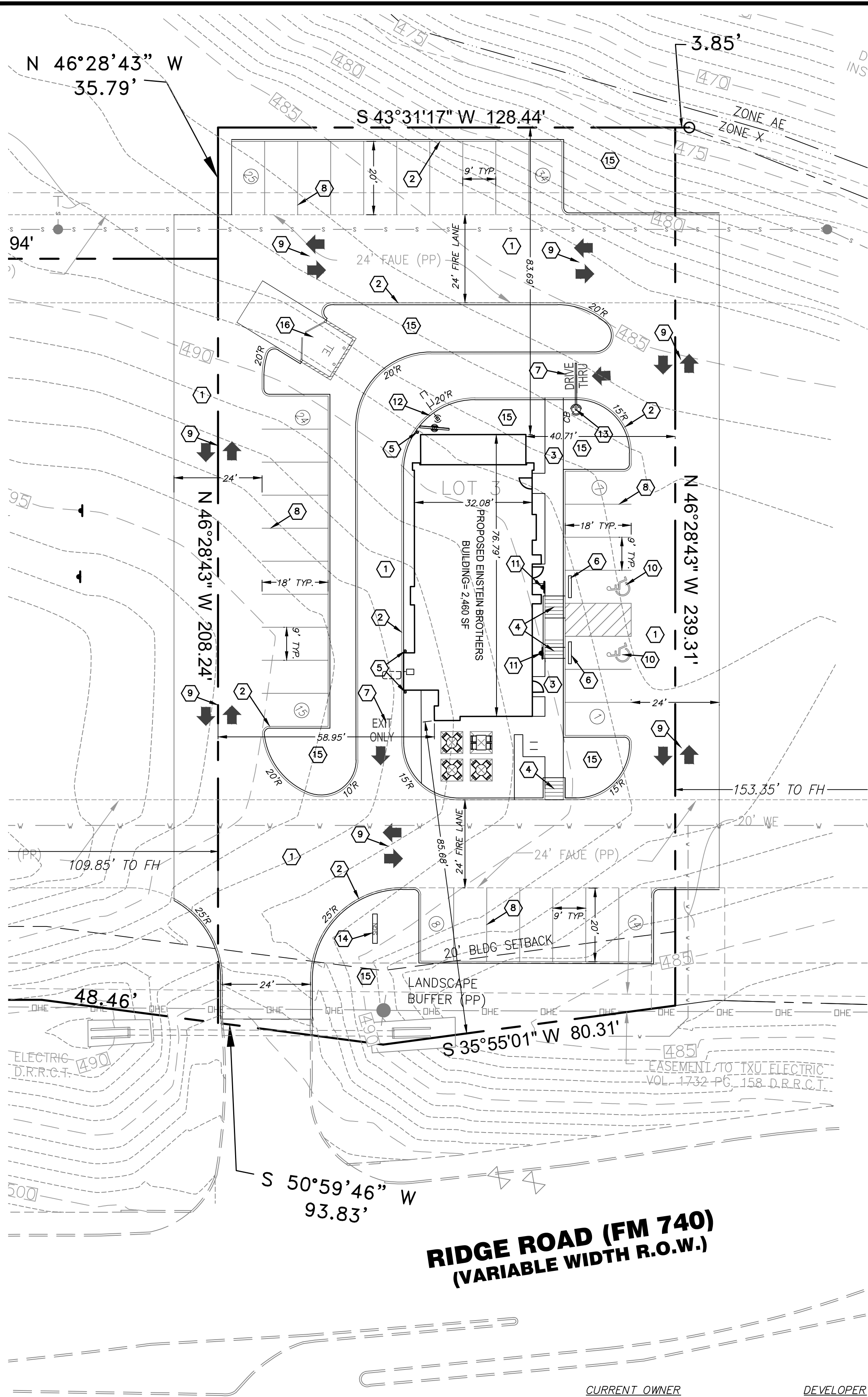


Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.	\$04.01, of Art. 05
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	\$01.05.C, of Art. 05
Indicate Any Additional Design Elements Proposed (If Applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	
Indicate Building Height(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	\$07.03 of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 25% x L 4. Wall Projection = 25% x H 5. Primary Entry/Arch. Element Width = 2 x (25% x L) 6. Projection Height = 25% x H 7. Primary Entry/Arch. Element Length = 2 x (25% x L)	\$04.01.C.1, of Art. 05
Secondary Facades	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 15% x L 4. Secondary Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H	\$04.01.C.2, of Art. 05

## 6.2 BUILDING ELEVATIONS: INDUSTRIAL

Requirements	✓ = OK	N/A	Comments	UDC Reference
<b>NOTE:</b> Industrial buildings are subject to all the elements listed in Section 6.1 Building Elevations: Non-Industrial with the exception of the following standards.				
Minimum 90% Masonry Requirement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	\$05.01.A.1, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Applies to facades that are visible from a public right-of-way and/or open space.	\$05.01.A.1.a.1, of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 4 x H 3. Wall Projection = 25% x H 4. Entry/Arch. Element Length = 33% x L 5. Projection Height = 25% x H 6. Entry/Arch. Element Width = 2 x (25% x H)	\$05.01.C.1, of Art. 05
Secondary Facades	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Entry/Arch. Element Length = 15% x L 4. Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H	\$05.01.C.2, of Art. 05

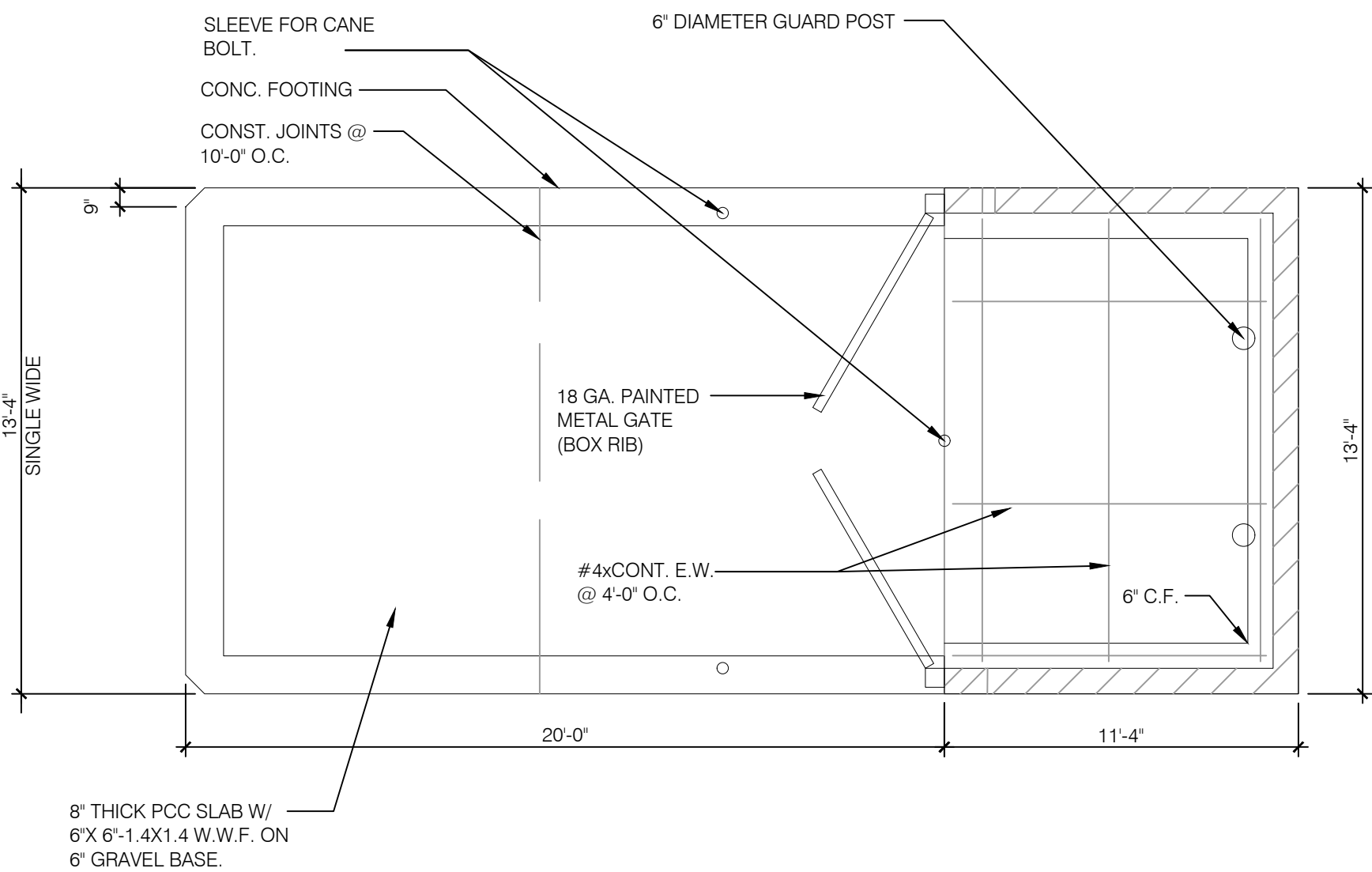
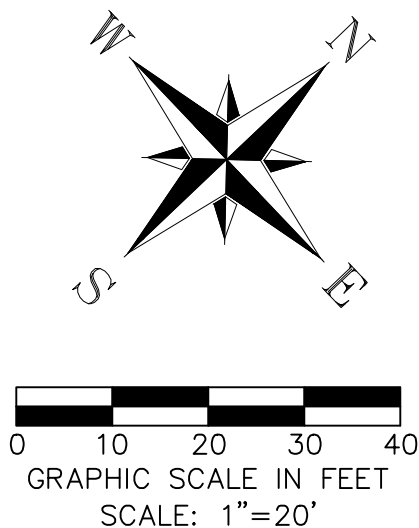
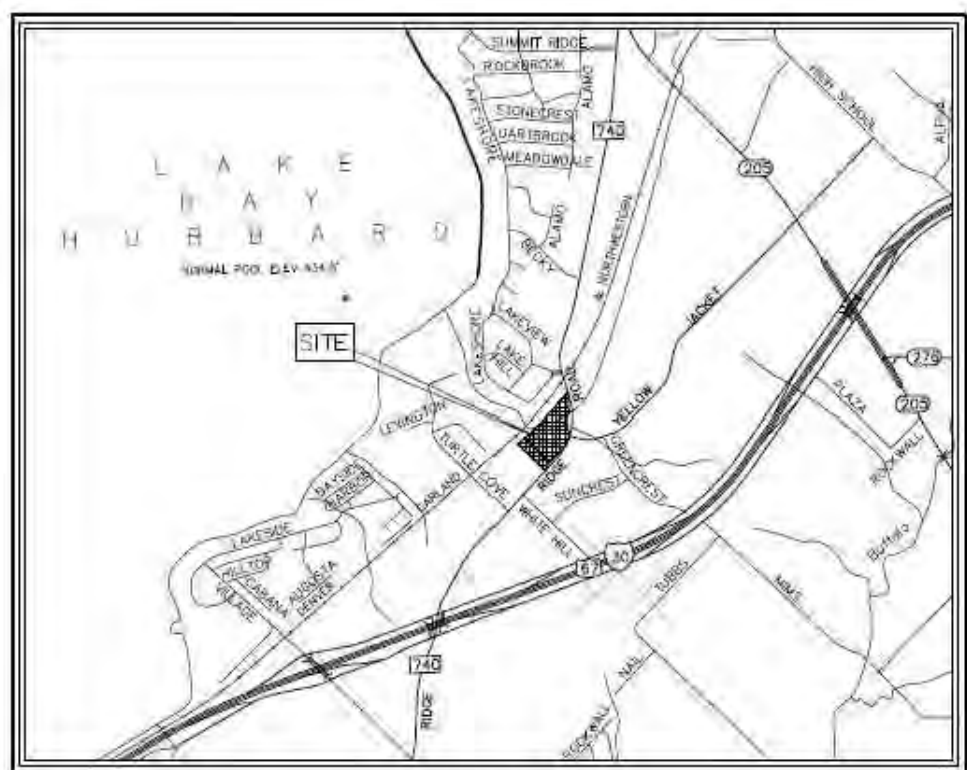




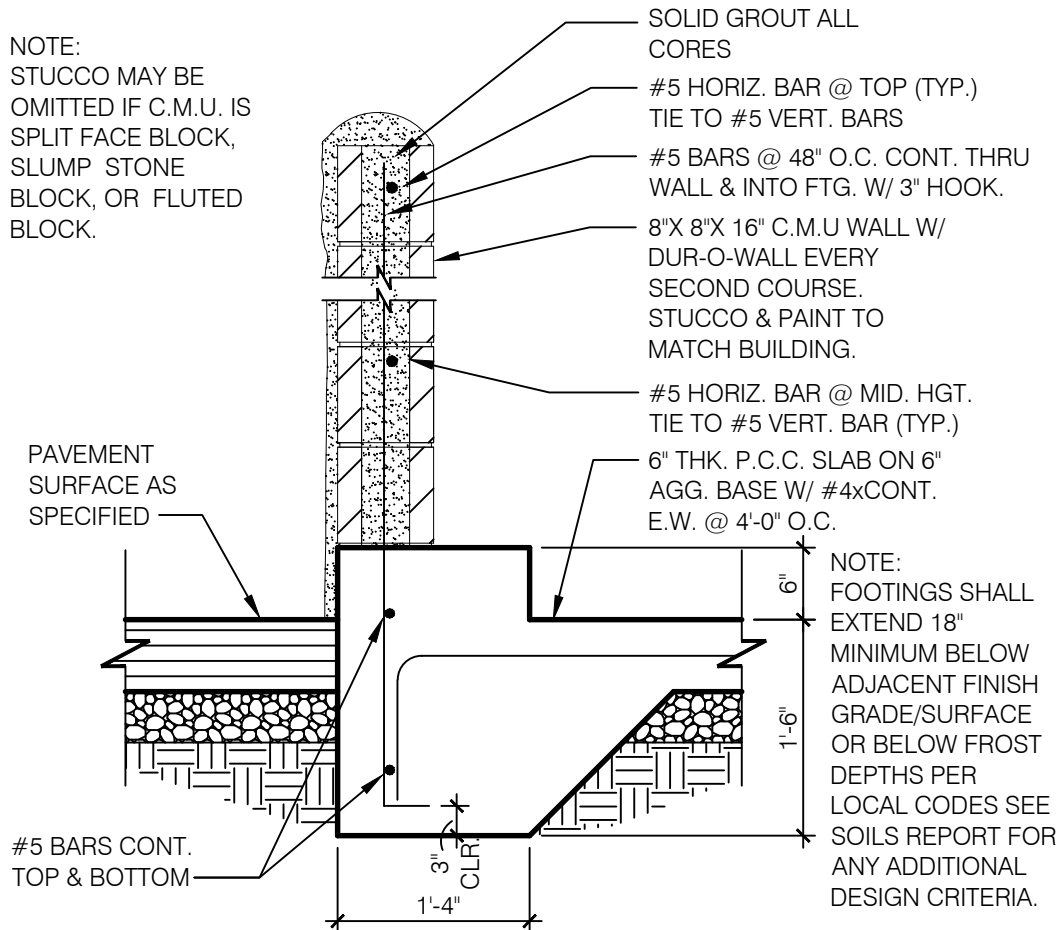
**RIDGE ROAD (FM 740)**  
**(VARIABLE WIDTH R.O.W.)**

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

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



### DUMPSTER ENCLOSURE



### DUMPSTER WALL

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR A DEVELOPMENT  
IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING  
COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

PLANNING & ZONING COMMISSION,  
CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

### SITE PLAN NOTES

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

### SITE DATA FOR TACO BELL

LOT AREA	30,583 SF; 0.702 AC
BUILDING HEIGHT	1 STORIES; 21'-0"
BUILDING AREA	2,460 SF
FLOOR AREA RATIO	0.049
TOTAL IMPERVIOUS AREA	23,606 SF (77.2% COVERAGE)
LANDSCAPED AREA	6,977 SF (22.8% COVERAGE)
EXISTING ZONING	C - COMMERCIAL DISTRICT
PROPOSED USAGE	RESTAURANT WITH DRIVE THRU
REQUIRED PARKING	25 SPACES (1/100 SF)
PROVIDED PARKING	34 SPACES
EXTERIOR MATERIALS:	STUCCO, BRICK, AND METAL

### KEYNOTES

- ① INSTALL PORTLAND CEMENT CONCRETE PAVING PLAN & GEOTECHNICAL SPECIFICATIONS
- ② CONSTRUCT MONOLITHIC CONCRETE CURB
- ③ CONSTRUCT 4" P.C.C. CURBED EDGE SIDEWALK
- ④ CONSTRUCT P.C.C. DEPRESSED RAMP
- ⑤ INSTALL GUARD POST
- ⑥ INSTALL PRECAST CONCRETE WHEELSTOPS
- ⑦ PAINT 24" HIGH LETTERS - WHITE
- ⑧ PAINT 4" WIDE SOLID STRIPE - WHITE
- ⑨ PAINT TRAFFIC ARROWS - WHITE
- ⑩ PAINT HANDICAP SYMBOL - WHITE ON BLUE BACKGROUND PER
- ⑪ INSTALL HANDICAP SIGN
- ⑫ MENU BOARD, SPEAKER PEDESTAL & SENSOR LOOP PER DETAIL BY SIGN SUPPLIER. FOUNDATIONS BY SIGN COMPANY
- ⑬ CLEARANCE BAR BY SIGN SUPPLIER AND FOUNDATION
- ⑭ MONUMENT SIGN BY SIGN VENDOR
- ⑮ LANDSCAPE AREA
- ⑯ CONSTRUCT TRASH ENCLOSURE
- ⑰ SITE LIGHTS (SEE PHOTOMETRICS PLAN)

**DCG ENGINEERING**

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

**PRELIMINARY  
FOR REVIEW ONLY**

Not for Construction or Permit Purposes

Engineer **LOGAN MCWHORTER**  
P.E. No. **102254** Date **5/13/22**

CE JOB NO: 1017-MORTON

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

**EINSTEIN BROTHERS  
BAGELS**

LOT 3, BLOCK A, SKY RIDGE ADDITION  
ROCKWALL, TX

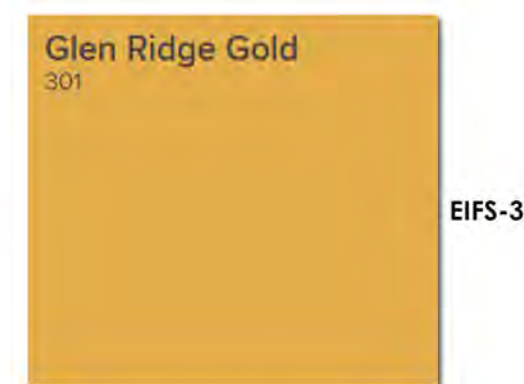
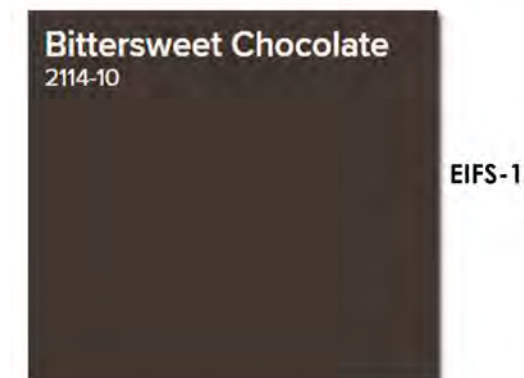
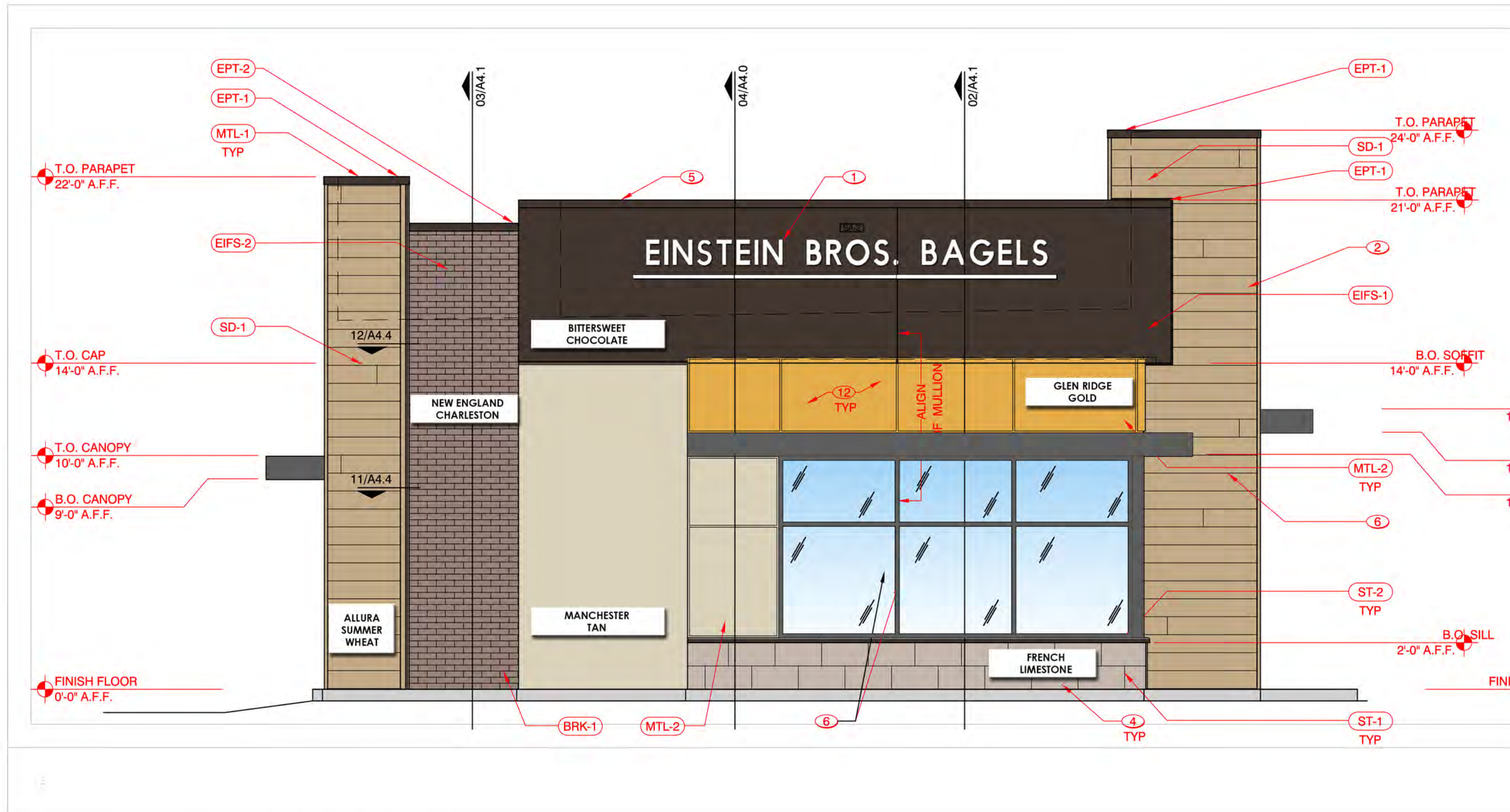
**EINSTEIN  
BROTHERS  
BAGELS**

**SITE PLAN**

**C3**

PLOT DATE: 5/13/22





1/4" = 1'-0"



## GENERAL NOTES

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

## KEYNOTES

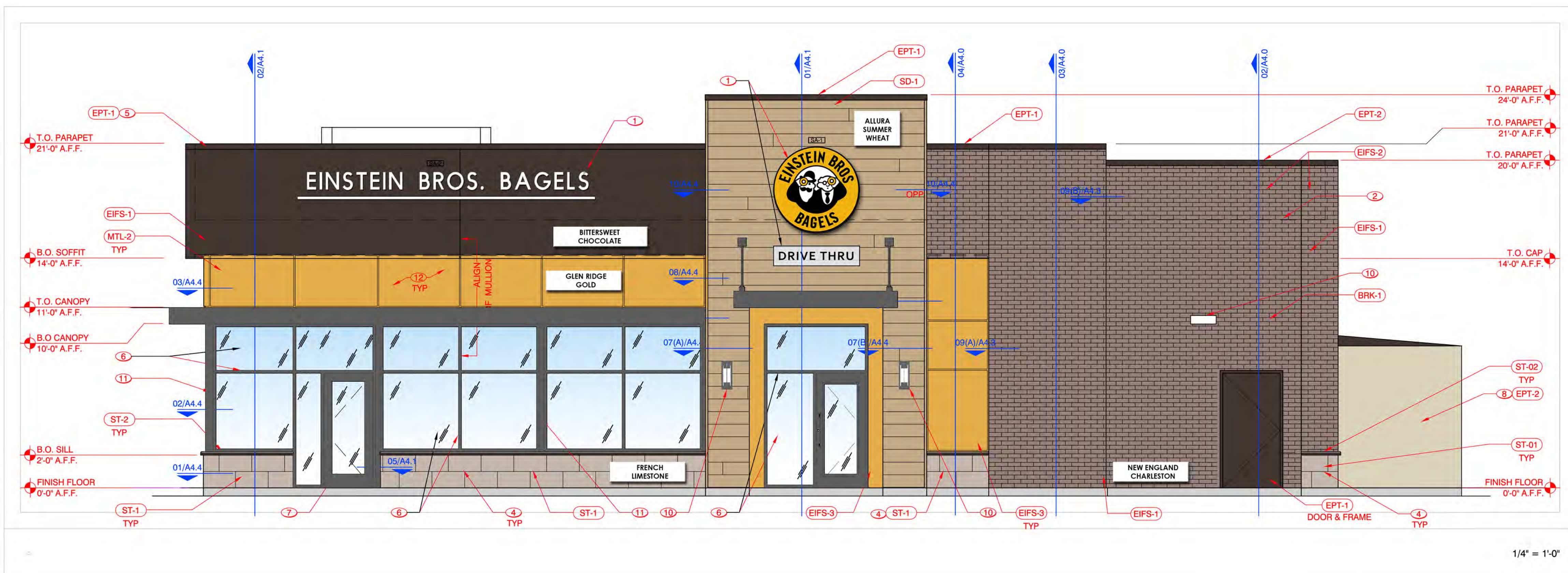
- OWNER PROVIDED & INSTALLED ILLUMINATED CARIBOU-EINSTEIN SIGNAGE. SEE RESPONSIBILITY MATRIX ON SHEET G0.2 FOR ADDITIONAL INFORMATION.
- LINE OF ROOF BEYOND.
- DOWN SPOUT AND COLLECTOR HEAD SHALL BE PAINTED TO MATCH EIFS-1.
- MANUF. STONE VENEER. INSTALL PER MANUFACTURER SPECIFICATIONS.
- GALVANIZED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

## SIGNAGE SCHEDULE

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

## 01 Elevations (East)

SCALE: 1/4" = 1'-0"



## 02 Elevations (North)

SCALE: 1/4" = 1'-0"

ARCHITECT/DESIGN CONSULTANT

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

ARCHITECTURAL PROJECT NO.: 2022\_01\_26  
DRAWN BY: RA  
CHECKED BY: DCG

STORE #



ROCKWALL TX

NO.	REVISIONS:	DATE:
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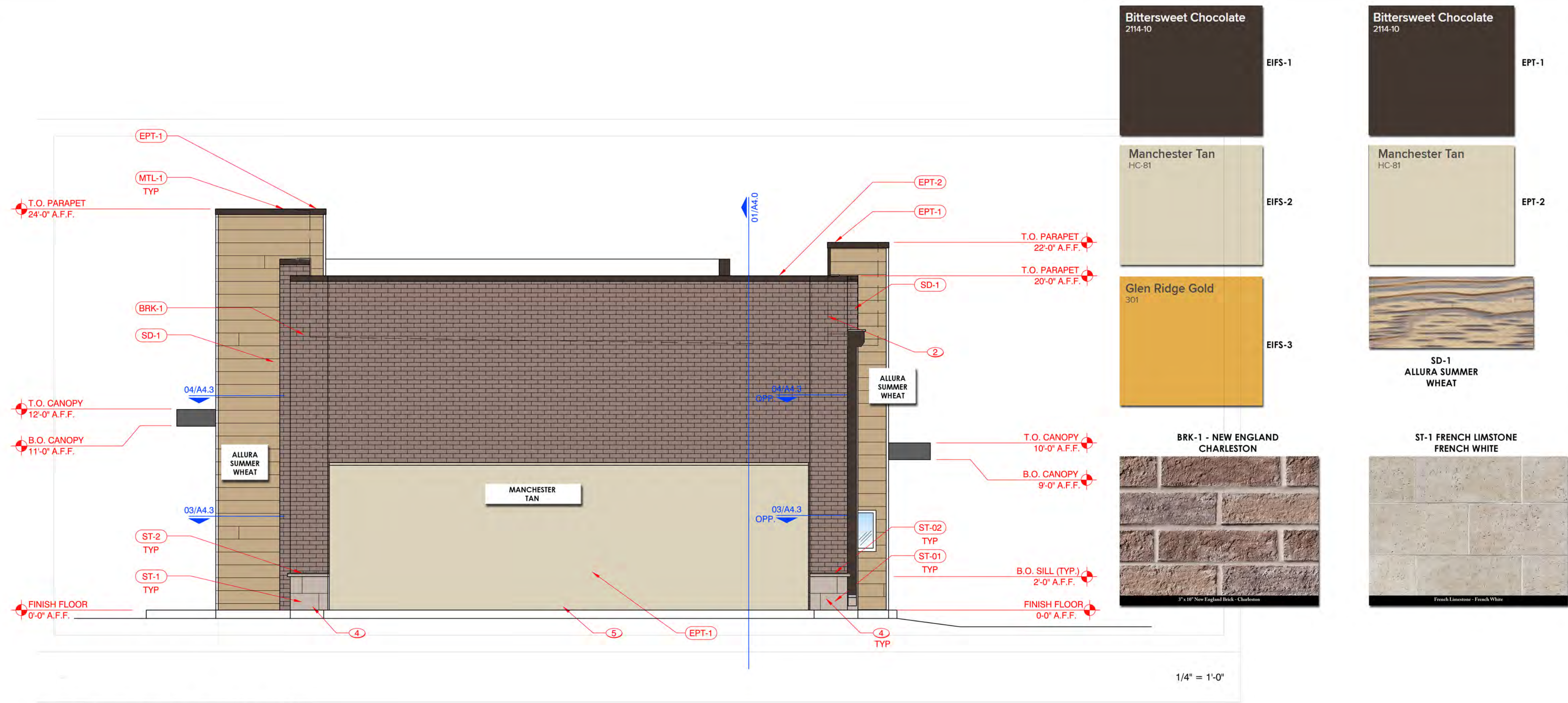
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BIO ISSUE DATE:  
BUILDING REVIEW ISSUE DATE:  
HEALTH DEPT. REVIEW ISSUE DATE:  
TAS REVIEW ISSUE DATE:  
CONSTRUCTION ISSUE DATE:

DRAWING TITLE:  
EXTERIOR ELEVATIONS

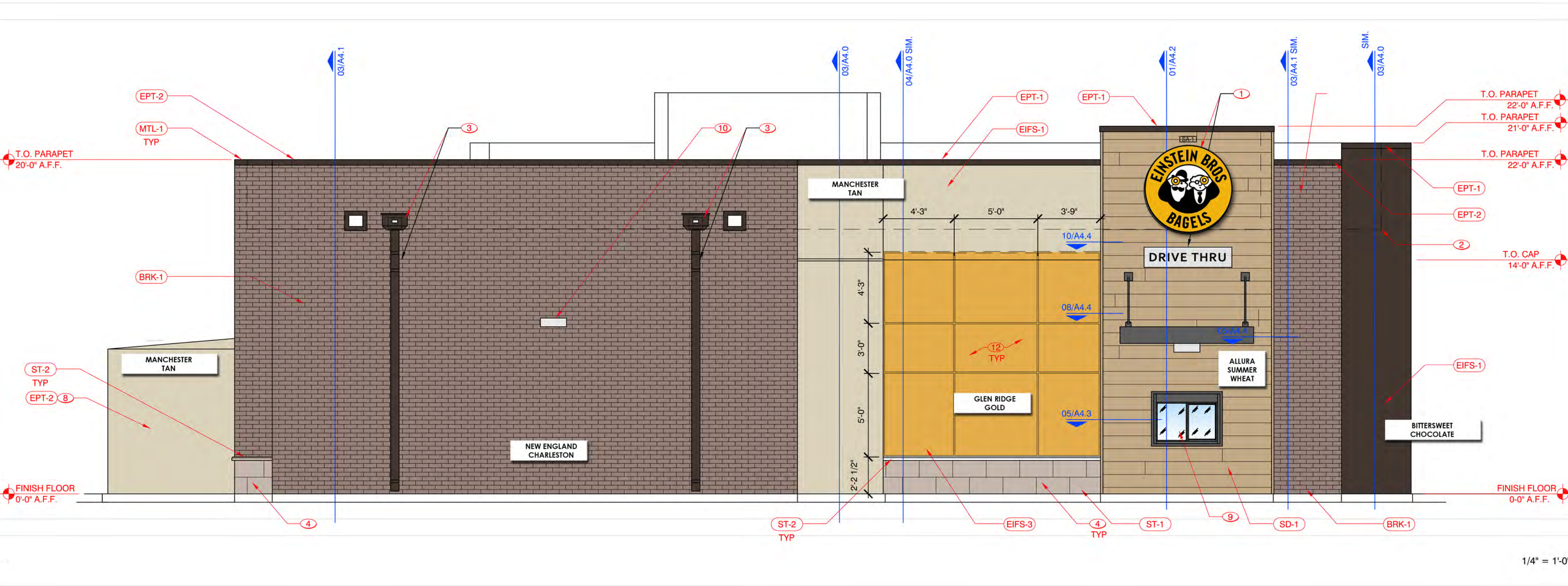
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**A3.0**





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



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

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

- ### KEYNOTES
- OWNER PROVIDED & INSTALLED ILLUMINATED CARIBOU-EINSTEIN SIGNAGE. SEE RESPONSIBILITY MATRIX ON SHEET G0.2 FOR ADDITIONAL INFORMATION.
  - LINE OF ROOF BEYOND.
  - DOWN SPOUT AND COLLECTOR HEAD SHALL BE PAINTED TO MATCH EIFS-1.
  - MANUF. STONE VENEER. INSTALL PER MANUFACTURER SPECIFICATIONS.
  - GALVANIZED METAL COPING, PAINTED AS SCHEDULED.
  - ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING COMPLYING WITH APPLICABLE ENERGY CODE.
  - ANODIZED ALUMINUM STOREFRONT SYSTEM DOOR AND GLAZING.
  - EXTERIOR WIC/F w/ SHED ROOF PER MFR.: PAINT AS INDICATED.
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  - EXTERIOR LIGHTING. REF. SHEET A2.3
  - BREAK METAL TO MATCH STOREFRONT SYSTEM
  - ALUCABOND PANELS INSTALL PER MANUFACTURES SPECIFICATION. REF. SHEET 13/A4.4

### SIGNAGE SCHEDULE

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

STORE #



ROCKWALL TX

NO.	REVISIONS:	DATE:
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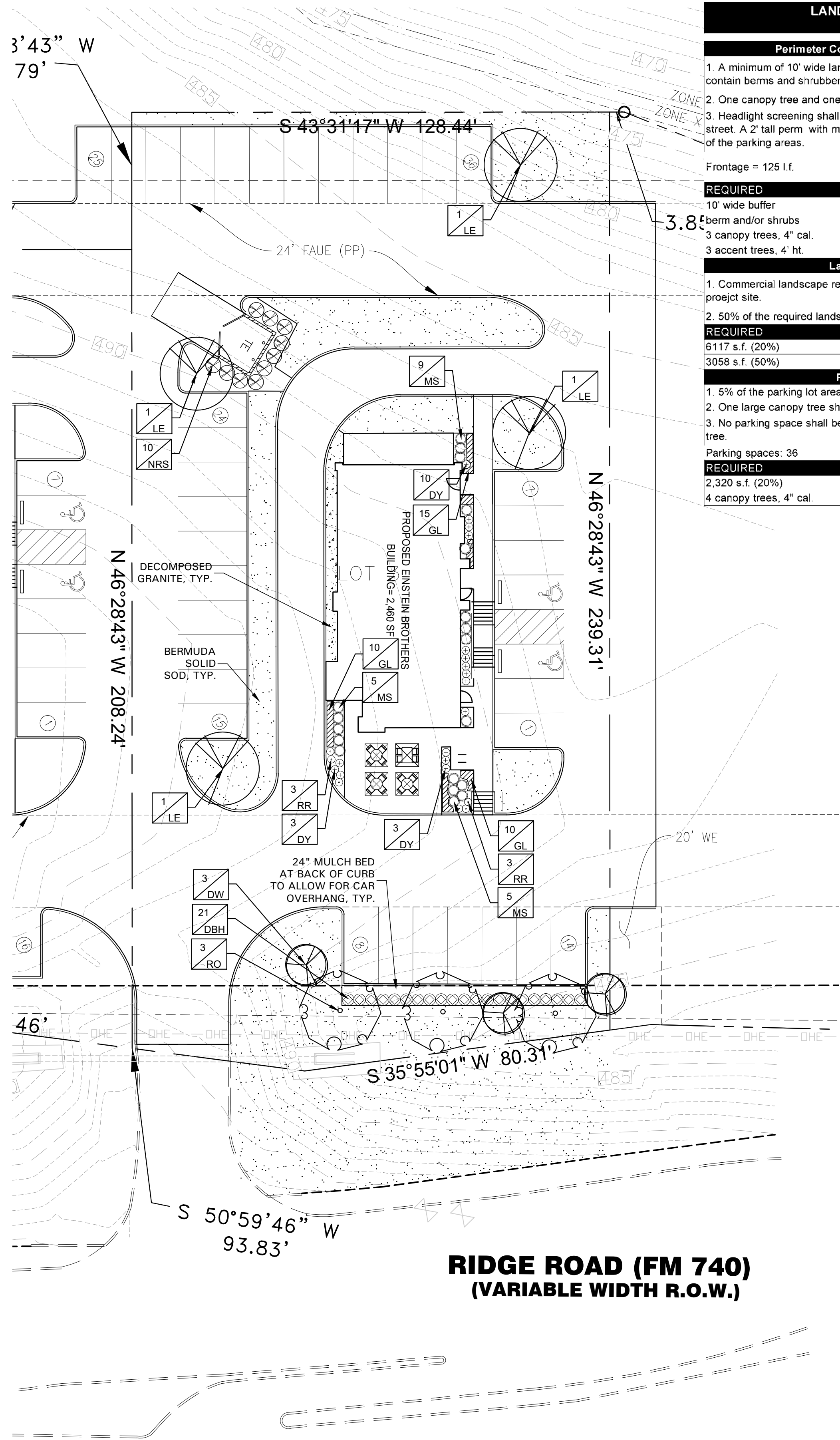
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BIO ISSUE DATE:  
BUILDING REVIEW ISSUE DATE:  
HEALTH DEPT. REVIEW ISSUE DATE:  
TAS REVIEW ISSUE DATE:  
CONSTRUCTION ISSUE DATE:

DRAWING TITLE:  
EXTERIOR ELEVATIONS

DRAWING NUMBER:

A3.1





LANDSCAPE TABULATIONS ROCKWALL, TEXAS	
Perimeter Collector Street or Arterial Roadway	
1. A minimum of 10' wide landscape buffer shall be required. Frontage shall contain berms and shrubbery to have a total minimum height of 30".	
2. One canopy tree and one accent tree shall be incorporated every 50 l.f.	
3. Headlight screening shall be provided where parking is adjacent to the street. A 2' tall perm with mature evergreen shrubs along the entire adjacency of the parking areas.	
Frontage = 125 l.f.	
REQUIRED	PROVIDED
10' wide buffer	10' wide buffer
berm and/or shrubs	shrubs 36" ht.
3 canopy trees, 4" cal.	3 canopy trees, 4" cal.
3 accent trees, 4' ht.	3 accent trees, 4' ht.
Landscape Requirements	
1. Commercial landscape requirements must total a minimum of 20% of the project site.	
2. 50% of the required landscape shall be located in the front yard.	
REQUIRED	PROVIDED
6117 s.f. (20%)	6852 s.f. (22.4%)
3058 s.f. (50%)	2897 s.f.
Parking Lot Landscape	
1. 5% of the parking lot area shall be landscape.	
2. One large canopy tree shall be provided for every 10 spaces.	
3. No parking space shall be located more than 80' from the trunk of a canopy tree.	
Parking spaces: 36	
REQUIRED	PROVIDED
2,320 s.f. (20%)	2855 s.f. (22.8%)
4 canopy trees, 4" cal.	4 canopy trees, 4" cal.

- GENERAL LAWN NOTES
- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
  - LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
  - CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE, CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
  - ALL LAWN AREAS SHALL BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNERS CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
  - CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER, REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPILLS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
  - CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
  - CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.
- SOLID SOD:
- SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM, THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
  - SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"). EXCLUDING TOP GROWTH AND THATCH.
  - LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
  - TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY.
  - SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
  - SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

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

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

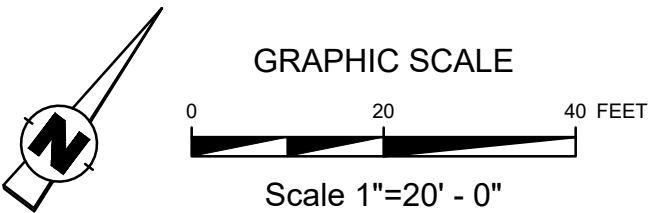
Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

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

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

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

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



AWP Designs, LLC  
P.O. Box 1746  
Aledo, Texas 76008  
Tel: 817.517.5599



DESIGN NO. 1017-10

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

EINSTEIN BROTHERS  
BAGELS  
RIDGE ROAD  
ROCKWALL, TX

EINSTEIN  
BROTHERS  
BAGELS  
LANDSCAPE  
PLAN

L1.01

PLOT DATE: 5/13/22



SECTION 32 0000 - LANDSCAPE  
PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

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

1.2 REFERENCE DOCUMENTS

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

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

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

- B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

- C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

1.4 REFERENCES

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

1.5 SUBMITTALS

- A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNERS REPRESENTATIVE BEFORE USE.
- B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA
- C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED FOR ANY PLANT MATERIAL NOT AVAILABLE. SUBMIT REQUEST FOR SUBSTITUTION.
- 1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING
- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.
- B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.
- C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

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

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:

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

SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION. AN ON SITE INSPECTION BY THE OWNERS AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.

E. NOTIFY OWNER OR OWNERS REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD

G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR

H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOVED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

I. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SCHEDULE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

L. REAPPLY MULCH TO BARE AND THIN AREAS.

M. SHOULD SEEDS AND SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

- a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY. ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
- b. ALL HARDCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
- c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDS (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

GUARANTEE:

A. TREES, SHRUBS, GROUNDCOVER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.

B. PLANTS INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE FINAL.

C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.

D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RESPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "WORK" OF THIS SECTION.

E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.

F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THIEF OR NEGLIGENCE BY OWNER.

G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETE, UNDAUNTED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THAT TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.9 QUALITY ASSURANCE

- A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
- B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.
- C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.

D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.

E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.

G. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SH FEELS TO BE UNSATISFACTORY OR DEFECTIVE. DURING THE WORK PROCESS, ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

A. PREPARATION

1. BALLED AND BURLAPPED BAB 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 DETEIORATION DURING DELIVERY AND WHILE STORED ON SITE.

2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE

3. PROTECT ROOT BALLS BY HEELING IN WITH SAND/LOAM OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.

4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DISSECTION OF LEAVES.

5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.

6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.

7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.

8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMS, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK, LISTED PLANT HEIGHTS ARE FROM TOPS OF FOOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.

B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BRIDGES ARE SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN.

C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.

D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.

E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMATIC CONDITIONS.

F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.

G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.

I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING

ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.

K. TREE TRUNKS TO BE STUDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, VERTICAL DISFIGURING KNOTS, OR INSECT DAMAGE WILL BE REJECTED.

M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.

N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:

1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLASGRASS OR NUTGRASS SHALL BE REJECTED.

2. PHYSICAL PROPERTIES AS FOLLOWS:

- a. CLAY - BETWEEN 7-27%
- b. SILT - BETWEEN 15-25%
- c. SAND - LESS THAN 52%

3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.

4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.

B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.

C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS; OR PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS; OR ACID GRO MUNICIPAL MIX 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.

F. ORGANIC FERTILIZER: FERTILIZED, SUSTANE, OR GREEN SENSE OR SOIL 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.

G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCL) OR UP WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.

H. PEAT: SUBCOMMERCIAL SPAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

A. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING, DURAMEDGE STEEL OR APPROVED EQUAL.

B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.

C. FILTER FABRIC - MIRAFL 1405 8'W MIRAFL INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS, INC. (469-523-9444).

D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

E. GRAVEL - WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5"

F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL, MIXED OF GRAVELS AGGREGATE NOT EXCEEDING 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.

G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.

H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING

PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

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 PER THE MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS).

2. 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. 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 GAPPED OPEN, THEN WATERED THOROUGHLY.

3.2 INSTALLATION

A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL PLANT CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.

B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE 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 BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.

C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.

D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE 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 THE SOIL SURFACE IN ORIGINAL PLACE OF GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLICK OR GLAZED.

F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN ITS VERTICAL DIMENSION. REMOVE AND HAIL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER (3/4) INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING CONTAINERS.

G. PERCOLATION TEST: - FILL THE HOLE WITH WATER. IF THE WATER LEVEL DROPS MORE THAN 2 INCHES WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE PER TREE IF THE PERCOLATION TEST FAILS.

H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION. WHEN THE HOLE IS DUG IN SOIL, ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP 3" OF THE BALL, AS WELL AS ALL NYLON, PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE ROOT BOUND. IF SO FOLLOW STANDARD NURSERY PRACTICE OF ROOT SCORING.

I. DO NOT WRAP TREES.

J. DO NOT OVER PRUNE.

K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS.

L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILL.

M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.

N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.

O. 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.

P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR PIT.

Q. 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 OF 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.

R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS.

S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING, CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION.

1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES.

2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.

3. IMMEDIATELY AFTER PLANTING 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 EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.

1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT BENDS.

2. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.

3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.

4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.

5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

3.3 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 SO 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 THEM AT END OF EACH WORK DAY.

B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.

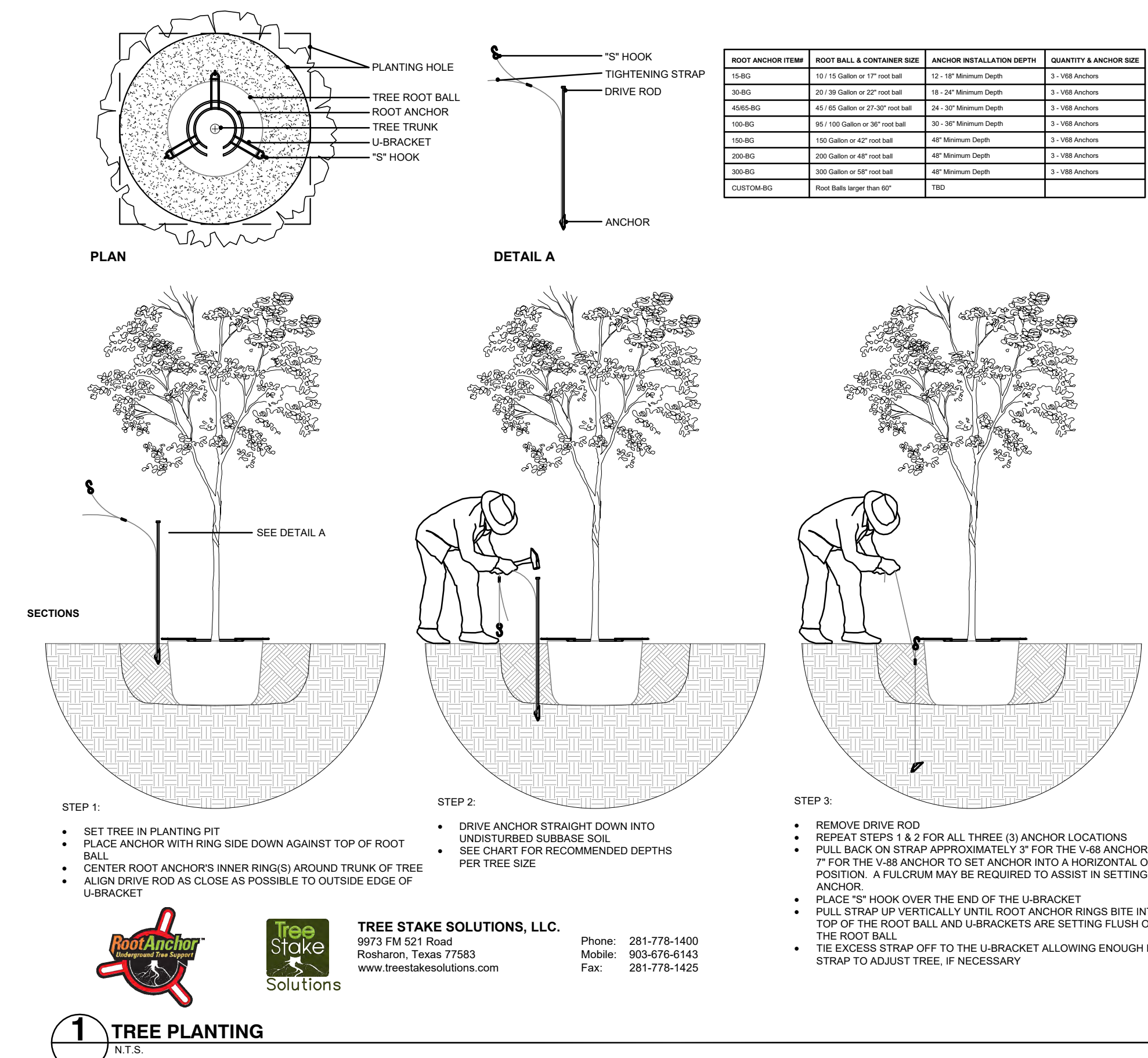
C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTANCE.

E. WHEN IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNERS SATISFACTION WITHIN 24 HOURS.

F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

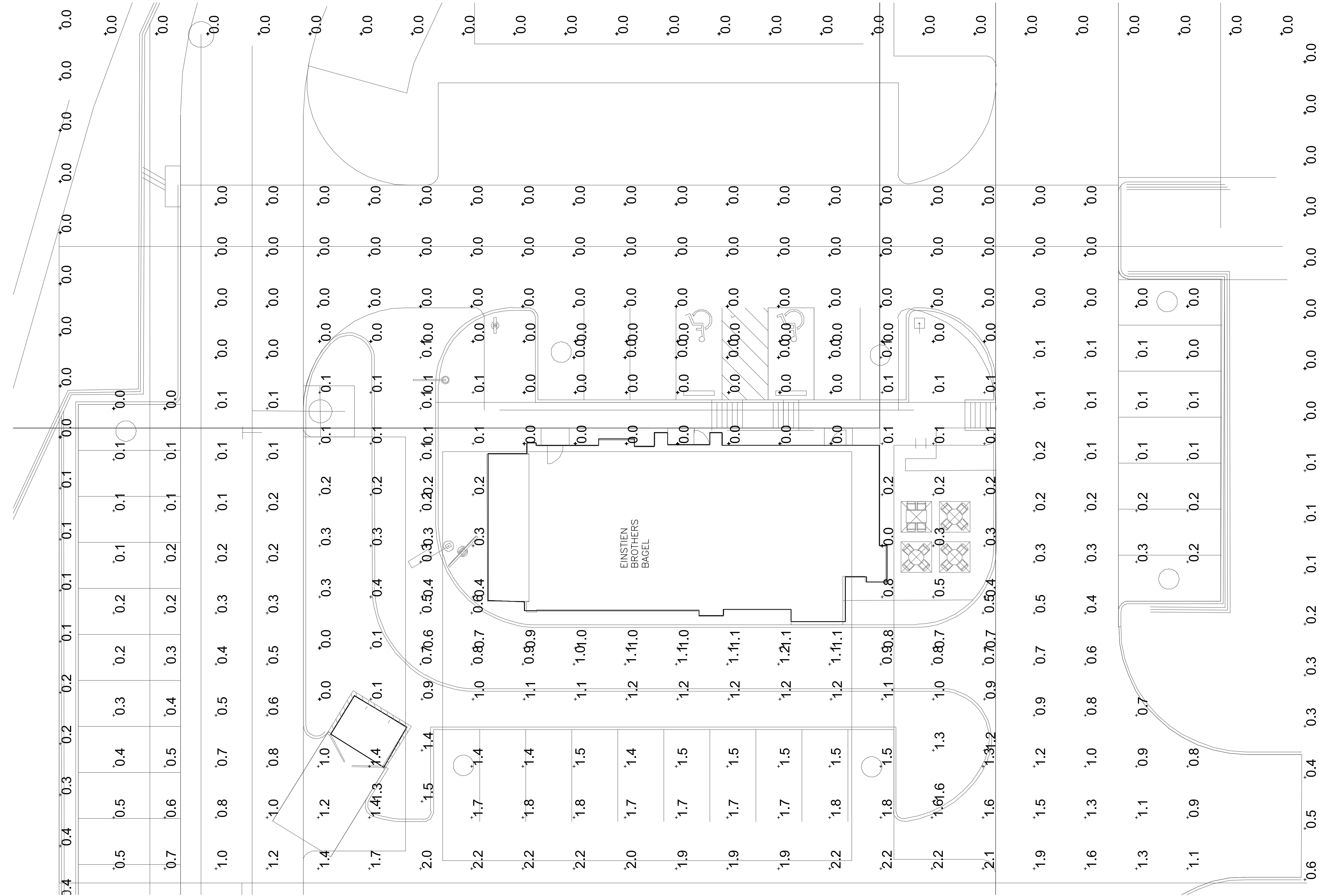
END OF SECTION





Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE LANE	+	1.9 fc	3.6 fc	0.0 fc	N/A	N/A

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
20' Trespass	+	0.1 fc	2.1 fc	0.0 fc	N/A	N/A
Parking Lot	+	2.4 fc	6.7 fc	0.3 fc	22.3:1	8.0:1
Property Line	+	0.4 fc	5.2 fc	0.0 fc	N/A	N/A

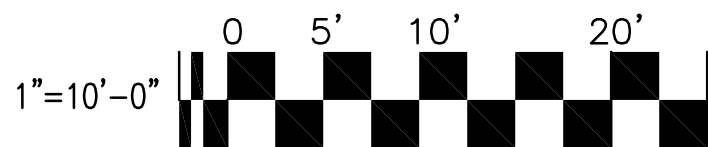


01 PHOTOMETRICS

SCALE: 1"=10'

GRAPHIC SCALE

NOTE: CHECK GRAPHIC SCALE BEFORE SCALING DRAWING



GENERAL NOTES:

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



C. Tony Marshall

05/18/22

ARCHITECTURAL PROJECT NO.: 2021\_07\_02  
DRAWN BY: RA  
CHECKED BY: DCG

STORE #



RIDGE ROAD  
ROCKWALL, TX.

NO.	REVISIONS:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

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

DRAWING TITLE:  
PHOTOMETRICS SITE PLAN -  
MEP

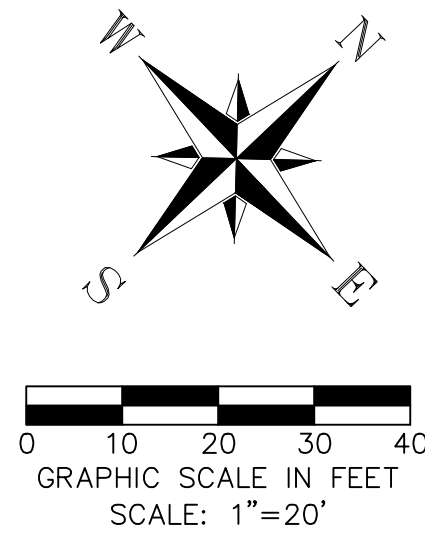
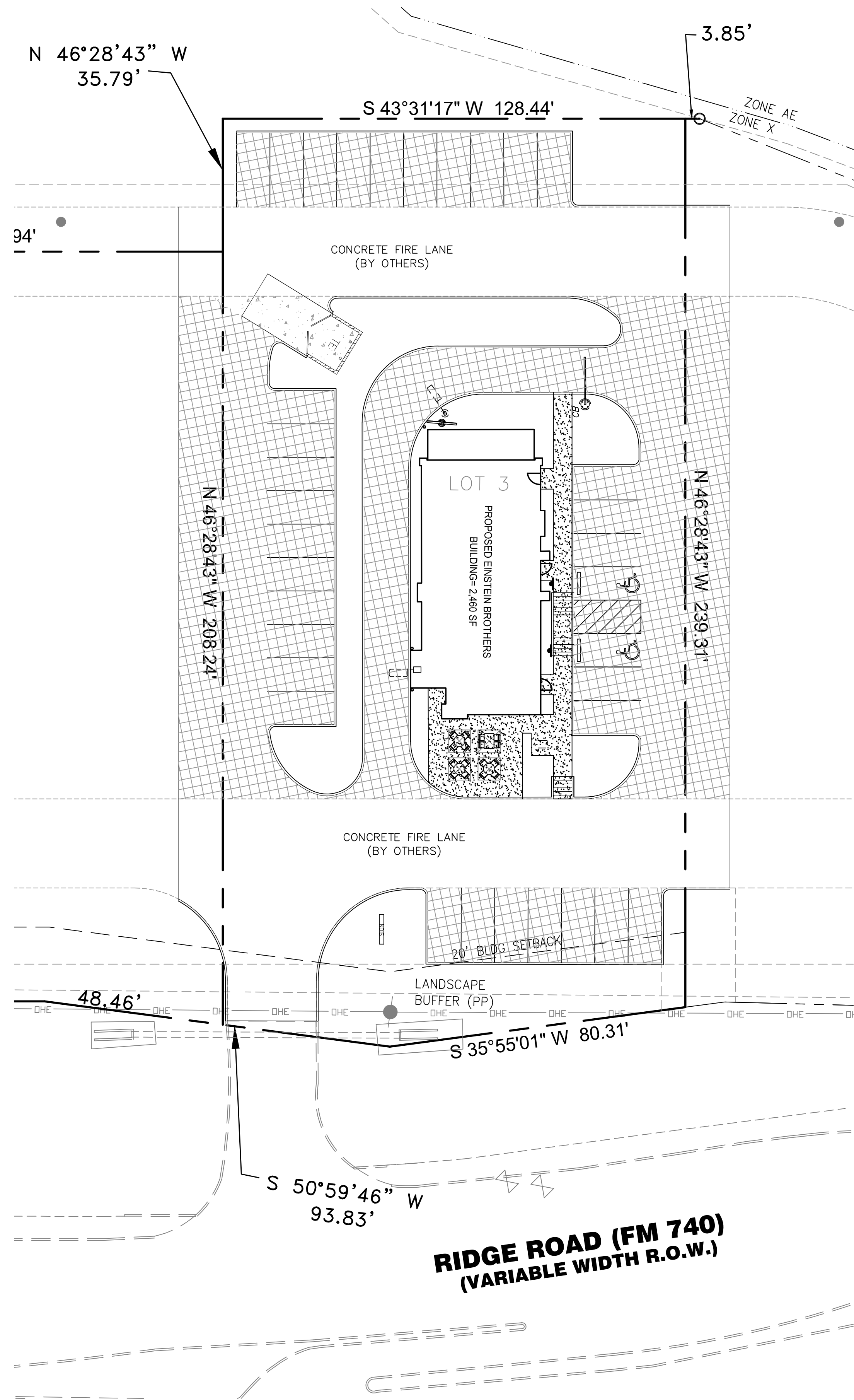
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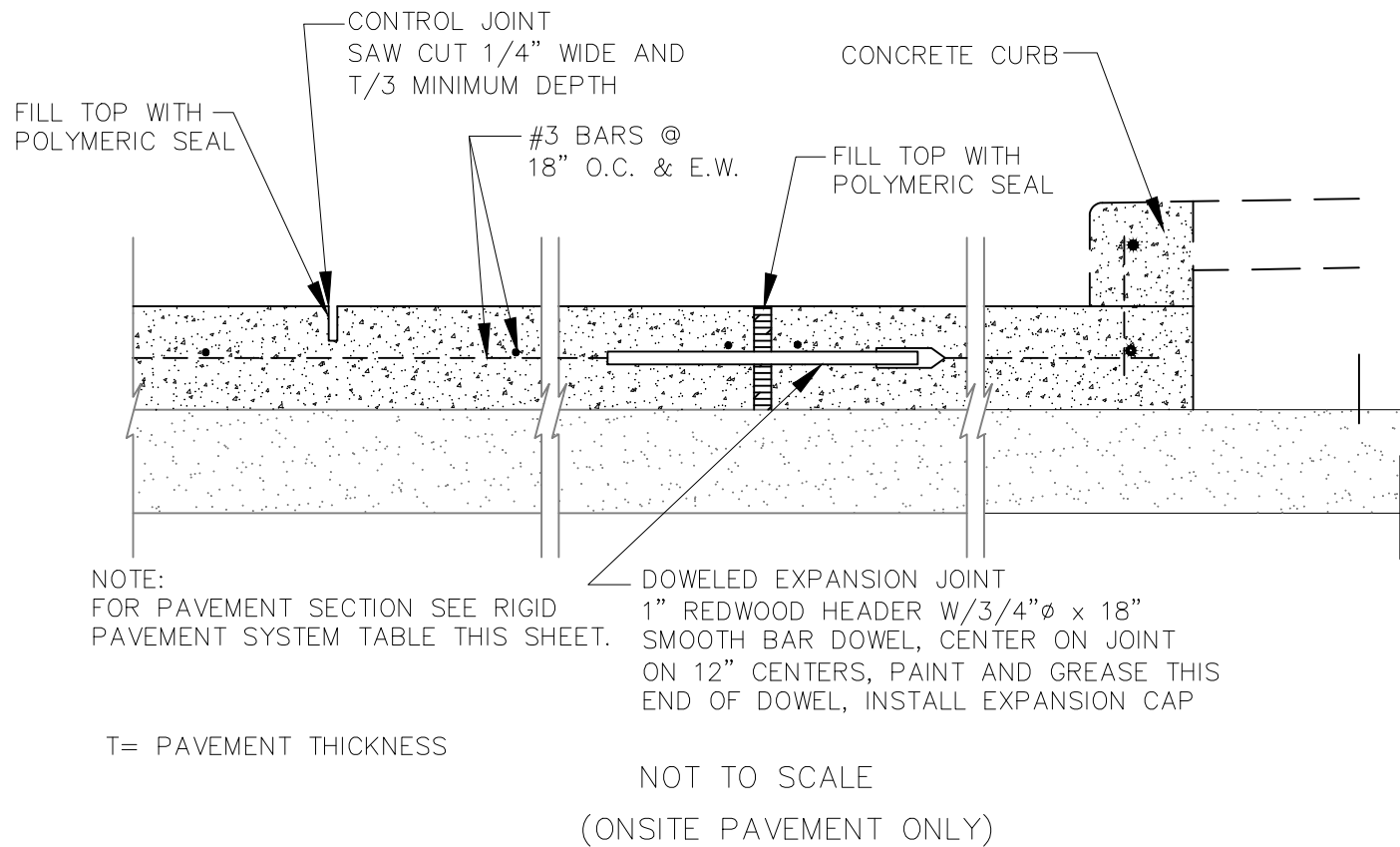


LEGEND

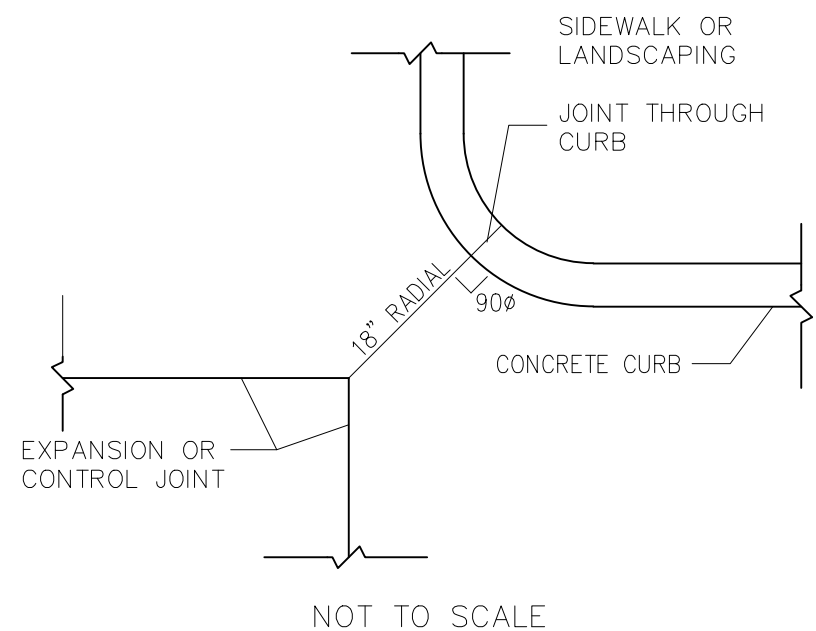
- DE DOWELED EXPANSION
- SAWED DUMMY JOINT OR CONTROL JOINT WITH TIE BARS
- LONGITUDINAL DUMMY JOINT OR CONTROL JOINT WITH TIE BARS
- 4" CONCRETE (SIDEWALK) 3,500 PSI @ 28 DAYS W/ #3 BARS ON 18" O.C.E.W.
- 6" PORTLAND CONCRETE 3,500 PSI @ 28 DAYS W/ #3 BARS ON 18" O.C.E.W. ON 12" COMPACTED SUBGRADE (95% STANDARD PROCTOR) PER GEOTECHNICAL REPORT
- 7" PORTLAND CONCRETE 3,500 PSI @ 28 DAYS W/ #4 BARS ON 18" O.C.E.W. ON 12" COMPACTED SUBGRADE (95% STANDARD PROCTOR) PER GEOTECHNICAL REPORT

DETAILS

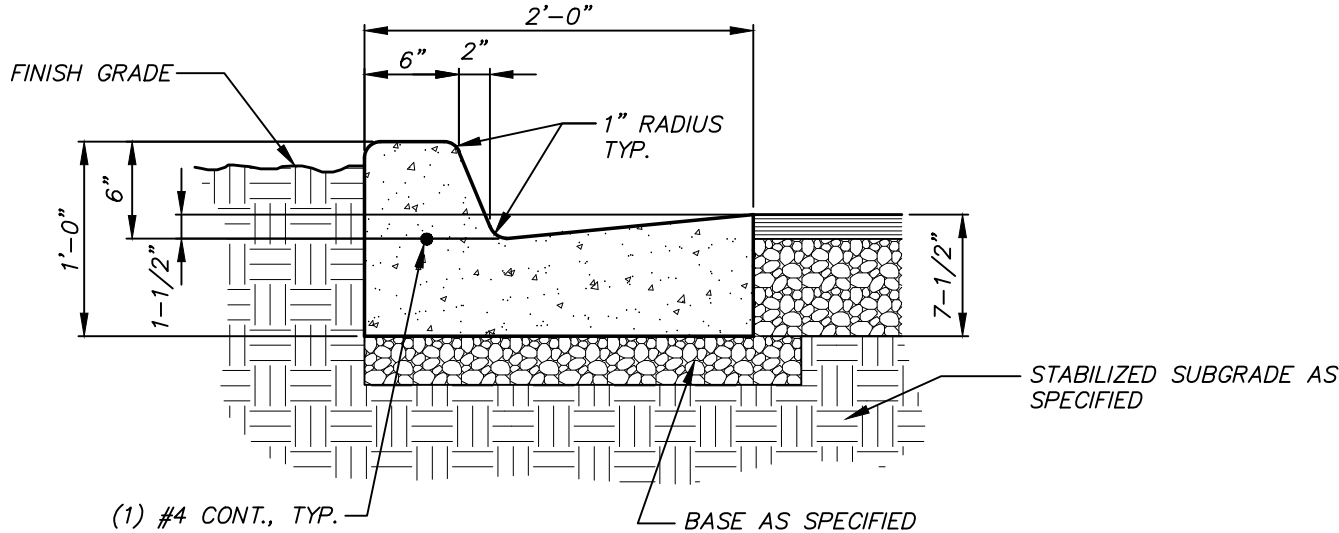
PAVEMENT SECTION AND JOINT DETAIL



JOINT AT CURB RADIUS



CURB AND GUTTER



KEY NOTES

CONSTRUCT PORTLAND CEMENT CONCRETE PAVEMENT PER PAVING PLAN & GEOTECHNICAL SPECIFICATIONS (PSI REPORT #0254438)

**DCG ENGINEERING**

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

**PRELIMINARY  
FOR REVIEW ONLY**  
Not for Construction or Permit Purposes

Engineer **LOGAN MCWHORTER**  
P.E. No. **102254** Date **5/13/22**

CE JOB NO: 1017-MORTON

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

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

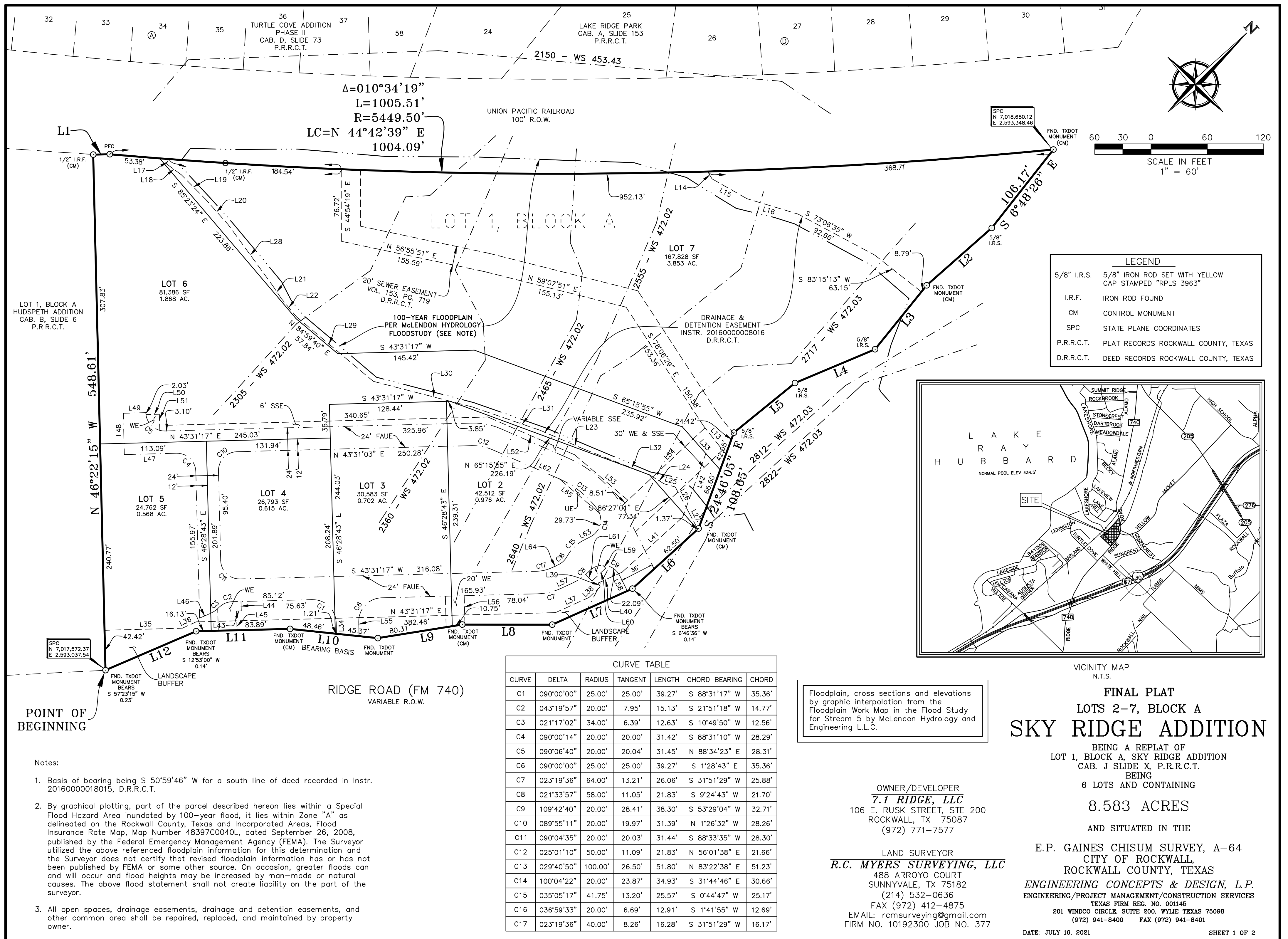
**EINSTEIN  
BROTHERS  
BAGELS**

**PAVING AND  
JOINTING  
PLAN**

**C9**

PLOT DATE: 5/13/22









# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION SKY RIDGE ADDITION

LOT 3 BLOCK A

GENERAL LOCATION NW OF YELLOW JACKET & SKY RIDGE ROAD INTERSECTION

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C-Commercial District

CURRENT USE Vacant

PROPOSED ZONING SAME

PROPOSED USE Restaurant with Drive thru

ACREAGE 0.702

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

☒ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER 7.1 Ridge LLC

☒ APPLICANT DCG ENGINEERING, INC

CONTACT PERSON Michael Swiercinsky

CONTACT PERSON DAVID GREGORY

ADDRESS 106 E. Rusk, Suite 200

ADDRESS 1668 Keller Parkway Ste 100

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Keller TX 76248

PHONE 214-542-2373

PHONE 817 874-2941

E-MAIL joshua@skyrei.com

E-MAIL david@dcgengineering.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Swiercinsky [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

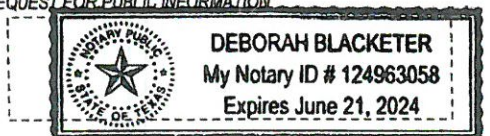
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ max TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 5 DAY OF May, 2022 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5 DAY OF May, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Deborah Blacketer



MY COMMISSION EXPIRES 6-21-24





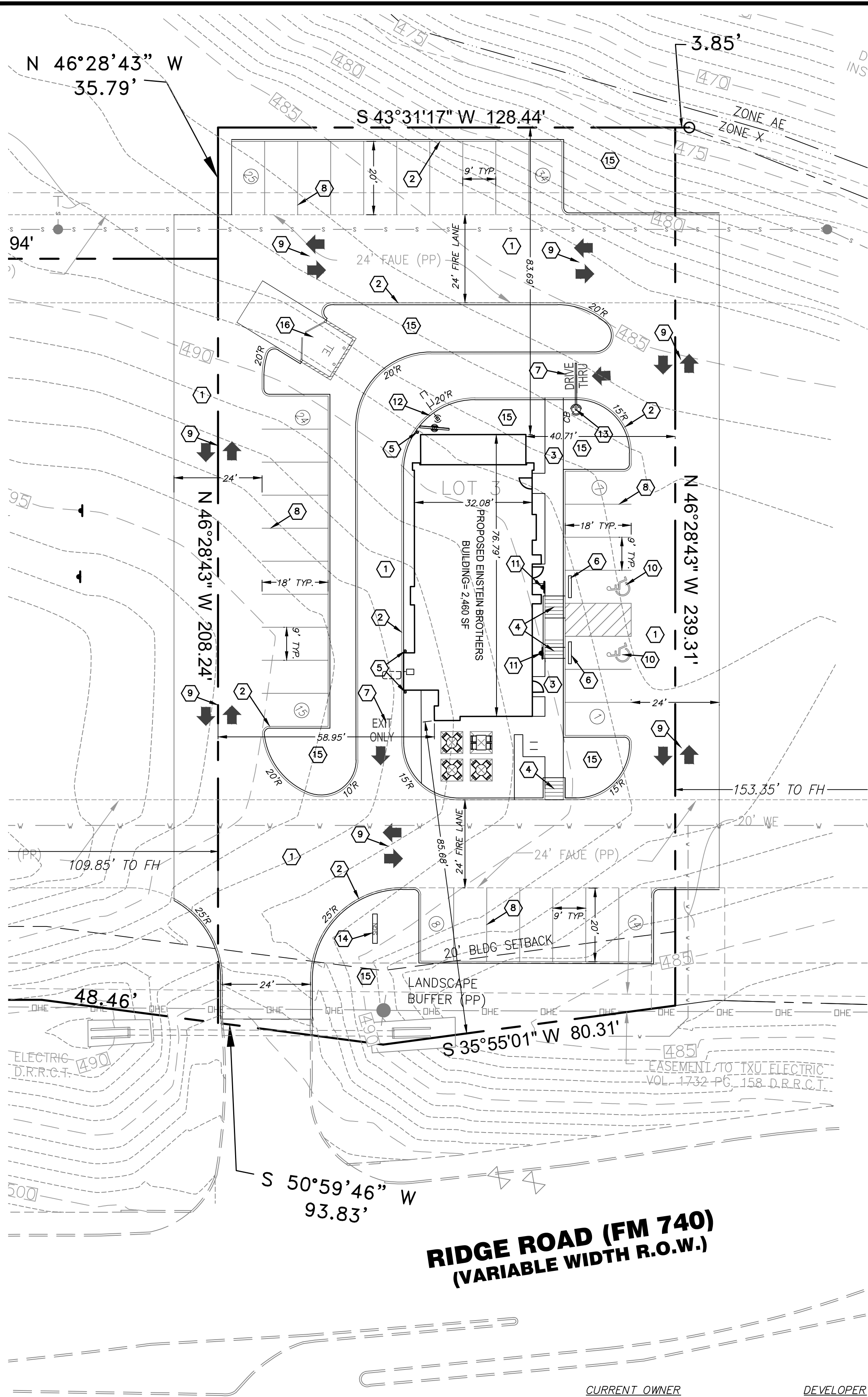
## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



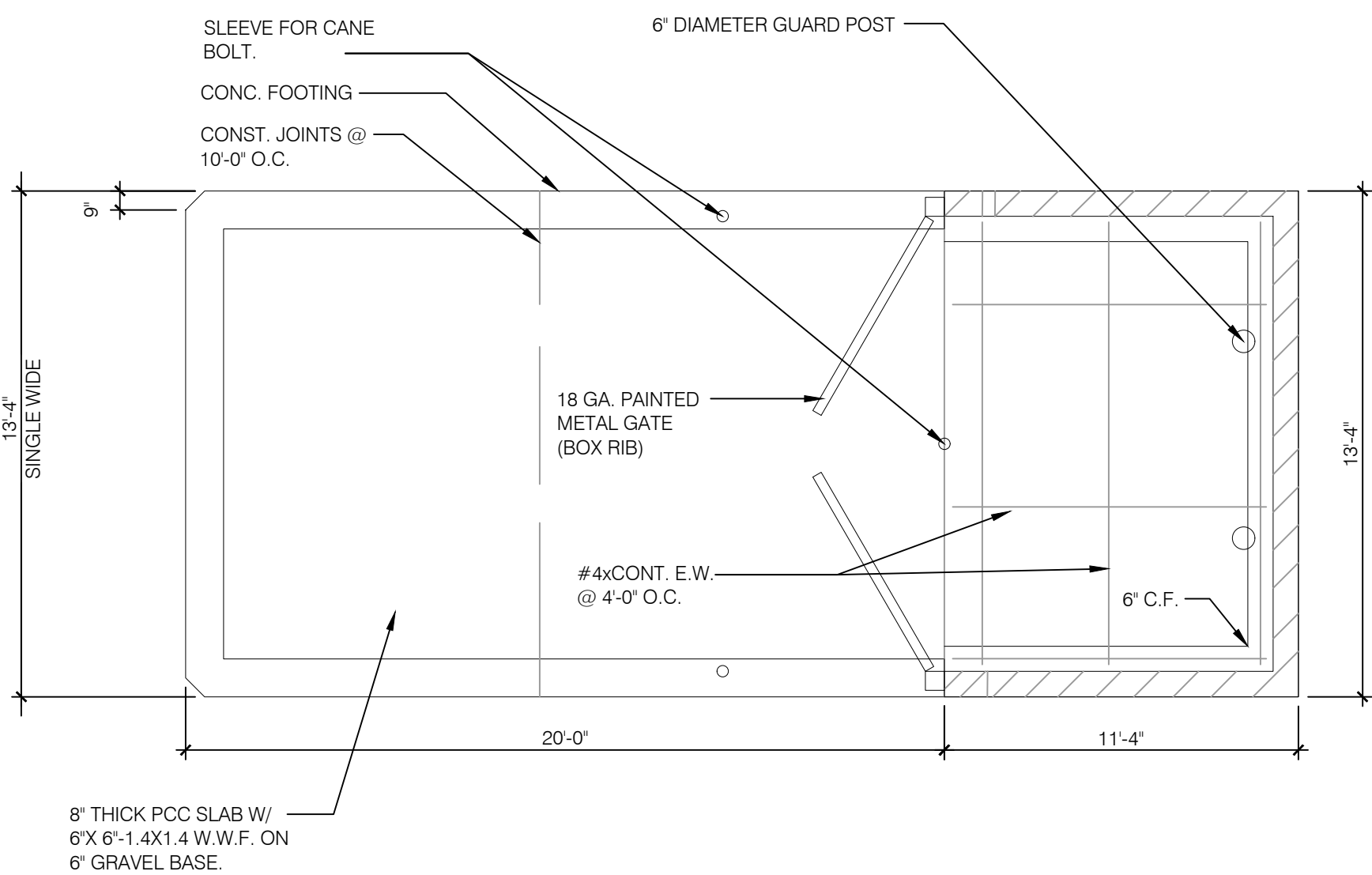
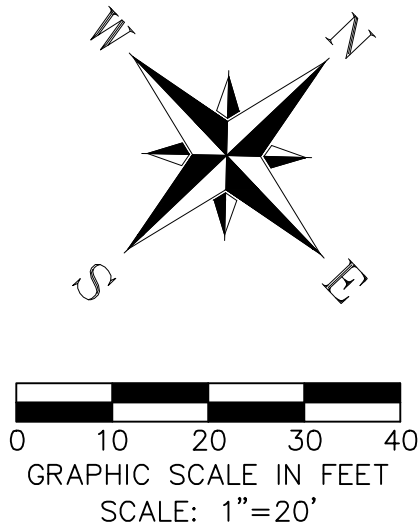
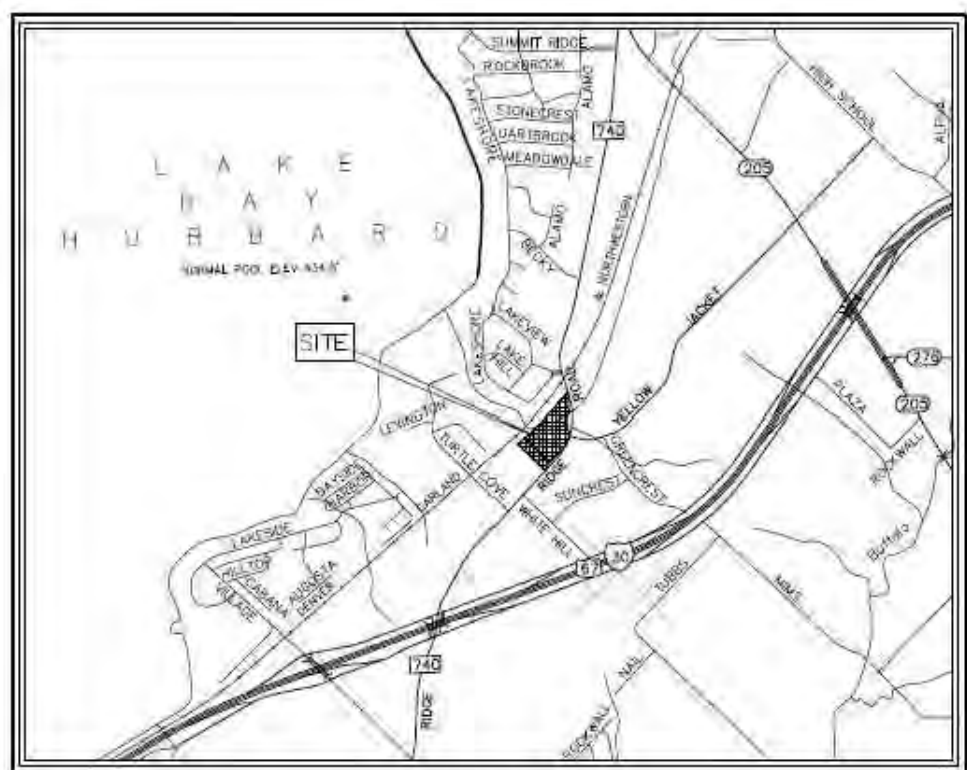




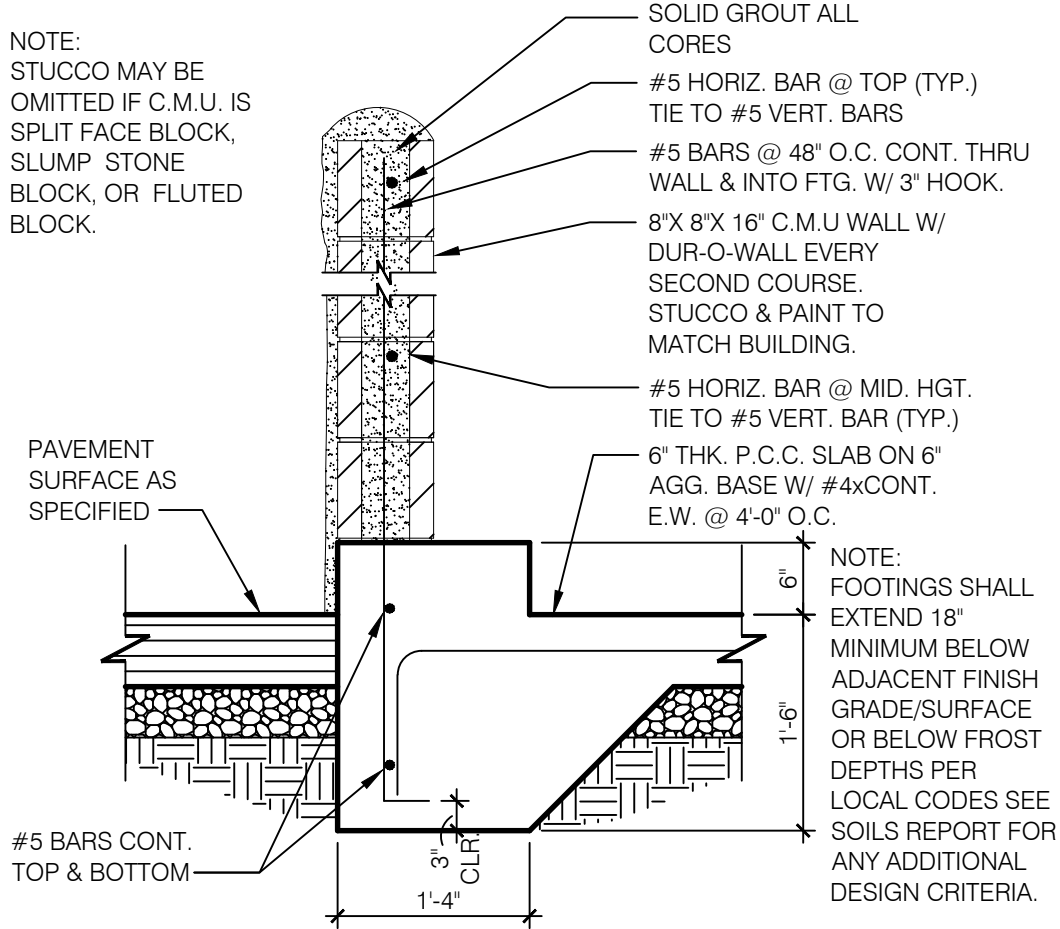
**RIDGE ROAD (FM 740)**  
**(VARIABLE WIDTH R.O.W.)**

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

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



### DUMPSTER ENCLOSURE



### DUMPSTER WALL

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR A DEVELOPMENT  
IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING  
COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

PLANNING & ZONING COMMISSION,  
CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

### SITE PLAN NOTES

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

### SITE DATA FOR TACO BELL

LOT AREA	30,583 SF; 0.702 AC
BUILDING HEIGHT	1 STORIES; 21'-0"
BUILDING AREA	2,460 SF
FLOOR AREA RATIO	0.049
TOTAL IMPERVIOUS AREA	23,606 SF (77.2% COVERAGE)
LANDSCAPED AREA	6,977 SF (22.8% COVERAGE)
EXISTING ZONING	C - COMMERCIAL DISTRICT
PROPOSED USAGE	RESTAURANT WITH DRIVE THRU
REQUIRED PARKING	25 SPACES (1/100 SF)
PROVIDED PARKING	34 SPACES
EXTERIOR MATERIALS:	STUCCO, BRICK, AND METAL

### KEYNOTES

- ① INSTALL PORTLAND CEMENT CONCRETE PAVING PLAN & GEOTECHNICAL SPECIFICATIONS
- ② CONSTRUCT MONOLITHIC CONCRETE CURB
- ③ CONSTRUCT 4" P.C.C. CURBED EDGE SIDEWALK
- ④ CONSTRUCT P.C.C. DEPRESSED RAMP
- ⑤ INSTALL GUARD POST
- ⑥ INSTALL PRECAST CONCRETE WHEELSTOPS
- ⑦ PAINT 24" HIGH LETTERS - WHITE
- ⑧ PAINT 4" WIDE SOLID STRIPE - WHITE
- ⑨ PAINT TRAFFIC ARROWS - WHITE
- ⑩ PAINT HANDICAP SYMBOL - WHITE ON BLUE BACKGROUND PER
- ⑪ INSTALL HANDICAP SIGN
- ⑫ MENU BOARD, SPEAKER PEDESTAL & SENSOR LOOP PER DETAIL BY SIGN SUPPLIER. FOUNDATIONS BY SIGN COMPANY
- ⑬ CLEARANCE BAR BY SIGN SUPPLIER AND FOUNDATION
- ⑭ MONUMENT SIGN BY SIGN VENDOR
- ⑮ LANDSCAPE AREA
- ⑯ CONSTRUCT TRASH ENCLOSURE
- ⑰ SITE LIGHTS (SEE PHOTOMETRICS PLAN)

**DCG ENGINEERING**

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

**PRELIMINARY  
FOR REVIEW ONLY**

Not for Construction or Permit Purposes

Engineer **LOGAN MCWHORTER**  
P.E. No. **102254** Date **5/13/22**

CE JOB NO: 1017-MORTON

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

**EINSTEIN BROTHERS  
BAGELS**

LOT 3, BLOCK A, SKY RIDGE ADDITION  
ROCKWALL, TX

**EINSTEIN  
BROTHERS  
BAGELS**

**SITE PLAN**

**C3**

PLOT DATE: 5/13/22





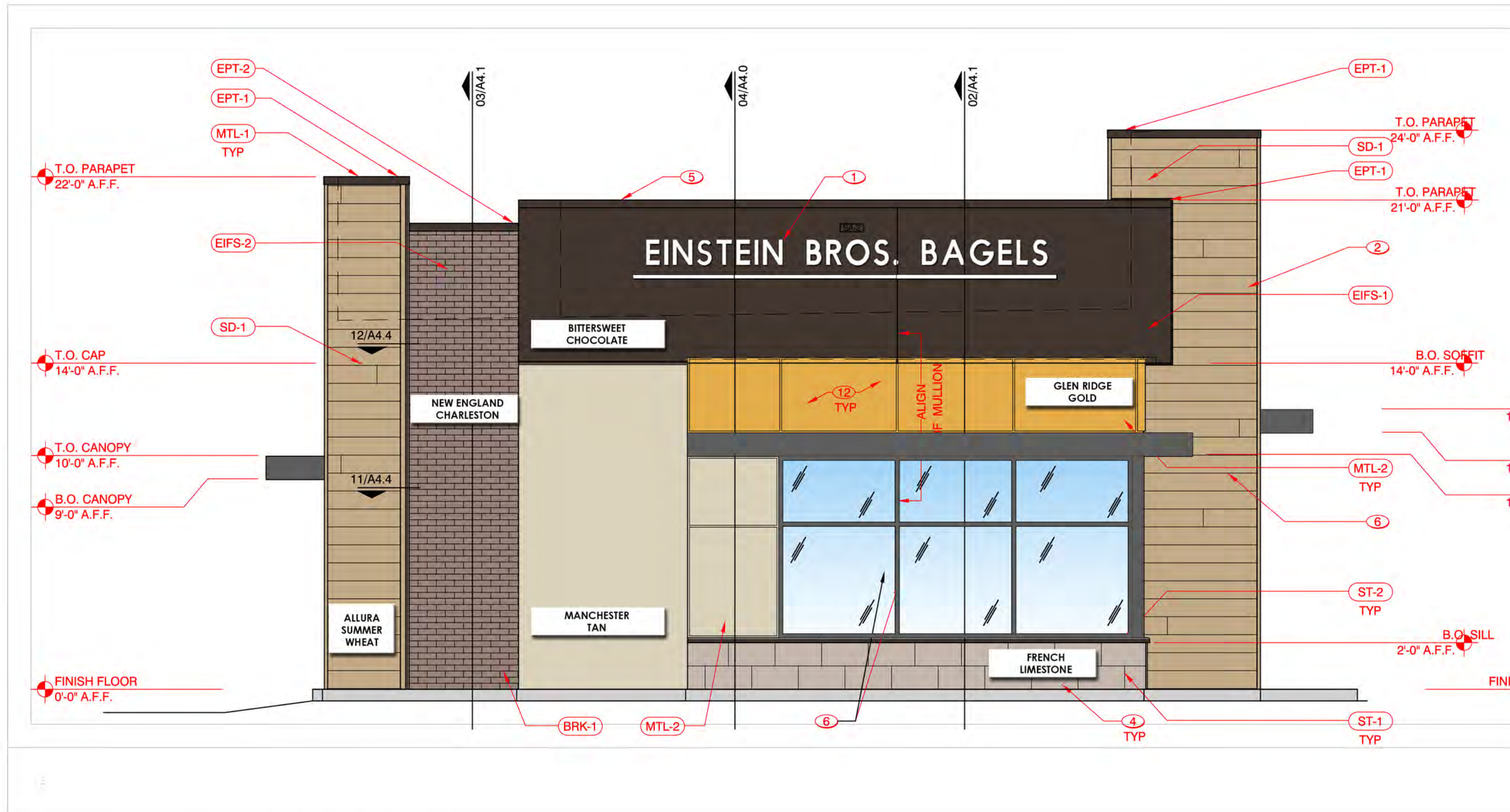
## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.







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

- ### KEYNOTES
- OWNER PROVIDED & INSTALLED ILLUMINATED CARIBOU-EINSTEIN SIGNAGE. SEE RESPONSIBILITY MATRIX ON SHEET G0.2 FOR ADDITIONAL INFORMATION.
  - LINE OF ROOF BEYOND.
  - DOWN SPOUT AND COLLECTOR HEAD SHALL BE PAINTED TO MATCH EIFS-1.
  - MANUF. STONE VENEER. INSTALL PER MANUFACTURER SPECIFICATIONS.
  - GALVANIZED METAL COPING, PAINTED AS SCHEDULED.
  - ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING COMPLYING WITH APPLICABLE ENERGY CODE.
  - ANODIZED ALUMINUM STOREFRONT SYSTEM DOOR AND GLAZING.
  - EXTERIOR WIC/F w/ SHED ROOF PER MFR.: PAINT AS INDICATED.
  - DUAL PANE 3/4" CLEAR INSULATED SOLARBAN 70XL LOW-E TEMPERED GLAZING IN BRONZE ANODIZED ALUMINUM FRAME, MANUAL OPEN / ELECTRONIC RELEASE (READY ACCESS 600 SERIES) PASS THRU WINDOW.
  - EXTERIOR LIGHTING. REF. SHEET A2.3
  - BREAK METAL TO MATCH STOREFRONT SYSTEM
  - ALUCABOND PANELS INSTALL PER MANUFACTURES SPECIFICATION. REF. SHEET 13/A4.4

### SIGNAGE SCHEDULE

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

## 01 Elevations (East)

SCALE: 1/4" = 1'-0"





1. SIGNAGE AND AWNINGS ARE SHOWN FOR CONCEPTUAL VISUALIZATION ONLY; ARE NOT PART OF THIS SCOPE OF WORK EXCEPT FOR PROVIDING POWER & BLOCKING AS NEEDED; AND SHALL BE PERMITTED SEPARATELY AS A DEFERRED PLAN REVIEW SUBMITTAL.
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1	OWNER PROVIDED & INSTALLED ILLUMINATED CARIBOU-EINSTEIN SIGNAGE. SEE RESPONSIBILITY MATRIX ON SHEET G0.2 FOR ADDITIONAL INFORMATION.
2	LINE OF ROOF BEYOND.
3	DOWN SPOUT AND COLLECTOR HEAD SHALL BE PAINTED TO MATCH EIFS-1.
4	MANUF. STONE VENEER. INSTALL PER MANUFACTURER SPECIFICATIONS.
5	GALVANIZED METAL COPING, PAINTED AS SCHEDULED.
6	ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING COMPLYING WITH APPLICABLE ENERGY CODE.
7	ANODIZED ALUMINUM STOREFRONT SYSTEM DOOR AND GLAZING.
8	EXTERIOR WIC/F w/ SHED ROOF PER MFR.: PAINT AS INDICATED.
9	DUAL PANE 3/4" CLEAR INSULATED SOLARBAN 70XL LOW-E TEMPERED GLAZING IN BRONZE ANODIZED ALUMINUM FRAME; MANUAL OPEN / ELECTRONIC RELEASE (READY ACCESS 600 SERIES) PASS THRU WINDOW.
10	EXTERIOR LIGHTING. REF. SHEET A2.3
11	BREAK METAL TO MATCH STOREFRONT SYSTEM
12	ALUCABON PANELS INSTALL PER MANUFACTURES SPECIFICATION. REF. SHEET 13/A4.4

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

ARCHITECTURAL PROJECT NO.: 2022\_01\_26  
DRAWN BY: RA  
CHECKED BY: DCG

STORE #



ROCKWALL TX

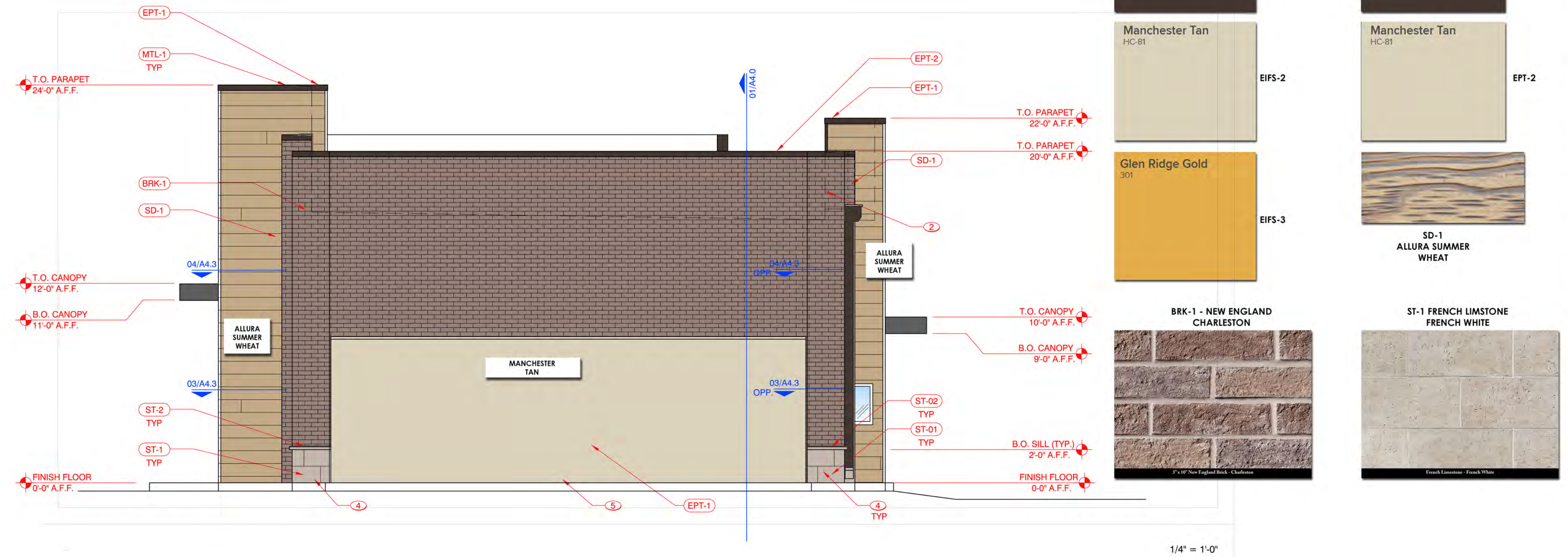
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BRAND REVIEW ISSUE DATE: 06-11-2020  
 BID ISSUE DATE:  
 BUILDING REVIEW ISSUE DATE:  
 HEALTH DEPT. REVIEW ISSUE DATE:  
 GAS REVIEW ISSUE DATE:  
 CONSTRUCTION ISSUE DATE:

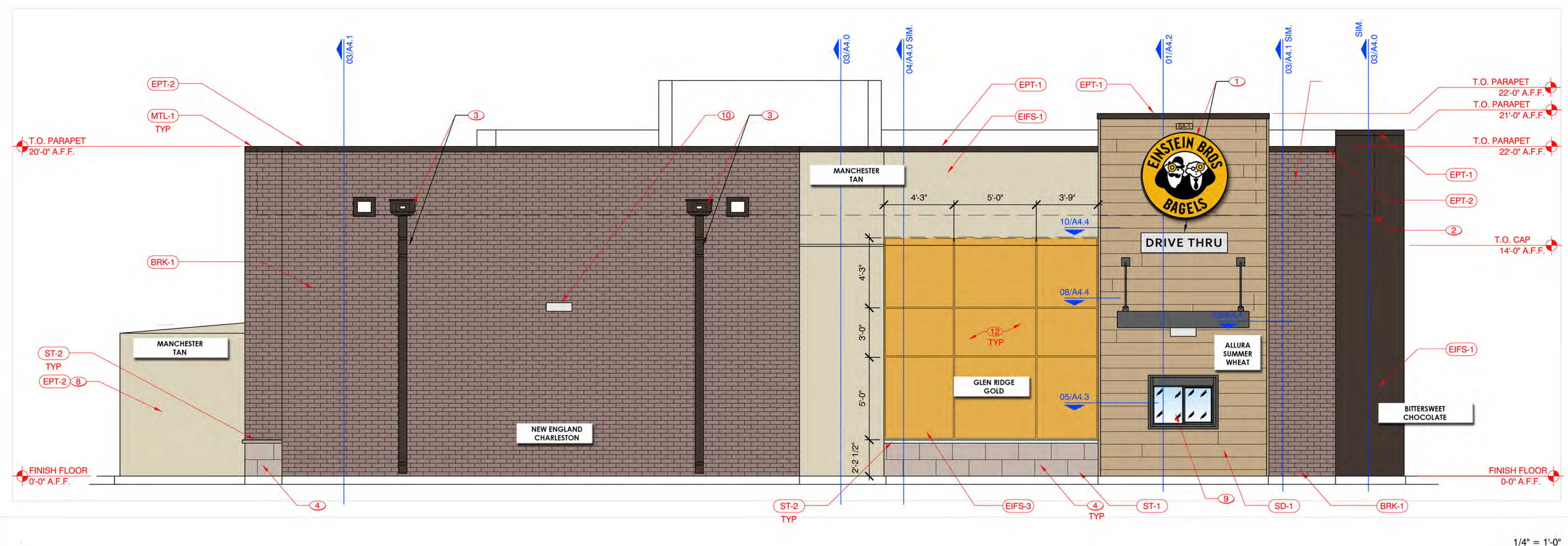
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EXTERIOR  
ELEVATIONS

DRAWING NUMBER:

## A3.1

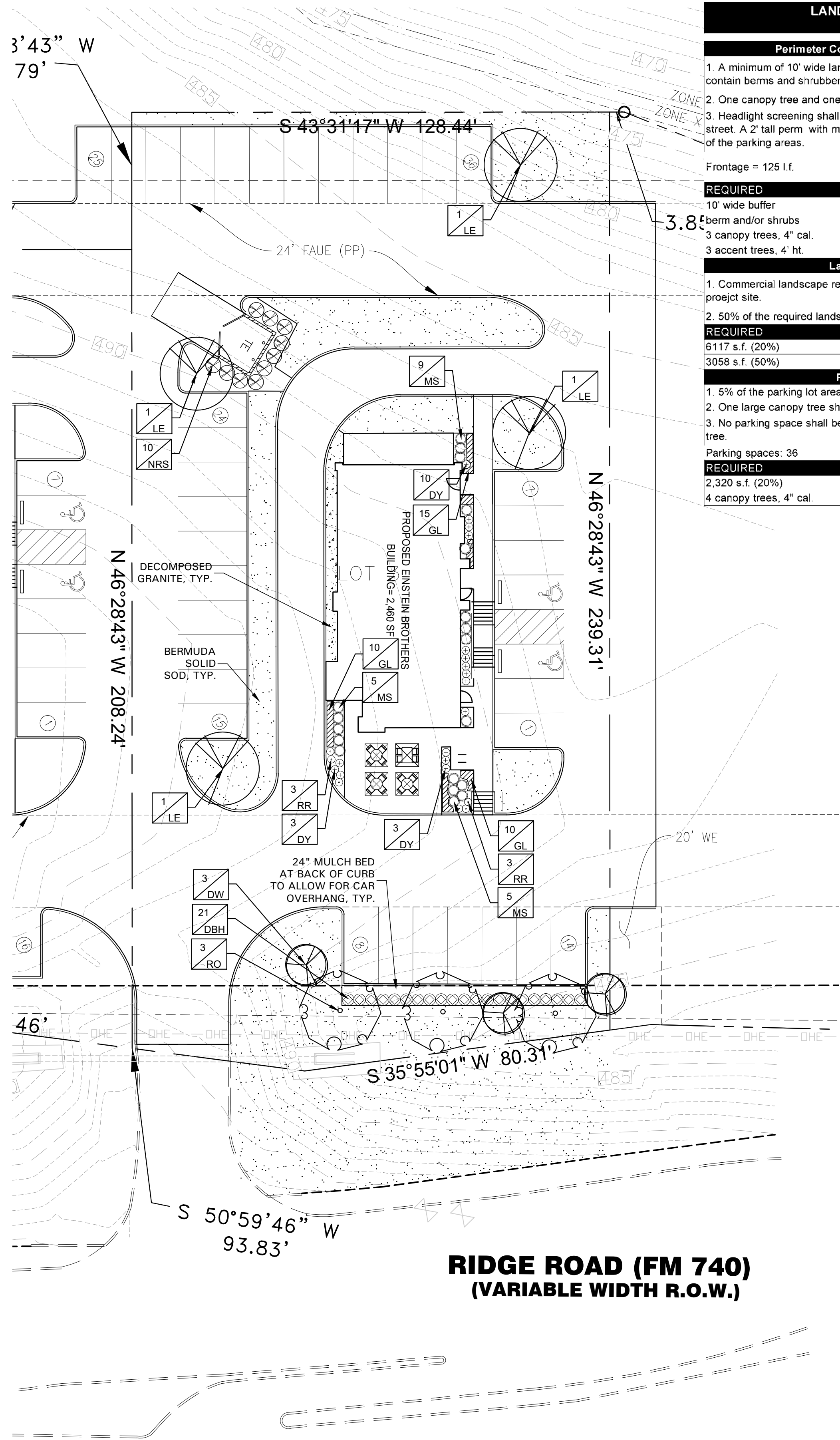


## 01 Elevations (West)



## 02 Elevations (South)





LANDSCAPE TABULATIONS ROCKWALL, TEXAS	
Perimeter Collector Street or Arterial Roadway	
1. A minimum of 10' wide landscape buffer shall be required. Frontage shall contain berms and shrubbery to have a total minimum height of 30".	
2. One canopy tree and one accent tree shall be incorporated every 50 l.f.	
3. Headlight screening shall be provided where parking is adjacent to the street. A 2' tall perm with mature evergreen shrubs along the entire adjacency of the parking areas.	
Frontage = 125 l.f.	
REQUIRED	PROVIDED
10' wide buffer	10' wide buffer
berm and/or shrubs	shrubs 36" ht.
3 canopy trees, 4" cal.	3 canopy trees, 4" cal.
3 accent trees, 4' ht.	3 accent trees, 4' ht.
Landscape Requirements	
1. Commercial landscape requirements must total a minimum of 20% of the project site.	
2. 50% of the required landscape shall be located in the front yard.	
REQUIRED	PROVIDED
6117 s.f. (20%)	6852 s.f. (22.4%)
3058 s.f. (50%)	2897 s.f.
Parking Lot Landscape	
1. 5% of the parking lot area shall be landscape.	
2. One large canopy tree shall be provided for every 10 spaces.	
3. No parking space shall be located more than 80' from the trunk of a canopy tree.	
Parking spaces: 36	
REQUIRED	PROVIDED
2,320 s.f. (20%)	2855 s.f. (22.8%)
4 canopy trees, 4" cal.	4 canopy trees, 4" cal.

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

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

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

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

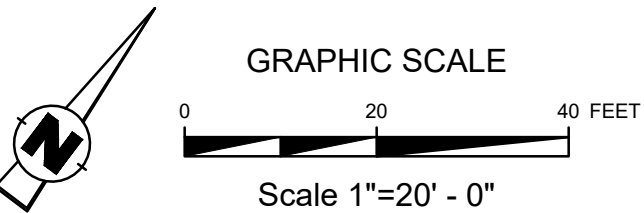
- IRRIGATION:
- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE-RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

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

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

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

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



AWP Designs, LLC  
P.O. Box 1746  
Aledo, Texas 76008  
Tel: 817.517.5599



SEE JOB NO. 1017-10

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

EINSTEIN BROTHERS  
BAGELS  
RIDGE ROAD  
ROCKWALL, TX

EINSTEIN  
BROTHERS  
BAGELS  
LANDSCAPE  
PLAN

L1.01

PLOT DATE: 5/13/22



SECTION 32 9000 - LANDSCAPE  
PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

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

1.2 REFERENCE DOCUMENTS

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

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

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

- B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

- C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

1.4 REFERENCES

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

1.5 SUBMITTALS

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

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

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

1.7 SEQUENCING

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

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:

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

SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION. AN ON SITE INSPECTION BY THE OWNERS AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.

- E. NOTIFY OWNER OR OWNERS REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

- F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD

- G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR

- H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

- I. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

- J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

- K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

- L. REAPPLY MULCH TO BARE AND THIN AREAS.

- M. SHOULD SEEDS AND SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

- N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

- a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY. ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.

- b. ALL HARDCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

- c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING.

- d. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

GUARANTEE:

- A. TREES, SHRUBS, GROUNDCOVER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.

- B. PLANTS INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE FINAL.

- C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.

- D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RESPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "WORK" OF THIS SECTION.

- E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.

- F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THIEF OR NEGLIGENCE BY OWNER.

- G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETE, UNDAUNTED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THAT TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.9 QUALITY ASSURANCE

- A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

- B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.

- C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.

- D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.

- E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

- F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.

- G. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SH FEELS TO BE UNSATISFACTORY OR DEFECTIVE. DURING THE WORK PROCESS, ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. PREPARATION

1. BALLED AND BURLAPPED BAB 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 DETEIORATION DURING DELIVERY AND WHILE STORED ON SITE.

2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE

3. PROTECT ROOT BALLS BY HEELING IN WITH SAND/STOCK OR OTHER APPROVED METHOD. RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.

4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DISSECTION OF LEAVES.

5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.

6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.

7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.

8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMS, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

- A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF FOOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.

- B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BRIDGES ARE SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN.

- C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.

- D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.

- E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMATIC CONDITIONS.

- F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.

- G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

- H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.

- I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING

- ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

- J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.

- K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

- L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, VERTICAL DISFIGURING KNOTS, OR INSECT DAMAGE WILL BE REJECTED.

- M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.

- N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

- O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

- P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 SOIL PREPARATION MATERIALS

- A. SANDY LOAM:

1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLASGRASS OR NUTGRASS SHALL BE REJECTED.

2. PHYSICAL PROPERTIES AS FOLLOWS:

- a. CLAY - BETWEEN 7-27%

- b. SILT - BETWEEN 15-25%

- c. SAND - LESS THAN 52%

3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.

4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.

- B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.

- C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS; OR PROFESSIONAL BEDDING SOIL AS SUPPLIED BY CIVING EARTH TECHNOLOGY, DALLAS, TEXAS; OR ACID GRO MUNICIPAL MIX 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.

- F. ORGANIC FERTILIZER: FERTILIZED, SUSTANE, OR GREEN SENSE OR SOIL 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.

- G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCL) OR UP WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.

- H. PEAT: SUBCOMMERCIAL SPAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

- A. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING, DURAMEDGE STEEL OR APPROVED EQUAL.

- B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.

- C. FILTER FABRIC - MIRAPE 1405 8' BY MIRAPE INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS, INC. (469-523-9444).

- D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

- E. GRAVEL - WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1 1/2"

- F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT EXCEEDING 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.

- G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.

- H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING

- PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

- 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 PER THE MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS).

2. 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. 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 GAPPED OPEN, THEN WATERED THOROUGHLY.

3.2 INSTALLATION

- A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL PLANT CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.

- B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE WINDS DURING TRANSPORT. 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 BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.

- C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.

- D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE 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 THE SOIL SURFACE IN ORIGINAL PLACE OF GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLICK OR GLAZED.

- F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN ITS VERTICAL DIMENSION. REMOVE AND HAIL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER (3/4") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING CONTAINERS.

- G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DROPS MORE THAN 2" WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE PER TREE IF THE PERCOLATION TEST FAILS.

- H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION. WHEN THE HOLE IS DUG IN SOIL ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP 3" OF THE BALL, AS WELL AS ALL NYLON, PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE ROOT BOUND. IF SO FOLLOW STANDARD NURSERY PRACTICE OF ROOT SCORING.

- I. DO NOT WRAP TREES.

- J. DO NOT OVER PRUNE.

- K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS.

- L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILL.

- M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.

- N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.

- O. 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.

- P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR PIT.

- Q. 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 OF 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.

- R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS.

- S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING, CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION.

1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES.

2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.

3. IMMEDIATELY AFTER PLANTING 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 EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.

1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT BENDS.

2. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.

3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.

4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.

5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

3.3 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 SO 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 HOSEING THEM AT END OF EACH WORK DAY.

- B. REPAIR RUTS, HOLES AND SCARS IN GROUND SURFACES.

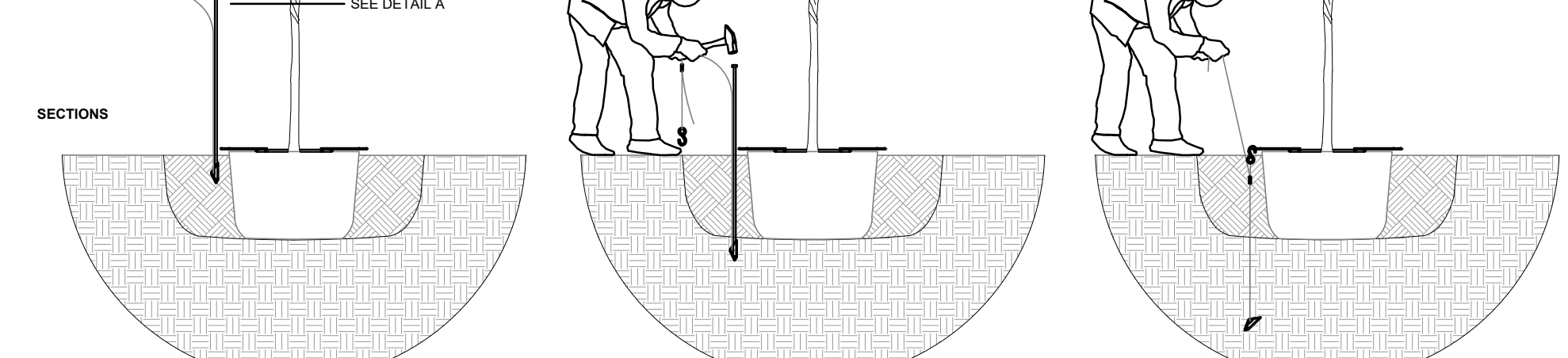
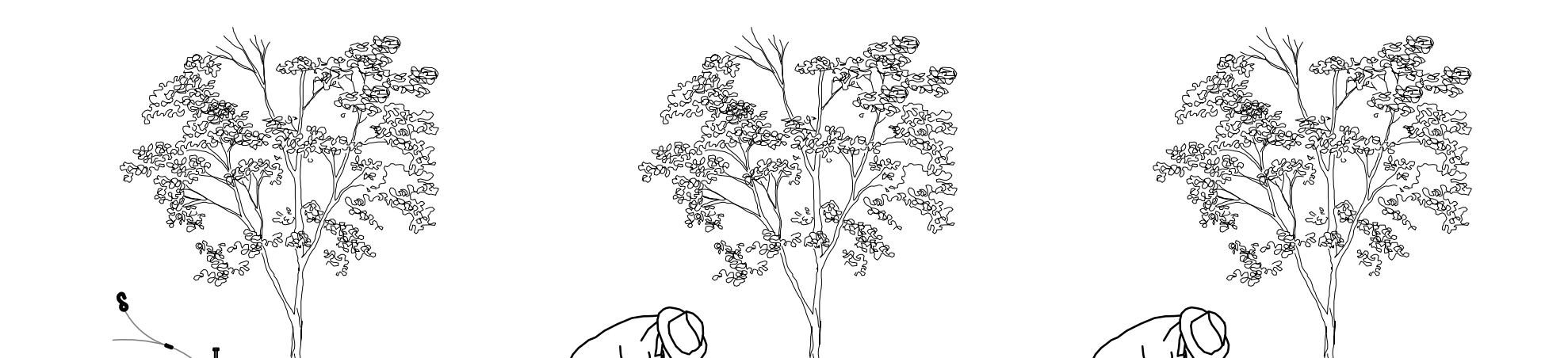
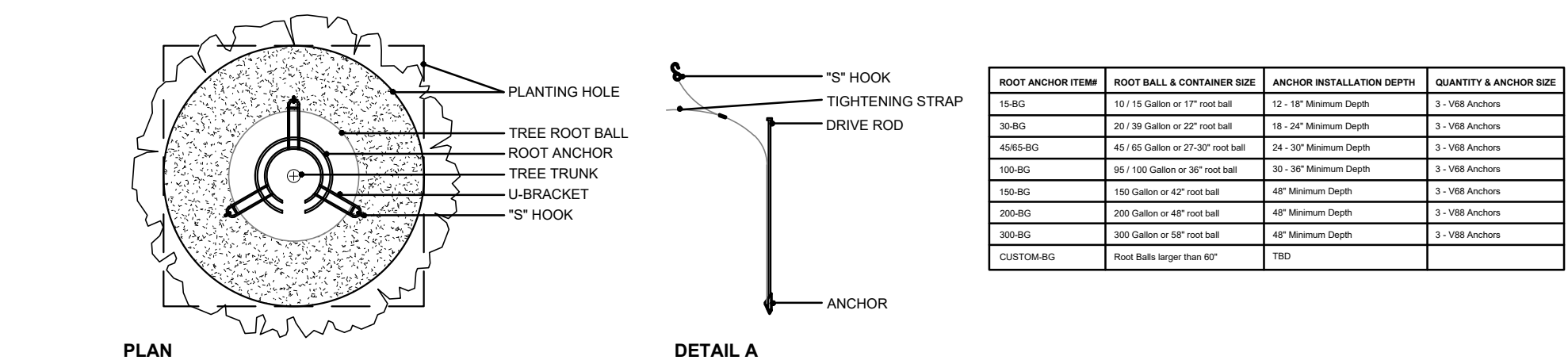
- C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

- D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTANCE.

- E. WHEN IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNERS SATISFACTION WITHIN 24 HOURS.

- F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION

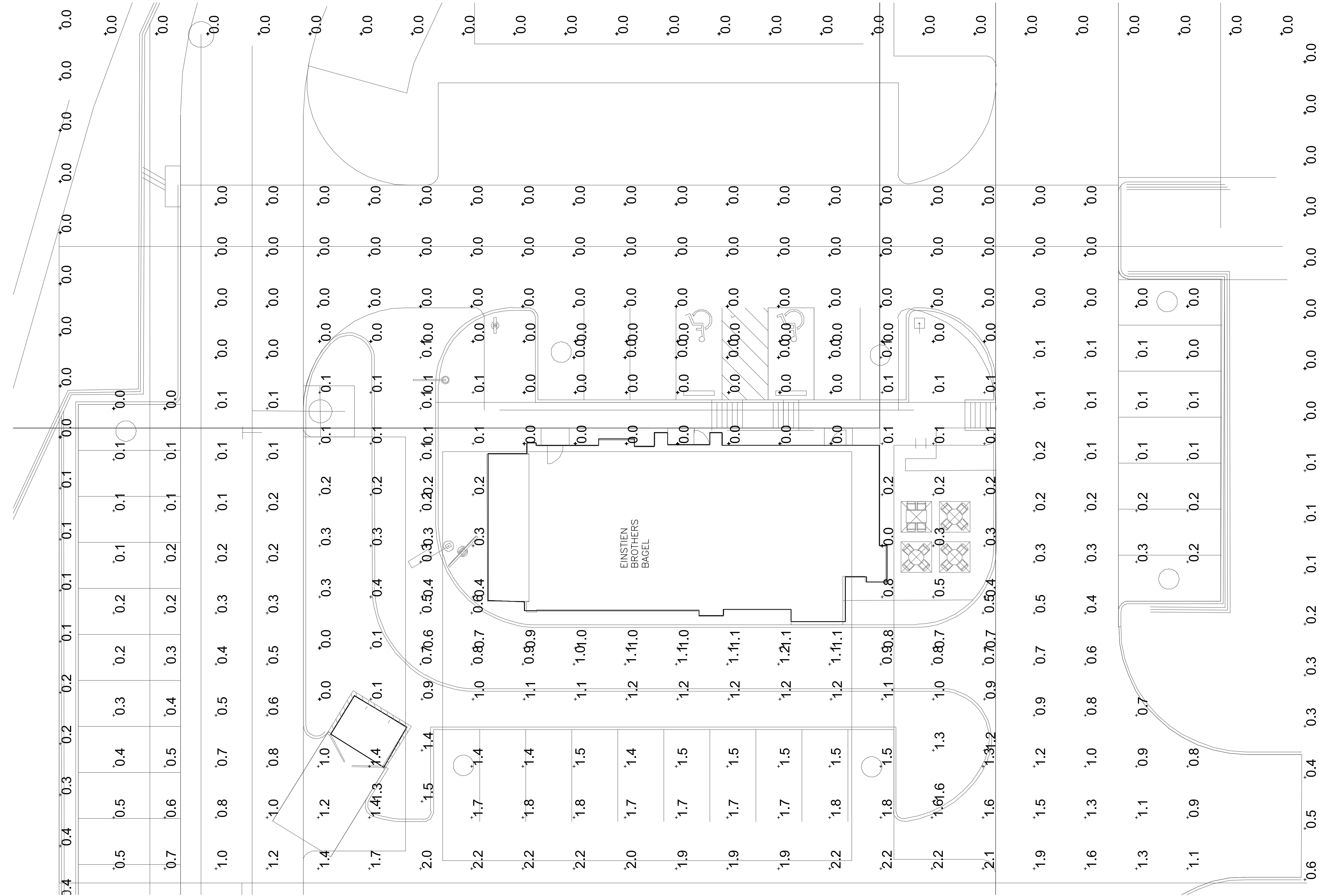


- STEP 1:
- SET TREE IN PLANTING PIT
  - PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE LANE	+	1.9 fc	3.6 fc	0.0 fc	N/A	N/A

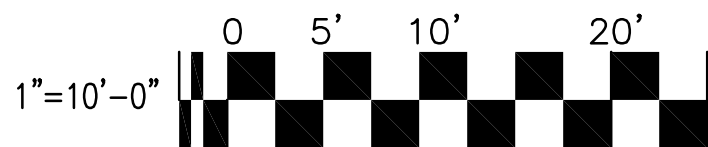
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
20' Trespass	+	0.1 fc	2.1 fc	0.0 fc	N/A	N/A
Parking Lot	+	2.4 fc	6.7 fc	0.3 fc	22.3:1	8.0:1
Property Line	+	0.4 fc	5.2 fc	0.0 fc	N/A	N/A



01 PHOTOMETRICS

SCALE: 1"=10'

GRAPHIC SCALE  
NOTE: CHECK GRAPHIC SCALE BEFORE SCALING DRAWING



GENERAL NOTES:

ARCHITECT/ DESIGN CONSULTANT

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



05/18/22

ARCHITECTURAL PROJECT NO.: 2021\_07\_02  
DRAWN BY: RA  
CHECKED BY: DCG

STORE #



RIDGE ROAD  
ROCKWALL, TX.

NO.	REVISIONS:	DATE:
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2		
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BRAND REVIEW ISSUE DATE: 06-11-2020  
BID ISSUE DATE:  
BUILDING REVIEW ISSUE DATE:  
HEALTH DEPT. REVIEW ISSUE DATE:  
TAS REVIEW ISSUE DATE:  
CONSTRUCTION ISSUE DATE:

DRAWING TITLE:  
PHOTOMETRICS SITE PLAN - MEP

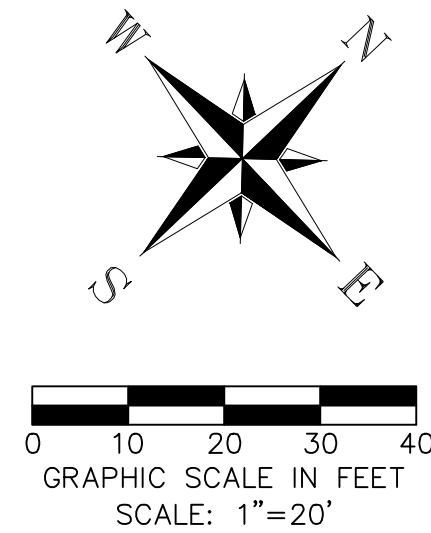
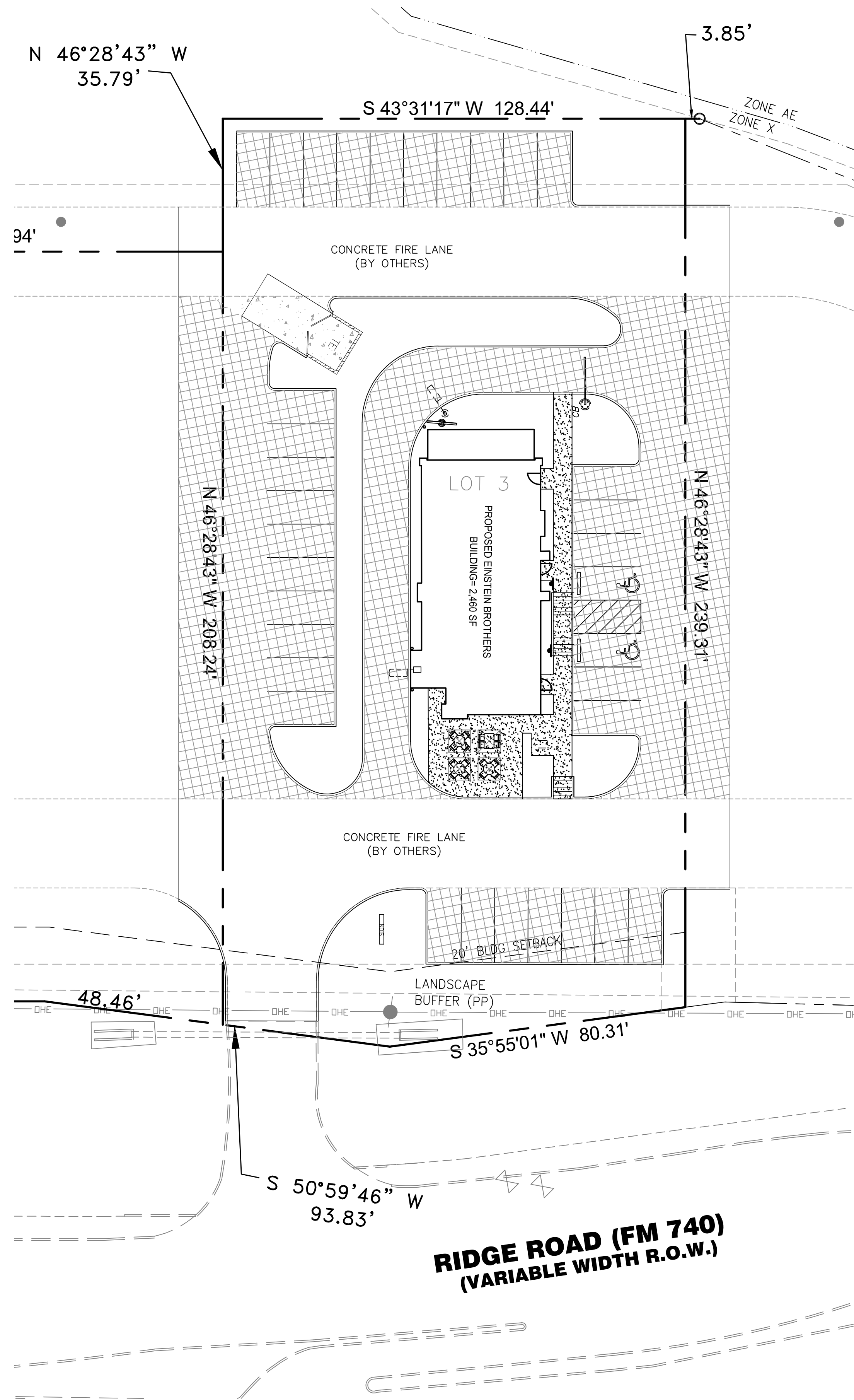
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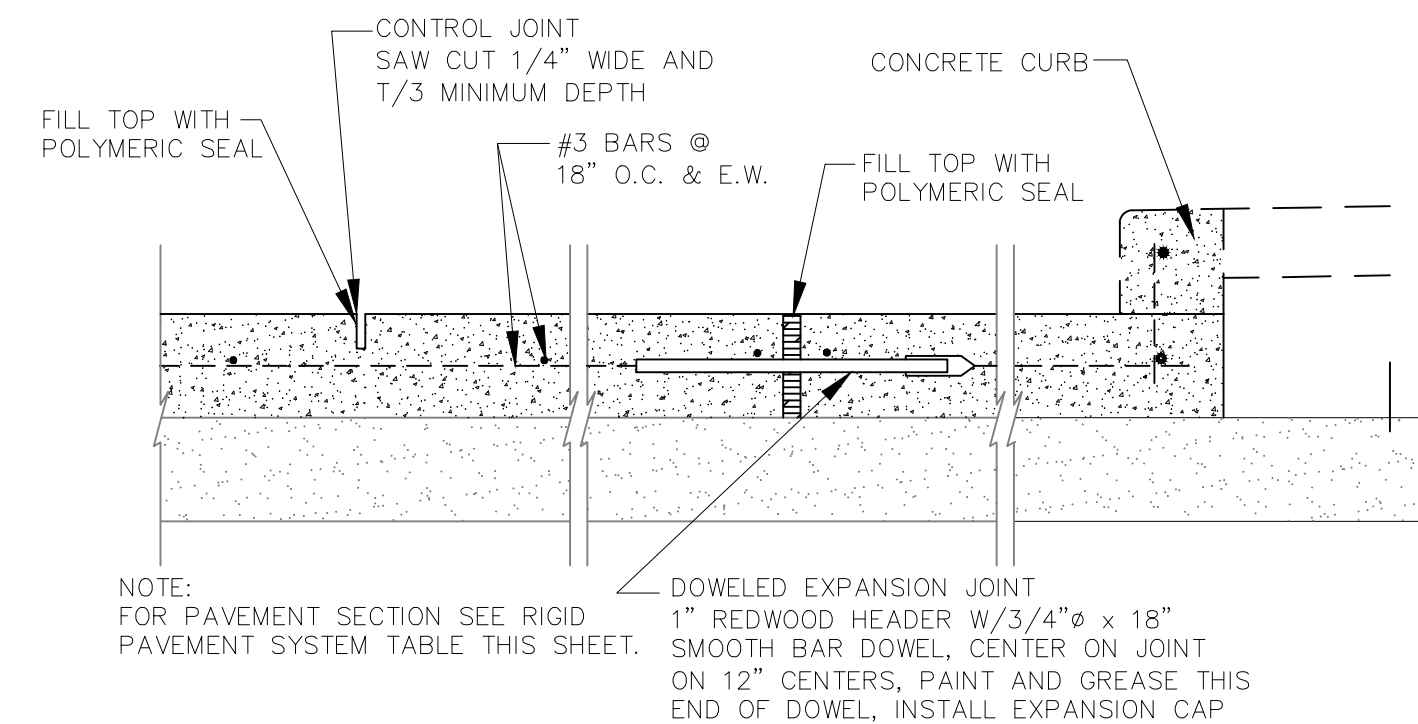


LEGEND

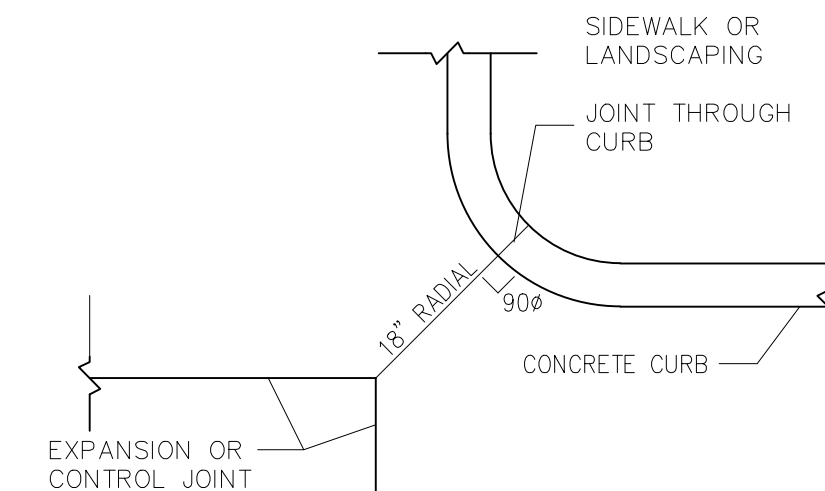
- DE DOWELED EXPANSION
- SAWED DUMMY JOINT OR CONTROL JOINT WITH TIE BARS
- LONGITUDINAL DUMMY JOINT OR CONTROL JOINT WITH TIE BARS
- 4" CONCRETE (SIDEWALK) 3,500 PSI @ 28 DAYS W/ #3 BARS ON 18" O.C.E.W.
- 6" PORTLAND CONCRETE 3,500 PSI @ 28 DAYS W/ #3 BARS ON 18" O.C.E.W. ON 12" COMPACTED SUBGRADE (95% STANDARD PROCTOR) PER GEOTECHNICAL REPORT
- 7" PORTLAND CONCRETE 3,500 PSI @ 28 DAYS W/ #4 BARS ON 18" O.C.E.W. ON 12" COMPACTED SUBGRADE (95% STANDARD PROCTOR) PER GEOTECHNICAL REPORT

DETAILS

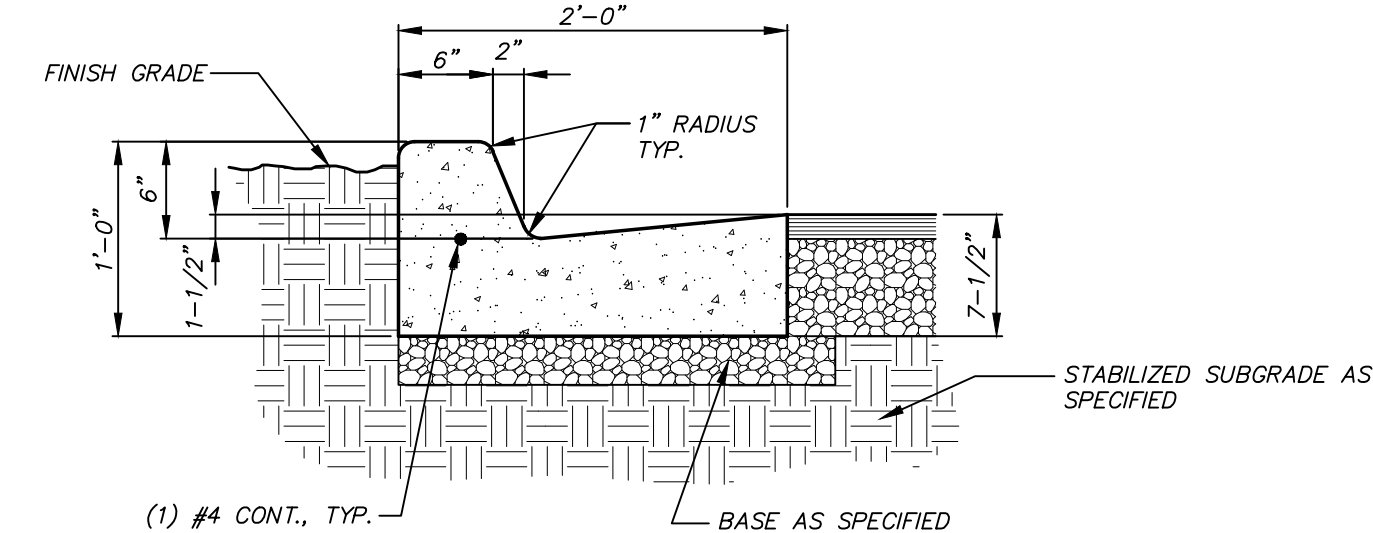
PAVEMENT SECTION AND JOINT DETAIL



JOINT AT CURB RADIUS



CURB AND GUTTER



KEY NOTES

CONSTRUCT PORTLAND CEMENT CONCRETE PAVEMENT PER PAVING PLAN & GEOTECHNICAL SPECIFICATIONS (PSI REPORT #0254438)

**DCG ENGINEERING**

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

**PRELIMINARY  
FOR REVIEW ONLY**  
Not for Construction or Permit Purposes

Engineer **LOGAN MCWHORTER**  
P.E. No. **102254** Date **5/13/22**

CE JOB NO: 1017-MORTON

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

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

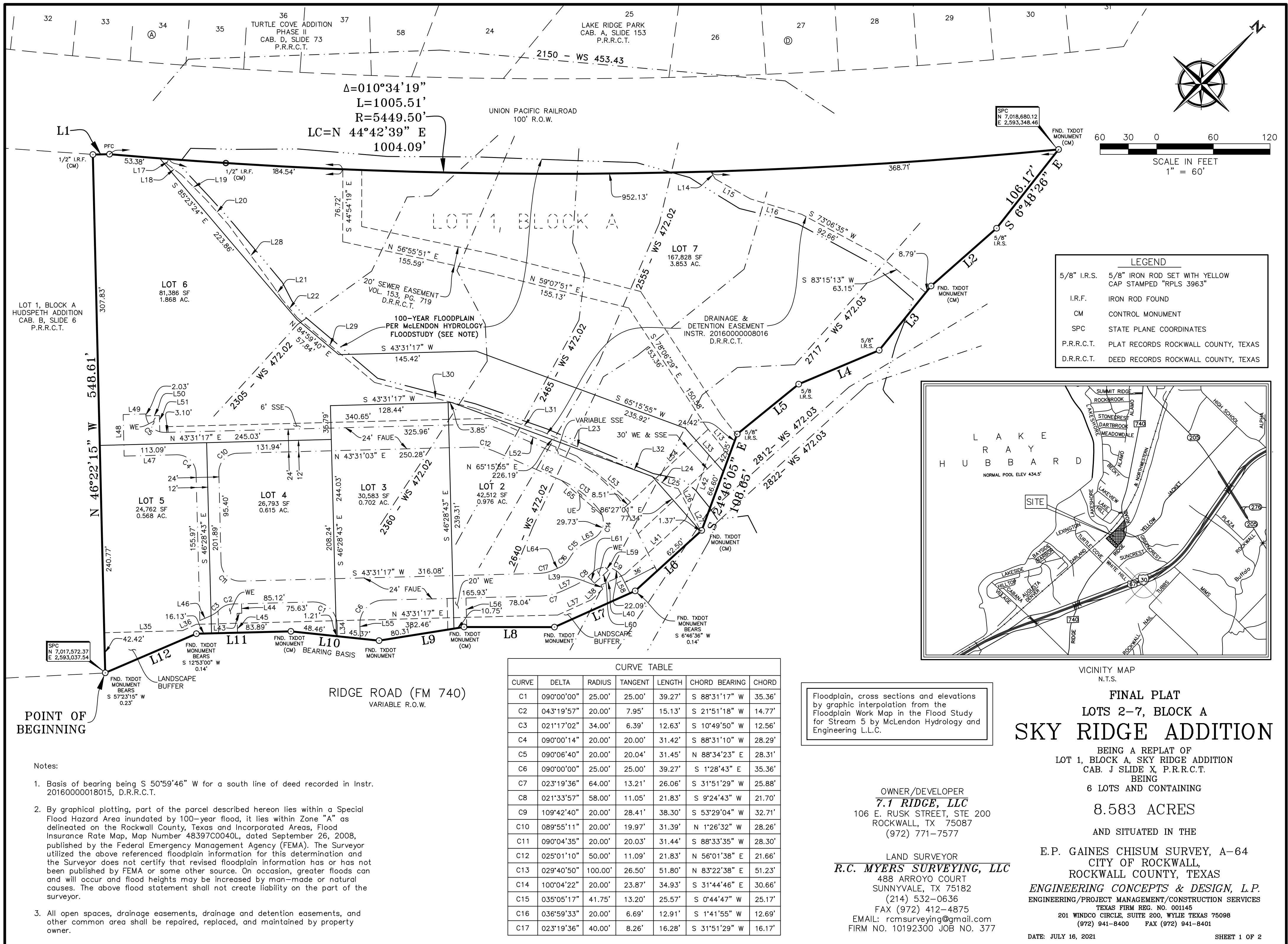
EINSTEIN  
BROTHERS  
BAGELS

**PAVING AND  
JOINTING  
PLAN**

**C9**

PLOT DATE: 5/13/22





**LEGEND**

5/8" I.R.S. 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"

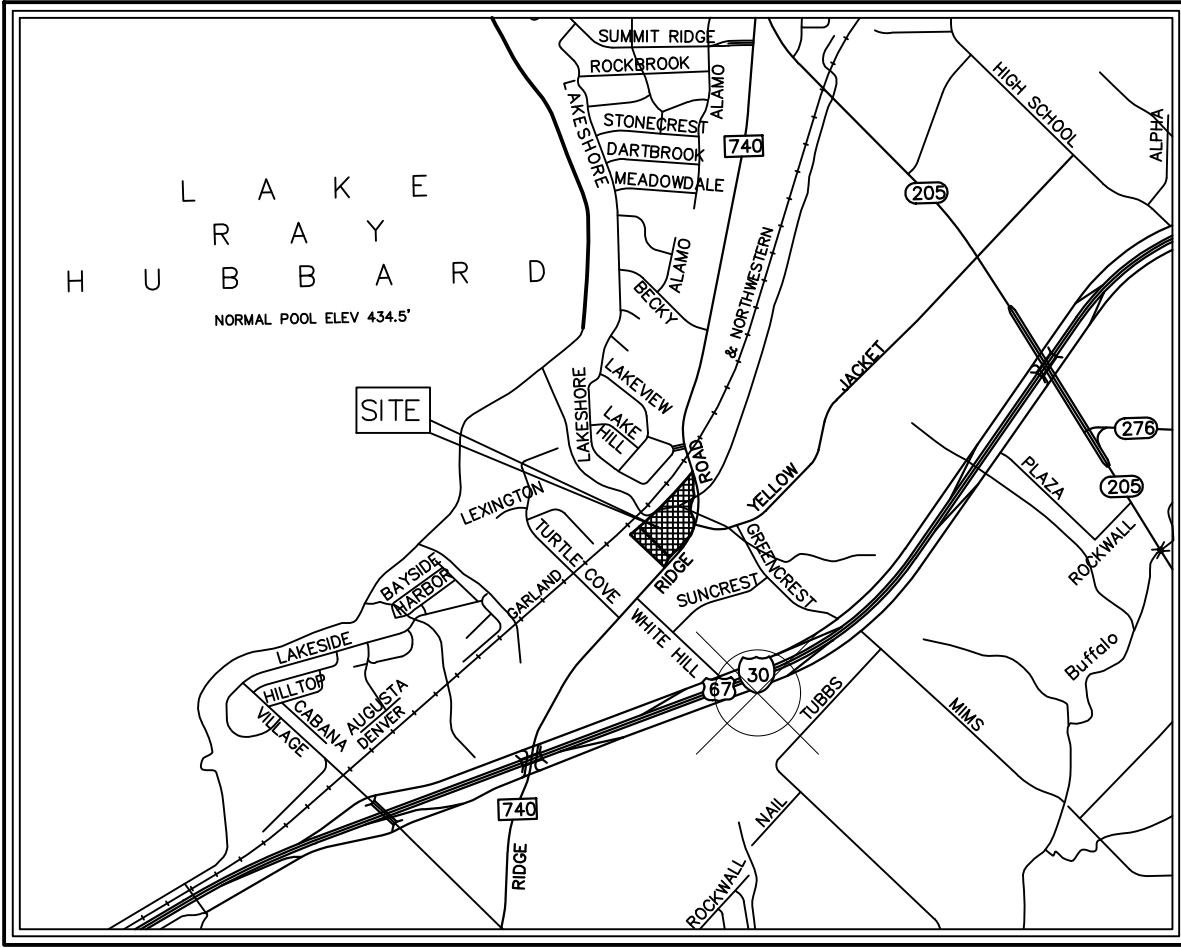
I.R.F. IRON ROD FOUND

CM CONTROL MONUMENT

SPC STATE PLANE COORDINATES

P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS

D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS



VICINITY MAP  
N.T.S.

**FINAL PLAT**  
**LOTS 2-7, BLOCK A**  
**SKY RIDGE ADDITION**

BEING A REPLAT OF  
LOT 1, BLOCK A, SKY RIDGE ADDITION  
CAB. J SLIDE X, P.R.R.C.T.  
BEING  
6 LOTS AND CONTAINING

8.583 ACRES

AND SITUATED IN THE

E.P. GAINES CHISUM SURVEY, A-64  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401

OWNER/DEVELOPER  
**7.1 RIDGE, LLC**  
106 E. RUSK STREET, STE 200  
ROCKWALL, TX 75087  
(972) 771-7577

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rcmsurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 377

Floodplain, cross sections and elevations  
by graphic interpolation from the  
Floodplain Work Map in the Flood Study  
for Stream 5 by McLendon Hydrology and  
Engineering L.L.C.

CURVE TABLE							
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD	
C1	090°00'00"	25.00'	25.00'	39.27'	S 88°31'17" W	35.36'	
C2	043°19'57"	20.00'	7.95'	15.13'	S 21°51'18" W	14.77'	
C3	021°17'02"	34.00'	6.39'	12.63'	S 10°49'50" W	12.56'	
C4	090°00'14"	20.00'	20.00'	31.42'	S 88°31'10" W	28.29'	
C5	090°06'40"	20.00'	20.04'	31.45'	N 88°34'23" E	28.31'	
C6	090°00'00"	25.00'	25.00'	39.27'	S 1°28'43" E	35.36'	
C7	023°19'36"	64.00'	13.21'	26.06'	S 31°51'29" W	25.88'	
C8	021°33'57"	58.00'	11.05'	21.83'	S 9°24'43" W	21.70'	
C9	109°42'40"	20.00'	28.41'	38.30'	S 53°29'04" W	32.71'	
C10	089°55'11"	20.00'	19.97'	31.39'	N 1°26'32" W	28.26'	
C11	090°04'35"	20.00'	20.03'	31.44'	S 88°33'35" W	28.30'	
C12	025°01'10"	50.00'	11.09'	21.83'	N 56°01'38" E	21.66'	
C13	029°40'50"	100.00'	26.50'	51.80'	N 83°22'38" E	51.23'	
C14	100°04'22"	20.00'	23.87'	34.93'	S 31°44'46" E	30.66'	
C15	035°05'17"	41.75'	13.20'	25.57'	S 0°44'47" W	25.17'	
C16	036°59'33"	20.00'	6.69'	12.91'	S 1°41'55" W	12.69'	
C17	023°19'36"	40.00'	8.26'	16.28'	S 31°51'29" W	16.17'	

POINT OF  
BEGINNING

- Notes:
1. Basis of bearing being S 50°59'46" W for a south line of deed recorded in Instr. 20160000018015, D.R.R.C.T.
  2. By graphical plotting, part of the parcel described hereon lies within a Special Flood Hazard Area inundated by 100-year flood, it lies within Zone "A" as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0040L, dated September 26, 2008, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
  3. All open spaces, drainage easements, drainage and detention easements, and other common area shall be repaired, replaced, and maintained by property owner.



# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 5/27/2022

PROJECT NUMBER: SP2022-025  
PROJECT NAME: Site Plan for Einstein Bros Bagels  
SITE ADDRESS/LOCATIONS: 2210 RIDGE RD, ROCKWALL, TX 75087

CASE MANAGER: Henry Lee  
CASE MANAGER PHONE: 972.772.6434  
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by David Gregory of DCG Engineering, Inc. on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a Site Plan for a Restaurant with 2,000 SF or more with Drive-Through or Drive-In (Einstein Bros. Bagels) on a 0.702-acre parcel of land identified as Lot 3, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the west side of Ridge Road [FM-740] south of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/27/2022	Needs Review

05/27/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a Restaurant with 2,000 SF or more with Drive-Through or Drive-In (Einstein Bros. Bagels) on a 0.702-acre parcel of land identified as Lot 3, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the west side of Ridge Road [FM-740] south of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740].

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2022-025) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Commercial (C) District standards, the Scenic Overlay District Standards, and the Development Standards of Article V, that are applicable to the subject property.

M.5 Please provide a physical material sample board as soon as possible. This is required per the submittal requirements for site plan cases within the City of Rockwall. (Subsection 03.04. A, of Article 11)

M.6 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

## APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.



**M.7 Site Plan:**

1. Please label the fire lanes as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11)
2. Please indicate the existing sidewalks. (Subsection 03.04. B, of Article 11)
3. Parking against the building must be 9x20 per the Engineering Standards of Design. (Subsection 05.03, of Article 06)
4. In the parking table include the required parking for the outdoor seating; parking for outdoor seating is one (1) space per four (4) seats. (Table 5, of Article 06)
5. Remove signage on the site plan. Signage is covered by a separate permit at the time of building permit. (Subsection 06.02. F, of Article 05)
6. Is there any fencing to be included around the outdoor seating area? If so please indicate this on the site plan; include the height and type. (Subsection 08.02. F, of Article 08)
7. Indicate any ground mounted utility equipment and the subsequent screening. (Subsection 01.05. C, of Article 05)
8. Indicate any roof mounted utility equipment and crosshatch it on the building elevations. (Subsection 01.05. C, of Article 05)
9. Dumpster Screening. The masonry screening wall must be 8-feet in height because the property is located in an overlay district. The gate must be self-latching and not manual. The dumpster enclosure must be faced in the same material as the primary building. (Subsection 01.05. B, of Article 05)

**M.8 Landscape Plan:**

1. Provide the impervious vs. landscaped area within the site data table. (Subsection 01.01. B, of Article 05)
2. Clearly indicate and delineate the landscape buffer along Ridge Road. (Subsection 05.01, of Article 08)
3. Canopy trees must be four (4) caliper inches not three (3). Landscape buffers must have a berm and shrubs. Please update the landscaping inside the landscape buffer to match the approved landscape plan from case MIS2022-001. The property owner had requested a variance to the landscape buffer, therefore the landscape buffer must match.
4. Provide headlight screening in the form of shrubs along the drive through, in front of the drive through, and along Ridge Road (Subsection 05.02, of Article 08)
5. Please indicate where the crushed granite will be onsite. (Subsection 05.03, of Article 08)
6. A minimum of one (1) row of trees (i.e. four [4] or more accent or canopy trees) shall be planted along perimeter of the subject property to the rear of the building. (Subsection 06.02, of Article 05)
7. Please identify the visibility triangles. (Subsection 01.08, of Article 05)
8. Provide a note indicating the irrigation will meet the requirements of the Unified Development Code (UDC). (Subsection 05.04, of Article 08)

**M.9 Photometric Plan:**

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. The maximum foot-candles at all property lines must not exceed 0.2 FC. (Subsection 03.03. G, of Article 07)
3. It appears that the wall packs and lighting on the building may not have been incorporated into the photometric plan; please confirm this. Also include the cutsheets for all proposed light fixtures. As a note all lighting must be orientated downward. (Subsection 03.03. G, of Article 07)
4. Light poles must not exceed 20-feet due to the Scenic Overlay District requirements. (Subsection 03.03. D, of Article 07)

**M.10 Building Elevations:**

1. Please provide the material percentages on each façade of the proposed building. (Subsection 04.01, of Article 05)
2. 20% natural or quarried stone is required on each façade of the proposed building. (Subsection 06.02. C, of Article 05)
3. 90% masonry materials are required on each façade of the proposed building. EIFS is not a permitted material. (Subsection 06.02. C, of Article 05)
4. Being in an overlay district and being less than 6,000 SF requires the roof to be pitched. This will be a requested variance to the UDC per your variance request letter. (Subsection 06.02. C.2, of Article 05)
5. All buildings within a common retail, commercial or office development shall incorporate complementary architectural styles, materials, and colors. In this case you will need to complement the Dutch Bros Coffee (Case No. SP2021-031) coming in south of the subject property. (Subsection 06.02, of Article 05)
6. Please ghost in the opposite side of the building on each side of the elevations (Subsection 06.02, of Article 05)
7. Please provide more information on the proposed materials. (Subsection 04.01, of Article 05)
8. Include a note that the parapet will be finished on both sides with the same material as the external facing façade. (Subsection 04.01, of Article 05)
9. Please crosshatch the roof mounted utility equipment. (Subsection 01.05. C, of Article 05)
10. Within the Scenic Overlay District "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features." In this case the building must have primary façade articulation on all sides of the building. Given this the horizontal articulation is not met on each side because the projections are not



25% of the wall height; the vertical articulation is not met on the North, South, and East sides because the projection height is not 25% of the wall height.

I.11 Staff has identified the following variances associated with the proposed request: [1] less than 20% stone, [2] less than 90% masonry material, [3] no pitched roof, and [4] primary articulation. Should you decide to request these items as variances, please provide a letter that lists the variances, why they are being requested, and the subsequent compensatory measures. For each variance requested you must provide two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include the increased use of masonry material or stone, increased articulation, increased architectural elements, more pedestrian amenity, etc.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on June 7, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 7, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 14, 2022 Planning & Zoning Meeting.

I.14 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on May 31, 2022.
- 2) Planning & Zoning meeting/public hearing meeting will be held on June 14, 2022.

I.15 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/26/2022	Needs Review

05/26/2022: - Dumpster area to drain to an oil/water separator and then the storm lines.

- Need to plat an access easement and 12' of it will be an off-site easement
- - Drive lane to be minimum of 12' wide.
- Parking spaced adjacent to the building must be 20x9'.
- Need to plat an access easement and 12' of it will be an off-site easement.
- Remove signage it is approved through separate permit.
- All mulch will be contained inside the landscape area and installed such that the mulch is below the "edging" to prevent erosion of mulch into fire lanes and storm system.
- Tree must be 10' off water line location.
- 3.600psi (6.5 sack/cy) for concrete strengths.

The following items are informational for the engineering design process.

General Items:

- I - Must meet City Standards of Design and Construction
- I - 4% Engineering Inspection Fees
- I - Impact Fees (Water, Wastewater & Roadway)
- I - Minimum easement width is 20' for new easements. No structures allowed in easements.
- I - Retaining walls 3' and over must be engineered.
- I - All retaining walls (18" and taller) must be rock or stone face. No smooth concrete walls.
- M-Replat is required for access easements and off-site easements are required.

Drainage Items:

- M-Dumpster area to drain to an oil/water separator and then the storm lines.

Water and Wastewater Items:



I - Only one "use" can be off a dead-end water line (Domestic service, irrigation, fire hydrant, or fire line).

M- Show and label exist water and sewer stub outs.

M- Show extension of 8" water along western side of property as shown on markup.

Roadway Paving Items:

M - Parking to be 20'x9'.

M - Drive isles to be 24' wide.

M - No dead-end parking allowed.

M - Fire lane to have 20' min radius. Fire lane to be in a platted easement.

M - Label width of drive through lane(s). Min of 12'/lane

Landscaping:

I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.

I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

M-All mulch will be contained inside the landscape area and installed such that the mulch is below the "edging" to prevent erosion of mulch into fire lanes and storm system

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/24/2022	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/25/2022	Approved w/ Comments
05/25/2022: All fire lanes shall be installed prior to vertical construction.			

Restaurant occupant load will be limited to 99 persons if automatic fire sprinklers are not provided.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/23/2022	Approved w/ Comments
05/23/2022: Assigned address will be *2210 RIDGE RD, ROCKWALL, TX 75087*			

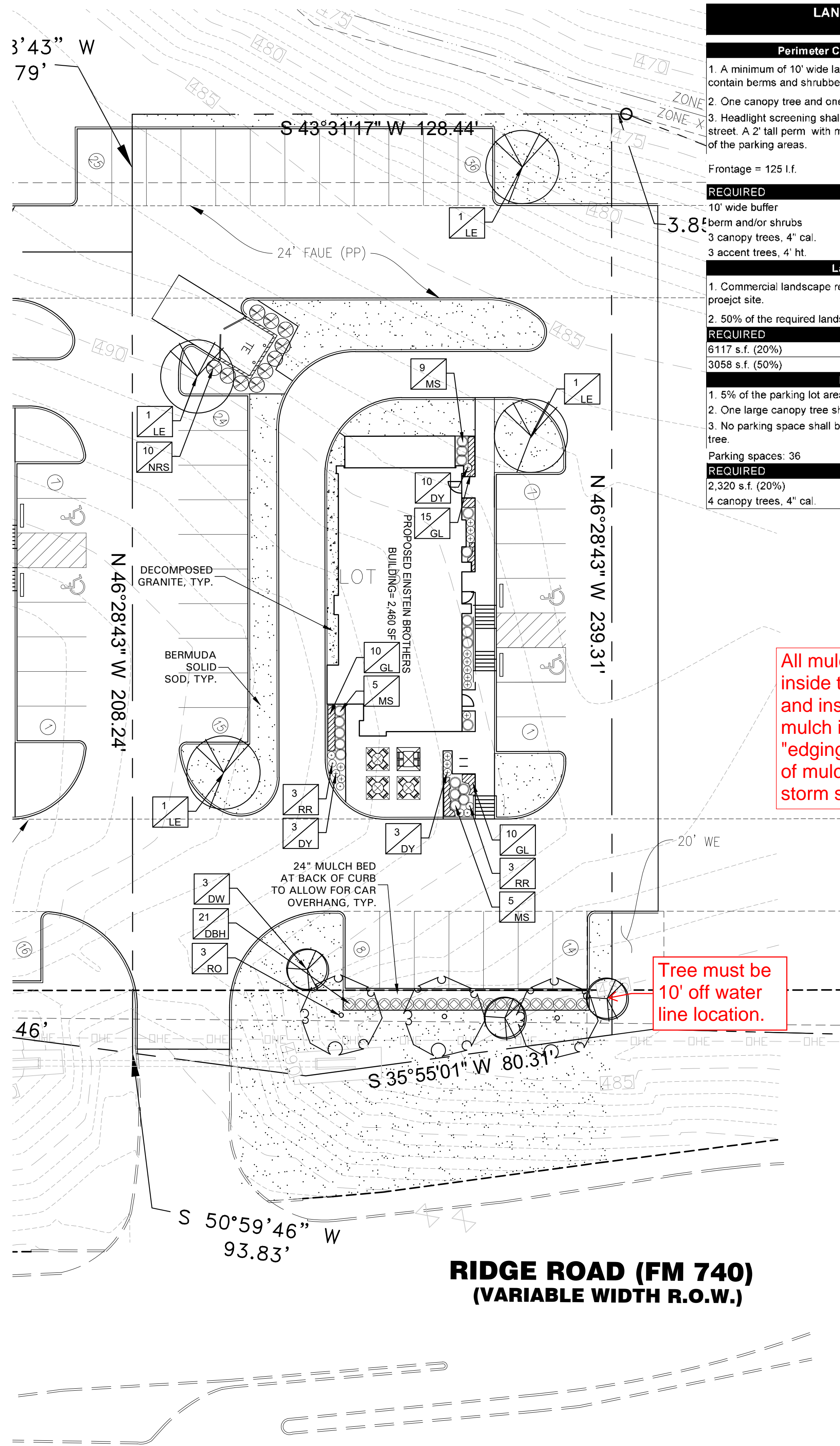
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	05/27/2022	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/23/2022	Approved w/ Comments
05/23/2022: 4" caliper trees required, please change from 3" caliper			









LANDSCAPE TABULATIONS ROCKWALL, TEXAS	
Perimeter Collector Street or Arterial Roadway	
1. A minimum of 10' wide landscape buffer shall be required. Frontage shall contain berms and shrubbery to have a total minimum height of 30".	
2. One canopy tree and one accent tree shall be incorporated every 50 l.f.	
3. Headlight screening shall be provided where parking is adjacent to the street. A 2' tall perm with mature evergreen shrubs along the entire adjacency of the parking areas.	
Frontage = 125 l.f.	
REQUIRED	PROVIDED
10' wide buffer	10' wide buffer
berm and/or shrubs	shrubs 36" ht.
3 canopy trees, 4" cal.	3 canopy trees, 4" cal.
3 accent trees, 4' ht.	3 accent trees, 4' ht.
Landscape Requirements	
1. Commercial landscape requirements must total a minimum of 20% of the project site.	
2. 50% of the required landscape shall be located in the front yard.	
REQUIRED	PROVIDED
6117 s.f. (20%)	6852 s.f. (22.4%)
3058 s.f. (50%)	2897 s.f.
Parking Lot Landscape	
1. 5% of the parking lot area shall be landscape.	
2. One large canopy tree shall be provided for every 10 spaces.	
3. No parking space shall be located more than 80' from the trunk of a canopy tree.	
Parking spaces: 36	
REQUIRED	PROVIDED
2,320 s.f. (20%)	2855 s.f. (22.8%)
4 canopy trees, 4" cal.	4 canopy trees, 4" cal.

All mulch will be contained inside the landscape area and installed such that the mulch is below the "edging" to prevent erosion of mulch into fire lanes and storm system

Tree must be 10' off water line location.

GENERAL LAWN NOTES

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

SOLID SOD:

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

HYDROMULCH:

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

LANDSCAPE NOTES

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

IRRIGATION:

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

MAINTENANCE REQUIREMENTS:

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

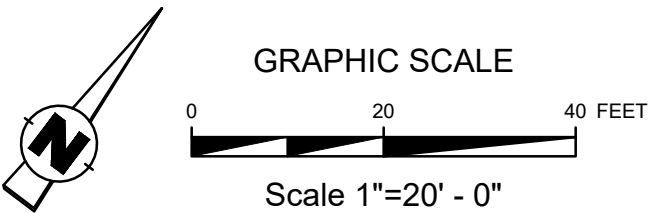
MISCELLANEOUS MATERIALS:

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

PLANT SCHEDULE

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

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



AWR  
P.O. Box 1746  
Aledo, Texas 76008  
Tel: 817.517.5599



5-6-22

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

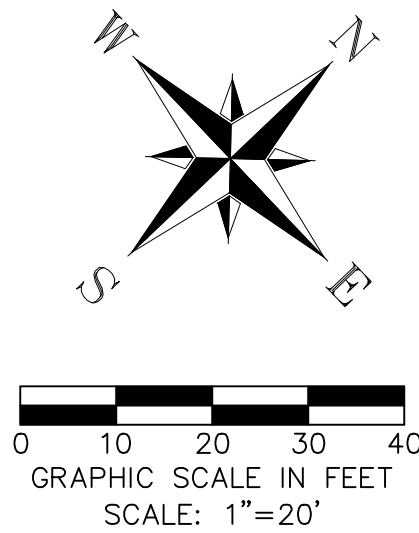
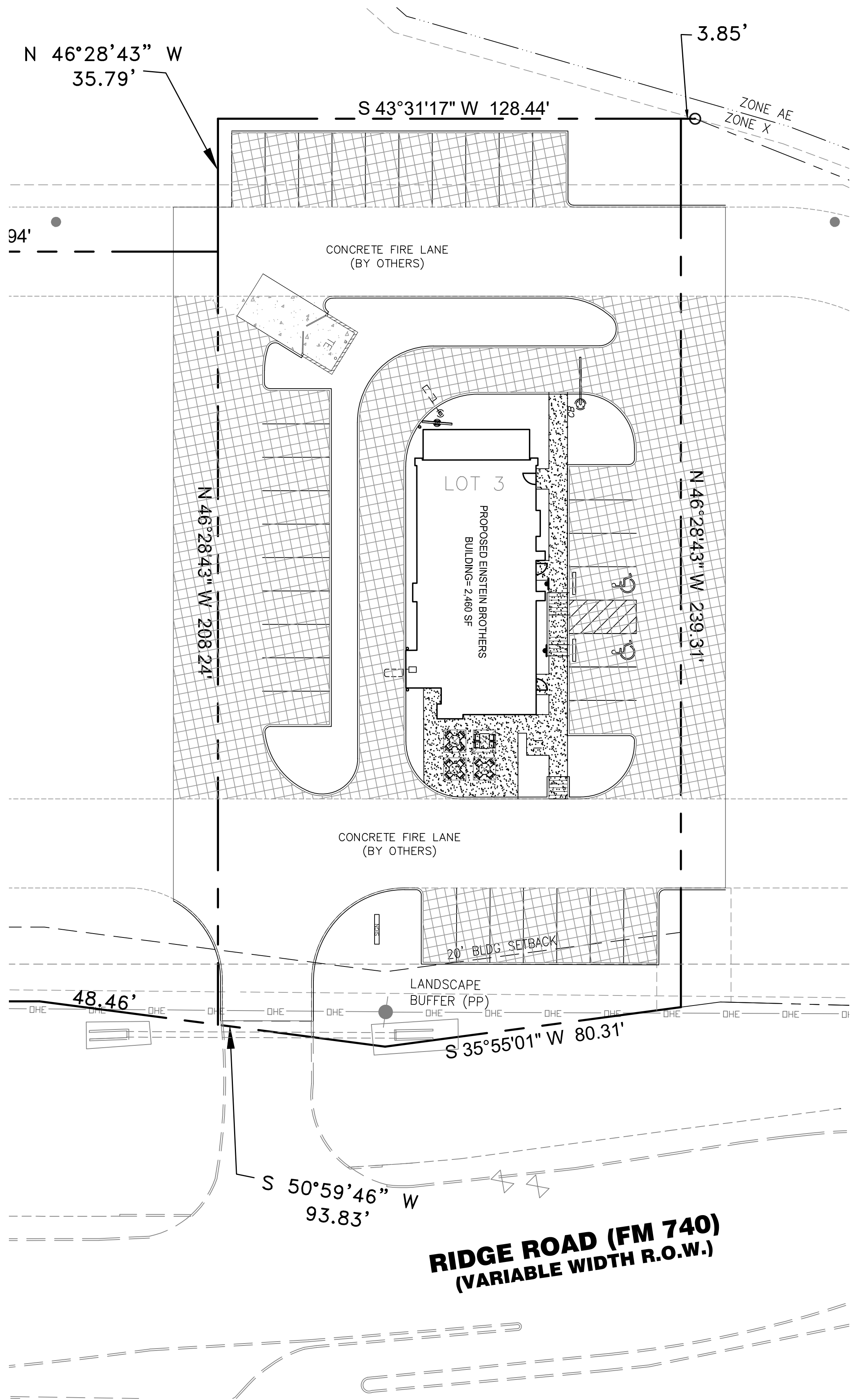
EINSTEIN BROTHERS  
BAGELS  
RIDGE ROAD  
ROCKWALL, TX

EINSTEIN  
BROTHERS  
BAGELS  
LANDSCAPE  
PLAN

L1.01

PLOT DATE: 5/13/22



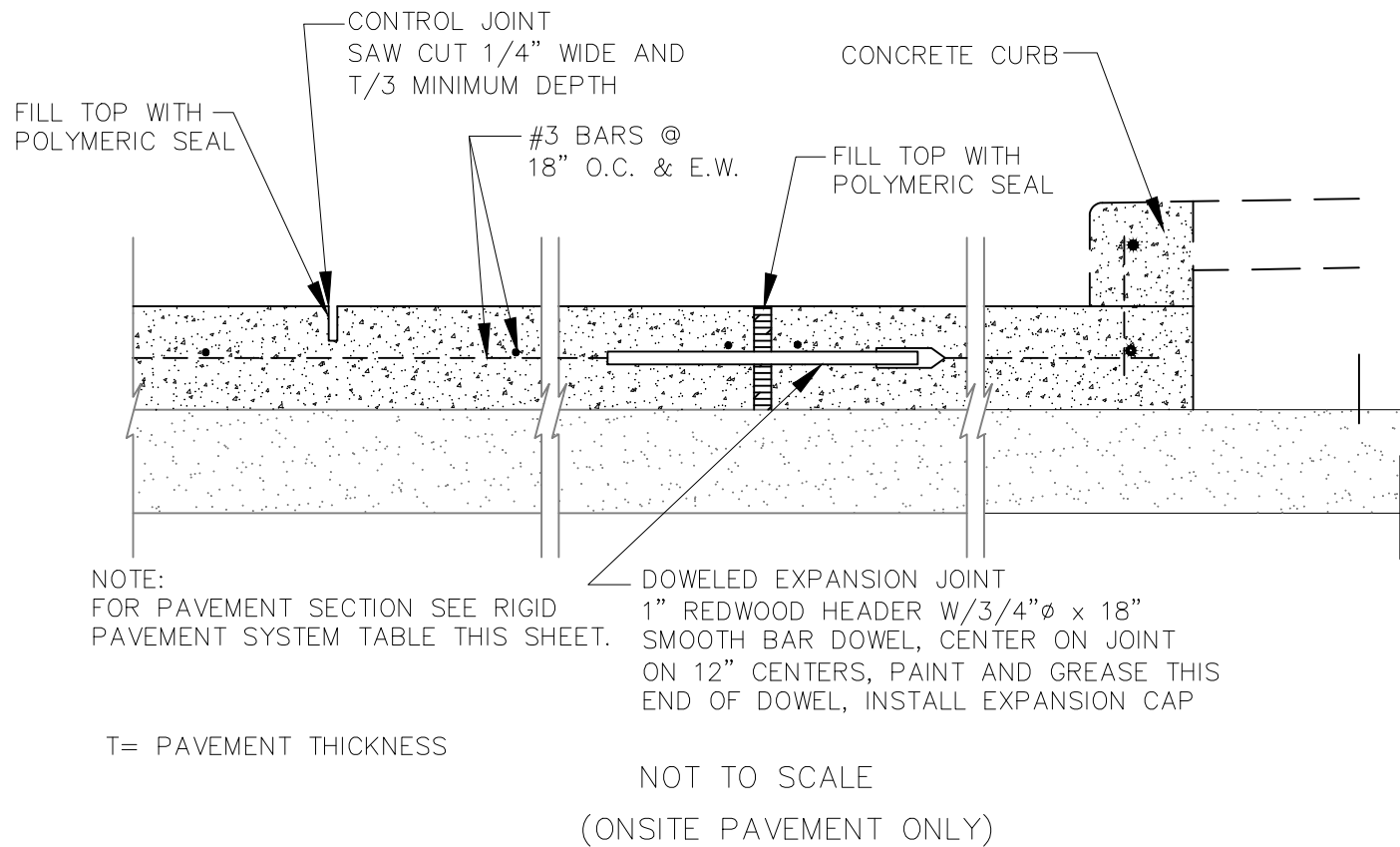


## LEGEND

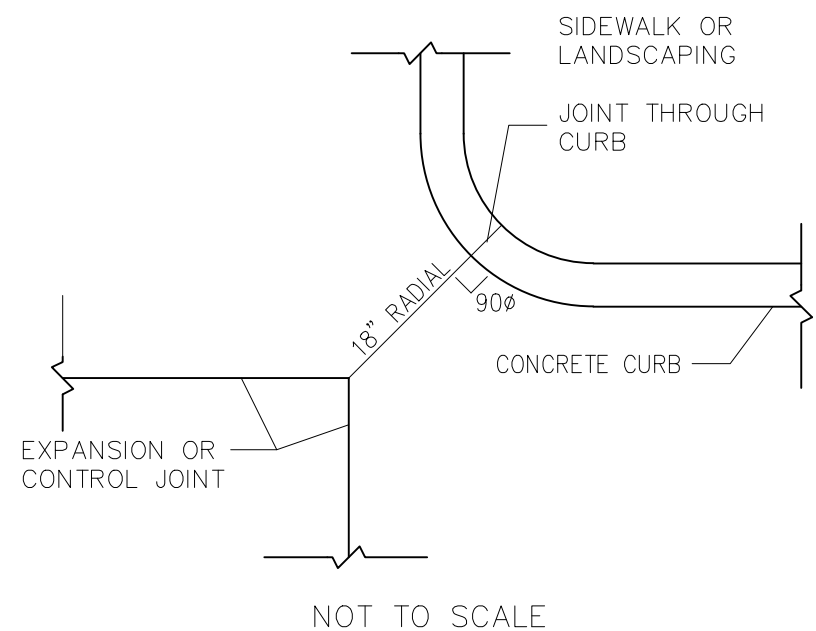
- DE DOWELED EXPANSION
- SAWED DUMMY JOINT OR CONTROL JOINT WITH TIE BARS
- LONGITUDINAL DUMMY JOINT OR CONTROL JOINT WITH TIE BARS
- 4" CONCRETE (SIDEWALK) 3,500 PSI @ 28 DAYS W/ #3 BARS ON 18" O.C.E.W. **3,600psi (6.5 sack/cy)**
- 6" PORTLAND CONCRETE 3,500 PSI @ 28 DAYS W/ #3 BARS ON 18" O.C.E.W. ON 12" COMPACTED SUBGRADE (95% STANDARD PROCTOR) PER GEOTECHNICAL REPORT
- 7" PORTLAND CONCRETE 3,500 PSI @ 28 DAYS W/ #4 BARS ON 18" O.C.E.W. ON 12" COMPACTED SUBGRADE (95% STANDARD PROCTOR) PER GEOTECHNICAL REPORT **3,600psi (6.5 sack/cy)**

## DETAILS

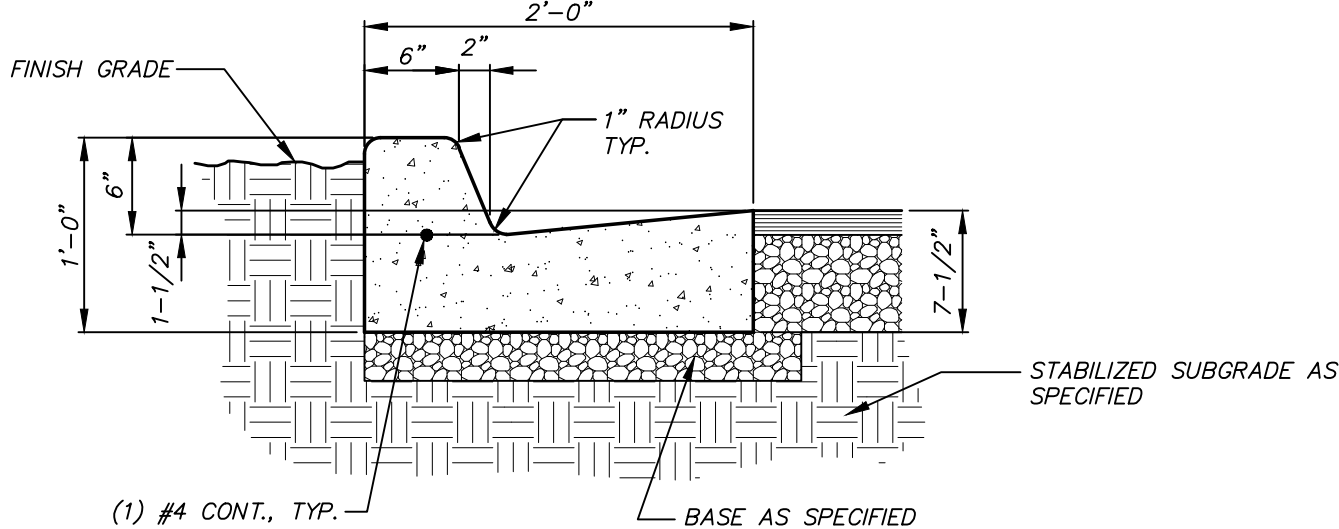
### PAVEMENT SECTION AND JOINT DETAIL



### JOINT AT CURB RADIUS



### CURB AND GUTTER



## KEY NOTES

CONSTRUCT PORTLAND CEMENT CONCRETE PAVEMENT PER PAVING PLAN & GEOTECHNICAL SPECIFICATIONS (PSI REPORT #0254438)

**DCG ENGINEERING**

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

**PRELIMINARY  
FOR REVIEW ONLY**  
Not for Construction or Permit Purposes

Engineer **LOGAN MCWHORTER**  
P.E. No. **102254** Date **5/13/22**

CE JOB NO: 1017-MORTON

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

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

**EINSTEIN  
BROTHERS  
BAGELS**

**PAVING AND  
JOINTING  
PLAN**

**C9**

PLOT DATE: 5/13/22





# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

## PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

## SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

## ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

## OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

## NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION SKY RIDGE ADDITION

LOT 3 BLOCK A

GENERAL LOCATION NW OF YELLOW JACKET & SKY RIDGE ROAD INTERSECTION

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C-Commercial District

CURRENT USE Vacant

PROPOSED ZONING SAME

PROPOSED USE Restaurant with Drive thru

ACREAGE 0.702

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

☒ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER 7.1 Ridge LLC

☒ APPLICANT DCG ENGINEERING, INC

CONTACT PERSON Michael Swiercinsky

CONTACT PERSON DAVID GREGORY

ADDRESS 106 E. Rusk, Suite 200

ADDRESS 1668 Keller Parkway Ste 100

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Keller TX 76248

PHONE 214-542-2373

PHONE 817 874-2941

E-MAIL joshua@skyrei.com

E-MAIL david@dcgengineering.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Swiercinsky [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

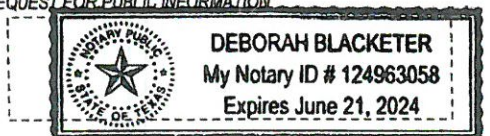
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ max TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 5 DAY OF May, 2022 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5 DAY OF May, 2022

OWNER'S SIGNATURE

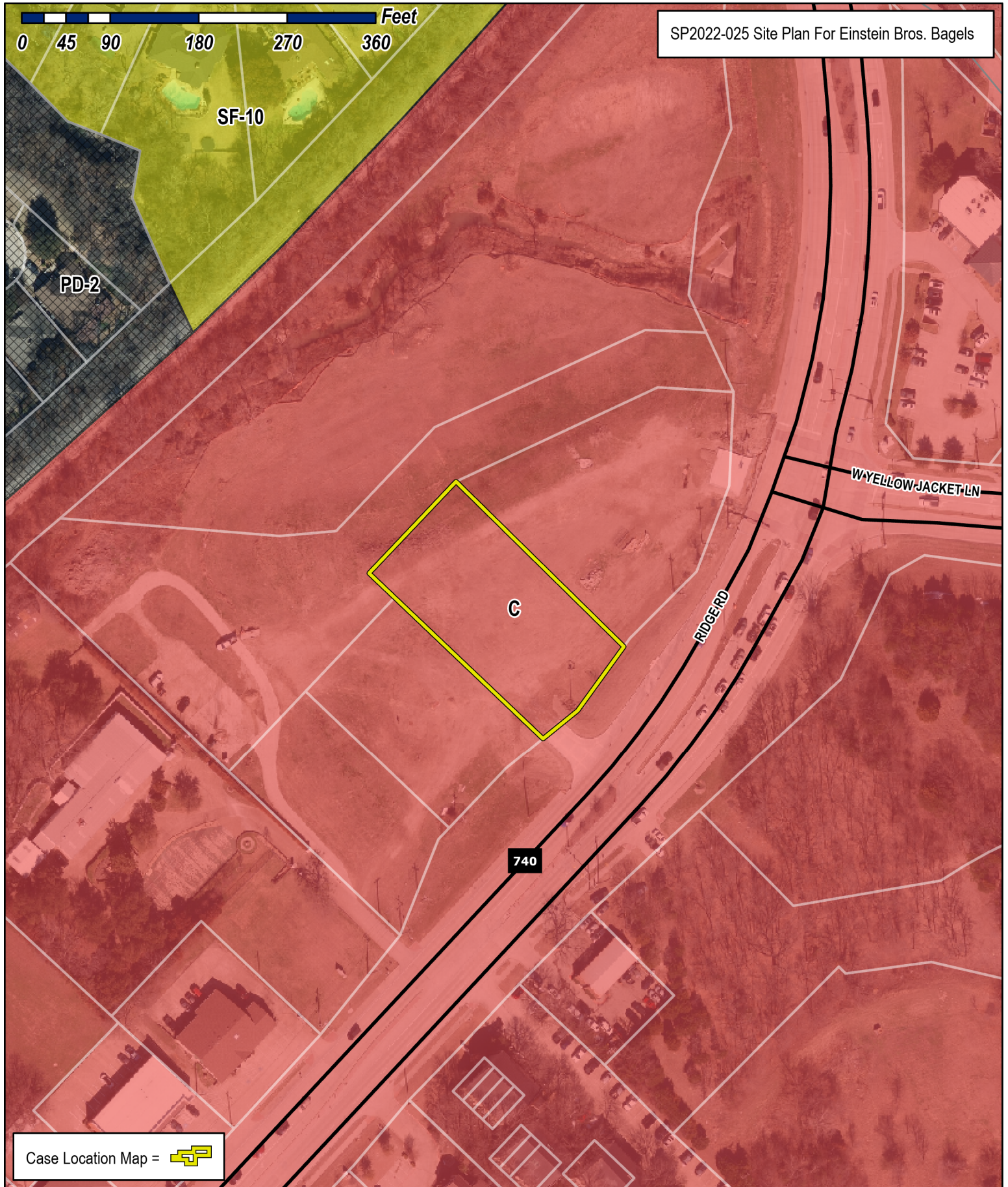
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Deborah Blacketer



MY COMMISSION EXPIRES 6-21-24





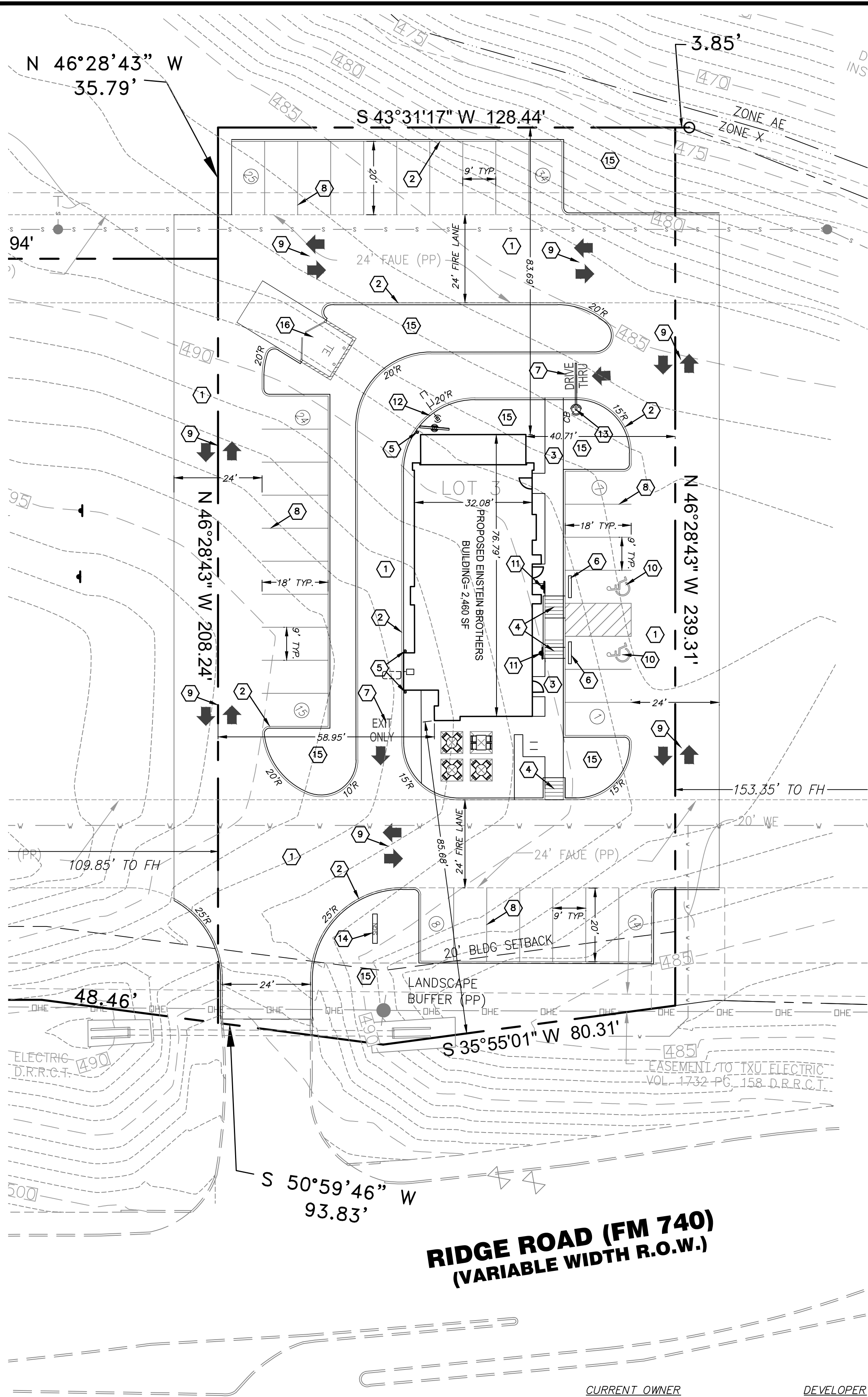
## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



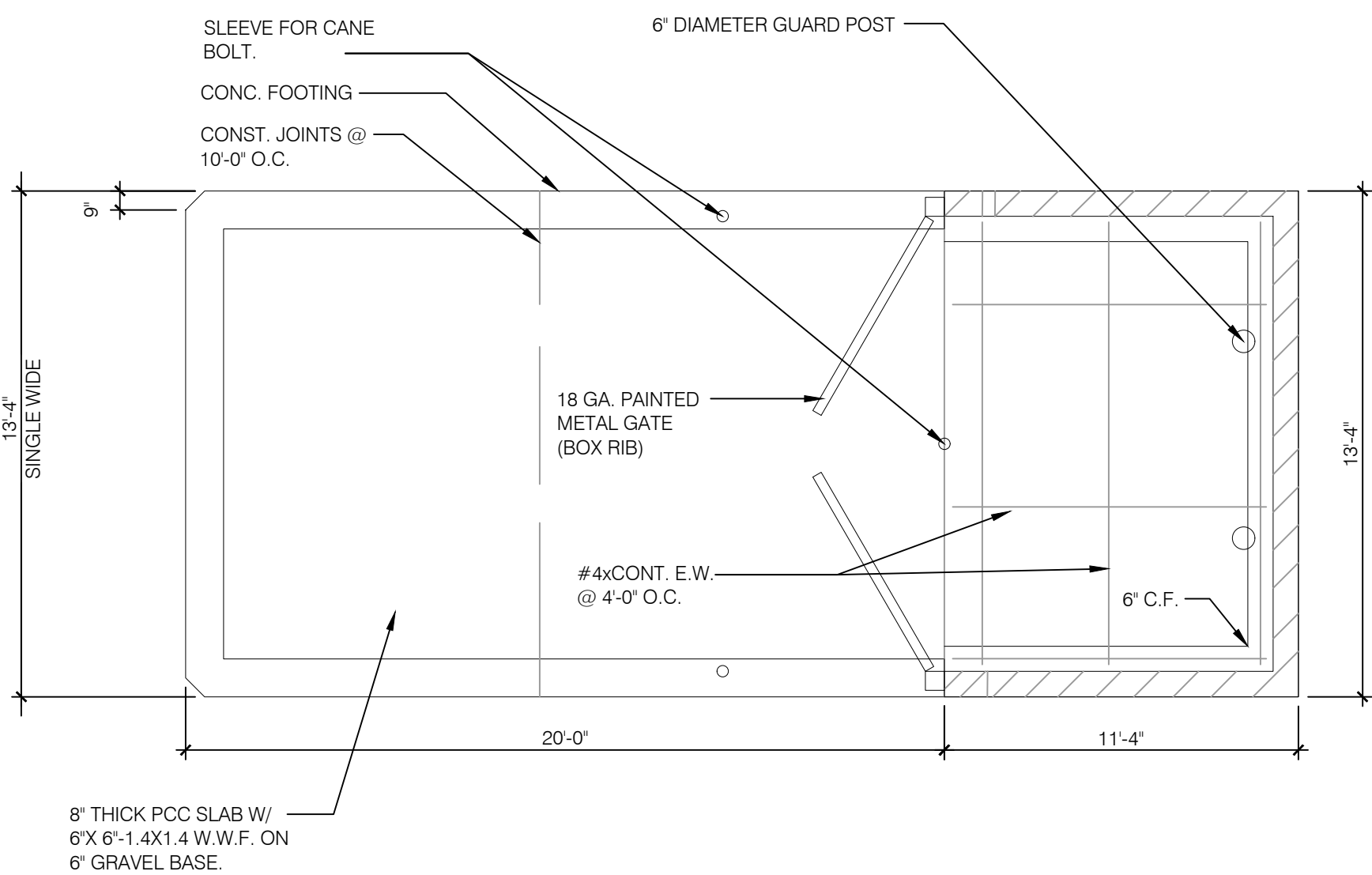
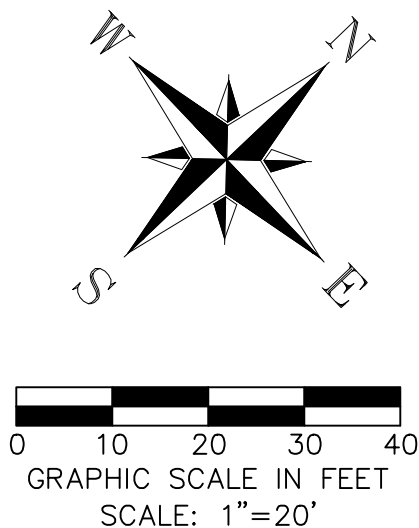
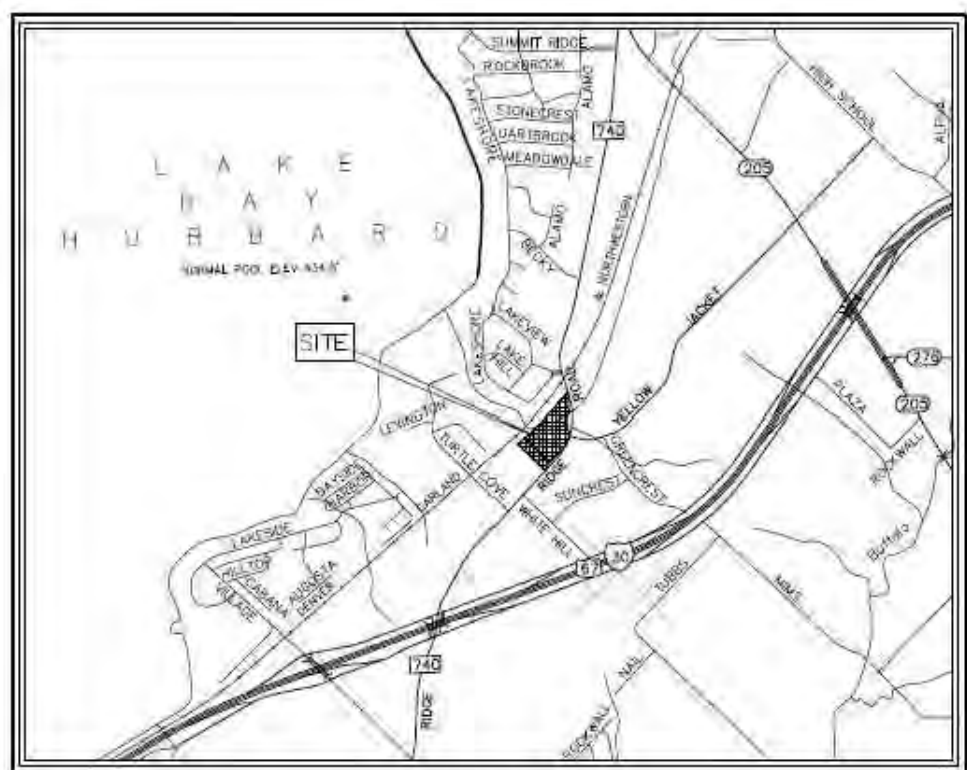




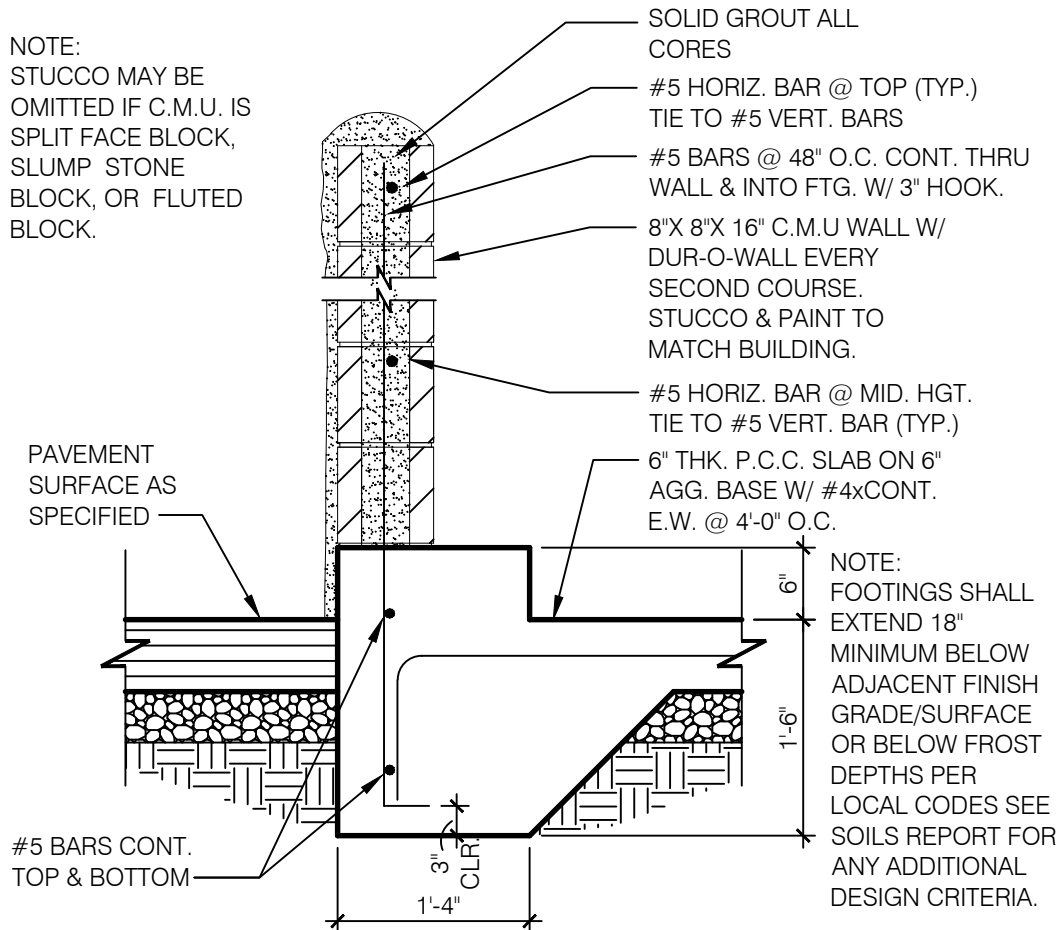
**RIDGE ROAD (FM 740)**  
**(VARIABLE WIDTH R.O.W.)**

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

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



### DUMPSTER ENCLOSURE



### DUMPSTER WALL

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR A DEVELOPMENT  
IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING  
COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

PLANNING & ZONING COMMISSION,  
CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

### SITE PLAN NOTES

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

### SITE DATA FOR TACO BELL

LOT AREA	30,583 SF; 0.702 AC
BUILDING HEIGHT	1 STORIES; 21'-0"
BUILDING AREA	2,460 SF
FLOOR AREA RATIO	0.049
TOTAL IMPERVIOUS AREA	23,606 SF (77.2% COVERAGE)
LANDSCAPED AREA	6,977 SF (22.8% COVERAGE)
EXISTING ZONING	C - COMMERCIAL DISTRICT
PROPOSED USAGE	RESTAURANT WITH DRIVE THRU
REQUIRED PARKING	25 SPACES (1/100 SF)
PROVIDED PARKING	34 SPACES
EXTERIOR MATERIALS:	STUCCO, BRICK, AND METAL

### KEYNOTES

- ① INSTALL PORTLAND CEMENT CONCRETE PAVING PLAN & GEOTECHNICAL SPECIFICATIONS
- ② CONSTRUCT MONOLITHIC CONCRETE CURB
- ③ CONSTRUCT 4" P.C.C. CURBED EDGE SIDEWALK
- ④ CONSTRUCT P.C.C. DEPRESSED RAMP
- ⑤ INSTALL GUARD POST
- ⑥ INSTALL PRECAST CONCRETE WHEELSTOPS
- ⑦ PAINT 24" HIGH LETTERS - WHITE
- ⑧ PAINT 4" WIDE SOLID STRIPE - WHITE
- ⑨ PAINT TRAFFIC ARROWS - WHITE
- ⑩ PAINT HANDICAP SYMBOL - WHITE ON BLUE BACKGROUND PER
- ⑪ INSTALL HANDICAP SIGN
- ⑫ MENU BOARD, SPEAKER PEDESTAL & SENSOR LOOP PER DETAIL BY SIGN SUPPLIER. FOUNDATIONS BY SIGN COMPANY
- ⑬ CLEARANCE BAR BY SIGN SUPPLIER AND FOUNDATION
- ⑭ MONUMENT SIGN BY SIGN VENDOR
- ⑮ LANDSCAPE AREA
- ⑯ CONSTRUCT TRASH ENCLOSURE
- ⑰ SITE LIGHTS (SEE PHOTOMETRICS PLAN)

**DCG ENGINEERING**

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

**PRELIMINARY  
FOR REVIEW ONLY**

Not for Construction or Permit Purposes

Engineer **LOGAN MCWHORTER**  
P.E. No. **102254** Date **5/13/22**

CE JOB NO: 1017-MORTON

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

**EINSTEIN BROTHERS  
BAGELS**

LOT 3, BLOCK A, SKY RIDGE ADDITION  
ROCKWALL, TX

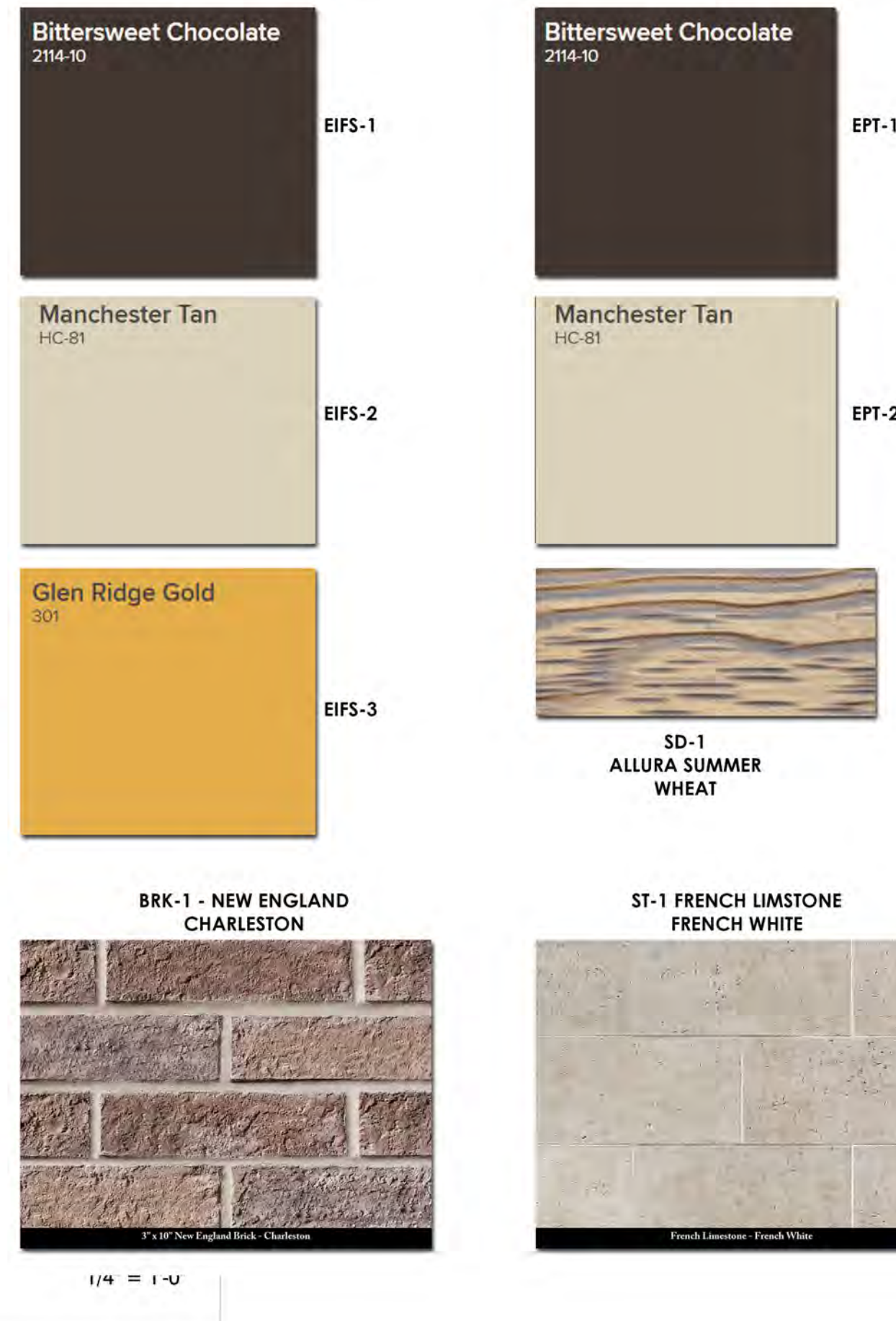
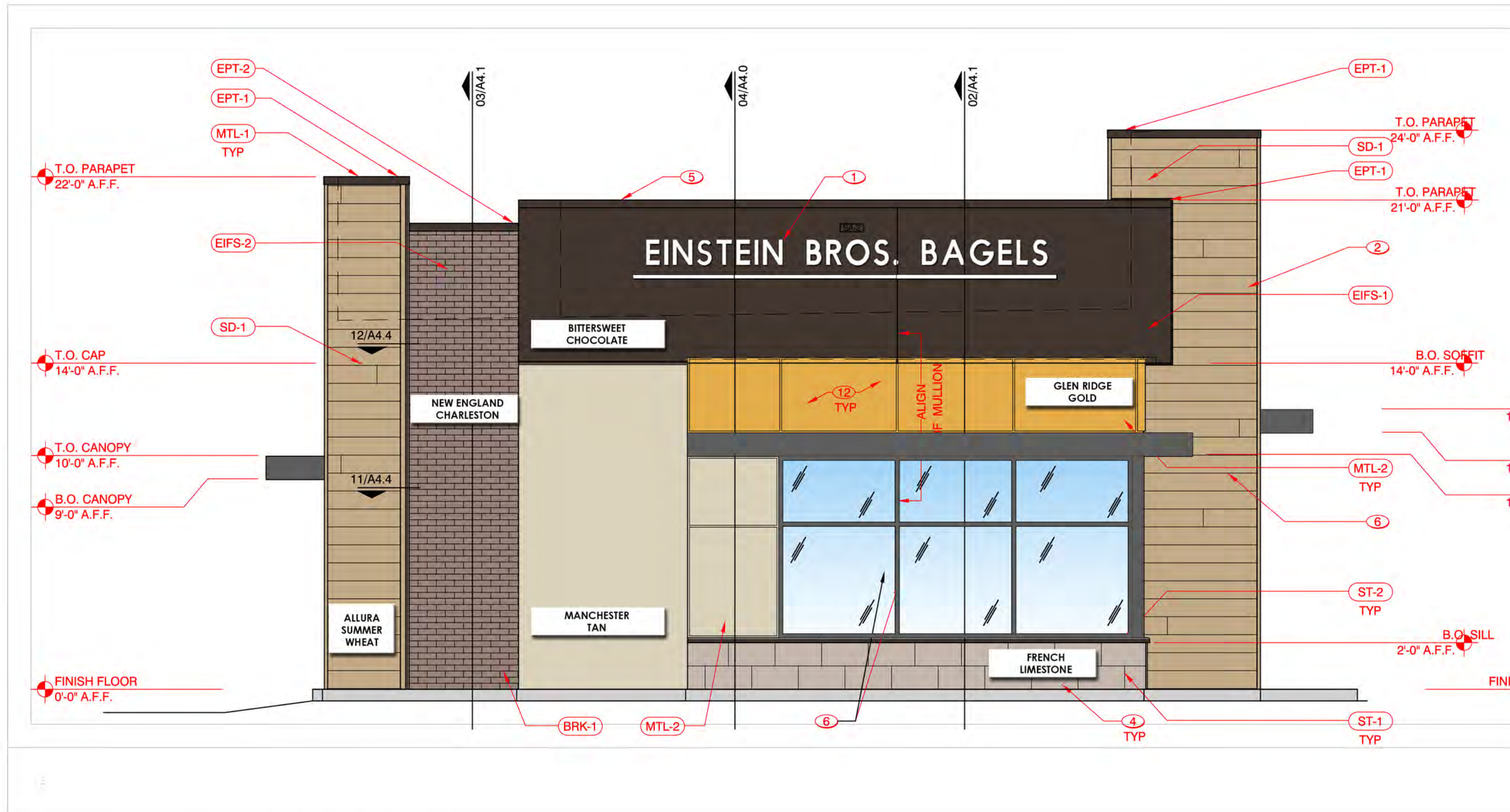
**EINSTEIN  
BROTHERS  
BAGELS**

**SITE PLAN**

**C3**

PLOT DATE: 5/13/22





## GENERAL NOTES

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

## KEYNOTES

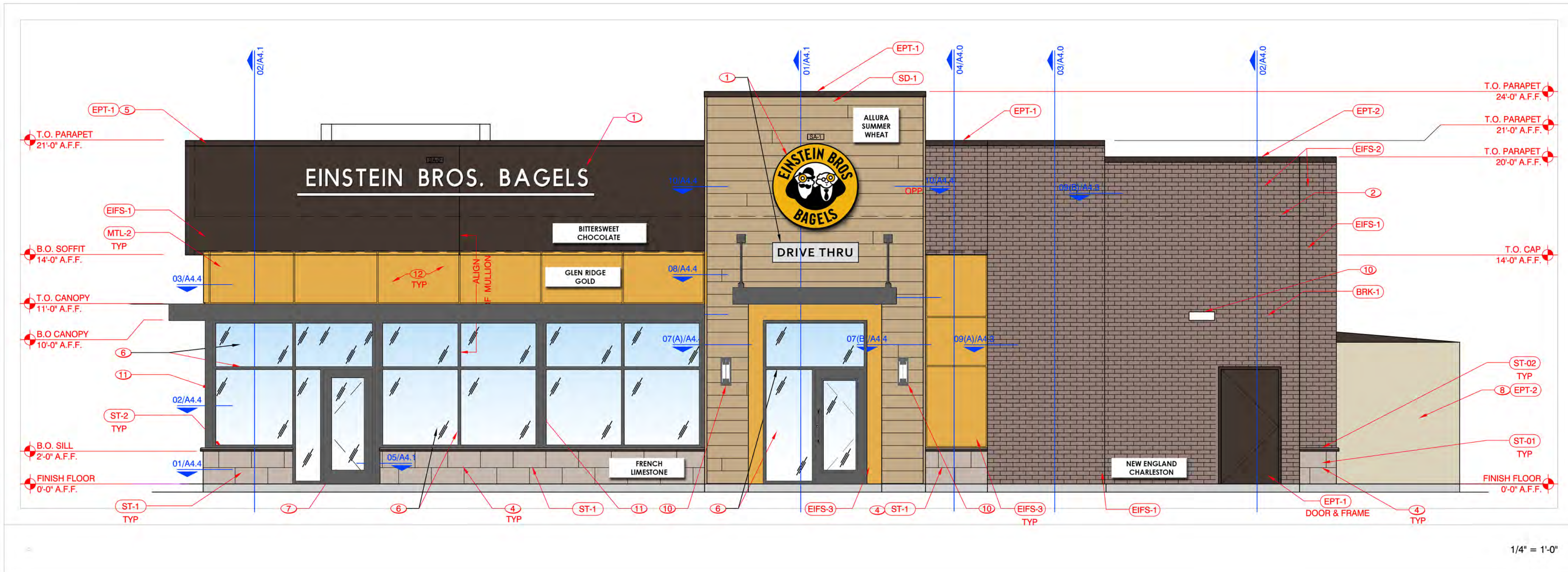
- OWNER PROVIDED & INSTALLED ILLUMINATED CARIBOU-EINSTEIN SIGNAGE. SEE RESPONSIBILITY MATRIX ON SHEET G0.2 FOR ADDITIONAL INFORMATION.
- LINE OF ROOF BEYOND.
- DOWN SPOUT AND COLLECTOR HEAD SHALL BE PAINTED TO MATCH EIFS-1.
- MANUF. STONE VENEER. INSTALL PER MANUFACTURER SPECIFICATIONS.
- GALVANIZED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

## SIGNAGE SCHEDULE

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

## 01 Elevations (East)

SCALE: 1/4" = 1'-0"



## 02 Elevations (North)

SCALE: 1/4" = 1'-0"

ARCHITECT/DESIGN CONSULTANT

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

ARCHITECTURAL PROJECT NO.: 2022\_01\_26  
DRAWN BY: RA  
CHECKED BY: DCG

STORE #



ROCKWALL TX

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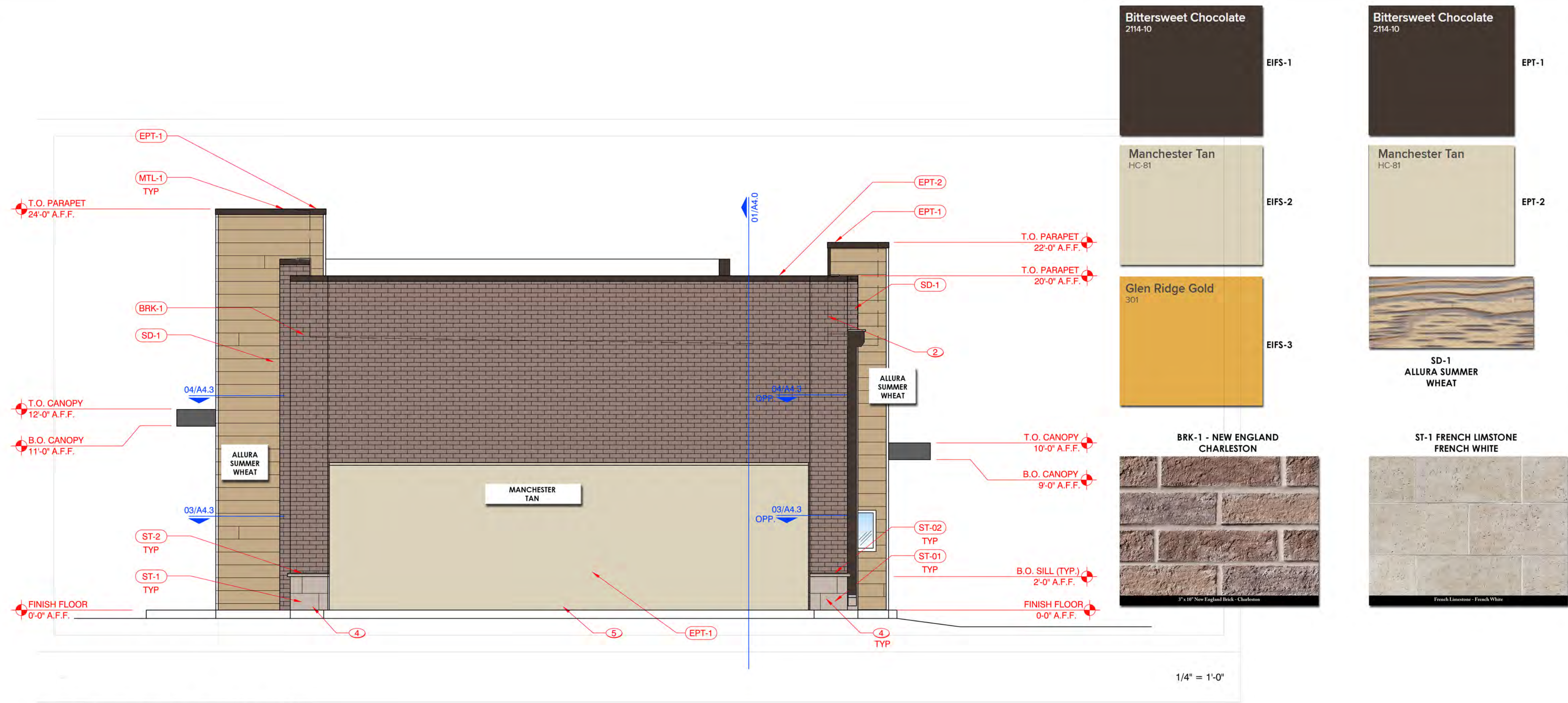
BRAND REVIEW ISSUE DATE: 06-11-2020  
BIO ISSUE DATE:  
BUILDING REVIEW ISSUE DATE:  
HEALTH DEPT. REVIEW ISSUE DATE:  
TAS REVIEW ISSUE DATE:  
CONSTRUCTION ISSUE DATE:

DRAWING TITLE:  
EXTERIOR ELEVATIONS

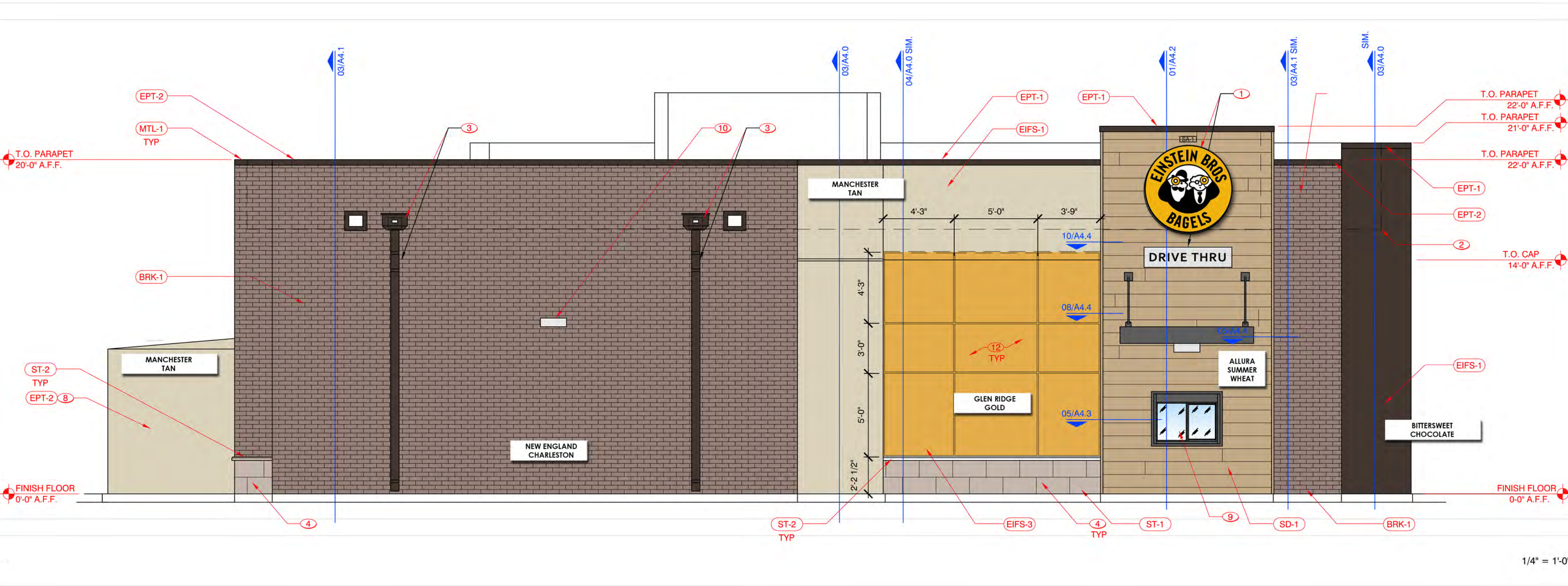
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**A3.0**





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



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

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

- ### KEYNOTES
- OWNER PROVIDED & INSTALLED ILLUMINATED CARIBOU-EINSTEIN SIGNAGE. SEE RESPONSIBILITY MATRIX ON SHEET G0.2 FOR ADDITIONAL INFORMATION.
  - LINE OF ROOF BEYOND.
  - DOWN SPOUT AND COLLECTOR HEAD SHALL BE PAINTED TO MATCH EIFS-1.
  - MANUF. STONE VENEER. INSTALL PER MANUFACTURER SPECIFICATIONS.
  - GALVANIZED METAL COPING, PAINTED AS SCHEDULED.
  - ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING COMPLYING WITH APPLICABLE ENERGY CODE.
  - ANODIZED ALUMINUM STOREFRONT SYSTEM DOOR AND GLAZING.
  - EXTERIOR WIC/F w/ SHED ROOF PER MFR.: PAINT AS INDICATED.
  - DUAL PANE 3/4" CLEAR INSULATED SOLARBAN 70XL LOW-E TEMPERED GLAZING IN BRONZE ANODIZED ALUMINUM FRAME; MANUAL OPEN / ELECTRONIC RELEASE (READY ACCESS 600 SERIES) PASS THRU WINDOW.
  - EXTERIOR LIGHTING. REF. SHEET A2.3
  - BREAK METAL TO MATCH STOREFRONT SYSTEM
  - ALUCABOND PANELS INSTALL PER MANUFACTURES SPECIFICATION. REF. SHEET 13/A4.4

### SIGNAGE SCHEDULE

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

STORE #



ROCKWALL TX

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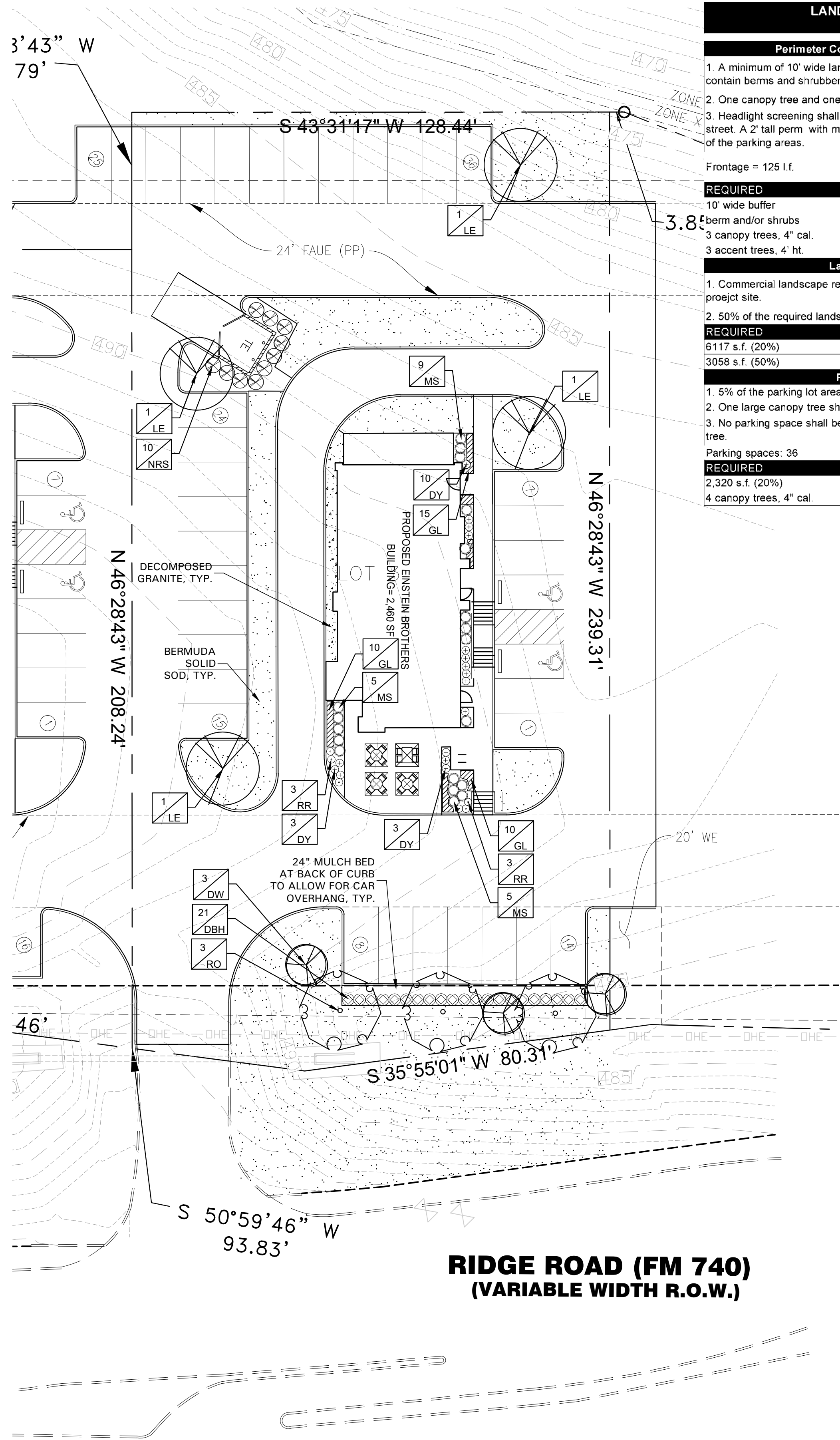
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DRAWING NUMBER:

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LANDSCAPE TABULATIONS ROCKWALL, TEXAS	
Perimeter Collector Street or Arterial Roadway	
1. A minimum of 10' wide landscape buffer shall be required. Frontage shall contain berms and shrubbery to have a total minimum height of 30".	
2. One canopy tree and one accent tree shall be incorporated every 50 l.f.	
3. Headlight screening shall be provided where parking is adjacent to the street. A 2' tall perm with mature evergreen shrubs along the entire adjacency of the parking areas.	
Frontage = 125 l.f.	
REQUIRED	PROVIDED
10' wide buffer	10' wide buffer
berm and/or shrubs	shrubs 36" ht.
3 canopy trees, 4" cal.	3 canopy trees, 4" cal.
3 accent trees, 4' ht.	3 accent trees, 4' ht.
Landscape Requirements	
1. Commercial landscape requirements must total a minimum of 20% of the project site.	
2. 50% of the required landscape shall be located in the front yard.	
REQUIRED	PROVIDED
6117 s.f. (20%)	6852 s.f. (22.4%)
3058 s.f. (50%)	2897 s.f.
Parking Lot Landscape	
1. 5% of the parking lot area shall be landscape.	
2. One large canopy tree shall be provided for every 10 spaces.	
3. No parking space shall be located more than 80' from the trunk of a canopy tree.	
Parking spaces: 36	
REQUIRED	PROVIDED
2,320 s.f. (20%)	2855 s.f. (22.8%)
4 canopy trees, 4" cal.	4 canopy trees, 4" cal.

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

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

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

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

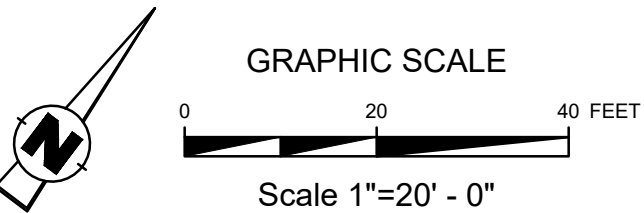
Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

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

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

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

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



AWR  
P.O. Box 1746  
Aledo, Texas 76008  
Tel: 817.517.5599



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

EINSTEIN BROTHERS  
BAGELS  
RIDGE ROAD  
ROCKWALL, TX

EINSTEIN  
BROTHERS  
BAGELS  
LANDSCAPE  
PLAN

L1.01

PLOT DATE: 5/13/22



SECTION 32 9000 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

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

1.2 REFERENCE DOCUMENTS

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

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

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

- B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

- C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

1.4 REFERENCES

- A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSEYMEN, 27 OCTOBER 1980, EDITION, BY AMERICAN NATIONAL STANDARDS INSTITUTE (Z60.1) - PLANT MATERIAL
- B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE, 1942 EDITION OF STANDARDIZED PLANT NAMES.
- C. TEXAS ASSOCIATION OF NURSEYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

- A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNERS REPRESENTATIVE BEFORE USE.
- B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA
- C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED FOR ANY PLANT MATERIAL NOT AVAILABLE. SUBMIT REQUEST FOR SUBSTITUTION.
- 1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING
- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.
- B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.
- C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

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

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:

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

SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION. AN ON SITE INSPECTION BY THE OWNERS AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.

- E. NOTIFY OWNER OR OWNERS REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.
- F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD

- G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR
- H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOVED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

- I. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.
- J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

- K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SCHEDULE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- L. REAPPLY MULCH TO BARE AND THIN AREAS.

- M. SHOULD SEEDS AND SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

- a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY. ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
- b. ALL HARDCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
- c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDD OR RESEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

GUARANTEE:

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

1.9 QUALITY ASSURANCE

- A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
- B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.
- C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.

- D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.

- E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

- F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.

- G. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SH FEELS TO BE UNSATISFACTORY OR DEFECTIVE. DURING THE WORK PROCESS, ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. PREPARATION
1. BALLED AND BURLAPPED BAB PLANTS); DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.
- B. DELIVERY
1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETEIORATION DURING DELIVERY AND WHILE STORED ON SITE.
2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE

3. PROTECT ROOT BALLS BY HEELING IN WITH SAND/LOAM OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES

5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.
6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.

7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.
8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMES, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

- A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK, LISTED PLANT HEIGHTS ARE FROM TOPS OF FOOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.
- B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BRIDGES ARE SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN.

- C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.

- D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.

- E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMATIC CONDITIONS.

- F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.

- G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

- H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.
- I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING

- ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

- J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.

- K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

- L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, VERTICAL DISFIGURING KNOTS, OR INSECT DAMAGE WILL BE REJECTED.

- M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.

- N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

- O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

- P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:

1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLASGRASS OR NUTGRASS SHALL BE REJECTED.

2. PHYSICAL PROPERTIES AS FOLLOWS:
- a. CLAY - BETWEEN 7-27%
  - b. SILT - BETWEEN 15-25%
  - c. SAND - LESS THAN 52%

3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.
4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.

- B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.

- C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS; OR PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS; OR ACID GRO MUNICIPAL MIX 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.

- F. ORGANIC FERTILIZER: FERTILIZED, SUSTANE, OR GREEN SENSE OR SOIL 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.

- G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCL) OR UP WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.

- H. PEAT: SUBCOMMERCIAL SPAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

- A. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING, DURAMEDGE STEEL OR APPROVED EQUAL.

- B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.

- C. FILTER FABRIC - MIRAPE 1405 8'X 16' MIRAPE INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS, INC. (949-223-9444).

- D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

- E. GRAVEL - WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1 1/2".

- F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL, MIXED OF GRAVELS AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.

- G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.

- H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING

- PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

- 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 TO PLANTING AREAS FOLLOWING THE RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS).
  2. 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. 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 GAPPED OPEN, THEN WATERED THOROUGHLY.

3.2 INSTALLATION

- A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL PLANT CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.

- B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE WINDS DURING TRANSPORT. 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 BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.

- C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.

- D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE 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 THE SOIL SURFACE IN ORIGINAL PLACE OF GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLICK OR GLAZED.

- F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN ITS VERTICAL DIMENSION. REMOVE AND HAIL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER (3/4") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING CONTAINERS.

- G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DROPS MORE THAN 2" WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE PER TREE IF THE PERCOLATION TEST FAILS.

- H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION. WHEN THE HOLE IS DUG IN SOIL, ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP 3" OF THE BALL, AS WELL AS ALL NYLON, PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE ROOT BOUND. IF SO FOLLOW STANDARD NURSERY PRACTICE OF ROOT SCORING.

- I. DO NOT WRAP TREES.
- J. DO NOT OVER PRUNE.

- K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS.
- L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.

- M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.

- N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.

- O. 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.

- P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR PIT.

- Q. 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 OF 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.

- R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS.

- S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING, CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION.

1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES.
2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
3. IMMEDIATELY AFTER PLANTING 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.

- O. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.

1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT BENDS.
2. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.
3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.
4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.

5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

3.3 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 SO 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 HOSEING THEM AT END OF EACH WORK DAY.

- B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.

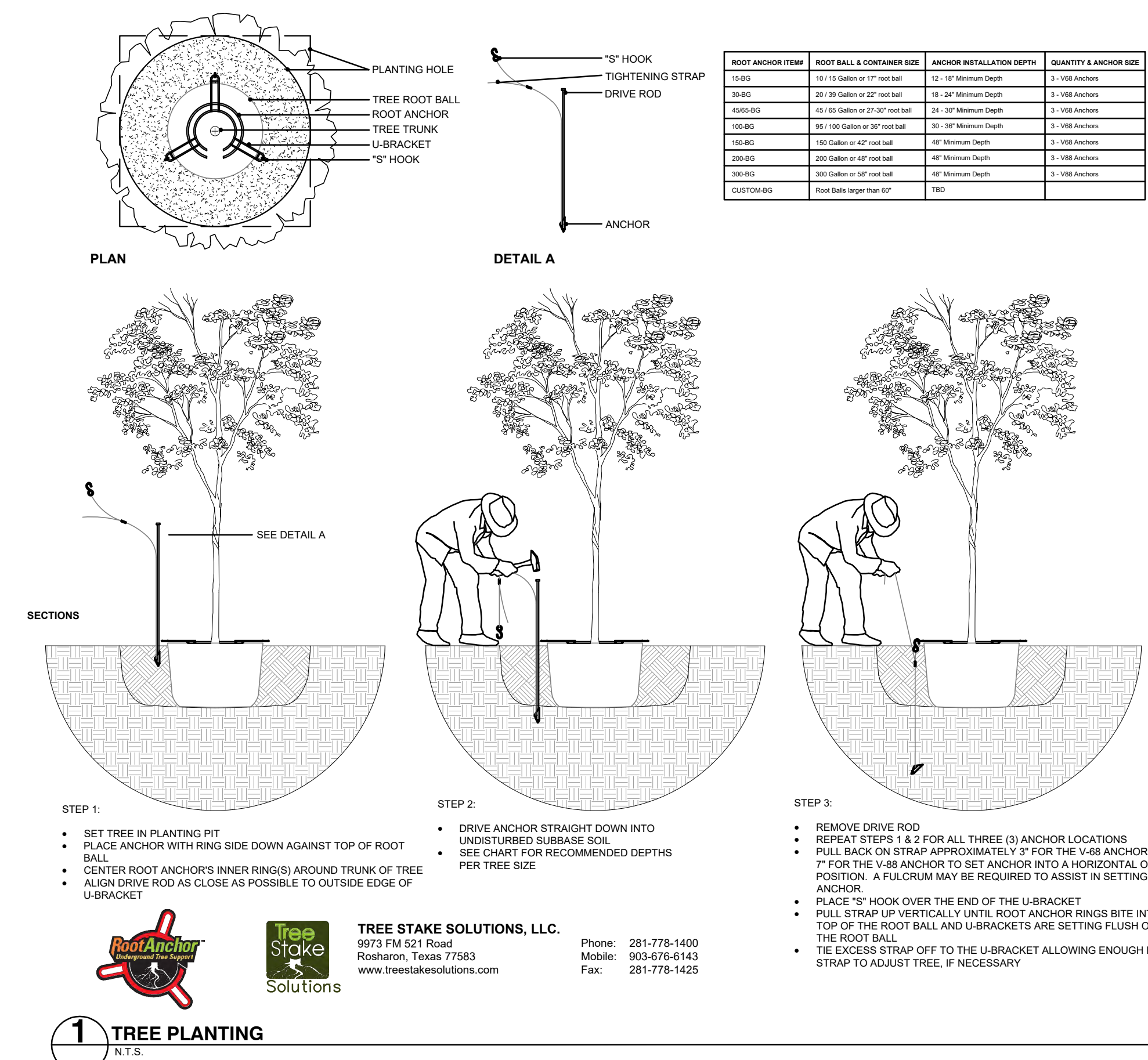
- C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

- D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTANCE.

- E. WHEN IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNERS SATISFACTION WITHIN 24 HOURS.

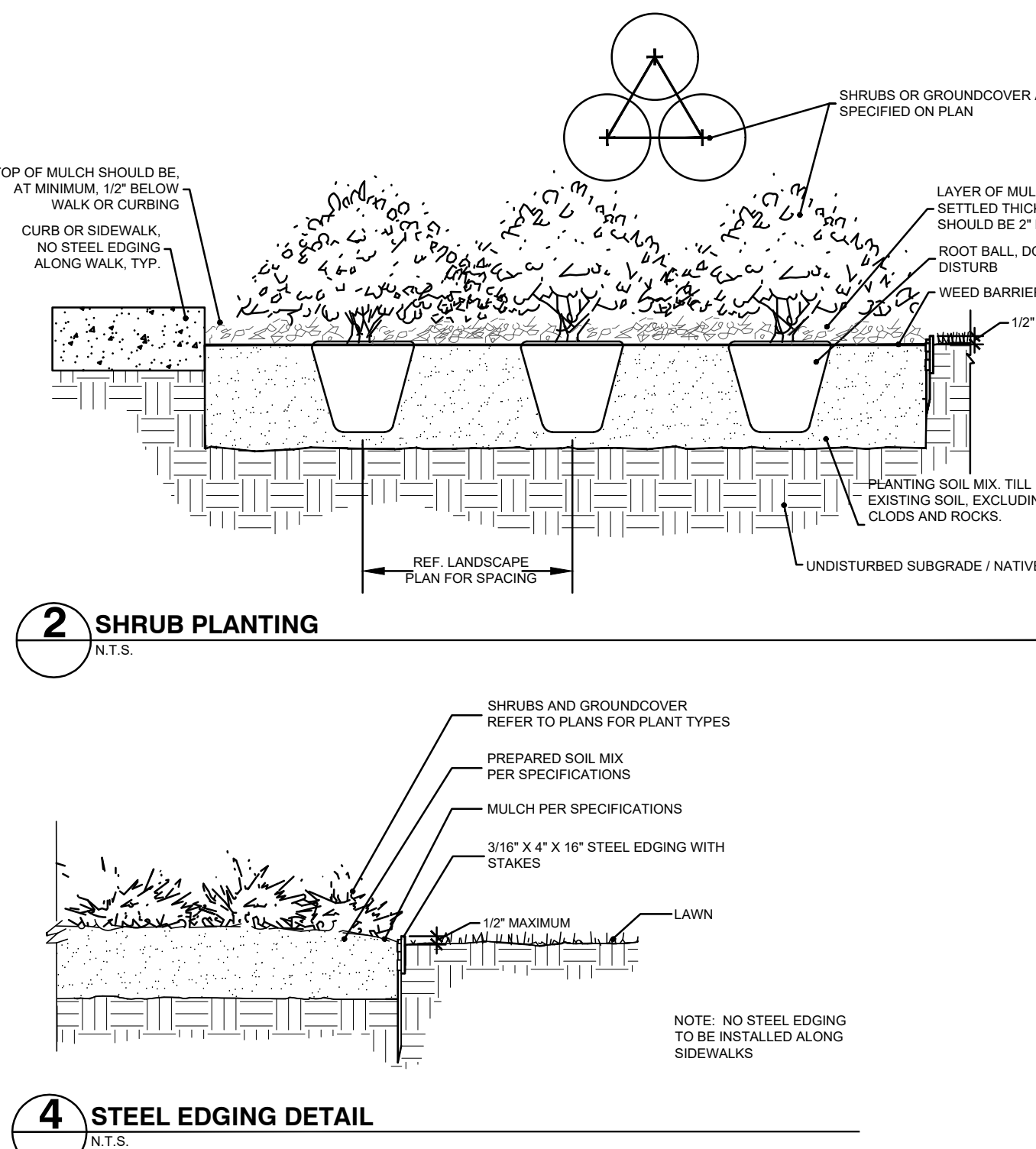
- F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION

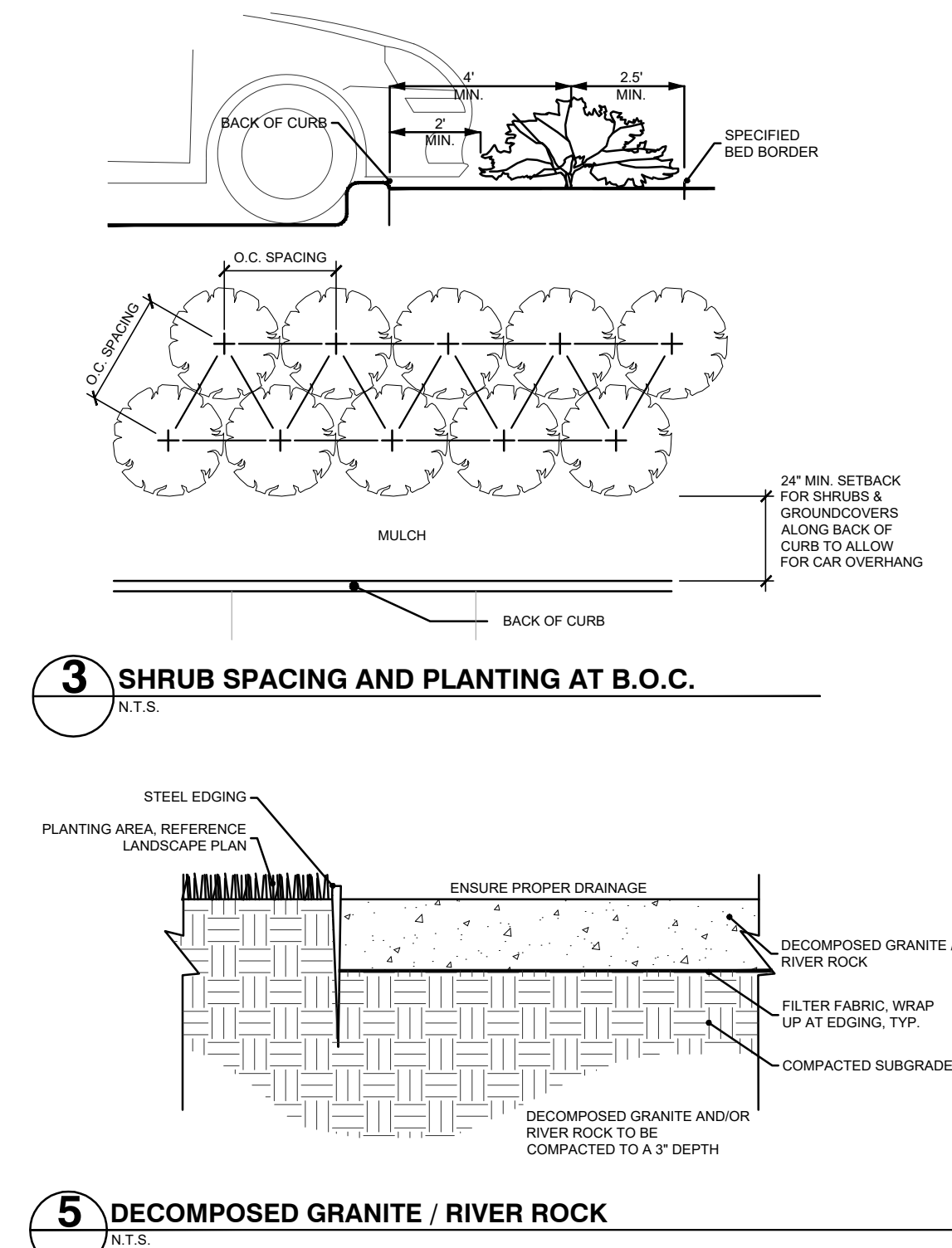


**TREE STAKE SOLUTIONS, LLC.**  
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**4 STEEL EDGING DETAIL**  
N.T.S.

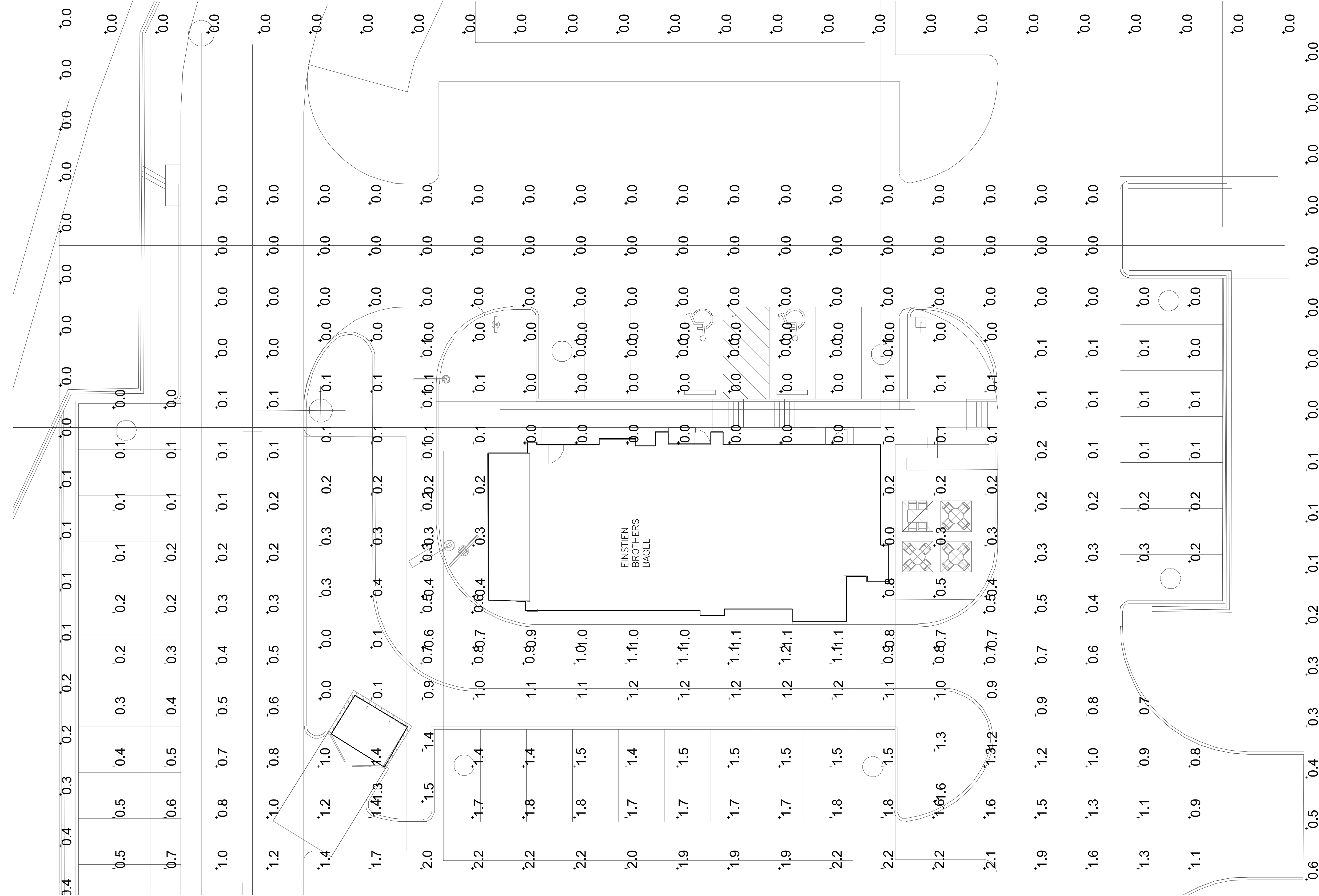


**5 DECOMPOSED GRANITE / RIVER ROCK**  
N.T.S.



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE LANE	+	1.9 fc	3.6 fc	0.0 fc	N/A	N/A

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
20' Trespass	+	0.1 fc	2.1 fc	0.0 fc	N/A	N/A
Parking Lot	+	2.4 fc	6.7 fc	0.3 fc	22.3:1	8.0:1
Property Line	+	0.4 fc	5.2 fc	0.0 fc	N/A	N/A

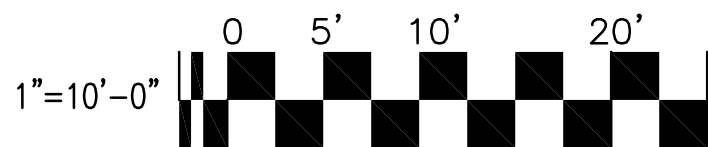


01 PHOTOMETRICS

SCALE: 1"=10'

GRAPHIC SCALE

NOTE: CHECK GRAPHIC SCALE BEFORE SCALING DRAWING



GENERAL NOTES:

ARCHITECT/ DESIGN CONSULTANT  
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Engineering Firm Registration Number F-21947



C. Tony Marshall

05/18/22

ARCHITECTURAL PROJECT NO.: 2021\_07\_02  
DRAWN BY: RA  
CHECKED BY: DCG

STORE #



RIDGE ROAD  
ROCKWALL, TX.

NO.	REVISIONS:	DATE:
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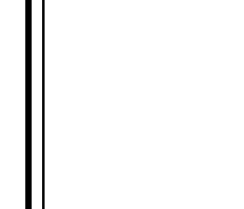
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BID ISSUE DATE:  
BUILDING REVIEW ISSUE DATE:  
HEALTH DEPT. REVIEW ISSUE DATE:  
TAS REVIEW ISSUE DATE:  
CONSTRUCTION ISSUE DATE:

DRAWING TITLE:  
PHOTOMETRICS SITE PLAN -  
MEP

DRAWING NUMBER:

PH-1






Anchor Base Pole

SSS

SQUARE STRAIGHT STEEL

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

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**LITHONIA LIGHTING®** POLE-SS

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TECHNICAL INFORMATION – EPA (EPI) with 1.3 g/m <sup>3</sup>													
Catalog number	Nominal shaft length (L <sub>1</sub> ) <sup>1</sup>	Pole Shaft Size (Bore x In. x F.L.)	Wall thick (in.)	Gauge	EPA (EPI) with 1.3 g/m <sup>3</sup>				Bolt circle (in.)	Bolt size (in. x in.)	Approximate weight (lbs.)		
					90 MPa Max. weight	90 MPa Max. weight	100 MPa Max. weight	Max. weight					
S55 10-4C	10	4.0 x 10.0	0.1196	11	30.6	765	218	595	18.9	4-9	3/4 x 18-1	75	
S55 12-4C	12	4.0 x 12.0	0.1196	11	24.1	600	170	428	14.3	4-9	3/4 x 18-1	90	
S55 14-4C	14	4.0 x 14.0	0.1196	11	19.5	495	153	378	11.7	3-9	3/4 x 18-1	70	
S55 16-4C	16	4.0 x 16.0	0.1196	11	15.9	390	11.8	295	8.9	2-9	3/4 x 18-1	115	
S55 18-4C	18	4.0 x 18.0	0.1196	11	12.6	315	9.2	230	6.7	1-8	3/4 x 18-1	125	
S55 20-4C	20	4.0 x 20.0	0.1196	11	9.6	240	6.7	167	4.5	1-9	3/4 x 18-1	140	
S55 20-4C	20	4.0 x 20.0	0.1193	7	14	340	11	275	8	2-9	3/4 x 18-1	198	
S55 20-4C	20	5.0 x 20.0	0.1272	7	12.7	340	9.4	260	9.4	2-9	3/4 x 18-1	185	
S55 20-4C	20	5.0 x 20.0	0.1193	7	28.1	703	214	535	16.2	4-9	1 x 16-4	205	
S55 25-4C	25	4.0 x 25.0	0.1196	11	4.8	150	2.6	100	1	5-9	3/4 x 18-1	170	
S55 25-4C	25	4.0 x 25.0	0.1193	7	10.8	270	7.7	188	5.4	1-5	3/4 x 18-1	245	
S55 25-4C	25	5.0 x 25.0	0.1196	11	9.3	245	6.3	157	3.7	10-12	1 x 16-4	235	
S55 30-4C	30	5.0 x 30.0	0.1193	7	18.3	463	13.3	339	8.1	2-8	1 x 16-4	360	
S55 30-4C	30	4.0 x 30.0	0.1193	7	6.7	188	4.4	110	2.6	6-5	3/4 x 18-1	295	
S55 30-4C	30	5.0 x 30.0	0.1196	7	4.7	150	2	50	—	—	10-12	1 x 16-4	265
S55 30-4C	30	5.0 x 30.0	0.1193	7	10.7	267	6.7	167	3.9	10-10	1 x 16-4	380	
S55 30-4C	30	6.0 x 30.0	0.1193	7	19	475	13.2	330	9	2-25	11 x 16-4	520	
S55 35-4C	35	5.0 x 35.0	0.1193	7	5.9	145	2.8	81	2.8	10-12	1 x 16-4	440	
S55 35-4C	35	6.0 x 35.0	0.1193	7	12.4	310	7.6	190	4.2	1-5	11 x 16-4	540	
S55 39-4C	39	6.0 x 39.0	0.1193	7	7.2	180	3	75	—	—	11-13	1 x 16-4	605

\* EPA values are based ASCE 7-93 wind map. For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

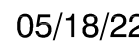
POLE DATA								
Shaft base size	Bolt circle A	Bolt projection B	Base diameter C	Base plate thickness	Template description	Anchor bolt description	Anchor bolt and template number	Anchor bolt description
4"X	8" - 9"	3.25" - 3.5"	8" - 8.25"	0.75"	ABTEMPLATE PDS000A	AB18 - 0	AB55 - 4A	3/4"x18"x13"
4"X	8" - 9"	3.38" - 3.25"	8" - 8.25"	0.875"	ABTEMPLATE PDS000	AB30 - 0	AB55 - 4G	3/4"x30"x13"
5"	10" - 12"	3.5" - 4"	11"	1"	ABTEMPLATE PDS0070	AB36 - 0	AB55 - 5	1"x36"x14"
6"	11" - 13"	4" - 4.50"	12.5"	1"	ABTEMPLATE PDS001	AB36 - 0	N/A	1"x36"x14"

Default D is on side

- **Do not** erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.

**LITHONIA LIGHTING** POLE-SS

OUTDOOR: One Lithonia Way, Conyers, GA 30012 Phone: 800-705-SERV (7378) [www.lithonia.com](http://www.lithonia.com) ©1994-2021 Acuity Brands Lighting, Inc. All rights reserved. Rev. 01/22/21



ARCHITECTURAL PROJECT NO.: 2021\_07\_03  
DRAWN BY: RA  
CHECKED BY: DCO

[illegible]

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

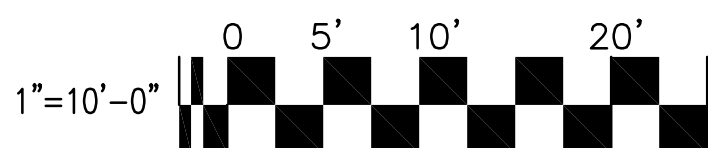
DRAWING TITLE:

## SITE LIGHTING CUT SHEETS

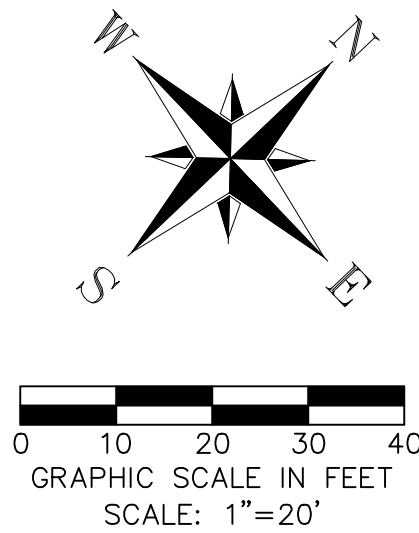
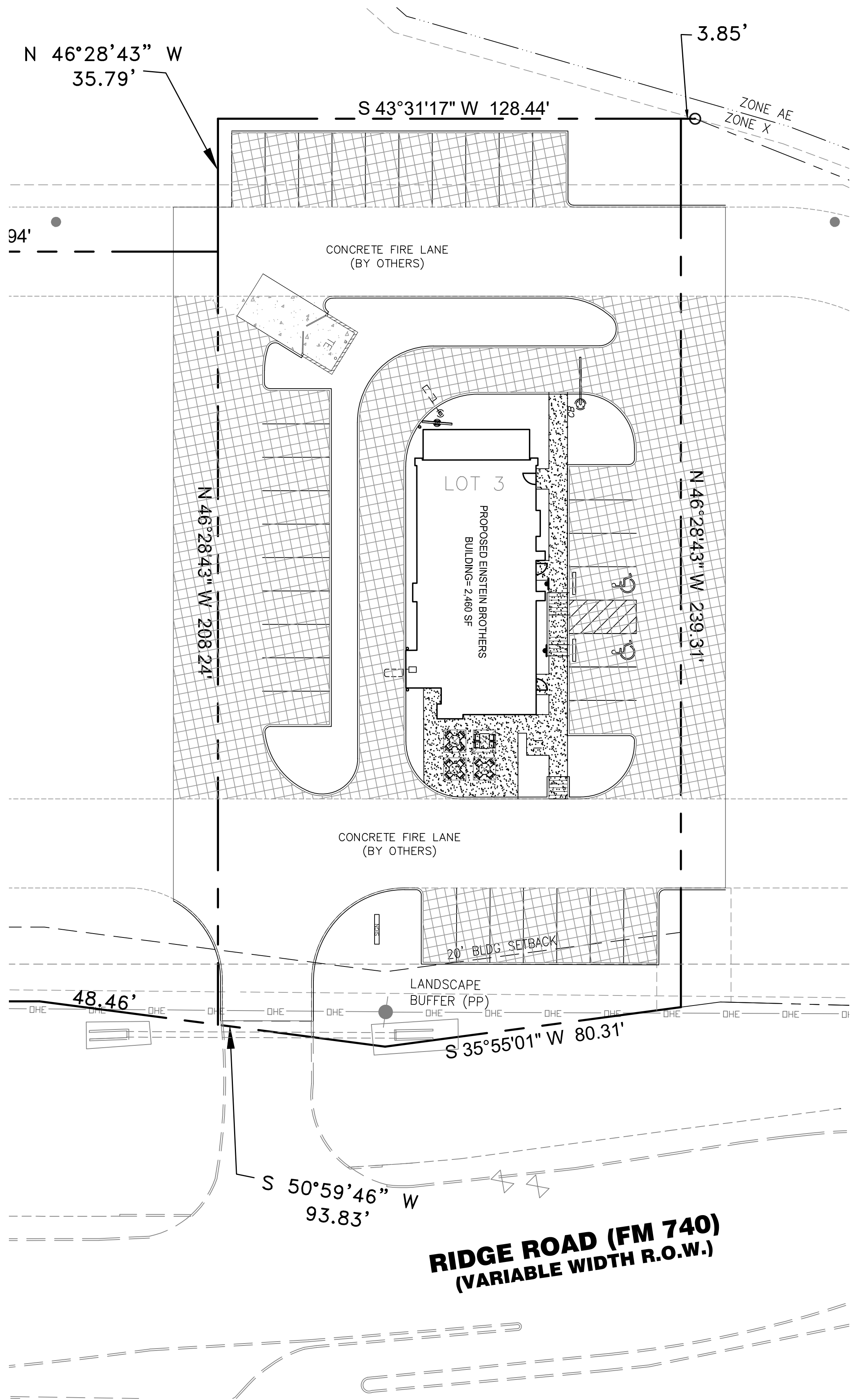
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# PH-2

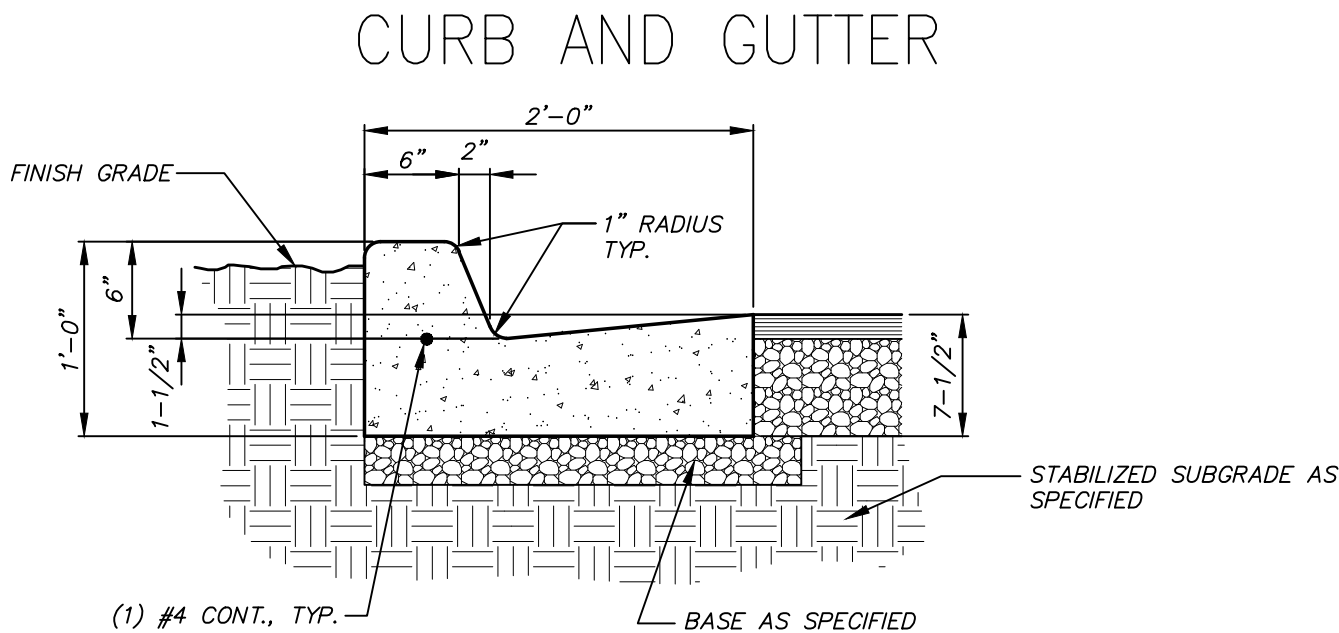
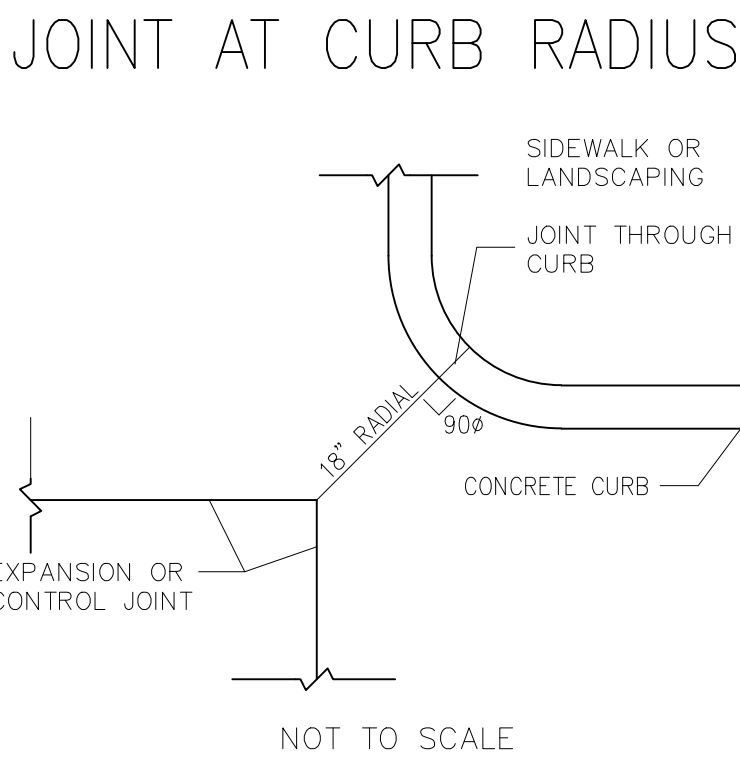
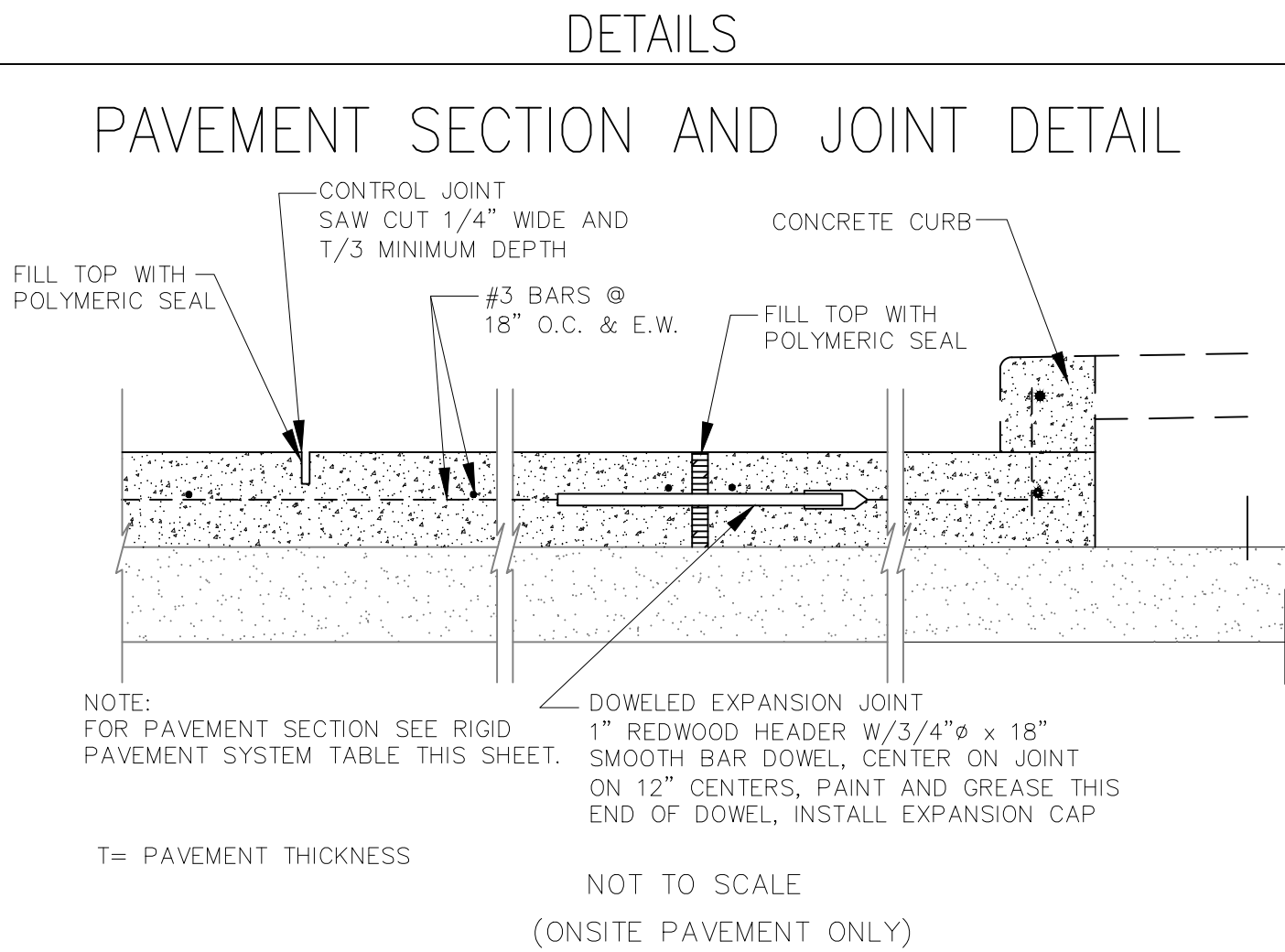
NOTE: CHECK GRAPHIC SCALE BEFORE SCALING DRAWING







- LEGEND**
- DE DOWELED EXPANSION
  - SAWED DUMMY JOINT OR CONTROL JOINT WITH TIE BARS
  - LONGITUDINAL DUMMY JOINT OR CONTROL JOINT WITH TIE BARS
  - 4" CONCRETE (SIDEWALK) 3,500 PSI @ 28 DAYS W/ #3 BARS ON 18" O.C.E.W.
  - 6" PORTLAND CONCRETE 3,500 PSI @ 28 DAYS W/ #3 BARS ON 18" O.C.E.W. ON 12" COMPACTED SUBGRADE (95% STANDARD PROCTOR) PER GEOTECHNICAL REPORT
  - 7" PORTLAND CONCRETE 3,500 PSI @ 28 DAYS W/ #4 BARS ON 18" O.C.E.W. ON 12" COMPACTED SUBGRADE (95% STANDARD PROCTOR) PER GEOTECHNICAL REPORT



**KEY NOTES**

CONSTRUCT PORTLAND CEMENT CONCRETE PAVEMENT PER PAVING PLAN & GEOTECHNICAL SPECIFICATIONS (PSI REPORT #0254438)

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

**PRELIMINARY FOR REVIEW ONLY**  
Not for Construction or Permit Purposes  
Engineer **LOGAN MCWHORTER**  
P.E. No. **102254** Date **5/13/22**  
CE JOB NO: 1017-MORTON

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

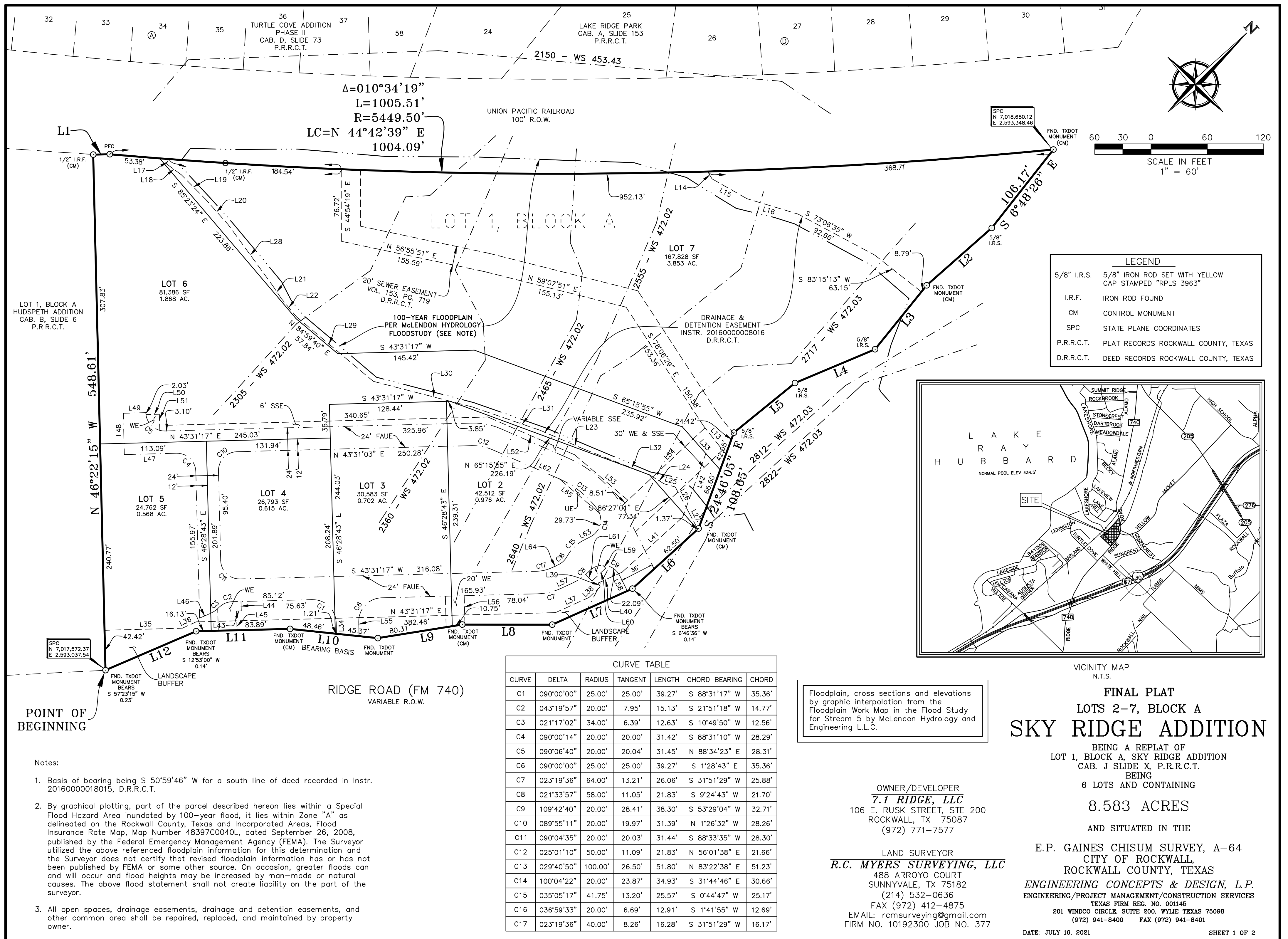
**EINSTEIN BROTHERS BAGELS**  
LOT 3, BLOCK A, SKY RIDGE ADDITION  
ROCKWALL, TX

**EINSTEIN BROTHERS BAGELS**

**PAVING AND JOINTING PLAN**

**C9**  
PLOT DATE: 5/13/22









# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

---

**TO:** Planning and Zoning Commission  
**DATE:** June 14, 2022  
**APPLICANT:** David Gregory; DCG Engineering, Inc.  
**CASE NUMBER:** SP2022-025; Site Plan for Einstein Bros Bagel

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### SUMMARY

Discuss and consider a request by David Gregory of DCG Engineering, Inc. on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a Site Plan for a Restaurant with 2,000 SF or more with Drive-Through or Drive-In (Einstein Bros. Bagels) on a 0.702-acre parcel of land identified as Lot 3, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the west side of Ridge Road [FM740] south of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

### BACKGROUND

The subject property was originally annexed into the City of Rockwall on November 7, 1960 by *Ordinance No. 60-04*. According to the City's historic zoning maps, the subject property was zoned Commercial (C) District as of January 3, 1972. On January 20, 2015, the City Council approved a miscellaneous case [Case No. MIS2014-018] to allow an *Alternative Tree Mitigation Plan*. On August 7, 2017, the City Council approved a final plat case [Case No. P2017-037] that established the subject property as Lot 1, Block A, Sky Ridge Addition. On January 26, 2021, the Planning and Zoning Commission approved a miscellaneous case [Case No. MIS2021-001] to allow for a variable width landscape buffer with alternative tree planting requirements within the landscape buffer. Following this approval, the City Council approved a preliminary plat [Case No. P2021-001] proposing the creation of Lots 1-7, Block A, Sky Ridge Addition on March 1, 2021. On August 2, 2021, the City Council approved a replat [Case No. P2021-038] that established the subject property as Lot 3, Block A, Sky Ridge Addition.

### PURPOSE

On May 20, 2022, the applicant -- David Gregory of DCG Engineering-- submitted an application requesting the approval of a site plan for the purpose of constructing a *Restaurant with 2,000 SF or More with a Drive-Through or Drive-In (i.e. Einstein Bros Bagels)* on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 1.868-acre parcel of land (*i.e. Lot 6, Block A, Sky Ridge Addition*), which is zoned Commercial (C) District. Beyond this is a 3.853-acre parcel of land (*i.e. Lot 7, Block A, Sky Ridge Addition*), which is zoned Commercial (C) District. Beyond this is a 100-foot right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. Beyond this is Phase 2 of the Turtle Cove Subdivision, which consists of 55 single-family residential lots that were established on February 17, 1998. This subdivision is zoned Planned Development District 2 (PD-2) for single-family residential land uses.

South: Directly south of the subject property is Ridge Road [FM 740], which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.2755-acre tract of land developed with a *Minor Auto Repair*



Garage, which is zoned Commercial (C) District. Beyond this is a multi-tenant office building and several commercial businesses (e.g. *Big D Auto Care*, *Wal-Mart*, etc.) These areas are zoned Commercial (C) District and are situated within the Scenic Overlay (SOV) District.

East: Directly east of the subject property is a 0.976-acre parcel of land followed by Ridge Road [FM-740], which is identified as a M4D (i.e. *major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a single-family home that has been converted to a business and a strip retail center with several commercial businesses (e.g. *Little Caesar's*, *Everybody Massage*, etc.). These areas are zoned Commercial (C) District and are situated within the Scenic Overlay (SOV) District.

West: Directly west of the subject property are three (3) vacant parcels of land (i.e. *Lots 4-6, Block A, Sky Ridge Addition*), which are all zoned Commercial (C) District. Beyond this is a 2.95-acre parcel of land developed with house of worship (i.e. *Great Faith Church*) and zoned Commercial (C) District. Beyond this is a 100-foot right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. Beyond this is Phase 1 of the Turtle Cove Subdivision, which consists of 75 single-family residential lots that were established on June 20, 1985. This subdivision is zoned Planned Development District 2 (PD-2) for single-family residential land uses.

## **DENSITY AND DIMENSIONAL REQUIREMENTS**

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Restaurant with 2,000 SF or More with a Drive-Through or Drive-In* is permitted *by-right* in a Commercial (C) District. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	10,000 SF	X=0.702-acres; In Conformance
<i>Minimum Lot frontage</i>	60-Feet	X= 174.14-feet; In Conformance
<i>Minimum Lot Depth</i>	100-Feet	X=208.24-feet; In Conformance
<i>Minimum Front Yard Setback</i>	15-Feet	X>15-feet; In Conformance
<i>Minimum Rear Yard Setback</i>	10-Feet	X>10-feet; In Conformance
<i>Minimum Side Yard Setback</i>	10-Feet	X=10-feet; In Conformance
<i>Maximum Building Height</i>	60-Feet	X<60-feet; In Conformance
<i>Max Building/Lot Coverage</i>	60%	X=4.77%; In Conformance
<i>Minimum Number of Parking Spaces</i>	1 Parking Space/100 SF (25 Required)	X=34; In Conformance
<i>Minimum Landscaping Percentage</i>	20%	In Conformance
<i>Maximum Impervious Coverage</i>	85-90%	X<85%; In Conformance

## **TREESCAPE PLAN**

No trees are being removed from the subject property. Based on this no *Treescape Plan* is required.

## **CONFORMANCE WITH THE CITY'S CODES**

According to Subsection 02.02(F)(27), *Restaurant with Drive Through or Drive-In*, of Article 13, *Definitions*, of the Unified Development Code (UDC) a *Restaurant with Drive Through or Drive-In* is defined as "(a) place of business whose primary source of revenue is derived from the sale of prepared food to the general public for consumption on-premise or off-premises and/or in a personal vehicle or where facilities are provided on the premises that encourages the serving and consumption of food in a personal vehicle on or near the restaurant premises." In this case the applicant is requesting a *Restaurant with 2,000 SF or More with Drive-Through or Drive-In*, which is permitted by right according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

The proposed site plan also generally conforms to the requirements of the *General Overlay District Standards* and the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code



(UDC), with the exception of the variances being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

## **VARIANCES AND EXCEPTIONS BY THE APPLICANT**

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variances:

### **(1) Architectural Standards.**

- (a) Roof Design Standards. According to Subsection 06.02 (C)(2), *Roof Design Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof". In this case, the applicant is proposing a flat roof with a parapet to screen the roof mounted utility equipment. This will require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).
- (b) Four (4) Sided Architecture. According to Subsection 06.02 (C)(5), *Four (4) Sided Architecture*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features." In this case, the applicant is required to meet the building articulation standards for the primary building façade on all sides of the building. Given the proposed building elevations the applicant does not meet the wall projection requirements. This will require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

According to Subsection 09.02, *Variances to the General Overlay District Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant a variance to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." This section of the code also includes the same language for variances to the *General Overlay District Standards*. In addition, the code requires that applicant's provide compensatory measures that directly offset the requested variances. In this case, as compensatory measures the applicant is proposing to provide [1] increased landscaping, [2] four (4) sided architecture, [3] 90% masonry, [4] 20% stone, and [5] compliance with the overlay district standards. In this case, all of the compensatory measures proposed by the applicant are UDC requirements that the subject property is required to meet when developing the site. Based on this, the applicant has not identified any compensatory measures that would meet the requirements of the Unified Development Code (UDC). With this being said, the applicant has exceeded the 20% stone requirement on three (3) sides of the building, and exceeds the 90% masonry material on two (2) side of the building. Requests for variances to the *General Overlay District Standards* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of a variance or exception.

## **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the South Lakeshore District. The South Lakeshore District is an established district that is significantly developed with medium-density, suburban housing and many of the subdivisions are not anticipated to change. As a result, the majority of commercial development in the area is anticipated to consist of neighborhood/convenience centers that are compatible in scale with the adjacent residential properties. Strategy #2 in the South Lakeshore District states that "...commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures." In this case, the applicant's proposal appears to conform with the goals and policies of the Comprehensive Plan.

## **ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION**

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on May 31, 2022, and made the following recommendations: [1] provide stone up the tower elements, [2] break-up the drive-through façade with a bump



out, [3] clad the equipment screening on the rear of the building in brick/stone, and [4] provide a similar color palette and materials as the Dutch Bros Coffee. As an example of consistent design, the ARB directed the applicant to review the buildings at the southwest corner of N. Goliad Street and N. Lakeshore Drive. Before action is taken on the building elevations, the ARB will review the applicant's revised building elevations and provide a recommendation to the Planning and Zoning Commission at the June 16, 2022 meeting.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for the *Restaurant with 2,000 SF or More with a Drive-Through or Drive-In (i.e. Einstein Bros Bagels)* on the *subject property*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) The applicant must provide staff with a photometric plan that meets the requirements of the Unified Development Code (UDC) before submitting Engineering plans.
- (3) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.





# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING &amp; ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

**PLATTING APPLICATION FEES:**

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>  
☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>  
☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>  
☐ REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>  
☐ AMENDING OR MINOR PLAT (\$150.00)  
☐ PLAT REINSTATEMENT REQUEST (\$100.00)

**SITE PLAN APPLICATION FEES:**

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>  
☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

**ZONING APPLICATION FEES:**

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>  
☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>  
☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

**OTHER APPLICATION FEES:**

- ☐ TREE REMOVAL (\$75.00)  
☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

**NOTES:**

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

**PROPERTY INFORMATION [PLEASE PRINT]**

ADDRESS

SUBDIVISION SKY RIDGE ADDITIONLOT 3 BLOCK AGENERAL LOCATION NW OF YELLOW JACKET & SKY RIDGE ROAD INTERSECTION**ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]**CURRENT ZONING C-Commercial DistrictCURRENT USE VacantPROPOSED ZONING SAMEPROPOSED USE Restaurant with Drive thruACREAGE 0.702LOTS [CURRENT] 1LOTS [PROPOSED] 1

☒ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

**OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]**☐ OWNER 7.1 Ridge LLC☒ APPLICANT DCG ENGINEERING, INCCONTACT PERSON Michael SwiercinskyCONTACT PERSON DAVID GREGORYADDRESS 106 E. Rusk, Suite 200ADDRESS 1668 Keller Parkway Ste 100CITY, STATE & ZIP Rockwall, TX 75087CITY, STATE & ZIP Keller TX 76248PHONE 214-542-2373PHONE 817 874-2941E-MAIL joshua@skyrei.comE-MAIL david@dcgengineering.com**NOTARY VERIFICATION [REQUIRED]**

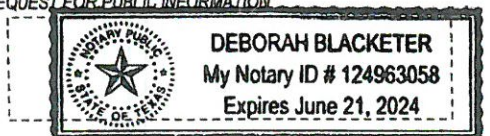
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Swiercinsky [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ max TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 5 DAY OF May, 2022 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

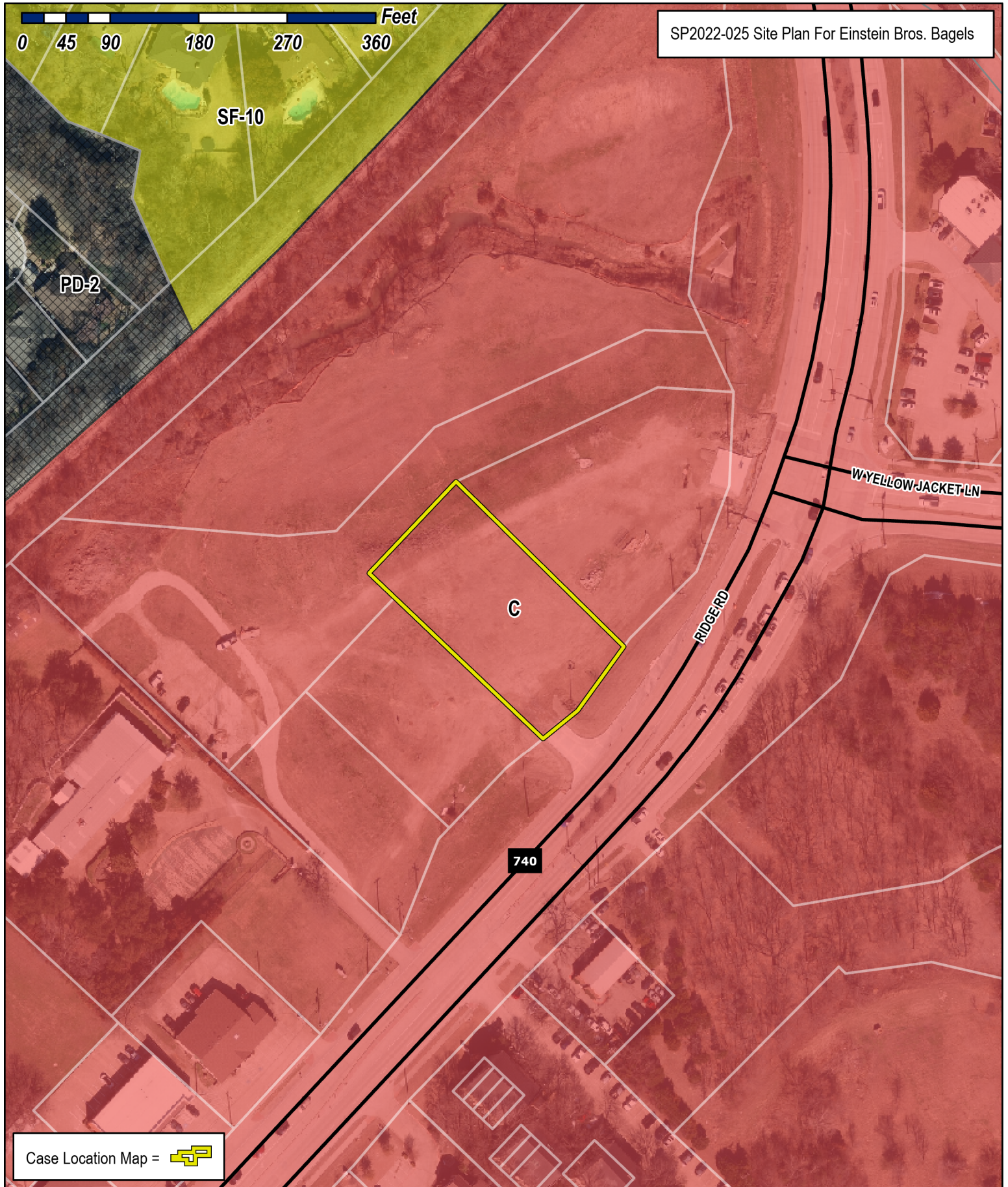
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5 DAY OF May, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Deborah BlacketerMY COMMISSION EXPIRES 6-21-24





## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.







June 9, 2022

City of Rockwall  
Planning & Zoning Commission  
385 South Goliad  
Rockwall, TX 75087

RE: SP2022-025 – Einstein Brothers Bagels

Mr. Chairman,

Pursuant to our correspondence with City Staff and the applicant, regarding the Site Plan Application staff comments, please find below our variance requests:

#### Variance Request #1

The development is seeking a variance to Subsection 6.02, of Article 5 of the Unified Development Code (UDC), which requires a pitched roof for building smaller than 6,000 SF. The proposed building has a flat roof with parapet wall to screen mechanical equipment.

#### Reason for Waiver Request

The proposed restaurant brand requires their mechanical equipment to be located on the roof as part of their brand standard. There is also not a location on the site that would be appropriate for the mechanical equipment. The proposed project does meet many of the compensatory measures as outlined in Subsection 9.01, of Article 11 of the UDC. The following is a list of compensatory measures for the project:

- Increased landscaping as previously approved
- 4 sided architecture
- 90% masonry
- 20% stone
- Compliance with general overlay district standards

#### Variance Request #2

The development is seeking a to Subsection 4.01 (C), of Article 5 of the Unified Development Code (UDC), which requires the minimum wall projection for the primary entryway to be 25% of the wall height. The proposed building does not meet this requirement.



### Reason for Waiver Request

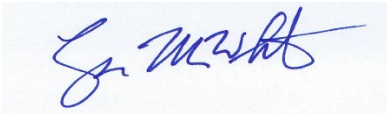
The proposed restaurant is 24 feet tall and the required minimum wall projection would be 6 feet per the UDC. Due to the width of the site and the minimum dimensions required of parking space, sidewalks, drive through lanes, and landscape islands, there is not an additional 6' of room to project the primary entrance. The proposed project does meet many of the compensatory measures as outlined in Subsection 9.01, of Article 11 of the UDC. The following is a list of compensatory measures for the project:

- Increased landscaping as previously approved
- 4 sided architecture
- 90% masonry
- 20% stone
- Compliance with general overlay district standards

If you have any additional questions, please do not hesitate to contact me.

Sincerely

DCG Engineering, Inc.



Logan McWhorter, P.E.

Enclosures



# ***//DCG ENGINEERING***

June 9, 2022

City of Rockwall  
Planning & Zoning Commission  
385 South Goliad  
Rockwall, TX 75087

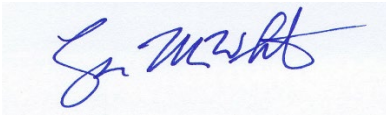
RE: SP2022-025 – Einstein Brothers Bagels – Parking Agreement

Mr. Chairman,

Pursuant to our correspondence with City Staff and the applicant, regarding the Site Plan Application staff comments, this site and the adjacent Qdoba (SP2022-026) will be entering into a private share parking agreement. The Einstein Brothers Bagels site requires 25 parking spaces by code and is providing 34 parking spaces, and excess of 9 parking spaces. The Qdoba site requires 30 parking spaces by code but only has 28 parking spaces as shown on the site plan, a shortfall of 2 parking spaces. Combined, the two site have an excess of 7 parking spaces.

If you have any additional questions, please do not hesitate to contact me.

Sincerely  
DCG Engineering, Inc.

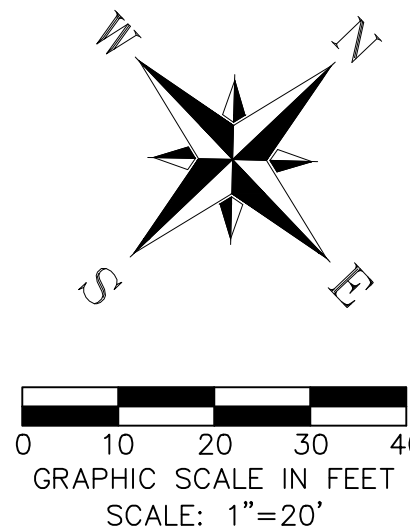


Logan McWhorter, P.E.  
Enclosures





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



WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

PLANNING & ZONING COMMISSSION, CHARIMAN

SITE DATA FOR TACO BEL

## KEYNOTES

- ① *INSTALL PORTLAND CEMENT CONCRETE PAVING PLAN & GEOTECHNICAL SPECIFICATIONS*
- ② *CONSTRUCT MONOLITHIC CONCRETE CURB*
- ③ *CONSTRUCT 4" P.C.C. CURBED EDGE SIDEWALK*
- ④ *CONSTRUCT P.C.C. DEPRESSED RAMP*
- ⑤ *INSTALL GUARD POST*
- ⑥ *INSTALL PRECAST CONCRETE WHEELSTOPS*
- ⑦ *PAINT 24" HIGH LETTERS - WHITE*
- ⑧ *PAINT 4" WIDE SOLID STRIPE - WHITE*
- ⑨ *PAINT TRAFFIC ARROWS - WHITE*
- ⑩ *PAINT HANDICAP SYMBOL - WHITE ON BLUE BACKGROUND PER*
- ⑪ *INSTALL HANDICAP SIGN*
- ⑫ *MENU BOARD, SPEAKER PEDESTAL & SENSOR LOOP PER DETAIL BY SIGN SUPPLIER.  
FOUNDATIONS BY SIGN COMPANY*
- ⑬ *CLEARANCE BAR BY SIGN SUPPLIER AND FOUNDATION*
- ⑭ *8" WATER MAIN EXTENSION*
- ⑮ *LANDSCAPE AREA*
- ⑯ *CONSTRUCT 8' TRASH ENCLOSURE W/OIL/WATER SEPARATOR CONNECTED TO STORM*
- ⑰ *SITE LIGHTS (SEE PHOTOMETRICS PLAN)*
- ⑱ *1" WATER SERVICES AND METERS (1-IRR, 1-DOM)*

1668 Keller Parkway, Suite 100  
Keller, Tx 76248  
Phone: (817) 874-2941 or (817) 201-4477  
[www.dcgengineering.com](http://www.dcgengineering.com)  
Engineering Firm Registration Number F-21947

PRELIMINARY  
FOR REVIEW ONLY

Not for Construction or Permit Purposes

Engineer	<b>LOGAN MCWHORTER</b>
102254	6/9/22

CE JOB NO: 1017 MORTON

EINSTEIN BROTHERS  
BAGELS

LOT 3, BLOCK A, SKY RIDGE ADDITION  
ROCKWALL, TX

# EINSTEIN BROTHERS BAGELS

## SITE PLAN

# C3

PLOT DATE: 6/9/22



**GENERAL NOTES**

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

**(X) KEYNOTES**

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

**SIGNAGE SCHEDULE**

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

MATERIAL PERCENTAGES			
	TOTAL FAÇADE AREA	899	FAÇADE
WINDOWS	122		FRONT END
DOORS			
AREA BALANCE	777		

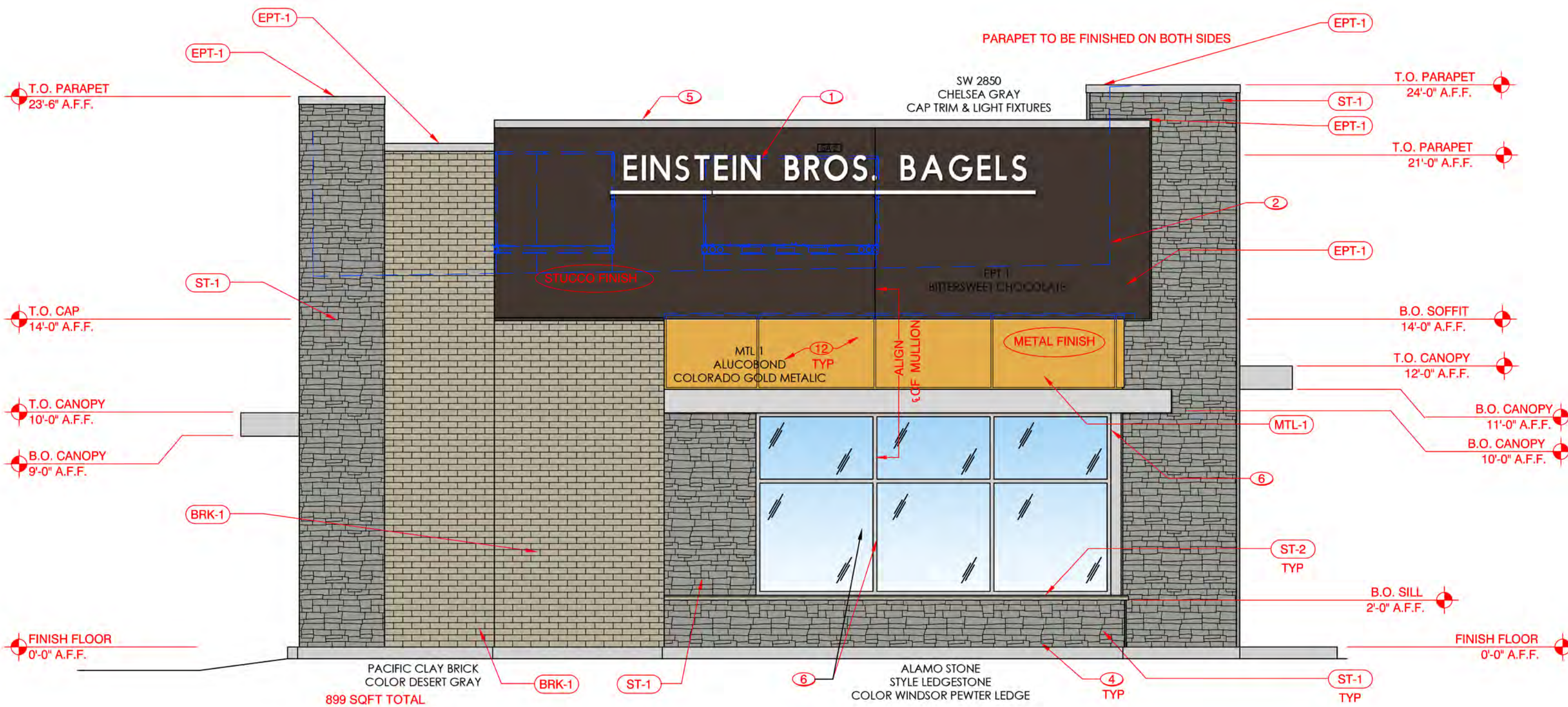
MATERIAL	AREA	PERCENTAGE	
BRICK	200	26%	MASONRY 90%
STUCCO	228	29%	
STONE	269	35%	
METAL	80	10%	
		0%	
		0%	
TOTAL	777	100%	

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

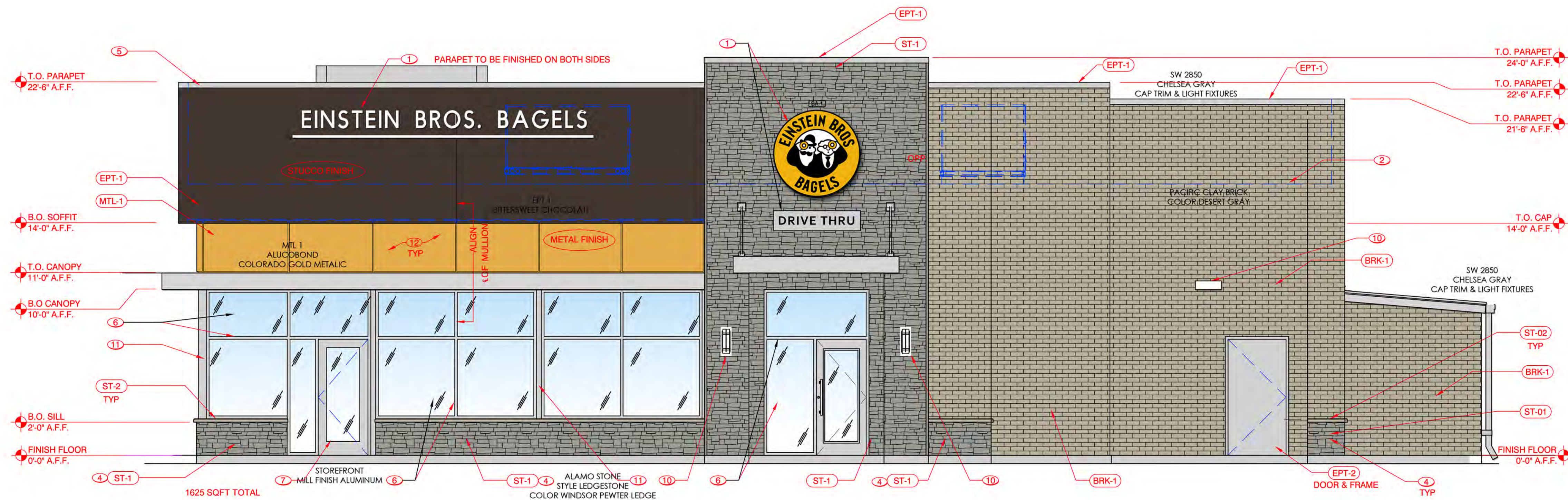
WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

PLANNING & ZONING COMMISSION,  
CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

**01 Elevations (East)**

SCALE: 1/4" = 1'-0"

**02 Elevations (North)**

SCALE: 1/4" = 1'-0"

MATERIAL PERCENTAGES			
	TOTAL FAÇADE AREA	1625	FAÇADE
WINDOWS	312		DOOR SIDE
DOORS	27		
AREA BALANCE	1286		

MATERIAL	AREA	PERCENTAGE	
BRICK	585	45%	MASONRY 90%
STUCCO	269	21%	
STONE	308	24%	
METAL	124	10%	
		0%	
		0%	
TOTAL	1286	100%	

SP2022-025

STORE #



ROCKWALL TX

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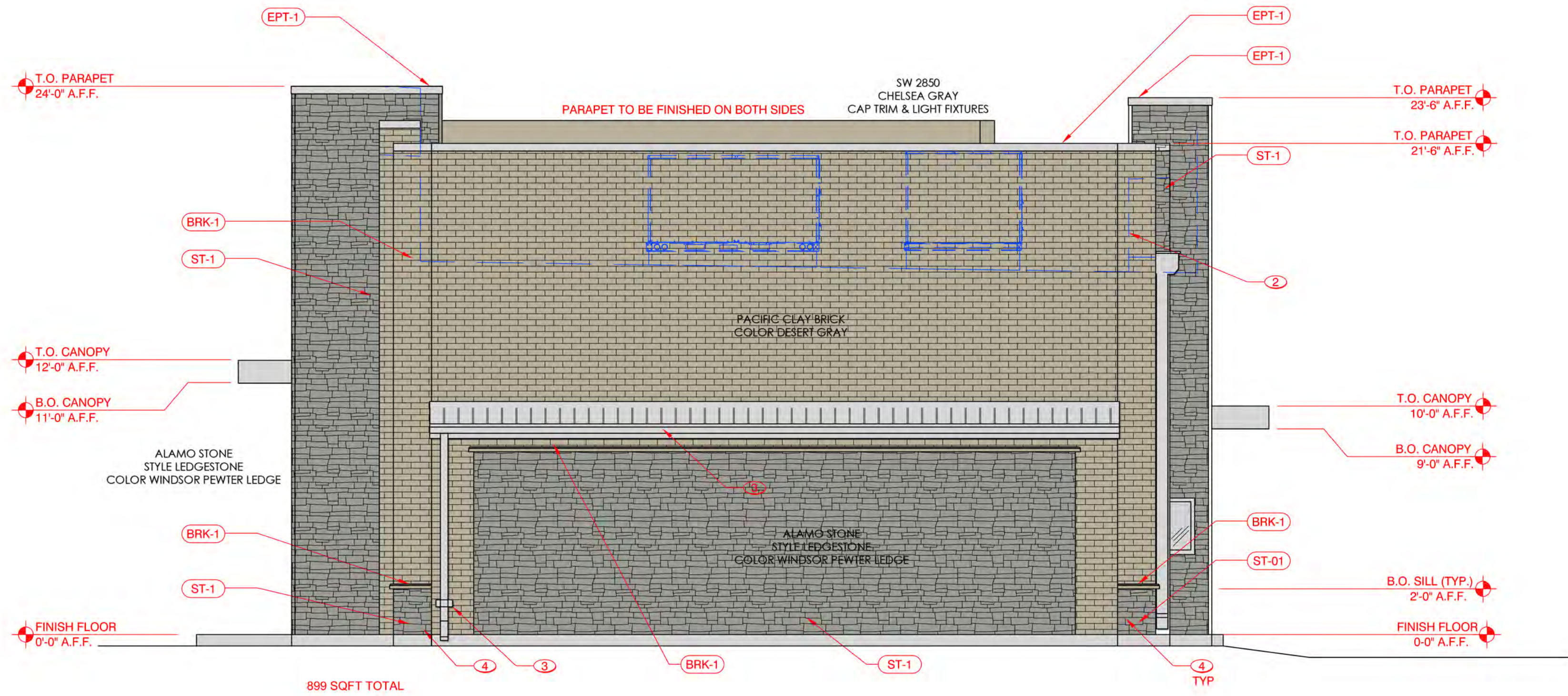
BRAND REVIEW ISSUE DATE: 06-11-2020  
 BID ISSUE DATE:  
 BUILDING REVIEW ISSUE DATE:  
 HEALTH DEPT. REVIEW ISSUE DATE:  
 TAS REVIEW ISSUE DATE:  
 CONSTRUCTION ISSUE DATE:

DRAWING TITLE:  
**EXTERIOR ELEVATIONS**

DRAWING NUMBER:

**A3.0**





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

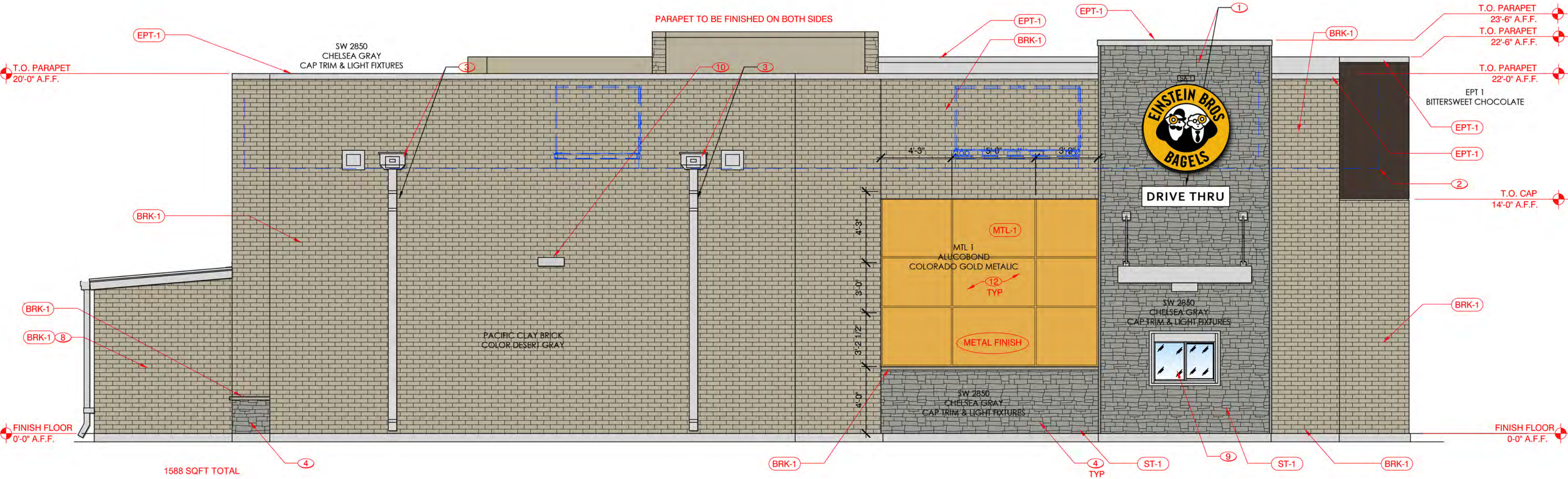
MATERIAL PERCENTAGES			
		FAÇADE	BACK END
TOTAL FAÇADE AREA	899		
WINDOWS	4		
DOORS	4		
AREA BALANCE	891		
MATERIAL	AREA	PERCENTAGE	
BRICK	496	56%	
STUCCO	0	0%	
STONE	399	45%	
METAL	0	0%	
		0%	
		0%	
TOTAL	895	100%	

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- KEYNOTES**
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  - LINE OF ROOF BEYOND.
  - DOWN SPOUT AND COLLECTOR HEAD SHALL BE COLOR EPT-2 GRAY
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WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
\_\_\_\_\_  
PLANNING & ZONING COMMISSION, CHAIRMAN  
\_\_\_\_\_  
DIRECTOR OF PLANNING AND ZONING



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

MATERIAL PERCENTAGES			
		FAÇADE	DT SIDE
TOTAL FAÇADE AREA	1588		
WINDOWS	13		
DOORS	0		
AREA BALANCE	1575		
MATERIAL	AREA	PERCENTAGE	
BRICK	1103	70%	
STUCCO	163	10%	
STONE	309	20%	
METAL	0	0%	
		0%	
		0%	
TOTAL	1575	100%	

ARCHITECTURAL PROJECT NO.: 2022\_01\_26  
DRAWN BY: RA  
CHECKED BY: DCC

STORE #



ROCKWALL TX

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

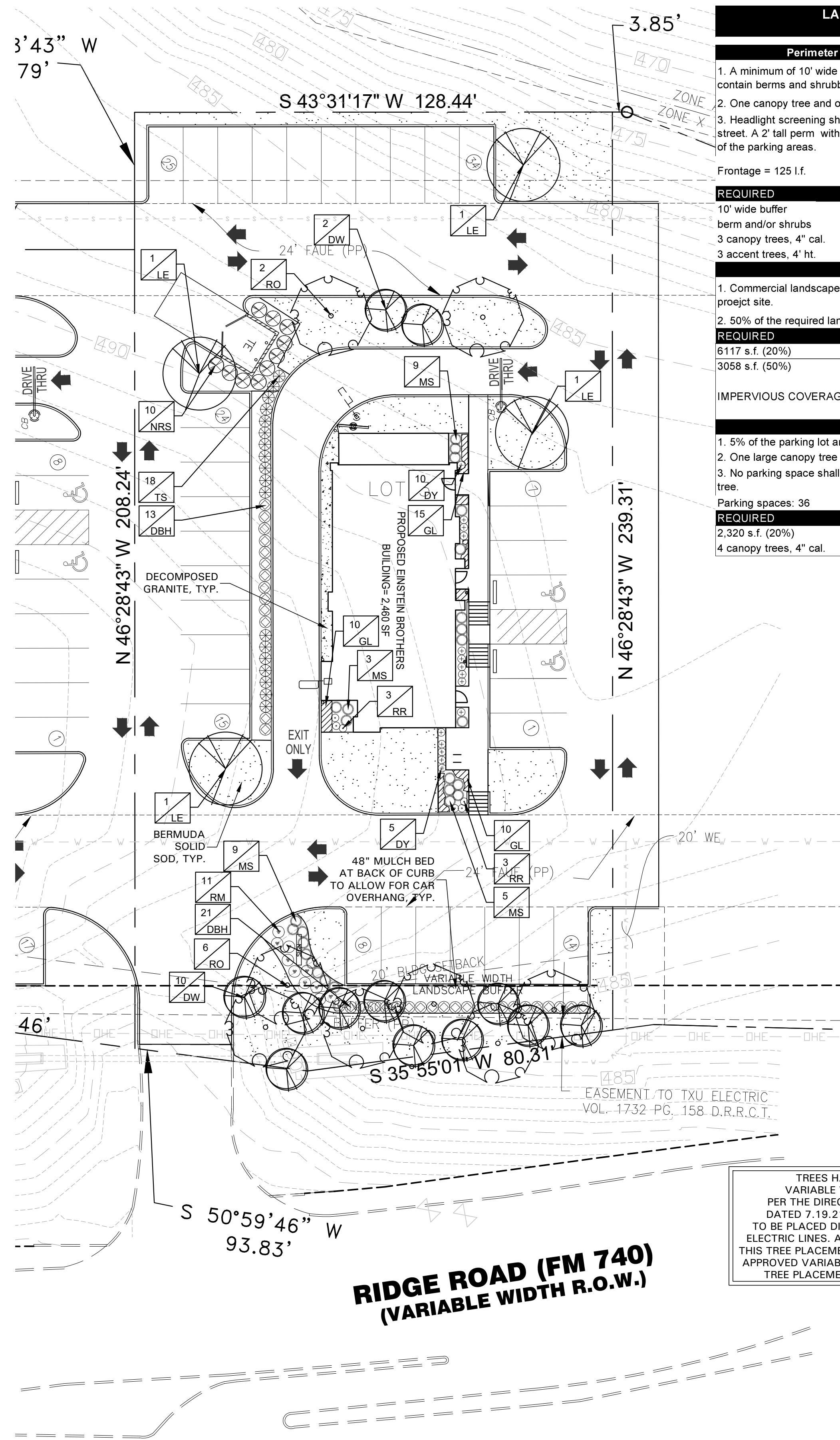
DRAWING TITLE:  
**EXTERIOR ELEVATIONS**

DRAWING NUMBER:

**A3.1**

SP2022-025





LANDSCAPE TABULATIONS	
ROCKWALL, TEXAS	
Perimeter Collector Street or Arterial Roadway	
1. A minimum of 10' wide landscape buffer shall be required. Frontage shall contain berms and shrubbery to have a total minimum height of 30".	
2. One canopy tree and one accent tree shall be incorporated every 50 l.f.	
3. Headlight screening shall be provided where parking is adjacent to the street. A 2' tall perm with mature evergreen shrubs along the entire adjacency of the parking areas.	
Frontage = 125 l.f.	
REQUIRED	PROVIDED
10' wide buffer	10' wide buffer
berm and/or shrubs	shrubs 36" ht.
3 canopy trees, 4" cal.	6 canopy trees, 4" cal.
3 accent trees, 4" ht.	10 accent trees, 4" ht.
Landscape Requirements	
1. Commercial landscape requirements must total a minimum of 20% of the project site.	
2. 50% of the required landscape shall be located in the front yard.	
REQUIRED	PROVIDED
6117 s.f. (20%)	6852 s.f. (22.4%)
3058 s.f. (50%)	2897 s.f.
IMPERVIOUS COVERAGE	
	23,731 s.f. 77.60%
Parking Lot Landscape	
1. 5% of the parking lot area shall be landscape.	
2. One large canopy tree shall be provided for every 10 spaces.	
3. No parking space shall be located more than 80' from the trunk of a canopy tree.	
Parking spaces: 36	
REQUIRED	PROVIDED
2,320 s.f. (20%)	2655 s.f. (22.8%)
4 canopy trees, 4" cal.	4 canopy trees, 4" cal.

- GENERAL LAWN NOTES
- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
  - LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
  - CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE, CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
  - ALL LAWN AREAS SHALL BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNERS CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
  - CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPILLS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
  - CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
  - CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.
- SOLID SOD:
- SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM, THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
  - SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+/-1/4"). EXCLUDING TOP GROWTH AND THATCH.
  - LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
  - TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY.
  - SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
  - SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

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

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

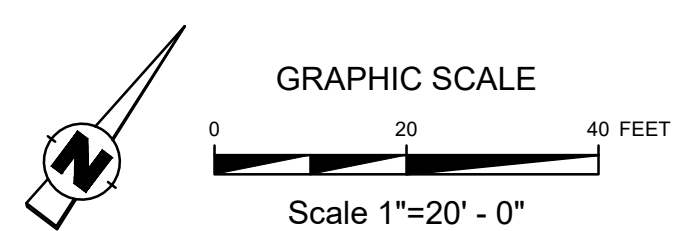
- IRRIGATION:
- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE-RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

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

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

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

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



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WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_, 2022.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

SP2022-025

AWR Designs, LLC  
P.O. Box 1746  
Aledo, Texas 76008  
www.awrdesigns.com  
Tel: 512.817.5599



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

EINSTEIN BROTHERS  
BAGELS  
RIDGE ROAD  
ROCKWALL, TX

EINSTEIN  
BROTHERS  
BAGELS  
LANDSCAPE  
PLAN

L1.01

PLOT DATE: 6/8/22



SECTION 32 9000 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

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

1.2 REFERENCE DOCUMENTS

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

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

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

- B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

- C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

1.4 REFERENCES

- A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN, 27 OCTOBER 1980, EDITION, BY AMERICAN NATIONAL STANDARDS INSTITUTE (280.1) - PLANT MATERIAL
- B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE: 1942 EDITION OF STANDARDIZED PLANT NAMES.
- C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

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

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

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

1.7 SEQUENCING

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

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:

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

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

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

- K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE AND INSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- L. REAPPLY MULCH TO BARE AND THIN AREAS.
- M. SODDED SEEDS AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

- N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
- a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
  - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
  - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDS (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

GUARANTEE:

- A. TREES, SHRUBS, GROUNDCOVER SHALL BE GUARANTEED IN WRITING FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.

- B. PLANTS INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE FINAL.

- C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.

- D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "WORK" OF THIS SECTION.

- E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.

- F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNER.

- G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETE, UNDAMAGED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THAT TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.9 QUALITY ASSURANCE

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

WORK AND SUPERVISION BY A FOREMAN.

- C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.
- D. DEVELOP A PROGRAM OF MAINTENANCE PRUNING AND FERTILIZATION WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND EXCEED PROJECT SPECIFICATIONS.

- E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

- F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.

- G. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAIN THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 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.
  3. DELIVERY

1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETRIORATION DURING DELIVERY AND WHILE STORED ON SITE.
2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY. FOREIGN GRASSES, LOAM CONTAINING DALLASGRASS OR NUTGRASS SHALL BE REJECTED.
3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL. IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES.
5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.

6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.
7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.
8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMES OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

9. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.
10. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMES OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

11. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.
12. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMES OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

13. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.
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15. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.
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23. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.
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25. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.
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80. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMES OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

81. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.
82. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMES OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

- H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.
- I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCRUSTINGS AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

- J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
- K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

- L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR INSECT DAMAGE WILL BE REJECTED.
- M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.

- N. MULTITRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
- O. ANY TREE OR SHRUB SHOWN WITH HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

- P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 SOIL PREPARATION MATERIALS

- A. SANDY LOAM:
1. FRABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLASGRASS OR NUTGRASS SHALL BE REJECTED.
  2. PHYSICAL PROPERTIES AS FOLLOWS:
    - a. CLAY - BETWEEN 1-27%
    - b. SILT - BETWEEN 15-25%
    - c. SAND - LESS THAN 52%
  3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.
  4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.

- B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHALL BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.
- C. PREMIED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADSWATER, TEXAS; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX 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.

- F. ORGANIC FERTILIZER: FERTILIZED, SUSTANE, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

- G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCL OR UFI) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.

- H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

- A. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING DURADEC STEEL OR APPROVED EQUAL.
- B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.

- C. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS, INC. (469-523-0444).
- D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

- E. GRAVEL - WASHED NATIVE PEA GRAVEL, GRADED TO 1" TO 1 1/2"
- F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF

- GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.
- G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2" 4" IN DIAMETER.

- H. PRE-EMERGENT HERBICIDES - ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURERS LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

- 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 MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS).
  2. 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. 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 GAPPED OPEN, THEN WATERED THOROUGHLY.

- D. 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.

- E. GRASS AREAS:
1. 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 GAPPED OPEN, THEN WATERED THOROUGHLY.

- F. 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.

- G. GRASS AREAS:
1. 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 GAPPED OPEN, THEN WATERED THOROUGHLY.

- H. 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.

- I. 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.

- J. 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.

- K. 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.

- L. 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.

- M. 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.

- N. 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.

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- Q. 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.

- R. 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.

- S. 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.

- T. 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.



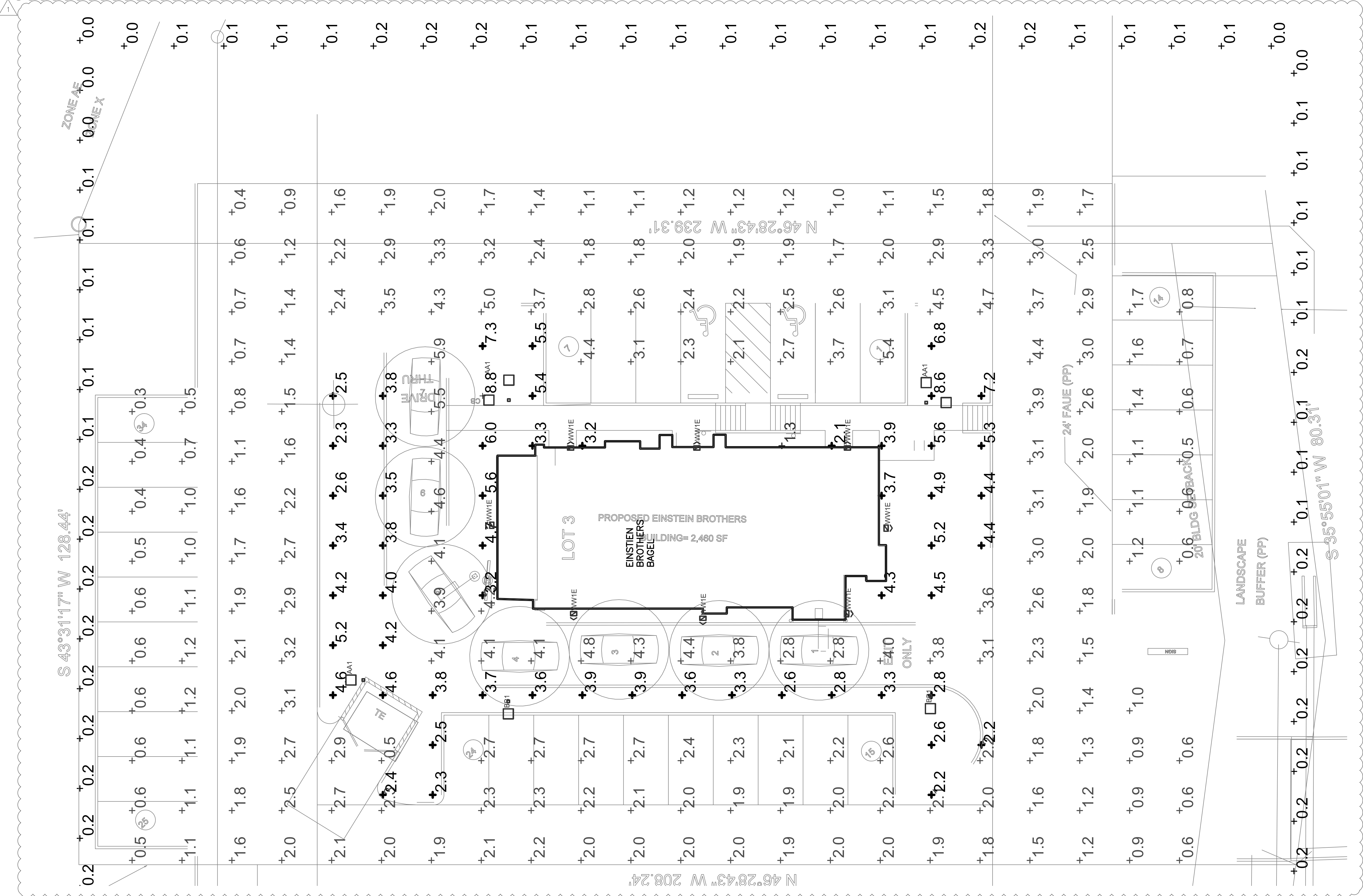
Schedule							
Symbol	Label	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
	AA1	Lithonia Lighting	RSX1 LED P2 40K R3 XX(VOLTAGE) SPA HS XX(FINISH) - DRILL MOUNT TO LITHONIA POLE - SSS 18 4C DM19AS FBC XX(FINISH) - ANCHOR BOLT TO 30" CONCRETE PAD	AREA LIGHT - SINGLE - TYPE III	9843	0.9	72.95
	AA1	Lithonia Lighting	(2) RSX1 LED P2 40K R3 XX(VOLTAGE) SPA HS XX(FINISH) - DRILL MOUNT TO LITHONIA POLE - SSS 18 4C DM29AS FBC XX(FINISH) - ANCHOR BOLT TO 30" CONCRETE PAD	AREA LIGHT - TWIN - TYPE III	9843	0.9	145.9
	BB1	Lithonia Lighting	RSX1 LED P2 40K R5 XX(VOLTAGE) SPA HS XX(FINISH) - DRILL MOUNT TO LITHONIA POLE - SSS 18 4C DM19AS FBC XX(FINISH) - ANCHOR BOLT TO 30" CONCRETE PAD	AREA LIGHT - SINGLE - TYPE V	10106	0.9	72.95
	WW1	Lithonia Lighting	WDGE2 LED WITH P3 - WDGE2 LED P3 40K 70CRI T4M MVOLT XX(FINISH) PACKAGE, 4000K, 80CRI, TYPE 4 MEDIUM OPTIC	WALL PACK	3147	0.9	32.1375

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE LANE - PARKING	+	1.7 fc	6.0 fc	0.1 fc	60.0:1	17.0:1
PERIMETER	+	0.1 fc	0.2 fc	0.0 fc	N/A	N/A
WALKWAY	+	2.7 fc	7.9 fc	0.7 fc	11.3:1	3.9:1

SITE DATA FOR EBB	
LOT AREA	30,583 SF; 0.702 AC
BUILDING HEIGHT	1 STORIES; 21'-0"
BUILDING AREA	2,460 SF
FLOOR AREA RATIO	0.049
TOTAL IMPERVIOUS AREA	23,606 SF (77.2% COVERAGE)
LANDSCAPED AREA	6,977 SF (22.8% COVERAGE)
EXISTING ZONING	C - COMMERCIAL DISTRICT
PROPOSED USAGE	RESTAURANT WITH DRIVE THRU
REQUIRED PARKING	25 SPACES (1/100 SF)
PROVIDED PARKING	34 SPACES
EXTERIOR MATERIALS:	STUCCO, BRICK, AND METAL

GENERAL NOTES:

SEE THE DRAWING 0-1 FOR THE AREA DESIGNATED FOR THE IMPERVIOUS AND LANDSCAPED AREAS. THE IMPERVIOUS AREAS ARE TO BE COVERED BY THE PROPOSED BUILDING AND DRIVE THRU. THE LANDSCAPED AREAS ARE TO BE COVERED BY THE PROPOSED PARKING AND WALKWAYS. THE IMPERVIOUS AREAS ARE TO BE COVERED BY THE PROPOSED BUILDING AND DRIVE THRU. THE LANDSCAPED AREAS ARE TO BE COVERED BY THE PROPOSED PARKING AND WALKWAYS.



01 PHOTOMETRICS

SCALE: 1"=10'

APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_ 2022.

WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_ 2022.

PLANNING & ZONING COMMISSION, DIRECTOR OF PLANNING AND ZONING CHAIRMAN

GRAPHIC SCALE

NOTE: CHECK GRAPHIC SCALE BEFORE SCALING DRAWING



SP2022-025

ARCHITECT/DESIGN CONSULTANT



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



06/07/22

ARCHITECTURAL PROJECT NO.: 2021\_07\_02  
DRAWN BY: RA  
CHECKED BY: DCG

STORE #



RIDGE ROAD  
ROCKWALL, TX.

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

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

DRAWING TITLE:  
PHOTOMETRICS SITE PLAN - MEP

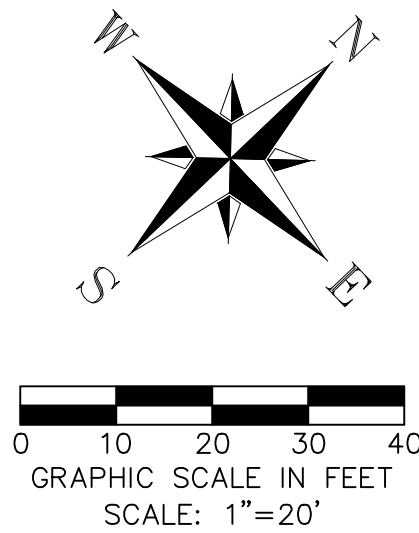
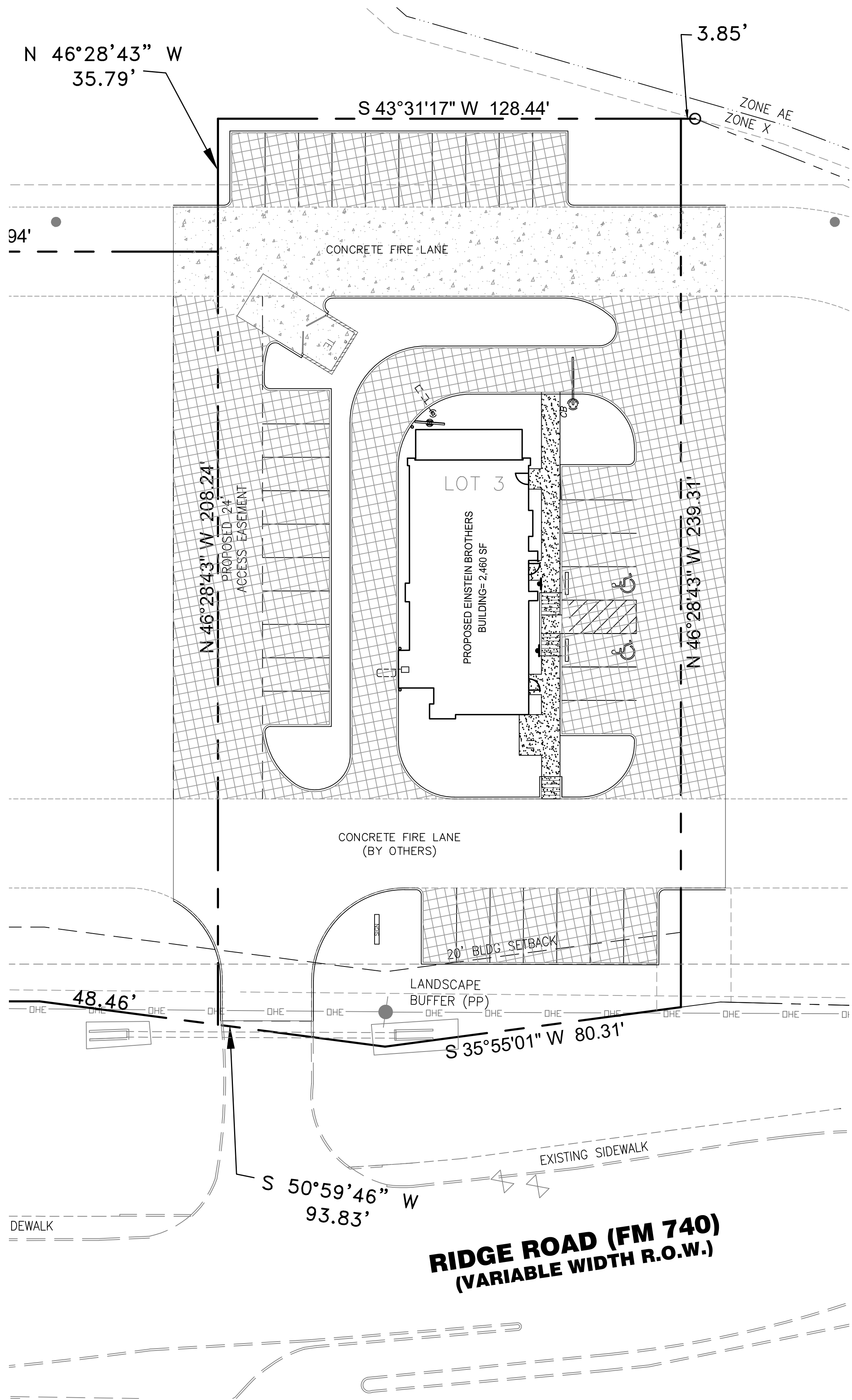
DRAWING NUMBER:

PH-1









APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR A DEVELOPMENT  
IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING  
COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
PLANNING & ZONING COMMISSION,  
CHAIRMAN

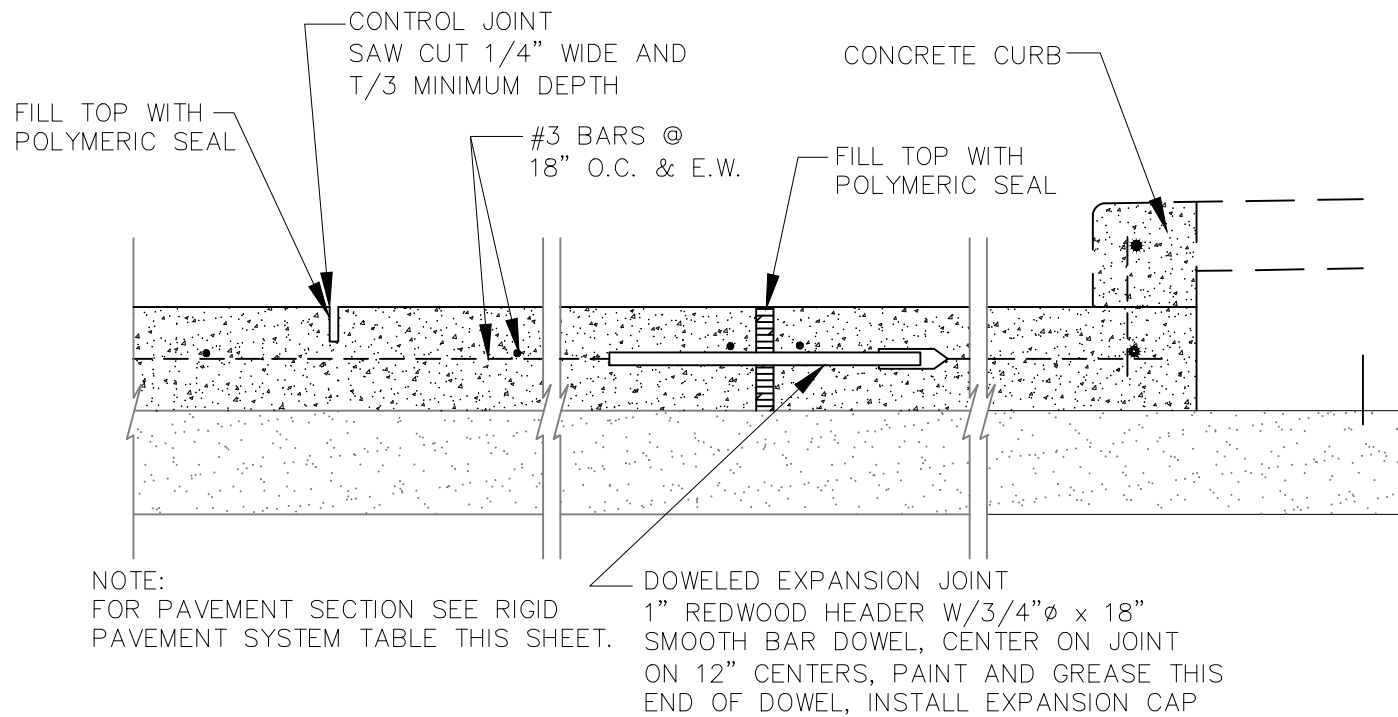
\_\_\_\_\_  
DIRECTOR OF PLANNING AND ZONING

## LEGEND

- DE — DOWELED EXPANSION
- SAWED DUMMY JOINT OR CONTROL JOINT WITH TIE BARS
- LONGITUDINAL DUMMY JOINT OR CONTROL JOINT WITH TIE BARS
- 4" CONCRETE (SIDEWALK) 3,500 PSI @ 28 DAYS W/ #3 BARS ON 18" O.C.E.W.
- 6" PORTLAND CONCRETE 3,600 PSI (6.5 SACK/CY) @ 28 DAYS W/ #3 BARS ON 18" O.C.E.W. ON 12" COMPACTED SUBGRADE (95% STANDARD PROCTOR) PER GEOTECHNICAL REPORT
- 7" PORTLAND CONCRETE 3,600 PSI (6.5 SACK/CY) @ 28 DAYS W/ #4 BARS ON 18" O.C.E.W. ON 12" COMPACTED SUBGRADE (95% STANDARD PROCTOR) PER GEOTECHNICAL REPORT

## DETAILS

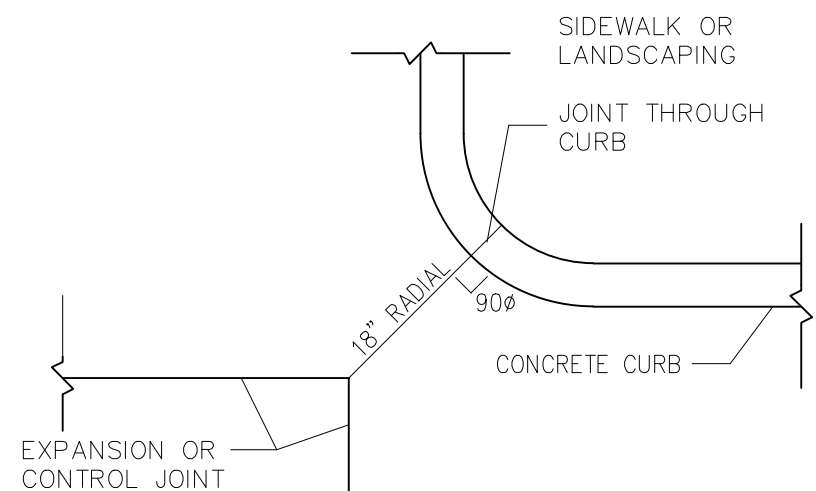
### PAVEMENT SECTION AND JOINT DETAIL



T= PAVEMENT THICKNESS

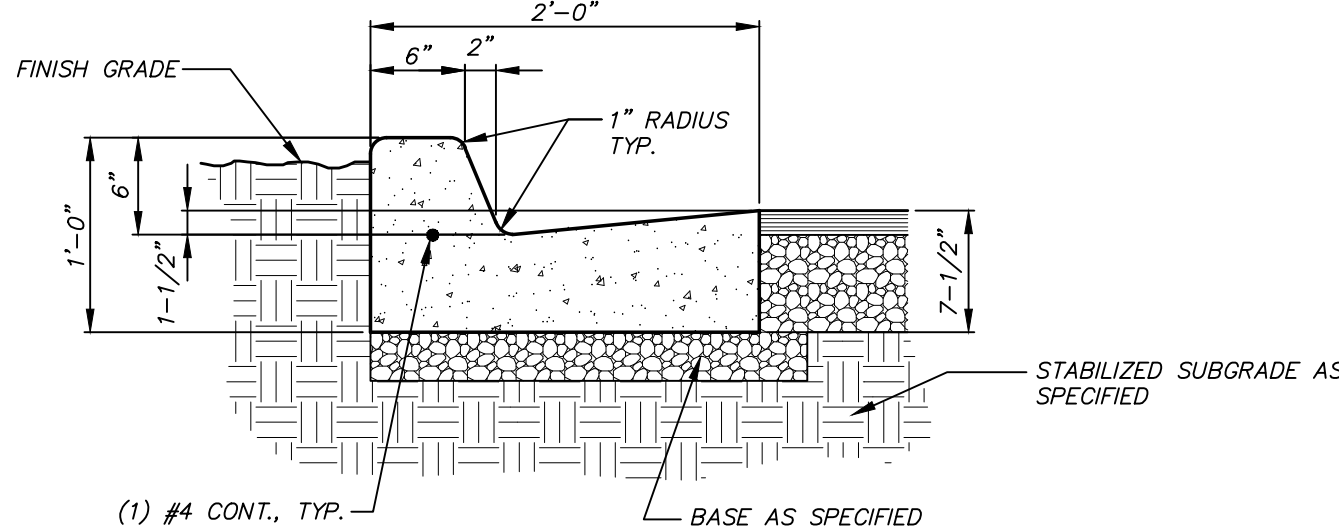
NOT TO SCALE  
(ONSITE PAVEMENT ONLY)

### JOINT AT CURB RADIUS



NOT TO SCALE

### CURB AND GUTTER



## KEY NOTES

CONSTRUCT PORTLAND CEMENT CONCRETE PAVEMENT PER PAVING PLAN  
& GEOTECHNICAL SPECIFICATIONS (PSI REPORT #0254438)

**DCG ENGINEERING**

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

PRELIMINARY  
FOR REVIEW ONLY  
Not for Construction or Permit Purposes

Engineer **LOGAN MCWHORTER**  
P.E. No. **102254** Date **6/9/22**

CE JOB NO: 1017-MORTON

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

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

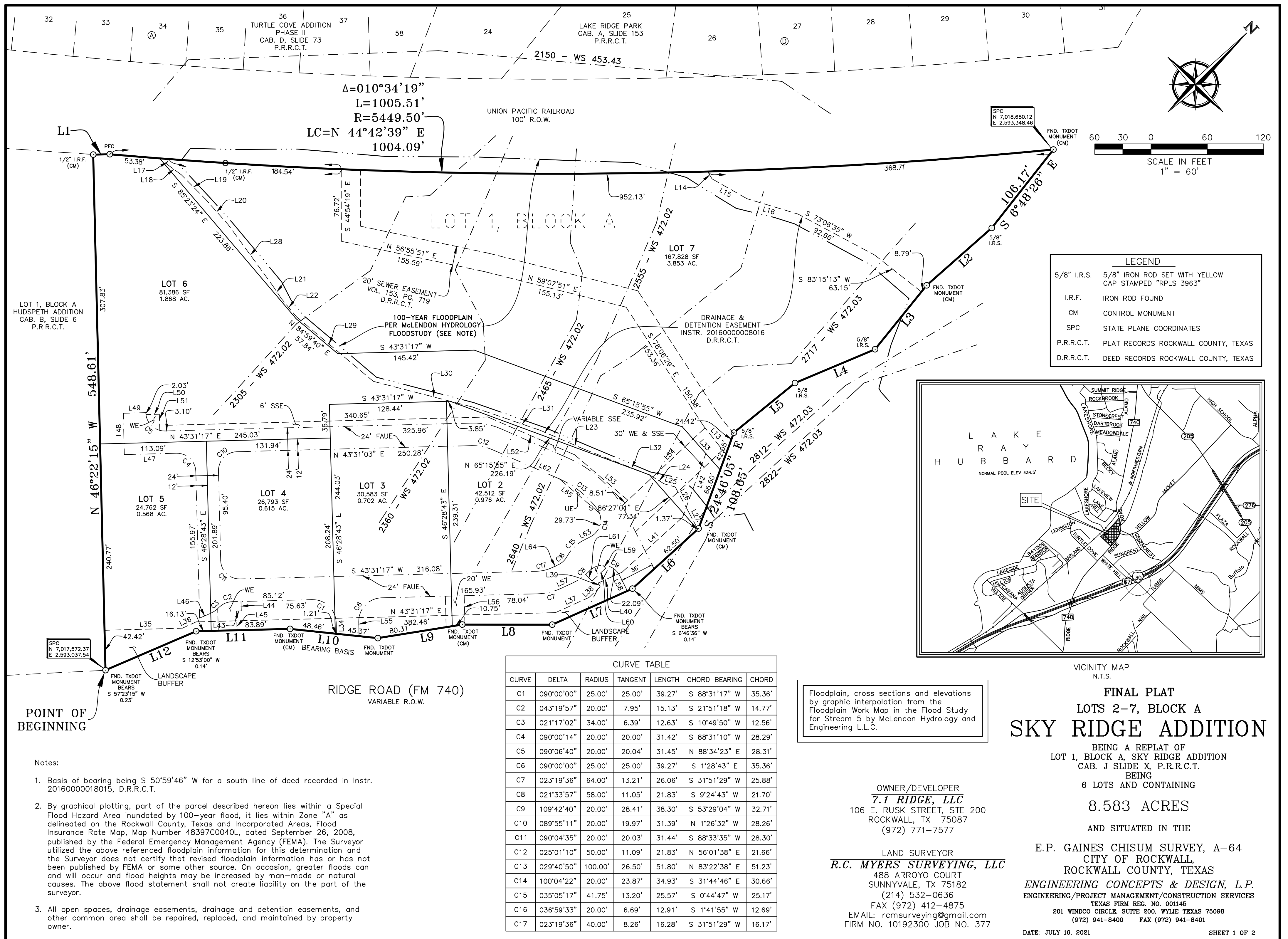
EINSTEIN  
BROTHERS  
BAGELS

PAVING AND  
JOINTING  
PLAN

**C9**

PLOT DATE: 6/9/22







## Lee, Henry

---

**From:** Lee, Henry  
**Sent:** Friday, May 27, 2022 4:31 PM  
**To:** 'david@dcgengineering.com'  
**Subject:** Staff Comments SP2022-025  
**Attachments:** Engineering Mark-Ups (05.27.2022).pdf; Project Comments (05.27.2022).pdf

Good Afternoon,

Attached are the staff comments for your Site Plan case, SP2022-025. Make note of the meeting dates and let me know if you have any questions.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087



**Lee, Henry**

---

**From:** logan@dcgengineering.com  
**Sent:** Tuesday, June 7, 2022 9:06 AM  
**To:** Lee, Henry  
**Subject:** SP2022-025 2nd Submittal  
**Attachments:** 22-06-07 Einstein Site Plan 2nd Submittal.pdf

Henry,

Attached is the revised Einstein site plan package.

Thanks,

Logan McWhorter, P.E.

**//DCG ENGINEERING**

1668 Keller Parkway, Suite 100

Keller, TX 76248

(817) 201-4477

[logan@dcgengineering.com](mailto:logan@dcgengineering.com)

[www.dcgengineering.com](http://www.dcgengineering.com)

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**Lee, Henry**

---

**From:** Lee, Henry  
**Sent:** Tuesday, June 7, 2022 2:26 PM  
**To:** 'logan@dcgengineering.com'  
**Subject:** RE: SP2022-025 2nd Submittal  
**Attachments:** Development Comments [SP2022-025] (06.07.2022).docx; SP2022-025 - Einstein Bros -2.pdf; [Approved] Variable Width Landscape Buffer.pdf

Good Afternoon,

Per our conversation here are the remaining comments and the landscape buffer trees from the previously approved miscellaneous case. Let me know if you have any questions. Get me revised digitals by 10am Thursday, 6/9.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

---

**From:** logan@dcgengineering.com <logan@dcgengineering.com>  
**Sent:** Tuesday, June 7, 2022 9:06 AM  
**To:** Lee, Henry <HLee@rockwall.com>  
**Subject:** SP2022-025 2nd Submittal

Henry,

Attached is the revised Einstein site plan package.

Thanks,

**Logan McWhorter, P.E.**

**//DCG ENGINEERING**  
1668 Keller Parkway, Suite 100  
Keller, TX 76248  
(817) 201-4477  
[logan@dcgengineering.com](mailto:logan@dcgengineering.com)  
[www.dcgengineering.com](http://www.dcgengineering.com)

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June 15, 2022

TO: David Gregory  
DCG Engineering, Inc.  
1668 Keller Parkway, Suite 100  
Keller, TX 76248

FROM: Henry Lee  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: SP2022-025; *Site Plan for Einstein's Bros Bagels*

David Gregory:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on June 14, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) The applicant must provide staff with a photometric plan that meets the requirements of the Unified Development Code (UDC) before submitting Engineering plans.
- (3) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On June 14, 2022, the Planning and Zoning Commission approved a motion to approve the site plan by a vote of 4-0, with Commissioners Womble, Thomas, and Conway absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

Henry Lee, Planner  
City of Rockwall Planning and Zoning Department