

### CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

**PLANNING & ZONING FEE** 

PLATTING APPLICATION MASTER PLAT PRELIMINARY PLAT FINAL PLAT REPLAT AMENDING OR MINOR PLAT PLAT REINSTATEMENT REQUEST SITE PLAN APPLICATION SITE PLAN AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING	ZONING APPLICATION ZONING CHANGE SPECIFIC USE PERMIT PD DEVELOPMENT PLAN OTHER APPLICATION TREE REMOVAL VARIANCE REQUEST/SPECIAL EXCEPTIONS
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### **RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

ARCHITECTURE REVIEW BOARD	CITY COUNCIL READING #2
PLANNING AND ZONING COMMISSION	CONDITIONS OF APPROVAL
CITY COUNCIL READING #1	NOTES

PI EASE CHECK THE AP	<b>DEVELOPMENT APPLICA1</b> City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087		STAFF USE ONLY         PLANNING & ZONING CASE NO. <u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE         CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE         SIGNED BELOW.         DIRECTOR OF PLANNING:         CITY ENGINEER:
PLATTING APPLICAT MASTER PLAT (\$1 PRELIMINARY PLA FINAL PLAT (\$300.0) REPLAT (\$300.00) AMENDING OR MI PLAT REINSTATE SITE PLAN APPLICAT	TON FEES: 00.00 + \$15.00 ACRE) <sup>1</sup> AT (\$200.00 + \$15.00 ACRE) <sup>1</sup> 00 + \$20.00 ACRE) <sup>1</sup> + \$20.00 ACRE) <sup>1</sup> NOR PLAT (\$150.00) MENT REQUEST (\$100.00) TION FEES:	ZONING ZONII SPEC PD DI OTHER J TREE VARIJ NOTES: SIN DETER SIN DETER SIN DETER	APPLICATION FEES: NG CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup> IFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup> EVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup> APPLICATION FEES: REMOVAL (\$75.00) ANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup> MINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. <u>0</u> FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING
PROPERTY INFOR ADDRESS	MATION [PLEASE PRINT] 701 E INTERSTATE 30, ROCKWALL, TX 75087		

SUBDIVISION	LAKE POINTE BAPTIST CHURCH ADDITION	LOT	3	BLOCK	А
GENERAL LOCATION	PLAZA AREA ADJACENT TO MAIN BUILDING				

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

CURRENT ZONING	COMMERCIAL		CURRENT USE	CHURCH PLAZA	
PROPOSED ZONING	N/A		PROPOSED USE	CHURCH PLAZA	
ACREAGE	2 AC (DISTURBANCE)	LOTS [CURRENT]	N/A	LOTS [PROPOSED]	N/A

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	LAKEPOINTE CHURCH	APPLICANT	KIMLEY-HORN
CONTACT PERSON	TRACY TUTTLE	CONTACT PERSON	TODD MARTIN, P.E.
ADDRESS	701 E INTERSTATE 30	ADDRESS	203 WEST NASH STREET
			SUITE 100
CITY, STATE & ZIP	ROCKWALL, TX 75087	CITY, STATE & ZIP	TERRELL, TX 75160
PHONE	469-698-2200	PHONE	469-998-8830
E-MAIL	tracy.tuttle@lakepointe.church	E-MAIL	todd.martin@kimley-horn.com

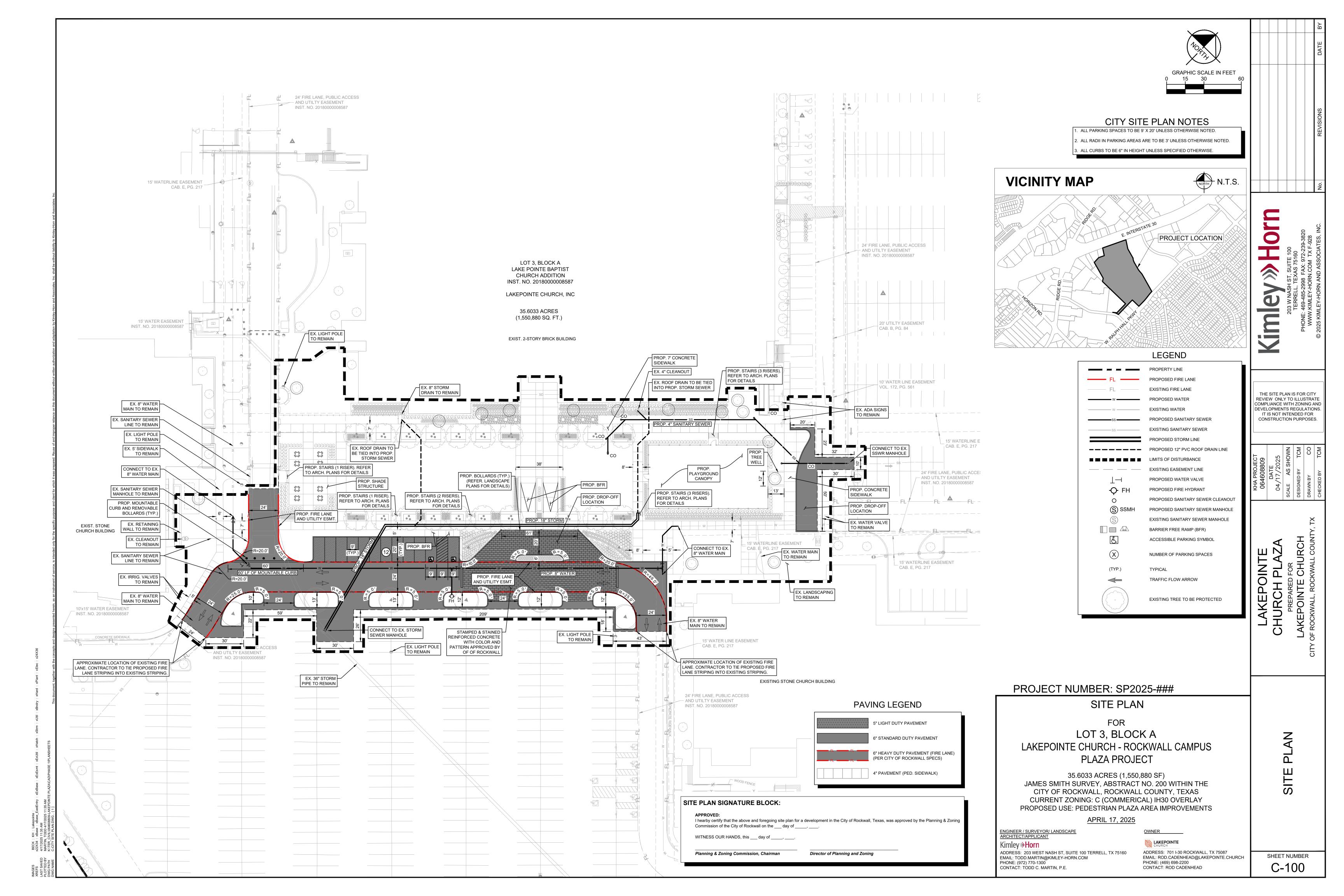
### **NOTARY VERIFICATION** [REQUIRED]

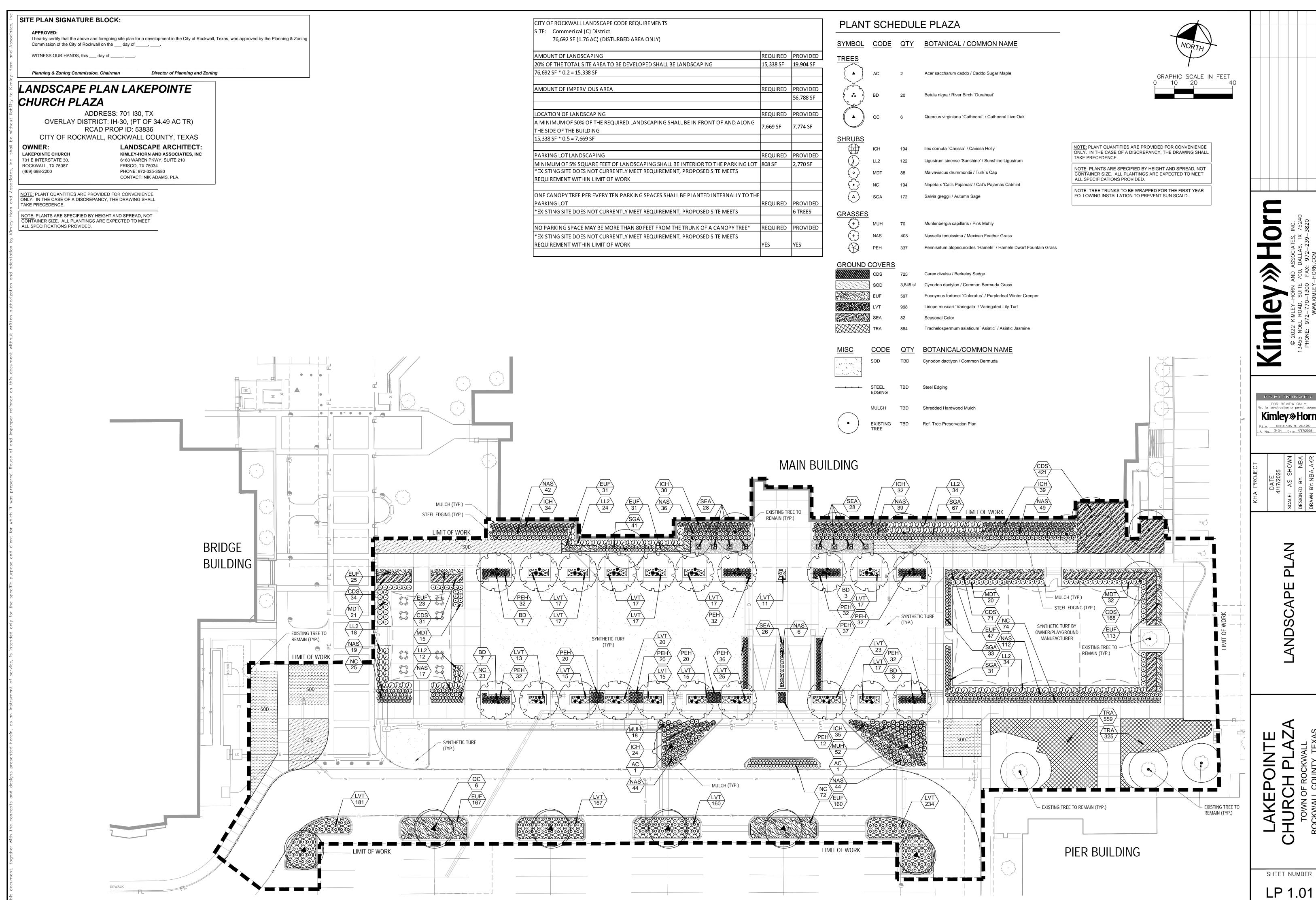
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Nod Calendary	[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 TH	
\$, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL	
20 25 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CI	
INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO	
SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST	PDR PUBLIC INFORMATION."
	Notary ID #132211284
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF April	My Commission Expires
	October 15, 2027
OWNER'S SIGNATURE	

MY COMMISSION EXPIRES 10/15/2027

DEVELOPMENT APPLICATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7745





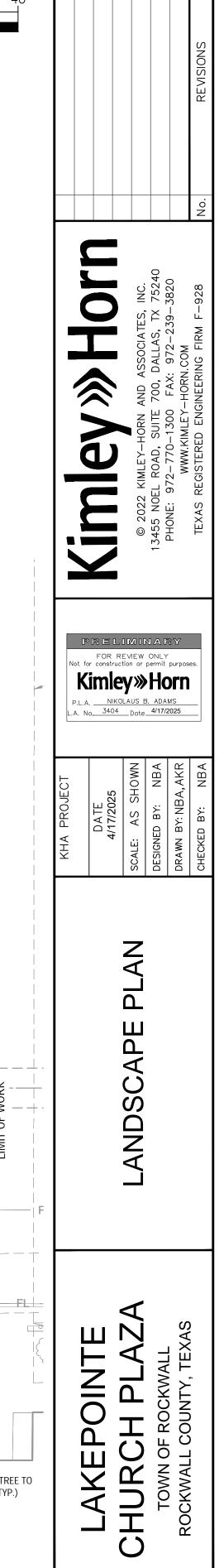
CITY OF ROCKWALL LANDSCAPE CODE REQUIREMENTS		
SITE: Commerical (C) District		
76,692 SF (1.76 AC) (DISTURBED AREA ONLY)		
AMOUNT OF LANDSCAPING	REQUIRED	PROVIDED
20% OF THE TOTAL SITE AREA TO BE DEVELOPED SHALL BE LANDSCAPING	15,338 SF	19,904 SF
76,692 SF * 0.2 = 15,338 SF		
AMOUNT OF IMPERVIOUS AREA	REQUIRED	PROVIDED
		56,788 SF
LOCATION OF LANDSCAPING	REQUIRED	PROVIDED
A MINIMUM OF 50% OF THE REQUIRED LANDSCAPING SHALL BE IN FRONT OF AND ALON		7,774 SF
THE SIDE OF THE BUILDING 15,338 SF * 0.5 = 7,669 SF		
13,338 31 0.5 - 7,003 31		
PARKING LOT LANDSCAPING	REQUIRED	PROVIDED
MINIMUM OF 5% SQUARE FEET OF LANDSCAPING SHALL BE INTERIOR TO THE PARKING L	OT 808 SF	2,770 SF
*EXISTING SITE DOES NOT CURRENTLY MEET REQUIREMENT, PROPOSED SITE MEETS REQUIREMENT WITHIN LIMIT OF WORK		
ONE CANOPY TREE PER EVERY TEN PARKING SPACES SHALL BE PLANTED INTERNALLY TO PARKING LOT	THE	PROVIDED
*EXISTING SITE DOES NOT CURRENTLY MEET REQUIREMENT, PROPOSED SITE MEETS		6 TREES
NO PARKING SPACE MAY BE MORE THAN 80 FEET FROM THE TRUNK OF A CANOPY TREE*	REQUIRED	PROVIDED
*EXISTING SITE DOES NOT CURRENTLY MEET REQUIREMENT, PROPOSED SITE MEETS		
REQUIREMENT WITHIN LIMIT OF WORK	YES	YES

PL	AN <sup>-</sup>	r S	СН	ED	UL

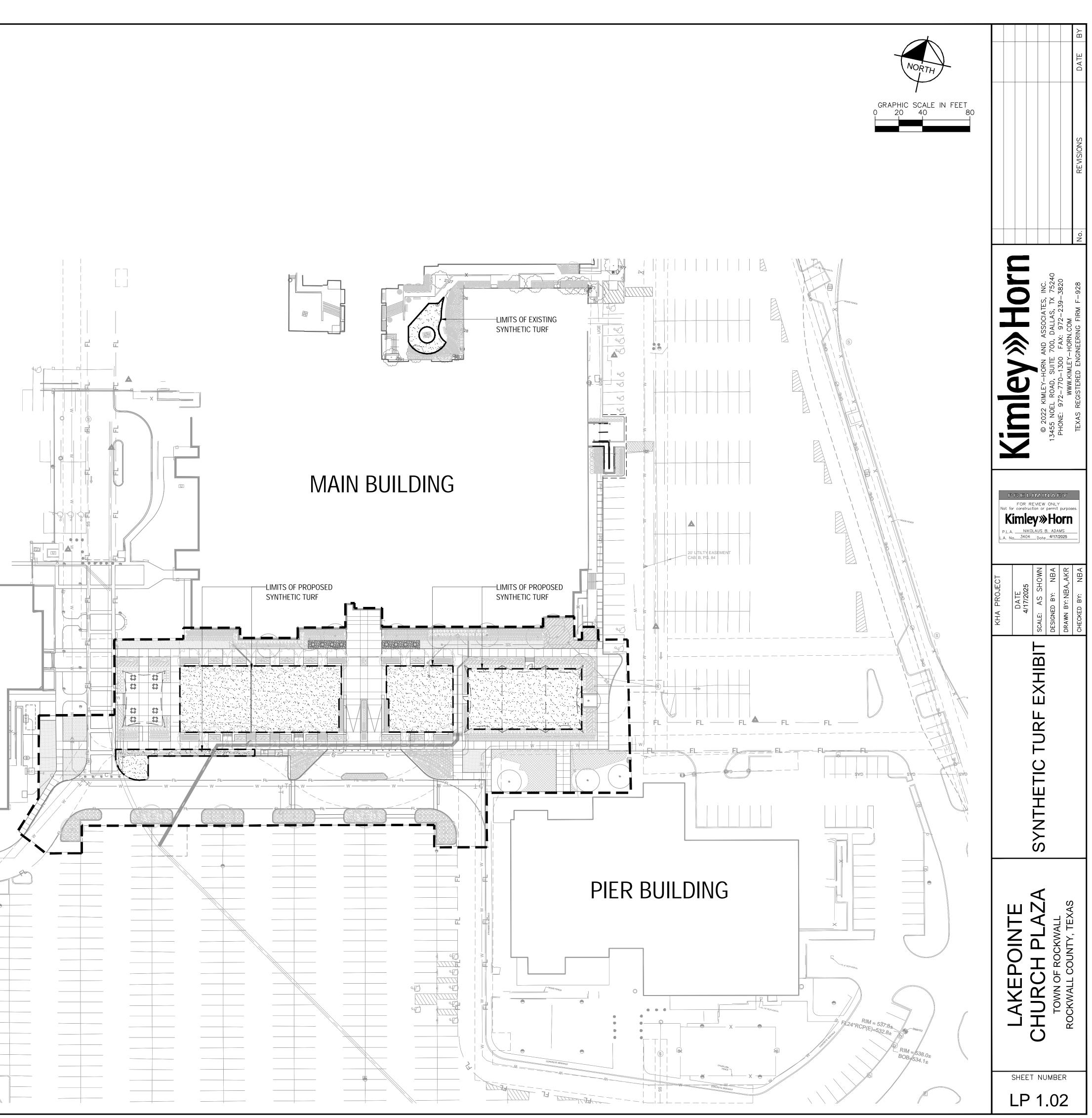
STIVIDUL		
TREES	AC	2
	BD	20
	QC	6
SHRUBS	ICH	194
	LL2	122
$\left( \begin{array}{c} \\ \\ \\ \end{array} \right)$	MDT	88
$\zeta \cdot \dot{\zeta}$	NC	194
(*)	SGA	172
GRASSES	MUH	70
$\left(\begin{array}{c} \\ + \end{array}\right)$	NAS	408
$\bigotimes$	PEH	337
GROUND	COVERS	
	CDS	725
	SOD	3,845 s
	EUF	597
	LVT	998
	SEA	82
	TRA	884
MISC	CODE	<u>QTY</u>
	SOD	TBD
· · · · ·	STEEL EDGING	TBD
	MULCH	TBD

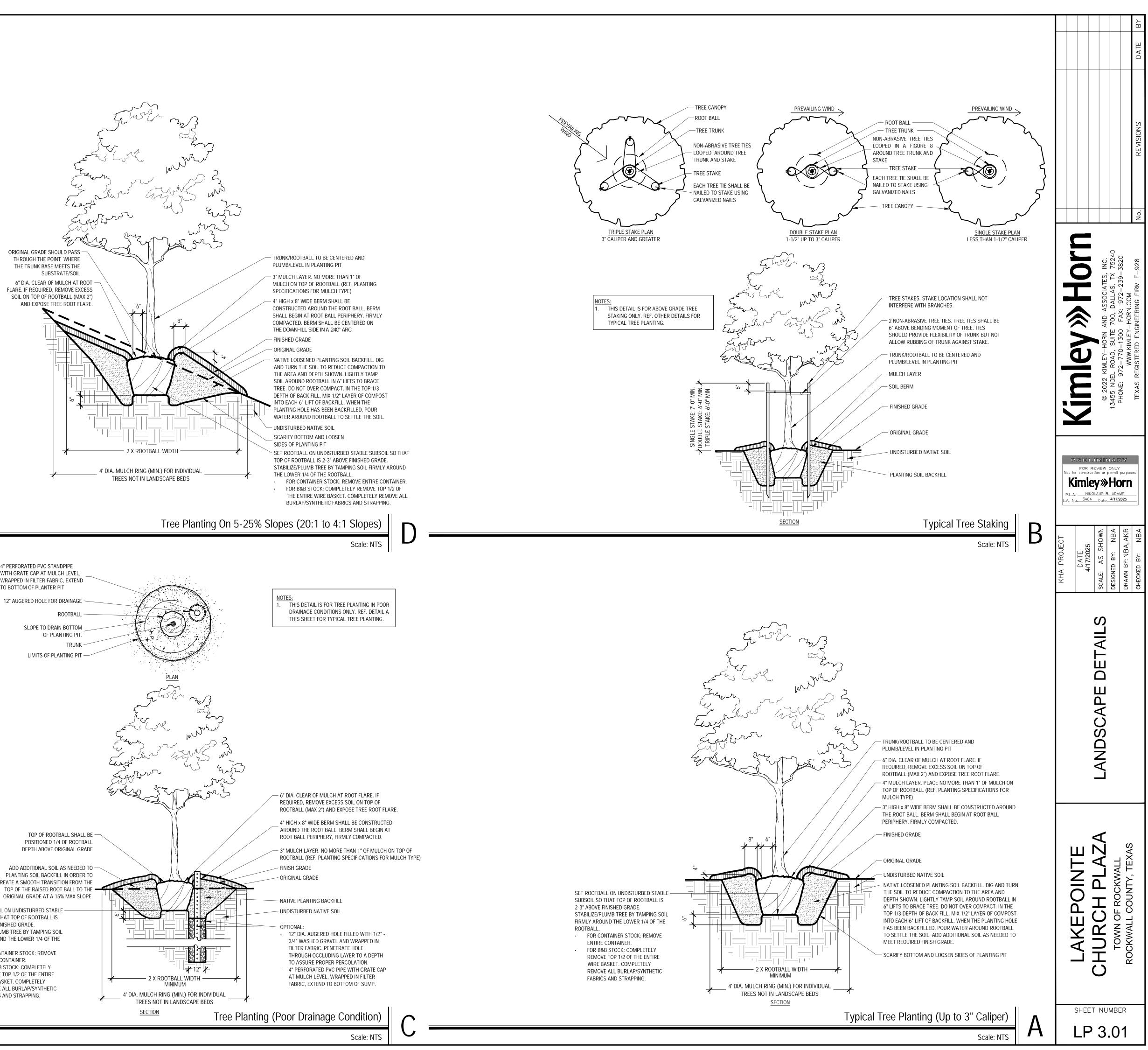






SITE PLAN SIGNATURE BLOCK: APPROVED: I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_. WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_ Planning & Zoning Commission, Chairman Director of Planning and Zoning HARDSCAPE PLAN LAKEPOINTE CHURCH PLAZA ADDRESS: 701 I30, TX OVERLAY DISTRICT: IH-30, (PT OF 34.49 AC TR) RCAD PROP ID: 53836 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS LANDSCAPE ARCHITECT: KIMLEY-HORN AND ASSOCIATIES, INC **OWNER:** LAKEPOINTE CHURCH 701 E INTERSTATE 30, 6160 WAREN PKWY, SUITE 210 ROCKWALL, TX 75087 FRISCO, TX 75034 PHONE: 972-335-3580 (469) 698-2200 CONTACT: NIK ADAMS, PLA. CAUTION!!  $\square$ EXISTING UNDERGROUND UTILITIES IN THE AREA 2 CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS. Know what's **below. Call before you dig**. BRIDGE BUILDING G.



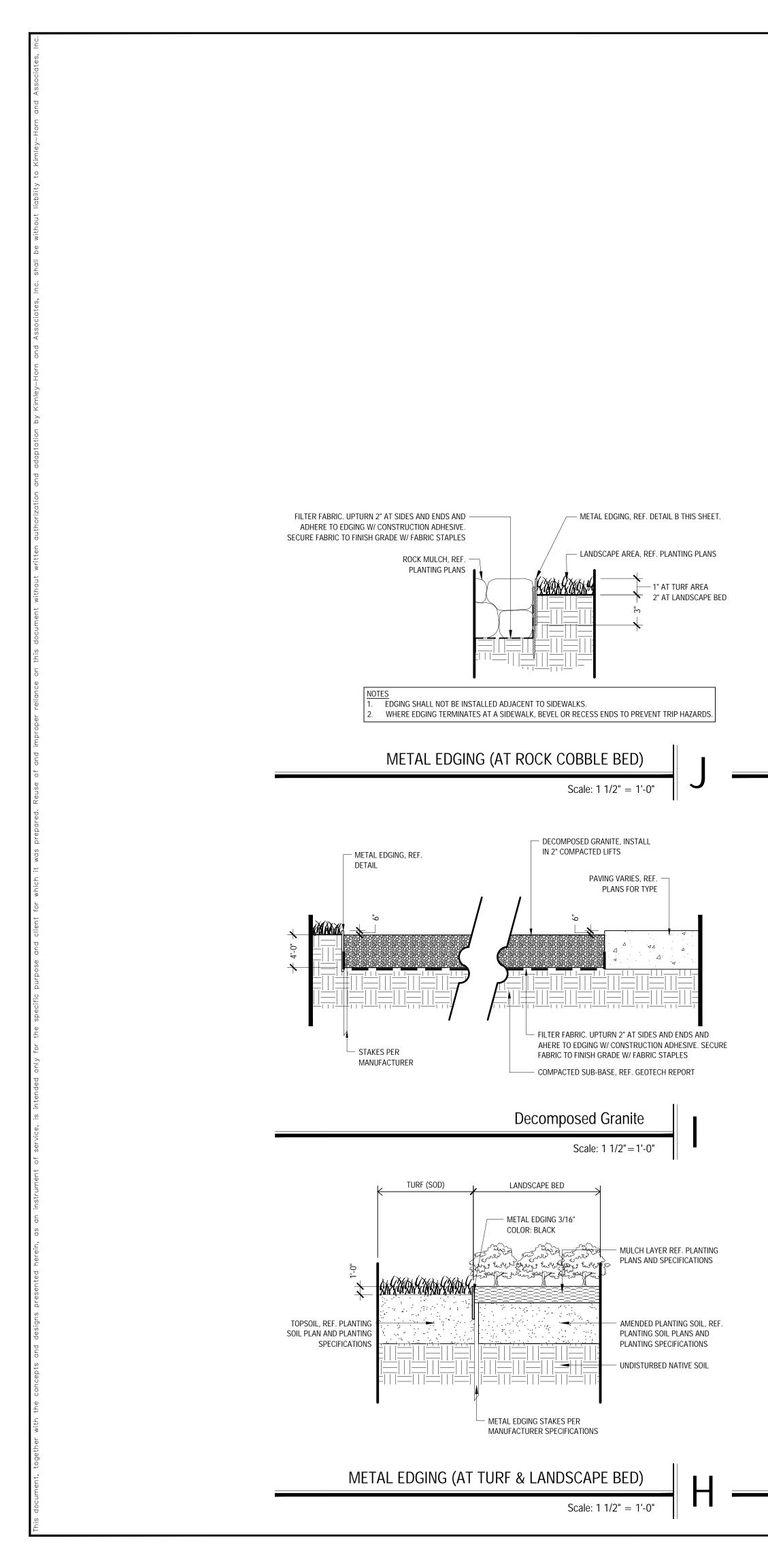


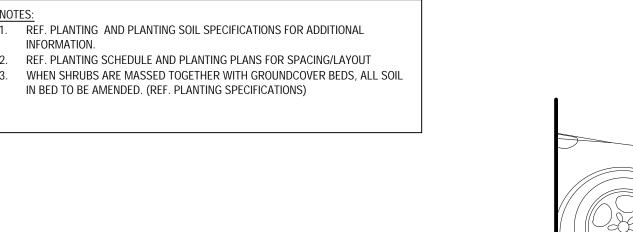
	4" PERFORATED PVC STANDPIPE WITH GRATE CAP AT MULCH LEVEL, WRAPPED IN FILTER FABRIC, EXTEND TO BOTTOM OF PLANTER PIT
	12" AUGERED HOLE FOR DRAINAGE
	ROOTBALL
	SLOPE TO DRAIN BOTTOM OF PLANTING PIT. TRUNK
	LIMITS OF PLANTING PIT -
E	

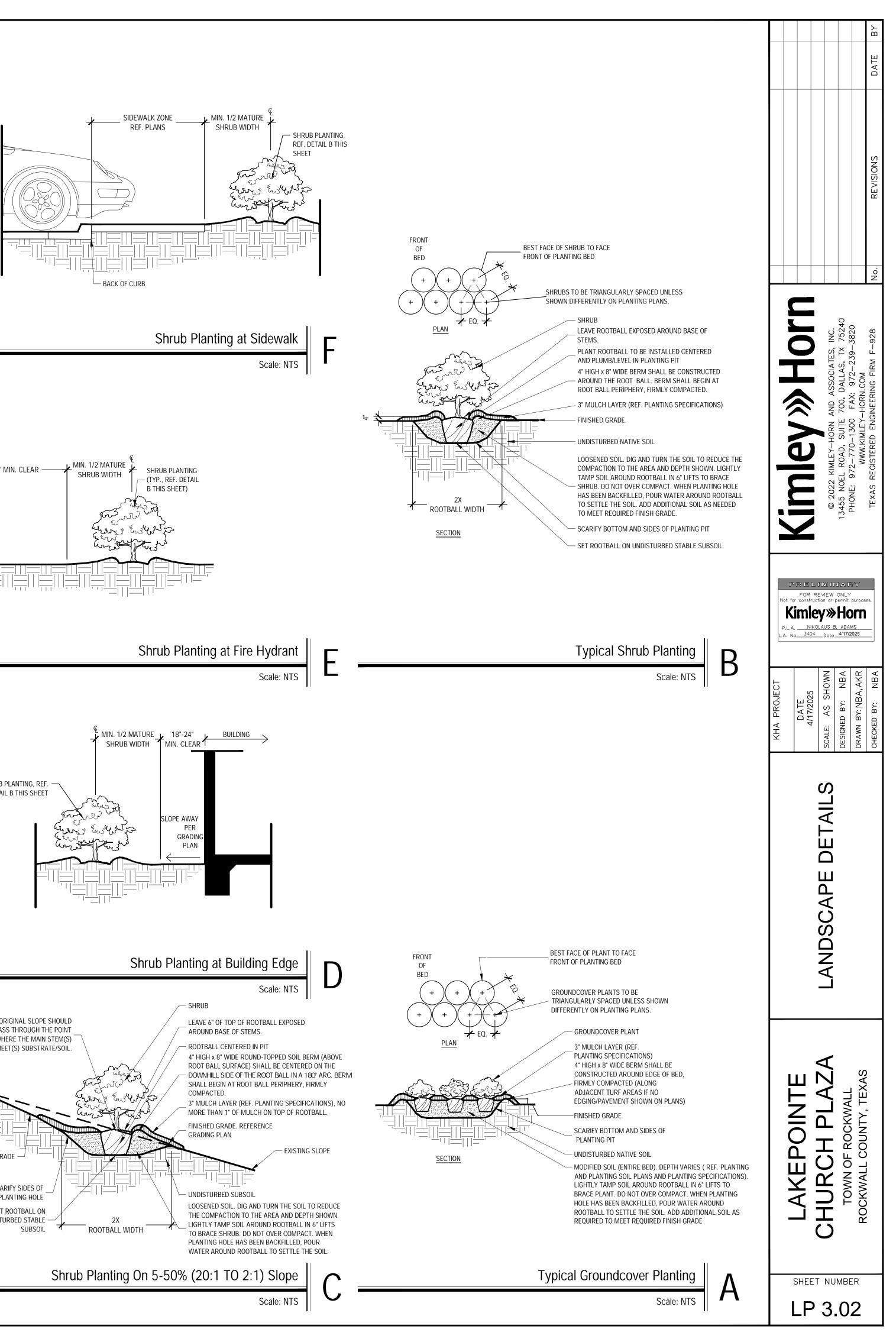
ADD ADDITIONAL SOIL AS NEEDED TO -PLANTING SOIL BACKFILL IN ORDER TO CREATE A SMOOTH TRANSITION FROM THE TOP OF THE RAISED ROOT BALL TO THE

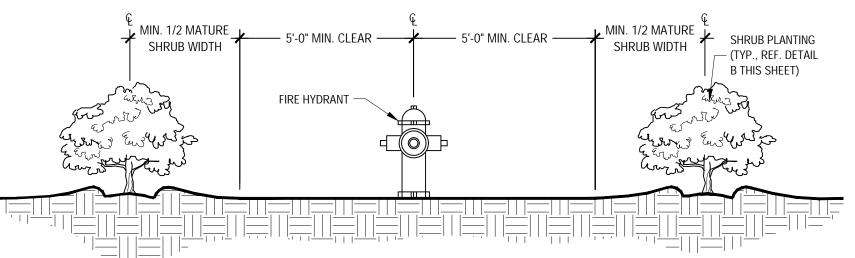
SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOTBALL IS 2-3" ABOVE FINISHED GRADE. STABILIZE/PLUMB TREE BY TAMPING SOIL FIRMLY AROUND THE LOWER 1/4 OF THE ROOTBALL.

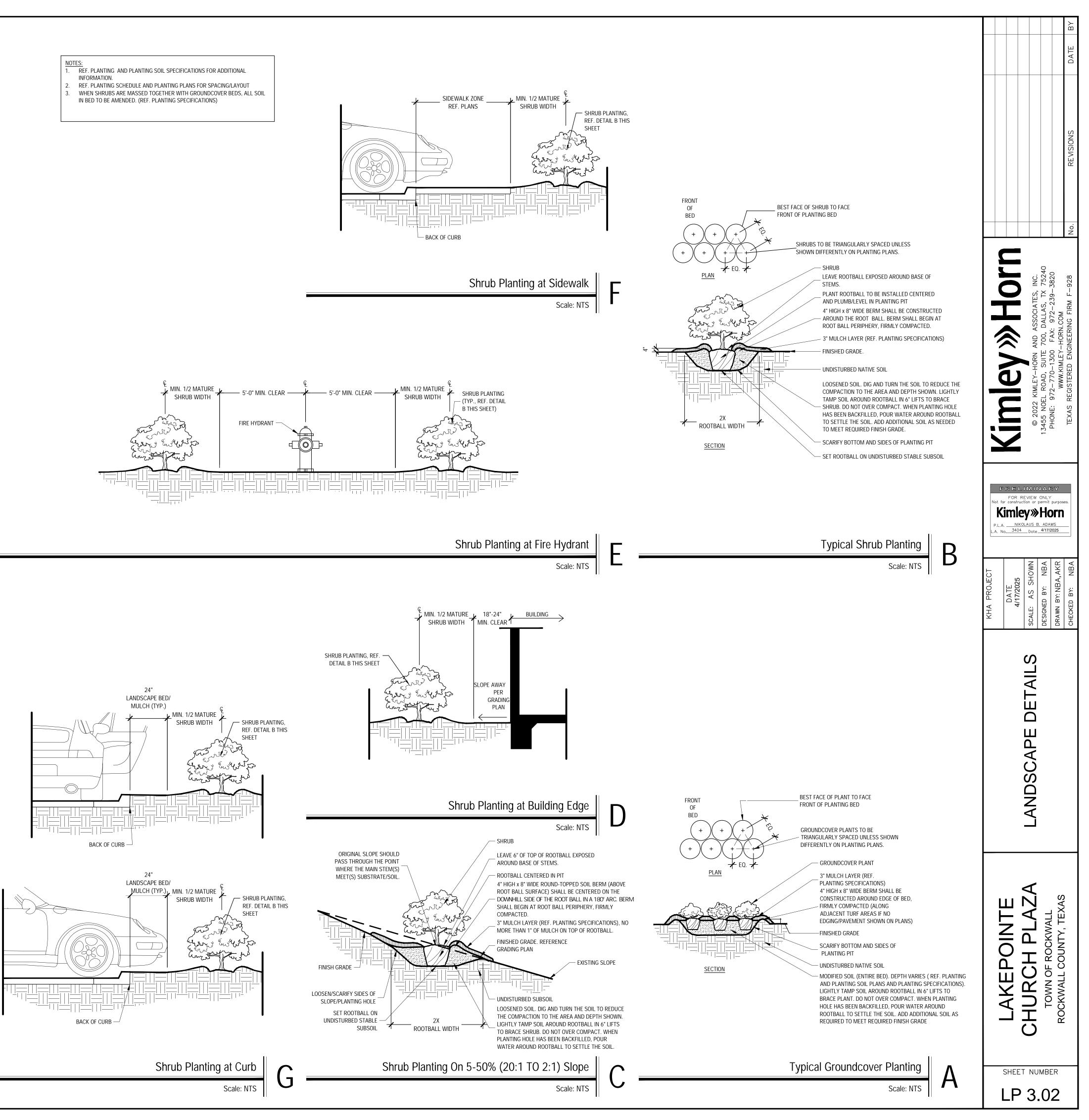
• FOR CONTAINER STOCK: REMOVE ENTIRE CONTAINER. FOR B&B STOCK: COMPLETELY REMOVE TOP 1/2 OF THE ENTIRE WIRE BASKET. COMPLETELY REMOVE ALL BURLAP/SYNTHETIC FABRICS AND STRAPPING.

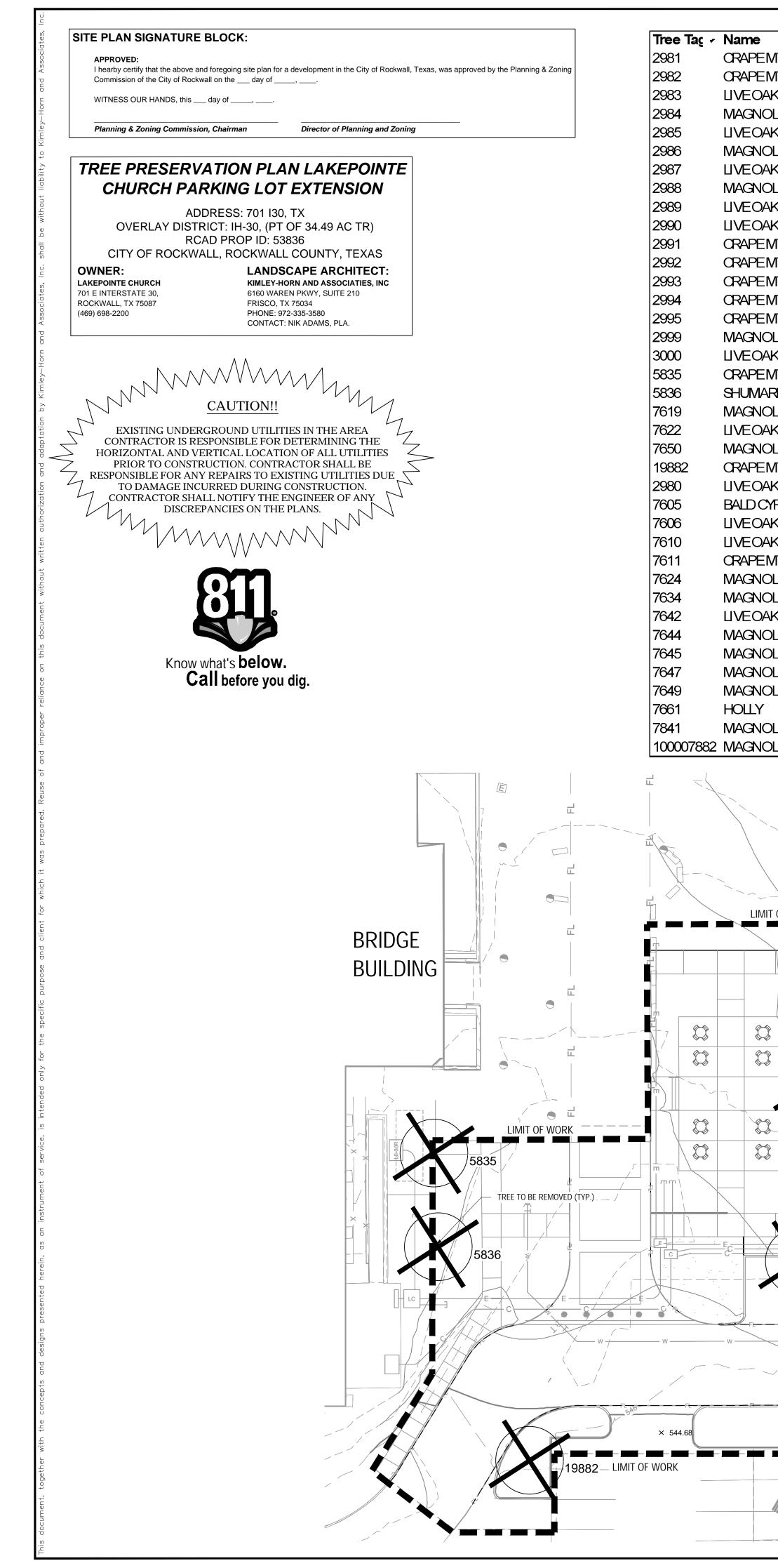




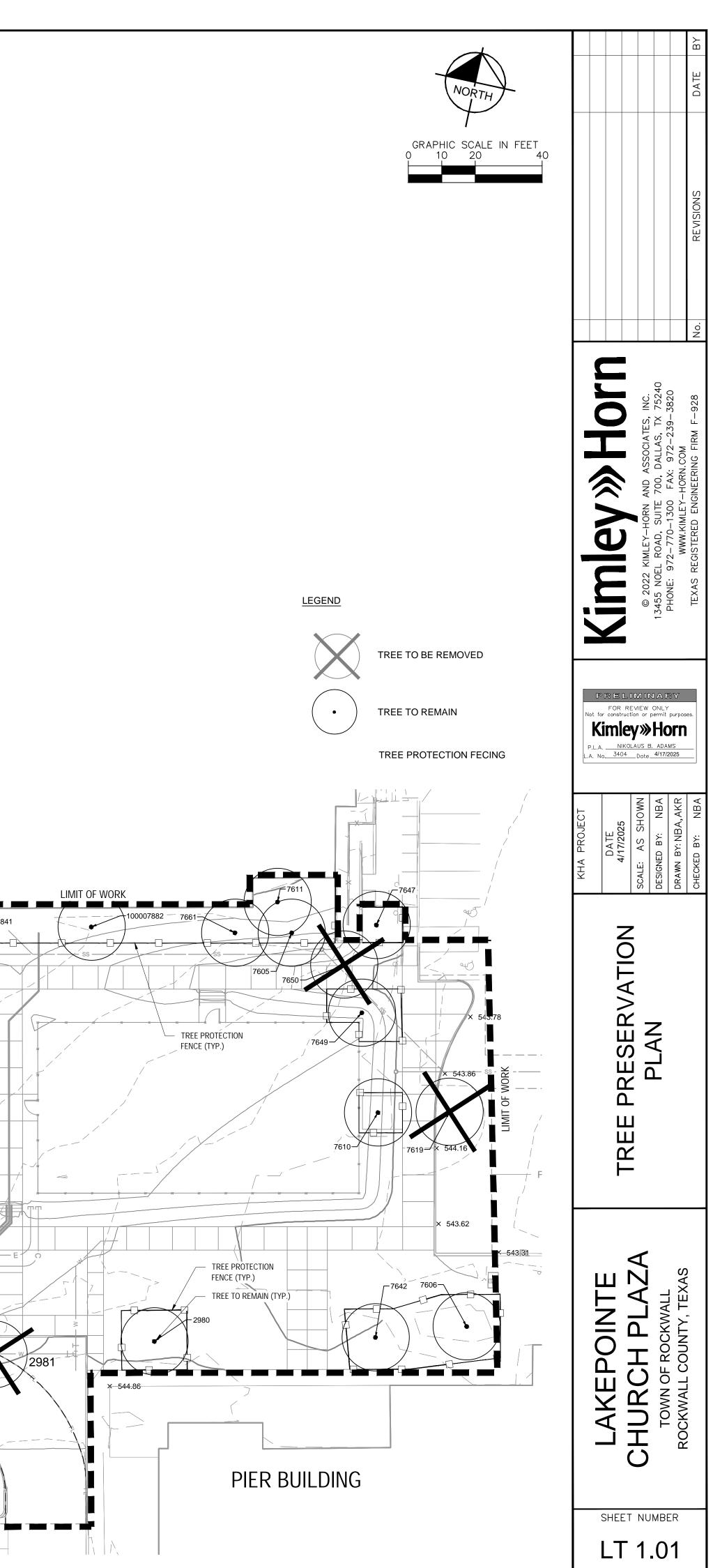


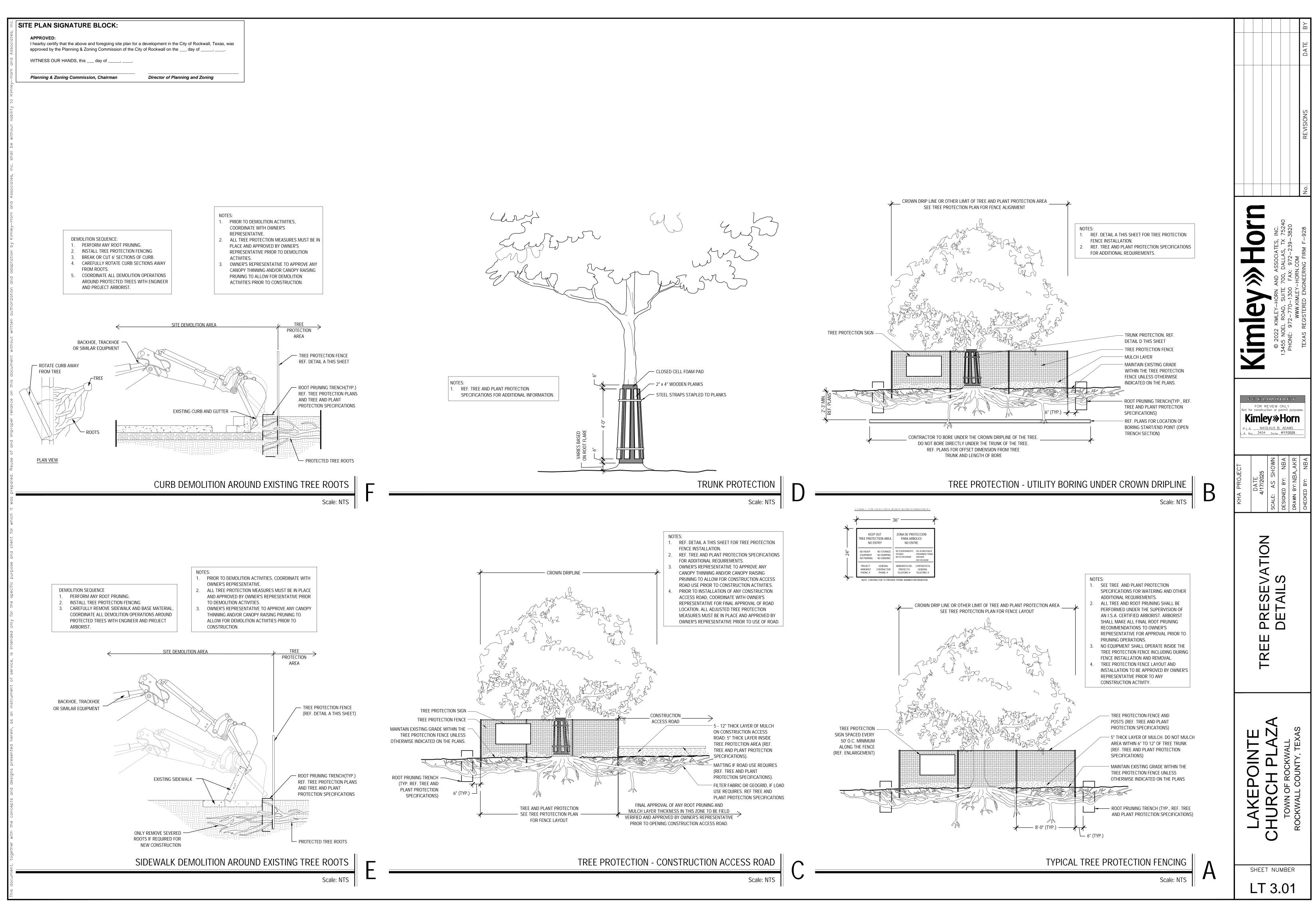


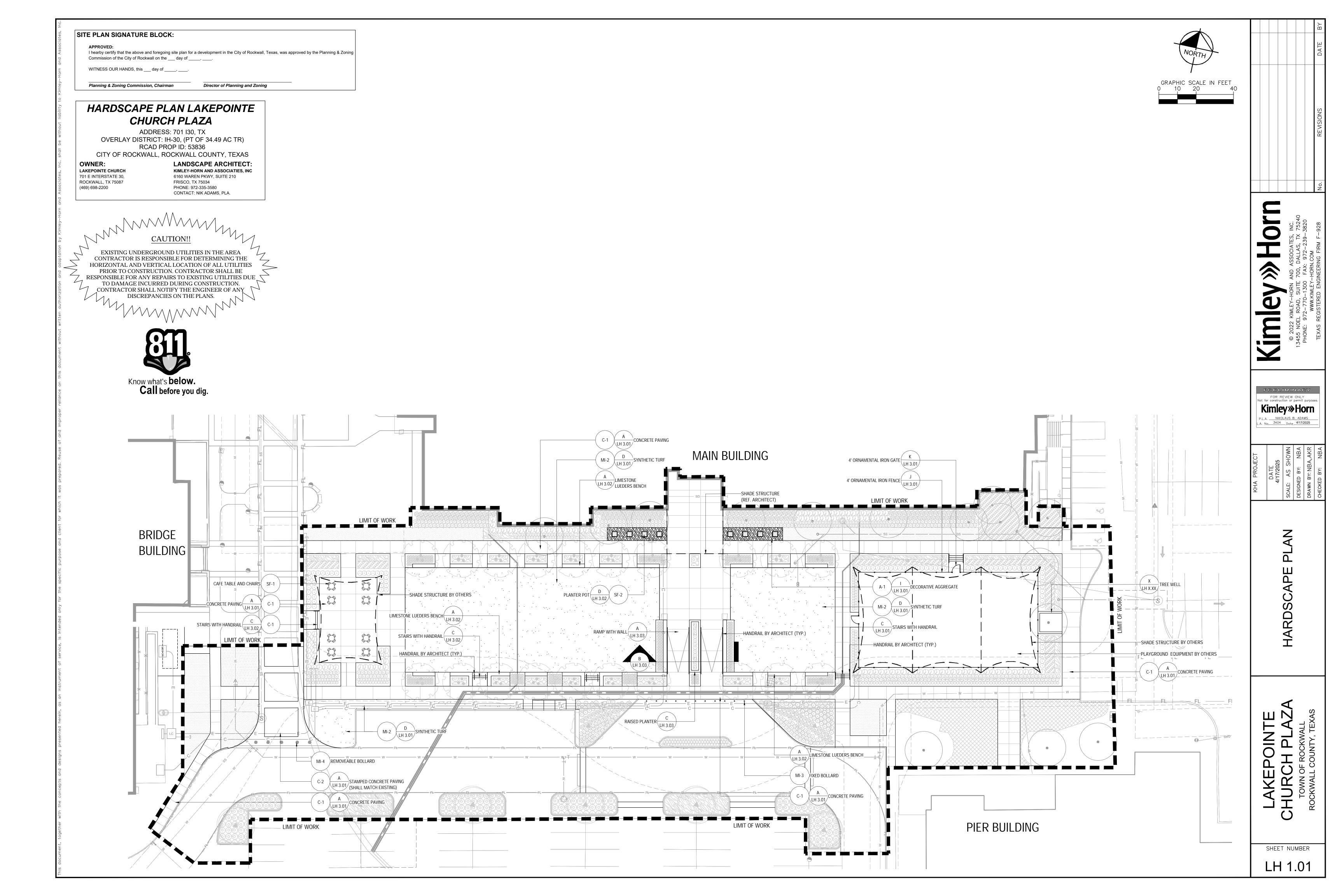




TOF WORK		DBH -		Protection Status	- Mitigation Requir-	_   •		
K. 22" FBM/XF Finang-Foldedd 11" K. 17" FBM/XF Finang-Foldedd 17" K. 22" FBM/XF Finang-Foldedd 16" K. 22" FBM/XF Finang-Foldedd 16" K. 19" FBM/XF Finang-Foldedd 16" K. 29" FBM/XF Finang-Foldedd 16" K. 19" FBM/XF Finang-Foldedd 16" K. 29" FBM/XF Finang-Foldedd 16" K. 19" Finang-Foldedd 16" K. 19" FBM/XF								
XIA     11"     FRAMA     Finnary Protected     11"       XIA     12"     FRAMA     Finnary Protected     12"       XIA     12"     FRAMA     Finnary Protected     12"       XIA     12"     FRAMA     Finnary Protected     12"       XIA     12"     FRAMA     Hinary Protected     12"       XIA     12"     FRAMA     Hinary Protected     12"       XIA     12"     FRAMA     Hinary Protected     12"       XIA     13"     FRAMA     Hinary Protected     15"       XIA     13"     FRAMA     Hinary Protected     10"       XIA     12"     FRAMA     Hinary Protected<					04!!			
K. 17 FRAMM Finang/Totated 17 K. 20 RRMOK Finang/Totated 27 K. 19 RRMOK Finang/Totated 27 K. 19 RRMOK Finang/Totated 197 K. 19 RRMOK Finang/Totated 197 K. 19 RRMOK Finang/Totated 197 MRTLE 1 RRMOK Finang/				-				
NA     67     FRM/ME     Frinder/Potodod     20"       JJA     12"     FRM/ME     Frinder/Potodod     20"       JJA     12"     FRM/ME     Frinder/Potodod     10"       Ki     19"     FRM/ME     Frinder/Potodod     10"       Ki     19"     FRM/ME     Frinder/Potodod     10"       MRTLE     T     FRM/ME     Frinder/Potodod     10"       MRTLE     T     FRM/ME     Frinder/Potodod     10"       JJA     19"     FRM/ME     Frinder/Potodod     10"       JJA     19"     FRM/ME     Frinder/Potodod     20"       JJA     19"     FRM/ME     Frinder/Potodod     10"       JJA     19"     FRM/ME     Frinder/Potodod     10"       JJA     10"     FRM/ME     Frinder/Potodod     10"       JJA     12"     FRM/ME     Frinder/Potodod				-				
JUA     12°     ENX.DR     Filmary Potected     12°       K     19°     ENX.DR     Filmary Potected     19°       KMRTLE     1°     ENX.DR     Normal Potected     19°       MRTLE     1°     ENX.DR     Normal Potected     19°       JUA     10°     ENX.NR     Normal Potected     10°       MRTLE     10°     ENX.NR     Normal Potected     10°       JUA     12°     ENX.NR     Normal				-				
K 187 ENADE FilmaryPotested 187 MRRLE T FRAXE Not Potested 197 MRRLE T FRAXE Not Potested 197 K 107 ENADE FilmaryPotested 197 K 107 ENADE FilmaryPotested 107 MRRLE T FRAXE Not Potested				•				
K 197 FRADE Primary Potected 197 MRRUE 11 FRADE Not Protected MRRUE 125 FRADE Not Not Protected MRRUE 11 FRADE Not Protected 107 MRRUE 11 FRADE Not Primary Potected 255 MRRUE 12 FRADE Primary Potected 67 SIA 57 FRADE Primary Potected 17 SIA 107 FRADE Primary Potected 107 MRRUE 11 FRADE Primary Potected 107 MRRUE 12 FRADE Primary Potected 107 MRRUE 107 FRADE PRADE PR								
MRTLE 1 PRIVOR NOT Protected MRTLE 1 PRIVOR NOT Protected MRTLE 1 PRIVOR NOT Protected MRTLE 1 PRIVOR Privacy Protected MRTLE 1 PRIVOR Privacy Protected MRTLE 1 PRIVOR Privacy Protected PRIVOR Privacy Protected PRIVAC PRIVAC Privacy Protected PRIVAC PRIVAC PRIVACY Privacy Protected PRIVAC PRIVACY PRIVACY Privacy Protected PRIVAC PRIVACY PRIVACY Privacy Protected PRIVAC PRIVACY P				-				
MRTLE 1" FRAVE No Froided MRTLE 1" FRAVE No Froided MRTLE 1" FRAVE No Froided MRTLE 1" FRAVE No Froided JUA 10" FRAVE FinaryProtocol 22" MRTLE 1" FRAVE No FrancyProtocol 6" JUA 9" FRAVE FinaryProtocol 6" JUA 9" FRAVE FinaryProtocol 6" JUA 10" FRAVE FinaryProtocol 10" MRTLE 1" FRAVE FinaryProtocol 6" JUA 10" FRAVE FinaryProtocol 6" JUA 11" FRAVE FinaryProtocol 7" JUA 12" FRAVIN FinaryProtocol 7" JUB 100 FRAVIN FINARY FINAR FINARY FINAR FINAR FINAR FINAR FINAR FINAR FINA				•	19.			
MRTLE 1" FRACE Not Protocold MRTLE 1" FRACE Not Protocold MRTLE 1" FRACE Not Prince Protocold MRTLE 1" FRACE Not Prince Protocold BRCAE Protocol Prince Protocol BRCAE Protocol Protocol Protocol BRCAE Protocol Protocol Prince Protocol BRCAE Protocol Protoc								
MARTLE T REMOVE Minary Policided 15' K 25' REMOVE Primary Policided 25' WATTLE T REMOVE No Policided 6' XUA 07' REMOVE Primary Policided 9' XUA 10' REMOVE Primary Policided 16' XUA 10' REMOVE Primary Policided 10' WATTLE T REMOVE Primary Policided 10' XUA 12' REMUN Primary Policided 200 XUA 12' REMUN Primary Policided 200 X								
All 16" FRANCE Frimary-Protected 16" MRTLE 11" FRANCE Ninary-Protected 25" MRTLE 11" FRANCE Frimary-Protected 10" All 12" FRANCE Frimary-Protected 10" MRTLE 11 FRANCE Not Primary-Protected 10" MRTLE 11 FRANKE Not Primary-Protected 10" MRTLE 12 FRANKE Not Primary-Protected 10" MARILE 12 FRANKE Not Primary-Protected 10" MARILE 12 FRANKE Not Primary-Protected 10" MAIN 12" FRANKE Not Primary-Protected 10" MAIN 10" FRANKE 10" FRANKE 10" MAIN 10"	<b>IMRTLE</b>	1"	REMOVE	Not Protected				
K. 25° FRAVE Frimary Protected 25° HOVAK 6° FRAVE Frimary Protected 6° XUA 6° FRAVE Frimary Protected 9° K. 16° FRAVE Frimary Protected 10° MKRUE 1° FRAVE Frimary Protected 10° MKRUE 2° FRAVE Frimary Protected 10° MKRUE 1° FRAVE Frimary Protected 10° K. 20° FRAVE Frimary Protected 10° XLA 12° FRAVE Frimary Protected 11° XLA 12° FRAVE Frimary Frieder 11° XLA 12° FRAVE FRIME Frimary Frieder 11° XLA 12° FRAVE FRIME FRIMARY FRIMAR								
MRTEE 1" FEMOLE Mol Protected SUA 6' FEMOLE Finary Protected 6' SUA 7' FEMOLE Finary Protected 7' W 16' FEMOLE Finary Protected 10' MRTLE 1' FEMOLE Not Protected 10' MRTLE 1' FEMALIN Finary Protected 11' SUA 12' FEMALIN Finary				-				
BOOK 6' PEMONE PrimaryProtected 6' XIA 10' PEMONE PrimaryProtected 10' WATTLE 1' PEMONE PrimaryProtected 10' WATTLE 1' PEMONE PrimaryProtected 10' WATTLE 1' PEMONE PrimaryProtected 10' WATTLE 1' PEMAN PRIMARY PR				-	23			
ZIA     9"     REMOXE     Primary Protected     9"       XIA     10"     REMOXE     Primary Protected     10"       XIA     10"     REMOXE     Primary Protected     10"       XIA     10"     REMOXE     Primary Protected     10"       WRTEE     1"     REMOXE     Primary Protected     10"       WRTES     20"     REWIN     Freatured Tree     No       VK     20"     REWIN     Primary Protected     No       XIA     12"     REMIN     Primary Protec					6"			
K. 16" FEMOLE Primary Protocold 10" INFREE 1" FEMOLE Not Protocold 10" INFREE 2" FEMUN Primary Protocold 10" KK 10" FEWN Primary Protocold 10" KK 10" FEWN Primary Protocold 10" KK 10" FEWN Primary Protocold 10" INFREE 10" FEWN Primary Protocold 1				-				
MKRIE 1" FEMAN Nimary Protected KE 10" FEMAN Finary Protected KK 10" FEMAN Finary Protected MKRIE 10" FEMAN Finary Protected JUA 12" FEMAN Finary Fin	<	16''		-	16''			
K. 19" FEMAIN PerimaryPhotocod WK 20" FEMAIN PerimaryPhotocod K. 20" FEMAIN PrimaryPhotocod XIA 12" FEMAIN PrimaryPhotocod XIA 12" FEMAIN PrimaryPhotocod XIA 12" FEMAIN PrimaryPhotocod XIA 10" FEMAIN PrimaryPhotocod XIA 12" FEMAIN PrimaryPhotocod	ЦА	10''		Primary Protected	10''			
MRESS 27 FEMAIN Feature Tree VX 27 FEMAIN Fitmary Protected X1A 12 FEMAIN Primary Protected X1A								
K 20° FEMAIN PrimaryPotected MRTLE 10° FEMAIN PrimaryPotected XLA 12° FEMAIN PrimaryPotected XLA 12° FEMAIN PrimaryPotected XLA 13° FEMAIN PrimaryPotected XLA 10° FEMAIN PrimaryPotected XLA 12° FEMAIN PrimaryPotected				-				
K. 17" FEMAIN PrimaryProtected UNRTLE 10" FEMAIN PrimaryProtected ULA 12" FEMAIN PrimaryProtected ULA 12" FEMAIN PrimaryProtected ULA 12" FEMAIN PrimaryProtected ULA 10" FEMAIN PrimaryProtected ULA 10" FEMAIN PrimaryProtected ULA 12" FEMAIN PrimaryProtec								
MMRILE 07 REMAIN PrimaryPotected DUA 12* REMAIN PrimaryPotected XLA 12* REMAIN PrimaryPotected DUA 10* REMAIN PrimaryPotected DUA 10* REMAIN PrimaryPotected DUA 10* REMAIN PrimaryPotected DUA 10* REMAIN PrimaryPotected DUA 12* REMAIN PrimaryPotecte				-				
DUA 12" REMAIN Primary Protected K 10" REMAIN Primary Protected DUA 12" REMAIN Primary Protected DUA 12" REMAIN Primary Protected DUA 10" REMAIN Primary Protected DUA 10" REMAIN Primary Protected DUA 12"				-				
K. 107 FEMAIN Primary Protected DUA 127 FEMAIN Primary Protected DUA 107 FEMAIN Primary Protected DUA 107 FEMAIN Primary Protected DUA 127 FEMAIN Primary Protecte	ЦА	12"	REMAIN	-				
DIA 12' FEMAIN Primary Protected DIA 10' FEMAIN Primary Protected DIA 10' FEMAIN Primary Protected DIA 12' FEMAIN Primary Protected DIA 12				-				
XIA     15°     REMAIN     Primary Protected       XIA     10°     REMAIN     Primary Protected       XIA     10°     REMAIN     Primary Protected       XIA     12°				-				
JUA     10°     FBMAIN     Primary Protected       JUA     10°     FBMAIN     Primary Protected       B'     REMAIN     Primary Protected       B'     RBMAIN     Primary Protected       B'     RBMAIN     Primary Protected       BLA     12°     RBMAIN     Primary Protected				-		Total Mitigation Inche	es: 215"	
DUA 10° REMAIN Primary Protected duA 12° REMAIN Primary Protected DUA 12				-		Total Inches Propose	d: 88"	
6"     REMAIN     Primary Protected       DUA     12"     REMAIN     Primary Protected       DUA     12"     REMAIN     Primary Protected				-				
ALA 12" REMAIN Primary Protected DIA 12" REMAIN Primary Protected IDMA 12" REMAIN PRIMARY PRIM		6"	REMAIN	-		· · ·		
MAIN BUILDING 10 HOOK 10 HOO				-		Project:	704	
	ЦА	12"	REMAIN	Primary Protected			Total: 831"	
2990 2990 2992 2991 2991 × 544.62 × 544.62 × 544.62	OF WORK	<b>₽</b>			TREE PROTECTION FENCE (TYP.) TREE TO BE REMOVED (TYP.)		2999 300 2984 2785	
× 544.62		2995		2994 2993		2990	2983	
			W		2991	FL W		2982
		× 544.0					LIMIT OF WORK	







## APPROVED:

I hearby 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 \_\_\_\_\_, \_\_\_\_.

\_\_\_\_

Planning & Zoning Commission, Chairman

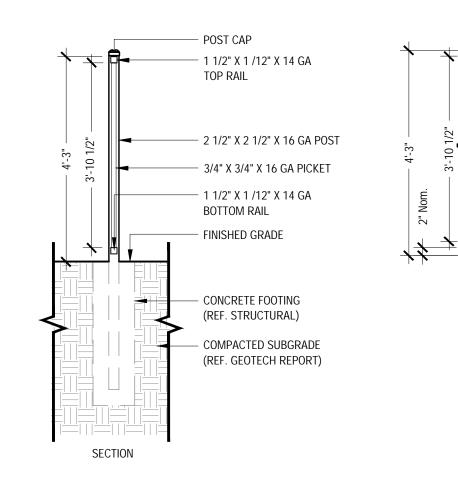
Director of Planning and Zoning

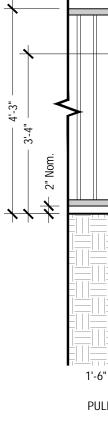
# NOTE:

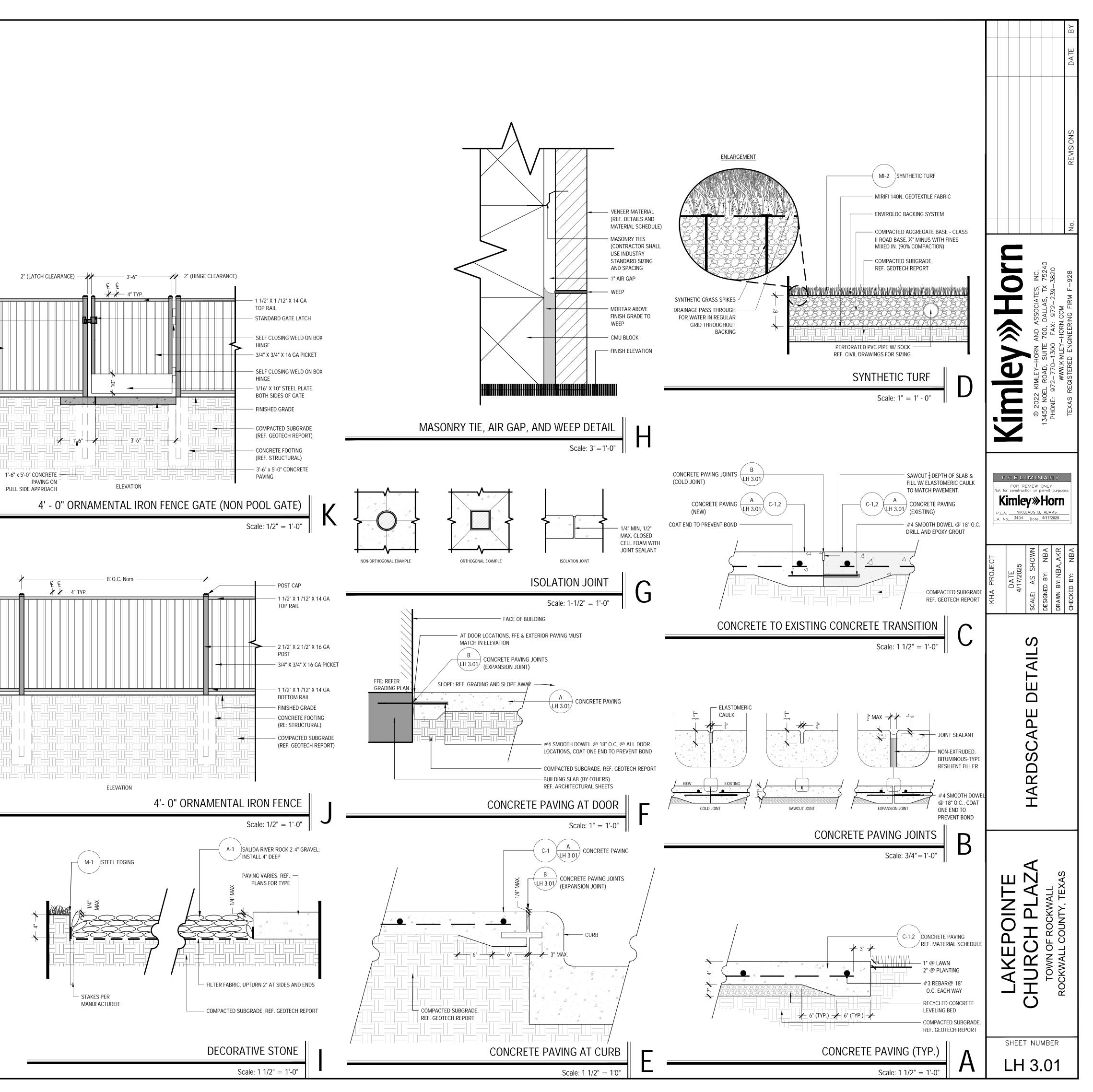
WALLS.

 STRUCTURAL ENGINEERING BY OTHERS.
 ALL EXPOSED STONE / WOOD / CONCRETE SHALL RECEIVE STONE / WOOD / CONCRETE SEALANT. REFER TO MATERIALS SCHEDULE FOR MATERIALS AND SPECIFICATIONS.
 CONTRACTOR SHALL REMOVE ALL EXCESS POLYMERIC SAND PRIOR TO WETTING PAVER AREAS.
 CONCRETE DEPTH VARIES DEPENDING ON USE. REFERENCE CITY OF PLANO STANDARDS.
 REFERENCE LANDSCAPE PLANS FOR MATERIALS AND FINISHES OF STEPS, LANDINGS, AND ELEVATIONS OF ADJACENT

- THESE DETAILS ARE INTENDED TO SHOW DESIGN INTENT ONLY. THE CONTRACTOR
   SHALL PREPARE SHOP DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL
- ENGINEER, LICENSED TO PRACTICE IN THE STATE OF TEXAS, FOR REVIEW AND
- APPROVAL BY THE LANDSCAPE ARCHITECT, PRIOR TO ANY FABRICATION AND/OR
   CONSTRUCTION.







# APPROVED:

I hearby 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 \_\_\_\_\_, \_\_\_\_.

Planning & Zoning Commission, Chairman

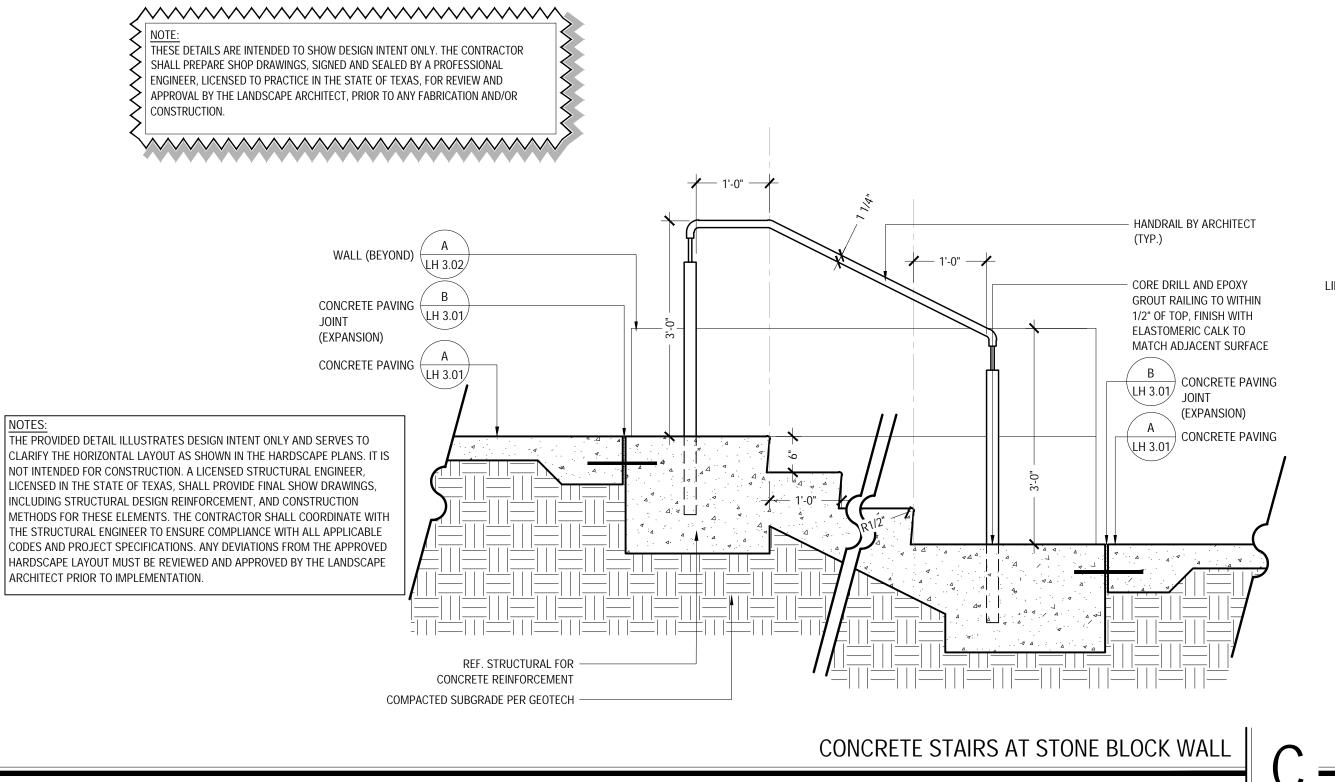
Director of Planning and Zoning

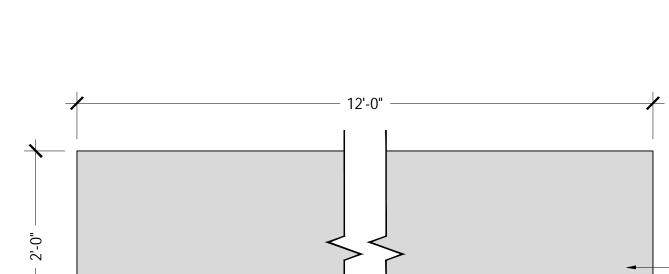
# NOTE:

1. STRUCTURAL ENGINEERING BY OTHERS. 3. ALL EXPOSED STONE / WOOD / CONCRETE SHALL RECEIVE STONE / WOOD / CONCRETE SEALANT. REFER TO MATERIALS SCHEDULE FOR MATERIALS AND SPECIFICATIONS. 4. CONTRACTOR SHALL REMOVE ALL EXCESS POLYMERIC SAND PRIOR TO WETTING PAVER AREAS. 5. CONCRETE DEPTH VARIES DEPENDING ON USE. REFERENCE CITY OF PLANO STANDARDS. 6. REFERENCE LANDSCAPE PLANS FOR MATERIALS AND FINISHES OF STEPS, LANDINGS, AND ELEVATIONS OF ADJACENT WALLS.



ARCHITECT PRIOR TO IMPLEMENTATION.

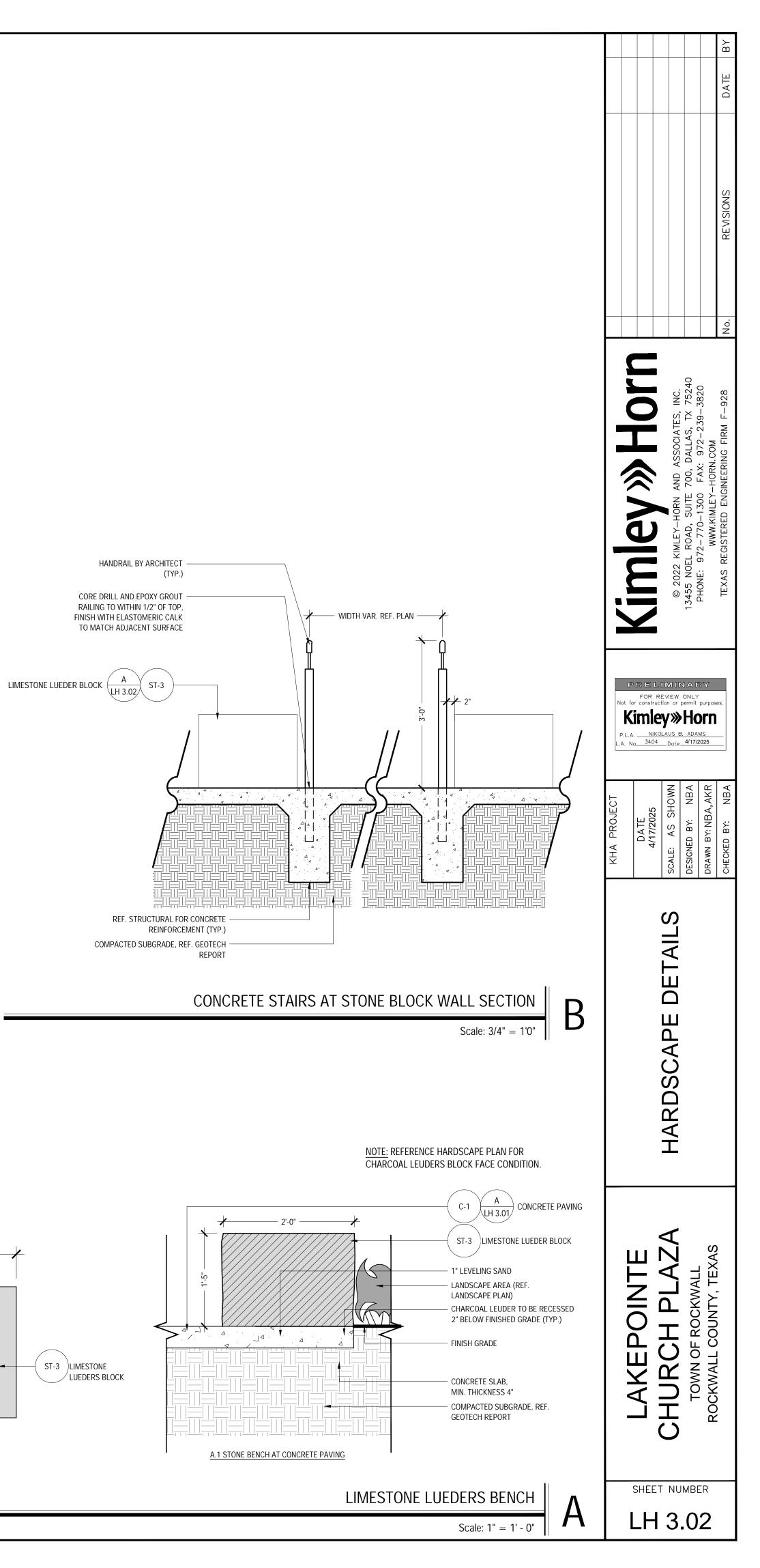




Scale: 3/4" = 1'0"

THESE DETAILS ARE INTENDED TO SHOW DESIGN INTENT ONLY. THE CONTRACTOR SHALL PREPARE SHOP DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER, LICENSED TO PRACTICE IN THE STATE OF TEXAS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT, PRIOR TO ANY FABRICATION AND/OR CONSTRUCTION.

A.2 STONE BENCH (PLAN)



# APPROVED:

I hearby 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 \_\_\_\_\_, \_\_\_\_.

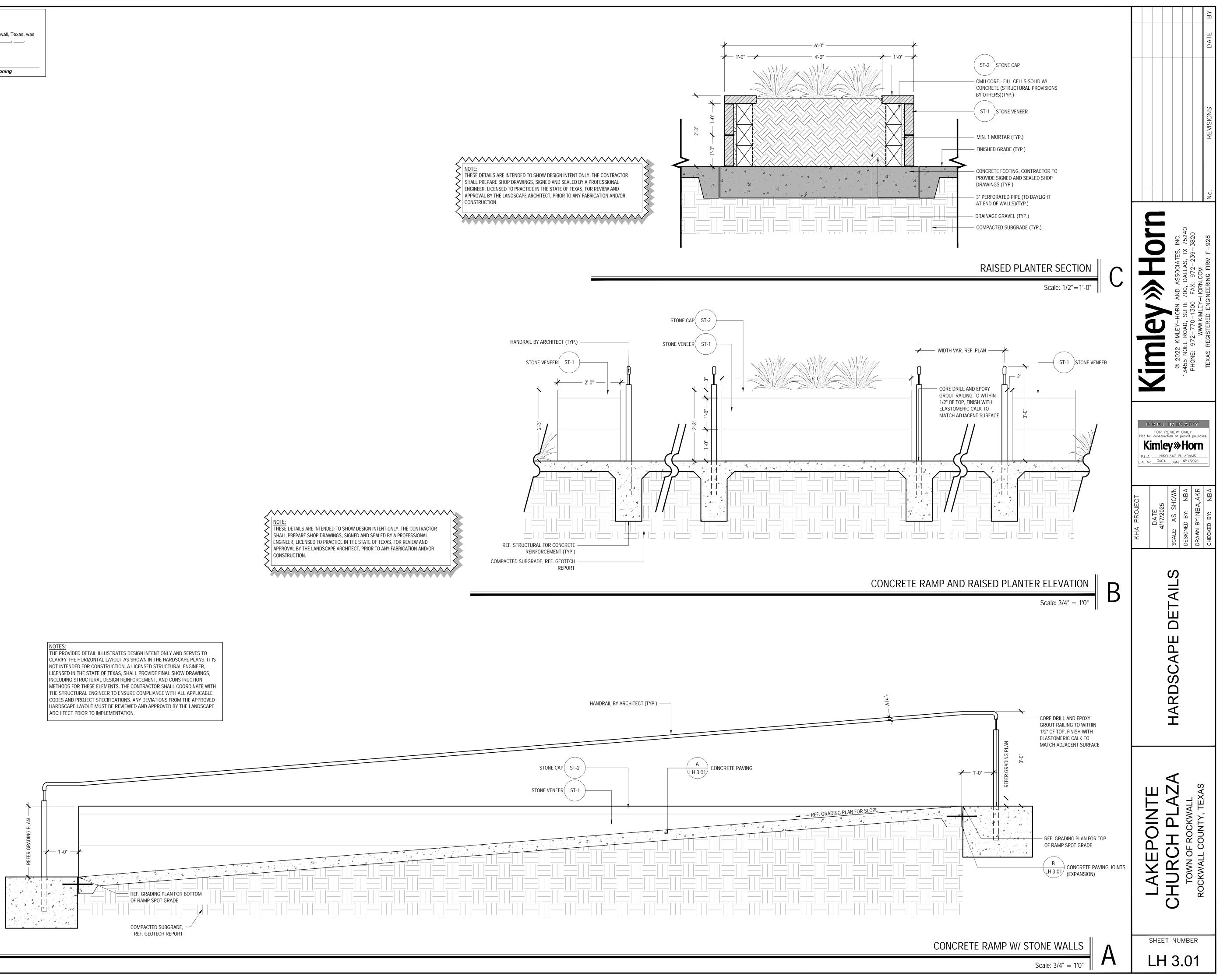
WITNESS OUR HANDS, this \_\_\_ day of \_\_\_\_, \_\_\_\_.

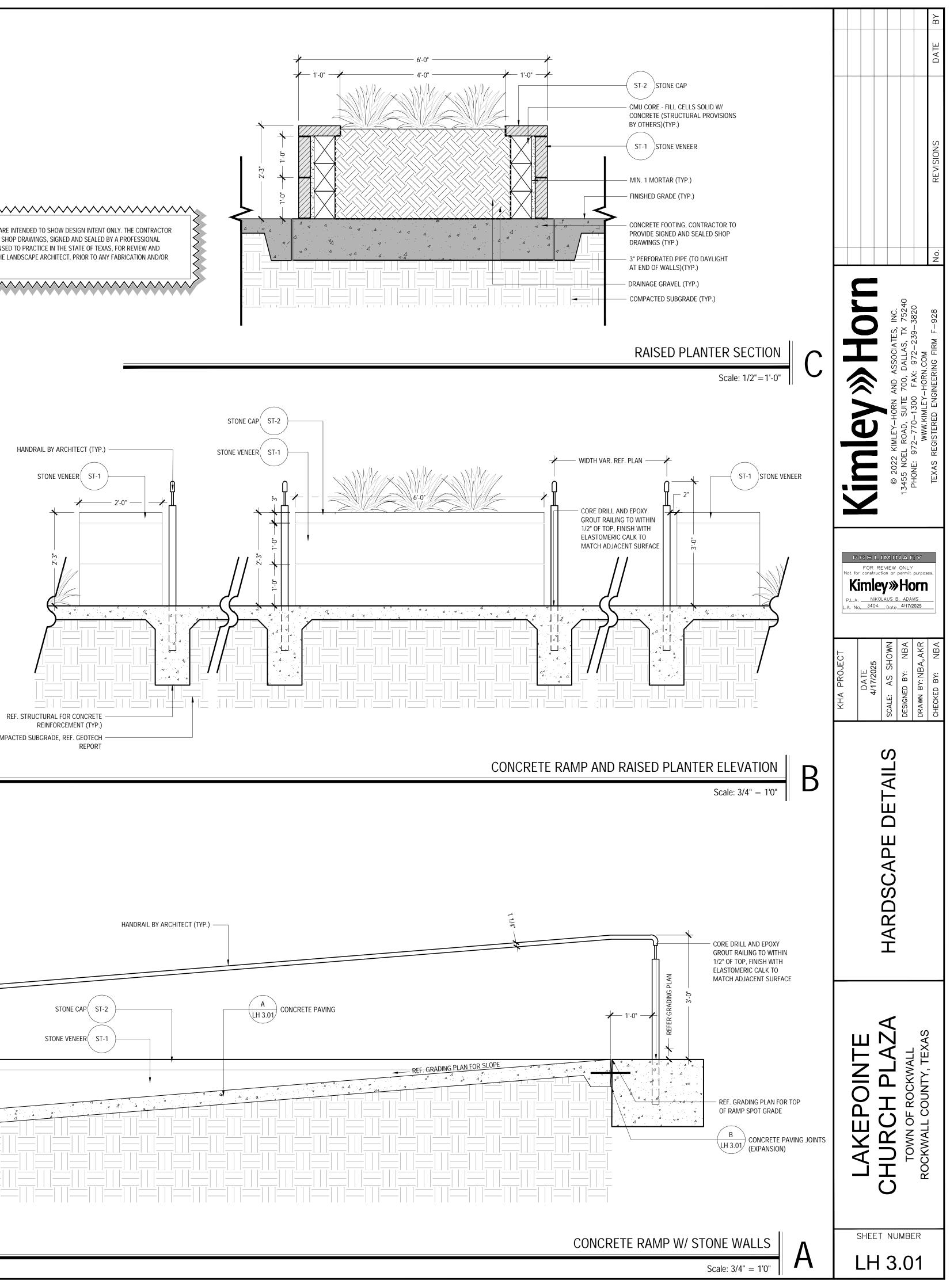
Planning & Zoning Commission, Chairman

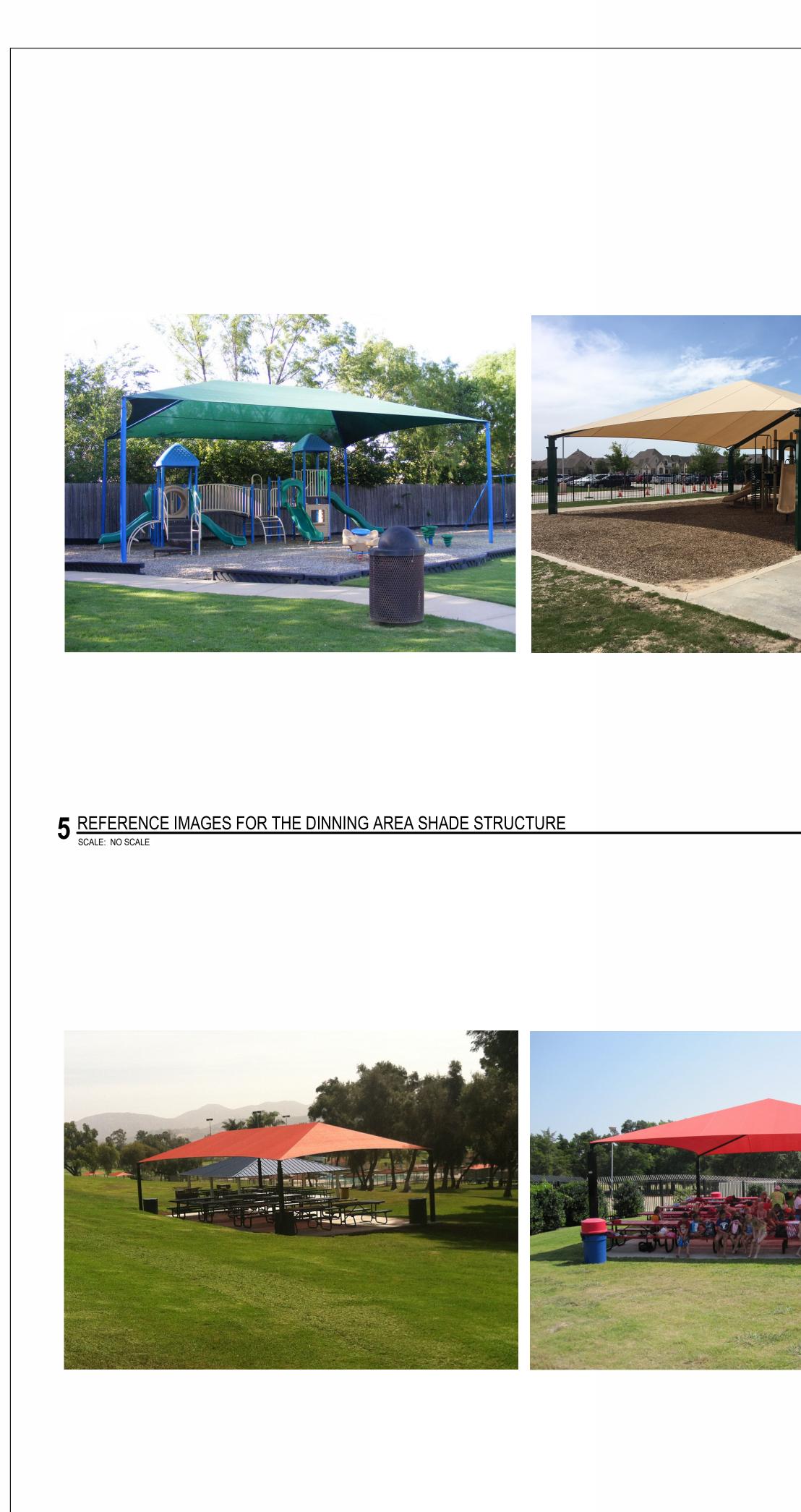
Director of Planning and Zoning

## NOTE:

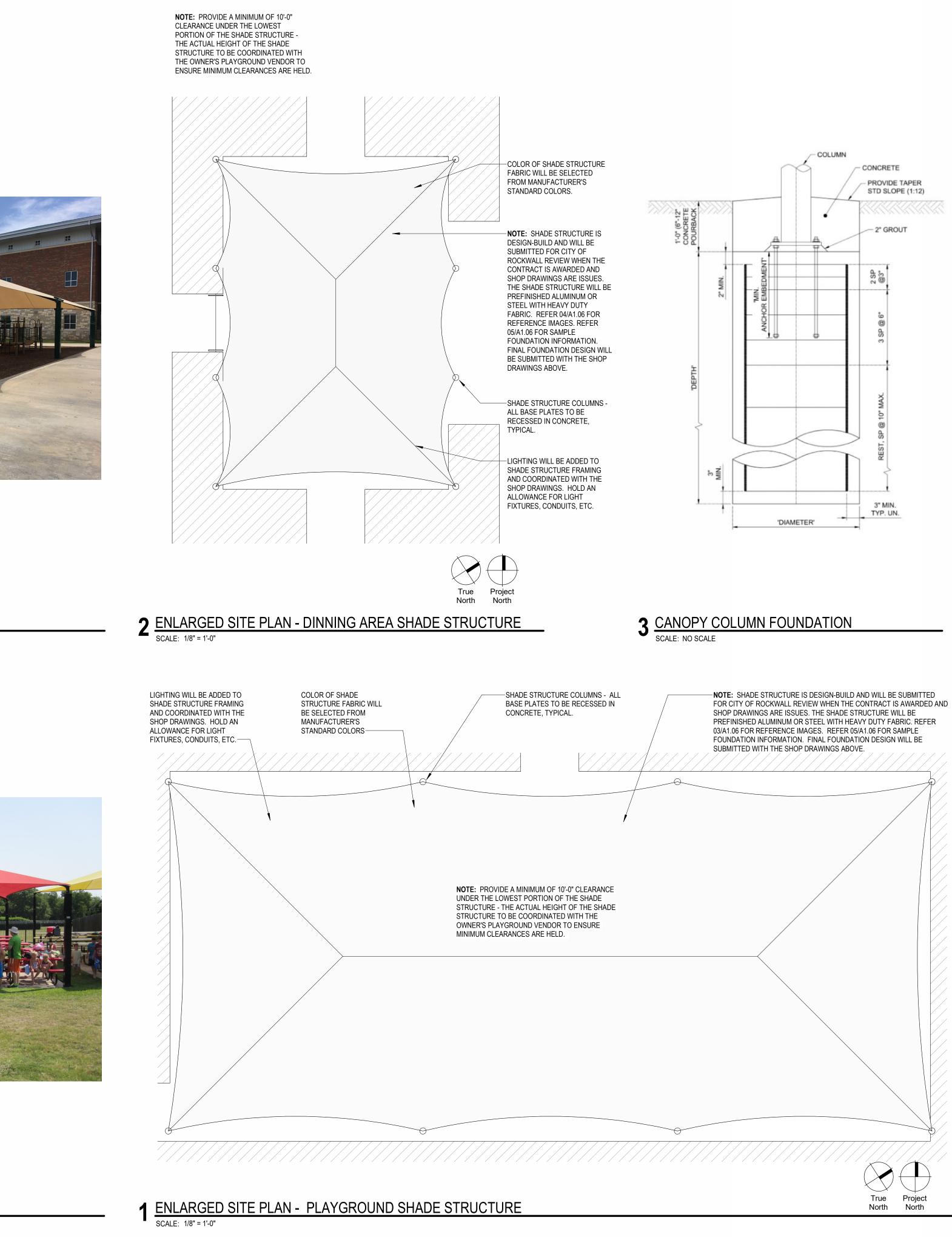
1. STRUCTURAL ENGINEERING BY OTHERS. 3. ALL EXPOSED STONE / WOOD / CONCRETE SHALL RECEIVE STONE / WOOD / CONCRETE SEALANT. REFER TO MATERIALS SCHEDULE FOR MATERIALS AND SPECIFICATIONS. 4. CONTRACTOR SHALL REMOVE ALL EXCESS POLYMERIC SAND PRIOR TO WETTING PAVER AREAS. 5. CONCRETE DEPTH VARIES DEPENDING ON USE. REFERENCE CITY OF PLANO STANDARDS. 6. REFERENCE LANDSCAPE PLANS FOR MATERIALS AND FINISHES OF STEPS, LANDINGS, AND ELEVATIONS OF ADJACENT WALLS.

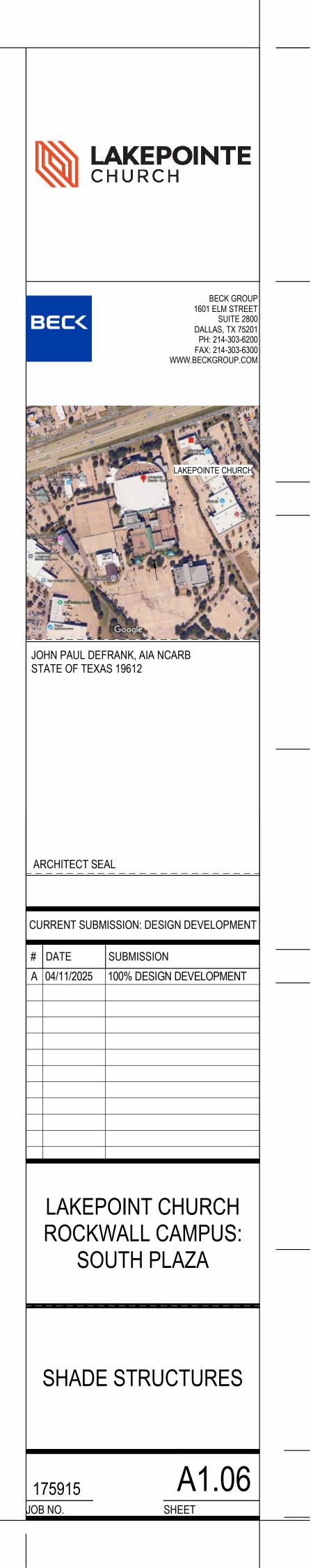






4 REFERENCE IMAGES FOR THE DINNING AREA SHADE STRUCTURE SCALE: NO SCALE



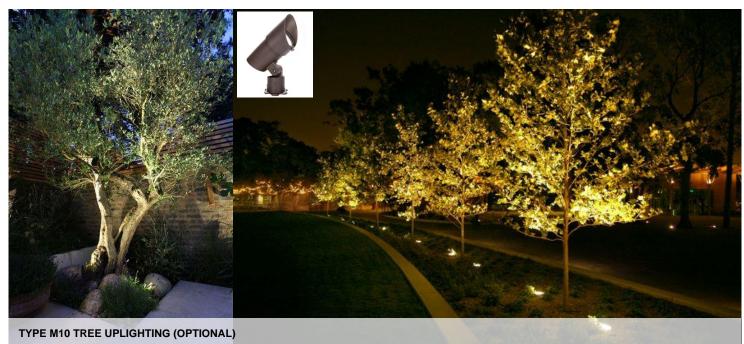








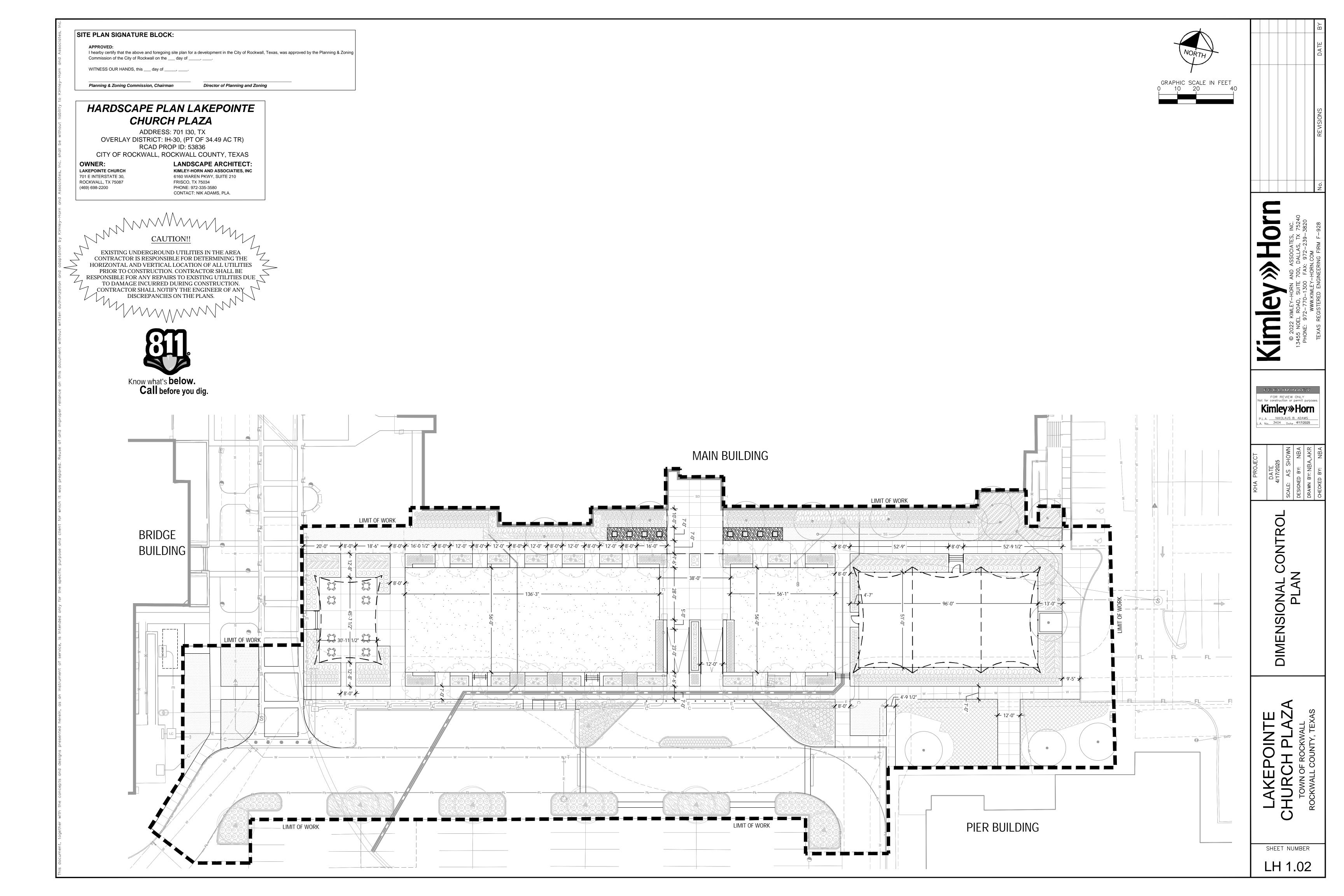
# LAKEPOINTE CHURCH ROCKWALL PLAZA LIGHTING



# SITE LIGHTING OPTION 1 - LIGHTING PLAN

LSK-001 MARCH 20, 2025 TLP NO. 24136.00 http://www.science.com/science





PI EASE CHECK THE AP	<b>DEVELOPMENT APPLICA1</b> City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087		STAFF USE ONLY         PLANNING & ZONING CASE NO. <u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE         CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE         SIGNED BELOW.         DIRECTOR OF PLANNING:         CITY ENGINEER:
PLATTING APPLICAT MASTER PLAT (\$1 PRELIMINARY PLA FINAL PLAT (\$300.0) REPLAT (\$300.00) AMENDING OR MI PLAT REINSTATE SITE PLAN APPLICAT	TON FEES: 00.00 + \$15.00 ACRE) <sup>1</sup> AT (\$200.00 + \$15.00 ACRE) <sup>1</sup> 00 + \$20.00 ACRE) <sup>1</sup> + \$20.00 ACRE) <sup>1</sup> NOR PLAT (\$150.00) MENT REQUEST (\$100.00) TION FEES:	ZONING ZONII SPEC PD DI OTHER J TREE VARIJ NOTES: SIN DETER SIN DETER SIN DETER	APPLICATION FEES: NG CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup> IFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup> EVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup> APPLICATION FEES: REMOVAL (\$75.00) ANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup> MINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. <u>0</u> FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING
PROPERTY INFOR ADDRESS	MATION [PLEASE PRINT] 701 E INTERSTATE 30, ROCKWALL, TX 75087		

SUBDIVISION	LAKE POINTE BAPTIST CHURCH ADDITION	LOT	3	BLOCK	А
GENERAL LOCATION	PLAZA AREA ADJACENT TO MAIN BUILDING				

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

CURRENT ZONING	COMMERCIAL		CURRENT USE	CHURCH PLAZA	
PROPOSED ZONING	N/A		PROPOSED USE	CHURCH PLAZA	
ACREAGE	2 AC (DISTURBANCE)	LOTS [CURRENT]	N/A	LOTS [PROPOSED]	N/A

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	LAKEPOINTE CHURCH	APPLICANT	KIMLEY-HORN
CONTACT PERSON	TRACY TUTTLE	CONTACT PERSON	TODD MARTIN, P.E.
ADDRESS	701 E INTERSTATE 30	ADDRESS	203 WEST NASH STREET
			SUITE 100
CITY, STATE & ZIP	ROCKWALL, TX 75087	CITY, STATE & ZIP	TERRELL, TX 75160
PHONE	469-698-2200	PHONE	469-998-8830
E-MAIL	tracy.tuttle@lakepointe.church	E-MAIL	todd.martin@kimley-horn.com

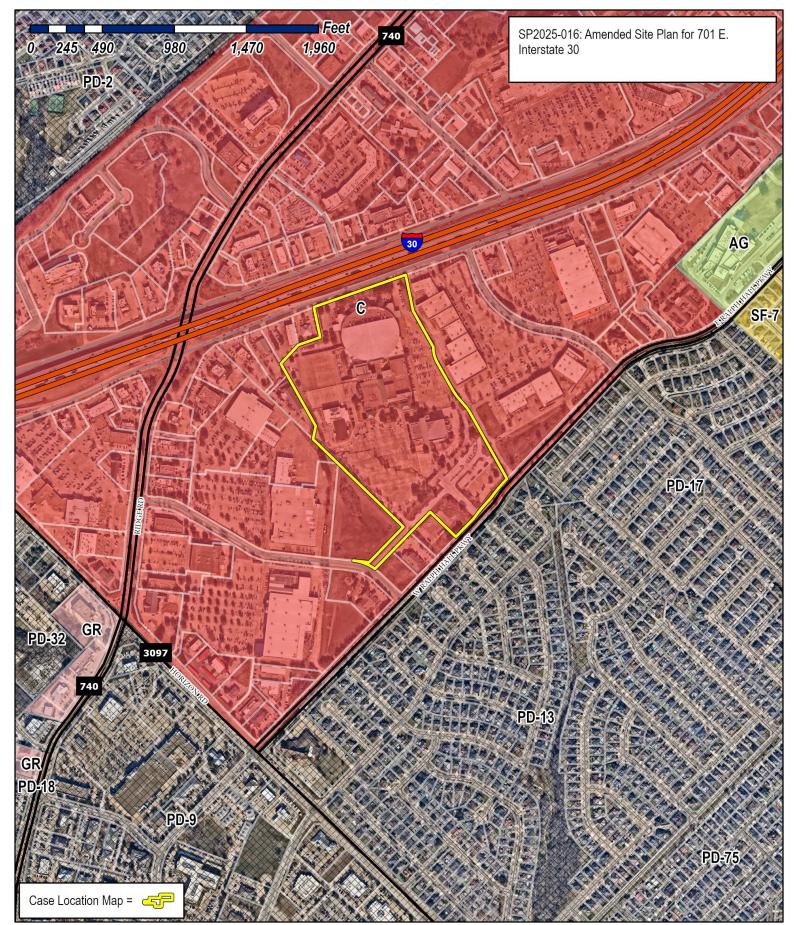
### **NOTARY VERIFICATION** [REQUIRED]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Nod Calendary	[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 TH	
\$, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL	
20 25 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CI	
INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO	
SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST	PDR PUBLIC INFORMATION."
	Notary ID #132211284
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF April	My Commission Expires
	October 15, 2027
OWNER'S SIGNATURE	

MY COMMISSION EXPIRES 10/15/2027

DEVELOPMENT APPLICATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7745

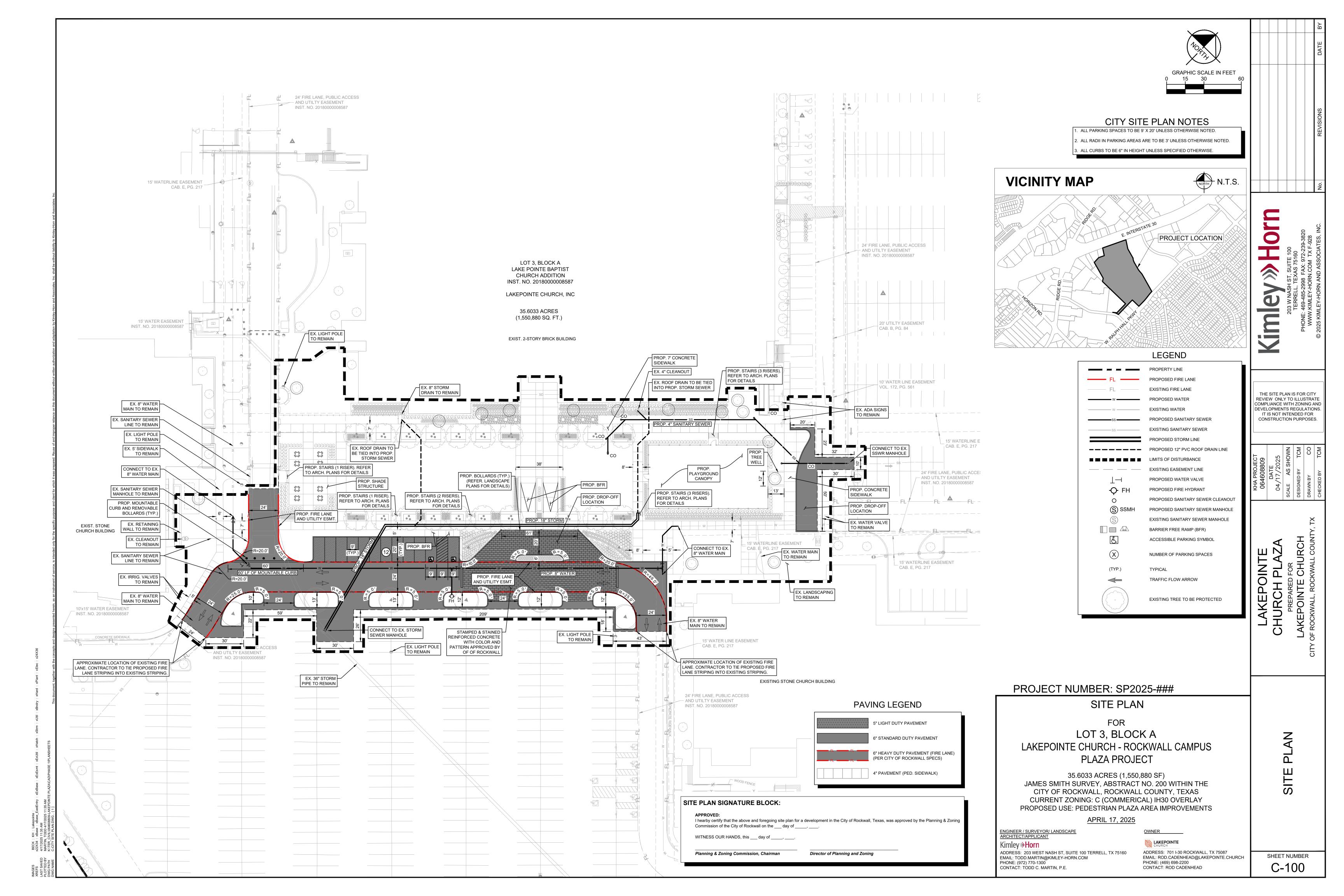


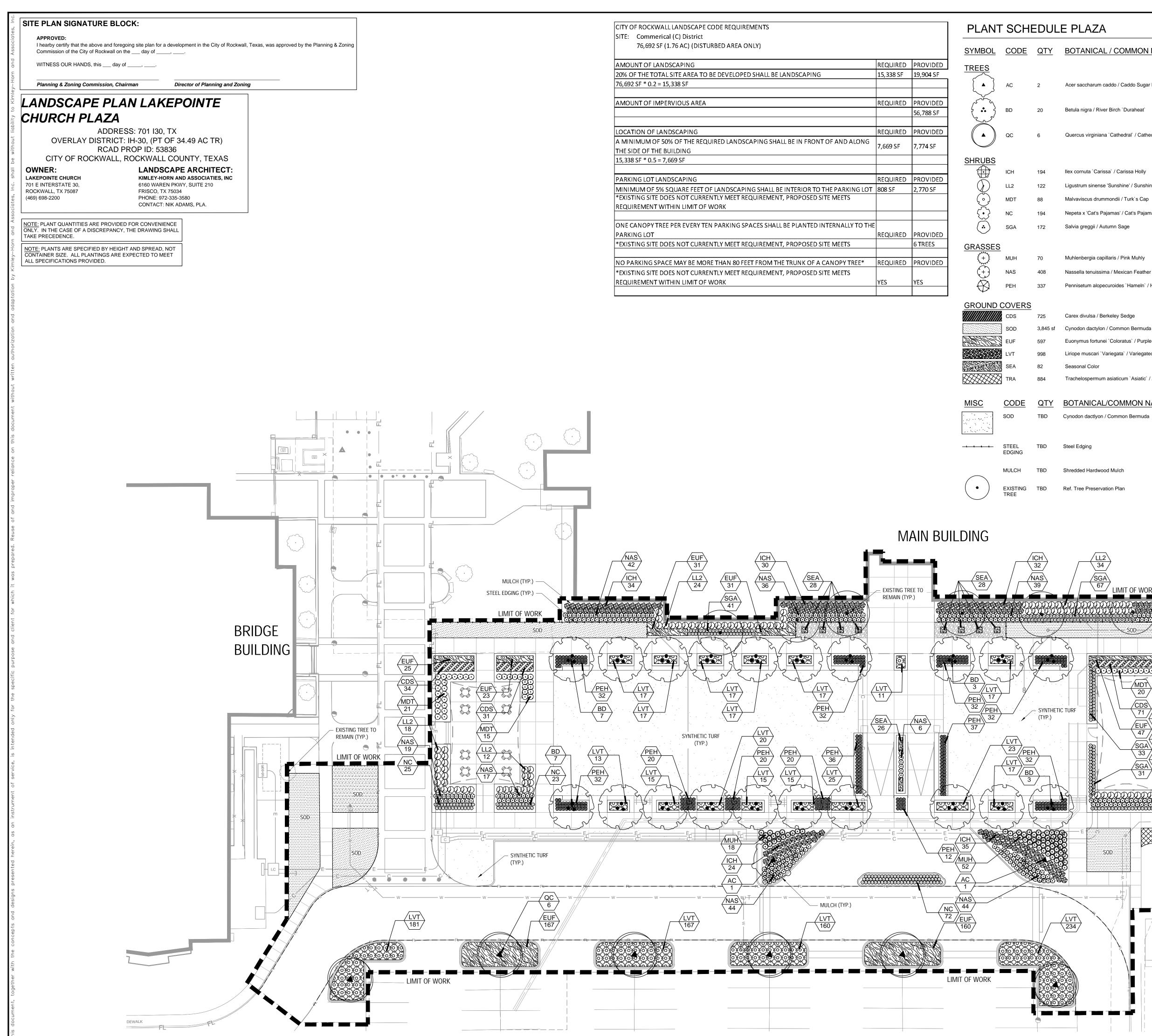


City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com

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.







CITY OF ROCKWALL LANDSCAPE CODE REQUIREMENTS		
SITE: Commerical (C) District		
76,692 SF (1.76 AC) (DISTURBED AREA ONLY)		
AMOUNT OF LANDSCAPING	REQUIRED	PROVIDED
20% OF THE TOTAL SITE AREA TO BE DEVELOPED SHALL BE LANDSCAPING	15,338 SF	19,904 SF
76,692 SF * 0.2 = 15,338 SF		
AMOUNT OF IMPERVIOUS AREA	REQUIRED	PROVIDED
		56,788 SF
LOCATION OF LANDSCAPING	REQUIRED	PROVIDED
A MINIMUM OF 50% OF THE REQUIRED LANDSCAPING SHALL BE IN FRONT OF AND ALON		7,774 SF
THE SIDE OF THE BUILDING 15,338 SF * 0.5 = 7,669 SF		
13,338 31 0.5 - 7,003 31		
PARKING LOT LANDSCAPING	REQUIRED	PROVIDED
MINIMUM OF 5% SQUARE FEET OF LANDSCAPING SHALL BE INTERIOR TO THE PARKING L	OT 808 SF	2,770 SF
*EXISTING SITE DOES NOT CURRENTLY MEET REQUIREMENT, PROPOSED SITE MEETS REQUIREMENT WITHIN LIMIT OF WORK		
ONE CANOPY TREE PER EVERY TEN PARKING SPACES SHALL BE PLANTED INTERNALLY TO PARKING LOT	THE	PROVIDED
*EXISTING SITE DOES NOT CURRENTLY MEET REQUIREMENT, PROPOSED SITE MEETS		6 TREES
NO PARKING SPACE MAY BE MORE THAN 80 FEET FROM THE TRUNK OF A CANOPY TREE*	REQUIRED	PROVIDED
*EXISTING SITE DOES NOT CURRENTLY MEET REQUIREMENT, PROPOSED SITE MEETS		
REQUIREMENT WITHIN LIMIT OF WORK	YES	YES

PL	AN <sup>-</sup>	r S	СН	ED	UL

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TREES		
	AC	2
	BD	20
	QC	6
SHRUBS		
Ŵ	ICH	194
	LL2	122
رف	MDT	88
<b>{•</b> }	NC	194
	SGA	172
GRASSES		
بسر ۲+۲	MUH	70
(+)	NAS	408
$\overline{\mathfrak{S}}$	PEH	337
GROUND	COVERS	
	CDS	725
	SOD	3,845 s
MOM ST	EUF	597
	LVT	998
	SEA	82
	TRA	884
MISC	CODE	<u>QTY</u>
	SOD	TBD
- <b></b>	STEEL EDGING	TBD
$\frown$	MULCH	TBD
( )		

# JLE PLAZA

SYMBOL CODE QTY BOTANICAL / COMMON NAME

Acer saccharum caddo / Caddo Sugar Maple

Betula nigra / River Birch `Duraheat`

Quercus virginiana `Cathedral` / Cathedral Live Oak

Ilex cornuta `Carissa` / Carissa Holly

Ligustrum sinense 'Sunshine' / Sunshine Ligustrum

Malvaviscus drummondii / Turk`s Cap

Nepeta x 'Cat's Pajamas' / Cat's Pajamas Catmint Salvia greggii / Autumn Sage

Muhlenbergia capillaris / Pink Muhly

Nassella tenuissima / Mexican Feather Grass

Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass

Carex divulsa / Berkeley Sedge

5 sf Cynodon dactylon / Common Bermuda Grass

Euonymus fortunei `Coloratus` / Purple-leaf Winter Creeper Liriope muscari `Variegata` / Variegated Lily Turf

Seasonal Color

Trachelospermum asiaticum `Asiatic` / Asiatic Jasmine

LIMIT OF WORK

SOD

 $\begin{pmatrix} LVT \\ 234 \end{pmatrix}$ 

**1976 - 1977 - 1977 - 1977 - 1977 - 1977** 19**96 - 1**960 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1

CDS 421

113

EXISTING TREE TO -REMAIN (TYP.)

MULCH (TYP

SYNTHETIC TURF BY OWNER/PLAYGROUND MANUFACTURER

- STEEL EDGING (TYP.)

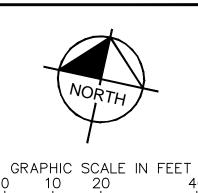
- EXISTING TREE TO REMAIN (TYP.)

### BOTANICAL/COMMON NAME

Cynodon dactlyon / Common Bermuda

Steel Edging

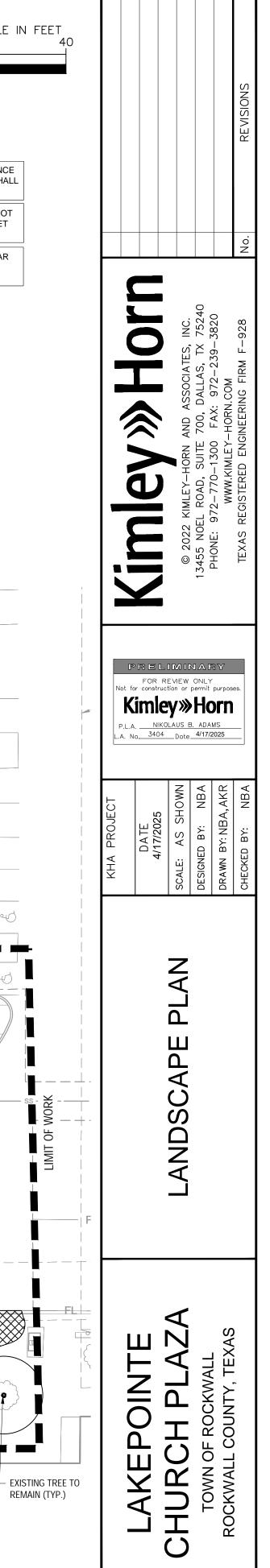


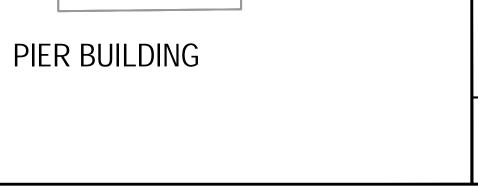


NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

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

NOTE: TREE TRUNKS TO BE WRAPPED FOR THE FIRST YEAR FOLLOWING INSTALLATION TO PREVENT SUN SCALD.

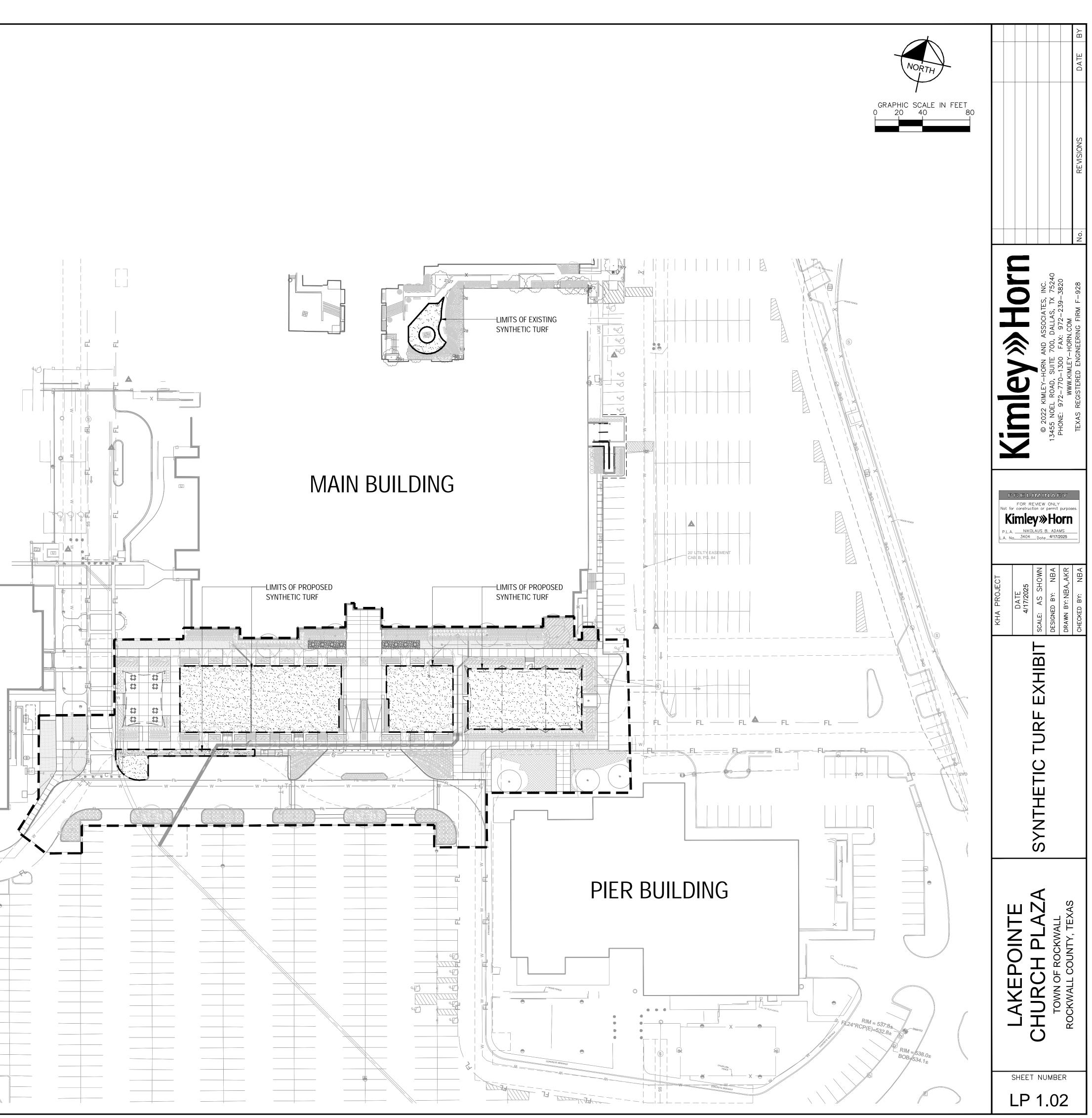


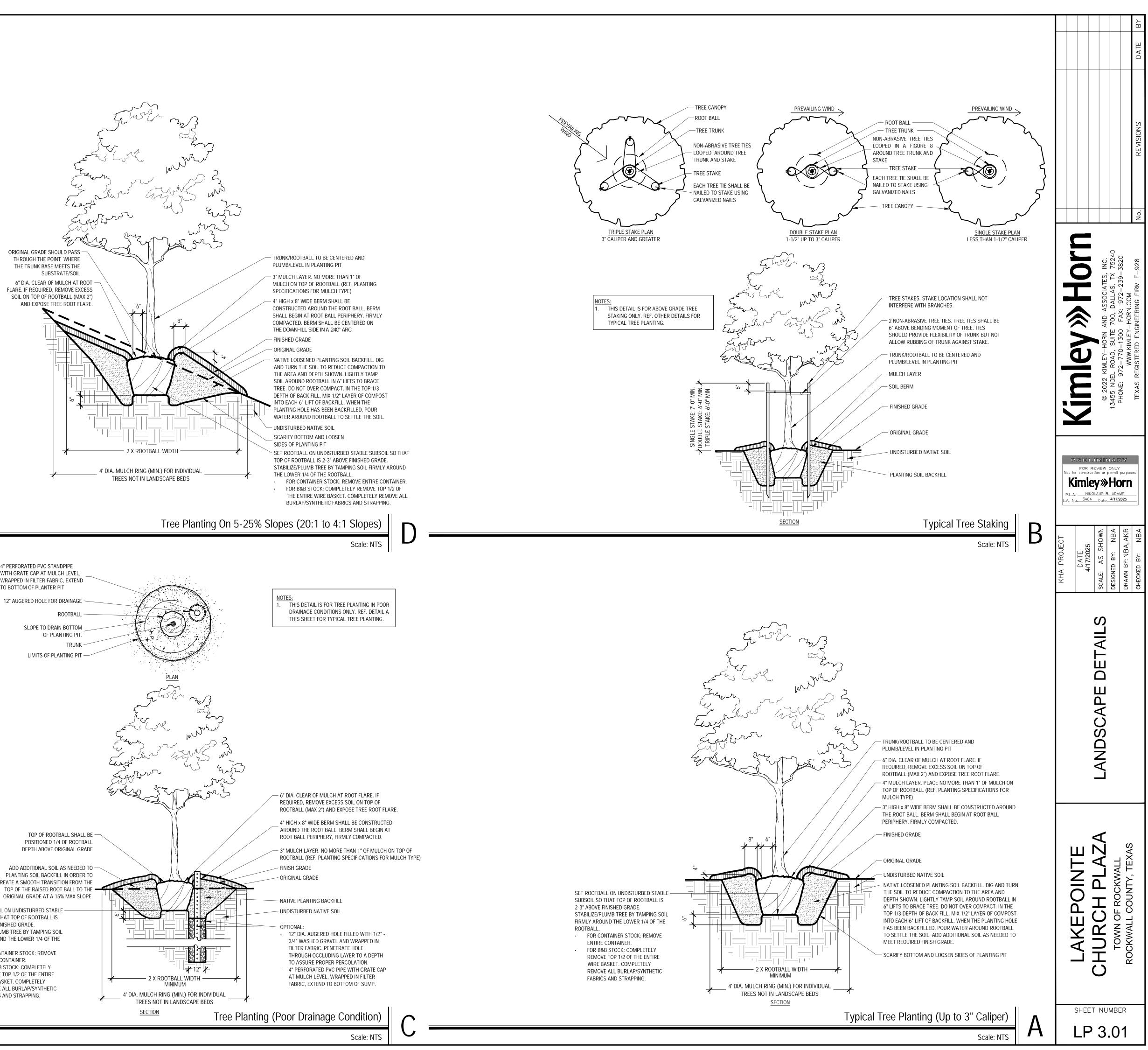


SHEET NUMBER

LP 1.01

SITE PLAN SIGNATURE BLOCK: APPROVED: I hearby 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 \_\_\_\_\_, \_\_\_\_ Planning & Zoning Commission, Chairman Director of Planning and Zoning HARDSCAPE PLAN LAKEPOINTE CHURCH PLAZA ADDRESS: 701 I30, TX OVERLAY DISTRICT: IH-30, (PT OF 34.49 AC TR) RCAD PROP ID: 53836 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS LANDSCAPE ARCHITECT: KIMLEY-HORN AND ASSOCIATIES, INC **OWNER:** LAKEPOINTE CHURCH 701 E INTERSTATE 30, 6160 WAREN PKWY, SUITE 210 ROCKWALL, TX 75087 FRISCO, TX 75034 PHONE: 972-335-3580 (469) 698-2200 CONTACT: NIK ADAMS, PLA. CAUTION!!  $\square$ EXISTING UNDERGROUND UTILITIES IN THE AREA 2 CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS. Know what's **below. Call before you dig**. BRIDGE BUILDING G.



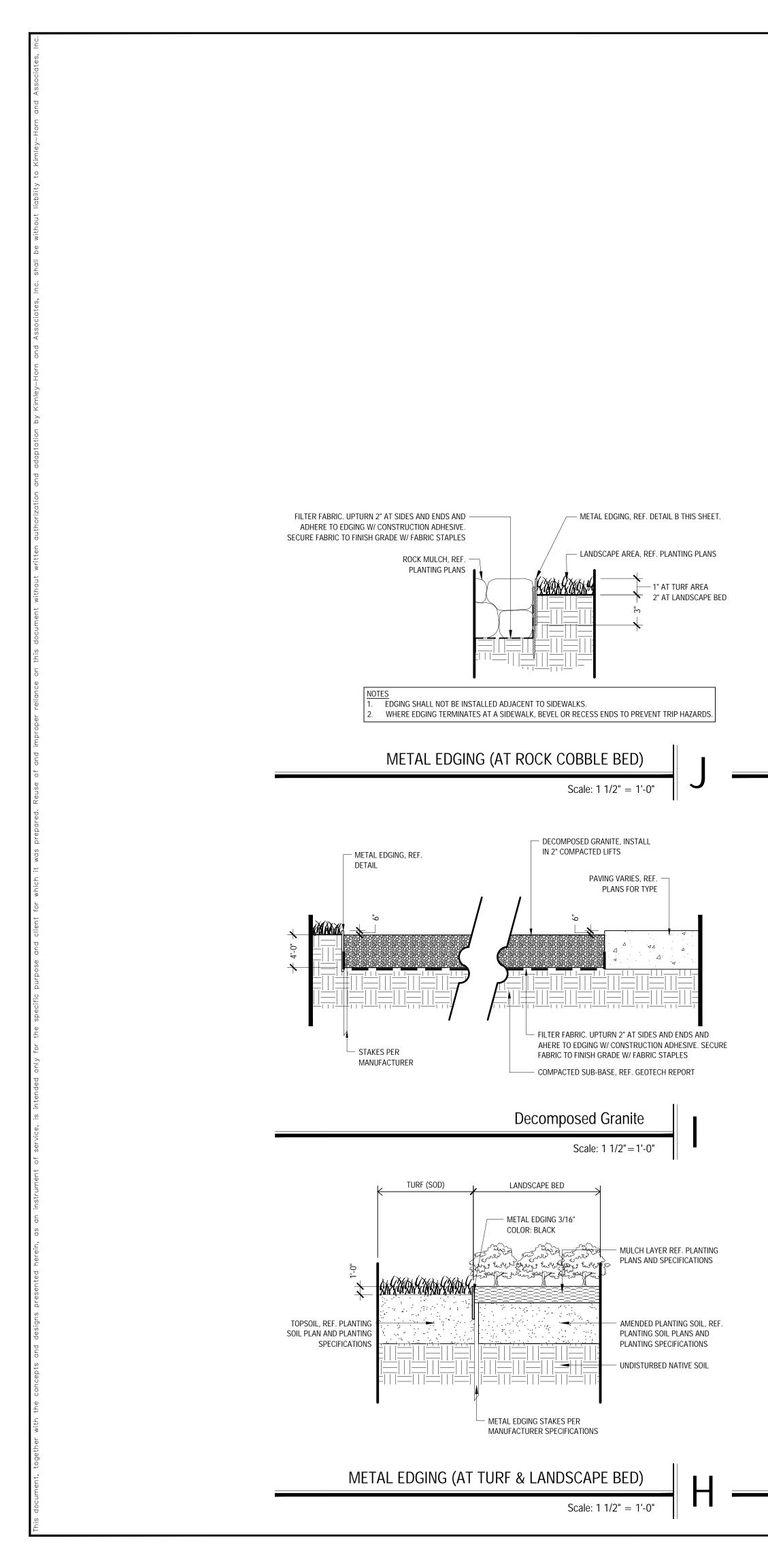


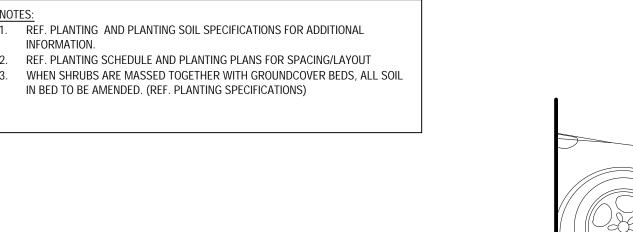
	4" PERFORATED PVC STANDPIPE WITH GRATE CAP AT MULCH LEVEL, WRAPPED IN FILTER FABRIC, EXTEND TO BOTTOM OF PLANTER PIT
	12" AUGERED HOLE FOR DRAINAGE
	ROOTBALL
	SLOPE TO DRAIN BOTTOM OF PLANTING PIT. TRUNK
	LIMITS OF PLANTING PIT
E	

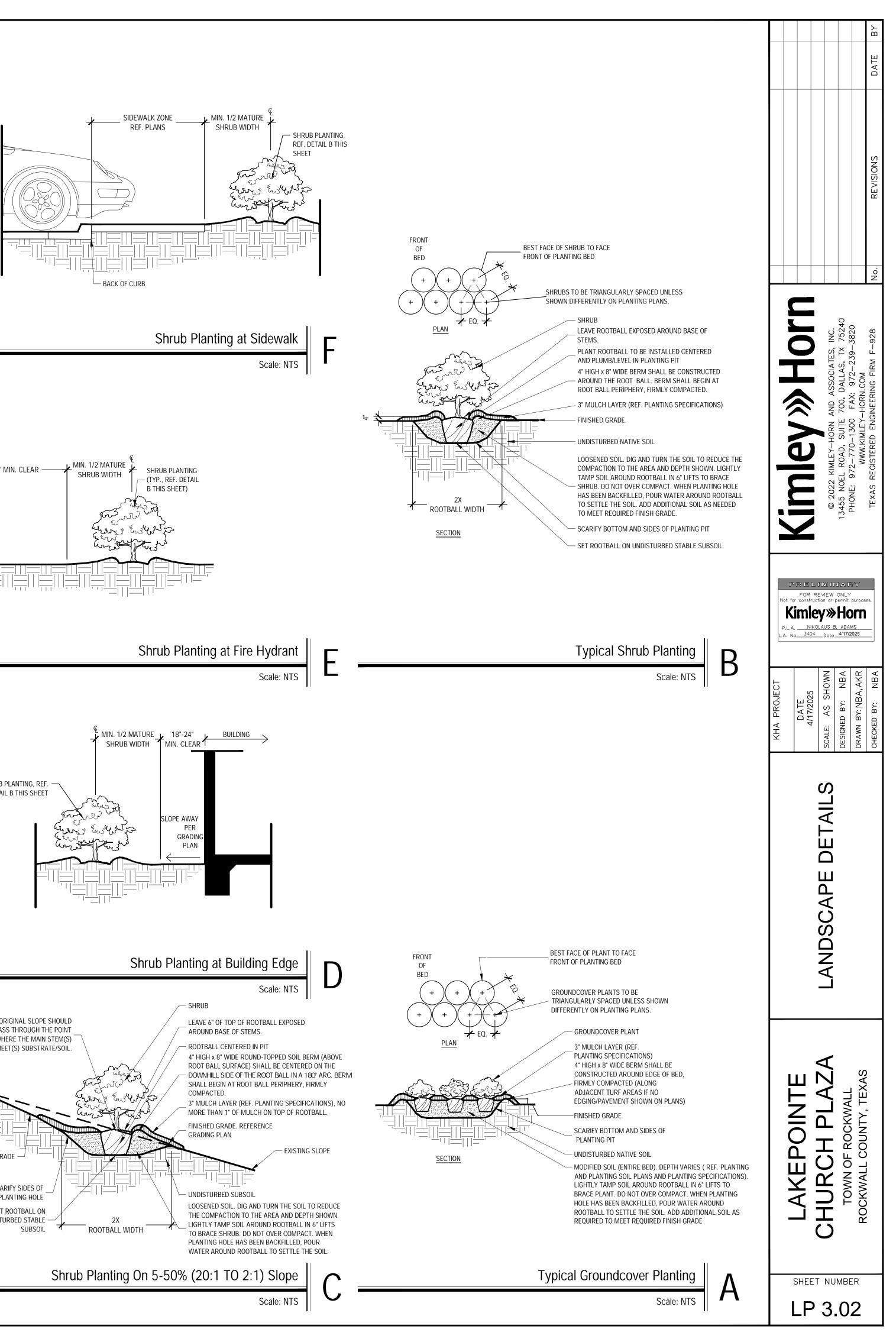
ADD ADDITIONAL SOIL AS NEEDED TO -PLANTING SOIL BACKFILL IN ORDER TO CREATE A SMOOTH TRANSITION FROM THE TOP OF THE RAISED ROOT BALL TO THE

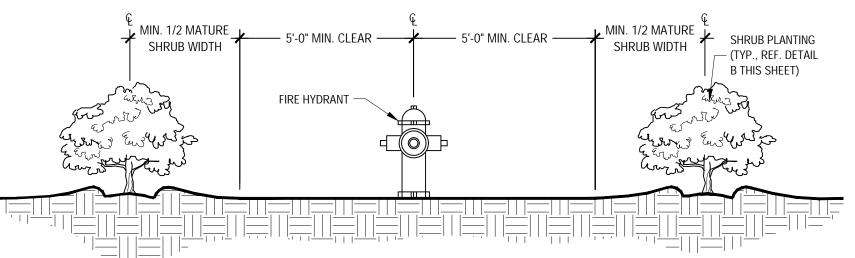
SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOTBALL IS 2-3" ABOVE FINISHED GRADE. STABILIZE/PLUMB TREE BY TAMPING SOIL FIRMLY AROUND THE LOWER 1/4 OF THE ROOTBALL.

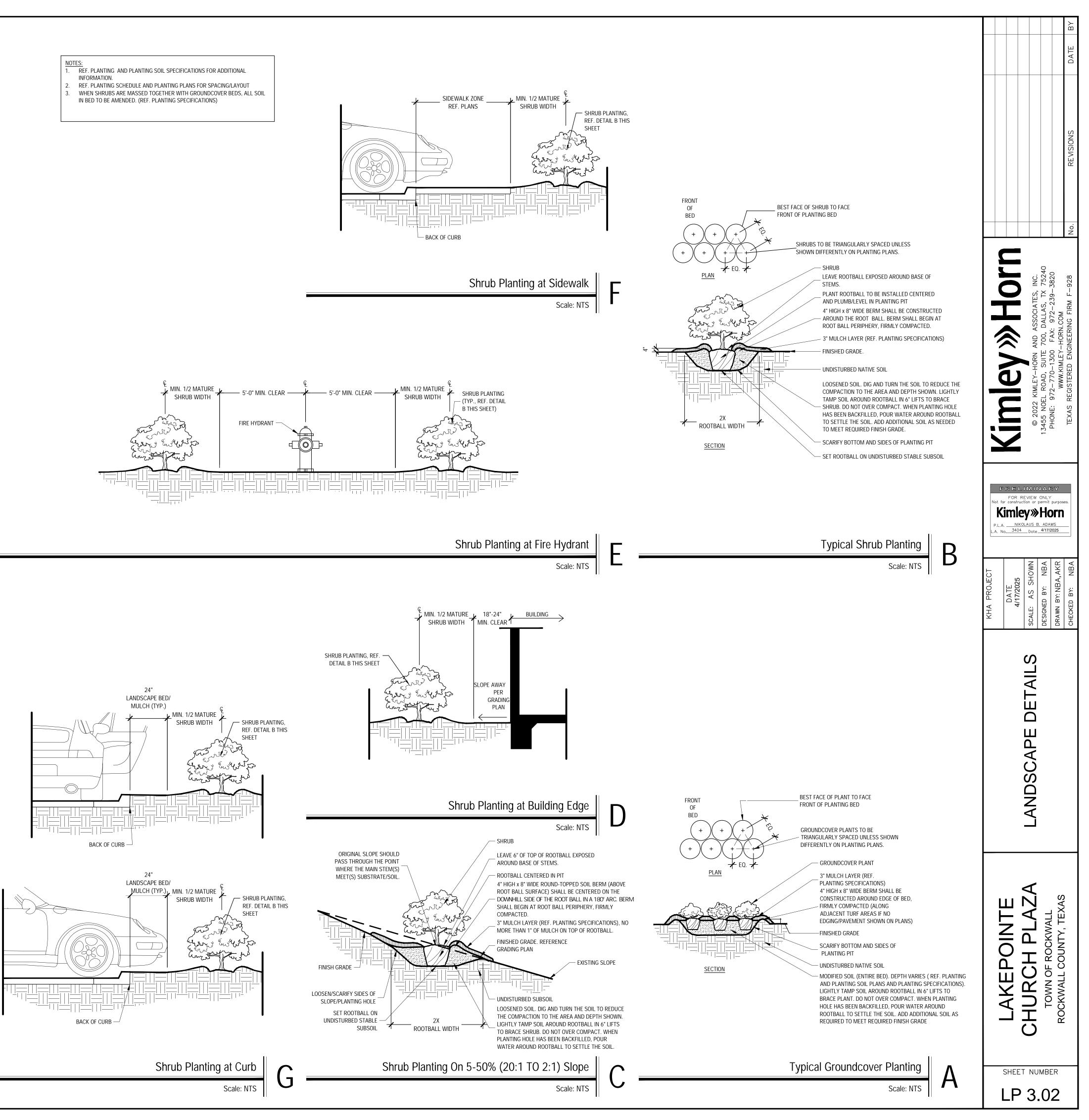
• FOR CONTAINER STOCK: REMOVE ENTIRE CONTAINER. FOR B&B STOCK: COMPLETELY REMOVE TOP 1/2 OF THE ENTIRE WIRE BASKET. COMPLETELY REMOVE ALL BURLAP/SYNTHETIC FABRICS AND STRAPPING.

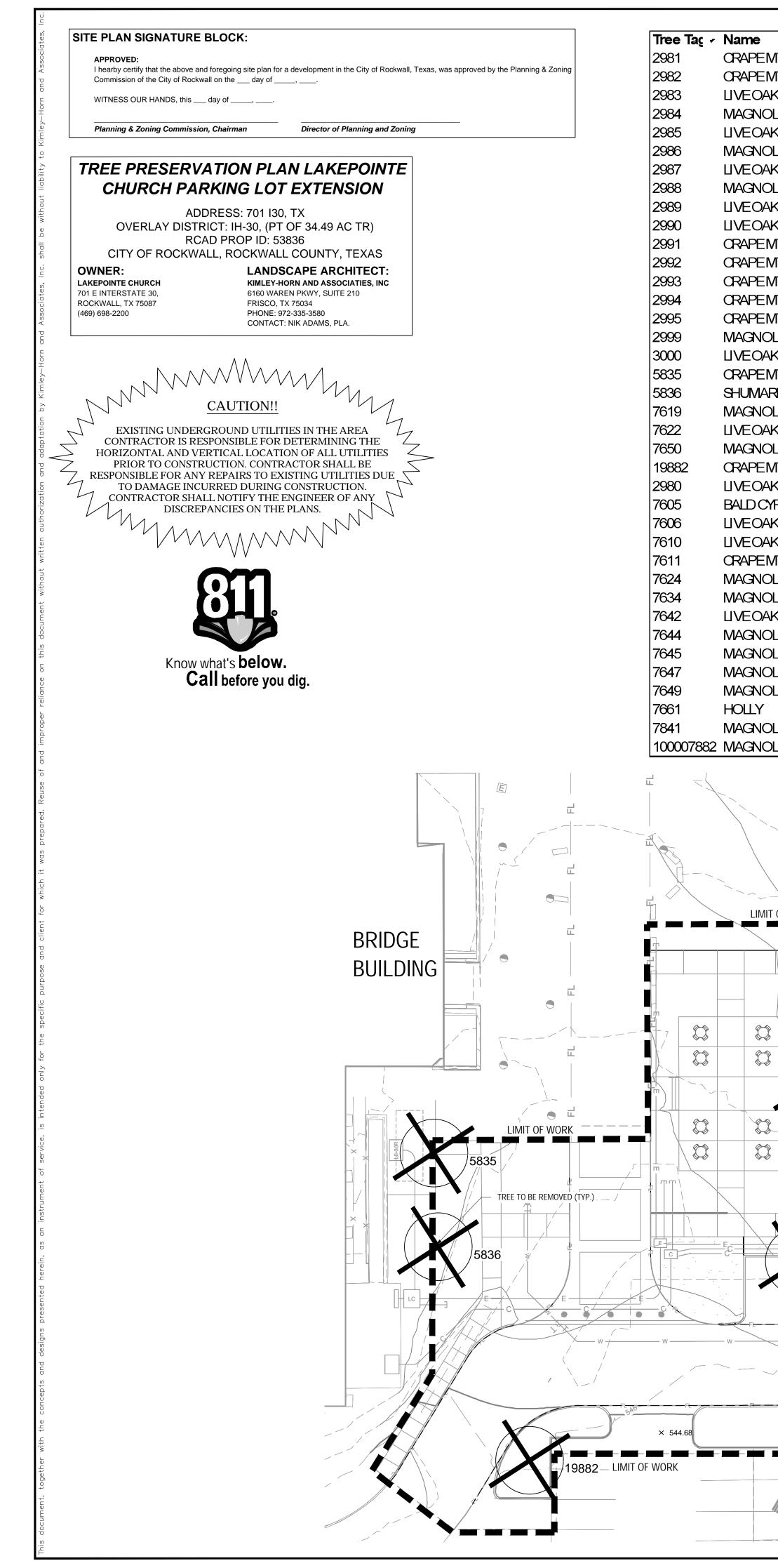




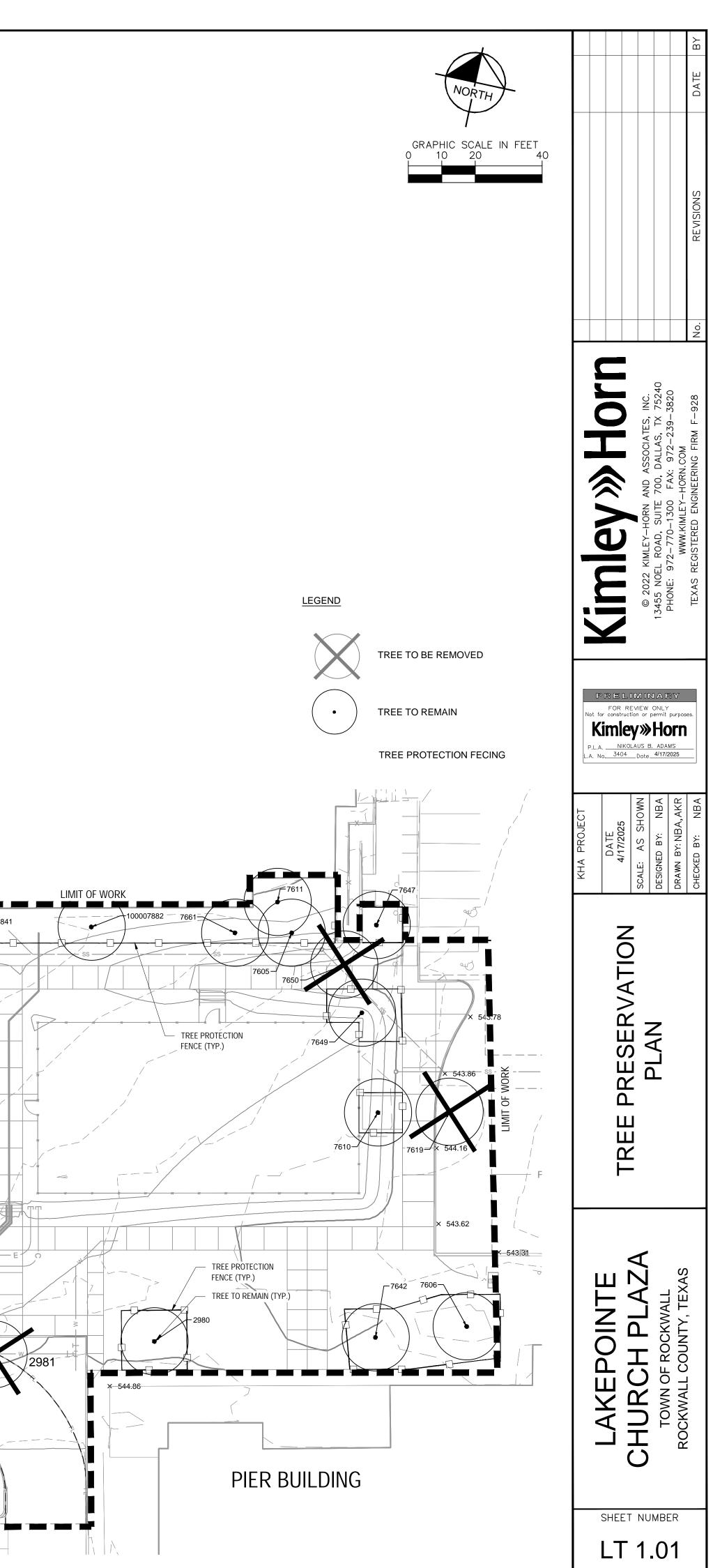


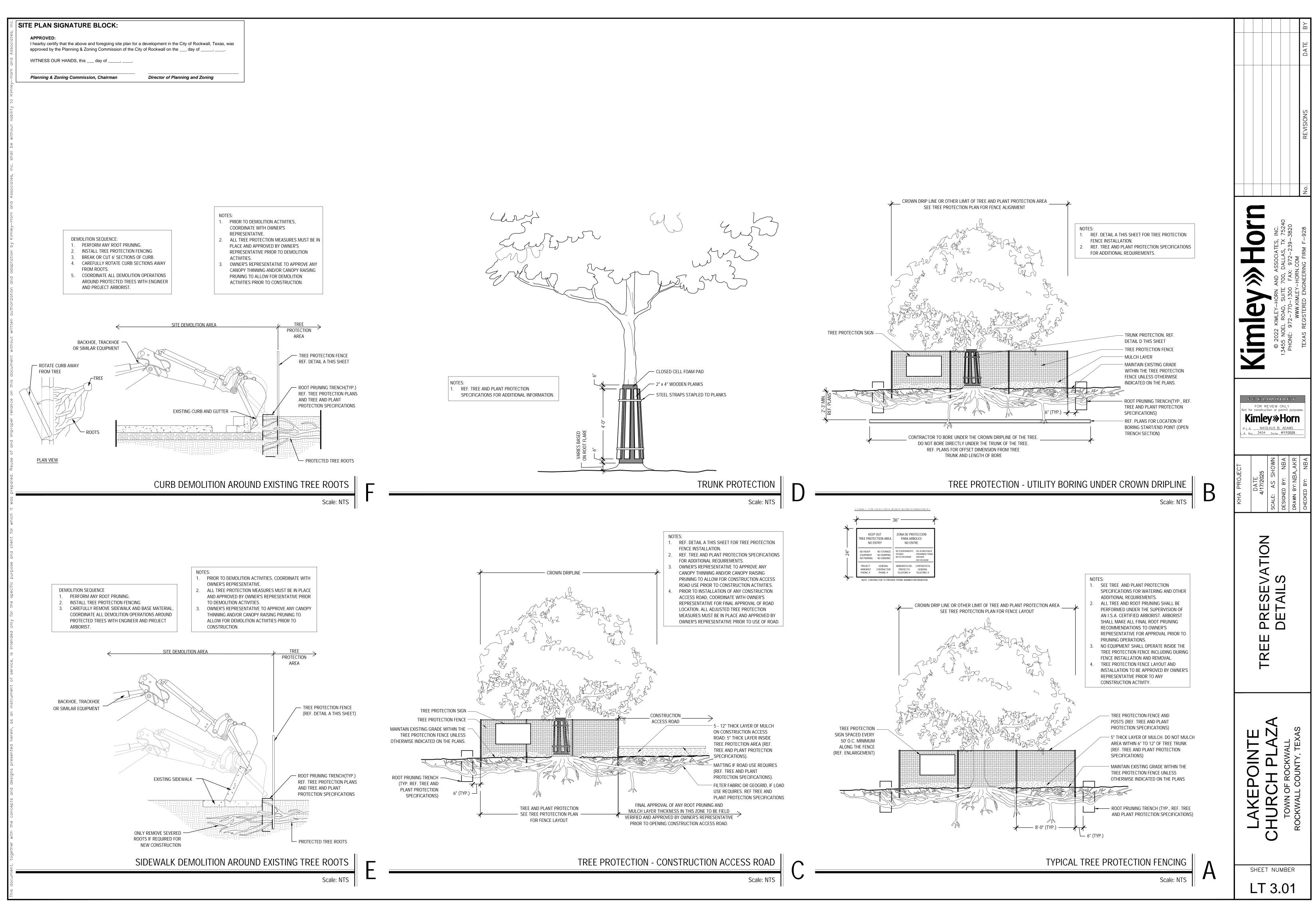


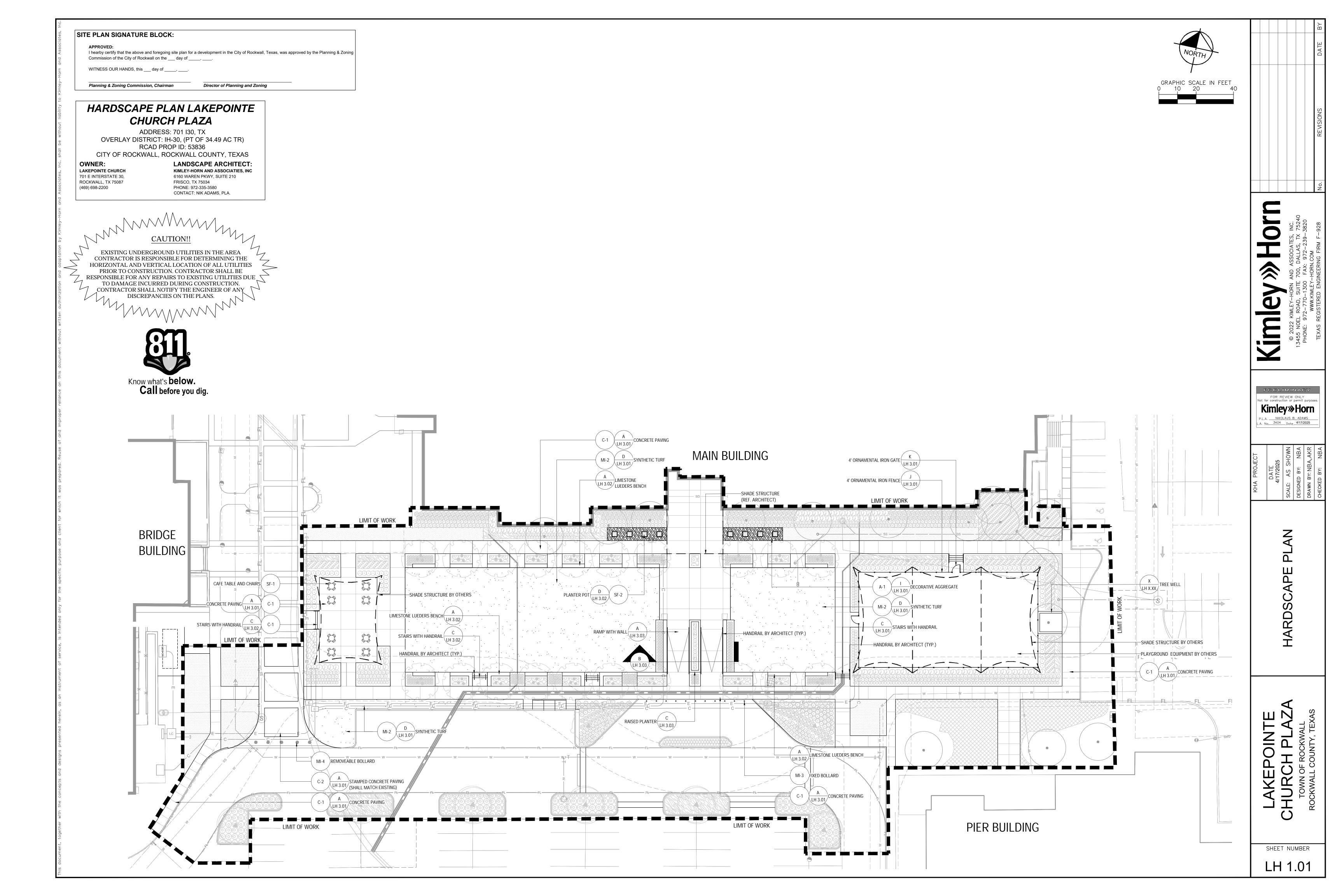




TOF WORK		DBH -		Protection Status	- Mitigation Requir-	_   •		
K. 22" FBM/XF Finang-Foldedd 11" K. 17" FBM/XF Finang-Foldedd 17" K. 22" FBM/XF Finang-Foldedd 16" K. 22" FBM/XF Finang-Foldedd 16" K. 19" FBM/XF Finang-Foldedd 16" K. 29" FBM/XF Finang-Foldedd 16" K. 19" FBM/XF Finang-Foldedd 16" K. 29" FBM/XF Finang-Foldedd 16" K. 19" Finang-Foldedd 16" K. 19" FBM/XF								
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K. 17 FRAMM Finang/Totated 17 K. 20 RRMOK Finang/Totated 27 K. 19 RRMOK Finang/Totated 27 K. 19 RRMOK Finang/Totated 197 K. 19 RRMOK Finang/Totated 197 K. 19 RRMOK Finang/Totated 197 MRTLE 1 RRMOK Finang/				-				
NA     67     FRM/ME     Frinder/Potodod     20"       JJA     12"     FRM/ME     Frinder/Potodod     20"       JJA     12"     FRM/ME     Frinder/Potodod     10"       Ki     19"     FRM/ME     Frinder/Potodod     10"       Ki     19"     FRM/ME     Frinder/Potodod     10"       MRTLE     T     FRM/ME     Frinder/Potodod     10"       MRTLE     T     FRM/ME     Frinder/Potodod     10"       JJA     19"     FRM/ME     Frinder/Potodod     10"       JJA     19"     FRM/ME     Frinder/Potodod     20"       JJA     19"     FRM/ME     Frinder/Potodod     10"       JJA     19"     FRM/ME     Frinder/Potodod     10"       JJA     10"     FRM/ME     Frinder/Potodod     10"       JJA     12"     FRM/ME     Frinder/Potodod				-				
JUA     12°     ENX.DR     Filmary Potected     12°       K     19°     ENX.DR     Filmary Potected     19°       KMRTLE     1°     ENX.DR     Normal Potected     19°       MRTLE     1°     ENX.DR     Normal Potected     19°       JUA     10°     ENX.NR     Normal Potected     10°       MRTLE     10°     ENX.NR     Normal Potected     10°       JUA     12°     ENX.NR     Normal				-				
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MARTLE T REMOVE Minary Policided 15' K 25' REMOVE Primary Policided 25' WATTLE T REMOVE No Policided 6' XUA 07' REMOVE Primary Policided 9' XUA 10' REMOVE Primary Policided 16' XUA 10' REMOVE Primary Policided 10' WATTLE T REMOVE Primary Policided 10' XUA 12' REMUN Primary Policided 200 XUA 12' REMUN Primary Policided 200 X								
All 16" FRANCE Frimary-Protected 16" MRTLE 11" FRANCE Ninary-Protected 25" MRTLE 11" FRANCE Frimary-Protected 10" All 12" FRANCE Frimary-Protected 10" MRTLE 11 FRANCE Not Primary-Protected 10" MRTLE 11 FRANKE Not Primary-Protected 10" MRTLE 12 FRANKE Not Primary-Protected 10" MARILE 12 FRANKE Not Primary-Protected 10" MARILE 12 FRANKE Not Primary-Protected 10" MAIN 12" FRANKE Not Primary-Protected 10" MAIN 10" FRANKE 10" FRANKE 10" MAIN 10"	<b>IMRTLE</b>	1"	REMOVE	Not Protected				
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JUA     10°     FBMAIN     Primary Protected       JUA     10°     FBMAIN     Primary Protected       B'     REMAIN     Primary Protected       B'     RBMAIN     Primary Protected       B'     RBMAIN     Primary Protected       BLA     12°     RBMAIN     Primary Protected				-		Total Mitigation Inche	es: 215"	
DUA 10° REMAIN Primary Protected duA 12° REMAIN Primary Protected DUA 12				-		Total Inches Propose	d: 88"	
6"     REMAIN     Primary Protected       DUA     12"     REMAIN     Primary Protected       DUA     12"     REMAIN     Primary Protected				-				
ALA 12" REMAIN Primary Protected DIA 12" REMAIN Primary Protected IDMA 12" REMAIN PRIMARY PRIM		6"	REMAIN	-		· · ·		
MAIN BUILDING 10 HOOK 10 HOO				-		Project:	704	
	ЦА	12"	REMAIN	Primary Protected			Total: 831"	
2990 2990 2992 2991 2991 × 544.62 × 544.62 × 544.62	OF WORK	<b>₽</b>			TREE PROTECTION FENCE (TYP.) TREE TO BE REMOVED (TYP.)		2999 300 2984 2785	
× 544.62		2995		2994 2993		2990	2983	
			W		2991	FL W		2982
		× 544.0					LIMIT OF WORK	







## APPROVED:

I hearby 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 \_\_\_\_\_, \_\_\_\_.

\_\_\_\_

Planning & Zoning Commission, Chairman

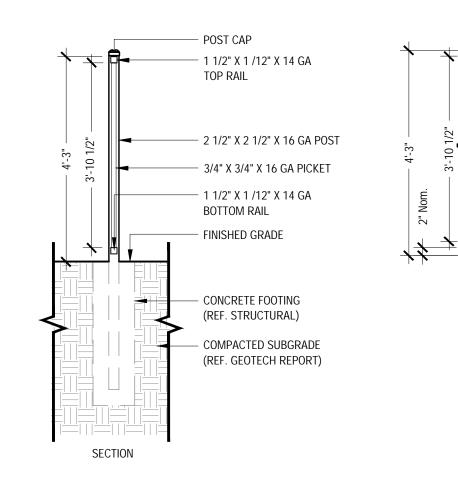
Director of Planning and Zoning

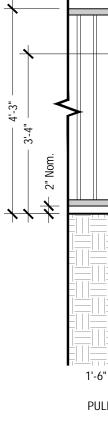
# NOTE:

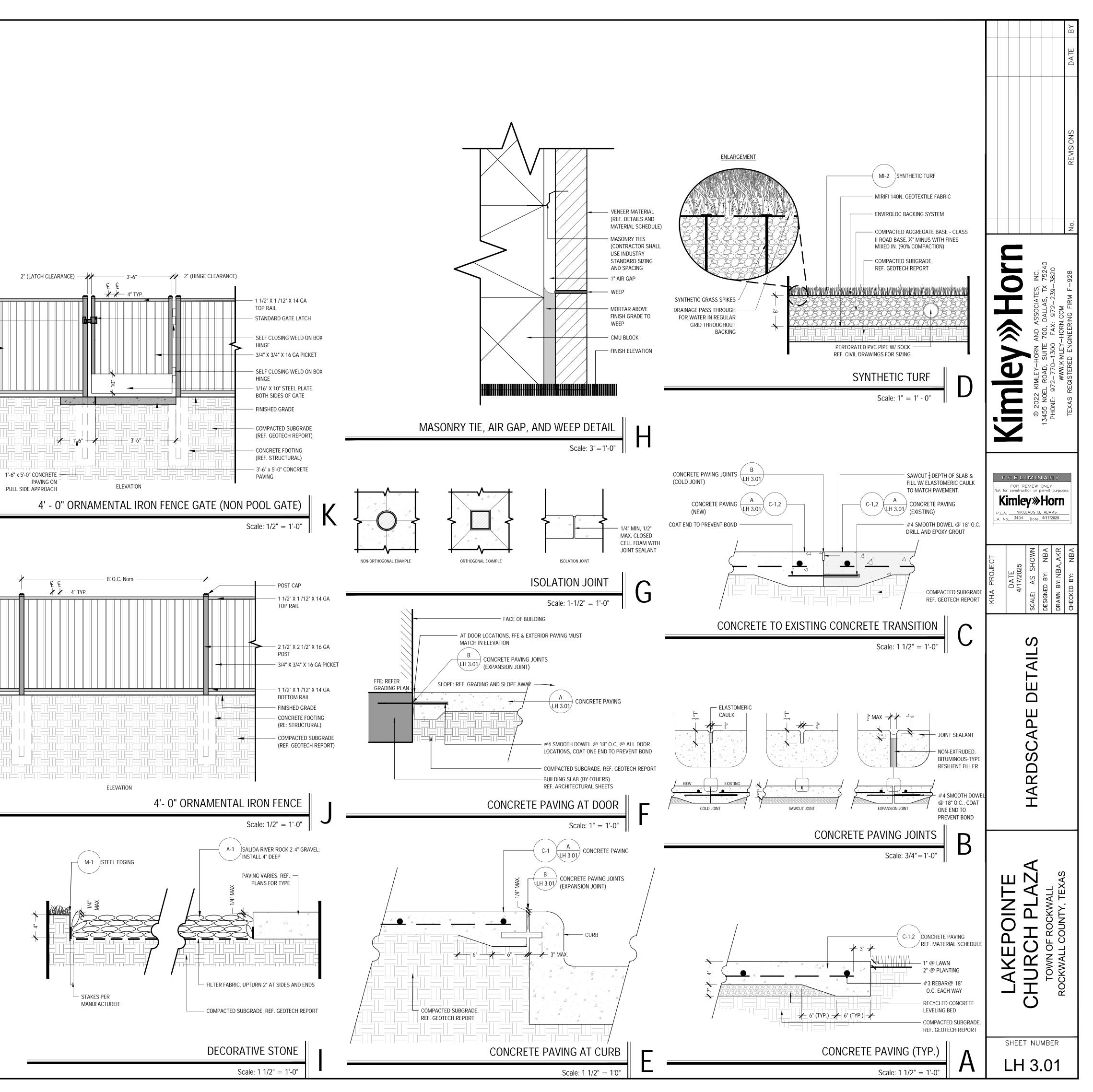
WALLS.

 STRUCTURAL ENGINEERING BY OTHERS.
 ALL EXPOSED STONE / WOOD / CONCRETE SHALL RECEIVE STONE / WOOD / CONCRETE SEALANT. REFER TO MATERIALS SCHEDULE FOR MATERIALS AND SPECIFICATIONS.
 CONTRACTOR SHALL REMOVE ALL EXCESS POLYMERIC SAND PRIOR TO WETTING PAVER AREAS.
 CONCRETE DEPTH VARIES DEPENDING ON USE. REFERENCE CITY OF PLANO STANDARDS.
 REFERENCE LANDSCAPE PLANS FOR MATERIALS AND FINISHES OF STEPS, LANDINGS, AND ELEVATIONS OF ADJACENT

- THESE DETAILS ARE INTENDED TO SHOW DESIGN INTENT ONLY. THE CONTRACTOR
   SHALL PREPARE SHOP DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL
- ENGINEER, LICENSED TO PRACTICE IN THE STATE OF TEXAS, FOR REVIEW AND
- APPROVAL BY THE LANDSCAPE ARCHITECT, PRIOR TO ANY FABRICATION AND/OR
   CONSTRUCTION.







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Planning & Zoning Commission, Chairman

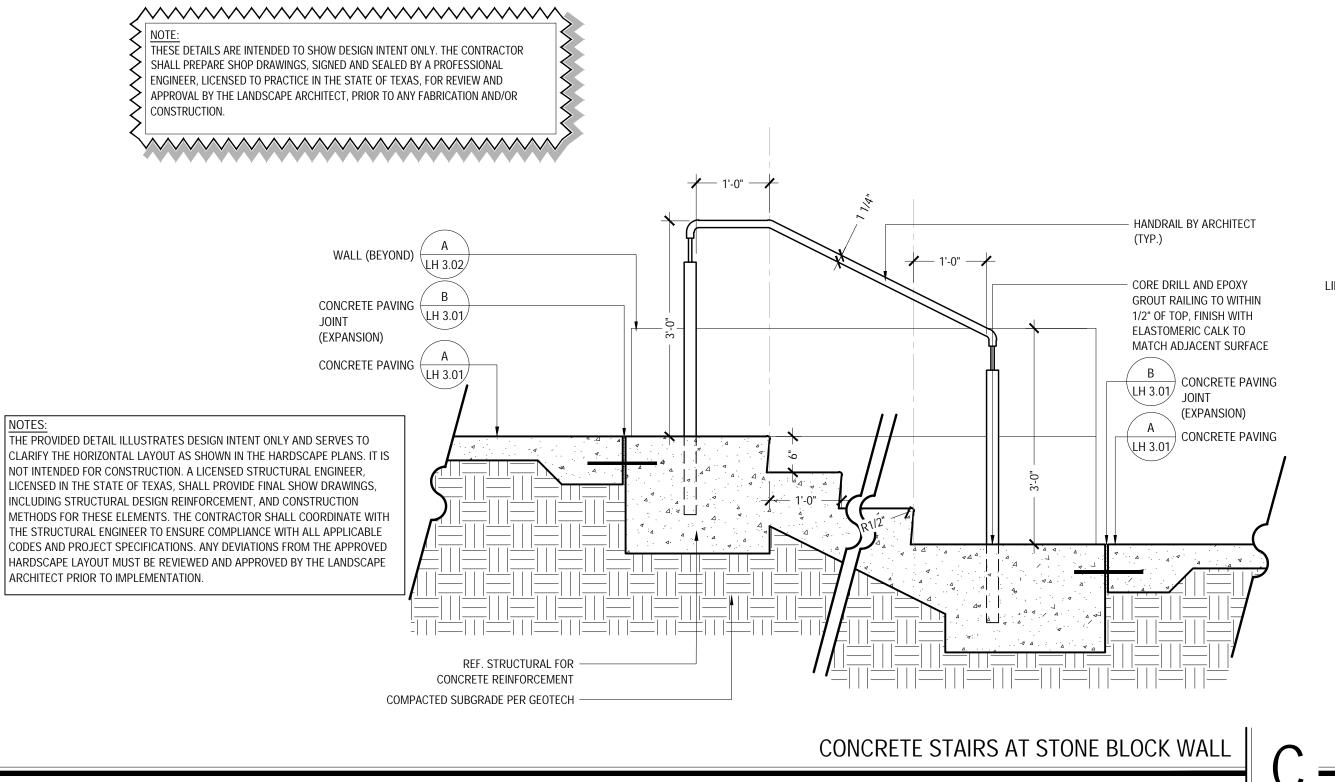
Director of Planning and Zoning

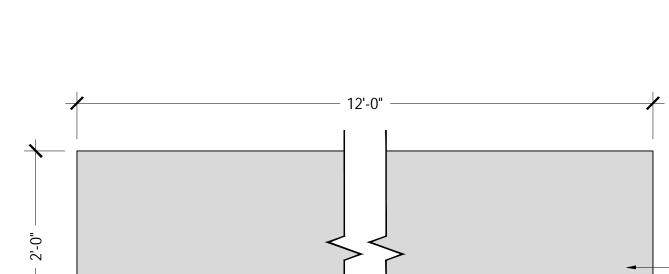
# NOTE:

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ARCHITECT PRIOR TO IMPLEMENTATION.

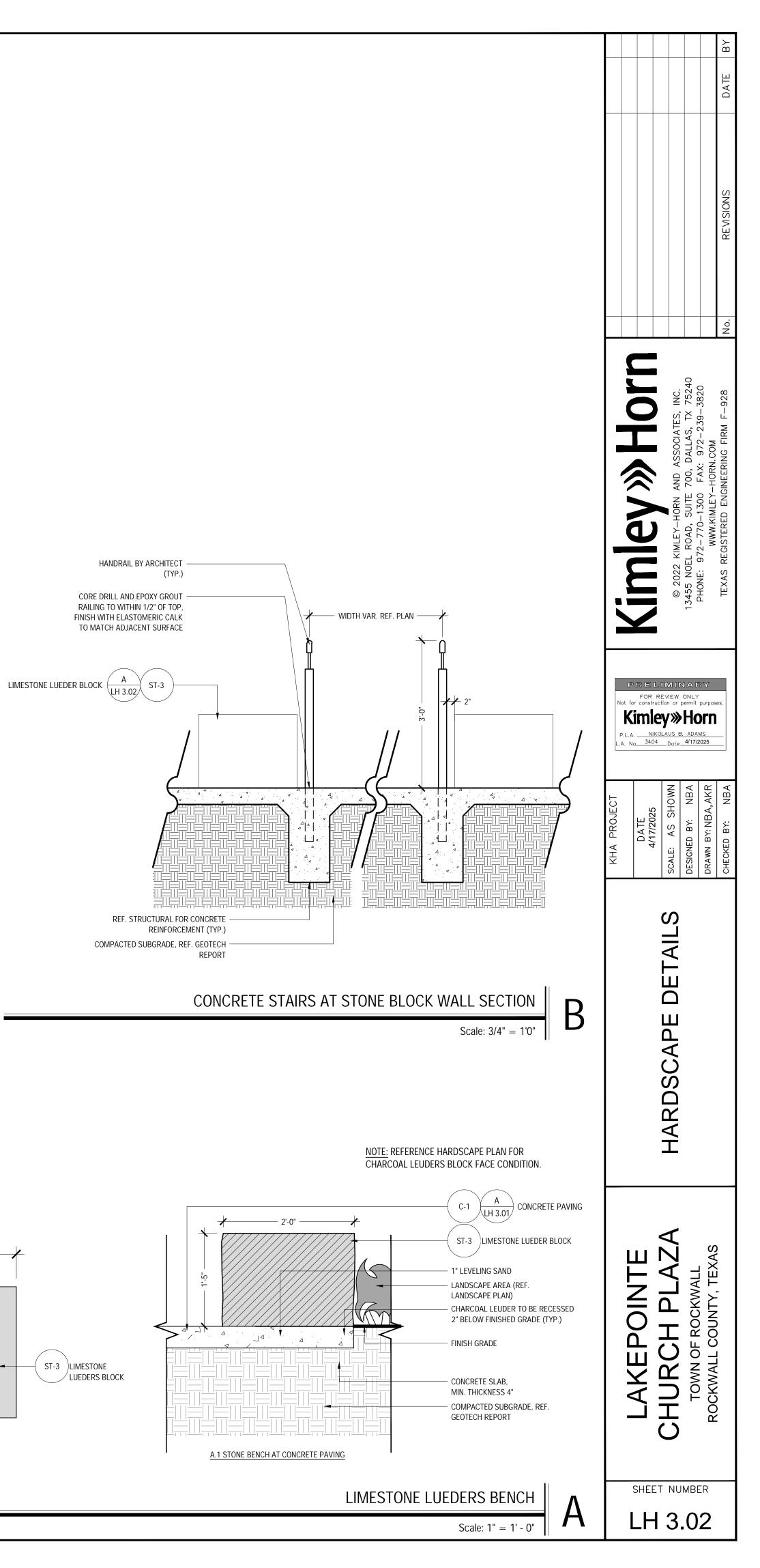




Scale: 3/4" = 1'0"

THESE DETAILS ARE INTENDED TO SHOW DESIGN INTENT ONLY. THE CONTRACTOR SHALL PREPARE SHOP DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER, LICENSED TO PRACTICE IN THE STATE OF TEXAS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT, PRIOR TO ANY FABRICATION AND/OR CONSTRUCTION.

A.2 STONE BENCH (PLAN)



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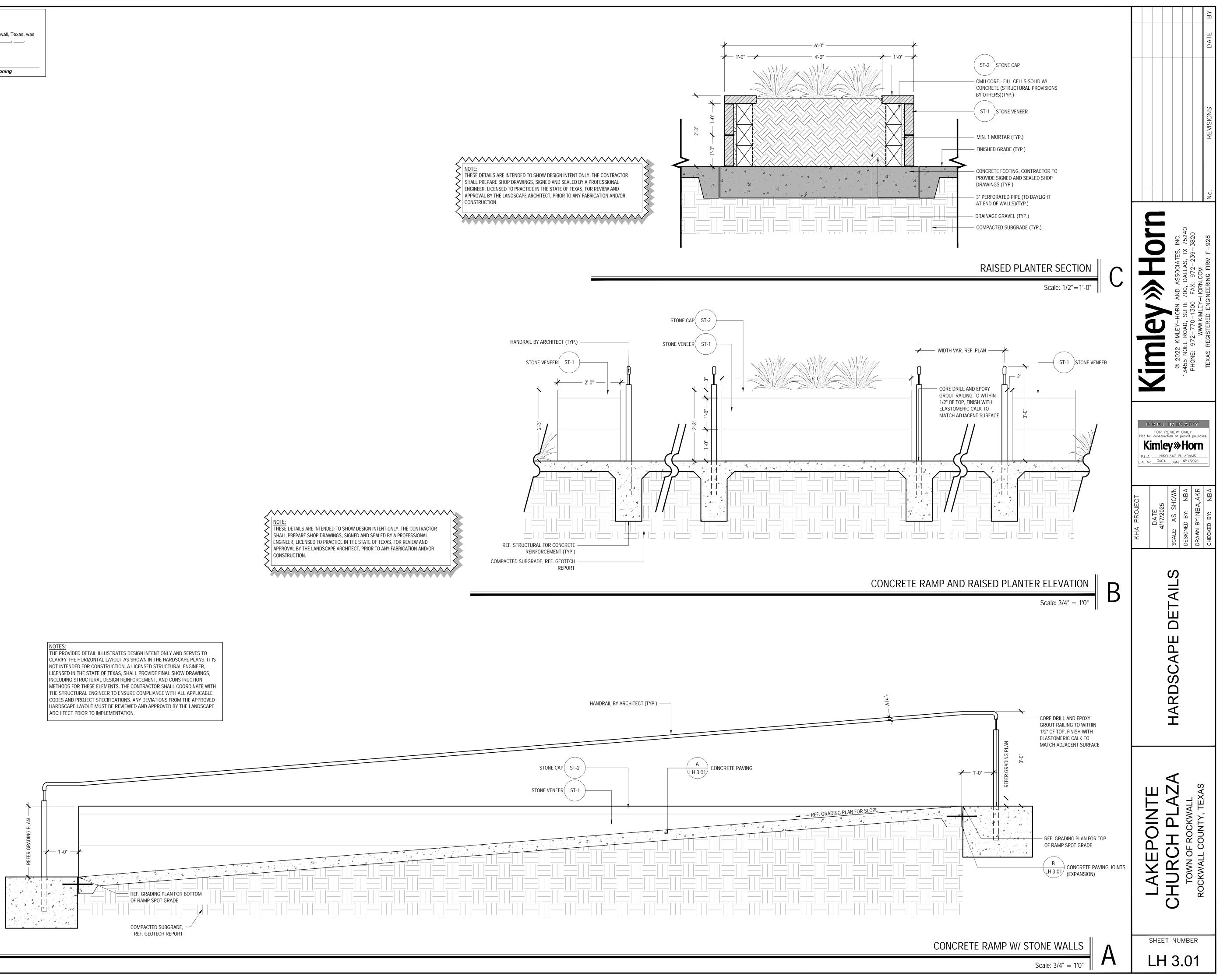
WITNESS OUR HANDS, this \_\_\_ day of \_\_\_\_, \_\_\_\_.

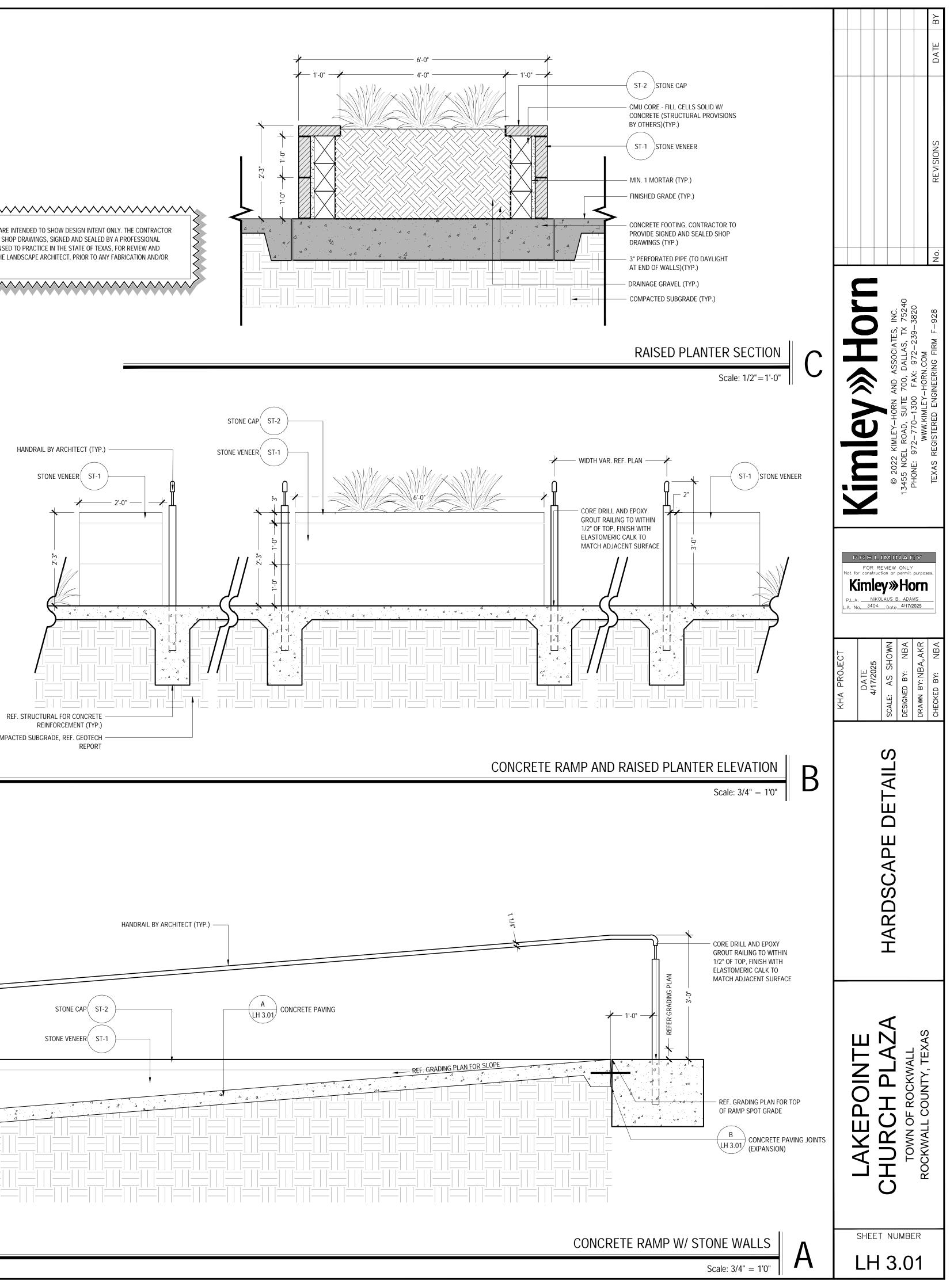
Planning & Zoning Commission, Chairman

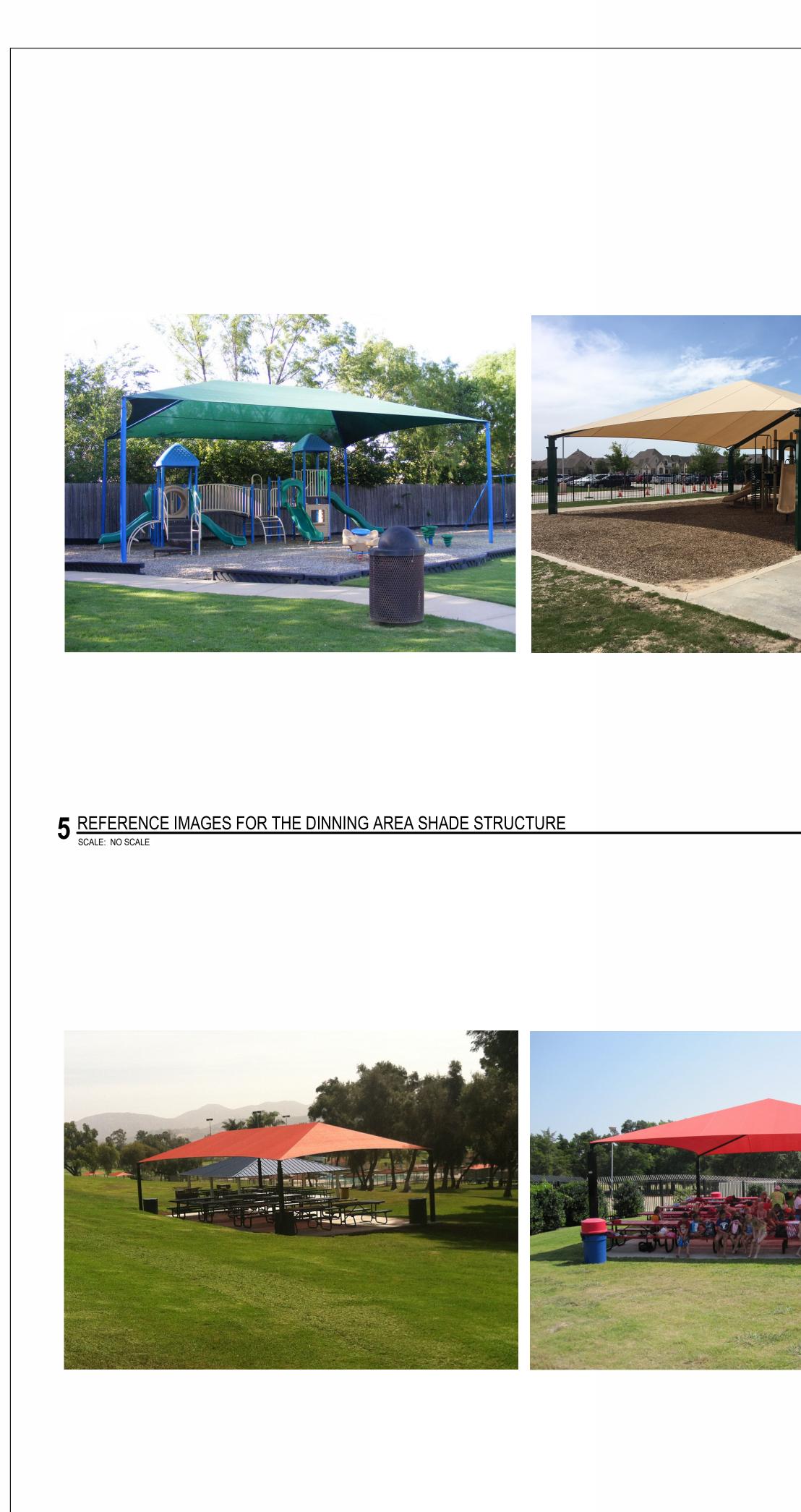
Director of Planning and Zoning

## NOTE:

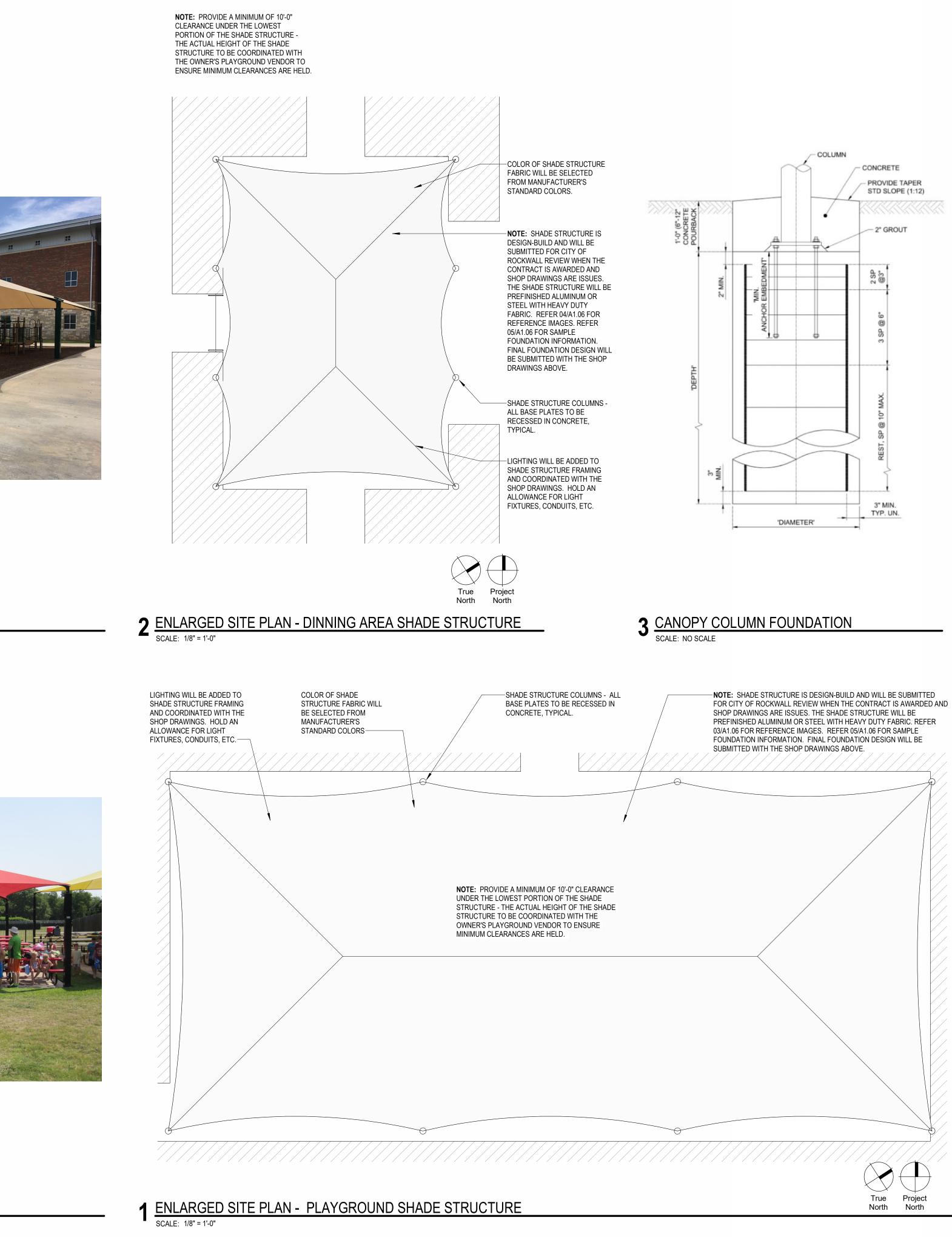
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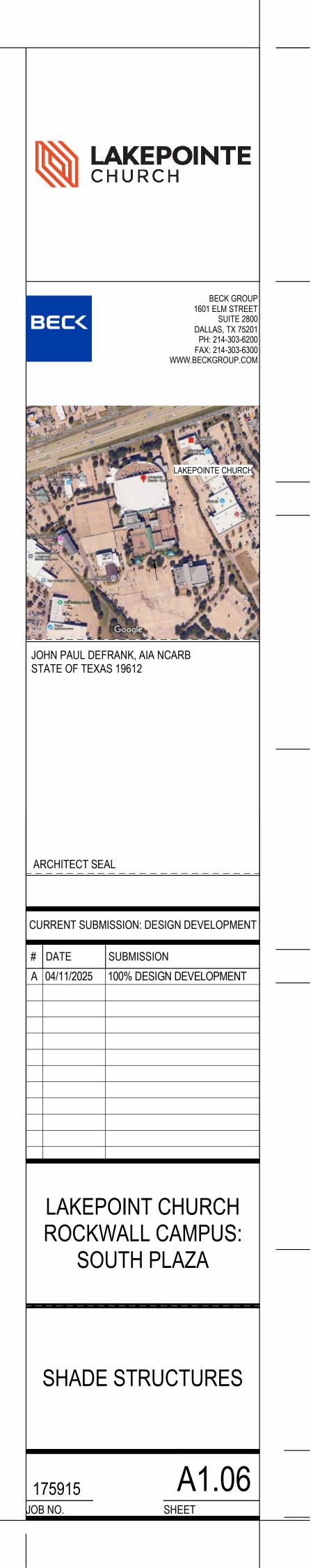






4 REFERENCE IMAGES FOR THE DINNING AREA SHADE STRUCTURE SCALE: NO SCALE











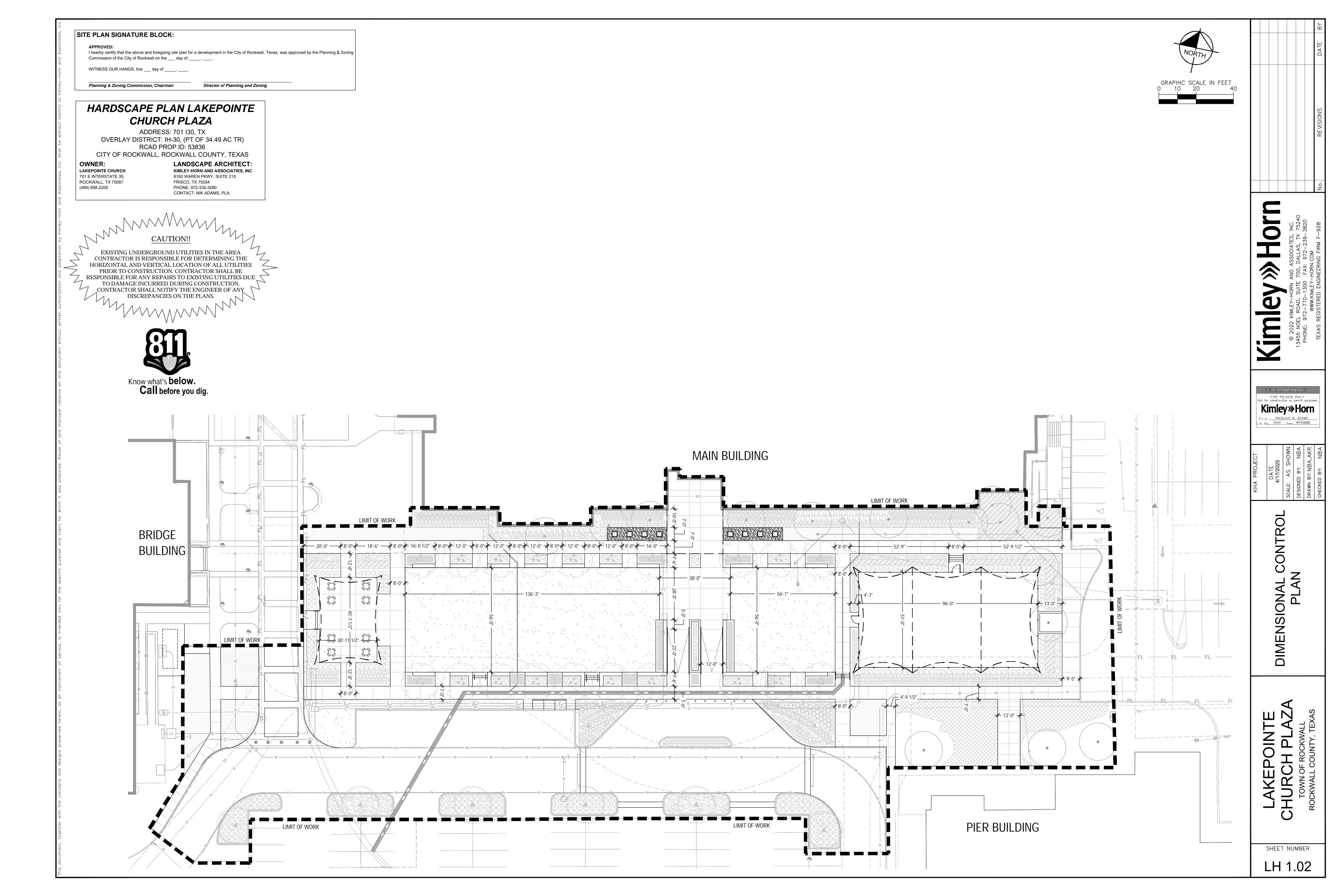
# LAKEPOINTE CHURCH ROCKWALL PLAZA LIGHTING



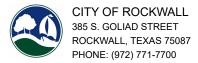
# SITE LIGHTING OPTION 1 - LIGHTING PLAN

LSK-001 MARCH 20, 2025 TLP NO. 24136.00 http://www.science.com/science





# **PROJECT COMMENTS**



### DATE: 4/24/2025

PROJECT NUMBER:	SP2025-016
PROJECT NAME:	Site Plan for Lakepointe Church
SITE ADDRESS/LOCATIONS:	701 E INTERSTATE 30

CASE CAPTION: Discuss and consider a request by Todd Martin, PE of Kimley-Horn on behalf of Tracy Tuttle of Lakepointe Church for the approval of an Amended Site Plan for an existing Church/House of Worship (i.e. Lakepointe Church) being a 34.4904-acre parcel of land identified as Lot 3, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 701 E. IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PLANNING	Bethany Ross	04/23/2025	Needs Review	

04/23/2025: SP2025-016 Site Plan for 701 E. Interstate 30

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for an existing Church/House of Worship (i.e. Lakepointe Church) being a 34.4904-acre parcel of land identified as Lot 3, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 701 E. IH-30.

1.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

1.3 The subject property will be required to be replated after the engineering process to establish the new easements. All pedestrian access easements/pedestrian ways shall be required to be dedicated as easements at the time the property is replated.

M.4 For reference, include the case number (SP2025-016) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02. D, Article 11, of the UDC)

### M.5 Site Plan

(1) Provide an overall site plan of the entire lot.

(2) Provide locations of all food trucks.

(3) 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. (Subsection 01.05.C, Article 05, of the UDC) Please indicate on your site plan if there are any pad mounted utility equipment. Utility equipment will be subject to screening if found later at engineering or building permit.

- M.6 Photometric Plan
- (1) Provide a photometric plan indicating the light intensity measured throughout the site and along the property line.
- (2) The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one-foot candle. (Subsection 3.03.C, of Article 07, of the UDC)
- (3) Please provide lighting cut sheets that indicate 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. (Subsection 03.03.A, of Article 07, of the UDC)

### M.7 Building Elevations

(1) Provide exterior elevations of the food truck.

M. 8 Provide an explanation letter explaining the artificial turf and food trucks. According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or variance is required. In order to request an exception, the applicant will need to provide a letter outlining the requested exceptions and subsequent two (2) compensatory measures for each exception or variance. (Subsection 09.02, of Article 11, of the UDC).

M.9 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 May 6, 2025; 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 May 9, 2023 Planning & Zoning Meeting.

I.10 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on April 29, 2025
- (2) Planning & Zoning meeting/public hearing meeting will be held on May 13, 2025

I.11 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 requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request. Please also note the Architecture Review Board will review the building elevations for this site plan an hour before the scheduled Planning and Zoning meetings (at 5:00 PM), it is highly encouraged that your project architect attends this meeting.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/22/2025	Approved w/ Comments

04/22/2025: 1. Approx. easement line 10' from water line

- 2. No artificial turf allowed in easements
- 3. Not within utility easement.
- 4. Center the water line in the drive aisle. Water line to be centered in 20' easement. If you keep it here, you'll be restricted in what will be in easement
- 5. No bollards allowed in easements
- 6. No artificial turf allowed in easements
- 7. Not if there is a water line easement here
- 8. Move water to center of drive aisle
- 9. No in water easement
- 10. No artificial turf allowed in easements
- 11. Must be PFAS free turf

General Comments:

General Items:

- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Minimum easement width is 20' for new easements.
- No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- Any new easements will need to be platted.
- No signage is allowed within easements or ROW. No structures or fences within easements.
- Additional comments may be provided at time of Engineering.

Drainage Items:

- Existing flow patterns must be maintained.

- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.

- Grate inlets are not allowed.

### Water and Wastewater Items:

- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- All commercial sewer connections must be made by a proposed or existing manhole.
- Water and sanitary sewer and storm sewer must be 10' apart.
- All public utilities must be centered in an easement. Min 20' utility easements.

### Paving Items:

- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum.
- Drive isles to be 24' wide.
- Fire lane (if required) to be 24' wide and in a platted easement.
- Fire lane (if required) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

### Landscaping:

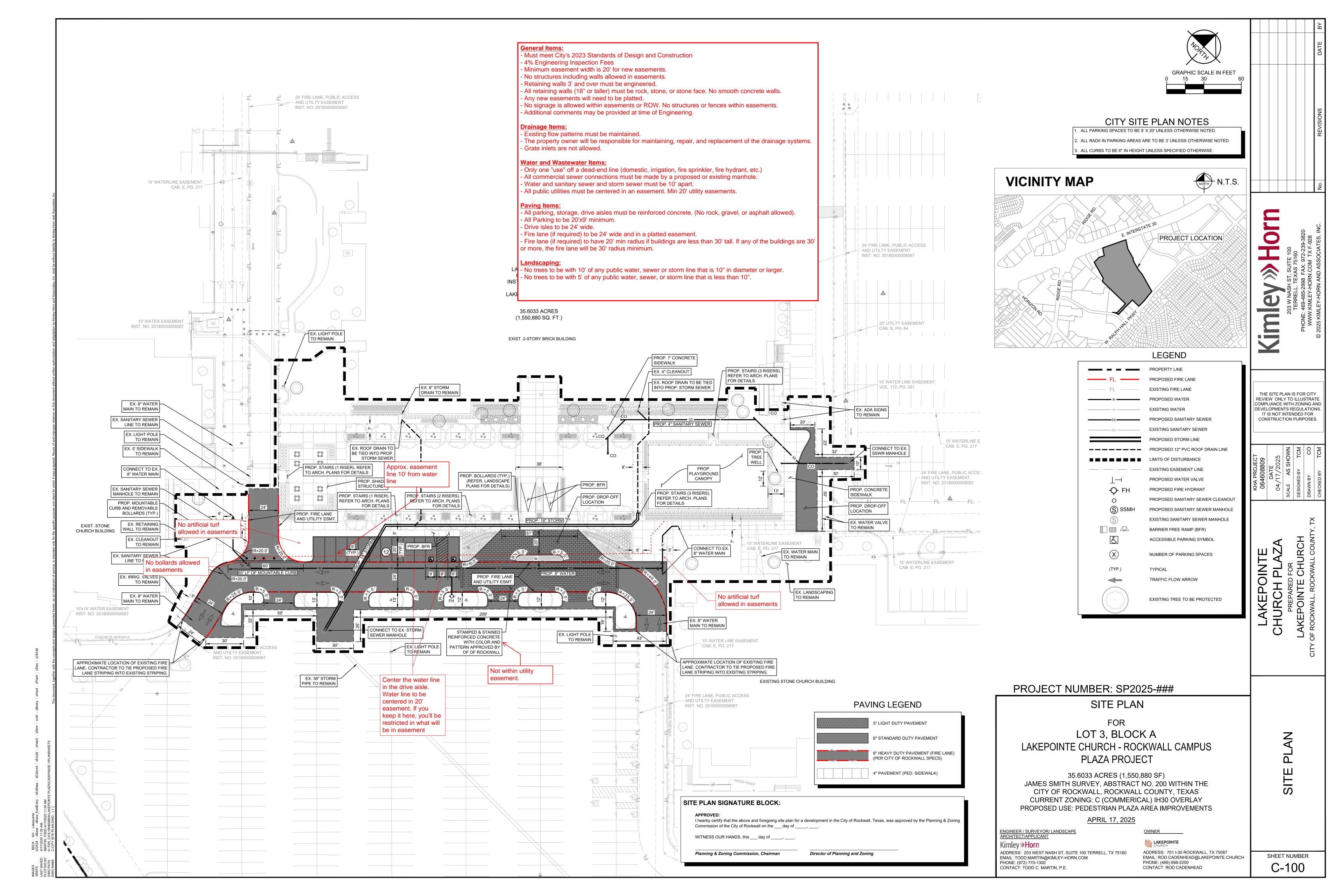
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

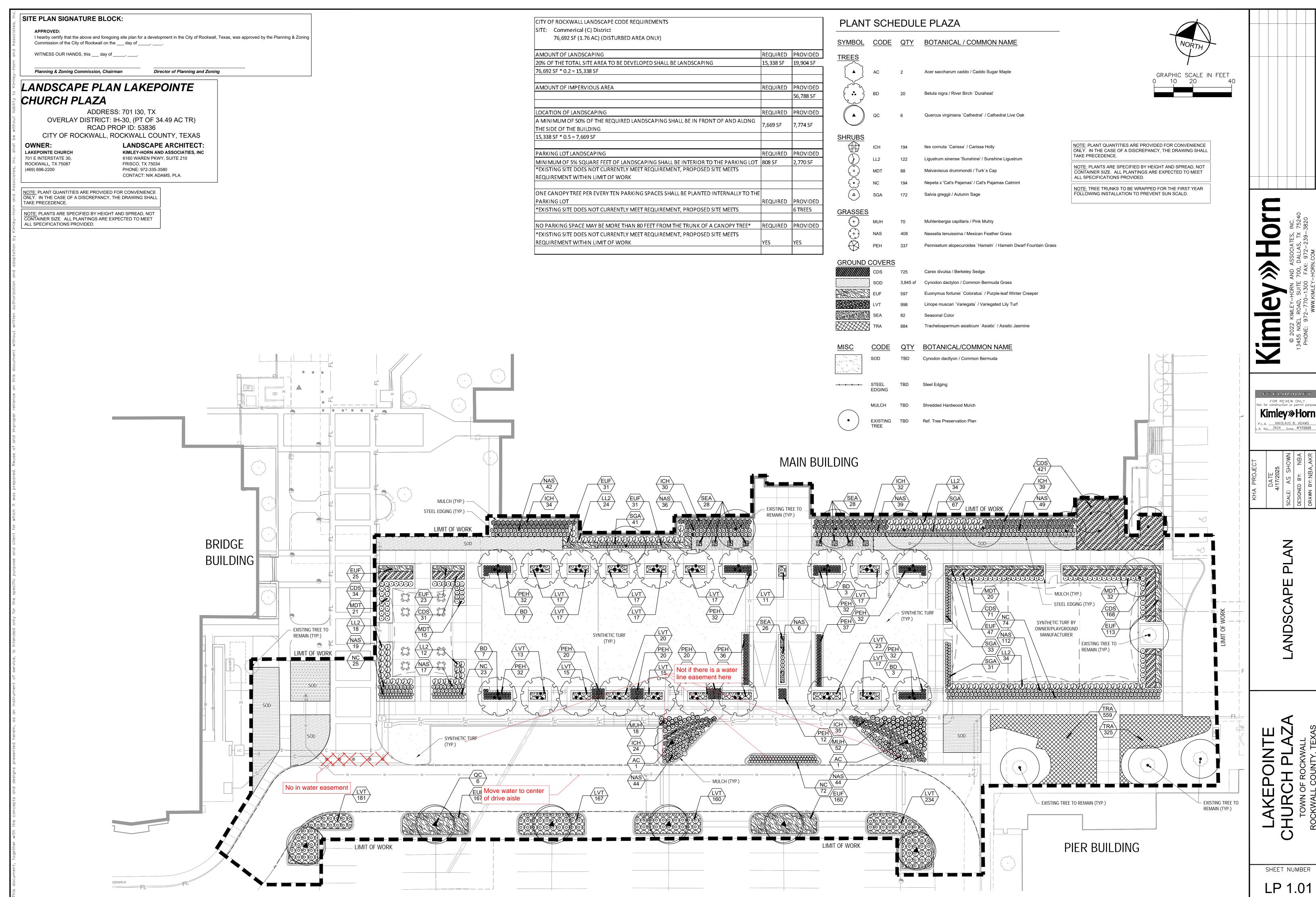
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
BUILDING	Craig Foshee	04/23/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
FIRE	Ariana Kistner	04/24/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
GIS	Lance Singleton	04/23/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
POLICE	Chris Cleveland	04/21/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PARKS	Travis Sales	04/21/2025	Approved w/ Comments	

04/21/2025: 1. There are better varieties of Bermudagrass that are more drought, cold, wear, shade tolerant you might want to look at such as Tif Tuf and Tahoma 31

2. Make sure to wrap trunks of Maples for first year to prevent sunscald

3. River Birch can struggle in this area after time



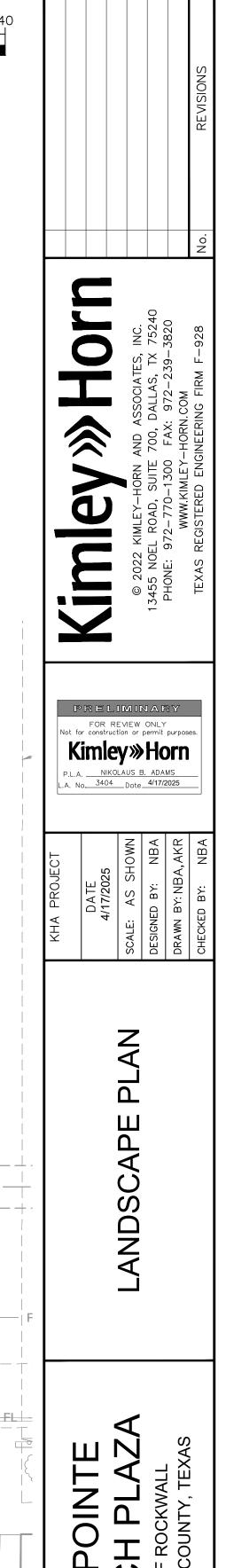


CITY OF ROCKWALL LANDSCAPE CODE REQUIREMENTS		
SITE: Commerical (C) District		
76,692 SF (1.76 AC) (DISTURBED AREA ONLY)		
AMOUNT OF LANDSCAPING	REQUIRED	PROVIDED
20% OF THE TOTAL SITE AREA TO BE DEVELOPED SHALL BE LANDSCAPING	15,338 SF	19,904 SF
76,692 SF * 0.2 = 15,338 SF		
AMOUNT OF IMPERVIOUS AREA	REQUIRED	PROVIDED
		56,788 SF
LOCATION OF LANDSCAPING	REQUIRED	PROVIDED
A MINIMUM OF 50% OF THE REQUIRED LANDSCAPING SHALL BE IN FRONT OF AND ALONG	REQUIRED	FROVIDED
THE SIDE OF THE BUILDING	7,669 SF	7,774 SF
15,338 SF * 0.5 = 7,669 SF		
PARKING LOT LANDSCAPING	REQUIRED	PROVIDED
MINIMUM OF 5% SQUARE FEET OF LANDSCAPING SHALL BE INTERIOR TO THE PARKING LOT	808 SF	2,770 SF
*EXISTING SITE DOES NOT CURRENTLY MEET REQUIREMENT, PROPOSED SITE MEETS REQUIREMENT WITHIN LIMIT OF WORK		
ONE CANOPY TREE PER EVERY TEN PARKING SPACES SHALL BE PLANTED INTERNALLY TO THE		
PARKING LOT	REQUIRED	PROVIDED
*EXISTING SITE DOES NOT CURRENTLY MEET REQUIREMENT, PROPOSED SITE MEETS		6 TREES
NO PARKING SPACE MAY BE MORE THAN 80 FEET FROM THE TRUNK OF A CANOPY TREE*	REQUIRED	PROVIDED
*EXISTING SITE DOES NOT CURRENTLY MEET REQUIREMENT, PROPOSED SITE MEETS		
REQUIREMENT WITHIN LIMIT OF WORK	YES	YES

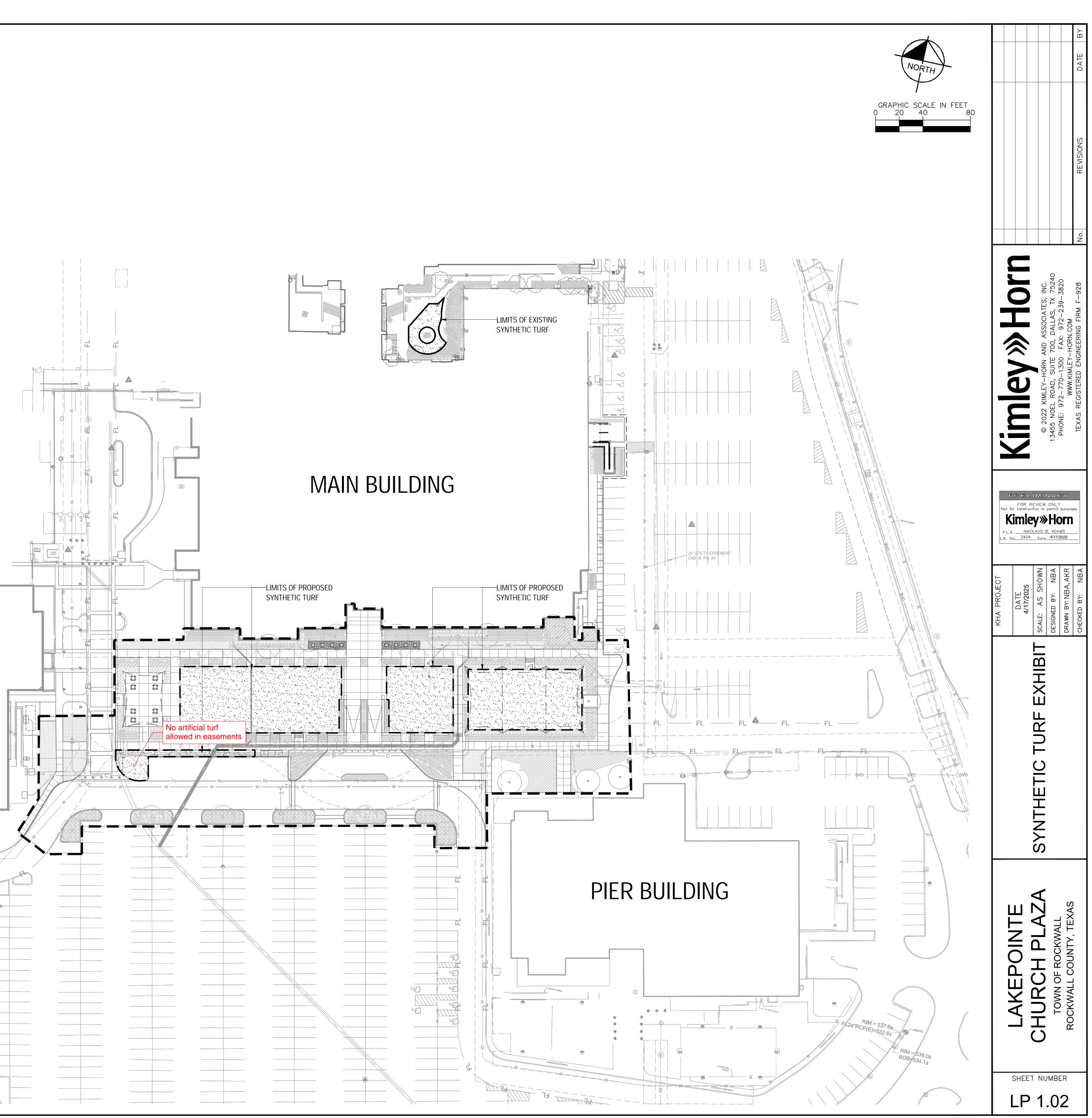
PL	.ANT	SCF	IED	UL

STINBUL		
TREES		
	AC	2
	BD	20
	QC	6
SHRUBS		
÷	ICH	194
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(°)	MDT	88
( <b>•</b> )	NC	194
	SGA	172
GRASSES		
	MUH	70
(+)	NAS	408
$\hat{\otimes}$	PEH	337
GROUND (	COVERS	
	CDS	725
	SOD	3,845 st
	EUF	597
	LVT	998
	SEA	82
	TRA	884
MISC	CODE	<u>QTY</u>
	SOD	TBD
· · · · ·	STEEL EDGING	TBD
$\frown$	MULCH	TBD
$( \cdot \cdot )$	EVICENC	-





SITE PLAN SIGNATURE BLOCK: APPROVED: I hearby 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 \_\_\_\_\_, \_\_\_\_ Planning & Zoning Commission, Chairman Director of Planning and Zoning HARDSCAPE PLAN LAKEPOINTE CHURCH PLAZA ADDRESS: 701 I30, TX OVERLAY DISTRICT: IH-30, (PT OF 34.49 AC TR) RCAD PROP ID: 53836 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS LANDSCAPE ARCHITECT: KIMLEY-HORN AND ASSOCIATIES, INC **OWNER:** LAKEPOINTE CHURCH 701 E INTERSTATE 30, 6160 WAREN PKWY, SUITE 210 ROCKWALL, TX 75087 FRISCO, TX 75034 PHONE: 972-335-3580 (469) 698-2200 CONTACT: NIK ADAMS, PLA. CAUTION!!  $\square$ EXISTING UNDERGROUND UTILITIES IN THE AREA 2 CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.  $\mathcal{W}$ Know what's **below. Call before you dig**. BRIDGE BUILDING G.



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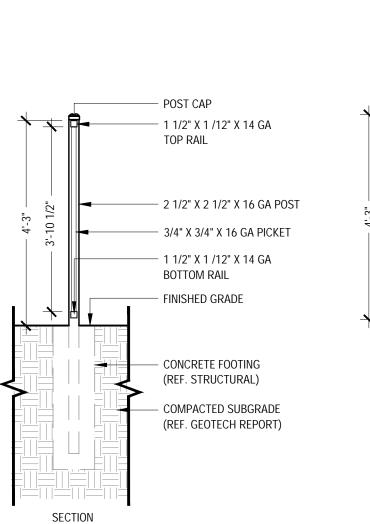
Director of Planning and Zoning

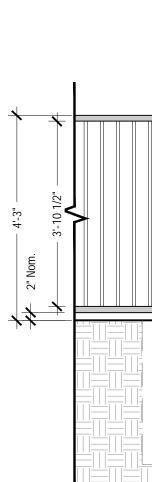
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 REFERENCE LANDSCAPE PLANS FOR MATERIALS AND FINISHES OF STEPS,

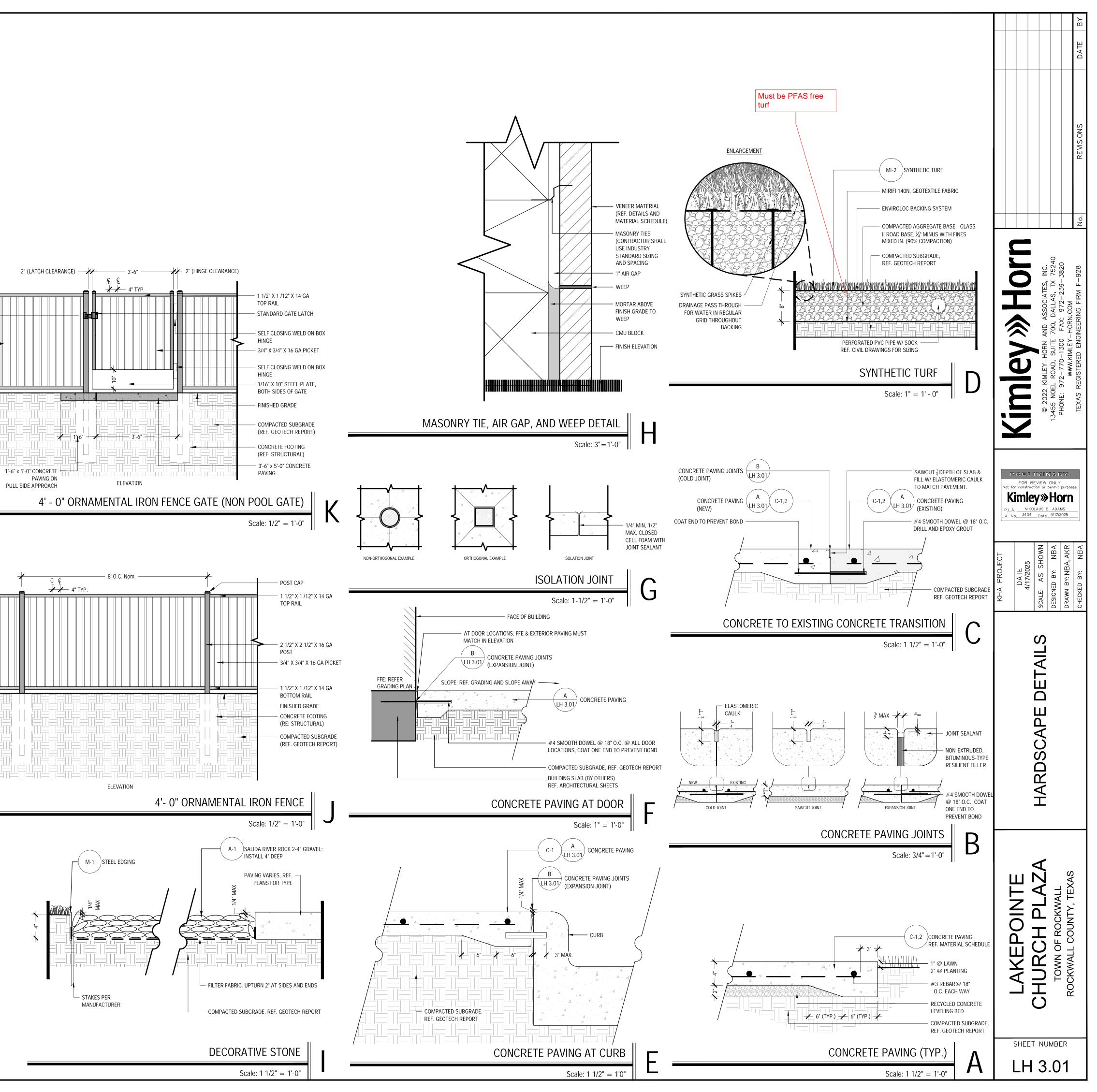
LANDINGS, AND ELEVATIONS OF ADJACENT WALLS.

- THESE DETAILS ARE INTENDED TO SHOW DESIGN INTENT ONLY. THE CONTRACTOR
- SHALL PREPARE SHOP DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER, LICENSED TO PRACTICE IN THE STATE OF TEXAS, FOR REVIEW AND
- APPROVAL BY THE LANDSCAPE ARCHITECT, PRIOR TO ANY FABRICATION AND/OR





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PI EASE CHECK THE AP	<b>DEVELOPMENT APPLICA1</b> City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087		STAFF USE ONLY         PLANNING & ZONING CASE NO. <u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE         CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE         SIGNED BELOW.         DIRECTOR OF PLANNING:         CITY ENGINEER:
PLATTING APPLICAT MASTER PLAT (\$1 PRELIMINARY PLA FINAL PLAT (\$300.0) REPLAT (\$300.00) AMENDING OR MI PLAT REINSTATE SITE PLAN APPLICAT	TON FEES: 00.00 + \$15.00 ACRE) <sup>1</sup> AT (\$200.00 + \$15.00 ACRE) <sup>1</sup> 00 + \$20.00 ACRE) <sup>1</sup> + \$20.00 ACRE) <sup>1</sup> NOR PLAT (\$150.00) MENT REQUEST (\$100.00) TION FEES:	ZONING ZONII SPEC PD DI OTHER J TREE VARIJ NOTES: SIN DETER SIN DETER SIN DETER	APPLICATION FEES: NG CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup> IFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup> EVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup> APPLICATION FEES: REMOVAL (\$75.00) ANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup> MINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. <u>0</u> FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING
PROPERTY INFOR ADDRESS	MATION [PLEASE PRINT] 701 E INTERSTATE 30, ROCKWALL, TX 75087		

SUBDIVISION	LAKE POINTE BAPTIST CHURCH ADDITION	LOT	3	BLOCK	А
GENERAL LOCATION	PLAZA AREA ADJACENT TO MAIN BUILDING				

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

CURRENT ZONING COMMERCIAL		CURRENT USE	CHURCH PLAZA		
PROPOSED ZONING	NING N/A		PROPOSED USE	CHURCH PLAZA	
ACREAGE	2 AC (DISTURBANCE)	LOTS [CURRENT]	N/A	LOTS [PROPOSED]	N/A

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	LAKEPOINTE CHURCH	APPLICANT	KIMLEY-HORN	
CONTACT PERSON	TRACY TUTTLE	CONTACT PERSON	TODD MARTIN, P.E.	
ADDRESS	701 E INTERSTATE 30	ADDRESS	203 WEST NASH STREET	
			SUITE 100	
CITY, STATE & ZIP	ROCKWALL, TX 75087	CITY, STATE & ZIP	TERRELL, TX 75160	
PHONE	469-698-2200	PHONE	469-998-8830	
E-MAIL	tracy.tuttle@lakepointe.church	E-MAIL	todd.martin@kimley-horn.com	

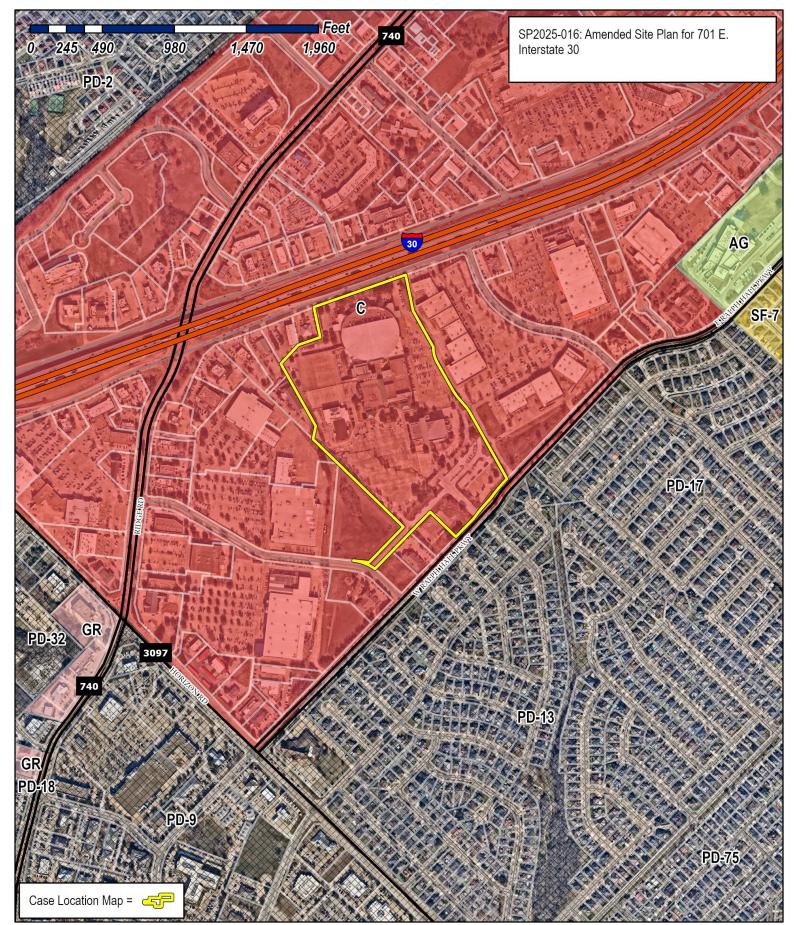
## **NOTARY VERIFICATION** [REQUIRED]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Nod Calendary	[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 TH	
\$, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL	
20 25 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CI	
INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO	
SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST	PDR PUBLIC INFORMATION."
	Notary ID #132211284
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF April	My Commission Expires
	October 15, 2027
OWNER'S SIGNATURE	

MY COMMISSION EXPIRES 10/15/2027

DEVELOPMENT APPLICATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7745

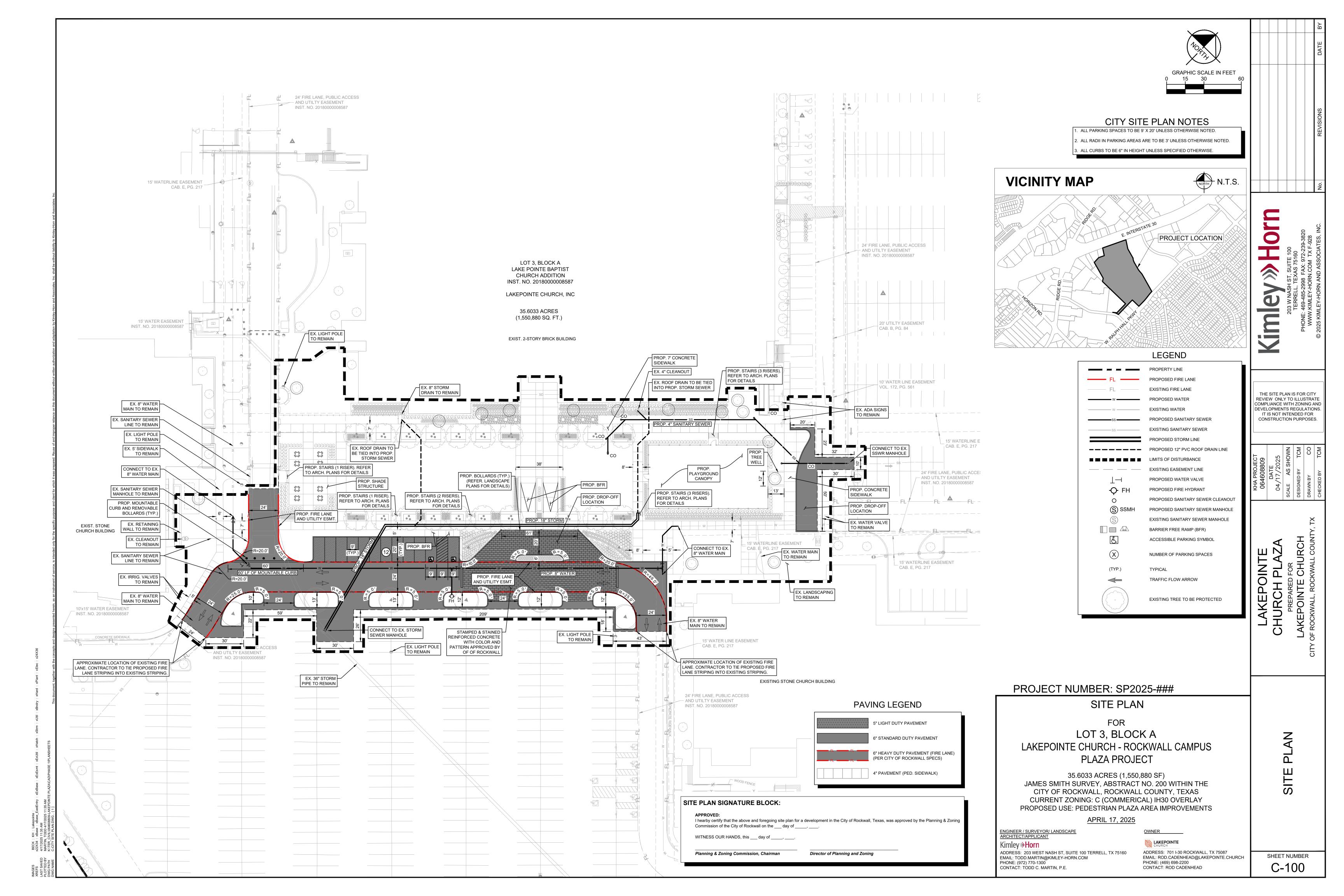


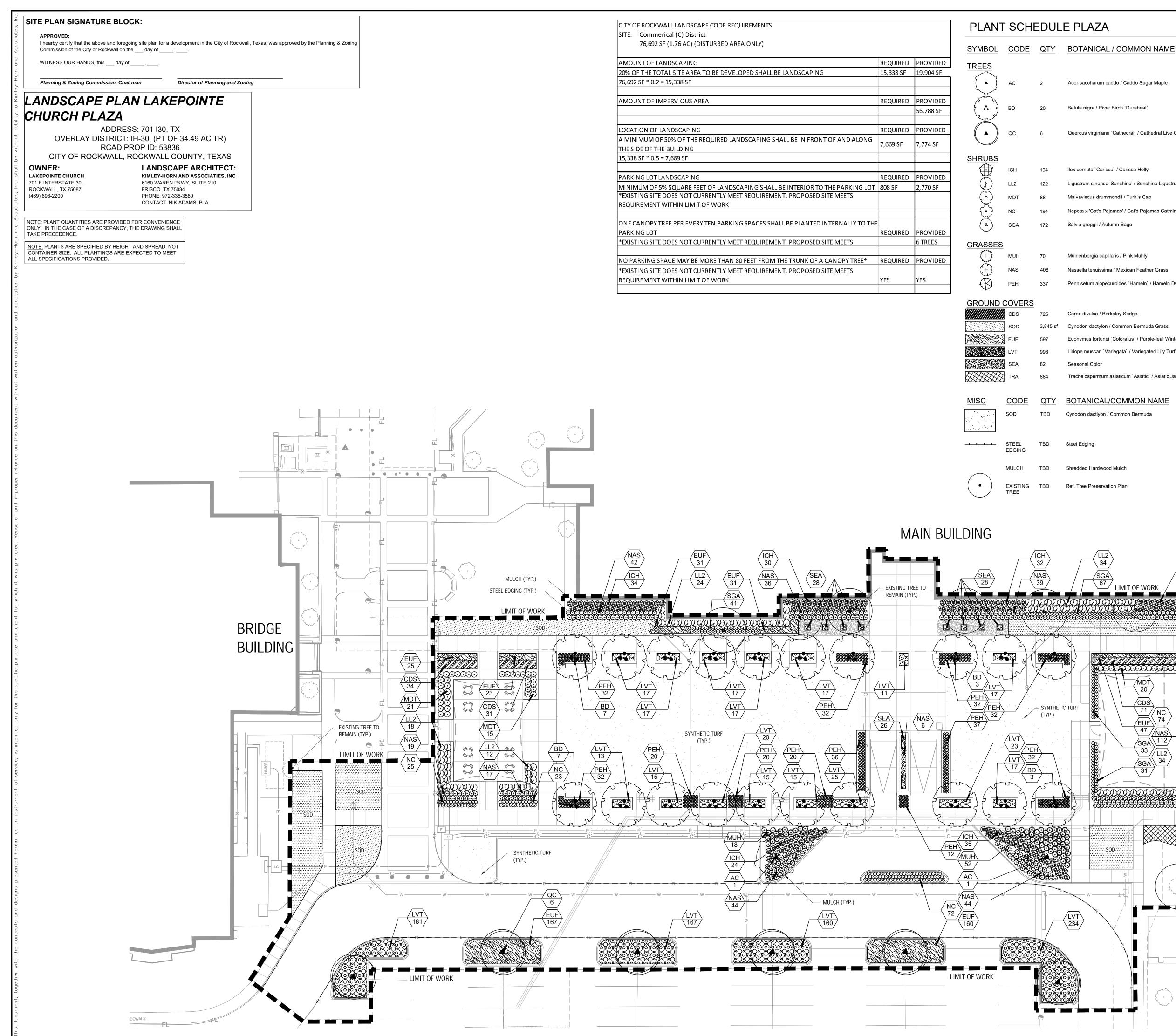


City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com

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.



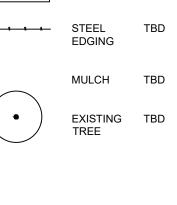




CITY OF ROCKWALL LANDSCAPE CODE REQUIREMENTS		
SITE: Commerical (C) District		
76,692 SF (1.76 AC) (DISTURBED AREA ONLY)		
AMOUNT OF LANDSCAPING	REQUIRED	PROVIDED
20% OF THE TOTAL SITE AREA TO BE DEVELOPED SHALL BE LANDSCAPING	15,338 SF	19,904 SF
76,692 SF * 0.2 = 15,338 SF		
AMOUNT OF IMPERVIOUS AREA	REQUIRED	PROVIDED
		56,788 SF
LOCATION OF LANDSCAPING	REQUIRED	PROVIDED
A MINIMUM OF 50% OF THE REQUIRED LANDSCAPING SHALL BE IN FRONT OF AND ALON		7,774 SF
THE SIDE OF THE BUILDING 15,338 SF * 0.5 = 7,669 SF		
13,338 31 0.5 - 7,003 31		
PARKING LOT LANDSCAPING	REQUIRED	PROVIDED
MINIMUM OF 5% SQUARE FEET OF LANDSCAPING SHALL BE INTERIOR TO THE PARKING L	OT 808 SF	2,770 SF
*EXISTING SITE DOES NOT CURRENTLY MEET REQUIREMENT, PROPOSED SITE MEETS REQUIREMENT WITHIN LIMIT OF WORK		
ONE CANOPY TREE PER EVERY TEN PARKING SPACES SHALL BE PLANTED INTERNALLY TO PARKING LOT	THE	PROVIDED
*EXISTING SITE DOES NOT CURRENTLY MEET REQUIREMENT, PROPOSED SITE MEETS		6 TREES
NO PARKING SPACE MAY BE MORE THAN 80 FEET FROM THE TRUNK OF A CANOPY TREE*	REQUIRED	PROVIDED
*EXISTING SITE DOES NOT CURRENTLY MEET REQUIREMENT, PROPOSED SITE MEETS		
REQUIREMENT WITHIN LIMIT OF WORK	YES	YES

PLAN	T SCH	HED	UL

STINDUL		
TREES		
	AC	2
	BD	20
	QC	6
SHRUBS		
( <mark>)</mark>	ICH	194
$\langle \rangle$	LL2	122
Ô	MDT	88
$\mathbf{\widehat{\cdot}}$	NC	194
	SGA	172
GRASSES		
۲ ۲ ۲ ۲ ۲ ۲	MUH	70
(+)	NAS	408
$\hat{\otimes}$	PEH	337
GROUND (	COVERS	
	CDS	725
	SOD	3,845 st
	EUF	597
	LVT	998
	SEA	82
	TRA	884
MISC	CODE	<u>QTY</u>
	SOD	TBD
· · · · ·	STEEL EDGING	TBD
$\frown$	MULCH	TBD
( )		TOO



Steel Edging

Trachelospermum asiaticum `Asiatic` / Asiatic Jasmine BOTANICAL/COMMON NAME Cynodon dactlyon / Common Bermuda

**1976 - 1977 - 1977 - 1977 - 1977 - 1977** 19**96 - 1**960 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1976 - 1 MULCH (TYP - STEEL EDGING (TYP.) SYNTHETIC TURF (TYP.) SYNTHETIC TURF BY OWNER/PLAYGROUND MANUFACTURER NAS 113 EXISTING TREE TO -REMAIN (TYP.) SOD  $\begin{pmatrix} LVT \\ 234 \end{pmatrix}$ - Existing tree to Remain (typ.) - EXISTING TREE TO REMAIN (TYP.) PIER BUILDING

CDS 421

/NAS

EXISTING TBD Ref. Tree Preservation Plan TREE

# JLE PLAZA

Acer saccharum caddo / Caddo Sugar Maple

Betula nigra / River Birch `Duraheat`

Quercus virginiana `Cathedral` / Cathedral Live Oak

llex cornuta `Carissa` / Carissa Holly

Ligustrum sinense 'Sunshine' / Sunshine Ligustrum

Malvaviscus drummondii / Turk`s Cap

Nepeta x 'Cat's Pajamas' / Cat's Pajamas Catmint Salvia greggii / Autumn Sage

## Muhlenbergia capillaris / Pink Muhly

Nassella tenuissima / Mexican Feather Grass

Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass

Carex divulsa / Berkeley Sedge

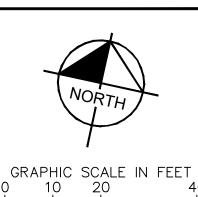
5 sf Cynodon dactylon / Common Bermuda Grass

Euonymus fortunei `Coloratus` / Purple-leaf Winter Creeper Liriope muscari `Variegata` / Variegated Lily Turf

LIMIT OF WORK

Seasonal Color

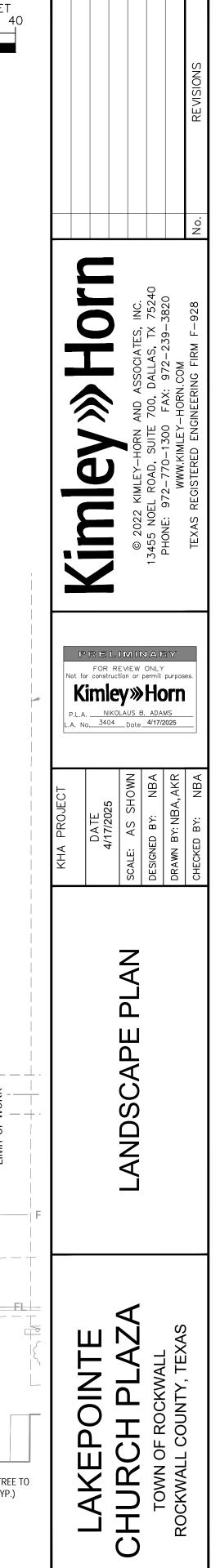
Shredded Hardwood Mulch



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

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

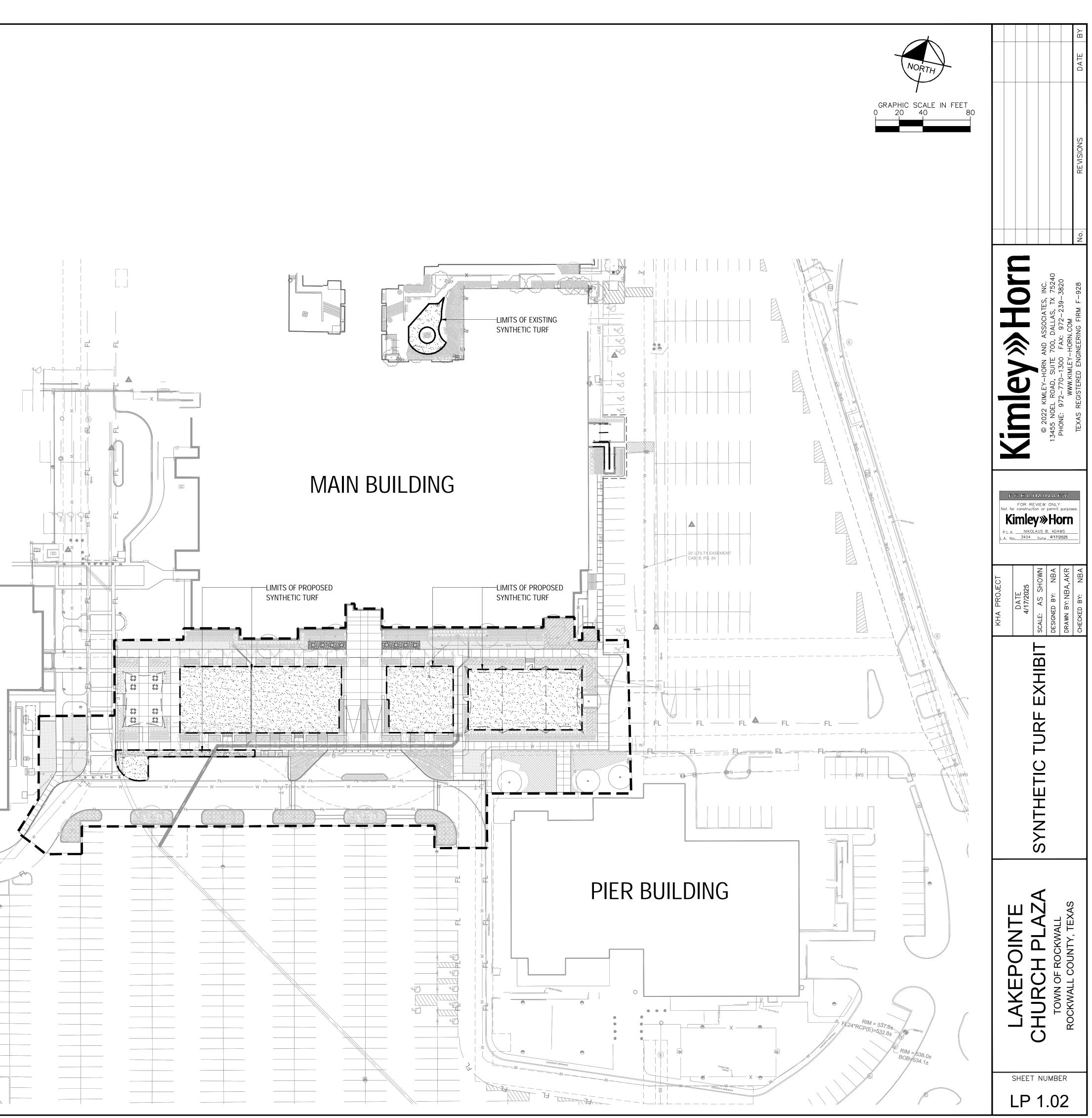
NOTE: TREE TRUNKS TO BE WRAPPED FOR THE FIRST YEAR FOLLOWING INSTALLATION TO PREVENT SUN SCALD.

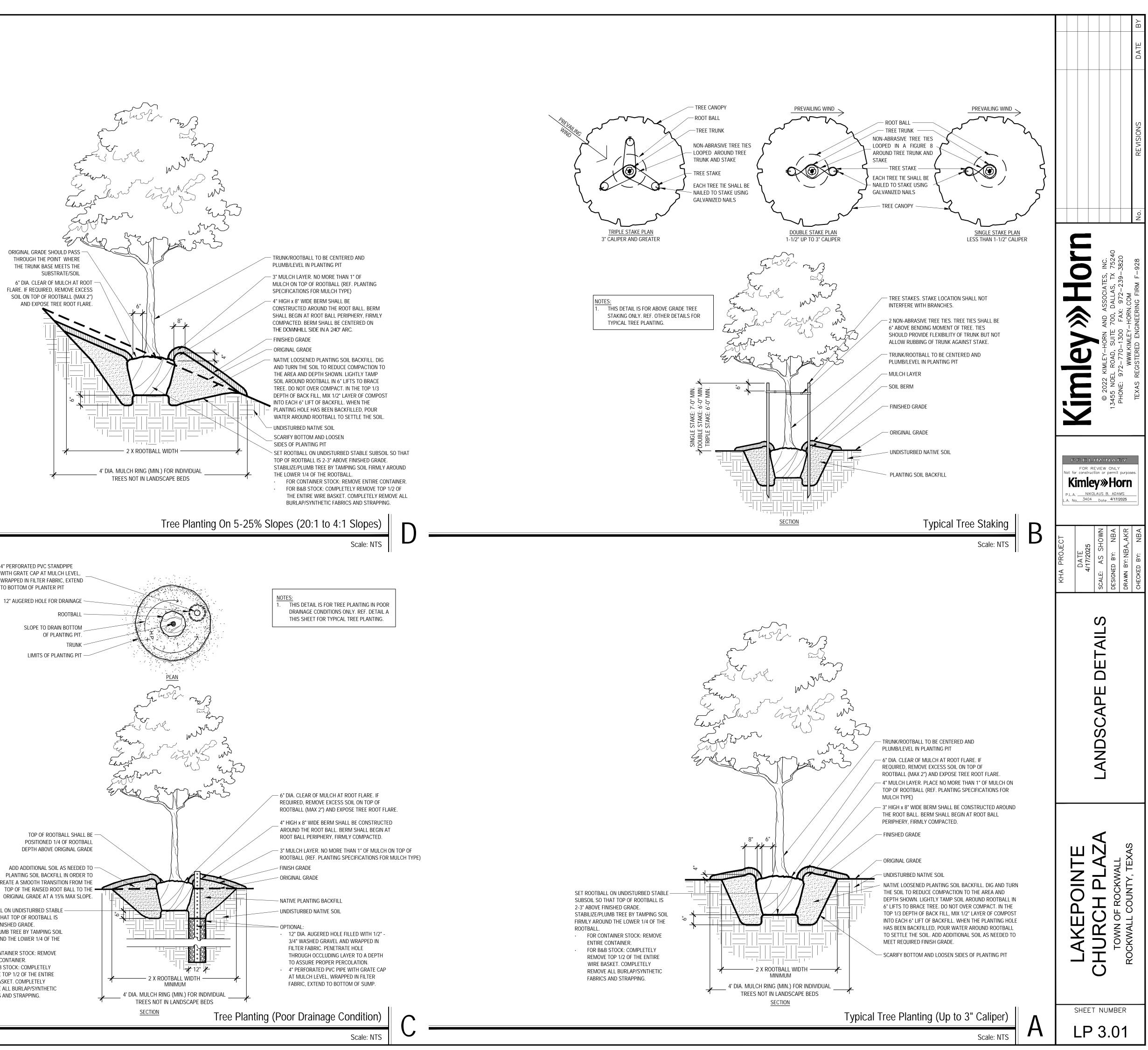


SHEET NUMBER

LP 1.01

SITE PLAN SIGNATURE BLOCK: APPROVED: I hearby 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 \_\_\_\_\_, \_\_\_\_ Planning & Zoning Commission, Chairman Director of Planning and Zoning HARDSCAPE PLAN LAKEPOINTE CHURCH PLAZA ADDRESS: 701 I30, TX OVERLAY DISTRICT: IH-30, (PT OF 34.49 AC TR) RCAD PROP ID: 53836 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS LANDSCAPE ARCHITECT: KIMLEY-HORN AND ASSOCIATIES, INC **OWNER:** LAKEPOINTE CHURCH 701 E INTERSTATE 30, 6160 WAREN PKWY, SUITE 210 ROCKWALL, TX 75087 FRISCO, TX 75034 PHONE: 972-335-3580 (469) 698-2200 CONTACT: NIK ADAMS, PLA. CAUTION!!  $\square$ EXISTING UNDERGROUND UTILITIES IN THE AREA 2 CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.  $\mathcal{W}$ Know what's **below. Call before you dig**. BRIDGE BUILDING G.



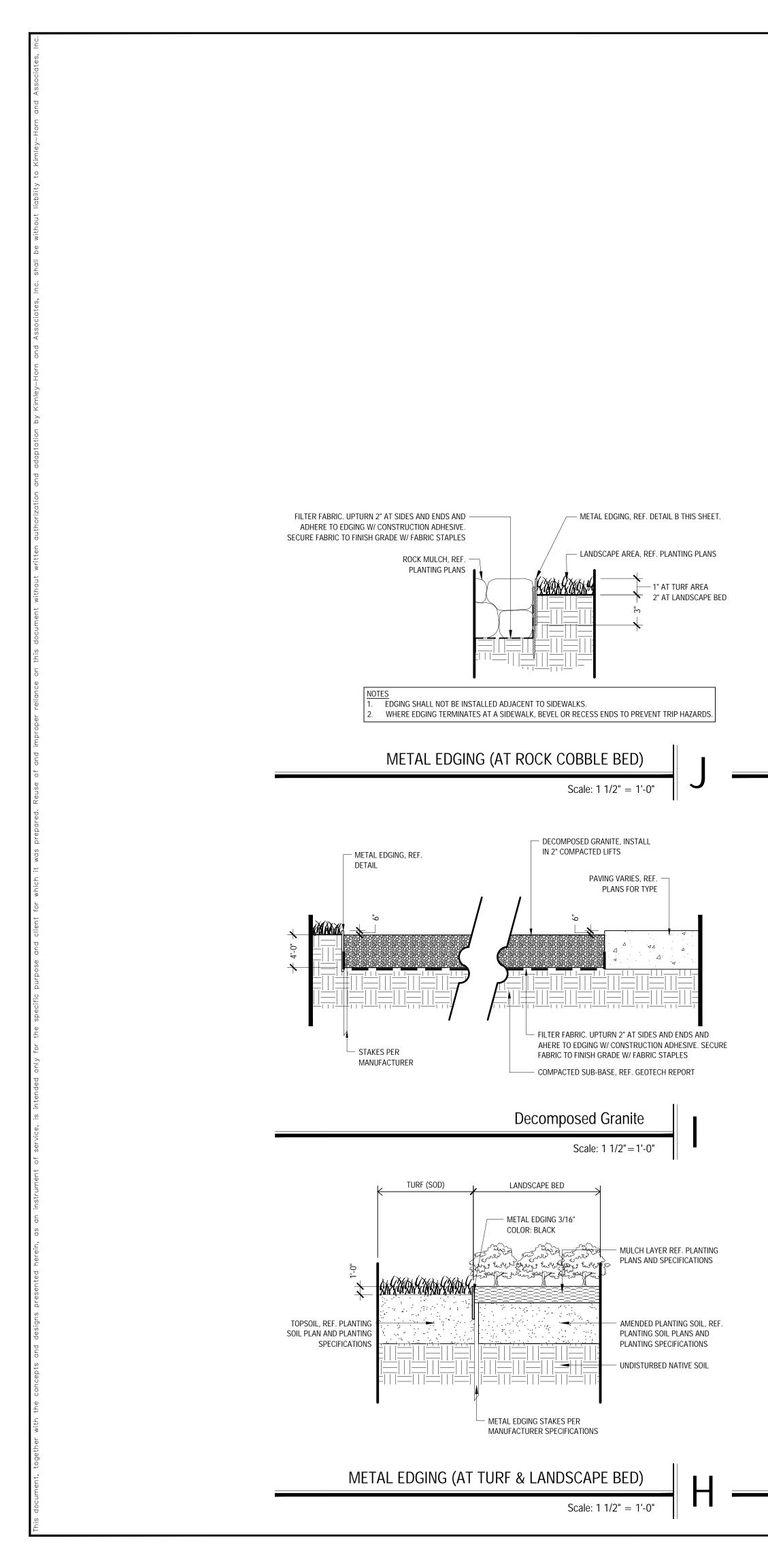


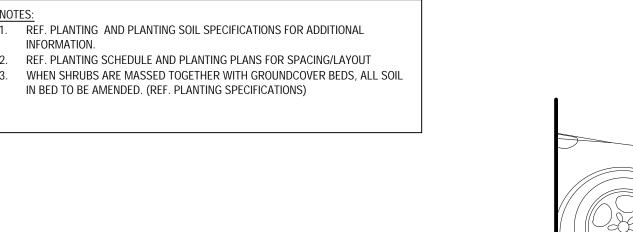
	4" PERFORATED PVC STANDPIPE WITH GRATE CAP AT MULCH LEVEL, WRAPPED IN FILTER FABRIC, EXTEND TO BOTTOM OF PLANTER PIT
	12" AUGERED HOLE FOR DRAINAGE
	ROOTBALL
	SLOPE TO DRAIN BOTTOM OF PLANTING PIT. TRUNK
	LIMITS OF PLANTING PIT
E	

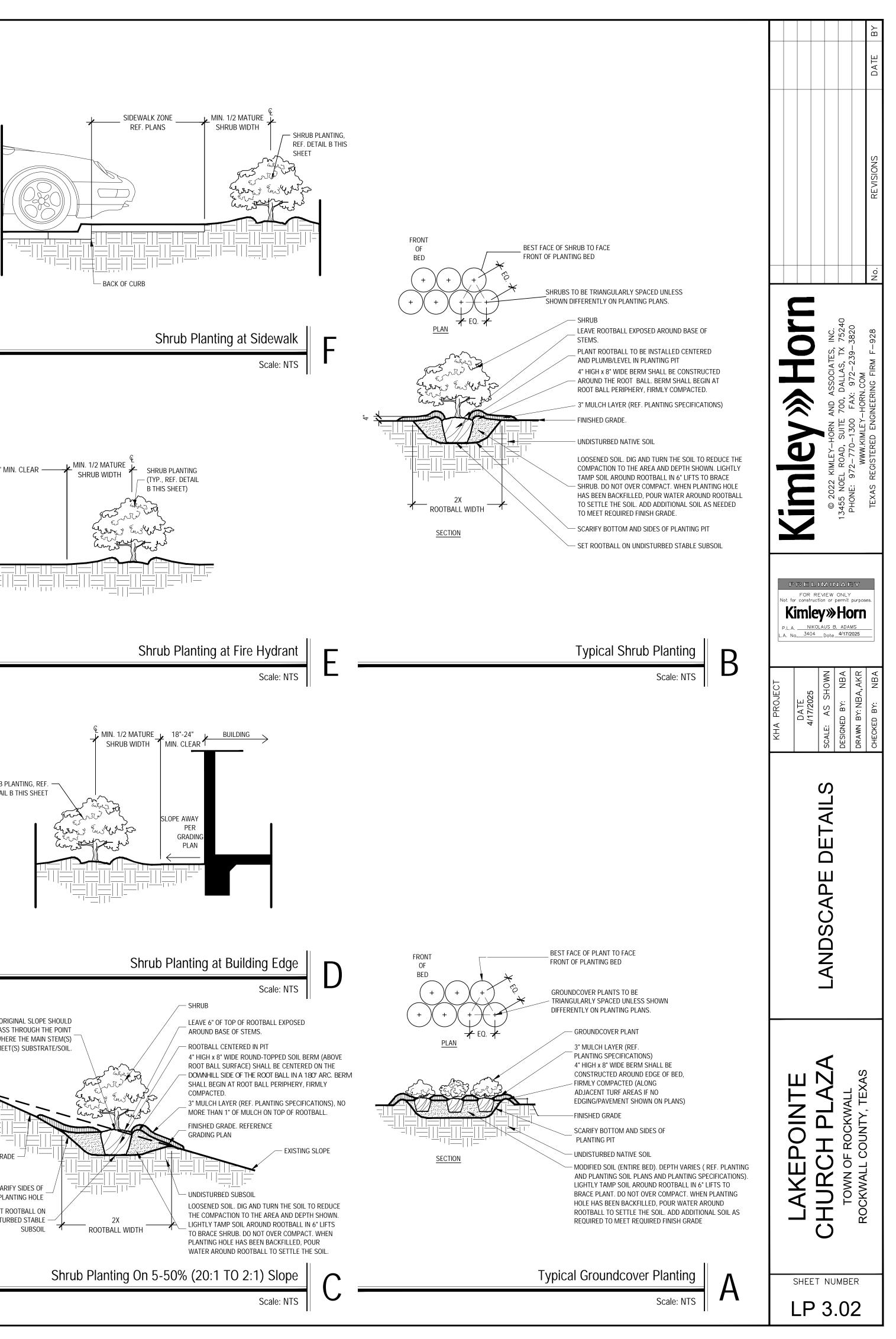
ADD ADDITIONAL SOIL AS NEEDED TO -PLANTING SOIL BACKFILL IN ORDER TO CREATE A SMOOTH TRANSITION FROM THE TOP OF THE RAISED ROOT BALL TO THE

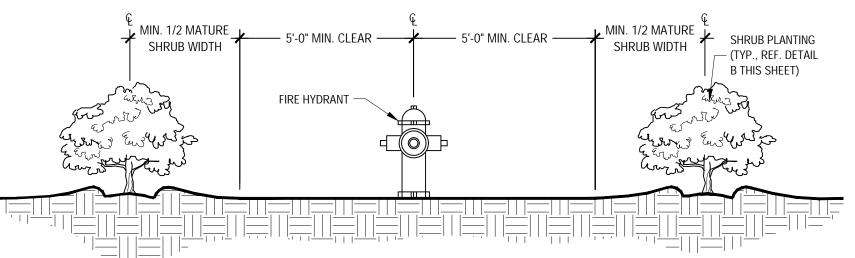
SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOTBALL IS 2-3" ABOVE FINISHED GRADE. STABILIZE/PLUMB TREE BY TAMPING SOIL FIRMLY AROUND THE LOWER 1/4 OF THE ROOTBALL.

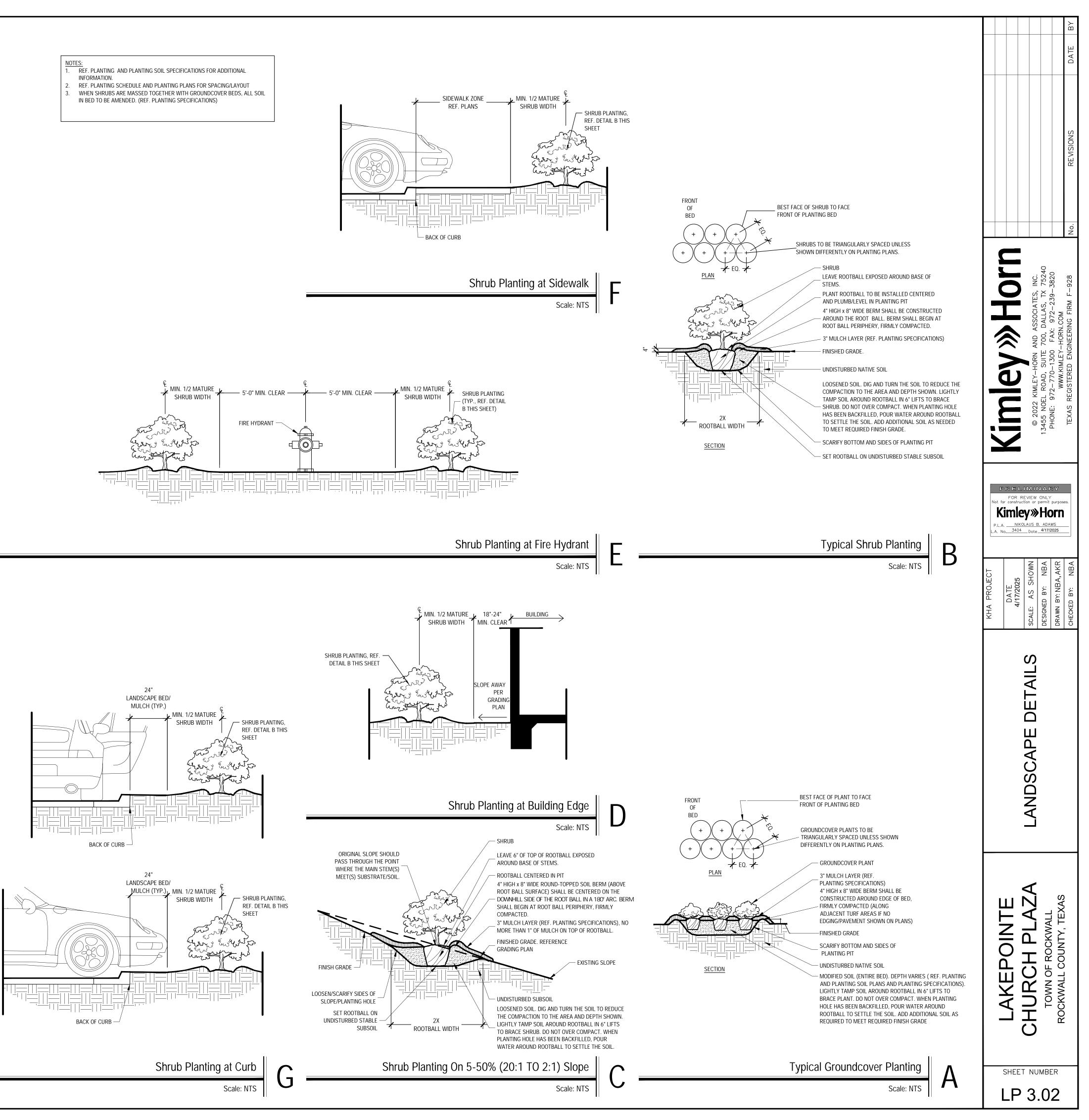
• FOR CONTAINER STOCK: REMOVE ENTIRE CONTAINER. FOR B&B STOCK: COMPLETELY REMOVE TOP 1/2 OF THE ENTIRE WIRE BASKET. COMPLETELY REMOVE ALL BURLAP/SYNTHETIC FABRICS AND STRAPPING.

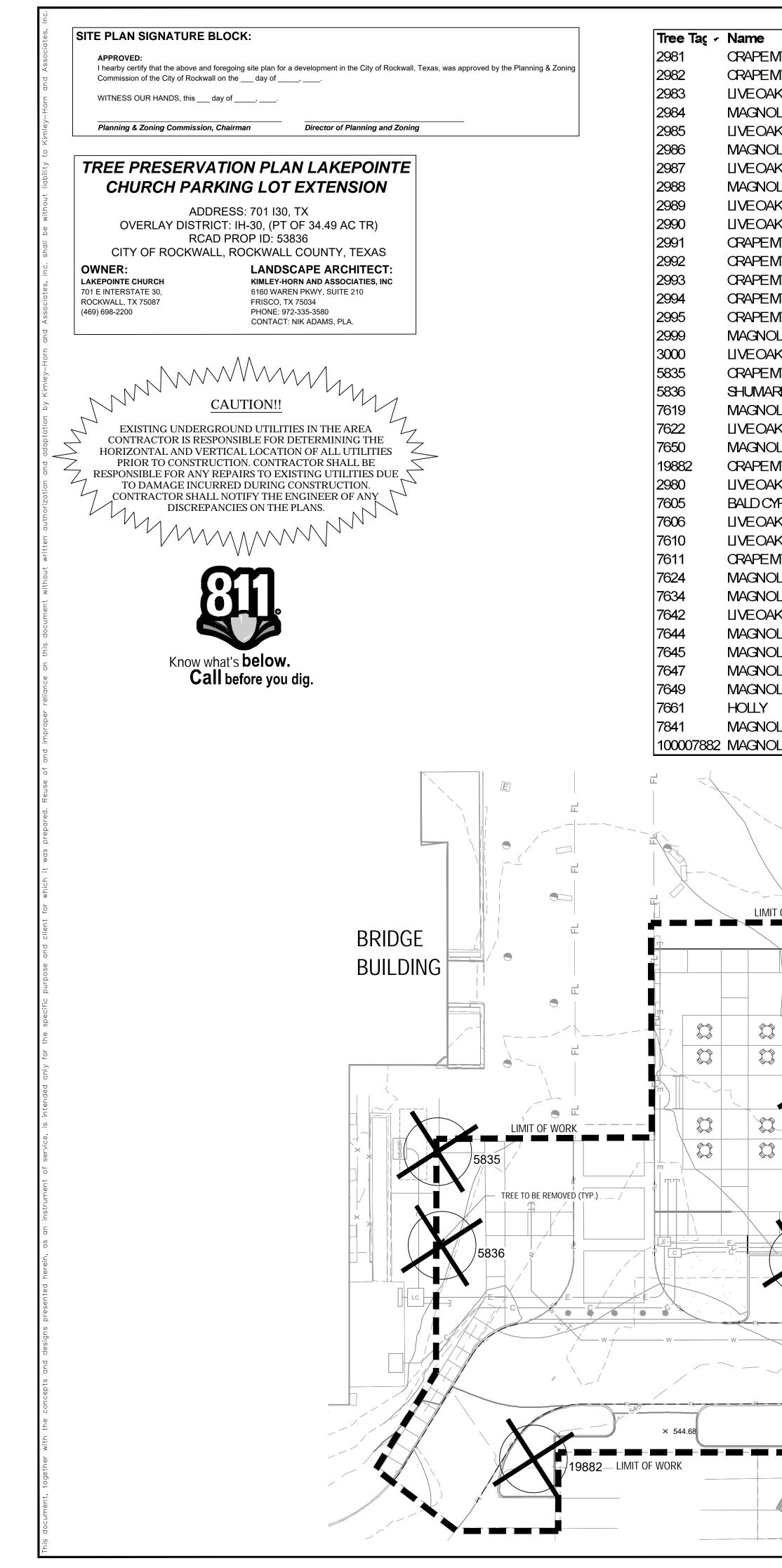




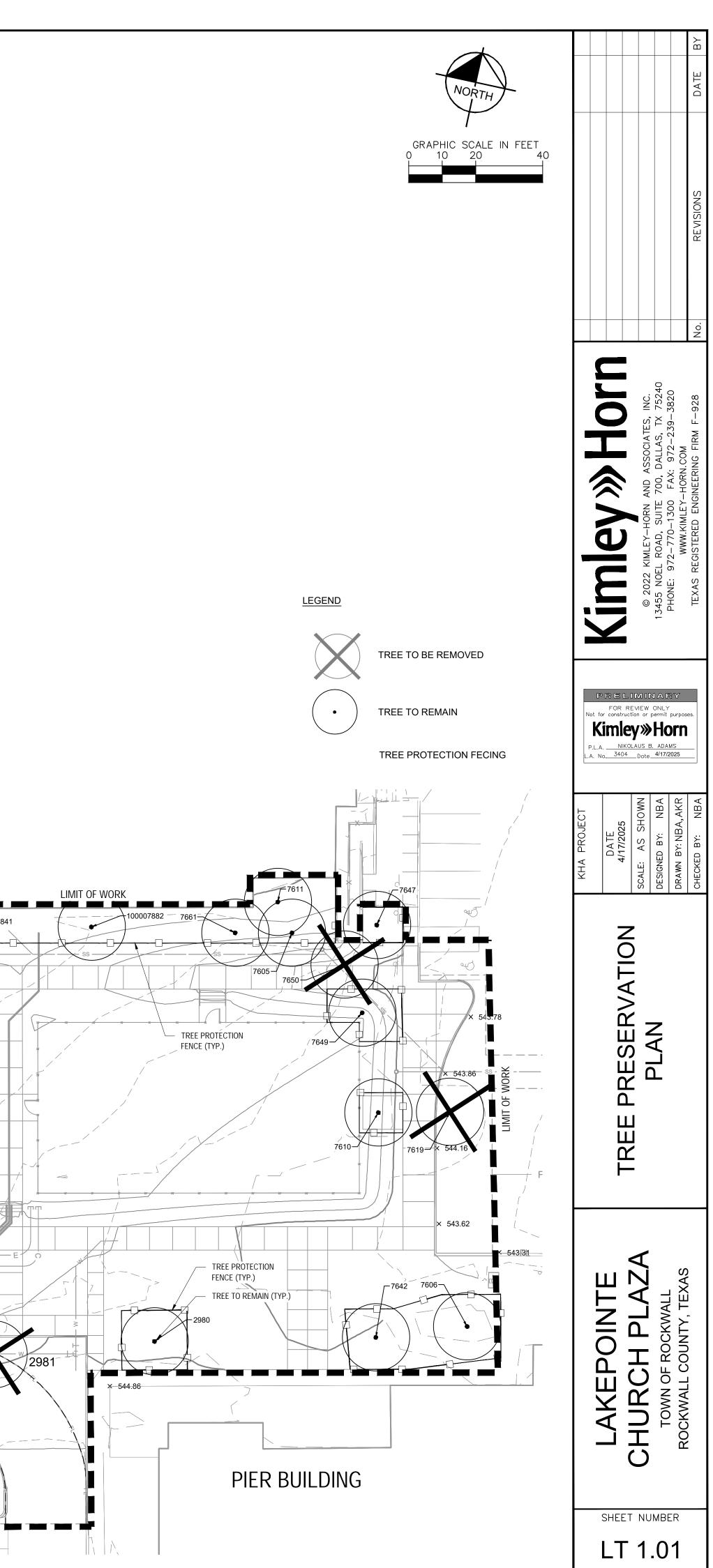


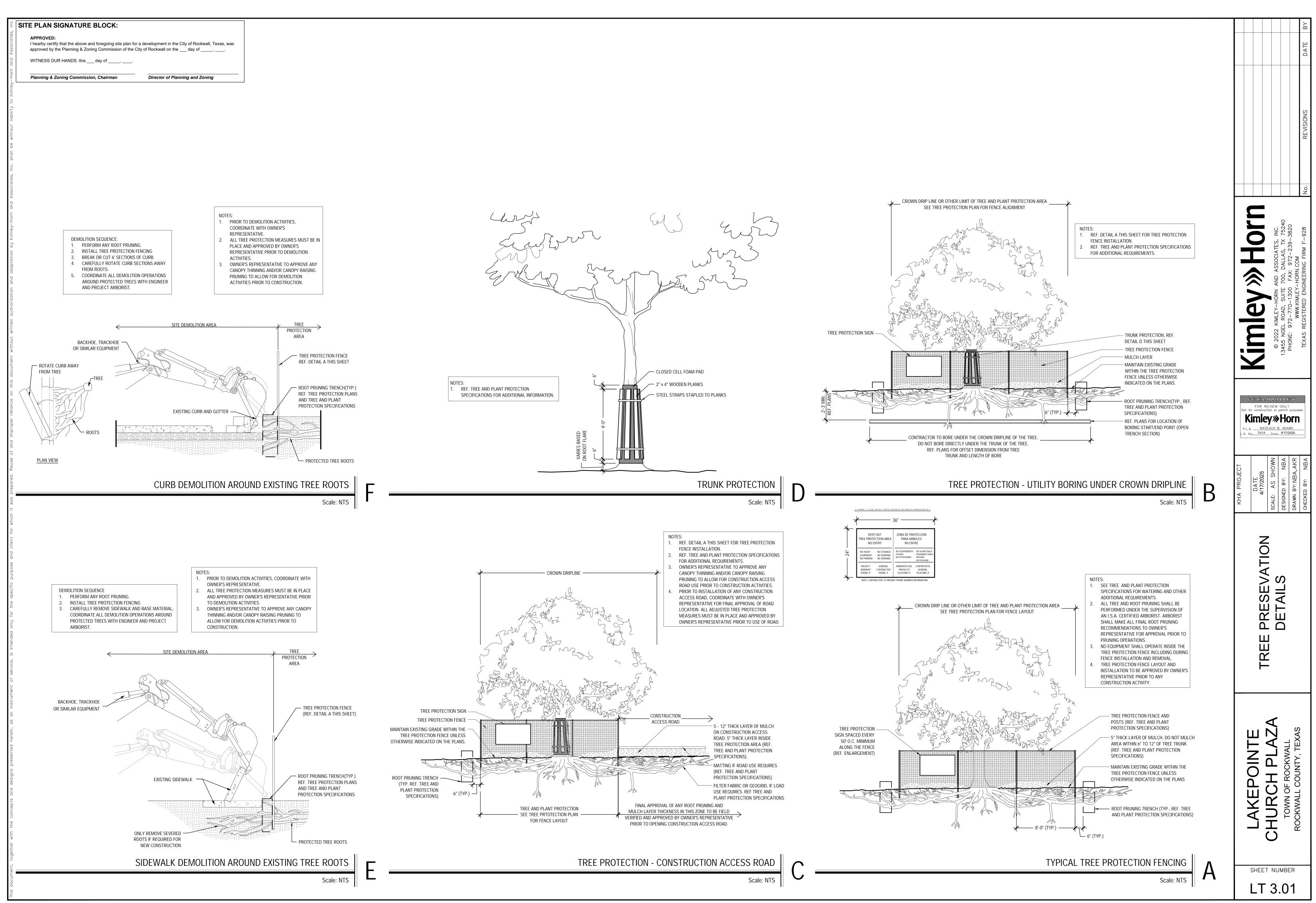


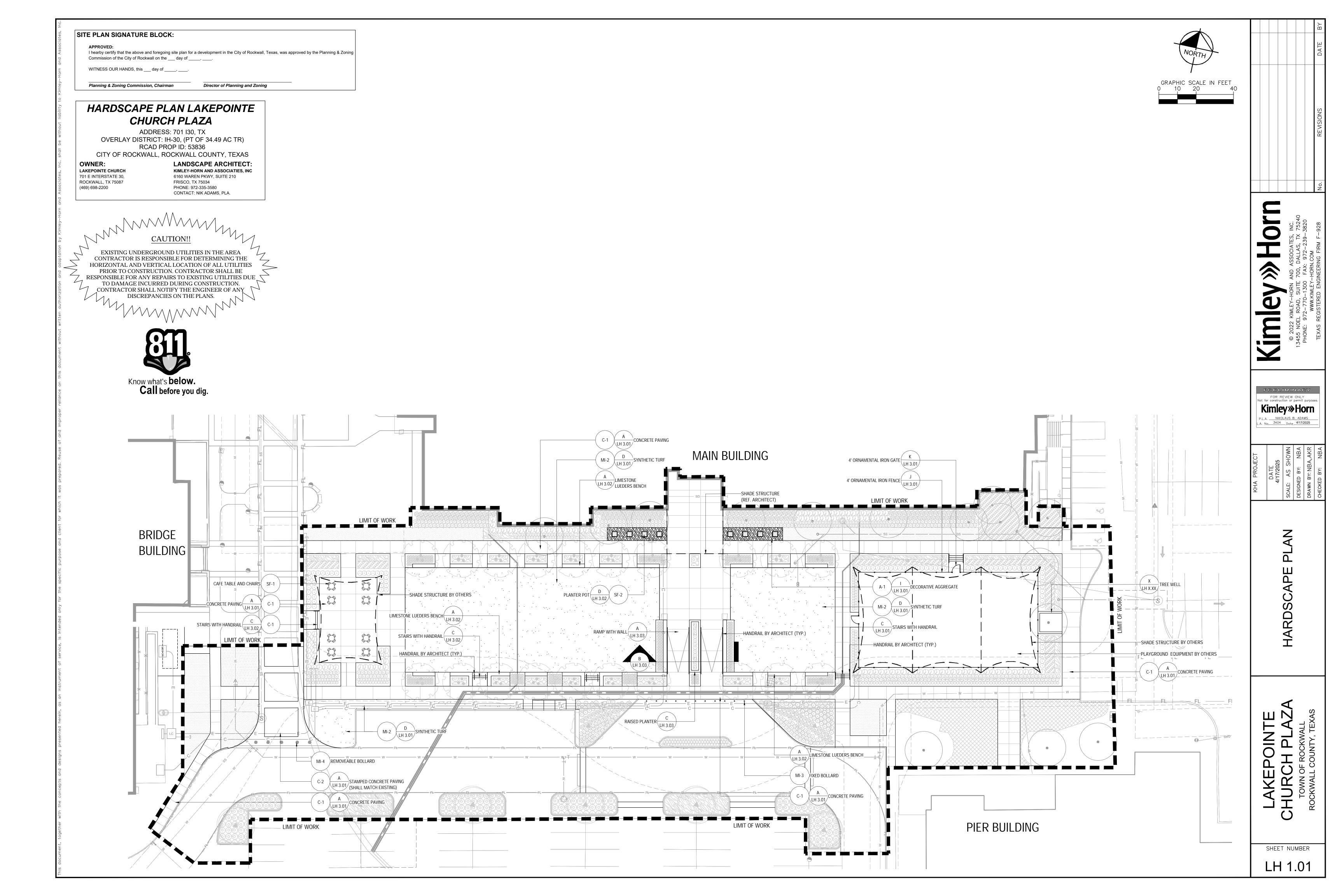




	DBH +		Protection Status	- Mitigation Requir-			
MYRTLE	1"	REMOVE	Not Protected				
MYRTLE	1" 24"		Not Protected	04"			
¥K D∐A	21'' 11''	REMOVE REMOVE	Primary Protected Primary Protected	21" 11"			
₩	17'	REMOVE	Primary Protected	17''			
АЦС	15''	REMOVE	Primary Protected	15''			
¥K	20"	REMOVE	Primary Protected	20''			
	12''		Primary Protected	12"			
¥Κ	18'' 19''	REMOVE REMOVE	Primary Protected Primary Protected	18'' 19''			
MYRTLE	1"	REMOVE	Not Protected	18			
MYRTLE	1"	REMOVE	Not Protected				
MYRTLE	1''	REMOVE	Not Protected				
MYRTLE	1"		Not Protected				
MYRTLE DUA	1'' 18''	REMOVE REMOVE	Not Protected	18''			
ж Ж	23"	REMOVE	Primary Protected Primary Protected	23"			
MYRTLE	1"	REMOVE	Not Protected				
RDOAK	6"	REMOVE	Primary Protected	6"			
	9" 40"		Primary Protected	9" 40"			
¥K D∐A	16'' 10''	REMOVE REMOVE	Primary Protected Primary Protected	16'' 10''			
MYRTLE	10	REMOVE	Not Protected	10			
₩	19"	REMAIN	Primary Protected				
YPRESS	29"	REMAIN	Featured Tree				
¥K	20"	REMAIN	Primary Protected				
₩ MYRTLE	17'' 10''	REMAIN REMAIN	Primary Protected				
	10 12''	REMAIN	Primary Protected Primary Protected				
	12"	REMAIN	Primary Protected				
¥K	10''	REMAIN	Primary Protected				
	12"	REMAIN	Primary Protected		Total Mitigation Inches:	215"	
alic Alic	13'' 10''	REMAIN REMAIN	Primary Protected Primary Protected		Total Inches Proposed:	88"	
	10''	REMAIN	Primary Protected		Total Mitigation Require		
	6"	REMAIN	Primary Protected		Lakepointe Ring Road		
АЦС	12"	REMAIN	Primary Protected		Project:	704"	
	12"	REMAIN	Primary Protected		זד	OTAL: 831''	
IT OF WORK	7622			7644 7624 TREE PROTECTION FENCE (TYP.) TREE TO BE REMOVED (TYP.)	7634	7645 TREE TO 2999 3000	REMAIN (TYP.)
E	· · · · · · · · · · · · · · · · · · ·						
rt-	2995 -	TT T	2994 2993		2990	2983	
W FL			W W	2992 2991	w w	W	2982
	× 544.0					LIMIT OF WORK	







## APPROVED:

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

Planning & Zoning Commission, Chairman

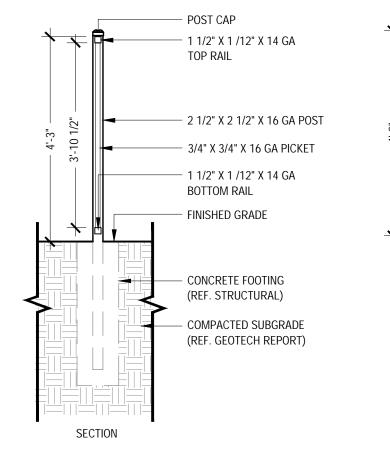
Director of Planning and Zoning

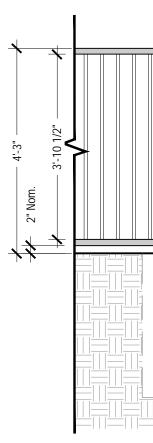
## NOTE:

1. STRUCTURAL ENGINEERING BY OTHERS. 3. ALL EXPOSED STONE / WOOD / CONCRETE SHALL RECEIVE STONE / WOOD / CONCRETE SEALANT. REFER TO MATERIALS SCHEDULE FOR MATERIALS AND SPECIFICATIONS. 4. CONTRACTOR SHALL REMOVE ALL EXCESS POLYMERIC SAND PRIOR TO WETTING PAVER AREAS. 5. CONCRETE DEPTH VARIES DEPENDING ON USE. REFERENCE CITY OF PLANO STANDARDS. 6. REFERENCE LANDSCAPE PLANS FOR MATERIALS AND FINISHES OF STEPS,

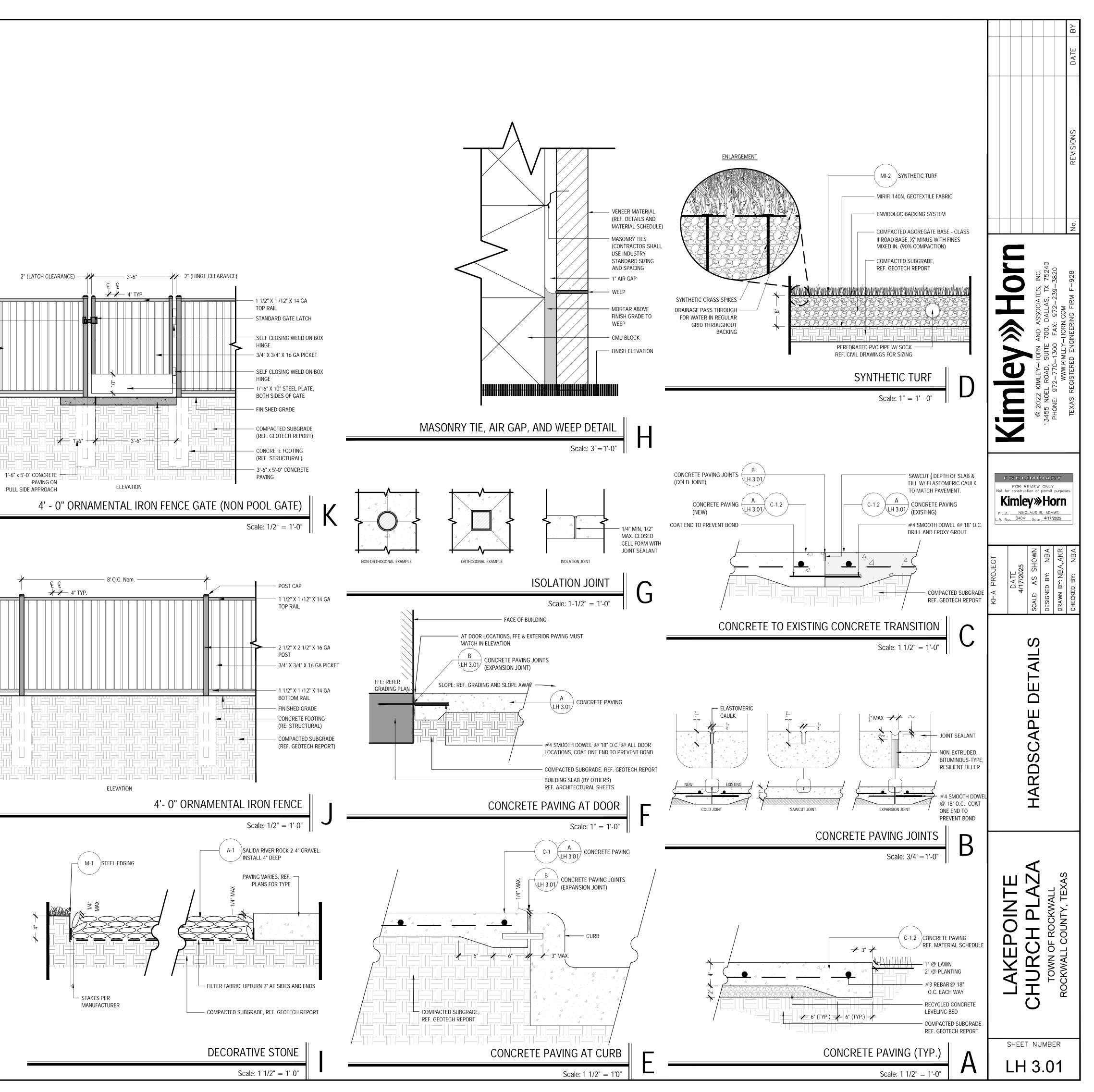
LANDINGS, AND ELEVATIONS OF ADJACENT WALLS.

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WITNESS OUR HANDS, this <u>day of</u>, \_\_\_\_\_.

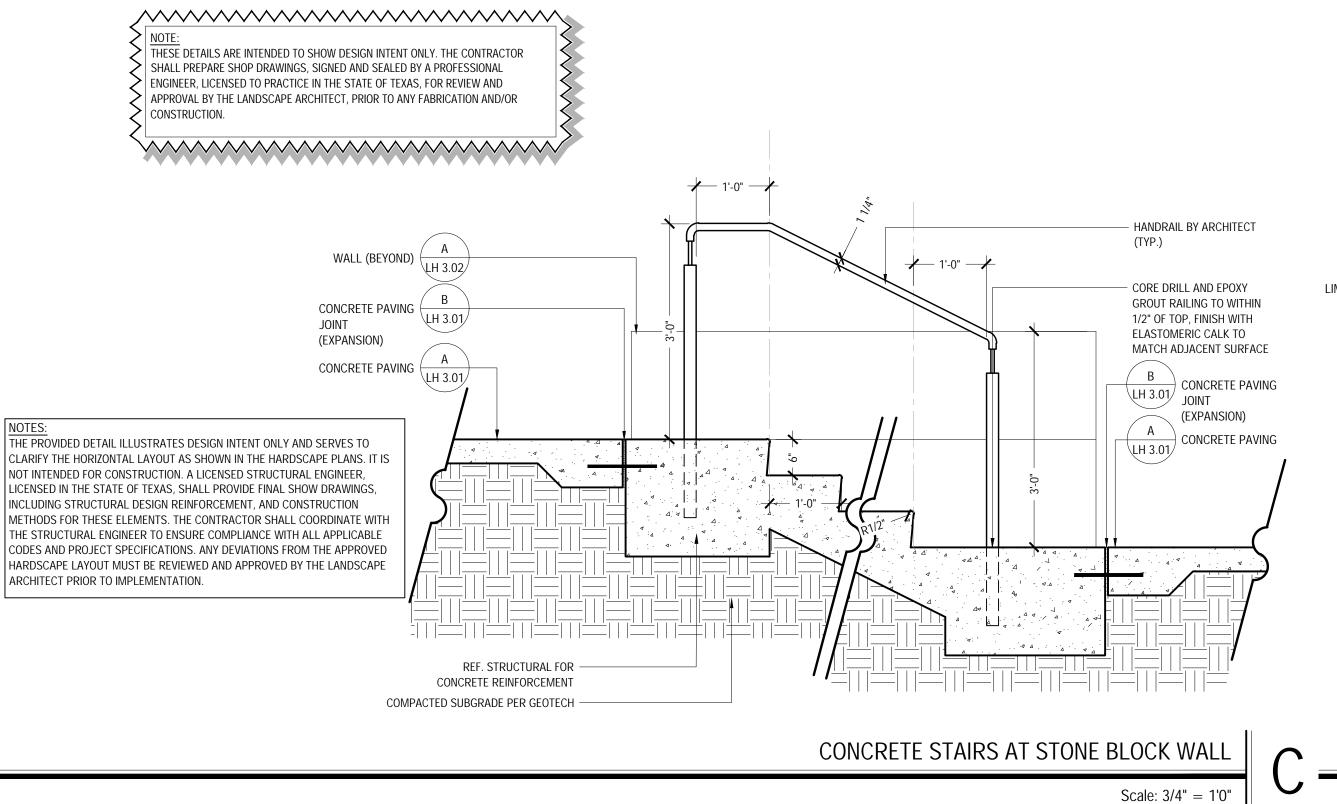
Planning & Zoning Commission, Chairman

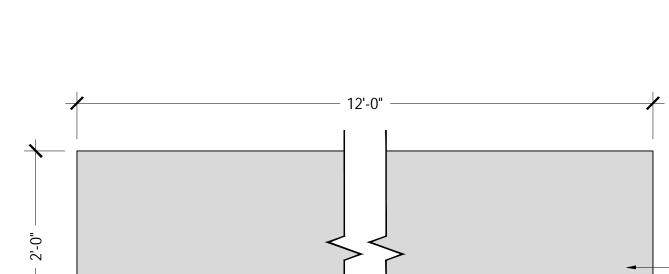
Director of Planning and Zoning

# NOTE:

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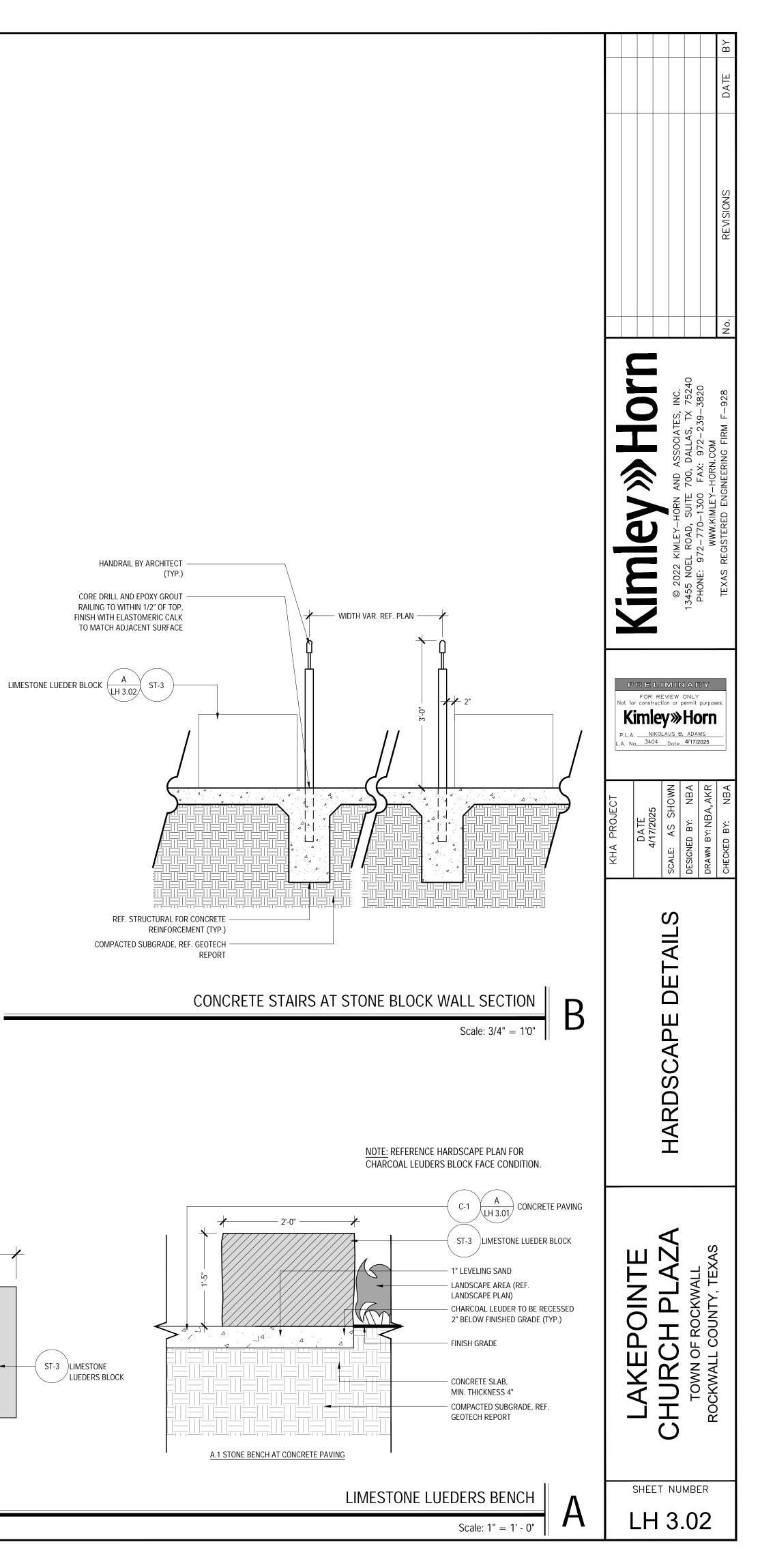
ARCHITECT PRIOR TO IMPLEMENTATION.





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A.2 STONE BENCH (PLAN)



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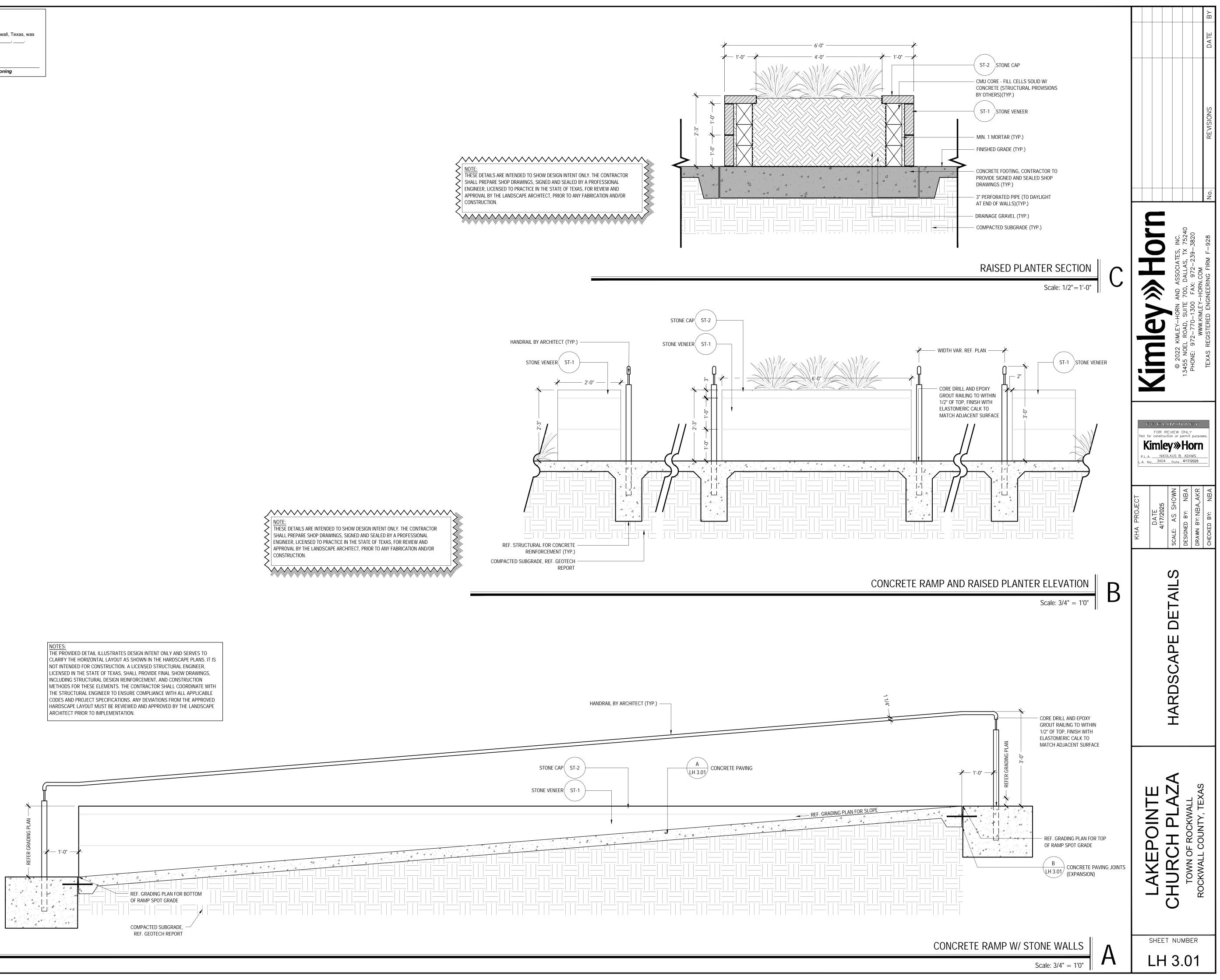
WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

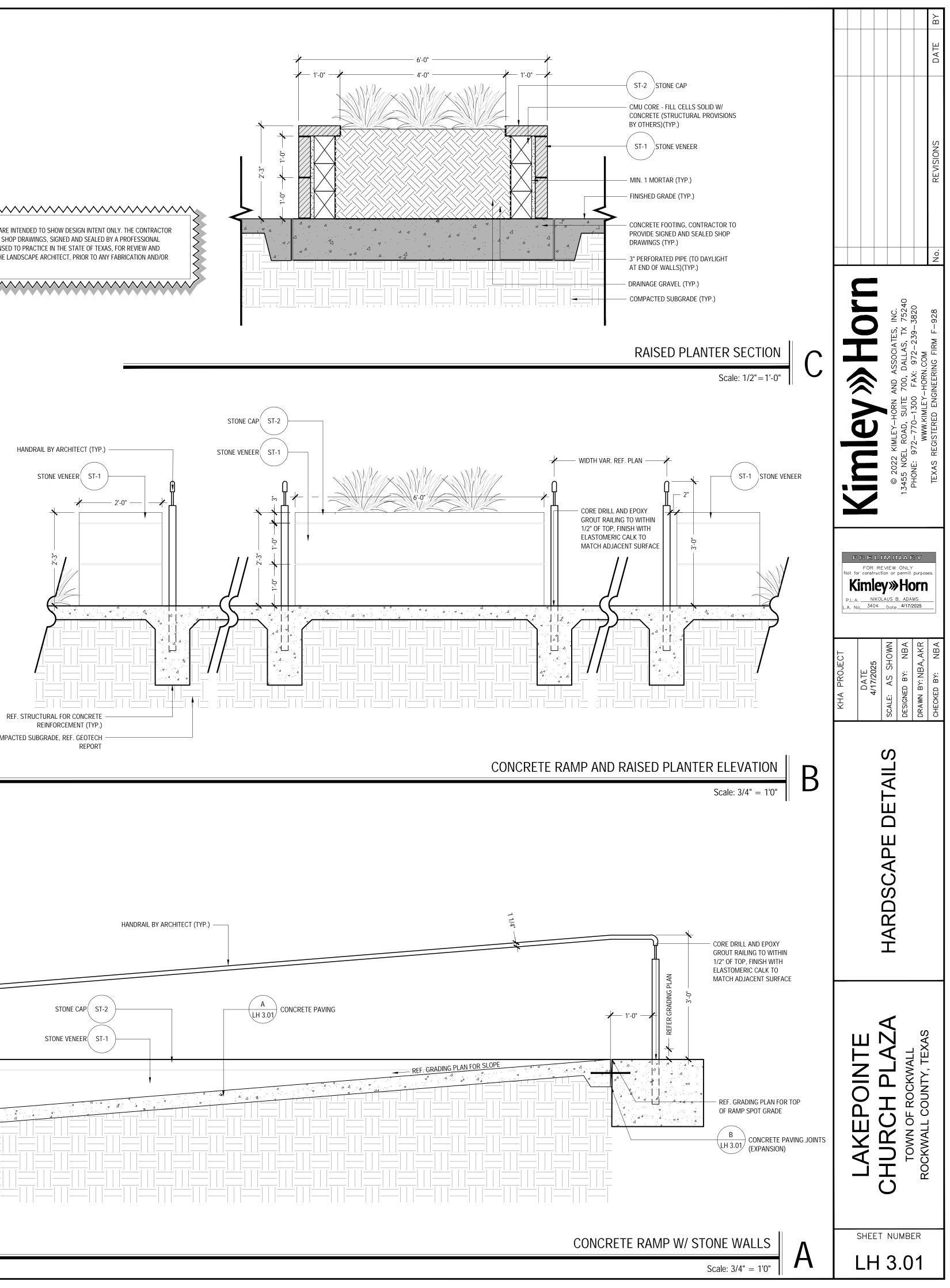
Planning & Zoning Commission, Chairman

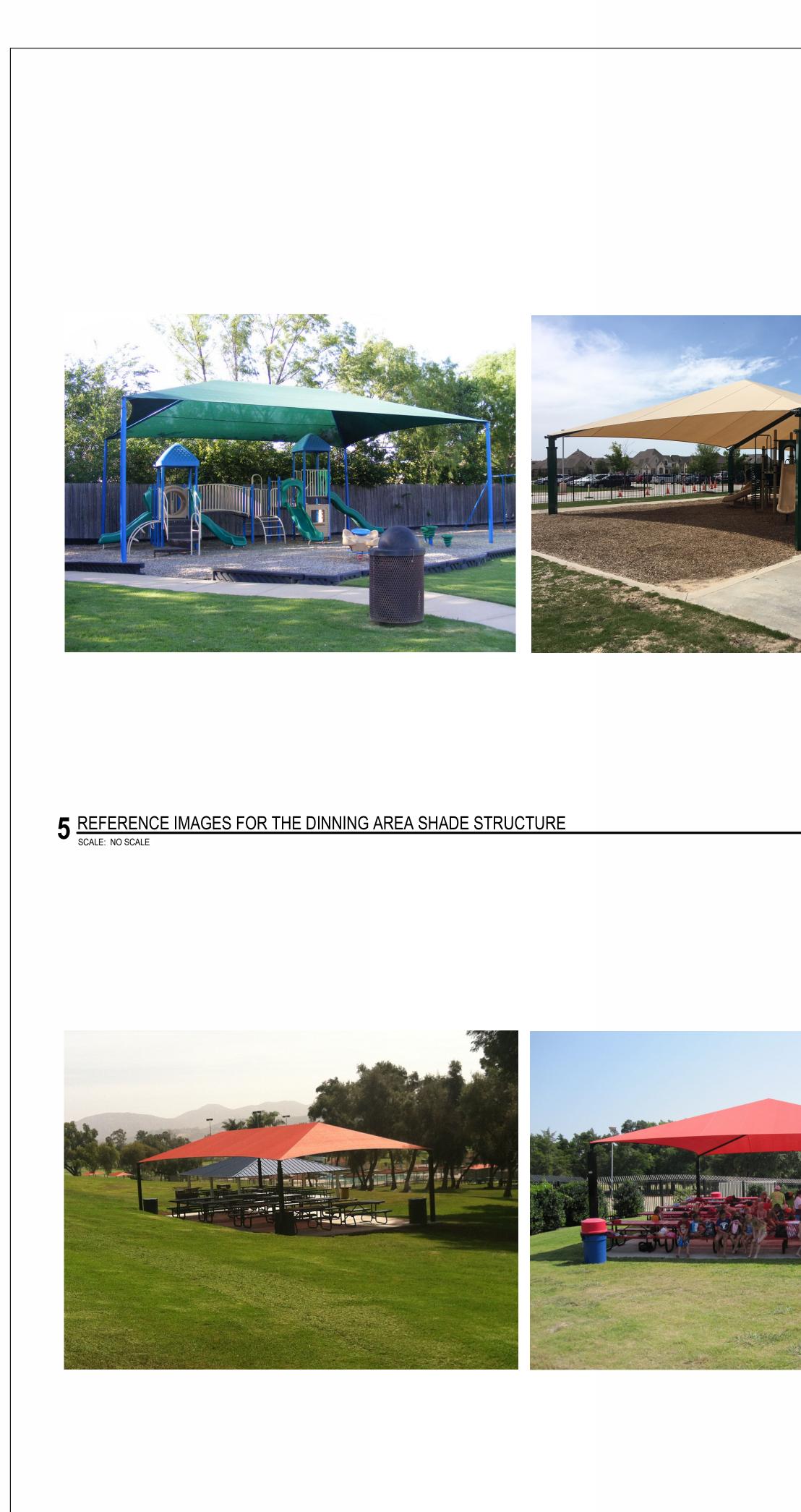
Director of Planning and Zoning

## NOTE:

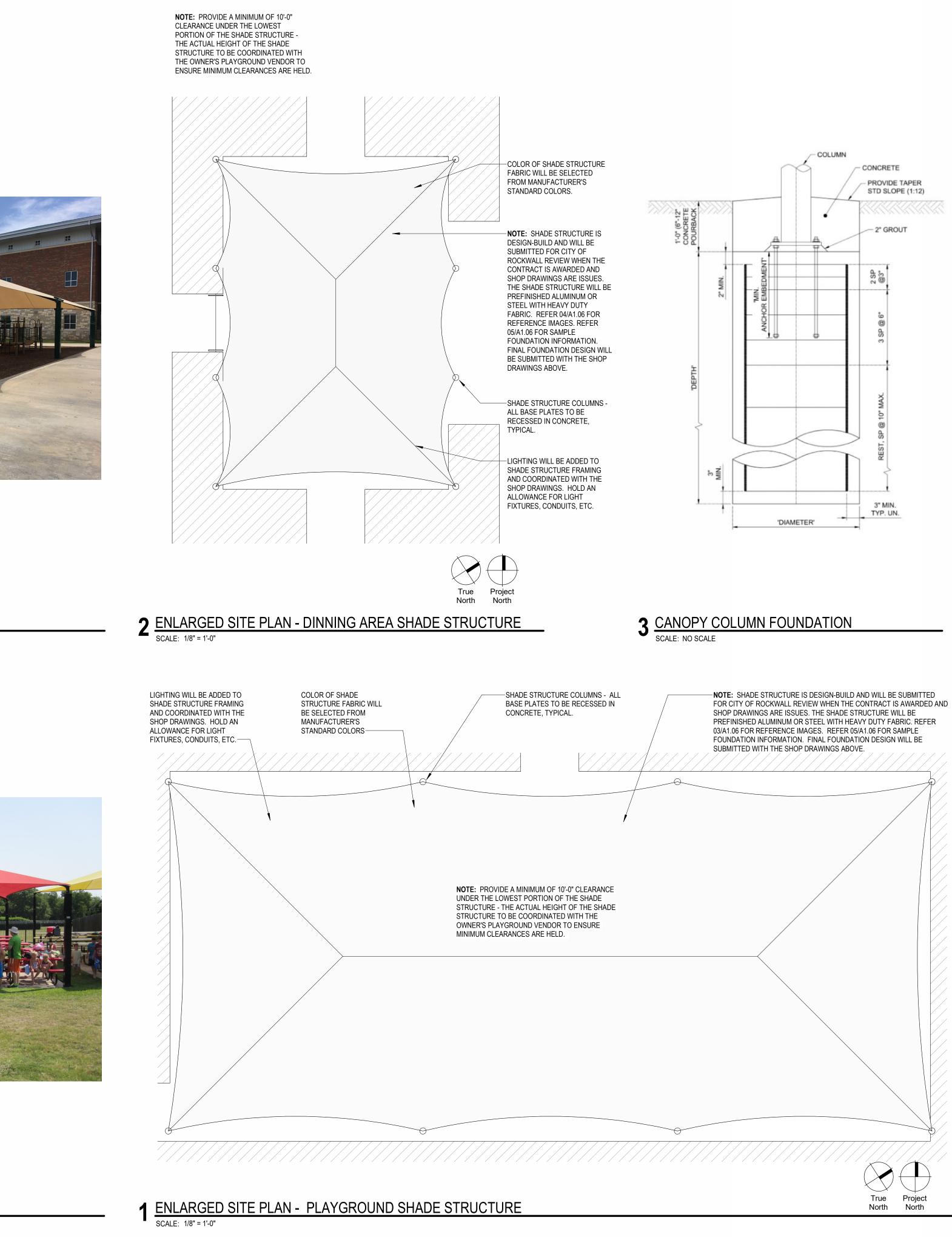
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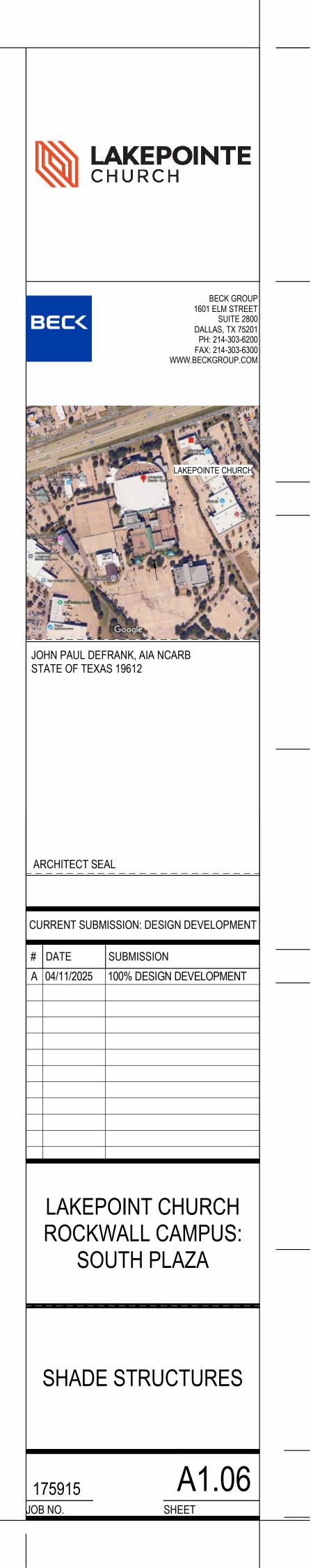






4 REFERENCE IMAGES FOR THE DINNING AREA SHADE STRUCTURE SCALE: NO SCALE



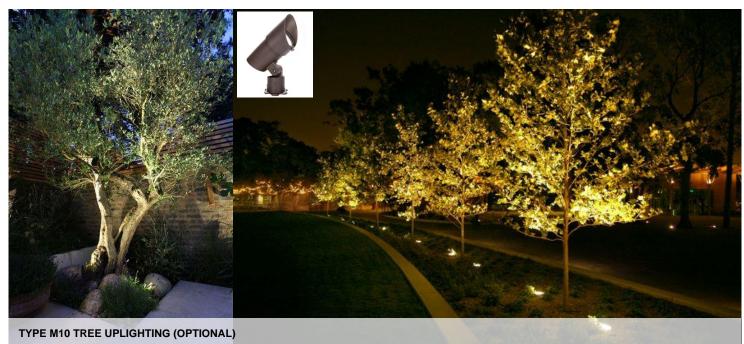








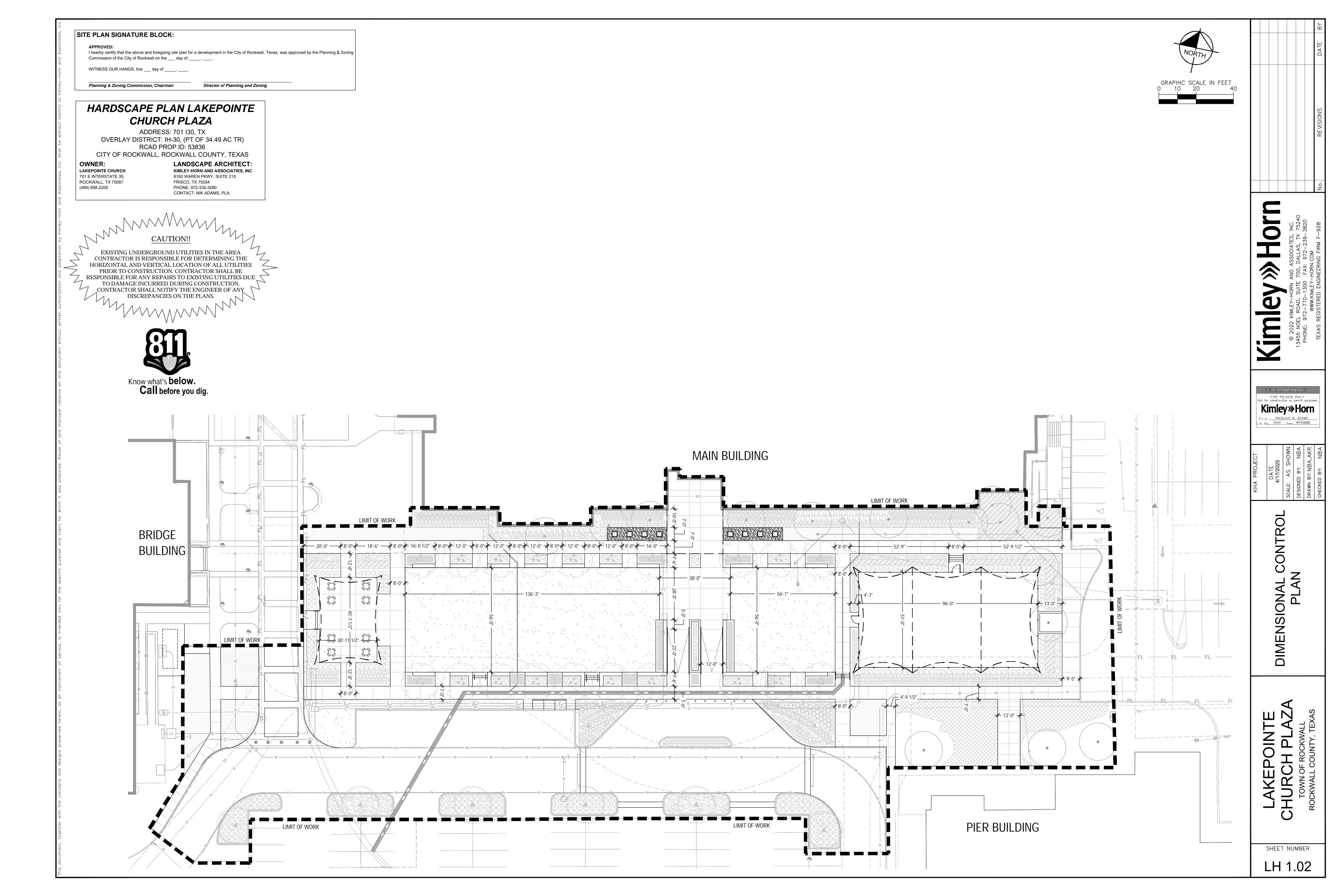
# LAKEPOINTE CHURCH ROCKWALL PLAZA LIGHTING



# SITE LIGHTING OPTION 1 - LIGHTING PLAN

LSK-001 MARCH 20, 2025 TLP NO. 24136.00 http://www.science.com/science







## CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT 385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Bethany Ross, Planner
DATE:	May 13, 2025
SUBJECT:	SP2025-016; Amended Site Plan for 701 E. IH-30

The applicant, *Todd Martin* of *Kimley Horn* on behalf of *Tracy Tuttle* of *Lakepointe Church*, is requesting the approval of an amended site plan to update the plaza area of the property and add two (2) shade structures to the property. In conjunction with these additions, the applicant is requesting to provide artificial turf in the playground and to provide a new commercial building for food service within the plaza area. The subject property is located at 701 E IH-30, is zoned Commercial (C) District, and situated within the IH-30 Overlay (IH-30 OV) District.

Specifically, the applicant is proposing to add a 30' x 45' canopy structure for a dining/seating area and a 96' x 50' canopy structure for a playground. The applicant has provided a site plan and landscape plan that shows the locations of these structures which is provided in your packet. The applicant is also proposing to add a new commercial building for food service that will be vinyl wrapped to look like there is stone on each façade. Since the proposed structure is considered a commercial building it would need to meet all the requirements of the *General Commercial District Standards* and the *General Overlay District Standards*. Since the building does not meet these standards, the applicant will be requesting exceptions to [1] 20% stone, [2] 90% masonry, [3] the primary and secondary articulation, [4] the roof design standards, [5] parapet requirement, [6] four (4)-sided architecture, and [7] mechanical equipment screening, of the *General Commercial District Standards* and *General Overlay District Standards* of the Unified Development Code (UDC).

According to According to Subsection 06.02(C)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(e)ach exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials..." Primary materials include brick, stone, and cementitious materials. According to Subsection 06.02(C)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) minimum of 20% natural or quarried stone is required on all building façades..." . In this case, the applicant is proposing a metal building with a vinyl wrap that will look like stone on each façade. This will require a <u>variance</u> from the Planning and Zoning Commission.

According to Subsection 04.01(C)(1) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) primary building façade is any building façade that has a primary entryway for a business or that has an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property." In this case, the proposed building does not meet the commercial building articulation standards on any of the facades.

According to Subsection 06.02 (C)(3), *Roof Design Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states that "(a)II structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof. Those structures having a footprint 6,000 SF or greater shall have the option of being constructed with either a pitched, parapet, or mansard roof system as long as the roof system is enclosed on all sides." In this case, the applicant is requesting to have a flat roof for the structure and not be providing a parapet around the building; however, the proposed building is located within the site and will not be visible from any right-of-way or adjacent property.

According to Article 05, General Overlay District Standards, of the Unified Development Code (UDC), "(a)II buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, 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." In this case, the building elevations do not meet the articulation standards and are not

finished with the same finishes and details on all four (4) facades of the building. The applicant is also not screening the roof top equipment on the top of the building which will require a variance from the Planning and Zoning Commission.

According to Subsection 06.02(C)2, *Mechanical Equipment Screening*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "All buildings shall be designed so that no HVAC, satellite dishes, appurtenances and/or any other mechanical equipment visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site." In this case, the commercial building for food service has a vent-a-hood at the top of the building which is visible however, the proposed building is located within the site and will not be visible from any right-of-way or adjacent property.

According to the applicant's variance request letter, the proposed commercial building for food service is intended to support church ministries and outreach programs that take place on the church campus. The commercial building for food service will be used primarily on Saturday evenings and will play a vital role in facilitating Saturday evening worship services. Staff should again reiterate that the building is internal to the campus and will not be visible from adjacent properties or rights-of-way.

The applicant is also proposing to add a 96' x 50' artificial turf area for the playground as well as high-traffic areas designated for children's activities, fellowship gatherings, and general recreation. According to Section 04, *Landscape Materials*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a)rtificial or synthetic plant materials (*e.g. artificial grass, turf, trees shrubs*) shall be prohibited on all non-residentially zoned property; however, the Planning and Zoning Commission can grant an *Exception* in accordance with the procedures contained in Article 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) where it is found that the artificial plant materials are integral to the operations of the proposed non-residential land use or where it will serve as an on-site amenity to the non-residential land use." The applicant has provided a landscape plan showing the locations of the artificial turf and according to the applicant's variance letter, the artificial turf also serves as an ADA accessible surface allowing the plaza space to be utilized and enjoyed by all. As mentioned previously, the applicant has indicated that the proposed additions are integral to the operations of the church and will be located within the site, not visible from any right-of-way.

With all this being said, requests for exceptions and variances 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 an exception or variance. Should the Planning and Zoning Commission have any questions concerning this request, staff will be available at the <u>May 13, 2025</u> Planning and Zoning Commission meeting.

PI EASE CHECK THE AP	<b>DEVELOPMENT APPLICA1</b> City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087		STAFF USE ONLY         PLANNING & ZONING CASE NO. <u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE         CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE         SIGNED BELOW.         DIRECTOR OF PLANNING:         CITY ENGINEER:
PLATTING APPLICAT MASTER PLAT (\$1 PRELIMINARY PLA FINAL PLAT (\$300.0) REPLAT (\$300.00) AMENDING OR MI PLAT REINSTATE SITE PLAN APPLICAT	TON FEES: 00.00 + \$15.00 ACRE) <sup>1</sup> AT (\$200.00 + \$15.00 ACRE) <sup>1</sup> 00 + \$20.00 ACRE) <sup>1</sup> + \$20.00 ACRE) <sup>1</sup> NOR PLAT (\$150.00) MENT REQUEST (\$100.00) TION FEES:	ZONING ZONII SPEC PD DI OTHER J TREE VARIJ NOTES: SIN DETER SIN DETER SIN DETER	APPLICATION FEES: NG CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup> IFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup> EVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup> APPLICATION FEES: REMOVAL (\$75.00) ANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup> MINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. <u>0</u> FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING
PROPERTY INFOR ADDRESS	MATION [PLEASE PRINT] 701 E INTERSTATE 30, ROCKWALL, TX 75087		

SUBDIVISION	LAKE POINTE BAPTIST CHURCH ADDITION	LOT	3	BLOCK	А
GENERAL LOCATION	PLAZA AREA ADJACENT TO MAIN BUILDING				

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

CURRENT ZONING	COMMERCIAL		CURRENT USE	CHURCH PLAZA	
PROPOSED ZONING	N/A		PROPOSED USE	CHURCH PLAZA	
ACREAGE	2 AC (DISTURBANCE)	LOTS [CURRENT]	N/A	LOTS [PROPOSED]	N/A

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	LAKEPOINTE CHURCH	APPLICANT	KIMLEY-HORN
CONTACT PERSON	TRACY TUTTLE	CONTACT PERSON	TODD MARTIN, P.E.
ADDRESS	701 E INTERSTATE 30	ADDRESS	203 WEST NASH STREET
			SUITE 100
CITY, STATE & ZIP	ROCKWALL, TX 75087	CITY, STATE & ZIP	TERRELL, TX 75160
PHONE	469-698-2200	PHONE	469-998-8830
E-MAIL	tracy.tuttle@lakepointe.church	E-MAIL	todd.martin@kimley-horn.com

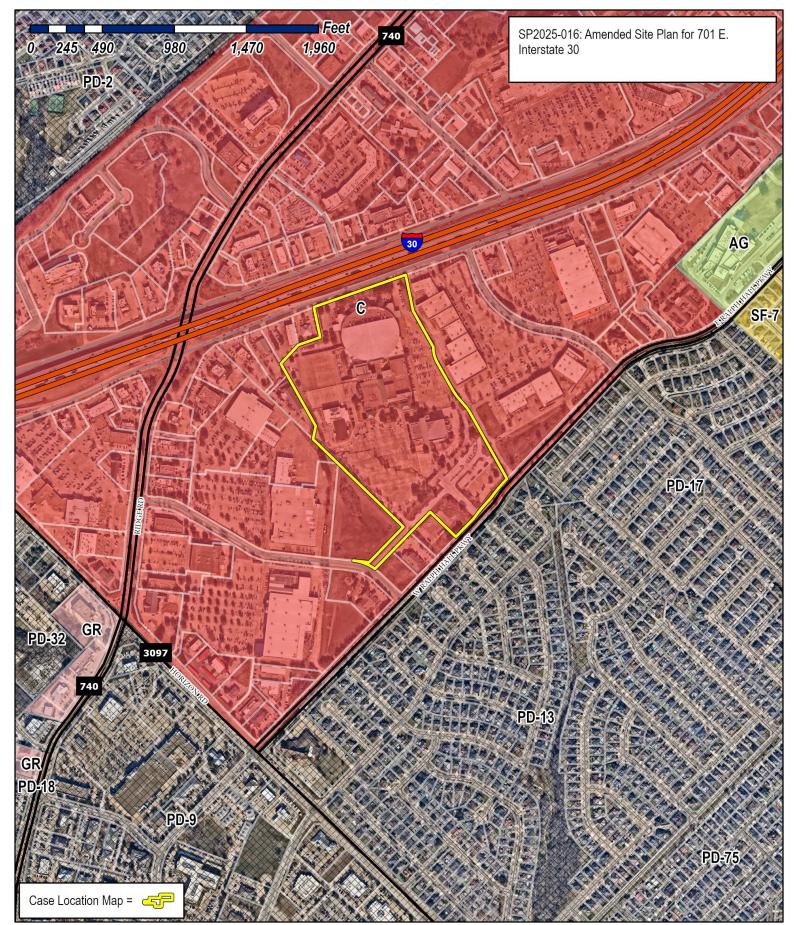
## **NOTARY VERIFICATION** [REQUIRED]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Nod Calendary	[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 TH	
\$, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL	
20 25 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CI	
INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO	
SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST	PDR PUBLIC INFORMATION."
	Notary ID #132211284
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF April	My Commission Expires
	October 15, 2027
OWNER'S SIGNATURE	

MY COMMISSION EXPIRES 10/15/2027

DEVELOPMENT APPLICATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7745



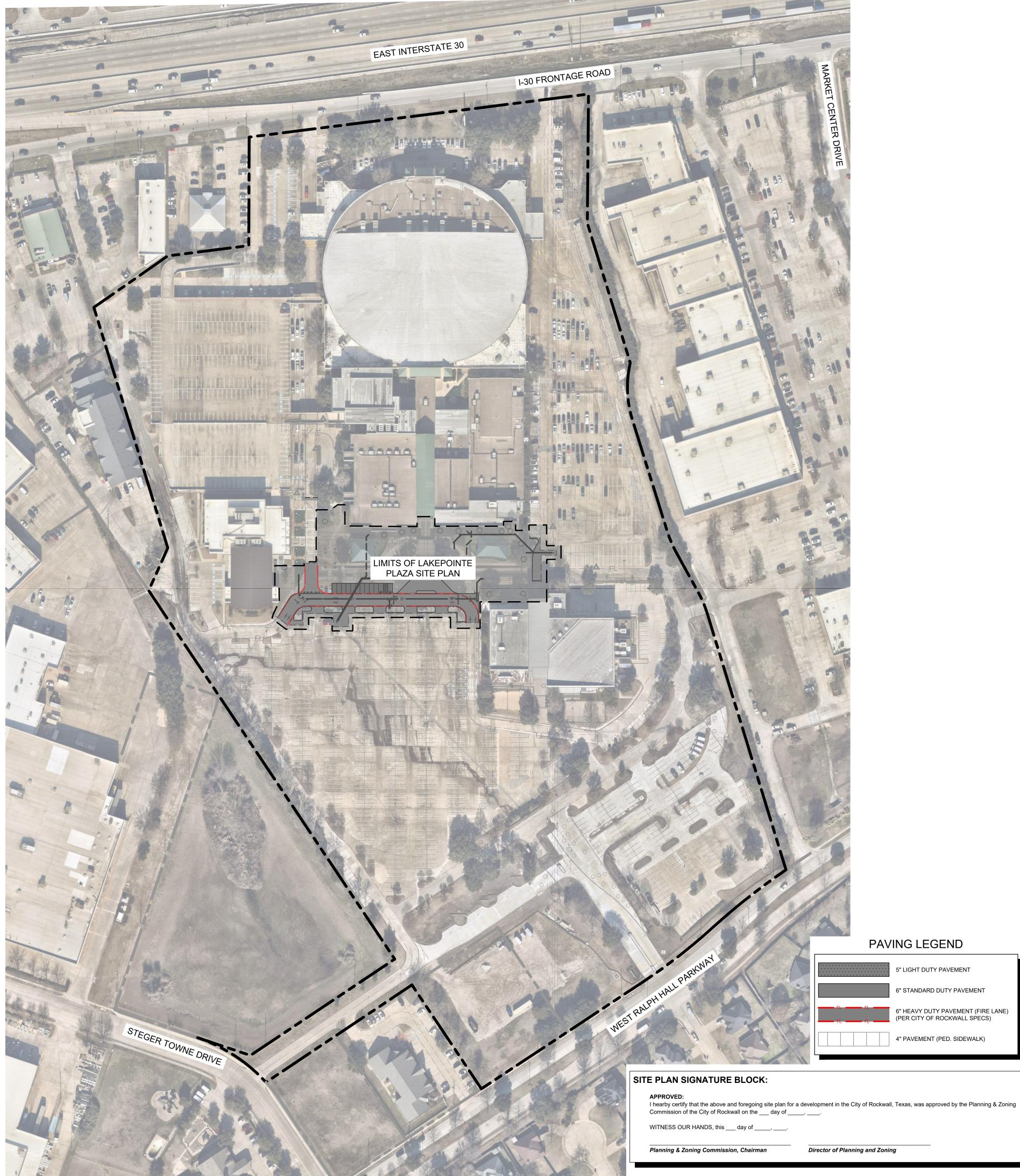


City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com

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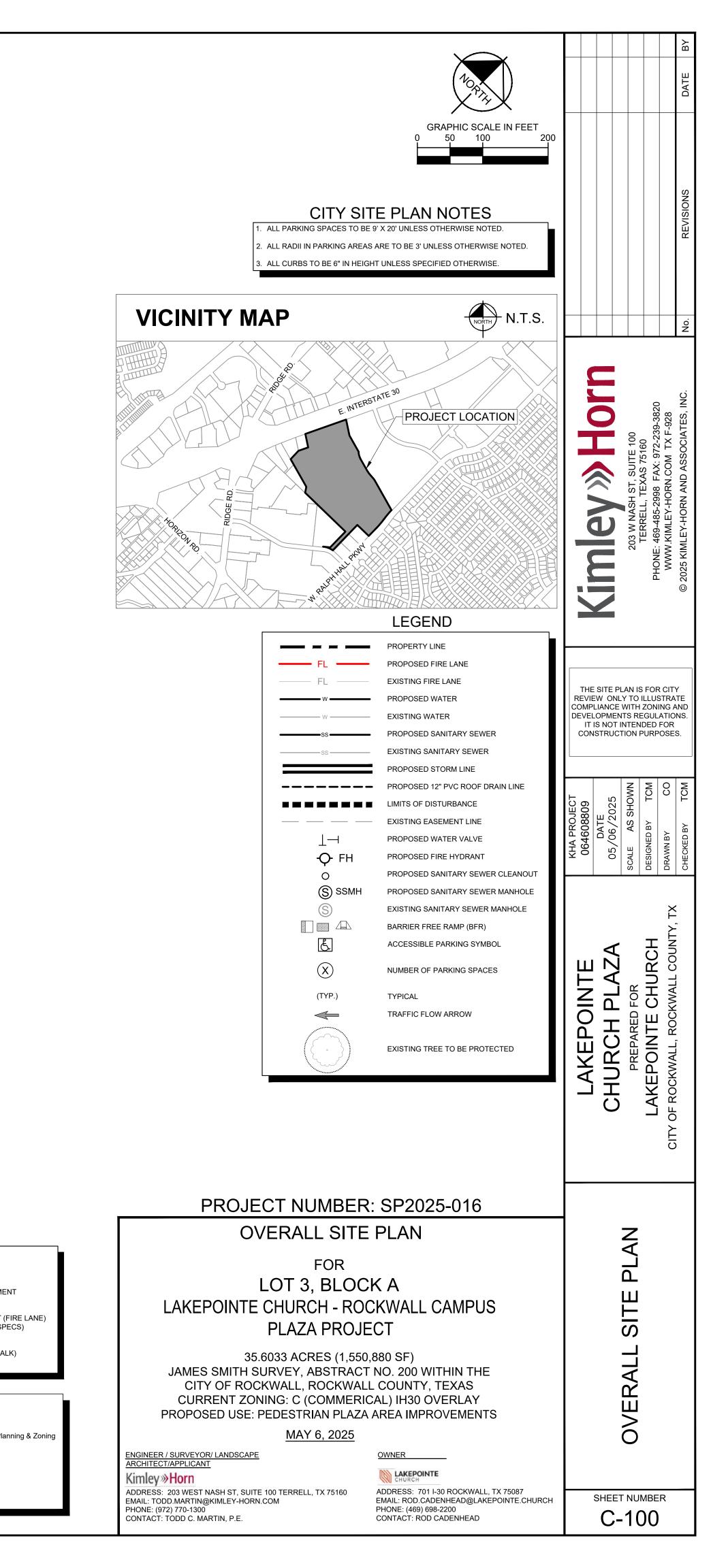


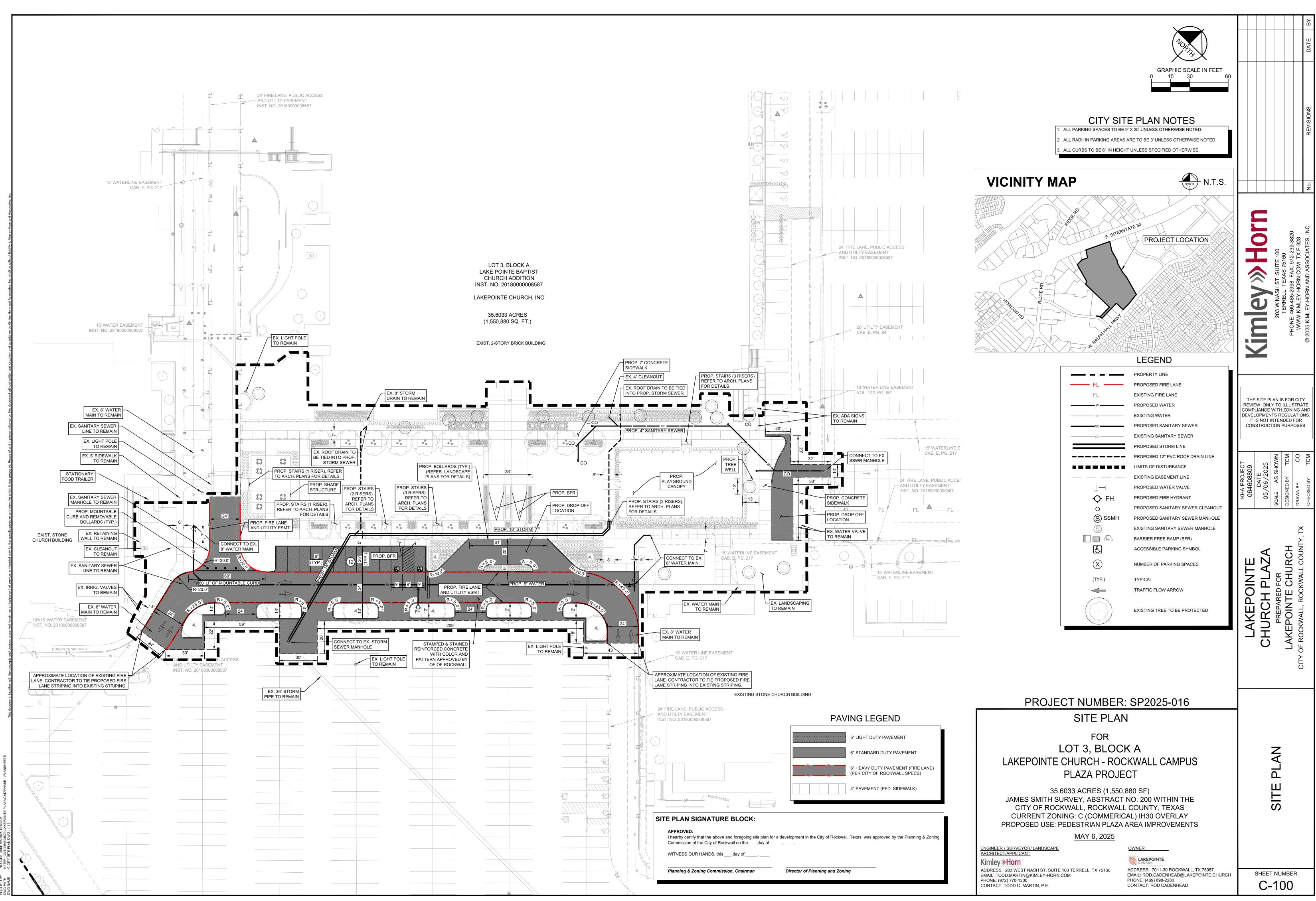


# PAVING LEGEND

	5" LIGHT DUTY PAVEMENT
	6" STANDARD DUTY PAVEMENT
FL	6" HEAVY DUTY PAVEMENT (FIRE L (PER CITY OF ROCKWALL SPECS)
	4" PAVEMENT (PED. SIDEWALK)

Director of Planning and Zoning

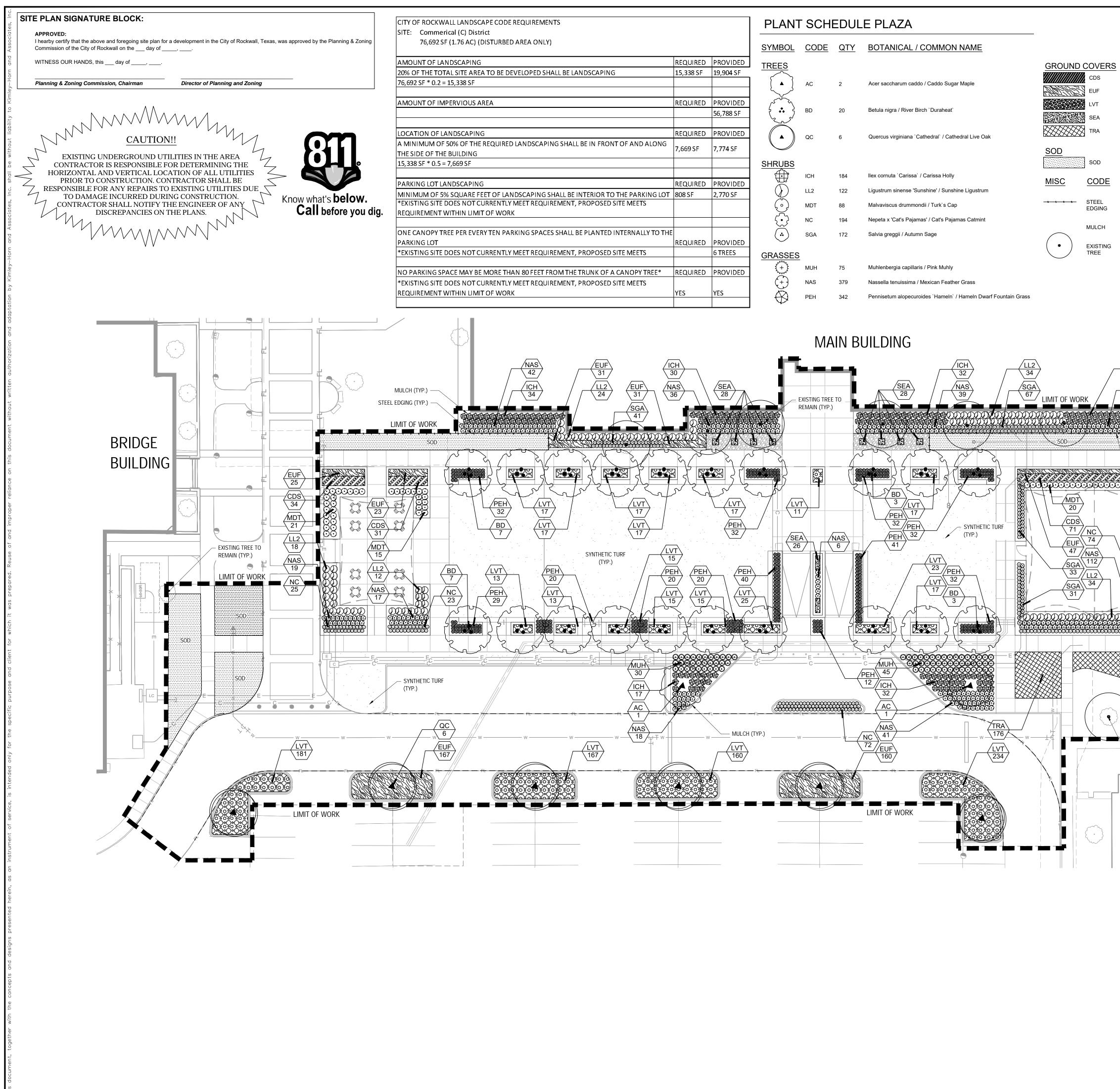




BECK : KH : Lakepointe : x22X34 : xBase\_EastEntry : xExBase : xExEsmt : xExUtil : xHatch : xStrm : xUtil : xBndry : xHard : xPlant : xEi 5 6/6/2025 9:35 AM Y HODGES, JAKE 5/6/2025 10:40 AM

IMAGES XREFS LAST SAVED PLOTTED BY

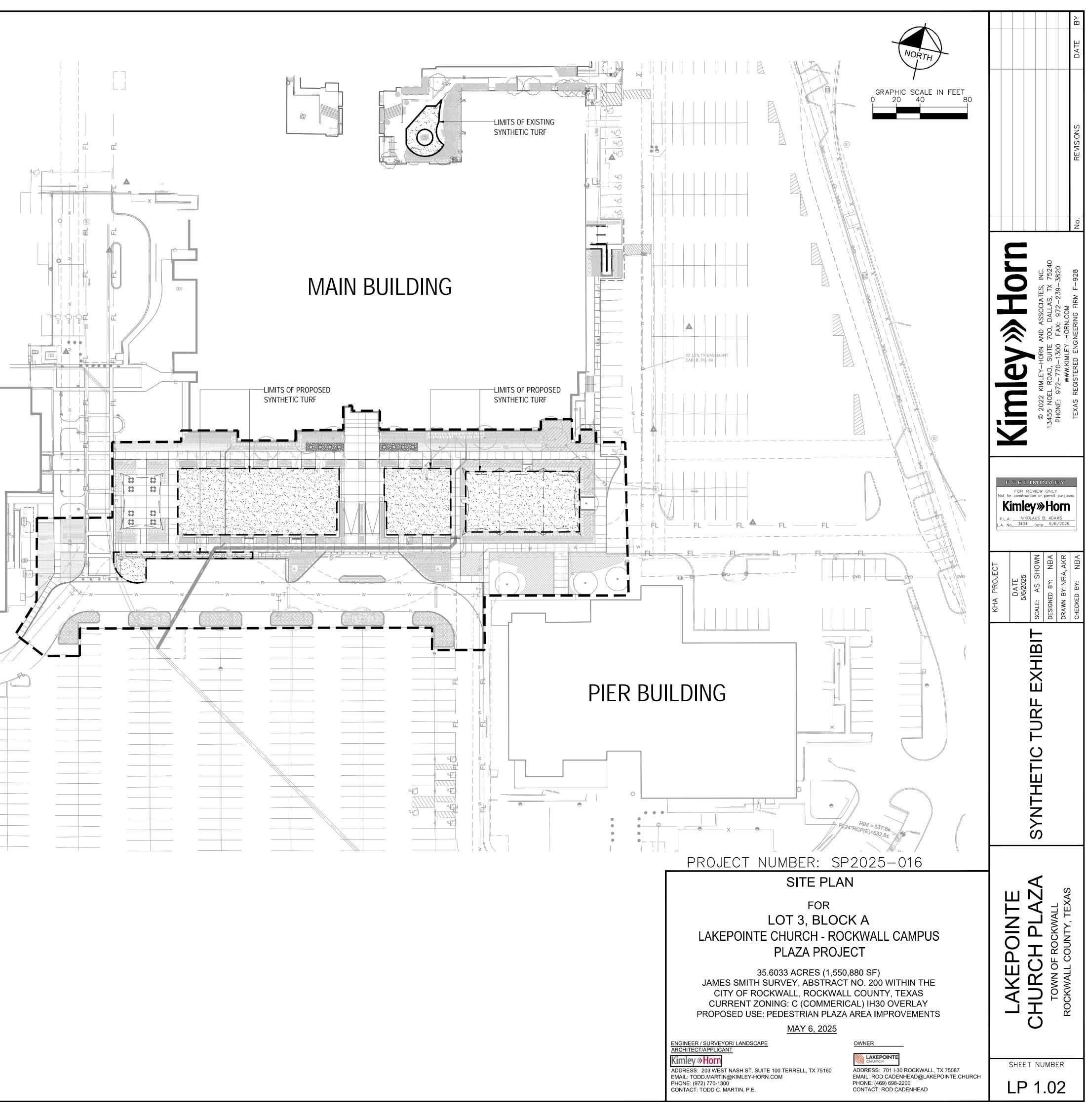


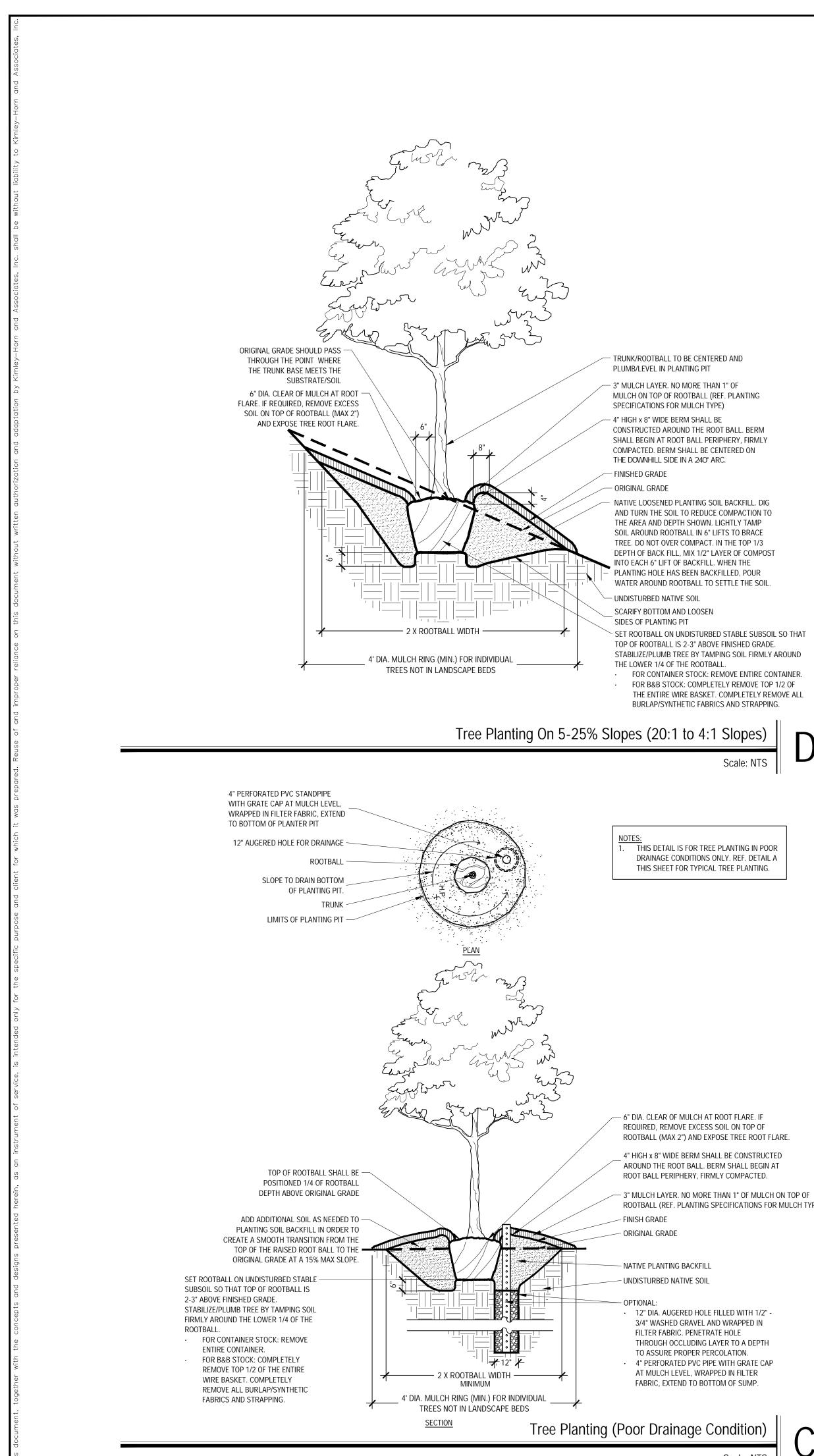


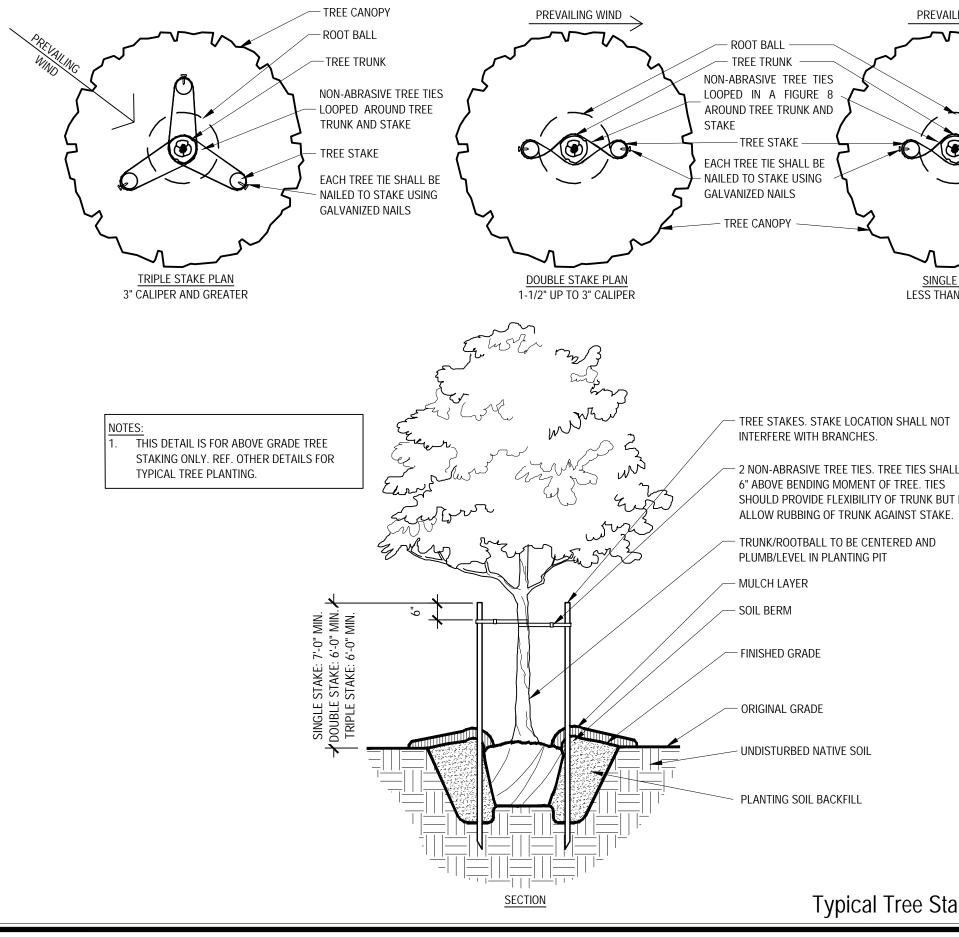
EA ONLY)		
	REQUIRED	PROVIDED
OPED SHALL BE LANDSCAPING	15,338 SF	19,904 SF
	REQUIRED	PROVIDED
		56,788 SF
	REQUIRED	PROVIDED
NDSCAPING SHALL BE IN FRONT OF AND ALONG	7,669 SF	7,774 SF
	REQUIRED	PROVIDED
CAPING SHALL BE INTERIOR TO THE PARKING LOT	808 SF	2,770 SF
ET REQUIREMENT, PROPOSED SITE MEETS		
IG SPACES SHALL BE PLANTED INTERNALLY TO THE		
	REQUIRED	PROVIDED
ET REQUIREMENT, PROPOSED SITE MEETS		6 TREES
30 FEET FROM THE TRUNK OF A CANOPY TREE*	REQUIRED	PROVIDED
ET REQUIREMENT, PROPOSED SITE MEETS		
	YES	YES

PLANT SCHEDULE PLAZA	
SYMBOL CODE QTY BOTANICAL / COMMON NAME	RTH DATE
TREES       AC       2       Acer saccharum caddo / Caddo Sugar Maple       GROUND COVERS         CDS       725       Carex divulsa / Berkeley Sedge	CALE IN FEET
Image: Second and the second and th	
QC       6       Quercus virginiana `Cathedral` / Cathedral Live Oak             Image: Control of the control of	REVISIONS
SOD         SHRUBS         SOD         SOD         3,466 sf         Cynodon dactylon 'TifTuf' / TifTuf Bermuda Grass	
ICH       184       Ilex cornuta `Carissa` / Carissa Holly         MISC       CODE       QTY       BOTANICAL/COMMON NAME         NOTE:       PLANT QUANTITIES ARE PROVIDED FO         ONLY:       IN THE CASE OF A DISCREPANCY, THE         TAKE PRECEDENCE.       MISC       CODE       QTY       BOTANICAL/COMMON NAME	E DRAWING SHALL
MDT       88       Malvaviscus drummondii / Turk`s Cap       Image: Steel Edging EDGING       Steel Edging EDGING         Image: Not in the state of the state	
SGA     172     Salvia greggii / Autumn Sage       •     EXISTING     TBD     Ref. Tree Preservation Plan	
GRASSES     TREE       Image: Stress of the stress o	INC. 75240 3820
(+)       NAS       379       Nassella tenuissima / Mexican Feather Grass         (+)       PEH       342       Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass	DCIATES, LAS, TX '2-239- M FIRM F-
MAIN BUILDING	© 2022 KIMLEY-HORN AND ASSO 13455 NOEL ROAD, SUITE 700, DALI PHONE: 972-770-1300 FAX: 97 WWW.KIMLEY-HORN.CON TEXAS REGISTERED ENGINEERING
Image: Second	PRELIMINARY         FOR REVIEW ONLY         Not for construction or permit purposes.         Kimley Horn         P.L.A.
Intro of WORK	FL FI
PROJECT NUMBER: SP2025-016 SITE PLAN FOR LOT 3, BLOCK A LAKEPOINTE CHURCH - ROCKWALL CAM PLAZA PROJECT 35.6033 ACRES (1,550,880 SF) JAMES SMITH SURVEY, ABSTRACT NO. 200 WITHIN CITY OF ROCKWALL, ROCKWALL COUNTY, TEXA CURRENT ZONING: C (COMMERICAL) HI30 OVERL PROPOSED USE: PEDESTRIAN PLAZA AREA IMPROVEM MAY 6, 2025	A A A A A A A A A A A A A A A A A A A
Kimley »Horn       Image: Second condition of the second conditis and condition of the second condition of the	

SITE PLAN SIGNATURE BLOCK: APPROVED: I hearby 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 \_\_\_\_\_, \_\_\_\_ Planning & Zoning Commission, Chairman Director of Planning and Zoning CAUTION!! EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE Know what's **below. Call before you dig**. TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS. BRIDGE BUILDING . • G. •







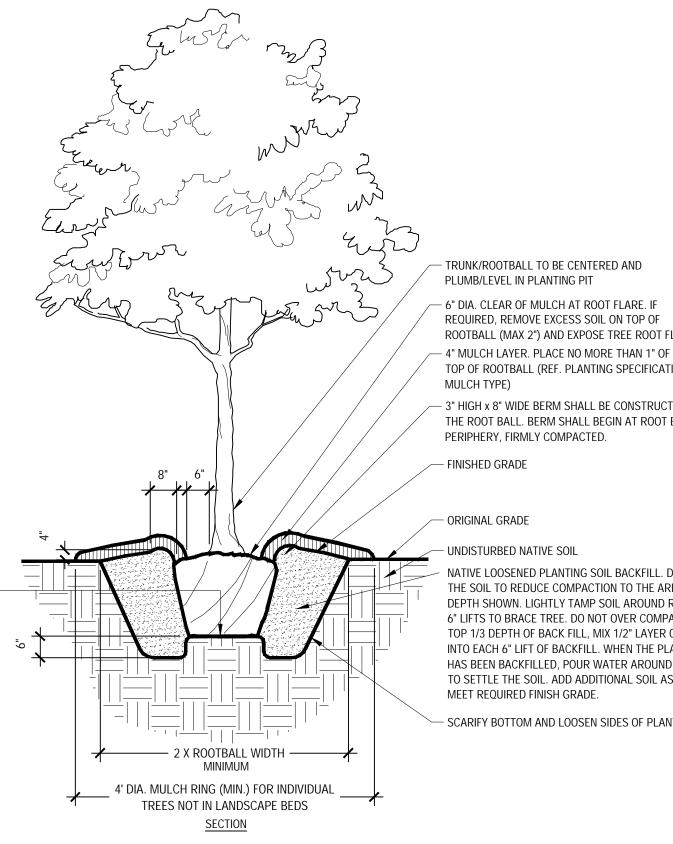
Scale: NTS

ROOTBALL (REF. PLANTING SPECIFICATIONS FOR MULCH TYPE)

Scale: NTS

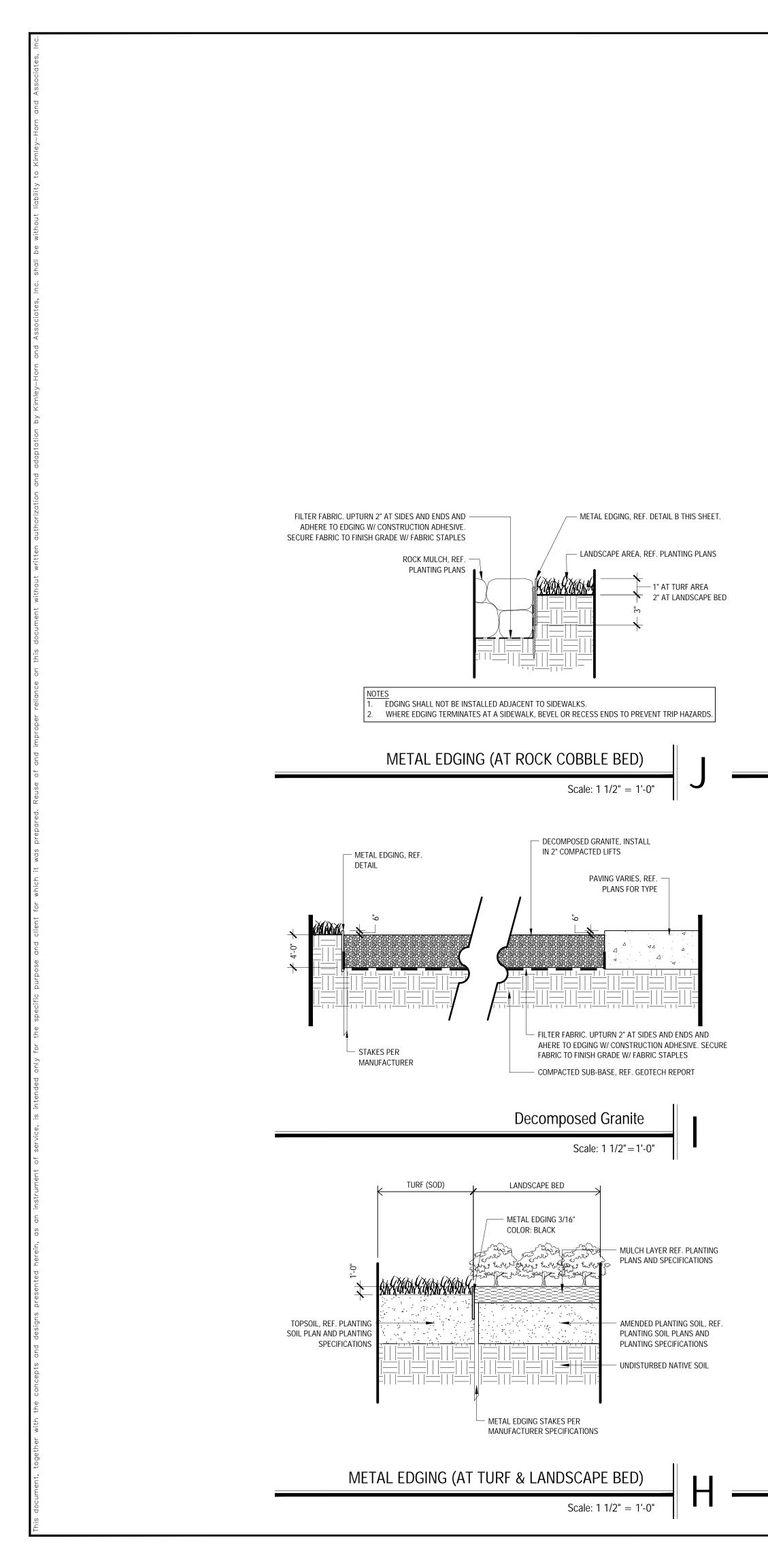
SET ROOTBALL ON UNDISTURBED STABLE -SUBSOIL SO THAT TOP OF ROOTBALL IS 2-3" ABOVE FINISHED GRADE. STABILIZE/PLUMB TREE BY TAMPING SOIL FIRMLY AROUND THE LOWER 1/4 OF THE ROOTBALL.

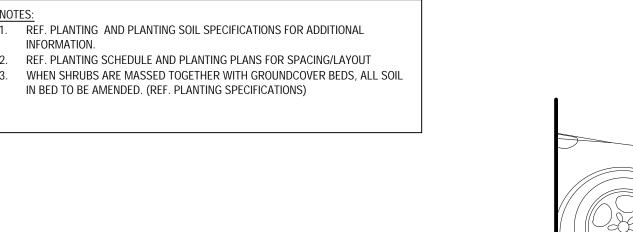
• FOR CONTAINER STOCK: REMOVE ENTIRE CONTAINER. FOR B&B STOCK: COMPLETELY REMOVE TOP 1/2 OF THE ENTIRE WIRE BASKET. COMPLETELY REMOVE ALL BURLAP/SYNTHETIC FABRICS AND STRAPPING.

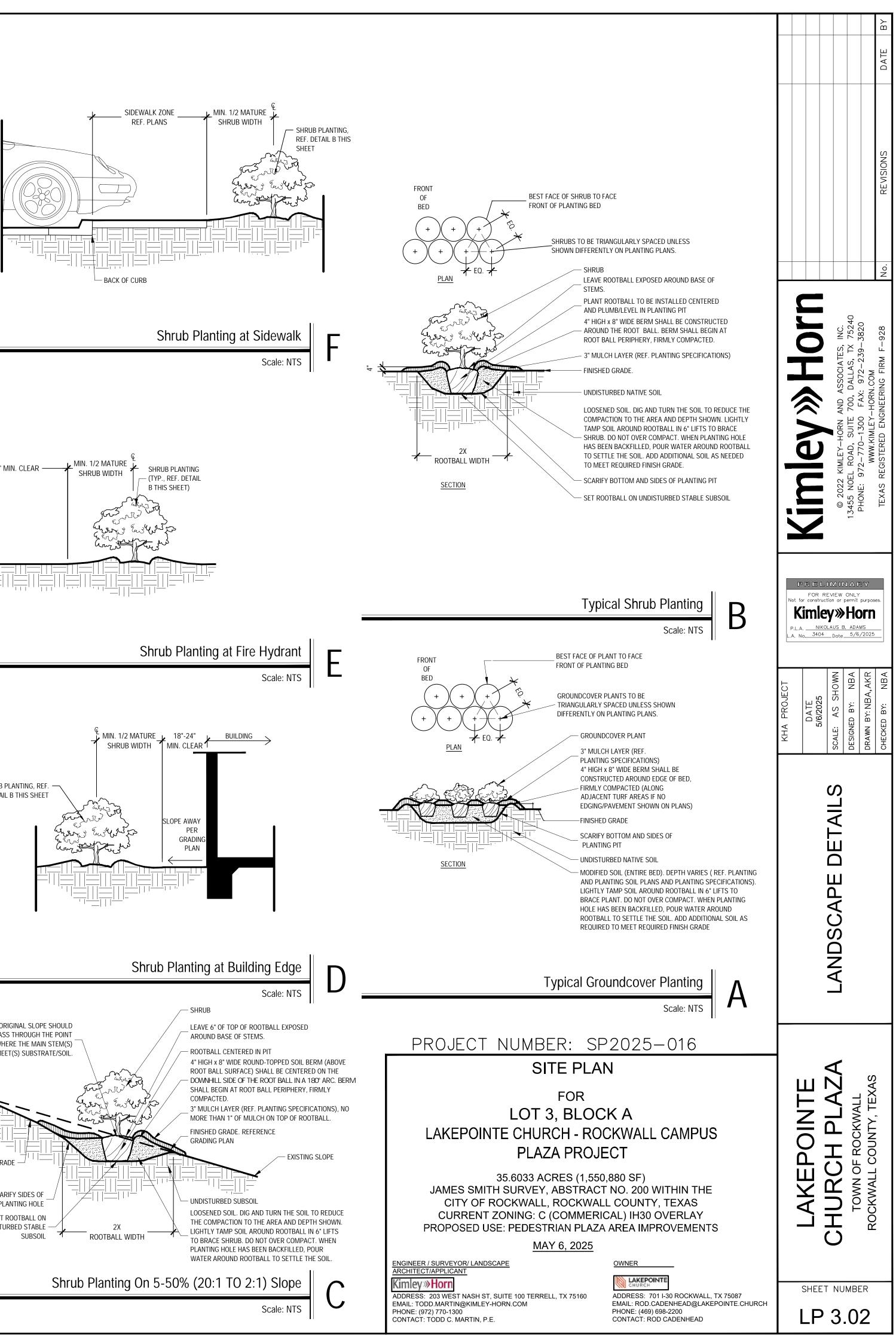


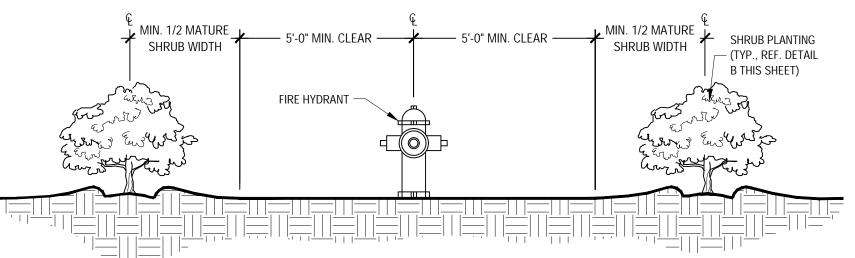
Typical Tree Planting (Up to 3" Ca

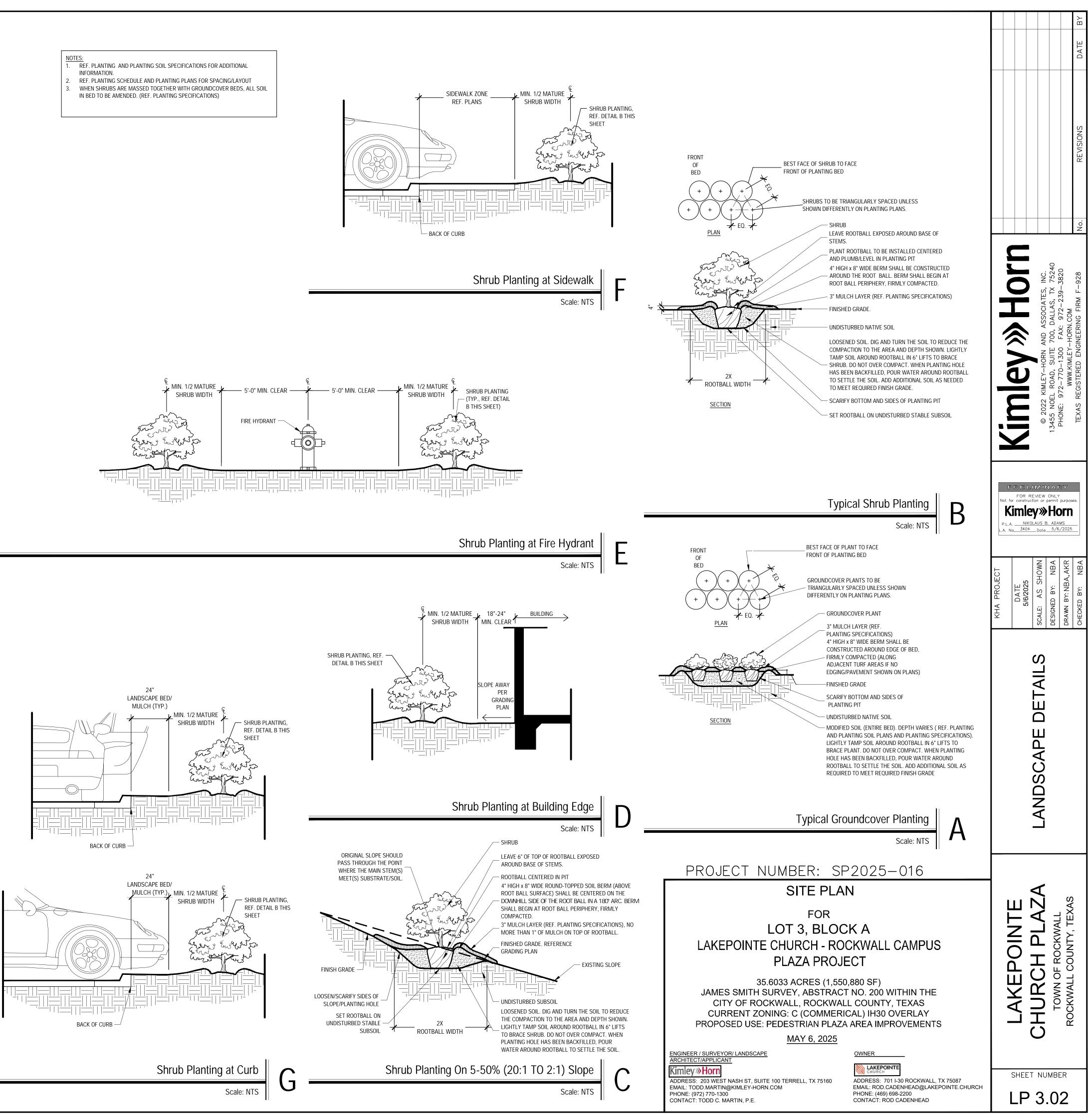
	DATE BY
AILING WIND	REVISIONS
LE STAKE PLAN AN 1-1/2" CALIPER T NLL BE JT NOT E.	Constant       Constant       Constant         Image: Stress in the stand
aking ale: NTS B	PRELIMINARY         FOR REVIEW ONLY         Not for construction or permit purposes.         Kimley & Horn         P.L.A.
FLARE. FMULCH ON TIONS FOR	LANDSCAPE DETAILS
BAL       PROJECT NUMBER: SP2025-016         SITE PLAN       SITE PLAN         FOR       LOT 3, BLOCK A         LOT 3, BLOCK A       LAKEPOINTE CHURCH - ROCKWALL CAMP         ROOTBALL IN       AND         NOTBALL IN       S5.6033 ACRES (1,550,880 SF)         JAMES SMITH SURVEY, ABSTRACT NO. 200 WITHIN TH         CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS         CURRENT ZONING: C (COMMERICAL) IH30 OVERLAY         PROPOSED USE: PEDESTRIAN PLAZA AREA IMPROVEMENT         MAY 6, 2025	,
ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 EMAIL: TODD.MARTIN@KIMLEY-HORN.COM PHONE: (972) 770-1300 CONTACT: TODD C. MARTIN, P.E.	











Inc.	SITE PLAN SIGNATURE BLOCK:	
	APPROVED:	
Associates,	I hearby 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,	
and	WITNESS OUR HANDS, this day of,	
v-Horn	Planning & Zoning Commission, Chairman       Director of Planning and Zoning	
Kimley-		
ity to	GENERAL LANDSCAPE SPECIFICATIONS AND NOTES	
ıt liability	A. SCOPE OF WORK 1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION,	L. DIGGING AND HANDLING 1. PROTECT ROOTS OR E
without	AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED. 2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL	FREEZING, AS NECESSAI PREVENT BREAKAGE AN MILES OR WHICH ARE NO
all be	CERTIFICATION OF ACCEPTABILITY BY THE OWNER. B. PROTECTION OF EXISTING STRUCTURES	WITH AN ANTI-TRANSPIR 2. BALLED AND BURLAPP
Inc. shall	ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE	SUFFICIENT SIZE TO ENC MOVED WITH A BALL SHA BURLAPPED OR CONTAIN
	REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER. C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK	3. PLANTS MARKED "BR"   BE CUT WITHIN THE MINIT
vssociates,	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE	THAT THE ROOTS DO NO 4. PROTECTION OF PALM THE CROWN OF THE PAL
and A	THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT	AS SPECIFIED AFTER THE PER DETAIL.
-Horn	THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX	5. EXCAVATION OF TREE SURFACE AND SUBSURF/ PREPARED SUB- BASES.
Kimley–Horn	<ul> <li>(6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER</li> <li>AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.</li> <li>D. MATERIALS</li> </ul>	M. CONTAINER GROWN STOCK 1. ALL CONTAINER GROWN
yd r	1. GENERAL SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR	ESTABLISHED IN THE CON OF GOOD QUALITY AND AI
adaptatior	AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN. MATERIALS SAMPLES	2. AN ESTABLISHED CONT IN THAT CONTAINER SUFF THE ROOT MASS WILL RE CONTAINER GROWN STOC
and ado	MULCH ONE (1) CUBIC FOOT TOPSOIL ONE (1) CUBIC YARD PLANTS ONE (1) OF EACH VARIETY	3. PLANT ROOTS BOUND II 4. SUBSTITUTION OF NON-
	2. PLANT MATERIALS A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS.	CONTAINER GROWN WILL AND LANDSCAPE ARCHITE
authorization	NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL	N. COLLECTED STOCK WHEN THE USE OF COLLE THE MINIMUM SIZES OF R
	PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO	NURSERY GROWN STOCK
document without written	APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.	PLANTS COLLECTED FRO HAVE BEEN SUCCESSFUL CULTURAL PRACTICES FC
vithaut	B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN	ROOT AND TOP GROWTH P. MATERIALS LIST
nent v	THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.	QUANTITIES NECESSARY CONTRACTOR. QUANTITY OWNER ASSUMES NO LIA
	C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE	THE BIDDERS TAKE OFF / NOTIFIED FOR CLARIFICA SPECIFIED SHALL BE THE
on this	DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE	Q. FINE GRADING
	(1) WEEK PRIOR TO ANTICIPATED DATE. E. TOPSOIL	1. FINE GRADING UNDER PLANTING AREAS THAT H DRAWINGS SHALL BE THE
er reliance	<ol> <li>ASTM D5268, NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, CONSTRUCTION OF THE ADDRESSION OF THE SUBSOIL AND THE ADDRESSION OF TH</li></ol>	2. THE LANDSCAPE CONT ROUGH GRADE UP TO FIN THIS CONTRACTOR SHAL
improper	STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.	GRADING TRACTOR WITH 3. ALL PLANTING AREAS S
and ir	<ol> <li>SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.</li> </ol>	AREAS ADJACENT TO BUI R. PLANTING PROCEDURES
ise of	3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING AREAS WITHIN INTERIOR LANDSCAPE ISLANDS AND	1. CLEANING UP BEFORE SURROUNDING AREAS O
d. Reuse	FOUNDATION PLANTINGS. FOR ALL OTHER PLANTING AREAS, TWELVE (12) INCHES OF TOPSOIL MINIMUM TO BE PROVIDED. 4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES	MATERIAL SHALL BE REM MIXED WITH THE SOIL. S WHICH WILL IN ANY WAY
repared.	WHEN EXISTING QUANTITIES ARE INSUFFICIENT. 5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6	ATTENTION OF THE LAND MAKE THE CORRECTIVE I 2. VERIFY LOCATIONS OF
nd spw	INCHES DEEP; DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES. 6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE.	LIMITED TO: ELECTRIC, G TELEPHONE. PROPERLY
which it	7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.	3. SUBGRADE EXCAVATIC IMPORTED LIMEROCK AN DEPTH OF 36". SITE CON
for wh	<ul><li>8. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.</li><li>a. ORGANIC SOIL AMENDMENTS</li></ul>	FINISHED GRADE WITH CI LIMEROCK OR OTHER AD BY SITE CONTRACTOR, A
client	<ol> <li>MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS; FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO</li> </ol>	SHALL CONTACT LANDSC 4. FURNISH NURSERY'S C REQUIRED. INSPECT AND
and	PLANT GROWTH. 2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.	SITE.
purpose	<ol> <li>COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.</li> <li>PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.</li> </ol>	5. GENERAL: COMPLY W GOVERNING LANDSCAPE AS USED IN THE TRADE. I THOROUGHLY WATERED
specific p	<ol> <li>5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.</li> <li>6. WORM CASTINGS: EARTHWORMS.</li> </ol>	UNPROTECTED FOR A PE METHODS CUSTOMARY IN
the spe	b. INORGANIC SOIL AMENDMENTS	6. THE WORK SHALL BE C PLANTING WITH THE IRRIC IRRIGATION ITEMS AND PI
for	<ol> <li>LIME: ASTM C602, CLASS O AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE.</li> </ol>	7. ALL PLANTING PITS SH/ STANDARD FOR NURSER
d only	<ol> <li>SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.</li> </ol>	WITH THE PREPARED PLA WITH WATER BEFORE PL/ ALLOWANCE WILL BE MAI UTILIZE PLANTING DETAIL
intended	3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.	POSITION UNTIL THE PLAN ALL PLANTING SHALL BE THE SUPERVISION OF A C
<u>.</u>	<ol> <li>AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.</li> <li>SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.</li> </ol>	ELIMINATE AIR POCKETS 8. TAKE ALL NECESSARY F
service,	c. PLANTING SOIL MIX	WHILE INSTALLING TREES 9. SOIL MIXTURE SHALL BE EACH PLANTING PIT SHAL
ent of	<ol> <li>PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINICK MATERIALS OR APPROVED EQUAL.</li> <li>PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT</li> </ol>	SPECIFICATIONS OR AS FO - TWO (2) TABLETS PER 1 GAL
as an instrument	ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.	- THREE (3) TABLETS PER 3 G - FOUR (4) TABLETS PER 10 G - LARGER MATERIAL - TWO (2
an in	2. SOD/SEED AREA TOPSOIL ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL	10. TREES AND SHRUBS S PLANT CROWN WILL STAN THE CENTER OF THE PIT.
	SHALL BE NATURAL, FRIABLE, FERTILE, WITH 25% (MIN.) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN, AND 99% MORE	AROUND THE BALL AND S 11. FILL HOLE WITH SOIL N WATER AND ALLOW TO SO
ed herein,	SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL (MIN.) CONTAINER.	THOROUGHLY WET. PAC BALL WITH SOIL MIXTURE THE SIDES AND TOPS OF
presented	I. WATER WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS	12. PRUNING: EACH TREE SHOWN ON THE DRAWING
	DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE,	BRANCHES SHALL BE REN 13. SHRUBS AND GROUND DRAWINGS AND AS INDIC/
d designs	THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER. J. COMMERCIAL FERTILIZER	DEPTH OF 6", REMOVE AN SPECIFIED IN SECTION E.
an	COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED	14. TREE GUYING AND BRA ACCORDANCE WITH THE F THE LANDSCAPE CONTRA
concepts	CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS. FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S	OWNER SHALL NOTIFY TH HARMLESS THE LANDSCA PROPERTY.
the	SPECIFICATIONS: 1. SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL	15. MULCHING: PROVIDE / AREA OF EACH SHRUB BE
er with	2. ANNUALS AND GROUNDCOVERS - OŚMOCOTE/SIERRA BLEND 14-14-14 3. SOD - 8-8-8 FERTILIZER IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24-10-5 FORMULA, 21 GRAM OR EQUAL.	16. HERBICIDE WEED CON FINAL ACCEPTANCE OF W WEED CONTROL BY QUAL
together	THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.	MANUFACTURER'S PRECA PLANTING BEDS WITH AN J RECOMMENDED BY THE M
ment, t	K. MULCH MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL	

AND GRADE

1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING

4 PROTECTION OF PALMS (IF APPLICABLE), ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL

5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS 3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.

CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW. MATERIALS LIST

OUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED. 2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH. HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES. CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OR OWNER.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED. 6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION H). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW. FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES. 9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:

TWO (2) TABLETS PER 1 GAL. PLANT THREE (3) TABLETS PER 3 GAL. PLAN FOUR (4) TABLETS PER 10 GAL, PLANT

- LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER 10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT. THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED

AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING

11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH. 12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.

WINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING. THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY

15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT 16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER

MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION. TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

# WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

# 4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE

13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER. 2 LAWN BED PREPARATION. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE 3 SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM. UTILIZING APPROVED MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A

## DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY. 4. SODDING

SOD AND THOROUGHLY WATERED IN.

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE B THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS

### PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A FOUR INCH MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE

D. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

## 5. SEEDING A. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MIXTURE. FURNISH TO OWNER DEALERS GUARANTEED

S. LAWN SODDING

STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY. B. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED. SEED MIXTURES VARY BY REGION AND SEASON AND SHALL COMPLY WITH STATE DO AND LOCAL SOIL CONSERVATION SERVICE STANDARDS FOR LAWN TURF

- C. DO NOT PERFORM SEEDING IN WINDY CONDITIONS.
- D. SEEDING SHALL BE DISPERSED IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.
- E. PERMANENTLY SEED AND MULCH CUT AND FILL SLOPES AS CONSTRUCTION PROCEEDS TO EXTENT CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVENT IT IS NOT PRACTICAL TO SEED AREAS. SLOPES SHALL BE STABILIZED WITH STRAW MULCH AND TACKIFIER, BONDED FIBER MATRIX, NETTING, BLANKETS OR OTHER MEANS TO REDUCE THE EROSIVE POTENTIAL OF THE AREA.

F. SEED LAWN AREAS BY SOWING EVENLY WITH APPROVED MECHANICAL SEEDER AT RATE OF MINIMUM OF 6 POUNDS PER 1,000 SQUARE FEET. AMOUNT WILL VARY BASED ON VARIETY AND/OR SPECIES. CULTI-PACKER OR PPROVED SIMILAR EQUIPMENT MAY BE USED TO COVER SEED AND TO FORM SEEDBED IN ONE OPERATION. IN AREAS INACCESSIBLE TO CUTI-PACKER. LIGHTLY RAKE SEEDED GROUND WITH FLEXIBLE RAKES AD ROLL WITH WATER BALLAST ROLLER, AFTER ROLLING, MULCH WITH STRAW MULCH AT THE RATE OF 2 TONS PER ACRE.

G. SURFACE LAYER OF SOIL FOR SEEDED AREAS SHALL BE KEPT MOIST DURING GERMINATION PERIOD. WATER SFEDED AREAS TWICE FIRST WEEK TO MINIMUM DEPTH OF 6 INCHES WITH FINE SPRAY AND ONCE PER WEEK THEREAFTER AS NECESSARY TO SUPPLEMENT NATURAL RAIN TO EQUIVALENT OF 6 INCHES DEPTH. H. CONTRACTOR TO REAPPLY SEED AS NECESSARY IN ORDER TO GET ALL SEEDED AREAS ESTABLISHED AS INTENDED.

# 6 LAWN MAINTENANCE

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) INCHES. CONTRACTOR TO DETERMINE IF SITE IS IN A DROUGHT RESTRICTION AREA AND MUST FOLLOW CITY/ COUNTY PROTOCOL IF ANY ARE IN PLACE T. CLEAN-UP

LIPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

- U. PLANT MATERIAL MAINTENANCE ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING. LTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GU SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR LINTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION
- MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE. V. MAINTENANCE (ALTERNATE BID ITEM) 1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.
- W. GUARANTEE 1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
- 2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 90 CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
- 3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER. 4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE. THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE
- PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTH PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE. X. FINAL INSPECTION AND ACCEPTANCE OF WORK
- FINAL INSPECTION AT THE END OF THE GUARANTEE PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

# PLANTING NOTES

- 1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. 2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION
- FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
- 3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
- REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION. 5. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPI FMFNTATION. CONTRACTOR SHALL REPLACE. PLANT. OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER. 6. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- 7. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN. 8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH,
- UNLESS OTHERWISE SPECIFIED. 9. PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE
- EASEMENT, PROVIDE IRRIGATION AS NECESSARY 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT
- DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY. 11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- 12. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD AND IRRIGATED. 13. ALL LANDSCAPE BEDS TO HAVE TOPSOIL/BEDDING MIX THAT MEETS LANDSCAPE SPECIFICATIONS. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN. 14. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE
- NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. 15. ALL DISTURBED AREAS IN R.O.W. TO BE RE-ESTABLISHED WITH BERMUDA SEED OR SOD AND IRRIGATED UNLESS OTHERWISE SHOWN ON PLANS.
- 16. ALL TREES TO BE PLACED A MINIMUM OF 4' FROM ANY UTILITY.

## CITY OF ROCKWALL LANDSCAPE CODE REQUIREME SITE: Commerical (C) District 76,692 SF (1.76 AC) (DISTURBED AREA ONL AMOUNT OF LANDSCAPING 20% OF THE TOTAL SITE AREA TO BE DEVELOPED 76,692 SF \* 0.2 = 15,338 SF AMOUNT OF IMPERVIOUS AREA LOCATION OF LANDSCAPING A MINIMUM OF 50% OF THE REQUIRED LANDSCA THE SIDE OF THE BUILDING. 15,338 SF \* 0.5 = 7,669 SF PARKINGLOTLANDSCAPING MINIMUM OF 5% SQUARE FEET OF LANDSCAPING \*EXISTING SITE DOES NOT CURRENTLY MEET REQ REQUIREMENT WITHIN LIMIT OF WORK ONE CANOPY TREE PER EVERY TEN PARKING SPAC PARKING LOT \*EXISTING SITE DOES NOT CURRENTLY MEET REQU NO PARKING SPACE MAY BE MORE THAN 80 FEET \*EXISTING SITE DOES NOT CURRENTLY MEET REQU

REQUIREMENT WITHIN LIMIT OF WORK

PLAN	T SCH	EDUL	E PLAZA			RN AND ASS ITE 700, DAS 500 FAX: 9 EY-HORN.C. EY-HORN.C.
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS	· · · · · · · · · · · · · · · · · · ·
TREES						
	AC	2	Acer saccharum caddo / Caddo Sugar Maple	4" cal, 14`-16` ht, 6`-8` spr	Full, Straight, Single Leader. Trunks shall be wrapped for 1 year after installation to prevent sun scald.	
	BD	20	Betula nigra / River Birch `Duraheat`	4" cal, 12`-14` ht, 5`-6` spr	Full, 2 trunks @ 2" cal. ea.	© 2022 KI 13455 NOEL PHONE: 97 TEXAS REC
	QC	6	Quercus virginiana `Cathedral` / Cathedral Live Oak	4" cal, 14` ht, 7` spr	Full, Straight, Single Leader	
SHRUBS				04814 048 008		
	ICH	184	Ilex cornuta `Carissa` / Carissa Holly	24" ht, 24" spr, 30" oc	Full	PRELIMINARY FOR REVIEW ONLY
$\sum_{i=1}^{n}$	LL2	122	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum	36" ht, 36" spr, 36" oc	Full	Not for construction or permit purposes.
رم می کر	MDT	88	Malvaviscus drummondii / Turk`s Cap	24" ht, 24" spr, 30" oc	Full	P.L.ANIKOLAUS B. ADAMS
$\mathbf{\dot{\cdot}}$	NC	194	Nepeta x 'Cat's Pajamas' / Cat's Pajamas Catmint	12" ht, 12" spr, 18" oc	Full	L.A. No <u>3404</u> Date 5/6/2025
	SGA	172	Salvia greggii / Autumn Sage	18" ht, 12" spr, 18" oc	Full	
GRASSES	5					OWN NBA NBA NBA
	MUH	75	Muhlenbergia capillaris / Pink Muhly	24" ht, 30" oc	Full	
(+)	NAS	379	Nassella tenuissima / Mexican Feather Grass	18" ht, 24" oc	Full	BY: N S 202
$\overline{\otimes}$	PEH	342	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Gra	ss 12" ht, 24" oc	Full	KHA PRC DATE 5/6/202 SCALE: AS DESIGNED BY DRAWN BY: N CHECKED BY:
GROUND	COVERS					CH DR SC
	CDS	725	Carex divulsa / Berkeley Sedge	12" ht, 12" spr, 18" oc	Full, 1 gallon min.	
ADM2	EUF	597	Euonymus fortunei `Coloratus` / Purple-leaf Winter Creeper	8" ht, 8" spr, 18" oc	Full, 1 gallon min.	S S
	LVT	991	Liriope muscari `Variegata` / Variegated Lily Turf	12" ht, 12" spr, 18" oc	Full, 1 gallon min.	
	SEA	82	Seasonal Color	12" ht, 12" oc	Full, owner to provide final direction on selected plants.	AIL A
	TRA	1,060	Trachelospermum asiaticum `Asiatic` / Asiatic Jasmine	8" ht, 8" spr, 18" oc	Full, 1 gallon min.	
<u>SOD</u>	SOD	3,466 sf	Cynodon dactylon 'TifTuf' / TifTuf Bermuda Grass	N/A	Solid sod, rolled tight with sand filled joints, 100% weed, disease, and pest free.	
MISC	CODE	<u>QTY</u>	BOTANICAL/COMMON NAME	SPECIFICATIONS		APE
- <del></del>	STEEL EDGING	TBD	Steel Edging	3/16" x 6", Black		
$\frown$	MULCH	TBD	Shredded Hardwood Mulch	3" depth. All trees in sod to rea	ceive a 4' dia. mulch ring	ANDSC
•	EXISTING TREE	TBD	Ref. Tree Preservation Plan			LAN
	CASE OF A D		CY, THE DRAWING SHALL	OJECT NUM	BER: SP2025-016	
	SIZE. ALL PLA	NTINGS AR	IGHT AND SPREAD, NOT E EXPECTED TO MEET	Ş	SITE PLAN	ЦДАЧ
			D FOR THE FIRST YEAR INT SUN SCALD.		FOR	
				LO	Г 3, BLOCK A	
			LA		JRCH - ROCKWALL CAMPUS	
				PL.	AZA PROJECT	
				AMES SMITH SURVE CITY OF ROCKWA	ACRES (1,550,880 SF) EY, ABSTRACT NO. 200 WITHIN THE LL, ROCKWALL COUNTY, TEXAS C (COMMERICAL) IH30 OVERLAY	AKE HURC
					STRIAN DI AZA AREA IMPROVEMENTS	

PLAN	r schi	EDUL	E PLAZA			RN AND ASS ITE 700, DA S00 FAX: 9 EY-HORN.C
SYMBOL	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS	DITE 300 ILEY-ENGIN
TREES	AC	2	Acer saccharum caddo / Caddo Sugar Maple	4" cal, 14`-16` ht, 6`-8` spr	Full, Straight, Single Leader. Trunks shall be wrapped for 1 year after installation to prevent sun scald.	MLEY-H ROAD, 22-770- WWW.K SISTERE
	BD	20	Betula nigra / River Birch `Duraheat`	4" cal, 12`-14` ht, 5`-6` spr	Full, 2 trunks @ 2" cal. ea.	© 2022 KI 13455 NOEL PHONE: 97 TEXAS REC
	QC	6	Quercus virginiana `Cathedral` / Cathedral Live Oak	4" cal, 14` ht, 7` spr	Full, Straight, Single Leader	
<u>SHRUBS</u>						
Ð	ICH	184	llex cornuta `Carissa` / Carissa Holly	24" ht, 24" spr, 30" oc	Full	PRELIMINARY
$\bigcirc$	LL2	122	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum	36" ht, 36" spr, 36" oc	Full	FOR REVIEW ONLY Not for construction or permit purposes.
Ô	MDT	88	Malvaviscus drummondii / Turk`s Cap	24" ht, 24" spr, 30" oc	Full	Kimley         Horn
< <u>.</u> }	NC	194	Nepeta x 'Cat's Pajamas' / Cat's Pajamas Catmint	12" ht, 12" spr, 18" oc	Full	P.L.A. <u>NIKOLAUS B. ADAMS</u> L.A. No. <u>3404</u> Date <u>5/6/2025</u>
Â	SGA	172	Salvia greggii / Autumn Sage	18" ht, 12" spr, 18" oc	Full	
GRASSES	;					O AKR NBA NBA
	MUH	75	Muhlenbergia capillaris / Pink Muhly	24" ht, 30" oc	Full	
$\begin{pmatrix} \\ + \end{pmatrix}$	NAS	379	Nassella tenuissima / Mexican Feather Grass	18" ht, 24" oc	Full	ATE ATE BY: NI
$\overline{\mathfrak{S}}$	PEH	342	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass	12" ht, 24" oc	Full	
GROUND						KHA 5 Scale: DESIGNE DRAWN CHECKE
		725	Carex divulsa / Berkeley Sedge	12" ht, 12" spr, 18" oc	Full, 1 gallon min.	
SULCAR	EUF	597	Euonymus fortunei `Coloratus` / Purple-leaf Winter Creeper	8" ht, 8" spr, 18" oc	Full, 1 gallon min.	
	LVT	991	Liriope muscari `Variegata` / Variegated Lily Turf	12" ht, 12" spr, 18" oc	Full, 1 gallon min.	
	SEA	82	Seasonal Color	12" ht, 12" oc	Full, owner to provide final direction on selected plants.	All
	TRA	1,060	Trachelospermum asiaticum `Asiatic` / Asiatic Jasmine	8" ht, 8" spr, 18" oc	Full, 1 gallon min.	
SOD						
	SOD	3,466 sf	Cynodon dactylon 'TifTuf' / TifTuf Bermuda Grass	N/A	Solid sod, rolled tight with sand filled joints, 100% weed, disease, and pest free.	
MISC	CODE	<u>QTY</u>	BOTANICAL/COMMON NAME	SPECIFICATIONS		APE
- <del>• • • • •</del>	STEEL EDGING	TBD	Steel Edging	3/16" x 6", Black		CC
$\frown$	MULCH	TBD	Shredded Hardwood Mulch	3" depth. All trees in sod to rec	eive a 4' dia. mulch ring	ANDSC
•	EXISTING TREE	TBD	Ref. Tree Preservation Plan			A A
	CASE OF A D		DED FOR CONVENIENCE CY, THE DRAWING SHALL	JECT NUM	BER: SP2025-016	
	IZE. ALL PLAI	NTINGS AR	IGHT AND SPREAD, NOT E EXPECTED TO MEET		SITE PLAN	
<u></u>			D FOR THE FIRST YEAR		FOR	
	ISTALLATION	TO PREVE	INT SUN SCALD.	LOT	73, BLOCK A	
					JRCH - ROCKWALL CAMPUS	
					AZA PROJECT	
					ACRES (1,550,880 SF)	Ц Щ 💭 🖥 🚽 I
			C	MES SMITH SURVE CITY OF ROCKWA CURRENT ZONING:	EY, ABSTRACT NO. 200 WITHIN THE LL, ROCKWALL COUNTY, TEXAS C (COMMERICAL) IH30 OVERLAY	

1ENTS		
LY)		
	REQUIRED	PROVIDED
SHALL BE LANDSCAPING	15,338 SF	19,904 SF
	REQUIRED	PROVIDED
	REQUIRED	56,788 SF
		50,700 51
	REQUIRED	PROVIDED
PING SHALL BE IN FRONT OF AND ALONG	7,669 SF	7,774 SF
	REQUIRED	PROVIDED
G SHALL BE INTERIOR TO THE PARKING LOT	808 SF	2,770 SF
UIREMENT, PROPOSED SITE MEETS		
CES SHALL BE PLANTED INTERNALLY TO THE		
	REQUIRED	PROVIDED
UIREMENT, PROPOSED SITE MEETS		6 TREES
FROM THE TRUNK OF A CANOPY TREE*	REQUIRED	PROVIDED
UIREMENT, PROPOSED SITE MEETS		
	YES	YES

A		
	•	

PROPOSED USE: PEDESTRIAN PLAZA AREA MAY 6, 2025

NGINEER / SURVEYOR/ LANDSCAPE RCHITECT/APPLICANT (imley»Horn

OWNE

ADDRESS: 701 I-30 ROCKWALL, TX 75087 EMAIL: ROD.CADENHEAD@LAKEPOINTE.CHURCH PHONE: (469) 698-2200 CONTACT: ROD CADENHEAD

SHEET NUMBER LP 3.03

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PHONE: (972) 770-1300 CONTACT: TODD C. MARTIN, P.E.

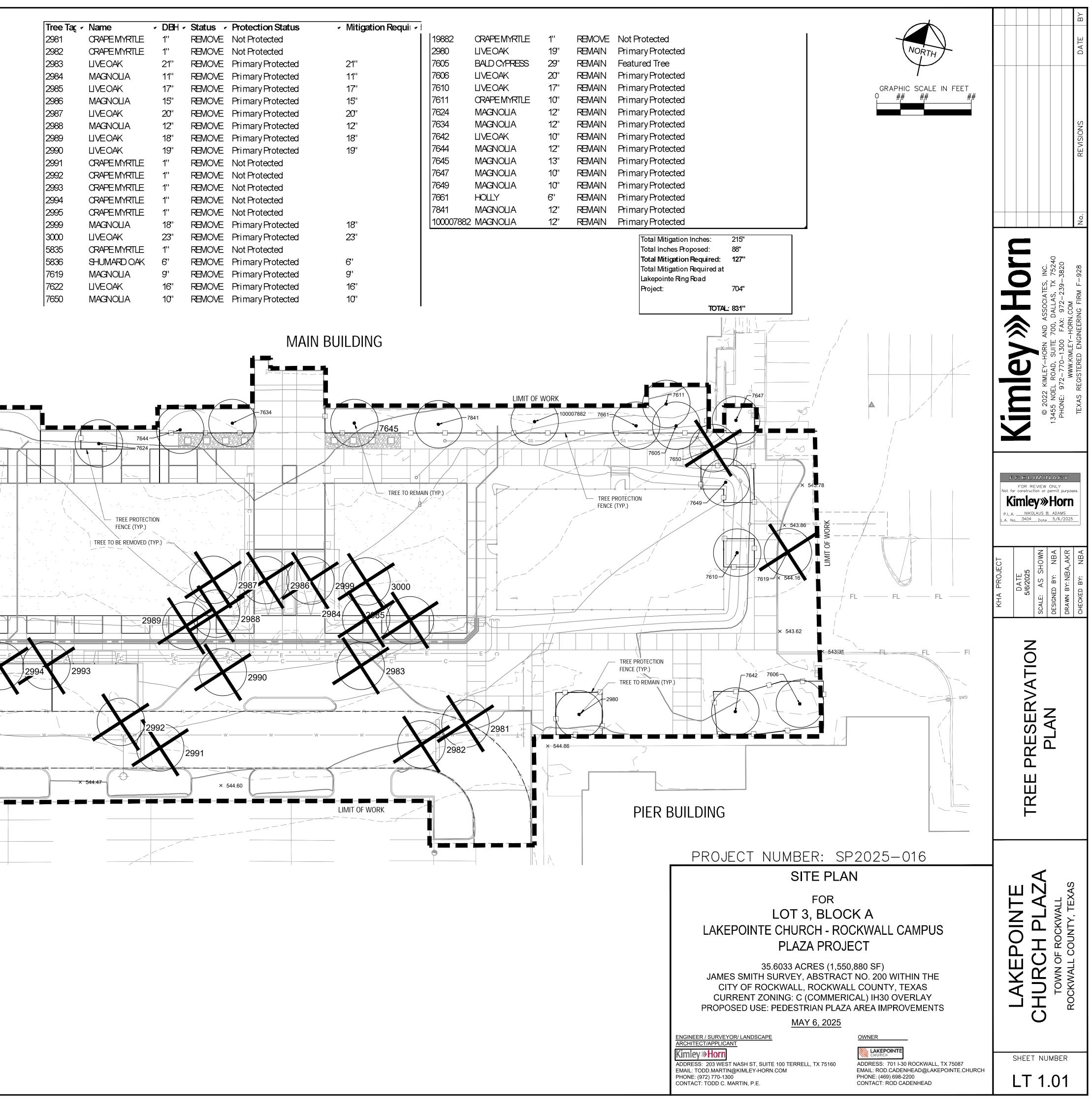
ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 EMAIL: TODD.MARTIN@KIMLEY-HORN.COM

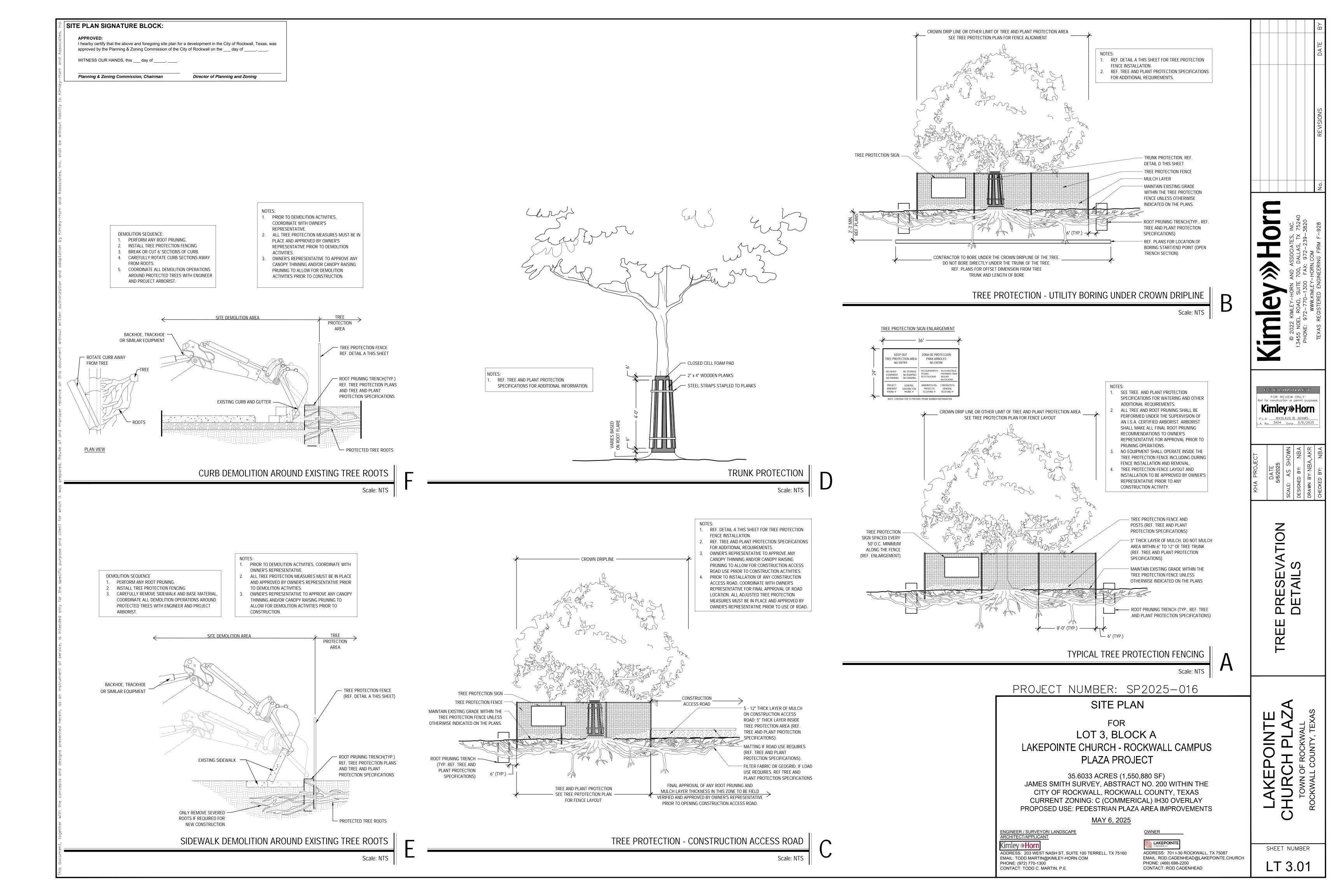
LAKEPOINT

JNTY, TEXAS	
H30 OVERLAY	
<b>IMPROVEMENTS</b>	
R	

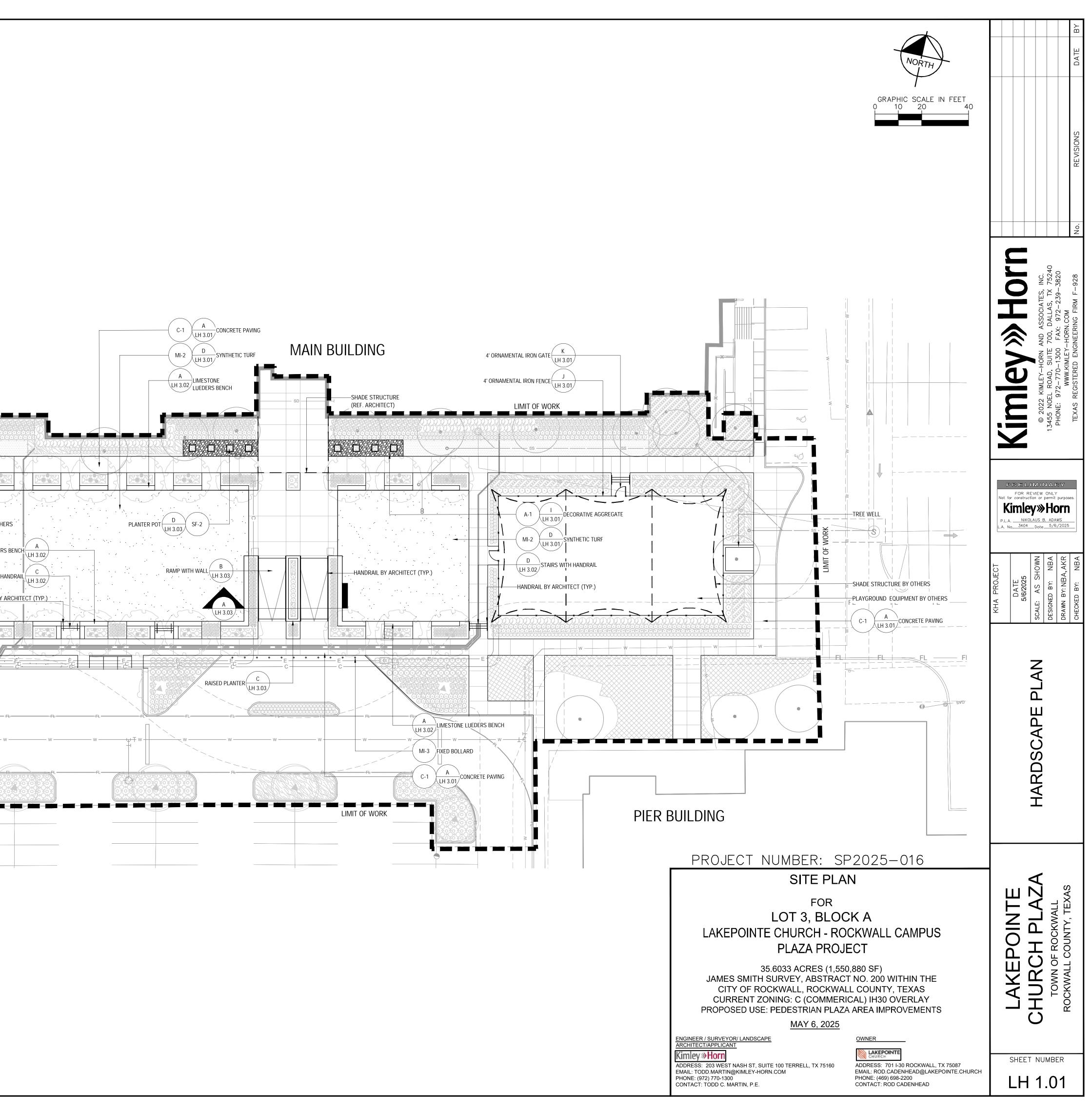
SITE PLAN SIGNATURE BLOCK: APPROVED: I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_. WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_ Planning & Zoning Commission, Chairman Director of Planning and Zoning  $\square$ EXISTING UNDERGROUND UTILITIES IN THE AREA 1 CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE Know what's **below. Call before you dig**. TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS. DISCREPANCIES ON THE PLANS. LIMIT OF WORK BRIDGE BUILDING \_\_\_\_\_  $\bigcirc$  $\bigcirc$ 00 Ø TREE TO BE REMOVED (TYP.) × 544.62 544 19882 - LIMIT OF WORK LEGEND TREE TO BE REMOVED TREE TO REMAIN ٠ TREE PROTECTION FECING

Tree Tac ᠇	Name	٠	DBH 🗸	Status 🕝	Protection Status	- Mitigation Required				
2981	ORAPEMYRTLE		1''	REMOVE	Not Protected		19882	CRAPEMYRTLE	1''	REN
2982	ORAPEMYRTLE		1''	REMOVE	Not Protected		2980	ЦVЕОАК	19'	REI
2983	LIVEOAK		21''	REMOVE	Primary Protected	21''	7605	BALD CYPRESS	29'	REN
2984	MAGNOLIA		11"	REMOVE	Primary Protected	11''	7606	ЦVЕОАК	20'	REN
2985	LIVEOAK		17'	REMOVE	Primary Protected	17'	7610	ЦVEOAK	17''	REI
2986	MAGNOLIA		15'	REMOVE	Primary Protected	15'	7611	CRAPEMYRTLE	10'	REN
2987	LIVEOAK		20''	REMOVE	Primary Protected	20'	7624	MAGNOLIA	12'	REI
2988	MAGNOLIA		12'	REMOVE	Primary Protected	12'	7634	MAGNOLIA	12'	REN
2989	LIVEOAK		18''	REMOVE	Primary Protected	18'	7642	ЦVЕОАК	10'	REI
2990	LIVEOAK		19'	REMOVE	Primary Protected	19'	7644	MAGNOLIA	12'	REN
2991	CRAPEMYRTLE		1"	REMOVE	Not Protected		7645	MAGNOLIA	13'	REI
2992	CRAPEMYRTLE		1"	REMOVE	Not Protected		7647	MAGNOLIA	10'	REN
2993	CRAPEMYRTLE		1"	REMOVE	Not Protected		7649	MAGNOLIA	10'	REN
2994	ORAPEMYRTLE		1"	REMOVE	Not Protected		7661	HOLLY	6'	REN
2995	ORAPEMYRTLE		1"	REMOVE	Not Protected		7841	MAGNOLIA	12'	REN
2999	MAGNOLIA		18'	REMOVE	Primary Protected	18'	100007882	MAGNOLIA	12'	REI
3000	ЦVЕОАК		23''	REMOVE	Primary Protected	23'				
5835	ORAPEMYRTLE		1"	REMOVE	Not Protected					
5836	SHUMARD OAK		6'	REMOVE	Primary Protected	6'				
7619	MAGNOLIA		g'	REMOVE	Primary Protected	g'				
7622	LIVEOAK		16'	REMOVE	Primary Protected	16'				
7650	MAGNOLIA		10'	REMOVE	Primary Protected	10'				





SITE PLAN SIGNATURE BLOCK: APPROVED: I hearby 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 \_\_\_\_\_, \_\_\_\_ Planning & Zoning Commission, Chairman Director of Planning and Zoning  $\square$ EXISTING UNDERGROUND UTILITIES IN THE AREA 1 CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS. Know what's **below.** Call before you dig. MMMMMM LIMIT OF WORK BRIDGE BUILDING CAFE TABLE AND CHAIRS SF-1 SHADE STRUCTURE BY OTHERS **P**  $\bigcirc$ ( A 🕅 C-1 CONCRETE PAVING ├─ ´∖LH 3.01∕∖ LIMESTONE LUEDERS BENCH STAIRS WITH HANDRAIL C-1 Ø 80 STAIRS WITH HANDRAIL LIMIT OF WORK Handrail <u>by architect (typ.)</u> · · E\_\_\_\_\_E\_\_\_\_E\_\_\_\_E\_\_\_\_ ı (())-MI-2 D LH 3.01 SYNTHETIC TURF • • • (MI-4) REMOVEABLE BOLLARD A LH 3.01 (SHALL MATCH EXISTING) C-2 A LH 3.01 CONCRETE PAVING C-1 \_ LIMIT OF WORK



## APPROVED:

I hearby 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 <u>day of</u>, <u>,</u>

Planning & Zoning Commission, Chairman

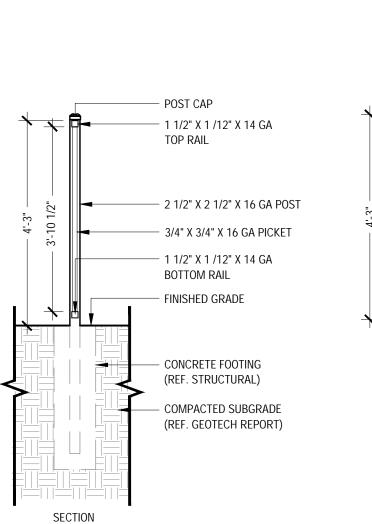
Director of Planning and Zoning

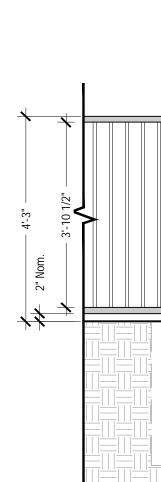
## NOTE:

 STRUCTURAL ENGINEERING BY OTHERS.
 ALL EXPOSED STONE / WOOD / CONCRETE SHALL RECEIVE STONE / WOOD / CONCRETE SEALANT. REFER TO MATERIALS SCHEDULE FOR MATERIALS AND SPECIFICATIONS.
 CONTRACTOR SHALL REMOVE ALL EXCESS POLYMERIC SAND PRIOR TO WETTING PAVER AREAS.
 CONCRETE DEPTH VARIES DEPENDING ON USE. REFERENCE CITY OF PLANO STANDARDS.
 REFERENCE LANDSCAPE PLANS FOR MATERIALS AND FINISHES OF STEPS,

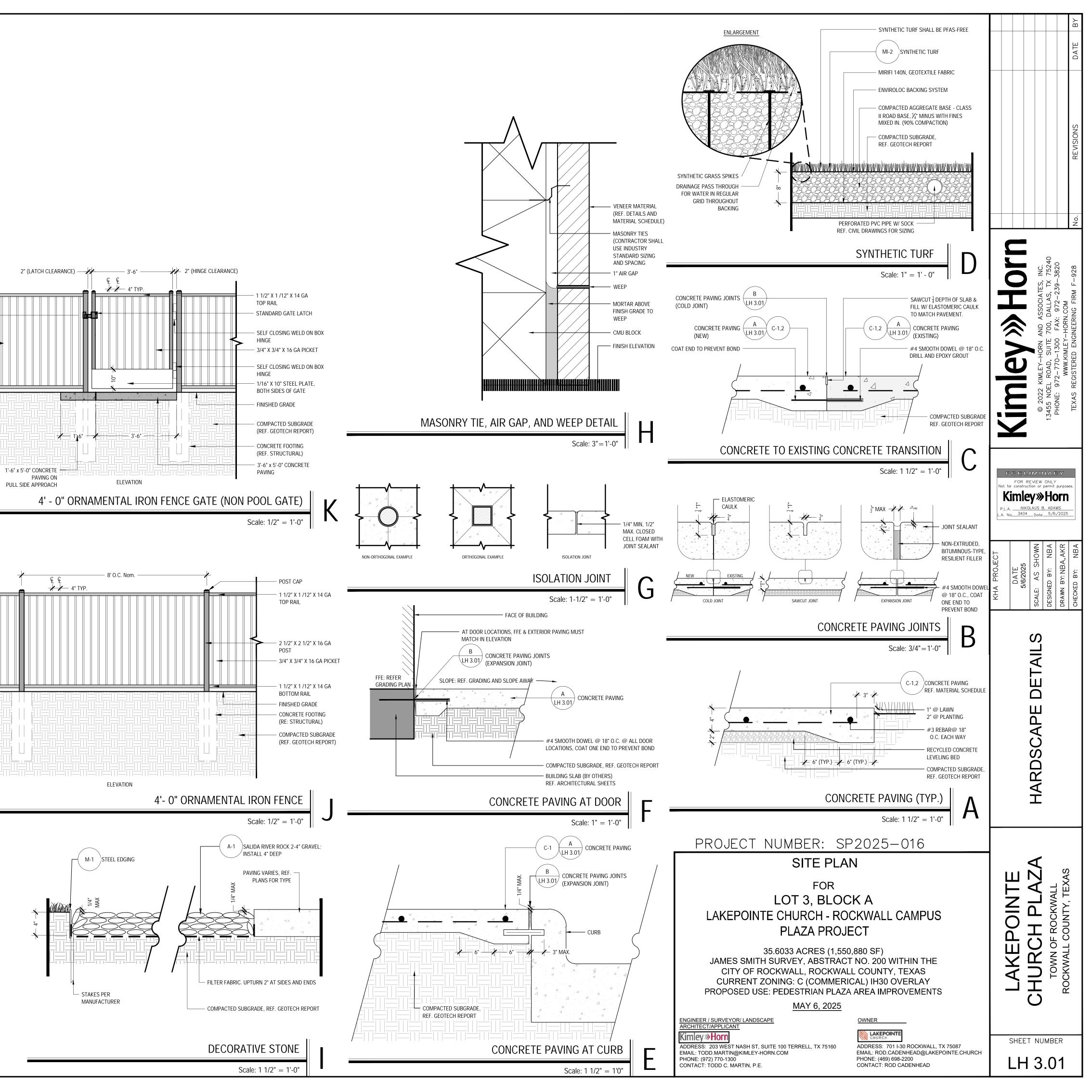
LANDINGS, AND ELEVATIONS OF ADJACENT WALLS.

- THESE DETAILS ARE INTENDED TO SHOW DESIGN INTENT ONLY. THE CONTRACTOR
- SHALL PREPARE SHOP DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER, LICENSED TO PRACTICE IN THE STATE OF TEXAS, FOR REVIEW AND
- APPROVAL BY THE LANDSCAPE ARCHITECT, PRIOR TO ANY FABRICATION AND/OR





++



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I hearby 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 <u>day of</u>, <u>...</u>,

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

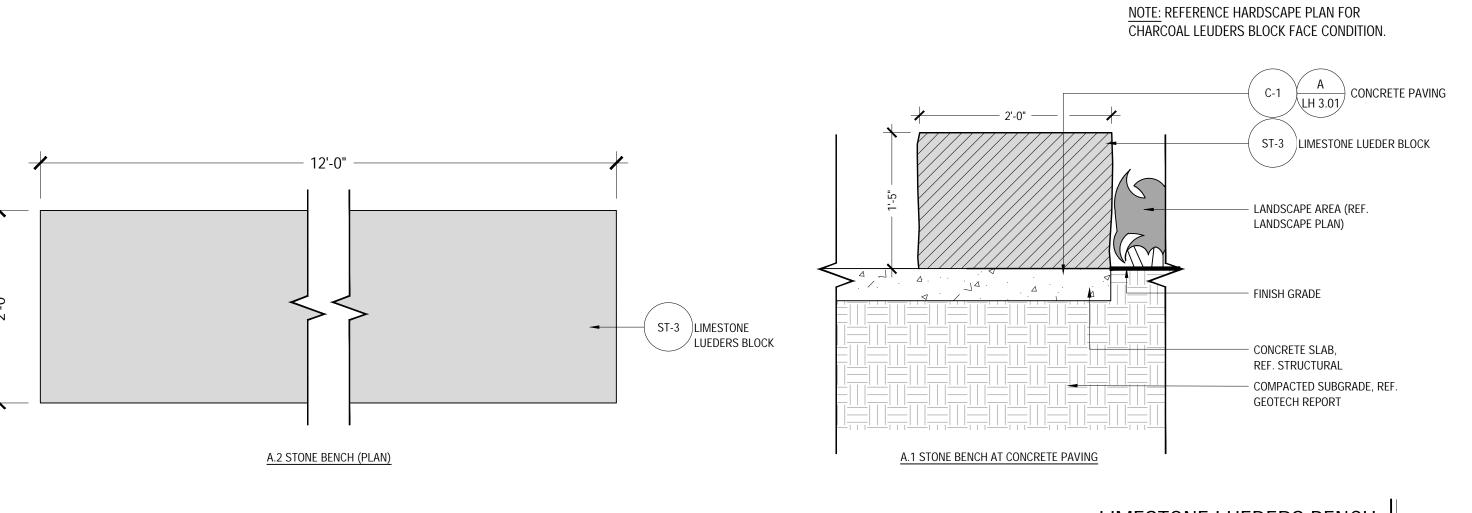
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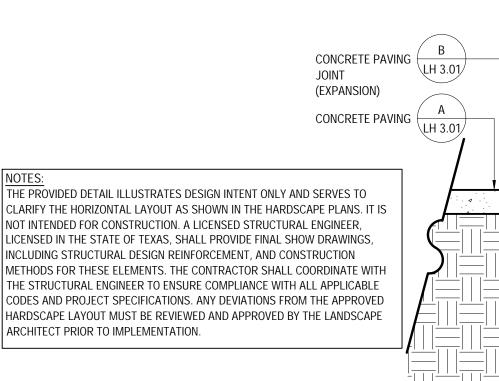
1. STRUCTURAL ENGINEERING BY OTHERS. 3. ALL EXPOSED STONE / WOOD / CONCRETE SHALL RECEIVE STONE / WOOD / CONCRETE SEALANT. REFER TO MATERIALS SCHEDULE FOR MATERIALS AND SPECIFICATIONS. 4. CONTRACTOR SHALL REMOVE ALL EXCESS POLYMERIC SAND PRIOR TO WETTING PAVER AREAS. 5. CONCRETE DEPTH VARIES DEPENDING ON USE. REFERENCE CITY OF PLANO STANDARDS. 6. REFERENCE LANDSCAPE PLANS FOR MATERIALS AND FINISHES OF STEPS, LANDINGS, AND ELEVATIONS OF ADJACENT WALLS.

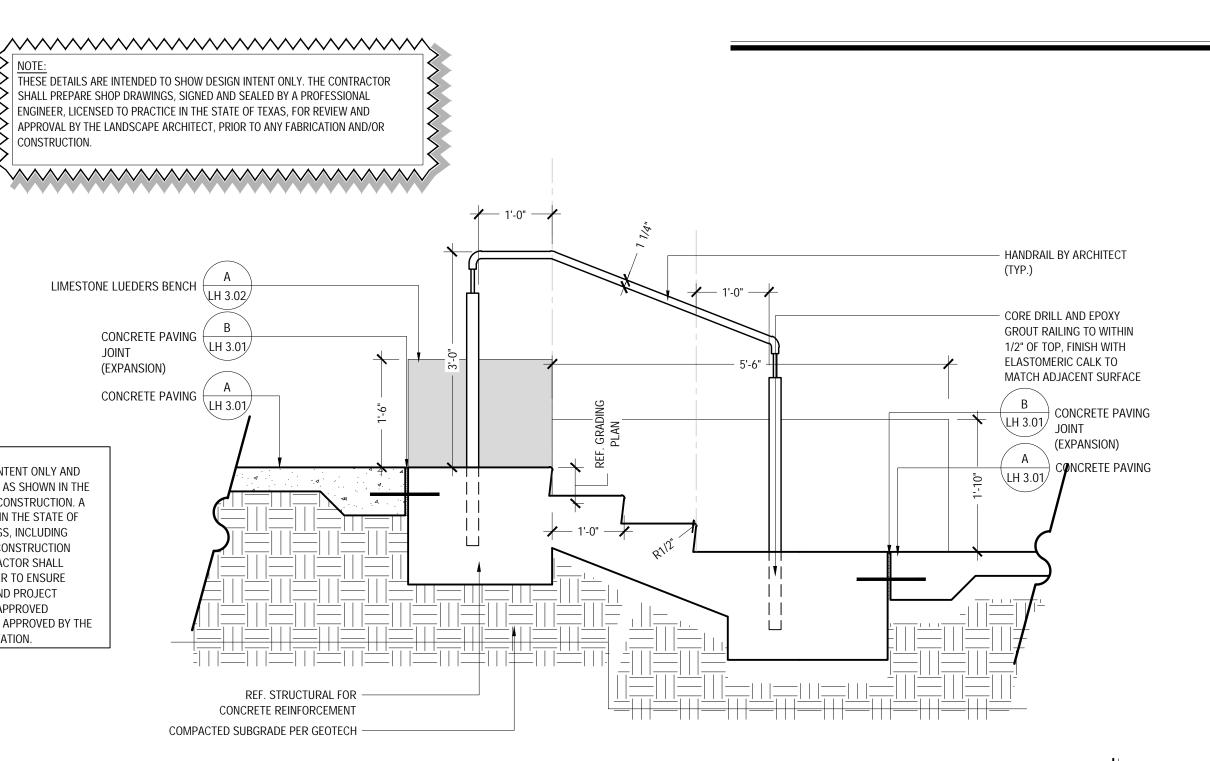
THE PROVIDED DETAIL ILLUSTRATES DESIGN INTENT ONLY AND SERVES TO CLARIFY THE HORIZONTAL LAYOUT AS SHOWN IN THE HARDSCAPE PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. A LICENSED STRUCTURAL ENGINEER, LICENSED IN THE STATE OF TEXAS, SHALL PROVIDE FINAL SHOW DRAWINGS, INCLUDING STRUCTURAL DESIGN REINFORCEMENT, AND CONSTRUCTION METHODS FOR THESE ELEMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE STRUCTURAL ENGINEER TO ENSURE COMPLIANCE WITH ALL APPLICABLE CODES AND PROJECT SPECIFICATIONS. ANY DEVIATIONS FROM THE APPROVED HARDSCAPE LAYOUT MUST BE REVIEWED AND APPROVED BY THE

LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION.

_	DTE: IESE DETAILS ARE INTENDED TO SHOW DESIGN INTENT ONLY. THE CONTRACTOR
	IALL PREPARE SHOP DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL
	GINEER, LICENSED TO PRACTICE IN THE STATE OF TEXAS, FOR REVIEW AND
	PROVAL BY THE LANDSCAPE ARCHITECT, PRIOR TO ANY FABRICATION AND/OR
CC	INSTRUCTION.



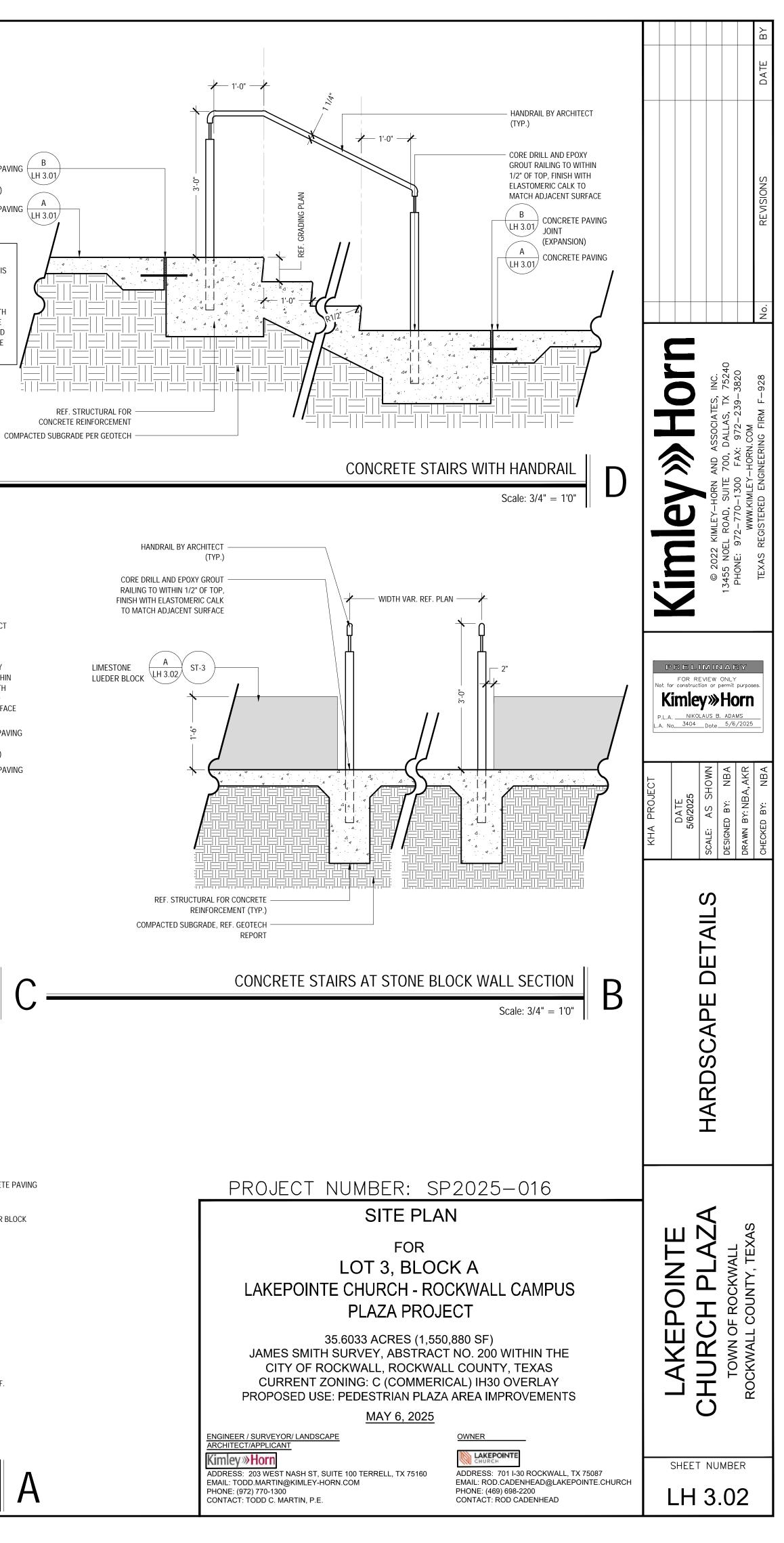


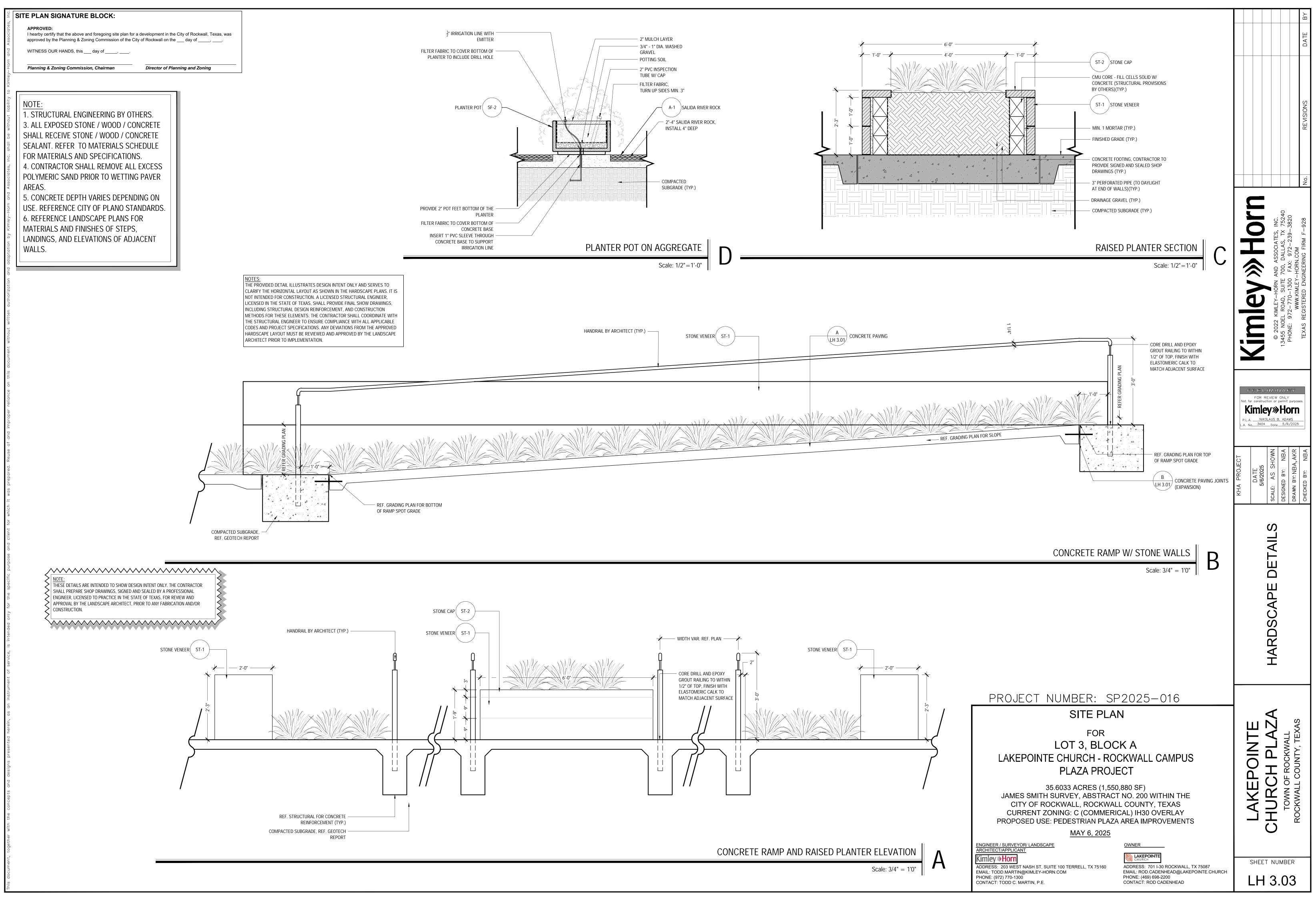


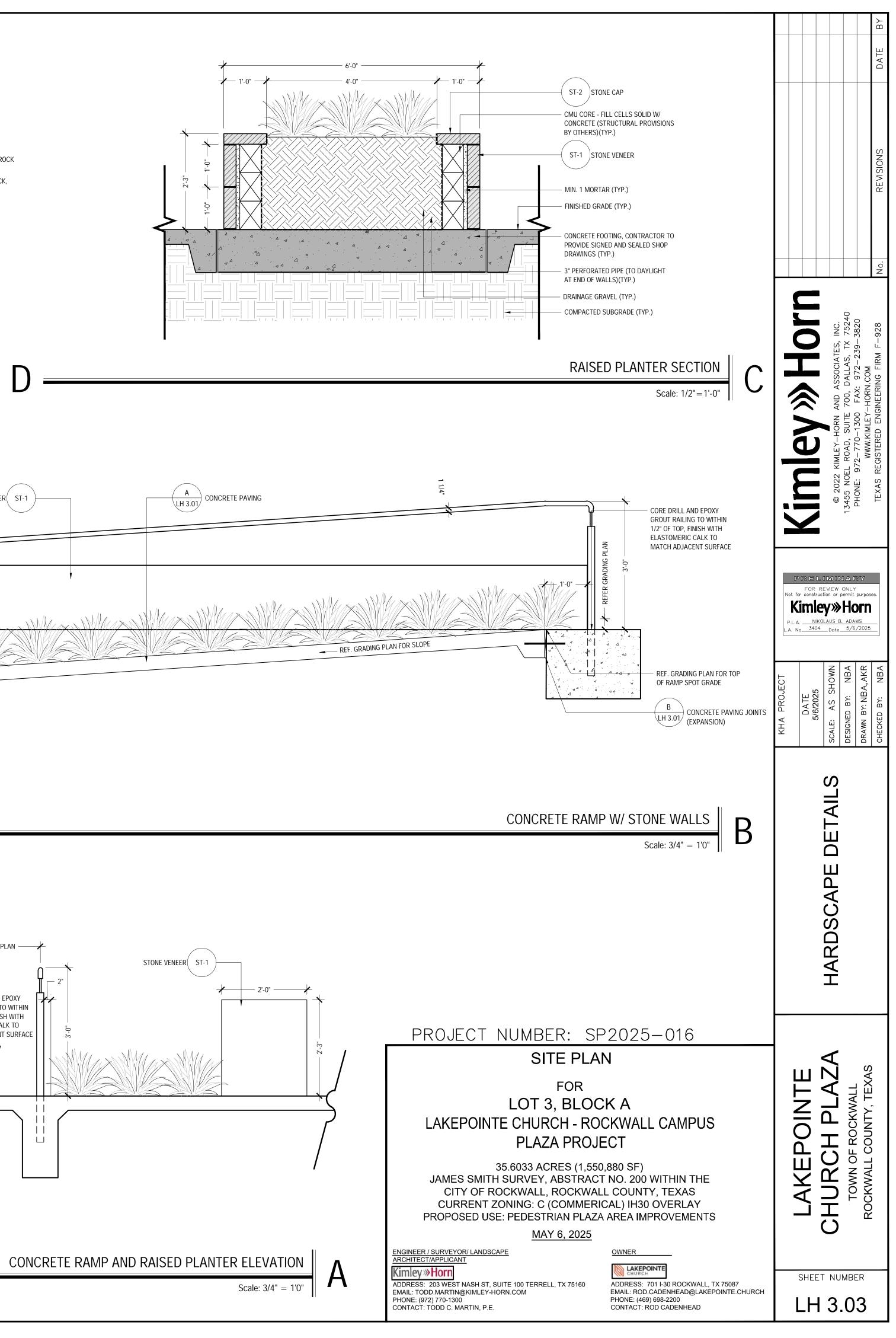
# CONCRETE STAIRS AT STONE BLOCK WALL

Scale: 3/4" = 1'0"

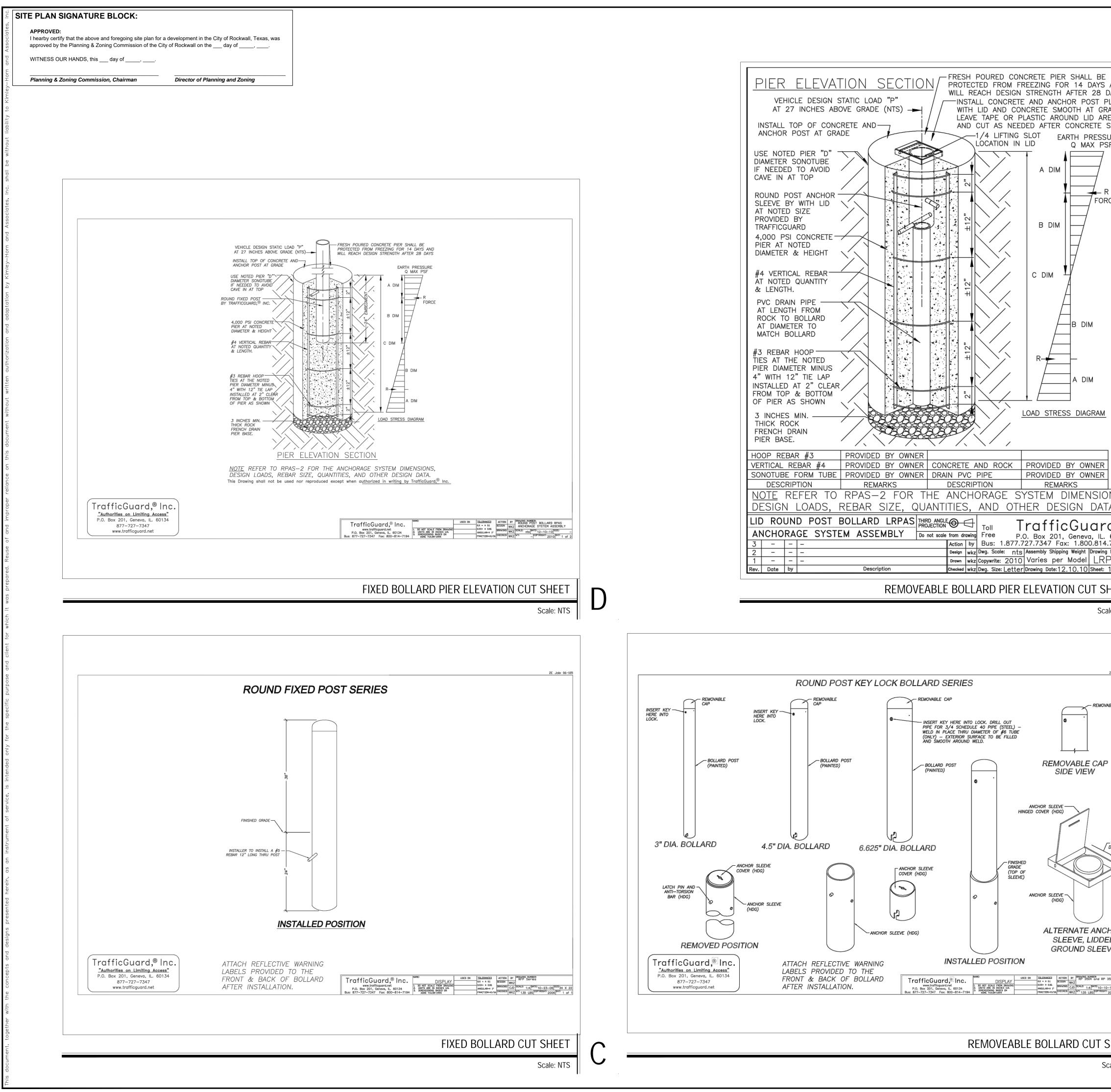
LIMESTONE LUEDERS BENCH



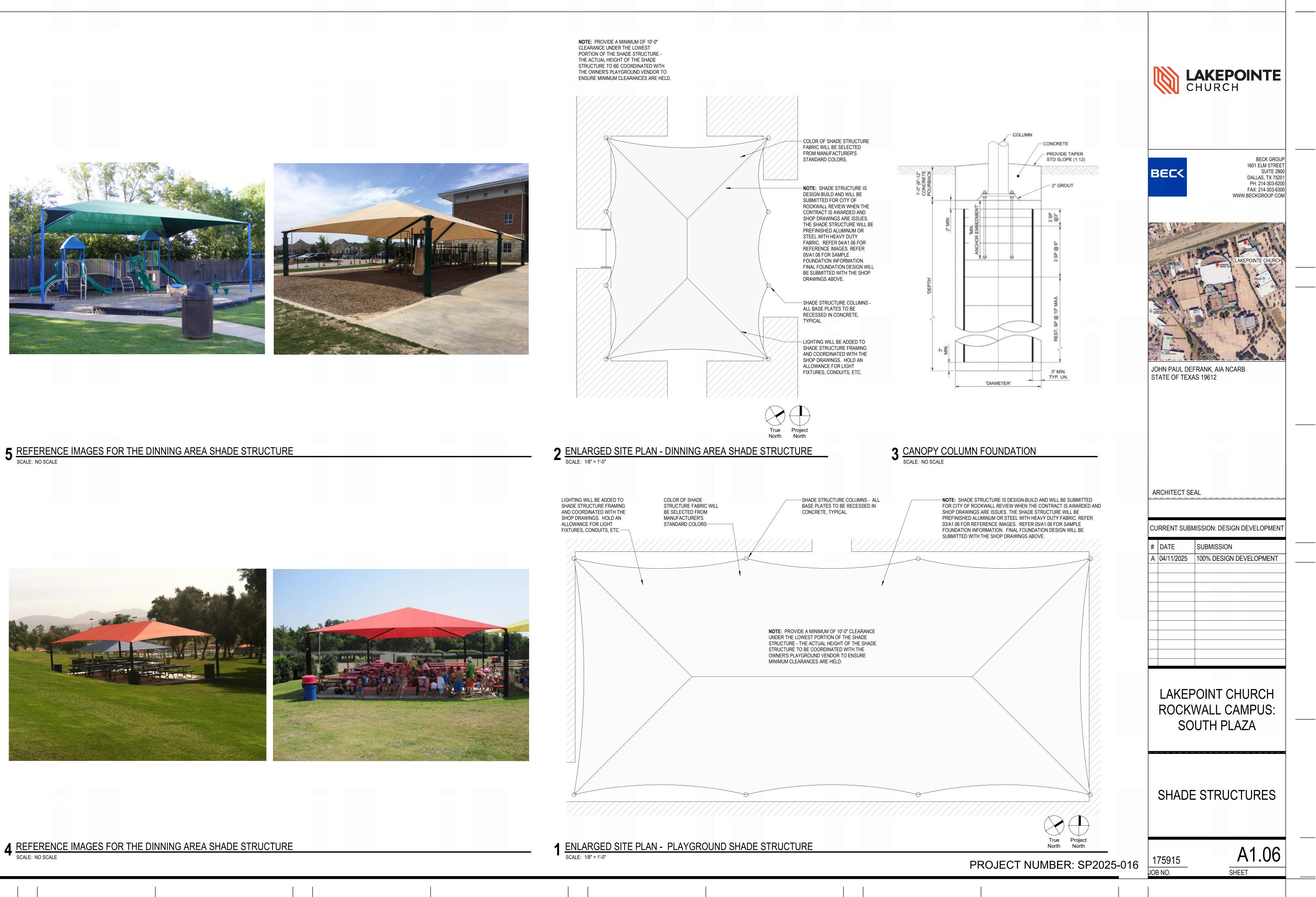


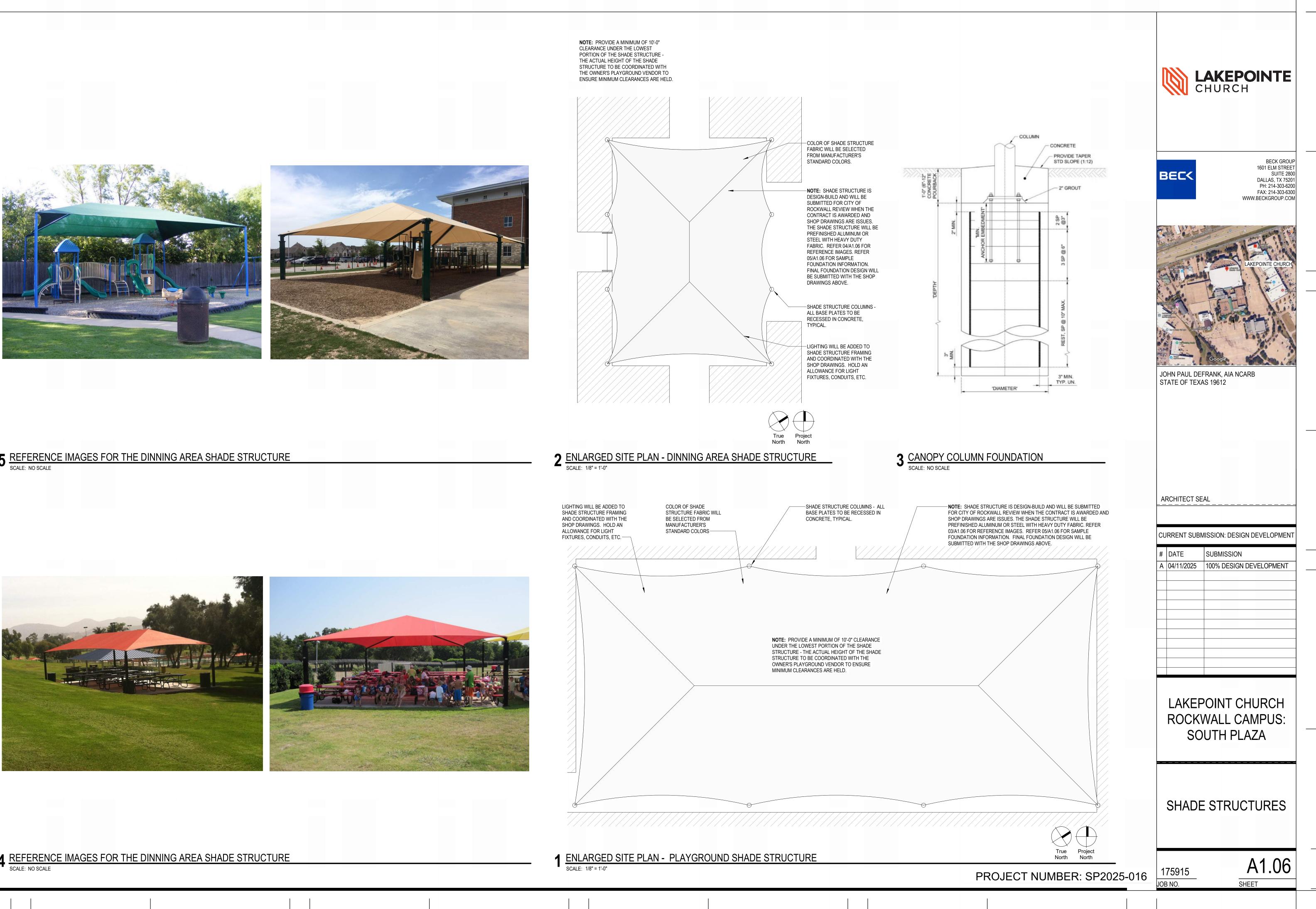




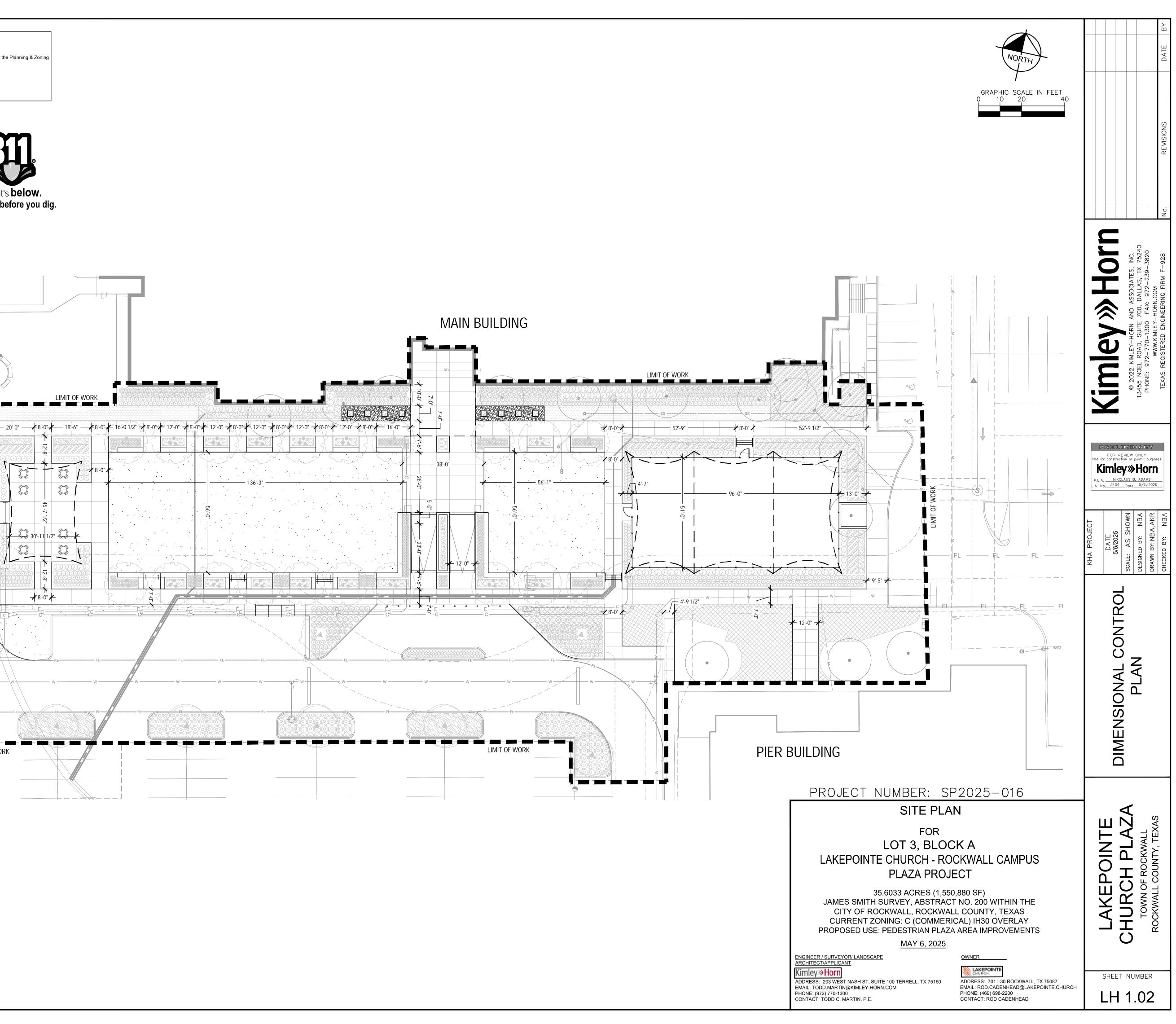


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REA "Joania Bineration and Bineratio and Bineration and Bineration and Bineration		No. REVISIONS
shall not be used nor reproduced except *		Kimley Morn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240 PHONE: 972–770–1300 FAX: 972–239–3820 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F–928
PAS1 2 2 3 4.7194 1 of 2 CHEET Cale: NTS B C C C C C C C C C C C C C		KHO IN A RY         FOR REVIEW ONLY         FOR REVIEW ONLY         Not for construction or permit purposes.         Minimize the purposes         P.L.A.       NIKOLAUS B. ADAMS         L.A.       NIKOLAUS B. ADAMS         Date       5/6/2025         SCALE:       AS         BESIGNED       BK:         NB       NBA, NR         Date       SCALE:         NBA, NBA, NBA       Date         DESIGNED       BK         DBA, NBA, NBA       Date         CHECKED       BK         DBA, NBA, NBA       BK
ZE Jobr 06-105		HARDSCAPE DETAILS
	PROJECT NUMBER:       SP2025-016         SITE PLAN       FOR         FOR       LOT 3, BLOCK A         LAKEPOINTE CHURCH - ROCKWALL CAMPUS       PLAZA PROJECT         S5.6033 ACRES (1,550,880 SF)       S5.6033 ACRES (1,550,880 SF)         JAMES SMITH SURVEY, ABSTRACT NO. 200 WITHIN THE       CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS         CURRENT ZONING:       C (COMMERICAL) IH30 OVERLAY         ROPOSED USE:       PEDESTRIAN PLAZA AREA IMPROVEMENTS         MAY 6, 2025       DWNER	LAKEPOINTE CHURCH PLAZA Town of Rockwall Rockwall county, texas
SHEET Scale: NTS	ARCHITECT/APPLICANT         Kimley Horn         ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160         EMAIL: TODD.MARTIN@KIMLEY-HORN.COM         PHONE: (972) 770-1300         CONTACT: TODD C. MARTIN, P.E.	SHEET NUMBER





SITE PLAN SIGNATURE BLOCK: APPROVED: I hearby 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 \_\_\_\_, \_\_\_\_ Planning & Zoning Commission, Chairman Director of Planning and Zoning  $\square$ EXISTING UNDERGROUND UTILITIES IN THE AREA 1 CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE Know what's **below. Call before you dig**. TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS. LIMIT OF WORK BRIDGE BUILDING R9 89 89 I IMIT OF WORK **-/** 8'-0" **/** \_ LIMIT OF WORK





### CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT 385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Bethany Ross, Planner
DATE:	May 27, 2025
SUBJECT:	SP2025-016; Amended Site Plan for 701 E. IH-30

On May 13, 2025, the Planning and Zoning Commission tabled Case No. SP2025-016 to the May 27, 2025 Planning and Zoning Commission meeting and requested that the applicant consider making changes to the commercial building for food service within the plaza area. This case dealt with a request for an Amended Site Plan to update the existing campus, creating a plaza area that incorporated two (2) shade structures, artificial turf areas, and a new commercial building for food service. This request was tied to Lakepointe Church's desire to provide an outdoor space for services and church events. As was previously discussed in this meeting, the applicant originally wanted to allow a food truck/trailer to remain on the property; however, this request would have violated the conditional land use standards for the Food Truck/Trailer land use. Specifically, the ordinance only allows the food truck/trailer to remain on-site from the hours of 7:00 AM to 10:00 PM, and requires that the food truck/trailer be removed from the site during non-operation hours. Based on this, staff recommended to the applicant that they make the proposed food truck/trailer a permanent structure. This was deemed to be an acceptable alternative due to [1] the scope of service of the facility (i.e. the facility would only serve parishioners on the site and would not be open to the general public), [2] the limited visibility of the facility from rights-of-way



<u>FIGURE 1</u>. LOCATION OF THE COMMERCIAL BUILDING FOR FOOD SERVICE SHOWN BY THE RED STAR.

and adjacent properties (see Figure 1), and [3] the limited hours of service (*i.e. only on Wednesdays and Saturdays*); however, this request has number of variances associated with it since the proposed facility would not meet many of the *General Commercial District Standards* or *General Overlay District Standards*. Specifically, the request would need the following variances:

- (1) <u>Materials and Masonry Composition.</u> According to Subsection 06.02(C)(1), <u>Materials and Masonry Composition</u>, of Article 05, <u>District Development Standards</u>, of the Unified Development Code (UDC), "(e)ach exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials…" In this case, the applicant is not proposing masonry materials on the building. The applicant has indicated that [1] adding any masonry materials would hinder the functionality of the food service building and [2] retract from the aesthetics that the church is trying to achieve with the facility. This will require a <u>variance</u> from the Planning and Zoning Commission.
- (2) <u>20% Stone.</u> According to Subsection 06.02(C)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) minimum of 20% natural or quarried stone is required on all building façades…" In this case, the applicant is not proposing stone on the building. Since the building is not visible from any adjacent properties or right-of-way, the applicant is requesting a variance to this requirement. This will require a <u>variance</u> from the Planning and Zoning Commission.

- (3) <u>Primary Building Facades.</u> According to Subsection 04.01(C)(1) of Article 05, District Development Standards, of the Unified Development Code (UDC), "(a) primary building façade is any building façade that has a primary entryway for a business or that has an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property." In this case, the proposed building does not meet the commercial building articulation standards on any of the facades. As previously mentioned, the applicant originally wanted to allow a food truck/trailer to remain on the property; however, this request would have violated the conditional land use standards for the Food Truck/Trailer land use. This will require an <u>exception</u> from the Planning and Zoning Commission.
- (4) <u>Roof Design Standards.</u> According to Subsection 06.02 (C)(3), Roof Design Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(a)II structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof. Those structures having a footprint 6,000 SF or greater shall have the option of being constructed with either a pitched, parapet, or mansard roof system as long as the roof system is enclosed on all sides." In this case, the applicant is requesting to have a flat roof for the structure and not be providing a parapet around the building; however, the proposed building is located within the site and will not be visible from any right-of-way or adjacent property. This will require an <u>exception</u> from the Planning and Zoning Commission.
- (5) <u>Mechanical Equipment Screening</u>. According to Subsection 06.02(C)2, <u>Mechanical Equipment Screening</u>, of Article 05, District Development Standards, of the Unified Development Code (UDC), "All buildings shall be designed so that no HVAC, satellite dishes, appurtenances and/or any other mechanical equipment visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site." In this case, the commercial building for food service has a vent-a-hood at the top of the building which is visible; however, the proposed building is located within the site and will not be visible from any right-of-way or adjacent property. This will require an <u>exception</u> from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant exceptions and variances 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 (UDC) would create an undue hardship. In addition, the code requires that applicants provide compensatory measures that directly offset the requested exceptions and variances. According to the applicant's variance request letter, the proposed commercial building for food service is intended to support church ministries and outreach programs that take place on the church campus. The commercial building for food service will be used primarily on Saturday evenings and will play a vital role in facilitating Saturday evening worship services. Staff should again reiterate that the building is internal to the campus and will not be visible from adjacent properties or rights-of-way.

In addition to the commercial building for food service, the applicant is also proposing to add two (2) shade structures, a playground, and artificial turf areas. Specifically, the applicant is also proposing to add a 96' x 50' artificial turf area for the playground as well as high-traffic areas designated for children's activities, fellowship gatherings, and general recreation.

According to Section 04, *Landscape Materials*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a)rtificial or synthetic plant materials (e.g. artificial grass, turf, trees shrubs) shall be prohibited on all non-residentially zoned property; however, the Planning and Zoning Commission can grant an *Exception* in accordance with the procedures contained in Article 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) where it is found that the artificial plant materials are integral to the operations of the proposed non-residential land use or where it will serve as an on-site amenity to the non-residential land use." The applicant has provided a landscape plan showing the locations of the artificial turf and according to the applicant's variance letter, the artificial turf also serves as an ADA accessible surface allowing the plaza space to be utilized and enjoyed by all. As mentioned previously, the applicant has indicated that the proposed additions are integral to the operations of the church and will be located within the site, not visible from any right-of-way.

With all this being said, requests for exceptions and variances 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 an exception or variance. Should the Planning and Zoning Commission have any questions concerning this request, staff will be available at the <u>May 27, 2025</u> Planning and Zoning Commission meeting.

City of Plann 385 S Rockw	<b>/ELOPMENT APPLICATION</b> of Rockwall ning and Zoning Department . Goliad Street vall, Texas 75087 <i>TE BOX BELOW TO INDICATE THE TYPE OF DEVELOF</i>	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:
PLATTING APPLICATION FEE:         MASTER PLAT (\$100.00 + \$)         PRELIMINARY PLAT (\$200.0)         FINAL PLAT (\$300.00 + \$20.0)         REPLAT (\$300.00 + \$20.00 A)         AMENDING OR MINOR PLAN         PLAT REINSTATEMENT REPORT         SITE PLAN APPLICATION FEE         SITE PLAN (\$250.00 + \$20.00 A)	S:       ZONI         15.00 ACRE) <sup>1</sup> □ ZO         00 + \$15.00 ACRE) <sup>1</sup> □ SI         00 ACRE) <sup>1</sup> □ PI         ACRE) <sup>1</sup> □ THI         T (\$150.00)       □ TF         QUEST (\$100.00)       □ V/         SS:       0 ACRE) <sup>1</sup> 0 ACRE) <sup>1</sup> □ PI         O ACRE) <sup>1</sup> □ TF         QUEST (\$100.00)       □ V/         SS:       0 ACRE) <sup>1</sup> 0 ACRE) <sup>1</sup> □ V/	IG APPLICATION FEES: NING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup> ECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup> EDVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup> R APPLICATION FEES: EE REMOVAL (\$75.00) RIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup> TERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE REMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. <u>000.00</u> FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT SE CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING
PROPERTY INFORMATIO	N [PLEASE PRINT] INTERSTATE 30, ROCKWALL, TX 75087	

SUBDIVISION	LAKE POINTE BAPTIST CHURCH ADDITION	LOT	3	BLOCK	А
GENERAL LOCATION	PLAZA AREA ADJACENT TO MAIN BUILDING				

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

CURRENT ZONING	COMMERCIAL		CURRENT USE	CHURCH PLAZA	
PROPOSED ZONING	N/A		PROPOSED USE	CHURCH PLAZA	
ACREAGE	2 AC (DISTURBANCE)	LOTS [CURRENT]	N/A	LOTS [PROPOSED]	N/A

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF <u>HB3167</u> 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	LAKEPOINTE CHURCH	APPLICANT	KIMLEY-HORN
CONTACT PERSON	TRACY TUTTLE	CONTACT PERSON	TODD MARTIN, P.E.
ADDRESS	701 E INTERSTATE 30	ADDRESS	203 WEST NASH STREET
			SUITE 100
CITY, STATE & ZIP	ROCKWALL, TX 75087	CITY, STATE & ZIP	TERRELL, TX 75160
PHONE	469-698-2200	PHONE	469-998-8830
E-MAIL	tracy.tuttle@lakepointe.church	E-MAIL	todd.martin@kimley-horn.com

### **NOTARY VERIFICATION** [REQUIRED]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Nod Colombood	[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 TF	
\$ 250.00 , TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL (	ON THIS THE STA DAY OF
ADC. 1 20 25. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CIT	ry") 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	DR PUBLIC INFORMATION."
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF April , 20 25.	Notary ID #132211284 My Commission Expires
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF HORIT	My Commission Expires
OWNED'S SIGNATURE A DOLLAR	October 15, 2027
OWNER'S SIGNATURE	

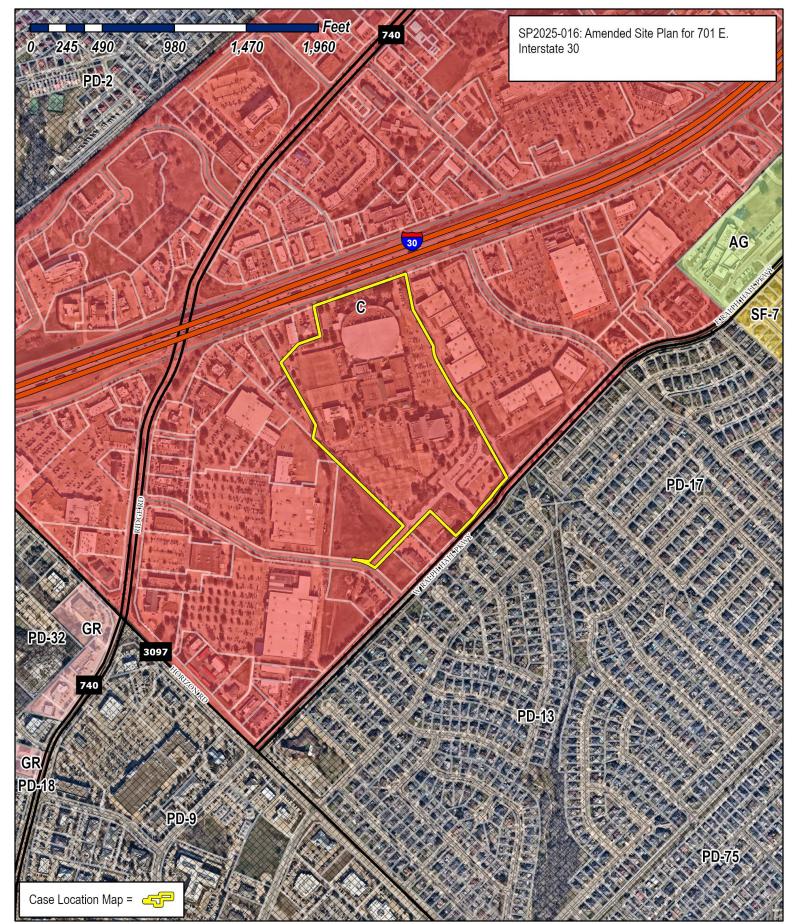
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MY COMMISSION EXPIRES 10 15 2027

DEVELOPMENT APPLICATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7745



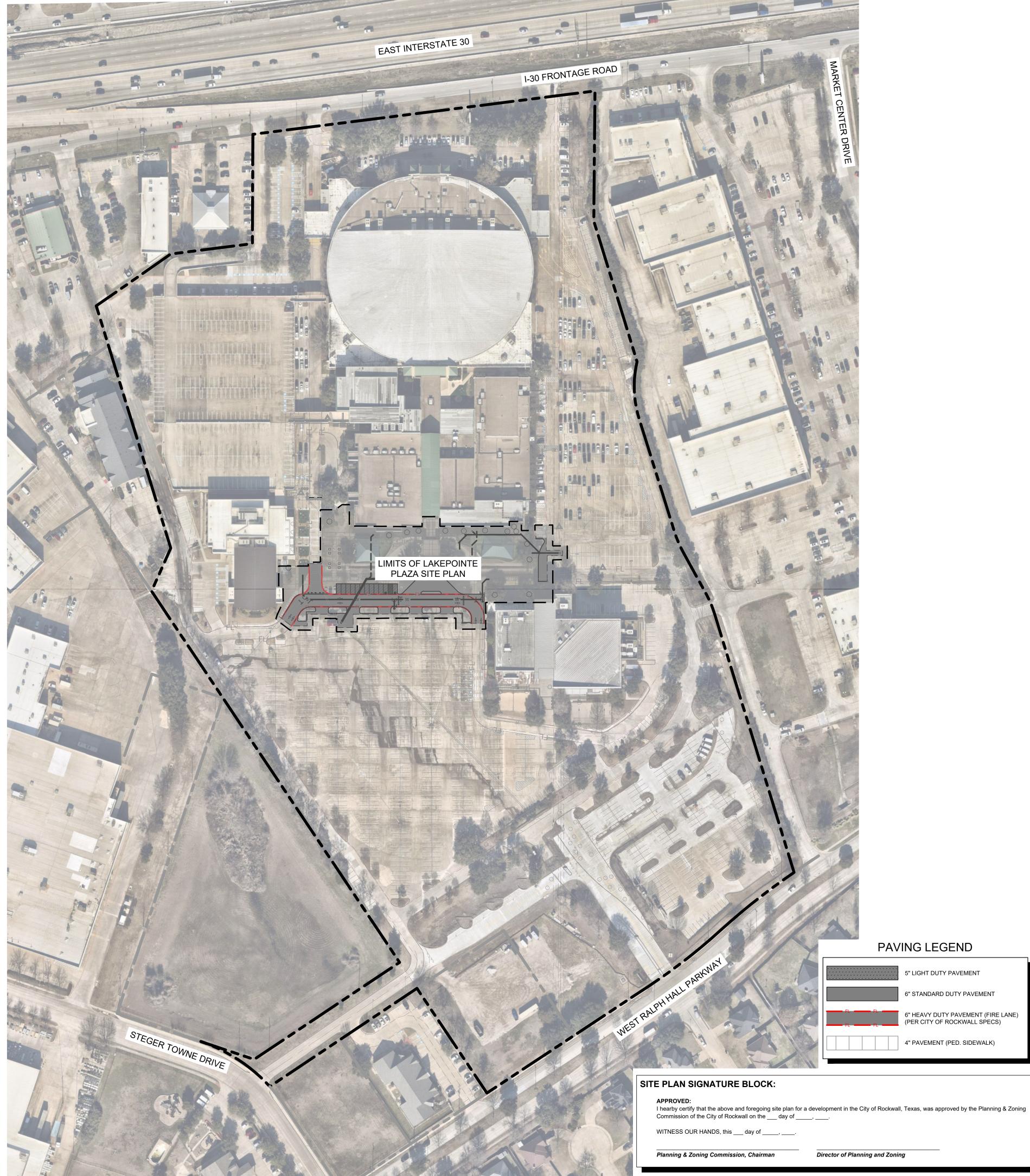


City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com

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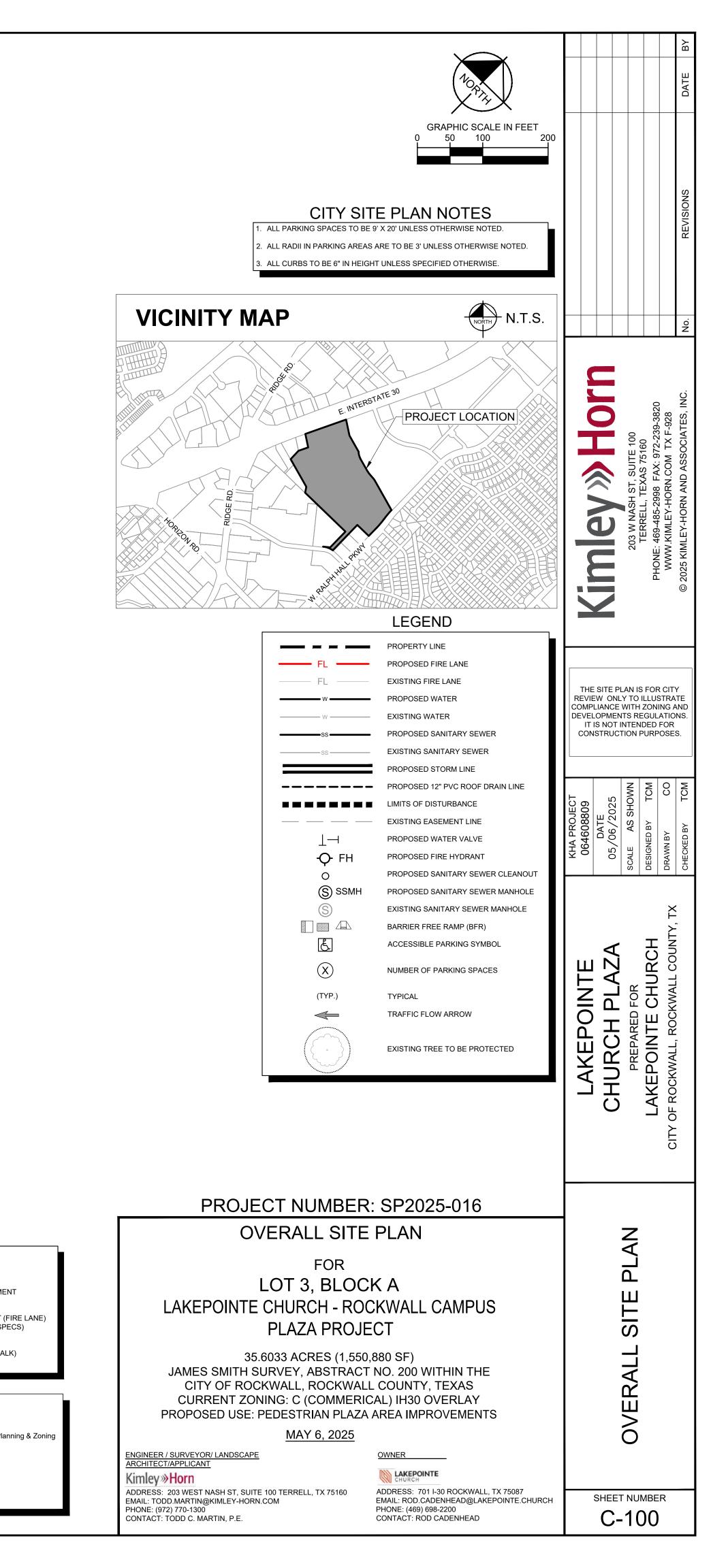




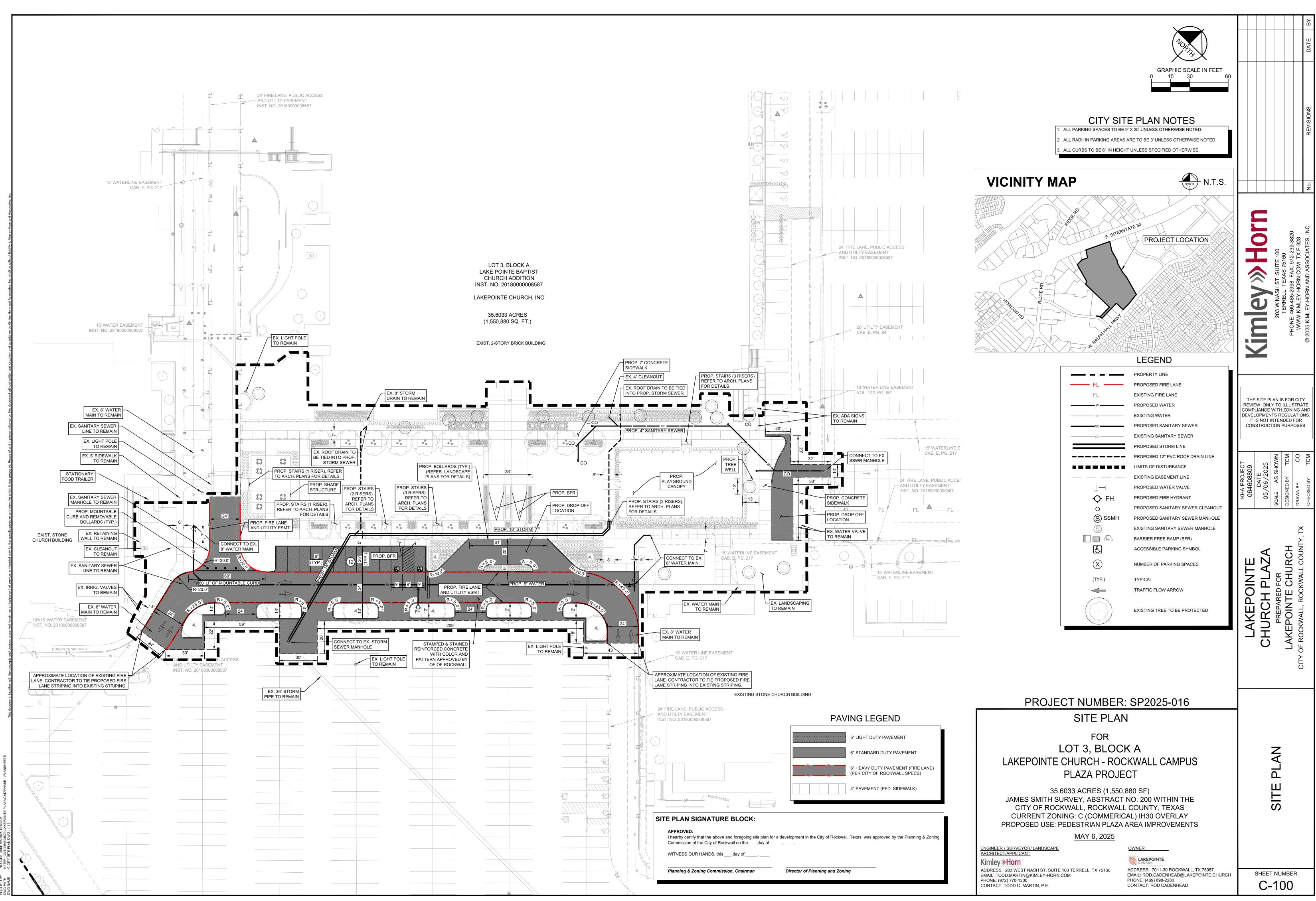
# PAVING LEGEND

	5" LIGHT DUTY PAVEMENT
	6" STANDARD DUTY PAVEMENT
FL	6" HEAVY DUTY PAVEMENT (FIRE L (PER CITY OF ROCKWALL SPECS)
	4" PAVEMENT (PED. SIDEWALK)

Director of Planning and Zoning

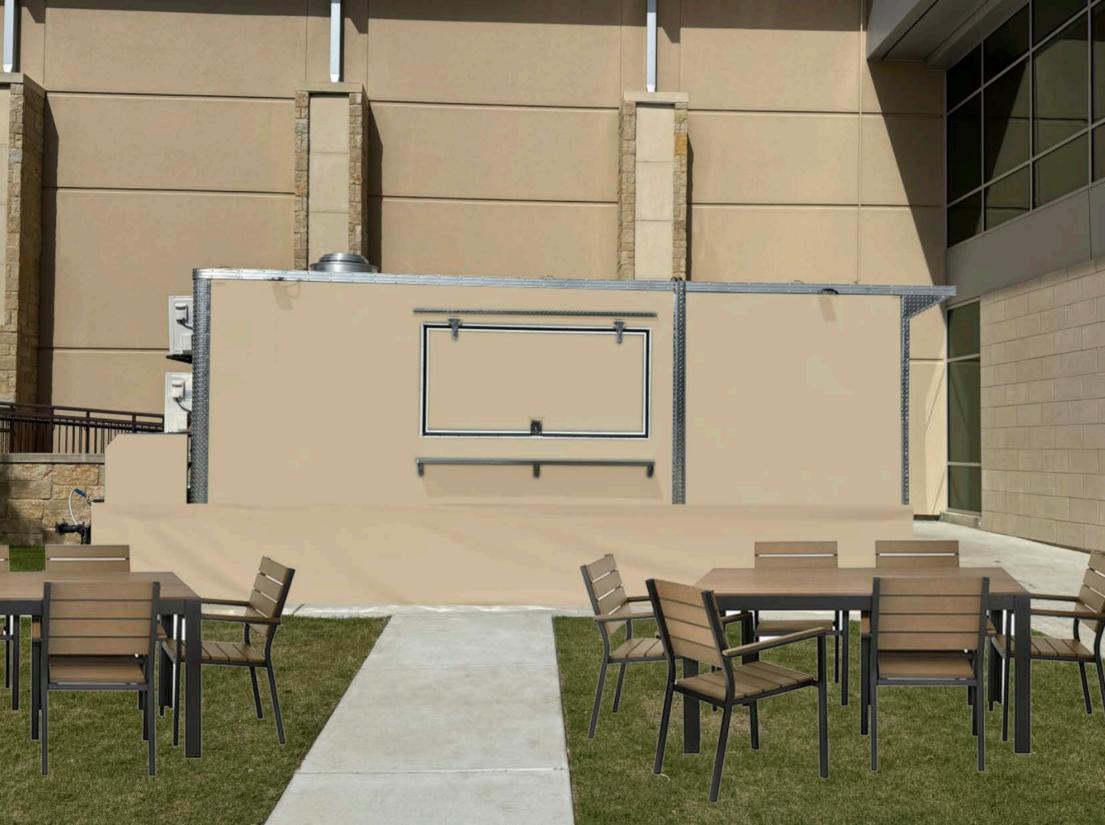


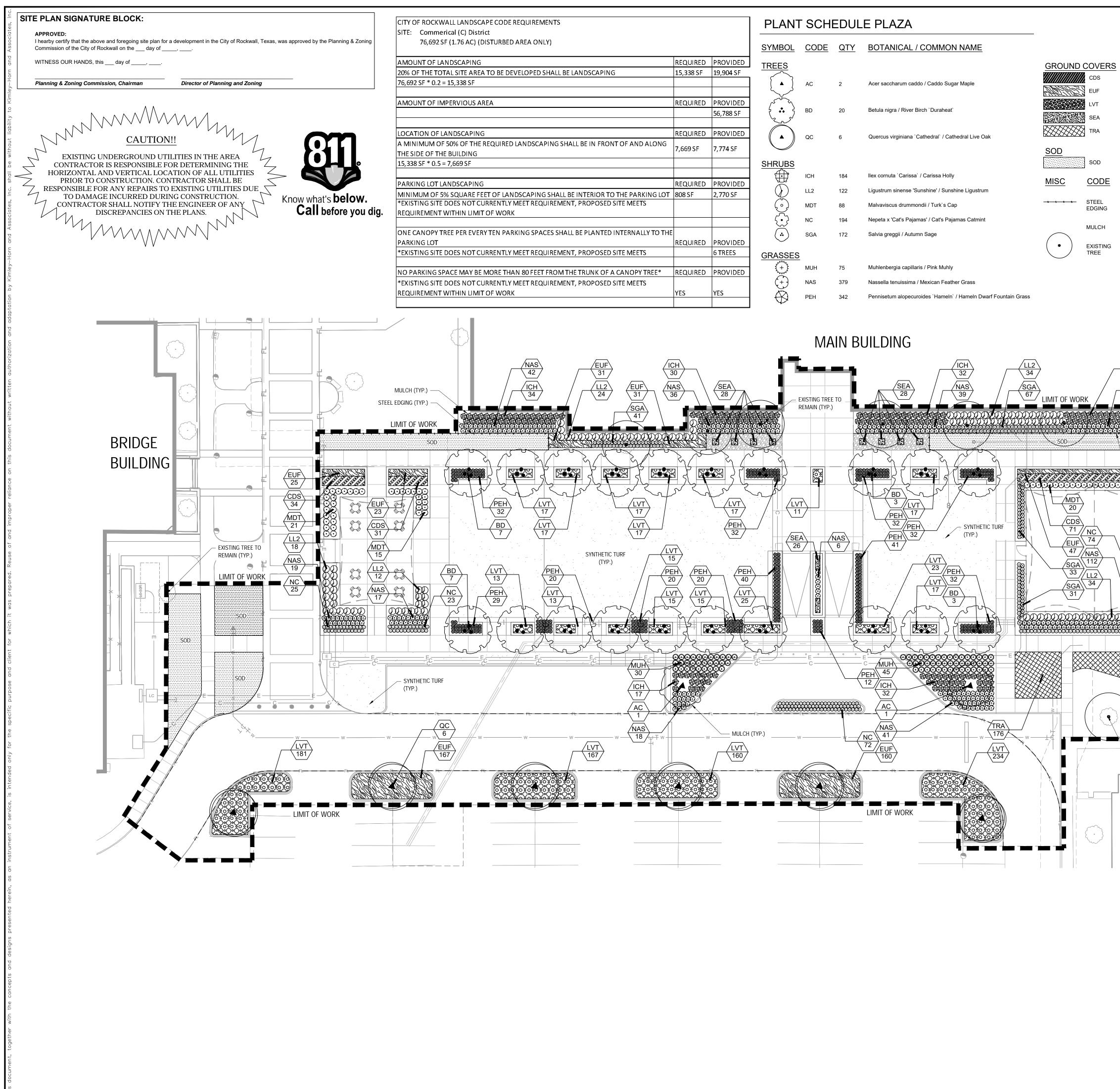




BECK : KH : Lakepointe : x22X34 : xBase\_EastEntry : xExBase : xExEsmt : xExUtil : xHatch : xStrm : xUtil : xBndry : xHard : xPlant : xEi 5 6/6/2025 9:35 AM Y HODGES, JAKE 5/6/2025 10:40 AM

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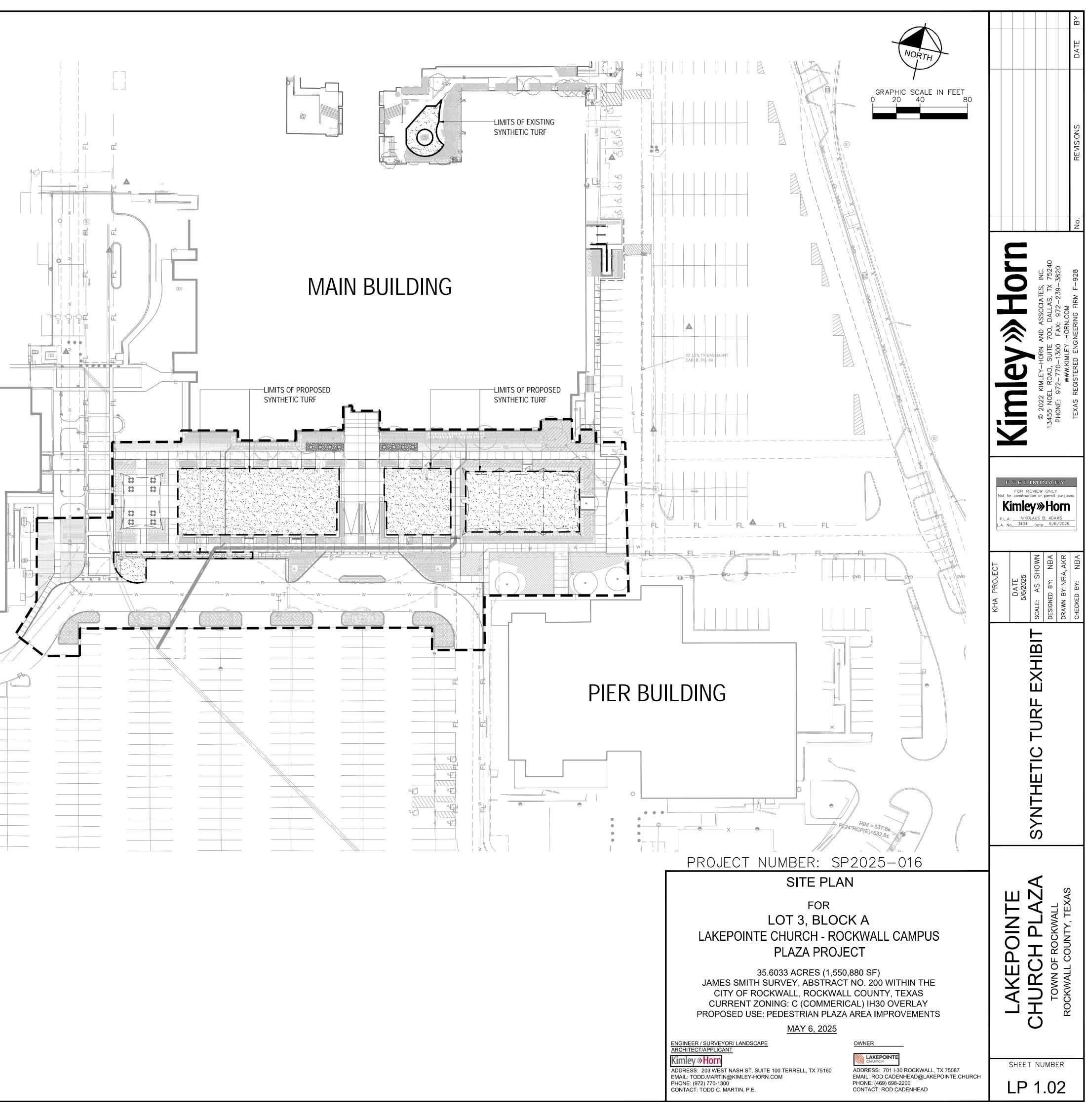


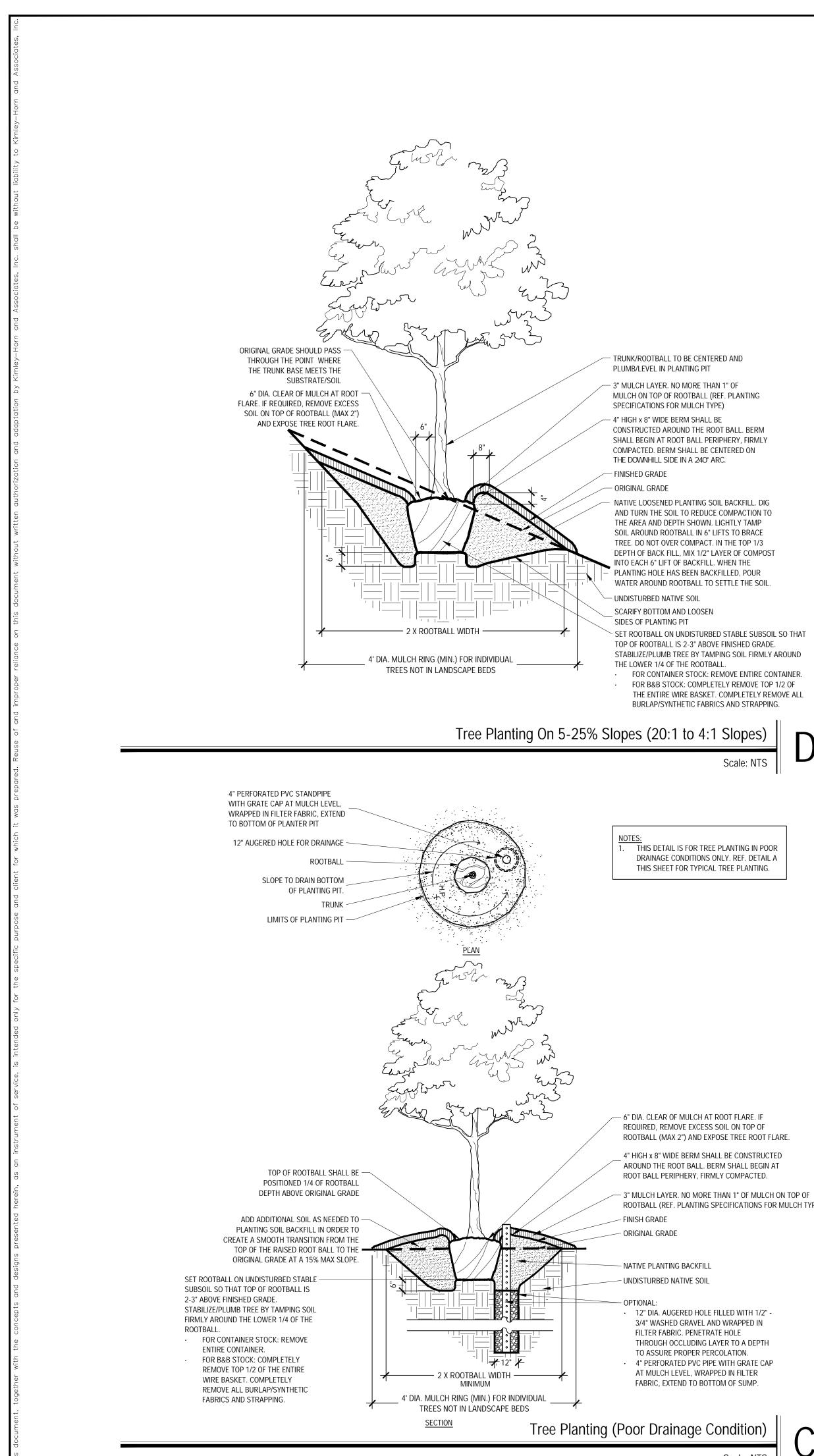


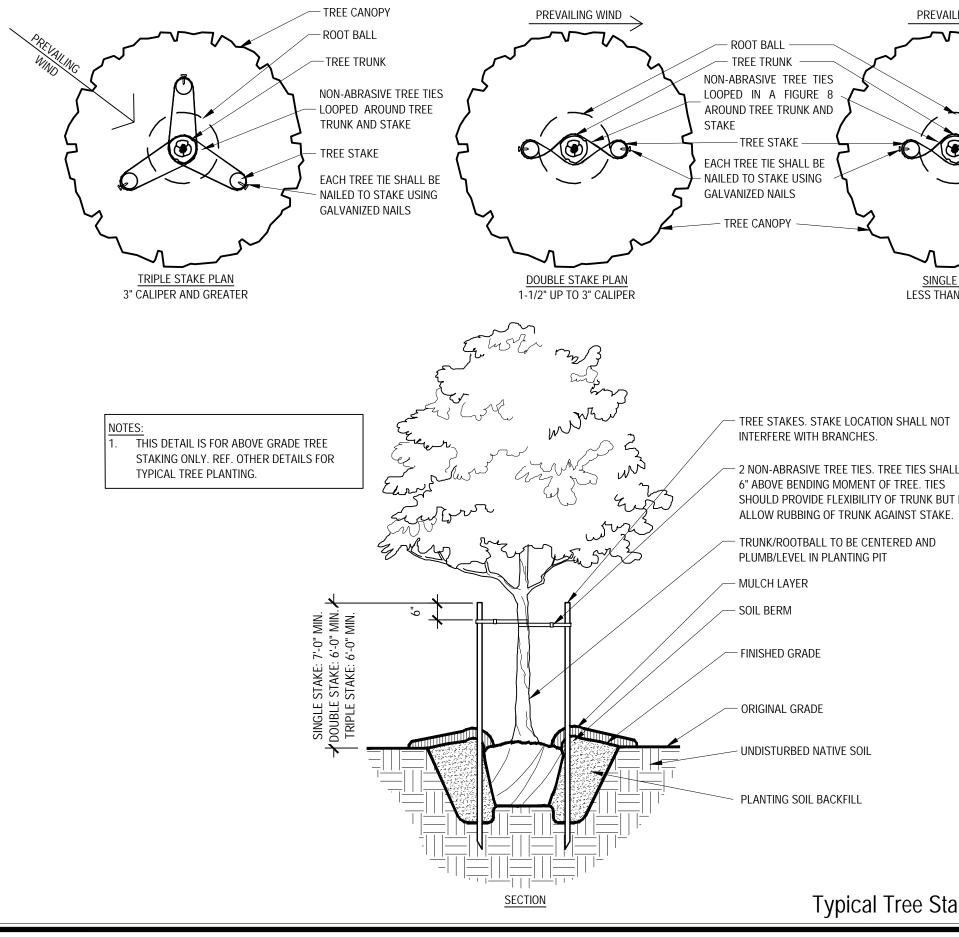
EA ONLY)		
	REQUIRED	PROVIDED
OPED SHALL BE LANDSCAPING	15,338 SF	19,904 SF
	REQUIRED	PROVIDED
		56,788 SF
	REQUIRED	PROVIDED
NDSCAPING SHALL BE IN FRONT OF AND ALONG	7,669 SF	7,774 SF
	REQUIRED	PROVIDED
CAPING SHALL BE INTERIOR TO THE PARKING LOT	808 SF	2,770 SF
ET REQUIREMENT, PROPOSED SITE MEETS		
IG SPACES SHALL BE PLANTED INTERNALLY TO THE		
	REQUIRED	PROVIDED
ET REQUIREMENT, PROPOSED SITE MEETS		6 TREES
30 FEET FROM THE TRUNK OF A CANOPY TREE*	REQUIRED	PROVIDED
ET REQUIREMENT, PROPOSED SITE MEETS		
	YES	YES

PLANT SCHEDULE PLAZA	
SYMBOL CODE QTY BOTANICAL / COMMON NAME	RTH DATE
TREES       AC       2       Acer saccharum caddo / Caddo Sugar Maple       GROUND COVERS         CDS       725       Carex divulsa / Berkeley Sedge	CALE IN FEET
Image: Second and the second and th	
QC       6       Quercus virginiana `Cathedral` / Cathedral Live Oak             Image: Control of the control of	REVISIONS
SOD         SHRUBS         SOD         SOD         3,466 sf         Cynodon dactylon 'TifTuf' / TifTuf Bermuda Grass	
ICH       184       Ilex cornuta `Carissa` / Carissa Holly         MISC       CODE       QTY       BOTANICAL/COMMON NAME         NOTE:       PLANT QUANTITIES ARE PROVIDED FO         ONLY:       IN THE CASE OF A DISCREPANCY, THE         TAKE PRECEDENCE.       MISC       CODE       QTY       BOTANICAL/COMMON NAME	E DRAWING SHALL
MDT       88       Malvaviscus drummondii / Turk`s Cap       Image: Steel Edging EDGING       Steel Edging EDGING         Image: Not in the state of the state	
SGA     172     Salvia greggii / Autumn Sage       •     EXISTING     TBD     Ref. Tree Preservation Plan	
GRASSES     TREE       Image: Stress of the stress o	INC. 75240 3820
(+)       NAS       379       Nassella tenuissima / Mexican Feather Grass         (+)       PEH       342       Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass	DCIATES, LAS, TX '2-239- M FIRM F-
MAIN BUILDING	© 2022 KIMLEY-HORN AND ASSO 13455 NOEL ROAD, SUITE 700, DALI PHONE: 972-770-1300 FAX: 97 WWW.KIMLEY-HORN.CON TEXAS REGISTERED ENGINEERING
Image: Second	PRELIMINARY         FOR REVIEW ONLY         Not for construction or permit purposes.         Kimley Horn         P.L.A.
Intro of WORK	FL FI
PROJECT NUMBER: SP2025-016 SITE PLAN FOR LOT 3, BLOCK A LAKEPOINTE CHURCH - ROCKWALL CAM PLAZA PROJECT 35.6033 ACRES (1,550,880 SF) JAMES SMITH SURVEY, ABSTRACT NO. 200 WITHIN CITY OF ROCKWALL, ROCKWALL COUNTY, TEXA CURRENT ZONING: C (COMMERICAL) HI30 OVERL PROPOSED USE: PEDESTRIAN PLAZA AREA IMPROVEM MAY 6, 2025	A A A A A A A A A A A A A A A A A A A
Kimley »Horn       Image: Second condition of the second conditis and condition of the second condition of the	

SITE PLAN SIGNATURE BLOCK: APPROVED: I hearby 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 \_\_\_\_\_, \_\_\_\_ Planning & Zoning Commission, Chairman Director of Planning and Zoning CAUTION!! EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE Know what's **below. Call before you dig**. TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS. BRIDGE BUILDING . G. •







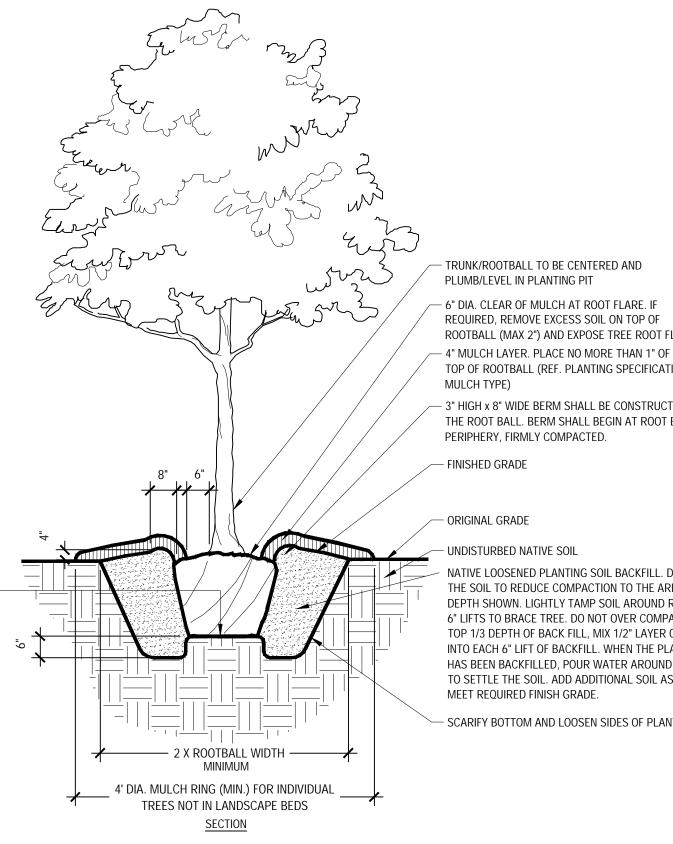
Scale: NTS

ROOTBALL (REF. PLANTING SPECIFICATIONS FOR MULCH TYPE)

Scale: NTS

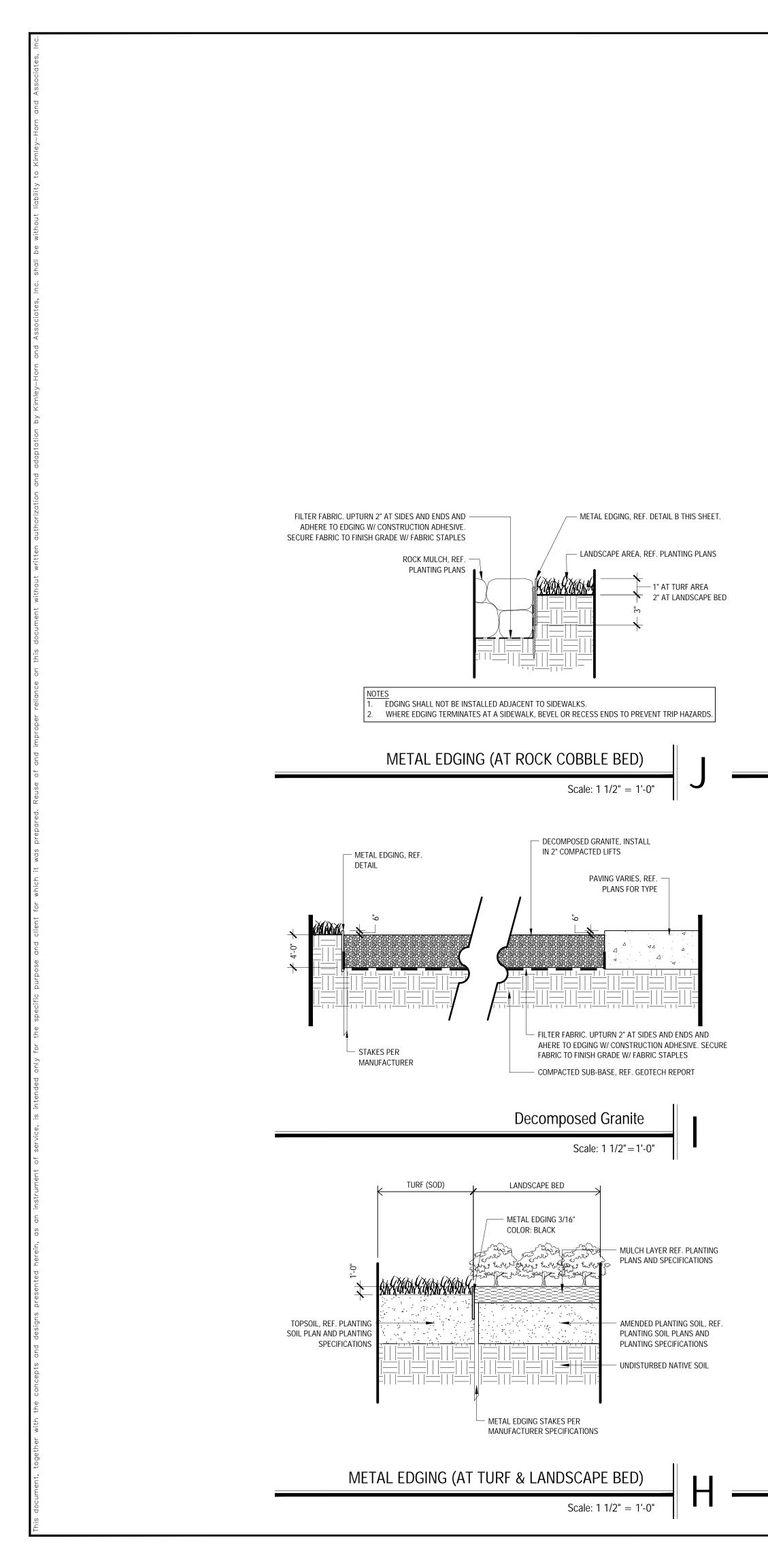
SET ROOTBALL ON UNDISTURBED STABLE -SUBSOIL SO THAT TOP OF ROOTBALL IS 2-3" ABOVE FINISHED GRADE. STABILIZE/PLUMB TREE BY TAMPING SOIL FIRMLY AROUND THE LOWER 1/4 OF THE ROOTBALL.

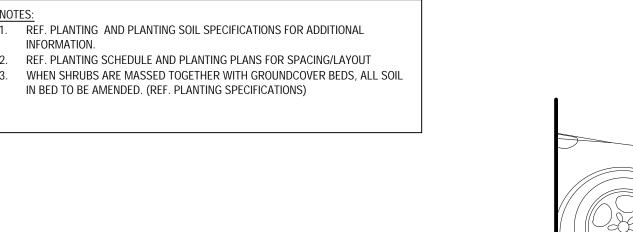
• FOR CONTAINER STOCK: REMOVE ENTIRE CONTAINER. FOR B&B STOCK: COMPLETELY REMOVE TOP 1/2 OF THE ENTIRE WIRE BASKET. COMPLETELY REMOVE ALL BURLAP/SYNTHETIC FABRICS AND STRAPPING.

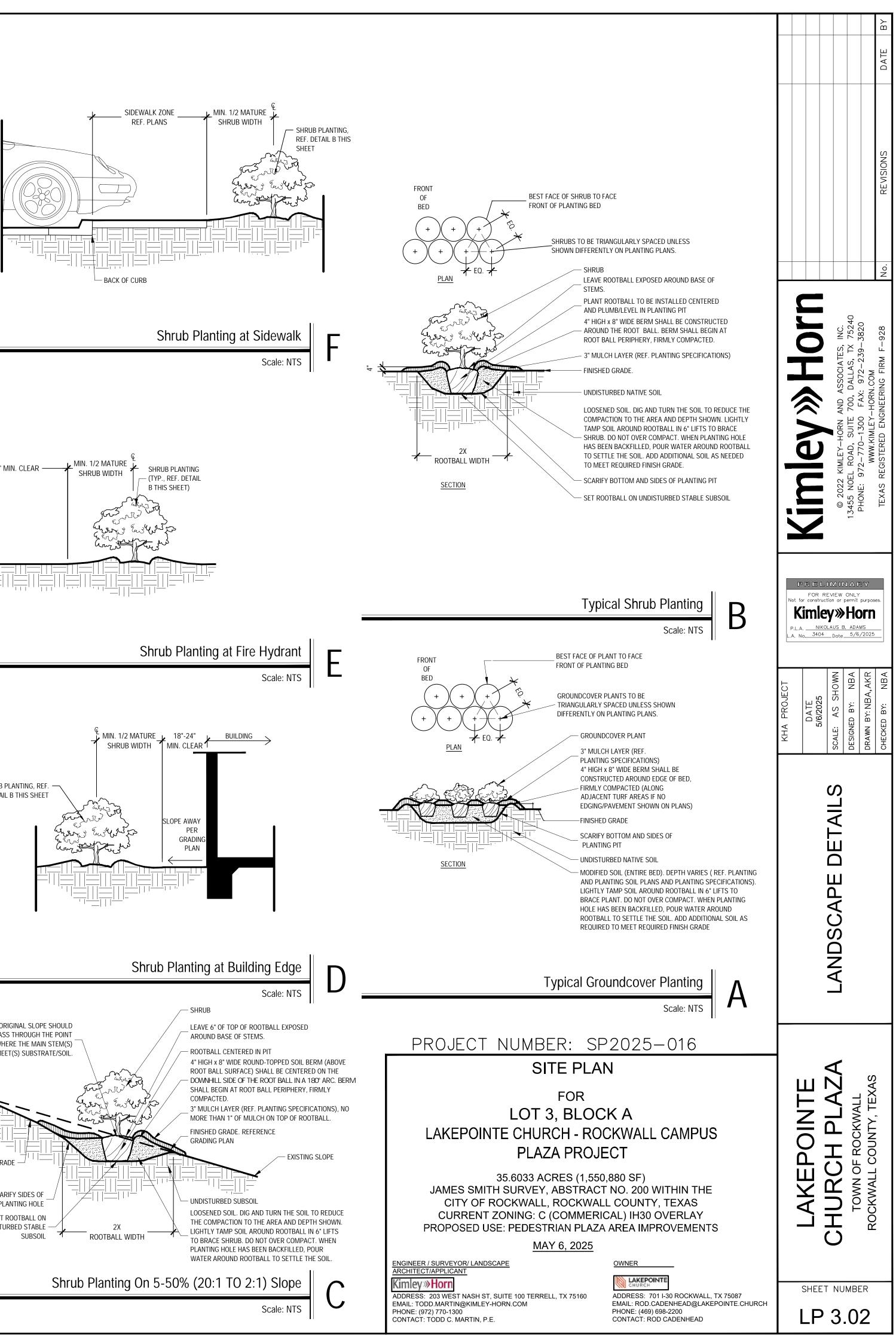


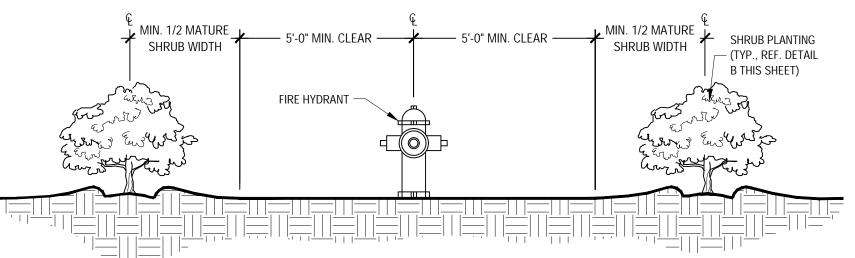
Typical Tree Planting (Up to 3" Ca

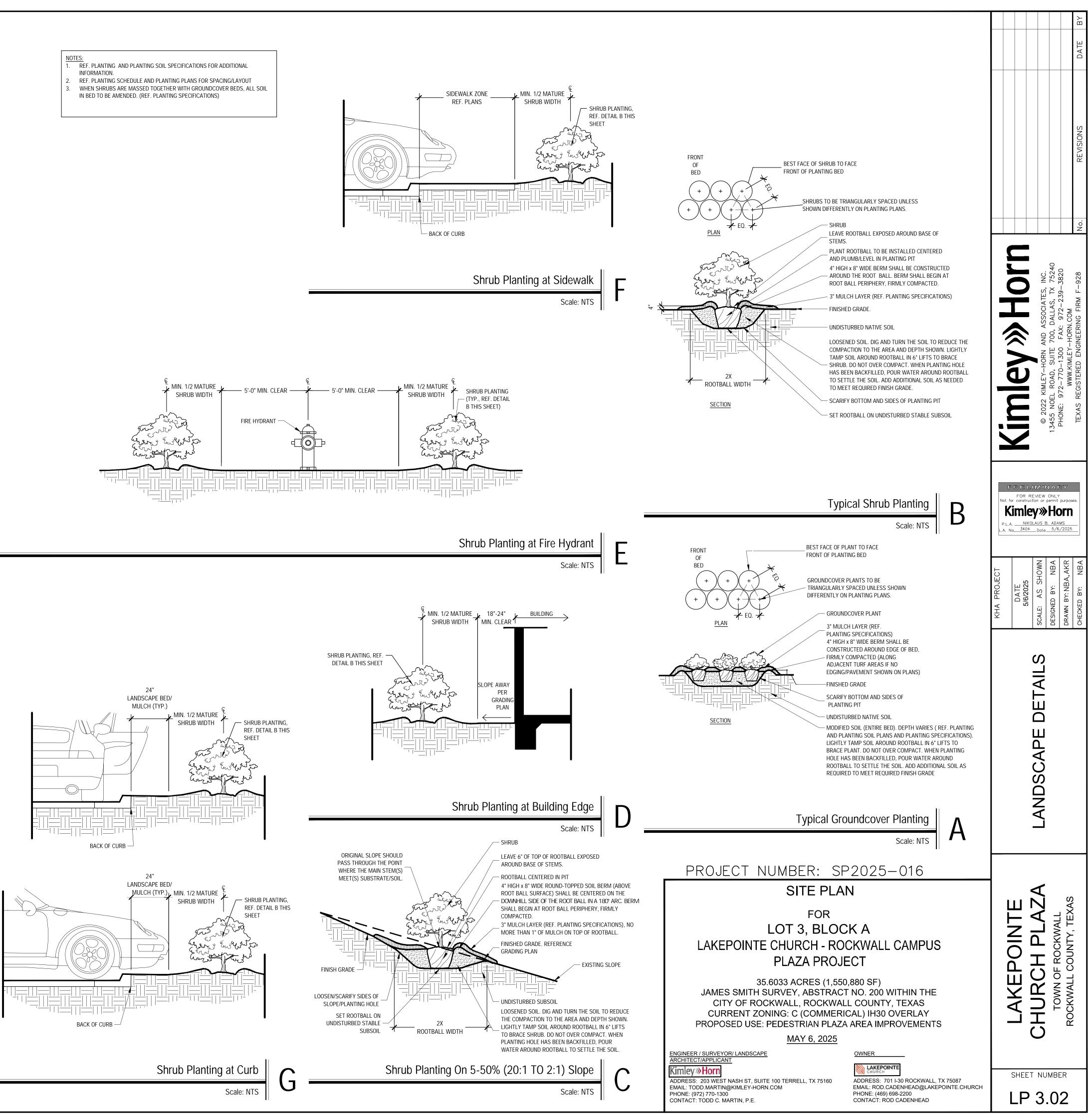
	DATE BY
AILING WIND	REVISIONS
LE STAKE PLAN AN 1-1/2" CALIPER T NLL BE JT NOT E.	Constant       Constant       Constant         Image: Stress in the stand
aking ale: NTS B	PRELIMINARY         FOR REVIEW ONLY         Not for construction or permit purposes.         Kimley & Horn         P.L.A.
FLARE. FMULCH ON TIONS FOR	LANDSCAPE DETAILS
BAL       PROJECT NUMBER: SP2025-016         SITE PLAN       SITE PLAN         FOR       LOT 3, BLOCK A         LOT 3, BLOCK A       LAKEPOINTE CHURCH - ROCKWALL CAMP         ROOTBALL IN       AND         NOTBALL IN       S5.6033 ACRES (1,550,880 SF)         JAMES SMITH SURVEY, ABSTRACT NO. 200 WITHIN TH         CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS         CURRENT ZONING: C (COMMERICAL) IH30 OVERLAY         PROPOSED USE: PEDESTRIAN PLAZA AREA IMPROVEMENT         MAY 6, 2025	,
ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 EMAIL: TODD.MARTIN@KIMLEY-HORN.COM PHONE: (972) 770-1300 CONTACT: TODD C. MARTIN, P.E.	











Inc.	SITE PLAN SIGNATURE BLOCK:	
	APPROVED:	
Associates,	I hearby 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,	
and	WITNESS OUR HANDS, this day of,	
v-Horn	Planning & Zoning Commission, Chairman     Director of Planning and Zoning	
Kimley-		
ity to	GENERAL LANDSCAPE SPECIFICATIONS AND NOTES	
ıt liability	A. SCOPE OF WORK 1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION,	L. DIGGING AND HANDLING 1. PROTECT ROOTS OR E
without	AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED. 2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL	FREEZING, AS NECESSAI PREVENT BREAKAGE AN MILES OR WHICH ARE NO
all be	CERTIFICATION OF ACCEPTABILITY BY THE OWNER. B. PROTECTION OF EXISTING STRUCTURES	WITH AN ANTI-TRANSPIR 2. BALLED AND BURLAPP
Inc. shall	ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE	SUFFICIENT SIZE TO ENC MOVED WITH A BALL SHA BURLAPPED OR CONTAIN
	REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER. C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK	3. PLANTS MARKED "BR"   BE CUT WITHIN THE MINIT
vssociates,	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE	THAT THE ROOTS DO NO 4. PROTECTION OF PALM THE CROWN OF THE PAL
and A	THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT	AS SPECIFIED AFTER THE PER DETAIL.
-Horn	THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX	5. EXCAVATION OF TREE SURFACE AND SUBSURF/ PREPARED SUB- BASES.
Kimley–Horn	<ul> <li>(6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER</li> <li>AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.</li> <li>D. MATERIALS</li> </ul>	M. CONTAINER GROWN STOCK 1. ALL CONTAINER GROWN
yd r	1. GENERAL SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR	ESTABLISHED IN THE CON OF GOOD QUALITY AND AI
adaptatior	AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN. MATERIALS SAMPLES	2. AN ESTABLISHED CONT IN THAT CONTAINER SUFF THE ROOT MASS WILL RE CONTAINER GROWN STOC
and ado	MULCH ONE (1) CUBIC FOOT TOPSOIL ONE (1) CUBIC YARD PLANTS ONE (1) OF EACH VARIETY	3. PLANT ROOTS BOUND II 4. SUBSTITUTION OF NON-
	2. PLANT MATERIALS A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS.	CONTAINER GROWN WILL AND LANDSCAPE ARCHITE
authorization	NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL	N. COLLECTED STOCK WHEN THE USE OF COLLE THE MINIMUM SIZES OF R
	PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO	NURSERY GROWN STOCK
document without written	APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.	PLANTS COLLECTED FRO HAVE BEEN SUCCESSFUL CULTURAL PRACTICES FC
vithaut	B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN	ROOT AND TOP GROWTH P. MATERIALS LIST
nent v	THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.	QUANTITIES NECESSARY CONTRACTOR. QUANTITY OWNER ASSUMES NO LIA
	C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE	THE BIDDERS TAKE OFF / NOTIFIED FOR CLARIFICA SPECIFIED SHALL BE THE
on this	DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE	Q. FINE GRADING
	(1) WEEK PRIOR TO ANTICIPATED DATE. E. TOPSOIL	1. FINE GRADING UNDER PLANTING AREAS THAT H DRAWINGS SHALL BE THE
er reliance	<ol> <li>ASTM D5268, NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, CONSTRUCTION OF THE ADDRESSION OF THE SUBSOIL AND THE ADDRESSION OF TH</li></ol>	2. THE LANDSCAPE CONT ROUGH GRADE UP TO FIN THIS CONTRACTOR SHAL
improper	STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.	GRADING TRACTOR WITH 3. ALL PLANTING AREAS S
and ir	<ol> <li>SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.</li> </ol>	AREAS ADJACENT TO BUI R. PLANTING PROCEDURES
use of	3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING AREAS WITHIN INTERIOR LANDSCAPE ISLANDS AND	1. CLEANING UP BEFORE SURROUNDING AREAS O
d. Reuse	FOUNDATION PLANTINGS. FOR ALL OTHER PLANTING AREAS, TWELVE (12) INCHES OF TOPSOIL MINIMUM TO BE PROVIDED. 4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES	MATERIAL SHALL BE REM MIXED WITH THE SOIL. S WHICH WILL IN ANY WAY
repared.	WHEN EXISTING QUANTITIES ARE INSUFFICIENT. 5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6	ATTENTION OF THE LAND MAKE THE CORRECTIVE I 2. VERIFY LOCATIONS OF
nd spw	INCHES DEEP; DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES. 6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE.	LIMITED TO: ELECTRIC, G TELEPHONE. PROPERLY
which it	7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.	3. SUBGRADE EXCAVATIC IMPORTED LIMEROCK AN DEPTH OF 36". SITE CON
for wh	<ul><li>8. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.</li><li>a. ORGANIC SOIL AMENDMENTS</li></ul>	FINISHED GRADE WITH CI LIMEROCK OR OTHER AD BY SITE CONTRACTOR, A
client	<ol> <li>MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS; FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO</li> </ol>	SHALL CONTACT LANDSC 4. FURNISH NURSERY'S C REQUIRED. INSPECT AND
and	PLANT GROWTH. 2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.	SITE.
purpose	<ol> <li>COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.</li> <li>PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.</li> </ol>	5. GENERAL: COMPLY W GOVERNING LANDSCAPE AS USED IN THE TRADE. I THOROUGHLY WATERED
specific p	<ol> <li>5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.</li> <li>6. WORM CASTINGS: EARTHWORMS.</li> </ol>	UNPROTECTED FOR A PE METHODS CUSTOMARY IN
the spe	b. INORGANIC SOIL AMENDMENTS	6. THE WORK SHALL BE C PLANTING WITH THE IRRIC IRRIGATION ITEMS AND PI
for	<ol> <li>LIME: ASTM C602, CLASS O AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE.</li> </ol>	7. ALL PLANTING PITS SH/ STANDARD FOR NURSER
d only	<ol> <li>SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.</li> </ol>	WITH THE PREPARED PLA WITH WATER BEFORE PL/ ALLOWANCE WILL BE MAI UTILIZE PLANTING DETAIL
intended	3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.	POSITION UNTIL THE PLAN ALL PLANTING SHALL BE THE SUPERVISION OF A C
<u>.</u>	<ol> <li>AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.</li> <li>SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.</li> </ol>	ELIMINATE AIR POCKETS 8. TAKE ALL NECESSARY F
service,	c. PLANTING SOIL MIX	WHILE INSTALLING TREES 9. SOIL MIXTURE SHALL BE EACH PLANTING PIT SHAL
ent of	<ol> <li>PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINICK MATERIALS OR APPROVED EQUAL.</li> <li>PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT</li> </ol>	SPECIFICATIONS OR AS FO - TWO (2) TABLETS PER 1 GAL
as an instrument	ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.	- THREE (3) TABLETS PER 3 G - FOUR (4) TABLETS PER 10 G - LARGER MATERIAL - TWO (2
an in	2. SOD/SEED AREA TOPSOIL ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL	10. TREES AND SHRUBS S PLANT CROWN WILL STAN THE CENTER OF THE PIT.
	SHALL BE NATURAL, FRIABLE, FERTILE, WITH 25% (MIN.) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN, AND 99% MORE	AROUND THE BALL AND S 11. FILL HOLE WITH SOIL N WATER AND ALLOW TO SO
ed herein,	SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL (MIN.) CONTAINER.	THOROUGHLY WET. PAC BALL WITH SOIL MIXTURE THE SIDES AND TOPS OF
presented	I. WATER WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS	12. PRUNING: EACH TREE SHOWN ON THE DRAWING
	DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE,	BRANCHES SHALL BE REN 13. SHRUBS AND GROUND DRAWINGS AND AS INDIC/
d designs	THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER. J. COMMERCIAL FERTILIZER	DEPTH OF 6", REMOVE AN SPECIFIED IN SECTION E.
an	COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED	14. TREE GUYING AND BRA ACCORDANCE WITH THE F THE LANDSCAPE CONTRA
concepts	CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS. FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S	OWNER SHALL NOTIFY TH HARMLESS THE LANDSCA PROPERTY.
the	SPECIFICATIONS: 1. SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL	15. MULCHING: PROVIDE / AREA OF EACH SHRUB BE
er with	2. ANNUALS AND GROUNDCOVERS - OŚMOCOTE/SIERRA BLEND 14-14-14 3. SOD - 8-8-8 FERTILIZER IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24-10-5 FORMULA, 21 GRAM OR EQUAL.	16. HERBICIDE WEED CON FINAL ACCEPTANCE OF W WEED CONTROL BY QUAL
together	THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.	MANUFACTURER'S PRECA PLANTING BEDS WITH AN J RECOMMENDED BY THE M
ment, t	K. MULCH MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL	

AND GRADE

1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING

4 PROTECTION OF PALMS (IF APPLICABLE), ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL

5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS 3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.

CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW. MATERIALS LIST

OUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED. 2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH. HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES. CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OR OWNER.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED. 6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION H). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW. FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES. 9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:

TWO (2) TABLETS PER 1 GAL. PLANT THREE (3) TABLETS PER 3 GAL. PLAN FOUR (4) TABLETS PER 10 GAL, PLANT

- LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER 10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT. THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED

AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING

11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH. 12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.

WINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING. THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY

15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT 16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER

MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION. TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

# WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

# 4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE

13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER. 2 LAWN BED PREPARATION. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE 3 SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM. UTILIZING APPROVED MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A

### DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY. 4. SODDING

SOD AND THOROUGHLY WATERED IN.

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE B THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS

### PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A FOUR INCH MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE

D. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

### 5. SEEDING A. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MIXTURE. FURNISH TO OWNER DEALERS GUARANTEED

S. LAWN SODDING

STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY. B. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED. SEED MIXTURES VARY BY REGION AND SEASON AND SHALL COMPLY WITH STATE DO AND LOCAL SOIL CONSERVATION SERVICE STANDARDS FOR LAWN TURF

- C. DO NOT PERFORM SEEDING IN WINDY CONDITIONS.
- D. SEEDING SHALL BE DISPERSED IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.
- E. PERMANENTLY SEED AND MULCH CUT AND FILL SLOPES AS CONSTRUCTION PROCEEDS TO EXTENT CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVENT IT IS NOT PRACTICAL TO SEED AREAS. SLOPES SHALL BE STABILIZED WITH STRAW MULCH AND TACKIFIER, BONDED FIBER MATRIX, NETTING, BLANKETS OR OTHER MEANS TO REDUCE THE EROSIVE POTENTIAL OF THE AREA.

F. SEED LAWN AREAS BY SOWING EVENLY WITH APPROVED MECHANICAL SEEDER AT RATE OF MINIMUM OF 6 POUNDS PER 1,000 SQUARE FEET. AMOUNT WILL VARY BASED ON VARIETY AND/OR SPECIES. CULTI-PACKER OR PPROVED SIMILAR EQUIPMENT MAY BE USED TO COVER SEED AND TO FORM SEEDBED IN ONE OPERATION. IN AREAS INACCESSIBLE TO CUTI-PACKER. LIGHTLY RAKE SEEDED GROUND WITH FLEXIBLE RAKES AD ROLL WITH WATER BALLAST ROLLER, AFTER ROLLING, MULCH WITH STRAW MULCH AT THE RATE OF 2 TONS PER ACRE.

G. SURFACE LAYER OF SOIL FOR SEEDED AREAS SHALL BE KEPT MOIST DURING GERMINATION PERIOD. WATER SFEDED AREAS TWICE FIRST WEEK TO MINIMUM DEPTH OF 6 INCHES WITH FINE SPRAY AND ONCE PER WEEK THEREAFTER AS NECESSARY TO SUPPLEMENT NATURAL RAIN TO EQUIVALENT OF 6 INCHES DEPTH. H. CONTRACTOR TO REAPPLY SEED AS NECESSARY IN ORDER TO GET ALL SEEDED AREAS ESTABLISHED AS INTENDED.

# 6 LAWN MAINTENANCE

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) INCHES. CONTRACTOR TO DETERMINE IF SITE IS IN A DROUGHT RESTRICTION AREA AND MUST FOLLOW CITY/ COUNTY PROTOCOL IF ANY ARE IN PLACE T. CLEAN-UP

LIPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

- U. PLANT MATERIAL MAINTENANCE ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING. LTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GU SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR LINTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION
- MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE. V. MAINTENANCE (ALTERNATE BID ITEM) 1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.
- W. GUARANTEE 1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
- 2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 90 CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
- 3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER. 4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE. THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE
- PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTH PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE. X. FINAL INSPECTION AND ACCEPTANCE OF WORK
- FINAL INSPECTION AT THE END OF THE GUARANTEE PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

# PLANTING NOTES

- 1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. 2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION
- FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
- 3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
- REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION. 5. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPI FMFNTATION. CONTRACTOR SHALL REPLACE. PLANT. OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER. 6. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- 7. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN. 8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH,
- UNLESS OTHERWISE SPECIFIED. 9. PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE
- EASEMENT, PROVIDE IRRIGATION AS NECESSARY 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT
- DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY. 11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- 12. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD AND IRRIGATED. 13. ALL LANDSCAPE BEDS TO HAVE TOPSOIL/BEDDING MIX THAT MEETS LANDSCAPE SPECIFICATIONS. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN. 14. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE
- NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. 15. ALL DISTURBED AREAS IN R.O.W. TO BE RE-ESTABLISHED WITH BERMUDA SEED OR SOD AND IRRIGATED UNLESS OTHERWISE SHOWN ON PLANS.
- 16. ALL TREES TO BE PLACED A MINIMUM OF 4' FROM ANY UTILITY.

# CITY OF ROCKWALL LANDSCAPE CODE REQUIREME SITE: Commerical (C) District 76,692 SF (1.76 AC) (DISTURBED AREA ONL AMOUNT OF LANDSCAPING 20% OF THE TOTAL SITE AREA TO BE DEVELOPED 76,692 SF \* 0.2 = 15,338 SF AMOUNT OF IMPERVIOUS AREA LOCATION OF LANDSCAPING A MINIMUM OF 50% OF THE REQUIRED LANDSCA THE SIDE OF THE BUILDING. 15,338 SF \* 0.5 = 7,669 SF PARKINGLOTLANDSCAPING MINIMUM OF 5% SQUARE FEET OF LANDSCAPING \*EXISTING SITE DOES NOT CURRENTLY MEET REQ REQUIREMENT WITHIN LIMIT OF WORK ONE CANOPY TREE PER EVERY TEN PARKING SPAC PARKING LOT \*EXISTING SITE DOES NOT CURRENTLY MEET REQU NO PARKING SPACE MAY BE MORE THAN 80 FEET \*EXISTING SITE DOES NOT CURRENTLY MEET REQU

REQUIREMENT WITHIN LIMIT OF WORK

PLANT SCHEDULE PLAZA						
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS	HORN AND ASS SUITE 700, DA -1300 FAX: 9 IMLEY-HORN.C
TREES						
	AC	2	Acer saccharum caddo / Caddo Sugar Maple	4" cal, 14`-16` ht, 6`-8` spr	Full, Straight, Single Leader. Trunks shall be wrapped for 1 year after installation to prevent sun scald.	
	BD	20	Betula nigra / River Birch `Duraheat`	4" cal, 12`-14` ht, 5`-6` spr	Full, 2 trunks @ 2" cal. ea.	© 2022 KI 13455 NOEL PHONE: 97 TEXAS REC
	QC	6	Quercus virginiana `Cathedral` / Cathedral Live Oak	4" cal, 14` ht, 7` spr	Full, Straight, Single Leader	
SHRUBS				0.4%		
	ICH	184	Ilex cornuta `Carissa` / Carissa Holly	24" ht, 24" spr, 30" oc	Full	PRELIMINARY FOR REVIEW ONLY
$\sum_{i=1}^{n}$	LL2	122	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum	36" ht, 36" spr, 36" oc	Full	Not for construction or permit purposes.
رم می کر	MDT	88	Malvaviscus drummondii / Turk`s Cap	24" ht, 24" spr, 30" oc	Full	P.L.ANIKOLAUS B. ADAMS
$\mathbf{\dot{\cdot}}$	NC	194	Nepeta x 'Cat's Pajamas' / Cat's Pajamas Catmint	12" ht, 12" spr, 18" oc	Full	L.A. No <u>3404</u> Date <u>5/6/2025</u>
	SGA	172	Salvia greggii / Autumn Sage	18" ht, 12" spr, 18" oc	Full	
GRASSES	8					OWN NBA NBA NBA
	MUH	75	Muhlenbergia capillaris / Pink Muhly	24" ht, 30" oc	Full	
(+)	NAS	379	Nassella tenuissima / Mexican Feather Grass	18" ht, 24" oc	Full	BY: N S 202
$\overline{\otimes}$	PEH	342	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass	s 12" ht, 24" oc	Full	KHA PRC DATE 5/6/203 SCALE: AS DESIGNED BY DRAWN BY: N CHECKED BY:
GROUND	COVERS					CH DR SC
	CDS	725	Carex divulsa / Berkeley Sedge	12" ht, 12" spr, 18" oc	Full, 1 gallon min.	
ADM2	EUF	597	Euonymus fortunei `Coloratus` / Purple-leaf Winter Creeper	8" ht, 8" spr, 18" oc	Full, 1 gallon min.	S S
	LVT	991	Liriope muscari `Variegata` / Variegated Lily Turf	12" ht, 12" spr, 18" oc	Full, 1 gallon min.	
	SEA	82	Seasonal Color	12" ht, 12" oc	Full, owner to provide final direction on selected plants.	AIL A
	TRA	1,060	Trachelospermum asiaticum `Asiatic` / Asiatic Jasmine	8" ht, 8" spr, 18" oc	Full, 1 gallon min.	
<u>SOD</u>	SOD	3,466 sf	Cynodon dactylon 'TifTuf' / TifTuf Bermuda Grass	N/A	Solid sod, rolled tight with sand filled joints, 100% weed, disease, and pest free.	
MISC	CODE	<u>QTY</u>	BOTANICAL/COMMON NAME	SPECIFICATIONS		APE
- <del></del>	STEEL EDGING	TBD	Steel Edging	3/16" x 6", Black		
$\frown$	MULCH	TBD	Shredded Hardwood Mulch	3" depth. All trees in sod to rec	ceive a 4' dia. mulch ring	ANDSC
•	EXISTING TREE	TBD	Ref. Tree Preservation Plan			LAN
	CASE OF A D		CY, THE DRAWING SHALL PRC	JECT NUM	BER: SP2025-016	
	IZE. ALL PLA	NTINGS AR	GHT AND SPREAD, NOT E EXPECTED TO MEET		SITE PLAN	ЦДАЧ
			D FOR THE FIRST YEAR INT SUN SCALD.			
				LO	Г 3, BLOCK A	
			LA		JRCH - ROCKWALL CAMPUS	
				FL/	AZA PROJECT	
			(	MES SMITH SURVE CITY OF ROCKWA CURRENT ZONING:	ACRES (1,550,880 SF) EY, ABSTRACT NO. 200 WITHIN THE LL, ROCKWALL COUNTY, TEXAS C (COMMERICAL) IH30 OVERLAY STRIAN RI 474 AREA IMPROVEMENTS	

PLANT SCHEDULE PLAZA						
SYMBOL	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS	HORN AND ASS SUITE 700, DA -1300 FAX: 9 IMLEY-HORN.C
TREES	AC	2	Acer saccharum caddo / Caddo Sugar Maple	4" cal, 14`-16` ht, 6`-8` spr	Full, Straight, Single Leader. Trunks shall be wrapped for 1 year after installation to prevent sun scald.	MLEY-H ROAD, 22-770- WWW.K SISTERE
	BD	20	Betula nigra / River Birch `Duraheat`	4" cal, 12`-14` ht, 5`-6` spr	Full, 2 trunks @ 2" cal. ea.	© 2022 KI 13455 NOEL PHONE: 97 TEXAS REC
	QC	6	Quercus virginiana `Cathedral` / Cathedral Live Oak	4" cal, 14` ht, 7` spr	Full, Straight, Single Leader	
<u>SHRUBS</u>						
Ð	ICH	184	llex cornuta `Carissa` / Carissa Holly	24" ht, 24" spr, 30" oc	Full	PRELIMINARY
$\bigcirc$	LL2	122	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum	36" ht, 36" spr, 36" oc	Full	FOR REVIEW ONLY Not for construction or permit purposes.
Ô	MDT	88	Malvaviscus drummondii / Turk`s Cap	24" ht, 24" spr, 30" oc	Full	Kimley         Horn
< <u>.</u> }	NC	194	Nepeta x 'Cat's Pajamas' / Cat's Pajamas Catmint	12" ht, 12" spr, 18" oc	Full	P.L.A. <u>NIKOLAUS B. ADAMS</u> L.A. No. <u>3404</u> Date <u>5/6/2025</u>
Â	SGA	172	Salvia greggii / Autumn Sage	18" ht, 12" spr, 18" oc	Full	
GRASSES	;					O AKR NBA NBA
	MUH	75	Muhlenbergia capillaris / Pink Muhly	24" ht, 30" oc	Full	
$\begin{pmatrix} \\ + \end{pmatrix}$	NAS	379	Nassella tenuissima / Mexican Feather Grass	18" ht, 24" oc	Full	ATE ATE BY: NI
$\overline{\mathfrak{S}}$	PEH	342	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass	12" ht, 24" oc	Full	
GROUND						KHA 5 Scale: DESIGNE DRAWN CHECKE
		725	Carex divulsa / Berkeley Sedge	12" ht, 12" spr, 18" oc	Full, 1 gallon min.	
SULCUR.	EUF	597	Euonymus fortunei `Coloratus` / Purple-leaf Winter Creeper	8" ht, 8" spr, 18" oc	Full, 1 gallon min.	
	LVT	991	Liriope muscari `Variegata` / Variegated Lily Turf	12" ht, 12" spr, 18" oc	Full, 1 gallon min.	
	SEA	82	Seasonal Color	12" ht, 12" oc	Full, owner to provide final direction on selected plants.	All
	TRA	1,060	Trachelospermum asiaticum `Asiatic` / Asiatic Jasmine	8" ht, 8" spr, 18" oc	Full, 1 gallon min.	
SOD						
	SOD	3,466 sf	Cynodon dactylon 'TifTuf' / TifTuf Bermuda Grass	N/A	Solid sod, rolled tight with sand filled joints, 100% weed, disease, and pest free.	
MISC	CODE	<u>QTY</u>	BOTANICAL/COMMON NAME	SPECIFICATIONS		APE
- <del>• • • • •</del>	STEEL EDGING	TBD	Steel Edging	3/16" x 6", Black		CC
$\frown$	MULCH	TBD	Shredded Hardwood Mulch	3" depth. All trees in sod to rec	eive a 4' dia. mulch ring	ANDSC
•	EXISTING TREE	TBD	Ref. Tree Preservation Plan			A A
	CASE OF A D		DED FOR CONVENIENCE CY, THE DRAWING SHALL	JECT NUM	BER: SP2025-016	
	IZE. ALL PLAI	NTINGS AR	IGHT AND SPREAD, NOT E EXPECTED TO MEET		SITE PLAN	
NOTE: TREE T						
FOLLOWING IN						
					F 3, BLOCK A JRCH - ROCKWALL CAMPUS	
					AZA PROJECT	
					ACRES (1,550,880 SF)	Ц Щ 💭 🖥 🚽 I
			C	MES SMITH SURVE CITY OF ROCKWA CURRENT ZONING:	EY, ABSTRACT NO. 200 WITHIN THE LL, ROCKWALL COUNTY, TEXAS C (COMMERICAL) IH30 OVERLAY	

1ENTS		
LY)		
	REQUIRED	PROVIDED
SHALL BE LANDSCAPING	15,338 SF	19,904 SF
	REQUIRED	PROVIDED
	REQUIRED	56,788 SF
		50,700 51
	REQUIRED	PROVIDED
PING SHALL BE IN FRONT OF AND ALONG	7,669 SF	7,774 SF
	REQUIRED	PROVIDED
G SHALL BE INTERIOR TO THE PARKING LOT	808 SF	2,770 SF
UIREMENT, PROPOSED SITE MEETS		
CES SHALL BE PLANTED INTERNALLY TO THE		
	REQUIRED	PROVIDED
UIREMENT, PROPOSED SITE MEETS		6 TREES
FROM THE TRUNK OF A CANOPY TREE*	REQUIRED	PROVIDED
UIREMENT, PROPOSED SITE MEETS		
	YES	YES

A		
	•	

PROPOSED USE: PEDESTRIAN PLAZA AREA MAY 6, 2025

NGINEER / SURVEYOR/ LANDSCAPE RCHITECT/APPLICANT (imley»Horn

OWNE

ADDRESS: 701 I-30 ROCKWALL, TX 75087 EMAIL: ROD.CADENHEAD@LAKEPOINTE.CHURCH PHONE: (469) 698-2200 CONTACT: ROD CADENHEAD

SHEET NUMBER LP 3.03

Ř

PHONE: (972) 770-1300 CONTACT: TODD C. MARTIN, P.E.

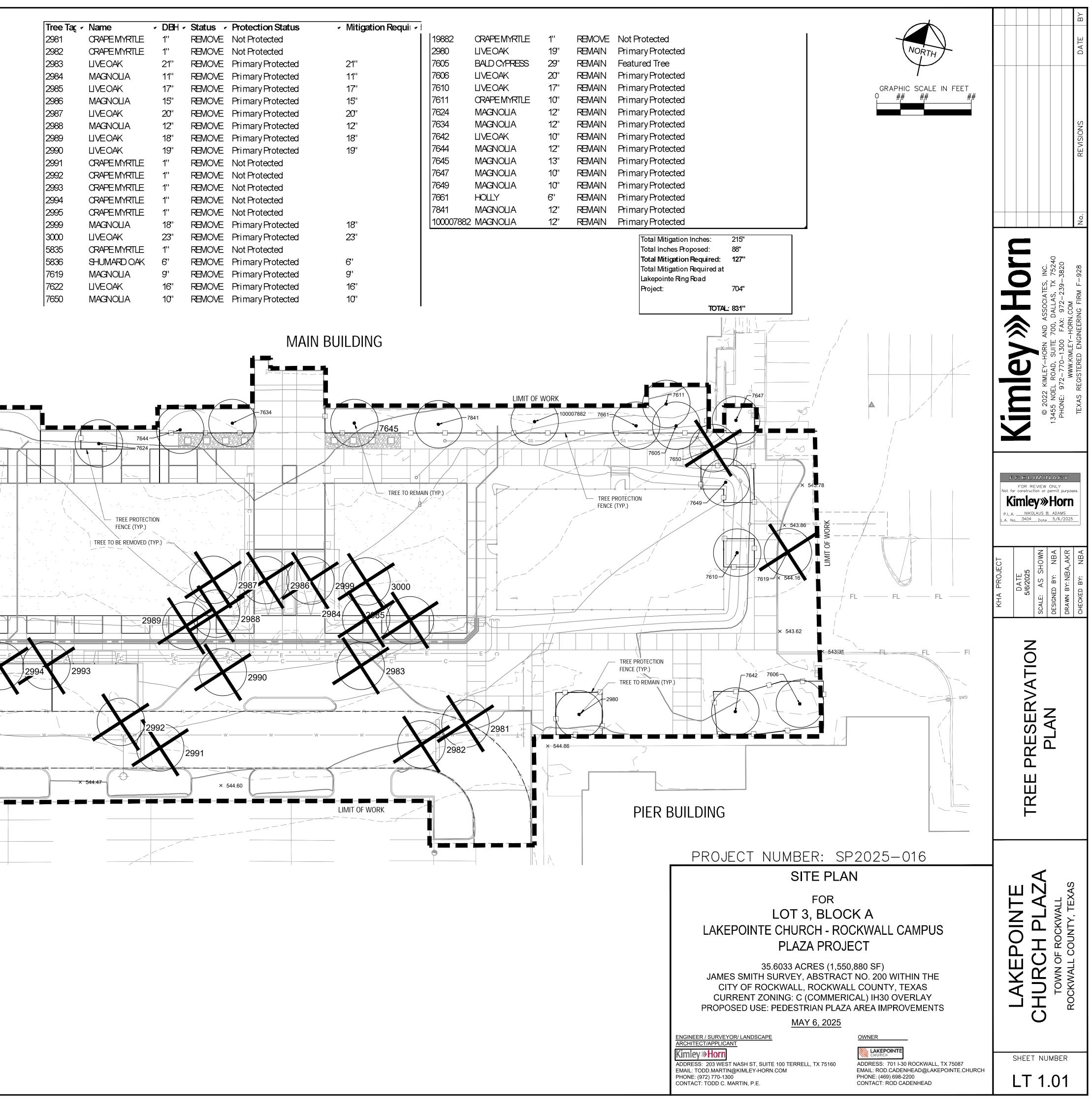
ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 EMAIL: TODD.MARTIN@KIMLEY-HORN.COM

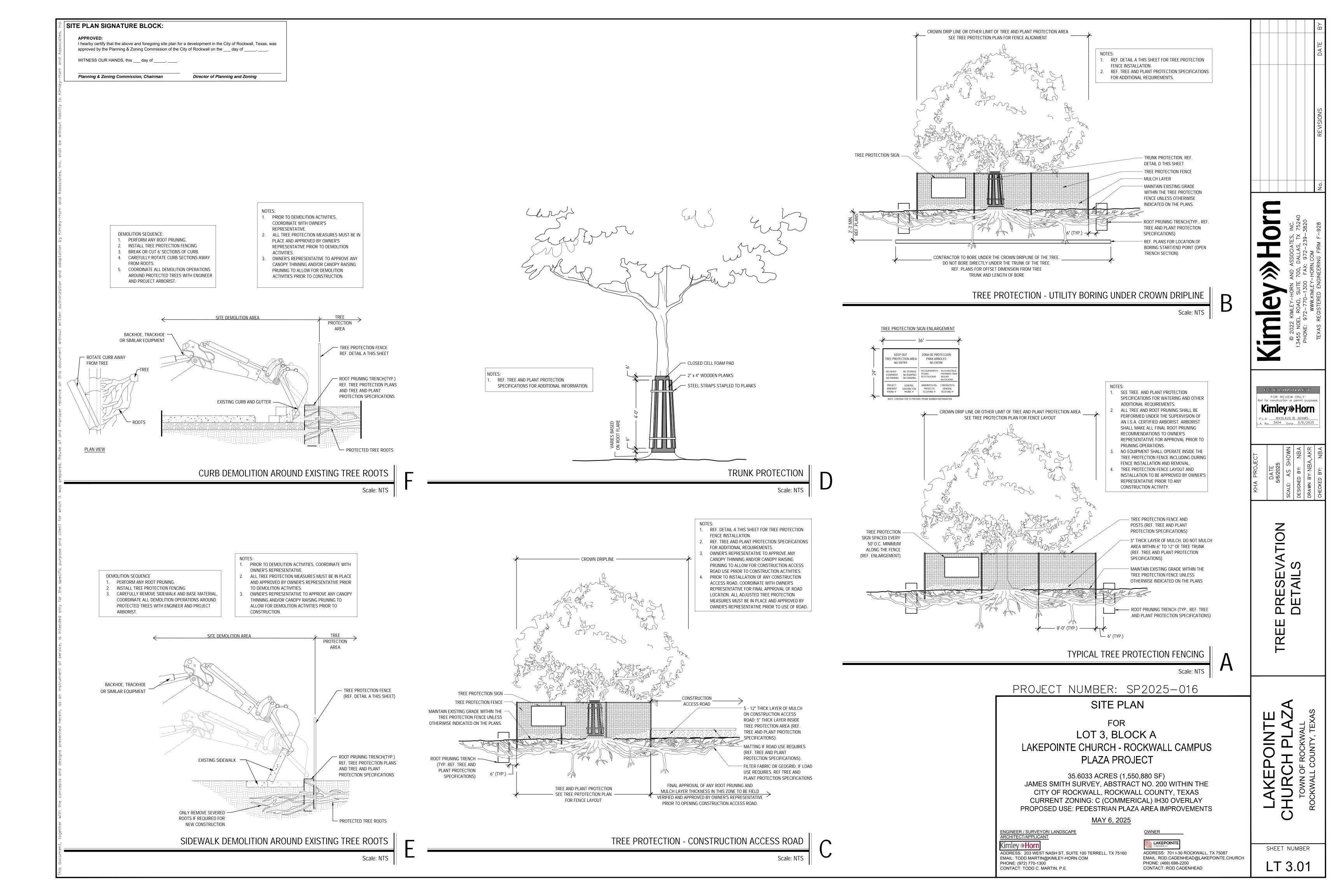
LAKEPOINT

JNTY, TEXAS	
H30 OVERLAY	
<b>IMPROVEMENTS</b>	
R	

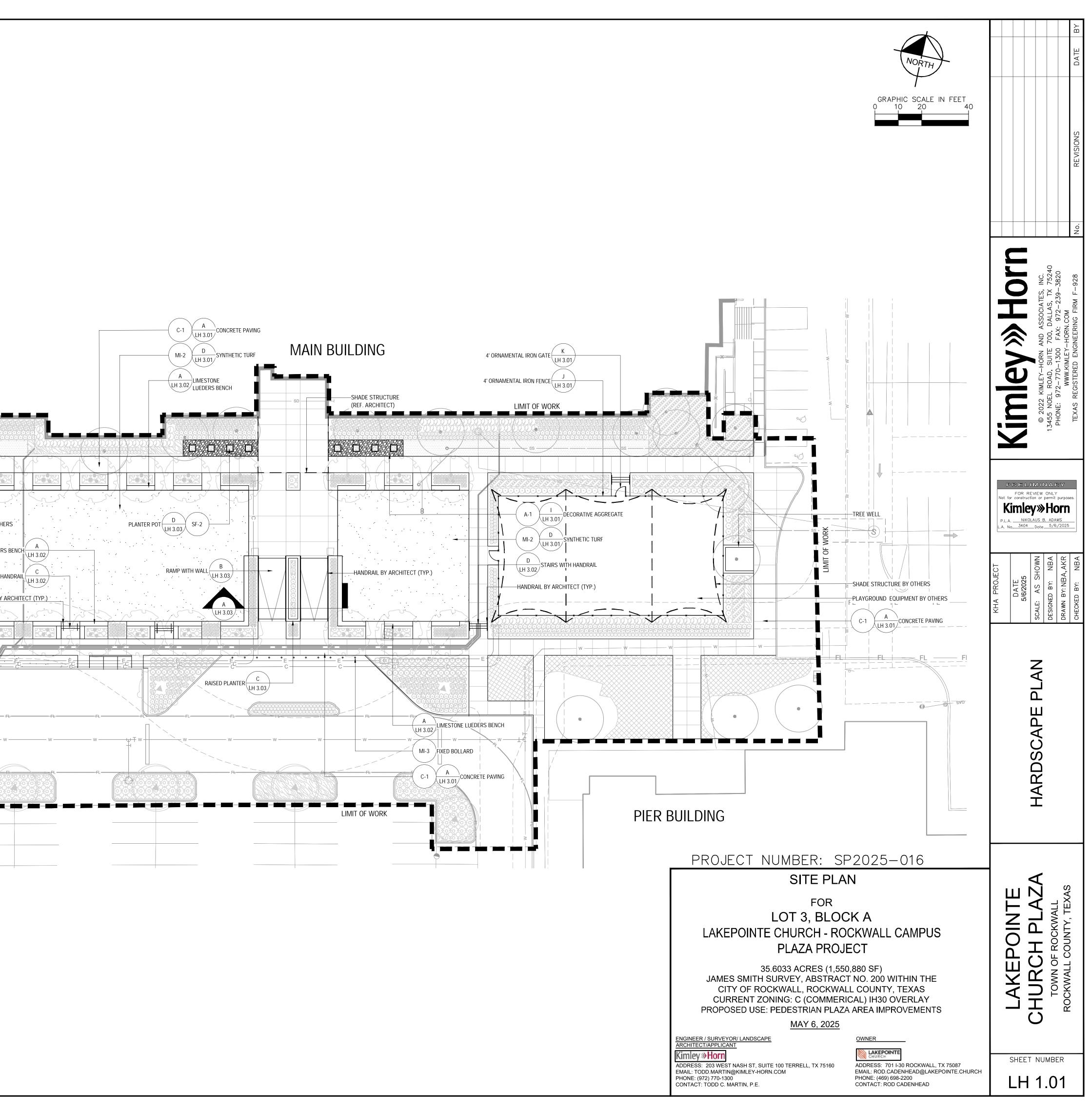
SITE PLAN SIGNATURE BLOCK: APPROVED: I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_. WITNESS OUR HANDS, this <u>day of</u>, \_\_\_\_\_, Planning & Zoning Commission, Chairman Director of Planning and Zoning  $\square$ EXISTING UNDERGROUND UTILITIES IN THE AREA 1 CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE Know what's **below. Call before you dig**. TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS. DISCREPANCIES ON THE PLANS. LIMIT OF WORK BRIDGE BUILDING \_\_\_\_\_  $\bigcirc$  $\bigcirc$ 00 Ø TREE TO BE REMOVED (TYP.) × 544.62 544 19882 - LIMIT OF WORK LEGEND TREE TO BE REMOVED TREE TO REMAIN . TREE PROTECTION FECING

Tree Tac ᠇	Name	*	DBH +	Status 🕝	Protection Status	- Mitigation Requi				
2981	ORAPEMYRTLE		1''	REMOVE	Not Protected		19882	ORAPEMYRTLE	1''	REI\
2982	ORAPEMYRTLE		1''	REMOVE	Not Protected		2980	ЦVЕОАК	19'	REI\
2983	LIVEOAK		21''	REMOVE	Primary Protected	21''	7605	BALD CYPRESS	29'	REN
2984	MAGNOLIA		11''	REMOVE	Primary Protected	11''	7606	ЦVЕОАК	20'	REN
2985	LIVEOAK		17'	REMOVE	Primary Protected	17''	7610	ЦVЕОАК	17''	REI
2986	MAGNOLIA		15'	REMOVE	Primary Protected	15'	7611	CRAPEMYRTLE	10'	REN
2987	LIVEOAK		20'	REMOVE	Primary Protected	20'	7624	MAGNOLIA	12'	REI\
2988	MAGNOLIA		12'	REMOVE	Primary Protected	12'	7634	MAGNOLIA	12'	REN
2989	LIVEOAK		18''	REMOVE	Primary Protected	18'	7642	ЦVЕОАК	10'	REI
2990	LIVEOAK		19'	REMOVE	Primary Protected	19'	7644	MAGNOLIA	12'	REN
2991	CRAPEMYRTLE		1''	REMOVE	Not Protected		7645	MAGNOLIA	13''	REI
2992	CRAPEMYRTLE		1''	REMOVE	Not Protected		7647	MAGNOLIA	10'	REN
2993	CRAPEMYRTLE		1''	REMOVE	Not Protected		7649	MAGNOLIA	10'	REN
2994	ORAPEMYRTLE		1''	REMOVE	Not Protected		7661	HOLLY	6'	REI\
2995	ORAPEMYRTLE		1''	REMOVE	Not Protected		7841	MAGNOLIA	12'	REI\
2999	MAGNOLIA		18''	REMOVE	Primary Protected	18'	100007882	MAGNOLIA	12'	REI
3000	ЦVЕОАК		23''	REMOVE	Primary Protected	23'				
5835	ORAPEMYRTLE		1''	REMOVE	Not Protected					
5836	SHUMARD OAK		6'	REMOVE	Primary Protected	6'				
7619	MAGNOLIA		g'	REMOVE	Primary Protected	9'				
7622	ЦVЕОАК		16'	REMOVE	Primary Protected	16'				
7650	MAGNOLIA		10'	REMOVE	Primary Protected	10'				
			-		····· , · · · · · · · · · · · ·					





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SITE PLAN SIGNATURE BLOCK:

### APPROVED:

I hearby 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 \_\_\_\_\_, \_\_\_\_.

Planning & Zoning Commission, Chairman

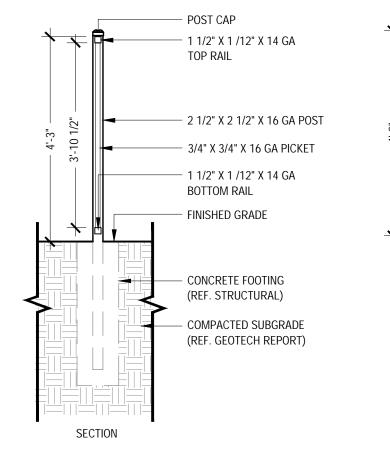
Director of Planning and Zoning

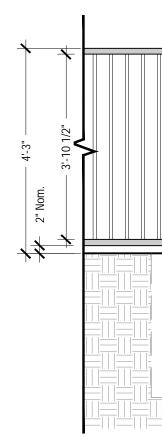
# NOTE:

1. STRUCTURAL ENGINEERING BY OTHERS. 3. ALL EXPOSED STONE / WOOD / CONCRETE SHALL RECEIVE STONE / WOOD / CONCRETE SEALANT. REFER TO MATERIALS SCHEDULE FOR MATERIALS AND SPECIFICATIONS. 4. CONTRACTOR SHALL REMOVE ALL EXCESS POLYMERIC SAND PRIOR TO WETTING PAVER AREAS. 5. CONCRETE DEPTH VARIES DEPENDING ON USE. REFERENCE CITY OF PLANO STANDARDS. 6. REFERENCE LANDSCAPE PLANS FOR MATERIALS AND FINISHES OF STEPS.

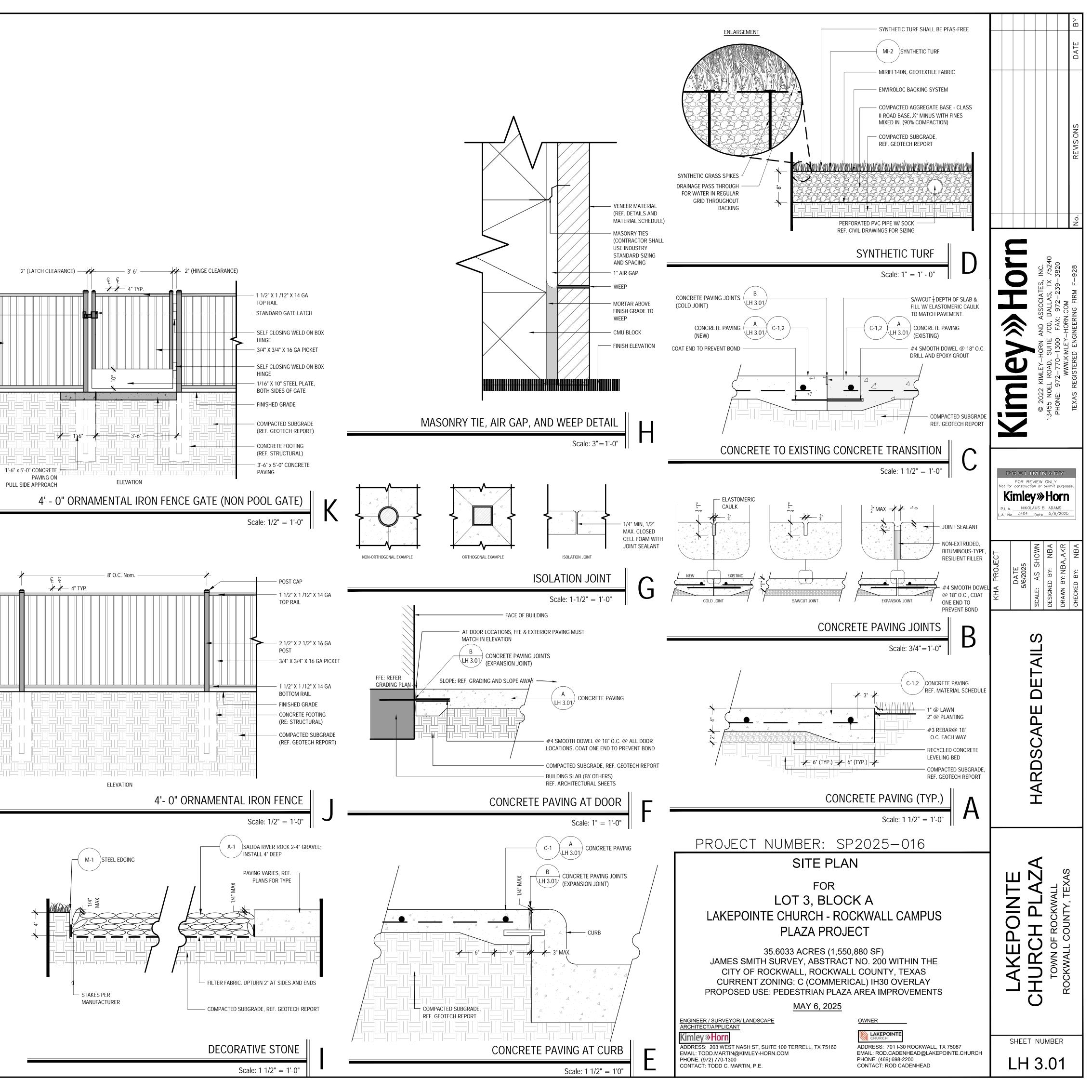
LANDINGS, AND ELEVATIONS OF ADJACENT WALLS.

- THESE DETAILS ARE INTENDED TO SHOW DESIGN INTENT ONLY. THE CONTRACTOR
- SHALL PREPARE SHOP DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER, LICENSED TO PRACTICE IN THE STATE OF TEXAS, FOR REVIEW AND
- APPROVAL BY THE LANDSCAPE ARCHITECT, PRIOR TO ANY FABRICATION AND/OR
- CONSTRUCTION.





++



SITE PLAN SIGNATURE BLOCK:

### APPROVED:

I hearby 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 <u>day of</u>, <u>...</u>,

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

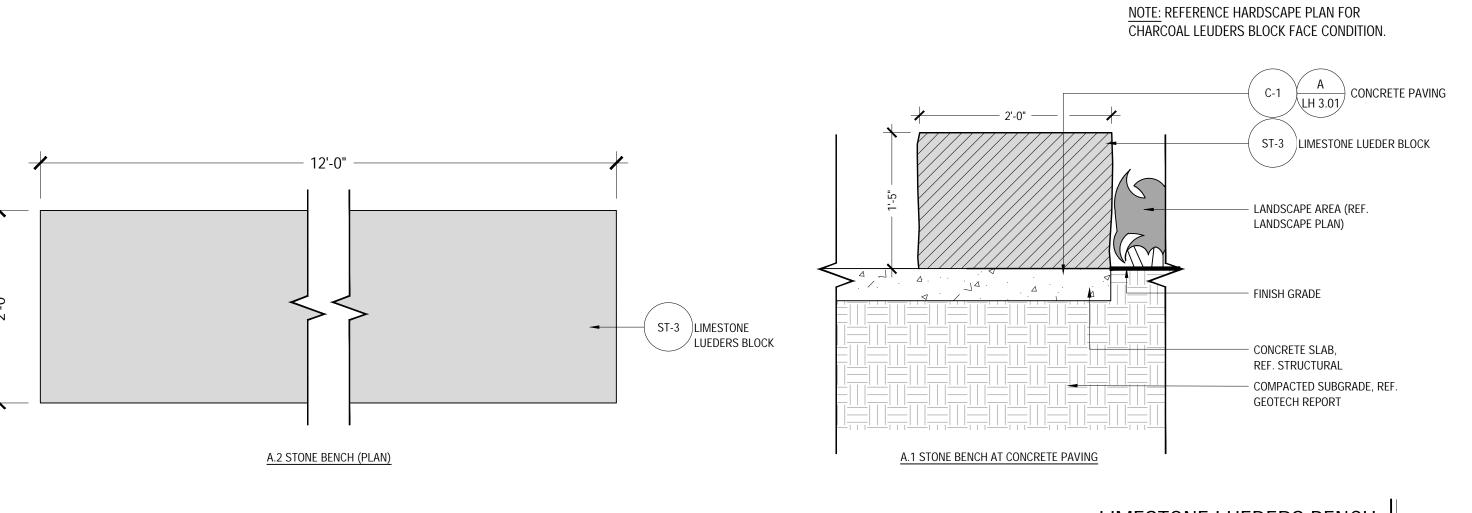
## NOTE:

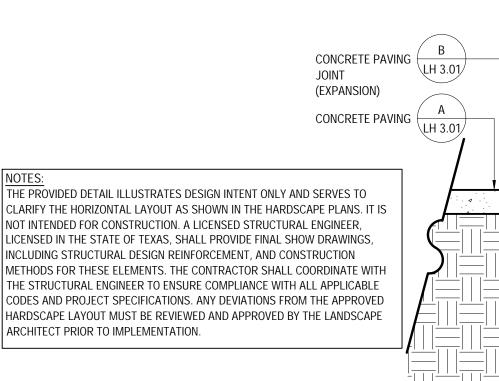
1. STRUCTURAL ENGINEERING BY OTHERS. 3. ALL EXPOSED STONE / WOOD / CONCRETE SHALL RECEIVE STONE / WOOD / CONCRETE SEALANT. REFER TO MATERIALS SCHEDULE FOR MATERIALS AND SPECIFICATIONS. 4. CONTRACTOR SHALL REMOVE ALL EXCESS POLYMERIC SAND PRIOR TO WETTING PAVER AREAS. 5. CONCRETE DEPTH VARIES DEPENDING ON USE. REFERENCE CITY OF PLANO STANDARDS. 6. REFERENCE LANDSCAPE PLANS FOR MATERIALS AND FINISHES OF STEPS, LANDINGS, AND ELEVATIONS OF ADJACENT WALLS.

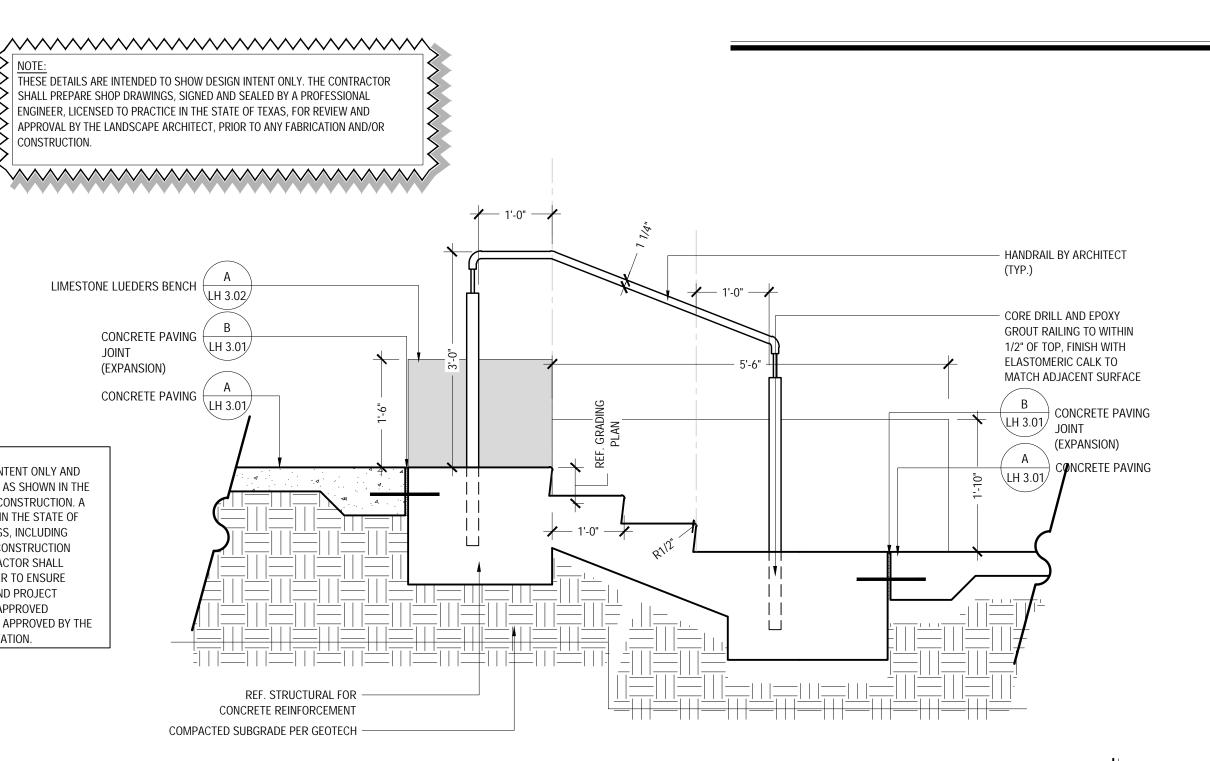
THE PROVIDED DETAIL ILLUSTRATES DESIGN INTENT ONLY AND SERVES TO CLARIFY THE HORIZONTAL LAYOUT AS SHOWN IN THE HARDSCAPE PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. A LICENSED STRUCTURAL ENGINEER, LICENSED IN THE STATE OF TEXAS, SHALL PROVIDE FINAL SHOW DRAWINGS, INCLUDING STRUCTURAL DESIGN REINFORCEMENT, AND CONSTRUCTION METHODS FOR THESE ELEMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE STRUCTURAL ENGINEER TO ENSURE COMPLIANCE WITH ALL APPLICABLE CODES AND PROJECT SPECIFICATIONS. ANY DEVIATIONS FROM THE APPROVED HARDSCAPE LAYOUT MUST BE REVIEWED AND APPROVED BY THE

LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION.

_	DTE: IESE DETAILS ARE INTENDED TO SHOW DESIGN INTENT ONLY. THE CONTRACTOR
	IALL PREPARE SHOP DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL
	GINEER, LICENSED TO PRACTICE IN THE STATE OF TEXAS, FOR REVIEW AND
	PROVAL BY THE LANDSCAPE ARCHITECT, PRIOR TO ANY FABRICATION AND/OR
CC	INSTRUCTION.



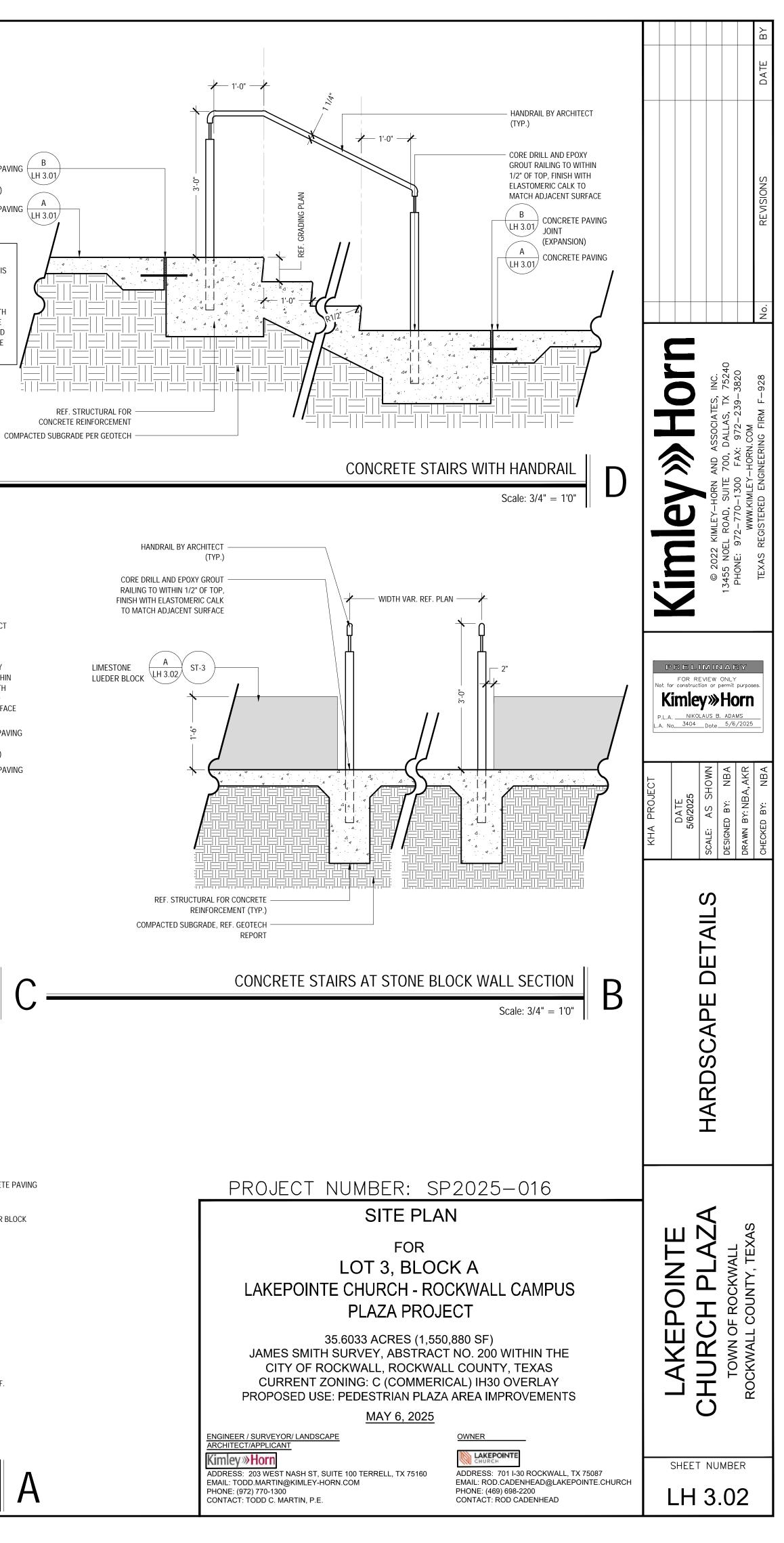


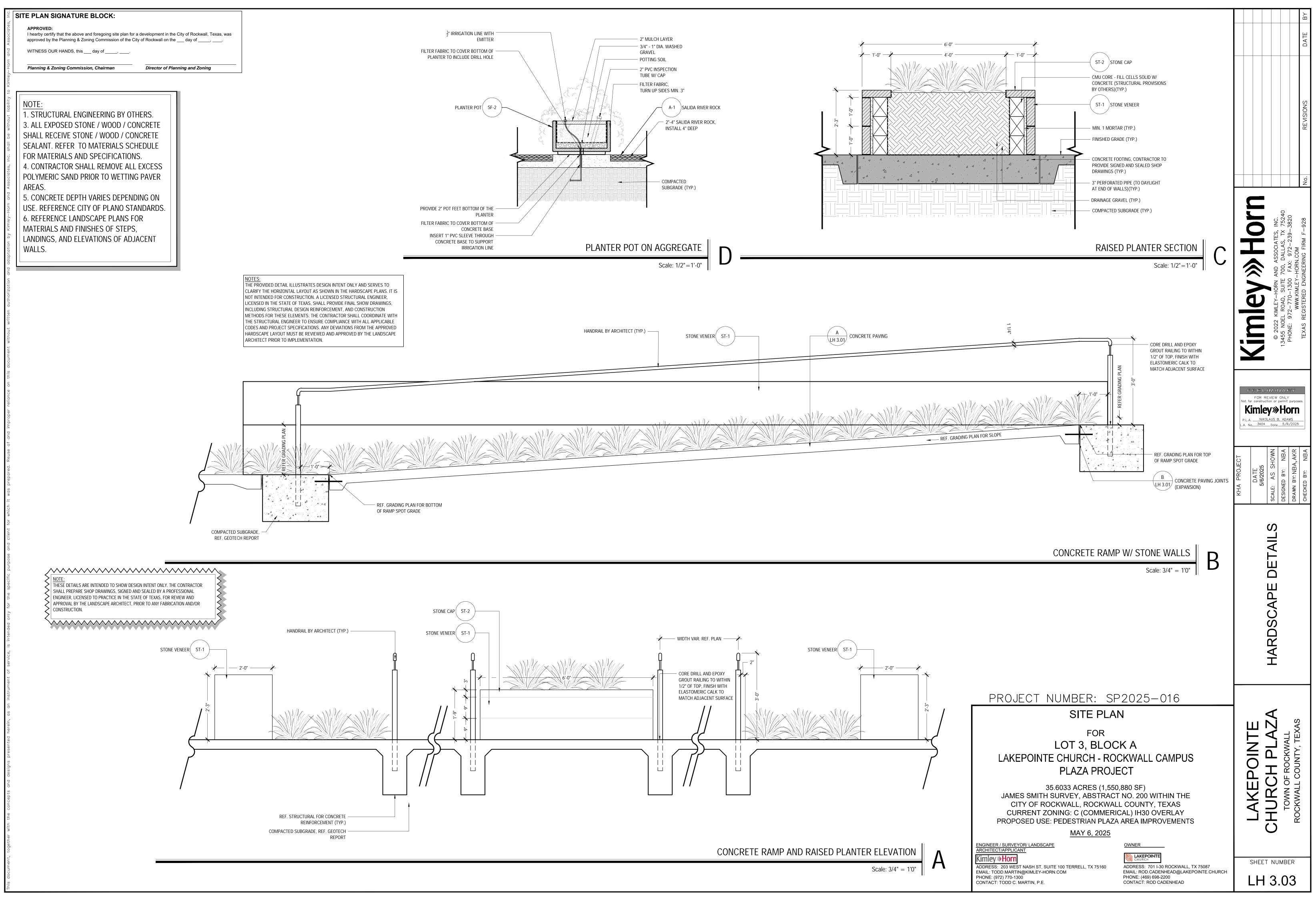


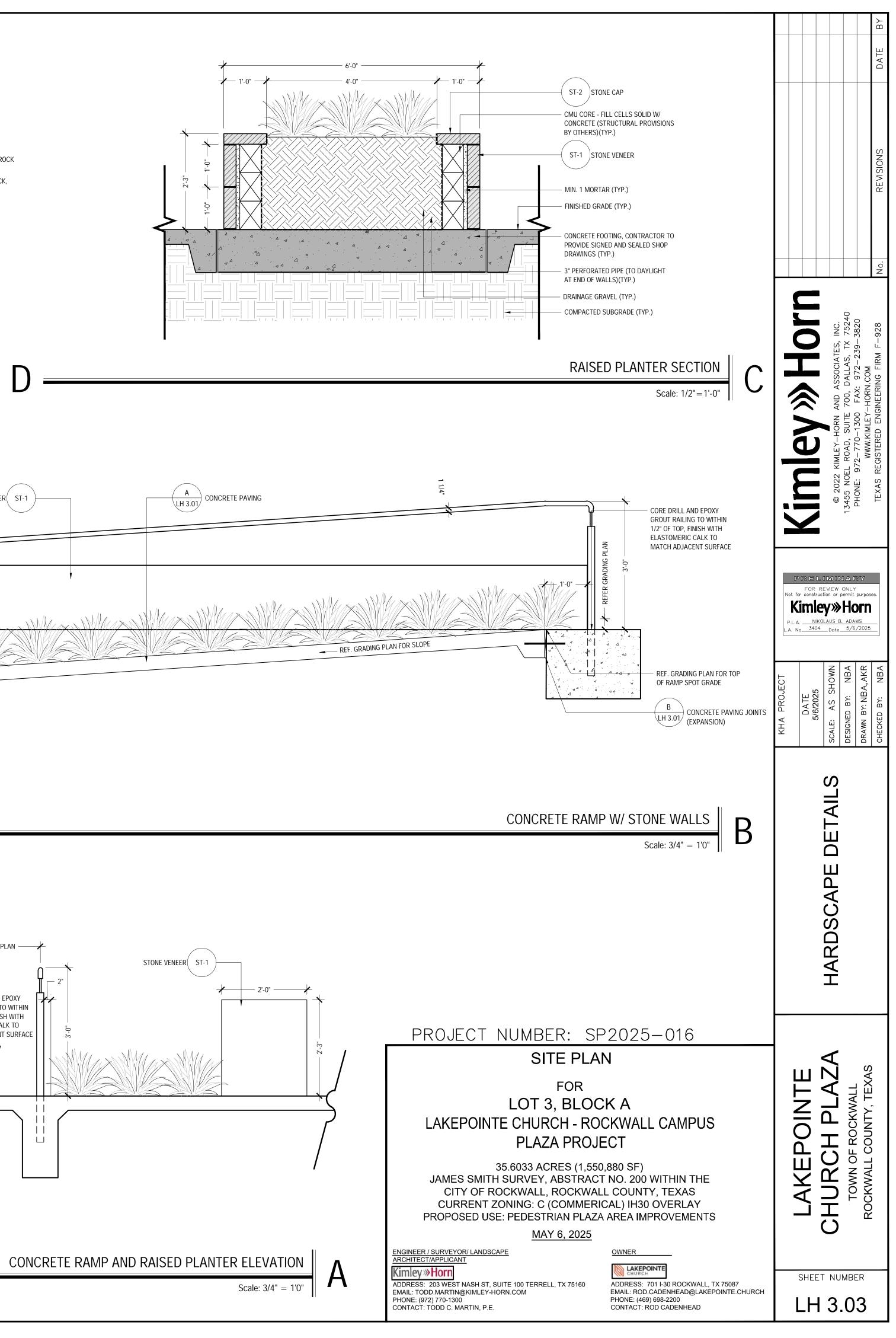
# CONCRETE STAIRS AT STONE BLOCK WALL

Scale: 3/4" = 1'0"

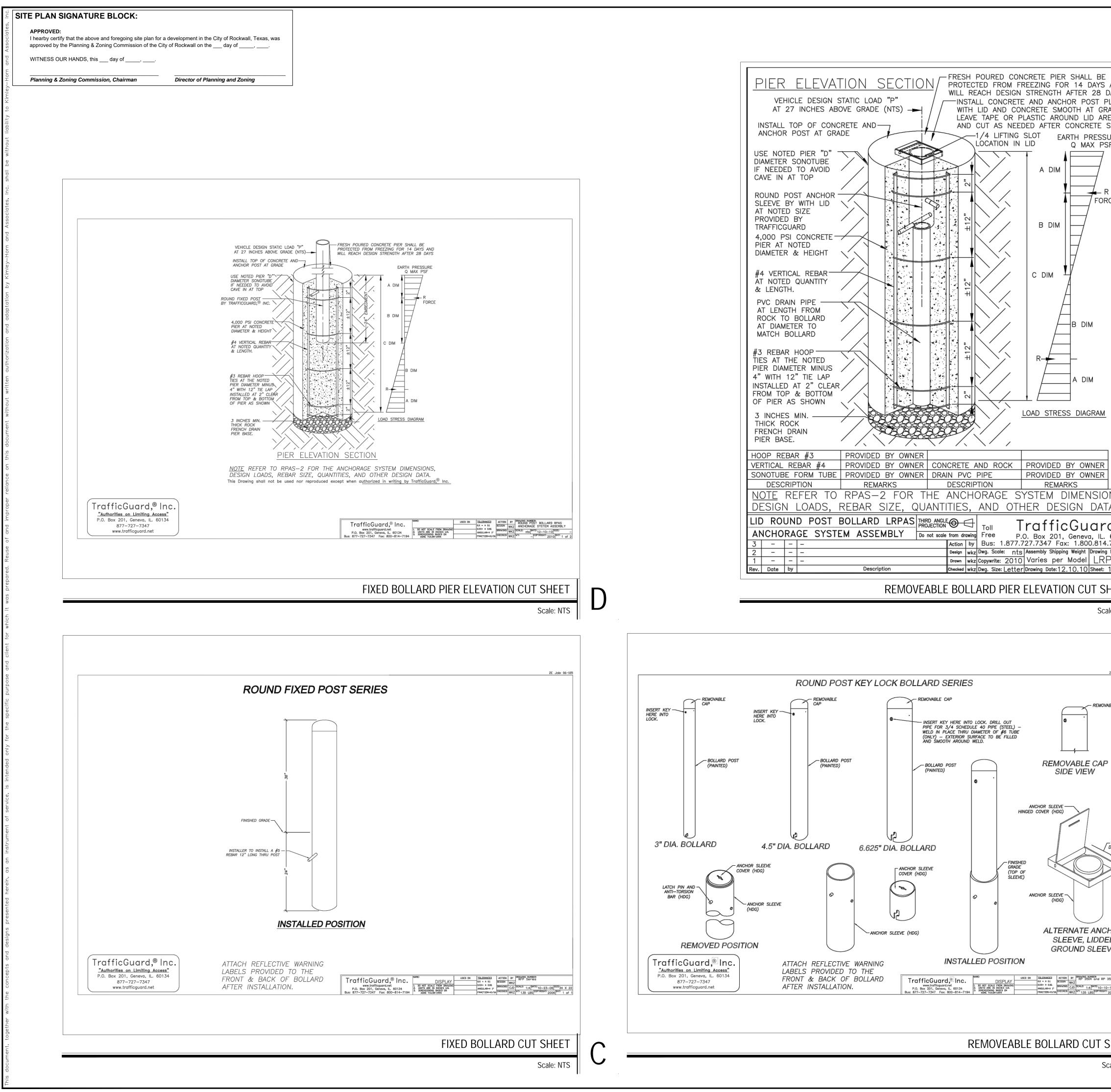
LIMESTONE LUEDERS BENCH



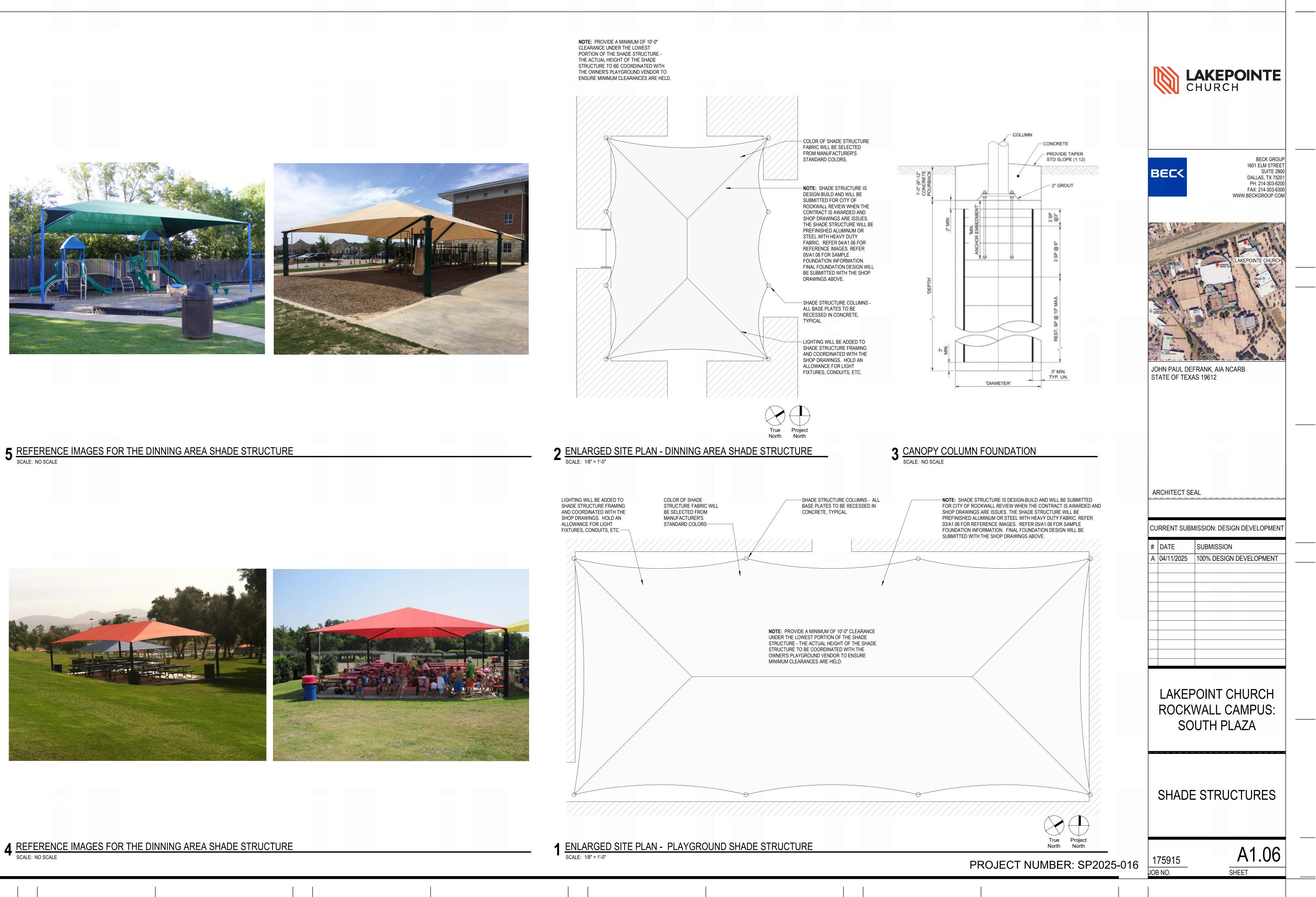


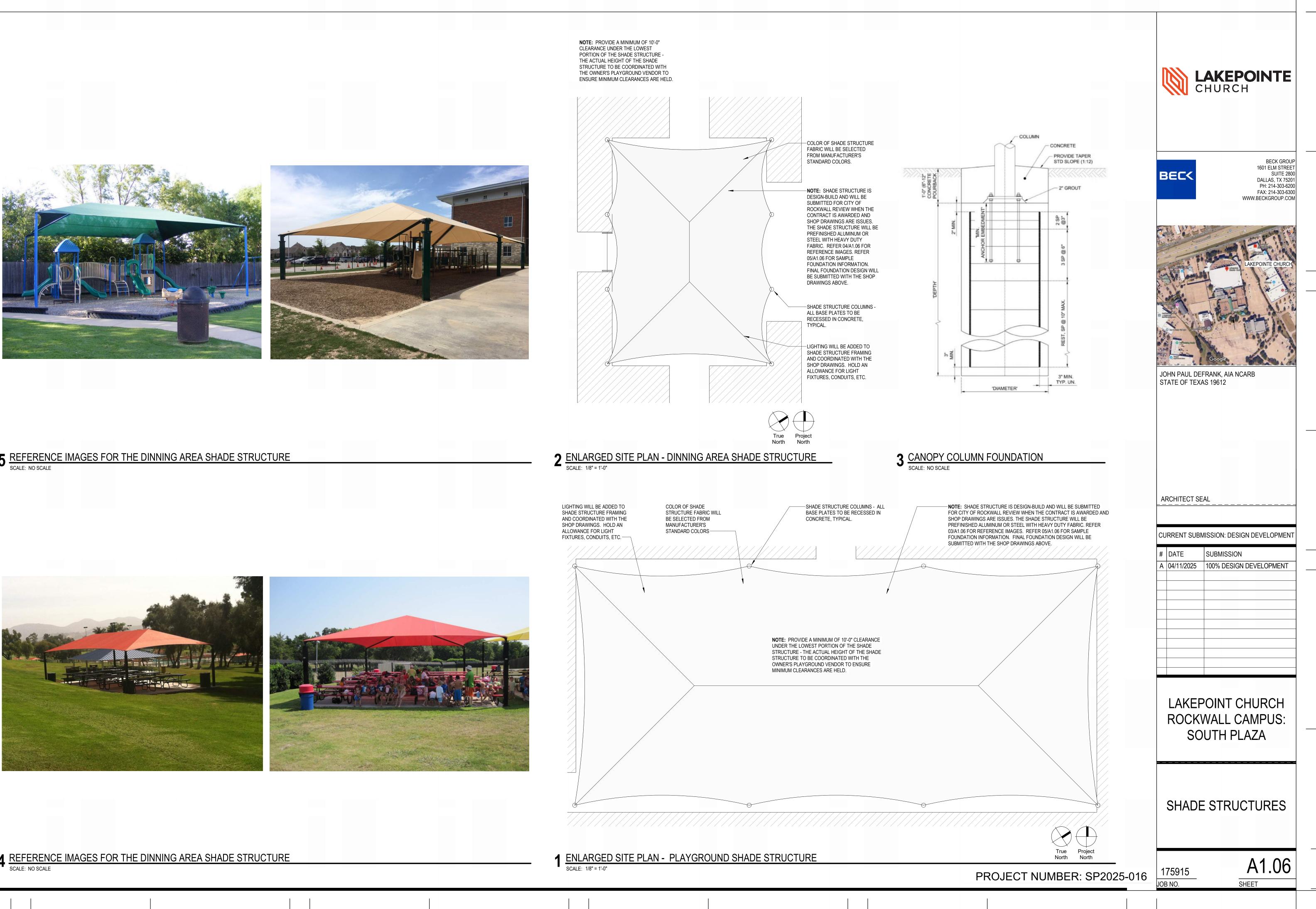




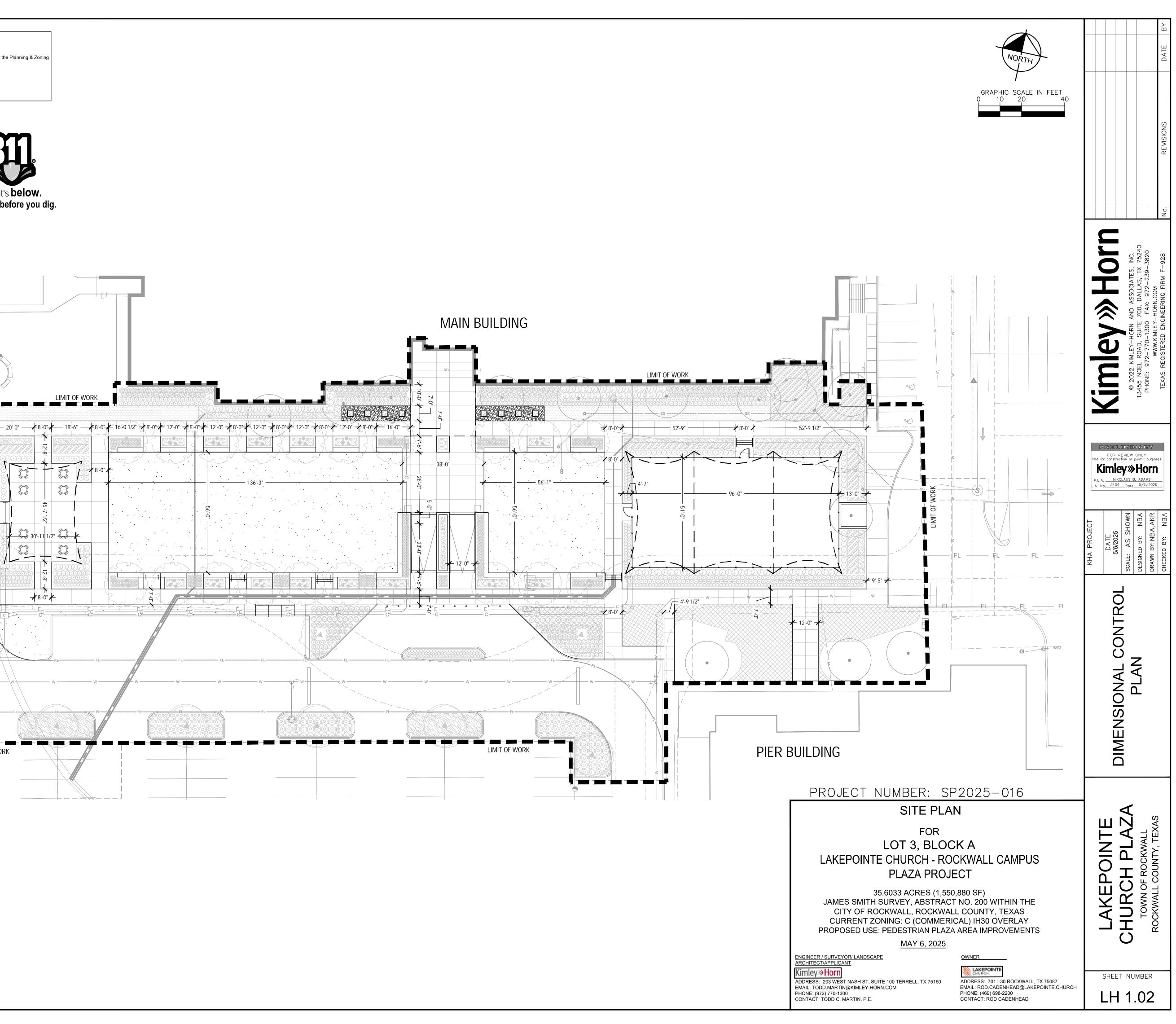


AND DAYS PLUMB RADE. REA SETS.		DATE BY
REA SETS. SURE SURE SURE by TrafficGuard Direct.		No. REVISIONS
shall not be used nor reproduced except w		Kimley Morn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240 PHONE: 972-770-1300 FAX: 972-239-3820 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928
PAS1 2 2 3 3 4 5 4 5 4 5 5 5 5 5 5 5 5 5 5 5 5 5		PRELIMINARY         FOR REVIEW ONLY         FOR REVIEW ONLY         Not for construction or permit purposes.         Kimley Horn         P.L.A.       NIKOLAUS B. ADAMS         L.A.       NIKOLAUS B. ADAMS         L.A.       NIKOLAUS B. ADAMS         L.A.       Date         SCALE:       AS         BESIGNED       BK         DBK       NBA         NB       NBA         BLAWN       BK. NBA         DBK       NBA         CHECKED       BK         DBK       NBA         DBK       NBA
ZE Jobr 06-105 WABLE CAP		HARDSCAPE DETAILS
	PROJECT NUMBER: SP2025–016 SITE PLAN FOR LOT 3, BLOCK A LOT 3, BLOCK A LAKEPOINTE CHURCH - ROCKWALL CAMPUS PLAZA PROJECT 35.6033 ACRES (1,550,880 SF) JAMES SMITH SURVEY, ABSTRACT NO. 200 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CURRENT ZONING: C (COMMERICAL) IH30 OVERLAY PROPOSED USE: PEDESTRIAN PLAZA AREA IMPROVEMENTS MAY 6, 2025	LAKEPOINTE CHURCH PLAZA TOWN OF ROCKWALL ROCKWALL COUNTY, TEXAS
SHEET A	ARCHITECT/APPLICANT Kimley Horn ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 EMAIL: TODD.MARTIN@KIMLEY-HORN.COM PHONE: (972) 770-1300 CONTACT: TODD C. MARTIN, P.E. ADDRESS: 701 I-30 ROCKWALL, TX 75087 EMAIL: ROD.CADENHEAD@LAKEPOINTE.CHURCH PHONE: (469) 698-2200 CONTACT: ROD CADENHEAD	SHEET NUMBER





SITE PLAN SIGNATURE BLOCK: APPROVED: I hearby 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 \_\_\_\_, \_\_\_\_ Planning & Zoning Commission, Chairman Director of Planning and Zoning  $\square$ EXISTING UNDERGROUND UTILITIES IN THE AREA 1 CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE Know what's **below. Call before you dig**. TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS. LIMIT OF WORK BRIDGE BUILDING R9 89 89 I IMIT OF WORK **-/** 8'-0" **/** \_ LIMIT OF WORK





- DATE: May 29, 2025
- TO: Todd Martin 203 W Nash Street Suite 100 Terrell, Texas 75160
- CC: Tracy Tuttle 701 E Interstate 30 Rockwall, Texas 75087
- FROM: Bethany Ross City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, TX 75087

SUBJECT: SP2025-016; Amended Site Plan for 701 E IH-30

Todd,

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 May 27, 2025. The following is a record of all recommendations, voting records:

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; and,
- (2) 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 May 27, 2025, the Planning and Zoning Commission approved a motion to approve the <u>Amended Site Plan</u> by a vote of 5-0, with Commissioner Hustings absent, and one (1) vacant seat.

Should you have any questions or concerns regarding your site plan case, please feel free to contact me at (972) 772-6488.

Sincerely,

Bethany Ross, *Planner* City of Rockwall Planning and Zoning Department

From:	Martin, Todd
То:	Ross, Bethany; Miller, Ryan
Cc:	Lee, Henry; tracy.tuttle@lakepointe.church; John Wardell; Rod Cadenhead; Adams, Nik
Subject:	RE: Lakepointe Church Plaza - Site Plan Submittal
Date:	Tuesday, May 20, 2025 4:01:25 PM
Attachments:	20250520 Lakepointe Church Plaza Food Station Location.pdf
	20250520 Lakepointe Church Plaza Food Station Conceptual Graphic 1.png
	20250520 Lakepointe Church Plaza Food Station Conceptual Graphic 2.png

Good afternoon Bethany,

Please see attached for the revised materials. Please let me know if there are any questions we need to talk through.

Regards,

Todd Martin, P.E. Kimley-Horn | 203 West Nash Street, Suite 100, Terrell, TX 75160 Direct: 469 998 8830 | Mobile: 903 253 1533 | Main: 972 770 1300 *Connect with us*: Twitter | LinkedIn | Facebook | Instagram | Kimley-Horn.com

Celebrating 17 years as one of FORTUNE's 100 Best Companies to Work For

From: Ross, Bethany <bross@rockwall.com>
Sent: Tuesday, May 20, 2025 1:44 PM
To: Martin, Todd <Todd.Martin@kimley-horn.com>; Miller, Ryan <RMiller@rockwall.com>
Cc: Lee, Henry <HLee@rockwall.com>
Subject: RE: Lakepointe Church Plaza - Site Plan Submittal

Hi Todd,
As a reminder, today is the deadline to resubmit materials for the May 27th meeting. Will you be submitting revised plans or new materials for consideration at that meeting?
Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
City of Rockwall - Planning & Zoning

From: Martin, Todd <<u>Todd.Martin@kimley-horn.com</u>>
Sent: Monday, April 28, 2025 10:24 AM
To: Ross, Bethany <<u>bross@rockwall.com</u>>; Miller, Ryan <<u>RMiller@rockwall.com</u>>
Cc: Lee, Henry <<u>HLee@rockwall.com</u>>
Subject: RE: Lakepointe Church Plaza - Site Plan Submittal

Good morning Bethany,

Please see attached for photos of the stationary food trailer associated with the Lakepointe Church Plaza. Please let me know if you have any further questions or comments leading

### up to the P&Z work session on Tuesday (4/29).

Regards, Todd Martin, P.E. Kimley-Horn | 203 West Nash Street, Suite 100, Terrell, TX 75160 Direct: 469 998 8830 | Mobile: 903 253 1533 | Main: 972 770 1300 Connect with us: Twitter | LinkedIn | Facebook | Instagram | Kimley-Horn.com

Celebrating 17 years as one of FORTUNE's 100 Best Companies to Work For

From: Martin, Todd
Sent: Friday, April 25, 2025 3:48 PM
To: bross@rockwall.com; Miller, Ryan <<u>rmiller@rockwall.com</u>>
Subject: Lakepointe Church Plaza - Site Plan Submittal

Good afternoon Bethany and Ryan,

Thank you again for the call this week. As requested, please see attached for the following:

- 1. Updated site plan calling out the stationary food trailer location
- 2. Variance Request Letter

We are in the process of getting photos of the stationary food trailer considering this is already in place. I plan to have these available on Monday. Please let me know if you have any further questions or comments leading up to the P&Z work session on Tuesday (4/29).

Thanks, Todd Martin, P.E. Kimley-Horn | 203 West Nash Street, Suite 100, Terrell, TX 75160 Direct: 469 998 8830 | Mobile: 903 253 1533 | Main: 972 770 1300 Connect with us: Twitter | LinkedIn | Facebook | Instagram | Kimley-Horn.com

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From:	Lee, Henry
То:	todd.martin@kimley-horn.com
Cc:	tracy.tuttle@lokepointe.church; Ross, Bethany
Subject:	Project Comments SP2025-016
Date:	Friday, April 25, 2025 1:46:41 PM
Attachments:	Engineering Markups (04.23.2025).pdf
	Project Comments (04.24.2025).pdf

Good Afternoon,

Attached are the project comments for your case. Revisions for this case are due May 6, 2025. The meeting schedule for this case is as follows:

Planning and Zoning Commission: April 29, 2025 Planning and Zoning Commission: May 13, 2025

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is <u>required</u> to be at all meetings. Should you have any questions please let me know.

Thank you,



Henry Lee, AICP Senior Planner Planning & Zoning Department 972.772.6434 <u>HLee@rockwall.com</u> 385 S. Goliad Street, Rockwall, TX 75087