

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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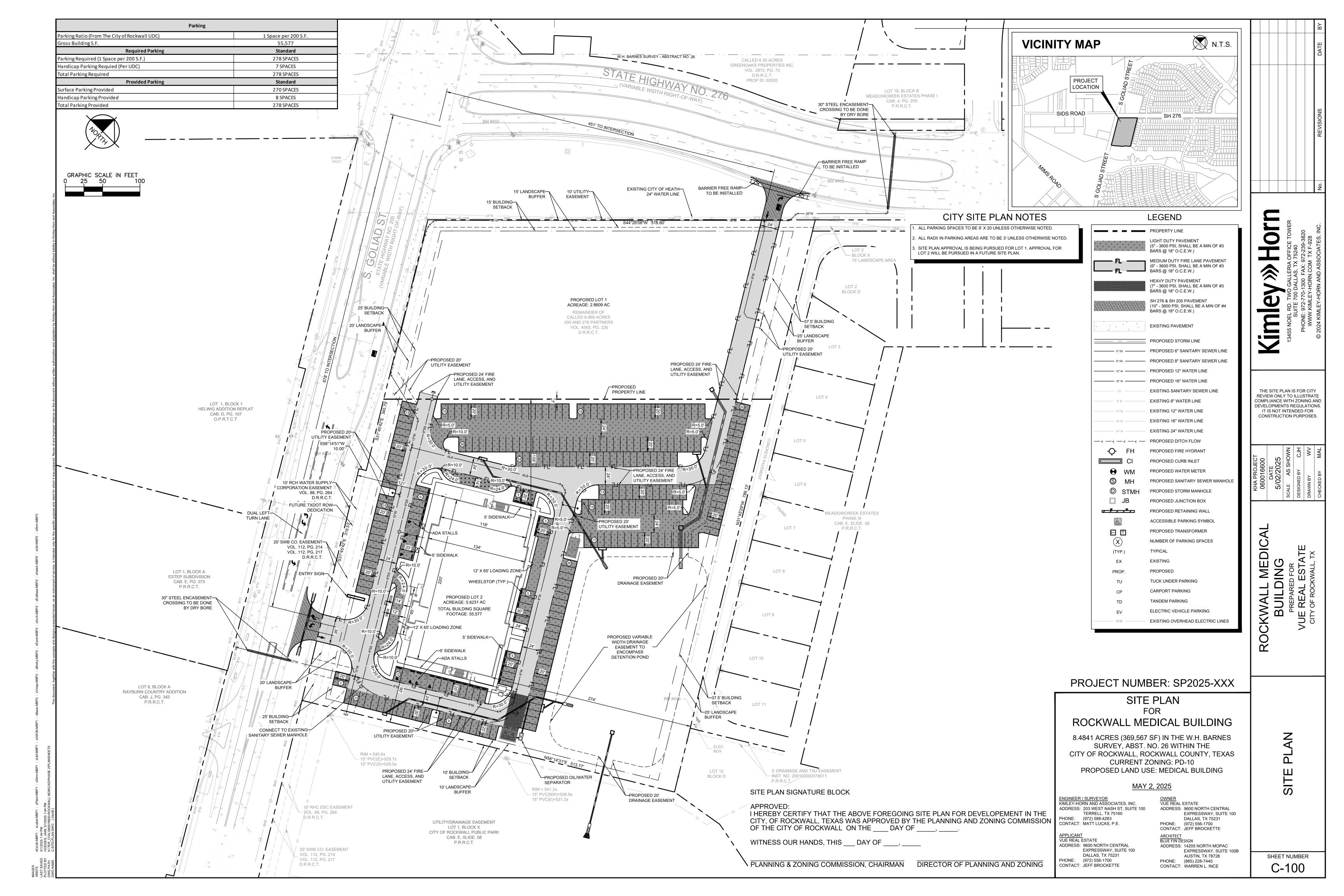
RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

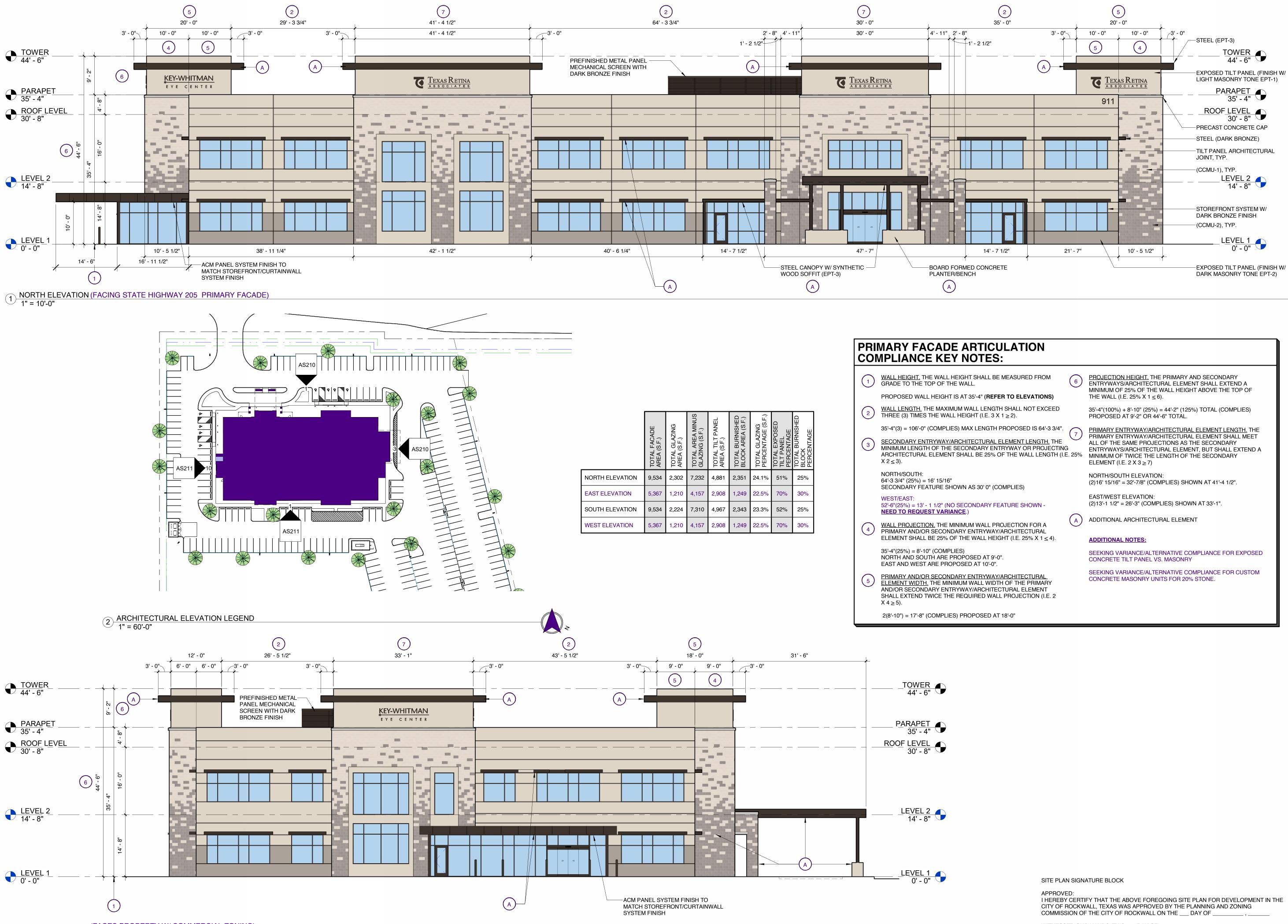
ARCHITECTURE REVIEW BOARD	CITY COUNCIL READING #2
PLANNING AND ZONING COMMISSION	CONDITIONS OF APPROVAL
CITY COUNCIL READING #1	NOTES

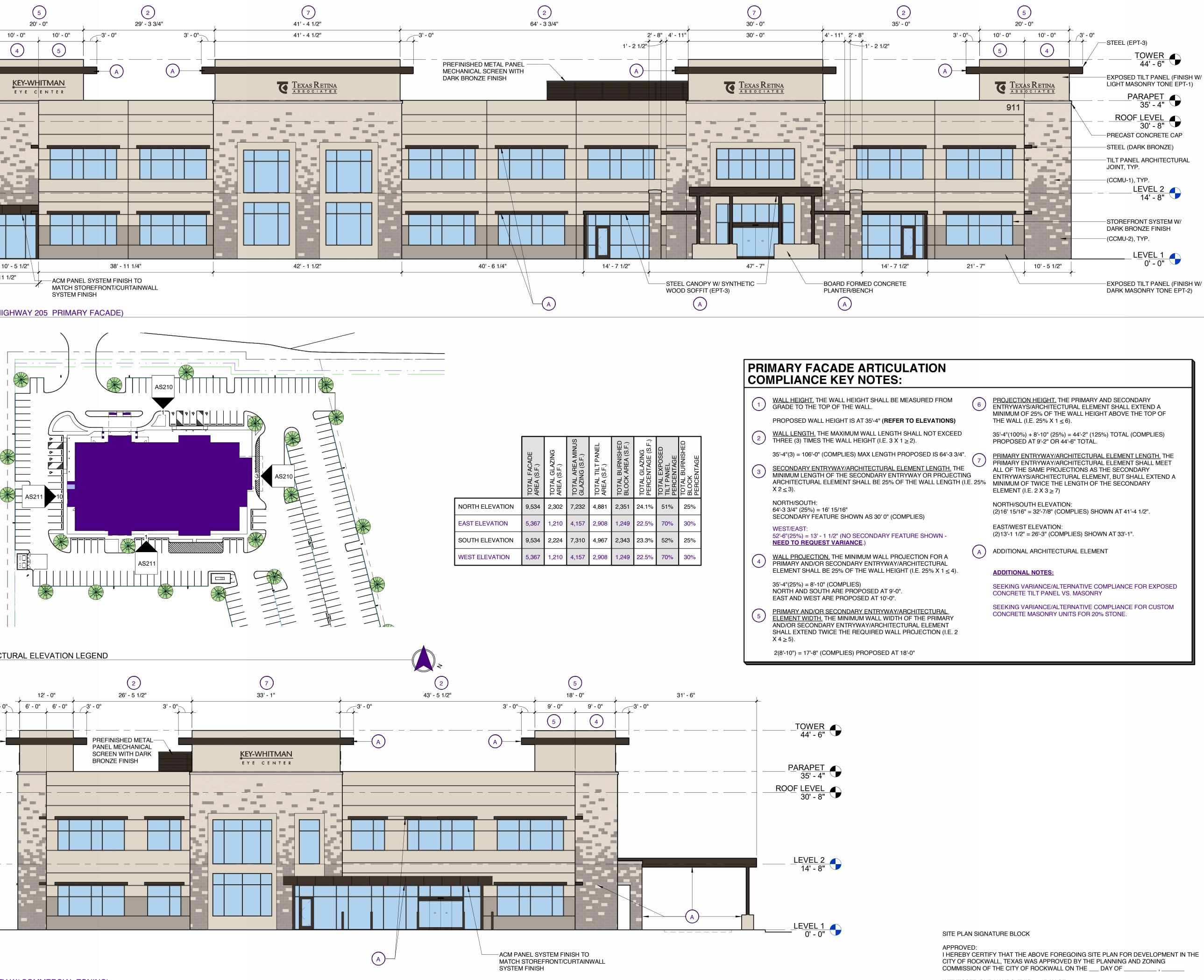
	DEVELOPMENT APPLIC City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087		PLAI <u>NOT</u> CITY SIGN DIRE	FF USE ONLY NNING & ZONING CASE NO. E: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE NED BELOW. COTOR OF PLANNING: ENGINEER:		
PLEASE CHECK THE	APPROPRIATE BOX BELOW TO INDICATE THE TYPE	OF DEVELOPME	EVELOPMENT REQUEST [SELECT ONLY ONE BOX]:			
PRELIMINARY FINAL PLAT (\$2 REPLAT (\$300. AMENDING OR PLAT REINSTA SITE PLAN APPLI SITE PLAN (\$25	(\$100.00 + \$15.00 ACRE) ¹ PLAT (\$200.00 + \$15.00 ACRE) ¹ 300.00 + \$20.00 ACRE) ¹ 00 + \$20.00 ACRE) ¹ MINOR PLAT (\$150.00) TEMENT REQUEST (\$100.00)	☐ ZONI ☐ SPEC ☐ PD D OTHER ☐ TREE ☐ VARI, <u>NOTES</u> F IN DETEF PER ACRE 3: A \$1,000	NG CH/ CIFIC US EVELO APPLIC REMO ANCE F AMOUNT.	CATION FEES: ANGE (\$200.00 + \$15.00 ACRE) ¹ SE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2} PMENT PLANS (\$200.00 + \$15.00 ACRE) ¹ CATION FEES: EXATION FEES: EXAL (\$75.00) REQUEST/SPECIAL EXCEPTIONS (\$100.00) ² THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT JCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING		
PROPERTY INFO						
	E Corner of the intersection of S	Goliad St a	nd S	SH 276		
SUBDIVISIO	Unplatted - W.H. Barnes Survey,	Abstract N	0.26	LOT N/A BLOCK N/A		
GENERAL LOCATIO						
	LAN AND PLATTING INFORMATION (PLEA					
CURRENT ZONING			IT USE	Undeveloped		
PROPOSED ZONIN		PROPOSE				
				LOTS [PROPOSED] 2		
SITE PLANS AND REGARD TO ITS	ACREAGE 8.4841 LOTS [CURRENT] N/A LOTS [PROPOSED] 2					
OWNER/APPLIC	ANT/AGENT INFORMATION [PLEASE PRINT/C			ITACT/ORIGINAL SIGNATURES ARE REQUIRED]		
	Vue Real Estate		CANT	Kimley-Horn		
CONTACT PERSON	Jeff Brockette	CONTACT PER	RSON	Jake Hodges		
ADDRESS	9600 N Central Expressway	ADD	RESS	203 W Nash St, Suite 100		
	Suite 100					
CITY, STATE & ZIP	Dallas, Texas 75231	CITY, STATE		Terrell, Texas 75160		
PHONE	Address	Pł	HONE	972-588-4263		
E-MAIL	Dani.carr@vuerealestate.com	E	-MAIL	Jake.Hodges@kimley-horn.com		
REFORE ME THE UNDE	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEAR ION ON THIS APPLICATION TO BE TRUE AND CERTIFIED TH	ED Jeff pred	1.Bí	ockate [owner] the undersigned, who		
S		IAS BEEN PAID TO REE THAT THE CIT	THE CIT Y OF RC 7ED ANI	OCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE		
		srul	20	TO A REQUEST FOR BUELLOINFORMETONEY L. TOMLINSON. Notary Public, State of Texas Comm. Expires 06-02-2025		
	OWNER'S SIGNATURE	and .		Notary ID 133133189		
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS	Applan	l'	MY COMMISSION EXPIRES U/2/2025		

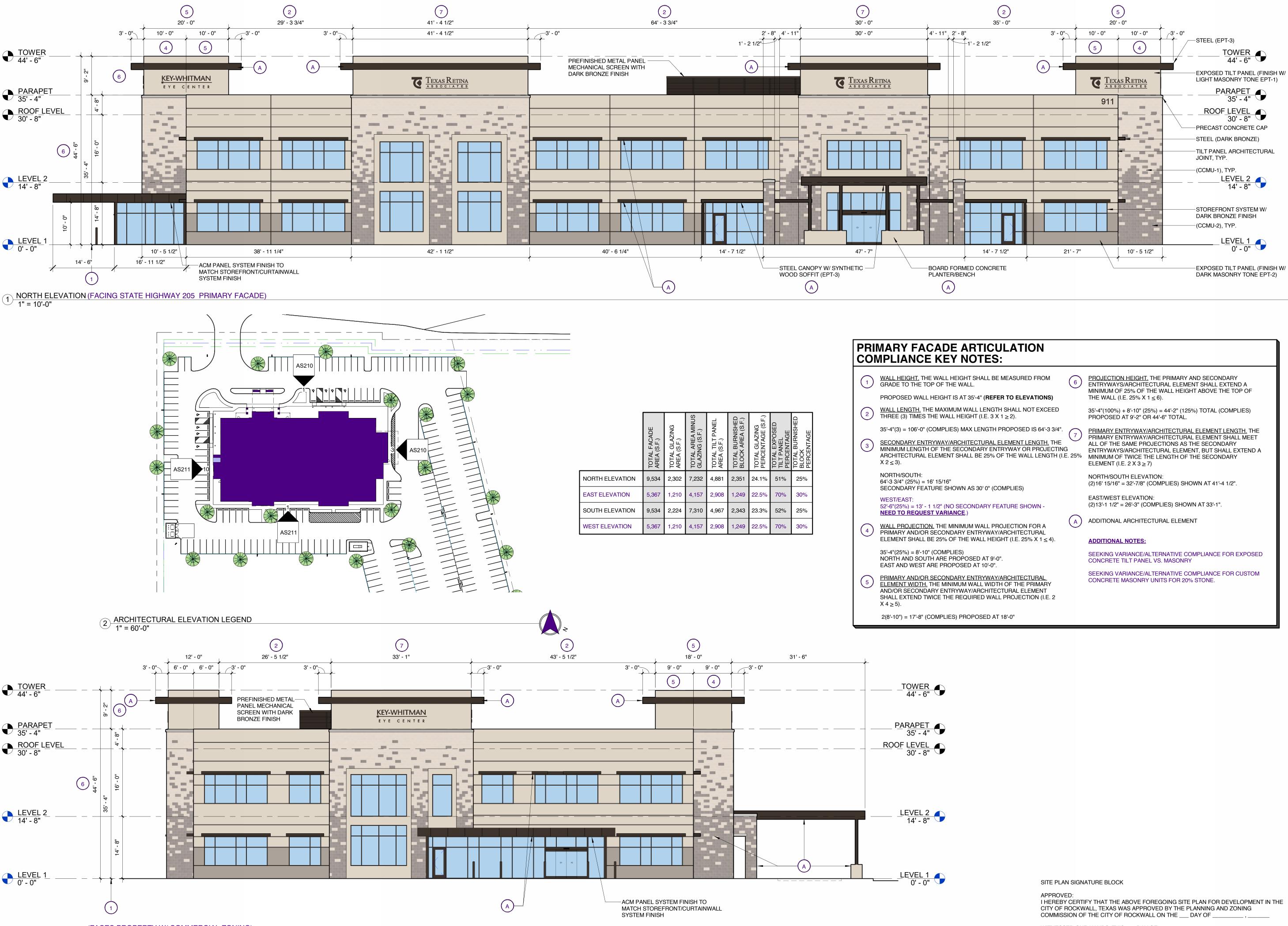
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DEVELOPMENT APPLICATION - CITY OF ROCKWALL + 385 SOUTH GOLIAD STREET + ROCKWALL TX 75087 + [P] (972) 771-7745









ST		
SI #:		25101
VUE REALTY GROUP, LLC.	ROCKWALL MOB	FE HIGHWAY 205 AND STATE HIGHWAY 276 BYPASS ROCKWALL, TEXAS

JN	
FROM 6	PROJECTION HEIGHT. THE PRIMARY AND SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT SHALL EXTEND A MINIMUM OF 25% OF THE WALL HEIGHT ABOVE THE TOP OF THE WALL (I.E. 25% X 1 \leq 6). 35'-4"(100%) + 8'-10" (25%) = 44'-2" (125%) TOTAL (COMPLIES)
IS 64'-3 3/4". <u>NGTH.</u> THE PROJECTING LENGTH (I.E. 25%	PROPOSED AT 9'-2" OR 44'-6" TOTAL. <u>PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH.</u> THE PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL MEET ALL OF THE SAME PROJECTIONS AS THE SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT, BUT SHALL EXTEND A MINIMUM OF TWICE THE LENGTH OF THE SECONDARY ELEMENT (I.E. 2 X $3 \ge 7$)
	NORTH/SOUTH ELEVATION: (2)16' 15/16" = 32'-7/8" (COMPLIES) SHOWN AT 41'-4 1/2".
WN -	EAST/WEST ELEVATION: (2)13'-1 1/2" = 26'-3" (COMPLIES) SHOWN AT 33'-1".
OR A A	ADDITIONAL ARCHITECTURAL ELEMENT
• X 1 <u>≤</u> 4).	ADDITIONAL NOTES:
	SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR EXPOSED CONCRETE TILT PANEL VS. MASONRY
<u>JRAL</u> RIMARY MENT DN (I.E. 2	SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR CUSTOM CONCRETE MASONRY UNITS FOR 20% STONE.



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STUDIO INDIGO DESIGN, LLC

SEAL:

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

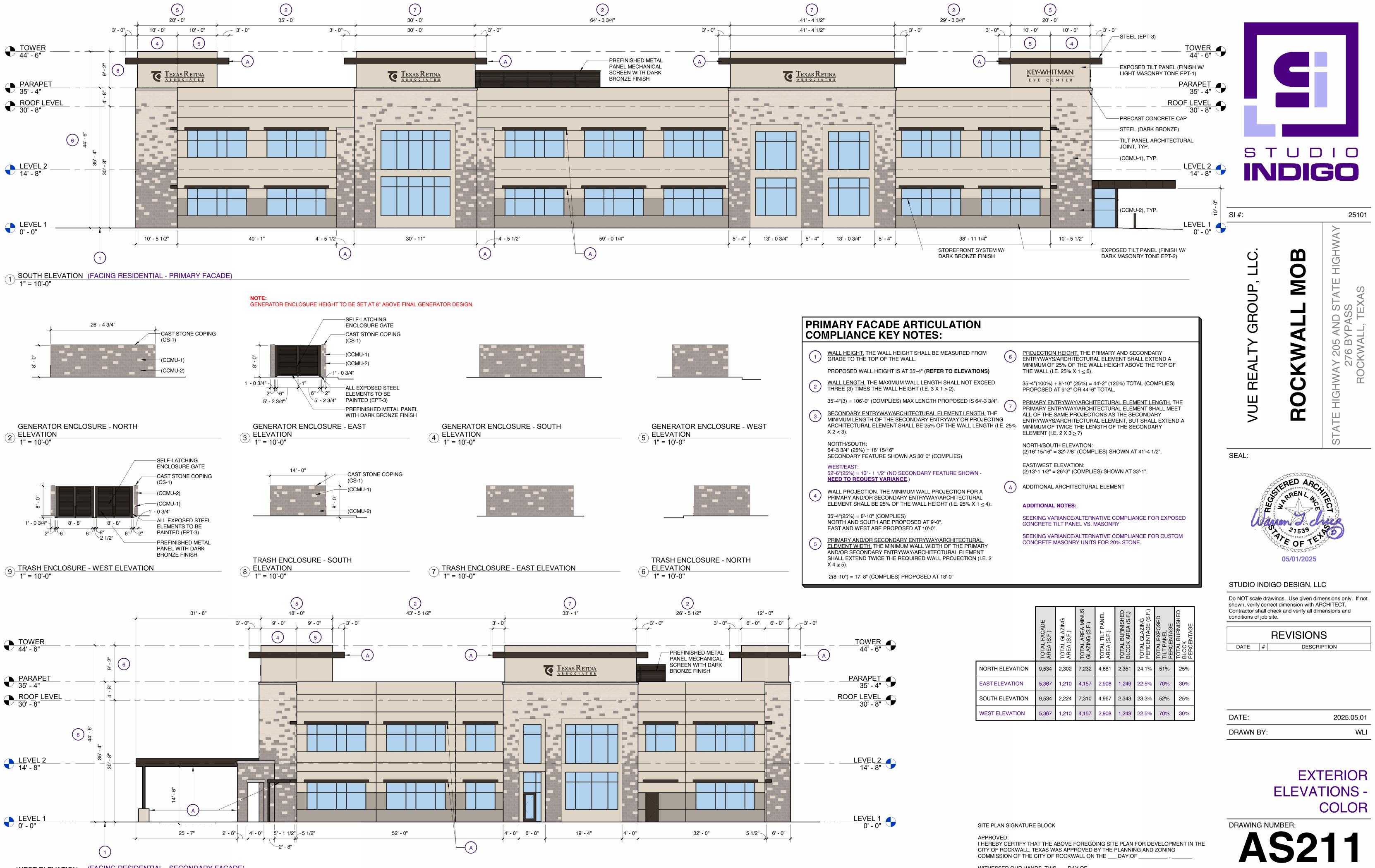


DATE:	2025.05.01
DRAWN BY:	WLI

EXTERIOR **ELEVATIONS -**COLOR DRAWING NUMBER: **AS210**

WITNESSED OUR HANDS, THIS ____ DAY OF







SCALE:

WITNESSED OUR HANDS, THIS ____ DAY OF



SOUTHWEST PERSPECTIVE/RENDERING - VIEW FROM STATE HIGHWAY 205



SOUTHEAST PERSPECTIVE/RENDERING - VIEW FROM INTERIOR OF SITE

BOARD:



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

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



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

FINISH LEGEND - MATERIAL

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

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







(**CS-1):** CONCRETE CAST STONE MFR: SITEWORKS ARCHITECTURAL CAST STONE FINISH: NATURAL

(**EPT-3):** EXTERIOR PAINT MFR: SHERWIN WILLIAMS

FINISH: SW7048 - URBANE BRONZE





DATE:	2025.05.01
DRAWN BY:	WLI



SCALE:

SITE PLAN SIGNATURE BLOCK

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

WITNESSED OUR HANDS, THIS ____ DAY OF



NORTHWEST PERSPECTIVE/RENDERING - VIEW FROM DRIVE





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



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



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



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

FINISH LEGEND - MATERIAL

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

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

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

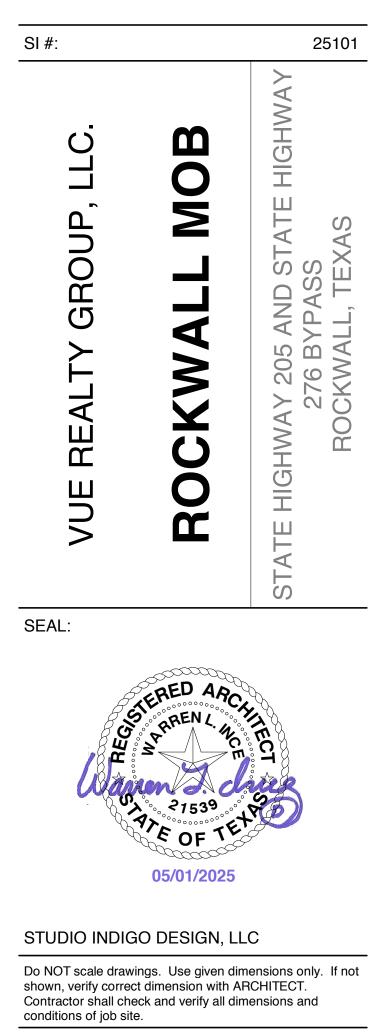






(**CS-1):** CONCRETE CAST STONE MFR: SITEWORKS ARCHITECTURAL CAST STONE FINISH: NATURAL







DATE:	2025.05.01
DRAWN BY:	Author



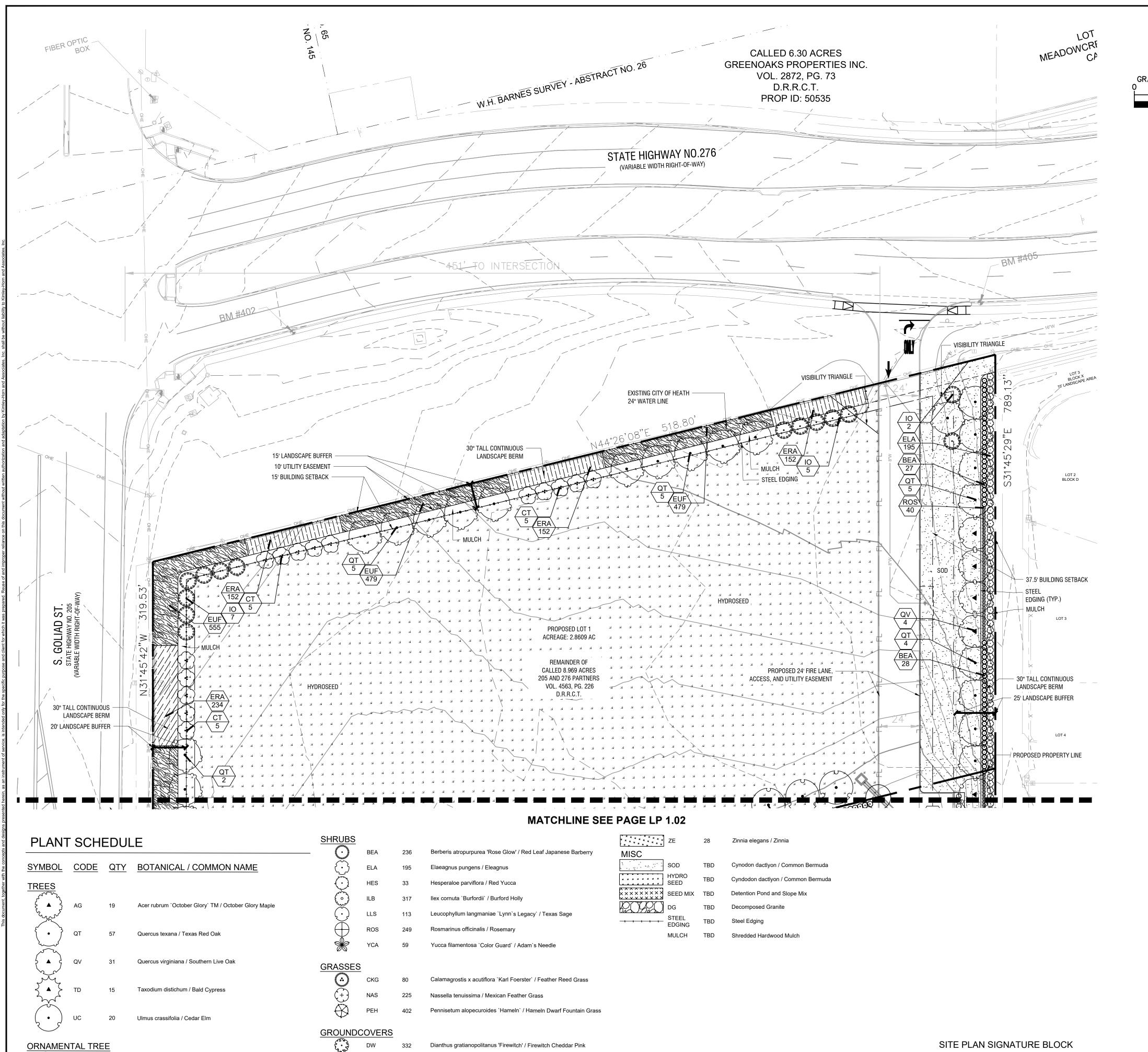
DRAWING NUMBER: **AS221**

SCALE:

SITE PLAN SIGNATURE BLOCK

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

WITNESSED OUR HANDS, THIS ____ DAY OF



Cercis canadensis / Eastern Redbud 40

llex decidua / Possumhaw Holly

GROUND COVERS		
	1,352	Eragrostis curvula / Weeping Lovegrass
EUF	3,888	Euonymus fortunei `Coloratus` / Purple-leaf Winter C
HAD	127	Hemerocallis fulva `Aztec Gold` / Aztec Gold Daylily
LG	364	Liriope gigantea / Giant Liriope
LIR	431	Liriope muscari / Liriope
NC	142	Nepeta mussinii / Catnip

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СТ

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	********	ZE	28	Zinnia elegans / Zinnia
anese Barberry	MISC			
		SOD	TBD	Cynodon dactlyon / Common Bermuda
		HYDRO SEED	TBD	Cyndodon dactlyon / Common Bermuda
	* * * * * * * * * * * * *	SEED MIX	TBD	Detention Pond and Slope Mix
0	\mathcal{D}	DG	TBD	Decomposed Granite
s Sage	- 	STEEL EDGING	TBD	Steel Edging
		MULCH	TBD	Shredded Hardwood Mulch

Creepe

SITE PLAN SIGNATURE BLOCK

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PL CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLAN OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____,

WITNESS OUR HANDS, THIS ____ DAY OF ____, _____

PLANNING & ZONING COMMISSION, CHAIRMAN DIREC

		Ì	N.T.S.	
ALE IN FEET				
	PROJECT LOCATION	SH 276		
Minas	S GOLIAD STREET			
	OCKWALL LANDSCAPE REQUIRE	MENTS		
LANDSCAPE MATERIAL (SECTION 4.A.) Canopy Trees shall be a minimum of 4" ca	liper	REQUIRED	PROMDED	OTI E TOWER 9-3820 928
Accent Trees shall be a minimum of 4 ft in Shrubs shall be a minimum of 3 gallons ir	•	Yes	Yes	DFFIC 75240 TX F
RESIDENTIAL ZONE - LANDSCAPE BUFFER		REQUIRED	PROVIDED	GALLERIA OFFICI ALLAS, TX 75240 300 FAX: 972-239 IORN.COM TX F-5
Aminimum of a 25-foot wide landscaped a building footprint of 25,000 SF to 49,999 S		25 ft	25 ft	
6 ft masonry fence (Subsection 05.02.B, A		6 ft fence	6 ft fence	D. TWC TE 700 I
1 canopy trees / 20 If (Subsection 05.02.E 314 If / 20 If = 16 canopy trees	, Article 08, UDC)	16 canopy trees	16 canopy trees	5 NOEL RD. T SUITE 7 WWW.KIMLI
STATE HIGHWAY NO.276 - LANDSCAPE B		REQUIRED	PROVIDED	3455 NOEL SL
Retail/Commercial Land Uses: 15-feet (Sub Berms and shrubbery shall <u>each</u> have a m	inimum height of 30-inches and a	15 ft 30 in	15 ft 30 in	
maximum height of 48-inches. (Subsection 2 canopy trees / 100 If (Subsection 06.02.E	· · · ·	11 canopy trees	11 canopy trees	
519 If / 100 If * 2 = 11 canopy trees 4 accent trees / 100 If (Subsection 06.02.E,	Article 05, UDC)	21 accent trees	21 accent trees	
519 If / 100 If *4 = 21 accent trees S GOLIAD ST. (SH-205) - LANDSCAPE BUF	FERS	REQUIRED	PROMDED	PRELIMINARY FOR REVIEW ONLY
SH-205 Overlay District: 20 ft (Subsection 0 Berms and shrubbery shall each have a m	· · · · · · · · · · · · · · · · · · ·	20 ft	20 ft	Not for construction or permit purpose
maximum height of 48-inches. (Subsection	n 06.02.E, Article 05, UDC)	30 in 7 canopy trees	30 in 7 canopy trees	P.L.A. <u>NIKOLAUS B. ADAMS</u> L.A. No. <u>3404</u> Date <u>5/2/2025</u>
314 If / 100 If * 2 = 7 canopy trees 4 accent trees / 100 If (Subsection 06.02.E,				
314 If / 100 If *4 = 13 accent trees		13 accent trees	13 accent trees	JECT 600 E 225 SHOWN KAE KAE
	more than two rows of parking spaces shall have a minimum of		PROVIDED 200 sf	KHA PROJECT 060016600 DATE 5/2/2025 ALE AS SHOW SIGNED BY K/
	, Article 08, UDC) nan 80-feet from the trunk of a canopy tree.	200 sf 	80 ft	KHA PF 0600 5/2/ scale besigned f
(Subsection 05.03.E, Article 08, UDC)		REQUIRED	PROMDED	KH 8CALE DESIGN
Zoning District: Commercial (C) District 20 (Subsection 05.03.A, Article 08, UDC) $20\% \times 218, 234 \text{ sf} = 43, 647 \text{ sf}$		43,647 sf (20%)	45,354 sf (20.8%)	
Aminimum of 50% of the required landsca along the side of buildings with street fron		21,824 sf (50%)	*21,824 sf (50%)	ш <mark>С</mark> Р
50% x 43, 647 sf = 21, 824 sf DETENTION BASIN REQUIREMENTS		REQUIRED	PROVIDED	
1 canopy tree / 750 sf (Subsection 05.03.D, 52000 sf / 750 sf = 69 canopy trees		69 canopy trees	69 canopy trees	ING ESTA
1 accent tree / 1500 sf (Subsection 05.03.D 52000 sf / 1500 sf = 34 accent trees	Article 08, UDC)	34 accent trees	34 accent trees	
SCREENING REQUIREMENTS Trash/Recycling enclosures shall be four s	sided. These receptacles shall be screened	6 ft wall	6 ft wall	NAI SUII REP.
by a minimum six foot, solid masonry dun 1 canopy tree / 20 If (Subsection 01.05.E, A	•			ROCKWALL BUILD PREPARE VUE REAL
62 lf / 20 lf = 4 canopy trees		4 canopy trees	4 canopy trees	
Screened with evergreen shrubs (Subsecti * Landscape square footage accounts for	on 01.05.B, Article 05, UDC) all planting on building pad, internal island	Yes ds on the west side	Yes e of the building	Ŕ
and landscape on the southern portion of			..	
Pervious Impervious 26% 74% (41,805 sf) (117,463 sf)		_		
OTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.		APE PLAN DR	Ν	
	ROCKWALL MEI		JILDING	AN AN
BLE		SF) IN THE W.		
LE PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT INER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET	8.4841 ACRES (369,567 S	,		1
BLE PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT AINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET PECIFICATIONS PROVIDED. ANT QUANTITIES ARE PROVIDED FOR CONVENIENCE THE CASE OF A DISCREPANCY, THE DRAWING SHALL	SURVEY, ABST. N CITY OF ROCKWALL, ROO CURRENT ZO	O. 26 WITHIN CKWALL COU DNING: PD-10	NTY, TEXAS	APE
BLE PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT AINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET PECIFICATIONS PROVIDED. ANT QUANTITIES ARE PROVIDED FOR CONVENIENCE THE CASE OF A DISCREPANCY, THE DRAWING SHALL	SURVEY, ABST. N CITY OF ROCKWALL, ROO CURRENT ZO PROPOSED LAND US	O. 26 WITHIN CKWALL COU DNING: PD-10 E: MEDICAL B	NTY, TEXAS	SCAPE
TE: REFER TO SHEET LP 3.03 TO SEE FULL LANDSCAPE BLE PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT AINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET PECIFICATIONS PROVIDED. ANT QUANTITIES ARE PROVIDED FOR CONVENIENCE N THE CASE OF A DISCREPANCY, THE DRAWING SHALL ECEDENCE. PLAN FOR DEVELOPEMENT IN THE	SURVEY, ABST. N CITY OF ROCKWALL, ROO CURRENT ZO PROPOSED LAND US	O. 26 WITHIN CKWALL COU DNING: PD-10 E: MEDICAL B 2, 2025 <u>OWNER</u> VUE REAL ESTAT ADDRESS: 9600	NTY, TEXAS UILDING	ANDSCAPE

CTOR	OF PL	ANNING	AND	ZONING

PHONE: (972) 556-1700

CONTACT: JEFF BROCKETTE

DALLAS, TX 75231

EXPRESSWAY, SUITE 100

LP 1.01

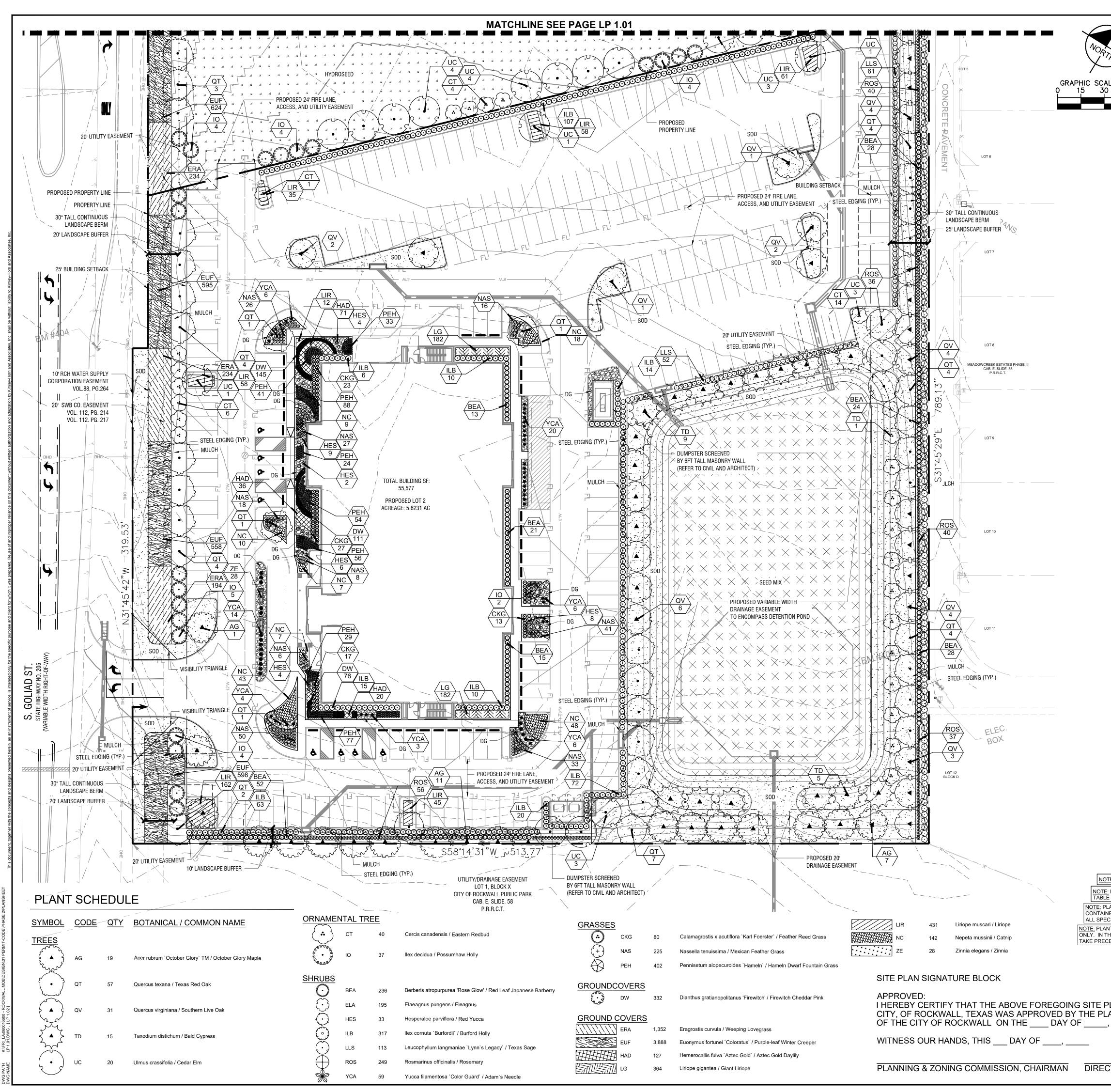
SHEET NUMBER

EXPRESSWAY, SUITE 100B

AUSTIN, TX 78728

PHONE: (865) 228-7440

CONTACT: WARREN L. INCE



ES SAVED TTED BY PATH

PT-F	Ì		
ALE 0	IN	FEE	T 60

PROJECT LOCATION SIDS ROAD SIDS ROAD SH 276
NUMBER OF STREET

 $\langle \mathbf{x} \rangle$

PRELIMINARY

FOR REVIEW ONLY lot for construction or permit purp

P.L.A. NIKOLAUS B. ADAMS L.A. No. 3404 Date 5/2/2025

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

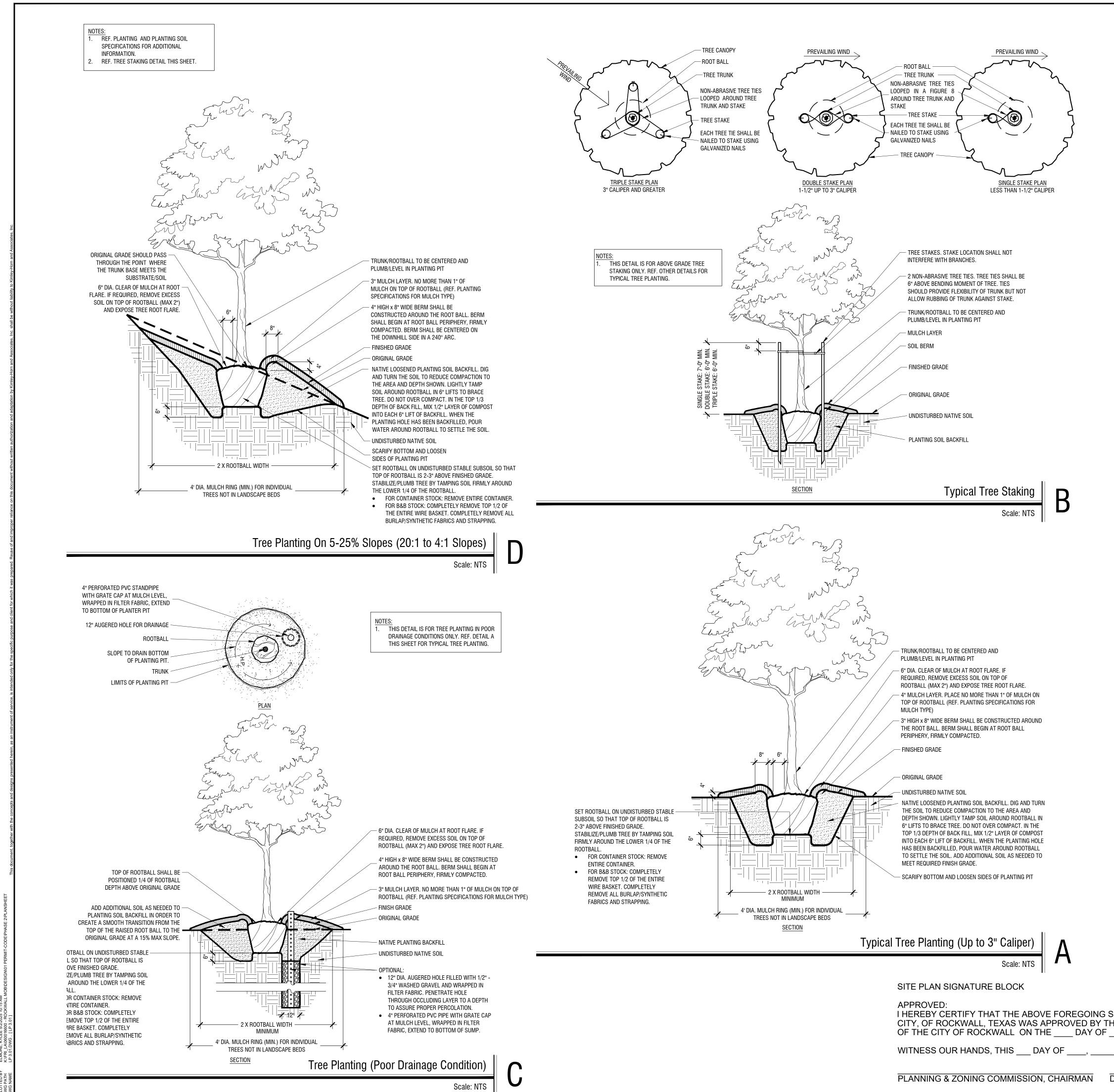
Kimley»Horn

KAE KAE

CITY OF ROCKWALL LANDSCAPE REQUIRE	MENTS	
LANDSCAPE MATERIAL (SECTION 4.A.)	REQUIRED	PROMDED
Canopy Trees shall be a minimum of 4" caliper		
Accent Trees shall be a minimum of 4 ft in total height	Yes	Yes
Shrubs shall be a minimum of 3 gallons in size		
RESIDENTIAL ZONE - LANDSCAPE BUFFERS	REQUIRED	PROMDED
Aminimum of a 25-foot wide landscaped buffer must be installed for buildings with a building footprint of 25,000 SF to 49,999 SF (Subsection 04.01.E(4), Article 05, UDC)	25 ft	25 ft
6 ft masonry fence (Subsection 05.02.B, Article 08, UDC)	6 ft fence	6 ft fence
1 canopy trees / 20 If (Subsection 05.02.B, Article 08, UDC)	16 canopy trees	16 canopy trees
314 If / 20 If = 16 canopy trees		
STATE HIGHWAY NO.276 - LANDSCAPE BUFFERS	REQUIRED	PROMDED
Retail/Commercial Land Uses: 15-feet (Subsection 06.02.E, Article 05, UDC)	15 ft	15 ft
Berms and shrubbery shall <u>each</u> have a minimum height of 30-inches and a maximum height of 48-inches. (Subsection 06.02.E, Article 05, UDC)	30 in	30 in
2 canopy trees / 100 lf (Subsection 06.02.E, Article 05, UDC) 519 lf / 100 lf * 2 = 11 canopy trees	11 canopy trees	11 canopy trees
4 accent trees / 100 If (Subsection 06.02.E, Article 05, UDC) 519 If / 100 If *4 = 21 accent trees	21 accent trees	21 accent trees
S GOLIAD ST. (SH-205) - LANDSCAPE BUFFERS	REQUIRED	PROMDED
SH-205 Overlay District: 20 ft (Subsection 06.02.E, Article 05, UDC)	20 ft	20 ft
Berms and shrubbery shall <u>each</u> have a minimum height of 30-inches and a maximum height of 48-inches. (Subsection 06.02.E, Article 05, UDC)	30 in	30 in
2 canopy trees / 100 If (Subsection 06.02.E, Article 05, UDC) 314 If / 100 If * 2 = 7 canopy trees	7 canopy trees	7 canopy trees
4 accent trees / 100 If (Subsection 06.02.E, Article 05, UDC) 314 If / 100 If *4 = 13 accent trees	13 accent trees	13 accent trees
PARKING LOT LANDSCAPING	REQUIRED	PROMDED
Parking lots with more than two rows of parking spaces shall have a minimum of 200 sf of landscaping. (Subsection 05.03.E, Article 08, UDC)	200 sf	200 sf
No parking spaces may be located more than 80-feet from the trunk of a canopy tree. (Subsection 05.03.E, Article 08, UDC)	80 ft	80 ft
LANDSCAPE REQUIREMENTS	REQUIRED	PROMDED
Zoning District: Commercial (C) District 20 % required landscaping areas. (Subsection 05.03.A, Article 08, UDC) $20\% \times 218,234$ sf = 43,647 sf	43,647 sf (20%)	45,354 sf (20.8%)
Aminimum of 50% of the required landscaping shall be located in the front of and along the side of buildings with street frontage. (Subsection 05.03.A, Article 08, UDC) $50\% \times 43,647$ sf = 21,824 sf	21,824 sf (50%)	*21,824 sf (50%)
DETENTION BASIN REQUIREMENTS	REQUIRED	PROMDED
1 canopy tree / 750 sf (Subsection 05.03.D, Article 08, UDC) 52000 sf / 750 sf = 69 canopy trees	69 canopy trees	69 canopy trees
1 accent tree / 1500 sf (Subsection 05.03.D, Article 08, UDC) 52000 sf / 1500 sf = 34 accent trees	34 accent trees	34 accent trees
SCREENING REQUIREMENTS	REQUIRED	PROMDED
Trash/Recycling enclosures shall be four sided. These receptacles shall be screened by a minimum six foot, solid masonry dumpster enclosure.	6ft wall	6 ft wall
1 canopy tree / 20 If (Subsection 01.05.E, Article 05, UDC)		
62 If / 20 If = 4 canopy trees	4 canopy trees	4 canopy trees
Screened with evergreen shrubs (Subsection 01.05.B, Article 05, UDC)	Yes	Yes
* Landscape square footage accounts for all planting on building pad, internal island		

* Landscape square footage accounts for all planting on building pad, internal islands on the west side of the building and landscape on the southern portion of the commercial site.

Pervious Impervious 26% 74%	PROJECT NUMBE	ER: SP2025-XXX	
(41,805 sf) (117,463 sf)	LANDSCA	PE PLAN	
TE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.	FO	R	7
REFER TO SHEET LP 3.03 TO SEE FULL LANDSCAPE	ROCKWALL MED	ICAL BUILDING	PLAN
ANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT IER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET CIFICATIONS PROVIDED.	8.4841 ACRES (369,567 SI SURVEY, ABST. NC		
NT QUANTITIES ARE PROVIDED FOR CONVENIENCE HE CASE OF A DISCREPANCY, THE DRAWING SHALL CEDENCE.	CITY OF ROCKWALL, ROC CURRENT ZOI	KWALL COUNTY, TEXAS	Ш
PLAN FOR DEVELOPEMENT IN THE ANNING AND ZONING COMMISSION ,	PROPOSED LAND USE <u>MAY 2,</u> <u>ENGINEER / SURVEYOR</u> KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 PHONE: (972) 588-4263 CONTACT: MATT LUCAS, P.E. <u>APPLICANT</u> VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100		LANDSCAP
CTOR OF PLANNING AND ZONING	DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE	AUSTIN, TX 78728 PHONE: (865) 228-7440 CONTACT: WARREN L. INCE	sheet number



I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE I CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PL OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____, ____.

	DATE BY
	REVISIONS
	ÖZ
	Kimley Morn 3455 NOEL RD. TWO GALLERIA OFFICE TOWER SUITE 700 DALLAS, TX 75240 PHONE: 972-770-1300 FAX: 972-239-3820 WWW.KIMLEY-HORN.COM TX F-928 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
	PRELIMINARY KHA PROJECT POR REVIEW ONLY Not for construction or permit purposes. Kimeley & Horn P.L.A. NIKOLAUS B. ADAMS L.A. NO. 3404 Date Jate 5/2/2025 DESIGNED BA KAR DESIGNED BA KAR
	ROCKWALL MEDICAL BUILDING PREPARED FOR VUE REAL ESTATE CITY OF ROCKWALL, TX
PROJECT NUMBER: SP2025-XXXLANDSCAPE DETAILS FORBANDSCAPE DETAILS FORACCEVALL MEDICAL BUILDING8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CURRENT ZONING: PD-10MAY 2, 2025	ANDSCAPE DETAILS
GINEER / SURVEYOROWNERALEY-HORN AND ASSOCIATES, INC.VUE REAL ESTATEDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231ONE:(972) 588-4263ONE:(972) 588-4263NTACT:MATT LUCAS, P.E.PLICANT E REAL ESTATEPHONE: ORTH CENTRAL BLUE FIN DESIGN ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100	LAND
DALLAS, TX 75231 ONE: (972) 556-1700 NTACT: JEFF BROCKETTE DALLAS, TX 75231 AUSTIN, TX 78728 PHONE: (865) 228-7440 CONTACT: WARREN L. INCE	SHEET NUMBER

PLAN FOR DEVELOPEMENT IN THE
ANNING AND ZONING COMMISSION

<u>APPLICANT</u> VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231

ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC.

PHONE: (972) 588-4263

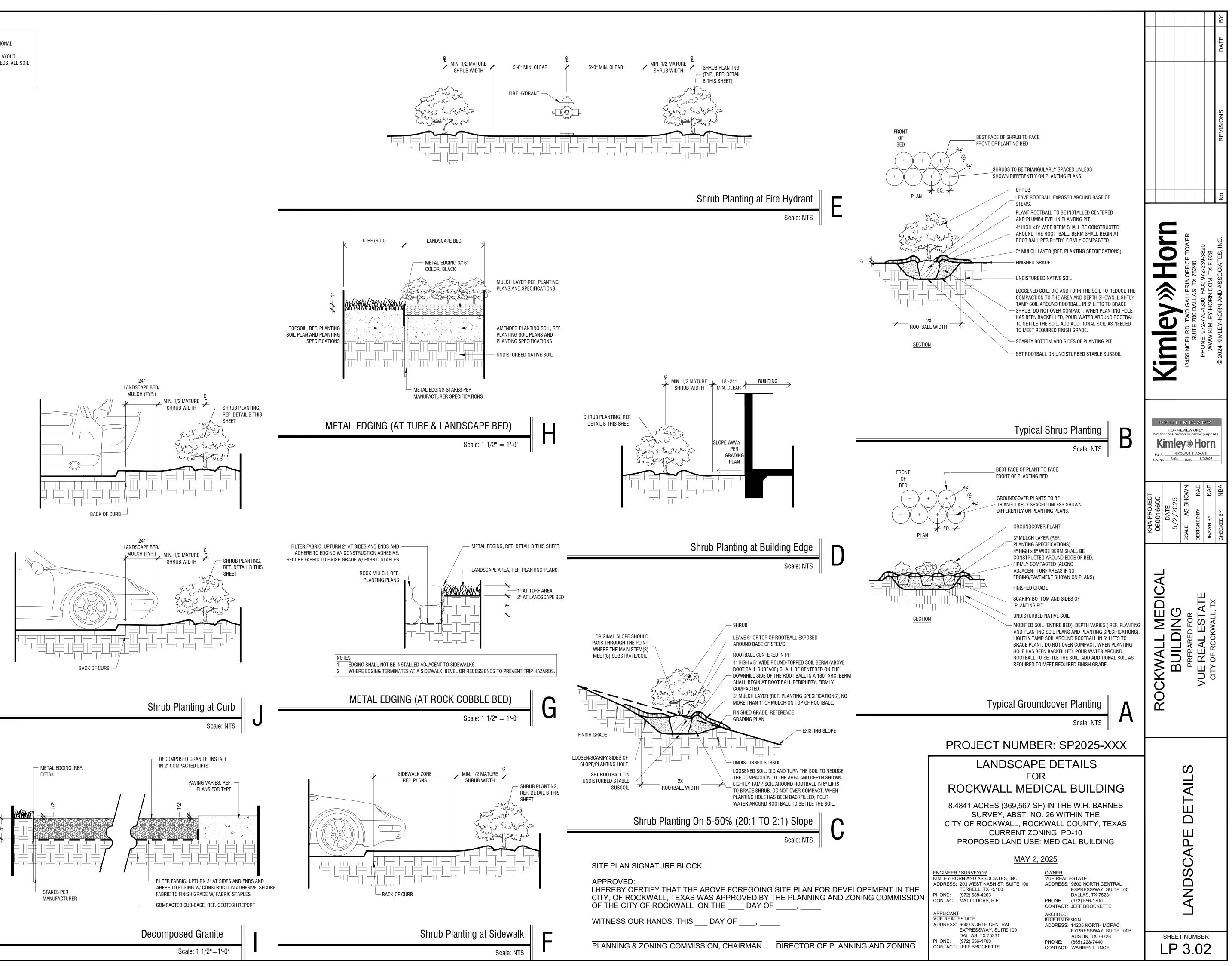
CONTACT: MATT LUCAS, P.E.

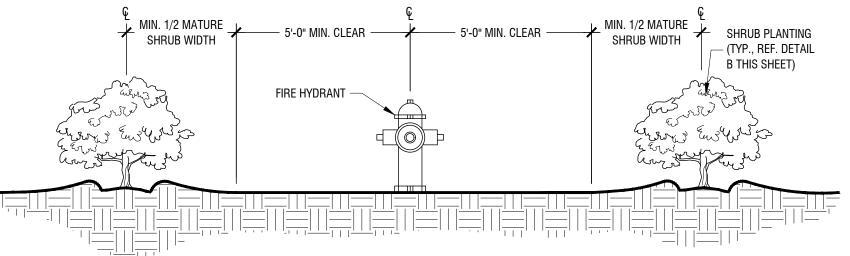
ADDRESS: 203 WEST NASH ST, SUITE 100

PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE NOTES

REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.

REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)





PLANT	SCHEDULE
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SYMBOL	<u>CODE</u>	<u>QTY</u>	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
TREES					
	QT	37	Quercus texana / Texas Red Oak	4" cal, 16` ht, 5`-6` spr	Full, Straight, Single Leader
	QV	22	Quercus virginiana / Southern Live Oak	4" cal, 16` ht, 5`-6` spr	Full, Straight, Single Leader
	TD	45	Taxodium distichum / Bald Cypress	4" cal, 15` ht, 6` spr	Full, Straight, Single Leader
	UC	13	Ulmus crassifolia / Cedar Elm	4" cal, 15` ht, 6` spr	Full, Straight, Single Leader
	ITAL TRE	E			
	AT	33	Acer truncatum / Shantung Maple	4" cal, 16` ht, 5`-6` spr	Full, Straight, Single Leader
(***	СТ	14	Cercis canadensis / Eastern Redbud	4" cal, 14` ht, 6` spr	Full, Single Leader
	Ю	22	llex decidua / Possumhaw Holly	4" cal, 12` ht, 4` spr	Full, Multi-Trunk
SHRUBS					
MAN . SHUWW	BEA	235	Berberis atropurpurea 'Rose Glow' / Red Leaf Japanese Barberry	24" ht, 24" spr, 36" oc	Full, 3 gallon min.
$\langle \cdot \rangle$	ELA	153	Elaeagnus pungens / Eleagnus	24" ht, 24" spr, 48" oc	Full, 3 gallon min.
\odot	HES	36	Hesperaloe parviflora / Red Yucca	18" ht, 18" spr, 24" oc	Full, 3 gallon min.
600 C C C C C C C C C C C C C C C C C C	ILB	52	llex cornuta `Burfordii` / Burford Holly	36" ht, 30" spr, 42" oc	Full, 3 gallon min.
$\tilde{\bigoplus}$	ROS	154	Rosmarinus officinalis / Rosemary	18" ht, 18" spr, 24" oc	Full, 3 gallon min.
×	YCA	42	Yucca filamentosa `Color Guard` / Adam`s Needle	18" ht, 18" spr, 24" oc	Full, 3 gallon min.
GRASSES					
1910 1910 1910 1910 1910 1910 1910 1910	CKG	131	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	18" ht, 30" oc	Full, 3 gallon min.
	NAS	233	Nassella tenuissima / Mexican Feather Grass	18" ht, 24" oc	Full, 3 gallon min.
\bigotimes	PEH	344	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass	12" ht, 24" oc	Full, 3 gallon min.
<u>GROUNDC</u>	DW	469	Dianthus gratianopolitanus 'Firewitch' / Firewitch Cheddar Pink	6" ht, 12" spr, 18" oc	Full, 1 gallon min.
GROUND	ERA	834	Eragrostis curvula / Weeping Lovegrass	18" ht, 12" spr, 24" oc	Full, 1 gallon min.
222	EUF	2,079	Euonymus fortunei `Coloratus` / Purple-leaf Winter Creeper	8" ht, 8" spr, 18" oc	Full, 1 gallon min.
	HAD	147	Hemerocallis fulva `Aztec Gold` / Aztec Gold Daylily	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
 <i></i>		86	Lantana x `New Gold` / New Gold Lantana	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	LG	187	Liriope gigantea / Giant Liriope	12" ht, 12" spr, 12" oc	Full, 1 gallon min.
		755	Liriope muscari / Liriope	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	NC	117	Nepeta mussinii / Catnip	4" ht, 8" spr, 24" oc	Full, 1 gallon min.
* * * * * * * * * * * * * * * * * * *	ZE	28	Zinnia elegans / Zinnia	4" ht, 12" spr, 12" oc	Full, 1 gallon min.
MISC	SOD	TBD	Cynodon dactlyon / Common Bermuda	n/a	Solid sod, rolled tight with sand filled joints, 100% weed, disease, and pes
] HYDRO	TBD	Cyndodon dactlyon / Common Bermuda	n/a	Hyrdroseed areas. See
×××××××××	SEED SEED MIX	TBD	Detention Pond and Slope Mix	n/a	landscape specifications. Native American Seed Mix
	DG	TBD	Decomposed Granite	n/a	#2808 4" depth
	_ STEEL	TBD	Steel Edging	3/16" x 6"	Black
	EDGING MULCH	TBD	Shredded Hardwood Mulch	n/a	3" depth. All trees in sod to

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

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

PLANTING NOTES

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.
- 4. 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 IMPLEMENTATION. 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.

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES A SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, 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

CERTIFICATION OF ACCEPTABILITY BY THE OWNER. B. PROTECTION OF EXISTING STRUCTURES 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 REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER

D. MATERIALS 1. GENERAL

> SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN

AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

MATERIALS SAMPLES MULCH ONE (1) CUBIC FOOT

TOPSOIL ONE (1) CUBIC YARD PLANTS ONE (1) OF EACH VARIETY

2. PLANT MATERIALS A PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS.

NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 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 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 APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH OR UPON DELIVERY TO THE SITE AS DETERMINED BY THE OWNER FOR QUALITY SIZE ANI VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE 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 (1) WEEK PRIOR TO ANTICIPATED DATE.

E. TOPSOIL

- 1 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, 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 MATERIA
- 2. 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. 3 VERIEY 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 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 WHEN EXISTING QUANTITIES ARE INSUFFICIENT
- 5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 NCHES 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 7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS
- SHALL BE CURRENT AND ACTIVE 8 AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.
- a. ORGANIC SOIL AMENDMENTS
- 1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
- 2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
- 3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL. 4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
- 5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
- 6. WORM CASTINGS: EARTHWORMS.
- b. INORGANIC SOIL AMENDMENTS
- 1. 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 2. 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.
- 3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT
- IRON AND 10 PERCENT SULFUR. 4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM
- 5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.
- c. PLANTING SOIL MIX
- 1. PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINICK MATERIALS OR APPROVED
- 2. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS PFR PLANTING DETAILS (12" MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
- 2. SOD/SEED AREA TOPSOIL ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL
- 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 SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES

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 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. THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

J. COMMERCIAL FERTILIZER

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 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 SPECIFICATIONS:

1. SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL 2. ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 14-14-14 3. SOD - 8-8-8 FERTILIZER

IN 1 GAL (MIN.) CONTAINER.

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. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

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

L. DIGGING AND HANDLING

M. CONTAINER GROWN STOCK

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

- 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 PFR DFTAIL
- 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.
- 4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT. N. 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.
- O. 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 P. MATERIALS LIST
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE 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
- Q. 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.

R. PLANTING PROCEDURES

- 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 LINPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS AT ALL TIMES WORKMANI IKE
- 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. PLAN THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 10 GAL, PLAN - 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 13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE
- 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.

SITE PLAN SIGNATURE BLOCK

APPROVED:

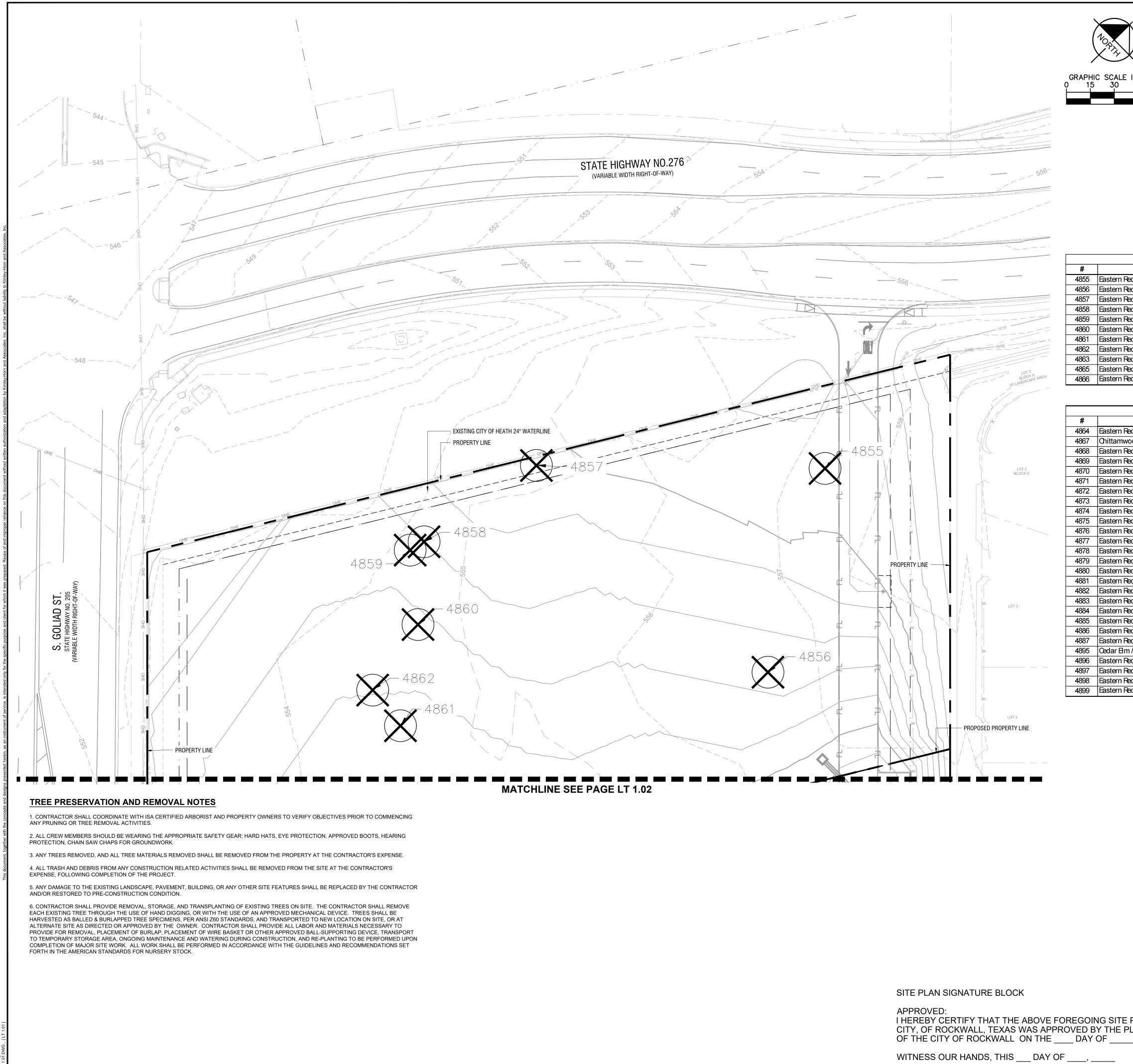
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE P CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLA OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____,

WITNESS OUR HANDS, THIS ____ DAY OF ____, _____

- - DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM

				рате ву
S. LAWN SODDING 1. THE WORK CONSISTS OF LAWN BED PREPARATION, STRICT ACCORDANCE WITH THE SPECIFICATIONS ANE GRASS LAWN ACCEPTABLE TO THE OWNER.				
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUT SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHIN PER FOOT OF WIDTH. DURING THE ROLLING, AND THE DURING THE ROLLING, AND THE	D BROUGHT TO AN EVEN GRADE. THE WHOLE S NOT MORE THAN ONE-HUNDRED (100) POUNDS ESSIONS CAUSED BY SETTLEMENT OF ROLLING			
SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SU PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP 3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4 TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQL UTILIZING APPROVED MECHANICAL SPREADERS. MIX DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL E PREPARED AREA THOROUGHLY.	TO THE REQUIRED GRADE. INCHES DEEP. APPLY FERTILIZER AT RATE OF ARE FEET. APPLICATION SHALL BE UNIFORM, ERTILIZER THOROUGHLY WITH THE SOIL TO A			REVISIONS
4. SODDING A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARI THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLES B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FU	S SPECIFICALLY NOTED OTHERWISE. PLANT BOARD SPECIFICATIONS, ABSOLUTELY			REV
C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SC SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES PAVED AND PLANTED AREAS. ADJACENT TO BUILDING PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, TH ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, A OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER PANELS AND TO EVEN OUT INCONSISTENCIES IN THE S	OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, S, A FOUR INCH MULCH STRIP SHALL BE E LAWN AREAS SHALL BE ROLLED WITH A LAWN ND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION ROLLING TO FILL THE VOIDS BETWEEN THE SOD			No.
LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFOR SOD AND THOROUGHLY WATERED IN. D. DURING DELIVERY, PRIOR TO AND DURING THE PLA AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYI TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT	NTING OF THE LAWN AREAS, THE SOD PANELS SHALL IG AND UNNECESSARY EXPOSURE OF THE ROOTS			Z
5. SEEDING A. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MI			TOWER 820	INC.
B. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES PERCENTAGES OF PURITY, GERMINATION, AND MAXIM BY REGION AND SEASON AND SHALL COMPLY WITH ST	ENTAGE OF PURITY AND GERMINATION OF EACH VARIETY. AND VARIETIES, PROPORTIONS BY WEIGHT AND MINIMUM JM PERCENTAGE OF WEED SEED. SEED MIXTURES VARY ATE DO AND LOCAL SOIL CONSERVATION SERVICE			ASSOCIATES,
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.			AND ASSC
E. PERMANENTLY SEED AND MULCH CUT AND FILL SLC CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVE BE STABILIZED WITH STRAW MULCH AND TACKIFIER, B MEANS TO REDUCE THE EROSIVE POTENTIAL OF THE #	IT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES SHALL ONDED FIBER MATRIX, NETTING, BLANKETS OR OTHER		TWO GAL 700 DALL -770-1300 LEY-HOR	-HORN A
APPROVED SIMILAR EQUIPMENT MAY BE USED TO CON AREAS INACCESSIBLE TO CUTI-PACKER, LIGHTLY RAKI WATER BALLAST ROLLER. AFTER ROLLING, MULCH WI	BASED ON VARIETY AND/OR SPECIES. CULTI-PACKER OR ER SEED AND TO FORM SEEDBED IN ONE OPERATION. IN SEEDED GROUND WITH FLEXIBLE RAKES AD ROLL WITH H STRAW MULCH AT THE RATE OF 2 TONS PER ACRE.		13455 NOEL RD. T SUITE 7 PHONE: 972-7 WWW.KIML	2024 KIMLEY-HORN
SEEDED AREAS TWICE FIRST WEEK TO MINIMUM DEPT THEREAFTER AS NECESSARY TO SUPPLEMENT NATUR H. CONTRACTOR TO REAPPLY SEED AS NECESSARY IN INTENDED.			13455 P	© 2
6. LAWN MAINTENANCE: A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR S THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE F OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABI REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN T NECESSARY).	EPAIR AND RE-SODDING OF ALL ERODED, SUNKEN ITY BY THE LANDSCAPE ARCHITECT OR OWNER.			
B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. A TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) II DROUGHT RESTRICTION AREA AND MUST FOLLOW CIT T. CLEAN-UP	L WATERING SHALL BE OF SUFFICIENT QUANTITY ICHES. CONTRACTOR TO DETERMINE IF SITE IS IN A		PRELIMINARY FOR REVIEW ONLY Not for construction or permit purpose Kimley » Horn	
UPON COMPLETION OF ALL PLANTING WORK AND BEF REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RES BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AN THE OWNER'S AUTHORIZED REPRESENTATIVE.	JLTING FROM HIS WORK. ALL PAVED AREAS SHALL		P.L.A. <u>NIKOLAUS B. ADAMS</u> L.A. No. <u>3404</u> Date <u>5/2/2025</u>	
U. PLANT MATERIAL MAINTENANCE ALL PLANTS AND PLANTING INCLUDED UNDER THIS CO CULTIVATING, SPRAYING, AND ALL OTHER OPERATION SUPPORTS) NECESSARY TO INSURE A HEALTHY COND ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR O OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH T CONTRACTORS ARE REQUESTED TO PROVIDE A BID ES MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS (S (SUCH AS RE-STAKING OR REPAIRING GUY TION BY THE CONTRACTOR UNTIL CERTIFICATION OF VNER. MAINTENANCE AFTER THE CERTIFICATION IE SPECIFICATIONS IN THIS SECTION. TIMATE TO COVER LANDSCAPE AND IRRIGATION		PROJEC 16600 ATE /2025 AS SHC BY) BY NBA
 V. MAINTENANCE (ALTERNATE BID ITEM) 1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER W. GUARANTEE 			KHA P 0600 D 5/2, scale Designed Drawn By	CHECKED
 THE LIFE AND SATISFACTORY CONDITION OF ALL PL CONTRACTOR SHALL BE GUARANTEED BY THE CONTR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ARCHITECT OR OWNER. THE LIFE AND SATISFACTORY CONDITION OF ALL OT DY THE LAND SATISFACTORY CONDITION OF ALL OT DY THE LAND SATISFACTORY CONDITION OF ALL OT 	ACTOR FOR A MINIMUM OF ONE (1) CALENDAR F ACCEPTABILITY BY THE LANDSCAPE HER PLANT MATERIAL (INCLUDING SOD) INSTALLED		1	
BY THE LANDSCAPE CONTRACTOR SHALL BE GUARAN CALENDAR DAYS, COMMENCING AT THE TIME OF CERT LANDSCAPE ARCHITECT OR OWNER. 3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTH GUARANTEE PERIOD SHALL BE REMOVED FROM THE S	FICATION OF ACCEPTABILITY BY THE Y GROWING CONDITION AT THE END OF THE		ш Ц	
CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE F SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNIS UNDER "PLANTING", AT NO ADDITIONAL COST TO THE O 4. IN THE EVENT THE OWNER DOES NOT CONTRACT W IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENC	HED PLANTED AND MULCHED AS SPECIFIED WNER. TH THE CONTRACTOR FOR LANDSCAPE (AND		MED NG FOR ESTAT	
PERIODICALLY DURING THE ONE YEAR WARRANTY PEI BEING PERFORMED BY THE OWNER, AND SHALL NOTIF PROCEDURES OR CONDITIONS WHICH THREATEN VIGG SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPT.	IOD TO EVALUATE MAINTENANCE PROCEDURES / THE OWNER IN WRITING OF MAINTENANCE ROUS AND HEALTH PLANT GROWTH. IT IS A MINIMUM OF ONCE PER MONTH FOR A PERIOD		LLL ME LDIN(PARED FOF EAL EST ROCKWALI	· ·
X. FINAL INSPECTION AND ACCEPTANCE OF WORK FINAL INSPECTION AT THE END OF THE GUARANTEE PI AND ALL OTHER INCIDENTAL WORK PERTAINING TO TH SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUAR	RIOD SHALL BE ON PLANTING, CONSTRUCTION IS CONTRACT. ANY REPLACEMENT AT THIS TIME NTEE (OR AS SPECIFIED BY THE LANDSCAPE		WALL BUILDI PREPARED E REAL E	
ARCHITECT OR OWNER IN WRITING) BEGINNING WITH SAME INSPECTION AND ACCEPTANCE HEREIN DESCRI				1
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AN FOR DEVELOPEMENT IN THE NNING AND ZONING COMMISSION	TERRELL, TX 75160 PHONE: (972) 588-4263 CONTACT: MATT LUCAS, P.E. PHON CONTACT: APPLICANT ARCHI	ACT: JEFF BROCKETTE	SPE	
	VUE REAL ESTATE BLUE F ADDRESS: 9600 NORTH CENTRAL ADDR EXPRESSWAY, SUITE 100 DALLAS, TX 75231	TIN DESIGN ESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B AUSTIN, TX 78728	SHEET NUMBER	
TOR OF PLANNING AND ZONING	. ,	E: (865) 228-7440 ACT: WARREN L. INCE		

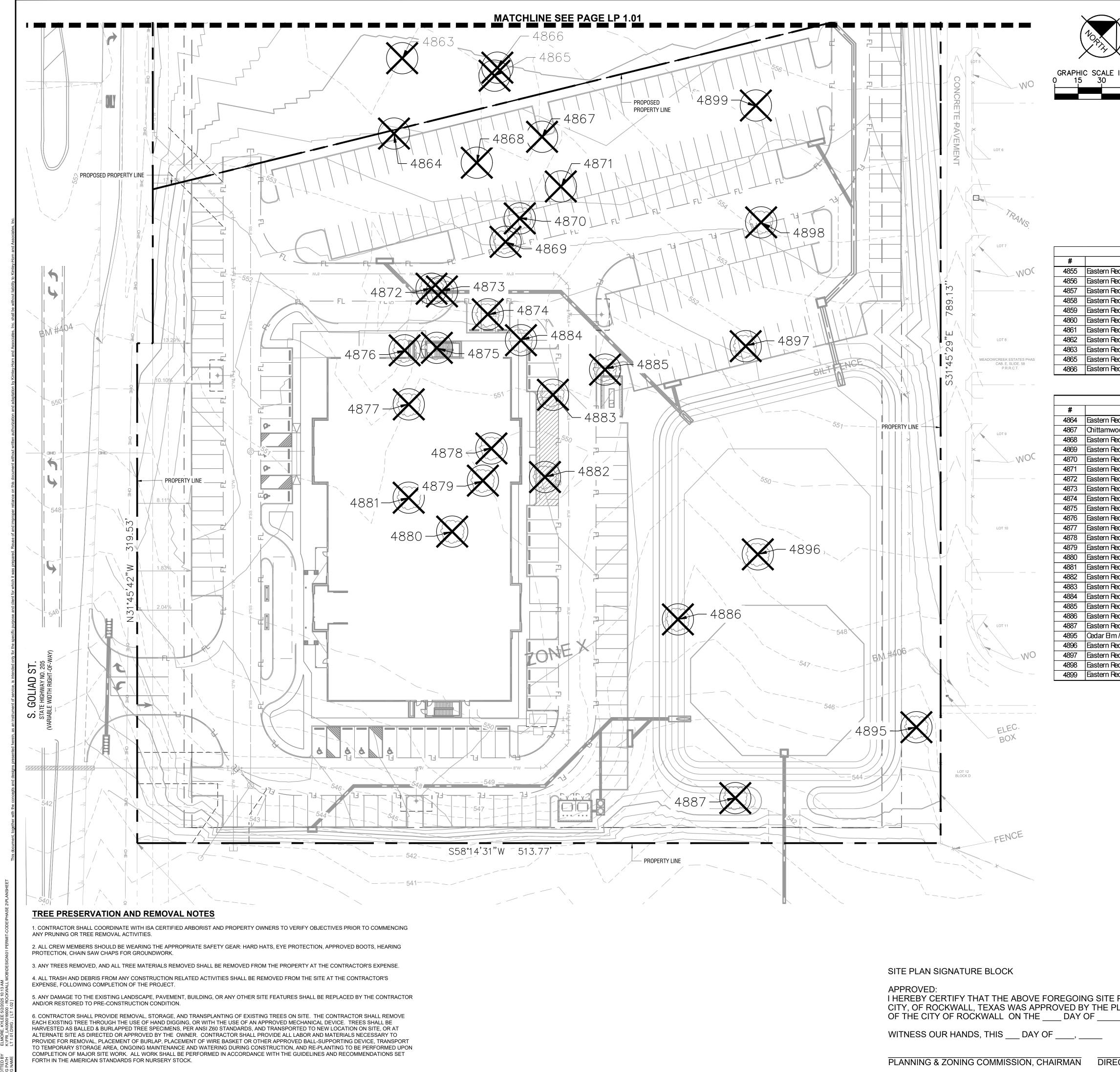
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I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE F

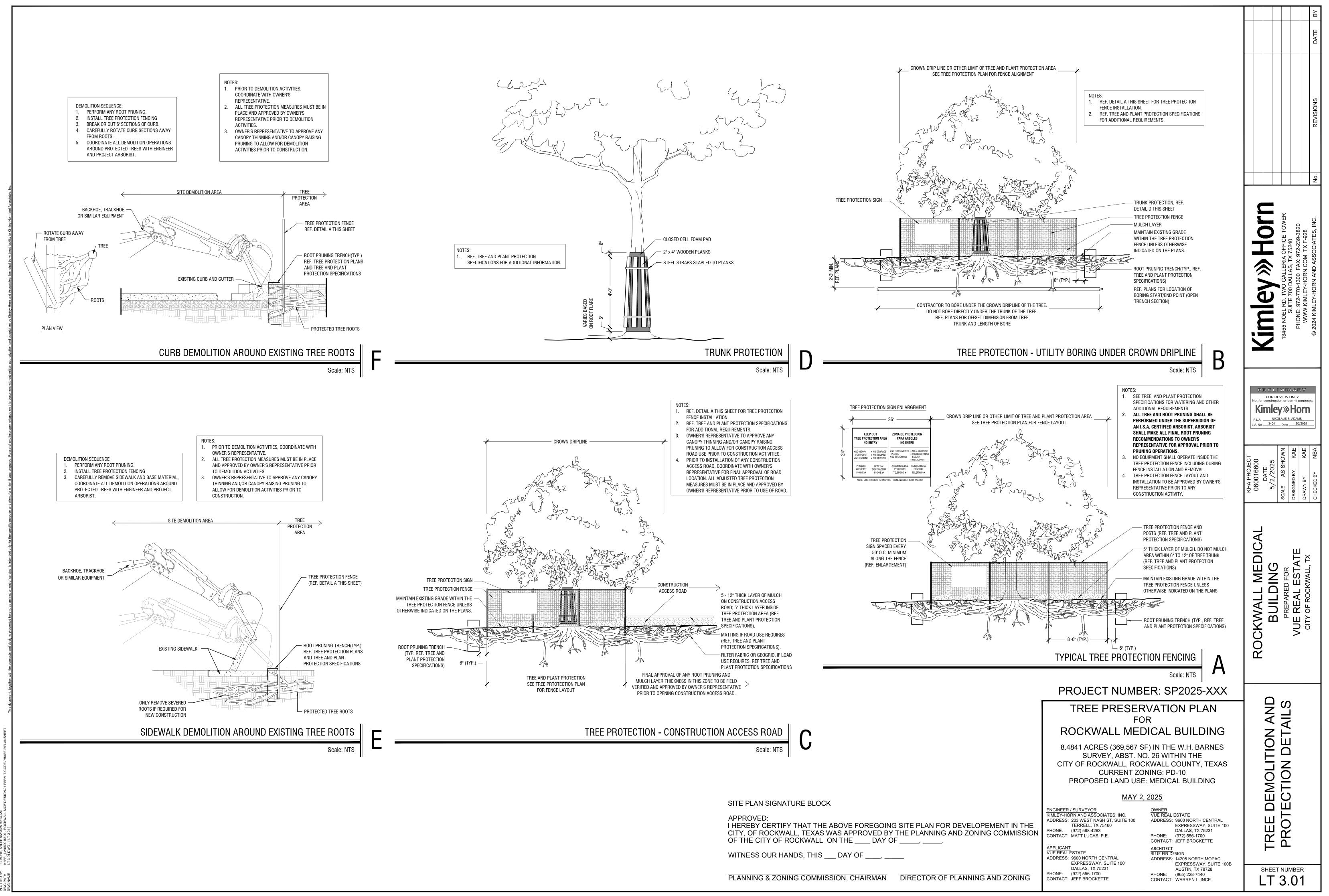
PLANNING & ZONING COMMISSION, CHAIRMAN

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LANNING AND ZONING		PHONE: (972) 588-420 CONTACT: MATT LUCA	63 S, P.E. PHO	DALLAS, TX 75231 NE: (972) 556-1700		
_,		APPLICANT		ITACT: JEFF BROCKETTE HITECT		
		VUE REAL ESTATE ADDRESS: 9600 NORTH	I CENTRAL ADD	E FIN DESIGN PRESS: 14205 NORTH MOPAC	_	
		DALLAS, TX	AY, SUITE 100 75231	EXPRESSWAY, SUITE 100B AUSTIN, TX 78728	SHEET NUM	BER
CTOR OF PLANNING A	ND ZONING	PHONE: (972) 556-170 CONTACT: JEFF BROCK		NE: (865) 228-7440 ITACT: WARREN L. INCE	LT 1.0	
		1			1 <u> </u>	~ '



I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE

K						BY
				N.T.S.		DATE
			TREET			_
IN FEET 60		PROJECT LOCATION	LIAD S			
			S S S S S S S S S S S S S S S S S S S			
			Sł			REVISIONS
						REVI
	11/1	STREET				
	MINAS	AD DC				No.
		S GOL				Ž
SPECIES	CALIPER (IN)	posed Property Line ROTECT OR REMOVE	TREE HEALTH (1-5)	MITIGATION REQUIRED (IN)	WER 0	INC.
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	13.9 (15 ft tall) 17.3 (20 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4 4	FICE TOWER 239-3820	F-928 ATES, INC
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	13.7 (15 ft tall) 11.1 (10 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4 4	OFF 752 372-:	TX OCI,
edcedar / Juniperus virginiana	11.4 (10 ft tall)	Remove	Healthy (5)	4		.COM ASSI
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	11.1 (10 ft tall) 18.8 (20 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4 4	DALLA:	HORN.C RN AND
edcedar / Juniperus virginiana	12.2 (12 ft tall)	Remove	Healthy (5)	4	TWO GAI	EY-H
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	12.3 (12 ft tall) 14.7 (15 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4 4		'KIMLE. ILEY-⊢
edcedar / Juniperus virginiana	12.6 (12 ft tall)	Remove	Healthy (5) Total Mitigation Required	4 : 44		× √ N
			Total Willgation Required	. 44	13455 NOEL SU	W © 2024
SPECIES		oosed Property Line ROTECT OR REMOVE	TREE HEALTH (1-5)	MITIGATION REQUIRED (IN)		•
edcedar / Juniperus virginiana ood / Sideroxylon lanuginosum	11 (10 ft tall) 9.1 (10 ft tall)	Remove Remove	Healthy (5) Declining (1)	4 0		
edcedar / Juniperus virginiana	15.4 (15 ft tall)	Remove	Healthy (5)	4		
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	14.2 (15 ft tall) 19.1 (20 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4 4		
edcedar / <i>Juniperus virginiana</i>	11 (10 ft tall)	Remove	Healthy (5)	4	PRELIMINAR	Y
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	18.2 (20 ft tall) 11.1 (10 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4 4	FOR REVIEW ONLY Not for construction or permit put	
edcedar / Juniperus virginiana	14.3 (15 ft tall)	Remove	Healthy (5)	4	Kimley >>> Ho	
edcedar / Juniperus virginiana	11.4 (10 ft tall)	Remove	Healthy (5)	4	P.L.A	
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	14.3 (15 ft tall) 11.2 (10 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4 4		
edcedar / Juniperus virginiana	12.4 (12 ft tall)	Remove	Healthy (5)	4	T NWN	KAE NBA
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	14 (15 ft tall) 15.3 (15 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4 4	KHA PROJECT 060016600 DATE 5/2/2025 ALE AS SHOWN SIGNED BY KAE	⊻ z
edcedar / Juniperus virginiana	15.6 (15 ft tall)	Remove	Healthy (5)	4	PROJEC 0016600 DATE 2/2025 AS SHC ED BY	۲ BY
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	13.1 (15 ft tall) 14.4 (15 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4 4	KHA P 0600 5/2, scale , besigned	WN BY
edcedar / Juniperus virginiana	13.2 (15 ft tall)	Remove	Healthy (5)	4	KHJ 06 5, scale Design	DRAWN
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	12.3 (10 ft tall) 15.7 (15 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4 4		
edcedar / Juniperus virginiana	11.5 (10 ft tall)	Remove	Healthy (5)	4		
) / Ulmus crassifolia edcedar / Juniperus virginiana	15.5 (15 ft tall) 18.2 (20 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4 4		
edcedar / Juniperus virginiana	14.9 (15 ft tall)	Remove	Healthy (5)	4		
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	14.8 (15 ft tall) 18.5 (20 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4 4		X
			Total Mitigation Required	: 104	MEDIO ING DFOR ESTATE	, TL,
			Grand Total M	litigation Required: 148 in	DINO DINO EST.	KWA
		-			VALL SUILDI PREPARED REAL E	OF ROCKWALL
		<u> </u>			ROCKWAI BUII VUE RE	
				NG TREE TO BE REMOVED		СІТҮ
					O >	
			TE: TREE REMOVAL PERMIT S TREE REMOVAL.	HALL BE REQUESTED AT THE TIME		
				SP2025-XXX		
		I IREE	E PRESERVA FOR	TION PLAN		
		ROCKV		AL BUILDING		
		8.4841 ACF	RES (369,567 SE) IN	THE W.H. BARNES		
		SUR	VEY, ABST. NO. 26	WITHIN THE		
		CITY OF RO	CKWALL, ROCKWA CURRENT ZONING	ALL COUNTY, TEXAS G: PD-10	AN SEF	
		PROPOS	SED LAND USE: ME			
			MAY 2, 202	5	PL N	
		ENGINEER / SURVEYOR	100	— N <u>ER</u>		
		KIMLEY-HORN AND ASS ADDRESS: 203 WEST N	OCIATES, INC. VUE ASH ST, SUITE 100 ADD	REAL ESTATE RESS: 9600 NORTH CENTRAL	Щ	
PLAN FOR DEVELOPEN		TERRELL, TZ PHONE: (972) 588-420 CONTACT: MATT LUCAS	63	EXPRESSWAY, SUITE 100 DALLAS, TX 75231 NE: (972) 556-1700		
_,		APPLICANT	CON	HTACT: JEFF BROCKETTE		
		VUE REAL ESTATE ADDRESS: 9600 NORTH	I CENTRAL ADD	EFIN DESIGN RESS: 14205 NORTH MOPAC		
		EXPRESSW/ DALLAS, TX PHONE: (972) 556-170		EXPRESSWAY, SUITE 100B AUSTIN, TX 78728 NE: (865) 228-7440	SHEET NUMBER	२
CTOR OF PLANNING A	ND ZONING	CONTACT: JEFF BROCK		INE: (865) 228-7440 ITACT: WARREN L. INCE	LT 1.02	2



	SECTION 015639: TREE AND PLANT PROTECTION T 1 GENERAL SUMMARY		 PRIOR TO THE START OF CONSTRUCTION, SUBMIT, FOR APPROVAL BY THE O A CONSULTING ARBORIST WHO IS A REGISTERED CONSULTING ARBORIST CONSULTING ARBORISTS OR AN ISA BOARD CERTIFIED ARBORIST, WHICH DE ALL TREES TO REMAIN WITHIN THE AREA DESIGNATED ON THE DRAWINGS AS AREA. THE REPORT SHALL INCLUDE THE FOLLOWING:
A.	THE SCOPE OF WORK INCLUDES ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, FACILITIES, TRANSPORTATION AND SERVICES NECESSARY FOR, AND INCI DENTAL TO PERFORMING ALL OPERATIONS IN CONNECTION WITH PROTECTION OF EXISTING TREES AND OTHER PLANTS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. 1. PROVIDE PRECONSTRUCTION EVALUATIONS		 a. A DESCRIPTION OF EACH TREE TO REMAIN INDICATING ITS GENUS AND SP DAMAGE TO THE ROOT SYSTEM OR SOIL WITHIN THE ROOT ZONE, TREE DI APPROXIMATE HEIGHT AND CANOPY SPREAD, SIZE AND ANY VISIBLE DISE, BRANCH AND TRUNK STRUCTURAL DEFICIENCIES.
	2. PROVIDE PROTECTION OF ROOT ZONES AND ABOVE GROUND TREES AND PLANTS 3. PROVIDE PRUNING OF EXISTING TREES AND PLANTS.		b. THE REPORT SHALL NOTE ALL TREES OR PARTS OF TREES, WHICH ARE CO EXTREME RISK LEVEL. INCLUDE THE INTERNATIONAL SOCIETY OF ARBORIC EACH TREE, WHICH MAY REASONABLY BE IDENTIFIED AS A POTENTIAL HAX
	 COORDINATE WITH THE REQUIREMENTS OF THE SPECIFICATIONS FOR MODIFICATIONS TO THE SOIL WITHIN THE ROOT ZONE OF EXISTING TREES AND PLANTS. PROVIDE ALL INSECT AND DISEASE CONTROL. 		 c. RECOMMENDATIONS AS TO TREATMENT OF ALL INSECT, DISEASE AND STI d. RECOMMENDATIONS FOR FERTILIZER TREATMENTS, IF ANY. e. A PLAN OF THE SITE SHOWING THE LOCATION OF ALL TREES INCLUDED IN
	 PROVIDE MAINTENANCE OF EXISTING TREES AND PLANTS INCLUDING IRRIGATION DURING THE CONSTRUCTION PERIOD AS RECOMMENDED BY THE ARBORIST REPORT. PROVIDE MAINTENANCE OF EXISTING TREES AND PLANTS INCLUDING IRRIGATION DURING THE POST CONSTRUCTION PLANT MAINTENANCE PERIOD. 	В.	PRODUCT DATA 1. SUBMIT MANUFACTURER PRODUCT DATA AND LITERATURE DESCRIBING ALL TO THE OWNER'S REPRESENTATIVE FOR APPROVAL. PROVIDE SUBMITTAL BE SITE.
19	 REMOVE TREE PROTECTION FROM AROUND AND UNDER TREES AND PLANTS. CLEAN UP AND DISPOSAL OF ALL EXCESS AND SURPLUS MATERIAL. CONTRACT DOCUMENTS 	C.	QUALIFICATIONS SUBMITTAL 1. FOR EACH APPLICABLE PERSON EXPECTED TO WORK ON THE PROJECT, PRO EXPERIENCE OF THE CONSULTING ARBORIST, PROOF OF EITHER THE REGISTE
н. 2 А.	SHALL CONSIST OF SPECIFICATIONS AND GENERAL CONDITIONS AND THE DRAWINGS. THE INTENT OF THESE DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS, AND SERVICES NECESSARY FOR THE PROPER EXECUTION OF THE WORK. THE DOCUMENTS ARE TO BE CONSIDERED AS ONE. WHATEVER IS CALLED FOR BY ANY PARTS SHALL BE AS BINDING AS IF	1.11	WITH AMERICAN SOCIETY OF CONSULTING ARBORISTS OR AN ISA BOARD CE CERTIED ARBORISTS, AND ANY REQUIRED HERBICIDE/PESTICIDE LICENSE TO REVIEW PRIOR TO THE START OF WORK. OBSERVATION OF THE WORK
B.	CALLED FOR IN ALL PARTS. IT IS THE INTENT OF THIS SECTION THAT THE REQUIREMENTS APPLY TO ALL OTHER SECTIONS OF THE PROJECT SPECIFICATION SUCH THAT ANY SUBCONTRACTOR MUST COMPLY WITH THE RESTRICTIONS ON WORK WITHIN DESIGNATED TREE AND PLANT PROTECTION AREAS.	Α.	THE OWNER'S REPRESENTATIVE MAY INSPECT THE WORK AT ANY TIME.
1.3 A.	RELATED DOCUMENTS AND REFERENCES RELATED DOCUMENTS: 1. DRAWINGS AND GENERAL PROVISIONS OF CONTRACT INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND		 BEGINNING WORK TO REVIEW ANY QUESTIONS THE CONTRACTOR MAY HAVE REP PROCEDURES DURING CONSTRUCTION AND PROJECT WORK SCHEDULE. 1. THE FOLLOWING CONTRACTORS SHALL ATTEND THE PRECONSTRUCTION CO a. GENERAL CONTRACTOR.
_	DIVISION I SPECIFICATIONS APPLY TO WORK OF THIS SECTION. 2. IRRIGATION SPECIFICATIONS 3. PLANTING SPECIFICATIONS		a. GENERAL CONTRACTOR. b. CONSULTING ARBORIST/CERTIFIED ARBORIST c. TREE AND PLANT PROTECTION SUB-CONTRACTOR. d. EARTHWORK SUB-CONTRACTOR.
В.	REFERENCES: THE FOLLOWING SPECIFICATIONS AND STANDARDS OF THE ORGANIZATIONS AND DOCUMENTS LISTED IN THIS PARAGRAPH FORM A PART OF THE SPECIFICATION TO THE EXTENT REQUIRED BY THE REFERENCES THERETO. IN THE EVENT THAT THE REQUIREMENTS OF THE FOLLOWING REFERENCED STANDARDS AND SPECIFICATION CONFLICT WITH THIS SPECIFICATION SECTION, THE REQUIREMENTS OF THIS SPECIFICATION SHALL PREVAIL. IN THE EVENT THAT THE		e. ALL SITE UTILITY SUB-CONTRACTORS THAT MAY BE REQUIRED TO DIG OR f. LANDSCAPE SUB-CONTRACTOR. g. IRRIGATION SUB-CONTRACTOR.
	 REQUIREMENTS OF ANY OF THE FOLLOWING REFERENCED STANDARDS AND SPECIFICATIONS CONFLICT WITH EACH OTHER THE MORE STRINGENT REQUIREMENT SHALL PREVAIL. 1. ANSI A300 - STANDARD PRACTICES FOR TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE (9 PARTS), MOST CURRENT EDITIONS. 		 h. PRIOR TO THIS MEETING, MARK ALL TREES AND PLANTS TO REMAIN AND SPECIFICATION FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESEN QUALITY ASSURANCE CONTRACTOR QUALIFICATIONS:
	 2. INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES (ISA BMP) MOST CURRENT EDITIONS. a. TREE PRUNING b. SOIL MANAGEMENT FOR URBAN TREES 		1. ALL PRUNING, BRANCH TIE BACK, TREE REMOVAL, ROOT PRUNING, AND FER SHALL BE PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF ISA CER AFOREMENTIONED INDIVIDUAL'S QUALIFICATIONS FOR APPROVAL BY THE OV
	c. TREE SUPPORT SYSTEMS: CABLING, BRACING, GUYING, AND PROPPING d. TREE LIGHTING PROTECTION SYSTEMS e. MANAGING TREES DURING CONSTRUCTION f. TREE PLANTING	PAR	 ALL APPLICATIONS OF PESTICIDE OR HERBICIDE SHALL BE PERFORMED BY A LICENSE TO APPLY CHEMICAL PESTICIDES VALID IN THE JURISDICTION OF TH REQUIRED STATE LICENSING CERTIFICATES INCLUDING APPLICABLE CHEMIC RT 2 PRODUCTS
	g. TREE RISK ASSESSMENT h. TREE INVENTORY i. INTEGRATED PEST MANAGEMENT	2.1 A.	TREE PROTECTION SIGN: HEAVY-DUTY PLASTIC LAMINATED OR CORRUGATED PLASTIC SIGNS, 24 INCHES
	 j. TREE INJECTIONS k. TREE AND SHRUB FERTILIZATION 3. PRUNING PRACTICES SHALL CONFORM WITH RECOMMENDATIONS "STRUCTURAL PRUNING: A GUIDE FOR THE GREEN INDUSTRY"; PUBLISHED BY URBAN TREE FOUNDATION, VISALIA, CALIFORNIA; MOST CURRENT EDITION. 	2.2	BACKGROUND WITH BLACK 2 INCH HIGH OR LARGER LETTERS BLOCK LETTERS. TO EXISTING TREES. THE TREE PROTECTION SIGN SHALL READ "KEEP OUT - TRE OTHER PROJECT INFORMATION AS SHOWN ON DRAWINGS. MATTING
1.4	 4. GLOSSARY OF ARBORICULTURAL TERMS, INTERNATIONAL SOCIETY OF ARBORICULTURE, CHAMPAIGN IL, MOST CURRENT EDITION. VERIFICATION 	А. В.	MATTING FOR VEHICLE AND WORK PROTECTION SHALL BE HEAVY DUTY MATTIN TREE ROOTS, ALTURNAMATS AS MANUFACTURED BY ALTURNAMATS, INC. FRAM SUBMIT SUPPLIERS PRODUCT DATA THAT PRODUCT MEETS THE REQUIREMENT
A.	ALL SCALED DIMENSIONS ON THE DRAWINGS ARE APPROXIMATE. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES, AND SHALL IMMEDIATELY INFORM THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE INFORMATION ON THE DRAWINGS AND THE ACTUAL CONDITIONS, REFRAINING FROM DOING ANY WORK IN SAID AREAS UNTIL GIVEN APPROVAL TO DO SO BY THE OWNER'S REPRESENTATIVE.		 GEOGRID GEOGRID SHALL BE WOVEN POLYESTER FABRIC WITH PVC COATING, UNI-AXIAL DEGRADATION, RESISTANT TO NATURALLY OCCURRING CHEMICALS, ALKALIS, A 1. GEOGRID SHALL BE MIRAGRID 2XT AS MANUFACTURED BY TEN CATE NICOLO <u>HTTP://WWW.TENCATE.COM</u> OR APPROVED EQUAL.
1.5 A.	PERMITS AND REGULATIONS THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS RELATED TO THIS SECTION OF THE WORK UNLESS PREVIOUSLY EXCLUDED UNDER PROVISION OF THE CONTRACT OR GENERAL CONDITIONS. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS AND ORDINANCES BEARING ON THE OPERATION OR CONDUCT OF THE WORK AS DRAWN AND	В. 2.4 А.	SUBMIT SUPPLIERS PRODUCT DATA THAT PRODUCT MEETS THE REQUIREMENT FILTER FABRIC FILTER FABRIC SHALL BE NONWOVEN POLYPROPYLENE FIBERS, INERT TO BIOLO
	SPECIFIED. IF THE CONTRACTOR OBSERVES THAT A CONFLICT EXISTS BETWEEN PERMIT REQUIREMENTS AND THE WORK OUTLINED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE II WRITING INCLUDING A DESCRIPTION OF ANY NECESSARY CHANGES AND CHANGES TO THE CONTRACT PRICE RESULTING FROM CHANGES IN THE WORK.	N B.	NATURALLY OCCURRING CHEMICALS, ALKALIS AND ACIDS. 1. MIRAFI 135 N AS MANUFACTURED BY TEN CATE NICOLON, NORCROSS, GA. <u>H</u> EQUAL. SUBMIT SUPPLIERS PRODUCT DATA THAT PRODUCT MEETS THE REQUIREMENT
В.	WHEREVER REFERENCES ARE MADE TO STANDARDS OR CODES IN ACCORDANCE WITH WHICH WORK IS TO BE PERFORMED OR TESTED, THE EDITION OR REVISION OF THE STANDARDS AND CODES CURRENT ON THE EFFECTIVE DATE OF THIS CONTRACT SHALL APPLY, UNLESS OTHERWISE EXPRESSLY SET FORTH.) PAR	
C. 1.6	IN CASE OF CONFLICT AMONG ANY REFERENCED STANDARDS OR CODES OR BETWEEN ANY REFERENCED STANDARDS AND CODES AND THE SPECIFICATIONS, THE MORE RESTRICTIVE STANDARD OR CODE SHALL APPLY OR OWNER'S REPRESENTATIVE SHALL DETERMINE WHICH SHALL GOVERN. PROTECTION OF WORK, PROPERTY AND PERSON		CONDITIONS THAT MAY IMPACT THE SUCCESSFUL TREE AND PLANT PROTECTION COORDINATION WITH PROJECT WORK THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK THAT MAY IMPACT
A.	THE CONTRACTOR SHALL PROTECT THE WORK, ADJACENT PROPERTY, AND THE PUBLIC, AND SHALL BE RESPONSIBLE FOR ANY DAMAGES OR INJURY DUE TO HIS/HER ACTIONS. CHANGES IN THE WORK	B. C.	PRIOR TO THE START OF WORK, PREPARE A DETAILED SCHEDULE OF THE WORK COORDINATE THE RELOCATION OF ANY IRRIGATION LINES CURRENTLY PRESENT CONDUITS OF OTHER UTILITY LINES OR STRUCTURES THAT ARE IN CONFLICT WI NOT BE ALTERED TO FIT AROUND LINES. NOTIFY THE OWNER'S REPRESENTATIV
A. 1.8	THE OWNER'S REPRESENTATIVE MAY ORDER CHANGES IN THE WORK, AND THE CONTRACT SUM SHOULD BE ADJUSTED ACCORDINGLY. ALL SUCH ORDERS AND ADJUSTMENTS PLUS CLAIMS BY THE CONTRACTOR FOR EXTRA COMPENSATION MUST BE MADE AND APPROVED IN WRITING BEFORE EXECUTING THE WORK INVOLVED.	3.3 A. B.	TREE AND PLANT PROTECTION AREA: THE TREE AND PLANT PROTECTION AREA IS DEFINED AS ALL AREAS INDICATED WHERE NO LIMIT OF THE TREE AND PLANT PROTECTION AREA IS DEFINED ON TH
A.	THE CONTRACTOR SHALL RE-EXECUTE ANY WORK THAT FAILS TO CONFORM TO THE REQUIREMENTS OF THE CONTRACT AND SHALL REMEDY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP UPON WRITTEN NOTICE FROM THE OWNER'S REPRESENTATIVE, AT THE SOONEST POSSIBLE TIME THAT CAN BE COORDINATED WITH OTHER WORK AND SEASONAL WEATHER DEMANDS.	3.4 A.	DRIP LINE (OUTER EDGE OF THE BRANCH CROWN) OF EACH TREE. PREPARATION : PRIOR TO THE PRECONSTRUCTION MEETING, LAYOUT THE LIMITS OF THE TREE ALIGNMENTS OF REQUIRED TREE AND PLANT PROTECTION FENCING AND ROOT
1.9 A.	DEFINITIONS ALL TERMS IN THIS SPECIFICATION SHALL BE AS DEFINED IN THE "GLOSSARY OF ARBORICULTURAL TERMS" OR AS MODIFIED BELOW.	В.	REPRESENTATIVE'S APPROVAL OF THE LIMITS OF THE PROTECTION AREA AND T PRUNING. FLAG ALL TREES AND LARGE SHRUBS TO BE REMOVED BY WRAPPING ORANGE OBTAIN THE OWNER'S REPRESENTATIVE'S APPROVAL OF ALL TREES AND LARGE
	 OWNER'S REPRESENTATIVE: THE PERSON APPOINTED BY THE OWNER TO REPRESENT THEIR INTEREST IN THE REVIEW AND APPROVAL OF THE WORK AND TO SERVE AS THE CONTRACTING AUTHORITY WITH THE CONTRACTOR. THE OWNER'S REPRESENTATIVE MAY APPOINT OTHER PERSONS TO REVIEW AND APPROVE ANY ASPECTS OF THE WORK. REASONABLE AND REASONABLY: WHEN USED IN THIS SPECIFICATION IS INTENDED TO MEAN THAT THE CONDITIONS 	C.	START OF TREE AND SHRUB REMOVAL. AFTER APPROVAL, MARK ALL TREES AN PAINT IN A BAND COMPLETELY AROUND THE BASE OF THE TREE OR LARGE SHR FLAG ALL TREES AND LARGE SHRUBS TO REMAIN WITH WHITE PLASTIC RIBBON OR EACH TREE AND ON A PROMINENT BRANCH FOR EACH SHRUB. OBTAIN THE
	CITED WILL NOT AFFECT THE ESTABLISHMENT OR LONG TERM STABILITY, HEALTH OR GROWTH OF THE PLANT. THIS SPECIFICATION RECOGNIZES THAT PLANTS ARE NOT FREE OF DEFECTS, AND THAT PLANT CONDITIONS CHANGE WITH TIME. THIS SPECIFICATION ALSO RECOGNIZES THAT SOME DECISIONS CANNOT BE TOTALLY BASED ON MEASURED FINDINGS AND THAT PROFESSION JUDGMENT IS REQUIRED. IN CASES OF DIFFERING OPINION, THE OWNER'S REPRESENTATIVE EXPERT SHALL DETERMINE WHEN CONDITIONS WITHIN THE PLANT ARE JUDGED AS REASONABLE.	D. 3.5	ALL TREES AND SHRUBS TO REMAIN PRIOR TO THE START OF TREE AND SHRUE PRIOR TO ANY CONSTRUCTION ACTIVITY AT THE SITE INCLUDING UTILITY WORK INSTALLATION OF TEMPORARY CONSTRUCTION FACILITIES, INSTALL ALL TREE F FENCE, TREE PROTECTION SIGNS, GEOGRID, MULCH AND OR WOOD CHIPS AS SI SOIL MOISTURE
	 SHRUB: WOODY PLANTS WITH MATURE HEIGHT APPROXIMATELY LESS THAN 25 FEET. TREE AND PLANT PROTECTION AREA: AREA SURROUNDING INDIVIDUAL TREES, GROUPS OF TREES, SHRUBS, OR OTHEF VEGETATION TO BE PROTECTED DURING CONSTRUCTION, AND DEFINED BY A CIRCLE CENTERED ON THE TRUNK WITH EACH TREE WITH A RADIUS EQUAL TO THE CLOWN DRIPLINE UNLESS OTHERWISE INDICATED BY THE OWNER'S REPRESENTATIVE OR THE CONSTRUCTION DRAWINGS. 	A.	VOLUMETRIC SOIL MOISTURE LEVEL, IN ALL SOILS WITHIN THE TREE AND PLAN ABOVE PERMANENT WILT POINT TO A DEPTH OF AT LEAST 8 INCHES. NO SOIL W PERMITTED WITHIN THE TREE AND PLANT PROTECTION AREA WHEN THE VOLUM CAPACITY. THE PERMANENT WILT POINT AND FIELD CAPACITY FOR EACH TYPE (FOLLOWS (NUMBERS INDICATE PERCENTAGE VOLUMETRIC SOIL MOISTURE):
	5. TREE: SINGLE AND MULTI-STEMMED PLANTS, INCLUDING PALMS WITH ANTICIPATED MATURE HEIGHT APPROXIMATELY		SOIL TYPE PERMANENT WILT POINT V/V
1.10	GREATER THAN 25 FEET OR ANY PLANT IDENTIFIED ON THE PLANS AS A TREE.		SAND, LOAMY SAND, SANDY LOAM 5 - 8% LOAM, SANDY CLAY, SANDY CLAY LOAM 14 - 25%

ROVAL BY THE OWNER'S REPRESENTATIVE, THE REPORT OF NG ARBORIST® (RCA) WITH AMERICAN SOCIETY OF DRIST, WHICH DETAILS THE FOLLOWING INFORMATION FOR HE DRAWINGS AS THE TREE AND PLANT PROTECTION		CLAY LOAM, SILT LOAM SILTY CLAY, SILTY CLAY LOAM	11 - 22% 22 - 27%	
S GENUS AND SPECIES, CONDITION INCLUDING ANY VISIBLE T ZONE, TREE DIAMETER AT BREAST HEIGHT (DBH) AND	В.	VOLUMETRIC SOIL MOISTURE SHAL BE THE DIGITAL SOIL MOISTURE ME EQUIVALENT METER.	TER, DSMM500 BY GENERAL SF	PE(
NY VISIBLE DISEASE, INSECT INFESTATIONS AND OR	C. 3.6	THE CONTRACTOR SHALL CONFIRM SUSPEND OPERATIONS UNTIL THE S ROOT PRUNING:		
S, WHICH ARE CONSIDERED A HAZARD OR SIGNIFICANT OR IETY OF ARBORICULTURE HAZARD EVALUATION SHEET FOR A POTENTIAL HAZARD TREE. DISEASE AND STRUCTURAL PROBLEMS ENCOUNTERED.	A. B.	FINAL RECOMMENDATIONS ON ANY THE PROJECT ARBORIST AND PROVID PRIOR TO ANY EXCAVATING INTO TH NT PROTECTION AREA OR TREES TO RE	ed in writing to the owner' He existing soil grade within	'S F N 2
iy. Ees included in the report.	EXIS	TING GRADE IN ALIGNMENTS FOLLOWI OWNER'S REPRESENTATIVE. ROOT PRI	NG THE EDGES OF THE TREE AN	DF
DESCRIBING ALL PRODUCTS REQUIRED BY THIS SECTION IE SUBMITTAL BEFORE THE START OF ANY WORK AT THE	LUII	1. USING A ROCK SAW, CHAIN TRE LIMIT OF GRADING.		
E PROJECT, PROVIDE COPIES OF THE QUALIFICATIONS AND		 AFTER COMPLETION OF THE CU ENDS ON THE TREE SIDE OF THE ALL VOIDS. 		
IER THE REGISTERED CONSULTING ARBORIST® (RCA) N ISA BOARD CERTIFIED MASTER ARBORIST, ANY ISA CIDE LICENSE TO THE OWNER'S REPRESENTATIVE, FOR	3.7 A.	INSTALLATION OF GEOGRIDS, FILTER INSTALL GEOGRIDS, FILTER FABRIC, DETAILS OR AS DIRECTED BY THE O PROVIDE THE FOLLOWING LEVELS O	, MATTING, AND/OR AGGREGAT WNER'S REPRESENTATIVE. IN G OF PROTECTION:	E I En
IY TIME. REPRESENTATIVE AT LEAST SEVEN (7) DAYS BEFORE		 AREAS WHERE FOOT TRAFFIC O A LAYER OF FILTER FABRIC UND AREAS WHERE OCCASIONAL LIG 	ER THE 6 INCHES OF MULCH. GHT VEHICLE TRAFFIC IS ANTICIF	
R MAY HAVE REGARDING THE WORK, ADMINISTRATIVE HEDULE.		GEOGRIDS UNDER 8 INCHES OF 3. AREAS WHERE HEAVY VEHICLE MULCH AND A LAYER OF MATTII	TRAFFIC IS UNAVOIDABLE PROV	/ID
NSTRUCTION CONFERENCE:	В. С.	THE OWNER'S REPRESENTATIVE SH IN THE ABOVE REQUIREMENTS, LIGH OR LIGHTER. A HEAVY VEHICLE IS A MATERIALS ARE ANY PACKAGED M/ MATERIALS SUCH AS SOIL, OR AGG	ALL APPROVE THE APPROPRIAT IT VEHICLE IS DEFINED AS A TR NY VEHICLE WITH A TIRE OR TR ATERIALS THAT CAN BE PHYSIC.	AC AC AL
JIRED TO DIG OR TRENCH INTO THE SOIL.	3.8 A.	PROTECTION: PROTECT THE TREE AND PLANT PRO TO TRUNKS, BARK, BRANCHES, LEA		
TO REMAIN AND OR BE REMOVED AS DESCRIBED IN THIS IER'S REPRESENTATIVE.	3.9	WITH CONSTRUCTION MATERIALS, REPRESENTATIVE OF ANY SPILLS, C METHODS APPROVED BY THE OWNE GENERAL REQUIREMENTS AND LIMIT	OMPACTION OR DAMAGE AND T ER'S REPRESENTATIVE.	TAł
UNING, AND FERTILIZING REQUIRED BY THIS SECTION SION OF ISA CERTIFIED ARBORIST. SUBMIT OVAL BY THE OWNER'S REPRESENTATIVE.	A.	THE CONTRACTOR SHALL NOT ENG WITHOUT THE APPROVAL OF THE O' STORING SUPPLIES OR MATERIALS; SHALL NOT PERMIT EMPLOYEES TO	WNER'S REPRESENTATIVE INCL LOCATING TEMPORARY FACILI	UD Tie
PERFORMED BY A PERSON MAINTAINING A CURRENT STATE ISDICTION OF THE PROJECT. SUBMIT COPIES OF ALL ICABLE CHEMICAL APPLICATOR LICENSES.	B.	AREA ANY REASON. PERMITTED AC THE DRAWINGS ALONG WITH ANY F IN THE EVENT THAT CONSTRUCTION AREA, NOTIFY THE OWNER'S REPRE PLAN SHALL INCLUDE: A STATEMEN	TIVITY, IF ANY, WITHIN THE TREI REQUIRED REMEDIAL ACTIVITY A I/VEHICULAR ACTIVITY IS UNAVO SENTATIVE AND SUBMIT A DET/	e a As I Did Ail
GNS, 24 INCHES X 36 INCHES, WHITE COLORED CLOCK LETTERS. THE SIGNS SHALL BE STAKED ADJACENT		Suited; a description of the pro Actions that will reduce the IM Protection for the remedial a	DPOSED ACTIVITY; THE TIME PE MPACT ON THE TREE AND PLAN	ric T f
KEEP OUT - TREE AND PLANT PROTECTION AREA" AND		1. IN GENERAL, DEMOLITION AND E EXTREME CARE EITHER BY THE INDICATED OR WITH OTHER LOV	USE OF HAND TOOLS, DIRECTIO	NA
YY DUTY MATTING DESIGNED FOR VEHICLE LOADING OVER MATS, INC. FRANKLIN, PA 16323 OR APPROVED EQUAL. E REQUIREMENTS FOR APPROVAL.		2. WHEN ENCOUNTERED, EXPOSED MANNER THAT DOES NOT BREA IN MULCH AND SHALL BE MAINT IN DIAMETER SHALL NOT BE CU	k the outer layer of the Ro Fained above permanent wil T without the approval of T	100 T F T HI
FING, UNI-AXIAL OR BIAXIAL GEOGRID, INERT TO BIOLOGICAL ALS, ALKALIS, ACIDS.		ARBORIST. EXCAVATION SHALL ROOTS ARE ENCOUNTERED, WO POSSIBLE OVER EXPOSED ROOT	RK SHALL BE PERFORMED AND	
EN CATE NICOLON, NORCROSS, GA.		 TREE BRANCHES THAT INTERFE POINT NECESSARY TO COMPLET INDICATED BY THE OWNER'S RE 	TE THE WORK. OTHER BRANCHE	S
REQUIREMENTS FOR APPROVAL.		ROOTS SHALL BE IN ACCORDAN PERFORMED UNDER SUPERVISIO	ICE WITH ACCEPTED ARBORICU	LTI
INERT TO BIOLOGICAL DEGRADATION AND RESISTANT OF ORCROSS, GA. HTTP://WWW.TENCATE.COM OR APPROVED		4. MATTING: INSTALL TEMPORARY HEREFORD WITHIN THESE SPEC VEHICULAR TRAFFIC, OR THE ST	IFICATIONS TO THE EXTENT INDI	ICA
E REQUIREMENTS FOR APPROVAL.		OF THE TEMPORARY MATTING. 5. TRUNK PROTECTION: PROTECT	THE TRUNK OF EACH TREE TO R	REN
THE OWNER'S REPRESENTATIVE IN WRITING OF ANY ANT PROTECTIONS THAT IS THE INTENT OF THIS SECTION.		AND A RING OF 2" x 4" x 4"-0" PL THE PLANKS AS NECESSARY TO LONGER THAN 12 MONTHS. IF C THAN 12 MONTHS, THE STEEL B HAVE BECOME TIGHT.	HOLD THEM SECURELY IN PLA ONSTRUCTION REQUIRES WOR	CE K N
THAT MAY IMPACT THE COMPLETION OF THE WORK. LE OF THE WORK FOR COORDINATION WITH OTHER TRADES.		6. AIR EXCAVATION TOOL: IF EXCA PROTECTION AREA, AIR EXCAVA		
ENTLY PRESENT ON THE IRRIGATION WITH OTHER TRADES. ENTLY PRESENT ON THE IRRIGATION PLAN, HEADS OR THE IN CONFLICT WITH TREE LOCATIONS. TREE ROOTS SHALL REPRESENTATIVE OF ANY CONFLICTS ENCOUNTERED.		EXCAVATION AREA WITH FILT	MULCH FOR A DISTANCE OF NOT ER FABRIC OR PLASTIC SHEETII	t l Ng
EAS INDICATED ON THE TREE PROTECTION PLAN. S DEFINED ON THE DRAWINGS, THE LIMIT SHALL BE THE E.		b. USING A SPRINKLER OR SOAI AT LEAST 4 HOURS, APPROX NEAR FIELD CAPACITY AT THI	C SLOPES TOWARDS THE EXCA KER HOSE, APPLY WATER SLOW IMATELY 12 HOURS PRIOR TO T E BEGINNING OF THE WORK. FOI ARY TO KEEP SOIL MOISTURE N	VLN The R e
S OF THE TREE AND PLANT PROTECTION AREA AND THEN CING AND ROOT PRUNING. OBTAIN THE OWNER'S ON AREA AND THE ALIGNMENT OF ALL FENCING AND ROOT		C. USING AN AIR EXCAVATION T AT PRESSURES RECOMMENT SHAPE AND THE DEPTHS REC AIR PRESSURE SHALL BE A N	OOL SPECIFICALLY DESIGNED A DED BY THE MANUFACTURER OF QUIRED. WORK AT RATES AND U	ND TH JSI
PPING ORANGE PLASTIC RIBBON AROUND THE TRUNK AND EES AND LARGE SHRUBS TO BE REMOVED PRIOR TO THE K ALL TREES AND SHRUBS TO BE REMOVED WITH ORANGE OR LARGE SHRUB 4.5 FEET ABOVE THE GROUND.		VERONA, PA (412) 826-88 (866) 328-5723 OR APPRO d. USING A COMMERCIAL, HIGH	00, or air knife as manufac Ived Equal. -Powered Vacuum Truck if F	TU
PLASTIC RIBBON TIED COMPLETELY AROUND THE TRUNK IB. OBTAIN THE OWNER'S REPRESENTATIVE'S APPROVAL OF REE AND SHRUB REMOVAL.		WITH THE HOSE OPERATOR, EXPOSED ROOTS CAN BE OBS	E EXCAVATION. THE VACUUM TR SUCH THAT THE SOIL PRODUCE SERVED AND NOT DAMAGED BY	D TH
G UTILITY WORK, GRADING, STORAGE OF MATERIALS, OR FALL ALL TREE PROTECTION FENCING, FILTER FABRIC, SILT DOD CHIPS AS SHOWN ON THE DRAWINGS.		APPROVED IN ADVANCE BY T e. REMOVE ALL EXCAVATED SO		D (
TREE AND PLANT PROTECTION AREA SHALL BE MAINTAINED HES. NO SOIL WORK OR OTHER ACTIVITY SHALL BE HEN THE VOLUMETRIC SOIL MOISTURE IS ABOVE FIELD			E ROOTS DRY OUT. MIST THE R IAIN OPEN OVER NIGHT, MIST TI	OC HE

IEN THE VOLUMETRIC SOIL MOISTURE IS ABOVE FIELD R EACH TYPE OF SOIL TEXTURE SHALL BE DEFINED AS

> FIELD CAPACITY V/V 12 - 18% 27 - 36%

L, ELECTRIC CONDUCTIVITY METER. THE METER SHALL PECIALTY TOOLS AND INSTRUMENTS, OR APPROVED C. ITH A MOISTURE METER. IF THE MOISTURE IS TOO HIGH, OW FIELD CAPACITY.

31 - 36%

38 - 41%

S AND PROCEDURES ARE TO BE DETERMINED BY 'S REPRESENTATIVE PRIOR TO ANY ROOT PRUNING. N 25 FEET OF THE LIMIT OF THE TREE AND

NG TREES TO A DEPTH OF 24 INCHES BELOW D PLANT PROTECTION AREA OR AS DIRECTED BY NCE WITH ANSI A300 (PART 8) LATEST

- DEVICE, MAKE A VERTICAL CUT WITHIN 2 FEET OF THE
- OPPER, SAW OR PRUNER TO REMOVE ALL TORN ROOT HE TRENCH IMMEDIATELY WITH EXISTING SOIL, FILLING
- GREGATE
- E IN AREAS AND DEPTHS SHOWN ON THE PLANS AND ENERAL IT IS THE INTENT OF THIS SPECIFICATION TO **3.11 PRUNING**:
- ATERIALS IS ANTICIPATED TO BE UNAVOIDABLE PROVIDE B. С
- PATED TO BE UNAVOIDABLE PROVIDE A LAYER OF IDE A LAYER OF GEOGRIDS UNDER 8 - 12 INCHES OF
- TE LEVEL OF PROTECTION.
- ACK SKID STEER WITH A GROUND PRESSURE OF 4 PSI ACK PRESSURE OF GREATER THAN 4 PSI. LIGHTWEIGHT ALLY MOVED BY HAND INTO THE LOCATION. BULK RED WITHIN THE TREE AND PLANT PROTECTION AREA.
- ROM COMPACTION OF THE SOIL; DAMAGE OF ANY KIND S; AND CONTAMINATION OF THE SOIL, BARK OR LEAVES 3.12 WATERING TAKE CORRECTIVE ACTION IMMEDIATELY USING
- Β. HIN THE TREE AND PLANT PROTECTION AREA: TIVITY WITHIN THE TREE AND PLANT PROTECTION AREA UDING: OPERATING, MOVING OR STORING EQUIPMENT; TIES INCLUDING TRAILERS OR PORTABLE TOILETS AND 3.13 WEED REMOVAL E AND PLANT PROTECTION AREA MAY BE INDICATED ON S LISTED BELOW.
- DIDABLE WITHIN THE TREE AND PLANT PROTECTION THE ACTIVITY INCLUDING WHY OTHER AREAS ARE NOT RIOD FOR THE ACTIVITY, AND A LIST OF REMEDIAL T PROTECTION AREA FROM THE ACTIVITY. TREE IALL NOT BE LIMITED TO THE FOLLOWING: INE OF TREES AND SHRUBS SHALL PROCEED WITH
- NAL BORING AND OR AIR KNIFE EXCAVATION WHERE 3.15 CLEAN-UP R IN DIAMETER SHALL BE WORKED AROUND IN A OT SURFACE (BARK). THESE ROOTS SHALL BE COVERED
- T POINT AT ALL TIMES. ROOTS ONE INCH AND LARGER THE OWNERS REPRESENTATIVE AND PROJECT DOTS WITHOUT CUTTING THEM. IN THE AREAS WHERE SCHEDULED TO CLOSE EXCAVATIONS AS QUICKLY AS B.
- TRIMMING OF ALL BRANCHES AND THE CUTTING OF __ BY THE CONTRACTOR. JLTURAL PRACTICES (ANSI A300, PARTS 1 AND 8) AND BE 3.16 REMOVAL OF TREE AND PLANT PROTECTION ORIST.
- 2 INCH MULCH LAYER OVER THE MULCH SPECIFIED ICATED. DO NOT PERMIT FOOT TRAFFIC, SCAFFOLDING, THE TREE AND PLANT PROTECTION AREA TO OCCUR OFF
- REMAIN BY COVERING IT WITH A CLOSED CELL FOAM PAD ^{A.} THE TREE WITH 3 STEEL BANDS. STAPLE THE BANDS TO CE. TRUNK PROTECTION MUST BY KEPT IN PLACE NO K NEAR A PARTICULAR TREE TO CONTINUE LONGER ERY SIX MONTHS AND LOOSENED IF THEY ARE FOUND TO
- ITIES IS REQUIRED WITHIN THE TREE AND PLANT . BE USED WHERE PRACTICAL OR AS DESIGNED ON THE
- CHES BEYOND THE LIMITS OF THE HOLE OR TRENCH TO LESS THAN 15 FEET AROUND THE LIMIT OF THE NG TO PROTECT THE MULCH FROM SILT. MOUND THE VATION.
- /LY TO THE AREA OF THE EXCAVATION FOR A PERIOD OF HE WORK SO THAT THE GROUND WATER LEVEL IS AT OR R EXCAVATIONS THAT GO BEYOND THE DAMP SOIL, C. EAR FIELD CAPACITY.
- ND MANUFACTURED FOR THE INTENDED PURPOSE, AND THE EQUIPMENT, FRACTURE THE EXISTING SOIL TO THE ISING TECHNIQUES THAT DO NOT HARM TREE ROOTS. D.
- IANUFACTURED BY CONCEPT ENGINEERING GROUP, INC., TURED BY EASY USE AIR TOOLS, INC. ALLISON PARK, PA
- REQUIRED, REMOVE THE SOIL FROM THE EXCAVATION UCK SHOULD GENERALLY OPERATE SIMULTANEOUSLY E. D IS PICKED UP FROM THE EXCAVATION HOLE, AND THE THE ONGOING OPERATION. DO NOT DRIVE THE VACUUM SS THE AREA IS PROTECTED FROM COMPACTION AS END OF SECTION 015639
- D CONTAMINATED SOIL AT THE END OF THE EXCAVATION. ORK IS COMPLETED IMMEDIATELY AFTER THE OOTS SEVERAL TIMES DURING THE DAY. IF THE HE ROOTS AND COVER THE EXCAVATION WITH BLACK PLASTIC.
- g. DISPOSE OF ALL SOIL IN A MANNER THAT MEETS LOCAL LAWS AND REGULATIONS.
- h. RESTORE SOIL WITHIN THE TRENCH AS SOON AS THE WORK IS COMPLETED. UTILIZE SOIL OF SIMILAR TEXTURE TO THE REMOVED SOIL AND LIGHTLY COMPACT WITH HAND TOOLS. LEAVE SOIL MOUNDED OVER THE TRENCH TO A HEIGHT OF APPROXIMATELY 10% OF THE TRENCH DEPTH TO ACCOUNT FOR SETTLEMENT.
- i. RESTORE ANY GEOGRIDS, FILTER FABRIC, OR MULCH AND OR MATTING THAT WAS PREVIOUSLY REQUIRED FOR THE AREA. 3.10 TREE REMOVAL:

A. REMOVE ALL TREES INDICATED BY THE DRAWINGS AND SPECIFICATION WILL NOT DAMAGE ADJACENT TREES OR STRUCTURES OR COMPACTS REMOVE TREES THAT ARE ADJACENT TO TREES OR STRUCTURES TO RE DAMAGE TO ADJACENT CROWNS, TRUNKS, GROUND PLANE ELEMENTS DO NOT DROP TREES WITH A SINGLE CUT UNLESS THE TREE WILL FALL PLANT PROTECTION AREA. NO TREE TO BE REMOVED WITHIN 50 FEET O BE PUSHED OVER OR UP-ROOTED USING A PIECE OF GRADING EQUIPME PROTECT ADJACENT PAVING, SOIL, TREES, SHRUBS, GROUND COVER P FROM DAMAGE DURING ALL TREE REMOVAL OPERATIONS, AND FROM C INCLUDE THE ROOT SYSTEM, TRUNK, LIMBS, AND CROWN FROM BREAK COMPACTION.

- REMOVE STUMPS AND IMMEDIATE ROOT PLATE FROM EXISTING TREES BUTTRESS ROOTS TO A DEPTH OF THE LARGEST BUTTRESS ROOT OR A WHICH EVER IS LESS AND OVER THE AREA OF THREE TIMES THE DIAME 1. FOR TREES WHERE THE STUMP WILL FALL UNDER NEW PAVED ARE/
- BELOW THE EXISTING GRADE. IF THE SIDES OF THE STUMP HOLE ST WOOD VISIBLE, CONTINUE GRINDING OPERATION DEEPER AND OR W 20% WOOD. REMOVE ALL WOOD CHIPS PRODUCED BY THE GRINDIN WITH CONTROLLED FILL OF A QUALITY ACCEPTABLE TO THE SITE EN COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY STANDARD PF
- APPROVE EACH HOLE AT THE END OF THE GRINDING OPERATION. 2. IN AREAS WHERE THE TREE LOCATION IS TO BE A PLANTING BED OF STUMP HOLES WITH PLANTING SOIL AS DEFINED IN THE SOIL MANA LAYERS AND COMPACT TO 80 - 85% OF THE MAXIMUM DRY DENSITY

A. WITHIN SIX MONTHS OF THE ESTIMATED DATE OF SUBSTANTIAL COMPL BRANCHES LARGER THAN 2 INCH IN DIAMETER FROM ALL TREES TO RE IMPLEMENT ALL PRUNING RECOMMENDATIONS FOUND IN THE ARBORIS PRUNE ANY LOW, HANGING BRANCHES AND VINES FROM EXISTING TRE AND DRIVES, OR PARKING AREAS AS FOLLOWS:

- 1. WALKS WITHIN 8 FEET VERTICALLY OF THE PROPOSED WALK ELEV 2. PARKING AREAS - WITHIN 12 FEET VERTICALLY OF THE PROPOSED F
- 3. STREETS AND DRIVES WITHIN 14 FEET VERTICALLY OF THE PROPO ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH ANSI A300 (PART
- "STRUCTURAL PRUNING: A GUIDE FOR THE GREEN INDUSTRY." PERFORM OTHER PRUNING TASK AS INDICATED ON THE DRAWINGS OR WHERE TREE SPECIFIC DISEASE VECTORS REQUIRE, STERILIZE ALL PRU

- ANY CHEMICALS SUBSTANCE. NOTIFY THE OWNER'S A. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO ENSURE THAT ADI TREES TO BE PRESERVED DURING THE ENTIRE CONSTRUCTION PERIOD. SOIL MOISTURE ABOVE THE PERMANENT WILT POINT TO A DEPTH OF 8 THE CONTRACTOR SHALL ADJUST THE AUTOMATIC IRRIGATION SYSTEM USING HOSES OR WATER TANKS AS REQUIRED.
 - PERIODICALLY TEST THE MOISTURE CONTENT IN THE SOIL WITHIN THE I
- SS ADJACENT AREAS OF THE PROJECT OR USE THE A. DURING THE CONSTRUCTION PERIOD, CONTROL ANY PLANTS THAT SEE PROTECTION AREA AT LEAST THREE TIMES A YEAR.
- 1. ALL PLANTS THAT ARE NOT SHOWN ON THE PLANTING PLAN OR ON REMAIN SHALL BE CONSIDERED AS WEEDS. AILED WRITTEN PLAN OF ACTION FOR APPROVAL. THE B. AT THE END OF THE CONSTRUCTION PERIOD PROVIDE ONE FINAL WEED
 - 3.14 INSECT AND DISEASE CONTROLLER MONITOR ALL PLANTS TO REMAIN FOR DISEASE AND INSECT INFESTATI Α.

PROVIDE ALL DISEASE AND INSECT CONTROL REQUIRED TO KEEP THE P OF INTEGRATED PEST MANAGEMENT (IPM). ALL PESTICIDES SHALL BE A

- LL NOT CAUSE DAMAGE TO THE TREE, ROOTS OR SOIL. A. DURING TREE AND PLANT PROTECTION WORK, KEEP THE SITE FREE OF WORK AREA IN AN ORDERLY CONDITION AT THE END OF EACH DAY. REM THE SITE NO LESS THAN ONCE A WEEK.
 - 1. IMMEDIATELY CLEAN UP ANY SPILLED OR TRACKED SOIL, FUEL, OIL CONTRACTOR FROM ALL SURFACES WITHIN THE PROJECT OR ON PL PROPERTY.
- ONCE TREE PROTECTION WORK IS COMPLETE, WASH ALL SOIL FROM PA THAT MULCH IS CONFINED TO PLANTING BEDS. 1AY BE TIED BACK OR PRUNED TO CLEAR ONLY TO THE C. MAKE ALL REPAIRS TO GRADES, RUTS, AND DAMAGE TO THE WORK OR
- S SHALL ONLY BE REMOVED WHEN SPECIFICALLY D. REMOVE AND DISPOSE OF ALL EXCESS MULCH, WOOD CHIPS, PACKAGII
 - AT THE END OF THE CONSTRUCTION PERIOD OR WHEN REQUESTED BY FENCING, GEOGRIDS AND FILTER FABRIC, TRUNK PROTECTION AND OR
 - MATERIAL. 3.17 DAMAGE OR LOSS TO EXISTING PLANTS TO REMAIN

ANY TREES OR PLANTS DESIGNATED TO REMAIN AND WHICH ARE DAM KIND BY THE CONTRACTOR AT THEIR OWN EXPENSE. TREES SHALL BE F INCH CALIPER. SHRUBS SHALL BE REPLACED WITH A PLANT OF SIMILA PLANTS REASONABLY AVAILABLE WHICH EVER IS LESS. WHERE REPLACE THE PLANT THAT IS DAMAGED, THE OWNER'S REPRESENTATIVE SHALL REPLACEMENT PLANT.

1. ALL TREES AND PLANTS SHALL BE INSTALLED PER THE REQUIREME PLANTS THAT ARE DAMAGED SHALL BE CONSIDERED AS REQUIRING RE THE DAMAGE AFFECTS MORE THAN 25% OF THE CROWN, 25% OF THE T AREA, OR THE TREE IS DAMAGED IN SUCH A MANNER THAT THE TREE O AND SHRUBS TO BE REPLACED SHALL BE REMOVED BY THE CONTRACT

- 1. THE OWNER'S REPRESENTATIVE MAY ENGAGE AN INDEPENDENT CO PLANT THAT APPEARS TO HAVE BEEN DAMAGED TO DETERMINE TH
- 2. CONTRACTOR SHALL PAY ALL FINES AND MITIGATION COSTS ASSO BY CONTRACTOR'S FORCES. ANY TREE THAT IS DETERMINED TO BE DEAD, DAMAGED OR POTENTIAL

UPON THE REQUEST OF THE OWNER'S REPRESENTATIVE SHALL BE IMM ADDITIONAL EXPENSE TO THE OWNER. TREE REMOVAL SHALL INCLUDE OF THE STUMP TO A DEPTH SUFFICIENT TO PLANT THE REPLACEMENT T STUMP SITE AND FILLING THE RESULTING HOLE WITH TOPSOIL.

ANY REMEDIAL WORK ON DAMAGED EXISTING PLANTS RECOMMENDED COMPLETED BY THE CONTRACTOR AT NO COST TO THE OWNER. REMED SOIL COMPACTION REMEDIATION AND VERTICAL MULCHING, PRUNING A INCLUDING INJECTIONS, COMPENSATORY WATERING, ADDITIONAL MUL GROWTH REGULATORS (TGR).

REMEDIAL WORK MAY EXTEND UP TO TWO YEARS FOLLOWING THE CON REQUIREMENTS OF MULTIPLE APPLICATIONS OR THE NEED TO UNDERT YFAR.

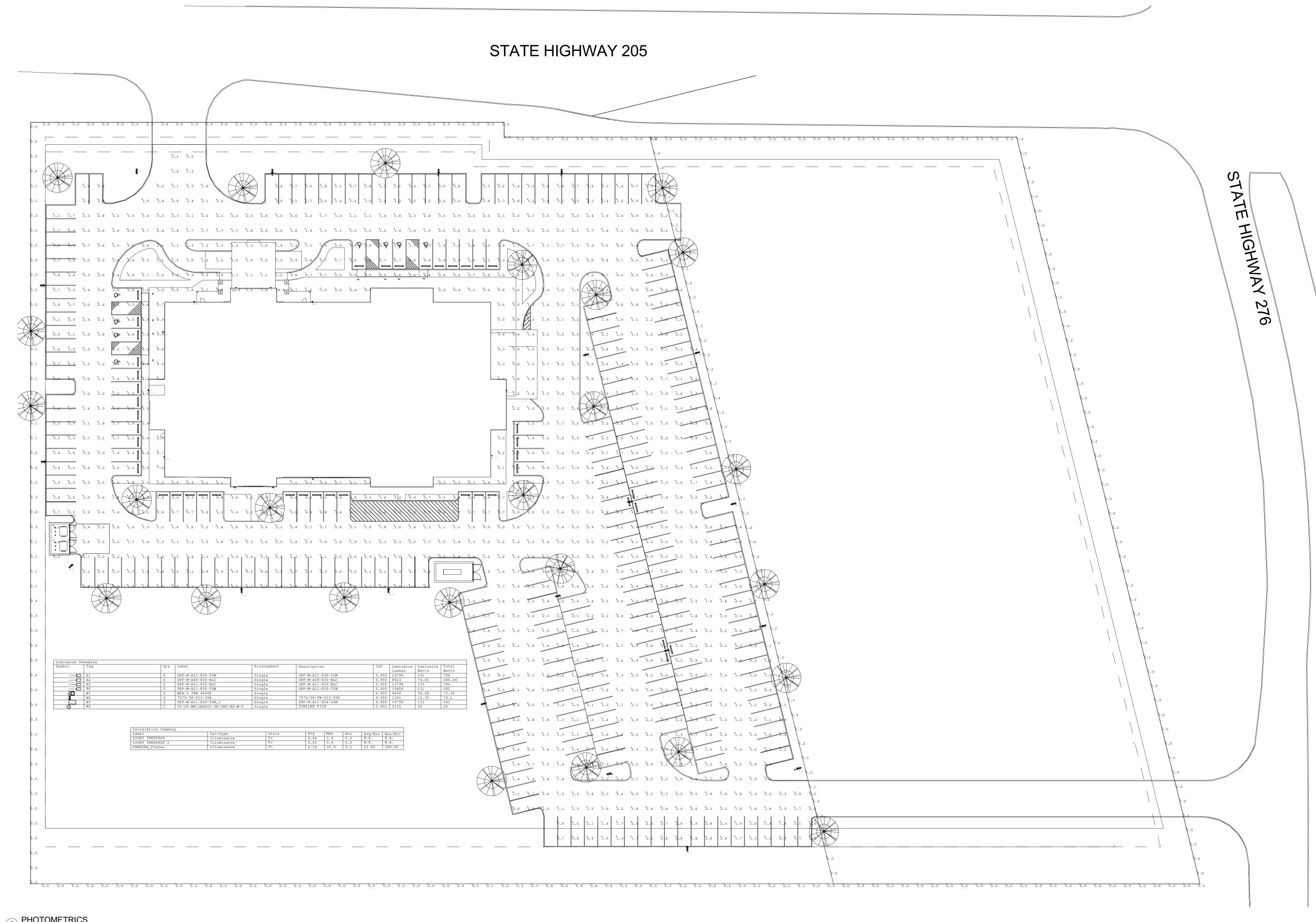
SITE PLAN SIGNATURE BLOCK

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PI OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____

WITNESS OUR HANDS, THIS ____ DAY OF ____, _____

IS, AS REQUIRING REMOVAL, IN A MANNER THAT THE SOIL. EMAIN, IN SECTIONS, TO LIMIT THE OPPORTUNITY OF		DATE BY
AND STRUCTURES. IN AN AREA NOT INCLUDED IN THE TREE AND OF THE TREE AND PLANT PROTECTION AREA SHALL ENT.		
LANTINGS AND UNDERSTORY PLANTS TO REMAIN CONSTRUCTION OPERATIONS. PROTECTION SHALL (AGE OR SCARRING, AND THE SOIL FROM		
TO BE REMOVED. GRIND TRUNK BASES AND LARGE T LEAST 18 INCHES BELOW THE TOP MOST ROOTS TER OF THE TRUNK (DBH). AS, GRIND ROOTS TO A TOTAL DEPTH OF 18 INCHES TILL HAVE GREATER THAN APPROXIMATELY 20% VIDER UNTIL THE RESULTING HOLE HAS LESS THAN IG OPERATION AND BACK FILL IN 8 INCH LAYERS NGINEER FOR FILL MATERIAL UNDER STRUCTURES, DOCTOD. THE OWNEDIC DEPERCENTATIVE SUMMER		REVISIONS
ROCTOR. THE OWNER'S REPRESENTATIVE SHALL R LAWN, REMOVE ALL WOODCHIPS AND BACKFILL GEMENT SPECIFICATIONS, IN MAXIMUM OF 12 INCH Y STANDARD PROCTOR.		
LETION, PRUNE ALL DEAD OR HAZARDOUS EMAIN. ST REPORT. ES AND SHRUBS THAT OVERHANG WALKS, STREETS		ů v v v v v v v v v v v v v v v v v v v
VATION. PARKING SURFACE ELEVATION.		DWER 20 INC.
DSED DRIVING SURFACE ELEVATION. 1 - PRUNING), ISA BMP: TREE PRUNING AND THE		FICE TOW 0FFICE TOW 75240 72-239-3820 TX F-928 OCIATES, IN
REQUESTED BY THE OWNER'S REPRESENTATIVE. JNING TOOLS BETWEEN THE WORK IN INDIVIDUAL		CALLERIA OFFICE TOWER GALLERIA OFFICE TOWER ALLAS, TX 75240 300 FAX: 972-239-3820 HORN.COM TX F-928 N AND ASSOCIATES, INC.
DEQUATE WATER IS PROVIDED TO ALL PLANTS AND . ADEQUATE WATER IS DEFINED TO BE MAINTAINING INCHES OR GREATER. M, IF AVAILABLE, AND APPLY ADDITIONAL WATER,		2-770-1 ALEY-+ MLEY-+
ROOT ZONE TO DETERMINE THE WATER CONTENT.		3455 NOEL RD. TW SUITE 700 PHONE: 972-770 WWW.KIMLEY
ED IN AND AROUND THE FENCED TREE AND PLANT		3455 NOEL SL PHONE: WWW
ING OF THE TREE AND PLANT PROTECTION PLAN TO		
IONS DURING THE ENTIRE CONSTRUCTION PERIOD. PLANTS IN A HEALTHY STATE USING THE PRINCIPLES APPLIED BY A CERTIFIED PESTICIDE APPLICATOR.		
TRASH, PAVEMENTS REASONABLY CLEAN AND MOVE TRASH AND DEBRIS IN CONTAINERS FROM		
., TRASH OR DEBRIS DEPOSITED BY THE UBLIC RIGHT OF WAYS AND NEIGHBORING		Not for construction or permit purposes.
AVEMENTS AND OTHER STRUCTURES. ENSURE		P.L.ANIKOLAUS B. ADAMS L.A. No3404 Date5/2/2025
R OTHER WORK AT THE SITE. NG, AND OTHER MATERIAL BROUGHT TO THE SITE		z w v
THE OWNER'S REPRESENTATIVE REMOVE ALL ANY OTHER TREE AND PLANT PROTECTION		A PROJECT 30016600 DATE /2/2025 AS SHOWN VED BY KAE VBY KAE
AGED BY THE CONTRACTOR SHALL BE REPLACED IN REPLACED WITH A TREE OF SIMILAR SPECIES AND 3 R SPECIES AND EQUAL SIZE OR THE LARGEST SIZE CEMENT PLANTS ARE TO BE LESS THAN THE SIZE OF APPROVE THE SIZE AND QUALITY OF THE		KHA F 0600 5/2 5/2 SCALE DESIGNED DRAWN BY CHECKED
ENTS OF PLANTING SPECIFICATIONS. EPLACEMENT OR APPRAISAL IN THE EVENT THAT TRUNK CIRCUMFERENCE, OR ROOT PROTECTION COULD DEVELOP INTO A POTENTIAL HAZARD. TREES FOR AT HIS OWN EXPENSE. DNSULTING ARBORIST TO ASSESS ANY TREE OR EIR HEALTH OR CONDITION. CIATED WITH LOSS OF PROTECTED TREES DAMAGED		MEDICAL ING D FOR ESTATE KWALL, TX
LY HAZARDOUS BY THE OWNER'S ARBORIST AND IEDIATELY REMOVED BY THE CONTRACTOR AT NO E ALL CLEAN UP OF ALL WOOD PARTS AND GRINDING TREE OR PLANT, REMOVAL OF ALL CHIPS FROM THE		
BY THE CONSULTING ARBORIST SHALL BE DIAL WORK SHALL INCLUDE BUT IS NOT LIMITED TO: AND OR CABLING, INSECT AND DISEASE CONTROL CHING, AND COULD INCLUDE APPLICATION TREE		
MPLETION OF CONSTRUCTION TO ALLOW FOR ANY AKE APPLICATIONS AT REQUIRED SEASONS OF THE		ROC
	PROJECT NUMBER: SP2025-XXX	
	TREE PRESERVATION PLAN	LS ND
	FOR ROCKWALL MEDICAL BUILDING	N A TAI
	8.4841 ACRES (369,567 SF) IN THE W.H. BARNES	
	SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
	CURRENT ZONING: PD-10 PROPOSED LAND USE: MEDICAL BUILDING	MOLI
	<u>MAY 2, 2025</u>	
	ENGINEER / SURVEYOR OWNER KIMLEY-HORN AND ASSOCIATES, INC. VUE REAL ESTATE ADDRESS: 203 WEST NASH ST, SUITE 100 ADDRESS: 9600 NORTH CENTRAL	
PLAN FOR DEVELOPEMENT IN THE LANNING AND ZONING COMMISSION	TERRELL, TX 75160 EXPRESSWAY, SUITE 100 PHONE: (972) 588-4263 DALLAS, TX 75231 CONTACT: MATT LUCAS, P.E. PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE CONTACT: JEFF BROCKETTE	
_,	APPLICANTARCHITECTVUE REAL ESTATEBLUE FIN DESIGNADDRESS: 9600 NORTH CENTRALADDRESS: 14205 NORTH MOPAC	
CTOR OF PLANNING AND ZONING	ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B AUSTIN, TX 78728 PHONE: (865) 228-7440 CONTACT: WARREN L, INCE	
	CUNTACT: WARREN L. INCE	LT 3.01

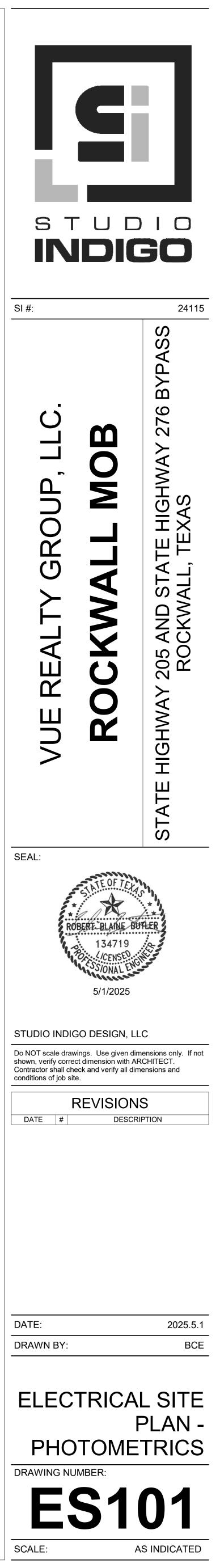


^{1 &}lt;u>PHOTOMETRICS</u> 1/32" = 1'-0"

<u>NOTES</u>

- POLE LIGHTS ARE 20 FEET OR LESS IN HEIGHT WHEN 100 FEET OR LESS FROM RESIDENTIAL DISTRICT.
- 2. FULL CUTOFF LIGHTS ARE REQUIRED TO BE SHIELDED FROM A POINT 5 FEET ABOVE PROPERTY LINES.
- 3. MAXIMUM LIGHT LEVEL AT RESIDENTIAL PROPERTY LINE IS 0.25 FOOT CANDLE.

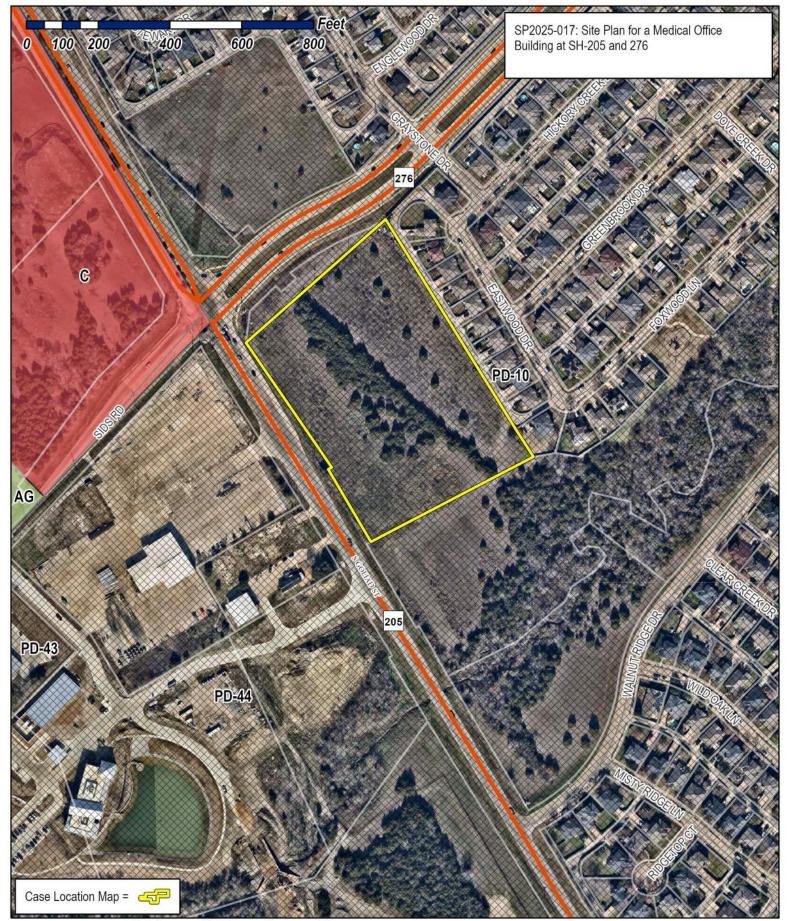




	DEVELOPMENT APPLICA City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087		PLAI NOT CITY SIGN DIRE CITY	FF USE ONLY NNING & ZONING CASE NO. E: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE IED BELOW. CTOR OF PLANNING: ENGINEER:
PLEASE CHECK THE	APPROPRIATE BOX BELOW TO INDICATE THE TYPE (OF DEVELOPME	NT RE	QUEST [SELECT ONLY ONE BOX]:
PRELIMINARY FINAL PLAT (\$2 REPLAT (\$300. AMENDING OR PLAT REINSTA SITE PLAN APPLI SITE PLAN (\$25	(\$100.00 + \$15.00 ACRE) ¹ PLAT (\$200.00 + \$15.00 ACRE) ¹ 300.00 + \$20.00 ACRE) ¹ 00 + \$20.00 ACRE) ¹ : MINOR PLAT (\$150.00) TEMENT REQUEST (\$100.00)	☐ ZONII ☐ SPEC ☐ PD D 0THER J ☐ TREE ☐ VARI/ NOTES: ₹ IN DETES PER ACRE / ₹ A \$1.000	NG CH/ EVELO EVELO REMO ANCE F AMOUNT.	CATION FEES: ANGE (\$200.00 + \$15.00 ACRE) ¹ SE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2} PMENT PLANS (\$200.00 + \$15.00 ACRE) ¹ CATION FEES: IVAL (\$75.00) REQUEST/SPECIAL EXCEPTIONS (\$100.00) ² THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT ICTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING
PROPERTY INFO	ORMATION [PLEASE PRINT]	1000		
	S E Corner of the intersection of S C	Goliad St a	nd S	H 276
SUBDIVISIO	V Unplatted - W.H. Barnes Survey,	Abstract N	0. 26	LOT N/A BLOCK N/A
GENERAL LOCATIO				
	LAN AND PLATTING INFORMATION (PLEAS			
CURRENT ZONIN			IT LISE	Undeveloped
PROPOSED ZONIN				
	1 2 10		D 03E	Medical Office LOTS [PROPOSED] 2
SITE PLANS AN REGARD TO ITS	D PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE T	HAT DUE TO TH	E PASS ENTS BY	AGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
OWNER/APPLIC	ANT/AGENT INFORMATION [PLEASE PRINT/CH			
	Vue Real Estate			Kimley-Horn
CONTACT PERSON	Jeff Brockette	CONTACT PER		Jake Hodges
ADDRESS	9600 N Central Expressway	ADDI	RESS	203 W Nash St, Suite 100
	Suite 100			
CITY, STATE & ZIP	Dallas, Texas 75231	CITY, STATE		Terrell, Texas 75160
	Address			972-588-4263
E-MAIL	Dani.carr@vuerealestate.com	E-	-MAIL	Jake.Hodges@kimley-horn.com
NOTARY VERIFI BEFORE ME, THE UNDE STATED THE INFORMAT	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARE ION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE	D Jeff pred	1.B	OCROTTE [OWNER] THE UNDERSIGNED, WHO
		AS BEEN PAID TO T EE THAT THE CIT S ALSO AUTHORIZ	THE CIT Y OF RC ZED ANI	OCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE
	and seal of office on this the 19th day of Ap	ril	20	Notary Public, State of Texas Comm. Expires 06-02-2025
	OWNER'S SIGNATURE	and a	0	Notary ID 133133189
NOTARY PUBLIC IN ANE	OFOR THE STATE OF TEXAS	RUM		MY COMMISSION EXPIRES (0/2/2025

τ.

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

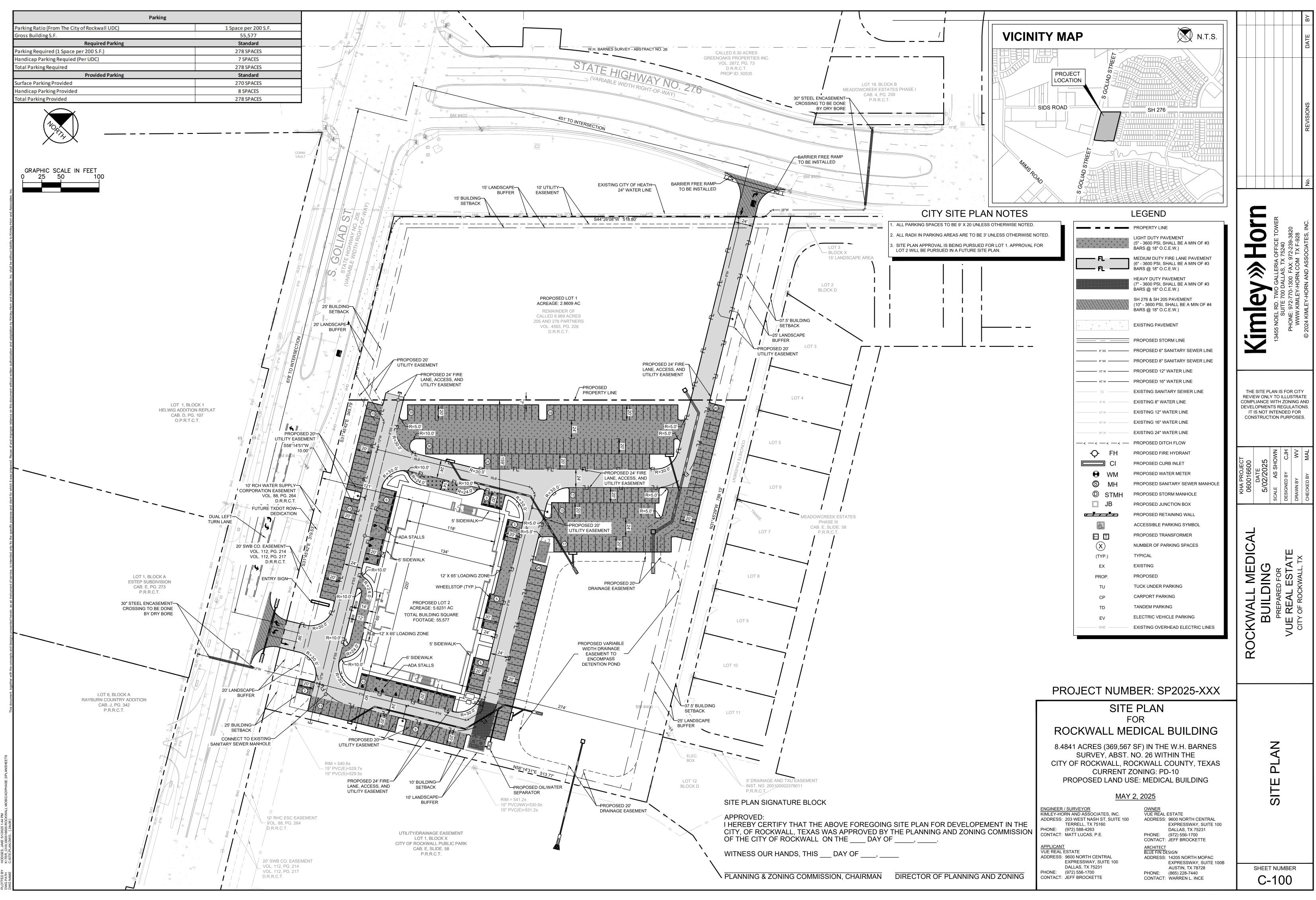




City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com

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.

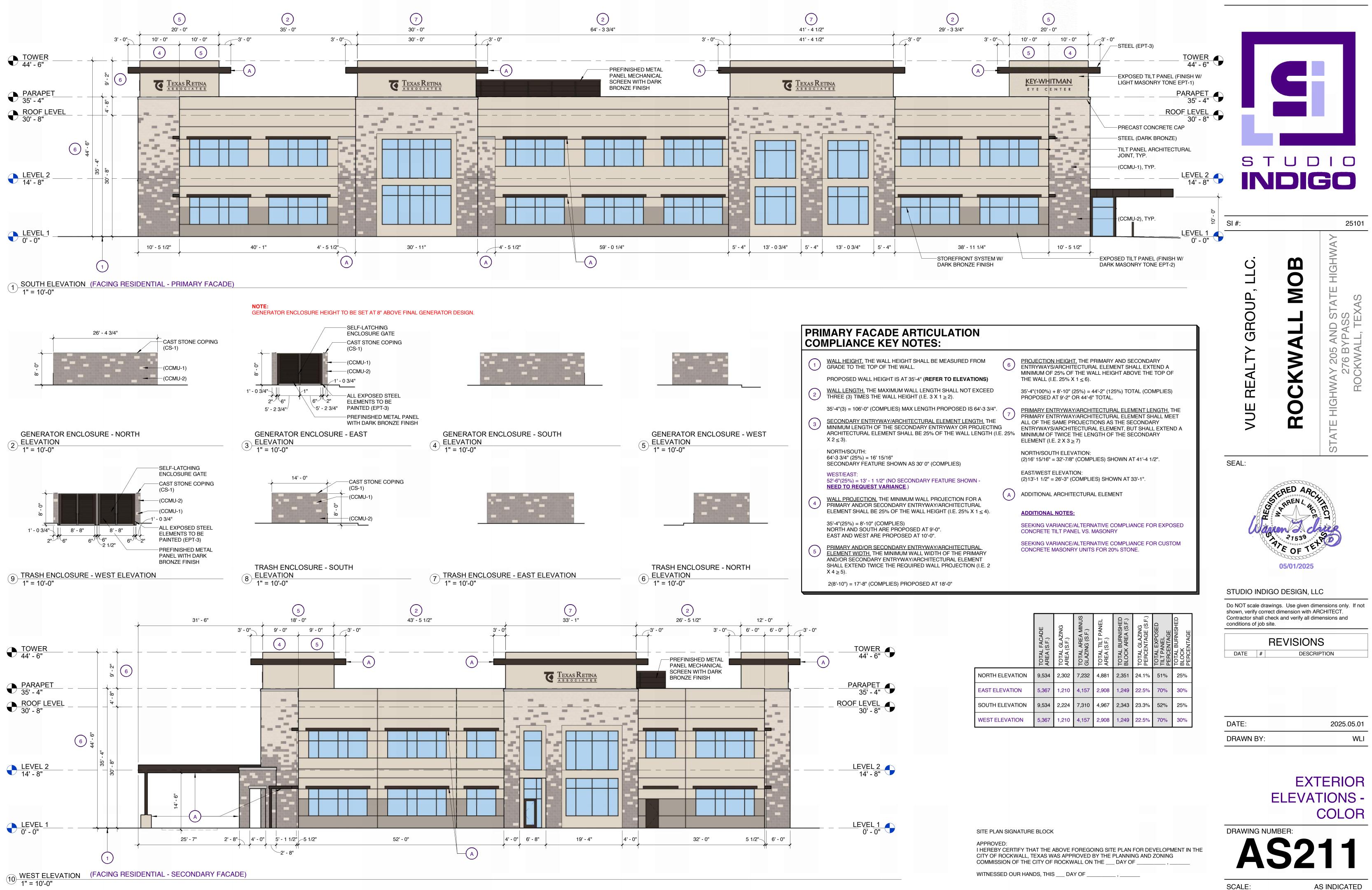


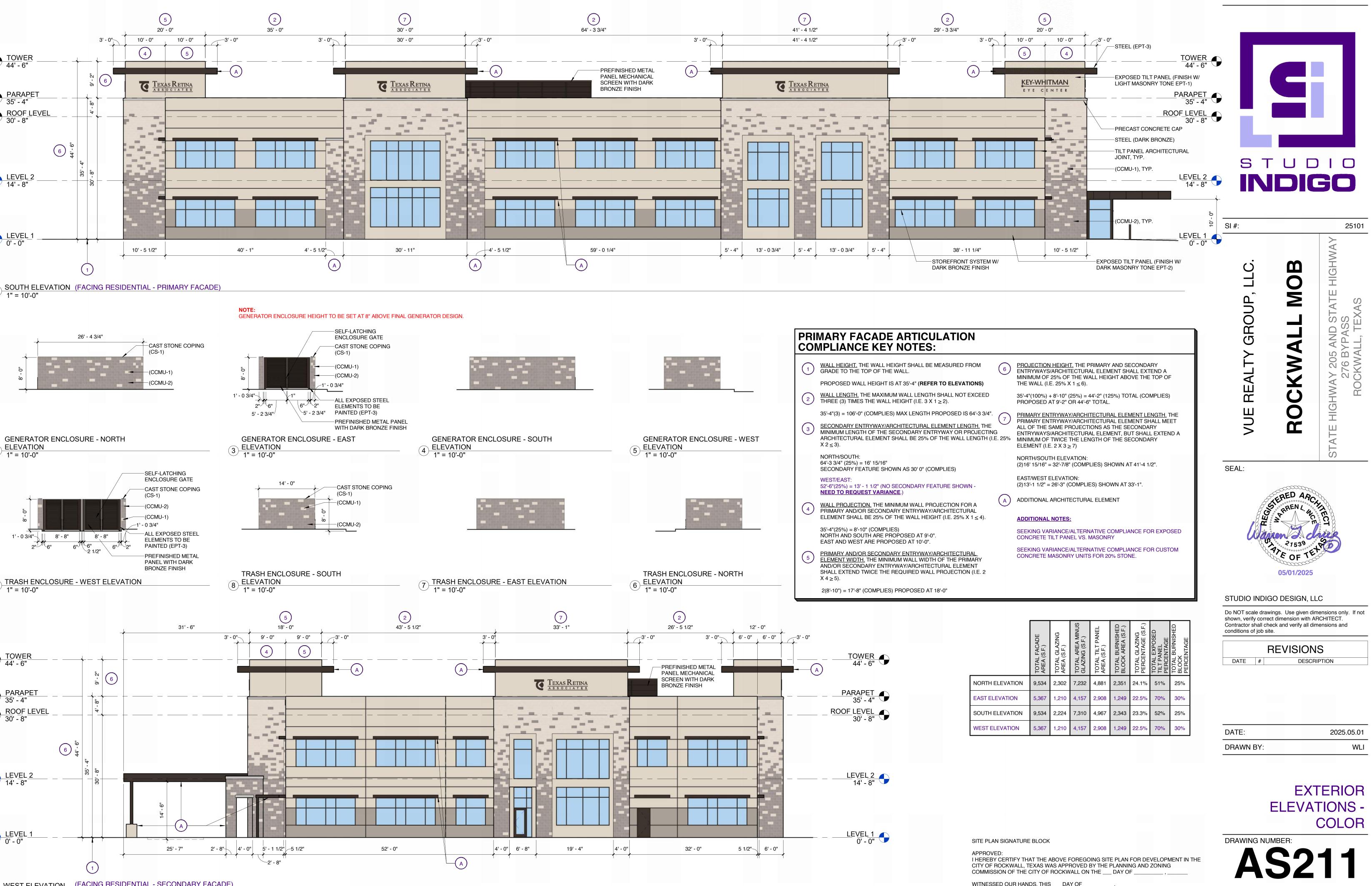












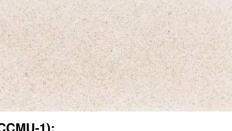


SOUTHWEST PERSPECTIVE/RENDERING - VIEW FROM STATE HIGHWAY 205



SOUTHEAST PERSPECTIVE/RENDERING - VIEW FROM INTERIOR OF SITE

BOARD:



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

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





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

FINISH LEGEND - MATERIAL

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

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





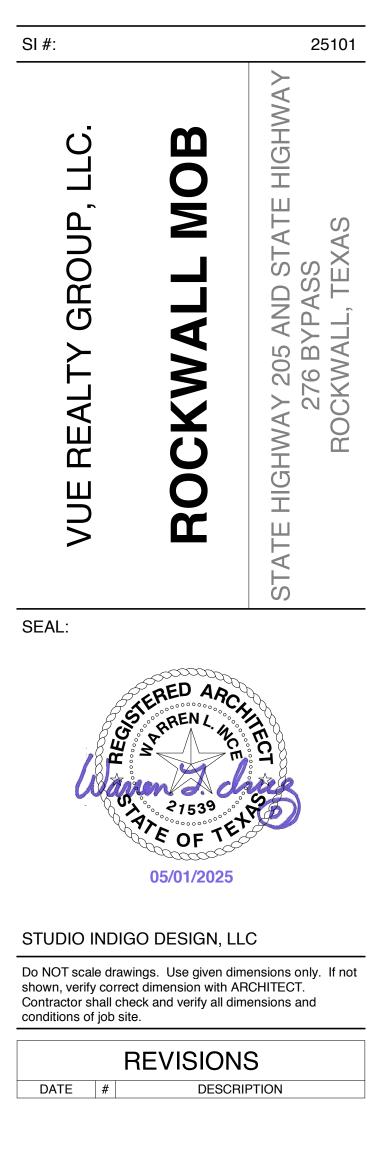


(**CS-1):** CONCRETE CAST STONE MFR: SITEWORKS ARCHITECTURAL CAST STONE FINISH: NATURAL

(**EPT-3):** EXTERIOR PAINT MFR: SHERWIN WILLIAMS

FINISH: SW7048 - URBANE BRONZE





DATE:	2025.05.01
DRAWN BY:	WLI



SCALE:

SITE PLAN SIGNATURE BLOCK

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

WITNESSED OUR HANDS, THIS ____ DAY OF



NORTHWEST PERSPECTIVE/RENDERING - VIEW FROM DRIVE





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



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



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



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

FINISH LEGEND - MATERIAL

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

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

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







(**CS-1):** CONCRETE CAST STONE MFR: SITEWORKS ARCHITECTURAL CAST STONE FINISH: NATURAL





DATE:	2025.05.01
DRAWN BY:	Author

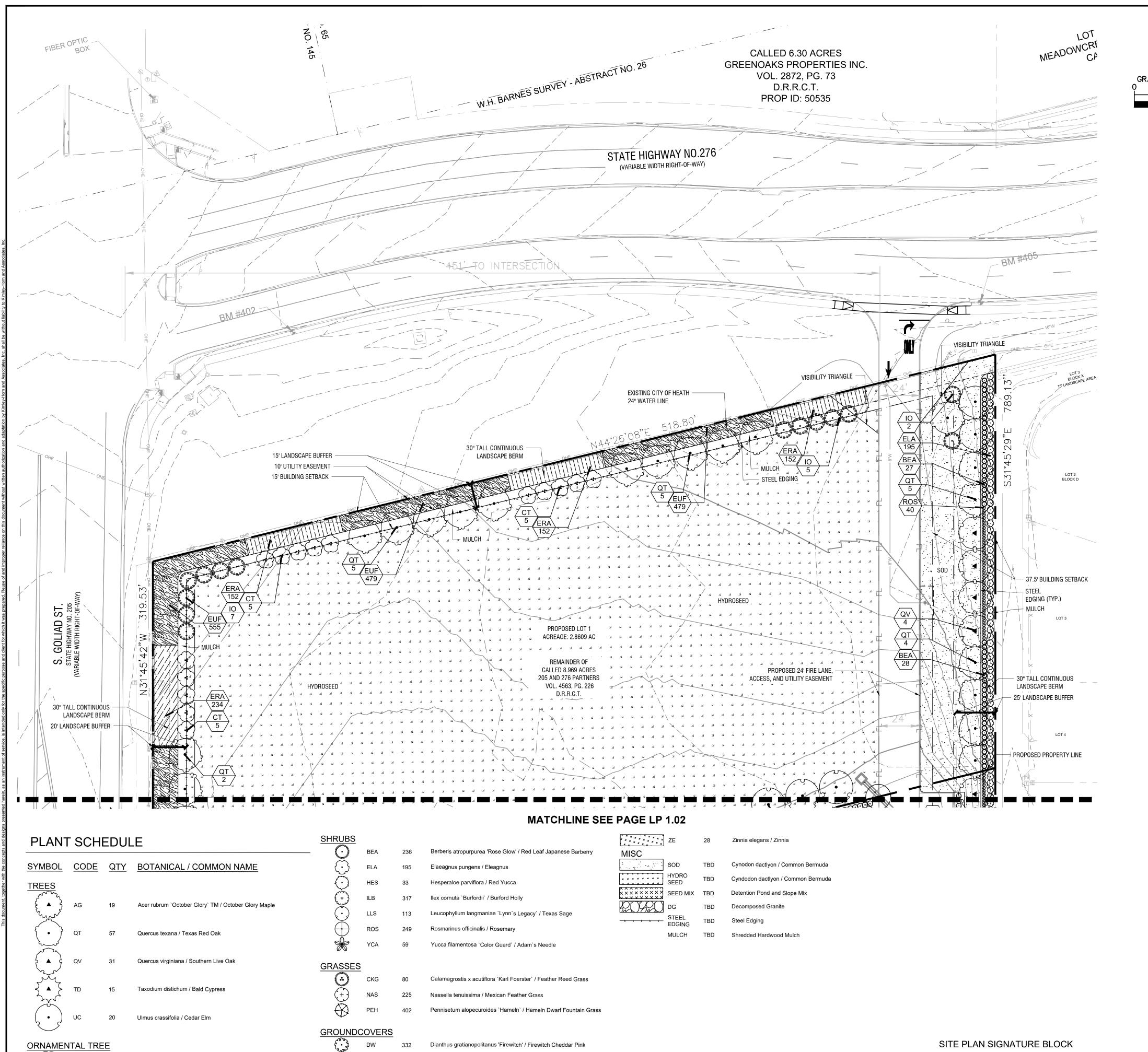


SCALE:

SITE PLAN SIGNATURE BLOCK

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

WITNESSED OUR HANDS, THIS ____ DAY OF



Cercis canadensis / Eastern Redbud 40

llex decidua / Possumhaw Holly

GROUND COVERS		
()()()() ERA	1,352	Eragrostis curvula / Weeping Lovegrass
EUF	3,888	Euonymus fortunei `Coloratus` / Purple-leaf Winter 0
HAD	127	Hemerocallis fulva `Aztec Gold` / Aztec Gold Daylily
LG	364	Liriope gigantea / Giant Liriope
LIR	431	Liriope muscari / Liriope
THIRTHIGHT NC	142	Nepeta mussinii / Catnip

Ł ...

6

СТ

10

	********	ZE	28	Zinnia elegans / Zinnia
anese Barberry	MISC			
		SOD	TBD	Cynodon dactlyon / Common Bermuda
		HYDRO SEED	TBD	Cyndodon dactlyon / Common Bermuda
	* * * * * * * * * * * * *	SEED MIX	TBD	Detention Pond and Slope Mix
0	\mathcal{D}	DG	TBD	Decomposed Granite
s Sage	- 	STEEL EDGING	TBD	Steel Edging
		MULCH	TBD	Shredded Hardwood Mulch

Creepe

SITE PLAN SIGNATURE BLOCK

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PL CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____, ____.

WITNESS OUR HANDS, THIS ____ DAY OF ____, _____

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLAN

			>			ž
(P)	VICINIT	Y MAP	(N.T.S.		DATE
SCALE IN FEET	MINIS POR	PROJECT LOCATION DS ROAD	SH 276			
			MCNTO			
LANDSCAPE MATERIA	L(SECTION 4.A)	VALL LANDSCAPE REQUIRE	REQUIRED	PROVIDED		-3820 928 ES. INC.
	a minimum of 4" caliper a minimum of 4 ft in total I	neight	Yes	Yes		: 9/2-239-3820 M TX F-928 SCOCIATES IN
	imum of 3 gallons in size		REQUIRED	PROVIDED		FAX: 972-239 1.COM TX F-9 D ASSOCIAT
Aminimum of a 25-foo	ot wide landscaped buffer	must be installed for buildings with		25 ft		
······		Disection 04.01.E(4), Article 05, UDC)				WWW:KIMLEY-HORN.C
	ubsection 05.02.B, Article (Subsection 05.02.B, Artic	· · ·	6 ft fence	6 ft fence		. 972-7 /.KIML
314 lf / 20 lf = 16 car	nopytrees		16 canopy trees	16 canopy trees	3455 NOEL RD SUITE	
	276 - LANDSCAPE BUFFEF	25 on 06.02.E, Article 05, UDC)	REQUIRED 15 ft	PROVIDED 15 ft	34551	
Berms and shrubbery	shall <u>each</u> have a minimu	m height of 30-inches and a	30 in	30 in		
	3-inches. (Subsection 06.02 (Subsection 06.02.E, Artic	· · · ·				
$519 \text{ If} / 100 \text{ If} * 2 = 1^{\circ}$ 4 accept trees / 100 If (1 canopytrees Subsection 06.02.E, Article		11 canopy trees	11 canopy trees		
5191f/1001f*4=21	accent trees		21 accent trees	21 accent trees	PRELIMINA	BY
•	 i) - LANDSCAPE BUFFERS tt: 20 ft (Subsection 06.02.E) 		20 ft	20 ft	FOR REVIEW ONLY Not for construction or permit	Y
Berms and shrubbery	shall <u>each</u> have a minimu	m height of 30-inches and a	30 in	30 in	Kimley»H	
-	-inches. (Subsection 06.02 (Subsection 06.02.E, Artic	,			P.L.ANIKOLAUS B. ADA L.A. No3404 Date5/	MS 5/2/2025
314 lf/ 100 lf* 2=7	· ·		7 canopy trees	7 canopy trees		
314 lf/ 100 lf*4 = 13	accent trees		13 accent trees	13 accent trees	T WNN KAE	KAE
PARKING LOT LANDS		spaces shall have a minimum of	REQUIRED	PROVIDED	JEC 300 310 25 8HC	
200 sf of landscaping.	(Subsection 05.03.E, Artic	-	200 sf	200 sf	KHA PRO 060016(5/2/2C ale AS signed by	lΒΥ
(Subsection 05.03.E, A	•	Fieet from the trunk of a canopy tree.	80 ft	80 ft	KHA P 0600 5/2, scale besigned	DRAWN BY
LANDSCAPE REQUIRE	EMENTS hercial (C) District 20% rec	uired landscaping areas	REQUIRED	PROVIDED		
(Subsection 05.03.A, A 20% x 218,234 sf =	vrticle 08, UDC)	un eu lanuscaping areas.	43,647 sf (20%)	45,354 sf (20.8%)		
,		shall be located in the front of and	21,824 sf	*21,824 sf	AL	
•	• • • •	Subsection 05.03.A, Article 08, UDC)	(50%)	(50%)		
50% x 43,647 sf = 2 DETENTION BASIN RE	,		REQUIRED	PROVIDED	MEDI NNG DING	ζ ^Υ ,
1 canopy tree / 750 sf (52000 sf / 750 sf = 69	Subsection 05.03.D, Article	e 08, UDC)	69 canopy trees	69 canopy trees		
1 accent tree / 1500 sf	(Subsection 05.03.D, Artic	e 08, UDC)	34 accent trees	34 accent trees		ROCKWALI
52000 sf / 1500 sf = 3 SCREENING REQUIRE			REQUIRED	PROVIDED		Г Л С Л С Л
		These receptacles shall be screened	6 ft wall	6 ft wall		
-	t, solid masonry dumpster Subsection 01.05.E, Article				ROCKWALL BUILD PREPARE	
62 If / 20 If = 4 canop	oytrees		4 canopy trees	4 canopy trees		-
	en shrubs (Subsection 01		Yes	Yes	X	
	ootage accounts for all pla e southern portion of the c	nting on building pad, internal islan ommercial site.	ids on the west side	of the building		
Deniou						
Perviou 26%	s Impervious 74%	PROJECT NUME	BER: SP20)25-XXX		
(41,805 s	sf) (117,463 sf)	LANDSC	APE PLAN	٧		
IOTE: IRRIGATION WILL MEET REC			OR		z	
TE: REFER TO SHEET LP 3.03 TO S BLE PLANTS ARE SPECIFIED BY HEIG		ROCKWALL ME	DICAL BL	JILDING	A N	
PLANTS ARE SPECIFIED BY HEIG AINER SIZE. ALL PLANTINGS ARE PECIFICATIONS PROVIDED.		8.4841 ACRES (369,567			Г Ц	
LANT QUANTITIES ARE PROVIDED N THE CASE OF A DISCREPANCY, 1		SURVEY, ABST. N CITY OF ROCKWALL, RO			Щ	
RECEDENCE.		CURRENT Z	ONING: PD-10		L d	
		PROPOSED LAND US	E: MEDICAL B	UILDING	SCAP	
		MAY	2, 2025		No.	
	KI	IGINEER / SURVEYOR MLEY-HORN AND ASSOCIATES, INC.	OWNER VUE REAL ESTAT		AND	
	EMENT IN THE	DRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 IONE: (972) 588-4263		NORTH CENTRAL ESSWAY, SUITE 100 AS, TX 75231	A A	
ANNING AND ZONING		DNTACT: MATT LUCAS, P.E.		556-1700		

ARCHITECT BLUE FIN DESIGN ADDRESS: 14205 NORTH MOPAC

PHONE: (865) 228-7440

CONTACT: WARREN L. INCE

EXPRESSWAY, SUITE 100B

SHEET NUMBER

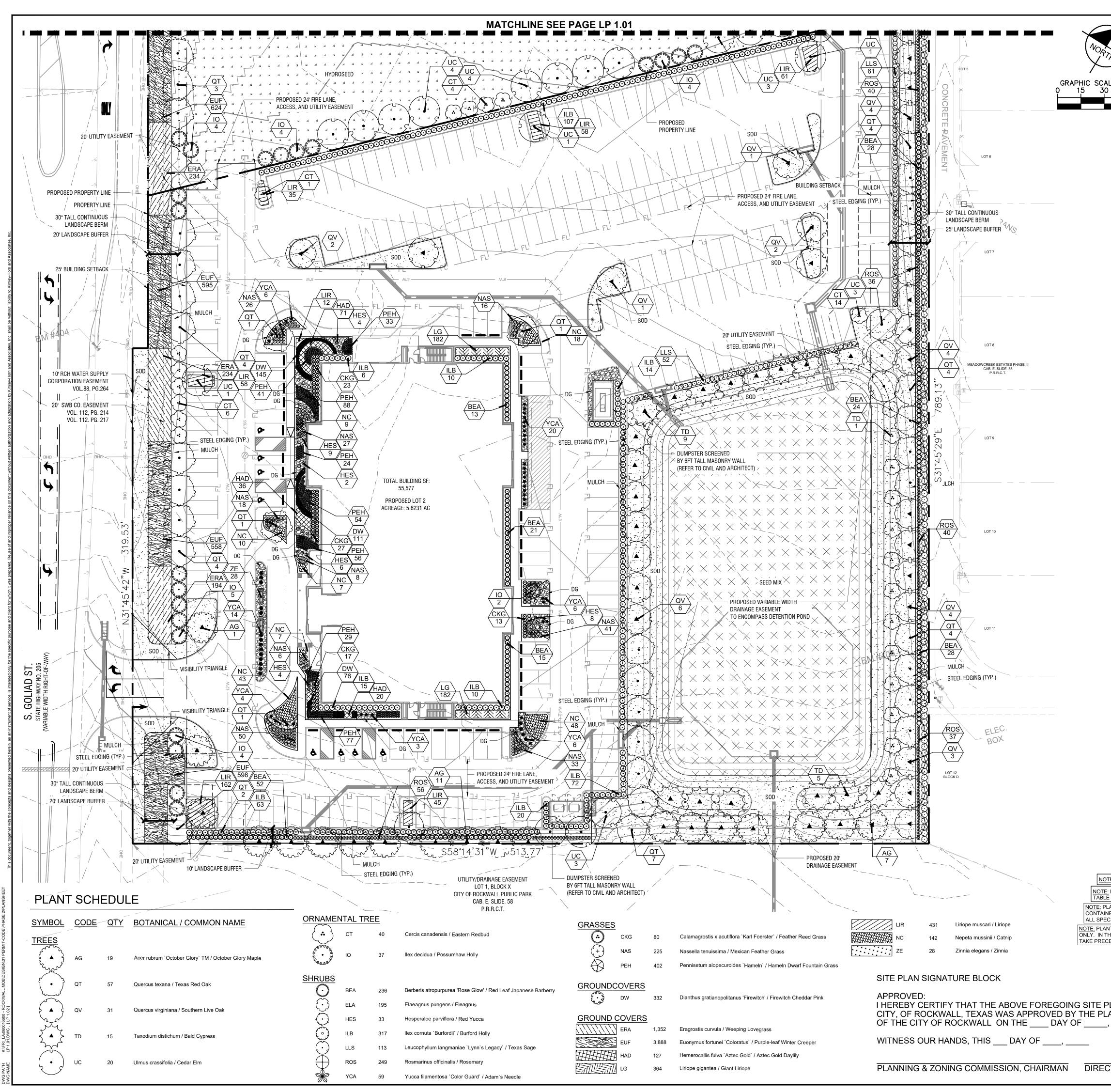
LP 1.01

AUSTIN, TX 78728

EXPRESSWAY, SUITE 100

APPLICANT
VUE REAL ESTATE
ADDRESS: 9600 NORTH CENTRAL
EXPRESSWAY, SUITE 10
DALLAS, TX 75231

	PHONE: (972) 556-1700	
ANNING AND ZONING	CONTACT: JEFF BROCKETTE	



ES SAVED TTED BY PATH

27A)))		
ALE 0	IN	FEE	T 60

	N.T.S.
PROJECT LOCATION	
LOCATION	76
S GOLIAD STREET	

 $\langle \mathbf{x} \rangle$

PRELIMINARY

FOR REVIEW ONLY lot for construction or permit purp

P.L.A. NIKOLAUS B. ADAMS L.A. No. 3404 Date 5/2/2025

4

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

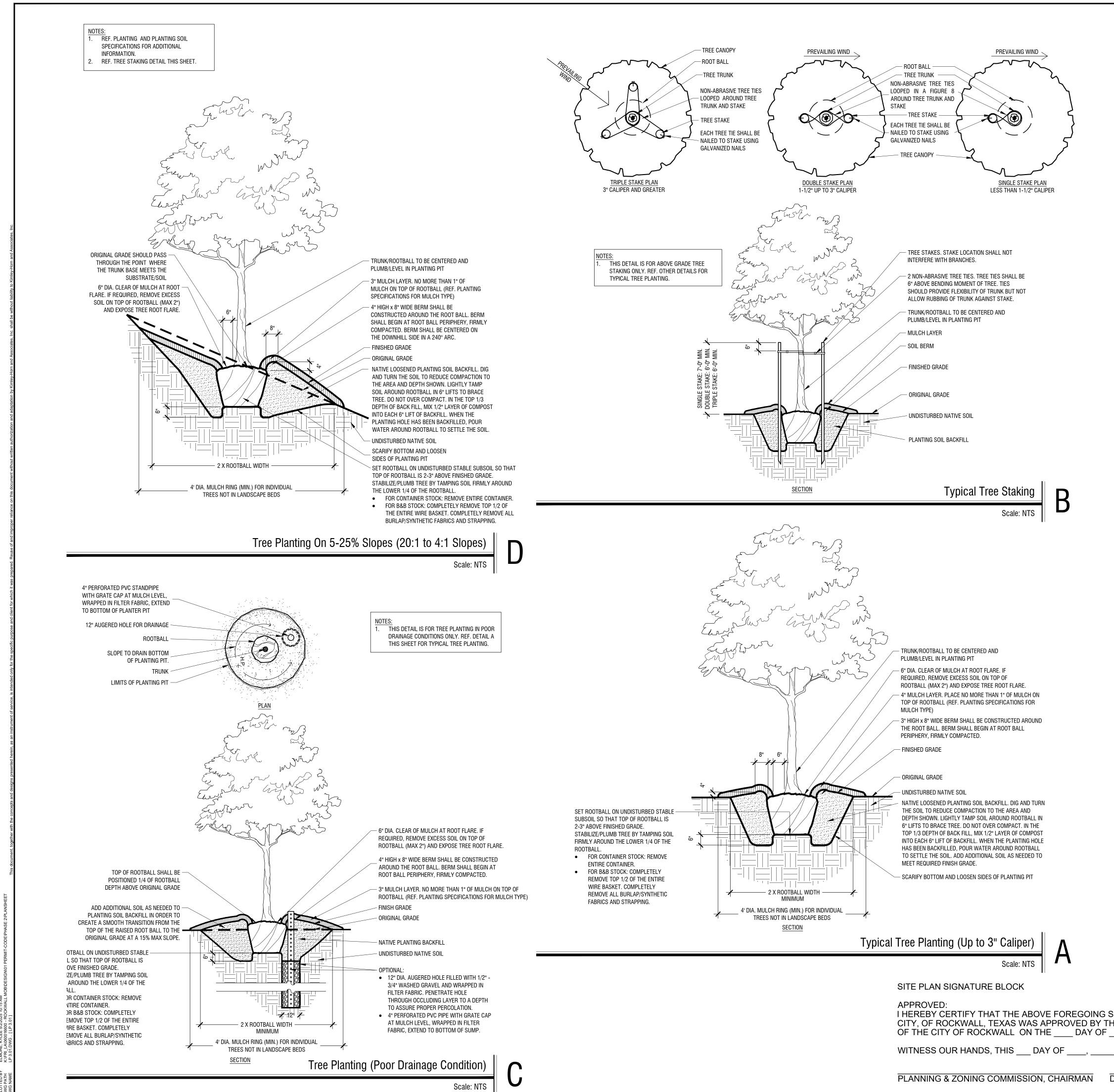
Kimley»Horn

KAE KAE

CITY OF ROCKWALL LANDSCAPE REQUIRE	MENTS	
LANDSCAPE MATERIAL (SECTION 4.A.)	REQUIRED	PROVIDED
Canopy Trees shall be a minimum of 4" caliper		
Accent Trees shall be a minimum of 4 ft in total height	Yes	Yes
Shrubs shall be a minimum of 3 gallons in size		
RESIDENTIAL ZONE - LANDSCAPE BUFFERS	REQUIRED	PROMDED
Aminimum of a 25-foot wide landscaped buffer must be installed for buildings with a building footprint of 25,000 SF to 49,999 SF (Subsection 04.01.E(4), Article 05, UDC)	25 ft	25 ft
6 ft masonry fence (Subsection 05.02.B, Article 08, UDC)	6 ft fence	6 ft fence
1 canopy trees / 20 If (Subsection 05.02.B, Article 08, UDC)	16 canopy trees	16 canopy trees
314 If / 20 If = 16 canopy trees		
STATE HIGHWAY NO.276 - LANDSCAPE BUFFERS	REQUIRED	PROMDED
Retail/Commercial Land Uses: 15-feet (Subsection 06.02.E, Article 05, UDC)	15 ft	15 ft
Berms and shrubbery shall <u>each</u> have a minimum height of 30-inches and a maximum height of 48-inches. (Subsection 06.02.E, Article 05, UDC)	30 in	30 in
2 canopy trees / 100 If (Subsection 06.02.E, Article 05, UDC) 519 If / 100 If * 2 = 11 canopy trees	11 canopy trees	11 canopy trees
4 accent trees / 100 If (Subsection 06.02.E, Article 05, UDC) 519 If / 100 If *4 = 21 accent trees	21 accent trees	21 accent trees
S GOLIAD ST. (SH-205) - LANDSCAPE BUFFERS	REQUIRED	PROVIDED
SH-205 Overlay District: 20 ft (Subsection 06.02.E, Article 05, UDC)	20 ft	20 ft
Berms and shrubbery shall each have a minimum height of 30-inches and a	2011	2011
maximum height of 48-inches. (Subsection 06.02.E, Article 05, UDC)	30 in	30 in
2 canopy trees / 100 lf (Subsection 06.02.E, Article 05, UDC) 314 lf / 100 lf * 2 = 7 canopy trees	7 canopy trees	7 canopy trees
4 accent trees / 100 lf (Subsection 06.02.E, Article 05, UDC) 314 lf / 100 lf *4 = 13 accent trees	13 accent trees	13 accent trees
PARKING LOT LANDSCAPING	REQUIRED	PROMDED
Parking lots with more than two rows of parking spaces shall have a minimum of 200 sf of landscaping. (Subsection 05.03.E, Article 08, UDC)	200 sf	200 sf
No parking spaces may be located more than 80-feet from the trunk of a canopy tree. (Subsection 05.03.E, Article 08, UDC)	80 ft	80 ft
LANDSCAPE REQUIREMENTS	REQUIRED	PROMDED
Zoning District: Commercial (C) District 20 % required landscaping areas. (Subsection 05.03.A, Article 08, UDC) $20\% \times 218,234$ sf = 43,647 sf	43,647 sf (20%)	45,354 sf (20.8%)
Aminimum of 50% of the required landscaping shall be located in the front of and along the side of buildings with street frontage. (Subsection 05.03.A, Article 08, UDC) $50\% \times 43,647$ sf = 21,824 sf	21,824 sf (50%)	*21,824 sf (50%)
DETENTION BASIN REQUIREMENTS	REQUIRED	PROMDED
1 canopy tree / 750 sf (Subsection 05.03.D, Article 08, UDC)	69 canopy trees	69 canopy trees
52000 sf / 750 sf = 69 canopy trees 1 accent tree / 1500 sf (Subsection 05.03.D, Article 08, UDC)	34 accent trees	34 accent trees
52000 sf / 1500 sf = 34 accent trees		
SCREENING REQUIREMENTS	REQUIRED	PROMDED
Trash/Recycling enclosures shall be four sided. These receptacles shall be screened by a minimum six foot, solid masonry dumpster enclosure.	6 ft wall	6 ft wall
1 canopy tree / 20 If (Subsection 01.05.E, Article 05, UDC)		
62 If / 20 If = 4 canopy trees	4 canopy trees	4 canopy trees
Screened with evergreen shrubs (Subsection 01.05.B, Article 05, UDC)	Yes	Yes
* Landscape square footage accounts for all planting on building pad, internal island	Le on the west side	of the building

* Landscape square footage accounts for all planting on building pad, internal islands on the west side of the building and landscape on the southern portion of the commercial site.

Pervious Impervious 26% 74%	PROJECT NUMBI	ER: SP2025-XXX	
(41,805 sf) (117,463 sf)	LANDSCA	PE PLAN	
TE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.	FO	R	7
REFER TO SHEET LP 3.03 TO SEE FULL LANDSCAPE	ROCKWALL MED	ICAL BUILDING	AN A
ANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT NER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET CIFICATIONS PROVIDED.	8.4841 ACRES (369,567 S SURVEY, ABST. NO		
NT QUANTITIES ARE PROVIDED FOR CONVENIENCE HE CASE OF A DISCREPANCY, THE DRAWING SHALL CEDENCE.	CITY OF ROCKWALL, ROC CURRENT ZO	KWALL COUNTY, TEXAS	Ш
PLAN FOR DEVELOPEMENT IN THE ANNING AND ZONING COMMISSION ,	PROPOSED LAND USE <u>MAY 2,</u> <u>ENGINEER / SURVEYOR</u> KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 PHONE: (972) 588-4263 CONTACT: MATT LUCAS, P.E. <u>APPLICANT</u> VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100		LANDSCAP
CTOR OF PLANNING AND ZONING	DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE	AUSTIN, TX 78728 PHONE: (865) 228-7440 CONTACT: WARREN L. INCE	SHEET NUMBER



I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE I CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PL OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____, ____.

	DATE BY
	REVISIONS
	ÖZ
	Kimley Morn 3455 NOEL RD. TWO GALLERIA OFFICE TOWER SUITE 700 DALLAS, TX 75240 PHONE: 972-770-1300 FAX: 972-239-3820 WWW.KIMLEY-HORN.COM TX F-928 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
	PRELIMINARY KHA PROJECT POR REVIEW ONLY Not for construction or permit purposes. Kimeley & Horn P.L.A. NIKOLAUS B. ADAMS L.A. NO. 3404 Date Jate 5/2/2025 DESIGNED BA KAR DESIGNED BA KAR
	ROCKWALL MEDICAL BUILDING PREPARED FOR VUE REAL ESTATE CITY OF ROCKWALL, TX
PROJECT NUMBER: SP2025-XXXLANDSCAPE DETAILS FORBANDSCAPE DETAILS FORACCEVALL MEDICAL BUILDING8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CURRENT ZONING: PD-10MAY 2, 2025	ANDSCAPE DETAILS
GINEER / SURVEYOROWNERALEY-HORN AND ASSOCIATES, INC.VUE REAL ESTATEDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231ONE: (972) 588-4263DALLAS, TX 75231NTACT: MATT LUCAS, P.E.PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTEPLICANT E REAL ESTATEARCHITECT BLUE FIN DESIGN ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100	LAND
DALLAS, TX 75231 ONE: (972) 556-1700 NTACT: JEFF BROCKETTE DALLAS, TX 75231 AUSTIN, TX 78728 PHONE: (865) 228-7440 CONTACT: WARREN L. INCE	SHEET NUMBER

PLAN FOR DEVELOPEMENT IN THE
ANNING AND ZONING COMMISSION

<u>APPLICANT</u> VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231

ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC.

PHONE: (972) 588-4263

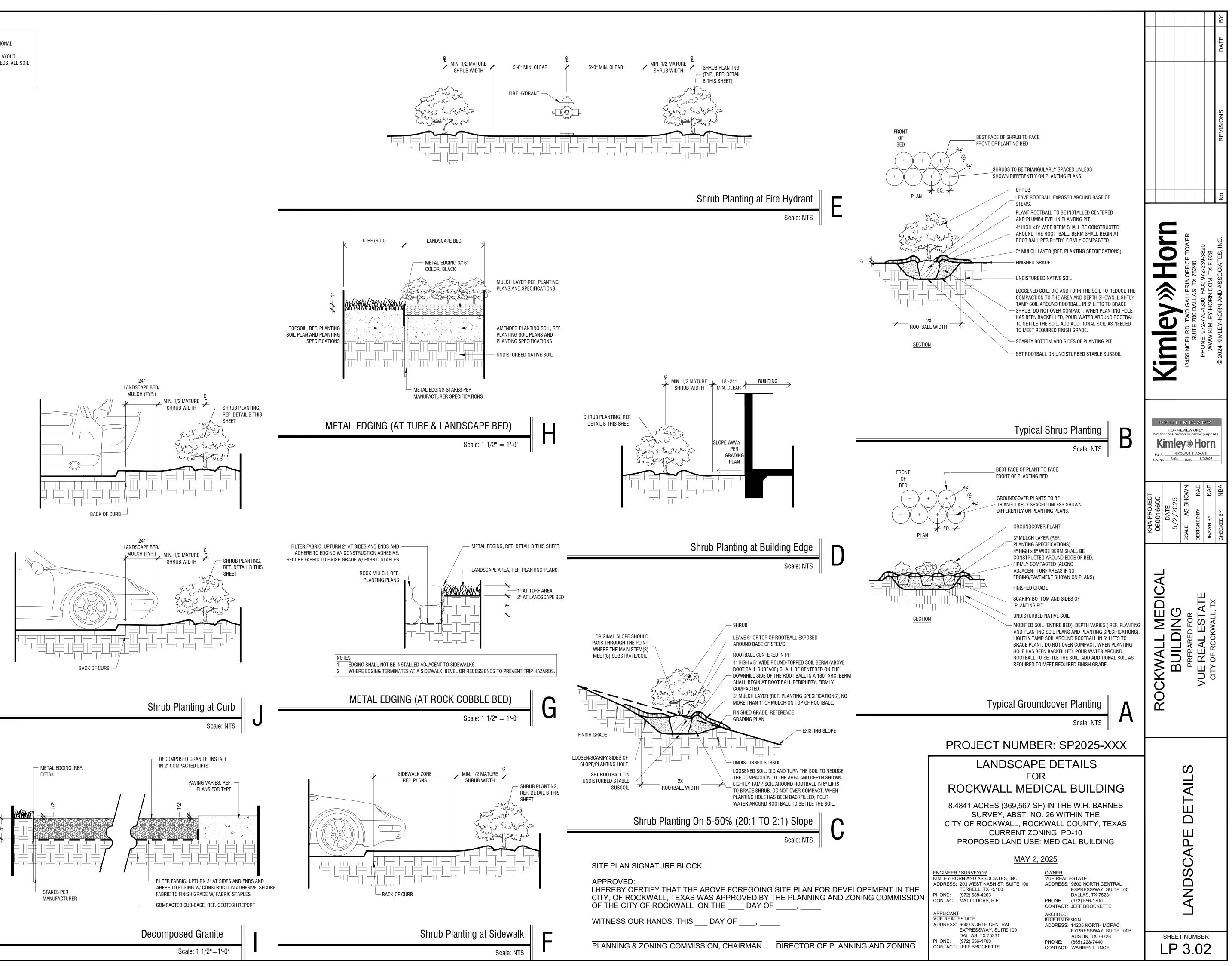
CONTACT: MATT LUCAS, P.E.

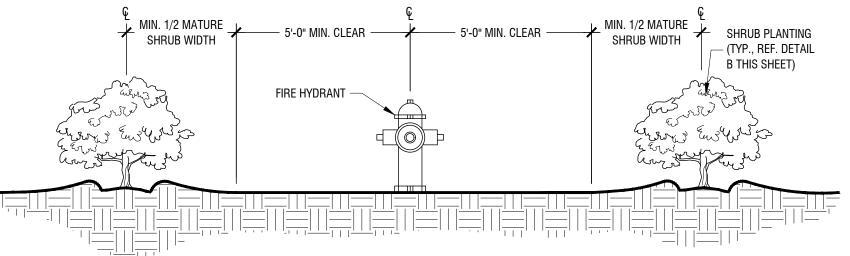
ADDRESS: 203 WEST NASH ST, SUITE 100

PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE NOTES

REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.

REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)





PLANT	SCHEDULE
-------	----------

SYMBOL	<u>CODE</u>	<u>QTY</u>	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
TREES					
	QT	37	Quercus texana / Texas Red Oak	4" cal, 16` ht, 5`-6` spr	Full, Straight, Single Leader
	QV	22	Quercus virginiana / Southern Live Oak	4" cal, 16` ht, 5`-6` spr	Full, Straight, Single Leader
	TD	45	Taxodium distichum / Bald Cypress	4" cal, 15` ht, 6` spr	Full, Straight, Single Leader
	UC	13	Ulmus crassifolia / Cedar Elm	4" cal, 15` ht, 6` spr	Full, Straight, Single Leader
	ITAL TRE	E			
	AT	33	Acer truncatum / Shantung Maple	4" cal, 16` ht, 5`-6` spr	Full, Straight, Single Leader
(***	СТ	14	Cercis canadensis / Eastern Redbud	4" cal, 14` ht, 6` spr	Full, Single Leader
	Ю	22	llex decidua / Possumhaw Holly	4" cal, 12` ht, 4` spr	Full, Multi-Trunk
SHRUBS					
MAN . SHUWW	BEA	235	Berberis atropurpurea 'Rose Glow' / Red Leaf Japanese Barberry	24" ht, 24" spr, 36" oc	Full, 3 gallon min.
$\langle \cdot \rangle$	ELA	153	Elaeagnus pungens / Eleagnus	24" ht, 24" spr, 48" oc	Full, 3 gallon min.
\odot	HES	36	Hesperaloe parviflora / Red Yucca	18" ht, 18" spr, 24" oc	Full, 3 gallon min.
600 C C C C C C C C C C C C C C C C C C	ILB	52	llex cornuta `Burfordii` / Burford Holly	36" ht, 30" spr, 42" oc	Full, 3 gallon min.
$\tilde{\bigoplus}$	ROS	154	Rosmarinus officinalis / Rosemary	18" ht, 18" spr, 24" oc	Full, 3 gallon min.
×	YCA	42	Yucca filamentosa `Color Guard` / Adam`s Needle	18" ht, 18" spr, 24" oc	Full, 3 gallon min.
GRASSES					
1910 1910 1910 1910 1910 1910 1910 1910	CKG	131	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	18" ht, 30" oc	Full, 3 gallon min.
	NAS	233	Nassella tenuissima / Mexican Feather Grass	18" ht, 24" oc	Full, 3 gallon min.
\bigotimes	PEH	344	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass	12" ht, 24" oc	Full, 3 gallon min.
<u>GROUNDC</u>	DW	469	Dianthus gratianopolitanus 'Firewitch' / Firewitch Cheddar Pink	6" ht, 12" spr, 18" oc	Full, 1 gallon min.
GROUND	ERA	834	Eragrostis curvula / Weeping Lovegrass	18" ht, 12" spr, 24" oc	Full, 1 gallon min.
222	EUF	2,079	Euonymus fortunei `Coloratus` / Purple-leaf Winter Creeper	8" ht, 8" spr, 18" oc	Full, 1 gallon min.
	HAD	147	Hemerocallis fulva `Aztec Gold` / Aztec Gold Daylily	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
 <i></i>		86	Lantana x `New Gold` / New Gold Lantana	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	LG	187	Liriope gigantea / Giant Liriope	12" ht, 12" spr, 12" oc	Full, 1 gallon min.
		755	Liriope muscari / Liriope	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	NC	117	Nepeta mussinii / Catnip	4" ht, 8" spr, 24" oc	Full, 1 gallon min.
* * * * * * * * * * * * * * * * * * *	ZE	28	Zinnia elegans / Zinnia	4" ht, 12" spr, 12" oc	Full, 1 gallon min.
MISC	SOD	TBD	Cynodon dactlyon / Common Bermuda	n/a	Solid sod, rolled tight with sand filled joints, 100% weed, disease, and pes
] HYDRO	TBD	Cyndodon dactlyon / Common Bermuda	n/a	Hyrdroseed areas. See
×××××××××	SEED SEED MIX	TBD	Detention Pond and Slope Mix	n/a	landscape specifications. Native American Seed Mix
	DG	TBD	Decomposed Granite	n/a	#2808 4" depth
	_ STEEL	TBD	Steel Edging	3/16" x 6"	Black
	EDGING MULCH	TBD	Shredded Hardwood Mulch	n/a	3" depth. All trees in sod to

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

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

PLANTING NOTES

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.
- 4. 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 IMPLEMENTATION. 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.

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES A SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, 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

CERTIFICATION OF ACCEPTABILITY BY THE OWNER. B. PROTECTION OF EXISTING STRUCTURES 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 REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER

D. MATERIALS 1. GENERAL

> SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN

AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

MATERIALS SAMPLES MULCH ONE (1) CUBIC FOOT

TOPSOIL ONE (1) CUBIC YARD PLANTS ONE (1) OF EACH VARIETY

2. PLANT MATERIALS A PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS.

NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 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 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 APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH OR UPON DELIVERY TO THE SITE AS DETERMINED BY THE OWNER FOR QUALITY SIZE ANI VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE 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 (1) WEEK PRIOR TO ANTICIPATED DATE.

E. TOPSOIL

- 1 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, 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 MATERIA
- 2. 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. 3 VERIEY 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 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 WHEN EXISTING QUANTITIES ARE INSUFFICIENT
- 5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 NCHES 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 7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS
- SHALL BE CURRENT AND ACTIVE 8 AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.
- a. ORGANIC SOIL AMENDMENTS
- 1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
- 2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
- 3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL. 4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
- 5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
- 6. WORM CASTINGS: EARTHWORMS.
- b. INORGANIC SOIL AMENDMENTS
- 1. 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 2. 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.
- 3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT
- IRON AND 10 PERCENT SULFUR. 4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM
- 5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.
- c. PLANTING SOIL MIX
- 1. PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINICK MATERIALS OR APPROVED
- 2. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS PFR PLANTING DETAILS (12" MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
- 2. SOD/SEED AREA TOPSOIL ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL
- 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 SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES

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 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. THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

J. COMMERCIAL FERTILIZER

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 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 SPECIFICATIONS:

1. SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL 2. ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 14-14-14 3. SOD - 8-8-8 FERTILIZER

IN 1 GAL (MIN.) CONTAINER.

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. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

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

L. DIGGING AND HANDLING

M. CONTAINER GROWN STOCK

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

- 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 PFR DFTAIL
- 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.
- 4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT. N. 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.
- O. 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 P. MATERIALS LIST
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE 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
- Q. 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.

R. PLANTING PROCEDURES

- 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 LINPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS AT ALL TIMES WORKMANI IKE
- 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. PLAN THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 10 GAL, PLAN - 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 13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE
- 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.

SITE PLAN SIGNATURE BLOCK

APPROVED:

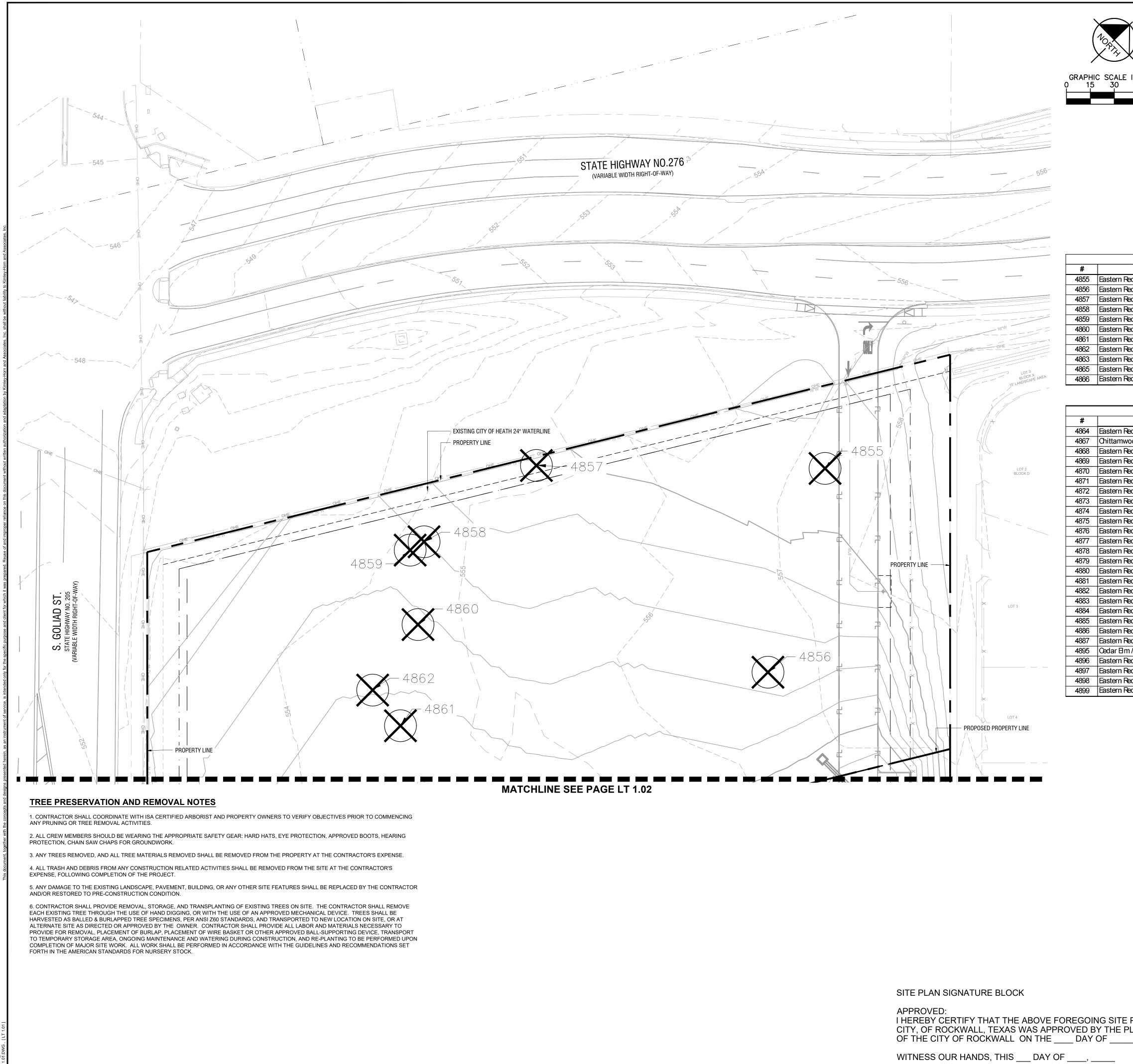
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE P CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLA OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____,

WITNESS OUR HANDS, THIS ____ DAY OF ____, _____

- - DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM

				рате ву
S. LAWN SODDING 1. THE WORK CONSISTS OF LAWN BED PREPARATION, STRICT ACCORDANCE WITH THE SPECIFICATIONS ANE GRASS LAWN ACCEPTABLE TO THE OWNER.				
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUT SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHIN PER FOOT OF WIDTH. DURING THE ROLLING, AND THE DURING THE ROLLING, AND THE	D BROUGHT TO AN EVEN GRADE. THE WHOLE S NOT MORE THAN ONE-HUNDRED (100) POUNDS ESSIONS CAUSED BY SETTLEMENT OF ROLLING			
SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SU PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP 3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4 TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQL UTILIZING APPROVED MECHANICAL SPREADERS. MIX DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL E PREPARED AREA THOROUGHLY.	TO THE REQUIRED GRADE. INCHES DEEP. APPLY FERTILIZER AT RATE OF ARE FEET. APPLICATION SHALL BE UNIFORM, ERTILIZER THOROUGHLY WITH THE SOIL TO A			REVISIONS
4. SODDING A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARI THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLES B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FU	S SPECIFICALLY NOTED OTHERWISE. PLANT BOARD SPECIFICATIONS, ABSOLUTELY			REV
C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SC SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES PAVED AND PLANTED AREAS. ADJACENT TO BUILDING PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, TH ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, A OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER PANELS AND TO EVEN OUT INCONSISTENCIES IN THE S	OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, S, A FOUR INCH MULCH STRIP SHALL BE E LAWN AREAS SHALL BE ROLLED WITH A LAWN ND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION ROLLING TO FILL THE VOIDS BETWEEN THE SOD			No.
LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFOR SOD AND THOROUGHLY WATERED IN. D. DURING DELIVERY, PRIOR TO AND DURING THE PLA AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYI TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT	NTING OF THE LAWN AREAS, THE SOD PANELS SHALL IG AND UNNECESSARY EXPOSURE OF THE ROOTS			Z
5. SEEDING A. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MI			TOWER 820	INC.
B. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES PERCENTAGES OF PURITY, GERMINATION, AND MAXIM BY REGION AND SEASON AND SHALL COMPLY WITH ST	ENTAGE OF PURITY AND GERMINATION OF EACH VARIETY. AND VARIETIES, PROPORTIONS BY WEIGHT AND MINIMUM JM PERCENTAGE OF WEED SEED. SEED MIXTURES VARY ATE DO AND LOCAL SOIL CONSERVATION SERVICE			ASSOCIATES,
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.			AND ASSC
E. PERMANENTLY SEED AND MULCH CUT AND FILL SLC CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVE BE STABILIZED WITH STRAW MULCH AND TACKIFIER, B MEANS TO REDUCE THE EROSIVE POTENTIAL OF THE #	IT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES SHALL ONDED FIBER MATRIX, NETTING, BLANKETS OR OTHER		TWO GAL 700 DALL -770-1300 LEY-HOR	-HORN A
APPROVED SIMILAR EQUIPMENT MAY BE USED TO CON AREAS INACCESSIBLE TO CUTI-PACKER, LIGHTLY RAKI WATER BALLAST ROLLER. AFTER ROLLING, MULCH WI	BASED ON VARIETY AND/OR SPECIES. CULTI-PACKER OR ER SEED AND TO FORM SEEDBED IN ONE OPERATION. IN SEEDED GROUND WITH FLEXIBLE RAKES AD ROLL WITH H STRAW MULCH AT THE RATE OF 2 TONS PER ACRE.		13455 NOEL RD. T SUITE 7 PHONE: 972-7 WWW.KIML	2024 KIMLEY-HORN
SEEDED AREAS TWICE FIRST WEEK TO MINIMUM DEPT THEREAFTER AS NECESSARY TO SUPPLEMENT NATUR H. CONTRACTOR TO REAPPLY SEED AS NECESSARY IN INTENDED.			13455 P	© 2
6. LAWN MAINTENANCE: A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR S THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE F OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABI REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN T NECESSARY).	EPAIR AND RE-SODDING OF ALL ERODED, SUNKEN ITY BY THE LANDSCAPE ARCHITECT OR OWNER.			
B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. A TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) II DROUGHT RESTRICTION AREA AND MUST FOLLOW CIT T. CLEAN-UP	L WATERING SHALL BE OF SUFFICIENT QUANTITY ICHES. CONTRACTOR TO DETERMINE IF SITE IS IN A		PRELIMINARY FOR REVIEW ONLY Not for construction or permit purpose Kimley » Horn	
UPON COMPLETION OF ALL PLANTING WORK AND BEF REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RES BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AN THE OWNER'S AUTHORIZED REPRESENTATIVE.	JLTING FROM HIS WORK. ALL PAVED AREAS SHALL		P.L.A. <u>NIKOLAUS B. ADAMS</u> L.A. No. <u>3404</u> Date <u>5/2/2025</u>	
U. PLANT MATERIAL MAINTENANCE ALL PLANTS AND PLANTING INCLUDED UNDER THIS CO CULTIVATING, SPRAYING, AND ALL OTHER OPERATION SUPPORTS) NECESSARY TO INSURE A HEALTHY COND ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR O OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH T CONTRACTORS ARE REQUESTED TO PROVIDE A BID ES MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS (S (SUCH AS RE-STAKING OR REPAIRING GUY TION BY THE CONTRACTOR UNTIL CERTIFICATION OF VNER. MAINTENANCE AFTER THE CERTIFICATION IE SPECIFICATIONS IN THIS SECTION. TIMATE TO COVER LANDSCAPE AND IRRIGATION		PROJEC 16600 ATE /2025 AS SHC BY) BY NBA
 V. MAINTENANCE (ALTERNATE BID ITEM) 1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER W. GUARANTEE 			KHA P 0600 D 5/2, scale Designed Drawn By	CHECKED
 THE LIFE AND SATISFACTORY CONDITION OF ALL PL CONTRACTOR SHALL BE GUARANTEED BY THE CONTR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ARCHITECT OR OWNER. THE LIFE AND SATISFACTORY CONDITION OF ALL OT DY THE LAND SATISFACTORY CONDITION OF ALL OT DY THE LAND SATISFACTORY CONDITION OF ALL OT 	ACTOR FOR A MINIMUM OF ONE (1) CALENDAR F ACCEPTABILITY BY THE LANDSCAPE HER PLANT MATERIAL (INCLUDING SOD) INSTALLED		1	
BY THE LANDSCAPE CONTRACTOR SHALL BE GUARAN CALENDAR DAYS, COMMENCING AT THE TIME OF CERT LANDSCAPE ARCHITECT OR OWNER. 3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTH GUARANTEE PERIOD SHALL BE REMOVED FROM THE S	FICATION OF ACCEPTABILITY BY THE Y GROWING CONDITION AT THE END OF THE		ш Ц	
CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE F SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNIS UNDER "PLANTING", AT NO ADDITIONAL COST TO THE O 4. IN THE EVENT THE OWNER DOES NOT CONTRACT W IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENC	HED PLANTED AND MULCHED AS SPECIFIED WNER. TH THE CONTRACTOR FOR LANDSCAPE (AND		MED NG FOR ESTAT	
PERIODICALLY DURING THE ONE YEAR WARRANTY PEI BEING PERFORMED BY THE OWNER, AND SHALL NOTIF PROCEDURES OR CONDITIONS WHICH THREATEN VIGG SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPT.	IOD TO EVALUATE MAINTENANCE PROCEDURES / THE OWNER IN WRITING OF MAINTENANCE ROUS AND HEALTH PLANT GROWTH. IT IS A MINIMUM OF ONCE PER MONTH FOR A PERIOD		LLL ME LDIN(PARED FOF EAL EST ROCKWALI	· ·
X. FINAL INSPECTION AND ACCEPTANCE OF WORK FINAL INSPECTION AT THE END OF THE GUARANTEE PI AND ALL OTHER INCIDENTAL WORK PERTAINING TO TH SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUAR	RIOD SHALL BE ON PLANTING, CONSTRUCTION IS CONTRACT. ANY REPLACEMENT AT THIS TIME NTEE (OR AS SPECIFIED BY THE LANDSCAPE		WALL BUILDI PREPARED E REAL E	
ARCHITECT OR OWNER IN WRITING) BEGINNING WITH SAME INSPECTION AND ACCEPTANCE HEREIN DESCRI				1
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	PROJECT NUMBER:	SP2025-XXX		
	LANDSCAPE	PLAN		
	FOR ROCKWALL MEDICA	L BUILDING	S А А	
	8.4841 ACRES (369,567 SF) IN T SURVEY, ABST. NO. 26 V CITY OF ROCKWALL, ROCKWAL CURRENT ZONING:	WITHIN THE _L COUNTY, TEXAS	SCAP TION FES	
	PROPOSED LAND USE: MED	DICAL BUILDING	NDS(ICAT NOT	
		<u>ER</u> REAL ESTATE	CIF	
AN FOR DEVELOPEMENT IN THE NNING AND ZONING COMMISSION	TERRELL, TX 75160 PHONE: (972) 588-4263 CONTACT: MATT LUCAS, P.E. PHON CONTACT: APPLICANT ARCHI	ACT: JEFF BROCKETTE	SPE	
	VUE REAL ESTATE BLUE F ADDRESS: 9600 NORTH CENTRAL ADDR EXPRESSWAY, SUITE 100 DALLAS, TX 75231	TIN DESIGN ESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B AUSTIN, TX 78728	SHEET NUMBER	
TOR OF PLANNING AND ZONING	. ,	E: (865) 228-7440 ACT: WARREN L. INCE		

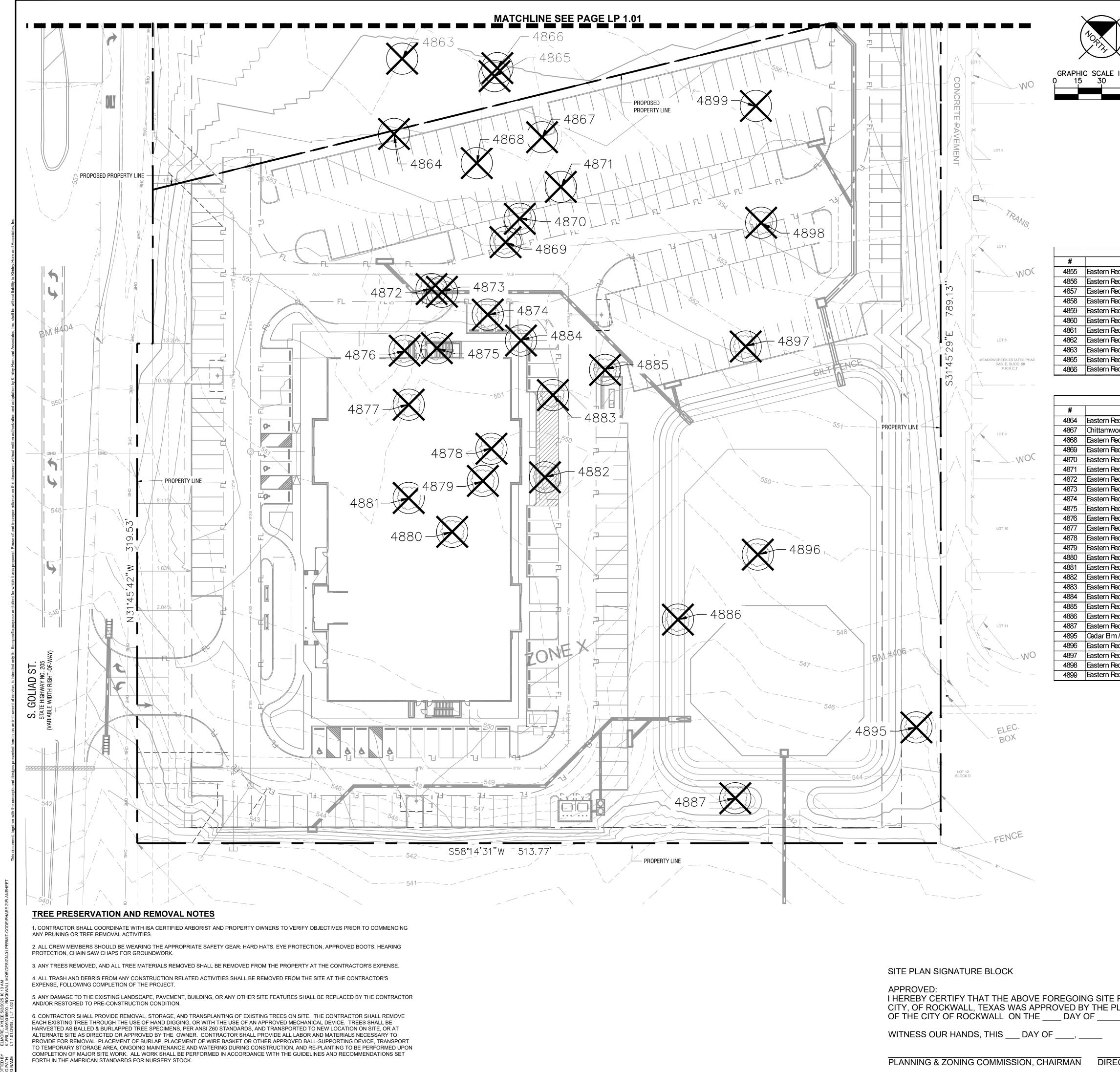
LP 3.03



I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE F

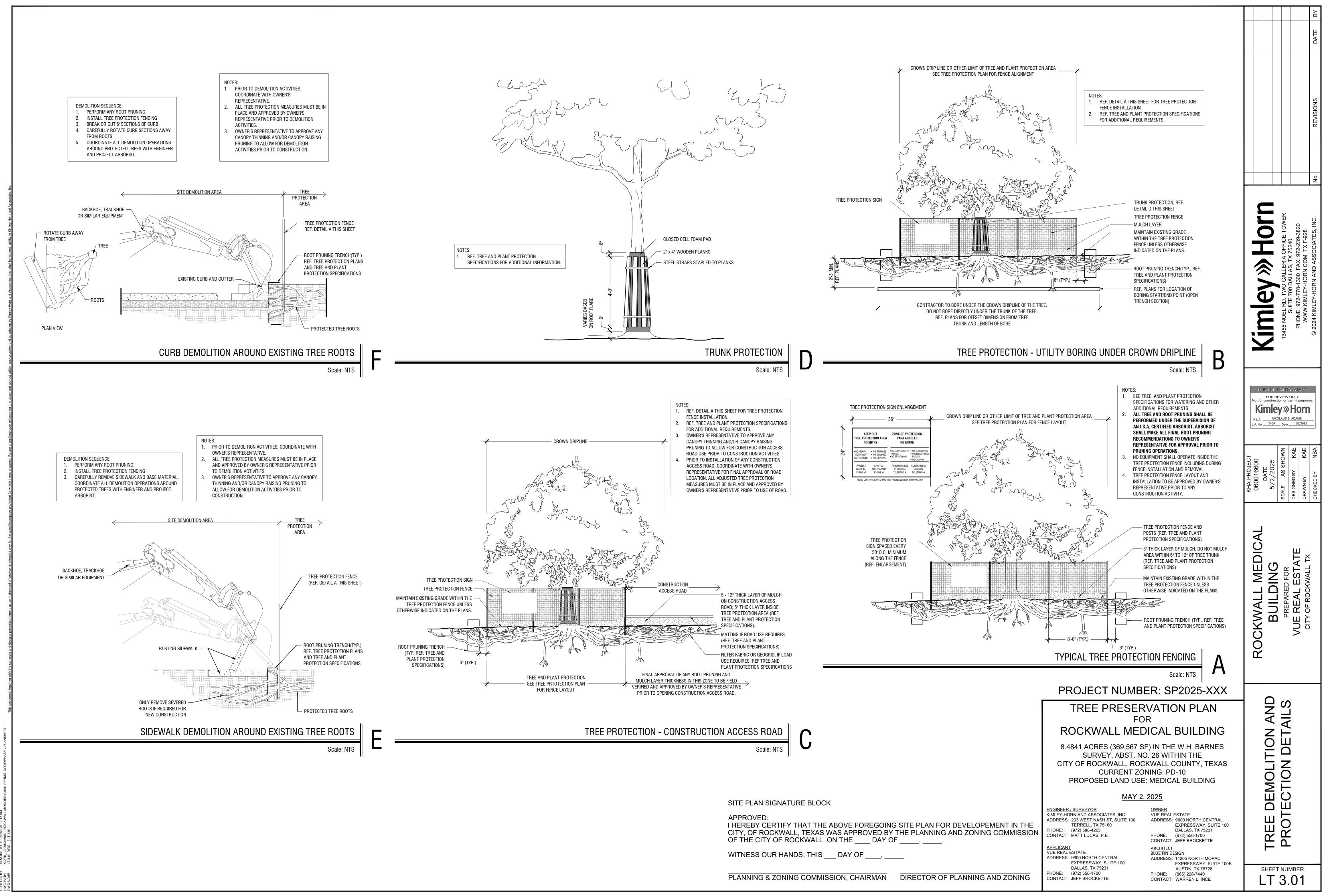
PLANNING & ZONING COMMISSION, CHAIRMAN

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SPECIES edcedar / Juniperus virginiana		PROTECT OR REMOVE Remove	TREE HEALTH (1-5) Healthy (5)	MITIGATION REQUIRED (IN)		ICE TOWER 40 39-3820 F-928 ATES, INC.
edcedar / Juniperus virginiana	17.3 (20 ft tall)	Remove	Healthy (5)	4		0FFICE TOW 75240 172-239-3820 TX F-928 SOCIATES, IN
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edcedar / Juniperus virginiana	12.6 (12 ft tall)	Remove	Healthy (5)	4		
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edcedar / Juniperus virginiana	14.2 (15 ft tall)	Remove	Healthy (5)	4		
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edcedar / Juniperus virginiana	14.3 (15 ft tall)	Remove	Healthy (5)	4	1.L.A.	AUS B. ADAMS
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		ENGINEER / SURVEYOR KIMLEY-HORN AND ASS	OCIATES, INC. VUE	REAL ESTATE		
PLAN FOR DEVELOPEN	IENT IN THE	ADDRESS: 203 WEST N TERRELL, T	X 75160	RESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100		
LANNING AND ZONING			63	DALLAS, TX 75231 NE: (972) 556-1700		
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		ADDRESS: 9600 NORTH EXPRESSW/		RESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B		
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CTOR OF PLANNING A	ND ZONING	CONTACT: JEFF BROCK		NE: (865) 228-7440 TACT: WARREN L. INCE	LT ′	1.01
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I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE

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edcedar / Juniperus virginiana	12.3 (12 ft tall) 14.7 (15 ft tall)	Remove	Healthy (5)	4 4		КD. 1 W 11TE 70 972-77 КІМLE LEY-HO
edcedar / Juniperus virginiana	12.6 (12 ft tall)	Remove	Healthy (5)	4		
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edcedar / Juniperus virginiana	11 (10 ft tall)	Remove	Healthy (5)	4		
ood / Sideroxylon lanuginosum edcedar / Juniperus virginiana	9.1 (10 ft tall) 15.4 (15 ft tall)	Remove Remove	Declining (1) Healthy (5)	0 4		
edcedar / Juniperus virginiana	14.2 (15 ft tall)	Remove	Healthy (5)	4 4		
edcedar / Juniperus virginiana	19.1 (20 ft tall)	Remove	Healthy (5)	4		
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	11 (10 ft tall) 18.2 (20 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4 4	PRELIM FOR REVI	EW ONLY
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	10.2 (2011 tall)	Remove	Healthy (5)	4 4	Not for construction	or permit purposes.
edcedar / Juniperus virginiana	14.3 (15 ft tall)	Remove	Healthy (5)	4	P.L.A. NIKOLA	US B. ADAMS
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	11.4 (10 ft tall) 14.3 (15 ft tall)	Remove Remove	Healthy (5)	4 4	1.2.7 (Date5/2/2025
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	14.3 (15 ft tall)	Remove	Healthy (5) Healthy (5)	4 4		
edcedar / Juniperus virginiana	12.4 (12 ft tall)	Remove	Healthy (5)	4		z m m K
edcedar / Juniperus virginiana	14 (15 ft tall)	Remove	Healthy (5)	4	JECT 300 25 25 25	KAE KAE NBA
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	15.3 (15 ft tall) 15.6 (15 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4 4	PROJECT 016600 DATE 2/2025	
edcedar / Juniperus virginiana	13.1 (15 ft tall)	Remove	Healthy (5)	4		. BY ED .
edcedar / Juniperus virginiana	14.4 (15 ft tall)	Remove	Healthy (5)	4	KH/ 06	SCALE DESIGN DRAWN CHECKE
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	13.2 (15 ft tall) 12.3 (10 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4 4	ن ن	
edcedar / Juniperus virginiana	15.7 (15 ft tall)	Remove	Healthy (5)	4		
edcedar / Juniperus virginiana	11.5 (10 ft tall)	Remove	Healthy (5)	4		
) / Ulmus crassifolia edcedar / Juniperus virginiana	15.5 (15 ft tall) 18.2 (20 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4 4	L L	
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	18.2 (20π tall) 14.9 (15 ft tall)	Remove	Healthy (5)	4 4		
edcedar / Juniperus virginiana	14.8 (15 ft tall)	Remove	Healthy (5)	4	Ĭ	Ш×
edcedar / <i>Juniperus virginiana</i>	18.5 (20 ft tall)	Remove	Healthy (5)	4		AT , ₁
		I	Total Mitigation Required: Grand Total Mit	104 tigation Required: 148 in	MEDICA	D FOR ESTA KWALL, T
					ם ר	PREPARED FOR REAL EST , OF ROCKWALL
		Ţ		ON LEGEND		PREPAR REA OF RC
			$\mathbf{X}\mathbf{X}$		ROCKWAI BUII	PR UE F CITY O
				NG TREE TO BE REMOVED	N X	NU CI
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			TE: TREE REMOVAL PERMIT SH, TREE REMOVAL.	ALL BE REQUESTED AT THE TIME	Ŕ	
		PROJE(CT NUMBER:	SP2025-XXX		
		TRFF	E PRESERVA	TION PLAN	7	
			FOR		Ó	
		ROCKW	VALL MEDICA	AL BUILDING		
			RES (369,567 SF) IN ⁻			
			RVEY, ABST. NO. 26		l í	
			CKWALL, ROCKWAI CURRENT ZONING		Ē	Ż
			SED LAND USE: MED	-	<u></u>	
					PRE	Ы
			<u>MAY 2, 2025</u>			
		ENGINEER / SURVEYOR KIMLEY-HORN AND ASSO		<u>ER</u> REAL ESTATE		
PLAN FOR DEVELOPEM	AFNT IN THE	ADDRESS: 203 WEST NA TERRELL, TX	IASH ST, SUITE 100 ADDR X 75160	ESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100		
LANNING AND ZONING			63 S, P.E. PHON	DALLAS, TX 75231 IE: (972) 556-1700	L AL	
_,		APPLICANT		ACT: JEFF BROCKETTE		
		VUE REAL ESTATE ADDRESS: 9600 NORTH	BLUE	FIN DESIGN RESS: 14205 NORTH MOPAC	-	
		EXPRESSWA DALLAS, TX 7	AY, SUITE 100 75231	EXPRESSWAY, SUITE 100B AUSTIN, TX 78728	SHEET N	
CTOR OF PLANNING AN	ND ZONING	PHONE: (972) 556-170 CONTACT: JEFF BROCK		IE: (865) 228-7440 FACT: WARREN L. INCE	LT 1	1.02



	SECTION 015639: TREE AND PLANT PROTECTION RT 1 GENERAL SUMMARY		 PRIOR TO THE START OF CONSTRUCTION, SUBMIT, FOR APPROVAL BY THE OWN A CONSULTING ARBORIST WHO IS A REGISTERED CONSULTING ARBORIST® (RC CONSULTING ARBORISTS OR AN ISA BOARD CERTIFIED ARBORIST, WHICH DETA ALL TREES TO REMAIN WITHIN THE AREA DESIGNATED ON THE DRAWINGS AS T
A.	THE SCOPE OF WORK INCLUDES ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, FACILITIES, TRANSPORTATION AND SERVICES NECESSARY FOR, AND INCI DENTAL TO PERFORMING ALL OPERATIONS IN CONNECTION WITH PROTECTION OF		AREA. THE REPORT SHALL INCLUDE THE FOLLOWING: a. A DESCRIPTION OF EACH TREE TO REMAIN INDICATING ITS GENUS AND SPEC DAMAGE TO THE ROOT SYSTEM OR SOIL WITHIN THE ROOT ZONE, TREE DIAM
	EXISTING TREES AND OTHER PLANTS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. 1. PROVIDE PRECONSTRUCTION EVALUATIONS 2. PROVIDE PROTECTION OF ROOT ZONES AND ABOVE GROUND TREES AND PLANTS		APPROXIMATE HEIGHT AND CANOPY SPREAD, SIZE AND ANY VISIBLE DISEASI BRANCH AND TRUNK STRUCTURAL DEFICIENCIES. b. THE REPORT SHALL NOTE ALL TREES OR PARTS OF TREES, WHICH ARE CONS EXTREME RISK LEVEL. INCLUDE THE INTERNATIONAL SOCIETY OF ARBORICUL
	 PROVIDE PRUNING OF EXISTING TREES AND PLANTS. COORDINATE WITH THE REQUIREMENTS OF THE SPECIFICATIONS FOR MODIFICATIONS TO THE SOIL WITHIN THE ROOT ZONE OF EXISTING TREES AND PLANTS. 		c. RECOMMENDATIONS AS TO TREATMENT OF ALL INSECT, DISEASE AND STRUG d. RECOMMENDATIONS FOR FERTILIZER TREATMENTS, IF ANY.
	 PROVIDE ALL INSECT AND DISEASE CONTROL. PROVIDE MAINTENANCE OF EXISTING TREES AND PLANTS INCLUDING IRRIGATION DURING THE CONSTRUCTION PERIOD AS RECOMMENDED BY THE ARBORIST REPORT. 	В.	e. A PLAN OF THE SITE SHOWING THE LOCATION OF ALL TREES INCLUDED IN TH PRODUCT DATA 1. SUBMIT MANUFACTURER PRODUCT DATA AND LITERATURE DESCRIBING ALL PF
	 PROVIDE MAINTENANCE OF EXISTING TREES AND PLANTS INCLUDING IRRIGATION DURING THE POST CONSTRUCTION PLANT MAINTENANCE PERIOD. REMOVE TREE PROTECTION FROM AROUND AND UNDER TREES AND PLANTS. 	C.	TO THE OWNER'S REPRESENTATIVE FOR APPROVAL. PROVIDE SUBMITTAL BEFO SITE. QUALIFICATIONS SUBMITTAL
1.2 ∖.	9. CLEAN UP AND DISPOSAL OF ALL EXCESS AND SURPLUS MATERIAL. CONTRACT DOCUMENTS SHALL CONSIST OF SPECIFICATIONS AND GENERAL CONDITIONS AND THE DRAWINGS. THE INTENT OF THESE DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS, AND SERVICES NECESSARY FOR THE PROPER EXECUTION OF THE WORK. THE DOCUMENTS ARE TO BE CONSIDERED AS ONE. WHATEVER IS CALLED FOR BY ANY PARTS SHALL BE AS BINDING AS IF		 FOR EACH APPLICABLE PERSON EXPECTED TO WORK ON THE PROJECT, PROVID EXPERIENCE OF THE CONSULTING ARBORIST, PROOF OF EITHER THE REGISTERE WITH AMERICAN SOCIETY OF CONSULTING ARBORISTS OR AN ISA BOARD CERTI CERTIED ARBORISTS, AND ANY REQUIRED HERBICIDE/PESTICIDE LICENSE TO TH REVIEW PRIOR TO THE START OF WORK.
B.	CALLED FOR IN ALL PARTS. IT IS THE INTENT OF THIS SECTION THAT THE REQUIREMENTS APPLY TO ALL OTHER SECTIONS OF THE PROJECT SPECIFICATION SUCH THAT ANY SUBCONTRACTOR MUST COMPLY WITH THE RESTRICTIONS ON WORK WITHIN DESIGNATED	A.) 1.12	
.3 ∖.	TREE AND PLANT PROTECTION AREAS. RELATED DOCUMENTS AND REFERENCES RELATED DOCUMENTS:	A.	SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE OWNER'S REPRESENTATIVE / BEGINNING WORK TO REVIEW ANY QUESTIONS THE CONTRACTOR MAY HAVE REGAT PROCEDURES DURING CONSTRUCTION AND PROJECT WORK SCHEDULE. 1. THE FOLLOWING CONTRACTORS SHALL ATTEND THE PRECONSTRUCTION CONFI
	 DRAWINGS AND GENERAL PROVISIONS OF CONTRACT INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION I SPECIFICATIONS APPLY TO WORK OF THIS SECTION. IRRIGATION SPECIFICATIONS 		 a. GENERAL CONTRACTOR. b. CONSULTING ARBORIST/CERTIFIED ARBORIST c. TREE AND PLANT PROTECTION SUB-CONTRACTOR.
8.	3. PLANTING SPECIFICATIONS REFERENCES: THE FOLLOWING SPECIFICATIONS AND STANDARDS OF THE ORGANIZATIONS AND DOCUMENTS LISTED IN THIS PARAGRAPH FORM A PART OF THE SPECIFICATION TO THE EXTENT REQUIRED BY THE REFERENCES THERETO. IN THE EVENT THAT THE REQUIREMENTS OF THE FOLLOWING REFERENCED STANDARDS AND SPECIFICATION CONFLICT WITH THIS		 d. EARTHWORK SUB-CONTRACTOR. e. ALL SITE UTILITY SUB-CONTRACTORS THAT MAY BE REQUIRED TO DIG OR TR f. LANDSCAPE SUB-CONTRACTOR.
	SPECIFICATION SECTION, THE REQUIREMENTS OF THIS SPECIFICATION SHALL PREVAIL. IN THE EVENT THAT THE REQUIREMENTS OF ANY OF THE FOLLOWING REFERENCED STANDARDS AND SPECIFICATIONS CONFLICT WITH EACH OTHER, THE MORE STRINGENT REQUIREMENT SHALL PREVAIL.		 g. IRRIGATION SUB-CONTRACTOR. h. PRIOR TO THIS MEETING, MARK ALL TREES AND PLANTS TO REMAIN AND OR SPECIFICATION FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTAT
	 ANSI A300 - STANDARD PRACTICES FOR TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE (9 PARTS), MOST CURRENT EDITIONS. INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES (ISA BMP) MOST CURRENT EDITIONS. 	1.13 A.	 3 QUALITY ASSURANCE CONTRACTOR QUALIFICATIONS: 1. ALL PRUNING, BRANCH TIE BACK, TREE REMOVAL, ROOT PRUNING, AND FERTIL
	a. TREE PRUNING b. SOIL MANAGEMENT FOR URBAN TREES c. TREE SUPPORT SYSTEMS: CABLING, BRACING, GUYING, AND PROPPING d. TREE LIGHTING PROTECTION SYSTEMS		SHALL BE PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF ISA CERTIFII AFOREMENTIONED INDIVIDUAL'S QUALIFICATIONS FOR APPROVAL BY THE OWNE 2. ALL APPLICATIONS OF PESTICIDE OR HERBICIDE SHALL BE PERFORMED BY A PE LICENSE TO APPLY CHEMICAL PESTICIDES VALID IN THE JURISDICTION OF THE F
	e. MANAGING TREES DURING CONSTRUCTION f. TREE PLANTING g. TREE RISK ASSESSMENT	PAI	REQUIRED STATE LICENSING CERTIFICATES INCLUDING APPLICABLE CHEMICAL RT 2 PRODUCTS
	h. TREE INVENTORY i. INTEGRATED PEST MANAGEMENT j. TREE INJECTIONS	2.1 A.	TREE PROTECTION SIGN: HEAVY-DUTY PLASTIC LAMINATED OR CORRUGATED PLASTIC SIGNS, 24 INCHES X 3 BACKGROUND WITH BLACK 2 INCH HIGH OR LARGER LETTERS BLOCK LETTERS. TH
	 k. TREE AND SHRUB FERTILIZATION 3. PRUNING PRACTICES SHALL CONFORM WITH RECOMMENDATIONS "STRUCTURAL PRUNING: A GUIDE FOR THE GREEN INDUSTRY"; PUBLISHED BY URBAN TREE FOUNDATION, VISALIA, CALIFORNIA; MOST CURRENT EDITION. 	2.2	TO EXISTING TREES. THE TREE PROTECTION SIGN SHALL READ "KEEP OUT - TREE A OTHER PROJECT INFORMATION AS SHOWN ON DRAWINGS. MATTING
.4	4. GLOSSARY OF ARBORICULTURAL TERMS, INTERNATIONAL SOCIETY OF ARBORICULTURE, CHAMPAIGN IL, MOST CURRENT EDITION. VERIFICATION	А. В.	MATTING FOR VEHICLE AND WORK PROTECTION SHALL BE HEAVY DUTY MATTING D TREE ROOTS, ALTURNAMATS AS MANUFACTURED BY ALTURNAMATS, INC. FRANKLI SUBMIT SUPPLIERS PRODUCT DATA THAT PRODUCT MEETS THE REQUIREMENTS FO
۹.	ALL SCALED DIMENSIONS ON THE DRAWINGS ARE APPROXIMATE. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES, AND SHALL IMMEDIATELY INFORM THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE INFORMATION ON THE DRAWINGS AND THE ACTUAL CONDITIONS, REFRAINING FROM DOING ANY WORK IN SAID AREAS UNTIL GIVEN APPROVAL TO DO SO BY THE OWNER'S REPRESENTATIVE.	2.3 _Л А.	GEOGRID SHALL BE WOVEN POLYESTER FABRIC WITH PVC COATING, UNI-AXIAL OR DEGRADATION, RESISTANT TO NATURALLY OCCURRING CHEMICALS, ALKALIS, ACID 1. GEOGRID SHALL BE MIRAGRID 2XT AS MANUFACTURED BY TEN CATE NICOLON, <u>HTTP://WWW.TENCATE.COM</u> OR APPROVED EQUAL.
1.5 A.	PERMITS AND REGULATIONS THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS RELATED TO THIS SECTION OF THE WORK UNLESS PREVIOUSLY EXCLUDED UNDER PROVISION OF THE CONTRACT OR GENERAL CONDITIONS. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS AND ORDINANCES BEARING ON THE OPERATION OR CONDUCT OF THE WORK AS DRAWN AND	В. 2.4 А.	SUBMIT SUPPLIERS PRODUCT DATA THAT PRODUCT MEETS THE REQUIREMENTS FOR FILTER FABRIC FILTER FABRIC SHALL BE NONWOVEN POLYPROPYLENE FIBERS, INERT TO BIOLOGIC
	SPECIFIED. IF THE CONTRACTOR OBSERVES THAT A CONFLICT EXISTS BETWEEN PERMIT REQUIREMENTS AND THE WORK OUTLINED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE II WRITING INCLUDING A DESCRIPTION OF ANY NECESSARY CHANGES AND CHANGES TO THE CONTRACT PRICE RESULTING	N B.	NATURALLY OCCURRING CHEMICALS, ALKALIS AND ACIDS. 1. MIRAFI 135 N AS MANUFACTURED BY TEN CATE NICOLON, NORCROSS, GA. <u>HTTI</u> EQUAL. SUBMIT SUPPLIERS PRODUCT DATA THAT PRODUCT MEETS THE REQUIREMENTS FO
3.	FROM CHANGES IN THE WORK. WHEREVER REFERENCES ARE MADE TO STANDARDS OR CODES IN ACCORDANCE WITH WHICH WORK IS TO BE PERFORMED OR TESTED, THE EDITION OR REVISION OF THE STANDARDS AND CODES CURRENT ON THE EFFECTIVE DATE OF THIS CONTRACT SHALL APPLY, UNLESS OTHERWISE EXPRESSLY SET FORTH.) PAI 3.1	RT 3 EXECUTION SITE EXAMINATION
).	IN CASE OF CONFLICT AMONG ANY REFERENCED STANDARDS OR CODES OR BETWEEN ANY REFERENCED STANDARDS AND CODES AND THE SPECIFICATIONS, THE MORE RESTRICTIVE STANDARD OR CODE SHALL APPLY OR OWNER'S REPRESENTATIVE SHALL DETERMINE WHICH SHALL GOVERN.	3.2	EXAMINE THE SITE, TREE, PLANT AND SOIL CONDITIONS. NOTIFY THE OWNER'S REP CONDITIONS THAT MAY IMPACT THE SUCCESSFUL TREE AND PLANT PROTECTIONS COORDINATION WITH PROJECT WORK
I .6 ∖.	PROTECTION OF WORK, PROPERTY AND PERSON THE CONTRACTOR SHALL PROTECT THE WORK, ADJACENT PROPERTY, AND THE PUBLIC, AND SHALL BE RESPONSIBLE FOR ANY DAMAGES OR INJURY DUE TO HIS/HER ACTIONS.	A. B. C.	THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK THAT MAY IMPACT PRIOR TO THE START OF WORK, PREPARE A DETAILED SCHEDULE OF THE WORK FO COORDINATE THE RELOCATION OF ANY IRRIGATION LINES CURRENTLY PRESENT ON CONDUITS OF OTHER UTILITY LINES OR STRUCTURES THAT ARE IN CONFLICT WITH
1.7 4.	CHANGES IN THE WORK THE OWNER'S REPRESENTATIVE MAY ORDER CHANGES IN THE WORK, AND THE CONTRACT SUM SHOULD BE ADJUSTED ACCORDINGLY. ALL SUCH ORDERS AND ADJUSTMENTS PLUS CLAIMS BY THE CONTRACTOR FOR EXTRA COMPENSATION	3.3 A.	NOT BE ALTERED TO FIT AROUND LINES. NOTIFY THE OWNER'S REPRESENTATIVE O
1.8 A.	MUST BE MADE AND APPROVED IN WRITING BEFORE EXECUTING THE WORK INVOLVED. CORRECTION OF WORK THE CONTRACTOR SHALL RE-EXECUTE ANY WORK THAT FAILS TO CONFORM TO THE REQUIREMENTS OF THE CONTRACT AND SHALL RE-EXECUTE ANY WORK THAT FAILS TO CONFORM TO THE REQUIREMENTS OF THE CONTRACT AND SHALL RE-EXECUTE ANY WORK THAT FAILS TO CONFORM TO THE REQUIREMENTS OF THE CONTRACT	В. 34	WHERE NO LIMIT OF THE TREE AND PLANT PROTECTION AREA IS DEFINED ON THE D DRIP LINE (OUTER EDGE OF THE BRANCH CROWN) OF EACH TREE. PREPARATION :
.9	AND SHALL REMEDY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP UPON WRITTEN NOTICE FROM THE OWNER'S REPRESENTATIVE, AT THE SOONEST POSSIBLE TIME THAT CAN BE COORDINATED WITH OTHER WORK AND SEASONAL WEATHER DEMANDS. DEFINITIONS	'A.	PRIOR TO THE PRECONSTRUCTION MEETING, LAYOUT THE LIMITS OF THE TREE AND ALIGNMENTS OF REQUIRED TREE AND PLANT PROTECTION FENCING AND ROOT PRU REPRESENTATIVE'S APPROVAL OF THE LIMITS OF THE PROTECTION AREA AND THE A PRIMING
٨.	ALL TERMS IN THIS SPECIFICATION SHALL BE AS DEFINED IN THE "GLOSSARY OF ARBORICULTURAL TERMS" OR AS MODIFIED BELOW. 1. OWNER'S REPRESENTATIVE: THE PERSON APPOINTED BY THE OWNER TO REPRESENT THEIR INTEREST IN THE REVIEW	В.	PRUNING. FLAG ALL TREES AND LARGE SHRUBS TO BE REMOVED BY WRAPPING ORANGE PLA OBTAIN THE OWNER'S REPRESENTATIVE'S APPROVAL OF ALL TREES AND LARGE SH START OF TREE AND SHRUB REMOVAL. AFTER APPROVAL, MARK ALL TREES AND S
	AND APPROVAL OF THE WORK AND TO SERVE AS THE CONTRACTING AUTHORITY WITH THE CONTRACTOR. THE OWNER'S REPRESENTATIVE MAY APPOINT OTHER PERSONS TO REVIEW AND APPROVE ANY ASPECTS OF THE WORK. 2. REASONABLE AND REASONABLY: WHEN USED IN THIS SPECIFICATION IS INTENDED TO MEAN THAT THE CONDITIONS	C.	PAINT IN A BAND COMPLETELY AROUND THE BASE OF THE TREE OR LARGE SHRUB FLAG ALL TREES AND LARGE SHRUBS TO REMAIN WITH WHITE PLASTIC RIBBON THE OR EACH TREE AND ON A PROMINENT BRANCH FOR EACH SHRUB. OBTAIN THE OWN
	CITED WILL NOT AFFECT THE ESTABLISHMENT OR LONG TERM STABILITY, HEALTH OR GROWTH OF THE PLANT. THIS SPECIFICATION RECOGNIZES THAT PLANTS ARE NOT FREE OF DEFECTS, AND THAT PLANT CONDITIONS CHANGE WITH TIME. THIS SPECIFICATION ALSO RECOGNIZES THAT SOME DECISIONS CANNOT BE TOTALLY BASED ON MEASURED FINDINGS AND THAT PROFESSION JUDGMENT IS REQUIRED. IN CASES OF DIFFERING OPINION, THE OWNER'S	D.	ALL TREES AND SHRUBS TO REMAIN PRIOR TO THE START OF TREE AND SHRUB RE PRIOR TO ANY CONSTRUCTION ACTIVITY AT THE SITE INCLUDING UTILITY WORK, GR INSTALLATION OF TEMPORARY CONSTRUCTION FACILITIES, INSTALL ALL TREE PRO FENCE, TREE PROTECTION SIGNS, GEOGRID, MULCH AND OR WOOD CHIPS AS SHOV
	REPRESENTATIVE EXPERT SHALL DETERMINE WHEN CONDITIONS WITHIN THE PLANT ARE JUDGED AS REASONABLE. 3. SHRUB: WOODY PLANTS WITH MATURE HEIGHT APPROXIMATELY LESS THAN 25 FEET. 4. TREE AND PLANT PROTECTION AREA: AREA SURROUNDING INDIVIDUAL TREES, GROUPS OF TREES, SHRUBS, OR OTHEF	3.5 A.	VOLUMETRIC SOIL MOISTURE LEVEL, IN ALL SOILS WITHIN THE TREE AND PLANT PF ABOVE PERMANENT WILT POINT TO A DEPTH OF AT LEAST 8 INCHES. NO SOIL WOR
	VEGETATION TO BE PROTECTED DURING CONSTRUCTION, AND DEFINED BY A CIRCLE CENTERED ON THE TRUNK WITH EACH TREE WITH A RADIUS EQUAL TO THE CLOWN DRIPLINE UNLESS OTHERWISE INDICATED BY THE OWNER'S REPRESENTATIVE OR THE CONSTRUCTION DRAWINGS.		PERMITTED WITHIN THE TREE AND PLANT PROTECTION AREA WHEN THE VOLUMET CAPACITY. THE PERMANENT WILT POINT AND FIELD CAPACITY FOR EACH TYPE OF S FOLLOWS (NUMBERS INDICATE PERCENTAGE VOLUMETRIC SOIL MOISTURE):
1 10	5. TREE: SINGLE AND MULTI-STEMMED PLANTS, INCLUDING PALMS WITH ANTICIPATED MATURE HEIGHT APPROXIMATELY GREATER THAN 25 FEET OR ANY PLANT IDENTIFIED ON THE PLANS AS A TREE. SUBMITTALS		SOIL TYPEPERMANENT WILT POINT V/VSAND, LOAMY SAND, SANDY LOAM5 - 8%
1.10	ARBORIST REPORT		LOAM, SANDY CLAY, SANDY CLAY LOAM 14 - 25%

ROVAL BY THE OWNER'S REPRESENTATIVE, THE REPORT OF NG ARBORIST® (RCA) WITH AMERICAN SOCIETY OF DRIST, WHICH DETAILS THE FOLLOWING INFORMATION FOR HE DRAWINGS AS THE TREE AND PLANT PROTECTION		CLAY LOAM, SILT LOAM SILTY CLAY, SILTY CLAY LOAM	11 - 22% 22 - 27%	
S GENUS AND SPECIES, CONDITION INCLUDING ANY VISIBLE T ZONE, TREE DIAMETER AT BREAST HEIGHT (DBH) AND	В.	VOLUMETRIC SOIL MOISTURE SHAL BE THE DIGITAL SOIL MOISTURE ME EQUIVALENT METER.	TER, DSMM500 BY GENERAL SF	PE(
NY VISIBLE DISEASE, INSECT INFESTATIONS AND OR	C. 3.6	THE CONTRACTOR SHALL CONFIRM SUSPEND OPERATIONS UNTIL THE S ROOT PRUNING:		
S, WHICH ARE CONSIDERED A HAZARD OR SIGNIFICANT OR IETY OF ARBORICULTURE HAZARD EVALUATION SHEET FOR A POTENTIAL HAZARD TREE. DISEASE AND STRUCTURAL PROBLEMS ENCOUNTERED.	A. B.	FINAL RECOMMENDATIONS ON ANY THE PROJECT ARBORIST AND PROVID PRIOR TO ANY EXCAVATING INTO TH NT PROTECTION AREA OR TREES TO RE	ed in writing to the owner' He existing soil grade within	'S F N 2
iy. Ees included in the report.	EXIS	TING GRADE IN ALIGNMENTS FOLLOWI OWNER'S REPRESENTATIVE. ROOT PRI	NG THE EDGES OF THE TREE AN	DF
DESCRIBING ALL PRODUCTS REQUIRED BY THIS SECTION IE SUBMITTAL BEFORE THE START OF ANY WORK AT THE	LUII	1. USING A ROCK SAW, CHAIN TRE LIMIT OF GRADING.		
E PROJECT, PROVIDE COPIES OF THE QUALIFICATIONS AND		 AFTER COMPLETION OF THE CU ENDS ON THE TREE SIDE OF THE ALL VOIDS. 		
IER THE REGISTERED CONSULTING ARBORIST® (RCA) N ISA BOARD CERTIFIED MASTER ARBORIST, ANY ISA CIDE LICENSE TO THE OWNER'S REPRESENTATIVE, FOR	3.7 A.	INSTALLATION OF GEOGRIDS, FILTER INSTALL GEOGRIDS, FILTER FABRIC, DETAILS OR AS DIRECTED BY THE O PROVIDE THE FOLLOWING LEVELS O	, MATTING, AND/OR AGGREGAT WNER'S REPRESENTATIVE. IN G OF PROTECTION:	E I En
IY TIME. REPRESENTATIVE AT LEAST SEVEN (7) DAYS BEFORE		 AREAS WHERE FOOT TRAFFIC O A LAYER OF FILTER FABRIC UND AREAS WHERE OCCASIONAL LIG 	ER THE 6 INCHES OF MULCH. GHT VEHICLE TRAFFIC IS ANTICIF	
R MAY HAVE REGARDING THE WORK, ADMINISTRATIVE HEDULE.		GEOGRIDS UNDER 8 INCHES OF 3. AREAS WHERE HEAVY VEHICLE MULCH AND A LAYER OF MATTII	TRAFFIC IS UNAVOIDABLE PROV	/ID
NSTRUCTION CONFERENCE:	В. С.	THE OWNER'S REPRESENTATIVE SH IN THE ABOVE REQUIREMENTS, LIGH OR LIGHTER. A HEAVY VEHICLE IS A MATERIALS ARE ANY PACKAGED M/ MATERIALS SUCH AS SOIL, OR AGG	ALL APPROVE THE APPROPRIAT IT VEHICLE IS DEFINED AS A TR NY VEHICLE WITH A TIRE OR TR ATERIALS THAT CAN BE PHYSIC.	AC AC AL
JIRED TO DIG OR TRENCH INTO THE SOIL.	3.8 A.	PROTECTION: PROTECT THE TREE AND PLANT PRO TO TRUNKS, BARK, BRANCHES, LEA		
TO REMAIN AND OR BE REMOVED AS DESCRIBED IN THIS IER'S REPRESENTATIVE.	3.9	WITH CONSTRUCTION MATERIALS, REPRESENTATIVE OF ANY SPILLS, C METHODS APPROVED BY THE OWNE GENERAL REQUIREMENTS AND LIMIT	OMPACTION OR DAMAGE AND T ER'S REPRESENTATIVE.	TAł
UNING, AND FERTILIZING REQUIRED BY THIS SECTION SION OF ISA CERTIFIED ARBORIST. SUBMIT OVAL BY THE OWNER'S REPRESENTATIVE.	A.	THE CONTRACTOR SHALL NOT ENG WITHOUT THE APPROVAL OF THE O' STORING SUPPLIES OR MATERIALS; SHALL NOT PERMIT EMPLOYEES TO	WNER'S REPRESENTATIVE INCL LOCATING TEMPORARY FACILI	UD Tie
PERFORMED BY A PERSON MAINTAINING A CURRENT STATE ISDICTION OF THE PROJECT. SUBMIT COPIES OF ALL ICABLE CHEMICAL APPLICATOR LICENSES.	B.	AREA ANY REASON. PERMITTED AC THE DRAWINGS ALONG WITH ANY F IN THE EVENT THAT CONSTRUCTION AREA, NOTIFY THE OWNER'S REPRE PLAN SHALL INCLUDE: A STATEMEN	TIVITY, IF ANY, WITHIN THE TREI REQUIRED REMEDIAL ACTIVITY A I/VEHICULAR ACTIVITY IS UNAVO SENTATIVE AND SUBMIT A DET/	e a As I Did Ail
GNS, 24 INCHES X 36 INCHES, WHITE COLORED CLOCK LETTERS. THE SIGNS SHALL BE STAKED ADJACENT		Suited; a description of the pro Actions that will reduce the IM Protection for the remedial a	DPOSED ACTIVITY; THE TIME PE MPACT ON THE TREE AND PLAN	ric T f
KEEP OUT - TREE AND PLANT PROTECTION AREA" AND		1. IN GENERAL, DEMOLITION AND E EXTREME CARE EITHER BY THE INDICATED OR WITH OTHER LOV	USE OF HAND TOOLS, DIRECTIO	NA
YY DUTY MATTING DESIGNED FOR VEHICLE LOADING OVER MATS, INC. FRANKLIN, PA 16323 OR APPROVED EQUAL. E REQUIREMENTS FOR APPROVAL.		2. WHEN ENCOUNTERED, EXPOSED MANNER THAT DOES NOT BREA IN MULCH AND SHALL BE MAINT IN DIAMETER SHALL NOT BE CU	k the outer layer of the Ro Fained above permanent wil T without the approval of T	100 T F T HI
FING, UNI-AXIAL OR BIAXIAL GEOGRID, INERT TO BIOLOGICAL ALS, ALKALIS, ACIDS.		ARBORIST. EXCAVATION SHALL ROOTS ARE ENCOUNTERED, WO POSSIBLE OVER EXPOSED ROOT	RK SHALL BE PERFORMED AND	
EN CATE NICOLON, NORCROSS, GA.		 TREE BRANCHES THAT INTERFE POINT NECESSARY TO COMPLET INDICATED BY THE OWNER'S RE 	TE THE WORK. OTHER BRANCHE	S
REQUIREMENTS FOR APPROVAL.		ROOTS SHALL BE IN ACCORDAN PERFORMED UNDER SUPERVISIO	ICE WITH ACCEPTED ARBORICU	LTI
INERT TO BIOLOGICAL DEGRADATION AND RESISTANT OF ORCROSS, GA. HTTP://WWW.TENCATE.COM OR APPROVED		4. MATTING: INSTALL TEMPORARY HEREFORD WITHIN THESE SPEC VEHICULAR TRAFFIC, OR THE ST	IFICATIONS TO THE EXTENT INDI	ICA
E REQUIREMENTS FOR APPROVAL.		OF THE TEMPORARY MATTING. 5. TRUNK PROTECTION: PROTECT	THE TRUNK OF EACH TREE TO R	REN
THE OWNER'S REPRESENTATIVE IN WRITING OF ANY ANT PROTECTIONS THAT IS THE INTENT OF THIS SECTION.		AND A RING OF 2" x 4" x 4"-0" PL THE PLANKS AS NECESSARY TO LONGER THAN 12 MONTHS. IF C THAN 12 MONTHS, THE STEEL B HAVE BECOME TIGHT.	HOLD THEM SECURELY IN PLA ONSTRUCTION REQUIRES WOR	CE K N
THAT MAY IMPACT THE COMPLETION OF THE WORK. LE OF THE WORK FOR COORDINATION WITH OTHER TRADES.		6. AIR EXCAVATION TOOL: IF EXCA PROTECTION AREA, AIR EXCAVA		
ENTLY PRESENT ON THE IRRIGATION WITH OTHER TRADES. ENTLY PRESENT ON THE IRRIGATION PLAN, HEADS OR THE IN CONFLICT WITH TREE LOCATIONS. TREE ROOTS SHALL REPRESENTATIVE OF ANY CONFLICTS ENCOUNTERED.		EXCAVATION AREA WITH FILT	MULCH FOR A DISTANCE OF NOT ER FABRIC OR PLASTIC SHEETII	t l Ng
EAS INDICATED ON THE TREE PROTECTION PLAN. S DEFINED ON THE DRAWINGS, THE LIMIT SHALL BE THE E.		b. USING A SPRINKLER OR SOAI AT LEAST 4 HOURS, APPROX NEAR FIELD CAPACITY AT THI	C SLOPES TOWARDS THE EXCA KER HOSE, APPLY WATER SLOW IMATELY 12 HOURS PRIOR TO T E BEGINNING OF THE WORK. FOI ARY TO KEEP SOIL MOISTURE N	VLN The R e
S OF THE TREE AND PLANT PROTECTION AREA AND THEN CING AND ROOT PRUNING. OBTAIN THE OWNER'S ON AREA AND THE ALIGNMENT OF ALL FENCING AND ROOT		C. USING AN AIR EXCAVATION T AT PRESSURES RECOMMENT SHAPE AND THE DEPTHS REC AIR PRESSURE SHALL BE A N	OOL SPECIFICALLY DESIGNED A DED BY THE MANUFACTURER OF QUIRED. WORK AT RATES AND U	ND TH JSI
PPING ORANGE PLASTIC RIBBON AROUND THE TRUNK AND EES AND LARGE SHRUBS TO BE REMOVED PRIOR TO THE K ALL TREES AND SHRUBS TO BE REMOVED WITH ORANGE OR LARGE SHRUB 4.5 FEET ABOVE THE GROUND.		VERONA, PA (412) 826-88 (866) 328-5723 OR APPRO d. USING A COMMERCIAL, HIGH	00, or air knife as manufac Ived Equal. -Powered Vacuum Truck if F	TU
PLASTIC RIBBON TIED COMPLETELY AROUND THE TRUNK IB. OBTAIN THE OWNER'S REPRESENTATIVE'S APPROVAL OF REE AND SHRUB REMOVAL.		WITH THE HOSE OPERATOR, EXPOSED ROOTS CAN BE OBS	E EXCAVATION. THE VACUUM TR SUCH THAT THE SOIL PRODUCE SERVED AND NOT DAMAGED BY	D TH
G UTILITY WORK, GRADING, STORAGE OF MATERIALS, OR FALL ALL TREE PROTECTION FENCING, FILTER FABRIC, SILT DOD CHIPS AS SHOWN ON THE DRAWINGS.		APPROVED IN ADVANCE BY T e. REMOVE ALL EXCAVATED SO		D (
TREE AND PLANT PROTECTION AREA SHALL BE MAINTAINED HES. NO SOIL WORK OR OTHER ACTIVITY SHALL BE HEN THE VOLUMETRIC SOIL MOISTURE IS ABOVE FIELD			E ROOTS DRY OUT. MIST THE R IAIN OPEN OVER NIGHT, MIST TI	OC HE

SITE PLAN SIGNATURE BLOCK

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PI OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____

WITNESS OUR HANDS, THIS ____ DAY OF ____, _____

- COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY STANDARD PF APPROVE EACH HOLE AT THE END OF THE GRINDING OPERATION. 2. IN AREAS WHERE THE TREE LOCATION IS TO BE A PLANTING BED OF
- STUMP HOLES WITH PLANTING SOIL AS DEFINED IN THE SOIL MANA LAYERS AND COMPACT TO 80 - 85% OF THE MAXIMUM DRY DENSITY
- A. WITHIN SIX MONTHS OF THE ESTIMATED DATE OF SUBSTANTIAL COMPL BRANCHES LARGER THAN 2 INCH IN DIAMETER FROM ALL TREES TO RE IMPLEMENT ALL PRUNING RECOMMENDATIONS FOUND IN THE ARBORIS PRUNE ANY LOW, HANGING BRANCHES AND VINES FROM EXISTING TRE AND DRIVES, OR PARKING AREAS AS FOLLOWS:
 - 1. WALKS WITHIN 8 FEET VERTICALLY OF THE PROPOSED WALK ELEV 2. PARKING AREAS - WITHIN 12 FEET VERTICALLY OF THE PROPOSED F
 - 3. STREETS AND DRIVES WITHIN 14 FEET VERTICALLY OF THE PROPO ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH ANSI A300 (PART
- "STRUCTURAL PRUNING: A GUIDE FOR THE GREEN INDUSTRY." PERFORM OTHER PRUNING TASK AS INDICATED ON THE DRAWINGS OR WHERE TREE SPECIFIC DISEASE VECTORS REQUIRE, STERILIZE ALL PRU

- ANY CHEMICALS SUBSTANCE. NOTIFY THE OWNER'S A. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO ENSURE THAT ADI TREES TO BE PRESERVED DURING THE ENTIRE CONSTRUCTION PERIOD. SOIL MOISTURE ABOVE THE PERMANENT WILT POINT TO A DEPTH OF 8 THE CONTRACTOR SHALL ADJUST THE AUTOMATIC IRRIGATION SYSTEM USING HOSES OR WATER TANKS AS REQUIRED.
 - PERIODICALLY TEST THE MOISTURE CONTENT IN THE SOIL WITHIN THE I
- SS ADJACENT AREAS OF THE PROJECT OR USE THE A. DURING THE CONSTRUCTION PERIOD, CONTROL ANY PLANTS THAT SEE PROTECTION AREA AT LEAST THREE TIMES A YEAR.
 - 1. ALL PLANTS THAT ARE NOT SHOWN ON THE PLANTING PLAN OR ON REMAIN SHALL BE CONSIDERED AS WEEDS.
 - 3.14 INSECT AND DISEASE CONTROLLER MONITOR ALL PLANTS TO REMAIN FOR DISEASE AND INSECT INFESTATI Α.
 - PROVIDE ALL DISEASE AND INSECT CONTROL REQUIRED TO KEEP THE P OF INTEGRATED PEST MANAGEMENT (IPM). ALL PESTICIDES SHALL BE A
- LL NOT CAUSE DAMAGE TO THE TREE, ROOTS OR SOIL. A. DURING TREE AND PLANT PROTECTION WORK, KEEP THE SITE FREE OF WORK AREA IN AN ORDERLY CONDITION AT THE END OF EACH DAY. REM THE SITE NO LESS THAN ONCE A WEEK.
 - 1. IMMEDIATELY CLEAN UP ANY SPILLED OR TRACKED SOIL, FUEL, OIL CONTRACTOR FROM ALL SURFACES WITHIN THE PROJECT OR ON PL PROPERTY. ONCE TREE PROTECTION WORK IS COMPLETE, WASH ALL SOIL FROM PA
- THAT MULCH IS CONFINED TO PLANTING BEDS. 1AY BE TIED BACK OR PRUNED TO CLEAR ONLY TO THE C. MAKE ALL REPAIRS TO GRADES, RUTS, AND DAMAGE TO THE WORK OR S SHALL ONLY BE REMOVED WHEN SPECIFICALLY D. REMOVE AND DISPOSE OF ALL EXCESS MULCH, WOOD CHIPS, PACKAGII

- 1. THE OWNER'S REPRESENTATIVE MAY ENGAGE AN INDEPENDENT CO PLANT THAT APPEARS TO HAVE BEEN DAMAGED TO DETERMINE TH 2. CONTRACTOR SHALL PAY ALL FINES AND MITIGATION COSTS ASSO
- BY CONTRACTOR'S FORCES. ANY TREE THAT IS DETERMINED TO BE DEAD, DAMAGED OR POTENTIAL UPON THE REQUEST OF THE OWNER'S REPRESENTATIVE SHALL BE IMM ADDITIONAL EXPENSE TO THE OWNER. TREE REMOVAL SHALL INCLUDE OF THE STUMP TO A DEPTH SUFFICIENT TO PLANT THE REPLACEMENT T

L, ELECTRIC CONDUCTIVITY METER. THE METER SHALL PECIALTY TOOLS AND INSTRUMENTS, OR APPROVED C. ITH A MOISTURE METER. IF THE MOISTURE IS TOO HIGH,

31 - 36%

38 - 41%

- OW FIELD CAPACITY.
- S AND PROCEDURES ARE TO BE DETERMINED BY 'S REPRESENTATIVE PRIOR TO ANY ROOT PRUNING. N 25 FEET OF THE LIMIT OF THE TREE AND
- NG TREES TO A DEPTH OF 24 INCHES BELOW D PLANT PROTECTION AREA OR AS DIRECTED BY NCE WITH ANSI A300 (PART 8) LATEST
- G DEVICE, MAKE A VERTICAL CUT WITHIN 2 FEET OF THE
- OPPER, SAW OR PRUNER TO REMOVE ALL TORN ROOT HE TRENCH IMMEDIATELY WITH EXISTING SOIL, FILLING
- GREGATE
- E IN AREAS AND DEPTHS SHOWN ON THE PLANS AND ENERAL IT IS THE INTENT OF THIS SPECIFICATION TO **3.11 PRUNING**:
- ATERIALS IS ANTICIPATED TO BE UNAVOIDABLE PROVIDE B.
- PATED TO BE UNAVOIDABLE PROVIDE A LAYER OF С
- IDE A LAYER OF GEOGRIDS UNDER 8 12 INCHES OF TE LEVEL OF PROTECTION.
- ACK SKID STEER WITH A GROUND PRESSURE OF 4 PSI ACK PRESSURE OF GREATER THAN 4 PSI. LIGHTWEIGHT ALLY MOVED BY HAND INTO THE LOCATION. BULK ED WITHIN THE TREE AND PLANT PROTECTION AREA.
- ROM COMPACTION OF THE SOIL; DAMAGE OF ANY KIND S; AND CONTAMINATION OF THE SOIL, BARK OR LEAVES 3.12 WATERING TAKE CORRECTIVE ACTION IMMEDIATELY USING
- Β. HIN THE TREE AND PLANT PROTECTION AREA: TIVITY WITHIN THE TREE AND PLANT PROTECTION AREA UDING: OPERATING, MOVING OR STORING EQUIPMENT; TIES INCLUDING TRAILERS OR PORTABLE TOILETS AND 3.13 WEED REMOVAL E AND PLANT PROTECTION AREA MAY BE INDICATED ON S LISTED BELOW.
- DIDABLE WITHIN THE TREE AND PLANT PROTECTION AILED WRITTEN PLAN OF ACTION FOR APPROVAL. THE B. AT THE END OF THE CONSTRUCTION PERIOD PROVIDE ONE FINAL WEED THE ACTIVITY INCLUDING WHY OTHER AREAS ARE NOT RIOD FOR THE ACTIVITY, AND A LIST OF REMEDIAL T PROTECTION AREA FROM THE ACTIVITY. TREE IALL NOT BE LIMITED TO THE FOLLOWING: INE OF TREES AND SHRUBS SHALL PROCEED WITH
- NAL BORING AND OR AIR KNIFE EXCAVATION WHERE 3.15 CLEAN-UP R IN DIAMETER SHALL BE WORKED AROUND IN A OT SURFACE (BARK). THESE ROOTS SHALL BE COVERED
- T POINT AT ALL TIMES. ROOTS ONE INCH AND LARGER THE OWNERS REPRESENTATIVE AND PROJECT DOTS WITHOUT CUTTING THEM. IN THE AREAS WHERE SCHEDULED TO CLOSE EXCAVATIONS AS QUICKLY AS B.
- TRIMMING OF ALL BRANCHES AND THE CUTTING OF __ BY THE CONTRACTOR. JLTURAL PRACTICES (ANSI A300, PARTS 1 AND 8) AND BE 3.16 REMOVAL OF TREE AND PLANT PROTECTION ORIST.
- 2 INCH MULCH LAYER OVER THE MULCH SPECIFIED ICATED. DO NOT PERMIT FOOT TRAFFIC, SCAFFOLDING, THE TREE AND PLANT PROTECTION AREA TO OCCUR OFF
- REMAIN BY COVERING IT WITH A CLOSED CELL FOAM PAD ^{A.} THE TREE WITH 3 STEEL BANDS. STAPLE THE BANDS TO CE. TRUNK PROTECTION MUST BY KEPT IN PLACE NO K NEAR A PARTICULAR TREE TO CONTINUE LONGER ERY SIX MONTHS AND LOOSENED IF THEY ARE FOUND TO
- ITIES IS REQUIRED WITHIN THE TREE AND PLANT . BE USED WHERE PRACTICAL OR AS DESIGNED ON THE
- CHES BEYOND THE LIMITS OF THE HOLE OR TRENCH TO LESS THAN 15 FEET AROUND THE LIMIT OF THE NG TO PROTECT THE MULCH FROM SILT. MOUND THE VATION.
- /LY TO THE AREA OF THE EXCAVATION FOR A PERIOD OF HE WORK SO THAT THE GROUND WATER LEVEL IS AT OR R EXCAVATIONS THAT GO BEYOND THE DAMP SOIL, C.
- ND MANUFACTURED FOR THE INTENDED PURPOSE, AND THE EQUIPMENT, FRACTURE THE EXISTING SOIL TO THE ISING TECHNIQUES THAT DO NOT HARM TREE ROOTS. D.
- IANUFACTURED BY CONCEPT ENGINEERING GROUP, INC., TURED BY EASY USE AIR TOOLS, INC. ALLISON PARK, PA
- REQUIRED, REMOVE THE SOIL FROM THE EXCAVATION UCK SHOULD GENERALLY OPERATE SIMULTANEOUSLY E. D IS PICKED UP FROM THE EXCAVATION HOLE, AND THE THE ONGOING OPERATION. DO NOT DRIVE THE VACUUM SS THE AREA IS PROTECTED FROM COMPACTION AS END OF SECTION 015639
- ORK IS COMPLETED IMMEDIATELY AFTER THE OOTS SEVERAL TIMES DURING THE DAY. IF THE HE ROOTS AND COVER THE EXCAVATION WITH BLACK PLASTIC.
- h. RESTORE SOIL WITHIN THE TRENCH AS SOON AS THE WORK IS COMPLETED. UTILIZE SOIL OF SIMILAR TEXTURE TO THE REMOVED SOIL AND LIGHTLY COMPACT WITH HAND TOOLS. LEAVE SOIL MOUNDED OVER THE TRENCH TO A HEIGHT OF APPROXIMATELY 10% OF THE TRENCH DEPTH TO ACCOUNT FOR SETTLEMENT.
- AREA.

- EPRESENTATIVE OF AS INDICATED ON TH DEFINED ON THE DRA
- S OF THE TREE AND PL ING AND ROOT PRUNIN ON AREA AND THE ALI
- PING ORANGE PLAST ES AND LARGE SHRU ALL TREES AND SHR OR LARGE SHRUB 4.
- ASTIC RIBBON TIED . OBTAIN THE OWNER REE AND SHRUB REMO
- UTILITY WORK, GRAD ALL ALL TREE PROTEC DD CHIPS AS SHOWN
- REE AND PLANT PROT HES. NO SOIL WORK IEN THE VOLUMETRIC SOIL MOISTURE IS ABOVE FIELD R EACH TYPE OF SOIL TEXTURE SHALL BE DEFINED AS

FIELD CAPACITY V/V 12 - 18%

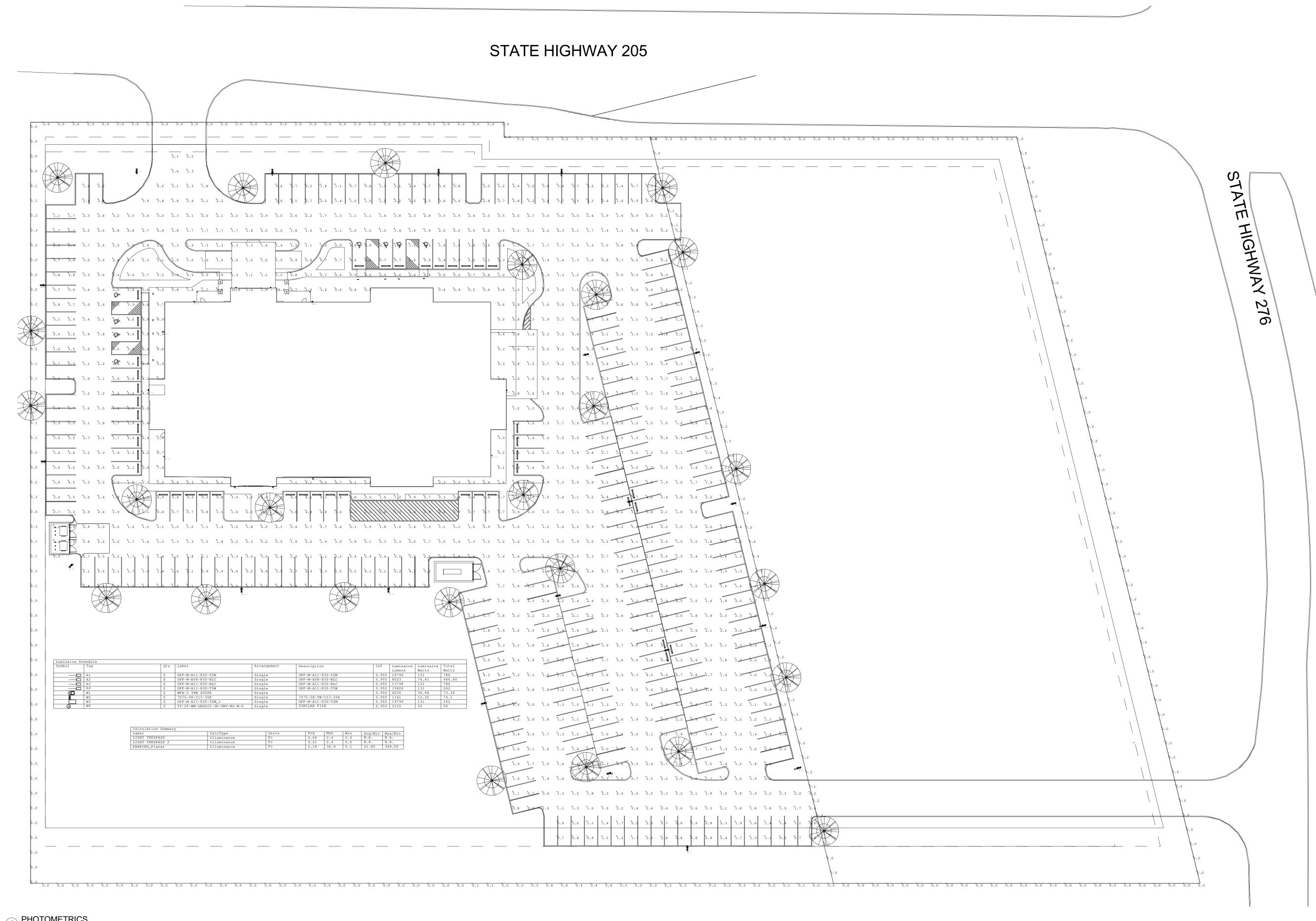
27 - 36%

3.10 TREE REMOVAL:

- EAR FIELD CAPACITY.

- D CONTAMINATED SOIL AT THE END OF THE EXCAVATION.
- g. DISPOSE OF ALL SOIL IN A MANNER THAT MEETS LOCAL LAWS AND REGULATIONS.
- i. RESTORE ANY GEOGRIDS, FILTER FABRIC, OR MULCH AND OR MATTING THAT WAS PREVIOUSLY REQUIRED FOR THE

A.	REMOVE ALL TREES INDICATED BY THE DRAWINGS AND SPECIFICATIONS, AS REQUIRING REMOVAL, IN A MANNER THAT		
B.	WILL NOT DAMAGE ADJACENT TREES OR STRUCTURES OR COMPACTS THE SOIL. REMOVE TREES THAT ARE ADJACENT TO TREES OR STRUCTURES TO REMAIN, IN SECTIONS, TO LIMIT THE OPPORTUNITY OF		DATE
C.	DAMAGE TO ADJACENT CROWNS, TRUNKS, GROUND PLANE ELEMENTS AND STRUCTURES. DO NOT DROP TREES WITH A SINGLE CUT UNLESS THE TREE WILL FALL IN AN AREA NOT INCLUDED IN THE TREE AND PLANT PROTECTION AREA. NO TREE TO BE REMOVED WITHIN 50 FEET OF THE TREE AND PLANT PROTECTION AREA SHALL		
, D.	BE PUSHED OVER OR UP-ROOTED USING A PIECE OF GRADING EQUIPMENT. PROTECT ADJACENT PAVING, SOIL, TREES, SHRUBS, GROUND COVER PLANTINGS AND UNDERSTORY PLANTS TO REMAIN		
,	FROM DAMAGE DURING ALL TREE REMOVAL OPERATIONS, AND FROM CONSTRUCTION OPERATIONS. PROTECTION SHALL INCLUDE THE ROOT SYSTEM, TRUNK, LIMBS, AND CROWN FROM BREAKAGE OR SCARRING, AND THE SOIL FROM		
E.	COMPACTION. REMOVE STUMPS AND IMMEDIATE ROOT PLATE FROM EXISTING TREES TO BE REMOVED. GRIND TRUNK BASES AND LARGE BUTTRESS ROOTS TO A DEPTH OF THE LARGEST BUTTRESS ROOT OR AT LEAST 18 INCHES BELOW THE TOP MOST ROOTS		
	WHICH EVER IS LESS AND OVER THE AREA OF THREE TIMES THE DIAMETER OF THE TRUNK (DBH). 1. FOR TREES WHERE THE STUMP WILL FALL UNDER NEW PAVED AREAS, GRIND ROOTS TO A TOTAL DEPTH OF 18 INCHES		REVISIONS
	BELOW THE EXISTING GRADE. IF THE SIDES OF THE STUMP HOLE STILL HAVE GREATER THAN APPROXIMATELY 20% WOOD VISIBLE, CONTINUE GRINDING OPERATION DEEPER AND OR WIDER UNTIL THE RESULTING HOLE HAS LESS THAN		REVI
	20% WOOD. REMOVE ALL WOOD CHIPS PRODUCED BY THE GRINDING OPERATION AND BACK FILL IN 8 INCH LAYERS WITH CONTROLLED FILL OF A QUALITY ACCEPTABLE TO THE SITE ENGINEER FOR FILL MATERIAL UNDER STRUCTURES, COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY STANDARD PROCTOR. THE OWNER'S REPRESENTATIVE SHALL		
	APPROVE EACH HOLE AT THE END OF THE GRINDING OPERATION. 2. IN AREAS WHERE THE TREE LOCATION IS TO BE A PLANTING BED OR LAWN, REMOVE ALL WOODCHIPS AND BACKFILL		
	STUMP HOLES WITH PLANTING SOIL AS DEFINED IN THE SOIL MANAGEMENT SPECIFICATIONS, IN MAXIMUM OF 12 INCH LAYERS AND COMPACT TO 80 - 85% OF THE MAXIMUM DRY DENSITY STANDARD PROCTOR.		
3.11 A.	PRUNING: WITHIN SIX MONTHS OF THE ESTIMATED DATE OF SUBSTANTIAL COMPLETION, PRUNE ALL DEAD OR HAZARDOUS BRANCHES LARGER THAN 2 INCH IN DIAMETER FROM ALL TREES TO REMAIN.		ÖZ
с В. С.	IMPLEMENT ALL PRUNING RECOMMENDATIONS FOUND IN THE ARBORIST REPORT. PRUNE ANY LOW, HANGING BRANCHES AND VINES FROM EXISTING TREES AND SHRUBS THAT OVERHANG WALKS, STREETS		
0.	AND DRIVES, OR PARKING AREAS AS FOLLOWS: 1. WALKS - WITHIN 8 FEET VERTICALLY OF THE PROPOSED WALK ELEVATION.		
	 PARKING AREAS - WITHIN 12 FEET VERTICALLY OF THE PROPOSED PARKING SURFACE ELEVATION. STREETS AND DRIVES - WITHIN 14 FEET VERTICALLY OF THE PROPOSED DRIVING SURFACE ELEVATION. 		TOWER 3820 28 53, INC.
г ^{D.}	ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH ANSI A300 (PART 1 - PRUNING), ISA BMP: TREE PRUNING AND THE "STRUCTURAL PRUNING: A GUIDE FOR THE GREEN INDUSTRY."		
E. F.	PERFORM OTHER PRUNING TASK AS INDICATED ON THE DRAWINGS OR REQUESTED BY THE OWNER'S REPRESENTATIVE. WHERE TREE SPECIFIC DISEASE VECTORS REQUIRE, STERILIZE ALL PRUNING TOOLS BETWEEN THE WORK IN INDIVIDUAL TREES.		X: 972-23 COM TX F ASSOCIA
3.12 A.	WATERING THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO ENSURE THAT ADEQUATE WATER IS PROVIDED TO ALL PLANTS AND		
Λ.	TREES TO BE PRESERVED DURING THE ENTIRE CONSTRUCTION PERIOD. ADEQUATE WATER IS DEFINED TO BE MAINTAINING SOIL MOISTURE ABOVE THE PERMANENT WILT POINT TO A DEPTH OF 8 INCHES OR GREATER.		
B.	THE CONTRACTOR SHALL ADJUST THE AUTOMATIC IRRIGATION SYSTEM, IF AVAILABLE, AND APPLY ADDITIONAL WATER, USING HOSES OR WATER TANKS AS REQUIRED.		NOEL RD. TWO G SUITE 700 DA ONE: 972-770-13 WWW.KIMLEY-HORN
	PERIODICALLY TEST THE MOISTURE CONTENT IN THE SOIL WITHIN THE ROOT ZONE TO DETERMINE THE WATER CONTENT. WEED REMOVAL PURPING THE CONSTRUCTION REPLICE CONTENT. AND AND ADD ADD ADD THE FENCED THEF AND DIANT.		5 NOEL RD SUITE SUITE WWW.KII WWW.KII
A.	DURING THE CONSTRUCTION PERIOD, CONTROL ANY PLANTS THAT SEED IN AND AROUND THE FENCED TREE AND PLANT PROTECTION AREA AT LEAST THREE TIMES A YEAR. 1. ALL PLANTS THAT ARE NOT SHOWN ON THE PLANTING PLAN OR ON THE TREE AND PLANT PROTECTION PLAN TO		3455 NC PHOI W © 2024
B.	REMAIN SHALL BE CONSIDERED AS WEEDS. AT THE END OF THE CONSTRUCTION PERIOD PROVIDE ONE FINAL WEEDING OF THE TREE AND PLANT PROTECTION AREA.		
3.14 A.	INSECT AND DISEASE CONTROLLER MONITOR ALL PLANTS TO REMAIN FOR DISEASE AND INSECT INFESTATIONS DURING THE ENTIRE CONSTRUCTION PERIOD.		
3.15 A.	PROVIDE ALL DISEASE AND INSECT CONTROL REQUIRED TO KEEP THE PLANTS IN A HEALTHY STATE USING THE PRINCIPLES OF INTEGRATED PEST MANAGEMENT (IPM). ALL PESTICIDES SHALL BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR. CLEAN-UP DURING TREE AND PLANT PROTECTION WORK, KEEP THE SITE FREE OF TRASH, PAVEMENTS REASONABLY CLEAN AND		
)	WORK AREA IN AN ORDERLY CONDITION AT THE END OF EACH DAY. REMOVE TRASH AND DEBRIS IN CONTAINERS FROM THE SITE NO LESS THAN ONCE A WEEK. 1. IMMEDIATELY CLEAN UP ANY SPILLED OR TRACKED SOIL, FUEL, OIL, TRASH OR DEBRIS DEPOSITED BY THE		FOR REVIEW ONLY Not for construction or permit purposes.
B.	CONTRACTOR FROM ALL SURFACES WITHIN THE PROJECT OR ON PUBLIC RIGHT OF WAYS AND NEIGHBORING PROPERTY. ONCE TREE PROTECTION WORK IS COMPLETE, WASH ALL SOIL FROM PAVEMENTS AND OTHER STRUCTURES. ENSURE		P.L.A. NIKOLAUS B. ADAMS L.A. No. 3404 Date 5/2/2025
C.	THAT MULCH IS CONFINED TO PLANTING BEDS. MAKE ALL REPAIRS TO GRADES, RUTS, AND DAMAGE TO THE WORK OR OTHER WORK AT THE SITE.		
D. _ BY TI	REMOVE AND DISPOSE OF ALL EXCESS MULCH, WOOD CHIPS, PACKAGING, AND OTHER MATERIAL BROUGHT TO THE SITE HE CONTRACTOR.		KAE KAE NBA NBA
^E 3.16 A.	REMOVAL OF TREE AND PLANT PROTECTION AT THE END OF THE CONSTRUCTION PERIOD OR WHEN REQUESTED BY THE OWNER'S REPRESENTATIVE REMOVE ALL FENCING, GEOGRIDS AND FILTER FABRIC, TRUNK PROTECTION AND OR ANY OTHER TREE AND PLANT PROTECTION MATERIAL.		ROJEC 16600 ATE AS SHC BY SY
F 3.17	DAMAGE OR LOSS TO EXISTING PLANTS TO REMAIN ANY TREES OR PLANTS DESIGNATED TO REMAIN AND WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED IN		KHA P 0600 5/2/ scale / Designed Drawn BY CHECKED E
	KIND BY THE CONTRACTOR AT THEIR OWN EXPENSE. TREES SHALL BE REPLACED WITH A TREE OF SIMILAR SPECIES AND 3 INCH CALIPER. SHRUBS SHALL BE REPLACED WITH A PLANT OF SIMILAR SPECIES AND EQUAL SIZE OR THE LARGEST SIZE PLANTS REASONABLY AVAILABLE WHICH EVER IS LESS. WHERE REPLACEMENT PLANTS ARE TO BE LESS THAN THE SIZE OF THE PLANT THAT IS DAMAGED. THE OWNER'S REPRESENTATIVE SHALL APPROVE THE SIZE AND QUALITY OF THE		
0	REPLACEMENT PLANT. 1. ALL TREES AND PLANTS SHALL BE INSTALLED PER THE REQUIREMENTS OF PLANTING SPECIFICATIONS.		
В.	PLANTS THAT ARE DAMAGED SHALL BE CONSIDERED AS REQUIRING REPLACEMENT OR APPRAISAL IN THE EVENT THAT THE DAMAGE AFFECTS MORE THAN 25% OF THE CROWN, 25% OF THE TRUNK CIRCUMFERENCE, OR ROOT PROTECTION AREA. OR THE TREE IS DAMAGED IN SUCH A MANNER THAT THE TREE COULD DEVELOP INTO A POTENTIAL HAZARD. TREES		A A
	AND SHRUBS TO BE REPLACED SHALL BE REMOVED BY THE CONTRACTOR AT HIS OWN EXPENSE. 1. THE OWNER'S REPRESENTATIVE MAY ENGAGE AN INDEPENDENT CONSULTING ARBORIST TO ASSESS ANY TREE OR		
	PLANT THAT APPEARS TO HAVE BEEN DAMAGED TO DETERMINE THEIR HEALTH OR CONDITION. 2. CONTRACTOR SHALL PAY ALL FINES AND MITIGATION COSTS ASSOCIATED WITH LOSS OF PROTECTED TREES DAMAGED		MEI NG FOR VALL, T
R C.	BY CONTRACTOR'S FORCES. ANY TREE THAT IS DETERMINED TO BE DEAD, DAMAGED OR POTENTIALLY HAZARDOUS BY THE OWNER'S ARBORIST AND UPON THE REQUEST OF THE OWNER'S REPRESENTATIVE SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR AT NO		
	ADDITIONAL EXPENSE TO THE OWNER'S REPRESENTATIVE SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER. TREE REMOVAL SHALL INCLUDE ALL CLEAN UP OF ALL WOOD PARTS AND GRINDING OF THE STUMP TO A DEPTH SUFFICIENT TO PLANT THE REPLACEMENT TREE OR PLANT, REMOVAL OF ALL CHIPS FROM THE		
D.	STUMP SITE AND FILLING THE RESULTING HOLE WITH TOPSOIL. ANY REMEDIAL WORK ON DAMAGED EXISTING PLANTS RECOMMENDED BY THE CONSULTING ARBORIST SHALL BE		BUII PREP. PREP.
., A	COMPLETED BY THE CONTRACTOR AT NO COST TO THE OWNER. REMEDIAL WORK SHALL INCLUDE BUT IS NOT LIMITED TO: SOIL COMPACTION REMEDIATION AND VERTICAL MULCHING, PRUNING AND OR CABLING, INSECT AND DISEASE CONTROL INCLUDING INJECTIONS, COMPENSATORY WATERING, ADDITIONAL MULCHING, AND COULD INCLUDE APPLICATION TREE		
E.	GROWTH REGULATORS (TGR). REMEDIAL WORK MAY EXTEND UP TO TWO YEARS FOLLOWING THE COMPLETION OF CONSTRUCTION TO ALLOW FOR ANY REQUIREMENTS OF MULTIPLE APPLICATIONS OR THE NEED TO UNDERTAKE APPLICATIONS AT REQUIRED SEASONS OF THE		NO N
END	YEAR. OF SECTION 015639		
I.			
		PROJECT NUMBER: SP2025-XXX	
		TREE PRESERVATION PLAN	
		FOR ROCKWALL MEDICAL BUILDING	
		8.4841 ACRES (369,567 SF) IN THE W.H. BARNES	
		SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
		CURRENT ZONING: PD-10	MOLI
		PROPOSED LAND USE: MEDICAL BUILDING	I ŽĘ I
SIGN	IATURE BLOCK	MAY 2, 2025 ENGINEER / SURVEYOR OWNER	
EPT	IFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE	ENGINEER(7 SOLVETOR OWNER KIMLEY-HORN AND ASSOCIATES, INC. VUE REAL ESTATE ADDRESS: 203 WEST NASH ST, SUITE 100 ADDRESS: 9600 NORTH CENTRAL TERRELL, TX 75160 EXPRESSWAY, SUITE 100	Ⅰ ⊢ Ⅰ
) CK	WALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION F ROCKWALL ON THE DAY OF,	PHONE: (972) 588-4263 DALLAS, TX 75231 CONTACT: MATT LUCAS, P.E. PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE	PROT
		APPLICANT ARCHITECT VUE REAL ESTATE BLUE FIN DESIGN	
	,,,	ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 DUIONE: (072) 555 1200 DALLAS, TX 75231 DUIONE: (072) 555 1200 DALLAS, TX 75231 DUIONE: (072) 555 1200 DUIONE: (072)	SHEET NUMBER
& ZC	DNING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING	PHONE: (972) 556-1700 PHONE: (865) 228-7440 CONTACT: JEFF BROCKETTE CONTACT: WARREN L. INCE	LT 3.01

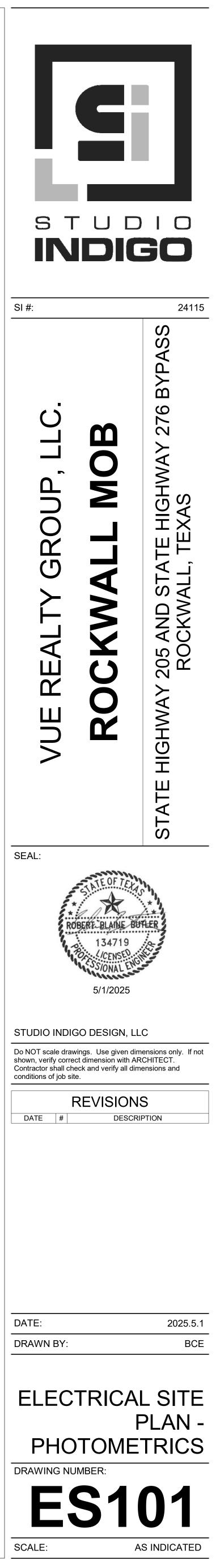


^{1 &}lt;u>PHOTOMETRICS</u> 1/32" = 1'-0"

<u>NOTES</u>

- POLE LIGHTS ARE 20 FEET OR LESS IN HEIGHT WHEN 100 FEET OR LESS FROM RESIDENTIAL DISTRICT.
- 2. FULL CUTOFF LIGHTS ARE REQUIRED TO BE SHIELDED FROM A POINT 5 FEET ABOVE PROPERTY LINES.
- 3. MAXIMUM LIGHT LEVEL AT RESIDENTIAL PROPERTY LINE IS 0.25 FOOT CANDLE.







CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission	
DATE:	May 27, 2025	
APPLICANT:	Jake Hodges; Kimley-Horn	
CASE NUMBER:	SP2025-017; Site Plan for Rockwall Medical Building	

SUMMARY

Discuss and consider a request by Jake Hodges of Kimley-Horn on behalf of Jeff Brockette of Vue Real Estate for the approval of a <u>Site Plan</u> for a <u>Medical Office Building</u> on a 8.4841-acre tract of land identified as Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the southeast corner of the intersection of S. Goliad Street [*SH-205*] and SH-276, and take any action necessary.

BACKGROUND

The subject property was annexed on September 16, 1974 by *Ordinance No.* 74-23 [*Case No.* A1974-003]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On November 4, 1974, the City Council approved a zoning change from an Agricultural (AG) District to Planned Development District 10 (PD-10) [*Ordinance No.* 74-32] for *Townhouse* and *Cluster Homes* on the subject property. On February 19, 1996, the City Council approved an amendment to Planned Development District 10 [*Ordinance No.* 96-03], which superseded the previous ordinance [*Ordinance No.* 74-32] and re-designated the subject property for Commercial (C) District land uses. On April 3, 2000, the City Council approved an additional amendment to the Planned Development District 10 (PD-10) [*Ordinance No.* 96-03] and amended the concept plan for the Planned Development District. On August 3, 2020, the City Council approved an amendment to Planned Development District 10 (PD-10), which consolidated all of the regulating ordinances into one (1) regulating ordinance [*Ordinance No.* 20-30]. The subject property has remained vacant since annexation. On November 26, 2024, the Planning and Zoning Commission approved a *site plan* [*Case No.* SP2024-043] for a *medical office building* on a portion of the subject property.

PURPOSE

On May 2, 2025, the applicant -- Jake Hodges with Kimley-Horn -- submitted an application requesting the approval of a site plan for a 55,577 SF Medical Office Building on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at the southeast corner of the intersection of S. Goliad Street [*SH*-205] and SH-276. The land uses adjacent to the subject property are as follows:

<u>North</u>: Directly north of the subject property is SH-276, which is designated as a P6D (*i.e. principal arterial, six* [6] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this roadway, is a 5.354-acre tract of land (*i.e. Tract 1-3, of the J Cadle Survey, Abstract No.* 65), zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses. Beyond this is Phase 1 of the Meadow Creek Estates Subdivision, which is zoned Planned Development District 10 (PD-10) for Single Family 6 (SF-6) District land uses. Phase 1 of the Meadow Creek Estates Subdivision consists of 157 residential lots that were established on June 8, 1999.

- <u>South</u>: Directly south of the subject property is a 12.3909-acre parcel of dedicated open space (*i.e. Lot 1, Block X, Meadowcreek Estates, Phase III*) owned by the City of Rockwall and zoned Planned Development 10 (PD-10) District. Beyond this is a 4.75-acre parcel of dedicated open space (*i.e. Lot 5, Block X, Hickory Ridge, Phase I*) owned by the City of Rockwall, and zoned Planned Development 10 (PD-10) District. Beyond this is S. Goliad Street [*SH-205*], which is identified as a P6D (*i.e. principal arterial, six (6) lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.
- *East*: Directly east of the subject property is Phase 3 of the Meadowcreek Estates Subdivision, which is zoned Planned Development 10 (PD-10) District for Single Family 6 (SF-6) District land uses. This subdivision consists of 132 residential lots and was established on February 27, 2001. Beyond this is Faircrest Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 4 of the Meadowcreek Estates Subdivision, which is zoned Planned Development 10 (PD-10) District for Single Family 6 (SF-6) District land uses. This subdivision consists of 192 residential lots and was established on August 16, 2001.
- <u>West</u>: Directly west of the subject property is S. Goliad Street [*SH-205*], which is identified as a P6D (*i.e. principal arterial, six (6) lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an 8.868-acre parcel of land (*i.e. Lot 1, Block 1, Helwig Addition*), which is zoned Planned Development 44 District (PD-44) for Heavy Commercial (HC) District land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Medical Office Building* is a permitted *by-right* land use in a Commercial (C) District. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within Planned Development District 10 (PD-10) and the Unified Development Code (UDC) for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	Zoning District Standards	Conformance to the Standards
Minimum Lot Area	10,000 SF	X=8.4841-acres; In Conformance
Minimum Lot frontage	60-Feet	X>60-feet; In Conformance
Minimum Lot Depth	100-Feet	X~513.77-feet; In Conformance
Minimum Front Yard Setback	50-Feet	X~121-feet; In Conformance
Minimum Rear Yard Setback	10-Feet	X>10-feet; In Conformance
Minimum Side Yard Setback	10-Feet	X>10-feet; In Conformance
Maximum Building Height	60-Feet	X~44.5-feet; In Conformance
Max Building/Lot Coverage	60%	X<60%; In Conformance
Minimum Masonry Requirement	90%	X >90%; In Conformance
Minimum Number of Parking Spaces	1/200 SF = 278 spaces	X=278; In Conformance
Minimum Stone Requirement	20%	X=0%; Not in Conformance
Minimum Landscaping Percentage	20%	X=26%; In Conformance
Maximum Impervious Coverage	85-90%	X=74%; In Conformance

TREESCAPE PLAN

The *Treescape Plan* provided by the applicant indicates that 37 protected Eastern Red Cedar trees -- *totaling 148-inches* -- are to be removed from the site. To satisfy this mitigation balance, the applicant is proposing to plant 142, four (4) inch caliper trees totaling 568 caliper inches on site.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(D)(2), Office or Medical Office Building, of Article 13, Definitions, of the Unified Development Code (UDC) defines Office or Medical Office Building as "...(a) facility designed to support a range of healthcare services, including diagnostics, treatments, and administrative functions. These services encompass procedures requiring medical

devices or the expertise of a qualified medical professional. Examples include but are not limited to medical doctor offices, physical therapy, massage therapy, chiropractic care, Botox treatments, and sonograms". In this case, the applicant is requesting a *Medical Office Building*, which conforms to the land use listed in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC). In addition, the proposed site plan generally conforms to the standards of the *General Overlay District Standards* and the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variances being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

According to Subsection 05.02, Landscape Screening, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), "(a)ny non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers." As an alternative, the code allows the Planning and Zoning Commission to consider the use of three (3) tiered landscaping and a berm along the entire residential adjacency. In this case, the applicant has provided a 25-foot wide landscape buffer along the east property line and a ten (10) foot landscape buffer along the south property line with a three (3) tiered landscape buffer and a berm.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As previously stated, the applicant's request appears to generally conform to the requirements of Planned Development District 10 (PD-10) and the Unified Development Code (UDC); however, staff has identified the following variance and exception associated with the applicant's request:

- (1) Architectural Standards.
 - (a) <u>Stone</u>. According to Subsection 05.01(A), *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 material sample board provided by the applicant shows the use of burnished block on 100.00% of the exterior of the building. Based on this, the applicant will require a <u>variance</u> from the Planning and Zoning Commission.
 - (b) <u>Primary Articulation</u>. According to Subsection 05.01(C)(1), Primary Building Articulation, 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 residential used property." This section of the code goes on to state that these facades "...shall meet the standards for articulation on primary building facades do <u>not</u> meet the articulation requirements for a Primary Building Façade, and will require an <u>exception</u> from the Planning and Zoning Commission.
- (2) <u>Residential Adjacency Screening.</u> According to Subsection 04.01(4), Residential Adjacency Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), "(w)here the property immediately abuts a residential zoning district or residentially used property -- unless separated by an M4D (major collector, four [4] lane, divided roadway) or larger thoroughfare -- a minimum 25-foot wide landscaped buffer must be installed for buildings with a building footprint of 25,000 SF to 49,999 SF in area, a minimum of a 50-foot wide landscaped buffer for buildings with a building footprint of 50,000 SF or greater." In this case, the applicant is required to provide a 50-foot wide landscaped buffer along the east and south property lines. In lieu of this, the applicant has provided a 25-foot wide landscape buffer along the east property line and a ten (10) foot landscape buffer along the south property line with a three (3) tiered landscape buffer and a berm. Staff should point out that there is an approximately 800-foot natural buffer of floodplain between the south property line and the residential homes in Hickory Ridge Subdivision. Regardless of this buffer, this aspect of the applicant's request will still require an exception 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 variances and exceptions 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 the applicant provide compensatory measures that directly offset the requested variances and exceptions. In this case, the applicant has provided the following compensatory measures in their variance letter: [1] increased landscaping, [2] addition of architectural and shading elements over the main façade, [3] pedestrian areas adjacent to the building, and [4] additional architectural features in the design of the building. Requests for exceptions and variances to the Unified Development Code (UDC) are discretionary decisions for the Planning and Zoning Commission, that require a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the <u>South Central Residential District</u> which "...contains a mixture of established medium and low density residential subdivisions along with several large tracts of land designated for low density residential land uses." The South Central Residential District is "...anticipated to add additional suburban developments in the western and southern areas of the district." The applicant's site plan appears to meet the intent of Comprehensive Plan for a supportive retail/office land use within the <u>South Central Residential District</u>.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The applicant has provided building elevations that will be reviewed by the Architectural Review Board (ARB) at the <u>May 27</u>, <u>2025</u> Planning and Zoning Commission meeting.

CONDITIONS OF APPROVAL

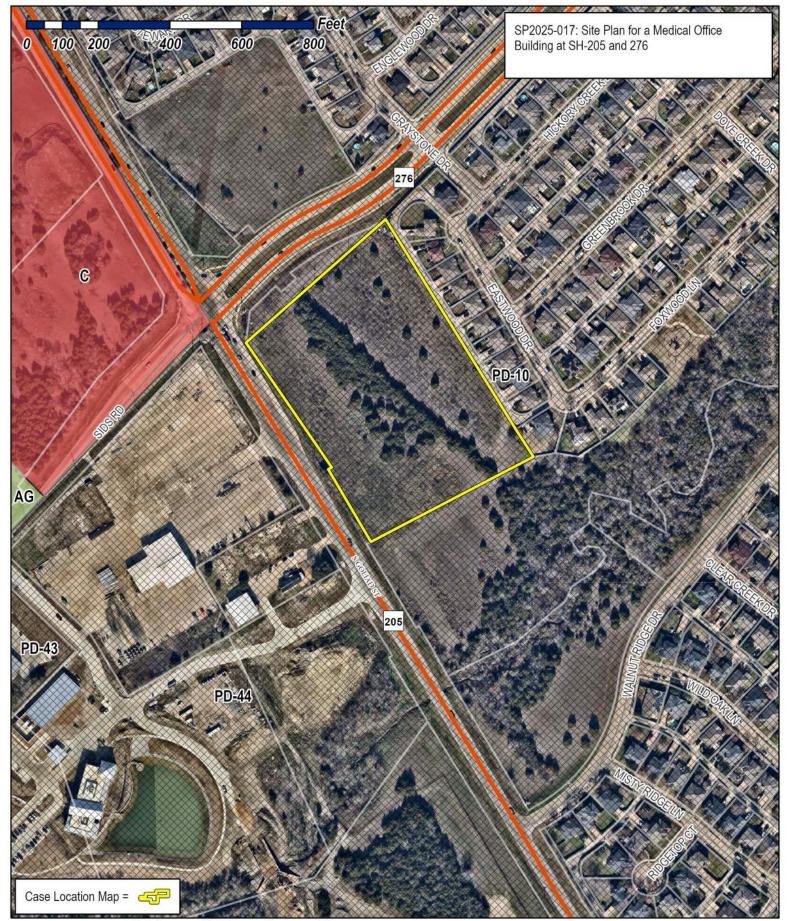
If the Planning and Zoning Commission chooses to approve the applicant's <u>Site Plan</u> for a medical office building on the subject property, then staff would propose the following conditions of approval:

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

	DEVELOPMENT APP City of Rockwall Planning and Zoning Departn 385 S. Goliad Street Rockwall, Texas 75087		PLAN NOTE CITY (SIGNE DIREC	F USE ONLY NING & ZONING CASE NO. THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE ED BELOW. CTOR OF PLANNING: ENGINEER:	
PLEASE CHECK THE	APPROPRIATE BOX BELOW TO INDICATE THE	TYPE OF DEVELOPME	NT REQ	UEST [SELECT ONLY ONE BOX]:	
PLATTING APPLICATION FEES: MASTER PLAT (\$100.00 + \$15.00 ACRE) 1 PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) 1 FINAL PLAT (\$300.00 + \$20.00 ACRE) 1 REPLAT (\$300.00 + \$20.00 ACRE) 1 AMENDING OR MINOR PLAT (\$150.00) PLAT REINSTATEMENT REQUEST (\$100.00) SITE PLAN (\$250.00 + \$20.00 ACRE) 1 AMENDED SITE PLAN (\$250.00 + \$20.00 ACRE) 1 AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)			ZONING APPLICATION FEES: ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1 SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1 OTHER APPLICATION FEES: TREE REMOVAL (\$75.00) VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2 NOTES: TI DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE. ROUND UP TO ONE (1) ACRE. A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.		
PROPERTY INFO					
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CURRENT ZONIN			IT USE	Undeveloped	
PROPOSED ZONIN		PROPOSE		Medical Office	
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SITE PLANS AN REGARD TO ITS	D PLATS: BY CHECKING THIS BOX YOU ACKNOWL	EDGE THAT DUE TO TH	E PASSA NTS BY	AGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL	
OWNER/APPLIC	ANT/AGENT INFORMATION [PLEASE F	RINT/CHECK THE PRIMA	RY CONT	ACT/ORIGINAL SIGNATURES ARE REQUIRED]	
	Vue Real Estate		CANT	Kimley-Horn	
CONTACT PERSON	Jeff Brockette	CONTACT PER		Jake Hodges	
ADDRESS	9600 N Central Expressway	ADD	RESS	203 W Nash St, Suite 100	
	Suite 100				
CITY, STATE & ZIP	Dallas, Texas 75231	CITY, STATE		Terrell, Texas 75160	
PHONE	Address			972-588-4263	
E-MAIL	Dani.carr@vuerealestate.com	E	MAIL ,	Jake.Hodges@kimley-horn.com	
NOTARY VERIFI BEFORE ME, THE UNDE STATED THE INFORMAT	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY PERSONALLY A ION ON THIS APPLICATION TO BE TRUE AND CERTIF	PPEARED Jeff Pred	1.Br	CREATE [OWNER] THE UNDERSIGNED, WHO	
S	TO COVER THE COST OF THIS APPLICA , 20 BY SIGNING THIS APPLICATION , WITHIN THIS APPLICATION TO THE PUBLIC THE	TION, HAS BEEN PAID TO N, I AGREE THAT THE CIT CITY IS ALSO AUTHORI	THE CITY Y OF ROC ZED AND	ED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF OF ROCKWALL ON THIS THE DAY OF CKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE PERMITTED TO REPRODUCE ANY CODVENTION OF A TO A REQUEST FOR RUBINOUNFORMETION TOMLINSON.	
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF APEL			20 <u>25</u>	Notary Public, State of Texas Comm. Expires 06-02-2025	
OWNER'S SIGNATURE				Notary ID 133133189	
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS	h. Anlen	l'	MY COMMISSION EXPIRES 6/2/2025	

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

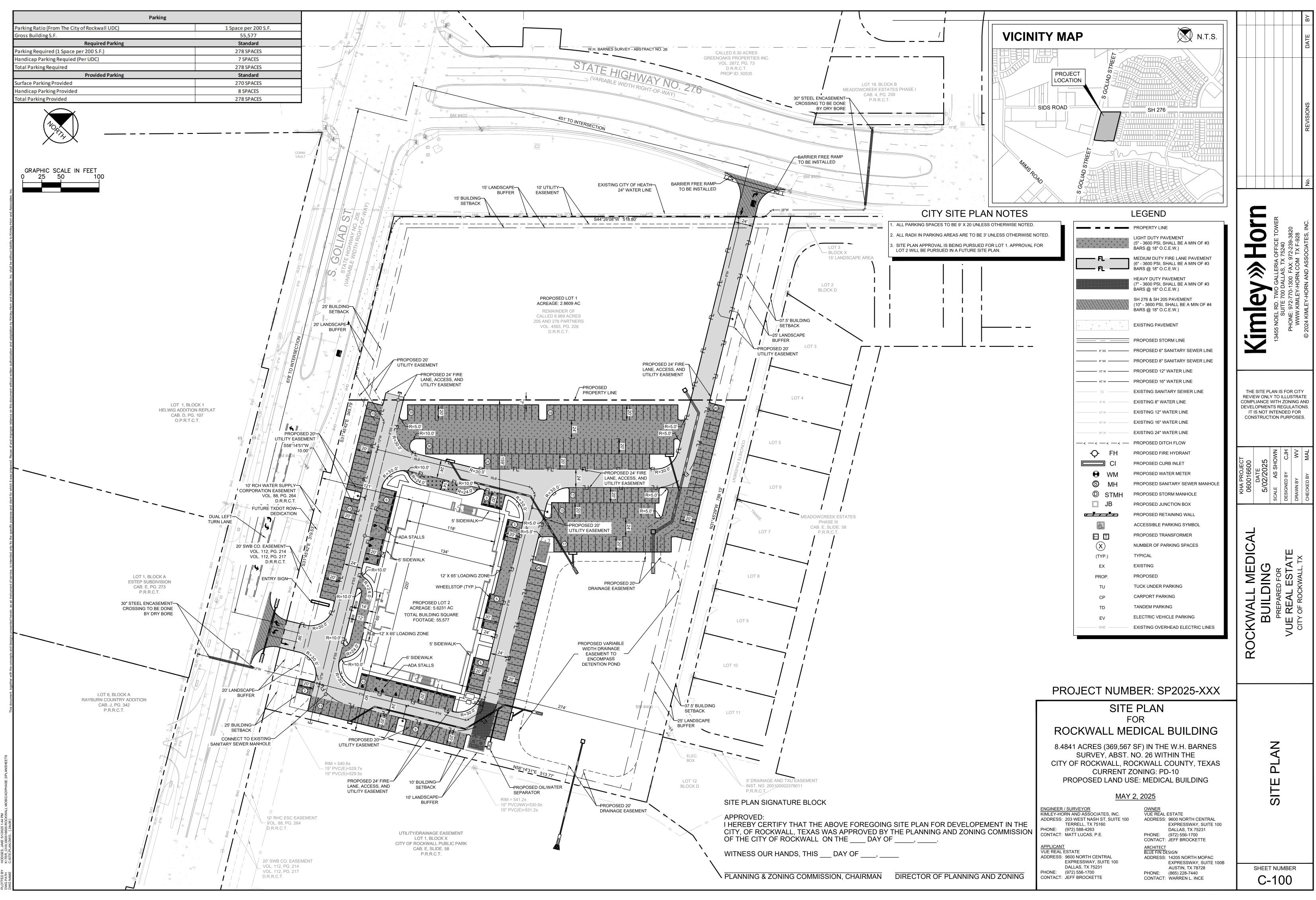




City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com

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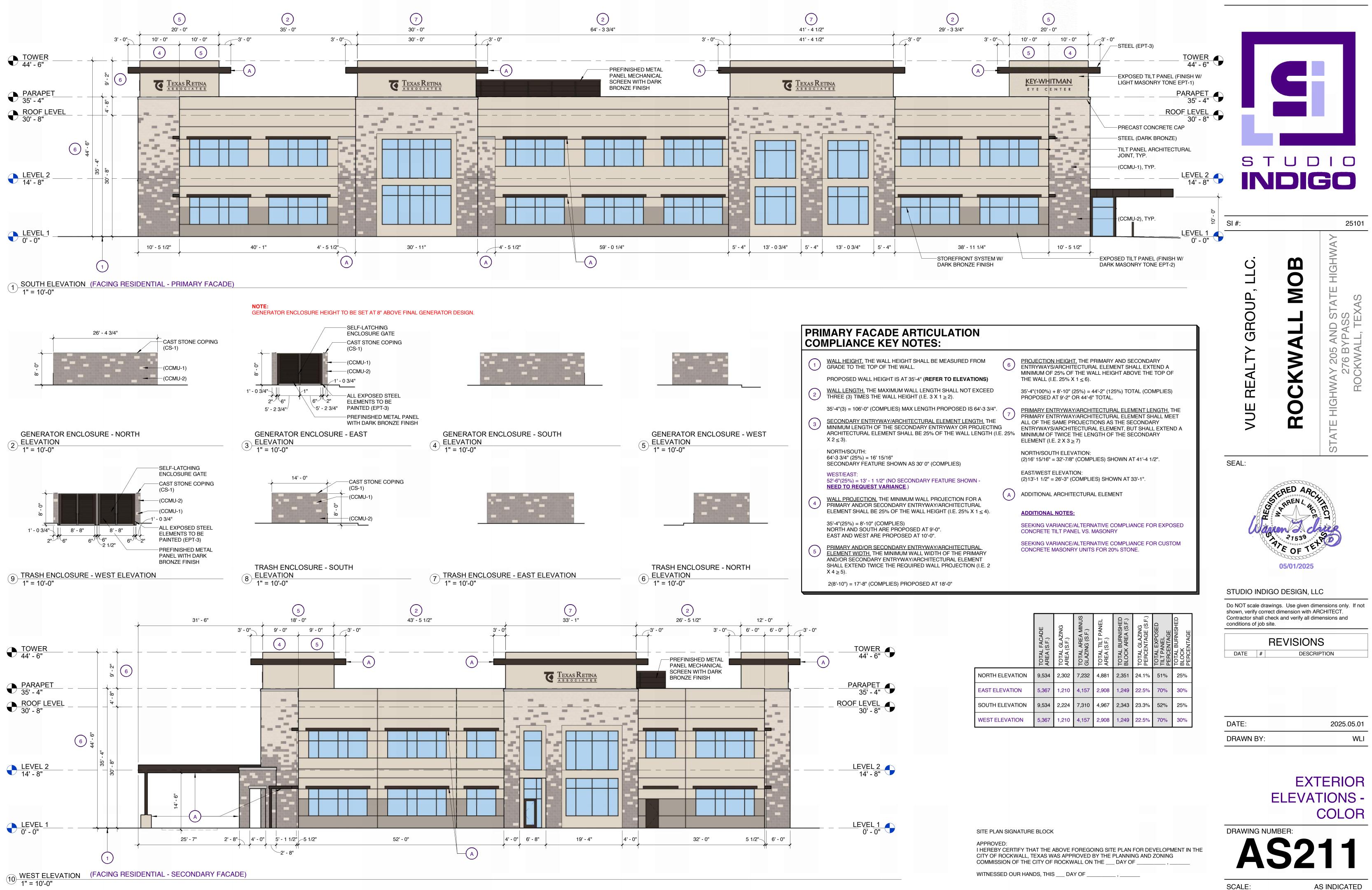


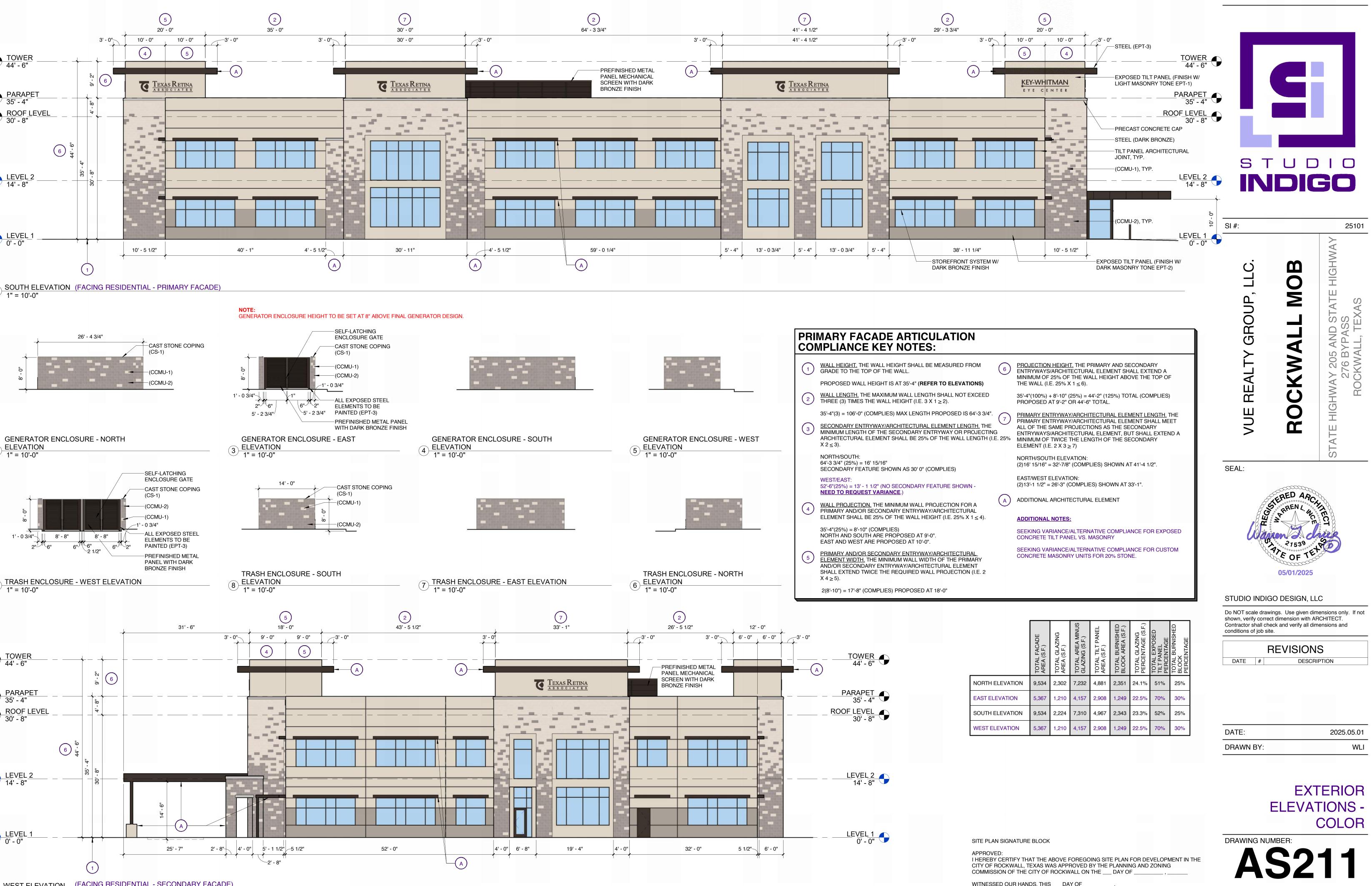












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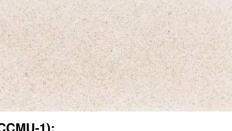


SOUTHWEST PERSPECTIVE/RENDERING - VIEW FROM STATE HIGHWAY 205



SOUTHEAST PERSPECTIVE/RENDERING - VIEW FROM INTERIOR OF SITE

BOARD:



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

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





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

FINISH LEGEND - MATERIAL

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

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





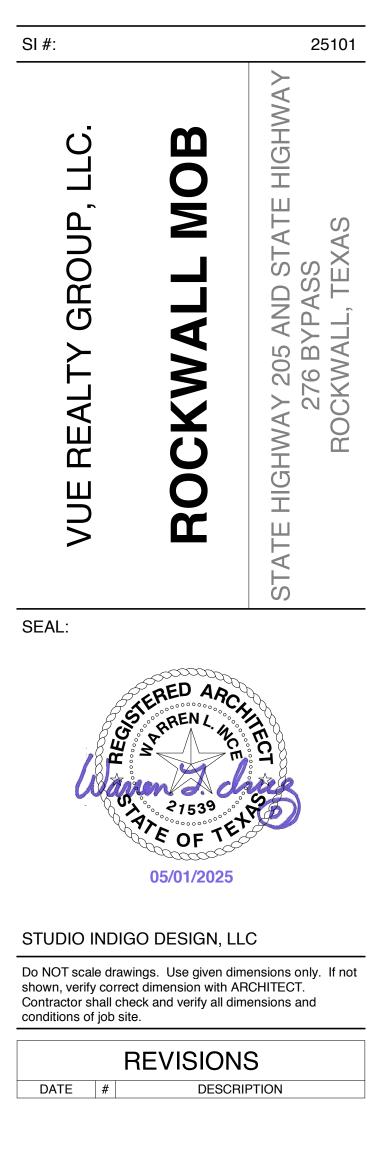


(**CS-1):** CONCRETE CAST STONE MFR: SITEWORKS ARCHITECTURAL CAST STONE FINISH: NATURAL

(**EPT-3):** EXTERIOR PAINT MFR: SHERWIN WILLIAMS

FINISH: SW7048 - URBANE BRONZE





DATE:	2025.05.01
DRAWN BY:	WLI



SCALE:

SITE PLAN SIGNATURE BLOCK

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

WITNESSED OUR HANDS, THIS ____ DAY OF

AS INDICATED



NORTHWEST PERSPECTIVE/RENDERING - VIEW FROM DRIVE





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



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



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



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

FINISH LEGEND - MATERIAL

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

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

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







(**CS-1):** CONCRETE CAST STONE MFR: SITEWORKS ARCHITECTURAL CAST STONE FINISH: NATURAL





DATE:	2025.05.01
DRAWN BY:	Author



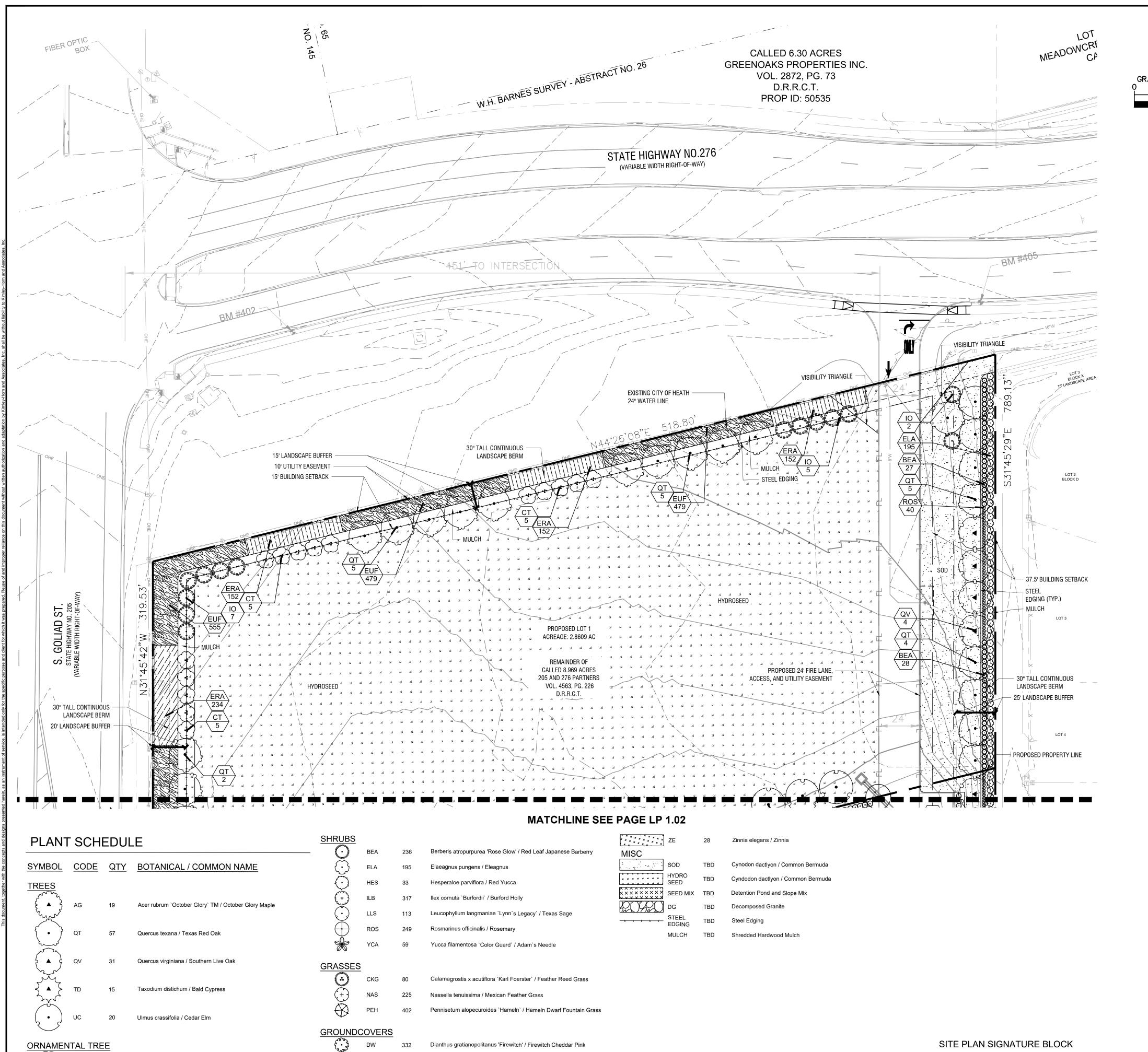
SCALE:

SITE PLAN SIGNATURE BLOCK

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

WITNESSED OUR HANDS, THIS ____ DAY OF

AS INDICATED



Cercis canadensis / Eastern Redbud 40

llex decidua / Possumhaw Holly

GROUND COVERS		
()()()() ERA	1,352	Eragrostis curvula / Weeping Lovegrass
EUF	3,888	Euonymus fortunei `Coloratus` / Purple-leaf Winter 0
HAD	127	Hemerocallis fulva `Aztec Gold` / Aztec Gold Daylily
LG	364	Liriope gigantea / Giant Liriope
LIR	431	Liriope muscari / Liriope
THIRTHIGHT NC	142	Nepeta mussinii / Catnip

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anese Barberry	MISC			
		SOD	TBD	Cynodon dactlyon / Common Bermuda
		HYDRO SEED	TBD	Cyndodon dactlyon / Common Bermuda
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0	\mathcal{D}	DG	TBD	Decomposed Granite
s Sage	- 	STEEL EDGING	TBD	Steel Edging
		MULCH	TBD	Shredded Hardwood Mulch

Creepe

SITE PLAN SIGNATURE BLOCK

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PL CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____, ____.

WITNESS OUR HANDS, THIS ____ DAY OF ____, _____

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLAN

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			MCNTO			
LANDSCAPE MATERIA	L(SECTION 4.A)	VALL LANDSCAPE REQUIRE	REQUIRED	PROVIDED		-3820 928 ES. INC.
	a minimum of 4" caliper a minimum of 4 ft in total I	neight	Yes	Yes		: 9/2-239-3820 M TX F-928 SCOCIATES IN
	imum of 3 gallons in size		REQUIRED	PROVIDED		FAX: 972-239 1.COM TX F-9 D ASSOCIAT
Aminimum of a 25-foo	ot wide landscaped buffer	must be installed for buildings with		25 ft		
······		Disection 04.01.E(4), Article 05, UDC)				WWW:KIMLEY-HORN.C
	ubsection 05.02.B, Article (Subsection 05.02.B, Artic	· · ·	6 ft fence	6 ft fence		. 972-7 1.KIML
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Berms and shrubbery	shall <u>each</u> have a minimu	m height of 30-inches and a	30 in	30 in		
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$519 \text{ If} / 100 \text{ If} * 2 = 1^{\circ}$ 4 accept trees / 100 If (1 canopytrees Subsection 06.02.E, Article		11 canopy trees	11 canopy trees		
5191f/1001f*4=21	accent trees		21 accent trees	21 accent trees	PRELIMINA	BY
•	 i) - LANDSCAPE BUFFERS tt: 20 ft (Subsection 06.02.E) 		20 ft	20 ft	FOR REVIEW ONLY Not for construction or permit	Y
Berms and shrubbery	shall <u>each</u> have a minimu	m height of 30-inches and a	30 in	30 in	Kimley»H	
-	-inches. (Subsection 06.02 (Subsection 06.02.E, Artic	,			P.L.ANIKOLAUS B. ADA L.A. No3404 Date5/	MS 5/2/2025
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314 lf/ 100 lf*4 = 13	accent trees		13 accent trees	13 accent trees	T WNN KAE	KAE
PARKING LOT LANDS		spaces shall have a minimum of	REQUIRED	PROVIDED	JEC 300 310 25 8HC	
200 sf of landscaping.	(Subsection 05.03.E, Artic	-	200 sf	200 sf	KHA PRO 060016(5/2/2C ale AS signed by	lΒΥ
(Subsection 05.03.E, A	•	Fieet from the trunk of a canopy tree.	80 ft	80 ft	KHA P 0600 5/2, scale	DRAWN BY
LANDSCAPE REQUIRE	EMENTS hercial (C) District 20% rec	uired landscaping areas	REQUIRED	PROVIDED		
(Subsection 05.03.A, A 20% x 218,234 sf =	vrticle 08, UDC)	un eu lanuscaping areas.	43,647 sf (20%)	45,354 sf (20.8%)		
,		shall be located in the front of and	21,824 sf	*21,824 sf	AL	
•	• • • •	Subsection 05.03.A, Article 08, UDC)	(50%)	(50%)		
50% x 43,647 sf = 2 DETENTION BASIN RE	,		REQUIRED	PROVIDED	MEDI NNG DING	ζ ^Υ ,
1 canopy tree / 750 sf (52000 sf / 750 sf = 69	Subsection 05.03.D, Article	e 08, UDC)	69 canopy trees	69 canopy trees		
1 accent tree / 1500 sf	(Subsection 05.03.D, Artic	e 08, UDC)	34 accent trees	34 accent trees		ROCKWALI
52000 sf / 1500 sf = 3 SCREENING REQUIRE			REQUIRED	PROVIDED		Г Л С Л С Л
		These receptacles shall be screened	6 ft wall	6 ft wall		
-	t, solid masonry dumpster Subsection 01.05.E, Article				ROCKWALL BUILD PREPARE	
62 If / 20 If = 4 canop	oytrees		4 canopy trees	4 canopy trees		-
	en shrubs (Subsection 01		Yes	Yes	X	
	ootage accounts for all pla e southern portion of the c	nting on building pad, internal islan ommercial site.	ids on the west side	of the building		
Deniou						
Perviou 26%	s Impervious 74%	PROJECT NUME	BER: SP20)25-XXX		
(41,805 s	sf) (117,463 sf)	LANDSC	APE PLAN	N		
IOTE: IRRIGATION WILL MEET REC			OR		z	
TE: REFER TO SHEET LP 3.03 TO S BLE PLANTS ARE SPECIFIED BY HEIG		ROCKWALL ME	DICAL BL	JILDING	A N	
PLANTS ARE SPECIFIED BY HEIG AINER SIZE. ALL PLANTINGS ARE PECIFICATIONS PROVIDED.		8.4841 ACRES (369,567			Г Ц	
LANT QUANTITIES ARE PROVIDED N THE CASE OF A DISCREPANCY, 1		SURVEY, ABST. N CITY OF ROCKWALL, RO			Щ	
RECEDENCE.		CURRENT Z	ONING: PD-10		L d	
		PROPOSED LAND US	E: MEDICAL B	UILDING	SCAP	
		MAY	2, 2025		No.	
	KI	IGINEER / SURVEYOR MLEY-HORN AND ASSOCIATES, INC.	OWNER VUE REAL ESTAT		AND	
	EMENT IN THE	DRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 IONE: (972) 588-4263		NORTH CENTRAL ESSWAY, SUITE 100 AS, TX 75231	A A	
ANNING AND ZONING		DNTACT: MATT LUCAS, P.E.		556-1700		

ARCHITECT BLUE FIN DESIGN ADDRESS: 14205 NORTH MOPAC

PHONE: (865) 228-7440

CONTACT: WARREN L. INCE

EXPRESSWAY, SUITE 100B

SHEET NUMBER

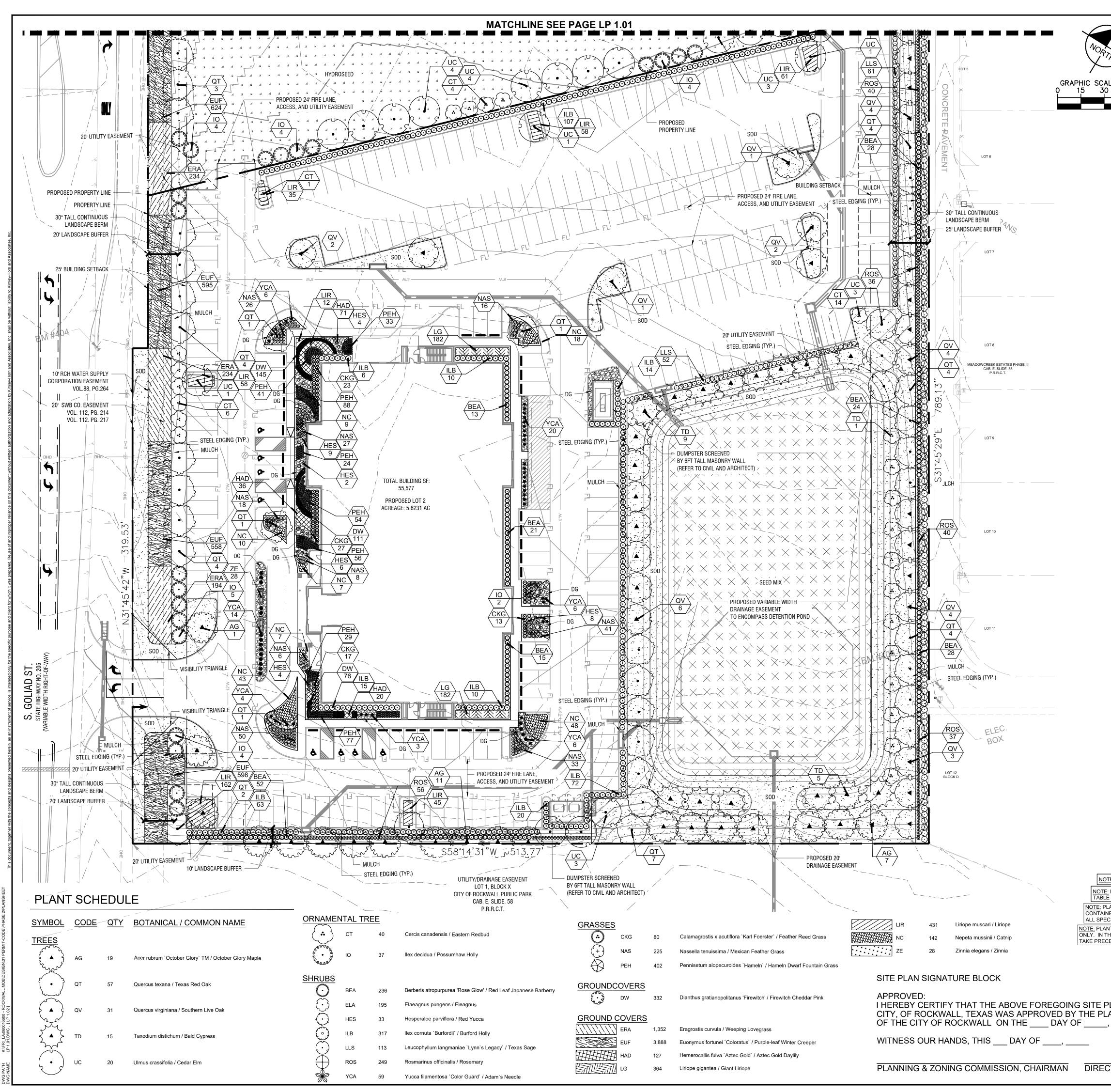
LP 1.01

AUSTIN, TX 78728

EXPRESSWAY, SUITE 100

APPLICANT
VUE REAL ESTATE
ADDRESS: 9600 NORTH CENTRAL
EXPRESSWAY, SUITE 10
DALLAS, TX 75231

	PHONE: (972) 556-1700	
ANNING AND ZONING	CONTACT: JEFF BROCKETTE	



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27A)))		
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	N.T.S.
PROJECT LOCATION	
LOCATION	76
S GOLIAD STREET	

 $\langle \mathbf{x} \rangle$

PRELIMINARY

FOR REVIEW ONLY lot for construction or permit purp

P.L.A. NIKOLAUS B. ADAMS L.A. No. 3404 Date 5/2/2025

4

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

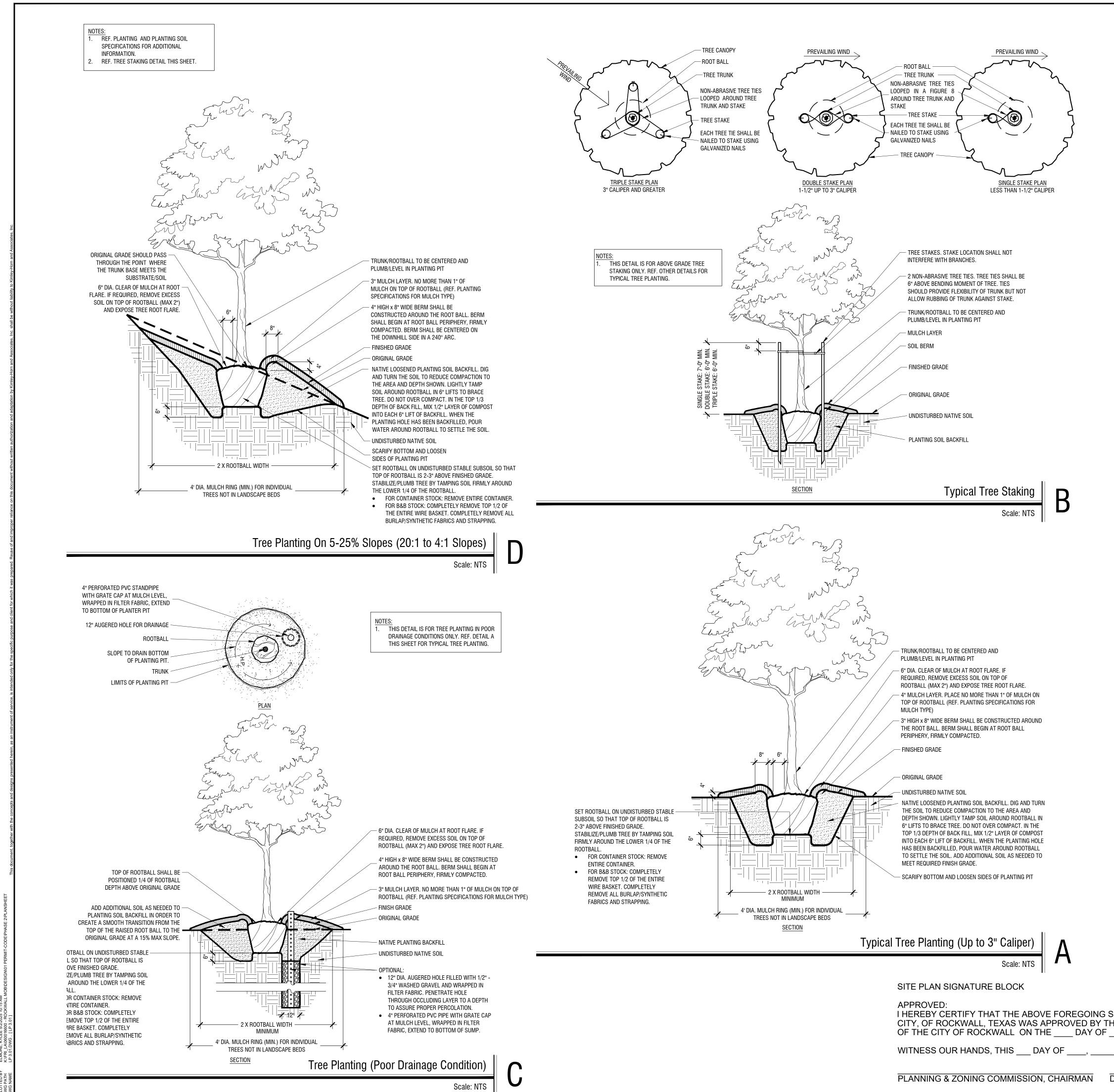
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CITY OF ROCKWALL LANDSCAPE REQUIRE	MENTS	
LANDSCAPE MATERIAL (SECTION 4.A.)	REQUIRED	PROVIDED
Canopy Trees shall be a minimum of 4" caliper		
Accent Trees shall be a minimum of 4 ft in total height	Yes	Yes
Shrubs shall be a minimum of 3 gallons in size		
RESIDENTIAL ZONE - LANDSCAPE BUFFERS	REQUIRED	PROMDED
Aminimum of a 25-foot wide landscaped buffer must be installed for buildings with a building footprint of 25,000 SF to 49,999 SF (Subsection 04.01.E(4), Article 05, UDC)	25 ft	25 ft
6 ft masonry fence (Subsection 05.02.B, Article 08, UDC)	6 ft fence	6 ft fence
1 canopy trees / 20 If (Subsection 05.02.B, Article 08, UDC)	16 canopy trees	16 canopy trees
314 If / 20 If = 16 canopy trees		
STATE HIGHWAY NO.276 - LANDSCAPE BUFFERS	REQUIRED	PROMDED
Retail/Commercial Land Uses: 15-feet (Subsection 06.02.E, Article 05, UDC)	15 ft	15 ft
Berms and shrubbery shall <u>each</u> have a minimum height of 30-inches and a maximum height of 48-inches. (Subsection 06.02.E, Article 05, UDC)	30 in	30 in
2 canopy trees / 100 If (Subsection 06.02.E, Article 05, UDC) 519 If / 100 If * 2 = 11 canopy trees	11 canopy trees	11 canopy trees
4 accent trees / 100 If (Subsection 06.02.E, Article 05, UDC) 519 If / 100 If *4 = 21 accent trees	21 accent trees	21 accent trees
S GOLIAD ST. (SH-205) - LANDSCAPE BUFFERS	REQUIRED	PROVIDED
SH-205 Overlay District: 20 ft (Subsection 06.02.E, Article 05, UDC)	20 ft	20 ft
Berms and shrubbery shall each have a minimum height of 30-inches and a	2011	2011
maximum height of 48-inches. (Subsection 06.02.E, Article 05, UDC)	30 in	30 in
2 canopy trees / 100 lf (Subsection 06.02.E, Article 05, UDC) 314 lf / 100 lf * 2 = 7 canopy trees	7 canopy trees	7 canopy trees
4 accent trees / 100 lf (Subsection 06.02.E, Article 05, UDC) 314 lf / 100 lf *4 = 13 accent trees	13 accent trees	13 accent trees
PARKING LOT LANDSCAPING	REQUIRED	PROMDED
Parking lots with more than two rows of parking spaces shall have a minimum of 200 sf of landscaping. (Subsection 05.03.E, Article 08, UDC)	200 sf	200 sf
No parking spaces may be located more than 80-feet from the trunk of a canopy tree. (Subsection 05.03.E, Article 08, UDC)	80 ft	80 ft
LANDSCAPE REQUIREMENTS	REQUIRED	PROMDED
Zoning District: Commercial (C) District 20 % required landscaping areas. (Subsection 05.03.A, Article 08, UDC) $20\% \times 218,234$ sf = 43,647 sf	43,647 sf (20%)	45,354 sf (20.8%)
Aminimum of 50% of the required landscaping shall be located in the front of and along the side of buildings with street frontage. (Subsection 05.03.A, Article 08, UDC) $50\% \times 43,647$ sf = 21,824 sf	21,824 sf (50%)	*21,824 sf (50%)
DETENTION BASIN REQUIREMENTS	REQUIRED	PROMDED
1 canopy tree / 750 sf (Subsection 05.03.D, Article 08, UDC)	69 canopy trees	69 canopy trees
52000 sf / 750 sf = 69 canopy trees 1 accent tree / 1500 sf (Subsection 05.03.D, Article 08, UDC)	34 accent trees	34 accent trees
52000 sf / 1500 sf = 34 accent trees		
SCREENING REQUIREMENTS	REQUIRED	PROMDED
Trash/Recycling enclosures shall be four sided. These receptacles shall be screened by a minimum six foot, solid masonry dumpster enclosure.	6 ft wall	6 ft wall
1 canopy tree / 20 If (Subsection 01.05.E, Article 05, UDC)		
62 If / 20 If = 4 canopy trees	4 canopy trees	4 canopy trees
Screened with evergreen shrubs (Subsection 01.05.B, Article 05, UDC)	Yes	Yes
* Landscape square footage accounts for all planting on building pad, internal island	Le on the west side	of the building

* Landscape square footage accounts for all planting on building pad, internal islands on the west side of the building and landscape on the southern portion of the commercial site.

Pervious Impervious 26% 74%	PROJECT NUMBI	ER: SP2025-XXX	
(41,805 sf) (117,463 sf)	LANDSCA	PE PLAN	
TE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.	FO	7	
REFER TO SHEET LP 3.03 TO SEE FULL LANDSCAPE	ROCKWALL MED	AN A	
ANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT NER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET CIFICATIONS PROVIDED.	8.4841 ACRES (369,567 S SURVEY, ABST. NO		
NT QUANTITIES ARE PROVIDED FOR CONVENIENCE HE CASE OF A DISCREPANCY, THE DRAWING SHALL CEDENCE.	CITY OF ROCKWALL, ROC CURRENT ZO	Ш	
PLAN FOR DEVELOPEMENT IN THE ANNING AND ZONING COMMISSION ,	PROPOSED LAND USE <u>MAY 2,</u> <u>ENGINEER / SURVEYOR</u> KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 PHONE: (972) 588-4263 CONTACT: MATT LUCAS, P.E. <u>APPLICANT</u> VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100		LANDSCAP
CTOR OF PLANNING AND ZONING	DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE	AUSTIN, TX 78728 PHONE: (865) 228-7440 CONTACT: WARREN L. INCE	SHEET NUMBER



I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE I CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PL OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____, ____.

	DATE BY
	REVISIONS
	ÖZ
	Kimley Morn 3455 NOEL RD. TWO GALLERIA OFFICE TOWER SUITE 700 DALLAS, TX 75240 PHONE: 972-770-1300 FAX: 972-239-3820 WWW.KIMLEY-HORN.COM TX F-928 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
	PRELIMINARY KHA PROJECT POR REVIEW ONLY Not for construction or permit purposes. Kimeley & Horn P.L.A. NIKOLAUS B. ADAMS L.A. NO. 3404 Date Jate 5/2/2025 DESIGNED BA KAR DESIGNED BA KAR
	ROCKWALL MEDICAL BUILDING PREPARED FOR VUE REAL ESTATE CITY OF ROCKWALL, TX
PROJECT NUMBER: SP2025-XXXLANDSCAPE DETAILS FORBANDSCAPE DETAILS FORACCEVALL MEDICAL BUILDING8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CURRENT ZONING: PD-10MAY 2, 2025	ANDSCAPE DETAILS
GINEER / SURVEYOR OWNER ILEY-HORN AND ASSOCIATES, INC. VUE REAL ESTATE DRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 ONE: (972) 588-4263 DALLAS, TX 75231 NTACT: MATT LUCAS, P.E. PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE PLICANT E REAL ESTATE ARCHITECT BLUE FIN DESIGN DRESS: 9600 NORTH CENTRAL EXPRESSMAY, SUITE 100 ADDRESS: 14205 NORTH MOPAC EXPRESSMAY, SUITE 100	LAND
EXPRESSWAY, SUITE 100 EXPRESSWAY, SUITE 100B DALLAS, TX 75231 AUSTIN, TX 78728 ONE: (972) 556-1700 PHONE: (865) 228-7440 NTACT: JEFF BROCKETTE CONTACT: WARREN L. INCE	SHEET NUMBER

PLAN FOR DEVELOPEMENT IN THE
ANNING AND ZONING COMMISSION

<u>APPLICANT</u> VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231

ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC.

PHONE: (972) 588-4263

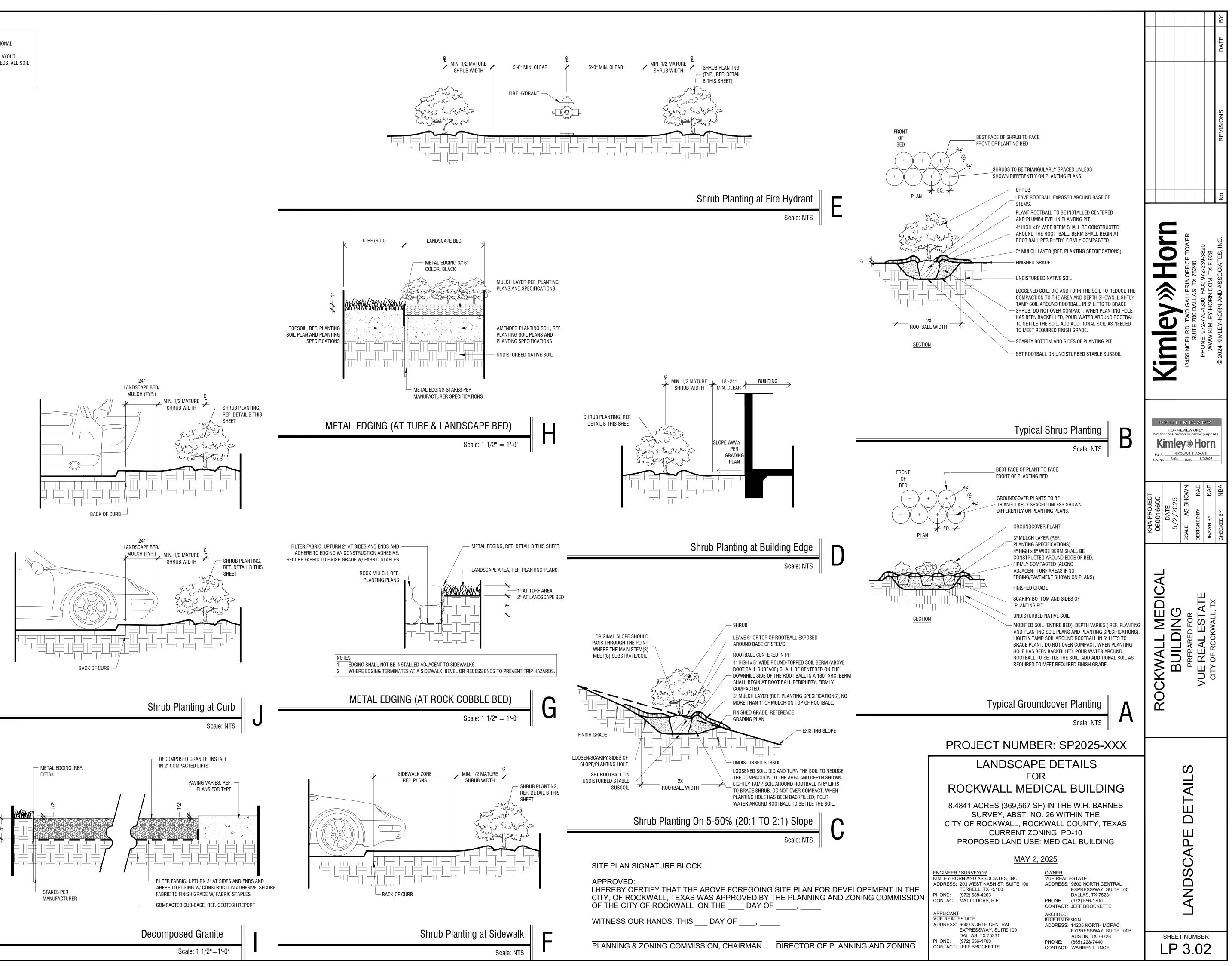
CONTACT: MATT LUCAS, P.E.

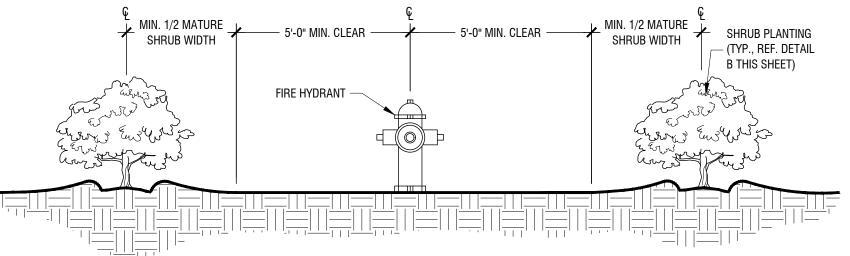
ADDRESS: 203 WEST NASH ST, SUITE 100

PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE NOTES

REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.

REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)





PLANT	SCHEDULE
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<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
TREES					
$\left\{ \cdot \right\}$	QT	37	Quercus texana / Texas Red Oak	4" cal, 16` ht, 5`-6` spr	Full, Straight, Single Leader
	QV	22	Quercus virginiana / Southern Live Oak	4" cal, 16` ht, 5`-6` spr	Full, Straight, Single Leader
	TD	45	Taxodium distichum / Bald Cypress	4" cal, 15` ht, 6` spr	Full, Straight, Single Leader
	UC	13	Ulmus crassifolia / Cedar Elm	4" cal, 15` ht, 6` spr	Full, Straight, Single Leader
	ITAL TRE	E			
	AT	33	Acer truncatum / Shantung Maple	4" cal, 16` ht, 5`-6` spr	Full, Straight, Single Leader
	СТ	14	Cercis canadensis / Eastern Redbud	4" cal, 14` ht, 6` spr	Full, Single Leader
	Ю	22	llex decidua / Possumhaw Holly	4" cal, 12` ht, 4` spr	Full, Multi-Trunk
SHRUBS					
MANA ANALIS	BEA	235	Berberis atropurpurea 'Rose Glow' / Red Leaf Japanese Barberry	24" ht, 24" spr, 36" oc	Full, 3 gallon min.
\bigcirc	ELA	153	Elaeagnus pungens / Eleagnus	24" ht, 24" spr, 48" oc	Full, 3 gallon min.
\odot	HES	36	Hesperaloe parviflora / Red Yucca	18" ht, 18" spr, 24" oc	Full, 3 gallon min.
for the second	ILB	52	llex cornuta `Burfordii` / Burford Holly	36" ht, 30" spr, 42" oc	Full, 3 gallon min.
$\overline{\square}$	ROS	154	Rosmarinus officinalis / Rosemary	18" ht, 18" spr, 24" oc	Full, 3 gallon min.
×	YCA	42	Yucca filamentosa `Color Guard` / Adam`s Needle	18" ht, 18" spr, 24" oc	Full, 3 gallon min.
GRASSES					
MANNA CALL	CKG	131	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	18" ht, 30" oc	Full, 3 gallon min.
	NAS	233	Nassella tenuissima / Mexican Feather Grass	18" ht, 24" oc	Full, 3 gallon min.
\bigotimes	PEH	344	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass	12" ht, 24" oc	Full, 3 gallon min.
GROUNDO	COVERS				
	DW	469	Dianthus gratianopolitanus 'Firewitch' / Firewitch Cheddar Pink	6" ht, 12" spr, 18" oc	Full, 1 gallon min.
GROUND	COVERS				
	ERA	834	Eragrostis curvula / Weeping Lovegrass	18" ht, 12" spr, 24" oc	Full, 1 gallon min.
	EUF	2,079	Euonymus fortunei `Coloratus` / Purple-leaf Winter Creeper	8" ht, 8" spr, 18" oc	Full, 1 gallon min.
	HAD	147	Hemerocallis fulva `Aztec Gold` / Aztec Gold Daylily	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	LHG	86	Lantana x `New Gold` / New Gold Lantana	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	LG	187	Liriope gigantea / Giant Liriope	12" ht, 12" spr, 12" oc	Full, 1 gallon min.
///////////////////////////////////////	LIR	755	Liriope muscari / Liriope	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	NC	117	Nepeta mussinii / Catnip	4" ht, 8" spr, 24" oc	Full, 1 gallon min.
* * * * * * * * * * * * * * * * * * *	ZE	28	Zinnia elegans / Zinnia	4" ht, 12" spr, 12" oc	Full, 1 gallon min.
MISC	SOD	TBD	Cynodon dactlyon / Common Bermuda	n/a	Solid sod, rolled tight with sand filled joints, 100% weed, disease, and pes
] HYDRO SEED	TBD	Cyndodon dactlyon / Common Bermuda	n/a	Hyrdroseed areas. See landscape specifications.
××××××××	- -	TBD	Detention Pond and Slope Mix	n/a	Native American Seed Mix #2808
201421	DG	TBD	Decomposed Granite	n/a	#2808 4" depth
+ + + + + +	_ STEEL EDGING	TBD	Steel Edging	3/16" x 6"	Black
	MULCH	TBD	Shredded Hardwood Mulch	n/a	3" depth. All trees in sod to receive a 4' dia. mulch ring

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

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

PLANTING NOTES

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.
- 4. 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 IMPLEMENTATION. 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.

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES A SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, 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

CERTIFICATION OF ACCEPTABILITY BY THE OWNER. B. PROTECTION OF EXISTING STRUCTURES 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 REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER

D. MATERIALS 1. GENERAL

> SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN

AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

MATERIALS SAMPLES MULCH ONE (1) CUBIC FOOT

TOPSOIL ONE (1) CUBIC YARD PLANTS ONE (1) OF EACH VARIETY

2. PLANT MATERIALS A PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS.

NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 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 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 APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH OR UPON DELIVERY TO THE SITE AS DETERMINED BY THE OWNER FOR QUALITY SIZE ANI VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE 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 (1) WEEK PRIOR TO ANTICIPATED DATE.

E. TOPSOIL

- 1 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, 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 MATERIA
- 2. 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. 3 VERIEY 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 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 WHEN EXISTING QUANTITIES ARE INSUFFICIENT
- 5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 NCHES 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 7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS
- SHALL BE CURRENT AND ACTIVE 8 AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.
- a. ORGANIC SOIL AMENDMENTS
- 1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
- 2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
- 3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL. 4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
- 5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
- 6. WORM CASTINGS: EARTHWORMS.
- b. INORGANIC SOIL AMENDMENTS
- 1. 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 2. 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.
- 3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT
- IRON AND 10 PERCENT SULFUR. 4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM
- 5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.
- c. PLANTING SOIL MIX
- 1. PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINICK MATERIALS OR APPROVED
- 2. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS PFR PLANTING DETAILS (12" MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
- 2. SOD/SEED AREA TOPSOIL ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL
- 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 SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES

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 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. THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

J. COMMERCIAL FERTILIZER

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 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 SPECIFICATIONS:

1. SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL 2. ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 14-14-14 3. SOD - 8-8-8 FERTILIZER

IN 1 GAL (MIN.) CONTAINER.

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. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

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

L. DIGGING AND HANDLING

M. CONTAINER GROWN STOCK

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

- 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 PFR DFTAIL
- 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.
- 4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT. N. 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.
- O. 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 P. MATERIALS LIST
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE 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
- Q. 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.

R. PLANTING PROCEDURES

- 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 LINPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS AT ALL TIMES WORKMANI IKE
- 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. PLAN THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 10 GAL, PLAN - 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 13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE
- 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.

SITE PLAN SIGNATURE BLOCK

APPROVED:

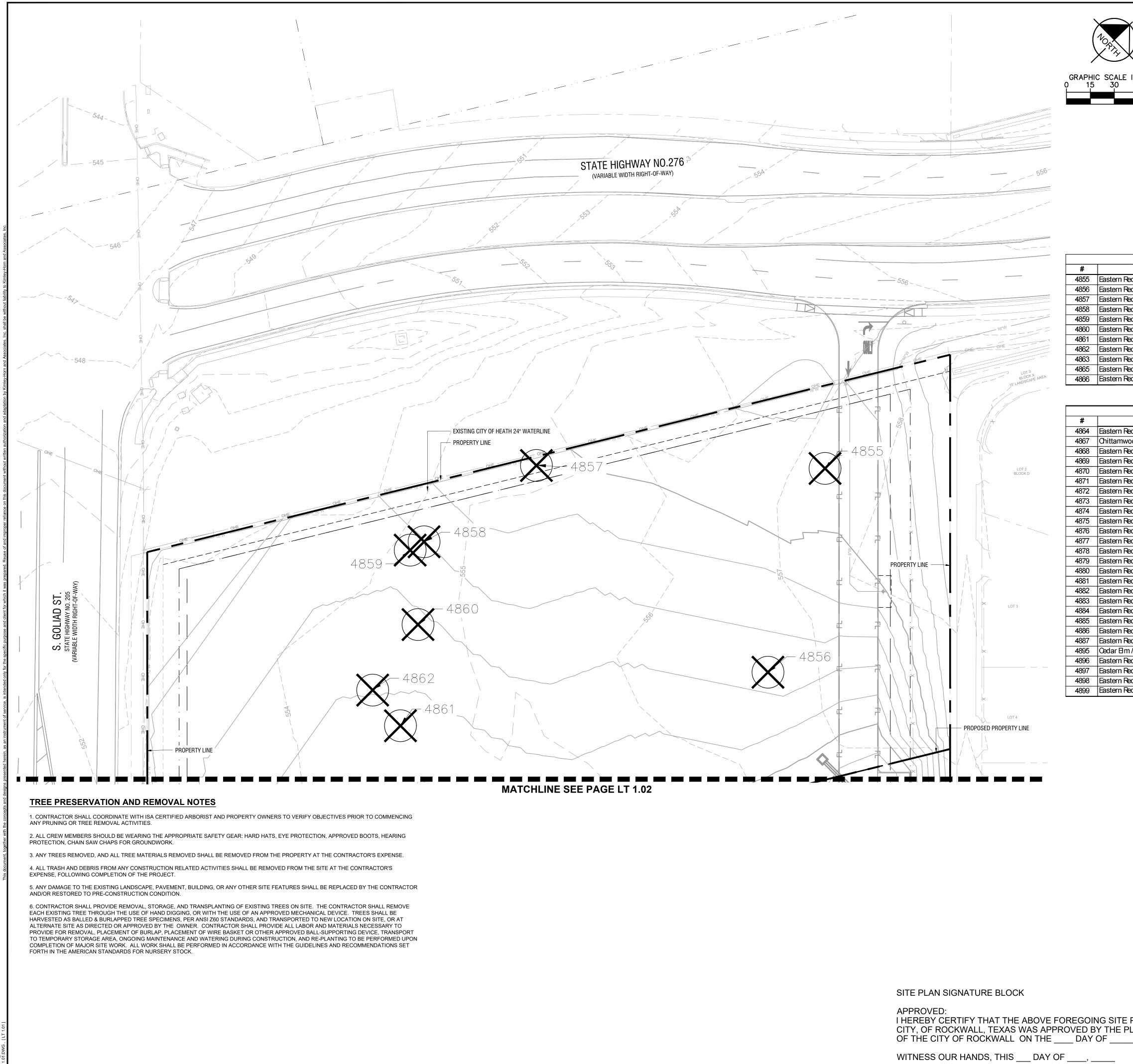
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE P CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLA OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____,

WITNESS OUR HANDS, THIS ____ DAY OF ____, _____

- - DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM

				DATE BY
S. LAWN SODDING 1. THE WORK CONSISTS OF LAWN BED PREPARATION, STRICT ACCORDANCE WITH THE SPECIFICATIONS ANE GRASS LAWN ACCEPTABLE TO THE OWNER.				
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUP SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHIN PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEP	ID BROUGHT TO AN EVEN GRADE. THE WHOLE G NOT MORE THAN ONE-HUNDRED (100) POUNDS RESSIONS CAUSED BY SETTLEMENT OF ROLLING			
SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SU PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP 3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4 TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQL UTILIZING APPROVED MECHANICAL SPREADERS. MIX DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL E PREPARED AREA THOROUGHLY.	TO THE REQUIRED GRADE. INCHES DEEP. APPLY FERTILIZER AT RATE OF ARE FEET. APPLICATION SHALL BE UNIFORM, ERTILIZER THOROUGHLY WITH THE SOIL TO A			REVISIONS
4. SODDING A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARI THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLES B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FU	S SPECIFICALLY NOTED OTHERWISE. PLANT BOARD SPECIFICATIONS, ABSOLUTELY			REV
C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SC SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES PAVED AND PLANTED AREAS. ADJACENT TO BUILDING PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, TH ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, A OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER PANELS AND TO EVEN OUT INCONSISTENCIES IN THE S	DF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, S, A FOUR INCH MULCH STRIP SHALL BE IE LAWN AREAS SHALL BE ROLLED WITH A LAWN ND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION ROLLING TO FILL THE VOIDS BETWEEN THE SOD			No.
LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFOR SOD AND THOROUGHLY WATERED IN. D. DURING DELIVERY, PRIOR TO AND DURING THE PLA AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYI TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT	NTING OF THE LAWN AREAS, THE SOD PANELS SHALL NG AND UNNECESSARY EXPOSURE OF THE ROOTS			_ Z
5. SEEDING A. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MI			TOWER	20 INC.
B. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES PERCENTAGES OF PURITY, GERMINATION, AND MAXIM BY REGION AND SEASON AND SHALL COMPLY WITH ST	ENTAGE OF PURITY AND GERMINATION OF EACH VARIETY. AND VARIETIES, PROPORTIONS BY WEIGHT AND MINIMUM JM PERCENTAGE OF WEED SEED. SEED MIXTURES VARY ATE DO AND LOCAL SOIL CONSERVATION SERVICE			X: 972-239-382 :OM TX F-928 ASSOCIATES, I
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.		GALLERIA OFFICE ALLAS, TX 75240	Δ ^Π Ω
E. PERMANENTLY SEED AND MULCH CUT AND FILL SLC CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVE BE STABILIZED WITH STRAW MULCH AND TACKIFIER, B MEANS TO REDUCE THE EROSIVE POTENTIAL OF THE #	NT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES SHALL DNDED FIBER MATRIX, NETTING, BLANKETS OR OTHER		TWO GA	-770-1300 LEY-HOR -HORN AN
APPROVED SIMILAR EQUIPMENT MAY BE USED TO CON AREAS INACCESSIBLE TO CUTI-PACKER, LIGHTLY RAKI WATER BALLAST ROLLER. AFTER ROLLING, MULCH WI	BASED ON VARIETY AND/OR SPECIES. CULTI-PACKER OR ER SEED AND TO FORM SEEDBED IN ONE OPERATION. IN E SEEDED GROUND WITH FLEXIBLE RAKES AD ROLL WITH H STRAW MULCH AT THE RATE OF 2 TONS PER ACRE.		TITE SUITE SUITE	PHONE: 972-770-13(WWW.KIMLEY-HC 2024 KIMLEY-HORN
SEEDED AREAS TWICE FIRST WEEK TO MINIMUM DEPT THEREAFTER AS NECESSARY TO SUPPLEMENT NATUR H. CONTRACTOR TO REAPPLY SEED AS NECESSARY IN INTENDED.			13455	© 2 P
6. LAWN MAINTENANCE: A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR S THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE F OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABI REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN T NECESSARY).	EPAIR AND RE-SODDING OF ALL ERODED, SUNKEN ITY BY THE LANDSCAPE ARCHITECT OR OWNER.			
B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. A TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) II DROUGHT RESTRICTION AREA AND MUST FOLLOW CIT T. CLEAN-UP	L WATERING SHALL BE OF SUFFICIENT QUANTITY ICHES. CONTRACTOR TO DETERMINE IF SITE IS IN A		PRELIMINA FOR REVIEW ONI Not for construction or perm Kimley » H	LY nit purposes.
UPON COMPLETION OF ALL PLANTING WORK AND BEF REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RES BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AN THE OWNER'S AUTHORIZED REPRESENTATIVE.	ULTING FROM HIS WORK. ALL PAVED AREAS SHALL		P.L.A. <u>NIKOLAUS B. AD</u> L.A. No. <u>3404</u> Date	0AMS 5/2/2025
U. PLANT MATERIAL MAINTENANCE ALL PLANTS AND PLANTING INCLUDED UNDER THIS CO CULTIVATING, SPRAYING, AND ALL OTHER OPERATION SUPPORTS) NECESSARY TO INSURE A HEALTHY COND ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR O OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH T CONTRACTORS ARE REQUESTED TO PROVIDE A BID ES MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS (S (SUCH AS RE-STAKING OR REPAIRING GUY TION BY THE CONTRACTOR UNTIL CERTIFICATION OF WNER. MAINTENANCE AFTER THE CERTIFICATION HE SPECIFICATIONS IN THIS SECTION. STIMATE TO COVER LANDSCAPE AND IRRIGATION		KHA PROJECT 060016600 DATE 5/2/2025 LE AS SHOWN IGNED BY KAF	P BY
 V. MAINTENANCE (ALTERNATE BID ITEM) 1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER W. GUARANTEE 			KHA F 0600 5/2, scale	DRAWN B
 THE LIFE AND SATISFACTORY CONDITION OF ALL PL CONTRACTOR SHALL BE GUARANTEED BY THE CONTR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ARCHITECT OR OWNER. THE LIFE AND SATISFACTORY CONDITION OF ALL OT 	ACTOR FOR A MINIMUM OF ONE (1) CALENDAR F ACCEPTABILITY BY THE LANDSCAPE HER PLANT MATERIAL (INCLUDING SOD) INSTALLED			
BY THE LANDSCAPE CONTRACTOR SHALL BE GUARAN CALENDAR DAYS, COMMENCING AT THE TIME OF CERT LANDSCAPE ARCHITECT OR OWNER. 3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTH GUARANTEE PERIOD SHALL BE REMOVED FROM THE S	IFICATION OF ACCEPTABILITY BY THE			11
CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE F SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNIS UNDER "PLANTING", AT NO ADDITIONAL COST TO THE (4. IN THE EVENT THE OWNER DOES NOT CONTRACT W	LANTS OF THE SAME KIND AND SIZE AS HED PLANTED AND MULCHED AS SPECIFIED WNER. TH THE CONTRACTOR FOR LANDSCAPE (AND		NG NG	5 I A I I
IRRIGATION) MAINTENANCE, THE CONTRACTOR IS END PERIODICALLY DURING THE ONE YEAR WARRANTY PEI BEING PERFORMED BY THE OWNER, AND SHALL NOTIF PROCEDURES OR CONDITIONS WHICH THREATEN VIGG SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPT.	RIOD TO EVALUATE MAINTENANCE PROCEDURES Y THE OWNER IN WRITING OF MAINTENANCE PROUS AND HEALTH PLANT GROWTH. IT IS A MINIMUM OF ONCE PER MONTH FOR A PERIOD			EAL ES I ROCKWALI
X. FINAL INSPECTION AND ACCEPTANCE OF WORK FINAL INSPECTION AT THE END OF THE GUARANTEE PI AND ALL OTHER INCIDENTAL WORK PERTAINING TO TH SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARA	RIOD SHALL BE ON PLANTING, CONSTRUCTION IS CONTRACT. ANY REPLACEMENT AT THIS TIME			E KE/ LY OF R
ARCHITECT OR OWNER IN WRITING) BEGINNING WITH SAME INSPECTION AND ACCEPTANCE HEREIN DESCRI			OCK	ס ׂ⊂ <
			X	
	PROJECT NUMBE	R: SP2025-XXX		
	LANDSCAF	PE PLAN		
	FOR ROCKWALL MEDI		S Al	
	8.4841 ACRES (369,567 SF) SURVEY, ABST. NO. CITY OF ROCKWALL, ROCK CURRENT ZON	26 WITHIN THE WALL COUNTY, TEXAS	CAP ION	L L
	PROPOSED LAND USE:	MEDICAL BUILDING	NDS(ICAT)
	KIMLEY-HORN AND ASSOCIATES, INC.	<u>OWNER</u> VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL	LA CIF	
AN FOR DEVELOPEMENT IN THE NNING AND ZONING COMMISSION	TERRELL, TX 75160 PHONE: (972) 588-4263 CONTACT: MATT LUCAS, P.E. <u>APPLICANT</u>	EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE ARCHITECT	SPE	
	VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231	BLUE FIN DESIGN ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B AUSTIN, TX 78728 PHONE: (865) 228-7440	SHEET NUME	
TOR OF PLANNING AND ZONING		CONTACT: WARREN L. INCE		12

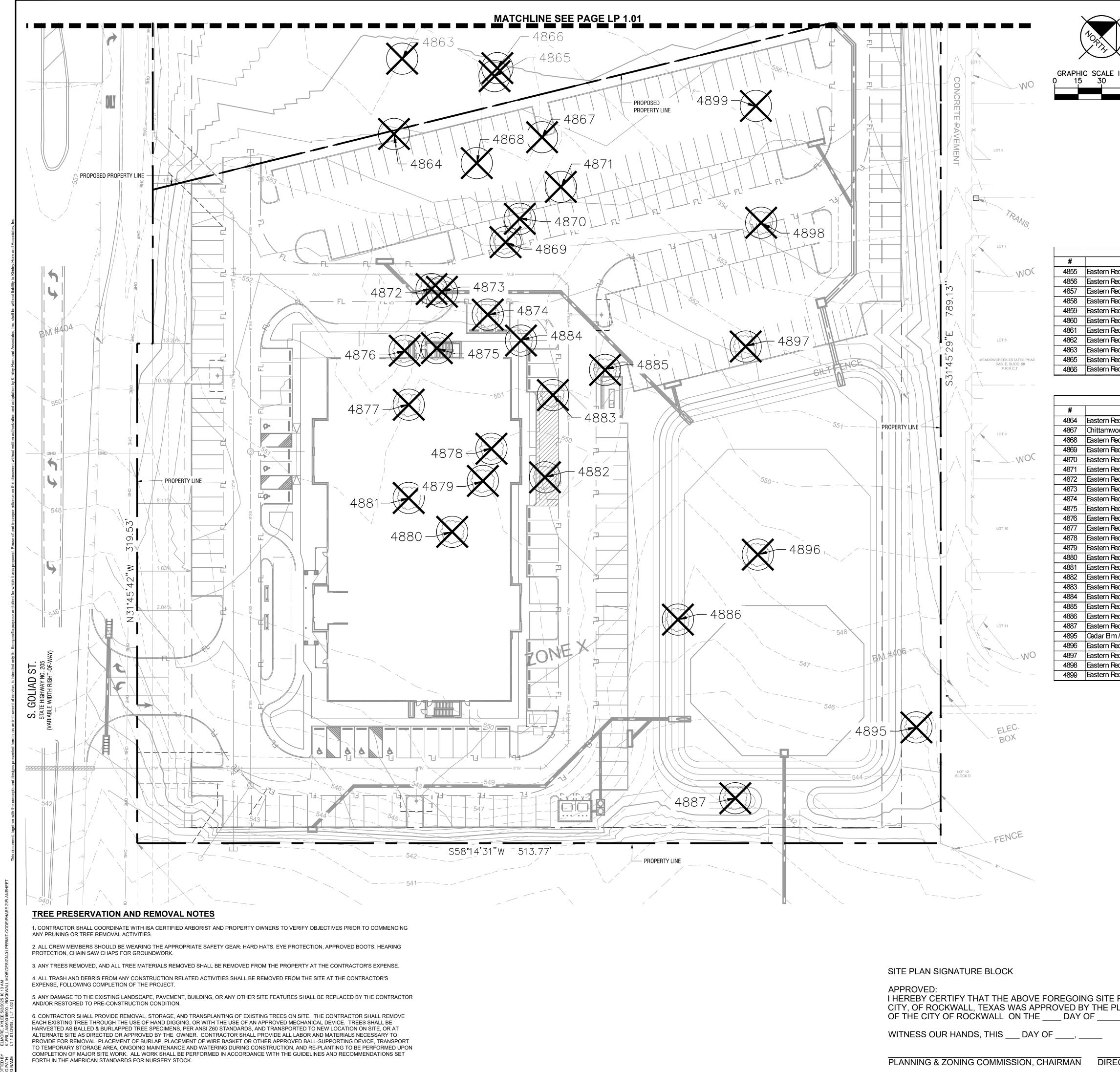
LP 3.03



I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE F

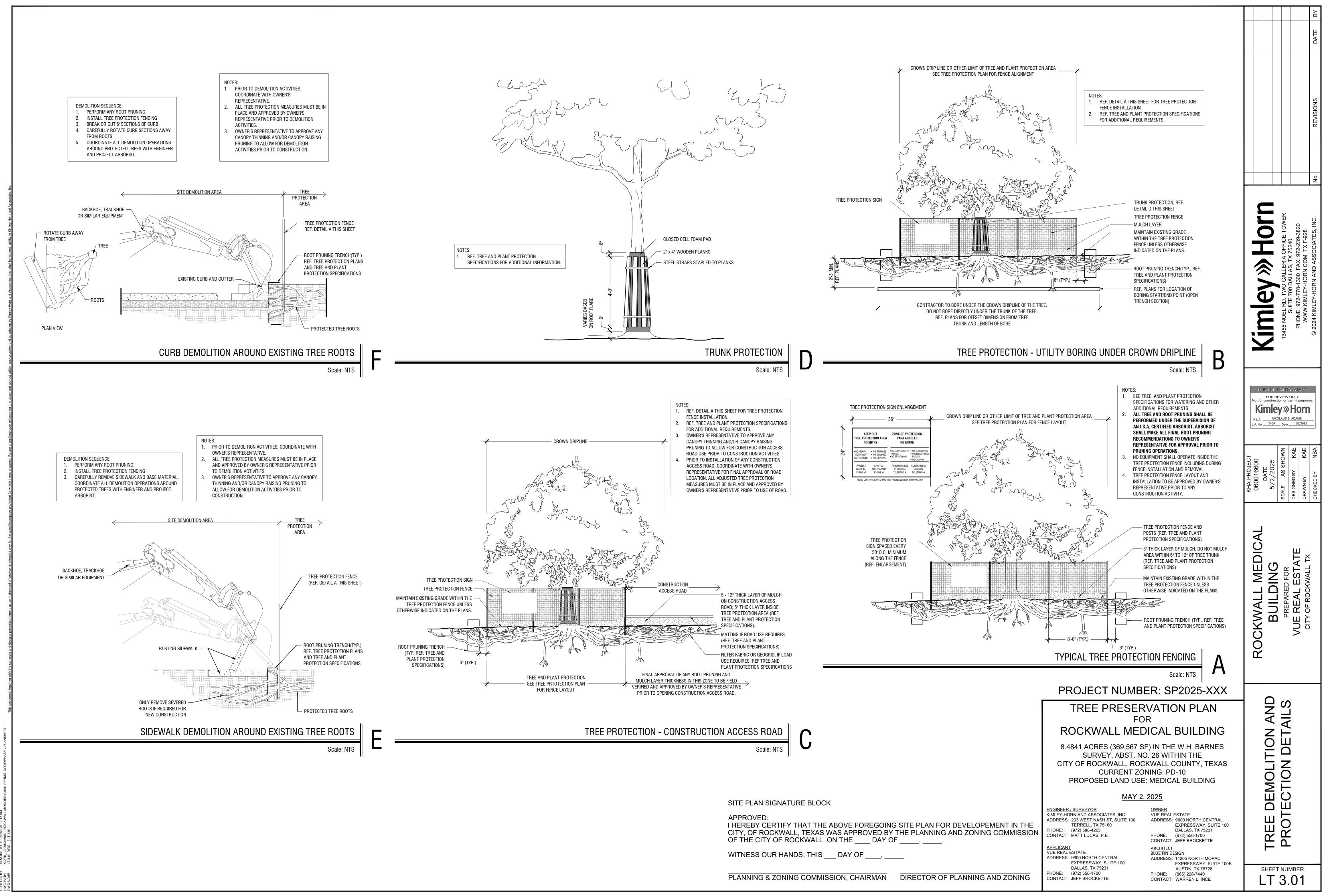
PLANNING & ZONING COMMISSION, CHAIRMAN

5	VICIN			N.T.S.		DATE BY
K			STREET			
IN FEET 60		PROJECT LOCATION	GOLIAD ST			
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		S GOLIAD				No
SPECIES edcedar / Juniperus virginiana		PROTECT OR REMOVE Remove	TREE HEALTH (1-5) Healthy (5)	MITIGATION REQUIRED (IN)		ICE I UWER 40 39-3820 F-928 ATES, INC.
edcedar / Juniperus virginiana	17.3 (20 ft tall)	Remove	Healthy (5)	4		0FFICE 10W 75240 172-239-3820 TX F-928 SOCIATES, IN
edcedar / Juniperus virginiana	13.7 (15 ft tall)	Remove	Healthy (5)	4		0FFI 7524 772-23 772-23 77 F
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	11.1 (10 ft tall) 11.4 (10 ft tall)	Remove	Healthy (5)	4 4		
edcedar / Juniperus virginiana	11.4 (101t tall)	Remove Remove	Healthy (5) Healthy (5)	4 4	ley»	LEKIA AS, TX FAX: { I.COM ID ASS
edcedar / Juniperus virginiana	18.8 (20 ft tall)	Remove	Healthy (5)	4 4		- ~ ~ 7
edcedar / Juniperus virginiana	12.2 (12 ft tall)	Remove	Healthy (5)	4		J GAL DALL -1300 -HOR RN AN
edcedar / Juniperus virginiana	12.3 (12 ft tall)	Remove	Healthy (5)	4		770- 1 007 1 001-
edcedar / Juniperus virginiana	14.7 (15 ft tall)	Remove	Healthy (5)	4		КD. 1 W 11TE 70 972-77 КІМLE LEY-HO
edcedar / Juniperus virginiana	12.6 (12 ft tall)	Remove	Healthy (5)	4		
			Total Mitigation Required	44	Kim	3455 NUEL SU PHONE: WWW. © 2024 KIM
	· · · · · · · · · · · · · · · · · · ·	posed Property Line				1345t P
SPECIES edcedar / Juniperus virginiana	. ,	Remove	TREE HEALTH (1-5)	MITIGATION REQUIRED (IN)		
ood / Sideroxylon lanuginosum	11 (10 ft tall) 9.1 (10 ft tall)	Remove	Healthy (5) Declining (1)	4 0		
edcedar / Juniperus virginiana	15.4 (15 ft tall)	Remove	Healthy (5)	4		
edcedar / Juniperus virginiana	14.2 (15 ft tall)	Remove	Healthy (5)	4		
edcedar / Juniperus virginiana	19.1 (20 ft tall)	Remove	Healthy (5)	4		
edcedar / <i>Juniperus virginia</i> na	11 (10 ft tall)	Remove	Healthy (5)	4	PRELIM	
edcedar / Juniperus virginiana	18.2 (20 ft tall)	Remove	Healthy (5)	4	FOR REVIE Not for construction	or permit purposes.
edcedar / Juniperus virginiana	11.1 (10 ft tall)	Remove	Healthy (5)	4	Kimley	»Horn
edcedar / Juniperus virginiana	14.3 (15 ft tall)	Remove	Healthy (5)	4	1.L.A.	US B. ADAMS
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	11.4 (10 ft tall) 14.3 (15 ft tall)	Remove Remove	Healthy (5)	4 4	L.A. No. <u>3404</u> D	Date5/2/2025
edcedar / Juniperus virginiana	11.2 (10 ft tall)	Remove	Healthy (5) Healthy (5)	4 4		
edcedar / Juniperus virginiana	12.4 (12 ft tall)	Remove	Healthy (5)	4 4		
edcedar / Juniperus virginiana	14 (15 ft tall)	Remove	Healthy (5)	4	JECT 500 525 SHOWN	KAE KAE NBA
edcedar / Juniperus virginiana	15.3 (15 ft tall)	Remove	Healthy (5)	4	EC ⁻ 25	
edcedar / Juniperus virginiana	15.6 (15 ft tall)	Remove	Healthy (5)	4	ROJE 1660 1660 ATE /2029	
edcedar / Juniperus virginiana	13.1 (15 ft tall)	Remove	Healthy (5)	4	KHA PROJECT 060016600 DATE 5/2/2025	
edcedar / Juniperus virginiana	14.4 (15 ft tall)	Remove	Healthy (5)	4	КН/ 06 5/	
edcedar / Juniperus virginiana	13.2 (15 ft tall)	Remove	Healthy (5)	4		CHE DES 0
edcedar / Juniperus virginiana	12.3 (10 ft tall)	Remove	Healthy (5)	4		
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edcedar / Juniperus virginiana	18.2 (20 ft tall)	Remove	Healthy (5)	4		
edcedar / Juniperus virginiana	14.9 (15 ft tall)	Remove	Healthy (5)	4		
edcedar / Juniperus virginiana	14.8(15ft tall)	Remove	Healthy (5)	4	$ \subseteq$	Ш
edcedar / Juniperus virginiana	18.5 (20 ft tall)	Remove	Healthy (5)	4		T X
			Total Mitigation Required		ШО	DR LL,
			Grand Total M	itigation Required: 148 in	MEDICAI	D FOR ESTA KWALL, T
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		UF	TREE REMOVAL.			
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			VEY, ABST. NO. 26			
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS						Z
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PROPOSED LAND USE: MEDICAL BUILDING						Ч
MAY 2, 2025						Ц
				_		
		ENGINEER / SURVEYOR KIMLEY-HORN AND ASS	OCIATES, INC. VUE	REAL ESTATE		
PLAN FOR DEVELOPEN		ADDRESS: 203 WEST N TERRELL, T	ASH ST, SUITE 100 ADD	RESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100		
LANNING AND ZONING			63	DALLAS, TX 75231 NE: (972) 556-1700		
_,		CONTACT. MATTEUCA		NE: (972) 556-1700 TACT: JEFF BROCKETTE		
		<u>APPLICANT</u> VUE REAL ESTATE		HITECT FIN DESIGN		
		ADDRESS: 9600 NORTH		RESS: 14205 NORTH MOPAC		
		DALLAS, TX	75231	EXPRESSWAY, SUITE 100B AUSTIN, TX 78728	SHEET N	JUMBER
CTOR OF PLANNING A	ND ZONING	PHONE: (972) 556-170 CONTACT: JEFF BROCK		NE: (865) 228-7440 TACT: WARREN L. INCE	LT ^	1 01
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I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE

5				N.T.S.		E BY
Z						DATE
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SPECIES	CALIPER (IN)	roposed Property Line PROTECT OR REMOVE		VITIGATION REQUIRED (IN)		NC.
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	13.9 (15 ft tall) 17.3 (20 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4 4		10E 10WE 40 239-3820 F-928 ATES, INC
edcedar / Juniperus virginiana	13.7 (15 ft tall)	Remove	Healthy (5)	4		
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	11.1 (10ft tall) 11.4 (10ft tall)	Remove Remove	Healthy (5) Healthy (5)	4 4	4	XT X: 9 MC VSS
edcedar / Juniperus virginiana	11.1 (10 ft tall)	Remove	Healthy (5)	4		AS AS
edcedar / Juniperus virginiana	18.8 (20 ft tall)	Remove	Healthy (5)	4		A J S K A
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	12.2 (12 ft tall) 12.3 (12 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4 4		770-1: 770-1: LEY-H HORI
edcedar / Juniperus virginiana	12.3 (12 ft tall) 14.7 (15 ft tall)	Remove	Healthy (5)	4 4		972-77 972-77 KIMLE LEY-H0
edcedar / Juniperus virginiana	12.6 (12 ft tall)	Remove	Healthy (5)	4		
			Total Mitigation Required:	44	CIM 13455 NOFI	PHONE: PHONE: WWW
SPECIES	· · · · ·	oposed Property Line PROTECT OR REMOVE	TREE HEALTH (1-5) N	VITIGATION REQUIRED (IN)		0 0
edcedar / Juniperus virginiana	11 (10 ft tall)	Remove	Healthy (5)	4		
ood / Sideroxylon lanuginosum edcedar / Juniperus virginiana	9.1 (10 ft tall) 15.4 (15 ft tall)	Remove Remove	Declining (1) Healthy (5)	0 4		
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	15.4 (15 ft tall) 14.2 (15 ft tall)	Remove	Healthy (5) Healthy (5)	4 4		
edcedar / Juniperus virginiana	19.1 (20 ft tall)	Remove	Healthy (5)	4		
edcedar / Juniperus virginiana	11 (10 ft tall)	Remove	Healthy (5)	4	PRELIM FOR REVIE	EW ONLY
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	18.2 (20 ft tall) 11.1 (10 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4 4	Not for construction o	or permit purposes.
edcedar / Juniperus virginiana	14.3 (15 ft tall)	Remove	Healthy (5)	4	Kimley	W FIOTA
edcedar / Juniperus virginiana	11.4 (10 ft tall)	Remove	Healthy (5)	4	1.2.7 (DS B. ADAMS
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	14.3 (15 ft tall) 11.2 (10 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4 4		
edcedar / Juniperus virginiana	12.4 (12 ft tall)	Remove	Healthy (5)	4 4	z	7 IU Ш Қ
edcedar / Juniperus virginiana	14 (15 ft tall)	Remove	Healthy (5)	4	JECT 300 E 325 SHOWN	KAE KAE NBA
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	15.3 (15 ft tall) 15.6 (15 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4 4		
edcedar / Juniperus virginiana	13.1 (15 ft tall)	Remove	Healthy (5)	4 4	A PRC 0016 DATI 2/2(AS	ED I BY
edcedar / Juniperus virginiana	14.4 (15 ft tall)	Remove	Healthy (5)	4	KHA 060 5/	
edcedar / Juniperus virginiana	13.2 (15 ft tall)	Remove	Healthy (5)	4	S S	CH DE
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	12.3 (10 ft tall) 15.7 (15 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4 4		
edcedar / Juniperus virginiana	11.5 (10 ft tall)	Remove	Healthy (5)	4 4		
I Ulmus crassifolia	15.5 (15 ft tall)	Remove	Healthy (5)	4		
edcedar / Juniperus virginiana	18.2 (20 ft tall)	Remove	Healthy (5)	4	\triangleleft	
edcedar / Juniperus virginiana edcedar / Juniperus virginiana	14.9 (15 ft tall) 14.8 (15 ft tall)	Remove Remove	Healthy (5) Healthy (5)	4 4	\underline{O}	ш
edcedar / Juniperus virginiana	14.5 (10 ft tall)	Remove	Healthy (5)	4		$\vdash \times$
			Total Mitigation Required:	104	MEDICAL	D FOR ESTA KWALL, T
			Grand Total Mitig	gation Required: 148 in		PARED FOR EAL EST, ROCKWALL
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				G TREE TO BE REMOVED	ROCKWAI BUIL	vUE ⊲TY
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			<u>TE:</u> TREE REMOVAL PERMIT SHAL TREE REMOVAL.	L BE REQUESTED AT THE TIME	Ř	
			CT NUMBER: S	DOUDE XXX		
			E PRESERVAT FOR	ION PLAN	N	
		I ROCKV		L BUILDING		
			RES (369,567 SF) IN TH		A	
		SUR	RVEY, ABST. NO. 26 W	/ITHIN THE		
			CKWALL, ROCKWALL			Z
			CURRENT ZONING: F SED LAND USE: MEDI	-	SE	<u>ح</u>
					Ш	Ц
			MAY 2, 2025		PRE	
		ENGINEER / SURVEYOR				
		KIMLEY-HORN AND ASSO ADDRESS: 203 WEST NA	IASH ST, SUITE 100 ADDRES	AL ESTATE SS: 9600 NORTH CENTRAL	Щ	
PLAN FOR DEVELOPEM LANNING AND ZONING		N PHONE: (972) 588-426 CONTACT: MATT LUCAS	63	EXPRESSWAY, SUITE 100 DALLAS, TX 75231 (972) 556-1700	-RE	
_,	000000	CONTACT. MATTEUCAS	CONTAC	CT: JEFF BROCKETTE		
		APPLICANT VUE REAL ESTATE		N DESIGN		
			AY, SUITE 100	SS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B		
		DALLAS, TX 7 PHONE: (972) 556-170 CONTACT: JEFF BROCK	00 PHONE:	AUSTIN, TX 78728 : (865) 228-7440 CT: WARREN L. INCE	SHEET N	
			CONTAC	51. WARKEN L. INCE	LT 1	.02



	SECTION 015639: TREE AND PLANT PROTECTION RT 1 GENERAL SUMMARY		 PRIOR TO THE START OF CONSTRUCTION, SUBMIT, FOR APPROVAL BY THE OWN A CONSULTING ARBORIST WHO IS A REGISTERED CONSULTING ARBORIST® (RC CONSULTING ARBORISTS OR AN ISA BOARD CERTIFIED ARBORIST, WHICH DETA ALL TREES TO REMAIN WITHIN THE AREA DESIGNATED ON THE DRAWINGS AS T
A.	THE SCOPE OF WORK INCLUDES ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, FACILITIES, TRANSPORTATION AND SERVICES NECESSARY FOR, AND INCI DENTAL TO PERFORMING ALL OPERATIONS IN CONNECTION WITH PROTECTION OF		AREA. THE REPORT SHALL INCLUDE THE FOLLOWING: a. A DESCRIPTION OF EACH TREE TO REMAIN INDICATING ITS GENUS AND SPEC DAMAGE TO THE ROOT SYSTEM OR SOIL WITHIN THE ROOT ZONE, TREE DIAM
	EXISTING TREES AND OTHER PLANTS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. 1. PROVIDE PRECONSTRUCTION EVALUATIONS 2. PROVIDE PROTECTION OF ROOT ZONES AND ABOVE GROUND TREES AND PLANTS		APPROXIMATE HEIGHT AND CANOPY SPREAD, SIZE AND ANY VISIBLE DISEASI BRANCH AND TRUNK STRUCTURAL DEFICIENCIES. b. THE REPORT SHALL NOTE ALL TREES OR PARTS OF TREES, WHICH ARE CON EXTREME RISK LEVEL. INCLUDE THE INTERNATIONAL SOCIETY OF ARBORICUL
	 PROVIDE PRUNING OF EXISTING TREES AND PLANTS. COORDINATE WITH THE REQUIREMENTS OF THE SPECIFICATIONS FOR MODIFICATIONS TO THE SOIL WITHIN THE ROOT ZONE OF EXISTING TREES AND PLANTS. 		c. RECOMMENDATIONS AS TO TREATMENT OF ALL INSECT, DISEASE AND STRU d. RECOMMENDATIONS FOR FERTILIZER TREATMENTS, IF ANY.
	 PROVIDE ALL INSECT AND DISEASE CONTROL. PROVIDE MAINTENANCE OF EXISTING TREES AND PLANTS INCLUDING IRRIGATION DURING THE CONSTRUCTION PERIOD AS RECOMMENDED BY THE ARBORIST REPORT. 	В.	e. A PLAN OF THE SITE SHOWING THE LOCATION OF ALL TREES INCLUDED IN TH PRODUCT DATA 1. SUBMIT MANUFACTURER PRODUCT DATA AND LITERATURE DESCRIBING ALL PF
	 PROVIDE MAINTENANCE OF EXISTING TREES AND PLANTS INCLUDING IRRIGATION DURING THE POST CONSTRUCTION PLANT MAINTENANCE PERIOD. REMOVE TREE PROTECTION FROM AROUND AND UNDER TREES AND PLANTS. 	C.	TO THE OWNER'S REPRESENTATIVE FOR APPROVAL. PROVIDE SUBMITTAL BEFO SITE. QUALIFICATIONS SUBMITTAL
1 .2 \.	9. CLEAN UP AND DISPOSAL OF ALL EXCESS AND SURPLUS MATERIAL. CONTRACT DOCUMENTS SHALL CONSIST OF SPECIFICATIONS AND GENERAL CONDITIONS AND THE DRAWINGS. THE INTENT OF THESE DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS, AND SERVICES NECESSARY FOR THE PROPER EXECUTION OF THE WORK. THE DOCUMENTS ARE TO BE CONSIDERED AS ONE. WHATEVER IS CALLED FOR BY ANY PARTS SHALL BE AS BINDING AS IF		 FOR EACH APPLICABLE PERSON EXPECTED TO WORK ON THE PROJECT, PROVID EXPERIENCE OF THE CONSULTING ARBORIST, PROOF OF EITHER THE REGISTERE WITH AMERICAN SOCIETY OF CONSULTING ARBORISTS OR AN ISA BOARD CERT CERTIED ARBORISTS, AND ANY REQUIRED HERBICIDE/PESTICIDE LICENSE TO TH REVIEW PRIOR TO THE START OF WORK.
B.	CALLED FOR IN ALL PARTS. IT IS THE INTENT OF THIS SECTION THAT THE REQUIREMENTS APPLY TO ALL OTHER SECTIONS OF THE PROJECT SPECIFICATION SUCH THAT ANY SUBCONTRACTOR MUST COMPLY WITH THE RESTRICTIONS ON WORK WITHIN DESIGNATED	A.) 1.12	
. 3 ∖.	TREE AND PLANT PROTECTION AREAS. RELATED DOCUMENTS AND REFERENCES RELATED DOCUMENTS:	A.	SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE OWNER'S REPRESENTATIVE A BEGINNING WORK TO REVIEW ANY QUESTIONS THE CONTRACTOR MAY HAVE REGAT PROCEDURES DURING CONSTRUCTION AND PROJECT WORK SCHEDULE. 1. THE FOLLOWING CONTRACTORS SHALL ATTEND THE PRECONSTRUCTION CONF
	 DRAWINGS AND GENERAL PROVISIONS OF CONTRACT INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION I SPECIFICATIONS APPLY TO WORK OF THIS SECTION. IRRIGATION SPECIFICATIONS 		 a. GENERAL CONTRACTOR. b. CONSULTING ARBORIST/CERTIFIED ARBORIST c. TREE AND PLANT PROTECTION SUB-CONTRACTOR.
3.	3. PLANTING SPECIFICATIONS REFERENCES: THE FOLLOWING SPECIFICATIONS AND STANDARDS OF THE ORGANIZATIONS AND DOCUMENTS LISTED IN THIS PARAGRAPH FORM A PART OF THE SPECIFICATION TO THE EXTENT REQUIRED BY THE REFERENCES THERETO. IN THE EVENT THAT THE REQUIREMENTS OF THE FOLLOWING REFERENCED STANDARDS AND SPECIFICATION CONFLICT WITH THIS		 d. EARTHWORK SUB-CONTRACTOR. e. ALL SITE UTILITY SUB-CONTRACTORS THAT MAY BE REQUIRED TO DIG OR TF f. LANDSCAPE SUB-CONTRACTOR.
	SPECIFICATION SECTION, THE REQUIREMENTS OF THIS SPECIFICATION SHALL PREVAIL. IN THE EVENT THAT THE REQUIREMENTS OF ANY OF THE FOLLOWING REFERENCED STANDARDS AND SPECIFICATIONS CONFLICT WITH EACH OTHER. THE MORE STRINGENT REQUIREMENT SHALL PREVAIL.		 g. IRRIGATION SUB-CONTRACTOR. h. PRIOR TO THIS MEETING, MARK ALL TREES AND PLANTS TO REMAIN AND OR SPECIFICATION FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATION
	 ANSI A300 - STANDARD PRACTICES FOR TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE (9 PARTS), MOST CURRENT EDITIONS. INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES (ISA BMP) MOST CURRENT EDITIONS. 	1.13 A.	3 QUALITY ASSURANCE CONTRACTOR QUALIFICATIONS: 1. ALL PRUNING, BRANCH TIE BACK, TREE REMOVAL, ROOT PRUNING, AND FERTIL
	a. TREE PRUNING b. SOIL MANAGEMENT FOR URBAN TREES c. TREE SUPPORT SYSTEMS: CABLING, BRACING, GUYING, AND PROPPING d. TREE LIGHTING PROTECTION SYSTEMS		SHALL BE PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF ISA CERTIFI AFOREMENTIONED INDIVIDUAL'S QUALIFICATIONS FOR APPROVAL BY THE OWNE 2. ALL APPLICATIONS OF PESTICIDE OR HERBICIDE SHALL BE PERFORMED BY A PE LICENSE TO APPLY CHEMICAL PESTICIDES VALID IN THE JURISDICTION OF THE F
	e. MANAGING TREES DURING CONSTRUCTION f. TREE PLANTING g. TREE RISK ASSESSMENT	PAI	REQUIRED STATE LICENSING CERTIFICATES INCLUDING APPLICABLE CHEMICAL RT 2 PRODUCTS
	h. TREE INVENTORY i. INTEGRATED PEST MANAGEMENT j. TREE INJECTIONS	2.1 A.	TREE PROTECTION SIGN: HEAVY-DUTY PLASTIC LAMINATED OR CORRUGATED PLASTIC SIGNS, 24 INCHES X 3 BACKGROUND WITH BLACK 2 INCH HIGH OR LARGER LETTERS BLOCK LETTERS. TH
	 k. TREE AND SHRUB FERTILIZATION 3. PRUNING PRACTICES SHALL CONFORM WITH RECOMMENDATIONS "STRUCTURAL PRUNING: A GUIDE FOR THE GREEN INDUSTRY"; PUBLISHED BY URBAN TREE FOUNDATION, VISALIA, CALIFORNIA; MOST CURRENT EDITION. 	2.2	TO EXISTING TREES. THE TREE PROTECTION SIGN SHALL READ "KEEP OUT - TREE A OTHER PROJECT INFORMATION AS SHOWN ON DRAWINGS. MATTING
.4	4. GLOSSARY OF ARBORICULTURAL TERMS, INTERNATIONAL SOCIETY OF ARBORICULTURE, CHAMPAIGN IL, MOST CURRENT EDITION. VERIFICATION	А. В.	MATTING FOR VEHICLE AND WORK PROTECTION SHALL BE HEAVY DUTY MATTING D TREE ROOTS, ALTURNAMATS AS MANUFACTURED BY ALTURNAMATS, INC. FRANKL SUBMIT SUPPLIERS PRODUCT DATA THAT PRODUCT MEETS THE REQUIREMENTS FO
Α.	ALL SCALED DIMENSIONS ON THE DRAWINGS ARE APPROXIMATE. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES, AND SHALL IMMEDIATELY INFORM THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE INFORMATION ON THE DRAWINGS AND THE ACTUAL CONDITIONS, REFRAINING FROM DOING ANY WORK IN SAID AREAS UNTIL GIVEN APPROVAL TO DO SO BY THE OWNER'S REPRESENTATIVE.	2.3 _Л А.	 GEOGRID SHALL BE WOVEN POLYESTER FABRIC WITH PVC COATING, UNI-AXIAL OR DEGRADATION, RESISTANT TO NATURALLY OCCURRING CHEMICALS, ALKALIS, ACIE GEOGRID SHALL BE MIRAGRID 2XT AS MANUFACTURED BY TEN CATE NICOLON, <u>HTTP://WWW.TENCATE.COM</u> OR APPROVED EQUAL.
1.5 A.	PERMITS AND REGULATIONS THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS RELATED TO THIS SECTION OF THE WORK UNLESS PREVIOUSLY EXCLUDED UNDER PROVISION OF THE CONTRACT OR GENERAL CONDITIONS. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS AND ORDINANCES BEARING ON THE OPERATION OR CONDUCT OF THE WORK AS DRAWN AND	В. 2.4 А.	SUBMIT SUPPLIERS PRODUCT DATA THAT PRODUCT MEETS THE REQUIREMENTS FOR FILTER FABRIC FILTER FABRIC SHALL BE NONWOVEN POLYPROPYLENE FIBERS, INERT TO BIOLOGIC
	SPECIFIED. IF THE CONTRACTOR OBSERVES THAT A CONFLICT EXISTS BETWEEN PERMIT REQUIREMENTS AND THE WORK OUTLINED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE II WRITING INCLUDING A DESCRIPTION OF ANY NECESSARY CHANGES AND CHANGES TO THE CONTRACT PRICE RESULTING	N B.	NATURALLY OCCURRING CHEMICALS, ALKALIS AND ACIDS. 1. MIRAFI 135 N AS MANUFACTURED BY TEN CATE NICOLON, NORCROSS, GA. <u>HTTI</u> EQUAL. SUBMIT SUPPLIERS PRODUCT DATA THAT PRODUCT MEETS THE REQUIREMENTS FO
3.	FROM CHANGES IN THE WORK. WHEREVER REFERENCES ARE MADE TO STANDARDS OR CODES IN ACCORDANCE WITH WHICH WORK IS TO BE PERFORMED OR TESTED, THE EDITION OR REVISION OF THE STANDARDS AND CODES CURRENT ON THE EFFECTIVE DATE OF THIS CONTRACT SHALL APPLY, UNLESS OTHERWISE EXPRESSLY SET FORTH.) PAI 3.1	RT 3 EXECUTION SITE EXAMINATION
).	IN CASE OF CONFLICT AMONG ANY REFERENCED STANDARDS OR CODES OR BETWEEN ANY REFERENCED STANDARDS AND CODES AND THE SPECIFICATIONS, THE MORE RESTRICTIVE STANDARD OR CODE SHALL APPLY OR OWNER'S REPRESENTATIVE SHALL DETERMINE WHICH SHALL GOVERN.	3.2	EXAMINE THE SITE, TREE, PLANT AND SOIL CONDITIONS. NOTIFY THE OWNER'S REP CONDITIONS THAT MAY IMPACT THE SUCCESSFUL TREE AND PLANT PROTECTIONS COORDINATION WITH PROJECT WORK THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK THAT MAY IMPACT
1.6 ∖.	PROTECTION OF WORK, PROPERTY AND PERSON THE CONTRACTOR SHALL PROTECT THE WORK, ADJACENT PROPERTY, AND THE PUBLIC, AND SHALL BE RESPONSIBLE FOR ANY DAMAGES OR INJURY DUE TO HIS/HER ACTIONS.	A. B. C.	THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK THAT MAY IMPACT PRIOR TO THE START OF WORK, PREPARE A DETAILED SCHEDULE OF THE WORK FO COORDINATE THE RELOCATION OF ANY IRRIGATION LINES CURRENTLY PRESENT ON CONDUITS OF OTHER UTILITY LINES OR STRUCTURES THAT ARE IN CONFLICT WITH
1.7 4.	CHANGES IN THE WORK THE OWNER'S REPRESENTATIVE MAY ORDER CHANGES IN THE WORK, AND THE CONTRACT SUM SHOULD BE ADJUSTED ACCORDINGLY. ALL SUCH ORDERS AND ADJUSTMENTS PLUS CLAIMS BY THE CONTRACTOR FOR EXTRA COMPENSATION	3.3 A.	NOT BE ALTERED TO FIT AROUND LINES. NOTIFY THE OWNER'S REPRESENTATIVE O
1.8 4.	MUST BE MADE AND APPROVED IN WRITING BEFORE EXECUTING THE WORK INVOLVED. CORRECTION OF WORK THE CONTRACTOR SHALL RE-EXECUTE ANY WORK THAT FAILS TO CONFORM TO THE REQUIREMENTS OF THE CONTRACT AND SUALL DEMETRY DEFECTS DUE TO FAIL TO MATERIALS OF WORKMANSUUR UPON WRITTEN NOTICE FROM THE OWNER.	В. 34	WHERE NO LIMIT OF THE TREE AND PLANT PROTECTION AREA IS DEFINED ON THE D DRIP LINE (OUTER EDGE OF THE BRANCH CROWN) OF EACH TREE. PREPARATION :
.9	AND SHALL REMEDY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP UPON WRITTEN NOTICE FROM THE OWNER'S REPRESENTATIVE, AT THE SOONEST POSSIBLE TIME THAT CAN BE COORDINATED WITH OTHER WORK AND SEASONAL WEATHER DEMANDS. DEFINITIONS	'A.	PRIOR TO THE PRECONSTRUCTION MEETING, LAYOUT THE LIMITS OF THE TREE AND ALIGNMENTS OF REQUIRED TREE AND PLANT PROTECTION FENCING AND ROOT PRU REPRESENTATIVE'S APPROVAL OF THE LIMITS OF THE PROTECTION AREA AND THE A PRIMING
۹.	ALL TERMS IN THIS SPECIFICATION SHALL BE AS DEFINED IN THE "GLOSSARY OF ARBORICULTURAL TERMS" OR AS MODIFIED BELOW. 1. OWNER'S REPRESENTATIVE: THE PERSON APPOINTED BY THE OWNER TO REPRESENT THEIR INTEREST IN THE REVIEW	В.	PRUNING. FLAG ALL TREES AND LARGE SHRUBS TO BE REMOVED BY WRAPPING ORANGE PLA OBTAIN THE OWNER'S REPRESENTATIVE'S APPROVAL OF ALL TREES AND LARGE SH START OF TREE AND SHRUB REMOVAL. AFTER APPROVAL, MARK ALL TREES AND S
	AND APPROVAL OF THE WORK AND TO SERVE AS THE CONTRACTING AUTHORITY WITH THE CONTRACTOR. THE OWNER'S REPRESENTATIVE MAY APPOINT OTHER PERSONS TO REVIEW AND APPROVE ANY ASPECTS OF THE WORK. 2. REASONABLE AND REASONABLY: WHEN USED IN THIS SPECIFICATION IS INTENDED TO MEAN THAT THE CONDITIONS	C.	PAINT IN A BAND COMPLETELY AROUND THE BASE OF THE TREE OR LARGE SHRUB FLAG ALL TREES AND LARGE SHRUBS TO REMAIN WITH WHITE PLASTIC RIBBON THE OR EACH TREE AND ON A PROMINENT BRANCH FOR EACH SHRUB. OBTAIN THE OWN
	CITED WILL NOT AFFECT THE ESTABLISHMENT OR LONG TERM STABILITY, HEALTH OR GROWTH OF THE PLANT. THIS SPECIFICATION RECOGNIZES THAT PLANTS ARE NOT FREE OF DEFECTS, AND THAT PLANT CONDITIONS CHANGE WITH TIME. THIS SPECIFICATION ALSO RECOGNIZES THAT SOME DECISIONS CANNOT BE TOTALLY BASED ON MEASURED FINDINGS AND THAT PROFESSION JUDGMENT IS REQUIRED. IN CASES OF DIFFERING OPINION, THE OWNER'S	D.	ALL TREES AND SHRUBS TO REMAIN PRIOR TO THE START OF TREE AND SHRUB RE PRIOR TO ANY CONSTRUCTION ACTIVITY AT THE SITE INCLUDING UTILITY WORK, GF INSTALLATION OF TEMPORARY CONSTRUCTION FACILITIES, INSTALL ALL TREE PRO FENCE, TREE PROTECTION SIGNS, GEOGRID, MULCH AND OR WOOD CHIPS AS SHOW
	REPRESENTATIVE EXPERT SHALL DETERMINE WHEN CONDITIONS WITHIN THE PLANT ARE JUDGED AS REASONABLE. 3. SHRUB: WOODY PLANTS WITH MATURE HEIGHT APPROXIMATELY LESS THAN 25 FEET. 4. TREE AND PLANT PROTECTION AREA: AREA SURROUNDING INDIVIDUAL TREES, GROUPS OF TREES, SHRUBS, OR OTHEF	3.5 A.	VOLUMETRIC SOIL MOISTURE LEVEL, IN ALL SOILS WITHIN THE TREE AND PLANT PF ABOVE PERMANENT WILT POINT TO A DEPTH OF AT LEAST 8 INCHES. NO SOIL WOR
	VEGETATION TO BE PROTECTED DURING CONSTRUCTION, AND DEFINED BY A CIRCLE CENTERED ON THE TRUNK WITH EACH TREE WITH A RADIUS EQUAL TO THE CLOWN DRIPLINE UNLESS OTHERWISE INDICATED BY THE OWNER'S REPRESENTATIVE OR THE CONSTRUCTION DRAWINGS.		PERMITTED WITHIN THE TREE AND PLANT PROTECTION AREA WHEN THE VOLUMETI CAPACITY. THE PERMANENT WILT POINT AND FIELD CAPACITY FOR EACH TYPE OF S FOLLOWS (NUMBERS INDICATE PERCENTAGE VOLUMETRIC SOIL MOISTURE):
	5. TREE: SINGLE AND MULTI-STEMMED PLANTS, INCLUDING PALMS WITH ANTICIPATED MATURE HEIGHT APPROXIMATELY GREATER THAN 25 FEET OR ANY PLANT IDENTIFIED ON THE PLANS AS A TREE. SUBMITTALS		SOIL TYPEPERMANENT WILT POINT V/VSAND, LOAMY SAND, SANDY LOAM5 - 8%
1.10	ARBORIST REPORT		LOAM, SANDY CLAY, SANDY CLAY LOAM 14 - 25%

ROVAL BY THE OWNER'S REPRESENTATIVE, THE REPORT OF NG ARBORIST® (RCA) WITH AMERICAN SOCIETY OF DRIST, WHICH DETAILS THE FOLLOWING INFORMATION FOR HE DRAWINGS AS THE TREE AND PLANT PROTECTION		CLAY LOAM, SILT LOAM SILTY CLAY, SILTY CLAY LOAM	11 - 22% 22 - 27%
S GENUS AND SPECIES, CONDITION INCLUDING ANY VISIBLE T ZONE, TREE DIAMETER AT BREAST HEIGHT (DBH) AND	В.	VOLUMETRIC SOIL MOISTURE SHAL BE THE DIGITAL SOIL MOISTURE ME EQUIVALENT METER.	TER, DSMM500 BY GENERAL SPE
NY VISIBLE DISEASE, INSECT INFESTATIONS AND OR	C. 3.6	THE CONTRACTOR SHALL CONFIRM SUSPEND OPERATIONS UNTIL THE S ROOT PRUNING:	
S, WHICH ARE CONSIDERED A HAZARD OR SIGNIFICANT OR IETY OF ARBORICULTURE HAZARD EVALUATION SHEET FOR A POTENTIAL HAZARD TREE. DISEASE AND STRUCTURAL PROBLEMS ENCOUNTERED.	A. B.	FINAL RECOMMENDATIONS ON ANY THE PROJECT ARBORIST AND PROVID PRIOR TO ANY EXCAVATING INTO TH IT PROTECTION AREA OR TREES TO RE	ed in writing to the owner's i he existing soil grade within 2
iy. Ees included in the report.	EXIS	TING GRADE IN ALIGNMENTS FOLLOWI OWNER'S REPRESENTATIVE. ROOT PRI	NG THE EDGES OF THE TREE AND I
DESCRIBING ALL PRODUCTS REQUIRED BY THIS SECTION IE SUBMITTAL BEFORE THE START OF ANY WORK AT THE	LUII	1. USING A ROCK SAW, CHAIN TRE LIMIT OF GRADING.	
E PROJECT, PROVIDE COPIES OF THE QUALIFICATIONS AND		 AFTER COMPLETION OF THE CU ENDS ON THE TREE SIDE OF THE ALL VOIDS. 	T, MAKE CLEAN CUTS WITH A LOP E EXCAVATION, AND BACKFILL THE
IER THE REGISTERED CONSULTING ARBORIST® (RCA) N ISA BOARD CERTIFIED MASTER ARBORIST, ANY ISA CIDE LICENSE TO THE OWNER'S REPRESENTATIVE, FOR	3.7 A.	INSTALLATION OF GEOGRIDS, FILTER INSTALL GEOGRIDS, FILTER FABRIC DETAILS OR AS DIRECTED BY THE O PROVIDE THE FOLLOWING LEVELS O	, MATTING, AND/OR AGGREGATE WNER'S REPRESENTATIVE. IN GEN OF PROTECTION:
IY TIME. REPRESENTATIVE AT LEAST SEVEN (7) DAYS BEFORE		 AREAS WHERE FOOT TRAFFIC O A LAYER OF FILTER FABRIC UND AREAS WHERE OCCASIONAL LIG 	ER THE 6 INCHES OF MULCH. GHT VEHICLE TRAFFIC IS ANTICIPA
R MAY HAVE REGARDING THE WORK, ADMINISTRATIVE HEDULE.		GEOGRIDS UNDER 8 INCHES OF 3. AREAS WHERE HEAVY VEHICLE MULCH AND A LAYER OF MATTII	TRAFFIC IS UNAVOIDABLE PROVID
NSTRUCTION CONFERENCE:	B. C.	THE OWNER'S REPRESENTATIVE SH IN THE ABOVE REQUIREMENTS, LIGH OR LIGHTER. A HEAVY VEHICLE IS A MATERIALS ARE ANY PACKAGED MA MATERIALS SUCH AS SOIL, OR AGG	ALL APPROVE THE APPROPRIATE HT VEHICLE IS DEFINED AS A TRAC NY VEHICLE WITH A TIRE OR TRAC ATERIALS THAT CAN BE PHYSICAL
JIRED TO DIG OR TRENCH INTO THE SOIL.	3.8 A.	PROTECTION: PROTECT THE TREE AND PLANT PROTECT THE TREE AND PLANT PROTO TRUNKS, BARK, BRANCHES, LEA	
TO REMAIN AND OR BE REMOVED AS DESCRIBED IN THIS IER'S REPRESENTATIVE.	3.9	WITH CONSTRUCTION MATERIALS, REPRESENTATIVE OF ANY SPILLS, C METHODS APPROVED BY THE OWNE GENERAL REQUIREMENTS AND LIMIT	OMPACTION OR DAMAGE AND TAI R'S REPRESENTATIVE.
UNING, AND FERTILIZING REQUIRED BY THIS SECTION SION OF ISA CERTIFIED ARBORIST. SUBMIT OVAL BY THE OWNER'S REPRESENTATIVE.	A.	THE CONTRACTOR SHALL NOT ENG. WITHOUT THE APPROVAL OF THE O' STORING SUPPLIES OR MATERIALS; SHALL NOT PERMIT EMPLOYEES TO	WNER'S REPRESENTATIVE INCLUD LOCATING TEMPORARY FACILITIE
ERFORMED BY A PERSON MAINTAINING A CURRENT STATE ISDICTION OF THE PROJECT. SUBMIT COPIES OF ALL ICABLE CHEMICAL APPLICATOR LICENSES.	B.	AREA ANY REASON. PERMITTED AC THE DRAWINGS ALONG WITH ANY F IN THE EVENT THAT CONSTRUCTION AREA, NOTIFY THE OWNER'S REPRE	TIVITY, IF ANY, WITHIN THE TREE A REQUIRED REMEDIAL ACTIVITY AS I/VEHICULAR ACTIVITY IS UNAVOIE SENTATIVE AND SUBMIT A DETAIL
GNS, 24 INCHES X 36 INCHES, WHITE COLORED		PLAN SHALL INCLUDE: A STATEMEN SUITED; A DESCRIPTION OF THE PR ACTIONS THAT WILL REDUCE THE II	DPOSED ACTIVITY; THE TIME PERIO MPACT ON THE TREE AND PLANT F
LOCK LETTERS. THE SIGNS SHALL BE STAKED ADJACENT KEEP OUT - TREE AND PLANT PROTECTION AREA" AND			
YY DUTY MATTING DESIGNED FOR VEHICLE LOADING OVER MATS, INC. FRANKLIN, PA 16323 OR APPROVED EQUAL. E REQUIREMENTS FOR APPROVAL.		2. WHEN ENCOUNTERED, EXPOSED MANNER THAT DOES NOT BREA IN MULCH AND SHALL BE MAINT IN DIAMETER SHALL NOT BE CU) ROOTS, 1 INCHES AND LARGER I K THE OUTER LAYER OF THE ROOT FAINED ABOVE PERMANENT WILT T WITHOUT THE APPROVAL OF TH
TING, UNI-AXIAL OR BIAXIAL GEOGRID, INERT TO BIOLOGICAL ALS, ALKALIS, ACIDS.			BE TUNNELED UNDER THESE ROO IRK SHALL BE PERFORMED AND S 'S.
EN CATE NICOLON, NORCROSS, GA.			TE THE WORK. OTHER BRANCHES
REQUIREMENTS FOR APPROVAL.		ROOTS SHALL BE IN ACCORDAN	PRESENTATIVE. TYING BACK OR T ICE WITH ACCEPTED ARBORICULT ON OF THE I.S.A. CERTIFIED ARBOF
INERT TO BIOLOGICAL DEGRADATION AND RESISTANT OF ORCROSS, GA. HTTP://WWW.TENCATE.COM OR APPROVED		4. MATTING: INSTALL TEMPORARY HEREFORD WITHIN THESE SPEC	MATTING OR AN ADDITIONAL 12
E REQUIREMENTS FOR APPROVAL.		VEHICULAR TRAFFIC, OR THE ST OF THE TEMPORARY MATTING. 5. TRUNK PROTECTION: PROTECT	TORAGE OF MATERIALS WITHIN TH
THE OWNER'S REPRESENTATIVE IN WRITING OF ANY		AND A RING OF 2" x 4" x 4'-0" PL THE PLANKS AS NECESSARY TO LONGER THAN 12 MONTHS. IF C	ANKS LOOSELY BANDED ONTO TH HOLD THEM SECURELY IN PLACE ONSTRUCTION REQUIRES WORK N ANDS SHALL BE INSPECTED EVER
ANT PROTECTIONS THAT IS THE INTENT OF THIS SECTION.		HAVE BECOME TIGHT. 6. AIR EXCAVATION TOOL: IF EXCA	VATION FOR FOOTINGS OR UTILITI
LE OF THE WORK FOR COORDINATION WITH OTHER TRADES. ENTLY PRESENT ON THE IRRIGATION PLAN, HEADS OR THE IN CONFLICT WITH TREE LOCATIONS. TREE ROOTS SHALL		DRAWINGS. a. REMOVE THE MULCH FROM A	TION TOOL TECHNIQUES SHALL B AN AREA APPROXIMATELY 18 INCH MULCH FOR A DISTANCE OF NOT L
REPRESENTATIVE OF ANY CONFLICTS ENCOUNTERED. EAS INDICATED ON THE TREE PROTECTION PLAN. S DEFINED ON THE DRAWINGS, THE LIMIT SHALL BE THE		MULCH SO THAT THE PLASTI b. USING A SPRINKLER OR SOA	ER FABRIC OR PLASTIC SHEETING C SLOPES TOWARDS THE EXCAVA KER HOSE, APPLY WATER SLOWLY IMATELY 12 HOURS PRIOR TO THE
E. S OF THE TREE AND PLANT PROTECTION AREA AND THEN		REWET THE SOIL AS NECESS	E BEGINNING OF THE WORK. FOR E ARY TO KEEP SOIL MOISTURE NEA OOL SPECIFICALLY DESIGNED ANE
PPING ORANGE PLASTIC RIBBON AROUND THE TRUNK AND		SHAPE AND THE DEPTHS REC AIR PRESSURE SHALL BE A N	DED BY THE MANUFACTURER OF T QUIRED. WORK AT RATES AND USI MAXIMUM OF 90-100 PSI. DL SHALL BE "AIR-SPADE" AS MAR
EES AND LARGE SHRUBS TO BE REMOVED PRIOR TO THE K ALL TREES AND SHRUBS TO BE REMOVED WITH ORANGE OR LARGE SHRUB 4.5 FEET ABOVE THE GROUND.		VERONA, PA (412) 826-88 (866) 328-5723 OR APPRO d. USING A COMMERCIAL, HIGH	00, OR AIR KNIFE AS MANUFACTU IVED EQUAL. -POWERED VACUUM TRUCK IF RE
PLASTIC RIBBON TIED COMPLETELY AROUND THE TRUNK B. OBTAIN THE OWNER'S REPRESENTATIVE'S APPROVAL OF REE AND SHRUB REMOVAL.		WITH THE HOSE OPERATOR, EXPOSED ROOTS CAN BE OB	E EXCAVATION. THE VACUUM TRUC SUCH THAT THE SOIL PRODUCED SERVED AND NOT DAMAGED BY TH
G UTILITY WORK, GRADING, STORAGE OF MATERIALS, OR TALL ALL TREE PROTECTION FENCING, FILTER FABRIC, SILT DOD CHIPS AS SHOWN ON THE DRAWINGS.		APPROVED IN ADVANCE BY T e. REMOVE ALL EXCAVATED SO	PLANT PROTECTION AREA UNLESS HE OWNER'S REPRESENTATIVE. IL AND EXCAVATED MULCH, AND (
TREE AND PLANT PROTECTION AREA SHALL BE MAINTAINED HES. NO SOIL WORK OR OTHER ACTIVITY SHALL BE HEN THE VOLUMETRIC SOIL MOISTURE IS ABOVE FIELD	I	EXCAVATION. DO NOT LET TH EXCAVATED AREA MUST REM PLASTIC.	AT FOUNDATIONS OR UTILITY WOR IE ROOTS DRY OUT. MIST THE ROO IAIN OPEN OVER NIGHT, MIST THE

SITE PLAN SIGNATURE BLOCK

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PI OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____

WITNESS OUR HANDS, THIS ____ DAY OF ____, _____

- COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY STANDARD PF APPROVE EACH HOLE AT THE END OF THE GRINDING OPERATION. 2. IN AREAS WHERE THE TREE LOCATION IS TO BE A PLANTING BED OF
- STUMP HOLES WITH PLANTING SOIL AS DEFINED IN THE SOIL MANA LAYERS AND COMPACT TO 80 - 85% OF THE MAXIMUM DRY DENSITY
- A. WITHIN SIX MONTHS OF THE ESTIMATED DATE OF SUBSTANTIAL COMPL BRANCHES LARGER THAN 2 INCH IN DIAMETER FROM ALL TREES TO RE IMPLEMENT ALL PRUNING RECOMMENDATIONS FOUND IN THE ARBORIS PRUNE ANY LOW, HANGING BRANCHES AND VINES FROM EXISTING TRE AND DRIVES, OR PARKING AREAS AS FOLLOWS:
 - 1. WALKS WITHIN 8 FEET VERTICALLY OF THE PROPOSED WALK ELEV 2. PARKING AREAS - WITHIN 12 FEET VERTICALLY OF THE PROPOSED F
 - 3. STREETS AND DRIVES WITHIN 14 FEET VERTICALLY OF THE PROPO ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH ANSI A300 (PART
- "STRUCTURAL PRUNING: A GUIDE FOR THE GREEN INDUSTRY." PERFORM OTHER PRUNING TASK AS INDICATED ON THE DRAWINGS OR WHERE TREE SPECIFIC DISEASE VECTORS REQUIRE, STERILIZE ALL PRU

- ANY CHEMICALS SUBSTANCE. NOTIFY THE OWNER'S A. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO ENSURE THAT ADI TREES TO BE PRESERVED DURING THE ENTIRE CONSTRUCTION PERIOD. SOIL MOISTURE ABOVE THE PERMANENT WILT POINT TO A DEPTH OF 8 THE CONTRACTOR SHALL ADJUST THE AUTOMATIC IRRIGATION SYSTEM USING HOSES OR WATER TANKS AS REQUIRED.
 - PERIODICALLY TEST THE MOISTURE CONTENT IN THE SOIL WITHIN THE I
- SS ADJACENT AREAS OF THE PROJECT OR USE THE A. DURING THE CONSTRUCTION PERIOD, CONTROL ANY PLANTS THAT SEE PROTECTION AREA AT LEAST THREE TIMES A YEAR.
 - 1. ALL PLANTS THAT ARE NOT SHOWN ON THE PLANTING PLAN OR ON REMAIN SHALL BE CONSIDERED AS WEEDS.
 - 3.14 INSECT AND DISEASE CONTROLLER MONITOR ALL PLANTS TO REMAIN FOR DISEASE AND INSECT INFESTATI Α.
 - PROVIDE ALL DISEASE AND INSECT CONTROL REQUIRED TO KEEP THE P OF INTEGRATED PEST MANAGEMENT (IPM). ALL PESTICIDES SHALL BE A
- LL NOT CAUSE DAMAGE TO THE TREE, ROOTS OR SOIL. A. DURING TREE AND PLANT PROTECTION WORK, KEEP THE SITE FREE OF WORK AREA IN AN ORDERLY CONDITION AT THE END OF EACH DAY. REM THE SITE NO LESS THAN ONCE A WEEK.
 - 1. IMMEDIATELY CLEAN UP ANY SPILLED OR TRACKED SOIL, FUEL, OIL CONTRACTOR FROM ALL SURFACES WITHIN THE PROJECT OR ON PL PROPERTY. ONCE TREE PROTECTION WORK IS COMPLETE, WASH ALL SOIL FROM PA
- THAT MULCH IS CONFINED TO PLANTING BEDS. 1AY BE TIED BACK OR PRUNED TO CLEAR ONLY TO THE C. MAKE ALL REPAIRS TO GRADES, RUTS, AND DAMAGE TO THE WORK OR S SHALL ONLY BE REMOVED WHEN SPECIFICALLY D. REMOVE AND DISPOSE OF ALL EXCESS MULCH, WOOD CHIPS, PACKAGII

- 1. THE OWNER'S REPRESENTATIVE MAY ENGAGE AN INDEPENDENT CO PLANT THAT APPEARS TO HAVE BEEN DAMAGED TO DETERMINE TH 2. CONTRACTOR SHALL PAY ALL FINES AND MITIGATION COSTS ASSO
- BY CONTRACTOR'S FORCES. ANY TREE THAT IS DETERMINED TO BE DEAD, DAMAGED OR POTENTIAL UPON THE REQUEST OF THE OWNER'S REPRESENTATIVE SHALL BE IMM ADDITIONAL EXPENSE TO THE OWNER. TREE REMOVAL SHALL INCLUDE OF THE STUMP TO A DEPTH SUFFICIENT TO PLANT THE REPLACEMENT T

L, ELECTRIC CONDUCTIVITY METER. THE METER SHALL PECIALTY TOOLS AND INSTRUMENTS, OR APPROVED C. ITH A MOISTURE METER. IF THE MOISTURE IS TOO HIGH,

31 - 36%

38 - 41%

- OW FIELD CAPACITY.
- S AND PROCEDURES ARE TO BE DETERMINED BY 'S REPRESENTATIVE PRIOR TO ANY ROOT PRUNING. N 25 FEET OF THE LIMIT OF THE TREE AND
- NG TREES TO A DEPTH OF 24 INCHES BELOW D PLANT PROTECTION AREA OR AS DIRECTED BY NCE WITH ANSI A300 (PART 8) LATEST
- G DEVICE, MAKE A VERTICAL CUT WITHIN 2 FEET OF THE
- OPPER, SAW OR PRUNER TO REMOVE ALL TORN ROOT HE TRENCH IMMEDIATELY WITH EXISTING SOIL, FILLING
- GREGATE
- E IN AREAS AND DEPTHS SHOWN ON THE PLANS AND ENERAL IT IS THE INTENT OF THIS SPECIFICATION TO **3.11 PRUNING**:
- ATERIALS IS ANTICIPATED TO BE UNAVOIDABLE PROVIDE B.
- PATED TO BE UNAVOIDABLE PROVIDE A LAYER OF С
- IDE A LAYER OF GEOGRIDS UNDER 8 12 INCHES OF TE LEVEL OF PROTECTION.
- ACK SKID STEER WITH A GROUND PRESSURE OF 4 PSI ACK PRESSURE OF GREATER THAN 4 PSI. LIGHTWEIGHT ALLY MOVED BY HAND INTO THE LOCATION. BULK ED WITHIN THE TREE AND PLANT PROTECTION AREA.
- ROM COMPACTION OF THE SOIL; DAMAGE OF ANY KIND S; AND CONTAMINATION OF THE SOIL, BARK OR LEAVES 3.12 WATERING TAKE CORRECTIVE ACTION IMMEDIATELY USING
- Β. HIN THE TREE AND PLANT PROTECTION AREA: TIVITY WITHIN THE TREE AND PLANT PROTECTION AREA UDING: OPERATING, MOVING OR STORING EQUIPMENT; TIES INCLUDING TRAILERS OR PORTABLE TOILETS AND 3.13 WEED REMOVAL E AND PLANT PROTECTION AREA MAY BE INDICATED ON S LISTED BELOW.
- DIDABLE WITHIN THE TREE AND PLANT PROTECTION AILED WRITTEN PLAN OF ACTION FOR APPROVAL. THE B. AT THE END OF THE CONSTRUCTION PERIOD PROVIDE ONE FINAL WEED THE ACTIVITY INCLUDING WHY OTHER AREAS ARE NOT RIOD FOR THE ACTIVITY, AND A LIST OF REMEDIAL T PROTECTION AREA FROM THE ACTIVITY. TREE IALL NOT BE LIMITED TO THE FOLLOWING: INE OF TREES AND SHRUBS SHALL PROCEED WITH
- NAL BORING AND OR AIR KNIFE EXCAVATION WHERE 3.15 CLEAN-UP R IN DIAMETER SHALL BE WORKED AROUND IN A OT SURFACE (BARK). THESE ROOTS SHALL BE COVERED
- T POINT AT ALL TIMES. ROOTS ONE INCH AND LARGER THE OWNERS REPRESENTATIVE AND PROJECT DOTS WITHOUT CUTTING THEM. IN THE AREAS WHERE SCHEDULED TO CLOSE EXCAVATIONS AS QUICKLY AS B.
- TRIMMING OF ALL BRANCHES AND THE CUTTING OF __ BY THE CONTRACTOR. JLTURAL PRACTICES (ANSI A300, PARTS 1 AND 8) AND BE 3.16 REMOVAL OF TREE AND PLANT PROTECTION ORIST.
- 2 INCH MULCH LAYER OVER THE MULCH SPECIFIED ICATED. DO NOT PERMIT FOOT TRAFFIC, SCAFFOLDING, THE TREE AND PLANT PROTECTION AREA TO OCCUR OFF
- REMAIN BY COVERING IT WITH A CLOSED CELL FOAM PAD ^{A.} THE TREE WITH 3 STEEL BANDS. STAPLE THE BANDS TO CE. TRUNK PROTECTION MUST BY KEPT IN PLACE NO K NEAR A PARTICULAR TREE TO CONTINUE LONGER ERY SIX MONTHS AND LOOSENED IF THEY ARE FOUND TO
- ITIES IS REQUIRED WITHIN THE TREE AND PLANT . BE USED WHERE PRACTICAL OR AS DESIGNED ON THE
- CHES BEYOND THE LIMITS OF THE HOLE OR TRENCH TO LESS THAN 15 FEET AROUND THE LIMIT OF THE NG TO PROTECT THE MULCH FROM SILT. MOUND THE VATION.
- /LY TO THE AREA OF THE EXCAVATION FOR A PERIOD OF HE WORK SO THAT THE GROUND WATER LEVEL IS AT OR R EXCAVATIONS THAT GO BEYOND THE DAMP SOIL, C.
- ND MANUFACTURED FOR THE INTENDED PURPOSE, AND THE EQUIPMENT, FRACTURE THE EXISTING SOIL TO THE ISING TECHNIQUES THAT DO NOT HARM TREE ROOTS. D.
- IANUFACTURED BY CONCEPT ENGINEERING GROUP, INC., TURED BY EASY USE AIR TOOLS, INC. ALLISON PARK, PA
- REQUIRED, REMOVE THE SOIL FROM THE EXCAVATION UCK SHOULD GENERALLY OPERATE SIMULTANEOUSLY E. D IS PICKED UP FROM THE EXCAVATION HOLE, AND THE THE ONGOING OPERATION. DO NOT DRIVE THE VACUUM SS THE AREA IS PROTECTED FROM COMPACTION AS END OF SECTION 015639
- ORK IS COMPLETED IMMEDIATELY AFTER THE OOTS SEVERAL TIMES DURING THE DAY. IF THE HE ROOTS AND COVER THE EXCAVATION WITH BLACK PLASTIC.
- h. RESTORE SOIL WITHIN THE TRENCH AS SOON AS THE WORK IS COMPLETED. UTILIZE SOIL OF SIMILAR TEXTURE TO THE REMOVED SOIL AND LIGHTLY COMPACT WITH HAND TOOLS. LEAVE SOIL MOUNDED OVER THE TRENCH TO A HEIGHT OF APPROXIMATELY 10% OF THE TRENCH DEPTH TO ACCOUNT FOR SETTLEMENT.
- AREA.

- EPRESENTATIVE OF AS INDICATED ON TH DEFINED ON THE DRA
- S OF THE TREE AND PL ING AND ROOT PRUNIN on area and the all
- PING ORANGE PLAST ES AND LARGE SHRU ALL TREES AND SHR OR LARGE SHRUB 4.
- ASTIC RIBBON TIED . OBTAIN THE OWNER REE AND SHRUB REMO
- UTILITY WORK, GRAD ALL ALL TREE PROTEC DD CHIPS AS SHOWN
- REE AND PLANT PROT HES. NO SOIL WORK IEN THE VOLUMETRIC SOIL MOISTURE IS ABOVE FIELD R EACH TYPE OF SOIL TEXTURE SHALL BE DEFINED AS

FIELD CAPACITY V/V 12 - 18%

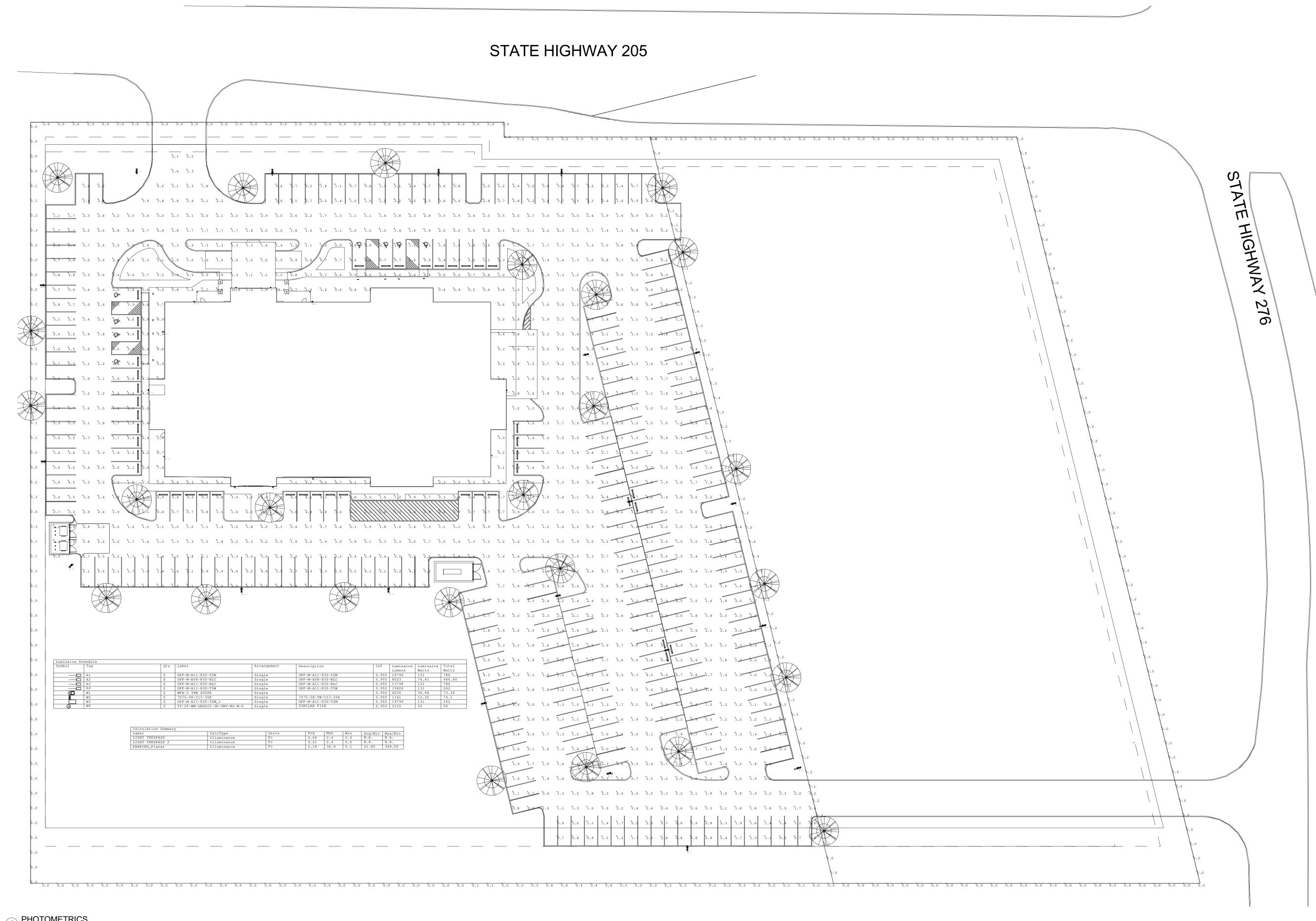
27 - 36%

3.10 TREE REMOVAL:

- EAR FIELD CAPACITY.

- D CONTAMINATED SOIL AT THE END OF THE EXCAVATION.
- g. DISPOSE OF ALL SOIL IN A MANNER THAT MEETS LOCAL LAWS AND REGULATIONS.
- i. RESTORE ANY GEOGRIDS, FILTER FABRIC, OR MULCH AND OR MATTING THAT WAS PREVIOUSLY REQUIRED FOR THE

A.	REMOVE ALL TREES INDICATED BY THE DRAWINGS AND SPECIFICATIONS, AS REQUIRING REMOVAL, IN A MANNER THAT		
B.	WILL NOT DAMAGE ADJACENT TREES OR STRUCTURES OR COMPACTS THE SOIL. REMOVE TREES THAT ARE ADJACENT TO TREES OR STRUCTURES TO REMAIN, IN SECTIONS, TO LIMIT THE OPPORTUNITY OF		DATE
C.	DAMAGE TO ADJACENT CROWNS, TRUNKS, GROUND PLANE ELEMENTS AND STRUCTURES. DO NOT DROP TREES WITH A SINGLE CUT UNLESS THE TREE WILL FALL IN AN AREA NOT INCLUDED IN THE TREE AND PLANT PROTECTION AREA. NO TREE TO BE REMOVED WITHIN 50 FEET OF THE TREE AND PLANT PROTECTION AREA SHALL		
, D.	BE PUSHED OVER OR UP-ROOTED USING A PIECE OF GRADING EQUIPMENT. PROTECT ADJACENT PAVING, SOIL, TREES, SHRUBS, GROUND COVER PLANTINGS AND UNDERSTORY PLANTS TO REMAIN		
,	FROM DAMAGE DURING ALL TREE REMOVAL OPERATIONS, AND FROM CONSTRUCTION OPERATIONS. PROTECTION SHALL INCLUDE THE ROOT SYSTEM, TRUNK, LIMBS, AND CROWN FROM BREAKAGE OR SCARRING, AND THE SOIL FROM		
E.	COMPACTION. REMOVE STUMPS AND IMMEDIATE ROOT PLATE FROM EXISTING TREES TO BE REMOVED. GRIND TRUNK BASES AND LARGE BUTTRESS ROOTS TO A DEPTH OF THE LARGEST BUTTRESS ROOT OR AT LEAST 18 INCHES BELOW THE TOP MOST ROOTS		
	WHICH EVER IS LESS AND OVER THE AREA OF THREE TIMES THE DIAMETER OF THE TRUNK (DBH). 1. FOR TREES WHERE THE STUMP WILL FALL UNDER NEW PAVED AREAS, GRIND ROOTS TO A TOTAL DEPTH OF 18 INCHES		REVISIONS
	BELOW THE EXISTING GRADE. IF THE SIDES OF THE STUMP HOLE STILL HAVE GREATER THAN APPROXIMATELY 20% WOOD VISIBLE, CONTINUE GRINDING OPERATION DEEPER AND OR WIDER UNTIL THE RESULTING HOLE HAS LESS THAN		REVI
	20% WOOD. REMOVE ALL WOOD CHIPS PRODUCED BY THE GRINDING OPERATION AND BACK FILL IN 8 INCH LAYERS WITH CONTROLLED FILL OF A QUALITY ACCEPTABLE TO THE SITE ENGINEER FOR FILL MATERIAL UNDER STRUCTURES, COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY STANDARD PROCTOR. THE OWNER'S REPRESENTATIVE SHALL		
	APPROVE EACH HOLE AT THE END OF THE GRINDING OPERATION. 2. IN AREAS WHERE THE TREE LOCATION IS TO BE A PLANTING BED OR LAWN, REMOVE ALL WOODCHIPS AND BACKFILL		
	STUMP HOLES WITH PLANTING SOIL AS DEFINED IN THE SOIL MANAGEMENT SPECIFICATIONS, IN MAXIMUM OF 12 INCH LAYERS AND COMPACT TO 80 - 85% OF THE MAXIMUM DRY DENSITY STANDARD PROCTOR.		
3.11 A.	PRUNING: WITHIN SIX MONTHS OF THE ESTIMATED DATE OF SUBSTANTIAL COMPLETION, PRUNE ALL DEAD OR HAZARDOUS BRANCHES LARGER THAN 2 INCH IN DIAMETER FROM ALL TREES TO REMAIN.		ÖZ
с В. С.	IMPLEMENT ALL PRUNING RECOMMENDATIONS FOUND IN THE ARBORIST REPORT. PRUNE ANY LOW. HANGING BRANCHES AND VINES FROM EXISTING TREES AND SHRUBS THAT OVERHANG WALKS, STREETS		
0.	AND DRIVES, OR PARKING AREAS AS FOLLOWS: 1. WALKS - WITHIN 8 FEET VERTICALLY OF THE PROPOSED WALK ELEVATION.		
	 PARKING AREAS - WITHIN 12 FEET VERTICALLY OF THE PROPOSED PARKING SURFACE ELEVATION. STREETS AND DRIVES - WITHIN 14 FEET VERTICALLY OF THE PROPOSED DRIVING SURFACE ELEVATION. 		TOWER 3820 28 53, INC.
г ^{D.}	ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH ANSI A300 (PART 1 - PRUNING), ISA BMP: TREE PRUNING AND THE "STRUCTURAL PRUNING: A GUIDE FOR THE GREEN INDUSTRY."		
E. F.	PERFORM OTHER PRUNING TASK AS INDICATED ON THE DRAWINGS OR REQUESTED BY THE OWNER'S REPRESENTATIVE. WHERE TREE SPECIFIC DISEASE VECTORS REQUIRE, STERILIZE ALL PRUNING TOOLS BETWEEN THE WORK IN INDIVIDUAL		RIA OFFIC TX 75240 X: 972-23 COM TX F
3.12 A.	TREES. WATERING THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO ENSURE THAT ADEQUATE WATER IS PROVIDED TO ALL PLANTS AND		
A.	TREES TO BE PRESERVED DURING THE ENTIRE CONSTRUCTION PERIOD. ADEQUATE WATER IS PROVIDED TO ALL PLANTS AND SOIL MOISTURE ABOVE THE PERMANENT WILT POINT TO A DEPTH OF 8 INCHES OR GREATER.		
В.	THE CONTRACTOR SHALL ADJUST THE AUTOMATIC IRRIGATION SYSTEM, IF AVAILABLE, AND APPLY ADDITIONAL WATER, USING HOSES OR WATER TANKS AS REQUIRED.		DEL RD. TWO G SUITE 700 DA NE: 972-770-13 MW.KIMLEY-HORN KIMLEY-HORN
	PERIODICALLY TEST THE MOISTURE CONTENT IN THE SOIL WITHIN THE ROOT ZONE TO DETERMINE THE WATER CONTENT. WEED REMOVAL		5 NOEL RD. TW SUITE 700 PHONE: 972-770 WWW.KIMLEY
A.	DURING THE CONSTRUCTION PERIOD, CONTROL ANY PLANTS THAT SEED IN AND AROUND THE FENCED TREE AND PLANT PROTECTION AREA AT LEAST THREE TIMES A YEAR. 1. ALL PLANTS THAT ARE NOT SHOWN ON THE PLANTING PLAN OR ON THE TREE AND PLANT PROTECTION PLAN TO		3455 NC PHOI W © 2024
B.	REMAIN SHALL BE CONSIDERED AS WEEDS. AT THE END OF THE CONSTRUCTION PERIOD PROVIDE ONE FINAL WEEDING OF THE TREE AND PLANT PROTECTION AREA.		
3.14 A.	INSECT AND DISEASE CONTROLLER MONITOR ALL PLANTS TO REMAIN FOR DISEASE AND INSECT INFESTATIONS DURING THE ENTIRE CONSTRUCTION PERIOD.		
	PROVIDE ALL DISEASE AND INSECT CONTROL REQUIRED TO KEEP THE PLANTS IN A HEALTHY STATE USING THE PRINCIPLES OF INTEGRATED PEST MANAGEMENT (IPM). ALL PESTICIDES SHALL BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR. CLEAN-UP		
A.	DURING TREE AND PLANT PROTECTION WORK, KEEP THE SITE FREE OF TRASH, PAVEMENTS REASONABLY CLEAN AND WORK AREA IN AN ORDERLY CONDITION AT THE END OF EACH DAY. REMOVE TRASH AND DEBRIS IN CONTAINERS FROM THE SITE NO LESS THAN ONCE A WEEK. 1. IMMEDIATELY CLEAN UP ANY SPILLED OR TRACKED SOIL, FUEL, OIL, TRASH OR DEBRIS DEPOSITED BY THE		PRELIMINARY FOR REVIEW ONLY Not for construction or permit purposes.
	CONTRACTOR FROM ALL SURFACES WITHIN THE PROJECT OR ON PUBLIC RIGHT OF WAYS AND NEIGHBORING PROPERTY.		P.L.A. NIKOLAUS B. ADAMS
В. С.	ONCE TREE PROTECTION WORK IS COMPLETE, WASH ALL SOIL FROM PAVEMENTS AND OTHER STRUCTURES. ENSURE THAT MULCH IS CONFINED TO PLANTING BEDS. MAKE ALL REPAIRS TO GRADES, RUTS, AND DAMAGE TO THE WORK OR OTHER WORK AT THE SITE.		L.A. NO Date
D. _ BY TI	REMOVE AND DISPOSE OF ALL EXCESS MULCH, WOOD CHIPS, PACKAGING, AND OTHER MATERIAL BROUGHT TO THE SITE HE CONTRACTOR.		DWN KAE KAE NBA
^Е 3.16 А.	REMOVAL OF TREE AND PLANT PROTECTION AT THE END OF THE CONSTRUCTION PERIOD OR WHEN REQUESTED BY THE OWNER'S REPRESENTATIVE REMOVE ALL FENCING, GEOGRIDS AND FILTER FABRIC, TRUNK PROTECTION AND OR ANY OTHER TREE AND PLANT PROTECTION MATERIAL.		ROJEC 16600 4TE 2025 8Y 8Y
F 3.17	DAMAGE OR LOSS TO EXISTING PLANTS TO REMAIN ANY TREES OR PLANTS DESIGNATED TO REMAIN AND WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED IN		KHA PI 0600 5/2/ scale / DESIGNED DRAWN BY CHECKED E
) J	KIND BY THE CONTRACTOR AT THEIR OWN EXPENSE. TREES SHALL BE REPLACED WITH A TREE OF SIMILAR SPECIES AND 3 INCH CALIPER. SHRUBS SHALL BE REPLACED WITH A PLANT OF SIMILAR SPECIES AND EQUAL SIZE OR THE LARGEST SIZE PLANTS REASONABLY AVAILABLE WHICH EVER IS LESS. WHERE REPLACEMENT PLANTS ARE TO BE LESS THAN THE SIZE OF THE PLANT THAT IS DAMAGED, THE OWNER'S REPRESENTATIVE SHALL APPROVE THE SIZE AND QUALITY OF THE		CH DR SC
B.	REPLACEMENT PLANT. 1. ALL TREES AND PLANTS SHALL BE INSTALLED PER THE REQUIREMENTS OF PLANTING SPECIFICATIONS. PLANTS THAT ARE DAMAGED SHALL BE CONSIDERED AS REQUIRING REPLACEMENT OR APPRAISAL IN THE EVENT THAT		
D.	THE DAMAGE AFFECTS MORE THAN 25% OF THE CROWN, 25% OF THE TRUNK CIRCUMFERENCE, OR ROOT PROTECTION AREA, OR THE TREE IS DAMAGED IN SUCH A MANNER THAT THE TREE COULD DEVELOP INTO A POTENTIAL HAZARD. TREES		
	AND SHRUBS TO BE REPLACED SHALL BE REMOVED BY THE CONTRACTOR AT HIS OWN EXPENSE. 1. THE OWNER'S REPRESENTATIVE MAY ENGAGE AN INDEPENDENT CONSULTING ARBORIST TO ASSESS ANY TREE OR		
	PLANT THAT APPEARS TO HAVE BEEN DAMAGED TO DETERMINE THEIR HEALTH OR CONDITION. 2. CONTRACTOR SHALL PAY ALL FINES AND MITIGATION COSTS ASSOCIATED WITH LOSS OF PROTECTED TREES DAMAGED BY CONTRACTOR'S FORCES.		NALL, WALL,
C.	ANY TREE THAT IS DETERMINED TO BE DEAD, DAMAGED OR POTENTIALLY HAZARDOUS BY THE OWNER'S ARBORIST AND UPON THE REQUEST OF THE OWNER'S REPRESENTATIVE SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR AT NO		
	ADDITIONAL EXPENSE TO THE OWNER. TREE REMOVAL SHALL INCLUDE ALL CLEAN UP OF ALL WOOD PARTS AND GRINDING OF THE STUMP TO A DEPTH SUFFICIENT TO PLANT THE REPLACEMENT TREE OR PLANT, REMOVAL OF ALL CHIPS FROM THE STUMP SITE AND FILLING THE DECILITION UP IN THE REPLACEMENT TREE OR PLANT, REMOVAL OF ALL CHIPS FROM THE		IAL UIL REPAR REA
D.	STUMP SITE AND FILLING THE RESULTING HOLE WITH TOPSOIL. ANY REMEDIAL WORK ON DAMAGED EXISTING PLANTS RECOMMENDED BY THE CONSULTING ARBORIST SHALL BE COMPLETED BY THE CONTRACTOR AT NO COST TO THE OWNER. REMEDIAL WORK SHALL INCLUDE BUT IS NOT LIMITED TO:		
A	SOIL COMPACTION REMEDIATION AND VERTICAL MULCHING, PRUNING AND OR CABLING, INSECT AND DISEASE CONTROL INCLUDING INJECTIONS, COMPENSATORY WATERING, ADDITIONAL MULCHING, AND COULD INCLUDE APPLICATION TREE GROWTH REGULATORS (TGR).		U > 1
E.	REMEDIAL WORK MAY EXTEND UP TO TWO YEARS FOLLOWING THE COMPLETION OF CONSTRUCTION TO ALLOW FOR ANY REQUIREMENTS OF MULTIPLE APPLICATIONS OR THE NEED TO UNDERTAKE APPLICATIONS AT REQUIRED SEASONS OF THE		N N
END	YEAR. OF SECTION 015639		
I.			
		PROJECT NUMBER: SP2025-XXX	
		TREE PRESERVATION PLAN	
		FOR ROCKWALL MEDICAL BUILDING	
		8.4841 ACRES (369,567 SF) IN THE W.H. BARNES	ION DET,
		SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
		CURRENT ZONING: PD-10 PROPOSED LAND USE: MEDICAL BUILDING	MOLI
SIGN	IATURE BLOCK	MAY 2, 2025 ENGINEER / SURVEYOR OWNER	
: ERT	IFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE	KIMLEY-HORN AND ASSOCIATES, INC. VUE REAL ESTATE ADDRESS: 203 WEST NASH ST, SUITE 100 ADDRESS: 9600 NORTH CENTRAL TERRELL, TX 75160 EXPRESSWAY, SUITE 100	Ⅰ ⊢ Ⅰ
) CK	WALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION F ROCKWALL ON THE DAY OF,	PHONE: (972) 588-4263 DALLAS, TX 75231 CONTACT: MATT LUCAS, P.E. PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE	PROT
	HANDS, THIS DAY OF,	APPLICANT ARCHITECT VUE REAL ESTATE BLUE FIN DESIGN	
	·,,,,	ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 DALLAS,	SHEET NUMBER
& ZC	DNING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING	PHONE: (972) 556-1700 PHONE: (865) 228-7440 CONTACT: JEFF BROCKETTE CONTACT: WARREN L. INCE	LT 3.01

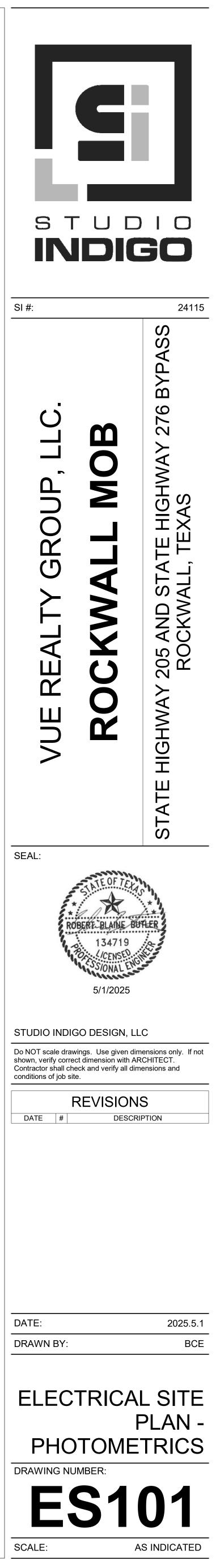


^{1 &}lt;u>PHOTOMETRICS</u> 1/32" = 1'-0"

<u>NOTES</u>

- POLE LIGHTS ARE 20 FEET OR LESS IN HEIGHT WHEN 100 FEET OR LESS FROM RESIDENTIAL DISTRICT.
- 2. FULL CUTOFF LIGHTS ARE REQUIRED TO BE SHIELDED FROM A POINT 5 FEET ABOVE PROPERTY LINES.
- 3. MAXIMUM LIGHT LEVEL AT RESIDENTIAL PROPERTY LINE IS 0.25 FOOT CANDLE.







May 29, 2025

TO: Jake Hodges 203 W Nash Street, Suite 100 Terrell, Texas 75160

FROM: Bethany Ross City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

SUBJECT: SP2025-017; Site Plan for a Medical Office Building

Jake:

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 and conditions of approval:

Staff Recommendations

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) The applicant provides an updated photometric plan that meets the requirements of the Unified Development Code (UDC) prior to the submittal of building permit.
- (3) Any construction resulting from the approval of this <u>Site Plan</u> 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>Site Plan</u> by a vote of 5-0, with Commissioners 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 a (972) 772-6488.

Sihcerely. v Ross, Planner

City of Rockwall Planning and Zoning Department

Jake,

I just realized the photometric plan does not meet our standards. I'm just going to make it a condition of approval that it meets the standards and if you will please get me an updated photometric before you submit building permit, that would satisfy this.

The allowable maximum light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 of one (1) footcandle or 0.2 FC.

Thanks, Bethany Ross Planner City of Rockwall 972.772.6488 Office bross@rockwall.com City of Rockwall - Planning & Zoning

From: Hodges, Jake <Jake.Hodges@kimley-horn.com>
Sent: Tuesday, May 20, 2025 2:11 PM
To: Ross, Bethany <bross@rockwall.com>
Cc: Warren Ince <wince@studioindigotx.com>; Matthew Booth
<mbooth@boothcapitalpartners.com>; Lucas, Matt <matt.lucas@kimley-horn.com>
Subject: RE: Project Comments: SP2025-017

Bethany,

Please see the link below for our resubmittal of the Rockwall MOB site plan documents (2025-017). Please let me know if there are any questions before our meeting next Tuesday!

https://kimley-horn.securevdr.com/d-s426fb8af71544ab8b8ac8c9f40079cd6

Thanks, Jake

Collin (Jake) Hodges, E.I.T Kimley-Horn | 203 West Nash Street, Suite 100, Terrell, Tx 75160 Direct: (972) 588-4263 | Kimley-Horn.com Sent: Monday, May 19, 2025 10:23 AM
To: Hodges, Jake <Jake.Hodges@kimley-horn.com>
Subject: RE: Project Comments: SP2025-017

Yes, that is perfect.

Thank you, Bethany Ross Planner City of Rockwall 972.772.6488 Office <u>bross@rockwall.com</u> City of Rockwall - Planning & Zoning

From: Hodges, Jake <Jake.Hodges@kimley-horn.com>
Sent: Monday, May 19, 2025 10:13 AM
To: Ross, Bethany
bross@rockwall.com>
Subject: RE: Project Comments: SP2025-017

Bethany,

Are electronic version of the documents okay for resubmittal tomorrow?

Thanks, Jake

Collin (Jake) Hodges, E.I.T Kimley-Horn | 203 West Nash Street, Suite 100, Terrell, Tx 75160 Direct: (972) 588-4263 | Kimley-Horn.com

From: Ross, Bethany

bross@rockwall.com

Sent: Tuesday, May 6, 2025 2:51 PM
To: Hodges, Jake <<u>Jake.Hodges@kimley-horn.com</u>

Cc: dani.carr@vuerealestate.com

Subject: Project Comments: SP2025-017

Hi Jake,

Attached are the project comments and engineering markups for your case. Revisions for this case are due May 20, 2025.

Since there were quite a few comments to address, I wanted to give you all time to get those addressed before taking the case for action. Therefore, the meeting schedule for this case is as follows:

Planning and Zoning Commission: May 27, 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 *required* to be at all meetings.

Should you have any questions please let me know.

Thank you, Bethany Ross Planner City of Rockwall 972.772.6488 Office <u>bross@rockwall.com</u> <u>City of Rockwall - Planning & Zoning</u>

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