

03-08-2023

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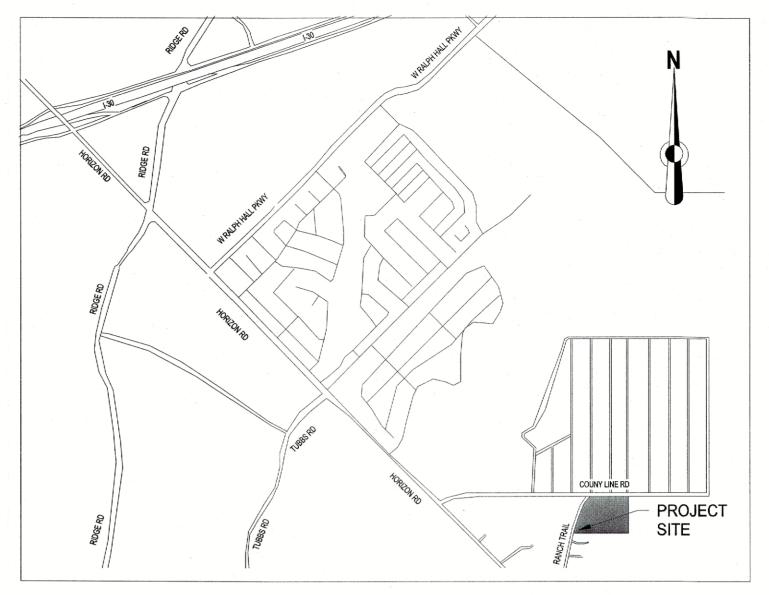
1 SITE PLAN - DETAIL 1" = 20'-0"

Graphic Scale: 1 inch = 20 feet

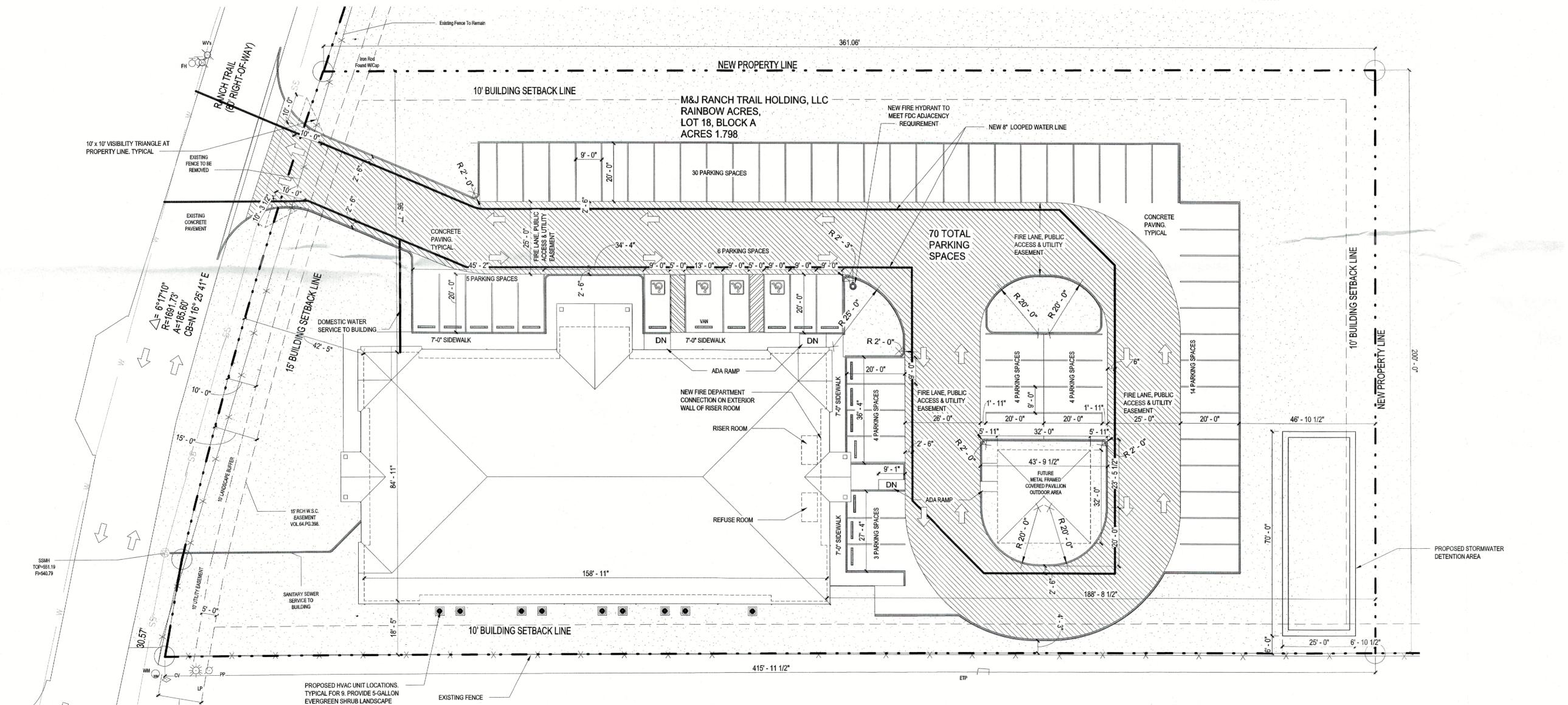
PLANTINGS SCREENING PER CITY

LANDSCAPE PLANTING PLAN LP-1

REQUIREMENTS. REFER TO



VICINITY MAP N.T.S.



SITE PLAN GENERAL NOTES:

DUMPSTER NOT REQUIRED.

1. NO NEW FENCING AROUND SITE.

3. TRASH RECEPTACLES SHALL BE ROLL-OUT

DOLLY CARTS STORED INSIDE REFUSE ROOM.

2. NO OUTSIDE STORAGE ON SITE.

PROJECT SITE PLAN DATA

EXISTING USE: VACANT PROPERTY PROPOSED USE: OFFICE BUILDING EXISTING ZONING DISTRICT: C COMMERCIAL PROPOSED ZONING DISTRICT: C COMMERCIAL APPLICABLE ZONING OVERLAYS: N/A ROCKWALL COUNTY APPRAISAL DISTRICT ACCOUNT NUMBER: 87534

OVERALL SITE GROSS SITE AREA: 78,315 SF OR 1.798 ACRES SITE FRONTAGE: 216 FT SITE WIDTH: 200 FEET SITE DEPTH: VARIES 361 FEET TO 416 FEET IMPERVIOUS SURFACE AREA: 45,529 SF PERVIOUS SURFACE AREA: 32,777 SF

BUILDING
TOTAL GROSS INTENSITY (FAR): 0.16: 1 TOTAL SQUARE FOOTAGE: 13,080 SF COMMERCIAL (SF): 13,080 SF INDUSTRIAL (SF): N/A OTHER (SF): N/A

PROPERTY DEVELOPMENT REGULATIONS MAXIMUM BUILDING COVERAGE PERMITTED: 60% MAXIMUM BUILDING COVERAGE PROPOSED: 16.7% MINIMUM LOT AREA (REQUIRED & PROPOSED): 10,000 SF / 78,315 SF MINIMUM LOT WIDTH (REQUIRED & PROPOSED): 60 FEET / 200 FEET MINIMUM LOT DEPTH (REQUIRED & PROPOSED): 100 FEET / VARIES

SETBACKS (REQUIRED & PROPOSED): FRONT SETBACK: 15 FEET / 42'-5" SIDE SETBACK: 10 FEET / 18'-5" SOUTH & 96'-7" NORTH REAR SETBACK: 10 FEET / 188'-8" MAX STRUCTURE HEIGHT PERMITTED: 60 FEET MAX STRUCTURE HEIGHT PROPOSED: 27 FEET (RIDGE LINE)

FLOOD MAP DATA

SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE U.S. DEPARTMENT OF HOMELAND SECURITY ON FLOOD INSURANCE RATE MAP, NO. 48397C0040L, EFFECTIVE DATE OF 09-26-2008, FOR COMMUNITY PANEL NO. 480547, CITY OF ROCKWALL, TX

PARKING REQUIREMENTS

PARKING RATIO: 1/300 OFFICE OFFICE AREA: 13,080 SF

REQUIRED PARKING: 44 PROVIDED PARKING: 70

REQUIRED ADA PARKING: 4 PROVIDED ADA PARKING: 4

PARKING SPACE: 9' X 20' ADA VAN SPACE: 11' X 20' & 5' AISLE OR 8' X 20' & 8' AISLE ADA STANDARD: 9' X 20'

NAME	COVERAGE TYPE	AREA
BUILDING ROOF AREA	IMPERVIOUS	13516 SF
GROSS PARKING AREA	IMPERVIOUS	28840 SF
OUTDOOR AREA	IMPERVIOUS	900 SF
SIDEWALK	IMPERVIOUS	939 SF
SIDEWALK	IMPERVIOUS	932 SF
SIDEWALK	IMPERVIOUS	339 SF
SIDEWALK	IMPERVIOUS	62 SF
IMPERVIOUS		45529 SF

LANDSCAPE (GENERAL)	PERVIOUS	29218 SF
LANDSCAPE BUFFER	PERVIOUS	1582 SF
LANDSCAPE BUFFER	PERVIOUS	219 SF
INTERIOR LANDSCAPE	PERVIOUS	435 SF
INTERIOR LANDSCAPE	PERVIOUS	692 SF
INTERIOR LANDSCAPE	PERVIOUS	631 SF
PERVIOUS		32777 SF
Grand total		78306 SF

SITE PLAN SIGNATURE BLOCK

APPROVED: I hereby certify that the above and foregoing site plan for a development in the

WITNESS OUR HANDS, this III day of March 2023

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

BSDG

401 Pinson Road

Forney, TX 75126

214.295.5280

www.broadstonedg.com

401 Pinson Road

Forney, TX 75126

972.564.0592

www.eldengineering.com

Eric L. Davis Engineering, Inc.

SITE PLAN - DETAIL

McKINNEY BUILDING

365 RANCH TRAIL ROCKWALL, TEXAS 75032 RAINBOW ACRES, LOTS 18 & S PART OF 19 ROCKWALL COUNTY MCKINNEY BUILDING

SP-1.1

CASE NUMBER: SP2023-007

03-08-2023

MEP ENGINEER: ERIC L. DAVIS ENGINEERING, INC. APE ENGINEERING 1340 DOVE DRIVE MIDLOTHIAN,TX 76065 RUSSELL LAQUEY (972) 351-7550 MLENAMOND@ELDENGINEERING.COM RUSLAQUEY@YAHOO.COM

LANDSCAPE ARCHITECT:

ADDISON, TX 75001

(800) 680-6630 X 11

ERIC SHEPLEY

EVERGREEN DESIGN GROUP

15455 DALLAS PKWY, STE 600

ERIC@EVERGREENDESIGNGROUP.COM

ARCHITECT:

401 PINSON ROAD

FORNEY,TX 75126

DAN WHALEN II

(214) 295-5280

<u>CIVIL ENGINEER</u>:

401 PINSON ROAD

FORNEY,TX 75126

MITCH LENAMOND

(972) 564-0592

BROADSTONE DESIGN GROUP

DWHALEN@ELDENGINEERING.COM

MDAUL@SNAPMGA.COM 03-08-2023

OWNER: M & J RANCH TRAIL HOLDINGS, LLC.

JOHN MCKINNEY / MICHAEL DAUL

JMCKINNEY@SNAPMGA.COM

315 RANCH TRAIL

(214) 304-2979

ROCKWALL, TX 75023

CHARCOAL GREY

ROXBURY

SOLARBLUE

CHARCOAL GREY

DTP157

SOLARBAN 60 (2)

ACME

VITRO

ERIC L. DAVIS ENGINEERING, INC.

401 PINSON ROAD

FORNEY,TX 75126

MITCH LENAMOND

(972) 564-0592

APE ENGINEERING

1340 DOVE DRIVE

RUSSELL LAQUEY

(972) 351-7550

MLENAMOND@ELDENGINEERING.COM RUSLAQUEY@YAHOO.COM

MIDLOTHIAN,TX 76065

DECORATIVE TRUSS

ACCENT BRICK

WINDOW TRIM

GLASS

ROCKWALL COUNTY

MCKINNEY BUILDING

SP-1.2

CASE NUMBER: SP2023-007

03-08-2023

Eric L. Davis Engineering, Inc.

03-08-2023

401 Pinson Road

Forney, TX 75126 972.564.0592

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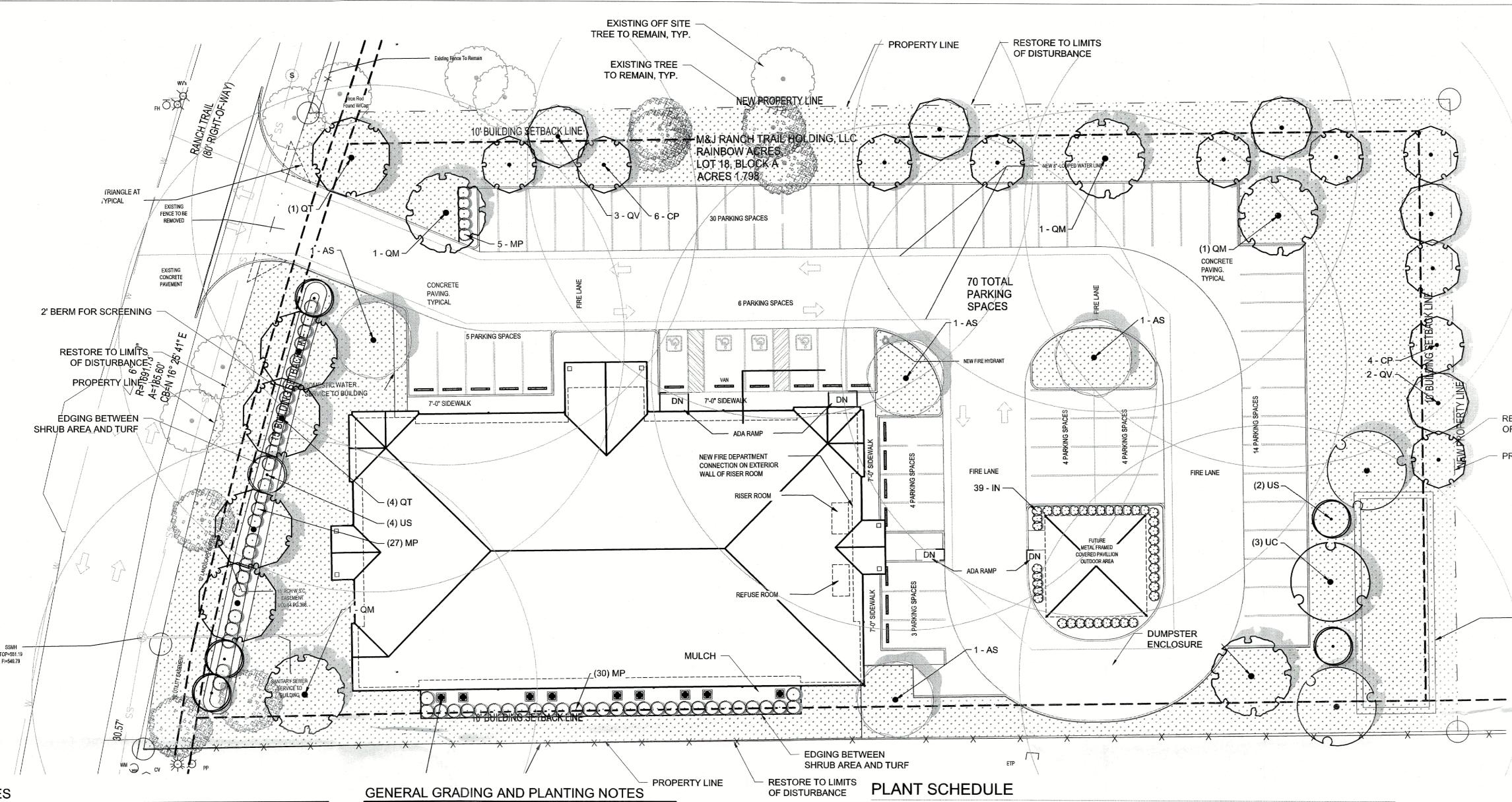
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27' - 5"

1' - 3 1/2"

1' - 3 1/2"

5. COVERED PAVILLION ELEVATION
1/8" = 1'-0"



MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- 2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- 4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
- 6. ALL IRRIGATION SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL'S UDC (SUBSECTION 05.04, OF ARTICLE 08)

GENERAL GRADING AND PLANTING NOTES

- 1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE
- ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
- a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING
- THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED. THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE
- ESTABLISHED.

 d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE
- ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE
- LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS). THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- 5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END
- MAINTENANCE PERIOD. 6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

TREES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
	AS	4	Acer saccharum `Caddo` Caddo Maple	4" Cal.	Cont.	12` min.
E S	СР	10	Pistancia chinensis Chinese Pistache	4" Cal.	Cont.	12` min.
Service of the servic	QM	5	Quercus muehlenbergii Chinkapin Oak	4" Cal.	Cont.	12` min.
a company of the comp	QT	5	Quercus texana Texas Red Oak	3" Cal.	Cont.	12`-14` HT
	QV	5	Quercus virginiana Southern Live Oak	4" Cal.	Cont.	12` min.
	UC	3	Ulmus crassifolia Cedar Elm	4" Cal.	Cont.	12` min.
	US	6	Ungnadia speciosa Mexican Buckeye	2" Cal.	Cont.	8' HT MIN
<u>SHRUBS</u>	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
	IN	39	llex vomitoria 'Nana' Dwarf Yaupon	5 gal.	36" OC	24" Min.
	MP	62	Myrica cerifera `Pumila` Dwarf Wax Myrtle	5 gal.	36" OC	24" Min.
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	CD	29,535 sf	Cynodon dactylon `tif 419`	Sod		

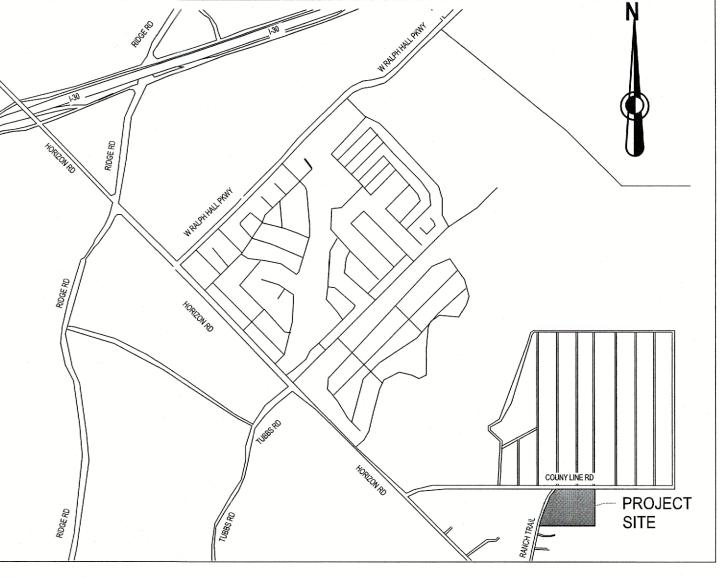
Bermuda Grass

EXISTING TREE LEGEND



EXISTING TREE TO REMAIN IN PLACE

EXISTING OFF SITE TREE TO REMAIN IN PLACE



RESTORE TO LIMITS OF DISTURBANCE

VICINITY MAP N.T.S.

PROPERTY LINE

LANDSCAPE STANDARDS

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:

10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE

RANCH TRAIL: ±207' STREET FRONTAGE REQUIRED PLANTING: PROVIDED 10' BUFFER:

SHRUBS

5 CANOPY TREES, 5 ACCENT TREES, BERM W/ SHRUBS 5 NEW CANOPY TREES, 5 ACCENT TREES W/ BERM AND

05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT TOTAL SITE AREA: ±78,309 SF LANDSCAPE AREA REQUIRED TOTAL SITE: 15,661 SF (20%)

LANDSCAPE PROVIDED, TOTAL SITE:

LANDSCAPE AREAS IN FRONT & SIDES

LOCATION OF LANDSCAPING

OF BUILDINGS:

MIN. SIZE OF AREAS

DETENTION BASIN: PROPOSED DETENTION BASIN: CANOPY TREES REQUIRED:

CANOPY TREES PROVIDED: ACCENT TREES REQUIRED: ACCENT TREES REQUIRED:

PARKING LOT LANDSCAPING

PROPOSED PARKING AREA: REQ. PARKING AREA LANDSCAPING: PROPOSED PARKING LOT LANDSCAPING:

PARKING SPACES: TREES REQUIRED: TREES PROVIDED: IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE 15,661 x 50% = 7,830 SF

10,738 SF (68.5.1%)

± 29,218 SF (37.3%)

ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA

MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED

ONE (1) CANOPY TREE PER 750 SF ONE (1) ACCENT TREE PER 1,500 SF 1,750 SF

1,750 SF / 750 = 3 CANOPY TREES 3 TREES 1,750 SF / 1,500 = 2 ACCENT TREES 2 TREES

MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF PARKING LOT AREA.

±28,840 SF 28,840 x 5% =1,442 ±1,571 SF (5.4%)

REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK

70 SPACES 7 TREES (1 PER 10 SPACES)

7 TREES



SITE PLAN SIGNATURE BLOCK

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 44 day of Mark

2023 WITNESS OUR HANDS, this M day of March

Planning & Zoning Commission, Chairman

Director of Planning & Zoning



Scale 1" = 20'

EVERGREEN

(800) 680-6630

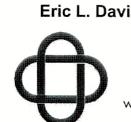
15455 Dallas Pkwy., Ste 600

Addison, TX 75001

www.EvergreenDesignGroup.com

BSDG 401 Pinson Road Forney, TX 75126 214.295.5280 www.broadstonedg.com

Eric L. Davis Engineering, Inc.



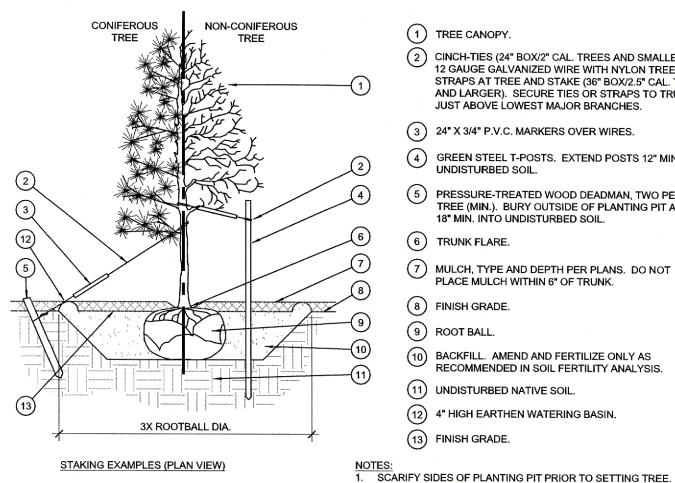
401 Pinson Road Forney, TX 75126 972.564.0592 www.eldengineering.com

LANDSCAPE PLANTING PLAN McKINNEY BUILDING

365 RANCH TRAIL ROCKWALL, TEXAS 75032 RAINBOW ACRES, LOTS 18 & S PART OF 19 ROCKWALL COUNTY MCKINNEY BUILDING

LP-1

11-22-2022



DISTANCE PER PLAN

(4) TURF (WHERE SHOWN ON PLAN).

TYPICAL WALKWAY OR PAVING

LINEAR ROOT BARRIER MATERIAL. SEE

MANUFACTURER'S SPECIFICATIONS.

PLANTING NOTES FOR TYPE AND

MANUFACTURER. INSTALL PER

1) INSTALL ROOT BARRIERS NEAR ALL

NEWLY-PLANTED TREES THAT ARE LOCATED

WITHIN FIVE (5) FEET OF PAVING OR CURBS

BARRIERS SHALL BE LOCATED IMMEDIATELY

CIRCUMSTANCES SHALL THE CONTRACTOR

ADJACENT TO HARDSCAPE. UNDER NO

COMPLETELY ENCIRCLE THE ROOTBALL.

USE ROOT BARRIERS OF A TYPE THAT

TREE TRUNK

TREE CANOPY

TYPICAL PLANTING AREA

(6) TYPICAL CURB AND GUTTER

24" MIN. TO EDGE

OF MATURE CANOPY

(1) CURB.

PLANTING AT PARKING AREA

ROOT BARRIER - PLAN VIEW

OPEN LANDSCAPE

(2) MULCH LAYER.

PARKWAY

OR ISLAND

PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE ALL NYLON TIES. TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL. REMOVE ALL NURSERY STAKES AFTER PLANTING. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE 6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT

1) TREE CANOPY.

2) CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR

STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES

AND LARGER). SECURE TIES OR STRAPS TO TRUNK

(4) GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO

TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND

5) PRESSURE-TREATED WOOD DEADMAN, TWO PER

7) MULCH, TYPE AND DEPTH PER PLANS. DO NOT

) BACKFILL. AMEND AND FERTILIZE ONLY AS

REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT

FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE

COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE

SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE

RECOMMENDED IN SOIL FERTILITY ANALYSIS.

12 GAUGE GALVANIZED WIRE WITH NYLON TREE

JUST ABOVE LOWEST MAJOR BRANCHES.

(3) 24" X 3/4" P.V.C. MARKERS OVER WIRES.

18" MIN. INTO UNDISTURBED SOIL.

PLACE MULCH WITHIN 6" OF TRUNK

UNDISTURBED SOIL.

(6) TRUNK FLARE.

(8) FINISH GRADE.

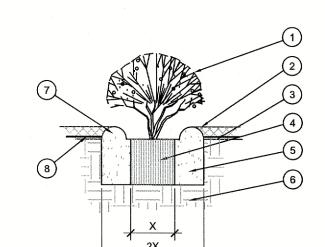
(13) FINISH GRADE.

(11) UNDISTURBED NATIVE SOIL

ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.

(12) 4" HIGH EARTHEN WATERING BASIN.

9 ROOT BALL.



(1) SHRUB, PERENNIAL, OR ORNAMENTAL GRASS (2) MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT

(3) FINISH GRADE. (4) ROOT BALL.

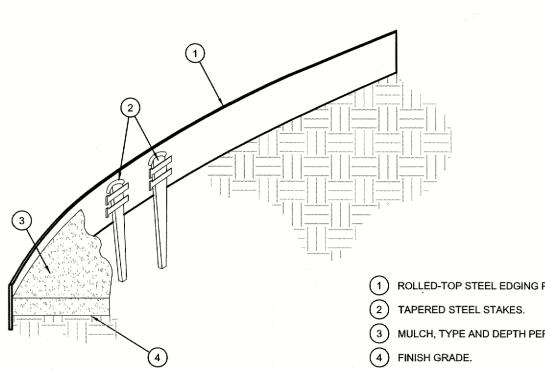
> (5) BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.

(6) UNDISTURBED NATIVE SOIL.

(7) 3" HIGH EARTHEN WATERING BASIN.

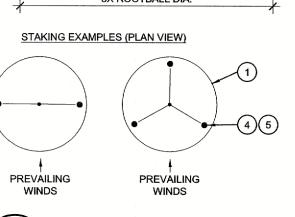
(8) WEED FABRIC UNDER MULCH.

SHRUB AND PERENNIAL PLANTING

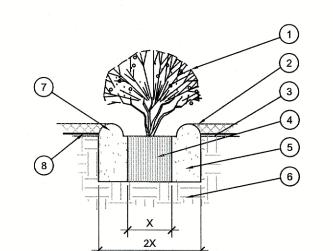


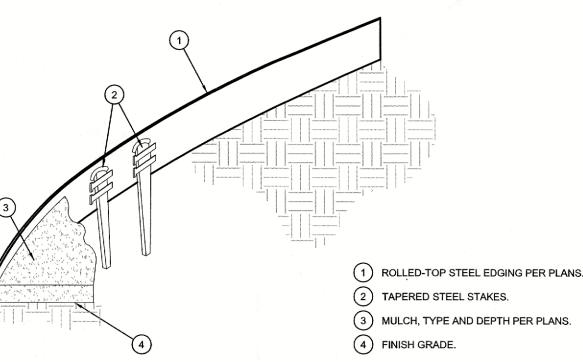
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.

STEEL EDGING



FREE PLANTING SCALE: NOT TO SCALE





TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

PLANTING SPECIFICATIONS

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN
- A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
- THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION. INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS,
- NOTES, AND DETAILS ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY
- FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- ALL MANUFACTURED PRODUCTS SHALL BE NEW. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
- FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED. HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE D. PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS
- ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS). TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
- ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL
- 5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT
- FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE
- CALIPER OF THE THREE LARGEST TRUNKS. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE
- HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM
- SUPPLIER STATING THE COMPOSITION OF THE SOD. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO
- MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN E. PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING
- AGENCY (SEE BELOW). MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- H. TREE STAKING AND GUYING STAKES: 6' LONG GREEN METAL T-POSTS.
- GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER. F. SODDING
- STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN.
- ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES

METHODS

- A. SOIL PREPARATION BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY H. DISCREPANCIES EXIST.
- SOIL TESTING: a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL
- TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL
- THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO
- PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
- FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING: TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING
- AFTER CROSS-RIPPING: NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
- "CLAY BUSTER" OR EQUAL USE MANUFACTURER'S RECOMMENDED RATE TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING: NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
- 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) 10 LBS, PER CU. YD. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE IRON SULPHATE - 2 LBS. PER CU. YD.
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION
- CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE
- NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL
- REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.

- SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
- SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
- WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING GENERAL PLANTING
- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE
- TRENCHING NEAR EXISTING TREES: a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM
- THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK). ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR
- TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD. TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP
- LINES WITHIN 24 HOURS ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- TREE PLANTING TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY
- GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES
- ABOVE THE SURROUNDING GRADE BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND
- COMPOSITION IN THE ON-SITE SOIL TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - 1"-2" TREES TWO STAKES PER TREE 2-1/2"-4" TREES THREE STAKES PER TREE
 - TREES OVER 4" CALIPER GUY AS NEEDED MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
- MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
- UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER
- SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN
- THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE
- 3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
- LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
- ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3"
- DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT. ORDERLY CONDITION.
- DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS
- AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS. THE LANDSCAPE
- CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN
- RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE. LANDSCAPE MAINTENANCE THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE
- MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LAND\$CAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS
- MUST OCCUR: THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE
- ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED (AS APPROPRIATE)
- PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL
- PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE
- AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

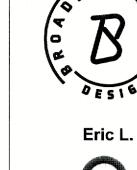


SITE PLAN SIGNATURE BLOCK

I hereby certify that the above and foregoing site plan for a development in the

WITNESS OUR HANDS, this 4 day of Morch





EVERGREEN

(800) 680-6630

15455 Dallas Pkwy., Ste 600

Addison, TX 75001 www.EvergreenDesignGroup.com

BSDG 401 Pinson Road Forney, TX 75126 214.295.5280 www.broadstonedg.com

Eric L. Davis Engineering, Inc.



401 Pinson Road Forney, TX 75126 972.564.0592 www.eldengineering.com LANDSCAPE PLANTING **DETAILS & NOTES**

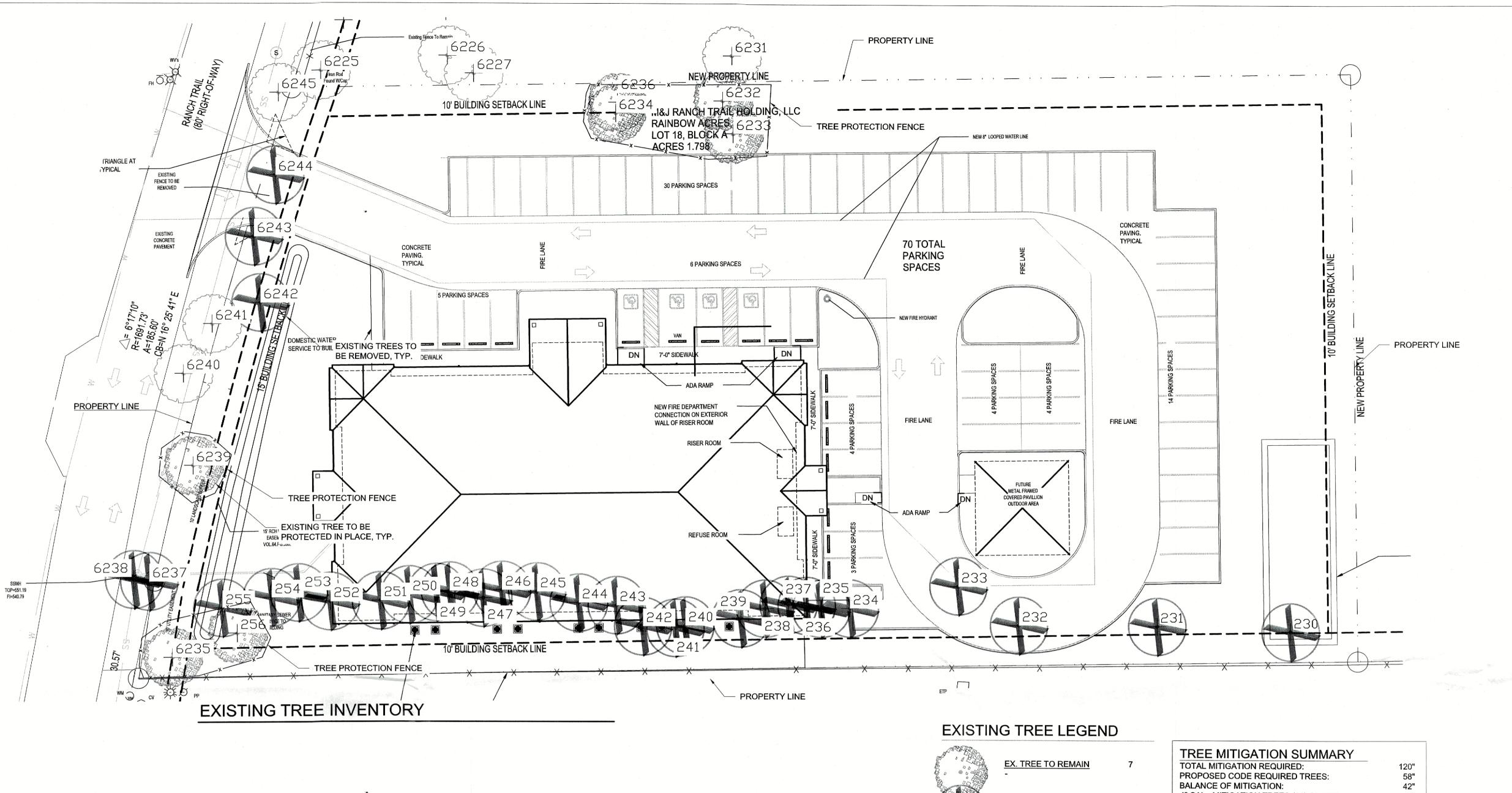
> McKINNEY BUILDING 365 RANCH TRAIL ROCKWALL, TEXAS 75032

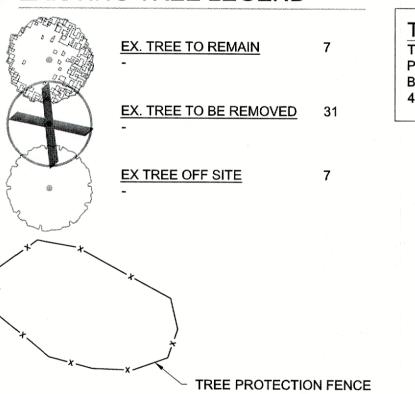
> > MCKINNEY BUILDING

RAINBOW ACRES, LOTS 18 & S PART OF 19 ROCKWALL COUNTY

11-22-2022

2013



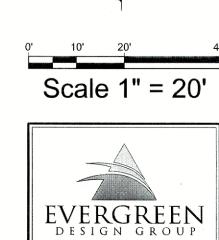


BALANCE OF MITIGATION: 4" CAL.. MITIGATION TREES (11) ONSITE:

NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.

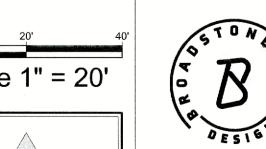




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972.564.0592

PROJECT SITE PLAN DATA

GENERAL
EXISTING USE: VACANT PROPERTY

APPLICABLE ZONING OVERLAYS: N/A

ACCOUNT NUMBER: 87534

SITE FRONTAGE: 216 FT

SITE WIDTH: 200 FEET

OVERALL SITE

OTHER (SF): N/A

ROCKWALL COUNTY APPRAISAL DISTRICT

EXISTING ZONING DISTRICT: C COMMERCIAL

PROPOSED ZONING DISTRICT: C COMMERCIAL

GROSS SITE AREA: 78,315 SF OR 1.798 ACRES

SITE DEPTH: VARIES 361 FEET TO 416 FEET IMPERVIOUS SURFACE AREA: 45,529 SF PERVIOUS SURFACE AREA: 32,777 SF

BUILDING
TOTAL GROSS INTENSITY (FAR): 0.16: 1

TOTAL SQUARE FOOTAGE: 13,080 SF COMMERCIAL (SF): 13,080 SF INDUSTRIAL (SF): N/A

PROPOSED USE: OFFICE BUILDING



TREESCAPE PLAN

MCKINNEY BUILDING

SITE PLAN SIGNATURE BLOCK

WITNESS OUR HANDS, this 4 day of 1

Planning & Zoning Commission, Chairma

Director of Planning & Zoning

APPROVED:

365 RANCH TRAIL ROCKWALL, TEXAS 75032 RAINBOW ACRES, LOTS 18 & S PART OF 19 ROCKWALL COUNTY MCKINNEY BUILDING

TD-1

11-22-2022

TREE PROTECTION SPECIFICATIONS

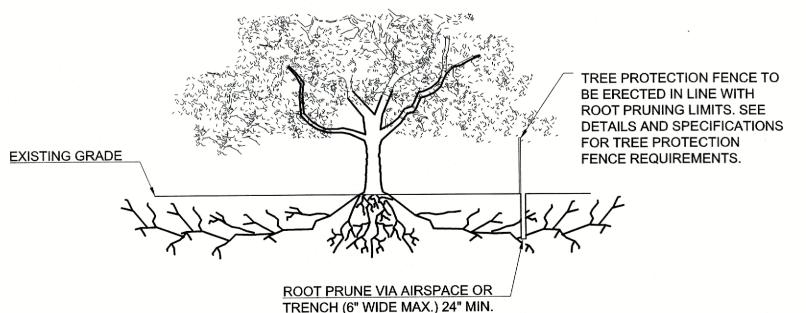
- 1. FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
- 2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL 'T' SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
- 3. TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE,
- 4. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

- ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
- 2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
- 3. PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
- 4. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
- 5. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
- 6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
- WITHIN THE CRZ:
- a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
- b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
- c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY. d. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE
- CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
- e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING
- SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.
- 8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.

- 9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
- 10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES
- 11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
- 12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S
- 13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
- 14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
- 15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DUING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- 16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- 17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
- 18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

- RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
- BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
- EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR.
- TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR.
- ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000. ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY
- THE FORESTRY INSPECTOR. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE

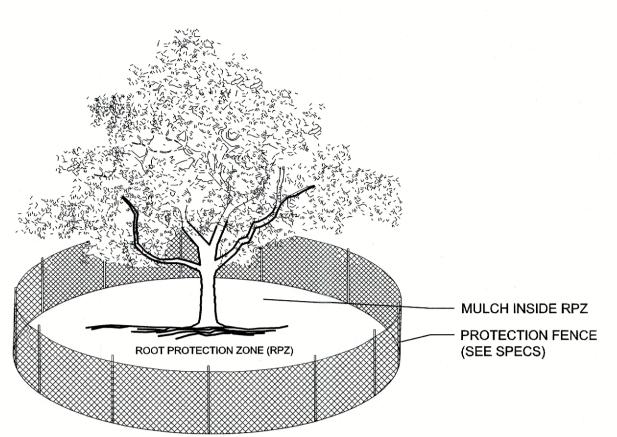


DEPTH OR AS DETERMINED AT PRE-CONSTRUCTION MEETING.

ROOT PRUNING DETAIL

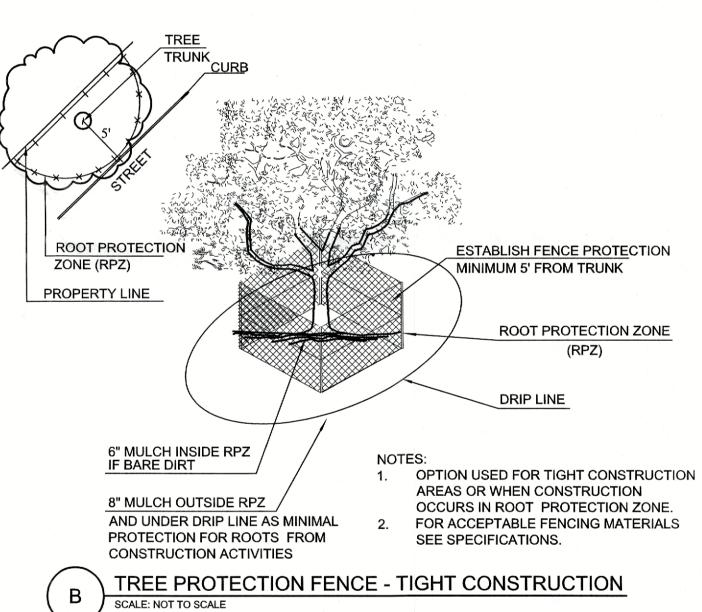
SCALE: NOT TO SCALE





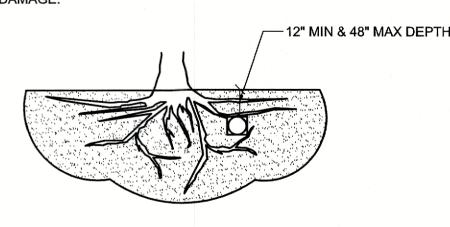
- 1. THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
- FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

TREE PROTECTION FENCE SCALE: NOT TO SCALE

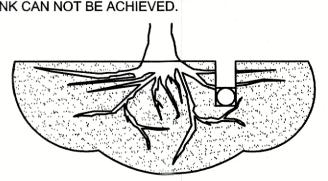


TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS TROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



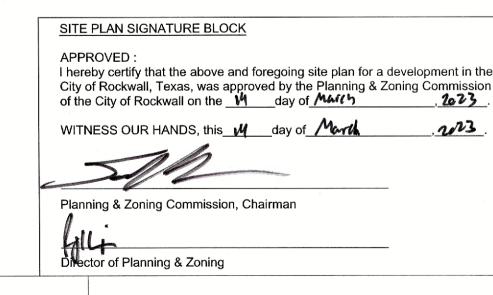
OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT

EVERGREEN EXCEED 3" OR ROOTS CAN BE BENT BACK. BORING THROUGH ROOT PROTECTION ZONE 15455 Dallas Pkwy., Ste 600 Addison, TX 75001 www.EvergreenDesignGroup.com

TREE PROTECTION GENERAL NOTES

- (A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
- (1) AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS; (2) AROUND AN AREA AT OR GREATER THAN THE FULL
- DRIPLINE OF ALL PROTECTED NATIVE PINES; (3) AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES. (B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER
- OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST. (C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF
- EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
- (D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED
- (E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- (F) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY ADMINISTRATOR, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- (G) THE CITY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- (H) IF, IN THE OPINION OF THE CITY ADMINISTRATOR DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE







BSDG 401 Pinson Road Forney, TX 75126 214.295.5280 www.broadstonedg.com

Eric L. Davis Engineering, Inc.



(800) 680-6630

401 Pinson Road Forney, TX 75126 972.564.0592 www.eldengineering.com

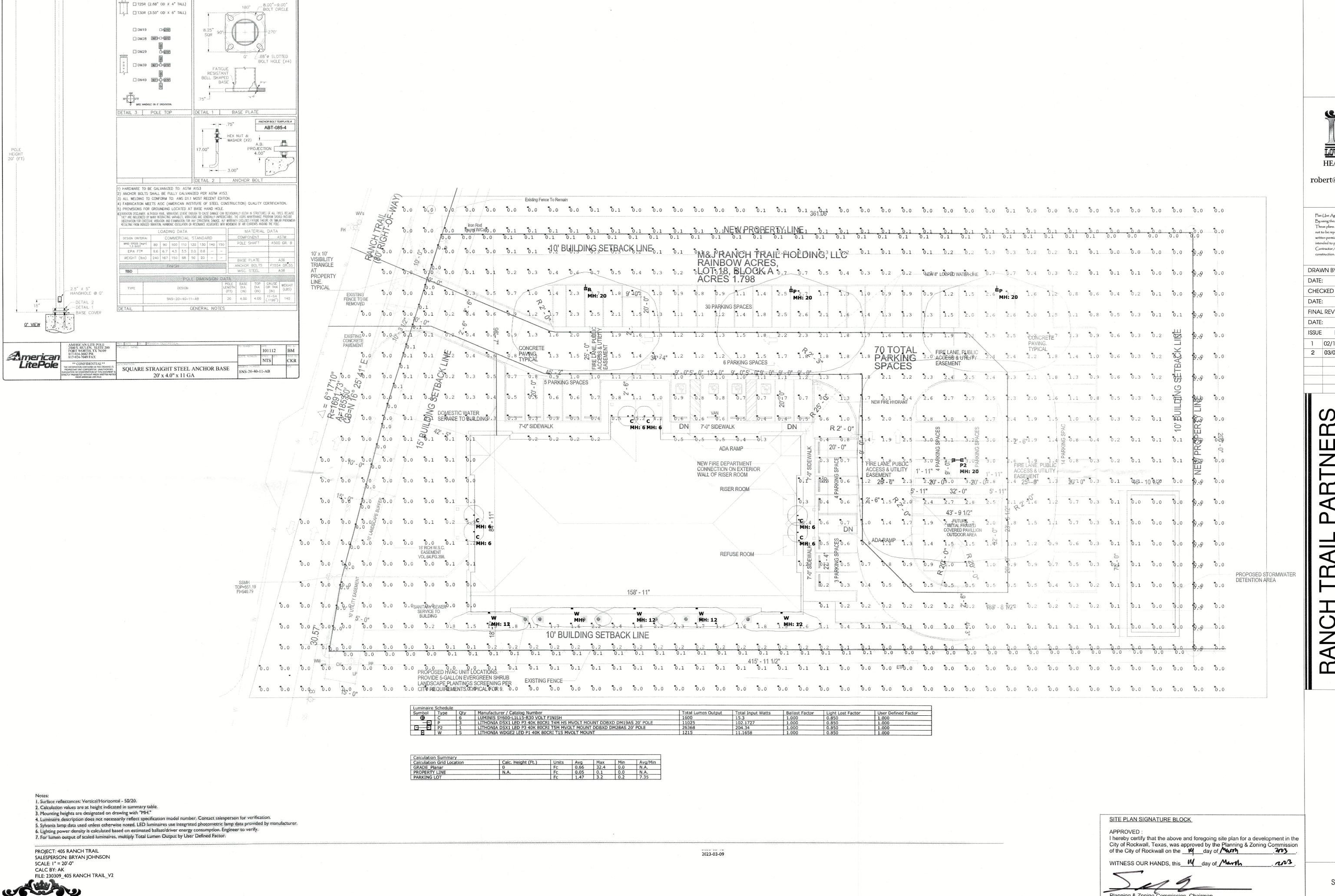
TREESCAPE DETAILS & **SPECIFICATIONS**

MCKINNEY BUILDING

365 RANCH TRAIL ROCKWALL, TEXAS 75032 RAINBOW ACRES, LOTS 18 & S PART OF 19 ROCKWALL COUNTY MCKINNEY BUILDING

TD-2

11-22-2022



☐ T20R (2.38" OD X 4" TALL)

DETAIL 3

120 E. Main Street Forney, TX 75126

214.295.5280 www.broadstonedg.com

HEARTLAND TX. 75126

Robert Lowery robert@lowerydesigngroup.net 806-789-7902

Plan Use Agreement By using these plans Contractor/Owner agrees to the following These plans are the property of Lowery Design Group Inc. and : vritten permission of Lowery Design Group Inc. These plans are tended to provide the necessary information to build this structur

Contractor/Owner shall verify and approve all aspects prior to construction. Copyright © 2021 Lowery Design Group DRAWN BY: LDG DATE: 2/09/2023 CHECKED BY: LDG DATE: 2/13/2023 FINAL REVIEW BY: BSDG 2/15/2023

ISSUE DATE DESCRIPTION 02/15/2023 SITE PLAN SUBMITTAL

2 03/09/2023 REVISED PHOTOMETRIC

TRAIL EXAS 75032

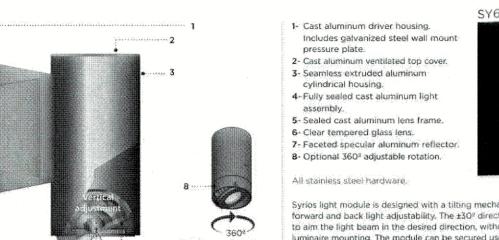
405 RANCH - ROCKWALL, TEX

SITE PHOTOMETRICS

E-0.1

Planning & Zoning Commission, Chairman

Director of Planning & Zoning



MOUNTING

Maximum weight: 9 lbs (4,1 kg)

standard, for wet location. Rated IP66.

box using 3.5" (89mm) C/C mounting holes

Syrios light module is designed with a tilting mechanism allowing forward and back light adjustability. The ±30° directional module allows to aim the light beam in the desired direction, without disturbing the uminaire mounting. The module can be secured using the built in locking Fully adjustable 360° rotation also available, see option A360. Other adjustment factory set positions are available. Please consult factory.

The mounting plate is designed to fit on a 4" (102mm) octagonal electrical

Dertified and approved as per CSA C22.2 No.: 250.0 standard and ANSI/UL 1598

Additional mounting holes are provided as per site requirements.

MATERIALS Syrios is made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%. The main housing is made of seamless extruded aluminum, with an integrally sealed LED light module designed for optimal heat dissipation, and lighting performance Syrios is standard with a unique proprietary design allowing the sealed LED CERTIFICATION module to tilt within the cylindrical housing. The top cast aluminum cover includes ventilation slots allowing air circulation and cooling of assembly. Syrios SY600 series is standard with 30° optic. See options section for

ELECTRICAL DRIVER Standard driver is 0-10V dimming-ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -40°C/-40°F to 55°C/131°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery. Standard 4000K/80CRI. Optional 2700K, 3000K & 3500K Optional Amber LED for turtle sensitive areas.

60,000hrs L_{ve}B_{so} (based on IESNA TM-21 Test Method and LM-80 data). Up to 70,000hrs L₁₀B₁₀ (calculated projection from LM-80 data). Five-stage preparation process including preheating of cast aluminum parts

for air extraction, and an environmentally friendly alloy sealant. Polyester

powder coating is applied through an electrostatic process and oven cured

Wavelengths: 584.5nm to 597nm.

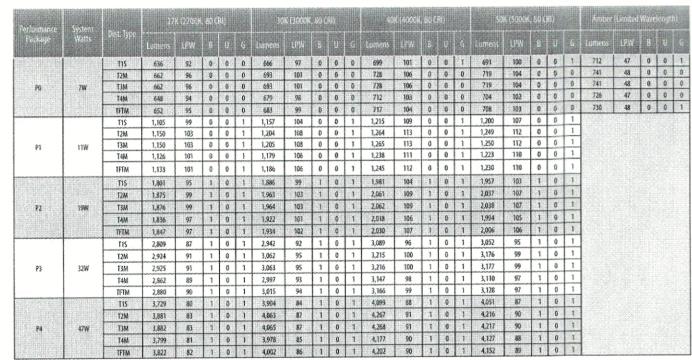
for long term finish. LUMINIS + Toll free: 866.586.4647 Fax: 514.683.8872 Email: info@luminis.com LUMINIS.COM 260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5 Luminaires may be altered for design improvement or discontinued without prior notice.

WDGEAWS DDBXD WDGE 3/Bloch Architectural Wall Spacer (specify finish) WDGE2PBBW DDBXD U WDGE2 surface-mounted back box (specify finish) 1 P0 option not available with sensors/controls.

 P1-P4 not available with AMB and LW.
 AMB and LW always go together. 4 70CRi only available with T3M and T4M. 5 347V and 480V not available with E10WH or E20WC. 6 Not qualified for DLC. Not available with emergency battery backup or sensors/controls. 8 DMG option not available with sensors/controls.

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.



vi formacke	Geroen			¥ (2700)	70			je,	K (3000)	(, 70 (4	# (4000)				30	5 (1)	/11	(1)	
Package	System Watts	Dist. Type	Lumens	1998	8	ij	Ġ	Lumens	LFW	B		l.	Lumens	LPW	1	v	G	Lumens	IPW	В		
		TBM	737	107	0	0	0	763	111	0	0	0	822	119	0	0	0	832	121	0	0	1
PO	7W	T4M	721	105	0	0	0	746	108	0	0	0	804	117	0	0	1	814	118	0	0	1
		T3M	1,280	115	0	0	1	1,325	119	0	0	1	1,427	128	1	0	1	1,445	129	1	0	1
P1	11W	TAM	1,253	112	0	0	1	1,297	116	0	0	1	1,397	125	0	0	1	1,415	127	0	0	1
		T3M	2,087	110	1	0	1	2,160	114	1	0	1	2,327	123	1	0	1	2,357	124	1	0	1
P2	19W	TAM	2,042	108	1	0		2,114	111	1	0	1	2,278	120	1	0	1	2,306	121	1	0	1
		T3M	3,254	101	1	0	1	3,369	105	1	Q	1	3,629	113	1	0	1	3,675	114	1	0	1
P3	32W	T4M	3,185	99	1	0	1	3,297	103	1	0	1	3,552	111	.1	0	1	3,597	112	1	0	1
		T3M	4,319	93	1	0	1	4,471	96	1	0	1	4,817	103	1	0	2	4,878	105	1	0	2
P4	47W	T4M	4,227	91	1	0	1	4.376	94	1	0	2	4,714	101	1	0	2	4,774	102	1	0	2

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LUMINAIRE SELECTION

LED LIGHT SELECTION REFLECTORS* STANDARD COLORS* ☐ WHT Snow white ☐ BKT Jet black BKI Jet black
BZT Bronze
GRT Matte silver
GRT Titanium gray
DGT Gun metal
CHT Champagne
GGT Steel gray
BGT English cream (standard)

O R55 Wide flood optics 52° □ L1L40 □ 347V^s OPTIONAL COLORS **VERY NARROW DISTRIBUTION** 80 4000 C R9 Very narrow optics 9° RAL RAL# color NATATORIUM SUITED COLORS NBKT Black

ELECTRICAL FAUX WOOD COLORS □ FS ADG American douglas OFL Oak PIR motion sensor (Device is located at bottom of luminaire RSW Rosewood wall box)4 REML2-50 7W remote emergency battery backup for LED, 90 min. C KNP Knotty pine Remote mount 50ft - 12" (305mm) square enclosure with access cover² LIGHT & OPTICS SL Solite lens (light loss factor [LLF]: 0.9) Alternate CCT ⁹K LED (LCF: Lumen conversion factor) LSL Linear spread lens (Asymmetric lens distribution is achieved 2700K CCT 80 CRI (LCF: 0.91) NOTE: Other CCT & when light module is tilted) □ K27 3000K CCT 80 CRI (LCF: 0.94)* higher CRI available. MOUNTING 3500K CCT 80 CRI (LCF: 0.983) please consult factory. □ SWK Adaptor box for surface 3/4" conduit feed (4 sides plus back entry) A360 360⁸ adjustable rotation O UP Option required for uplight installation UH Uniform height matching SY602* RG Regressed light module³ or IDA certification compliance, luminaire must

ordered with 3000K or warmer. Photocell (PH) not available with REML2-50 option. 2- The remote enclosure must be interior. 3- Cylindrical housing extended by " (25.4mm) for increased cut-off.)
 4- PiR motion sensor (MS) not available with REML2-50 option. 5- 347V not compatible with Amber LED LIL3K2A. 5- K27 and K35 options not available with the R9 optics 7- Faux wood finish not applied to driver housing, lens frame or accessories.

LUMINIS | Toll free: 866.586.4647 | Fax: 514.683.8872 | Email: info@luminis.com 260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5 Luminaires may be altered for design improvement or discontinued without prior notice.

Lumen Output in Emergency Mode

(4000K, 80 CRI, T3M)

Electrical Load 11.0 0.100 0.064 0.059 0.054 19.0 0.168 0.106 0.095 0.083 32.0 0.284 0.163 0.144 0.131 --37.1 - - - 0.107 0.079 47.0 0.412 0.234 0.207 0.185 - -53.5 -- -- -- 0.153 0.112

Lumen Ambient Temperature (LAT) Multipliers Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F). 0°C 32°F 1.03 10°C 50°F 1.02 68°F 1.01 25°C 77°F 1.00 30°C

40°C

Projected LED Lumen Maintenance Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA IM-80-08 and projected per IESNA TM-21-11). To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.
 Operating Hours
 0
 25,000
 50,000
 100,000

 Lumen Maintenance Factor
 1.0
 >0.96
 >0.93
 >0.87
 86°F 0.99 104°F 0.97

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. 0.25 fc 0.5 fc Grid = 10ft x 10ft "P3 40K 80CRI T1S" "P3 40K 80CRI T2M" "P3 40K 80CRI T3M" "P3 40K 80CRI T4M" "P3 40K 80CRI TFTM"

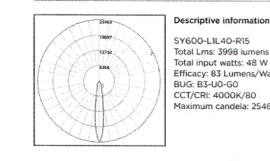
Applicable codes: NFPA 70/NEC - section 700.16, NFPA 101 Life Safety Code Section 7.9

Emergency Battery Backup The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of

LITHDNIA LIGHTING.

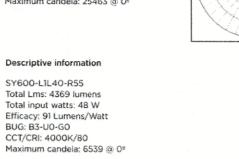
COMMERCIAL OUTDOOR

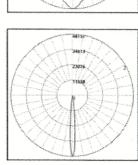
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© 2019-2022 Acuity Brands Lighting, Inc. All rights reserved. Rev. 11/21/22 TYPICAL PHOTOMETRY SUMMARY



SY600 SERIES

Y600-L1L40-R15 Total Lms: 3998 lumens Total input watts: 48 W Efficacy: 83 Lumens/Wat BUG: B3-U0-G0 CCT/CRI: 4000K/80 Maximum candela: 25463 @ 0°





Descriptive information

SY600-L1L20NR-R9

Total Lms: 1690 lumens

Total input watts: 31 W

BUG: B2-U0-G0

Please visit our web site www.luminis.com for complete I.E.S. formatted download data

CCT/CRI: 4000K/80

Efficacy: 55 Lumens/Watt

Maximum candela: 46151 @ 0°

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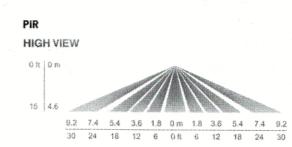
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Control / Sensor Options

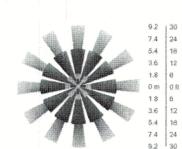
Motion/Ambeint sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for

Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable



mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.



TOP VIEW

LUMINIS.COM



Option	Din: Level	High Level (when Inggered	Photocell Operation	Motion Time Delay	Ramp-down Time	Bamp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - OV (turned off)	10V (100% output)	Enabled @ Sfc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec

SIDE VIEW

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Specifications

11.5"

Depth (D1):

Depth (D2):

Height:

Width:

SY600 SERIES

Descriptive information

SY600-L1L40-R30

Total Lms: 4102 lumens

Total input watts: 48 W

BUG: B3-U0-G0

CCT/CRI: 4000K/80

Efficacy: 85 Lumens/Watt

Maximum candela: 11496 @ 0°

SYRIOS

WDGE2 LED Architectural Wall Sconce Precision Refractive Optic

BAA BAA

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance. WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

WDGE LED Family Overview WDGE1 LED Visual Comfort 1,200 2,000 3,000 4,500 6,000 WDGE2 LED Visual Comfort WDGE2 LED Precision Refractive 1,200 2,000 3,200 4,200 Standalone / nLight 700 WDGE3 LED Precision Refractive . Standalone / nLight 7,500 8,500 10,000 12,000 WDGE4 LED Precision Refractive 12,000 16,000 18,000 20,000 22,000 25,000

PO 1 27K 2700K 70CRI* T1S Type I Short P1 30K 3000K 80CRI T2M Type II Medium 347 SRM Surface mounting bracket AWS 3/8inch Architectural wall spacer ICW Indirect Canopy/Ceiling Washer bracket (dry/ PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available. TFTM Forward Throw Medium DDBXD Dark bronze . Bi-level (100/35%) motion sensor for 8-15' mounting heights, intended for use on DBLXD Black switched circuits with external dusk to dawn switching. DNAXD Natural aluminum

E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS Standalone Sensors/Controls E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS Bi-level (100/35%) motion sensor for 15-30' mounting heights, intended for use on DWHXD White PE' Photocell, Button Type switched circuits with external dusk to down switching DSSXD Sandstone PIRTFC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-DMG* 0-10V dispaning wires pulled outside fixture (for use with DDBTXD Textured dark bronze an external control, ordered separately) DBLBXD Textured black BCE Bottom conduit entry for back box (PBBW). Total of 4 entry PIRH1FC3V Bi-level (100/3596) motion sensor for 15-30' mounting heights with photocell pre-DNATXD Textured natural aluminum BAA Buy America(n) Act Compliant **Networked Sensors/Controls** DWHGXD Textured white NUTAIR2 PIR nl.ightAiR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting helpius. DSSTXD Textured sandstone NLTAIR2 PIRH In Light AIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights. COMMERCIAL OUTDOOR

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H = 9" (Standalone controls) 11" (nLight AIR controls, 2" antenna will be pointing down behind the sensor) W = 11.5"

INSTALLATION

vibration load rating per ANSI C136.31.

Use when there is no junction box available. D = 1.75" H = 9" W = 11.5'



AWS - 3/8inch Architectural Wall Spacer D = 0.38"H = 4.4" W = 7.5"

FEATURES & SPECIFICATIONS

ommon architectural look, with clean rectilinear shape, of the WDGE LED was designed to ommercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial

CONSTRUCTION thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

Individually formed acrylic lenses are engineered for superior application efficiency which maximizes the light in the areas where it is most needed. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly $^{\text{TM}}$ product, meaning it is consistent with the LEED* and Green GlobesTM criteria for eliminating wasteful uplight. **ELECTRICAL**

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%, Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only. BUY AMERICAN ACT Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and QOT regulations.

Please refer to vavva apartylar and a contribute aspeciase for additional information. 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:

Nate: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall

nverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G

CSA certified to U.S. and Canadian standards, Luminaire is IP66 rated, PIR options are rated for wet location. Rated for ~40°C minimum ambient. DesignLights Consortium® (DLC)

reclasignlights.org/OPL to confirm which versions are qualified. International Dark-

Premium qualified product and DLC qualified product. Not all versions of this product ma

Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire

LITHUMA COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com SITE PLAN SIGNATURE BLOCK

APPROVED: I hereby certify that the above and foregoing site plan for a development in the 2013 WITNESS OUR HANDS, this 4 day of Merch

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

120 E. Main Street Forney, TX 75126 214.295.5280 www.broadstonedg.com



robert@lowerydesigngroup.net

806-789-7902

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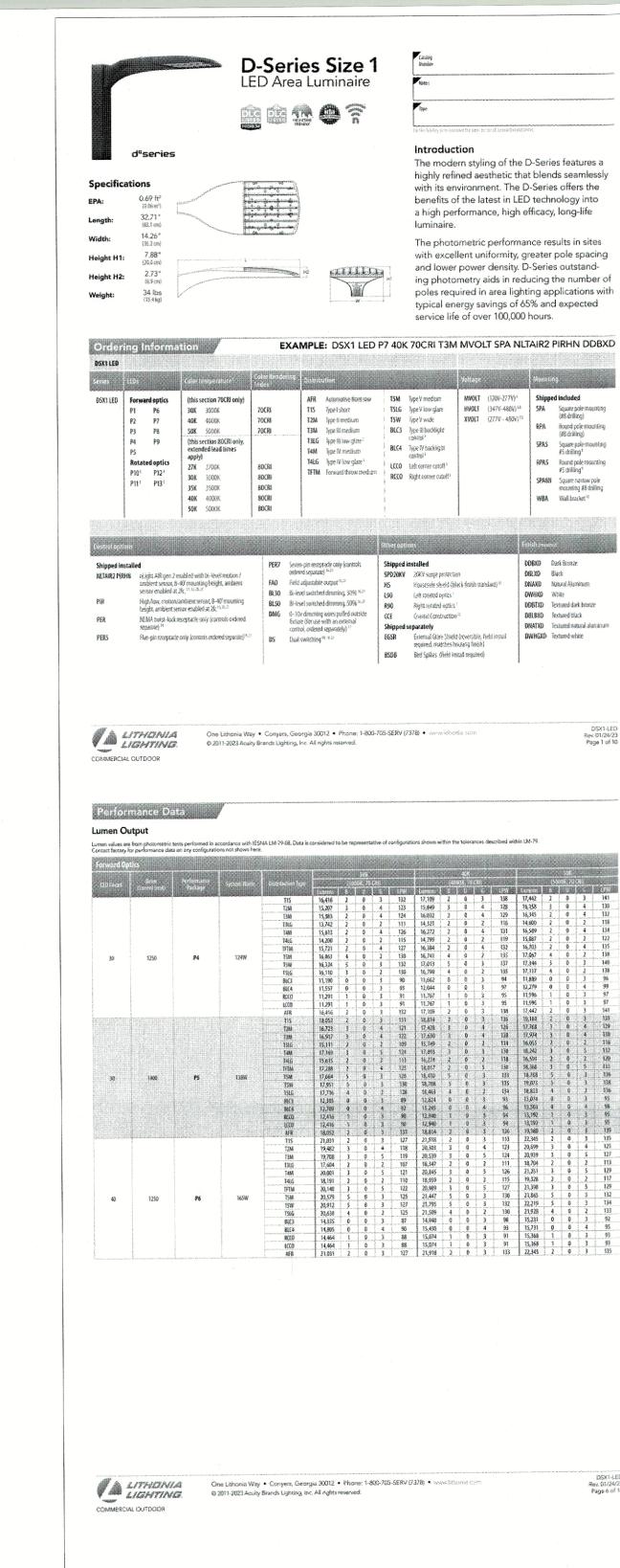
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	DATE:		2/09/2023					
	CHEC	KED BY:	LDG					
	DATE:		2/13/2023					
	FINAL	REVIEW BY:	BSDG					
	DATE:		2/15/2023					
	ISSUE	DATE	DESCRIPTION					
	1	02/15/2023	SITE PLAN SUBMITTAL					
	2	03/09/2023	REVISED PHOTOMETRIC					
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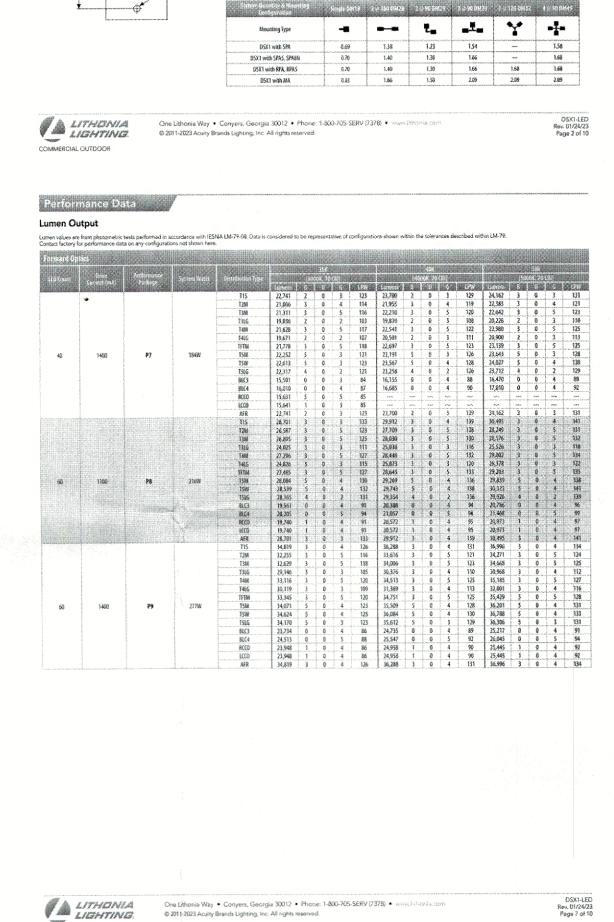
503 \circ 405 ROCKW

SITE PHOTOMETRICS

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of the control of seasons with instruct. Pinethy, Perc, Perc

ges rd, PY, P10, P11, P12 and P13.
Intellemente Motion Sensor Default Settings table on page 4 to see functionality.
Intellemente Controls Options table on page 4.
Intellemente Controls Options table on page 4.
In calculated with T10, T410, BC3, BC3, BC4, LCCO and RCCO distribution. Also evaliable as a separate accessory; see Accessories information.
CE option not available with option BS and ESS. Contact Setwical Support for available;
and the property of the Controls Table on page 4.
In controls Table on page 4.

Tenton B.D. Mounting Single Unit 2 in 160 2 in 90 3 e 90 3 e 120

 Head Location
 Side 8
 Side 8 & C
 Side 8 & C
 Side 8 & C & O
 Round Pole Only
 Side 8, C & O
 Round Pole Only
 Round Pole Onl

- - L - Y +

House Side Shield (HS)

Tenon Mounting Slipfitter

DSX1 Area Luminaire - EPA

Accessories

RELLEY CLAU Photocoli - SE two block (120-1274)**
RELEY LSCR II Photocoli - SE twist lock (120-1274)**
RELEXIS LSCR III Photocoli - SE twist lock (1809) **

CHARGES (1986)

ISSENS 79

ISSENS

External Glare Shield (EGS)

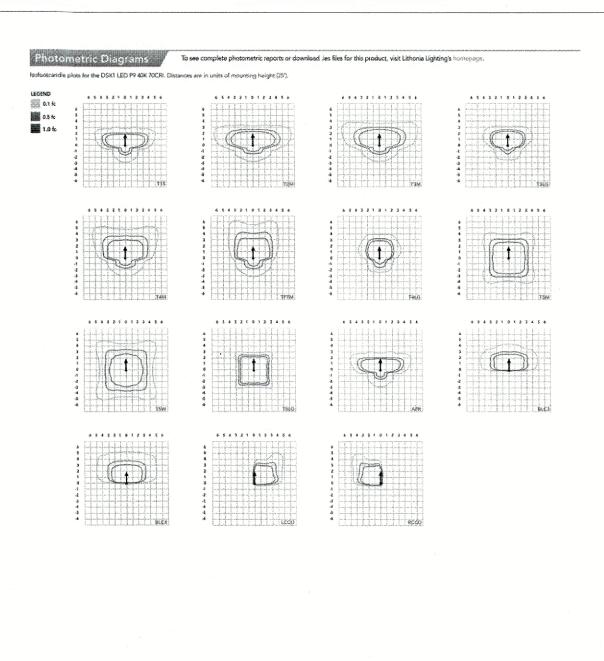
HANDHOLE ORIENTATION

1.35° for aluminum poles 2.35° for other pole types

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Drilling

(SSEEGS (FRESK) - External glave shield



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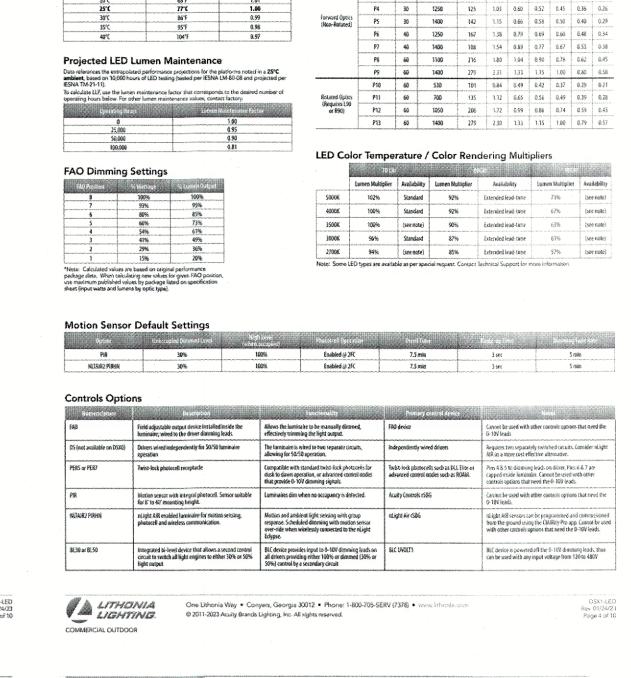
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COMMERCIAL OUTDOOR

Lumen Output

LITHONIA LIGHTING

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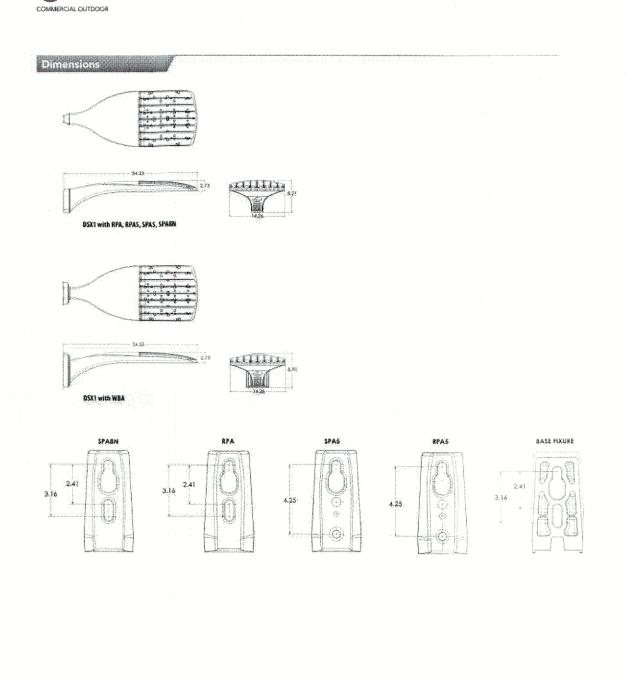


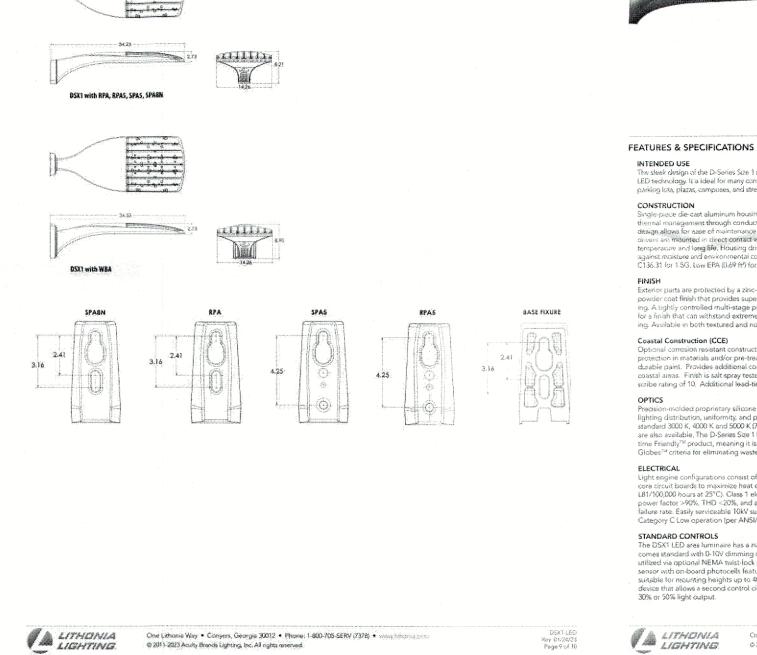
 P2
 30
 790
 68
 0.56
 0.33
 0.28
 0.24
 0.20
 0.14

 P3
 30
 1558
 194
 0.85
 0.49
 0.43
 0.37
 0.29
 0.21

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

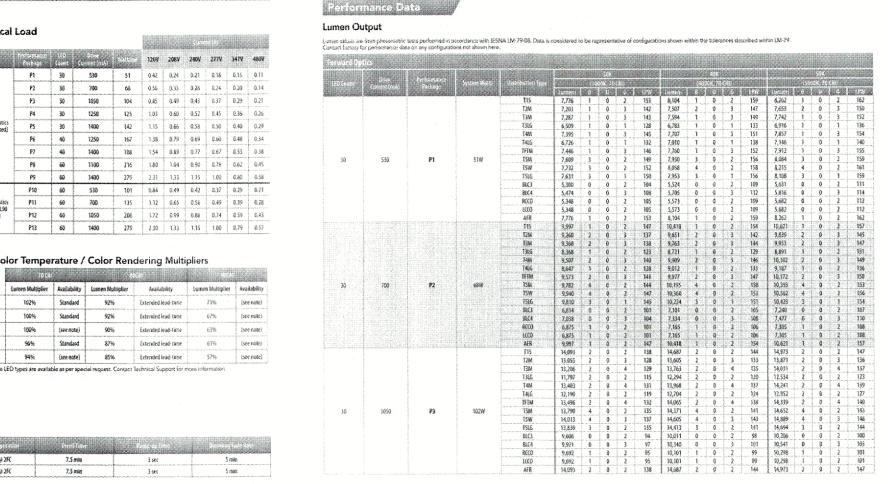




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15.2 12.2 %1 6.1 3 Om 3 6.1 9.1 12.2 15.2

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nlight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is autable for mounting.

heights up to 40 feet. Once commissioned using a smartphone and the easy-to

use CLARITY app, ntight AIR equapped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Schaduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPAS or RPAS. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2.3/8" horizontal mast arm.

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations.

Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitylorands.com/support/warranty/terms and-conditions

All values are design or typical values, measured under laboratory conditions at 25 °C

5-year limited warranty. This is the only warranty provided and no other

OPL to confirm which versions are qualified.

Specifications subject to change without notice.

80 40 36 29 10 51 10 25 30 40 50

LITHONIA

INTENDED USE

CONSTRUCTION

Coastal Construction (CCE)

ELECTRICAL

The sleet design of the D-Series Size 1 reflects the embedded high performance LED technology it is ideal for many commercial and municipal applications, such as parking lota, plazas, campuses, and streetscapes.

powder coat finish that provides superior resistance to corrosion and weather-ing. A lightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without tracking or peel-ing. Available in both textured and non-textured finishes.

Optional contraint resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near

coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM 8117 with

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. 80 CRI configurations

are also available. The D-Series Size 1 has zero uplight and qualifies as a Night time Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

Light engine configurations consist of high-efficacy LEDs mounted to metal-care circuit boards to maximize heat dissipation and promote long life (up to L81/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1%

failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX*1LED area turninaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell ecoptacles. Integrated motion sensor with on-board photocells feature field-adjustable programing and are

Single-piece die-cast aluminism housing has integral heat sink fins to optimize single-piece die-cast auminium nousing has integral near sink unit to optimize them of innegament through conductive and conventive cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED -drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against missisture and environmental contaminants (IPKG). Vibration rated per ANSI C13 23 3 for 3 6 G. Luc XDI III AR 64 for continuous allowing the sealer.



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DATE		2/09/2023
CHEC	CKED BY:	LDG
DATE		2/13/2023
FINAL	REVIEW BY:	BSDG
DATE		2/15/2023
ISSUE	DATE	DESCRIPTION
1	02/15/2023	SITE PLAN SUBMITTAL
2	03/09/2023	REVISED PHOTOMETRIC

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suitable for mounting heights up to 40 feet. Control option 81 features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output. Cine Litheria Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • severelaborale constitution of 2011-7223 Acuity Brands Lighting, Inc. All rights reserved. COMMERCIAL OUTDOOR

SITE PLAN SIGNATURE BLOCK

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 4 day of Mach

WITNESS OUR HANDS, this W day of March

Planning & Zoning Commission, Chairman Director of Planning & Zoning

E-0.3

SITE PHOTOMETRICS