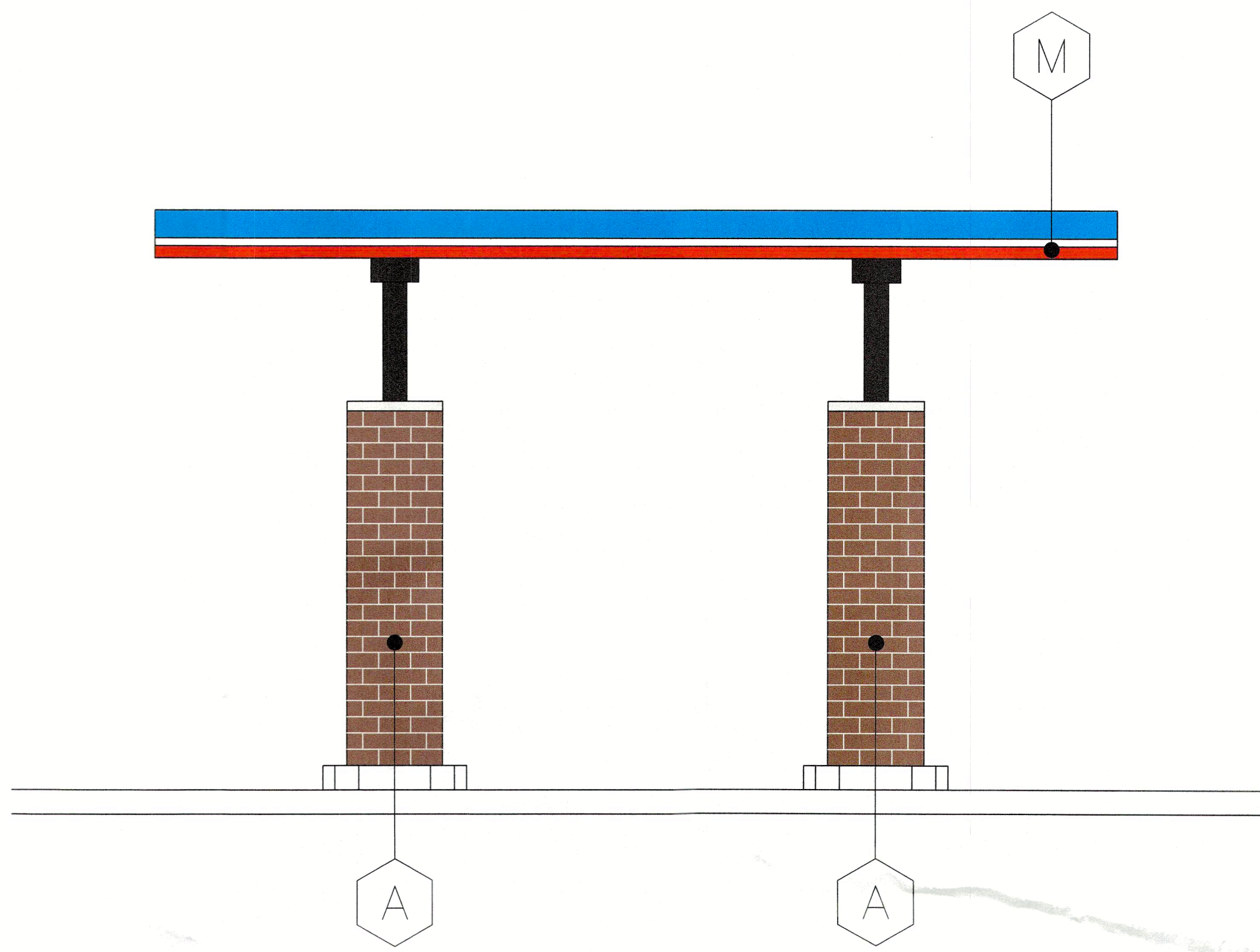
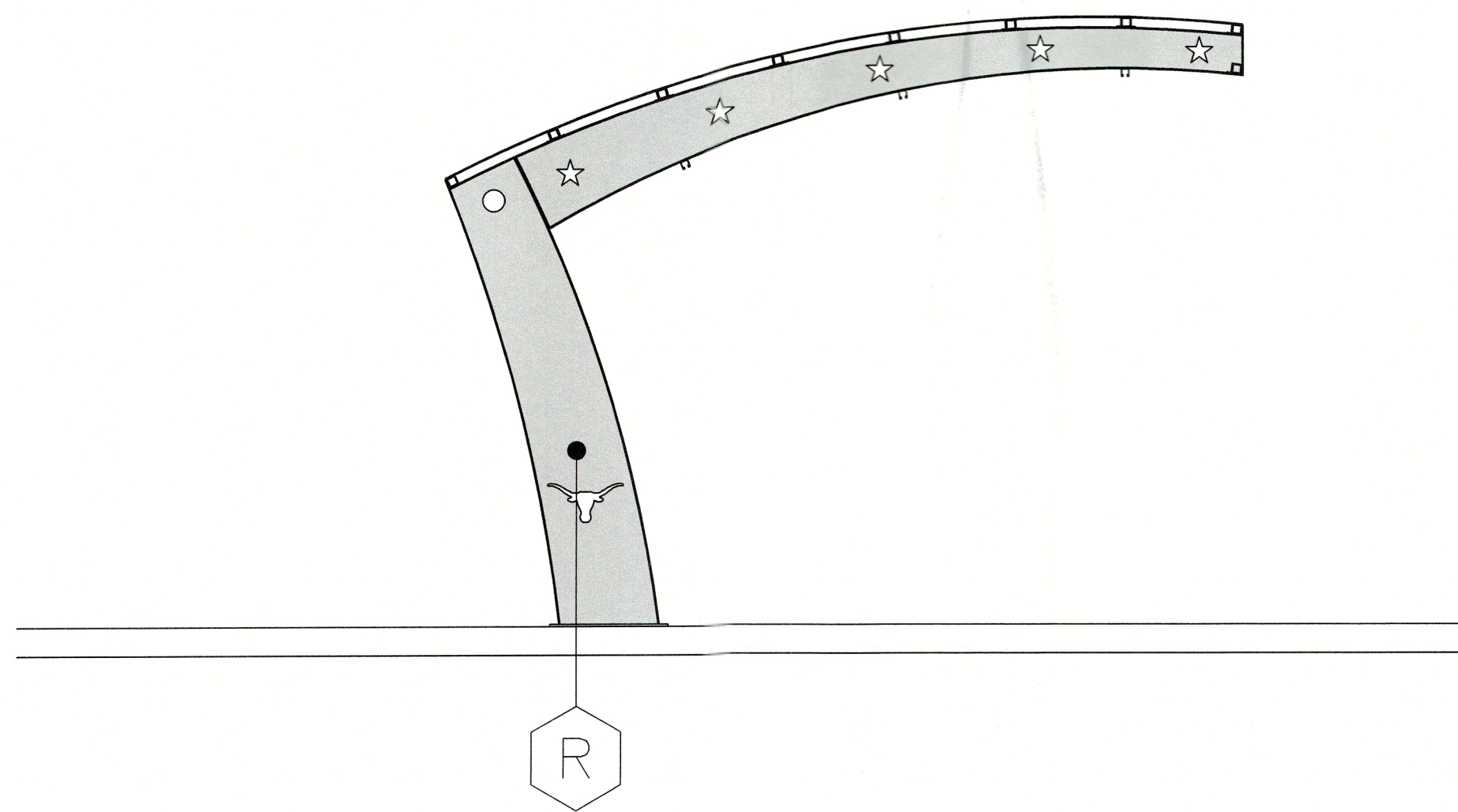


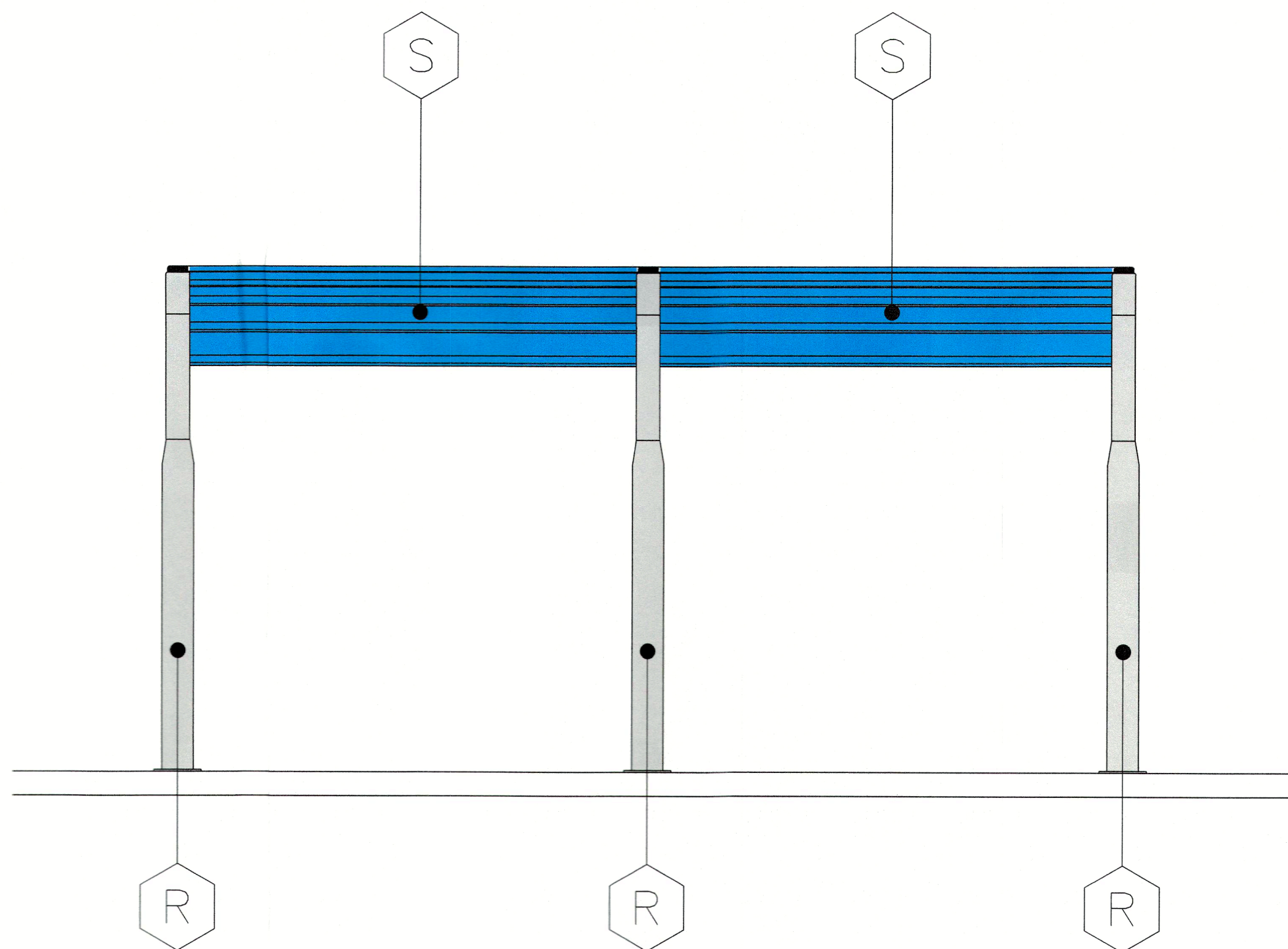
4 ENTRY CANOPY SIDE ELEVATION - (TYPICAL)
SCALE: 3/8" = 1'-0"



3 ENTRY CANOPY FRONT ELEVATION - (TYPICAL)
SCALE: 3/8" = 1'-0"



2 CHECK-IN CANOPY SIDE ELEVATION - (TYPICAL)
SCALE: 3/8" = 1'-0"

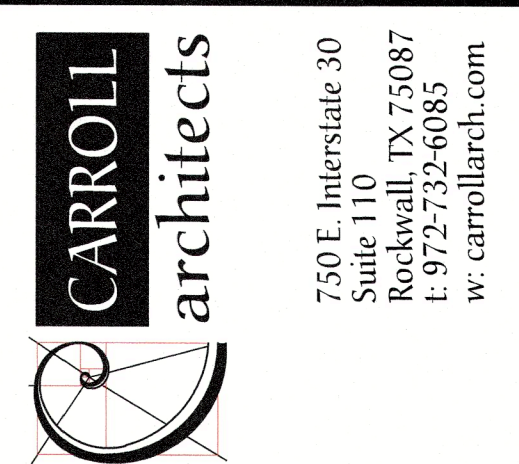


1 CHECK-IN CANOPY FRONT ELEVATION - (TYPICAL)
SCALE: 3/8" = 1'-0"

EXTERIOR FINISH SCHEDULE	
(A)	BRICK VENEER: ACME, COLOR - BOURBON STREET
(B)	BURNISHED FACE CMU RUNNING BOND: FEATHERLITE, CUT STONE 8" x 16" SIZE 8" TALL, COLOR - LIMESTONE
(B2)	NATURAL STONE
(C)	BURNISHED FACE CMU STRAIGHT STACKED: FEATHERLITE, CUT STONE 8" x 16" SIZE 8" TALL, COLOR - LIMESTONE
(D)	STONE CAP: FEATHERLITE, COLOR - LIMESTONE
(E1)	COMPOSITE SIDING: NICHHA, COLOR - CEDAR
(E2)	COMPOSITE SIDING: NICHHA ILLUMINATION, COLOR - CUSTOM BLUE
(F)	PREFINISHED METAL COPING COLOR - SILVER
(G)	STOREFRONT WINDOW FRAMES, COLOR - BLACK
(H)	GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10% - GREY
(J)	STOREFRONT ENTRY DOOR SYSTEM: ALUM. COLOR - BLACK
(K)	METAL RAILING, COLOR - BLACK
(L)	AWNINGS: PREFINISHED STANDING SEAM MTL. AWNINGS PANELS COLOR - MED. GREY
(M)	METAL CANOPY
(N)	STEEL COLUMN, COLOR - BLACK
(P)	DECOR WALL PACKS - BLACK
(Q)	ACCENT LIGHT FIXTURE - BLACK
(R)	STEEL - SILVER
(S)	FABRIC - BLUE

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NEW FACILITY FOR
FUEL CITY
490 S. John King Blvd
Rockwall, Texas 75087

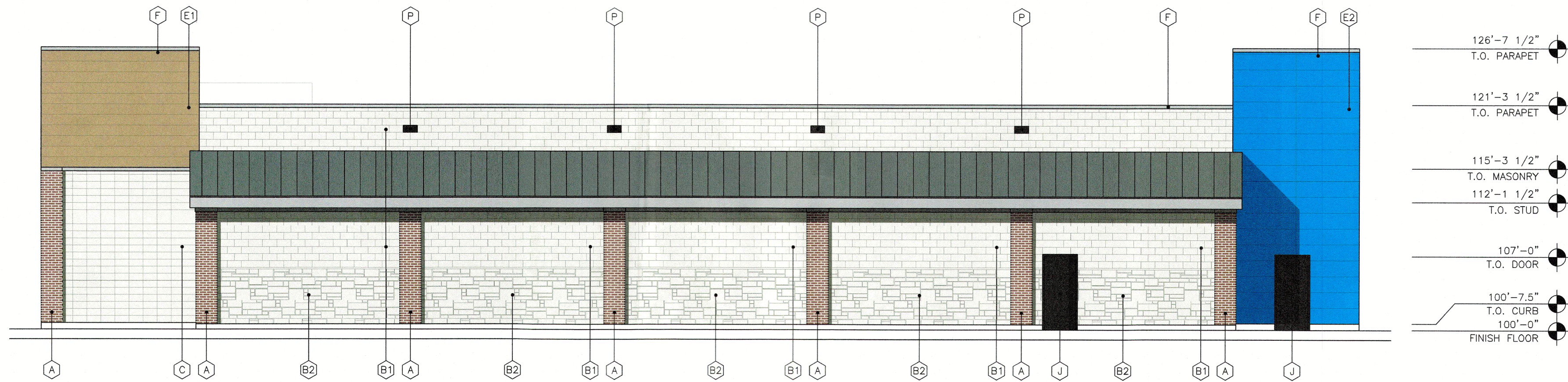


CARWASH
CANOPY
ELEVATIONS

CITY OF ROCKWALL CASE NUMBER: SP-2025-021	
FUEL CITY - ROCKWALL	
LEGAL DESCRIPTION AND OR ADDRESS: LOT 2, BLOCK A CORNERSTONE COMMUNITY CHURCH ADDITION 490 S. JOHN KING BLVD, ROCKWALL TX, 75087	
OWNER Fuel City 801 S Riverfront Boulevard, 00 Dallas, TX 75207 P: 469-203-0159 E: jblachom@fuelcity.com ATTN: Joseph Blachom	
APPLICANT Kinley-Horn and Associates, Inc. 225 E. John W Carpenter FWY, Suite 1100 Irving, TX 75062 P: 214-420-5600 E: jared.earney@kinley-horn.com ATTN: Jared Earney	
SITE PLAN SIGNATURE BLOCK APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 15 day of July, 2025. WITNESS OUR HANDS, this 15 day of July, 2025. De. [Signature] Planning & Zoning Commission, Chairman [Signature]	

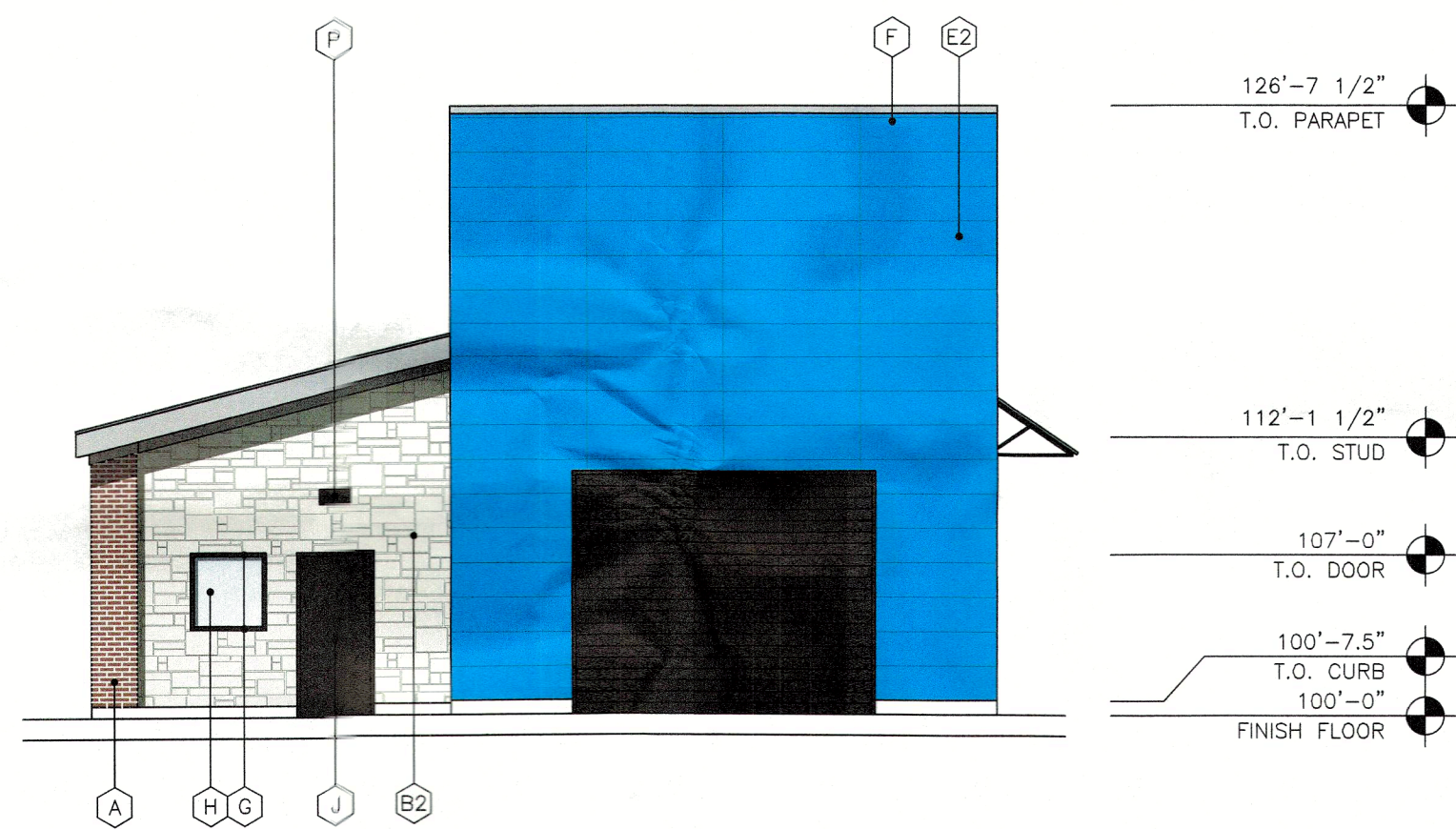
DATE: JUNE 2025
PROJECT NO: 2024074
DRAWN BY: GL
CHECKED BY:

A501



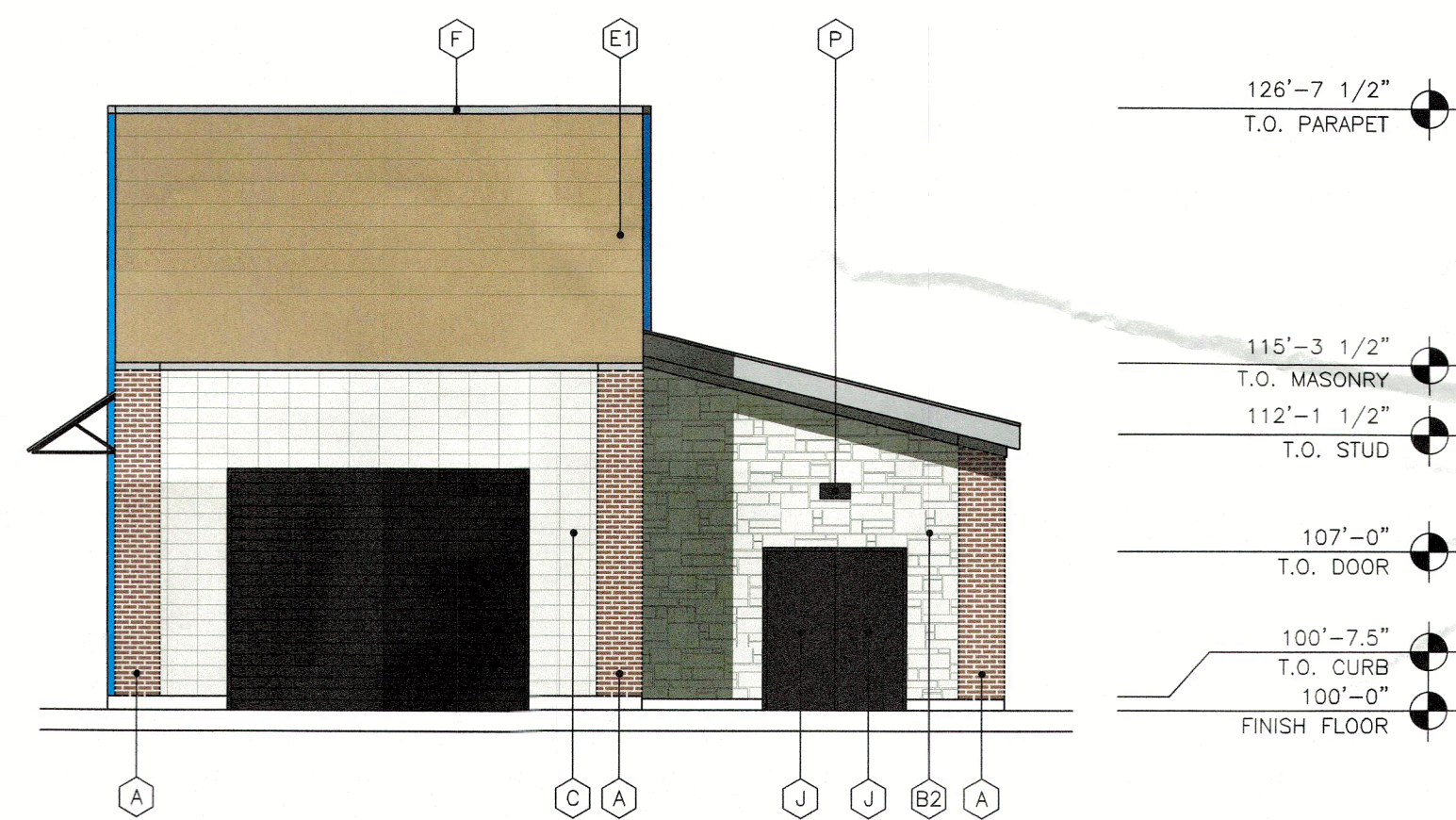
BURNISHED CMU	-	1,124.8 S.F.	-	49.4%
STONE	-	487.2 S.F.	-	21.6%
BRICK	-	130.7 S.F.	-	5.7%
COMPOSITE SIDING	-	433.0 S.F.	-	23.3%
TOTAL	-	2,265.7 S.F.	-	100%

4 BACK ELEVATION - WEST
SCALE: 1/8" = 1'-0"



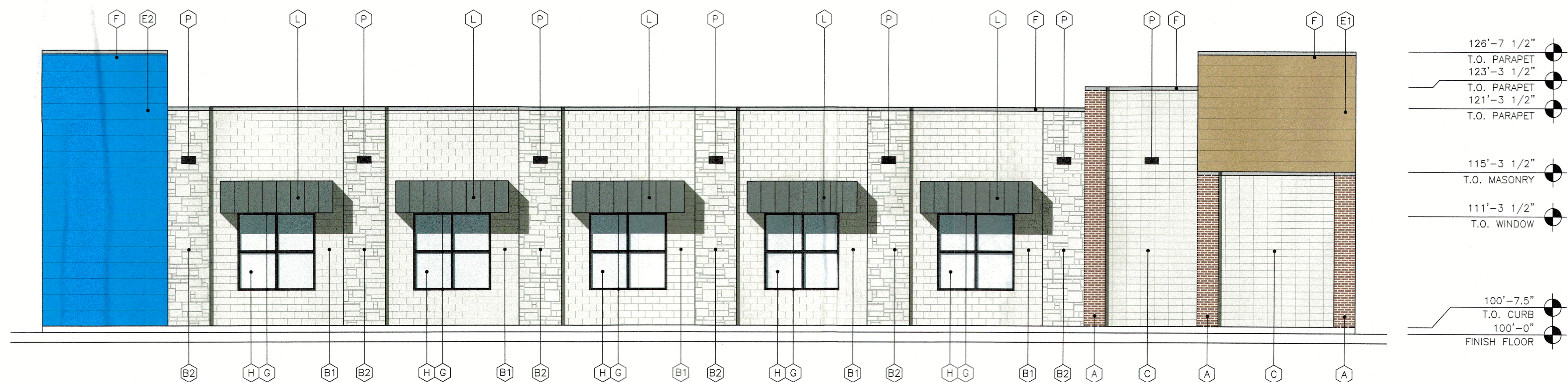
BURNISHED CMU	-	0.0 S.F.	-	0.0%
STONE	-	141.3 S.F.	-	21.6%
BRICK	-	21.8 S.F.	-	3.5%
COMPOSITE SIDING	-	490.7 S.F.	-	74.9%
TOTAL	-	653.8 S.F.	-	100%

3 LEFT SIDE ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



BURNISHED CMU	-	143.8 S.F.	-	23.3%
STONE	-	137.3 S.F.	-	22.2%
BRICK	-	79.2 S.F.	-	12.8%
COMPOSITE SIDING	-	256.7 S.F.	-	41.7%
TOTAL	-	617.0 S.F.	-	100%

2 RIGHT SIDE ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



BURNISHED CMU	-	1,215.3 S.F.	-	53.0%
STONE	-	487.8 S.F.	-	21.2%
BRICK	-	154.6 S.F.	-	6.7%
COMPOSITE SIDING	-	433.0 S.F.	-	19.1%
TOTAL	-	2,290.7 S.F.	-	100%

1 FRONT ELEVATION - EAST
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE	
A	BRICK VENEER: ACME, COLOR - BOURBON STREET
B1	BURNISHED FACE CMU RUNNING BOND: FEATHERLITE, CUT STONE 8" x 16" SIZE 8" TALL, COLOR - LIMESTONE
B2	NATURAL STONE
C	BURNISHED FACE CMU STRAIGHT STACKED: FEATHERLITE, CUT STONE 8" x 16" SIZE 8" TALL, COLOR - LIMESTONE
D	STONE CAP: FEATHERLITE, COLOR - LIMESTONE
E1	COMPOSITE SIDING: NICHHA, COLOR - CEDAR
E2	COMPOSITE SIDING: NICHHA ILLUMINATION, COLOR - CUSTOM BLUE
F	PREFINISHED METAL COPING COLOR - SILVER
G	STOREFRONT WINDOW FRAMES, COLOR - BLACK
H	GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10% - GREY
J	STOREFRONT ENTRY DOOR SYSTEM: ALUM. COLOR - BLACK
K	METAL RAILING, COLOR - BLACK
L	AWNINGS: PREFINISHED STANDING SEAM MTL. AWNINGS PANELS COLOR - MED. GREY
M	METAL CANOPY
N	STEEL COLUMN, COLOR - BLACK
P	DECOR WALL PACKS - BLACK
Q	ACCENT LIGHT FIXTURE - BLACK

NEW FACILITY FOR
FUEL CITY
490 S. John King Blvd
Rockwall, Texas 75087

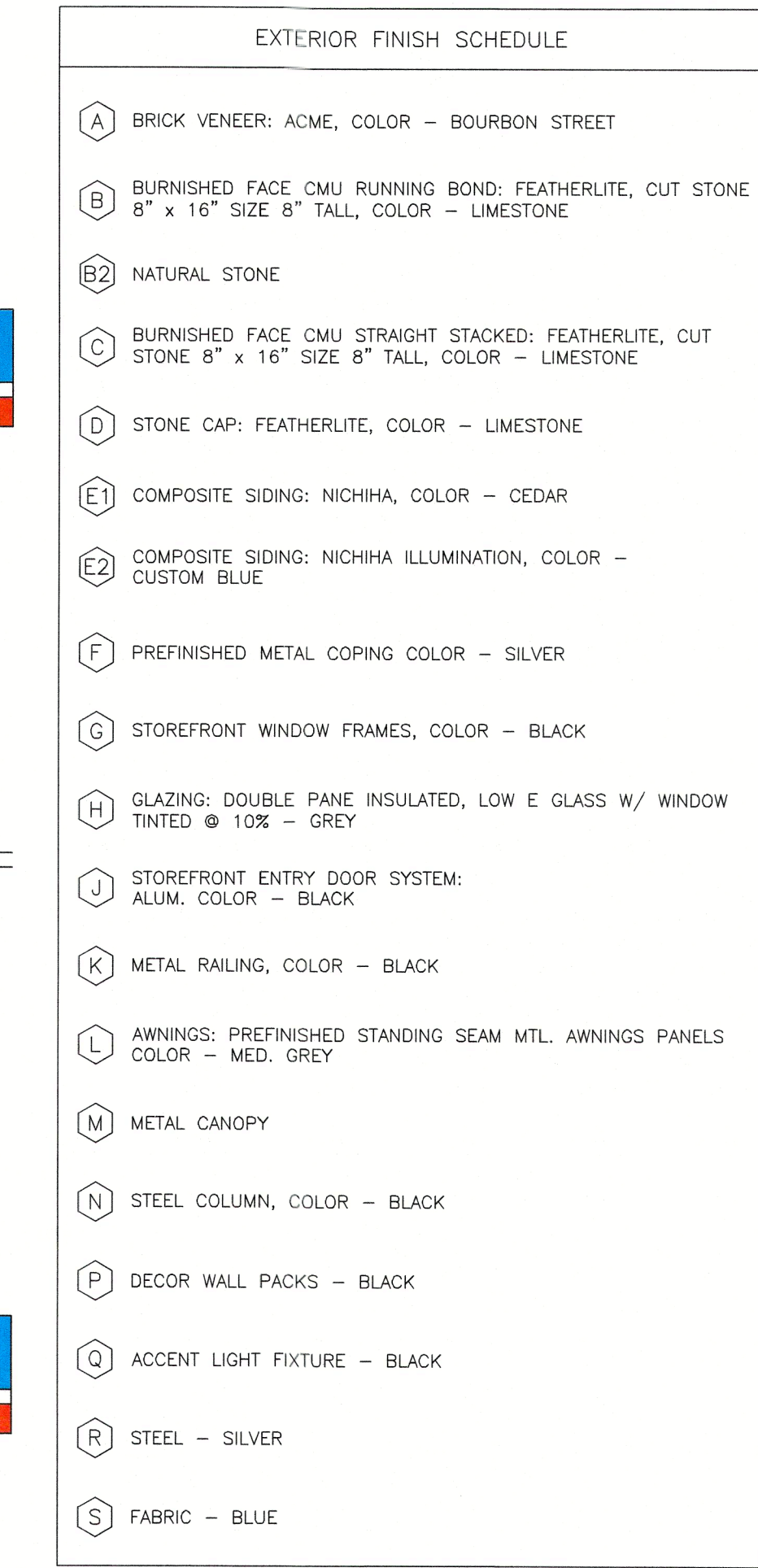


EXTERIOR
ELEVATIONS

DATE: JUNE 2025
PROJECT NO: 2024074
DRAWN BY: GL
CHECKED BY:

SHEET NO:
A501

CITY OF ROCKWALL CASE NUMBER: SP-2025-021	
FUEL CITY - ROCKWALL	
LEGAL DESCRIPTION AND OR ADDRESS: LOT 2, BLOCK A CORNERSTONE COMMUNITY CHURCH ADDITION 490 S. JOHN KING BLVD, ROCKWALL TX, 75087	
OWNER Fuel City 801. S Riverfront Boulevard, 00 Dallas, TX 75207 P: 469-203-0159 E: joekham@fuelcity.com ATTN: Joseph Blackham	
APPLICANT Kimley-Horn and Associates, Inc. 225 E. John W Carpenter FWY, Suite 1100 Irving, TX 75062 P: 214-420-5600 E: jared.earney@kimley-horn.com ATTN: Jared Earney	
SITE PLAN SIGNATURE BLOCK APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 15 day of May, 2025. WITNESS OUR HANDS, this 15 day of May, 2025. Jared Earney Planning & Zoning Commission, Chairman Director of Planning and Zoning	



3 FRONT ELEVATION - EAST
SCALE: 3/16" = 1'-0"

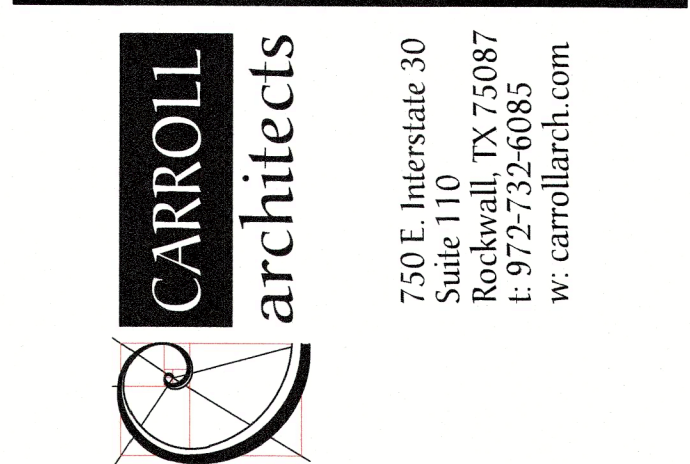
CITY OF ROCKWALL CASE NUMBER: SP-2025-021
FUEL CITY – ROCKWALL
LEGAL DESCRIPTION AND OR ADDRESS: LOT 2, BLOCK A CORNERSTONE COMMUNITY CHURCH ADDITION 490 S. JOHN KINZ BLDV, ROCKWALL TX, 75087
OWNER Fuel City 801 S Riverfront Boulevard, 00 Dallas, TX 75207 P: 469-203-0159 E: bickham@fuelcity.com ATTN: Joseph Bickham
APPLICANT Kirmley-Horn and Associates, Inc. 225 E. John W Carpenter FWY, Suite 1100 Irving, TX 75062 P: 214-420-5600 E: jared.earney@kirmley-horn.com ATTN: Jared Earney
SITE PLAN SIGNATURE BLOCK APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the <u>15</u> day of <u>July</u> , <u>2025</u> WITNESS OUR HANDS, this <u>15</u> day of <u>July</u> , <u>2025</u> <u>Jared Earney</u> Planning & Zoning Commission, Chairman <u>[Signature]</u> Director of Planning and Zoning

ISSUE:

OWNER REVIEW: 06-30-2025

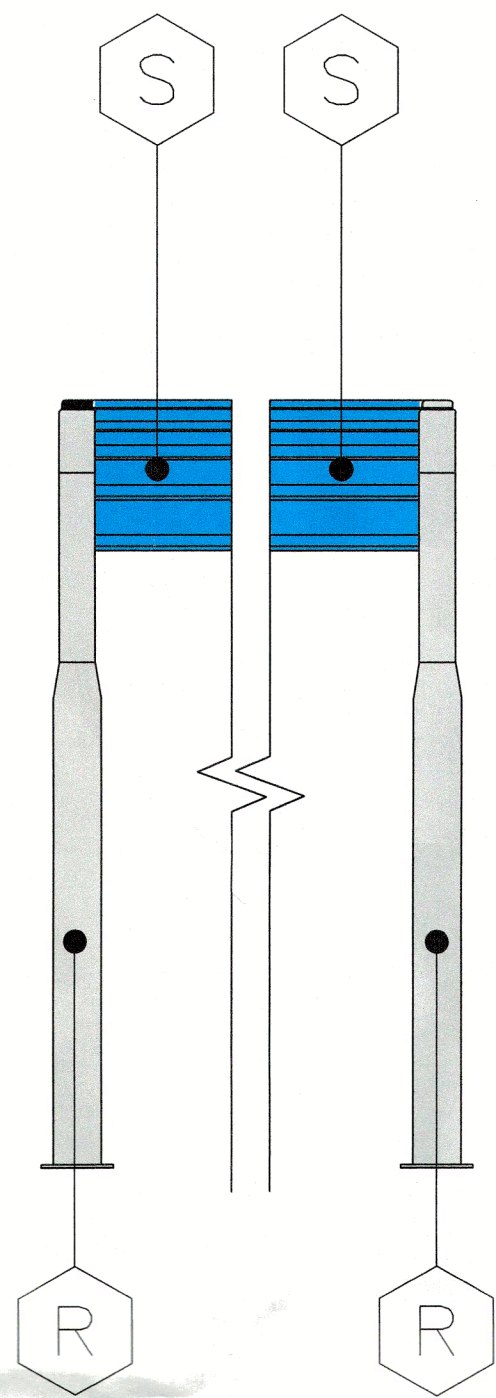
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NEW FACILITY FOR
FUEL CITY
490 S. John King Blvd
Rockwall, Texas 75087

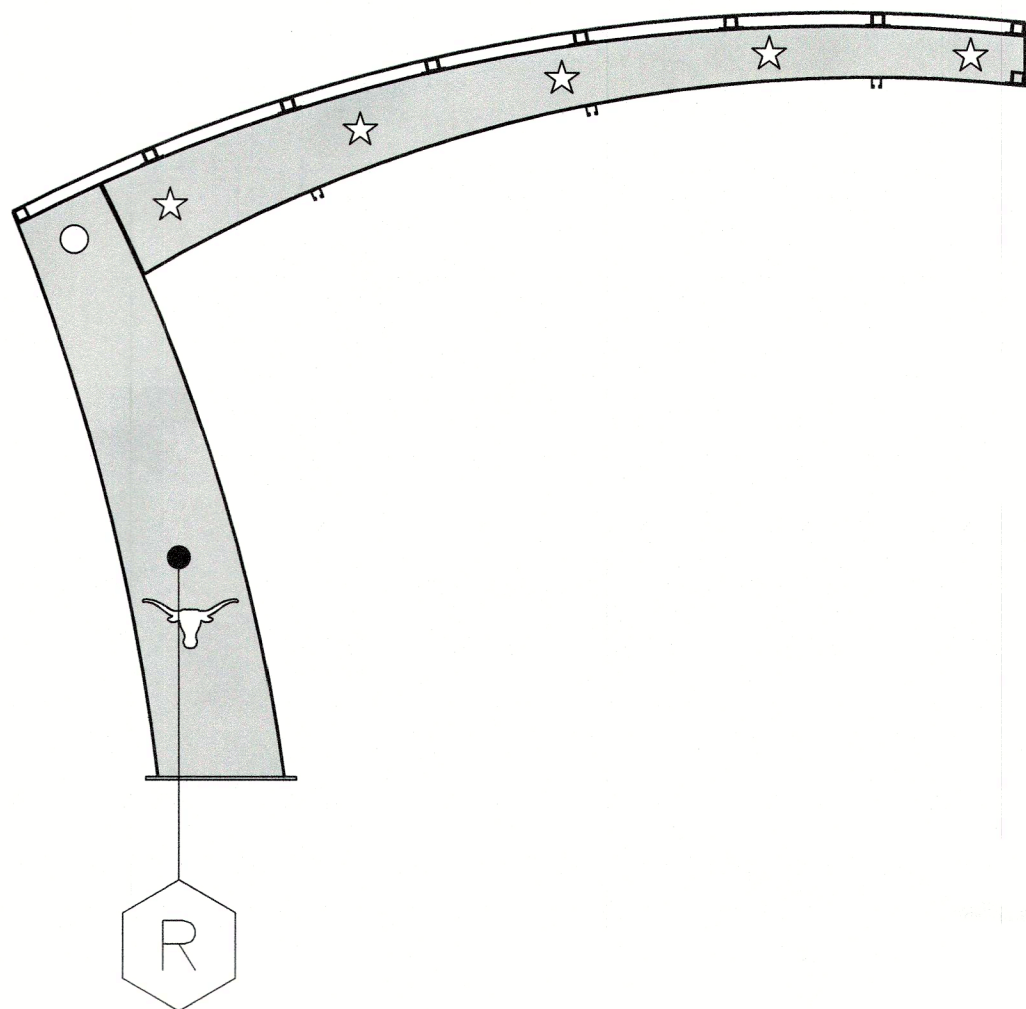


GAS CANOPY ELEVATIONS

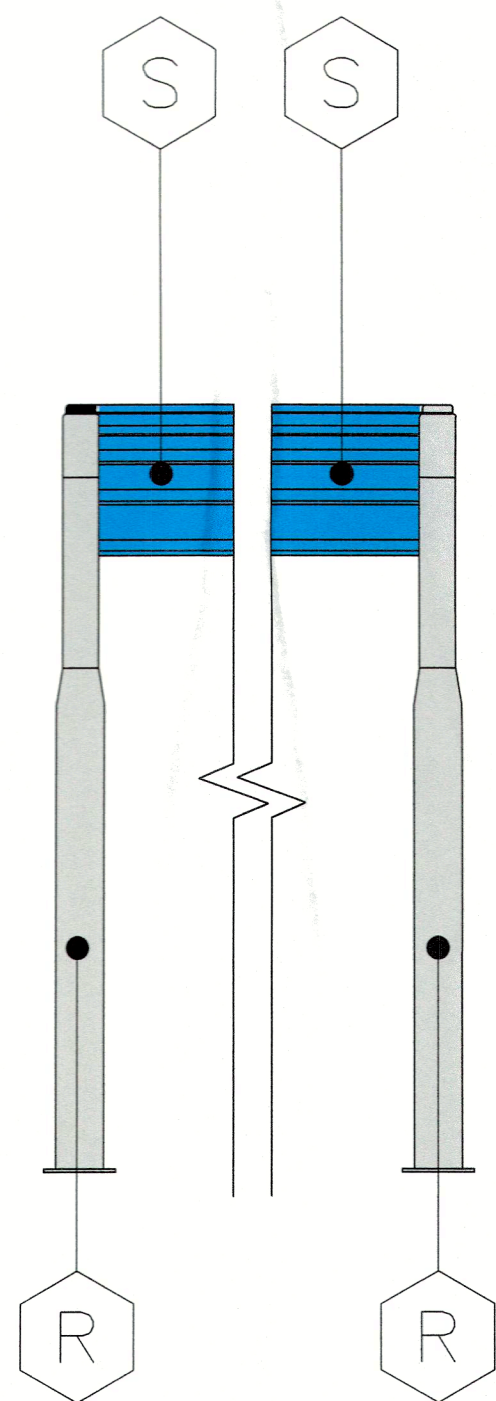
DATE:		SHEET NO:	
JUNE 2025			
PROJECT NO:		A501	
2024074			
DRAWN BY:			
GL			
CHECKED BY:			



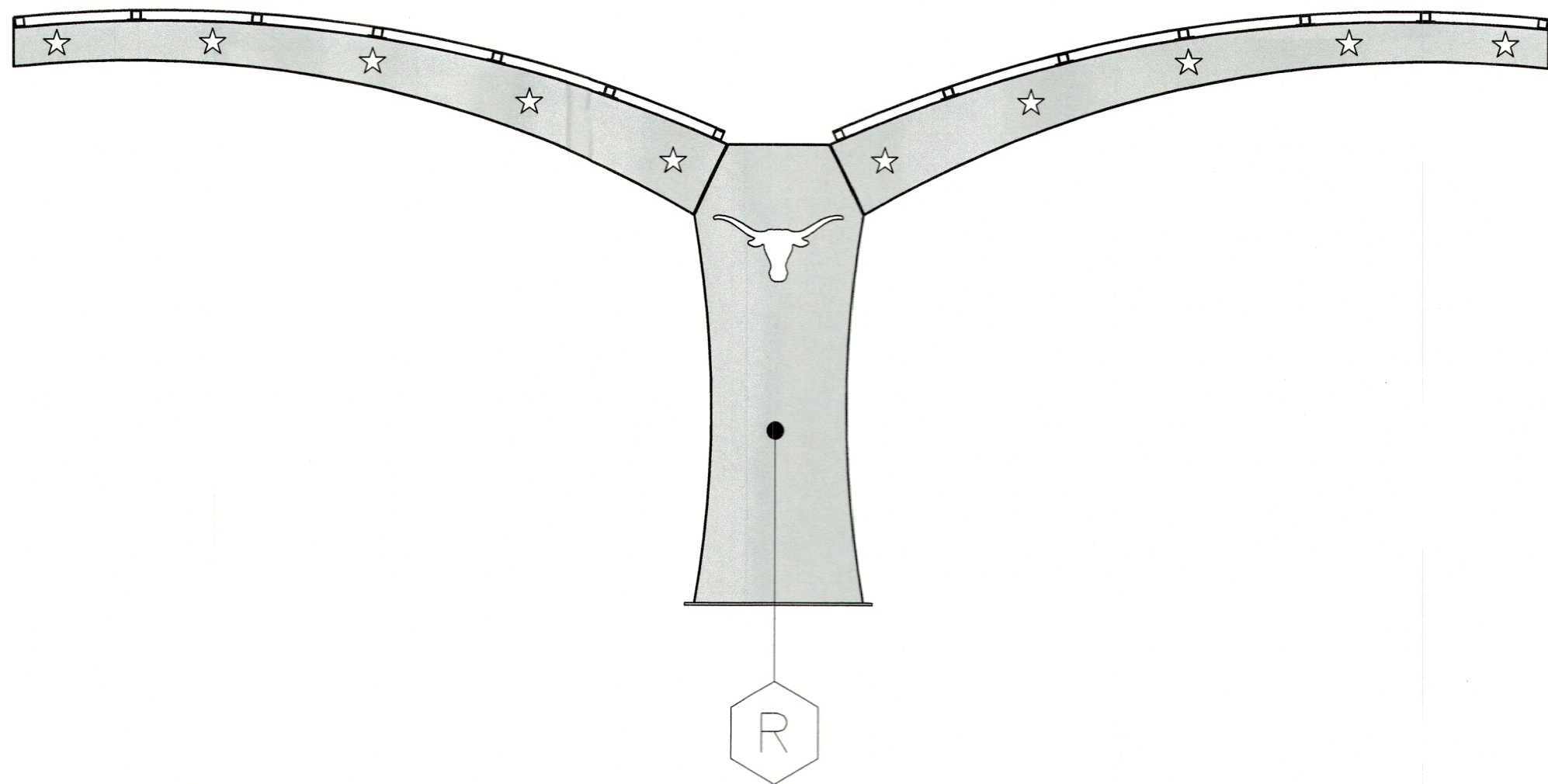
4 SIDE ELEVATION - (TYPICAL SINGLE)
SCALE: 3/8" = 1'-0"



3 FRONT ELEVATION - (TYPICAL SINGLE)
SCALE: 3/8" = 1'-0"



2 SIDE ELEVATION - (TYPICAL DOUBLE)
SCALE: 3/8" = 1'-0"

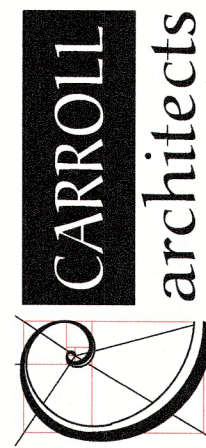


1 FRONT ELEVATION - (TYPICAL DOUBLE)
SCALE: 3/8" = 1'-0"

EXTERIOR FINISH SCHEDULE	
A	BRICK VENEER: ACME, COLOR - BOURBON STREET
B	BURNISHED FACE CMU RUNNING BOND; FEATHERLITE, CUT STONE 8" x 16" SIZE 8" TALL, COLOR - LIMESTONE
B2	NATURAL STONE
C	BURNISHED FACE CMU STRAIGHT STACKED; FEATHERLITE, CUT STONE 8" x 16" SIZE 8" TALL, COLOR - LIMESTONE
D	STONE CAP: FEATHERLITE, COLOR - LIMESTONE
E1	COMPOSITE SIDING: NICHIBA, COLOR - CEDAR
E2	COMPOSITE SIDING: NICHIBA ILLUMINATION, COLOR - CUSTOM BLUE
F	PREFINISHED METAL COPING COLOR - SILVER
G	STOREFRONT WINDOW FRAMES, COLOR - BLACK
H	GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10% - GREY
J	STOREFRONT ENTRY DOOR SYSTEM: ALUM. COLOR - BLACK
K	METAL RAILING, COLOR - BLACK
L	AWNINGS; PREFINISHED STANDING SEAM MTL. AWNINGS PANELS COLOR - MED. GREY
M	METAL CANOPY
N	STEEL COLUMN, COLOR - BLACK
P	DECOR WALL PACKS - BLACK
Q	ACCENT LIGHT FIXTURE - BLACK
R	STEEL - SILVER
S	FABRIC - BLUE

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NEW FACILITY FOR
FUEL CITY
490 S. John King Blvd
Rockwall, Texas 75087



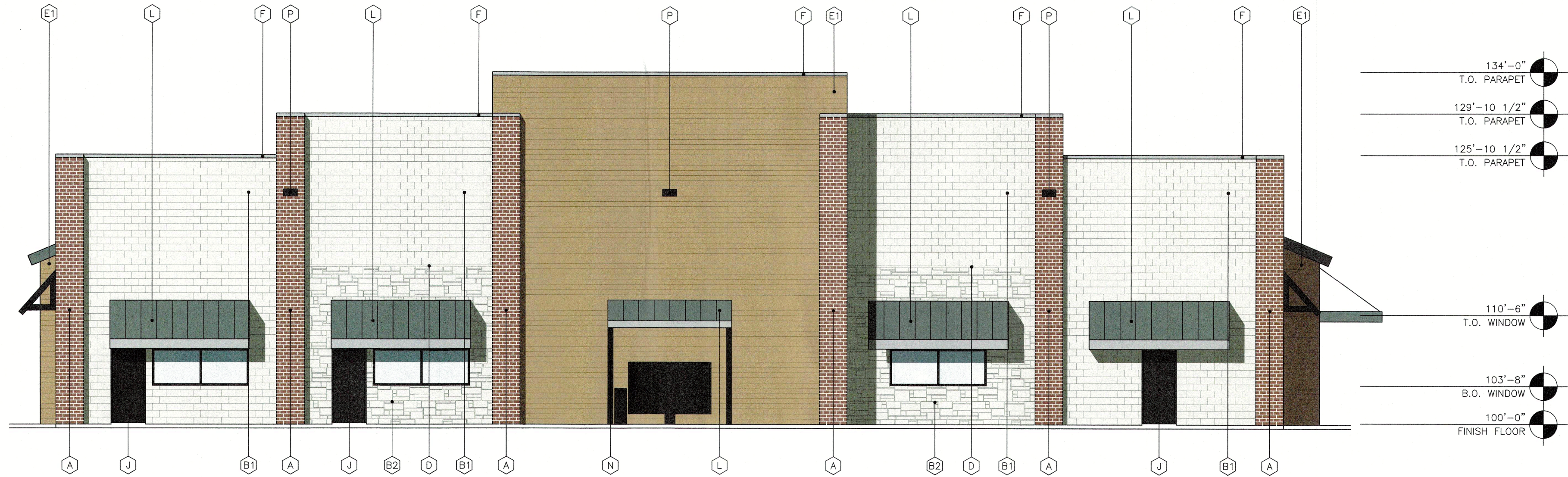
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
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W: carrollard.com

VACUUM
ELEVATIONS

CITY OF ROCKWALL CASE NUMBER: SP-2025-021	
FUEL CITY -- ROCKWALL	
LEGAL DESCRIPTION AND/OR ADDRESS: LOT 2, BLOCK A CORNERSTONE COMMUNITY CHURCH ADDITION 490 S. JOHN KING BLVD, ROCKWALL TX, 75087	
OWNER Fuel City 801 S. Riverfront Boulevard, 00 Dallas, TX 75207 P: 469-203-0159 E: jickham@fuelcity.com ATTN: Joseph Jickham	
APPLICANT Kimley-Horn and Associates, Inc. 225 E. John W. Carpenter FWY, Suite 1100 Irving, TX 75062 P: 214-420-5600 E: jared.earney@kimley-horn.com ATTN: Jared Earney	
SITE PLAN SIGNATURE BLOCK APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 15 day of July, 2025. WITNESS OUR HANDS, this 15 day of July, 2025. Dr. Jean Conley Planning & Zoning Commission, Chairman Director of Planning and Zoning	

DATE: JUNE 2025
SHEET NO:
PROJECT NO: 2024074
DRAWN BY: GL
CHECKED BY:

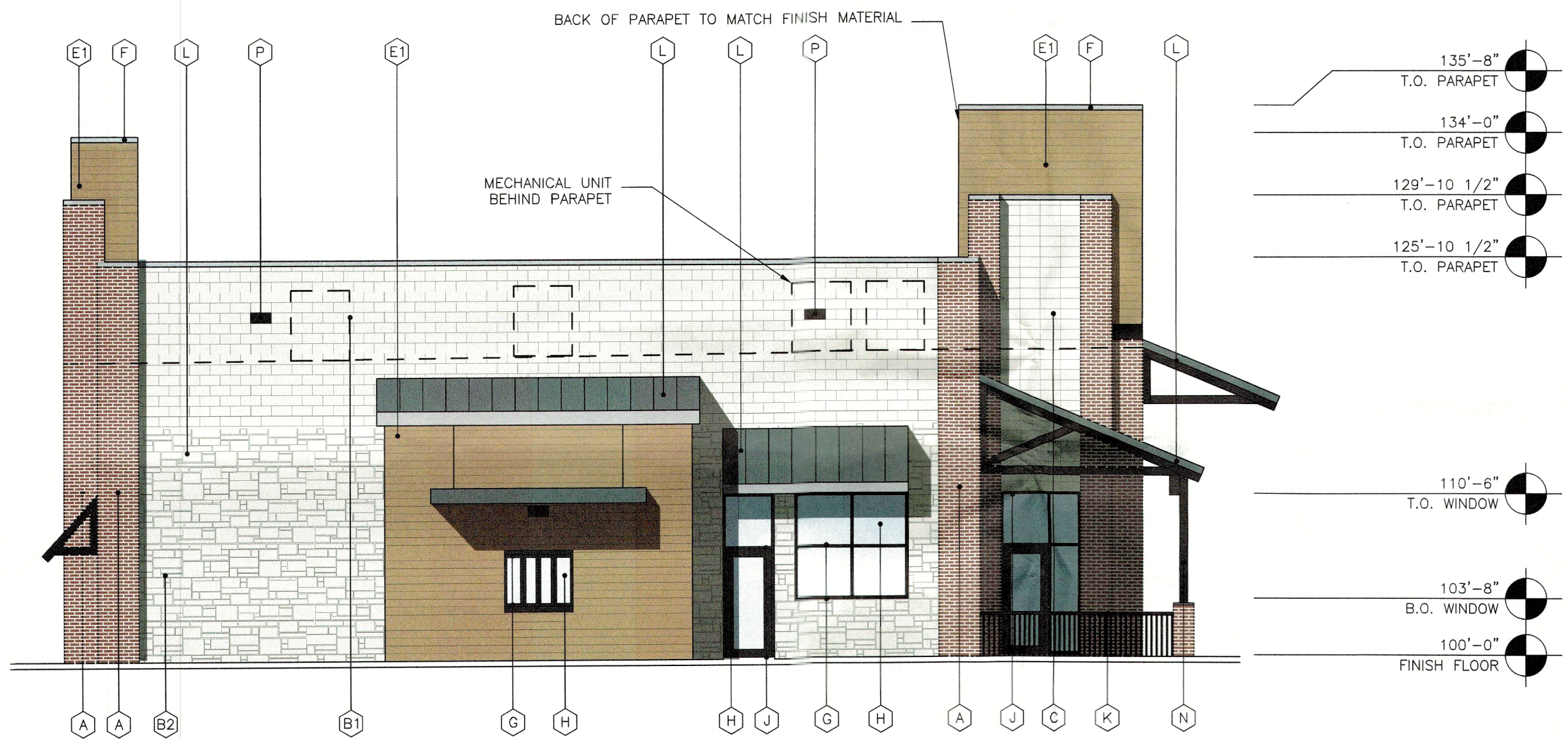
A501



BURNISHED CMU	- 1,382.5 S.F.	- 38.5%
STONE	- 602.3 S.F.	- 20.8%
BRICK	- 410.4 S.F.	- 12.3%
(MASONRY) - COMPOSITE SIDING	- 949.1 S.F.	- 28.4%
TOTAL	- 3,344.3 S.F.	- 100%

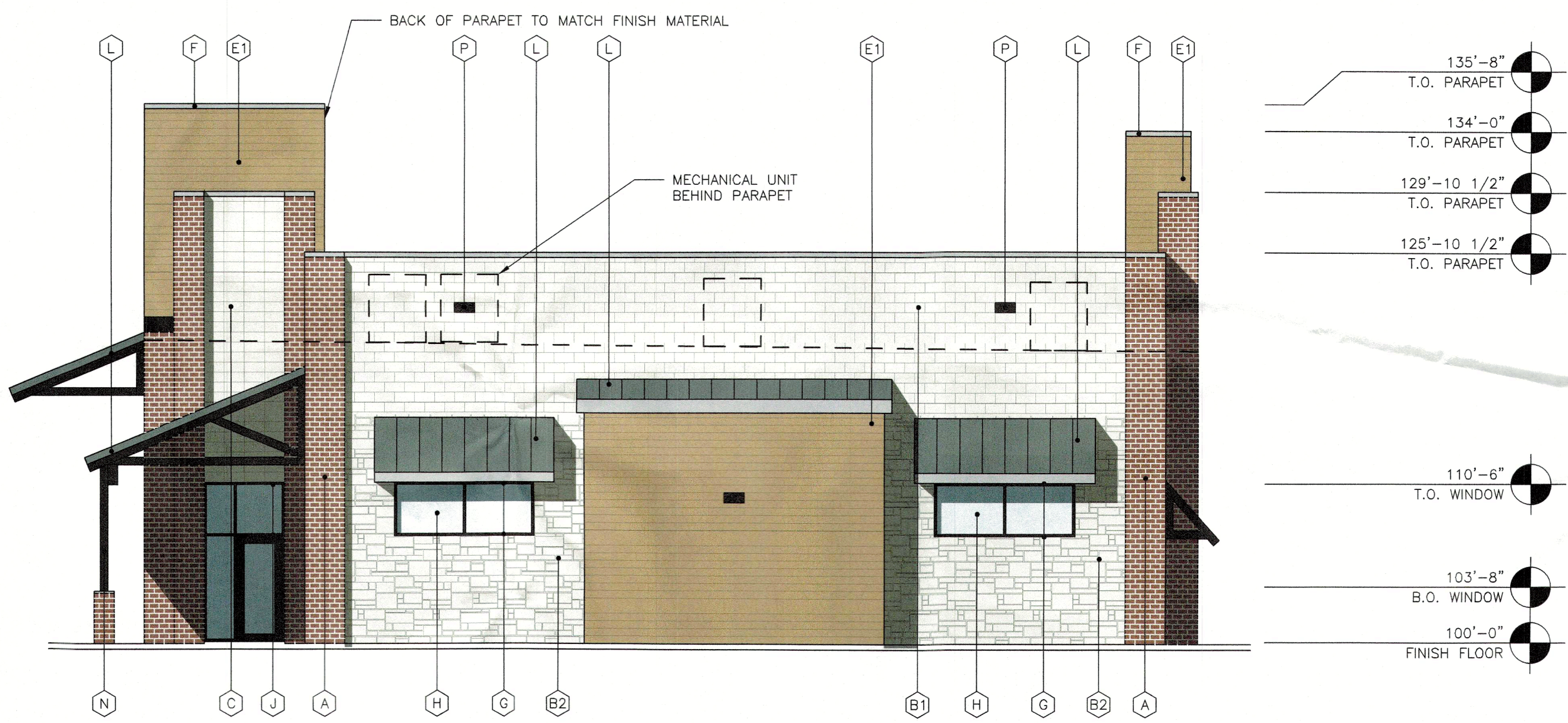
4 BACK ELEVATION - WEST
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE	
A	BRICK VENEER: ACME, COLOR - BOURBON STREET
B	BURNISHED FACE CMU RUNNING BOND: FEATHERLITE, CUT STONE 8" x 16" SIZE 8" TALL, COLOR - LIMESTONE
B2	NATURAL STONE
C	BURNISHED FACE CMU STRAIGHT STACKED: FEATHERLITE, CUT STONE 8" x 16" SIZE 8" TALL, COLOR - LIMESTONE
D	STONE CAP: FEATHERLITE, COLOR - LIMESTONE
E1	COMPOSITE SIDING: NICHHA, COLOR - CEDAR
E2	COMPOSITE SIDING: NICHHA ILLUMINATION, COLOR - CUSTOM BLUE
F	PREFINISHED METAL COPING COLOR - SILVER
G	STOREFRONT WINDOW FRAMES, COLOR - BLACK
H	GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10% - GREY
J	STOREFRONT ENTRY DOOR SYSTEM: ALUM. COLOR - BLACK
K	METAL RAILING, COLOR - BLACK
L	AWNINGS: PREFINISHED STANDING SEAM MTL. AWNINGS PANELS COLOR - MED. GREY
M	METAL CANOPY
N	STEEL COLUMN, COLOR - BLACK
P	DECOR WALL PACKS - BLACK
Q	ACCENT LIGHT FIXTURE - BLACK
R	STEEL - SILVER
S	FABRIC - BLUE



BURNISHED CMU	- 540.0 S.F.	- 33.5%
STONE	- 343.1 S.F.	- 21.3%
BRICK	- 326.9 S.F.	- 20.3%
(MASONRY) - COMPOSITE SIDING	- 402.0 S.F.	- 24.9%
TOTAL	- 1,612.0 S.F.	- 100%

3 LEFT SIDE ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



BURNISHED CMU	- 538.7 S.F.	- 31.5%
STONE	- 419.4 S.F.	- 23.9%
BRICK	- 326.9 S.F.	- 19.0%
(MASONRY) - COMPOSITE SIDING	- 433.8 S.F.	- 25.6%
TOTAL	- 1,718.8 S.F.	- 100%

2 RIGHT SIDE ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



BURNISHED CMU	- 769.2 S.F.	- 31.5%
STONE	- 465.7 S.F.	- 20.0%
BRICK	- 626.4 S.F.	- 25.7%
(MASONRY) - COMPOSITE SIDING	- 576.7 S.F.	- 22.8%
TOTAL	- 2,438.0 S.F.	- 100%

1 FRONT ELEVATION - EAST
SCALE: 1/8" = 1'-0"

CITY OF ROCKWALL CASE NUMBER: SP-2025-021
FUEL CITY - ROCKWALL
LEGAL DESCRIPTION AND/OR ADDRESS: LOT 2, BLOCK A CORNERSTONE COMMUNITY CHURCH ADDITION 490 S. JOHN KING BLVD., ROCKWALL, TX, 75087
OWNER Fuel City 801. S Riverfront Boulevard, 00 Dallas, TX 75207 P: 469-203-0159 E: jblackham@fuelcity.com ATTN: Joseph Blackham
APPLICANT Kimley-Horn and Associates, Inc. 225 E. John W Carpenter FWY, Suite 1100 Irving, TX 75062 P: 469-420-5600 E: jared.earney@kimley-horn.com ATTN: Jared Earney
SITE PLAN SIGNATURE BLOCK APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 15 day of July, 2025. WITNESS OUR HANDS, this 15 day of July, 2025. Dr. Juan Carlos Mayor of Planning and Zoning

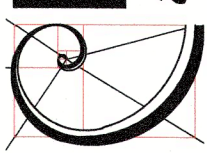
ISSUE:
OWNER REVIEW: 06-30-2025

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NEW FACILITY FOR
FUEL CITY
490 S. John King Blvd
Rockwall, Texas 75087



CARROLL
architects

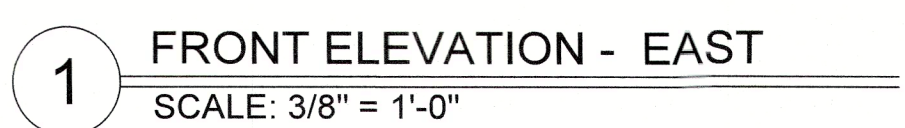


750 E. Interstate 30
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w: carrollarch.com

EXTERIOR
ELEVATIONS

DATE: JUNE 2025
PROJECT NO: 2024074
DRAWN BY: GL
CHECKED BY:

A501



<p>CITY OF ROCKWALL CASE NUMBER: SP-2025-021</p> <p style="font-size: 1.5em; font-weight: bold; letter-spacing: 0.5em;">FUEL CITY – ROCKWALL</p>	
<p><u>LEGAL DESCRIPTION AND OR ADDRESS:</u></p>	
<p>LOT 2, BLOCK A CORNERSTONE COMMUNITY CHURCH ADDITION 490 S. JOHN KING BLVD, ROCKWALL TX, 75087</p>	
<p><u>OWNER</u></p>	
<p>Fuel City 801. S Riverfront Boulevard, 00 Dallas, TX 75207 P: 469-203-0159 E: jpickham@fuelcity.com ATTN: Jonathan Pickham</p>	
<p><u>APPLICANT</u></p>	
<p>Kimley-Horn and Associates, Inc. 225 E. John W Carpenter Fwy, Suite 1100 Irving, TX 75062 P: 214-420-5600 E: Jared.Earney@kimley-horn.com ATTN: Jared Earney</p>	
<p><u>SITE PLAN SIGNATURE BLOCK</u></p>	
<p>APPROVED:</p> <p>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 <u>15</u> day of <u>July, 2025</u>.</p>	
<p>WITNESS OUR HANDS, this <u>15</u> day of <u>July, 2025</u>.</p>	
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 40%;"> <p><i>[Signature]</i></p> <p>Planning & Zoning Commission, Chairman</p> </div> <div style="width: 40%; text-align: center;"> <p><i>[Signature]</i></p> <p>Director of Planning and Zoning</p> </div> </div>	

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Rockwall, TX 75087
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DUMPSTER ELEVATIONS

DATE: JUNE 2025

PROJECT NO: 2024074

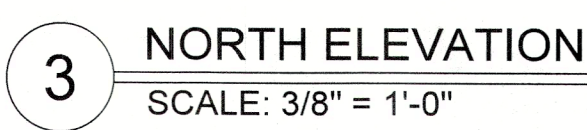
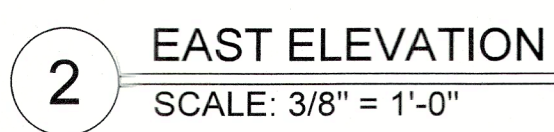
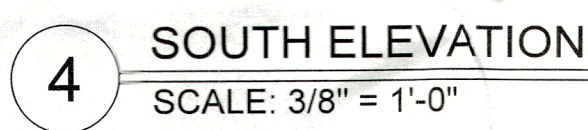
DRAWN BY: GL

CHECKED BY: _____

SHEET NO: _____

A5

A501



CITY OF ROCKWALL CASE NUMBER:
SP-2025-021

FUEL CITY – ROCKWALL

LEGAL DESCRIPTION AND OR ADDRESS:

LOT 2, BLOCK A
CORNERSTONE COMMUNITY CHURCH ADDITION
490 S. JOHN KING BLVD, ROCKWALL, TX, 75087

OWNER

Fuel City
801 S Riverfront Blvd, 00
Dallas, TX 75207
P: 469-203-0159
E: jlbickham@fuelcity.com
ATTN: JBickham

APPLICANT

Kimley-Horn and Associates, Inc.
225 E. John W Carpenter FWY, Suite 1100
Irving, TX 75062
P: 214-420-5600
E: jared.earney@kimley-horn.com
ATTN: Jared Earney

SITE PLAN SIGNATURE BLOCK

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 15 day of July, 2025.

WITNESS OUR HANDS, this 15 day of July, 2025

Dee Jean Corley

Planning & Zoning Commissioner, Chairman

Julie

Director of Planning and Zoning

FUEL CITY
★★★★★



CARROLL
architects

750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
w: carrollarch.com

EQUIPMENT STORAGE ELEVATIONS

DATE: JUNE 2025

PROJECT NO: 2024074

DRAWN BY: GL

CHECKED BY: _____

SHEET NO: _____

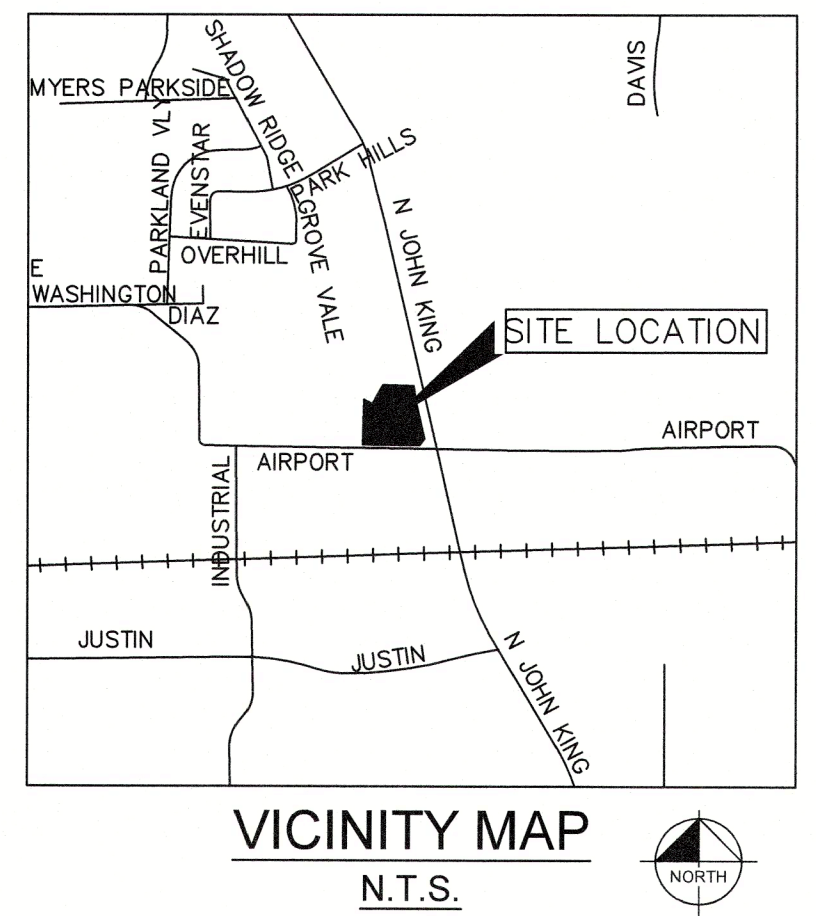
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A501

NEW FACILITY FOR
FUEL CITY
490 S. John King Blvd
Rockwall, Texas 75087

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EXISTING TREE TO BE REMOVED

CALLED 0.815 ACRES
 CITY OF ROCKWALL
 VOL. 5913, PG. 123

NOTE: CONTRACTOR SHALL NOT REMOVE ANY TREE UNTIL A TREE REMOVAL PERMIT HAS BEEN OBTAINED FROM THE APPLICABLE CITY AUTHORITY. A FORMAL TREE REMOVAL PERMIT MUST BE REQUESTED AND APPROVED PRIOR TO ANY TREE DISTURBANCE OR REMOVAL ACTIVITIES. THESE PLANS DO CONSTITUTE AUTHORIZATION FOR TREE REMOVAL, NOR DO THEY IMPLY APPROVAL FOR SUCH ACTION. APPROVAL OF THESE PLANS BY THE CITY IS REQUIRED AS PART OF THE TREE REMOVAL PERMITTING PROCESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL REQUIRED PERMITS ARE SECURED PRIOR TO COMMENCING WORK.

SITE PLAN FOR
FUEL CITY - ROCKWALL
LOT 2, BLOCK A
CORNERSTONE COMMUNITY CHURCH
4.34 ACRES
N. BUTLER SURVEY ABSTRACT NO. 20
City of Rockwall, Rockwall County, Texas
Current Zoning: C (Commerical District)
Proposed Land Use: Gas Station/ Car Wash
Submitted: May 16th, 2025

<u>Architect:</u>	<u>Developer:</u>	<u>Engineer:</u>
Corrall Architects	Fuel City	Kimley-Horn and Associates, Inc.
750 E. Interstate 30, Ste. 110	801 S. Riverfront Boulevard, 00	225 E. John W Carpenter FWY,
Rockwall, Texas 75087	Dallas, Texas 75207	Suite 1100
Contact: Glennan Langston	Contact: Joseph Bickham	Irving, Texas 75062
Phone: 972-732-6085	Phone: 469-203-0159	Contact: Jared Earmey, P.E.
		Phone: 214-420-5600

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 6 DAY OF MAY, 2023.

PLANNING & ZONING COMMISSION, CHAIRMAN
AND ZONING

064454302	DATE
	JUNE 2025
SCALE	AS SHOWN
DESIGNED BY	PNA
DRAWN BY	PNA
CHECKED BY	NRA

ROCKWALL, TEXAS, 75087

FREE PRESERVATION PLAN

EET NUMBER
P 1.01

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[illegible]

8220	5.5	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8221	6.8	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8222	24.2	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Multi	Remove	
8223	5.5	American elm	<i>Ulmus americana</i>	Healthy (5)	Single	Remove	5.5"
8224	24.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Forked	Remove	
8225	12.4	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8226	10.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8227	5.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8228	9.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Forked	Remove	
8229	6.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8230	5.8	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8231	11.2	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8232	4.2	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8233	6.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8234	10.6	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8235	12.0	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8236	7.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8237	5.2	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8238	5.8	American elm	<i>Ulmus americana</i>	Healthy (5)	Single	Remove	
8239	5.0	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8240	4.0	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8241	9.1	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8242	4.3	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8243	22.7	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Multi	Remove	4
8244	7.1	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8245	14.3	American elm	<i>Ulmus americana</i>	Healthy (5)	Forked	Remove	14.3
8246	9.4	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8247	7.4	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8248	6.5	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Forked	Remove	4
8249	5.4	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8250	5.0	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8251	5.3	American elm	<i>Ulmus americana</i>	Healthy (5)	Single	Remove	5.3
8252	5.2	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8253	4.1	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8254	4.4	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Forked	Remove	0
8255	6.2	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Multi	Remove	0
8256	11.8	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Multi	Remove	0
8257	8.8	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8258	6.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8259	6.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8260	5.8	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8261	9.8	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8262	9.5	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8263	4.4	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8264	6.1	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8265	6.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8266	5.1	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8267	6.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8268	7.5	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8269	5.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8270	8.2	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8271	6.3	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8272	6.6	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8273	5.8	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8274	17.2	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8275	10.2	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8276	13.8	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Forked	Remove	0
8277	7.8	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8278	5.9	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8279	5.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8280	4.2	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8281	5.1	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8282	4.3	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8283	4.7	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8284	12.1	hackberry	<i>Celtis laevigata</i>	Declining (1)	Single	Remove	0
8285	5.2	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8286	6.2	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8287	12.6	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8288	6.7	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8289	4.9	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8290	16.8	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8291	11.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8292	7.4	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8293	12.4	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8294	8.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8295	12.2	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Forked	Remove	
8296	7.9	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8297	4.6	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8298	7.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8299	8.8	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8300	5.2	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8301	5.9	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8302	5.7	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8303	6.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8304	19.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Multi	Remove	4
8305	7.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8306	14.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Forked	Remove	
8307	9.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8308	4.5	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8309	10.4	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8310	6.4	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	4
8311	5.5	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8312	6.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8313	6.5	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8314	5.3	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8315	4.5	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8316	10.2	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8317	4.6	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8318	4.4	hackberry	<i>Celtis laevigata</i>	Healthy (5)	Single	Remove	0
8319	13.0	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Forked	Remove	
8320	4.1	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8321	6.2	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8351	6.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Multi	Remove	
8352	8.6	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Forked	Remove	
8353	10.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Forked	Remove	
8354	9.2	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8355	5.4	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	
8356	10.6	eastern redcedar	<i>Juniperus virginiana</i>	Healthy (5)	Single	Remove	

8357	6.3	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	
8358	7.6	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	4
8359	6.8	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	
8360	6.0	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	
8361	10.8	hackberry	Celtis laevigata	Healthy (5)	Forked	Remove	0
8362	4.8	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	
8363	7.3	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	
8364	4.8	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	
8365	5.6	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	
8366	6.0	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	
8367	7.2	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	
8368	6.5	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	
8369	7.3	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	
8370	4.8	hackberry	Celtis laevigata	Healthy (5)	Single	Remove	0
8371	7.0	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	
8372	6.1	hackberry	Celtis laevigata	Healthy (5)	Single	Remove	0
8373	7.3	hackberry	Celtis laevigata	Healthy (5)	Single	Remove	0
8374	12.2	hackberry	Celtis laevigata	Declining (1)	Single	Remove	0
8375	18.6	hackberry	Celtis laevigata	Healthy (5)	Forked	Remove	0
8376	9.9	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	4
8377	5.9	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	
8378	3.6	live oak	Quercus virginiana	Healthy (5)	Single	Remove	3.6
8379	3.1	live oak	Quercus virginiana	Healthy (5)	Single	Remove	3.1
8380	3.1	live oak	Quercus virginiana	Healthy (5)	Single	Remove	3.1
8381	3.9	live oak	Quercus virginiana	Healthy (5)	Single	Remove	3.9
8382	4.2	live oak	Quercus virginiana	Healthy (5)	Single	Remove	4.2
8383	3.3	live oak	Quercus virginiana	Healthy (5)	Single	Remove	3.3
8384	4.4	live oak	Quercus virginiana	Healthy (5)	Single	Remove	4.4
8385	2.6	live oak	Quercus virginiana	Healthy (5)	Single	Remove	2.6
8386	3.1	live oak	Quercus virginiana	Healthy (5)	Single	Remove	3.1
8387	2.9	live oak	Quercus virginiana	Healthy (5)	Single	Remove	2.9
8388	3.8	live oak	Quercus virginiana	Healthy (5)	Single	Remove	3.8
8389	4.2	live oak	Quercus virginiana	Healthy (5)	Single	Remove	4.2
8390	3.9	live oak	Quercus virginiana	Healthy (5)	Single	Remove	3.9
8391	4.1	live oak	Quercus virginiana	Healthy (5)	Single	Remove	4.1
8392	6.2	live oak	Quercus virginiana	Healthy (5)	Forked	Remove	6.2
8393	4.1	live oak	Quercus virginiana	Healthy (5)	Single	Remove	
8394	4.3	live oak	Quercus virginiana	Healthy (5)	Single	Remove	
8395	5.1	live oak	Quercus virginiana	Healthy (5)	Forked	Remove	
8396	11.3	eastern redcedar	Juniperus virginiana	Healthy (5)	Forked	Remove	
8397	14.6	eastern redcedar	Juniperus virginiana	Healthy (5)	Forked	Remove	
8398	7.6	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	
8399	8.3	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	
8400	7.4	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	
Tags 8401-8450 were not used.							
8451	6.4	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	
8452	6.1	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	
8453	6.5	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	
8454	7.1	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	
8455	6.2	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	
8456	8.3	eastern redcedar	Juniperus virginiana	Healthy (5)	Forked	Remove	4
8457	15.3	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	
8458	11.3	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	
8459	9.6	eastern redcedar	Juniperus virginiana	Healthy (5)	Forked	Remove	
8460	9.8	eastern redcedar	Juniperus virginiana	Healthy (5)	Single	Remove	4
Kimley-Horn red tag series: 1551-1601, 7901-7950, 8201-8400, and 8451-8460. Trees measuring 4-							

NOTE:

CONTRACTOR SHALL NOT REMOVE ANY TREE UNTIL A TREE REMOVAL PERMIT HAS BEEN OBTAINED FROM THE APPLICABLE CITY AUTHORITY. A FORMAL TREE REMOVAL PERMIT MUST BE REQUESTED AND APPROVED PRIOR TO ANY TREE DISTURBANCE OR REMOVAL ACTIVITIES. THESE PLANS DO CONSTITUTE AUTHORIZATION FOR TREE REMOVAL, NOR DO THEY IMPLY APPROVAL FOR SUCH ACTION. APPROVAL OF THESE PLANS BY THE CITY IS REQUIRED AS PART OF THE TREE REMOVAL PERMITTING PROCESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL REQUIRED PERMITS ARE SECURED PRIOR TO COMMENCING WORK.

Code Required MAX of 20% to the Tree Fund		TREE MITIGATION	
Total Mitigation Required	228.2	Total Mitigation Required	228.2
Total Mitigation to be paid (20%)	45.64	Total Provided Inches 31-Canopy	
Total Mitigation Cost	\$9,128.00	Trees at 4" Cal.	124
Total Required Inches to be planted	182.56	Total Mitigation Needed	104.2
		Total Mitigation Cost	\$20,840.00

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 15 DAY OF July, 2025.

WITNESS OUR HANDS, THIS 15 DAY OF July, 2025

Dr. Joan Conley
PLANNING & ZONING COMMISSION CHAIRMAN

Director of Planning

CASE NO. SP2025-021

SITE PLAN FOR
FUEL CITY – ROCKWALL
LOT 2, BLOCK A
CORNERSTONE COMMUNITY CHURCH
4.34 ACRES
N. BUTLER SURVEY ABSTRACT NO. 20
City of Rockwall, Rockwall County, Texas
Current Zoning: C (Commercial District)
Proposed Land Use: Gas Station/ Car Wash
Submitted: May 16th, 2025

Architect: Corroll Architects
750 E. Interstate 30, Ste. 110
Rockwall, Texas 75087
Contact: Glenn Langston

Developer: Fuel City
801 S. Riverfront Boulevard,00
Dallas, Texas 75207
Contact: Joseph Bickham

Engineer: Kimley-Horn and Associates, Inc.
225 E. John W Carpenter FWY,
Suite 1100
Irving, Texas 75062

This document, together with the concepts and designs presented herein, as

- NOTES:
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
 2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
 3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.



F

- NOTES:
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
 2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
 3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.



E

- NOTES:
1. REF. DETAIL A THIS SHEET FOR TREE PROTECTION FENCE INSTALLATION.
 2. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
 3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR CONSTRUCTION ACCESS ROAD USE PRIOR TO CONSTRUCTION ACTIVITIES.
 4. PRIOR TO INSTALLATION OF ANY CONSTRUCTION ACCESS ROAD, COORDINATE WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL OF ROAD LOCATION. ALL ADJUSTED TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO USE OF ROAD.



C

- NOTES:
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
 2. **ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PRUNING OPERATIONS.**
 3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
 4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.



B



A

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FUEL CITY - ROCKWALL
ROCKWALL, TEXAS, 75087

TP 3.01

PART 1 GENERAL

1.1 SUMMARY

- THE SCOPE OF WORK INCLUDES ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, FACILITIES, TRANSPORTATION AND SERVICES NECESSARY FOR, AND NOT LIMITED TO, PERFORMING ALL PRELIMINARY OPERATIONS IN CONNECTION WITH PROTECTION OF EXISTING TREES AND OTHER PLANTS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
 - PROVIDE PRECONSTRUCTION EVALUATIONS
 - PROVIDE PROTECTION OF ROOT ZONES AND ABOVE GROUND TREES AND PLANTS
 - 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.
 - 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.
 - 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.
 - CLEAN UP AND DISPOSAL OF ALL EXCESS AND SURPLUS MATERIAL.

1.2 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 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.

1.3 RELATED DOCUMENTS AND REFERENCES

- RELATED DOCUMENTS:
 - DRAWINGS AND GENERAL PROVISIONS OF CONTRACT INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION I SPECIFICATIONS APPLY TO WORK OF THIS SECTION.
 - IRRIGATION SPECIFICATIONS
 - 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 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.
 - 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.
 - TREE PRUNING
 - SOIL MANAGEMENT FOR URBAN TREES
 - TREE SUPPORT SYSTEMS: CABLING, BRACING, GUYING, AND PROPPING
 - TREE LIGHTING PROTECTION SYSTEMS
 - MANAGING TREES DURING CONSTRUCTION
 - TREE PLANTING
 - TREE RISK ASSESSMENT
 - TREE INVENTORY
 - INTEGRATED PEST MANAGEMENT
 - TREE INJECTIONS
 - TREE AND SHRUB FERTILIZATION
 - PRUNING PRACTICES SHALL CONFORM WITH RECOMMENDATIONS "STRUCTURAL PRUNING: A GUIDE FOR THE GREEN INDUSTRY"; PUBLISHED BY URBAN TREE FOUNDATION, VISALIA, CALIFORNIA, MOST CURRENT EDITION.
 - GLOSSARY OF ARBORICULTURAL TERMS, INTERNATIONAL SOCIETY OF ARBORICULTURE, CHAMPAIGN IL, MOST CURRENT EDITION.

1.4 VERIFICATION

- 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 OWNERS 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 OWNERS REPRESENTATIVE.

1.5 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 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 OWNERS REPRESENTATIVE IN WRITING INCLUDING A DESCRIPTION OF ANY NECESSARY CHANGES AND CHANGES TO THE CONTRACT PRICE RESULTING 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.
- 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.

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.

1.7 CHANGES IN THE WORK

- THE OWNERS 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.

1.8 CORRECTION OF WORK

- 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 OWNERS REPRESENTATIVE. AT THE SOONEST POSSIBLE TIME THAT CAN BE COORDINATED WITH OTHER WORK AND SEASONAL WEATHER DEMANDS.

1.9 DEFINITIONS

- ALL TERMS IN THIS SPECIFICATION SHALL BE AS DEFINED IN THE "GLOSSARY OF ARBORICULTURAL TERMS" OR AS MODIFIED BELOW.
 - OWNERS 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 OWNERS 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 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 OWNERS REPRESENTATIVE EXPERT SHALL DETERMINE WHEN CONDITIONS WITHIN THE PLANT ARE JUDGED AS REASONABLE.
 - 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 OTHER VEGETATION TO BE PROTECTED DURING CONSTRUCTION, AND DEFINED BY A CIRCLE CENTERED ON THE TRUNK WITH EACH TREE WITH A RADIUS EQUAL TO THE CROWN DRIFLINE UNLESS OTHERWISE INDICATED BY THE OWNERS REPRESENTATIVE OR THE CONSTRUCTION DRAWINGS.
 - 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.

1.10 SUBMITTALS

- ARBORIST REPORT
 - PRIOR TO THE START OF CONSTRUCTION, SUBMIT, FOR APPROVAL BY THE OWNERS REPRESENTATIVE, THE REPORT OF A CONSULTING ARBORIST WHO IS A REGISTERED CONSULTING ARBORIST® (RCA) WITH AMERICAN SOCIETY OF CONSULTING ARBORISTS OR AN ISA BOARD CERTIFIED ARBORIST, WHICH DETAILS THE FOLLOWING INFORMATION FOR ALL TREES TO REMAIN WITHIN THE AREA DESIGNATED ON THE DRAWINGS AS THE TREE AND PLANT PROTECTION AREA. THE REPORT SHALL INCLUDE THE FOLLOWING:
 - A DESCRIPTION OF EACH TREE TO REMAIN INDICATING ITS GENUS AND SPECIES, CONDITION INCLUDING ANY VISIBLE DAMAGE TO THE ROOT SYSTEM OR SOIL WITHIN THE ROOT ZONE, TREE DIAMETER AT BREAST HEIGHT (DBH) AND APPROXIMATE HEIGHT AND CANOPY SPREAD, SIZE AND ANY VISIBLE DISEASE, INSECT INFESTATIONS AND/OR BRANCH AND TRUNK STRUCTURAL DEFICIENCIES.
 - THE REPORT SHALL NOTE ALL TREES OR PARTS OF TREES, WHICH ARE CONSIDERED A HAZARD OR SIGNIFICANT OR EXTREME RISK LEVEL, INCLUDE THE INTERNATIONAL SOCIETY OF ARBORICULTURE HAZARD EVALUATION SHEET FOR EACH TREE, WHICH MAY REASONABLY BE IDENTIFIED AS A POTENTIAL HAZARD TREE.
 - RECOMMENDATIONS AS TO TREATMENT OF ALL INSECT, DISEASE AND STRUCTURAL PROBLEMS ENCOUNTERED.
 - RECOMMENDATIONS FOR FERTILIZER TREATMENTS, IF ANY.
 - A PLAN OF THE SITE SHOWING THE LOCATION OF ALL TREES INCLUDED IN THE REPORT.
- PRODUCT DATA
 - SUBMIT MANUFACTURER PRODUCT DATA AND LITERATURE DESCRIBING ALL PRODUCTS REQUIRED BY THIS SECTION TO THE OWNERS REPRESENTATIVE FOR APPROVAL. PROVIDE SUBMITTAL BEFORE THE START (F) ANY WORK AT THE SITE.
- QUALIFICATIONS SUBMITTAL
 - FOR EACH APPLICABLE PERSON EXPECTED TO WORK ON THE PROJECT, PROVIDE COPIES OF THE QUALIFICATIONS AND EXPERIENCE OF THE CONSULTING ARBORIST, PROOF OF EITHER THE REGISTERED CONSULTING ARBORIST® (RCA)

WITH AMERICAN SOCIETY OF CONSULTING ARBORISTS OR AN ISA BOARD CERTIFIED MASTER ARBORIST, ANY ISA CERTIFIED ARBORIST, AND ANY REQUIRED HERBICIDE/PESTICIDE LICENSE TO THE OWNERS REPRESENTATIVE, FOR REVIEW PRIOR TO THE START OF WORK.

1.11 OBSERVATION OF THE WORK

- THE OWNERS REPRESENTATIVE MAY INSPECT THE WORK AT ANY TIME.

1.12 PRE-CONSTRUCTION CONFERENCE

- SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE OWNERS REPRESENTATIVE AT LEAST SEVEN (7) DAYS BEFORE BEGINNING WORK TO REVIEW ANY QUESTIONS THE CONTRACTOR MAY HAVE REGARDING THE WORK, ADMINISTRATIVE PROCEDURES DURING CONSTRUCTION AND PROJECT WORK SCHEDULE.
 - THE FOLLOWING CONTRACTORS SHALL ATTEND THE PRE-CONSTRUCTION CONFERENCE:
 - GENERAL CONTRACTOR
 - CONSULTING ARBORIST/CERTIFIED ARBORIST
 - TREE AND PLANT PROTECTION SUB-CONTRACTOR.
 - EARTHWORK SUB-CONTRACTOR.
 - ALL SITE UTILITY SUB-CONTRACTORS THAT MAY BE REQUIRED TO DIG OR TRENCH INTO THE SOIL.
 - LANDSCAPE SUB-CONTRACTOR.
 - IRRIGATION SUB-CONTRACTOR.
 - PRIOR TO THIS MEETING, MARK ALL TREES AND PLANTS TO REMAIN AND OR BE REMOVED AS DESCRIBED IN THIS SPECIFICATION FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE.

1.13 QUALITY ASSURANCE

- CONTRACTOR QUALIFICATIONS:
 - ALL PRUNING, BRANCH THE BACK, TREE REMOVAL, ROOT PRUNING, AND FERTILIZING REQUIRED BY THIS SECTION SHALL BE PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF ISA CERTIFIED ARBORIST. SUBMIT AFOREMENTIONED INDIVIDUALS QUALIFICATIONS FOR APPROVAL BY THE OWNERS REPRESENTATIVE.
 - ALL APPLICATIONS OF PESTICIDE OR HERBICIDES SHALL BE PERFORMED BY A PERSON MAINTAINING A CURRENT STATE LICENSE TO APPLY CHEMICAL PESTICIDES VALID IN THE JURISDICTION OF THE PROJECT. SUBMIT COPIES OF ALL REQUIRED STATE LICENSING CERTIFICATES INCLUDING APPLICABLE CHEMICAL APPLICATOR LICENSES.

PART 2 PRODUCTS

2.1 TREE PROTECTION SIGN

- HEAVY-DUTY PLASTIC LAMINATED OR CORRUGATED PLASTIC SIGNS, 24 INCHES X 36 INCHES, WHITE COLORED BACKGROUND WITH BLACK 2 INCH HIGH OR LARGER LETTERS BLOCK LETTERS. THE SIGNS SHALL BE STAKED ADJACENT TO EXISTING TREES. THE TREE PROTECTION SIGN SHALL READ "KEEP OUT - TREE AND PLANT PROTECTION AREA" AND OTHER PROJECT INFORMATION AS SHOWN ON DRAWINGS.

2.2 MATTING

- MATTING FOR VEHICLE AND WORK PROTECTION SHALL BE HEAVY DUTY MATTING DESIGNED FOR VEHICLE LOADING OVER TREE ROOTS. ALTURNAMATS AS MANUFACTURED BY ALTURNAMATS, INC. FRANKLIN, PA 15223 OR APPROVED EQUAL.

2.3 GEOGRID

- GEOGRID SHALL BE WOVEN POLYESTER FABRIC WITH PVC COATING, UNI-AXIAL, OR BIAXIAL GEOGRID, INERT TO BIOLOGICAL DEGRADATION, RESISTANT TO NATURALLY OCCURRING CHEMICALS, ALKALIS, ACIDS.
 - GEOGRID SHALL BE MIRAGRID 2XT AS MANUFACTURED BY TEN CATE NICOLON, NORCROSS, GA. [HTTP://WWW.TENGATE.COM](http://www.tengate.com) OR APPROVED EQUAL.
- SUBMIT SUPPLIERS PRODUCT DATA THAT PRODUCT MEETS THE REQUIREMENTS FOR APPROVAL.

2.4 FILTER FABRIC

- FILTER FABRIC SHALL BE NONWOVEN POLYPROPYLENE FIBERS, INERT TO BIOLOGICAL DEGRADATION AND RESISTANT OF NATURALLY OCCURRING CHEMICALS, ALKALIS AND ACIDS.
 - MIRAFI 135 N AS MANUFACTURED BY TEN CATE NICOLON, NORCROSS, GA. [HTTP://WWW.TENGATE.COM](http://www.tengate.com) OR APPROVED EQUAL.
- SUBMIT SUPPLIERS PRODUCT DATA THAT PRODUCT MEETS THE REQUIREMENTS FOR APPROVAL.

PART 3 EXECUTION

3.1 SITE EXAMINATION

- EXAMINE THE SITE, TREE, PLANT AND SOIL CONDITIONS. NOTIFY THE OWNERS REPRESENTATIVE IN WRITING OF ANY CONDITIONS THAT MAY IMPACT THE SUCCESSFUL TREE AND PLANT PROTECTIONS THAT IS THE INTENT OF THIS SECTION.

3.2 COORDINATION WITH PROJECT WORK

- THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK THAT MAY IMPACT THE COMPLETION OF THE WORK. PRIOR TO THE START OF WORK, PREPARE A DETAILED SCHEDULE OF THE WORK FOR COORDINATION WITH OTHER TRADES.
- COORDINATE THE RELOCATION OF ANY IRRIGATION LINES CURRENTLY PRESENT ON THE IRRIGATION PLAN, HEADS OR THE CONDUITS OF OTHER UTILITY LINES OR STRUCTURES THAT ARE IN CONFLICT WITH TREE LOCATIONS. TREE ROOTS SHALL NOT BE ALTERED TO FIT AROUND LINES. NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS ENCOUNTERED.

3.3 TREE AND PLANT PROTECTION AREA:

- THE TREE AND PLANT PROTECTION AREA IS DEFINED AS ALL AREAS INDICATED ON THE TREE PROTECTION PLAN.
- WHERE NO LIMIT OF THE TREE AND PLANT PROTECTION AREA IS DEFINED ON THE DRAWINGS, THE LIMIT SHALL BE THE DRIP LINE (OUTER EDGE OF THE BRANCH CROWN) OF EACH TREE.

3.4 PREPARATION:

- PRIOR TO THE PRE-CONSTRUCTION MEETING, LAYOUT THE LIMITS OF THE TREE AND PLANT PROTECTION AREA AND THEN ALIGNMENTS OF REQUIRED TREE AND PLANT PROTECTION FENCING AND ROOT PRUNING. OBTAIN THE OWNERS REPRESENTATIVE'S APPROVAL OF THE LIMITS OF THE PROTECTION AREA AND THE ALIGNMENT OF ALL FENCING AND ROOT PRUNING.
- FLAG ALL TREES AND LARGE SHRUBS TO BE REMOVED BY WRAPPING ORANGE PLASTIC RIBBON AROUND THE TRUNK AND OBTAIN THE OWNERS REPRESENTATIVE'S APPROVAL OF ALL TREES AND LARGE SHRUBS TO BE REMOVED PRIOR TO THE START OF TREE AND SHRUB REMOVAL. AFTER APPROVAL, MARK ALL TREES AND SHRUBS TO BE REMOVED WITH ORANGE PAINT IN A BAND COMPLETELY AROUND THE BASE OF THE TREE OR LARGE SHRUB 4.5 FEET ABOVE THE GROUND.
- FLAG ALL TREES AND LARGE SHRUBS TO REMAIN WITH WHITE PLASTIC RIBBON TIED COMPLETELY AROUND THE TRUNK OF EACH TREE AND ON A PROMINENT BRANCH FOR EACH SHRUB. OBTAIN THE OWNERS REPRESENTATIVE'S APPROVAL OF ALL TREES AND SHRUBS TO REMAIN PRIOR TO THE START OF TREE AND SHRUB REMOVAL.
- PRIOR TO ANY CONSTRUCTION ACTIVITY AT THE SITE INCLUDING UTILITY WORK, GRADING, STORAGE OF MATERIALS, OR INSTALLATION OF TEMPORARY CONSTRUCTION FACILITIES, INSTALL ALL TREE PROTECTION FENCING, FILTER FABRIC, SILT FENCE, TREE PROTECTION SIGNS, GEOGRID, MULCH AND OR WOOD CHIPS AS SHOWN ON THE DRAWINGS.

3.5 SOIL MOISTURE

- VOLUMETRIC SOIL MOISTURE LEVEL IN ALL SOILS WITHIN THE TREE AND PLANT PROTECTION AREA SHALL BE MAINTAINED ABOVE PERMANENT WILT POINT TO A DEPTH OF AT LEAST 8 INCHES. NO SOIL WORK OR OTHER ACTIVITY SHALL BE PERMITTED WITHIN THE TREE AND PLANT PROTECTION AREA WHEN THE VOLUMETRIC SOIL MOISTURE IS ABOVE FIELD CAPACITY. THE PERMANENT WILT POINT AND FIELD CAPACITY FOR EACH TYPE OF SOIL TEXTURE SHALL BE DEFINED AS FOLLOWS (NUMBERS INDICATE PERCENTAGE VOLUMETRIC SOIL MOISTURE):

SOIL TYPE	PERMANENT WILT POINT V/V	FIELD CAPACITY V/V
SAND, LOAMY SAND, SANDY LOAM	5 - 6%	12 - 18%
LOAM, SANDY CLAY, SANDY CLAY LOAM	14 - 25%	27 - 36%
CLAY LOAM, SILT LOAM	11 - 22%	31 - 36%
SILTY CLAY, SILTY CLAY LOAM	22 - 27%	38 - 41%

- VOLUMETRIC SOIL MOISTURE SHALL BE MEASURED WITH A DIGITAL, ELECTRIC CONDUCTIVITY METER. THE METER SHALL BE THE DIGITAL SOIL MOISTURE METER, DS15000 BY GENERAL SPECIALTY TOOLS AND INSTRUMENTS, OR APPROVED EQUIVALENT METER.
- THE CONTRACTOR SHALL CONFIRM THE SOIL MOISTURE LEVELS WITH A MOISTURE METER. IF THE MOISTURE IS TOO HIGH, SUSPEND OPERATIONS UNTIL THE SOIL MOISTURE DRAINS TO BELOW FIELD CAPACITY.

3.6 ROOT PRUNING:

- FINAL RECOMMENDATIONS ON ANY ROOT PRUNING REQUIREMENTS AND PROCEDURES ARE TO BE DETERMINED BY THE PROJECT ARBORIST AND PROVIDED IN WRITING TO THE OWNERS REPRESENTATIVE PRIOR TO ANY ROOT PRUNING.
- PRIOR TO ANY EXCAVATING INTO THE EXISTING SOIL GRADE WITHIN 25 FEET OF THE LIMIT OF THE TREE AND PLANT PROTECTION AREA OR TREES TO REMAIN, ROOT PRUNE ALL EXISTING TREES TO A DEPTH OF 24 INCHES BELOW EXISTING GRADE IN ALIGNMENTS FOLLOWING THE EDGES OF THE TREE AND PLANT PROTECTION AREA OR AS DIRECTED BY THE OWNERS REPRESENTATIVE. ROOT PRUNING SHALL BE IN CONFORMANCE WITH ANSI A300 (PART 8) LATEST EDITION.

- USING A ROCK SAW, CHAIN TRENCHER OR SIMILAR TRENCHING DEVICE, MAKE A VERTICAL CUT WITHIN 2 FEET OF THE LIMIT OF GRADING.
- AFTER COMPLETION OF THE CUT, MAKE CLEAN CUTS WITH A LOPPER, SAW OR PRUNER TO REMOVE ALL TORN ROOT ENDS ON THE TREE SIDE OF THE EXCAVATION, AND BACKFILL THE TRENCH IMMEDIATELY WITH EXISTING SOIL, FILLING ALL VOIDS.

3.7 INSTALLATION OF GEOGRIDS, FILTER FABRIC, MATTING, AND OR AGGREGATE

- INSTALL GEOGRIDS, FILTER FABRIC, MATTING, AND/OR AGGREGATE IN AREAS AND DEPTHS SHOWN ON THE PLANS AND DETAILS OR AS DIRECTED BY THE OWNERS REPRESENTATIVE. IN GENERAL IT IS THE INTENT OF THIS SPECIFICATION TO PROVIDE THE FOLLOWING LEVELS OF PROTECTION:
 - AREAS WHERE FOOT TRAFFIC OR STORAGE OF LIGHTWEIGHT MATERIALS IS ANTICIPATED TO BE UNAVOIDABLE PROVIDE A LAYER OF FILTER FABRIC WITHIN THE 6 INCHES OF MULCH.
 - AREAS WHERE OCCASIONAL LIGHT VEHICLE TRAFFIC IS ANTICIPATED TO BE UNAVOIDABLE PROVIDE A LAYER OF GEOGRIDS UNDER 9 INCHES OF MULCH.
 - AREAS WHERE HEAVY VEHICLE TRAFFIC IS UNAVOIDABLE PROVIDE A LAYER OF GEOGRIDS UNDER 8 - 12 INCHES OF MULCH AND A LAYER OF MATTING OVER THE MULCH.
- THE OWNERS REPRESENTATIVE SHALL APPROVE THE APPROPRIATE LEVEL OF PROTECTION.
- IN THE ABOVE REQUIREMENTS, LIGHT VEHICLE IS DEFINED AS A TRACK SKID STEER WITH A GROUND PRESSURE OF 4 PSI OR LIGHTER. A HEAVY VEHICLE IS ANY VEHICLE WITH A TIRE OR TRACK PRESSURE OF GREATER THAN 4 PSI. LIGHTWEIGHT MATERIALS ARE ANY PACKAGED MATERIALS THAT CAN BE PHYSICALLY MOVED BY HAND INTO THE LOCATION. BULK MATERIALS SUCH AS SOIL, OR AGGREGATE SHALL BE NEVER STORED WITHIN THE TREE AND PLANT PROTECTION AREA.
- PROTECTION:
 - PROTECT THE TREE AND PLANT PROTECTION AREA AT ALL TIMES FROM COMPACTION OF THE SOIL; DAMAGE OF ANY KIND TO TRUNKS, BARK, BRANCHES OR ROOTS OF ALL PLANTS; AND COMPACTION OF THE SOIL, BARK OR ROOTS OR LIVES WITH CONSTRUCTION MATERIALS, DEBRIS, SILT, FUELS, OILS, AND ANY CHEMICALS SUBSTANCE. NOTIFY THE OWNERS REPRESENTATIVE OF ANY SPILLS, COMPACTION OR DAMAGE AND TAKE CORRECTIVE ACTION IMMEDIATELY USING METHODS APPROVED BY THE OWNERS REPRESENTATIVE.
- GENERAL REQUIREMENTS AND LIMITATIONS FOR OPERATIONS WITHIN THE TREE AND PLANT PROTECTION AREA:
 - THE CONTRACTOR SHALL NOT ENGAGE IN ANY CONSTRUCTION ACTIVITY WITHIN THE TREE AND PLANT PROTECTION AREA.

WITHOUT THE APPROVAL OF THE OWNERS REPRESENTATIVE INCLUDING: OPERATING, MOVING OR STORING EQUIPMENT; STORING SUPPLIES OR MATERIALS; LOCATING TEMPORARY FACILITIES INCLUDING TRAILERS OR PORTABLE TOILETS AND SHALL NOT PERMIT EMPLOYEES TO TRAVERSE THE AREA TO ACCESS ADJACENT AREAS OF THE PROJECT OR USE THE AREA ANY REASON. PERMITTED ACTIVITY, IF ANY, WITHIN THE TREE AND PLANT PROTECTION AREA MAY BE INDICATED ON THE DRAWINGS ALONG WITH ANY REQUIRED REMEDIAL ACTIVITY AS LISTED BELOW.

- IN THE EVENT THAT CONSTRUCTION/VEHICULAR ACTIVITY IS UNAVOIDABLE WITHIN THE TREE AND PLANT PROTECTION AREA, NOTIFY THE OWNERS REPRESENTATIVE AND SUBMIT A DETAILED WRITTEN PLAN OF ACTION FOR APPROVAL. THE PLAN SHALL INCLUDE: A STATEMENT DETAILING THE REASON FOR THE ACTIVITY INCLUDING WHY OTHER AREAS ARE REMOVED; A DESCRIPTION OF THE PROPOSED ACTIVITY; THE TIME PERIOD FOR THE ACTIVITY, AND A LIST OF REMEDIAL ACTIONS THAT WILL REDUCE THE IMPACT ON THE TREE AND PLANT PROTECTION AREA FROM THE ACTIVITY. TREE PROTECTION FOR THE REMEDIAL ACTIONS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO THE FOLLOWING:
 - IN GENERAL, DEMOLITION AND EXCAVATION WITHIN THE DRIP LINE OF TREES AND SHRUBS SHALL BE PROCEEDED WITH EXTREME CARE EITHER BY THE USE OF HAND TOOLS, DIRECTIONAL BORING AND OR AIR KNIFE EXCAVATION WHERE INDICATED OR WITH OTHER LOW IMPACT EQUIPMENT THAT WILL NOT CAUSE DAMAGE TO THE TREE, ROOTS OR SOIL.

- WHEN ENCOUNTERED, EXPOSED ROOTS, 1 INCHES AND LARGER IN DIAMETER SHALL BE WORKED AROUND IN A MANNER THAT DOES NOT BREAK THE OUTER LAYER OF THE ROOT SURFACE (BARK). THESE ROOTS SHALL BE COVERED IN MULCH AND SHALL BE MAINTAINED ABOVE PERMANENT WILT POINT AT ALL TIMES. ROOTS ONE INCH AND LARGER IN DIAMETER SHALL NOT BE CUT WITHOUT THE APPROVAL OF THE OWNERS REPRESENTATIVE AND PROJECT ARBORIST. EXCAVATION SHALL BE TUNNELLED UNDER THESE ROOTS WITHOUT CUTTING THEM. IN THE AREAS WHERE ROOTS ARE ENCOUNTERED, WORK SHALL BE PERFORMED AND SCHEDULED TO CLOSE EXCAVATIONS AS QUICKLY AS POSSIBLE OVER EXPOSED ROOTS.
- THREE BRANCHES THAT INTERFERE WITH THE CONSTRUCTION MAY BE TIED BACK OR PRUNED TO CLEAR ONLY TO THE POINT NECESSARY TO COMPLETE THE WORK. OTHER BRANCHES SHALL ONLY BE REMOVED WHEN SPECIFICALLY INDICATED BY THE OWNERS REPRESENTATIVE. TYING BACK OR TRIMMING OF ALL BRANCHES AND THE CUTTING OF ROOTS SHALL BE IN ACCORDANCE WITH ACCEPTED ARBORIST PRACTICES (ANSI A300, PARTS 1 AND 8) AND BE PERFORMED UNDER SUPERVISION OF THE IS A CERTIFIED ARBORIST.

- INSTALL TEMPORARY MATTING OR AN ADDITIONAL 12 INCH MULCH LAYER OVER THE MULCH SPECIFIED HEREOF WITHIN THESE SPECIFICATIONS TO THE EXTENT INDICATED. DO NOT PERMIT FOOT TRAFFIC, SCAFFOLDING, VEHICULAR TRAFFIC, OR THE STORAGE OF MATERIALS WITHIN THE TREE AND PLANT PROTECTION AREA TO OCCUR OF OF THE TEMPORARY MATTING.
- TRUNK PROTECTION: PROTECT THE TRUNK OF EACH TREE TO REMAIN BY COVERING IT WITH A CLOSED CELL FOAM PAD AND A RING OF 2" X 4" X 4'-0" PLANKS LOOSELY BANDED ONTO THE TREE WITH 3 STEEL BANDS. STAPLE THE BANDS TO THE PLANKS AS NECESSARY TO HOLD THE SEQUENCE IN PLACE. TRUNK PROTECTION MUST BE KEPT IN PLACE NO LONGER THAN 12 MONTHS. IF CONSTRUCTION REQUIRES WORK NEAR A PARTICULAR TREE TO CONTINUE LONGER THAN 12 MONTHS, THE STEEL BANDS SHALL BE INSPECTED EVERY SIX MONTHS AND LOOSENEED IF THEY ARE FOUND TO HAVE BECOME TIGHT.

- AIR EXCAVATION TOOL: IF EXCAVATION FOR FOOTINGS OR UTILITIES IS REQUIRED WITHIN THE TREE AND PLANT PROTECTION AREA, AIR EXCAVATION TOOL TECHNIQUES SHALL BE USED WHERE PRACTICAL OR AS DESIGNED ON THE DRAWINGS.
 - REMOVE THE MULCH FROM AN AREA APPROXIMATELY 18 INCHES BEYOND THE LIMITS OF THE HOLE OR TRENCH TO BE EXCAVATED. COVER THE MULCH FOR A DISTANCE OF NOT LESS THAN 15 FEET AROUND THE LIMIT OF THE EXCAVATION AREA WITH FILTER FABRIC OR PLASTIC SHEETING TO PROTECT THE MULCH FROM SILT. MOUND THE MULCH SO THAT THE PLASTIC SLOPES TOWARDS THE EXCAVATION.
 - USING A SPRINKLER OR SOAKER HOSE, APPLY WATER SLOWLY TO THE AREA OF THE EXCAVATION FOR A PERIOD OF AT LEAST 4 HOURS, APPROXIMATELY 12 HOURS PRIOR TO THE WORK SO THAT THE GROUND WATER LEVEL IS AT OR NEAR FIELD CAPACITY AT THE BEGINNING OF THE WORK. FOR EXCAVATIONS THAT GO BEYOND THE DAMP SOIL, REWET THE SOIL AS NECESSARY TO KEEP SOIL MOISTURE NEAR FIELD CAPACITY.
 - USING AN AIR EXCAVATION TOOL SPECIFICALLY DESIGNED AND MANUFACTURED FOR THE INTENDED PURPOSE, AND AT PRESSURES RECOMMENDED BY THE MANUFACTURER OF THE EQUIPMENT, FRACTURE THE EXISTING SOIL TO THE SHAPE AND THE DEPTHS REQUIRED. WORK AT RATES AND USING TECHNIQUES THAT DO NOT HARM TREE ROOTS. AIR PRESSURE SHALL BE A MAXIMUM OF 90-100 PSI.

- 1.) THE AIR EXCAVATION TOOL SHALL BE "AIR-SPADE" AS MANUFACTURED BY CONCEPT ENGINEERING GROUP, INC., VERONA, PA (412) 828-8888, OR AIR KNIFE AS MANUFACTURED BY EASY USE AIR TOOLS, INC. ALLISON PARK, PA (866) 329-5723 OR APPROVED EQUAL.
- USING A COMMERCIAL, HIGH-POWERED VACUUM TRUCK IF REQUIRED, REMOVE THE SOIL FROM THE EXCAVATION PRODUCED BY THE AIR KNIFE EXCAVATION. THE VACUUM TRUCK SHOULD GENERALLY OPERATE SIMULTANEOUSLY WITH THE HOSE OPERATOR, SUCH THAT THE SOIL PRODUCED IS PICKED UP FROM THE EXCAVATION HOLE, AND THE EXPOSED ROOTS CAN BE OBSERVED AND NOT DAMAGED BY THE ONGOING OPERATION. DO NOT DRIVE THE VACUUM TRUCK INTO THE TREE AND PLANT PROTECTION AREA UNLESS THE AREA IS PROTECTED FROM COMPACTION AS APPROVED IN ADVANCE BY THE OWNERS REPRESENTATIVE.

- REMOVE ALL EXCAVATED SOIL AND EXCAVATED MULCH, AND CONTAMINATED SOIL AT THE END OF THE EXCAVATION.
- SCHEDULE THE WORK SO THAT FOUNDATIONS OR UTILITY WORK IS COMPLETED IMMEDIATELY AFTER THE EXCAVATION. DO NOT LET THE ROOTS DRY OUT. MIST THE ROOTS SEVERAL TIMES DURING THE DAY. IF THE EXCAVATED AREA MUST REMAIN OPEN OVER NIGHT, MIST THE ROOTS AND COVER THE EXCAVATION WITH BLACK PLASTIC.
- DISPOSE OF ALL SOIL IN A MANNER THAT MEETS LOCAL LAWS AND REGULATIONS.
- 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.
- RESTORE ANY GEOGRIDS, FILTER FABRIC, OR MULCH AND/OR MATTING THAT WAS PREVIOUSLY REQUIRED FOR THE AREA.

3.10 TREE REMOVAL:

- REMOVE ALL TREES INDICATED BY THE DRAWINGS AND SPECIFICATIONS, AS REQUIRING REMOVAL, IN A MANNER THAT WILL NOT DAMAGE ADJACENT TREES OR STRUCTURES OR COMPACT THE SOIL.
- REMOVE TREES THAT ARE ADJACENT TO TREES OR STRUCTURES TO REMAIN. IN SECTIONS, TO LIMIT THE OPPORTUNITY OF 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 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 SCRAPING, AND THE SOIL FROM 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).
- FOR TREES WHERE THE STUMP WILL FALL UNDER NEW PAVED AREAS, GRIND ROOTS TO A TOTAL DEPTH OF 18 INCHES BELOW THE EXISTING GRADE, IF THE SIDES OF THE STUMP HOLE STILL HAVE GREATER THAN APPROXIMATELY 20% WOOD VISIBLE. CONTINUE GRINDING AND OPERATOR DEEPER AND OR WIDER UNTIL THE RESULTING HOLE HAS LESS THAN 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 OWNERS REPRESENTATIVE SHALL APPROVE EACH HOLE AT THE END OF THE GRINDING OPERATION.
- 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 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.
- 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 AND DRIVES, OR PARKING AREAS AS FOLLOWS:
 - 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.
- 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."
- PERFORM OTHER PRUNING TASK AS INDICATED ON THE DRAWINGS OR REQUESTED BY THE OWNERS REPRESENTATIVE.
- WHERE TREE SPECIFIC DISEASE VECTORS REQUIRE, STERILIZE ALL PRUNING TOOLS BETWEEN THE WORK IN INDIVIDUAL TREES.

3.12 WATERING

- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO ENSURE THAT ADEQUATE WATER IS PROVIDED TO ALL PLANTS AND 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.
- THE CONTRACTOR SHALL ADJUST THE AUTOMATIC IRRIGATION SYSTEM, IF AVAILABLE, AND APPLY ADDITIONAL WATER, USING HOSES OR WATER TANKS AS REQUIRED.
- PERIODICALLY TEST THE MOISTURE CONTENT IN THE SOIL WITHIN THE ROOT ZONE TO DETERMINE THE WATER CONTENT.

3.13 WEED REMOVAL

- 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.
 - ALL PLANTS THAT ARE NOT SHOWN ON THE PLANTING PLAN OR ON THE TREE AND PLANT PROTECTION PLAN TO 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 INSECT AND

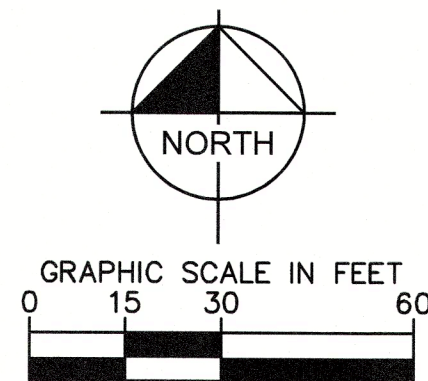


WITNESS OUR HANDS, THIS 15 DAY OF July, 2023

gll
DIRECTOR OF PLANNING

NOTE: REFER TO SHEET PL 3.03 TO SEE FULL LANDSCAPE TABLE	NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC				
NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.	<table border="1"> <thead> <tr> <th data-bbox="2087 909 2173 913">PerVIOUS</th><th data-bbox="2173 909 2261 913">Impervious</th></tr> </thead> <tbody> <tr> <td data-bbox="2087 913 2173 917">65% (123,862 sf)</td><td data-bbox="2173 913 2261 917">36% (65,110 sf)</td></tr> </tbody> </table>	PerVIOUS	Impervious	65% (123,862 sf)	36% (65,110 sf)
PerVIOUS	Impervious				
65% (123,862 sf)	36% (65,110 sf)				

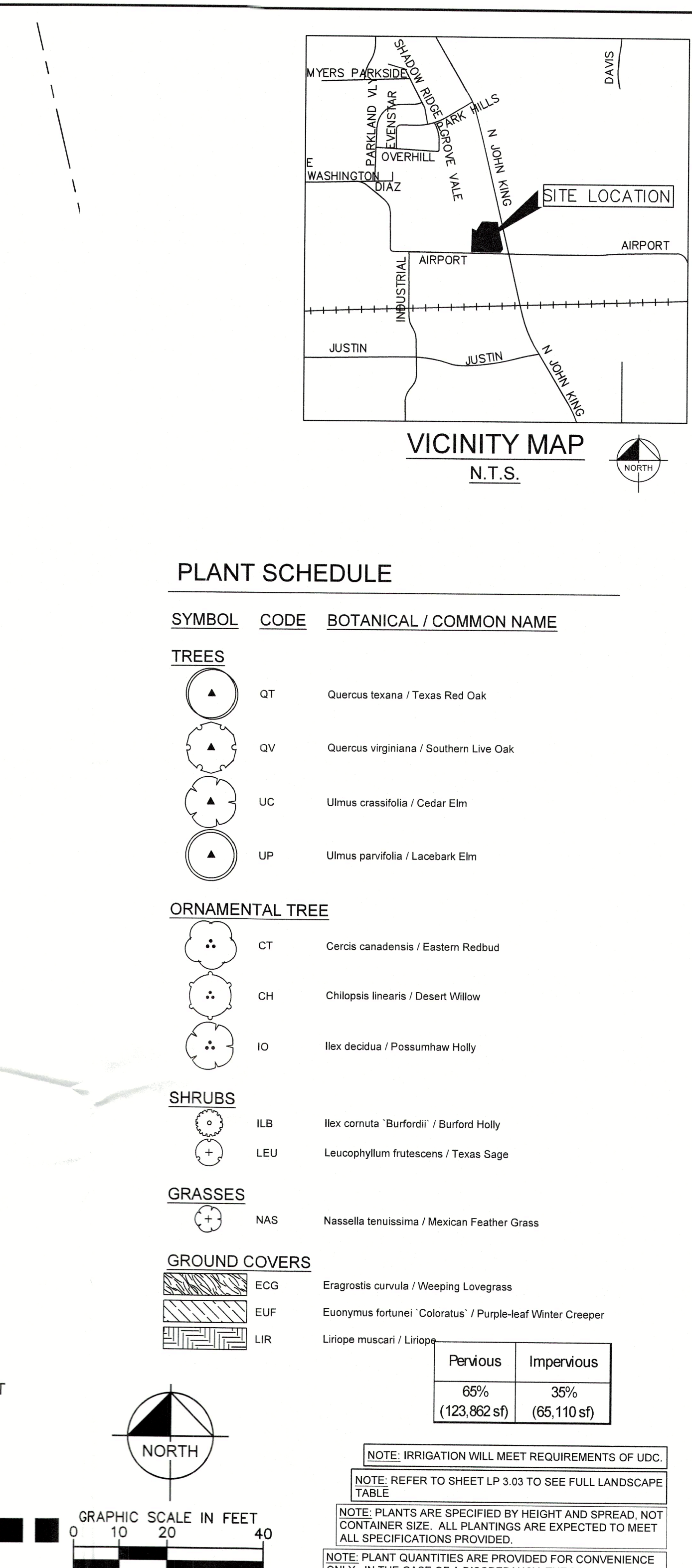
SYMBOL	CODE	BOTANICAL / COMMON NAME
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<u>Architect:</u>	<u>Developer:</u>	<u>Engineer:</u>
Carroll Architects	Fuel City	Kimlyn-Horn and Associates, Inc.
750 E. Interstate 30, Ste. 110	801 S. Riverfront Boulevard,00	225 E. John W Carpenter FWY,
Rockwall, Texas 75087	Dallas, Texas 75207	Suite 1100
Contact: Glennon Langston	Contact: Joseph Bickham	Irving, Texas 75062
Phone: 972-732-6085	Phone: 469-203-0159	Contact: Jared Earney, P.E.
		Phone: 214-420-5600

OVERALL LANDSCAPE PLAN

SHEET NUMBER
LP 1.00



NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.

NOTE: REFER TO SHEET LP 3.03 TO SEE FULL LANDSCAPE TABLE

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

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

<u>Architect:</u>	<u>Developer:</u>	<u>Engineer:</u>
Carroll Architects 750 E. Interstate 30, Ste. 110 Rockwall, Texas 75087 Contact: Glennan Longston Phone: 972-732-6085	Fuel City 801 S. Riverfront Boulevard,0 Dallas, Texas 75207 Contact: Joseph Bickham Phone: 469-203-0159	Kimley-Horn and Associates, Inc. 225 E. John W Carpenter FWY, Suite 1100 Irving, Texas 75062 Contact: Jared Earney, P.E. Phone: 214-420-5600

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 15 DAY OF July, 2025.

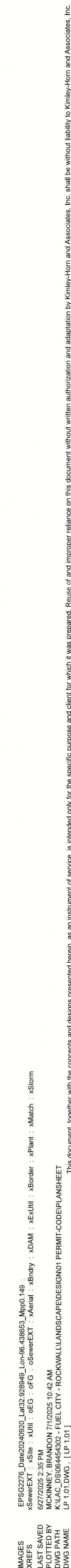
WITNESS OUR HANDS, THIS 15 DAY OF July, 2025.

Dr. Jason Bowers
PLANNING & ZONING COMMISSION, CHAIRMAN

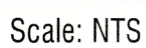
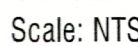
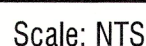
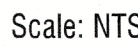
Billy
DIRECTOR OF PLANNING

SHEET NUMBER
LP 1.01

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<u>Architect:</u>	<u>Developer:</u>	<u>Engineer:</u>
Carroll Architects 750 E. Interstate 30, Ste. 110 Rockwall, Texas 75087 Contact: Glennon Langston Phone: 972-732-6085	Fuel City 801 S. Riverfront Boulevard, 00 Dallas, Texas 75207 Contact: Joseph Bickham Phone: 469-203-0159	Kimley-Horn and Associates, Inc. 225 E. John W Carpenter FWY, Suite 1100 Irving, Texas 75062 Contact: Jared Earney, P.E. Phone: 214-420-5600



SHEET NUMBER
LP 3.01

Kimley-Horn and Associates, Inc.
225 E. John W Carpenter FWY,
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Irving, Texas 75062
Contact: Jared Earney, P.E.
Phone: 214-420-5600

PLANNING & ZONING COMMISSION, CHAIRMAN
AND ZONING DIRECTOR OF PLANNING

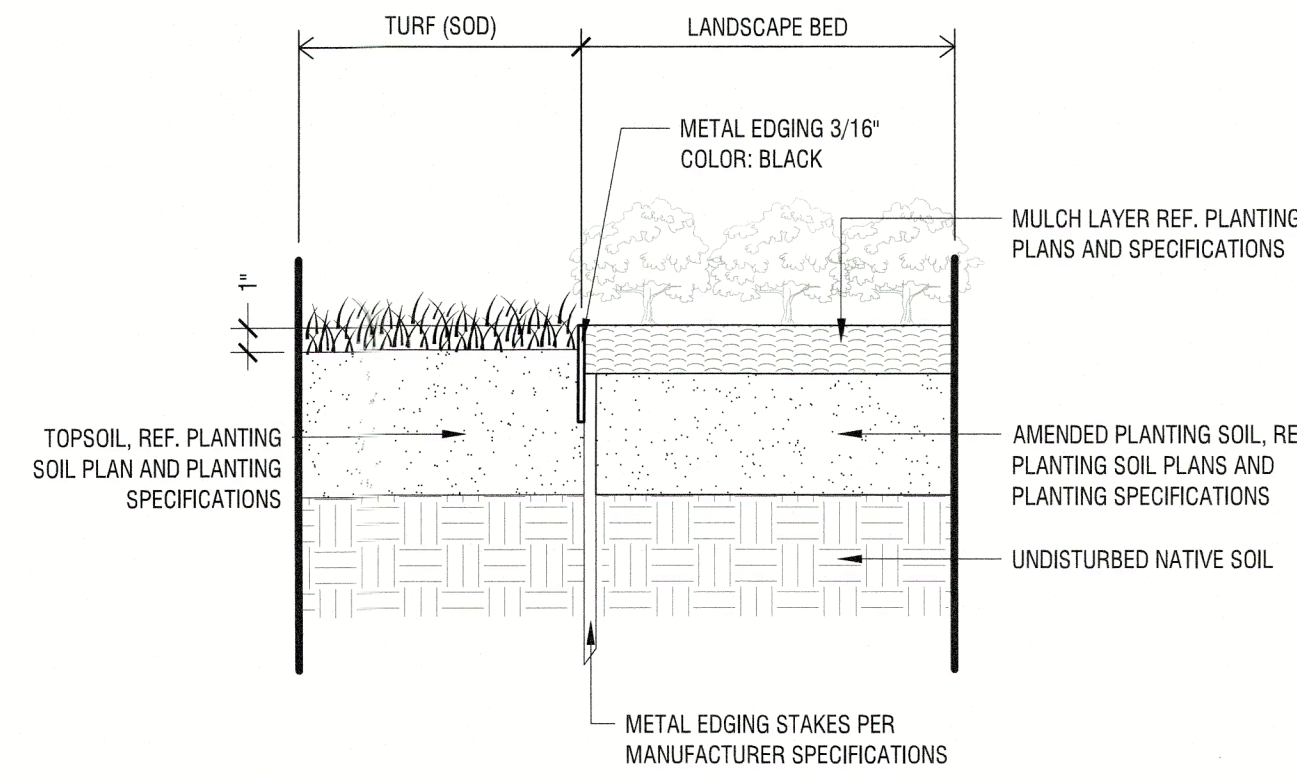
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 CLOTTED BY
 PERMIT CIDEPEX ANDREWE
 LPT 31 DWG. (LP 31 UNLIGATED DETAILS)
 DWG NAME
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Project: 1608010
Client: FUEL CITY - ROCKWALL
Location: 75087
Date: 06/10/2025
Drawing: LANDSCAPE DESIGN/NOT TERRAIN/COORP/ANSHEET
Scale: 1/8" = 1'-0"

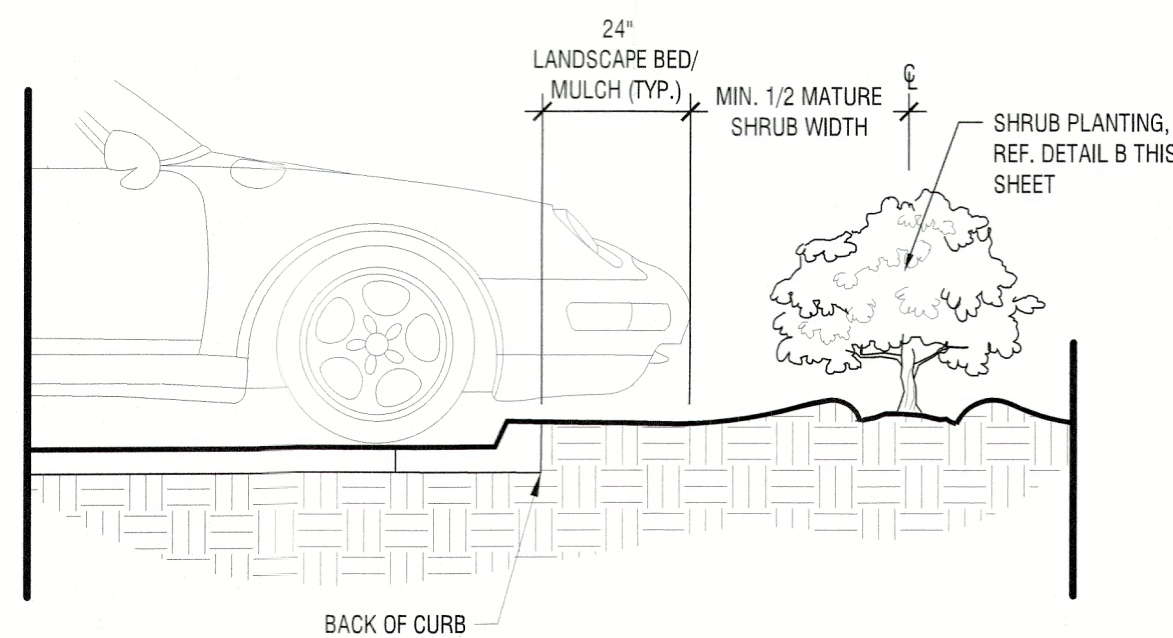
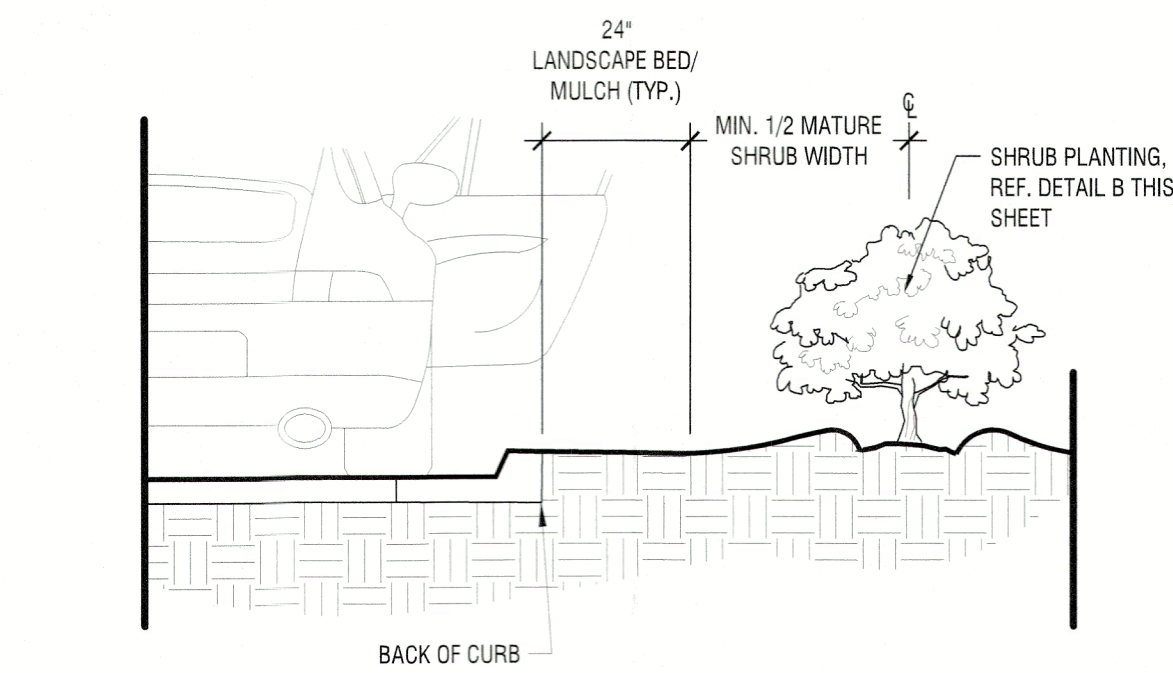
DESIGNED BY: J. B. BICKHAM
CHECKED BY: J. B. BICKHAM
DATE: 06/10/2025

- NOTES:
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT
 3. WHEN SHRUBS ARE MASSED TOGETHER WITH GROUND COVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)



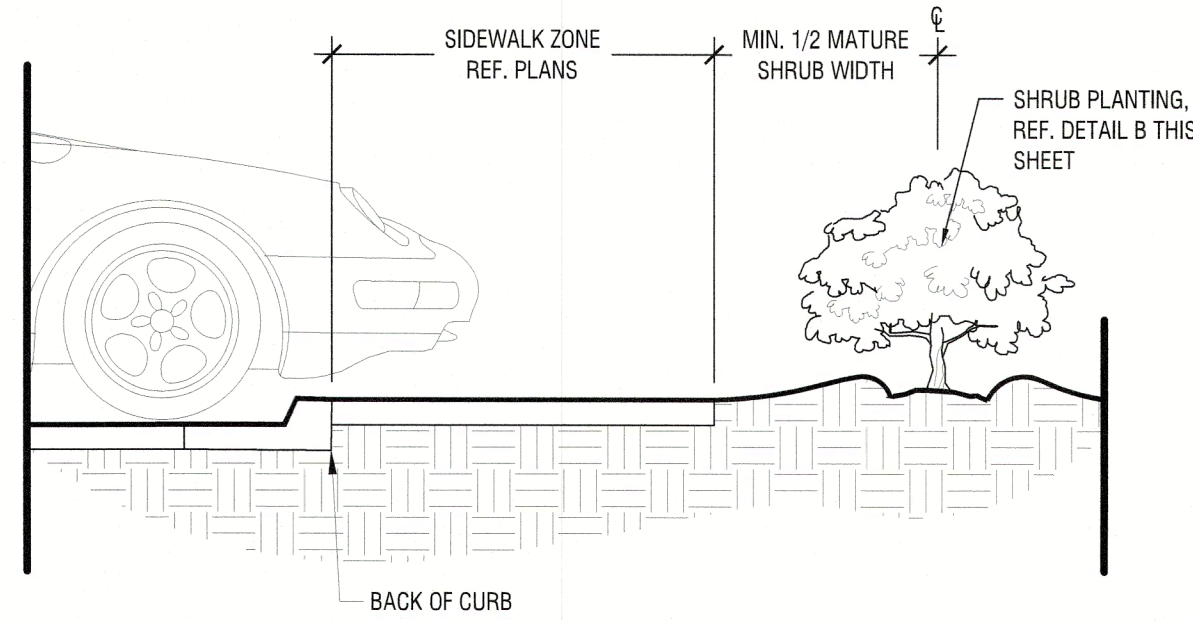
METAL EDGING (AT TURF & LANDSCAPE BED)

Scale: 1 1/2" = 1'-0"



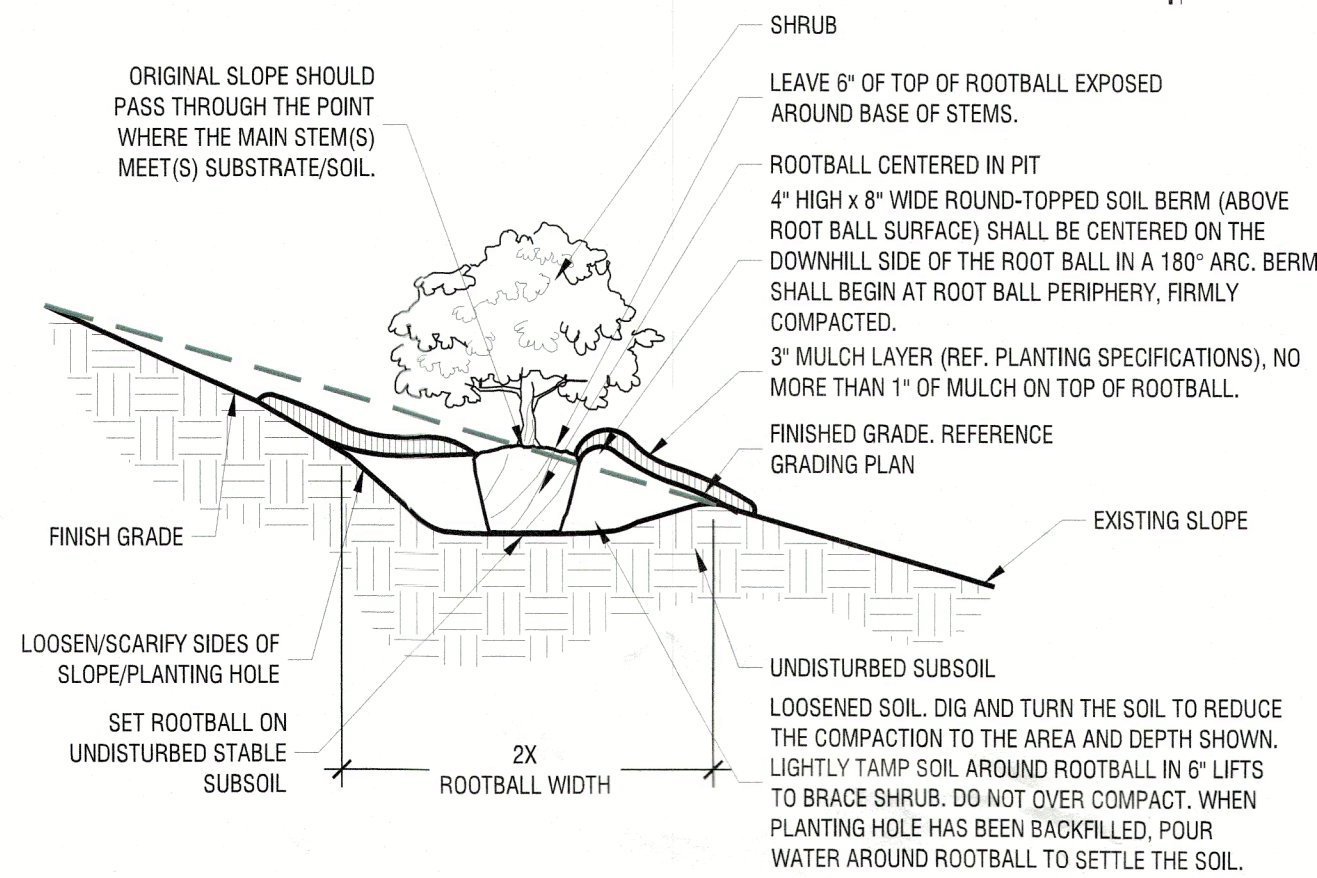
Shrub Planting at Curb

Scale: NTS



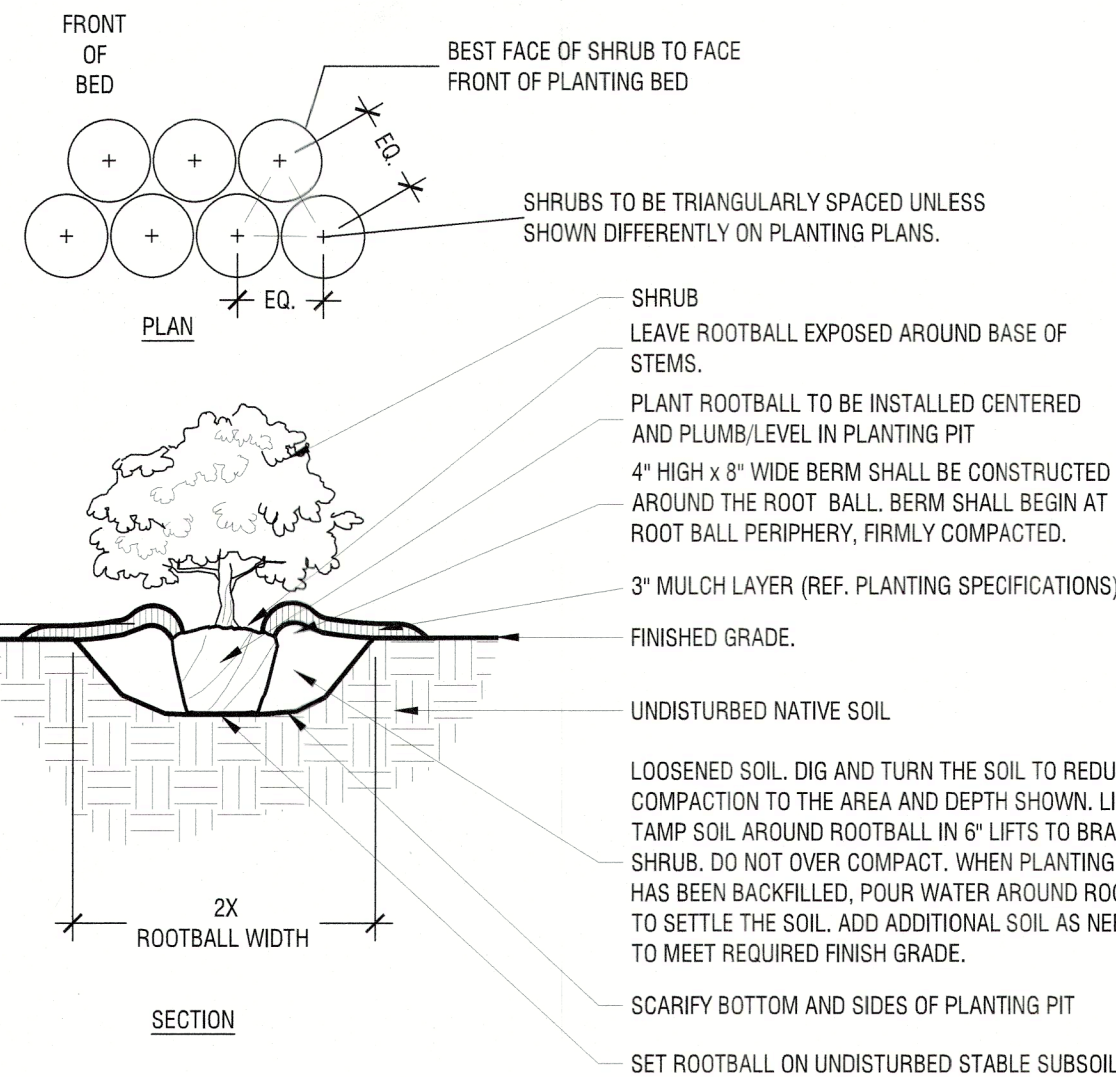
Shrub Planting at Sidewalk

Scale: NTS



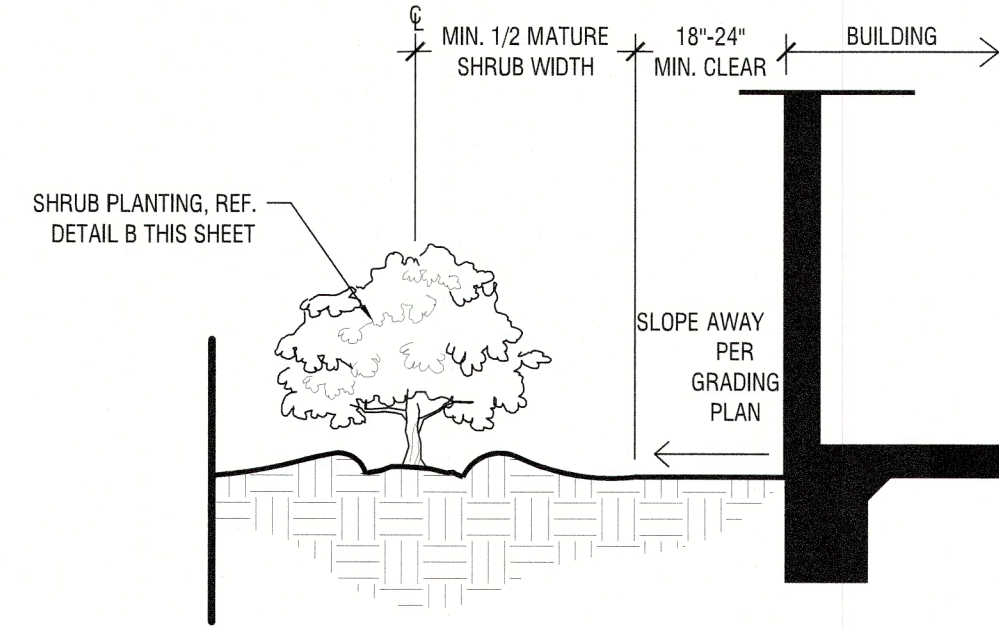
Shrub Planting On 5-50% (20:1 TO 2:1) Slope

Scale: NTS



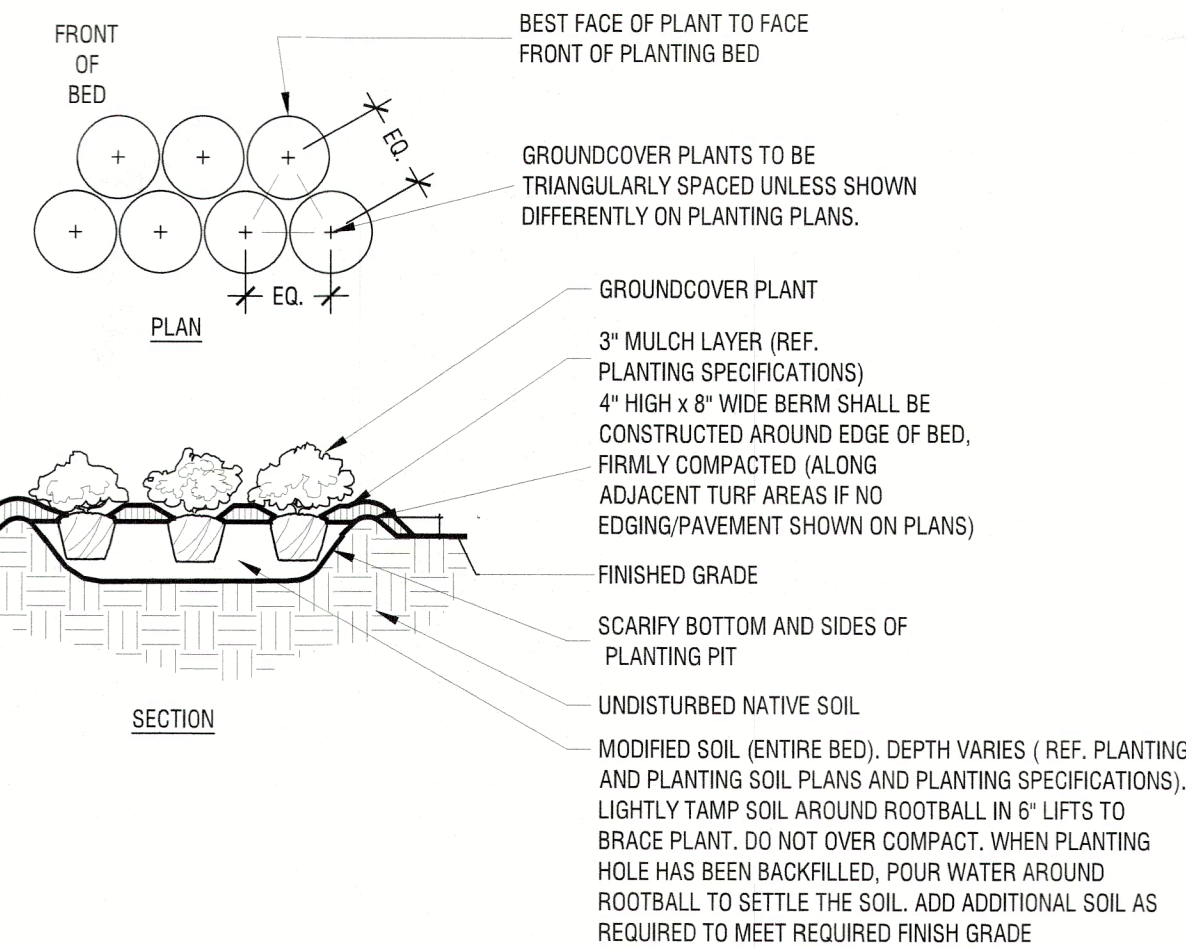
Typical Shrub Planting

Scale: NTS



Shrub Planting at Building Edge

Scale: NTS



Typical Groundcover Planting

Scale: NTS

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 15 DAY OF May, 2025.

WITNESS OUR HANDS, THIS 15 DAY OF May, 2025.
Glenn Langston, Chairman
Jared Eamey, Director of Planning

SITE PLAN FOR
FUEL CITY - ROCKWALL
LOT 2, BLOCK A
CORNERSTONE COMMUNITY CHURCH
4.34 ACRES
N. BUTLER SURVEY ABSTRACT NO. 20
City of Rockwall, Rockwall County, Texas
Current Zoning: C (Commerical District)
Proposed Land Use: Gas Station/ Car Wash
Submitted: May 16th, 2025

Architect: Carroll Architects
Developer: Fuel City
Engineer: Kimley-Horn and Associates, Inc.

Kimley»Horn

13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-238-3820
WWW.KIMLEY-HORN.COM TX F-928
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Not for construction or permit purposes.
Kimley»Horn
P.L.A. MICHAEL S. ADAMS
L.A. No. 3454 Date 2/1/2025

KHA PROJECT: 064454302
DATE: JUNE 2025
SCALE: AS SHOWN
DESIGNED BY: PNA
DRAWN BY: PNA
CHECKED BY: NBA

FUEL CITY - ROCKWALL
ROCKWALL, TEXAS, 75087

LANDSCAPE DETAILS

SHEET NUMBER
LP 3.02

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, WALLS, WALKS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE 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 DRIPLINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIPLINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSUITABLE 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 20% PER CENT PER INCH IN CALIPER. 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 AND TWELVE (12) INCHES ABOVE GROUND LEVEL. FOR TREES OVER FOUR (4) INCHES IN CALIPER.
- D. MATERIALS
1. GENERAL
- SAMPLES OF MATERIALS AS LISTED SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.
- MATERIALS SAMPLES
- MULCH ONE (1) CUBIC YARD
- 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 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 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, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR LOSS OF GROWTH OR REJECTION AT THE SITE ATENY DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY UPON THE NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
- E. TOPSOIL
1. ASTM D5288 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 SUBSOL, 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. A TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.
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, SODS, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
3. VERIFY AMOUNT OF SUITABLE TOPSOIL, STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING AREAS WITHIN INTERIOR LANDSCAPE ISLANDS AND 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 INCHES DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES.
6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE.
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-ROTATED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS. FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO 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 PEAN HULLS FOR LOCAL SOURCE.
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 2802, CLASS 0 AGRICULTURAL, LIMESTONE CONTAINING A MINIMUM OF 90 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 10 PERCENT PASSING NO. 10 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE.
2. SULFUR - GRANULAR, BIOGRADEABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR WITH A MINIMUM OF 10 PERCENT PASSING NO. 10 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 SULFATE.
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 EQUAL.
2. PLANTING MIXIMUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL, MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP-WASHED SAND. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
3. 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 TWIGSBRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN, AND 90% 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 IN 1 GAL (MIN.) CONTAINER.
- 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, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY SITS 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 MANUFACTURERS 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 MANUFACTURERS SPECIFICATIONS.
1. SHRUBS AND TREES - MORGANITE OR APPROVED EQUAL
2. ANNUALS AND GROUND COVERS - OSMOCOTE/SIERRA BLEND 14-14-14
3. SOD - 8-8-8 FERTILIZER
- IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24-10-5 FORMULA, 21 GRAM OR EQUAL. 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 DISPACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.

L. DIGGING AND HANDLING

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 BRUISING 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 ("WILT-PRO" OR EQUAL) TO MINIMIZE TRANSPIRANTIAL WATER LOSS.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE PER FOOT OF WIDTH, DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLS SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.
3. PLANTS MARKED "BRI" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.
4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.
5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
- M. CONTAINER GROWN STOCK
1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. PLIVE 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 SUFFICIENTLY 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 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. BERRING 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 TO THE FINISHED GRADE ALLOWING FOR THE SLOPES 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 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, SPLY 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 LIMESTONE OR LIMESTONE SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH LIMESTONE OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION 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 SITE.
5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TEN (10) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.
7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 2601. UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE PLANTING. ALL TREE PITS ALLOWANCE WILL BE MADE FOR LOSS PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMS AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN, PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET SETTING" 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 MANUFACTURERS SPECIFICATIONS OR AS FOLLOWS:
- TWO (2) TABLETS PER 1 GAL PLANT
- THREE (3) TABLETS PER 1/2 GAL PLANT
- FOUR (4) TABLETS PER 1/4 GAL PLANT
- LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER
10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMING.
11. FILL HOLE WITH SOIL MIXTURE MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS FILL HOLE WITH THOROUGHLY WET. PACK LIGHTLY WITH MULCH. ADD MORE WET SOIL MIXTURE. DO NOT OVER 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 DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN 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 THE 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 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.

S. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER AND WEIGHING NOT MORE THAN ONE HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLS SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM. UTILIZING APPROVED MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING
- A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
- B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
- C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. PAVED AND PLANTED AREAS, ADJACENT TO BUILDINGS, A FOUR INCH MULCH STRIP SHALL BE ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.
- D. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STOKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
5. SEEDING
- A. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MIXTURE. FURNISH TO OWNER DEALERS GUARANTEED STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY.
- B. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED. SEED MIXTURES VARY BY REGION AND SEASON AND SHALL COMPLY WITH STATE DOB AND LOCAL SOIL CONSERVATION SERVICE STANDARDS FOR LAWN TURF.
- C. DO NOT PERFORM SEEDING IN WINDY CONDITIONS.
- D. SEEDING SHALL BE DISPERSED IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.
- E. PERMITTEES SEED AND MULCH CUT AND FILL SLOPES AS CONSTRUCTION PROCEEDS TO EXTENT CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVENT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES SHALL BE STABILIZED WITH STRAW MULCH AND TACKIFIER, BONDED FIBER MAT, NETTING, BLANKETS OR OTHER MEANS TO REDUCE THE EROSION POTENTIAL OF THE AREA.
- F. SEED LAWN AREAS BY SOWING EVENLY WITH APPROVED MECHANICAL SEEDER AT RATE OF MINIMUM OF 6 POUNDS PER 1,000 SQUARE FEET. AMOUNT WILL VARY BASED ON VARIETY AND/OR SPECIES. CUTL-PACKER OR APPROVED SIMILAR EQUIPMENT MAY BE USED TO COVER SEED AND TO FORM SEEDBED IN ONE OPERATION. IN AREAS UNACCESSIBLE TO CUT-PACKER, LIGHTLY RAKE SEEDBED GROUND WITH FLEXIBLE RAKES AND ROLL WITH PAPER BALLAST ROLLER. AFTER ROLLING, MULCH WITH STRAW MULCH AT THE RATE OF ONE TONS PER ACRE.
- G. SURFACE LAYER OF SOIL FOR SEEDBED AREAS SHALL BE KEPT MOIST DURING GERMINATION PERIOD. WATER SEEDBED AREAS TWICE FIRST WEEK TO MINIMUM DEPTH OF 6 INCHES WITH FINE SPRAY AND ONCE PER WEEK THEREAFTER AS NECESSARY TO SUPPLEMENT NATURAL RAIN TO EQUIVALENT OF 6 INCHES DEPTH.
- H. CONTRACTOR TO REAPPLY SEED AS NECESSARY IN ORDER TO GET ALL SEEDBED AREAS ESTABLISHED AS INTENDED.
6. LAWN MAINTENANCE
- A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).
- B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) INCHES. CONTRACTOR TO DETERMINE IF SITE IS IN A DROUGHT RESTRICTION AREA AND MUST FOLLOW CITY/COUNTY PROTOCOL, IF ANY ARE IN PLACE.
- T. CLEANUP
- UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- U. PLANT MATERIAL MAINTENANCE
- ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (EQUIV AS RE-STAKING OR REPAIRING CUTS, SUPPORTS NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.
- V. MAINTENANCE (ALTERNATE BID ITEM)
1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.
- W. GUARANTEE
1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 90 CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING"; AT NO ADDITIONAL COST TO THE OWNER.
4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.
- X. FINAL INSPECTION AND ACCEPTANCE OF WORK
- FINAL INSPECTION AT THE END OF THE GUARANTEE PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENTS OR TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
TREES					
	QT	23	Quercus texana / Texas Red Oak	4" cal, 12'-14" ht, 5'-6" spr	Full, Straight, Single Leader
	QV	20	Quercus virginiana / Southern Live Oak	4" cal, 12'-14" ht, 5'-6" spr	Full, Straight, Single Leader
	UC	10	Ulmus crassifolia / Cedar Elm	4" cal, 12'-14" ht, 5'-6" spr	Full, Straight, Single Leader
	UP	13	Ulmus parvifolia / Lacebark Elm	4" cal, 12'-14" ht, 5'-6" spr	Full, Straight, Single Leader
ORNAMENTAL TREE					
	CT	23	Cercis canadensis / Eastern Redbud	4" cal, 14" ht, 6" spr	Full, Single Leader
	CH	24	Chilopsis linearis / Desert Willow	8" ht, 6" spr	Full, Multi-Trunk
	IO	14	Ilex decidua / Possumhaw Holly	4" cal, 12" ht, 4" spr	Full, Multi-Trunk
SHRUBS					
	ILB	264	Ilex cornuta 'Burfordi' / Burford Holly	36" ht, 30" spr, 42" oc	Full, 5 GAL.
	LEU	111	Leucophyllum frutescens / Texas Sage	36" ht, 24" spr, 48" oc	Full, 5 GAL.
GRASSES					
	NAS	76	Nassella tenuissima / Mexican Feather Grass	18" ht, 24" oc	Full
GROUND COVERS					
	ECG	1,741 sf	Eragrostis curvula / Weeping Lovegrass	18" ht, 36" oc	Full
	EUF	1,447	Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper	8" ht, 8" spr, 18" oc	Full, 1 gallon min.
	LIR	289	Liriope muscar / Liriope	12" ht, 12" spr, 18" oc	Full, 1 gallon min.

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

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

NOTE: ANY REVISION TO THIS PLAN WILL REQUIRE CITY OF FRISCO APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

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. I, 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: MOVING, 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/SEEDING 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 TWIGSBRANCHES.
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.

CASE NO. SP2025-021

SITE PLAN FOR
FUEL CITY - ROCKWALL
LOT 2, BLOCK A
CORNERSTONE COMMUNITY CHURCH
4.34 ACRES
N. BUTLER SURVEY ABSTRACT NO. 20
City of Rockwall, Rockwall County, Texas
Current Zoning: C (Commerical District)
Proposed Land Use: Gas Station/ Car Wash
Submitted: May 16th, 2025

Architect: Corral Architects
350 E. Interstate 30, Ste. 110
Rockwall, Texas 75087
Contact: Glenon Langston
Phone: 972-732-6085

Developer: Fuel City
801 S. Riverfront Boulevard, 00
Dallas, Texas 75201
Contact: Joseph Blockham
Phone: 469-203-0159

Engineer: Kimley-Horn and Associates, Inc.
225 E. John W. Carpenter FWY,
Suite 1100
Irving, Texas 75062
Contact: Jared Earnley, P.E.
Phone: 214-420-5600

SHEET NUMBER
LP 3.03

LANDSCAPE DETAILS AND SPECIFICATIONS
ROCKWALL, TEXAS, 75087

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley-Horn
P.L.A. NIKOLAUS B. ADAMS
L.A. No. 3404 Date 7/12/2025

KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	PNA	DRAWN BY	PNA	CHECKED BY	NBA
06-14-54302	JUNE 2025								

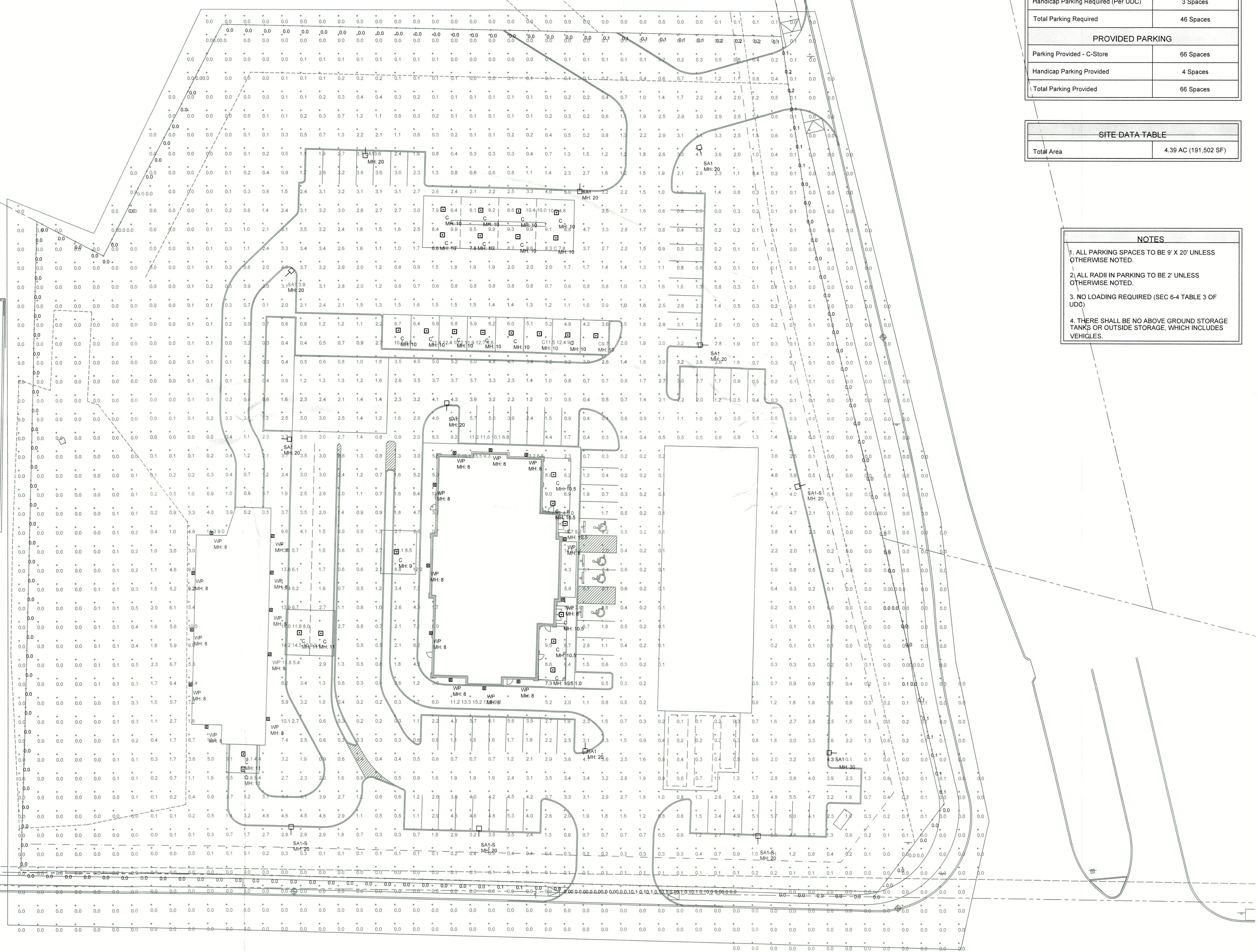
REVISIONS	DATE	BY
No.		

Kimley-Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-238-3820
WWW.KIMLEY-HORN.COM TX F-928
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Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
PROP LINE	Illuminance	Fc	0.02	0.2	0.0	N.A.
SITE Planar	Illuminance	Fc	1.43	12.3	0.0	N.A.

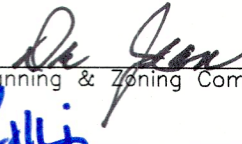
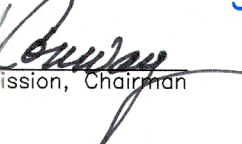
SITE DATA TABLE	
Total Area	4.39 AC (191,502 SF)

NOTES	
1.	ALL PARKING SPACES TO BE 9' X 20' UNLESS OTHERWISE NOTED.
2.	ALL RADII IN PARKING TO BE 2' UNLESS OTHERWISE NOTED.
3.	NO LOADING REQUIRED (SEC 6-4 TABLE 3 OF UDC)
4.	THERE SHALL BE NO ABOVE GROUND STORAGE TANKS OR OUTSIDE STORAGE, WHICH INCLUDES VEHICLES.



1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

	James F. Turner Engineers, L.P.		
	Consulting Engineers 8340 Meadow Rd., Suite 160 Dallas, Texas 75231 TEL. 214-750-2900 Job #: 35920 TX REGISTRATION # 10349		
DRAWN/DESIGN	TJM	QC/APPD	TJM

<div style="display: flex; justify-content: space-between;"> CITY OF ROCKWALL, CASE NUMBER: SP-2025-021 </div>	
<h2 style="margin: 0;">FUEL CITY – ROCKWALL</h2>	
<u>LEGAL DESCRIPTION AND OR ADDRESS:</u>	
LOT 2, BLOCK A CORNERSTONE COMMUNITY CHURCH ADDITION 490 S. JOHN KING BLVD, ROCKWALL TX, 75087	
<u>OWNER</u>	
Fuel City 801. S Riverfront Boulevard, 00 Dallas, TX 75207 P: 469-203-0159 E: jpickham@fuelcity.com ATTN: Joseph Pickham	
<u>APPLICANT</u>	
Kimley-Horn and Associates, Inc. 225 E. John W Carpenter Fwy, Suite 1100 Irving, TX 75062 P: 214-420-5600 E: Jared.earney@kimley-horn.com ATTN: Jared Earney	
<u>SITE PLAN SIGNATURE BLOCK</u>	
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the <u>16</u> day of <u>July</u> , <u>2025</u> .	
WITNESS OUR HANDS, this <u>16</u> day of <u>July</u> , <u>2025</u> . <div style="display: flex; justify-content: space-between; align-items: center; margin-top: 20px;"> <div style="text-align: center;">  Jared Earney Planning & Zoning Commission, Chairman </div> <div style="text-align: center;">  Kristin L. Williams Director of Planning and Zoning </div> </div>	

FUEL CITY
★★★★★

CARROLL
architects

7500 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
w: carrollarch.com



**SITE
PHOTOMETRICS**

DATE: JUNE 2025 SHEET NO: _____

PROJECT NO: 2024074

RAWN BY: GL E0.0

CHECKED BY: _____

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NEW FACILITY FOR
FUEL CITY
490 S. John King Blvd
Rockwall, Texas 75087