PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2020-031 **P&Z DATE** 12/8/20 **CC DATE** 12/21/20 **APPROVED/DENIED**

ARCHITECTURAL REVIEW BOARD DATE_____ **HPAB DATE**_____ **PARK BOARD DATE**_____

ZONING APPLICATION
☐ SPECIFIC USE PERMIT
☐ ZONING CHANGE
☐ PD CONCEPT PLAN
☐ PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
☑ SITE PLAN
☐ LANDSCAPE PLAN
☐ TREESCAPE PLAN
☐ PHOTOMETRIC PLAN
☐ BUILDING ELEVATIONS
☐ MATERIAL SAMPLES
☐ COLOR RENDERING

PLATTING APPLICATION
☐ MASTER PLAT
☐ PRELIMINARY PLAT
☐ FINAL PLAT
☐ REPLAT
☐ ADMINISTRATIVE/MINOR PLAT
☐ VACATION PLAT
☐ LANDSCAPE PLAN
☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.#_____)
- ☑ APPLICATIONS
- ☑ RECEIPT
- ☑ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE_____
  - ☐ CABINET #_____
  - ☐ SLIDE #_____

NOTES:_____

ZONING MAP UPDATED_____

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2020-031

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:
[ ] Master Plat ($100.00 + $15.00 Acre) [1]
[ ] Preliminary Plat ($200.00 + $15.00 Acre) [1]
[ ] Final Plat ($300.00 + $20.00 Acre) [1]
[ ] Replat ($300.00 + $20.00 Acre) [1]
[ ] Amending or Minor Plat ($150.00)
[ ] Plat Reinstatement Request ($100.00)

Site Plan Application Fees:
[✓] Site Plan ($250.00 + $20.00 Acre) [1]
[ ] Amended Site Plan/Elevations/Landscaping Plan ($100.00)

Zoning Application Fees:
[ ] Zoning Change ($200.00 + $15.00 Acre) [1]
[ ] Specific Use Permit ($200.00 + $15.00 Acre) [1]
[ ] PD Development Plans ($200.00 + $15.00 Acre) [1]

Other Application Fees:
[ ] Tree Removal ($75.00)
[ ] Variance Request ($100.00)

Notes:
[1]: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address	N/A				
Subdivision	Flagstone Corners	Lot	9	Block	A
General Location	Southeast corner of E. Ralph Hall Pkwy and Mims Rd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	Planned Development District		Current Use	Undeveloped	
Proposed Zoning			Proposed Use	Dental Office/Daycare	
Acreage	1.74	Lots [Current]	1	Lots [Proposed]	1

[✓] ***SITE PLANS AND PLATS:*** *By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.*

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

[ ] Owner	Courtin Dental	[✓] Applicant	KSA Engineers
Contact Person	Mary Courtin	Contact Person	Darrel Kotzur, P.E.
Address	991 East I-30	Address	6781 Oak Hill Blvd.
	Suite 103		
City, State & Zip	Rockwall, TX 75032	City, State & Zip	Tyler, TX 75703
Phone	(214) 471-3810	Phone	(903) 541-8141 ext. 1311
E-Mail	marycourtin@yahoo.com	E-Mail	dkotzur@ksaeng.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Darrel Kotzur [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of $ 285 *, to cover the cost of this application, has been paid to the City of Rockwall on this the* 13 *day of* November *, 20* 20 *. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated with a response to a request for public information."*

Given under my hand and seal of office on this the 12th *day of* November *, 20* 20 *.*

ROBERT QUIJANO
Notary Public, State of Texas
Comm. Expires 07-10-2022
Notary ID 12574100-9

Owner's Signature [signature]

Notary Public in and for the State of Texas [signature]

My Commission Expires 7-10-22

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

[ ] *PLAT TYPE.*

- [ ] *MINOR/AMENDING PLAT.*
- [ ] *MASTER PLAT.*
- [ ] *PRELIMINARY PLAT.*
- [ ] *FINAL PLAT.*
- [ ] *REPLAT.*
- [ ] *VACATION PLAT.*

Staff requires four (4), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

[ ] *DIGITAL COPY OF THE PLAT.* The following is required with all plat submittals:

- [ ] *ONE (1) PDF COPY OF THE PLAT*
- [ ] *ONE (1) SURVEY BOUNDARY CLOSURE REPORT.*

** AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE*

[ ] *TREESCAPE PLAN [IF APPLICABLE].*

[ ] *LANDSCAPE PLAN [IF APPLICABLE].*

[ ] *APPLICATION AND APPLICATION FEE.*

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

[ ] *PLAN SET.* A plan set is composed of the following items:

- [ ] *SITE PLAN.*
- [ ] *LANDSCAPE PLAN.*
- [ ] *TREESCAPE PLAN.*
- [ ] *PHOTOMETRIC PLAN.*
- [ ] *BUILDING ELEVATIONS.*

Staff requires the submittal of four (4) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

[ ] *BUILDING MATERIAL SAMPLE BOARD.* See the *Material Sample Board Design Guidelines* in this development packet.

[ ] *VARIANCE REQUEST LETTER.* The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.

[ ] *APPLICATION AND APPLICATION FEE.*

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

[ ] *LEGAL DESCRIPTION.* A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.

[ ] *ZONING EXHIBIT OR CONCEPT PLAN.* A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires four (4), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*

[ ] *LETTER OF EXPLANATION.* A letter from the applicant or property owner explaining the purpose of the zoning application.

[ ] *APPLICATION AND APPLICATION FEE.*

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.

City of Rockwall
The New Horizon

RockwallPLL

Receipt#: 2405
Date: 11/17/2020

Payment Receipt

Invoice #	Case Type	Case Number	Sub Type
	PZSITEPLAN	SP2020-031	PZSITEPLAN

Tender Type / Description	Amount
CHECK- CHECK	284.80
Sub Total:	**284.80**

Fees:

Fee Codes / Description	Amount
PZSITEPLAN- PZ - Site Plan App Fee	284.80
Sub Total:	**284.80**

Total Amount Due: **284.80**
Total Payment: **284.80**

Received By: agamez Code: DEFAULT_Recpt2405_17_11_2020_agamez

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2020-031

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CITY ENGINEER:

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General Location	Southeast corner of E. Ralph Hall Pkwy and Mims Rd				

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[ ] Owner	Courtin Dental	[✓] Applicant	KSA Engineers
Contact Person	Mary Courtin	Contact Person	Darrel Kotzur, P.E.
Address	991 East I-30	Address	6781 Oak Hill Blvd.
	Suite 103		
City, State & Zip	Rockwall, TX 75032	City, State & Zip	Tyler, TX 75703
Phone	(214) 471-3810	Phone	(903) 541-8141 ext. 1311
E-Mail	marycourtin@yahoo.com	E-Mail	dkotzur@ksaeng.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Darrel Kotzur [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of $ 285 *, to cover the cost of this application, has been paid to the City of Rockwall on this the* 13 *day of* November *, 20* 20 *. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."*

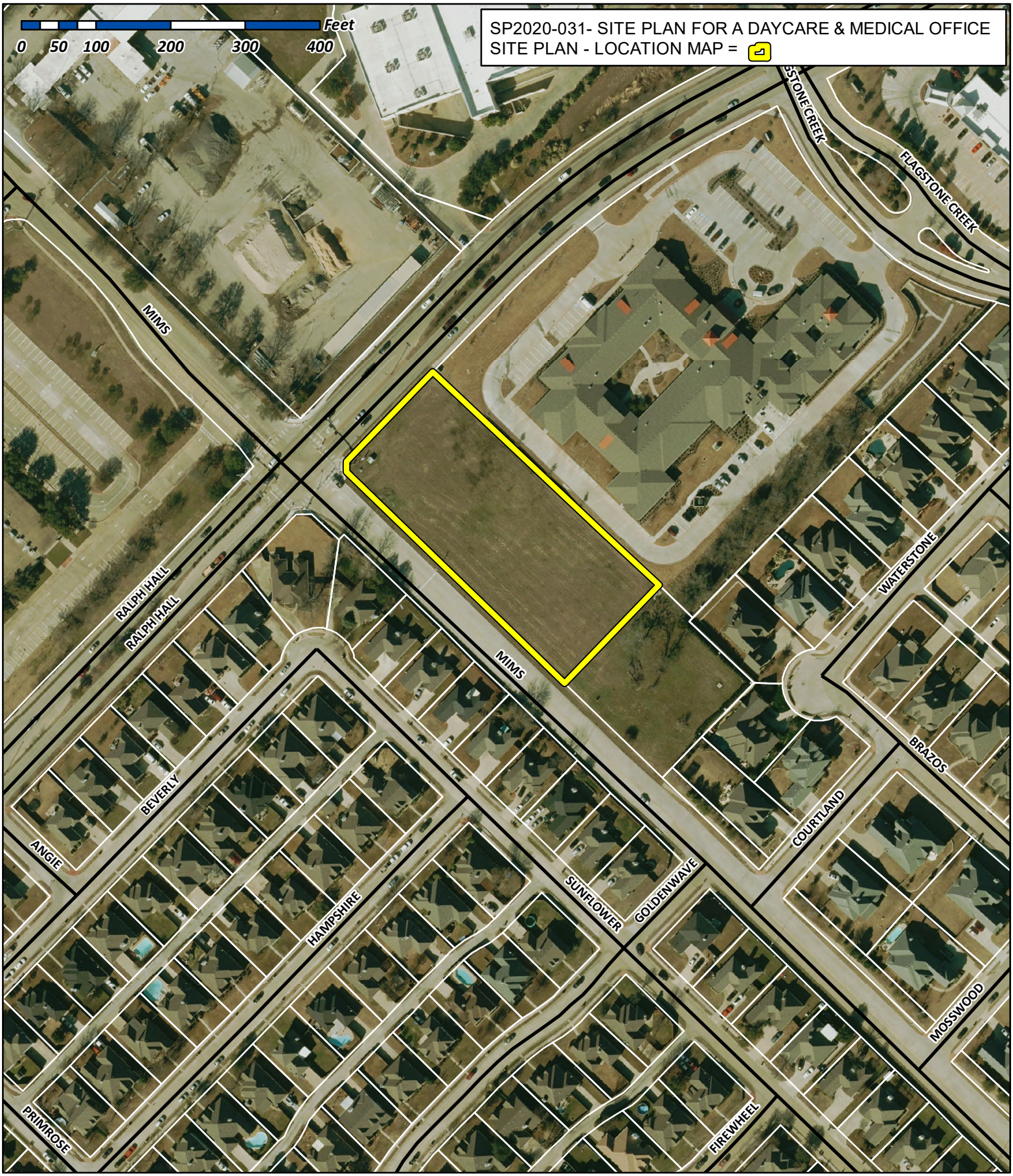
Given under my hand and seal of office on this the 12th *day of* November *, 20* 20 *.*

ROBERT QUIJANO
Notary Public, State of Texas
Comm. Expires 07-10-2022
Notary ID 12674100-9

Owner's Signature Darrel Kotzur

Notary Public in and for the State of Texas Robert Quijano

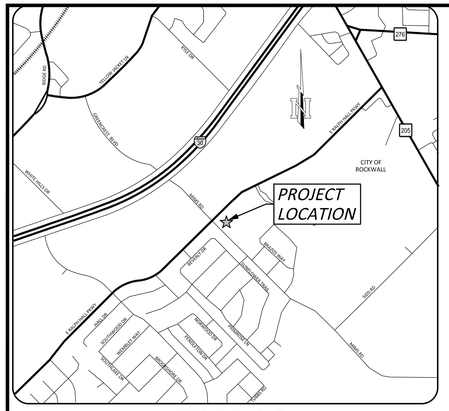
My Commission Expires 7-10-22



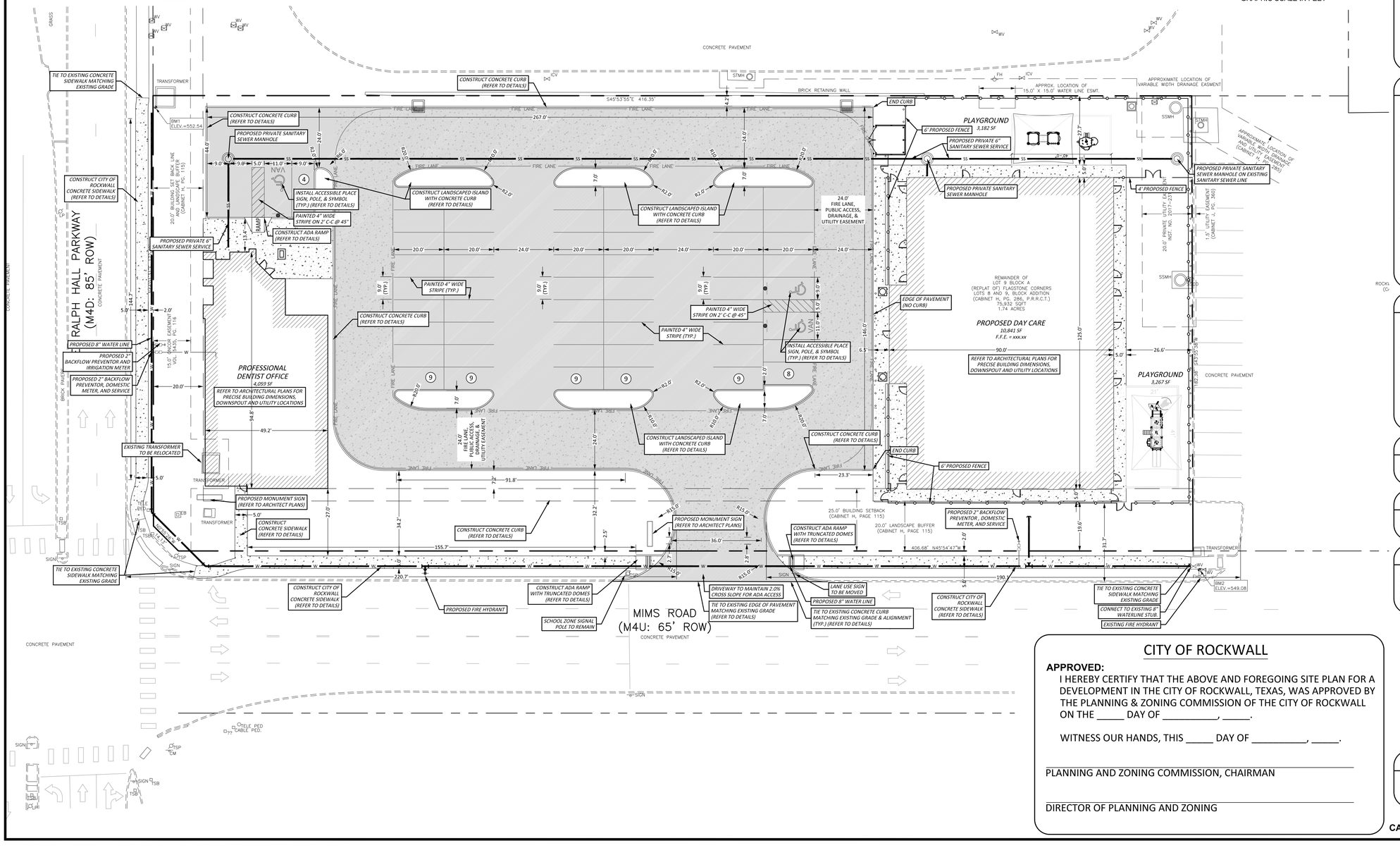
City of Rockwall

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

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



VICINITY MAP
NOT TO SCALE



SITE PLAN INFORMATION

ZONED:	PD-54
LAND USE:	PROPOSED: COMMERCIAL
TOTAL LOT AREA:	1.743 ACRES (75,932 S.F.)
TOTAL LOT PERIMETER:	±1,192 LF
BUILDING AREA:	DENTAL OFFICE: 4,095± S.F. DAYCARE: 10,841± S.F.
BUILDING HEIGHT:	DENTAL OFFICE: 20'-0" - 24'-0" DAYCARE: 20'-0" - 24'-0"

	REQUIRED	PROVIDED
STANDARD PARKING	53	54
ACCESSIBLE PARKING	3	3
TOTAL	56	57

Time of Day	Retail	Office	Daycare #	Dental #	Total #
			36	20	**57**
			2 ADA	1 ADA	**3 ADA**
6:00 a.m.—12:00 noon	0.97	1.00	35	20	56
12:00 noon—1:00 p.m.	1.00	0.90	36	18	55
1:00 p.m.—4:00 p.m.	0.97	0.97	35	20	55
4:00 p.m.—6:00 p.m.	0.82	0.47	30	10	39
6:00 p.m.—8:00 p.m.	0.89	0.07	32	1	34
8:00 p.m.—12:00 midnight	0.61	0.03	22	1	23
				Total #	**56**

Daycare SF	Dental SF	Daycare Req.	Dental Req.
10,841	4,095	1/300	1/200

20' 0 20' 40'
GRAPHIC SCALE IN FEET

LEGEND

EXISTING	PROPOSED	
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
GM		GAS METER
SSMH		SANITARY SEWER MANHOLE
SSCO		SANITARY SEWER CLEANOUT
UP		UTILITY POLE
LP		SITE LIGHTING POLE
TSP		TRAFFIC SIGNAL POLE
TSB		TRAFFIC SIGNAL BOX
STMH		STORM MANHOLE
JB		STORM JUNCTION BOX
CI		CURB INLET
GI		GRATE INLET
		SIGN
OHE		EXISTING OVERHEAD ELECTRIC LINE
		EXISTING CONCRETE CURB
		PROPOSED CONCRETE CURB
(3)		NUMBER OF PARKING SPACES
FIRE LANE		PROPOSED FIRE LANE
		PROPOSED 3,500 PSI 4" SIDEWALK PAVEMENT WITH #3 BARS AT 18" O.C.E.W.
		PROPOSED 3,500 PSI 5" CONCRETE STANDARD DUTY PAVEMENT WITH #4 BARS AT 24" O.C.E.W
		PROPOSED 3,500 PSI 6" CONCRETE HEAVY DUTY PAVEMENT WITH #4 BARS AT 18" O.C.E.W

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY AND STATE REGULATIONS AND CODES, OSHA STANDARDS AND PROJECT SITE WORK SPECIFICATIONS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULES, SLOPED PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING ENTRANCE LOCATIONS.
3. CONTRACTOR SHALL REFER TO MEP PLANS FOR TOTAL NUMBER, LOCATIONS, SIZES AND OUTFALLS OF ROOF DOWNSPOUTS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING EXISTING ITEMS DAMAGED DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. DAMAGES SHALL BE REPORTED TO ENGINEER OF RECORD PRIOR TO REPAIR. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
5. CONTRACTOR IS REQUIRED TO REMOVE OR RELOCATE, IN A PROPER MANNER, EXISTING IMPROVEMENT/NATURAL FEATURES TO ALLOW FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS INDICATED ON THE PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTION & REPLACEMENT OF ALL PROPERTY CORNERS. PROPERTY CORNERS DAMAGED BY CONTRACTOR SHALL BE REPLACED BY A REGISTERED PROFESSIONAL LAND SURVEYOR AT CONTRACTOR'S EXPENSE.
7. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
8. CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS.
9. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE LATEST EDITION OF THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
10. ALL SIGNS PLACED IN AREAS ACCESSIBLE BY VEHICLE TRAFFIC SHALL BE PLACED IN GUARD POST.
11. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, CENTER OR END OF STRIPE, FACE OF BUILDING OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
12. ALL CURB RADII SHALL BE 4' UNLESS OTHERWISE NOTED.
13. FIRE LANES ARE SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO LOCAL CITY REQUIREMENTS FOR EXACT LOCATION.

ACCESSIBILITY NOTES

1. PROPOSED CONSTRUCTION ON THIS SITE SHALL COMPLY WITH THE LATEST REVISION OF THE ADA REGULATIONS AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
2. ALL SLOPES ON SIDEWALKS ADJACENT TO BUILDINGS SHALL BE AT ¼" PER FOOT MAX. DOWN TO THE TOP OF CONCRETE CURB.
3. ALL SLOPES WITHIN ACCESSIBLE PARKING SPACES AND ADJACENT MANEUVERING AREAS SHALL BE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS. ADA COMPLIANT SIGNAGE SHALL BE PROVIDED FOR EACH ACCESSIBLE SPACE.
4. ALL SLOPES ON SIDEWALKS SHALL BE A MAXIMUM OF 2% CROSS SLOPE AND 5% IN THE DIRECTION OF TRAVEL.
5. ACCESSIBLE ROUTES WITH A RUNNING SLOPE GREATER THAN 5.0% (1:20) IS A RAMP AND SHALL BE CONSTRUCTED WITH HANDRAILS AND 5' X 5' LANDINGS. RAMP SLOPE SHALL NOT EXCEED 8.33% (1:12).
6. RAMP RUNS WITH A RISE GREATER THAN 6 INCHES SHALL HAVE HANDRAILS.
7. SURFACE OF CURB RAMPS SHALL BE CONSTRUCTED WITH ADA COMPLIANT SURFACE. SURFACE OF ACCESSIBLE ROUTES AND CURB RAMPS SHALL BE STABLE, FIRM AND SLIP RESISTANT. CURB RAMPS SHALL NOT EXCEED 6' IN LENGTH.
8. THE RISE OF ANY RAMP SHALL BE 30 INCHES MAXIMUM.

INSPECTIONS/CERTIFICATIONS NOTE

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY LOCAL CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO SUBSTANTIAL PROJECT COMPLETION.

PERMITS NOTE

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED BY FEDERAL, STATE, OR LOCAL CODES AND/OR UTILITY SERVICE COMPANIES PRIOR TO START OF CONSTRUCTION.

TOPOGRAPHIC SURVEY NOTE

EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WAS PREPARED BY SCI SURVEY CONSULTANTS, INC.. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW. THE ENGINEER'S SEAL ON THESE PLANS DOES NOT APPLY TO THE PROPERTY BOUNDARY INFORMATION SHOWN HEREON.

CITY OF ROCKWALL

APPROVED:

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

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2020-028

OWNER
MARY COURTIN
991 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

Know what's **below.** **Call** before you dig.

MARK	REVISION	DATE

DRAWING PATHNAME | LAYOUT | PLOT DATE - TIME

SHEET NAME: SITE PLAN

PROJECT NAME:
COURTIN DENTAL
FLAGSTONE CORNERS
BLOCK A, LOT 9

DRAWN BY:	TG
DESIGNED BY:	DK
LATEST REVISION:	10/16/20
KSA JOB NO.:	M1.2129

KSA
6781 Oak Hill Blvd.,
Tyler, Texas 75703
T. 903-581-8141 F. 888-224-9418
www.ksaeng.com

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF *DARREL KOTZUR, P.E.* REGISTRATION No. 83947, ON 11/12/20 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION OR PERMIT PURPOSES

SEAL:
TBPE Firm Registration No. F-1356

SHEET NO.
C1.0

SOUTH ELEVATION

EAST ELEVATION

METHOD architecture
methodarchitecture.com

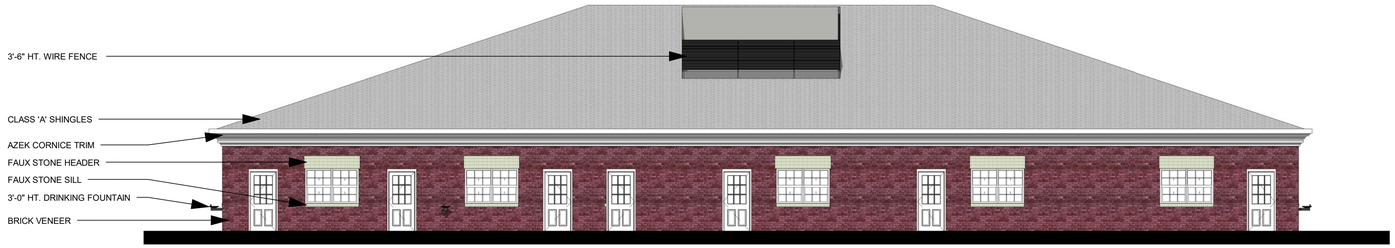
COURTIN DAYCARE - ELEVATIONS SKETCH

CORNER OF MIMS RD AND
RALPH HALL PKWY IN
ROCKWALL, TEXAS

MB205014
CONCEPTUAL

ELEVATIONS
10/19/20

CONSTRUCTORS



NORTH ELEVATION

WEST ELEVATION

0' 4' 8' 16' 32'

METHOD architecture
methodarchitecture.com

COURTIN DAYCARE - ELEVATIONS SKETCH

CORNER OF MIMS RD AND
RALPH HALL PKWY IN
ROCKWALL, TEXAS

MB205014
CONCEPTUAL

ELEVATIONS

10/19/20

CONSTRUCTORS

EAST ELEVATION

WEST ELEVATION

0' 2' 4' 8' 16'

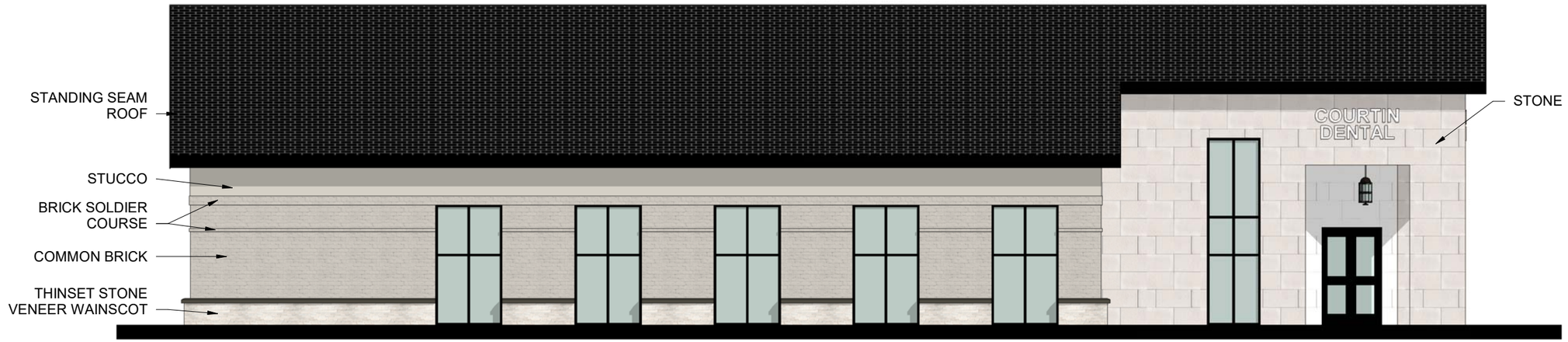
METHOD architecture
methodarchitecture.com

FLOOR PLAN
Enter address here

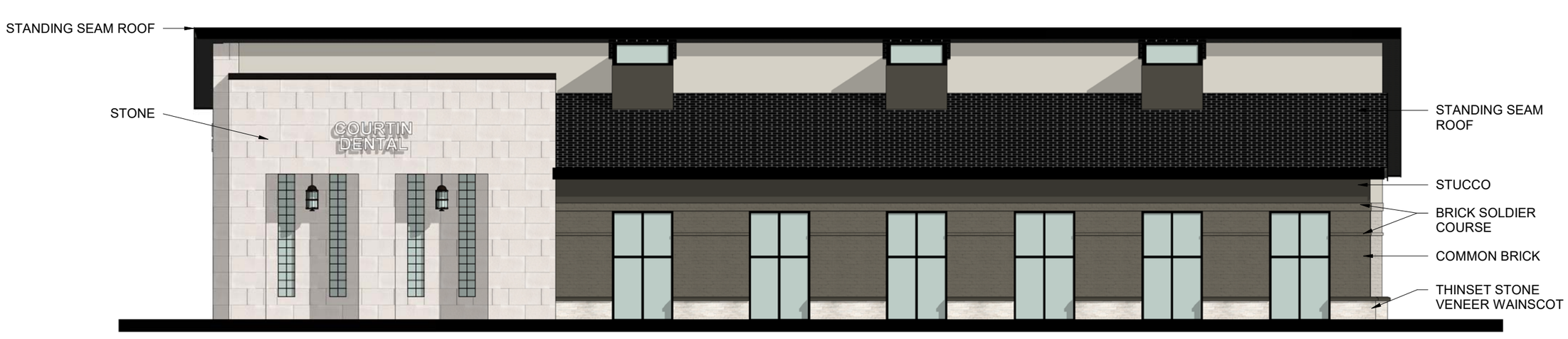
MB205013
CONCEPTUAL

ELEVATIONS
11/12/20

CONSTRUCTORS



SOUTH ELEVATION



NORTH ELEVATION

0' 2' 4' 8' 16'

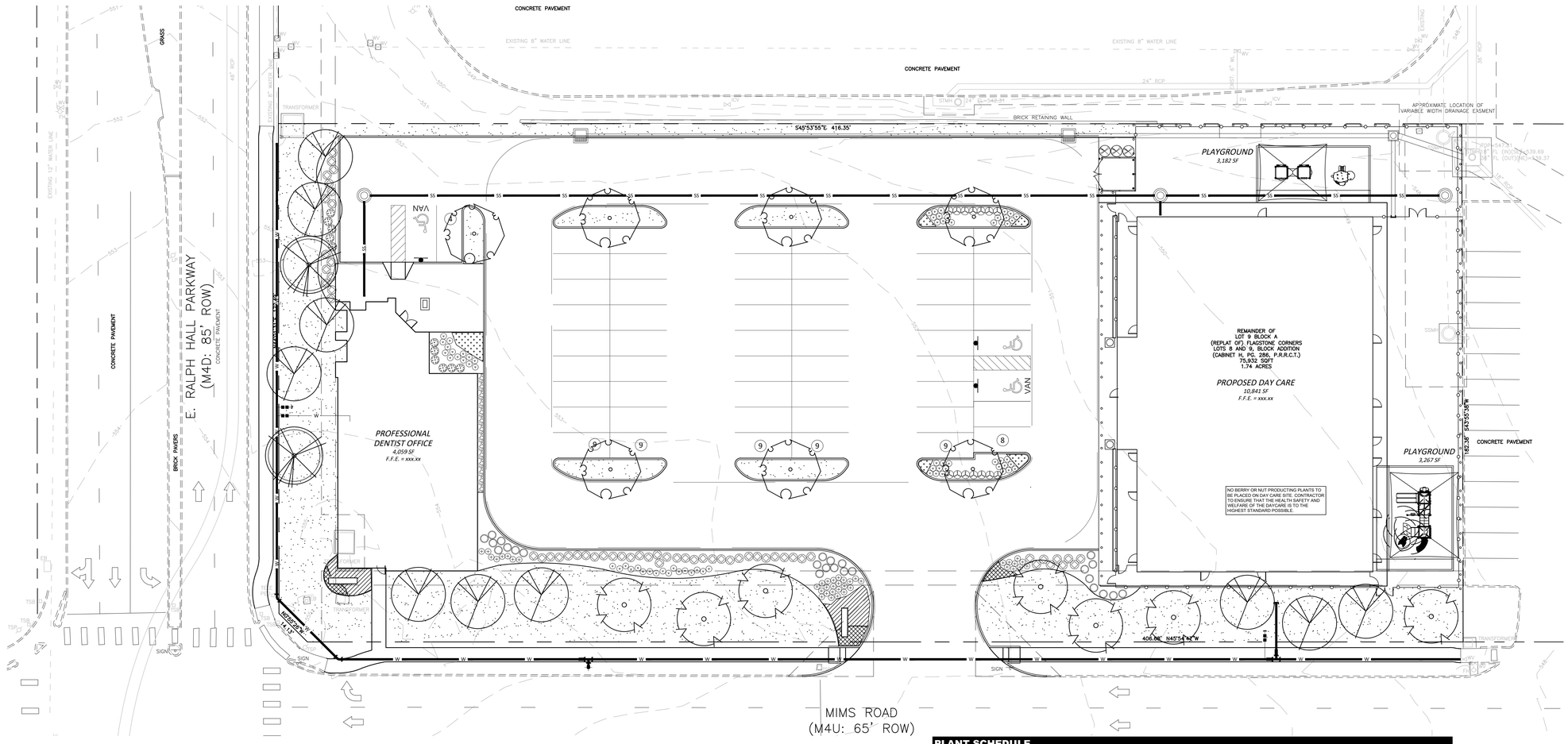
METHOD architecture
methodarchitecture.com

FLOOR PLAN
Enter address here

MB205013
CONCEPTUAL

ELEVATIONS
11/12/20

CONSTRUCTORS



GENERAL LAWN NOTES

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

SOLID SOD:

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

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

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

MAINTENANCE REQUIREMENTS:

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

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

GENERAL

1. A 20' street buffer shall be provided the length of the property abutting a ROW.
2. One large canopy tree shall be provided for every 30 l.f. of frontage.
3. Trash areas shall be screened from public view.

Mims Road = 417 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
13 canopy trees, 4" cal.	13 canopy trees, 4" cal.

East Ralph Hall Parkway = 183 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
6 canopy trees, 4" cal.	6 canopy trees, 4" cal.
trash area screened	trash area screened

Site area: 75,932 s.f.

REQUIRED	PROVIDED
	16,295 s.f. landscaped

PARKING LOT LANDSCAPE

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.
2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars.

Parking Spaces - 57

REQUIRED	PROVIDED
36" screen	36" screen
6 canopy trees, 4" cal.	7 canopy trees, 4" cal.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
10	CE	Cedar Elm	*Ulmus crassifolia*	4" cal.	14' ht., 4' spread, matching
7	LE	'Bosque' Lacebark Elm	*Ulmus parvifolia 'UPMTF'*	4" cal.	14' ht., 4' spread, matching
7	MWO	Mexican White Oak	*Quercus polymorpha*	3" cal.	12' ht., 4' spread, matching
2	SO	Shumard Oak	*Quercus shumardii*	4" cal.	14' ht., 4' spread, matching
		SHRUBS			
14	AB	Abelia 'Twist of Lime'	*Abelia x grandiflora 'Hopley's'*	5 gal.	full, 24" spread, 36" o.c.
67	AS	Autumn Sage	*Salvia greggii*	3 gal.	full, 24" o.c.
57	DBH	Dwarf Burford Holly	*Ilex cornuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
39	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Condeaux'*	5 gal.	full, 24" sprd, 24" o.c.
11	KO	Double Knock Out Rose (Red)	*Rosa hybrida 'Radtko'*	5 gal.	full, 24" spread, 36" o.c.
25	MS	Morning Light Miscanthus	*Miscanthus sinensis 'Morning Light'*	5 gal.	full, 20" spread, 36" o.c.
3	WM	Wax Myrtle	*Myrica pusilla*	7 gal.	full, 30" sprd, 40" o.c.
		GROUNDCOVER/VINES/GRASS			
110	BBL	Big Blue Liriope	*Liriope muscari 'Big Blue'*	1 gal.	full, 18" o.c.
60	MFG	Mexican Feather Grass	*Nassella tenuissima*	1 gal.	full, 18" o.c.
110	SC	Seasonal Color		4" pots	full, 12" o.c.
		Bermuda Solid Sod	*Cynodon dactylon*		
		2-4" River Rock			

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

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

CITY OF ROCKWALL

APPROVED:

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

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

OWNER
MARY COURTIN
991 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

Know what's **below.** **Call** before you dig.

CASE NUMBER: SP2020-028

MARK	REVISION	DATE

DRAWING PATHNAME | LAYOUT | PLOT DATE - TIME

LANDSCAPE PLAN

SHEET NAME:

COURTIN DENTAL
FLAGSTONE CORNERS BLOCK A, LOT 9

PROJECT NAME:

DRAWN BY:	TG
DESIGNED BY:	DK
LATEST REVISION:	10/16/20
KSA JOB NO.:	MI.2129

KSA
6781 Oak Hill Blvd.,
Tyler, Texas 75703
T. 903-581-8141 F. 888-224-9418
www.ksadesign.com

AWR
AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
11/13/20

SHEET NO.
L1.1

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

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

1.2 REFERENCE DOCUMENTS

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

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISIONS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:
   1. PLANTING (TREES, SHRUBS, GRASSES);
      1. BED PREP AND FERTILIZATION
      3. NOTIFICATION OF SOURCES
      4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
      5. GUARANTEE
B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

1.4 REFERENCES

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

1.5 SUBMITTALS

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

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

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

1.7 SEQUENCING

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

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:

A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.
B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.
C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.
D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION. AN ON SITE INSPECTION BY THE OWNERS AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.
E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.
F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD
G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR.
H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.
I. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.
J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED; HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.
K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THAT THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
L. REAPPLY MULCH TO BARE AND THIN AREAS.
M. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
   a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
   b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
   c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

GUARANTEE:

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

1.9 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.
C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.
D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.
E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.
F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.
G. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

A. PREPARATION
   1. BALLED AND BURLAPPED B&B PLANTS): DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.
   2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.
B. DELIVERY
   1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.
   2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE
   3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
   4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES.
   5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.
   6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.
   7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.
   8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF FOOT BALLS TO NOMINAL TOPS OF PLANT MASS. SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.
B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN.
C. QUANTITIES AND SIZE: PLANT MATERIAL SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE OF DISEASE, INSECTS, INJURY, DISFIGUREMENTS, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.
D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY MAY BE REJECTED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.
E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.
G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.
H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.
I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.
L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR/INSECT DAMAGE WILL BE REJECTED.
M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER
N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CERTIFIED HEALTHY, DENSE, UNIFORM TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:
   1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLASGRASS OR NUTGRASS SHALL BE REJECTED.
   2. PHYSICAL PROPERTIES AS FOLLOWS:
      a. CLAY - BETWEEN 7-27% TO
      b. SILT – BETWEEN 15-25%
      c. SAND – LESS THAN 52%
   3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.
   4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.
B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.
C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS; FERTILIZER CONTROL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.
D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.
E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN.
F. ORGANIC FERTILIZER: FERTILAID, SUSTANE, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR UF) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.
H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

A. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING. DURAEDGE STEEL OR APPROVED EQUAL.
B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.
C. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS, INC. (469-524-0444)
D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.
E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5"
F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.
G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.
H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER.
B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:
   1. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCH;R OF SPECIFIED MULCH (SETTLED THICKNESS).
   3. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING TOP SOIL ON SITE (USE IMPORTED TOPSOIL AS NEEDED) FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, CALICHE, SUBSOILS, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.
C. GRASS AREAS:
   1. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT (STAGGERED JOINTS) AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOPSOIL WHERE THEY ARE GAPED OPEN, THEN WATERED THOROUGHLY.

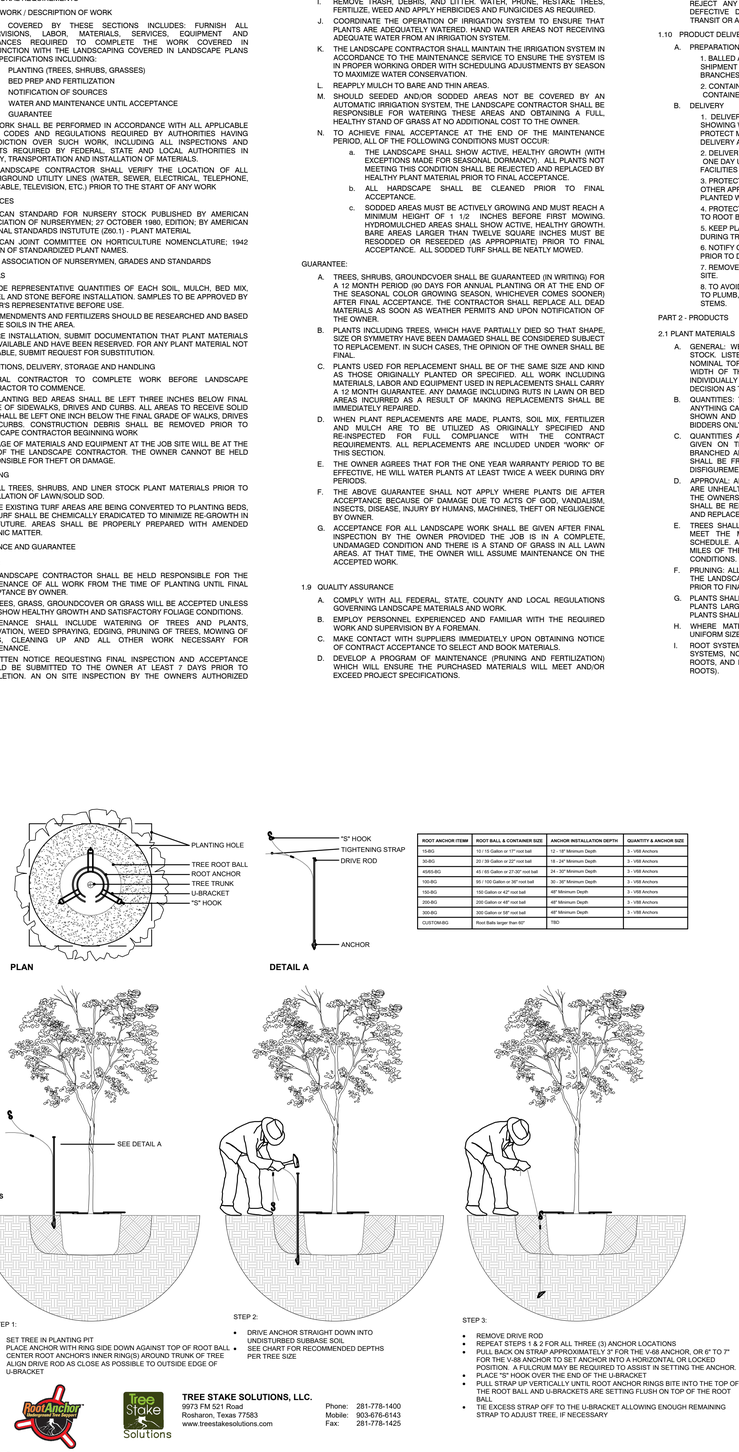
3.2 INSTALLATION

A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.
B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE WINDS DURING TRANSIT. ALL PLANTS WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALL BE WELL PROTECTED AGAINST THE POSSIBILITY OF DRYING BY WIND AND BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.
C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.
D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONS OF PLANT MATERIALS.
E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OF EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT,WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO THE SURFACE IN ORIGINAL PLACE OF GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLICK OR GLAZED.
F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN THE VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER (¾") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOISTENED BEFORE REMOVING CONTAINERS.
G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE PER TREE IF THE PERCOLATION TEST FAILS.
H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION MIX. PLACE IN HOLE IN LOG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP ⅓ OF THE BALL, AS WELL AS ALL NYLON, PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE ROOT BOUND. IF SO FOLLOW STANDARD NURSERY PRACTICE OF 'ROOT SCORING'.
I. DO NOT WRAP TREES.
J. DO NOT OVER PRUNE.
K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS
L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.
M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.
N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.
O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED MULCH.
P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR PIT.
Q. OBSTRUCTION BELOW GROUND: IN THE EVENT THAT ROCK, OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER. WHERE LOCATIONS CANNOT BE CHANGED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3') FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW THE BOTTOM OF BALL WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.
R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS.
S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING, CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION.
   1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES.
   2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
   3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF ORGANIC MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT.
Q. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.
   1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT BENDS.
   2. TOP OF EDGING SHALL BE ½" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.
   3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.
   4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.
   5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

3.3 CLEANUP AND ACCEPTANCE

A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREAS FOR ALL MATERIALS SHALL BE SO ORGANIZED SO THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSING THEM AT END OF EACH WORK DAY.
B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.
C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.
D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS, TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
E. WHEN/IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION


PLANTING HOLE
TREE ROOT BALL
ROOT ANCHOR
TREE TRUNK
U-BRACKET
"S" HOOK
PLAN
"S" HOOK
TIGHTENING STRAP
DRIVE ROD
ANCHOR
DETAIL A
SEE DETAIL A
SECTIONS
STEP 1:
SET TREE IN PLANTING PIT
PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL
CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE
ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET
STEP 2:
DRIVE ANC

SITE PHOTOMETRICS

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	CATALOG #	DESCRIPTION	LAMP	FILE	LUMENS LUMENS	LLF	WATTS
▭	WP-1	8	ISC-AF-450-LED-T2-WH	WALL PACK WALL MOUNTED	25 WATT				
⊕	C-1	3	KR6-20L-35K-KR6T-SSGC-FF	EXIT RECESSED DOWNLIGHT	13 WATT LED				
○—□	AL-1	2	GLNA-AF-02-LED-E1-T3	POLE MOUNTED AREA LIGHT	133 WATT LED				
◁	SP-1	2	LPF2-E-4K-FL-K-PCB-1-BZ	GROUND MOUNTED SPOT LIGHT	40 WATT LED				

STATISTICS SCHEDULE

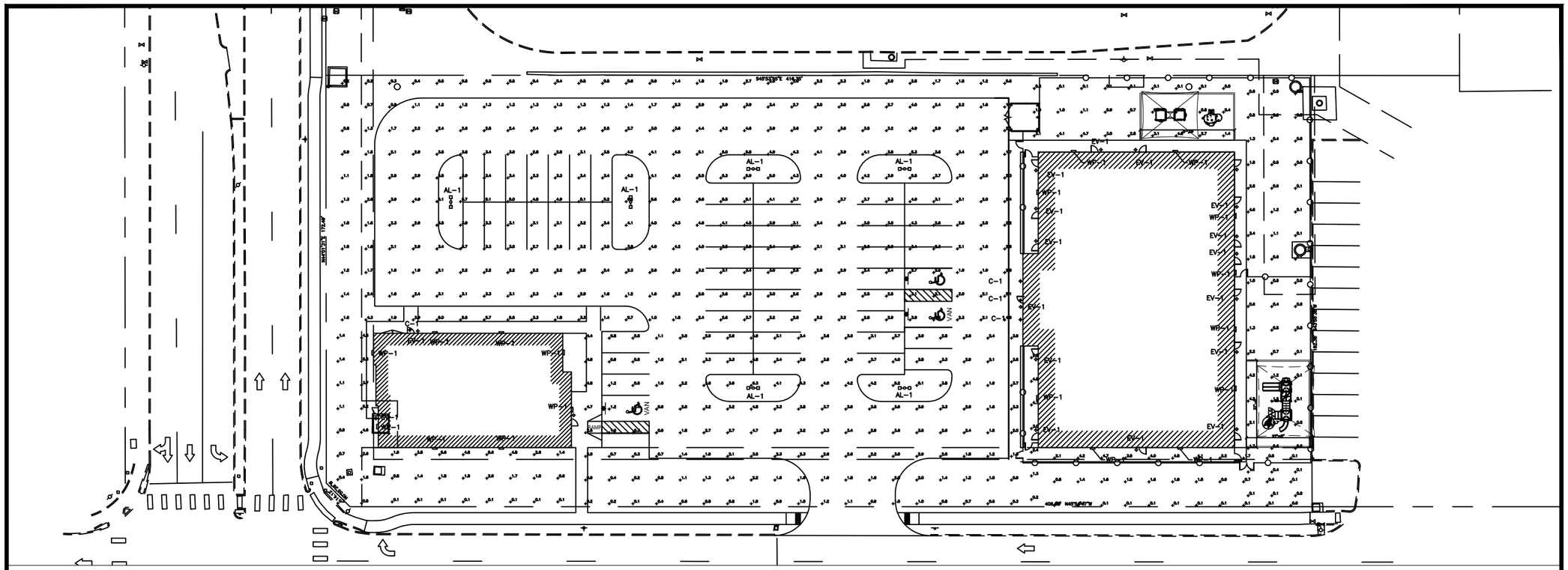
DESCRIPTION	AVG.	MAX.	MIN.	MAX/MIN	AVG/MIN
CALC ZONE #1	2.4 fc	6.6 fc	0.0 fc	N / A	N / A

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CAUTIONARY NOTE

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE BASED ON ABOVE GROUND EVIDENCE OR INFORMATION GATHERED DURING THE FIELD SURVEY PORTION OF THIS PROJECT. AS SUCH, THIS INFORMATION IS SPECULATIVE IN NATURE ONLY AND SHOULD NOT BE CONSTRUED AS FACT. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF ANY AND ALL CONSTRUCTION.



12 SITE PHOTOMETRIC PLAN

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

METHOD architecture
methodarchitecture.com

PQR
Mechanical, Plumbing and Electrical Engineering Consultants
6860 Dallas Parkway, Suite 200
Plano, Texas 75024
214.509.8263
www.pqrus.com

Texas Registered Engineering Firm F-16851

CONSTRUCTORS

COURTIN DENTAL AND GODDARD SCHOOL
ROCKWELL TEXAS

MB00001
PHASE

SCHEME A
10-16-2020

CITY OF ROCKWALL

ORDINANCE NO. 02-52

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS PREVIOUSLY AMENDED SO AS TO APPROVE A CHANGE IN ZONING FROM "C", COMMERCIAL AND "HC", HEAVY COMMERCIAL, TO "PD-54", PLANNED DEVELOPMENT DISTRICT FOR LAND AS DESCRIBED IN EXHIBIT "A" ATTACHED HERETOFORE AND MADE A PART HEREOF; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a zoning change from "C", Commercial and "HC", Heavy Commercial District to "PD-54", Planned Development No. 54 has been initiated by the City of Rockwall for the various tracts of land bounded by Mims Road and Ralph Hall Parkway and further described in the attached Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by the approval of a zoning change "C", Commercial and "HC", Heavy Commercial District to "PD-54", Planned Development No. 54, for the various tracts of land described on Exhibit "A", attached hereto and made a part hereof.

Section 2. That the tract of land described in the attached Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this approval shall affect only the property described in the attached Exhibit "A" and said

property shall be limited to the uses, density, area, setback and other requirements set forth herein.

Section 3. That development in the area zoned **"PD-54"**, Planned Development District No. 54 as described within Exhibit "A" shall be limited to uses and requirements listed in **Section 2.3 (SF-10) Single-Family Residential District** of the City of Rockwall Comprehensive Zoning Ordinance (Ordinance No. 83-23), with following additional conditions:

1. Maximum number of lots – 121 - average lot size no less than 11,792 square feet

2. Minimum square footage per dwelling unit – 2,000 sq. ft.

3. Maximum building coverage as a percentage of lot area – 40 percent

4. Minimum lot frontage on a public street – 70 feet
   Minimum lot frontage on a cul-de-sac measured at the front building setback line – 60 feet

6. No front entry lots shall have garage doors that face the street.

7. An anti-monotony restriction shall not allow the same structure in terms of materials and elevation any closer than five (5) houses apart on either side of the street.

8. A minimum 75% masonry requirement shall apply to all exterior facades.

9. All common areas and dedicated landscape easements and open space areas shall be maintained by a Homeowner's Association, including areas of landscaping in the public right-of-way along Ralph Hall Parkway and Mims Road has indicated on the preliminary plat.

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this

ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 7. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL TEXAS, THIS 2nd **DAY OF** December **, 2002.**

Ken Jones, Mayor

ATTEST:

Dorothy Brooks, City Secretary

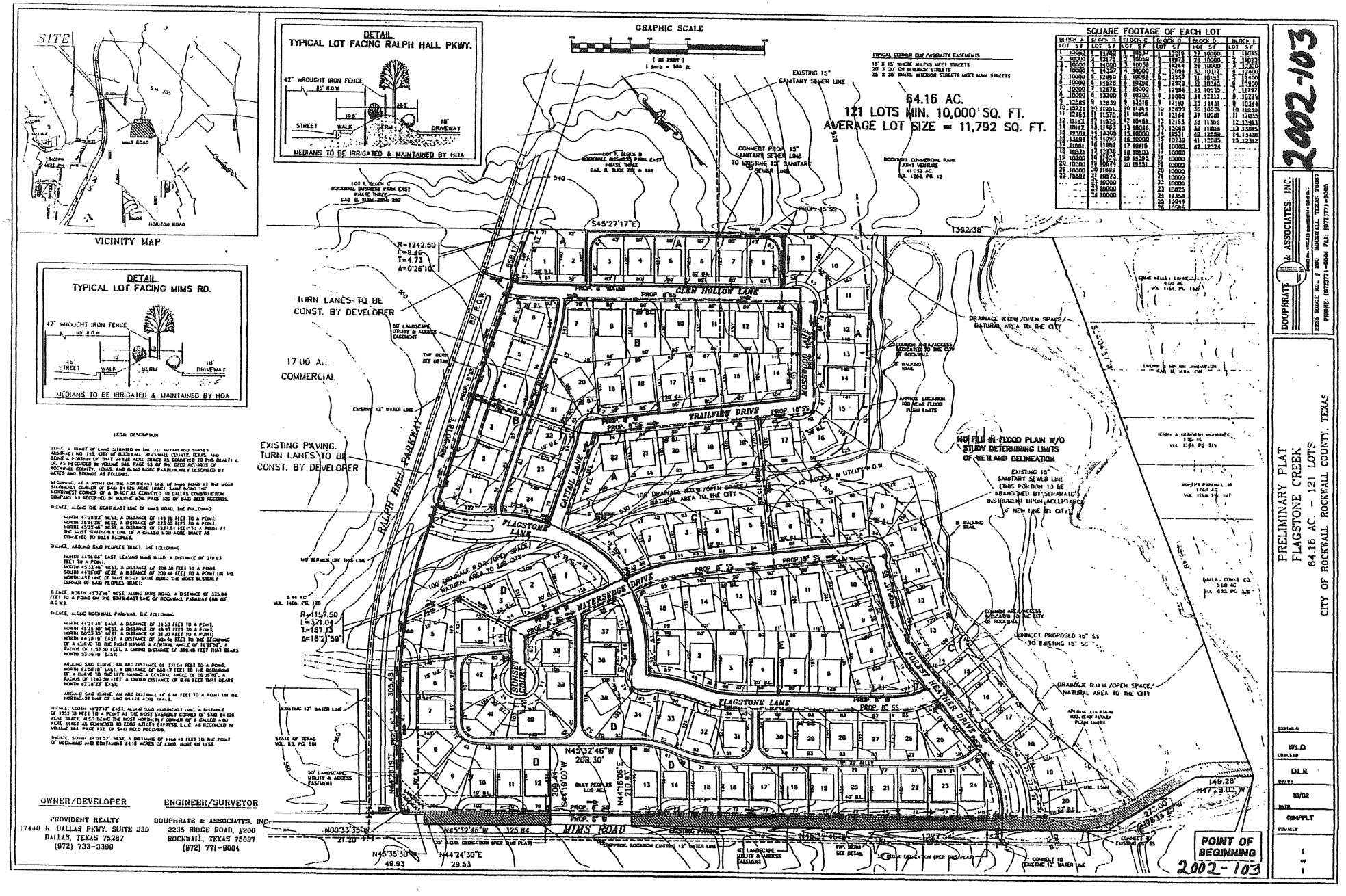
APPROVED AS TO FORM AND CONTECT:

Pete Eckert, City Attorney

CITY OF ROCKWALL TEXAS SEAL

1st Reading: November 18, 2002

2nd Reading: December 2, 2002



LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE J.C. MITCHELL SURVEY, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PORTION OF THAT 64.128 ACRE TRACT AS CONVEYED TO PMS REALTY, L.P., AS RECORDED IN VOLUME 980, PAGE 53 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEAST LINE OF MIMS ROAD AT THE MOST SOUTHERLY CORNER OF SAID 64.128 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A TRACT AS CONVEYED TO DALLAS CONSTRUCTION COMPANY AS RECORDED IN VOLUME 430, PAGE 220 OF SAID DEED RECORDS;

THENCE, ALONG THE NORTHEAST LINE OF MIMS ROAD, THE FOLLOWING:

NORTH 47°28'02" WEST, A DISTANCE OF 149.28 FEET TO A POINT;
NORTH 76°16'25" WEST, A DISTANCE OF 373.00 FEET TO A POINT;
NORTH 45°32'46" WEST, A DISTANCE OF 1287.54 FEET TO A POINT AT THE MOST SOUTHERLY LINE OF A CALLED 1.00 ACRE TRACT AS CONVEYED TO BILLY PEOPLES;

THENCE, AROUND SAID PEOPLES TRACT, THE FOLLOWING:

NORTH 44°16'05" EAST, LEAVING MIMS ROAD, A DISTANCE OF 210.05 FEET TO A POINT;
NORTH 45°32'46" WEST, A DISTANCE OF 208.30 FEET TO A POINT;
SOUTH 44°16'05" WEST, A DISTANCE OF 209.46 FEET TO A POINT ON THE NORTHEAST LINE OF MIMS ROAD, SAME BEING THE MOST WESTERLY CORNER OF SAID PEOPLES TRACT;

THENCE, NORTH 45°32'46" WEST ALONG MIMS ROAD, A DISTANCE OF 125.84 FEET TO A POINT ON THE SOUTH-EAST LINE OF ROCKWALL PARKWAY (AN 80' R.O.W.);

THENCE, ALONG ROCKWALL PARKWAY, THE FOLLOWING:

NORTH 44°28'30" EAST, A DISTANCE OF 18.53 FEET TO A POINT;
NORTH 45°35'30" WEST, A DISTANCE OF 49.93 FEET TO A POINT;
NORTH 00°33'35" WEST, A DISTANCE OF 21.20 FEET TO A POINT;
NORTH 44°28'19" EAST, A DISTANCE OF 305.46 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18°18'36", A RADIUS OF 1157.50 FEET, A CHORD BEARING OF N53°37'37"E, A CHORD DISTANCE OF 368.48 FEET THAT BEARS NORTH 37°18'19" EAST;

AROUND SAID CURVE, AN ARC DISTANCE OF 371.04 FEET TO A POINT;
NORTH 62°58'18" EAST, A DISTANCE OF 168.17 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°38'16", A RADIUS OF 1242.50 FEET, A CHORD DISTANCE OF 8.44 FEET THAT BEARS NORTH 62°28'23" EAST;

AROUND SAID CURVE, AN ARC DISTANCE OF 8.44 FEET TO A POINT ON THE NORTH-EAST LINE OF SAID 64.128 ACRE TRACT;

THENCE, SOUTH 45°27'17" EAST, ALONG SAID NORTH-EAST LINE, A DISTANCE OF 1352.38 FEET TO A POINT AT THE MOST EASTERLY CORNER OF SAID 64.128 ACRE TRACT, ALSO BEING THE MOST NORTHERLY CORNER OF A CALLED 4.00 ACRE TRACT AS CONVEYED TO EDDIE NELLEY EXPRESS, L.L.C. AS RECORDED IN VOLUME 1864, PAGE 132, OF SAID DEED RECORDS;

THENCE, SOUTH 24°04'37" WEST, A DISTANCE OF 1288.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 64.16 ACRES OF LAND, MORE OR LESS.

OWNER/DEVELOPER

PROVIDENT REALTY
17440 N. DALLAS PKWY, SUITE 230
DALLAS, TEXAS 75287
(972) 733-3399

ENGINEER/SURVEYOR

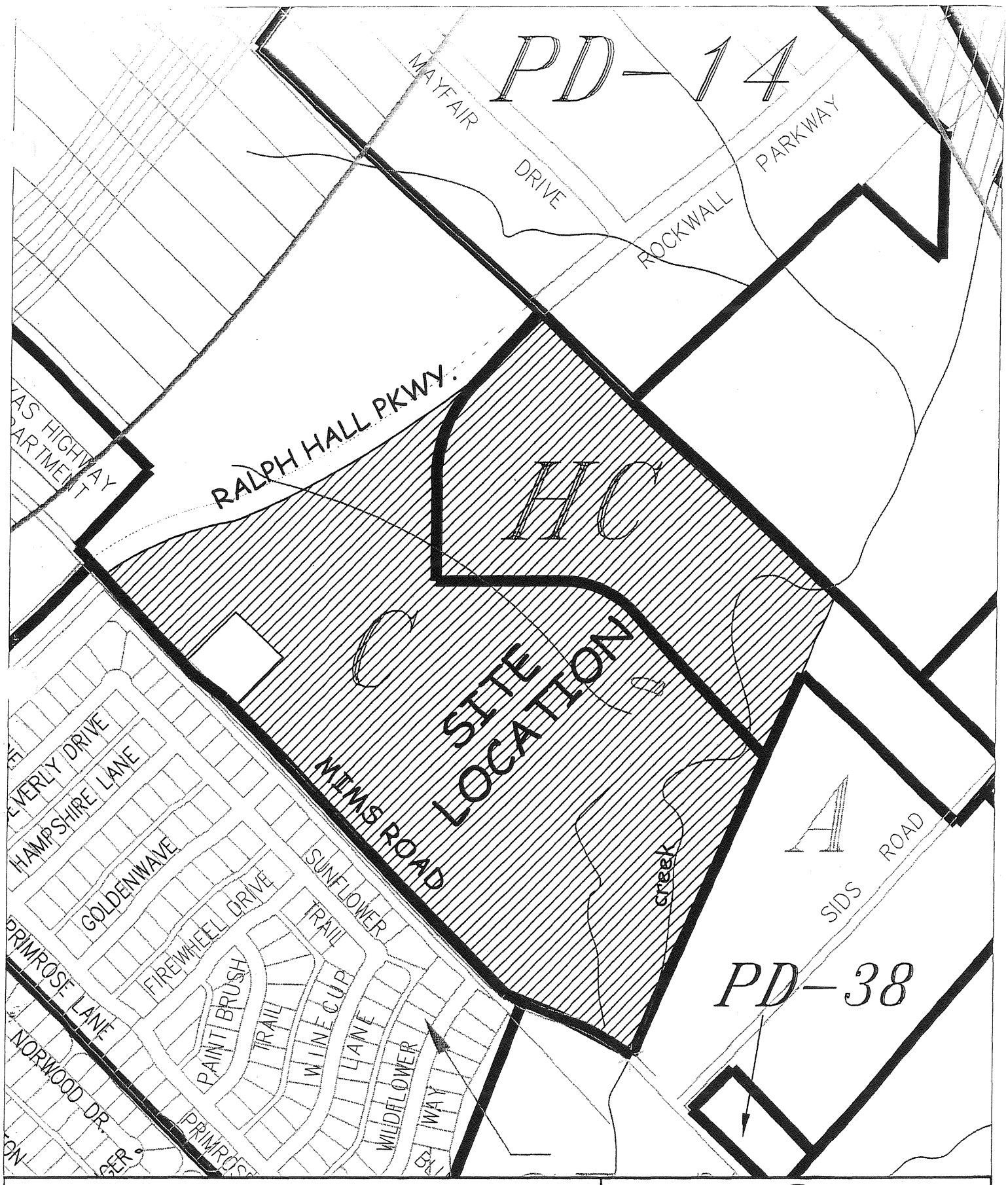
DOUPHRATE & ASSOCIATES, INC.
2235 RIDGE ROAD, #200
ROCKWALL, TEXAS 75087
(972) 771-9004

DOUPHRATE & ASSOCIATES, INC.
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

2002-103

PRELIMINARY PLAT
FLAGSTONE CREEK
64.16 AC. - 121 LOTS
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

REVISIONS
W.L.O.
CHECKED
D.L.B.
DRAWN
10/02
DATE
CHAPPLT
PROJECT
1
OF
1



PZ-2002-103-PP
Flagstone Creek

N

1" = 400'

CITY OF ROCKWALL

ORDINANCE NO. 04-31

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM "PD-54", PLANNED DEVELOPMENT DISTRICT TO AMENDED "PD-54", PLANNED DEVELOPMENT DISTRICT FOR LAND AS DESCRIBED IN EXHIBIT "B" ATTACHED HERETOFORE AND MADE A PART HEREOF; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a zoning change from "PD-54, Planned Development District to amended "PD-54", Planned Development No. 54 has been request by Russell Phillips for the various tracts of land bounded by Mims Road and Ralph Hall Parkway and further described in the attached Exhibit "B" attached hereto and made a part hereof; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by the approval of a zoning change from "PD-54", Planned Development District to amended "PD-54", Planned Development No. 54, for the various tracts of land described on Exhibit "B", attached hereto and made a part hereof.

Section 2. That the tract of land described in the attached Exhibit "B" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this approval shall affect only the property described in the attached Exhibit "B" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

Section 3. That development in the area indicated as **Tract 1 on Exhibit "B"**, attached hereto, zoned **"PD-54"**, Planned Development District No. 54 as described within Exhibit "B" shall be subject to the approved concept/preliminary plan, Exhibit "A", and shall be subject to the permitted uses of the **Section 2.3 (SF-10) Single-Family Residential District** of the City of Rockwall Comprehensive Zoning Ordinance as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, (Ordinance No. 83-23), with the following additional conditions and restrictions:

1. Minimum lot area – 10,000 square feet
2. Maximum number of single-family detached dwelling unit per lot – 1
3. Maximum number of lots – 87 - average lot size no less than 11,620 square feet
4. Minimum square footage per dwelling unit – 2,000 sq. ft.
5. Maximum building coverage as a percentage of lot area – 45 percent
6. Minimum lot frontage on a public street – 70 feet
7. Minimum lot frontage on a cul-de-sac measured at the front building setback line – 60 feet
8. Minimum lot depth – 100 feet
9. Minimum depth of front setback – 20 feet
10. Minimum depth of rear setback – 10 feet
11. Minimum width of side setback –
    (a) Internal lot – 6 feet
    (b) Abutting street – 15 feet
    (c) Abutting an arterial – 20 feet
12. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
13. Minimum length of driveway pavement from public right-of-way for rear and side yard – 20 feet
14. Maximum height of structures – 36 feet
15. Minimum number of paved off-street parking spaces require for
    (a) One single-family dwelling unit – 2 An enclosed garage shall not be considered in meeting the off-street parking requirements.
    (b) All other uses (see Off-Street Parking, Article V)
16. No front entry lots shall have garage doors that face the street.
17. An anti-monotony restriction shall not allow the same structure in terms of materials and elevation any closer than five (5) houses apart on either side of the street.
18. A minimum 75% masonry requirement shall apply to all exterior facades.
19. All common areas and dedicated landscape easements and open space areas shall be maintained by a Homeowner's Association, including areas of landscaping in the public right-of-way along Ralph Hall Parkway and Mims Road has indicated on the preliminary plat.
20. A minimum 20 foot landscape buffer shall be required along Mims Road. The buffer shall include tree plantings at one per thirty feet from the City of Rockwall approved tree replacement list.

21. See Article VIII, Sections 8.1 to 8.7 for further clarification, and exception and modifications.

Section 4. That development in the area indicated as **Tract 2 on Exhibit "B"**, attached hereto, zoned **"PD-54"**, Planned Development District No. 54 as described within Exhibit "B" shall be subject to the approved concept/preliminary plan, Exhibit "A", and be subject to the area requirements listed in **Section 2.12 Commercial District** of the City of Rockwall Comprehensive Zoning Ordinance (Ordinance No. 83-23), as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, with the following additional conditions and restrictions:

Permitted Uses:

1. Any retail businesses, excluding convenience stores with or without gasoline sales, personal services, professional service, or business service conducted within a completely enclosed building, except the following: lumberyards or contractor yards, farm equipment or other heavy equipment sales or service, farm products warehousing and storage or stockyards, general warehousing or storage.

2. Banks, including drive through facilities.

3. Office buildings and accessory uses.

4. Restaurants, including accessory outdoor seating, without drive-in or drive-through facilities.

5. Paved parking lots, not including commercial parking lots.

6. Institutional uses.

7. Municipally owned or controlled facilities, utilities, and uses.

8. Temporary on site construction offices limited to the period of construction and approved by the Building Official.

9. Temporary concrete batching plant limited to the period of construction upon approval of location and operation by the Building Official.

Conditional Uses:

1. Private club as an accessory to a general restaurant.

2. Building structures over 36 feet in height shall require a conditional use permit.

Required Conditions:

1. All proposed developments within Retail/Office tract shall be subject to future site plan review.

2. All proposed developments within the Retail/Office tract shall be subject to Architectural review by the Planning and Zoning Commission.

3. A minimum 20 foot landscape buffer shall be required along Ralph Hall Parkway and Mims Road. The buffer shall include a minimum tree planting of one tree per thirty feet from the City of Rockwall approved tree replacement list.

4. All facades of a building shall be constructed with the same material and all buildings shall meet the masonry requirements as set out in Section 14.1, Item 82, as amended, excluding concrete tilt wall and other masonry materials of similar characteristics. The use of standard concrete block shall be limited to 10% of any façade visible from adjacent right-of-way. The use of synthetic products (e.g. EIFS, Hardy Plank, or other materials approved by the Building Official) shall be limited to 50% of the buildings exterior finishes, exclusive of windows and doors. Furthermore, the use of said synthetic products shall be prohibited within eight feet of the finished floor elevation however, this area may include up to 30% hardy plank. Natural materials such as stone, cast stone and brick shall be used within the first eight feet of the building façade. A minimum of 20% stone or cast stone shall be required for all buildings.

5. All permanent free standing signs shall be monument signs not exceeding (5) feet in height or a maximum of sixty (60) square feet in area per sign face.

6. In addition to the requirements of the outdoor lighting requirements (Ord. 97-33) no light pole, pole base or combination thereof shall exceed twenty (20) feet. All lighting fixtures shall focus light downward and be contained on the site.

7. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system.

Section 5. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 7. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 8. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 3rd day of May, 2004.

Ken Jones, Mayor

ATTEST:

Dorothy Brooks, City Secretary

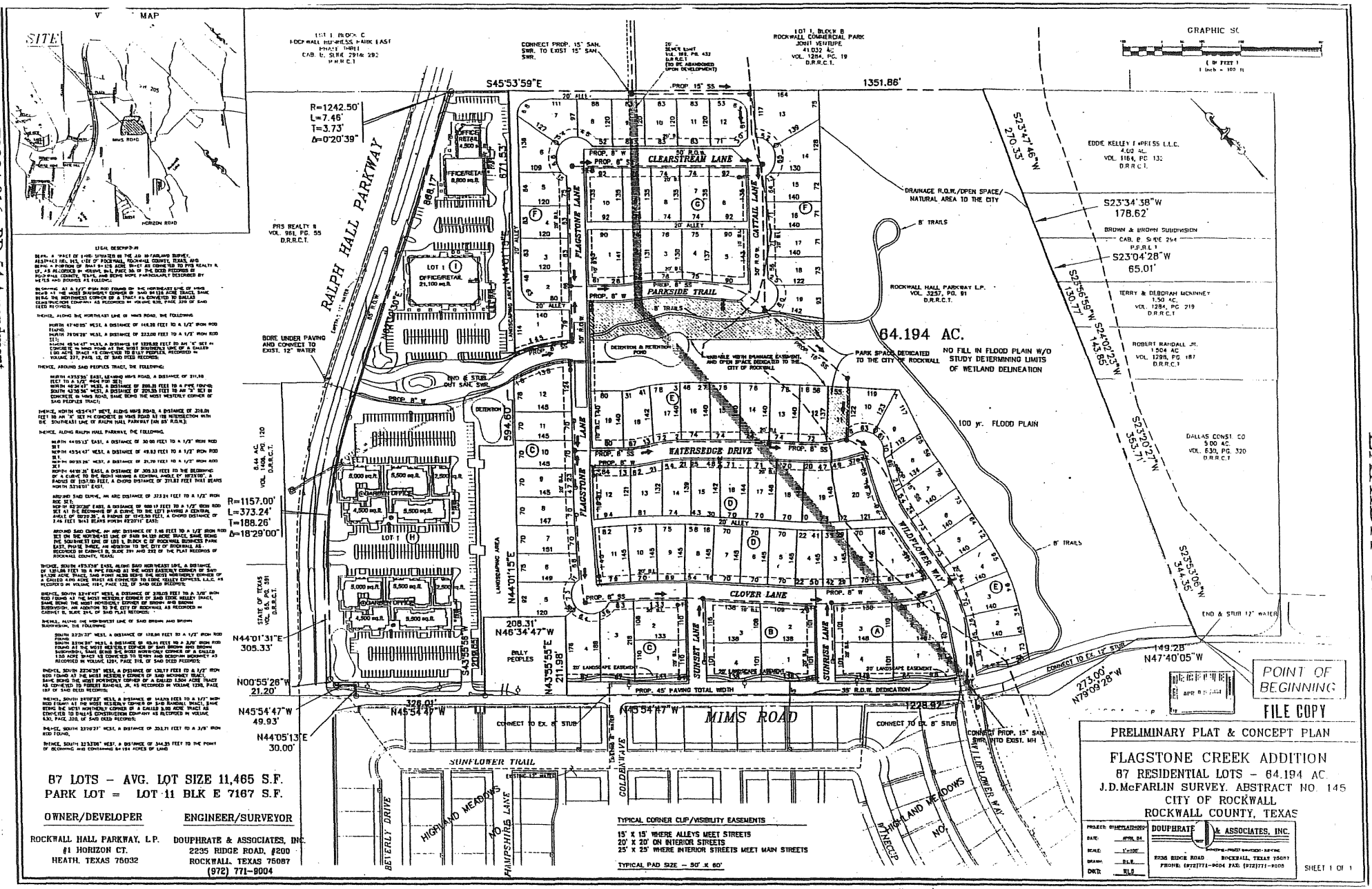
APPROVED AS TO FORM:

Pete Eckert, City Attorney

CITY OF ROCKWALL TEXAS
SEAL

First Reading: April 19, 2004
Second Reading: May 3, 2004

Z2004-016; PD-54 Amendment



LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE J.D. McFARLAND SURVEY, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PORTION OF THAT 64.194 ACRE TRACT AS CONVEYED TO PRS REALTY II, LP, AS RECORDED IN VOLUME 961, PAGE 55 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ON THE NORTHEAST LINE OF MIMS ROAD AND AT THE MOST SOUTHERLY CORNER OF SAID 64.194 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A TRACT AS CONVEYED TO DALLAS CONSTRUCTION COMPANY AS RECORDED IN VOLUME 630, PAGE 320 OF SAID DEED RECORDS;

THENCE, ALONG THE NORTHEAST LINE OF MIMS ROAD, THE FOLLOWING:

NORTH 47°40'05" WEST, A DISTANCE OF 149.28 FEET TO A 1/2" IRON ROD FOUND;

NORTH 79°09'28" WEST, A DISTANCE OF 273.00 FEET TO A 1/2" IRON ROD SET;

NORTH 45°54'47" WEST, A DISTANCE OF 1228.92 FEET TO AN "X" SET IN CONCRETE IN MIMS ROAD, SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF A CALLED 1.00 ACRE TRACT AS CONVEYED TO THE CITY OF ROCKWALL, RECORDED IN VOLUME 237, PAGE 12, OF SAID DEED RECORDS;

THENCE, AROUND SAID PEOPLES TRACT, THE FOLLOWING:

NORTH 43°53'59" EAST, LEAVING MIMS ROAD, A DISTANCE OF 211.98 FEET TO A 1/2" IRON ROD SET;

NORTH 46°34'47" WEST, A DISTANCE OF 208.31 FEET TO A 1/2" IRON ROD FOUND;

SOUTH 43°55'55" WEST, A DISTANCE OF 594.60 FEET TO AN "X" SET IN CONCRETE IN MIMS ROAD, SAME BEING THE MOST WESTERLY CORNER OF SAID PEOPLES TRACT;

THENCE, NORTH 43°47'47" WEST, ALONG MIMS ROAD, A DISTANCE OF 210.01 FEET TO AN "X" SET IN CONCRETE IN MIMS ROAD AT THE INTERSECTION WITH THE SOUTHEAST LINE OF RALPH HALL PARKWAY (80' R.O.W.);

THENCE, ALONG RALPH HALL PARKWAY, THE FOLLOWING:

NORTH 44°05'13" EAST, A DISTANCE OF 30.00 FEET TO A 1/2" IRON ROD SET;

NORTH 45°54'47" WEST, A DISTANCE OF 49.93 FEET TO A 1/2" IRON ROD SET;

NORTH 00°55'26" WEST, A DISTANCE OF 21.20 FEET TO A 1/2" IRON ROD SET;

NORTH 44°01'31" EAST, A DISTANCE OF 305.33 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18°29'00", A RADIUS OF 1157.00 FEET, A CHORD DISTANCE OF 371.82 FEET THAT BEARS NORTH 53°16'01" EAST;

AROUND SAID CURVE, AN ARC DISTANCE OF 373.24 FEET TO A 1/2" IRON ROD SET;

NORTH 62°30'30" EAST, A DISTANCE OF 188.19 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18°29'00", A RADIUS OF 1242.50 FEET, A CHORD DISTANCE OF 7.46 FEET THAT BEARS NORTH 62°30'31" EAST;

AROUND SAID CURVE, AN ARC DISTANCE OF 7.46 FEET TO A 1/2" IRON ROD SET IN THE NORTHWEST LINE OF SAID 64.194 ACRE TRACT, SAME BEING THE SOUTHWEST LINE OF LOT 1, BLOCK C OF ROCKWALL BUSINESS PARK EAST, PHASE THREE, AN ADDITION TO THE CITY OF ROCKWALL AS RECORDED IN CABINET D, SLIDE 291 AND 292 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE, SOUTH 45°53'59" EAST, ALONG SAID NORTHEAST LINE, A DISTANCE OF 1351.86 FEET TO A PIPE FOUND AT THE MOST EASTERLY CORNER OF SAID 64.194 ACRE TRACT, SAME BEING THE MOST NORTHERLY CORNER OF A CALLED 4.00 ACRE TRACT AS CONVEYED TO EDDIE KELLEY EXPRESS, L.L.C. AS RECORDED IN VOLUME 1164, PAGE 132, OF SAID DEED RECORDS;

THENCE, SOUTH 23°47'46" WEST, A DISTANCE OF 270.35 FEET TO A 3/8" IRON ROD FOUND AT THE MOST NORTHERLY CORNER OF BROWN AND BROWN SUBDIVISION, AN ADDITION TO THE CITY OF ROCKWALL AS RECORDED IN CABINET B, SLIDE 294, OF SAID PLAT RECORDS;

THENCE, ALONG THE NORTHWEST LINE OF SAID BROWN AND BROWN SUBDIVISION, THE FOLLOWING:

SOUTH 23°34'38" WEST, A DISTANCE OF 178.62 FEET TO A 1/2" IRON ROD FOUND;

SOUTH 23°04'28" WEST, A DISTANCE OF 65.01 FEET TO A 3/8" IRON ROD FOUND AT THE MOST WESTERLY CORNER OF SAID BROWN AND BROWN SUBDIVISION, SAME BEING THE MOST NORTHERLY CORNER OF A CALLED 1.50 ACRE TRACT AS CONVEYED TO TERRY AND DEBORAH MCKINNEY AS RECORDED IN VOLUME 1284, PAGE 219, OF SAID DEED RECORDS;

THENCE, SOUTH 25°56'59" WEST, A DISTANCE OF 130.77 FEET TO A 1/2" IRON ROD FOUND AT THE MOST WESTERLY CORNER OF SAID MCKINNEY TRACT, SAME BEING THE MOST NORTHERLY CORNER OF A CALLED 1.504 ACRE TRACT AS CONVEYED TO ROBERT RANDALL JR. AS RECORDED IN VOLUME 1295, PAGE 187 OF SAID DEED RECORDS;

THENCE, SOUTH 24°02'23" WEST, A DISTANCE OF 143.85 FEET TO A 1/2" IRON ROD FOUND AT THE MOST WESTERLY CORNER OF SAID RANDALL TRACT, SAME BEING THE MOST NORTHERLY CORNER OF A CALLED 5.00 ACRE TRACT AS CONVEYED TO DALLAS CONSTRUCTION COMPANY AS RECORDED IN VOLUME 630, PAGE 320, OF SAID DEED RECORDS;

THENCE, SOUTH 23°20'27" WEST, A DISTANCE OF 353.71 FEET TO A 3/8" IRON ROD FOUND;

THENCE, SOUTH 27°53'06" WEST, A DISTANCE OF 344.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 64.194 ACRES OF LAND

87 LOTS - AVG. LOT SIZE 11,465 S.F.
PARK LOT = LOT 11 BLK E 7167 S.F.

OWNER/DEVELOPER	ENGINEER/SURVEYOR
ROCKWALL HALL PARKWAY, L.P.	DOUPHRATE & ASSOCIATES, INC.
#1 HORIZON CT.	2235 RIDGE ROAD, #200
HEATH, TEXAS 75032	ROCKWALL, TEXAS 75087
	(972) 771-9004

TYPICAL CORNER CLIP/VISIBILITY EASEMENTS

15' X 15' WHERE ALLEYS MEET STREETS
20' X 20' ON INTERIOR STREETS
25' X 25' WHERE INTERIOR STREETS MEET MAIN STREETS

TYPICAL PAD SIZE - 50' X 60'

EXHIBIT "A"

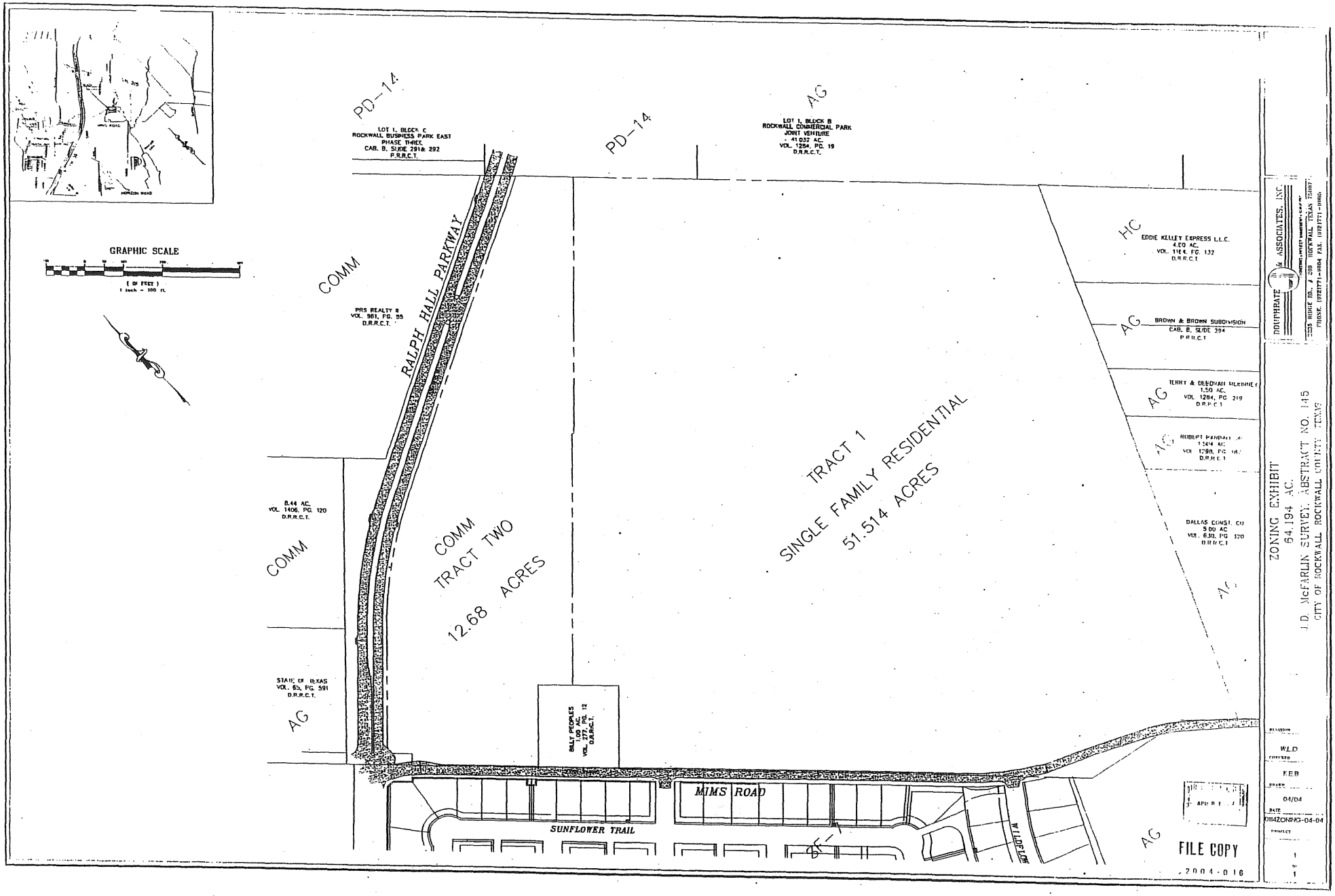

GRAPHIC SCALE
(IN FEET)
1 inch = 100 FT.
PD-14
LOT 1, BLOCK C
ROCKWALL BUSINESS PARK EAST
PHASE THREE
CAB. B, SLIDE 291 & 292
P.R.R.C.T.
PD-14
AG
LOT 1, BLOCK B
ROCKWALL COMMERCIAL PARK
JOINT VENTURE
41.032 AC.
VOL. 1284, PG. 19
D.R.R.C.T.
HC
EDDIE KELLEY EXPRESS L.L.C.
4.00 AC.
VOL. 1164, PG. 132
D.R.R.C.T.
AG
BROWN & BROWN SUBDIVISION
CAB. B, SLIDE 394
P.R.R.C.T.
AG
TERRY & DEBORAH KERRIGEY
1.50 AC.
VOL. 1284, PG. 219
D.R.R.C.T.
AG
ROBERT BARRETT
1.344 AC.
VOL. 1298, PG. 181
D.R.R.C.T.
AG
DALLAS CONST. CO
5.00 AC.
VOL. 630, PG. 320
D.R.R.C.T.
AG
COMM
PRS REALTY II
VOL. 961, PG. 55
D.R.R.C.T.
RALPH HALL PARKWAY
COMM
TRACT TWO
12.68 ACRES
TRACT 1
SINGLE FAMILY RESIDENTIAL
51.514 ACRES
8.44 AC.
VOL. 1406, PG. 120
D.R.R.C.T.
COMM
STATE OF TEXAS
VOL. 65, PG. 591
D.R.R.C.T.
AG
BILLY PEOPLES
1.00 AC.
VOL. 277, PG. 12
D.R.R.C.T.
MIMS ROAD
SUNFLOWER TRAIL
WILDFLOWER
AG
FILE COPY
2004-016
DOUTHAT & ASSOCIATES, INC.
ZONING EXHIBIT
64.194 AC.
J.D. McFARLIN SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS
WLD
KEB
04/04
ZONING-04-04
1
1

EXHIBIT "B"

EXHIBIT "B"

TRACT I

LEGAL DESCRIPTION
51.514

BEING, A TRACT OF LAND SITUATED IN THE J.D. MCFARLAND SURVEY, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PORTION OF THAT 94.126 ACRE TRACT AS CONVEYED TO PRS REALTY II, LP, AS RECORDED IN VOLUME 961, PAGE 55 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2" IRON ROD FOUND ON THE NORTHEAST LINE OF MIMS ROAD AT THE MOST SOUTHERLY CORNER OF SAID 94.126 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A TRACT AS CONVEYED TO DALLAS CONSTRUCTION COMPANY AS RECORDED IN VOLUME 630, PAGE 320 OF SAID DEED RECORDS;

THENCE, ALONG THE NORTHEAST LINE OF MIMS ROAD, THE FOLLOWING:

NORTH 47 DEGREES 40 MINUTES 05" WEST, A DISTANCE OF 149.28 FEET TO A 1/2" IRON ROD FOUND;
NORTH 79 DEGREES 09 MINUTES 28" WEST, A DISTANCE OF 273.00 FEET TO A 1/2" IRON ROD SET;
NORTH 45 DEGREES 54 MINUTES 47" WEST, A DISTANCE OF 1228.92 FEET TO AN "X" SET IN CONCRETE IN MIMS ROAD AT THE MOST SOUTHERLY LINE OF A CALLED 1.00 ACRE TRACT AS CONVEYED TO BILLY PEOPLES, RECORDED IN VOLUME 277, PAGE 12, OF SAID DEED RECORDS;

THENCE, AROUND SAID PEOPLES TRACT, THE FOLLOWING:

NORTH 43 DEGREES 55 MINUTES 55" EAST, LEAVING MIMS ROAD, A DISTANCE OF 211.98 FEET TO A 1/2" IRON ROD SET;
NORTH 46 DEGREES 34 MINUTES 47" WEST, A DISTANCE OF 119.65 FEET TO A TO A POINT;
THENCE NORTH 44 DEGREES 01 MINUTES 15 SECONDS EAST, LEAVING SAID PEOPLES TRACT, A DISTANCE OF 663.27 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL OF 0 DEGREES 56 MINUTES 39 SECONDS AND A RADIUS OF 340.00 FEET, WITH A CHORD BEARING OF SOUTH 72 DEGREES 48 MINUTES 07SECONDS EAST AND A CHORD DISTANCE OF 5.60 FEET;

AROUND SAID CURVE, AN ARC LENGTH OF 5.60 FEET TO THE END OF SAID CURVE;

THENCE NORTH 44 DEGREES OF MINUTES 15 SECONDS EAST , A DISTANCE OF 671.53 FEET TO A POINT ;

THENCE, SOUTH 45 DEGREES 53 MINUTES 59" EAST, ALONG SAID NORTHEAST LINE, A DISTANCE OF 1205.03 FEET TO A PIPE FOUND AT THE MOST EASTERLY CORNER OF SAID 94.126 ACRE TRACT, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF A CALLED 4.00 ACRE TRACT AS CONVEYED TO EDDIE KELLEY EXPRESS, L.L.C. AS RECORDED IN VOLUME 164, PAGE 132, OF SAID DEED RECORDS;

THENCE, SOUTH 23 DEGREES 49 MINUTES 47" WEST, A DISTANCE OF 270.05 FEET TO A 3/8" IRON ROD FOUND AT THE MOST WESTERLY CORNER OF SAID EDDIE KELLEY TRACT, SAME BEING THE MOST NORTHERLY CORNER OF BROWN AND BROWN SUBDIVISION, AN ADDITION TO THE CITY OF ROCKWALL AS RECORDED IN CABINET B, SLIDE 294, OF SAID PLAT RECORDS;

THENCE, ALONG THE NORTHWEST LINE OF SAID BROWN AND BROWN SUBDIVISION, THE FOLLOWING:

SOUTH 23 DEGREES 31 MINUTES 37" WEST, A DISTANCE OF 178.90 FEET TO A 1/2" IRON ROD FOUND;
SOUTH 23 DEGREES 04 MINUTES 28" WEST, A DISTANCE OF 65.01 FEET TO A 3/8" IRON ROD FOUND AT THE MOST WESTERLY CORNER OF SAID BROWN AND BROWN SUBDIVISION, SAME BEING THE MOST NORTHERLY CORNER OF A CALLED 1.50 ACRE TRACT AS CONVEYED TO TERRY AND DEBORAH MCKINNEY AS RECORDED IN VOLUME 1284, PAGE 219, OF SAID DEED RECORDS;

THENCE, SOUTH 23 DEGREES 56 MINUTES 59" WEST, A DISTANCE OF 130.77 FEET TO A 1/2" IRON ROD FOUND AT THE MOST WESTERLY CORNER OF SAID MCKINNEY TRACT, SAME BEING THE MOST NORTHERLY CORNER OF A CALLED 1.504 ACRE TRACT AS CONVEYED TO ROBERT RANDALL JR. AS RECORDED IN VOLUME 1298, PAGE 187 OF SAID DEED RECORDS;

THENCE, SOUTH 24 DEGREES 02 MINUTES 23" WEST, A DISTANCE OF 143.85 FEET TO A 1/2" IRON ROD FOUND AT THE MOST WESTERLY CORNER OF SAID RANDALL TRACT, SAME BEING THE MOST NORTHERLY CORNER OF A CALLED 5.00 ACRE TRACT AS CONVEYED TO DALLAS CONSTRUCTION COMPANY AS RECORDED IN VOLUME 630, PAGE 320, OF SAID DEED RECORDS;

THENCE, SOUTH 23 DEGREES 20 MINUTES 27" WEST, A DISTANCE OF 353.71 FEET TO A 3/8" IRON ROD FOUND;

THENCE, SOUTH 23 DEGREES 53 MINUTES 06" WEST, A DISTANCE OF 344.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 51.514 ACRES OF LAND.

EXHIBIT "B"

TRACT 2

LEGAL DESCRIPTION
TRACT 12.68 ACRE

BEING, A TRACT OF LAND SITUATED IN THE J.D. MCFARLAND SURVEY, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PORTION OF THAT 94.126 ACRE TRACT AS CONVEYED TO PRS REALTY II, LP, AS RECORDED IN VOLUME 961, PAGE 55 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID 94.126 ACRE TRACT, SAID POINT BEING THE WEST CORNER OF THE BILLY PEOPLES TRACT AS RECORDED IN VOLUME 277 PAGE 12, A POINT FOR CORNER;

THENCE, NORTH 45 DEGREES 54 MINUTES 47 SECONDS WEST , ALONG THE CENTER OF MIMS ROAD, A DISTANCE OF 326.01 FEET TO A POINT;

THENCE , NORTH 44 DEGREES 05 MINUTES 13 SECONDS EAST, LEAVING THE CENTER OF MIMS ROAD A DISTANCE OF 30.00 FEET TO A POINT;

THENCE, NORTH 45 DEGREES 54 MINUTES 47 SECONDS WEST, A DISTANCE OF 49.93 FEET TO A POINT;

THENCE, NORTH 00 DEGREES 55 MINUTES 26 SECONDS WEST, A DISTANCE OF 21.20 FEET TO A POINT ON THE SOUTH LINE OF RALPH HALL PARKWAY;

THENCE NORTH 44 DEGREES 01 MINUTES 31 SECONDS EAST, ALONG THE SOUTH LINE OF RALPH HALL PARKWAY, A DISTANCE OF 305.33 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18 DEGREES 28 MINUTES 59 SECONDS AND A RADIUS OF 1157.00 FEET WITH A CHORD BEARING OF NORTH 53 DEGREES 16 MINUTES 01 SECONDS EAST, WITH A CHORD DISTANCE OF 371.62 FEET, A POINT;

AROUND SAID CURVE, AND ALONG THE SOUTH LINE OF RALPH HALL PARKWAY, AN ARC DISTANCE OF 373.24 FEET TO THE END OF SAID CURVE;

THENCE, NORTH 62 DEGREES 30 MINUTES 30 SECONDS EAST ALONG THE SOUTH LINE OF RALPH HALL PARKWAY, A DISTANCE OF 868.17 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 0 DEGREES 20 MINUTES 38 SECONDS AND A RADIUS OF 1242.50 WITH A CHORD BEARING OF NORTH 62 DEGREES 20 MINUTES 11 SECONDS AND A CHORD DISTANCE OF 7.46 FEET;

AROUND SAID CURVE , AN ARC LENGTH OF 7.46 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 45 DEGREES 53 MINUTES 59 SECONDS EAST, LEAVING THE SOUTH LINE OF RALPH HALL PARKWAY, A DISTANCE OF 146.83 FEET TO A POINT;

THENCE, SOUTH 44 DEGREES 01 MINUTES 15 SECONDS WEST, A DISTANCE OF 671.53 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 0 DEGREES 56 MINUTES 39 SECONDS AND A RADIUS OF 340 FEET WITH A CHORD BEARING OF NORTH 17 DEGREES 40 MINUTES 13 SECONDS EAST AND A CHORD DISTANCE OF 5.60 FEET;

AROUND SAID CURVE AN ARC LENGTH OF 5.60 FEET ;

THENCE, SOUTH 44 DEGREES 01 MINUTES 15 SECONDS WEST, A DISTANCE OF 663.27 FEET TO A POINT ON THE NORTHEAST LINE OF SAID PEOPLES TRACT;

THENCE, NORTH 46 DEGREES 34 MINUTES 47 SECONDS WEST, A DISTANCE OF 88.66 FEET TO THE NORTH CORNER OF SAID PEOPLES TRACT;

THENCE, SOUTH 43 DEGREES 55 MINUTES 56 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID PEOPLES TRACT, A DISTANCE OF 209.55 FEET TO THE PLACE OF BEGINNING AND CONTAINING 12.68 ACRES OF LAND.

ORDINANCE NO. 83-65

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF ROCKWALL, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS AND GRANTING TO ALL INHABITANTS AND OWNERS OF PROPERTY ALL OF THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING INHABITANTS BY ALL THE ACTS, ORDINANCES, AND REGULATIONS OF SAID CITY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the corporation owning the hereinafter described land has filed a petition stating that it desires annexation thereof to the City of Rockwall; and,

WHEREAS, it has presented a written petition to that effect to the City Council and has attached thereto an affidavit that there are no qualified voters in said territory and that the person signing the petition was the agent and attorney-in-fact for the owner of the land in said territory; and,

WHEREAS, after development and presentation of a service plan for said territory and after holding public hearings required under the provisions of Article 970a of the Revised Civil Statutes of the State of Texas; and,

WHEREAS, the following described territory is land adjoining the present City Limits of the City of Rockwall, and the members of the City Council of the City of Rockwall have concluded that said area should be annexed and made a part of the City of Rockwall, Texas, NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the following described territory be, and the same is hereby, annexed to the City of Rockwall, Texas, and the boundary limits of the City of Rockwall be, and the same are hereby, extended to include the following described territory within the City Limits, and the same hereafter sahll be included within the territorial limits of said City, and the inhabitants thereof hereafter shall be entitled to all rights and privileges of other citizens of the City and shall be bound by all the acts, ordinances and regulations of said City. That the territory annexed hereby is more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2. That it is not the intention of the City of Rockwall to annex any territory not legally subject to being annexed by said City, and

should any portion of the territory not be subject to legal annexation of the City of Rockwall, such fact will not prevent the City from annexing said territory which is described in Exhibit "A" and is subject to legal annexation, it being the intention of the City of Rockwall to annex only such territory as may be legally annexed by it within the limits of such area.

SECTION 3. This ordinance shall take effect immediately from and after its passage as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas on the 5th day of December, 1983.

APPROVED:

Mayor

ATTEST:

City Secretary

EXHIBIT "A"

Being a tract or parcel of land situated in the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being the same tract of land as conveyed to Henry S. Miller Co., Trustee for Interstate 30 South-Rockwall Joint Venture as recorded in Volume 113, Page 393 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a concrete monument for corner in the Easterly right-of-way line of Interstate Highway No. 30 (300' R.O.W. at this point), said monument being the most Westerly corner of the above referenced tract, (i.e. Volume 113, Page 393); said monument also being the beginning of a non-tangent curve to the left having a central angle of 14° 51' 03", a radius of 3,969.72 feet and a chord bearing North 43° 12'35" East, 1,026.06 feet.

THENCE, along said curve and with said right-of-way line, an arc distance of 1,028.94 feet to a concrete monument for point of tangency;

THENCE, North 35° 47' 03" East, continuing with said right-of-way, a distance of 436.28 feet to an iron pin set for corner in an old fence line;

THENCE, South 45° 28' 05" East, with an old fence and hedgerow, a distance of 2,650.64 feet to an iron pin found for corner at a fence corner;

THENCE, South 24° 05' 05" West, with a fence most of the way, a distance of 1,486.14 feet to an iron pin found for corner in the center of a public road;

THENCE, North 47° 25' 21" West, with said public road, a distance of 149.22 feet to an iron pin set for corner in the edge of said public road at an old fence post;

THENCE, North 78° 12' 18" West, crossing and departing said public road, a distance of 273.09 feet to an iron pin found for corner;

THENCE, North 45° 33' 16" West, passing the edge of said public road at 125.00 feet, a total distance of 1,227.33 feet to an iron pin set for corner in the center of said public road;

THENCE, North 44° 21' 25" East, departing the centerline of said public road and passing an iron pin found at 16.35 feet, a total distance of 210.39 feet to an iron pin found for corner;

THENCE, North 45° 38' 00" West, a distance of 208.76 feet to an iron pin found for corner;

THENCE, South 44° 17' 45" West, passing an iron pin found at 194.05 feet; a total distance of 210.10 feet to an iron pin set for corner in the center of a public road;

THENCE, North 45° 33' 16" West, with the centerline of a public road, a distance of 493.89 feet to an iron pin found for corner;

THENCE, North 43° 56' 45" East, departing the centerline of a public road and passing a wooden right-of-way post at 14.90 feet, a total distance of 350.86 feet to an iron pin set for corner at a fence corner;

THENCE, North 45° 27' 50" West, with a fence, a distance of 645.48 feet to an iron pin set for corner at a fence corner;

THENCE, South 43° 50' 30" West, with a fence, a distance of 304.42 feet to a concrete monument for corner;

THENCE, North 25° 54' 25" West, a distance of 133.50 to the point of beginning and containing 94.084 acres, more or less. (4,098,293 sq. ft.)

94.084 ACRE DEVELOPMENT SERVICE PLAN

The area in question is undeveloped land and is not occupied and it is being annexed on a petition from the Henry S. Miller Company.

Police and Fire protection will be available upon annexation of the property, and the provision of adequate access. Solid waste collection will be available upon development of the property and the construction of adequate streets. All capital improvements, including streets, water facilities, and wastewater facilities, will be constructed by the developer at the developer's expense as required for all subdivisions within the City. Maintenance of roads, streets, and street lighting shall be provided by the City upon construction, dedication and acceptance by the City. The City shall maintain all parks, playgrounds, and other City owned facilities or services which it may construct in the area in the future. At this time there are no municipally owned facilities in this area.

This service plan was approved as a part of Ordinance No. 83- 65 annexing the area described therein, and is hereby approved as a part of this ordinance on this 5th day of December, 1983.

APPROVED:

Mayor

ATTEST:

City Secretary

PROJECT COMMENTS

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

DATE: 11/20/2020

PROJECT NUMBER:	SP2020-031	CASE MANAGER:	Angelica Gamez
PROJECT NAME:	Site Plan for a Medical Office & Daycare Facility	CASE MANAGER PHONE:	972-772-6438
SITE ADDRESS/LOCATIONS:	710 E RALPH HALL PKWY	CASE MANAGER EMAIL:	agamez@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	11/19/2020	Needs Review

11/19/2020: SP2020-031; Site Plan for Courtin Dental - Flagstone Corners Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a daycare facility and a medial office on a 1.743-acre tract of land identified as a portion of Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 54 (PD-54) for Commercial (C) District land uses, situated at the southeast corner of the intersection of E. Ralph Hall Parkway and Mims Road.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (SP2020-031) in the lower right-hand corner of all pages of all revised plan submittals. (§03.04.A, Art. 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District No. 54 (PD-54), and the Development Standards of Article 05, that are applicable to the subject property.

M.5 All pages of the site plan (i.e. photometric plan and building elevations, etc.) are required to have a signature block affixed to each plan for the Planning and Zoning Commission Chairman and the Director of Planning to sign once approved. (§03.04.A, Art. 11, UDC)

I.6 Please note that the property will require a replat prior to the issuance of a building permit. Additionally, the site plan must be approved, all comments must be addressed prior to the approved site plan being signed by the Planning and Zoning Commission Chairman and the Director of Planning. Once signed, a copy of the approved/signed site plan will be forwarded to you. A copy of the signed site plan must be included upon submittal of the civil engineering plans.

I.7 Signage Plan. Please note that all plans for signage must be submitted and approved through a separate permit with the Building Inspections Department. Contact Craig Foshee, Plans Examiner at cfoshee@rockwall.com for permitting requirements for your proposed sign(s).

M.8 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

1) Provide a fence detail for all proposed fencing for the development. (§08.02.F, Art. 08, UDC)
2) All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction (Engineering Department).
3) Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure. Indicate location of these units and proposed screening (i.e. landscaping, etc.). (§01.05.C, Art. 05, UDC)
4) Provide dumpster detail. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards. (§01.05.B, Art. 05, UDC)
5) Based on the building footprint for both structures, an exception to the horizontal articulation standards will be required. Please provided a letter of explanation for the associated exceptions and the compensatory measures justifying these exceptions/variances as required by the UDC for consideration. (§04.01.C.1, Art. 05, UDC)
M.9 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

1) All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO). Indicate on plans compliance with this section. (§05.03.G, Art. 08, UDC)
2) Provide note on the plans indicating irrigation will meet the requirements of UDC on Sheet No. L1.1. (§05.04, Art. 08, UDC)

M.10 Photometric Plan. The submitted photometric plan was not reviewed by staff due to the plan not being updated with the site changes and re-orientation of the dental building. Provide an updated plan and keep in mind the following comments based on the previous plan when submitting:

1) No light pole, pole base or combination thereof shall exceed 20-feet. Provide detail. (PD-54)
2) The maximum allowable light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 FC. Lighting levels on the old plan exceed this requirement for the north, east, and west property lines. Be sure to meet these standards when providing the new layout. (§03.03, Art. 07, UDC)

M.11 Building Elevations. Please make the following clarifications and changes to the building elevations to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

*All comments listed are required for both structures unless otherwise noted.

1) An exception to the horizontal articulation standards as listed below.
2) Provide each exterior material percentage calculation for each façade.
3) Verify and correct the directional labels for the Daycare for each building façade (i.e. South Elevation should be corrected to indicate North Elevation, etc.).
4) All signage requires a separate permit as indicated above.
5) Verify and label the architectural measurement/scale being used for both buildings.
6) Provide line measurements for each elevations that indicates the height, length, etc.
7) A minimum of 20% stone or cast stone shall be required for all buildings. The daycare facility does not include the stone on the exterior elevations. (Required per PD-54)

Based on the building elevation submittal, staff has identified the following that require approval of an exception(s) to the Unified Development Code (UDC) and Planned Development District 54 (PD-54):

1) Building Articulation. The proposed buildings do not meet the articulation standards established by the UDC and requires approval of an exception. Exception Required. (§04.01.C.1, Art. 05, UDC)
a. Dental Office – north and south elevations.
b. Daycare Facility – Primary entrance and both side elevations (i.e. north, east, and west elevations)

An applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. The applicant needs to provide a letter stating the justification for each exception requested and indicate a minimum of two (2) compensatory measures for each that directly tie to off-setting the impact of the variance. Please also note that all of the requested exceptions/variances requires approval of a supermajority vote for approval. Refer to Section 09, of Article 11, of the UDC for examples of compensatory measures.

- Please provided a letter of explanation for the associated variance and/or exceptions and the compensatory measures justifying these variances as required by the UDC for consideration.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on December 1, 2020 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on December 1, 2020; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the December 8, 2020 Planning & Zoning Meeting.

I.14 The Architectural Review Board (ARB) meeting will be held on November 24, 2020 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will provide comments or may forward a recommendation to the Planning and Zoning Commission.

I.15 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on November 24, 2020.
2) Architectural Review Board (ARB) meeting will be held on November 24, 2020.

3) Planning & Zoning meeting/public hearing meeting will be held on December 8, 2020.
4) Architectural Review Board (ARB) meeting will be held on December 8, 2020 (if required).

I.16 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 5:00 p.m. (ARB) and 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	11/18/2020	Needs Review

11/18/2020: M - 44'x15' "No Parking" area for dead end parking.
M - Sign must be 10' from right-of-way. There are 10' utility easements along each street.
M - Label driveway distances.
M - Need to show fire hydrants every 400' on proposed line and one at the corner of Mims and Ralph Hall.

The following items are for your information for the engineering design process.
General Items:
I - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees
I - Impact Fees (Water, Wastewater & Roadway)
I - Minimum easement width is 20' for new easements. No structures allowed in easements.
I - Retaining walls 3' and over must be engineered.
I - All retaining walls must be rock or stone face. No smooth concrete walls. All walls must be approved by the City of Rockwall
I - 10' Utility Easement required along all street ROW.

Drainage Items:

I - Detention is provided. Must match existing drainage patterns.

Water and Wastewater Items:
I - Must loop 8" water line on site. Only one use allowed off a dead end line. (if needed)
I - Only one "use" off a dead-end line (domestic, irrigation, fire hydrant, etc.)

Roadway Paving Items:
I - Required 10' utility easement required along all street frontage.
I - No driveway allowed off Ralph Hall due to spacing requirements.

Landscaping:
I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
I - "Open spaces to be maintained by the property owner" add note to preliminary plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	David Gonzales	11/20/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/17/2020	Approved w/ Comments

11/17/2020: FDC shall be facing and visible from the fire lane.
FDC must be within 100-feet of a fire hydrant.
The FDC shall be clear and unobstructed with a minimum of a 5-feet clear all-weather path from fire lane access

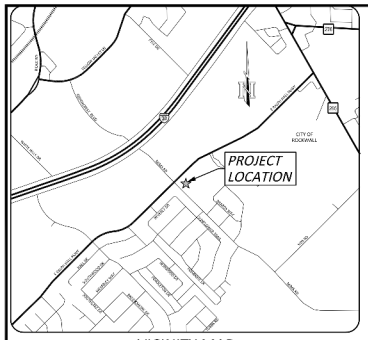
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/17/2020	Approved w/ Comments

11/17/2020: Dental Office: 702 E RALPH HALL PKWY, ROCKWALL, TX 75032
Day Care: 710 E RALPH HALL PKWY, ROCKWALL, TX 75032

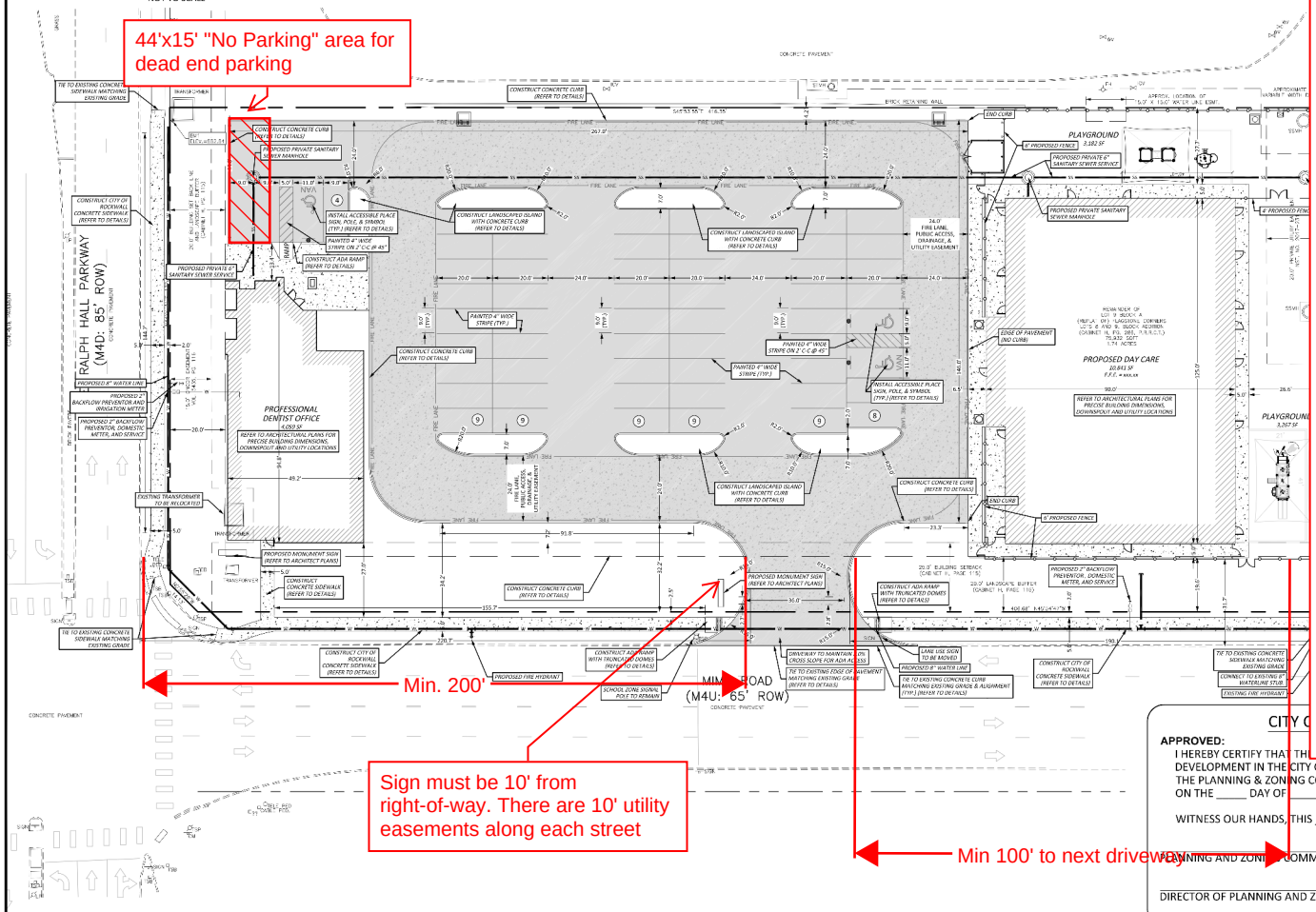
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	David Gonzales	11/17/2020	Approved w/ Comments

11/17/2020: 1. Mexican White Oak / Quercus polymorpha will need to be 4” caliper minimum versus 3” listed on plan
2. All trees need to be a minimum of 5’ from water and sewer lines
3. Would recommend that your playground be IPEMA certified. International Playground Equipment Manufacturer Association

Travis E. Sales
Director of Parks Recreation and Animal Services
City of Rockwall
108 E. Washington Street
Rockwall, Texas, 75087
972-772-6467



VICINITY MAP
NOT TO SCALE



SITE PLAN INFORMATION

ZONED: PD-64

LEGEND

General Items:

I - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees
I - Impact Fees (Water, Wastewater & Roadway)
I - Minimum easement width is 20' for new easements. No structures allowed in easements.
I - Retaining walls 3' and over must be engineered.
I - All retaining walls must be rock or stone face. No smooth concrete walls. All walls must be approved by the City of Rockwall
I - 10' Utility Easement required along all street ROW.

Drainage Items:

I - Detention is provided. Must match existing drainage patterns.

Water and Wastewater Items:

I - Must loop 8" water line on site. Only one use allowed off a dead end line. (if needed)
M - Need to show fire hydrants every 400' on proposed line and one at the corner of Mims and Ralph Hall
I - Only one "use" off a dead-end line (domestic, irrigation, fire hydrant, etc.)

Roadway Paving Items:

I - Required 10' utility easement required along all street frontage.
I - No driveway allowed off Ralph Hall due to spacing requirements.

Landscaping:

I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
I - "Open spaces to be maintained by the property owner" add note to preliminary plat.

CITY O

APPROVED:
I HEREBY CERTIFY THAT TH
DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2020-028

OWNER
MARY COURTIN
591 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

811 Know what's below. Call before you dig.

MARK	REVISION	DATE

DRAWING PATH/NAME | LAYOUT | PLOT DATE - TIME

SHEET NAME: SITE PLAN

PROJECT NAME: COURTIN DENTAL
FLAGSTONE CORNERS
BLOCK A, LOT 9

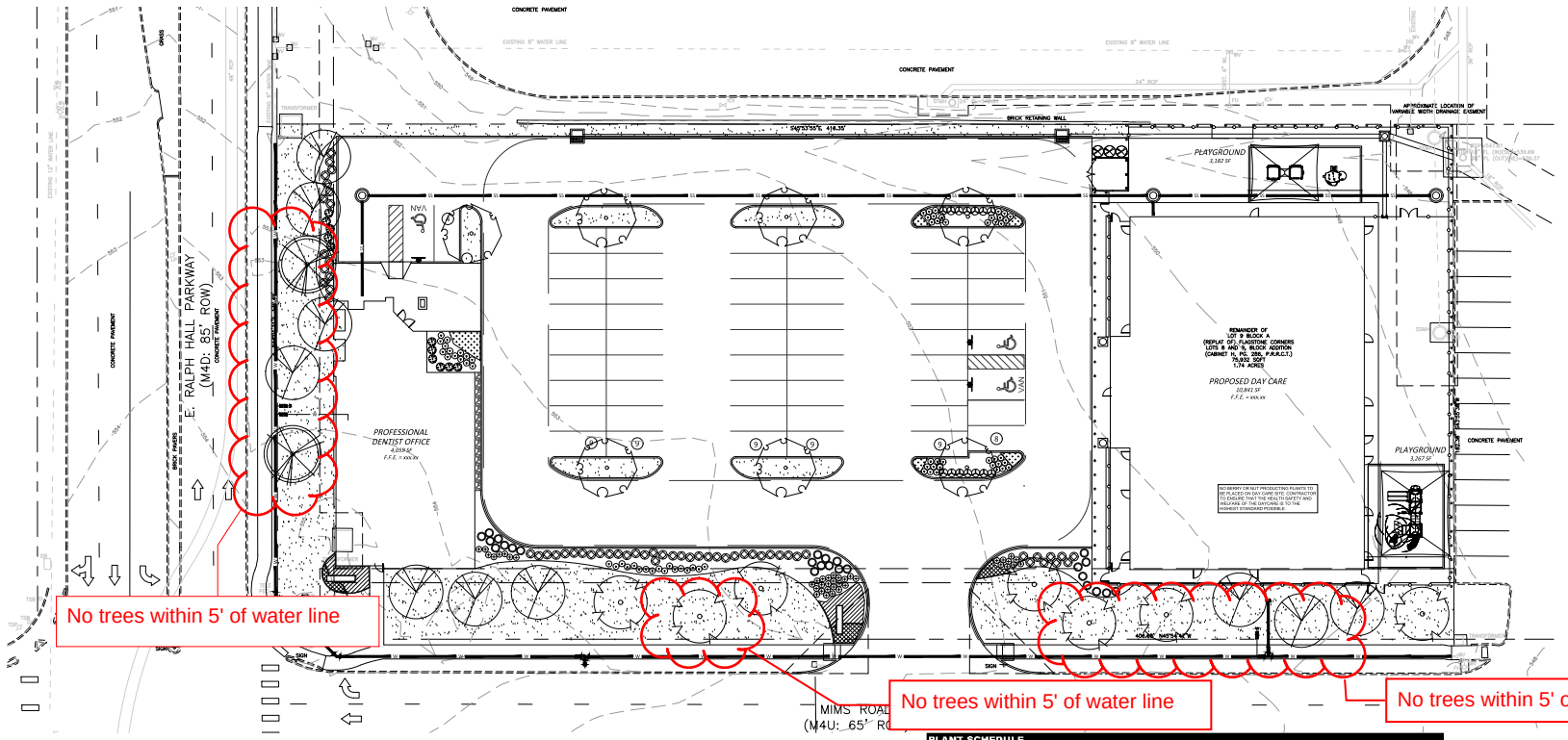
DRAWN BY: TG
DESIGNED BY: DK
LATEST REVISION: 10/16/20
KSA JOB NO.: MI.2129

KSA
6751 Oak Hill Blvd.
Tyler, Texas 75703
T: 903-581-4100 F: 903-534-4418
www.ksaeng.com

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL AND COMMENT UNDER THE AUTHORITY OF *DARREL KOTZUR, P.E.* REGISTRATION No. 83947, ON 11/12/20 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION OR PERMIT PURPOSES

SEAL:
TBPE Firm Registration No. F-1356

SHEET NO.
C1.0



GENERAL LAWN NOTES

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

SOLID SOD:

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

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON-SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE BLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NOTED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' OF LIGHT STANDARDS.
12. 2" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 140S WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

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

MAINTENANCE REQUIREMENTS:

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

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

GENERAL

1. A 20' street buffer shall be provided the length of the property abutting a ROW.
2. One large canopy tree shall be provided for every 30 l.f. of frontage.
3. Trash areas shall be screened from public view.

Mims Road = 417 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
13 canopy trees, 4" cal.	13 canopy trees, 4" cal.

East Ralph Hall Parkway = 183 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
6 canopy trees, 4" cal.	6 canopy trees, 4" cal.
trash area screened	trash area screened

Site area: 76,932 s.f.

REQUIRED	PROVIDED
	16,295 s.f. landscaped

PARKING LOT LANDSCAPE

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height. 80% opaque.
2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars.

Parking Spaces - 57

REQUIRED	PROVIDED
36" screen	36" screen
6 canopy trees, 4" cal.	7 canopy trees, 4" cal.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
10	CE	Cedar Elm	*Ulmus crassifolia*	4" cal.	14' ht., 4' spread, matching
7	LE	'Bosque' Lacebark Elm	*Ulmus parvifolia 'UPMTF'*	4" cal.	14' ht., 4' spread, matching
7	MWO	Mexican White Oak	*Quercus polymorpha*	3" cal.	12' ht., 4' spread, matching
2	SO	Shumard Oak	*Quercus shumardii*	4" cal.	14' ht., 4' spread, matching
		SHRUBS			
14	AB	Abelia 'Twist of Lime'	*Abelia x grandiflora 'Hopley's'*	5 gal.	full, 24" spread, 36" o.c.
67	AS	Autumn Sage	*Salvia greggii*	3 gal.	full, 24" o.c.
57	DBH	Dwarf Burford Holly	*Ilex cornuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
39	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Condeaux'*	5 gal.	full, 24" spred. 24" o.c.
11	KO	Double Knock Out Rose (Red)	*Rosa hybrida 'Radilo'*	5 gal.	full, 24" spread, 36" o.c.
25	MS	Morning Light Miscanthus	*Miscanthus sinensis 'Morning Light'*	5 gal.	full, 20" spread, 36" o.c.
3	WM	Wax Myrtle	*Myrica pusilla*	7 gal.	full, 30" sprd, 40" o.c.
		GROUNDCOVER/VINES/GRASS			
110	BBL	Big Blue Liriope	*Liriope muscari 'Big Blue'*	1 gal.	full, 18" o.c.
60	MFG	Mexican Feather Grass	*Nassella tenuissima*	1 gal.	full, 18" o.c.
110	SC	Seasonal Color		4" pots	full, 12" o.c.
		Bermuda Solid Sod	*Cynodon dactylon*		
		2-4" River Rock			

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

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

CITY OF ROCKWALL

APPROVED:

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

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2020-028

OWNER
MARY COURTIN
901 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

KSA
6781 Oak Hill Blvd.,
Flower Mound, TX 75028-4618
T. 903.814.8552
www.ksainc.com

AMANDA W. RICHARDS
REGISTERED LANDSCAPE ARCHITECT
2754
STATE OF TEXAS
11/13/20

Know what's **below.** **Call** before you dig.

DRAWING EXTENDED | LAYOUT PLOT DATE - TIME

MARK	REVISION	DATE

LANDSCAPE PLAN

SHEET NAME

COURTIN DENTAL
FLAGSTONE CORNERS
BLOCK A, LOT 9

PROJECT NAME

DRAWN BY: TC
DESIGNED BY: DK
LATEST REVISION: 10/30/20
KSA JOB NO.: MK2129

SHEET NO.
L1.1

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2020-031

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:
[ ] Master Plat ($100.00 + $15.00 Acre) [1]
[ ] Preliminary Plat ($200.00 + $15.00 Acre) [1]
[ ] Final Plat ($300.00 + $20.00 Acre) [1]
[ ] Replat ($300.00 + $20.00 Acre) [1]
[ ] Amending or Minor Plat ($150.00)
[ ] Plat Reinstatement Request ($100.00)

Site Plan Application Fees:
[✓] Site Plan ($250.00 + $20.00 Acre) [1]
[ ] Amended Site Plan/Elevations/Landscaping Plan ($100.00)

Zoning Application Fees:
[ ] Zoning Change ($200.00 + $15.00 Acre) [1]
[ ] Specific Use Permit ($200.00 + $15.00 Acre) [1]
[ ] PD Development Plans ($200.00 + $15.00 Acre) [1]

Other Application Fees:
[ ] Tree Removal ($75.00)
[ ] Variance Request ($100.00)

Notes:
[1]: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address	N/A				
Subdivision	Flagstone Corners	Lot	9	Block	A
General Location	Southeast corner of E. Ralph Hall Pkwy and Mims Rd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	Planned Development District	Current Use	Undeveloped
Proposed Zoning		Proposed Use	Dental Office/Daycare
Acreage	1.74	Lots [Current]	1
		Lots [Proposed]	1

[✓] ***SITE PLANS AND PLATS:*** *By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.*

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

[ ] Owner	Courtin Dental	[✓] Applicant	KSA Engineers
Contact Person	Mary Courtin	Contact Person	Darrel Kotzur, P.E.
Address	991 East I-30	Address	6781 Oak Hill Blvd.
	Suite 103		
City, State & Zip	Rockwall, TX 75032	City, State & Zip	Tyler, TX 75703
Phone	(214) 471-3810	Phone	(903) 541-8141 ext. 1311
E-Mail	marycourtin@yahoo.com	E-Mail	dkotzur@ksaeng.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Darrel Kotzur [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of $ 285 *, to cover the cost of this application, has been paid to the City of Rockwall on this the* 13 *day of* November *, 20* 20 *. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."*

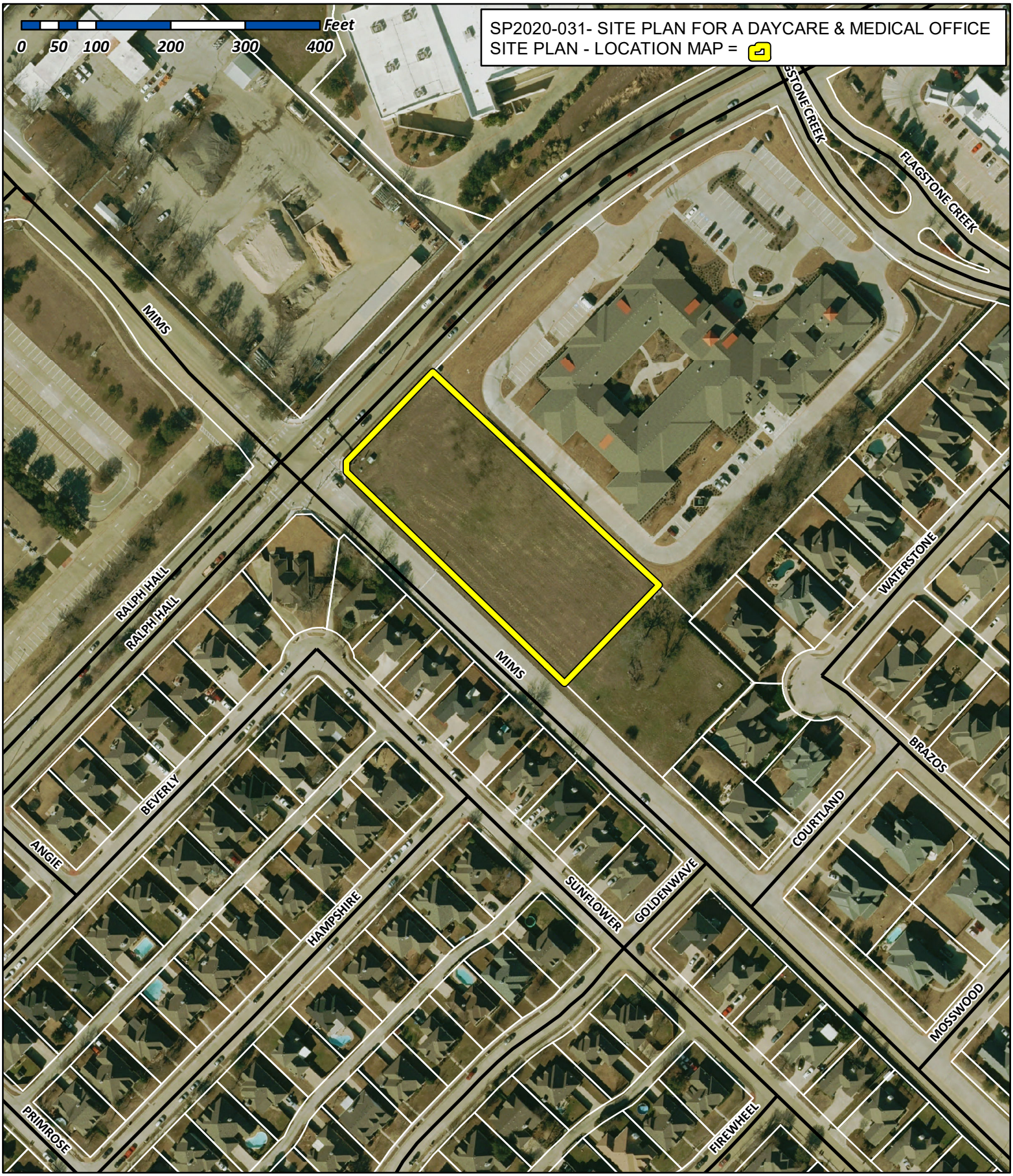
Given under my hand and seal of office on this the 12th *day of* November *, 20* 20 *.*

ROBEBI QUIJANO
Notary Public, State of Texas
Comm. Expires 07-10-2022
Notary ID 12574100-9

Owner's Signature Darrel Kotzur

Notary Public in and for the State of Texas [signature]

My Commission Expires 7-10-22



City of Rockwall

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

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

SOUTH ELEVATION

EAST ELEVATION

METHOD architecture
methodarchitecture.com

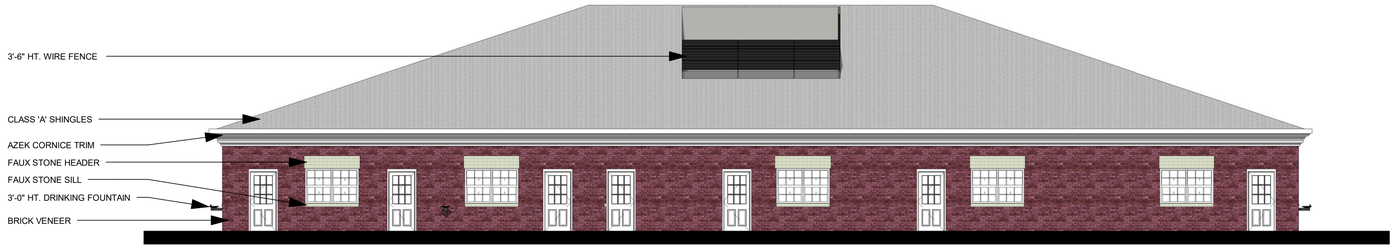
COURTIN DAYCARE - ELEVATIONS SKETCH

CORNER OF MIMS RD AND
RALPH HALL PKWY IN
ROCKWALL, TEXAS

MB205014
CONCEPTUAL

ELEVATIONS
10/19/20

CONSTRUCTORS



NORTH ELEVATION

WEST ELEVATION

0' 4' 8' 16' 32'

METHOD architecture
methodarchitecture.com

COURTIN DAYCARE - ELEVATIONS SKETCH

CORNER OF MIMS RD AND
RALPH HALL PKWY IN
ROCKWALL, TEXAS

MB205014
CONCEPTUAL

ELEVATIONS

10/19/20

CONSTRUCTORS

EAST ELEVATION

WEST ELEVATION

0' 2' 4' 8' 16'

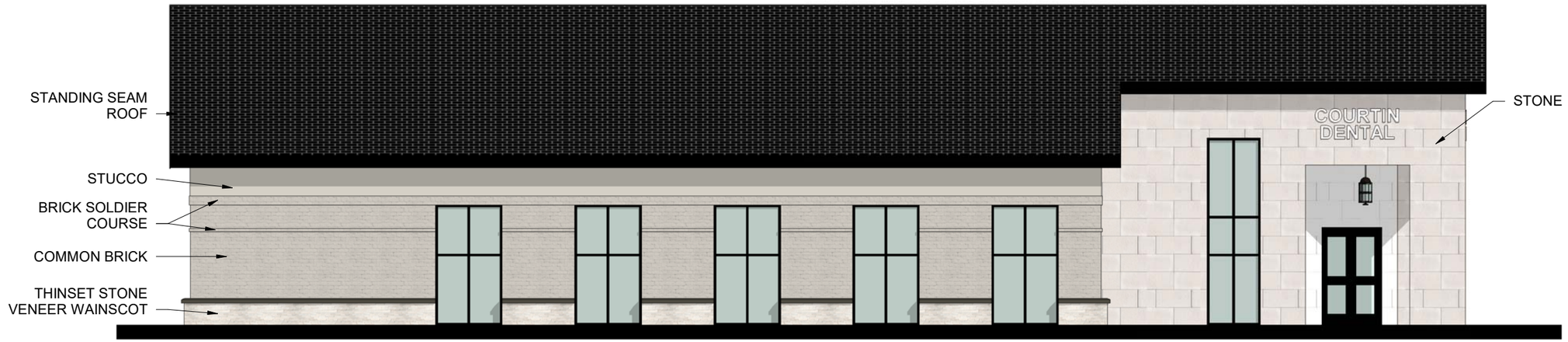
METHOD architecture
methodarchitecture.com

FLOOR PLAN
Enter address here

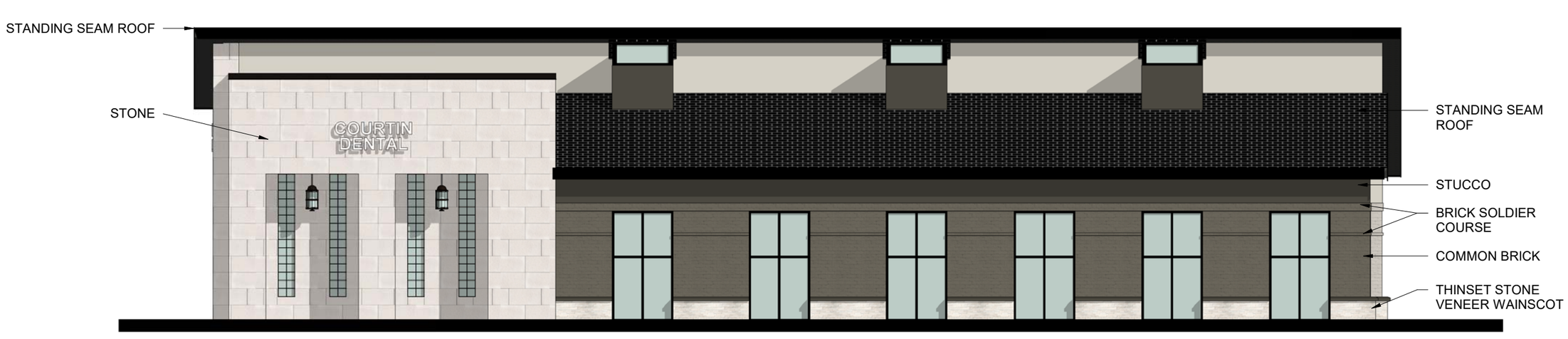
MB205013
CONCEPTUAL

ELEVATIONS
11/12/20

CONSTRUCTORS



SOUTH ELEVATION



NORTH ELEVATION

0' 2' 4' 8' 16'

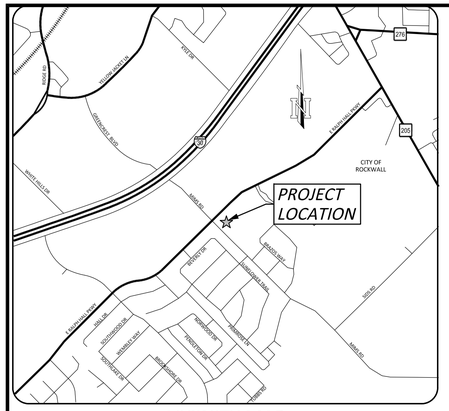
METHOD architecture
methodarchitecture.com

FLOOR PLAN
Enter address here

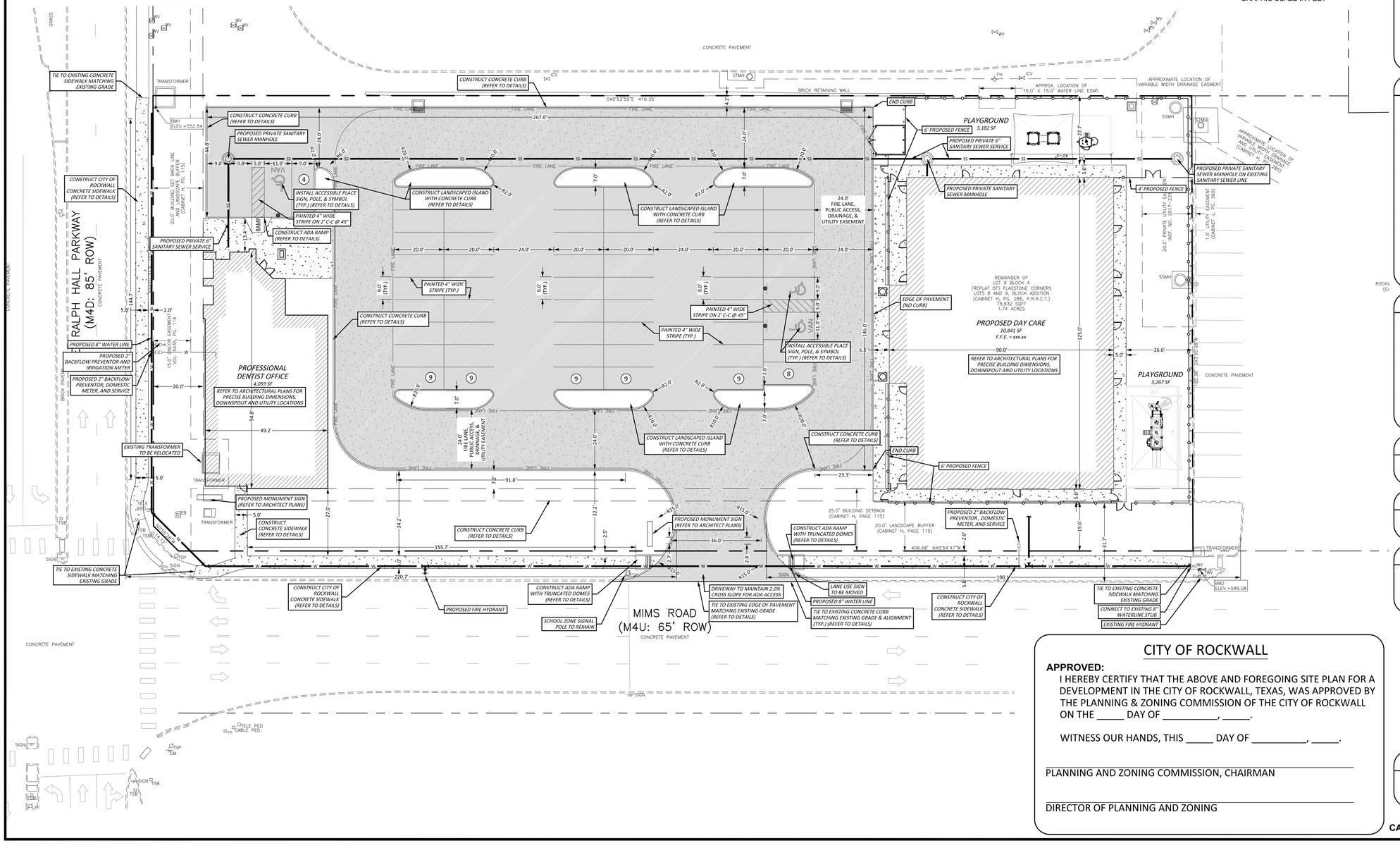
MB205013
CONCEPTUAL

ELEVATIONS
11/12/20

CONSTRUCTORS



VICINITY MAP
NOT TO SCALE



SITE PLAN INFORMATION

ZONED:	PD-54
LAND USE:	PROPOSED: COMMERCIAL
TOTAL LOT AREA:	1.743 ACRES (75,932 S.F.)
TOTAL LOT PERIMETER:	±1,192 LF
BUILDING AREA:	DENTAL OFFICE: 4,095± S.F. DAYCARE: 10,841± S.F.
BUILDING HEIGHT:	DENTAL OFFICE: 20'-0" - 24'-0" DAYCARE: 20'-0" - 24'-0"

	REQUIRED	PROVIDED
STANDARD PARKING	53	54
ACCESSIBLE PARKING	3	3
TOTAL	56	57

Time of Day	Retail	Office	Daycare #	Dental #	Total #
			36	20	**57**
			2 ADA	1 ADA	**3 ADA**
6:00 a.m.—12:00 noon	0.97	1.00	35	20	56
12:00 noon—1:00 p.m.	1.00	0.90	36	18	55
1:00 p.m.—4:00 p.m.	0.97	0.97	35	20	55
4:00 p.m.—6:00 p.m.	0.82	0.47	30	10	39
6:00 p.m.—8:00 p.m.	0.89	0.07	32	1	34
8:00 p.m.—12:00 midnight	0.61	0.03	22	1	23
				Total #	**56**

Daycare SF	Dental SF	Daycare Req.	Dental Req.
10,841	4,095	1/300	1/200

20' 0 20' 40'
GRAPHIC SCALE IN FEET

LEGEND

EXISTING	PROPOSED	
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
GM		GAS METER
SSMH		SANITARY SEWER MANHOLE
SSCO		SANITARY SEWER CLEANOUT
UP		UTILITY POLE
LP		SITE LIGHTING POLE
TSP		TRAFFIC SIGNAL POLE
TSB		TRAFFIC SIGNAL BOX
STMH		STORM MANHOLE
JB		STORM JUNCTION BOX
CI		CURB INLET
GI		GRATE INLET
		SIGN
OHE		EXISTING OVERHEAD ELECTRIC LINE
		EXISTING CONCRETE CURB
		PROPOSED CONCRETE CURB
(3)		NUMBER OF PARKING SPACES
FIRE LANE		PROPOSED FIRE LANE
		PROPOSED 3,500 PSI 4" SIDEWALK PAVEMENT WITH #3 BARS AT 18" O.C.E.W.
		PROPOSED 3,500 PSI 5" CONCRETE STANDARD DUTY PAVEMENT WITH #4 BARS AT 24" O.C.E.W
		PROPOSED 3,500 PSI 6" CONCRETE HEAVY DUTY PAVEMENT WITH #4 BARS AT 18" O.C.E.W

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY AND STATE REGULATIONS AND CODES, OSHA STANDARDS AND PROJECT SITE WORK SPECIFICATIONS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULES, SLOPED PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING ENTRANCE LOCATIONS.
3. CONTRACTOR SHALL REFER TO MEP PLANS FOR TOTAL NUMBER, LOCATIONS, SIZES AND OUTFALLS OF ROOF DOWNSPOUTS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING EXISTING ITEMS DAMAGED DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. DAMAGES SHALL BE REPORTED TO ENGINEER OF RECORD PRIOR TO REPAIR. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
5. CONTRACTOR IS REQUIRED TO REMOVE OR RELOCATE, IN A PROPER MANNER, EXISTING IMPROVEMENT/NATURAL FEATURES TO ALLOW FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS INDICATED ON THE PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTION & REPLACEMENT OF ALL PROPERTY CORNERS. PROPERTY CORNERS DAMAGED BY CONTRACTOR SHALL BE REPLACED BY A REGISTERED PROFESSIONAL LAND SURVEYOR AT CONTRACTOR'S EXPENSE.
7. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
8. CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS.
9. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE LATEST EDITION OF THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
10. ALL SIGNS PLACED IN AREAS ACCESSIBLE BY VEHICLE TRAFFIC SHALL BE PLACED IN GUARD POST.
11. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, CENTER OR END OF STRIPE, FACE OF BUILDING OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
12. ALL CURB RADII SHALL BE 4' UNLESS OTHERWISE NOTED.
13. FIRE LANES ARE SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO LOCAL CITY REQUIREMENTS FOR EXACT LOCATION.

ACCESSIBILITY NOTES

1. PROPOSED CONSTRUCTION ON THIS SITE SHALL COMPLY WITH THE LATEST REVISION OF THE ADA REGULATIONS AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
2. ALL SLOPES ON SIDEWALKS ADJACENT TO BUILDINGS SHALL BE AT ¼" PER FOOT MAX. DOWN TO THE TOP OF CONCRETE CURB.
3. ALL SLOPES WITHIN ACCESSIBLE PARKING SPACES AND ADJACENT MANEUVERING AREAS SHALL BE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS. ADA COMPLIANT SIGNAGE SHALL BE PROVIDED FOR EACH ACCESSIBLE SPACE.
4. ALL SLOPES ON SIDEWALKS SHALL BE A MAXIMUM OF 2% CROSS SLOPE AND 5% IN THE DIRECTION OF TRAVEL.
5. ACCESSIBLE ROUTES WITH A RUNNING SLOPE GREATER THAN 5.0% (1:20) IS A RAMP AND SHALL BE CONSTRUCTED WITH HANDRAILS AND 5' X 5' LANDINGS. RAMP SLOPE SHALL NOT EXCEED 8.33% (1:12).
6. RAMP RUNS WITH A RISE GREATER THAN 6 INCHES SHALL HAVE HANDRAILS.
7. SURFACE OF CURB RAMPS SHALL BE CONSTRUCTED WITH ADA COMPLIANT SURFACE. SURFACE OF ACCESSIBLE ROUTES AND CURB RAMPS SHALL BE STABLE, FIRM AND SLIP RESISTANT. CURB RAMPS SHALL NOT EXCEED 6' IN LENGTH.
8. THE RISE OF ANY RAMP SHALL BE 30 INCHES MAXIMUM.

INSPECTIONS/CERTIFICATIONS NOTE

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY LOCAL CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO SUBSTANTIAL PROJECT COMPLETION.

PERMITS NOTE

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED BY FEDERAL, STATE, OR LOCAL CODES AND/OR UTILITY SERVICE COMPANIES PRIOR TO START OF CONSTRUCTION.

TOPOGRAPHIC SURVEY NOTE

EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WAS PREPARED BY SCI SURVEY CONSULTANTS, INC.. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW. THE ENGINEER'S SEAL ON THESE PLANS DOES NOT APPLY TO THE PROPERTY BOUNDARY INFORMATION SHOWN HEREON.

CITY OF ROCKWALL

APPROVED:

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

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2020-028

OWNER
MARY COURTIN
991 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

Know what's **below.** **Call** before you dig.

MARK	REVISION	DATE

DRAWING PATHNAME | LAYOUT | PLOT DATE - TIME

SHEET NAME: SITE PLAN

PROJECT NAME:
COURTIN DENTAL
FLAGSTONE CORNERS
BLOCK A, LOT 9

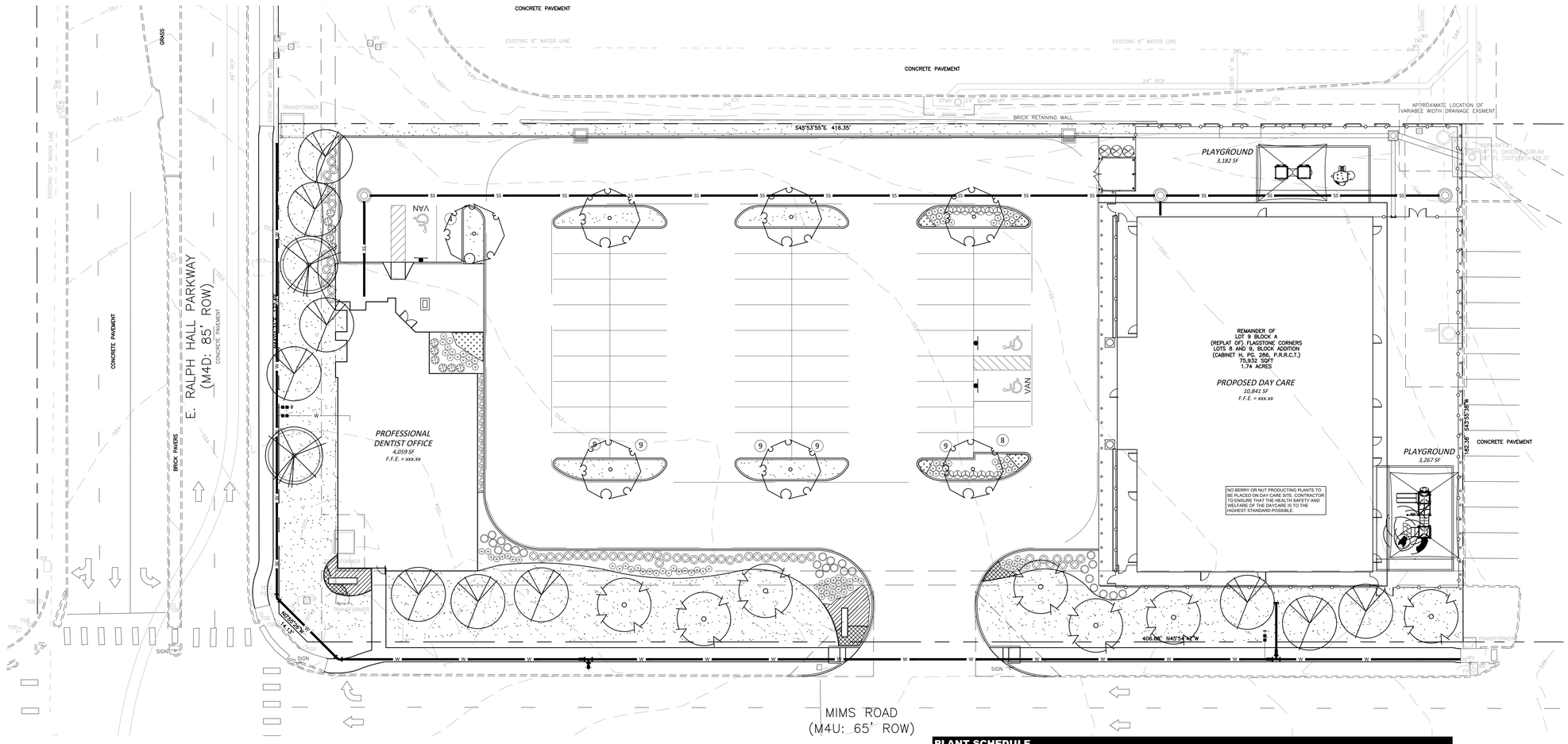
DRAWN BY:	TG
DESIGNED BY:	DK
LATEST REVISION:	10/16/20
KSA JOB NO.:	M1.2129

KSA
6781 Oak Hill Blvd.,
Tyler, Texas 75703
T. 903-581-8141 F. 888-224-9418
www.ksaeng.com

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF *DARREL KOTZUR, P.E.* REGISTRATION No. 83947, ON 11/12/20 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION OR PERMIT PURPOSES

SEAL:
TBPE Firm Registration No. F-1356

SHEET NO.
C1.0



GENERAL LAWN NOTES

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

SOLID SOD:

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

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

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

MAINTENANCE REQUIREMENTS:

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

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

GENERAL

1. A 20' street buffer shall be provided the length of the property abutting a ROW.
2. One large canopy tree shall be provided for every 30 l.f. of frontage.
3. Trash areas shall be screened from public view.

Mims Road = 417 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
13 canopy trees, 4" cal.	13 canopy trees, 4" cal.

East Ralph Hall Parkway = 183 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
6 canopy trees, 4" cal.	6 canopy trees, 4" cal.
trash area screened	trash area screened

Site area: 75,932 s.f.

REQUIRED	PROVIDED
	16,295 s.f. landscaped

PARKING LOT LANDSCAPE

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.
2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars.

Parking Spaces - 57

REQUIRED	PROVIDED
36" screen	36" screen
6 canopy trees, 4" cal.	7 canopy trees, 4" cal.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
10	CE	Cedar Elm	*Ulmus crassifolia*	4" cal.	14' ht., 4' spread, matching
7	LE	'Bosque' Lacebark Elm	*Ulmus parvifolia 'UPMTF'*	4" cal.	14' ht., 4' spread, matching
7	MWO	Mexican White Oak	*Quercus polymorpha*	3" cal.	12' ht., 4' spread, matching
2	SO	Shumard Oak	*Quercus shumardii*	4" cal.	14' ht., 4' spread, matching
		SHRUBS			
14	AB	Abelia 'Twist of Lime'	*Abelia x grandiflora 'Hopley's'*	5 gal.	full, 24" spread, 36" o.c.
67	AS	Autumn Sage	*Salvia greggii*	3 gal.	full, 24" o.c.
57	DBH	Dwarf Burford Holly	*Ilex cornuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
39	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Condeaux'*	5 gal.	full, 24" sprd, 24" o.c.
11	KO	Double Knock Out Rose (Red)	*Rosa hybrida 'Radtko'*	5 gal.	full, 24" spread, 36" o.c.
25	MS	Morning Light Miscanthus	*Miscanthus sinensis 'Morning Light'*	5 gal.	full, 20" spread, 36" o.c.
3	WM	Wax Myrtle	*Myrica pusilla*	7 gal.	full, 30" sprd, 40" o.c.
		GROUNDCOVER/VINES/GRASS			
110	BBL	Big Blue Liriope	*Liriope muscari 'Big Blue'*	1 gal.	full, 18" o.c.
60	MFG	Mexican Feather Grass	*Nassella tenuissima*	1 gal.	full, 18" o.c.
110	SC	Seasonal Color		4" pots	full, 12" o.c.
		Bermuda Solid Sod	*Cynodon dactylon*		
		2-4" River Rock			

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

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

CITY OF ROCKWALL

APPROVED:

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

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

OWNER
MARY COURTIN
991 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

Know what's **below.** **Call** before you dig.

CASE NUMBER: SP2020-028

MARK	REVISION	DATE

DRAWING PATHNAME | LAYOUT | PLOT DATE - TIME

LANDSCAPE PLAN

SHEET NAME:

COURTIN DENTAL
FLAGSTONE CORNERS BLOCK A, LOT 9

PROJECT NAME:

DRAWN BY:	TG
DESIGNED BY:	DK
LATEST REVISION:	10/16/20
KSA JOB NO.:	MI.2129

KSA
6781 Oak Hill Blvd.,
Tyler, Texas 75703
T. 903-581-8141 F. 888-224-9418
www.ksadesign.com

AWR
AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
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c. 512.517.5589

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
11/13/20

SHEET NO.
L1.1

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

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

1.2 REFERENCE DOCUMENTS

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

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISIONS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:
   1. PLANTING (TREES, SHRUBS, GRASSES);
      1. BED PREP AND FERTILIZATION
      3. NOTIFICATION OF SOURCES
      4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
      5. GUARANTEE
B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

1.4 REFERENCES

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

1.5 SUBMITTALS

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

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

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

1.7 SEQUENCING

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

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:

A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.
B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.
C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.
D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION. AN ON SITE INSPECTION BY THE OWNERS AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.
E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.
F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD
G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR.
H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.
I. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.
J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED; HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.
K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THAT THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
L. REAPPLY MULCH TO BARE AND THIN AREAS.
M. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
   a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
   b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
   c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

GUARANTEE:

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

1.9 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.
C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.
D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.
E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.
F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.
G. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

A. PREPARATION
   1. BALLED AND BURLAPPED B&B PLANTS): DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.
   2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.
B. DELIVERY
   1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.
   2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE
   3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
   4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES.
   5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.
   6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.
   7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.
   8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF FOOT BALLS TO NOMINAL TOPS OF PLANT MASS. SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.
B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN.
C. QUANTITIES AND SIZE: PLANT MATERIAL SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE OF DISEASE, INSECTS, INJURY, DISFIGUREMENTS, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.
D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY MAY BE REJECTED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.
E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.
G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.
H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.
I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.
L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR/INSECT DAMAGE WILL BE REJECTED.
M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER
N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CERTIFIED HEALTHY, DENSE, UNIFORM TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:
   1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLASGRASS OR NUTGRASS SHALL BE REJECTED.
   2. PHYSICAL PROPERTIES AS FOLLOWS:
      a. CLAY - BETWEEN 7-27% TO
      b. SILT – BETWEEN 15-25%
      c. SAND – LESS THAN 52%
   3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.
   4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.
B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.
C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS; FERTILIZER CONTROL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.
D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.
E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN.
F. ORGANIC FERTILIZER: FERTILAID, SUSTANE, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR UF) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.
H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

A. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING. DURAEDGE STEEL OR APPROVED EQUAL.
B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.
C. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS, INC. (469-524-0444)
D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.
E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5"
F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.
G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.
H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER.
B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:
   1. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCH;R OF SPECIFIED MULCH (SETTLED THICKNESS).
   3. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING TOP SOIL ON SITE (USE IMPORTED TOPSOIL AS NEEDED) FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, CALICHE, SUBSOILS, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.
C. GRASS AREAS:
   1. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT (STAGGERED JOINTS) AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOPSOIL WHERE THEY ARE GAPED OPEN, THEN WATERED THOROUGHLY.

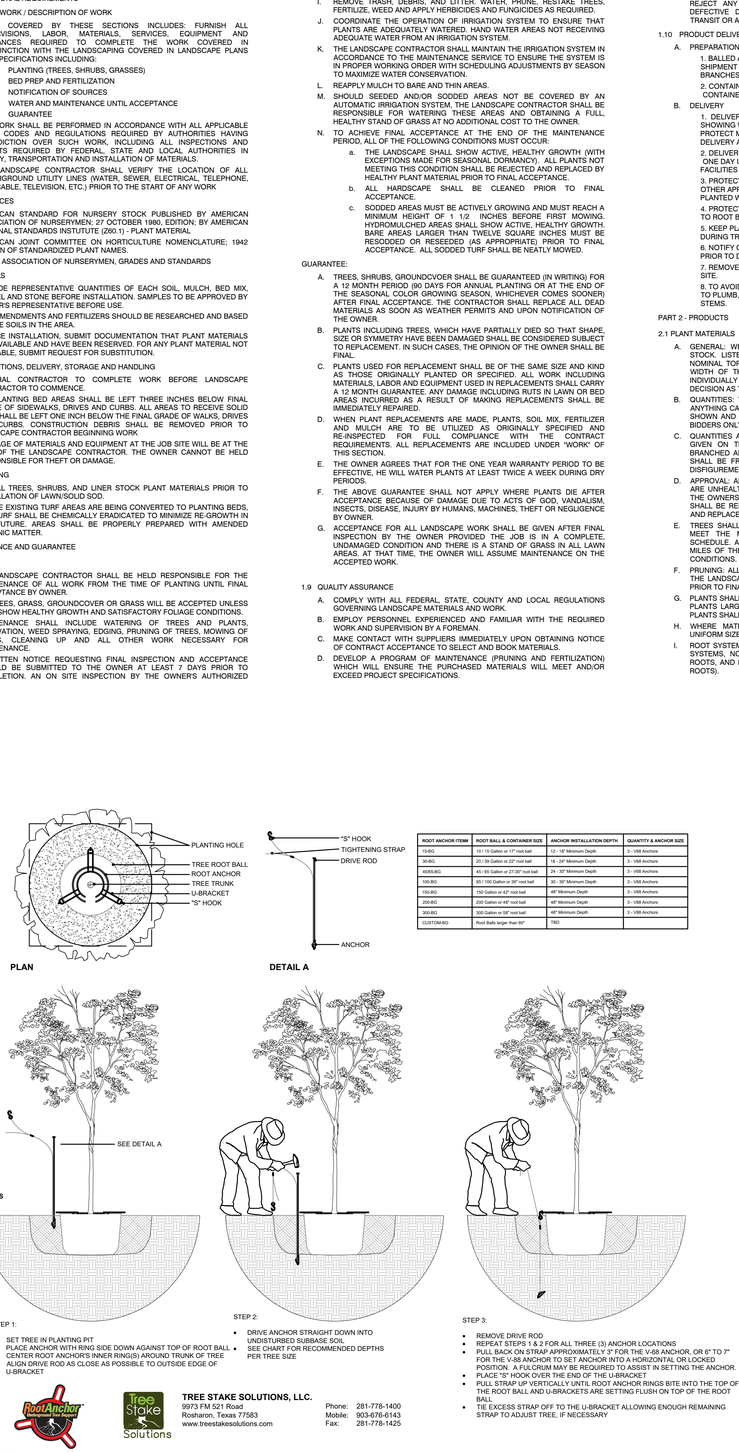
3.2 INSTALLATION

A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.
B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE WINDS DURING TRANSIT. ALL PLANTS WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALL BE WELL PROTECTED AGAINST THE POSSIBILITY OF DRYING BY WIND AND BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.
C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.
D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONS OF PLANT MATERIALS.
E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OF EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT,WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO THE SURFACE IN ORIGINAL PLACE OF GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLICK OR GLAZED.
F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN THE VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER (¾") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOISTENED BEFORE REMOVING CONTAINERS.
G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE PER TREE IF THE PERCOLATION TEST FAILS.
H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION MIX. PLACE IN HOLE IN LOG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP ⅓ OF THE BALL, AS WELL AS ALL NYLON, PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE ROOT BOUND. IF SO FOLLOW STANDARD NURSERY PRACTICE OF 'ROOT SCORING'.
I. DO NOT WRAP TREES.
J. DO NOT OVER PRUNE.
K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS
L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.
M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.
N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.
O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED MULCH.
P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR PIT.
Q. OBSTRUCTION BELOW GROUND: IN THE EVENT THAT ROCK, OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER. WHERE LOCATIONS CANNOT BE CHANGED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3') FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW THE BOTTOM OF BALL WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.
R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS.
S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING, CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION.
   1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES.
   2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
   3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF ORGANIC MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT.
Q. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.
   1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT BENDS.
   2. TOP OF EDGING SHALL BE ½" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.
   3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.
   4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.
   5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

3.3 CLEANUP AND ACCEPTANCE

A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREAS FOR ALL MATERIALS SHALL BE SO ORGANIZED SO THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSING THEM AT END OF EACH WORK DAY.
B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.
C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.
D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS, TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
E. WHEN/IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION


PLANTING HOLE
TREE ROOT BALL
ROOT ANCHOR
TREE TRUNK
U-BRACKET
"S" HOOK
PLAN
"S" HOOK
TIGHTENING STRAP
DRIVE ROD
ANCHOR
DETAIL A
SEE DETAIL A
SECTIONS
STEP 1:
SET TREE IN PLANTING PIT
PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL
CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE
ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET
STEP 2:
DRIVE ANC

SITE PHOTOMETRICS

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	CATALOG #	DESCRIPTION	LAMP	FILE	LUMENS LUMENS	LLF	WATTS
▭	WP-1	8	ISC-AF-450-LED-T2-WH	WALL PACK WALL MOUNTED	25 WATT				
⊕	C-1	3	KR6-20L-35K-KR6T-SSGC-FF	EXIT RECESSED DOWNLIGHT	13 WATT LED				
○—□	AL-1	2	GLNA-AF-02-LED-E1-T3	POLE MOUNTED AREA LIGHT	133 WATT LED				
◁	SP-1	2	LPF2-E-4K-FL-K-PCB-1-BZ	GROUND MOUNTED SPOT LIGHT	40 WATT LED				

STATISTICS SCHEDULE

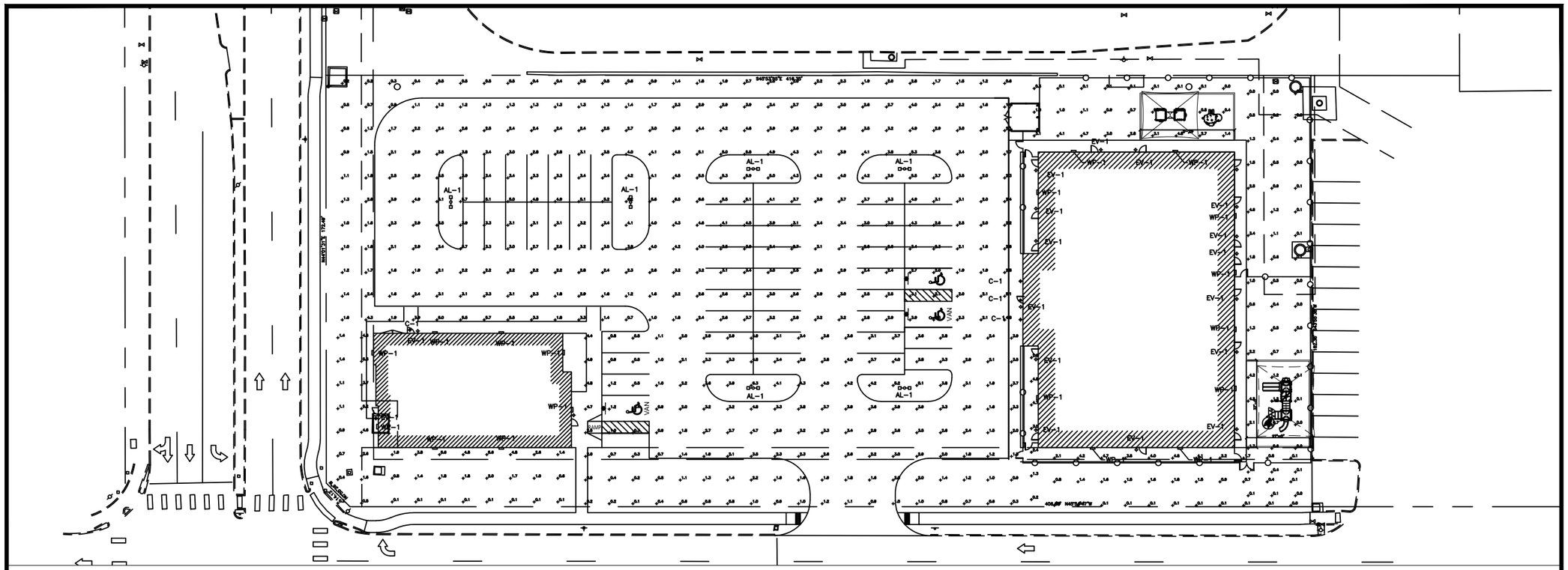
DESCRIPTION	AVG.	MAX.	MIN.	MAX/MIN	AVG/MIN
CALC ZONE #1	2.4 fc	6.6 fc	0.0 fc	N / A	N / A

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CAUTIONARY NOTE

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE BASED ON ABOVE GROUND EVIDENCE OR INFORMATION GATHERED DURING THE FIELD SURVEY PORTION OF THIS PROJECT. AS SUCH, THIS INFORMATION IS SPECULATIVE IN NATURE ONLY AND SHOULD NOT BE CONSTRUED AS FACT. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF ANY AND ALL CONSTRUCTION.



12 SITE PHOTOMETRIC PLAN

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

METHOD architecture
methodarchitecture.com

PQR
Mechanical, Plumbing and Electrical Engineering Consultants
6860 Dallas Parkway, Suite 200
Plano, Texas 75024
214.509.8263
www.pqrus.com

Texas Registered Engineering Firm F-16851

CONSTRUCTORS

COURTIN DENTAL AND GODDARD SCHOOL
ROCKWELL TEXAS

MB00001
PHASE

SCHEME A
10-16-2020

METHOD
architecture

PROPOSED COMPENSATORY MEASURES

Project: COURTIN DENTAL CLINIC & GODDARD DAYCARE

Attention: David Gonzales, AICP

Jurisdiction: City of Rockwall

Date: 12/03/20

Dear Mr. Gonzales,

Pursuant to our conversation this week regarding the above referenced projects, Method Architecture is proposing the following façade treatments and features as compensation for the requested variance to forego horizontal articulation as defined by City of Rockwall's the unified development code. Thank you for the opportunity to redirect the cost of horizontal articulation towards building enhancements as described below:

Compensate Item F) – Above and beyond 90% masonry

Masonry is being provided at 100% including stone, brick, and stucco applications, on all elevations of both buildings.

Compensate Item G) – Above and beyond 20% stone

Stone is provided in excess of 30% Min. on all elevations and at the dental clinic entry feature.

Compensate Item H) – Decorative architectural elements

The Courtin Dental Clinic has varying roof heights as a compensatory measure giving interest to the intersection of geometric forms. In addition, a portico entry of pure limestone is provided as the defining entry feature with deep recesses.

The Goddard School has a continuous decorative stucco cornice at all four elevations as a defining feature. In addition, three peaked roof dormers are being provided on street facing facades to add interest and definition to the roof.

Brian 'Drew' Hayes

Associate Principal, North Texas Market Lead

PROJECT COMMENTS

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

DATE: 12/4/2020

PROJECT NUMBER:	SP2020-031	CASE MANAGER:	Angelica Gamez
PROJECT NAME:	Site Plan for a Medical Office & Daycare Facility	CASE MANAGER PHONE:	972-772-6438
SITE ADDRESS/LOCATIONS:	710 E RALPH HALL PKWY	CASE MANAGER EMAIL:	agamez@rockwall.com

CASE CAPTION: Discuss and consider a request by Darrel Kotzur, PE of KSA Engineers on behalf of the owner Mary Courtin of Courtin Dental for the approval of a Site Plan for a daycare facility and a medial office on a 1.743-acre tract of land identified as a portion of Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 54 (PD-54) for Commercial (C) District land uses, situated at the southeast corner of the intersection of E. Ralph Hall Parkway and Mims Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	David Gonzales	12/04/2020	Needs Review

12/04/2020: See comments in staff' report for conditions of approval.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	David Gonzales	12/04/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	David Gonzales	12/04/2020	Approved w/Condition

12/04/2020: Dental Office: 702 E RALPH HALL PKWY, ROCKWALL, TX 75032Day Care: 710 E RALPH HALL PKWY, ROCKWALL, TX 75032

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	12/04/2020	Approved w/Condition

12/04/2020: Currently, I don't have specific recommendations due to the special considerations with the child care facility and the layout for the dental office without a formal meeting with the owners/architects. I am more than willing to speak directly with them and provide real time recommendations.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	David Gonzales	12/04/2020	Approved w/Condition

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	12/04/2020	Needs Review

12/04/2020: The following conditions are listed in staff's report:

CONDITIONS OF APPROVAL

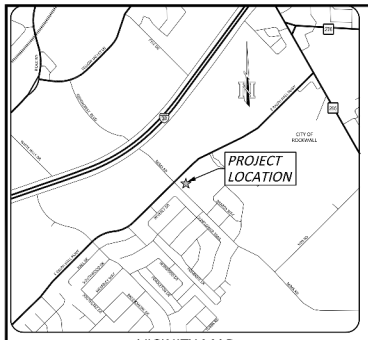
If the Planning and Zoning Commission chooses to approve the applicant’s site plan for a medical office and daycare facility on the subject property, then staff would

propose the following conditions of approval:

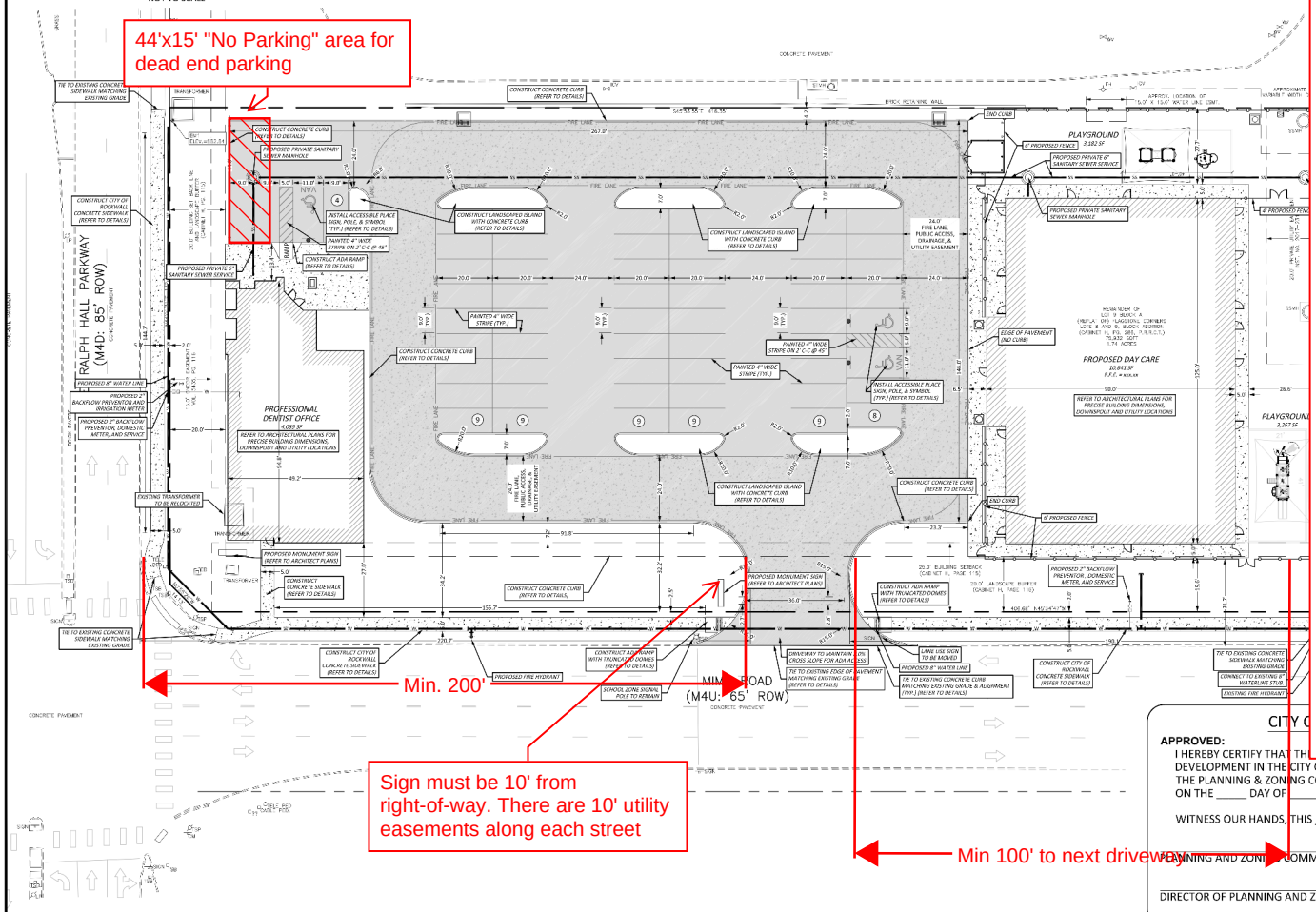
(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans. The following comments will specifically need to be addressed:

(a) Remove the proposed grate inlets in the parking areas of the Site Plan and Landscape Plan. This type of inlet is not permitted per the Engineering Department's Standards of Design and Construction Manual.
(b) Change the Landscape Plan to show additional landscape screening for the transformer boxes at the northwest and northeast corners of the subject property [Subsection 01.05(c); Article 05; UDC].
(c) An oil/water separator is required in all dumpster areas that involve land uses that serve food. Please add a note to the Site Plan indicating that the daycare facility will incorporate an oil/water separator [Standards of Design and Construction Manual].
(d) The notes on the Site Plan indicate 3,500 PSI concrete will be utilized on-site. Please change all notes to indicate 3,600 PSI concrete [Standards of Design and Construction Manual].
(e) On the Landscape Plan, the Cedar Elm and Shumard Oak trees that are within approximately five (5) to eight (8) feet of the property line adjacent to Ralph Hall Parkway need to be moved back a minimum of ten (10) feet [Standards of Design and Construction Manual].
(f) A ten (10) foot utility easement needs to be indicated along Ralph Hall Parkway on both the Site Plan and Landscape Plan [Standards of Design and Construction Manual].
(g) A five (5) foot utility easement needs to be indicated along Mims Road on both the Site Plan and Landscape Plan [Standards of Design and Construction Manual].
(h) Provide lighting cut sheets for the proposed wall packs shown on the Photometric Plan.
(i) Please adjust the wall packs on the Photometric Plan so that the light levels at the property lines are no greater than 0.2 FC. Currently, there are areas adjacent to the two (2) roadways that don't conform to this requirement. If this is not fixed, it will require an additional exception from the Planning and Zoning Commission [Subsection 03.03(c); Article 07; UDC].
(j) The light pole locations in the parking areas on the Photometric Plan appear to conflict with the proposed canopy trees on the Landscape Plan. Please fix this issue or provide clarification on these locations [Article 08; UDC].
(k) The Building Elevations for the daycare facility depict a solid masonry screen for the air-conditioner screening at the rear of the property; however, the Site Plan shows a wrought iron fence in this area. Please clarify either the Site Plan or Building Elevations [Subsection 01.05(c); Article 05; UDC].
(l) Floodlamps are show on the Building Elevations for the daycare facility. The City does not allow up lighting of signage elements due to the Dark Sky requirements. Please remove these lamps from the Building Elevations [Article 07; UDC].
(m) Please provide a detail of the bollards on the Site Plan and correct the symbology (i.e. Bollards are currently labeled as SSCO) [Article 11; UDC].

(2) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



VICINITY MAP
NOT TO SCALE



SITE PLAN INFORMATION

ZONED: PD-64

LEGEND

General Items:

I - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees
I - Impact Fees (Water, Wastewater & Roadway)
I - Minimum easement width is 20' for new easements. No structures allowed in easements.
I - Retaining walls 3' and over must be engineered.
I - All retaining walls must be rock or stone face. No smooth concrete walls. All walls must be approved by the City of Rockwall
I - 10' Utility Easement required along all street ROW.

Drainage Items:

I - Detention is provided. Must match existing drainage patterns.

Water and Wastewater Items:

I - Must loop 8" water line on site. Only one use allowed off a dead end line. (if needed)
M - Need to show fire hydrants every 400' on proposed line and one at the corner of Mims and Ralph Hall
I - Only one "use" off a dead-end line (domestic, irrigation, fire hydrant, etc.)

Roadway Paving Items:

I - Required 10' utility easement required along all street frontage.
I - No driveway allowed off Ralph Hall due to spacing requirements.

Landscaping:

I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
I - "Open spaces to be maintained by the property owner" add note to preliminary plat.

CITY O

APPROVED:
I HEREBY CERTIFY THAT TH
DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2020-028

OWNER
MARY COURTIN
591 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

811 Know what's below. Call before you dig.

MARK	REVISION	DATE

DRAWING PATH/NAME | LAYOUT | PLOT DATE - TIME

SHEET NAME: SITE PLAN

PROJECT NAME: COURTIN DENTAL
FLAGSTONE CORNERS
BLOCK A, LOT 9

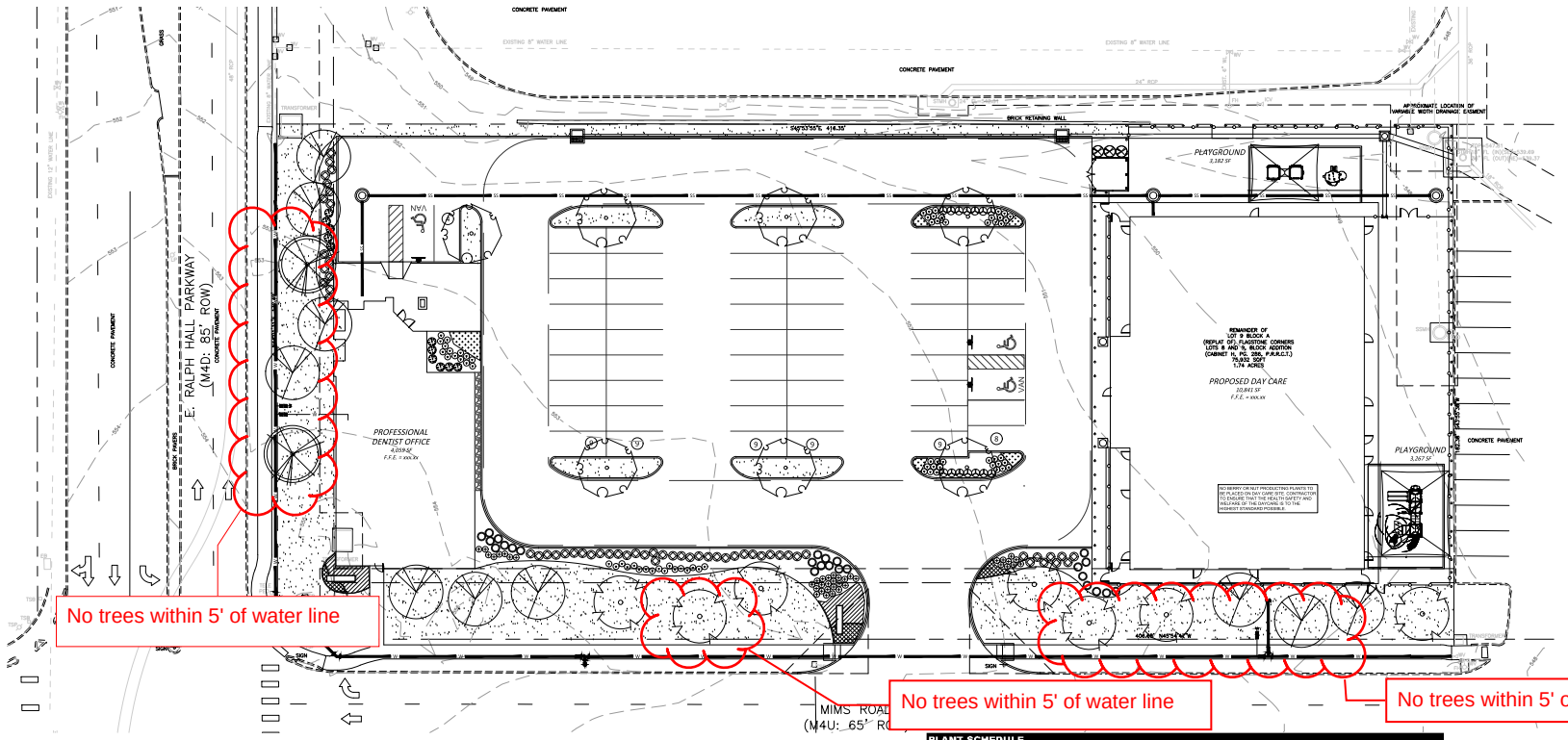
DRAWN BY: TG
DESIGNED BY: DK
LATEST REVISION: 10/16/20
KSA JOB NO.: MI.2129

KSA
6751 Oak Hill Blvd.
Tyler, Texas 75703
T: 903-581-4100 F: 903-534-4418
www.ksaeng.com

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL AND COMMENT UNDER THE AUTHORITY OF *DARREL KOTZUR, P.E.* REGISTRATION No. 83947, ON 11/12/20 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION OR PERMIT PURPOSES

SEAL:
TBPE Firm Registration No. F-1356

SHEET NO.
C1.0



GENERAL LAWN NOTES

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

SOLID SOD:

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

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON-SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE BLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NOTED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' OF LIGHT STANDARDS.
12. 2" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 140S WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

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

MAINTENANCE REQUIREMENTS:

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

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

GENERAL

1. A 20' street buffer shall be provided the length of the property abutting a ROW.
2. One large canopy tree shall be provided for every 30 l.f. of frontage.
3. Trash areas shall be screened from public view.

Mims Road = 417 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
13 canopy trees, 4" cal.	13 canopy trees, 4" cal.

East Ralph Hall Parkway = 183 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
6 canopy trees, 4" cal.	6 canopy trees, 4" cal.
trash area screened	trash area screened

Site area: 76,932 s.f.

REQUIRED	PROVIDED
	16,295 s.f. landscaped

PARKING LOT LANDSCAPE

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height. 80% opaque.
2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars.

Parking Spaces - 57

REQUIRED	PROVIDED
36" screen	36" screen
6 canopy trees, 4" cal.	7 canopy trees, 4" cal.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
10	CE	Cedar Elm	*Ulmus crassifolia*	4" cal.	14' ht., 4' spread, matching
7	LE	'Bosque' Lacebark Elm	*Ulmus parvifolia 'UPMTF'*	4" cal.	14' ht., 4' spread, matching
7	MWO	Mexican White Oak	*Quercus polymorpha*	3" cal.	12' ht., 4' spread, matching
2	SO	Shumard Oak	*Quercus shumardii*	4" cal.	14' ht., 4' spread, matching
		SHRUBS			
14	AB	Abelia 'Twist of Lime'	*Abelia x grandiflora 'Hopley's'*	5 gal.	full, 24" spread, 36" o.c.
67	AS	Autumn Sage	*Salvia greggii*	3 gal.	full, 24" o.c.
57	DBH	Dwarf Burford Holly	*Ilex cornuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
39	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Condeaux'*	5 gal.	full, 24" spred. 24" o.c.
11	KO	Double Knock Out Rose (Red)	*Rosa hybrida 'Radilo'*	5 gal.	full, 24" spread, 36" o.c.
25	MS	Morning Light Miscanthus	*Miscanthus sinensis 'Morning Light'*	5 gal.	full, 20" spread, 36" o.c.
3	WM	Wax Myrtle	*Myrica pusilla*	7 gal.	full, 30" sprd, 40" o.c.
		GROUNDCOVER/VINES/GRASS			
110	BBL	Big Blue Liriope	*Liriope muscari 'Big Blue'*	1 gal.	full, 18" o.c.
60	MFG	Mexican Feather Grass	*Nassella tenuissima*	1 gal.	full, 18" o.c.
110	SC	Seasonal Color		4" pots	full, 12" o.c.
		Bermuda Solid Sod	*Cynodon dactylon*		
		2-4" River Rock			

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

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

CITY OF ROCKWALL

APPROVED:

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

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2020-028

OWNER
MARY COURTIN
901 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

KSA
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www.ksainc.com

AMANDA W. RICHARDS
REGISTERED LANDSCAPE ARCHITECT
2754
STATE OF TEXAS
11/13/20

Know what's **below.** **Call** before you dig.

DRAWING EXTENDED | LAYOUT PLOT DATE - TIME

MARK	REVISION	DATE

LANDSCAPE PLAN

SHEET NAME

COURTIN DENTAL
FLAGSTONE CORNERS
BLOCK A, LOT 9

PROJECT NAME

DRAWN BY: TC
DESIGNED BY: DK
LATEST REVISION: 10/30/20
KSA JOB NO.: MK2129

SHEET NO.
L1.1

From: David Gonzales
To: Gonzales, David
Subject: MSB
Date: Wednesday, December 2, 2020 5:26:46 PM

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Have a great day,
David Gonzales
My iPhone

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	December 8, 2020
APPLICANT:	Darrel Kotzur, PE; *KSA Engineers*
CASE NUMBER:	SP2020-031; *Site Plan for a Medical Office and Daycare Facility*

SUMMARY

Discuss and consider a request by Darrel Kotzur, PE of KSA Engineers on behalf of the owner Mary Courtin of Courtin Dental for the approval of a *Site Plan* for a daycare facility and a medial office on a 1.743-acre tract of land identified as a portion of Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 54 (PD-54) for Commercial (C) District land uses, situated at the southeast corner of the intersection of E. Ralph Hall Parkway and Mims Road, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on December 5, 1983 by *Ordinance No. 83-65*. The City's historic zoning maps indicate the subject property was zoned Commercial (C) District and Heavy Commercial (HC) District on December 7, 1993. On December 2, 2002, the City Council approved a zoning change for the subject property changing the zoning designation of the subject property from a Commercial (C) District and a Heavy Commercial (HC) District to Planned Development District 54 (PD-54) [*Ordinance No. 02-52*] for Single-Family 10 (SF-10) District land uses. On May 3, 2004, the City Council approved an amendment to Planned Development District 54 (PD-54) [*Ordinance No. 04-31*] allowing for limited Commercial (C) District land uses on the subject property.

Staff should note that the applicant had originally submitted an application for the approval of a site plan on October 13, 2020; however, the applicant was unable to make the changes requested by staff and the Architectural Review Board (ARB), and requested to withdraw the application.

PURPOSE

On November 13, 2020, the applicant -- *Darrel Kotzur, PE of KSA Engineers* -- resubmitted an application requesting the approval of a site plan for the purpose of constructing a ~4,059 SF medical office building and a ~10,841 SF daycare facility. Staff should note that the materials submitted on November 13, 2020 were the same materials submitted on October 13, 2020, and the only new materials submitted were color elevations of the proposed daycare facility showing conformance to the roof pitch requirement and elevations for the medical office conforming to the Architectural Review Board's (ARB's) recommendation.

ADJACENT LAND USES AND ACCESS

The subject property is located at the southeast corner of the intersection of E. Ralph Hall Parkway and Mims Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Ralph Parkway, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a five (5) acre tract of land owned by the Texas Department of Transportation (TXDOT). This property is currently being utilized as an office and storage facility, and is zoned for Commercial (C) District land uses.

South: Directly south of the subject property is a 0.747-acre parcel of land (*i.e. Lot 1, Block A, Rockwall School of Music Addition*), which is zoned Planned Development District 60 (PD-60) for Residential Office (RO) District land uses. Beyond this is Flagstone Addition, which consists of 81 single-family residential lots on 50.78-acres. These properties are zoned Planned Development District 54 (PD-54) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property is an assisted living facility (*i.e. Rock Ridge Assisted Living*), which is zoned Planned Development District 54 (PD-54) for Commercial (C) District land uses. Beyond this is Flagstone Creek Bouelvard, which is identified as a R2 (*i.e. residential, two (2) lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this roadway is a medical facility (*i.e. Rockwall Medical Center*) and two (2) commercial businesses (*i.e. Salon Elites and Signature Signs & Graphics*). All of these properties are zoned Planned Development District 54 (PD-54) for Commercial (C) District land uses.

West: Directly west of the subject property is Mims Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 2 of the Highland Meadows Subdivision, which consists of 97 single-family residential lots on 25.62-acres of land that is zoned Single-Family 7 (SF-7) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

The subject property is located within Planned Development District 54 (PD-54), which has an underlying zoning of Commercial (C) District. According to Section 01, *Land Use Schedule*, of Article 04 *Permissible Uses*, of the Unified Development Code (UDC), the proposed uses (*i.e. medical office and daycare facility*) are allowed *by-right* in a Commercial (C) District. With the exclusion of the exceptions being requested and the items outlined in the *Conditions of Approval* section of this case memo the submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) and Planned Development District 54 (PD-54) for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property and the proposed projects conformance to these requirements is as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*75,932 SF; In Compliance*
Minimum Lot frontage	*60 Feet*	*x>416-Feet; In Compliance*
Minimum Lot Depth	*100 Feet*	*x>182-Feet; In Compliance*
Minimum Front Yard Setback	*15 Feet*	*x=25-Feet; In Compliance*
Minimum Rear Yard Setback	*10 Feet*	*x>10-Feet; In Compliance*
Minimum Side Yard Setback	*10 Feet*	*x>10-Feet; In Compliance*
Maximum Building Height	*36 Feet*	*~33-Feet; In Compliance*
Maximum Building/Lot Coverage	*60%*	*~19.6%; In Compliance*
Minimum Masonry Requirement	*As Required by PD-54*	*x=100%; In Compliance*
Minimum Number of Parking Spaces	*55*	*56 Provided; In Compliance*
Minimum Stone Requirement	*20% Each Facade*	*x>20%; In Compliance*
Minimum Landscaping Percentage	*20%*	*~23.8%; In Compliance*
Maximum Impervious Coverage	*85-90%*	*~76.2%; In Compliance*

TREESCAPE PLAN

There are no existing trees located on the subject property. As a result, no Treescape Plan is being required by staff.

CONFORMANCE WITH THE CITY'S CODES

Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), indicates that the Commercial (C) District is intended to provide most types of commercial development (*e.g. larger shopping centers at major intersections, commercial strips along arterial roadways, etc.*) and includes most types of office and retail activity. This district mostly excludes land uses that are not compatible with retail shopping due to the noise, traffic, litter, late night hours, and other influences that could be harmful to neighborhoods, and requires adequate buffering and mitigating

factors when locating adjacent to residential areas. Properties zoned Commercial (C) District are generally located on or close to an arterial or major collector that is capable of carrying the additional traffic generated by these types of land uses. Since the Commercial (C) District is general in nature, the development standards are less stringent and do not require as high of standards of development as the Residential-Office (RO), Neighborhood Services (NS) and General Retail (GR) Districts. In this case, the applicant's proposal is adjacent to E. Ralph Hall Parkway (*which is identified as a M4D*) and Mims Road (*which is identified as a M4U*). The proposed *medical office* and *daycare facility* land uses are not typically considered intensive commercial land uses, nor are they high-volume water/wastewater users.

With all of this being said, staff has identified a number of technical deficiencies on the submitted plans and has included a requirement that these issues be addressed prior to the submittal of engineering plans. In addition, staff has identified a number of exceptions

EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following exceptions to the requirements of Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) and Planned Development District 54 (PD-54) [*Ordinance No. 02-52*]:

(1) *Medical Office Building.*

(A) *Articulation (Primary Building Façades)*. According to Subsection 04.01(C)(1), *General Commercial District Standards*, of Article 05, *District Development Standards*, of the UDC, primary facades require projections associated with entryways, architectural elements and wall lengths. Specifically, primary architectural/entryway elements are required to extend a minimum of 25% above the top of the wall and a minimum of 25% from the walls surface. In addition, no wall should exceed a length of three (3) times the walls height without an architectural/entryway element.

Staff's Response: In this case, the proposed *medical office* incorporates vertical projections on all facades; however, the building design does not meet the exact formula for the horizontal articulation on the *primary building façade*, which is located adjacent to Mims Road (*i.e. the western facing elevation*), Ralph Hall Parkway (*i.e. the northern facing elevation*), and the building façade with the entryway (*i.e. the southern facing elevation*). As is stated below in the *Architectural Review Board (ARB) Recommendation* section of this case memo, the ARB did not have an issue with the medical building and recommended approval of this structure with the requested exception. The driving factor in the ARB's recommendation is the conformance of the building's architecture with the existing building (*i.e. Rockwall School of Music*). In addition, the ARB stated that they felt the building generally conformed with the intent of the articulation standards.

(2) *Daycare Facility.*

(A) *Front Yard Fence for Non-Residential Properties*. According to Subsection 08.04, *Non-Residential Fences*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(n)o fence shall be constructed in the front yard of a non-residential property without being granted an exception from the Planning and Zoning Commission … In considering a front yard fence, the Planning and Zoning Commission … may establish additional conditions of construction for any fence."

Staff's Response: In this case, the applicant is facing the building internal to the site; however, the effective front of the building is the western building façade (*i.e. the façade facing onto Mims Road*). Currently, the site plan shows that the four (4) foot wrought iron fence -- *used to fence the play areas for the daycare facility* -- extends five (5) feet into the front yard building setback, and is in between the front façade of the building and the street.

(B) *Articulation (Primary Building Façades)*. According to Subsection 04.01(C)(1), *General Commercial District Standards*, of Article 05, *District Development Standards*, of the UDC, primary facades require projections associated with entryways, architectural elements and wall lengths. Specifically, primary architectural/entryway elements are required to extend a minimum of 25% above the top of the wall and a minimum of 25% from the walls surface. In addition, no wall should exceed a length of three (3) times the walls height without an architectural/entryway element.

(C) *Articulation (Secondary Building Façades)*. According to Subsection 04.01(C)(2), *General Commercial District Standards*, of Article 05, *District Development Standards*, of the UDC, primary facades require projections associated with entryways, architectural elements and wall lengths. Specifically, primary architectural/entryway elements are required to extend a minimum of 15% above the top of the wall and a minimum of 15% from the walls surface. In addition, no wall should exceed a length of three (3) times the walls height without an architectural/entryway element.

Staff's Response to (B) & (C): In this case, the daycare facility is deficient to the articulation standards on three (3) sides of the building. The *primary building façade* adjacent to Mims Road (*i.e. the western facing elevation*) and the *secondary building façades* adjacent to the adjacent properties (*i.e. the southern façade adjacent to Rockwall School of Music and the eastern façade adjacent to Rock Ridge Assisted Living*). The Architectural Review Board (ARB) reviewed the proposed building elevations for the daycare facility and asked the applicant to make changes to the architecture so that it would better blend with the two (2) adjacent buildings (*i.e. these buildings were constructed/proposing to be constructed in a "Hill Country Modern" architectural style whereas the daycare facility is being constructed in a "Colonial" style*); however, the applicant has indicated an unwillingness to break from the companies corporate protype and has refused all of the ARB's recommendations with the exception of changing the brick color.

According to Section 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), unless otherwise specified by the UDC "(a)n applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In this case, four (4) exceptions are being requested from the Planning and Zoning Commission, which would require eight (8) compensatory measures that "… directly offset the requested exception." The applicant has provided a letter outlining the following compensatory measures:

(1) *Masonry on the Buildings*. The applicant is proposing to utilize 100% masonry materials on both the medical office building and the daycare facility.
(2) *Stone*. The applicant is proposing to utilize a minimum 30% stone on all façades of the daycare facility.
(3) *Decorative Architectural Elements*. Varying roof heights on the medical office building.

In this case, staff has reviewed the requested variances and *does not* find a reason that the applicant cannot meet the articulation requirements on the daycare facility or meet the requests of the Architectural Review Board (ARB). In addition, the applicant has failed to provide [*1*] the required number of compensatory measures stipulated by the Unified Development Code (UDC) for the requested number of variances, and [*2*] has not identified a "… unique or extraordinary condition …" or a reason for why they cannot meet the ordinance requirements or the ARB's recommendation. Staff should point out that the applicant's letter does relate their unwillingness to meet the ordinance requirements as an "opportunity to redirect the cost of horizontal articulation …" towards their compensatory measures; however, staff is also obligated to point out that the two (2) buildings are not a part of the same project (*i.e. they are two [2] different owners*) and should be considered separate projects (*i.e. even though they are on the same property and are being considered under the same site plan*). With this being said, the approval of any exceptions is a discretionary decision by the Planning and Zoning Commission.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located within the *Southwest Residential District*, and is designated for *Commercial/Retail* land uses. The existing zoning on the subject property and the proposed land uses are in conformance with the district strategies and Future Land Use Map designation for the subject property. When looking at the goals and policies contained in the Comprehensive Plan, the proposed plan does appear to generally conform to the Comprehensive Plan; however, staff should point out the following excerpts from the plan:

(1) *CH. 07 | Goal 05 | Policy 2*: Corporate branding elements that make buildings difficult to rebrand or adapt to other uses should be highly discouraged.

(2) *CH. 09 | Goal 03 | Policy 4*: Long, blank wall facades on all nonresidential buildings should be subdivided with vertical breaks -- *or "articulated" in architectural terms* --, and architectural elements should be incorporated to reflect a scale and rhythm that is more traditional of a small-town.

(3) *CH. 09 | Goal 4 | Policy 2*: Non-residential buildings should be architecturally finished on all four (4) sides with the same materials, detailing and features.

Based on these excerpts, the building proposed for the daycare facility would not comply with the intent of the Comprehensive Plan mostly due to the requested variances to the articulation requirements.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

It should be noted that the initial application received on October 16, 2020 was reviewed by the Architectural Review Board (ARB) on October 27, 2020. The ARB recommended that the applicant change the appearance of the daycare facility to conform or compliment the proposed the medical office by utilizing similar materials, incorporating stone into the columns, and changing the design of the roof in order to meet the 6:12 roof standard. Additionally, the ARB recommended the applicant meet all of the standards of the Unified Development Code (UDC) and Planned Development District 54 (PD-54) where no exceptions would need to be requested (*i.e. change the roof pitch from 4:12 to 6:12, meet the primary and secondary articulation, and incorporate a minimum of 20% stone in conformance with PD-54*). The ARB also recommended that the applicant increase the size of the wing wall on the western building elevation of the proposed dental office. This request was ultimately withdrawn before the ARB could review a subsequent submittal.

On November 24, 2020, the Architectural Review Board (ARB) reviewed the proposed building elevations for the medical office and daycare facility that were resubmitted under a new application on November 13, 2020. As a note, the applicant revised the west building elevation of the medical office as requested by the ARB and the roof pitch of the daycare facility; however, no changes where submitted. Upon review, the ARB indicated they were pleased with the changes to the medical office, but wanted clarification of the materials being used based on the smooth appearance of the building elevations. With regard to the daycare facility, the ARB again recommended that the structure be changed to better conform to the adjacent buildings, which were constructed in a *Hill Country Modern* appearance as opposed to the *Colonial* look of the daycare facility. The ARB also indicated that a standing seam metal roof may help create conformity between the Rockwall School of Music, the proposed medical office and the daycare facility. The ARB also requested a color rendering/perspective and a material sample board for further review at the December 8, 2020 meeting.

The applicant has provided revised building elevations and a materials sample board. The revised elevations do not show conformance with requests of the ARB's recommendations and the building remains visually unchanged from when it was submitted on November 13, 2020. The Architectural Review Board (ARB) will review the applicant's revised building elevations at the *December 8, 2020* meeting, and provide a recommendation to the Planning and Zoning Commission at the meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's site plan for a medical office and daycare facility on the *subject property*, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans. The following comments will specifically need to be addressed:

    (a) Remove the proposed grate inlets in the parking areas of the Site Plan and Landscape Plan. This type of inlet is not permitted per the Engineering Department's *Standards of Design and Construction Manual*.
    (b) Change the Landscape Plan to show additional landscape screening for the transformer boxes at the northwest and northeast corners of the subject property [*Subsection 01.05(c); Article 05; UDC*].
    (c) An oil/water separator is required in all dumpster areas that involve land uses that serve food. Please add a note to the Site Plan indicating that the daycare facility will incorporate an oil/water separator [*Standards of Design and Construction Manual*].

(d) The notes on the Site Plan indicate 3,500 PSI concrete will be utilized on-site. Please change all notes to indicate 3,600 PSI concrete [*Standards of Design and Construction Manual*].
(e) On the Landscape Plan, the Cedar Elm and Shumard Oak trees that are within approximately five (5) to eight (8) feet of the property line adjacent to Ralph Hall Parkway need to be moved back a minimum of ten (10) feet [*Standards of Design and Construction Manual*].
(f) A ten (10) foot utility easement needs to be indicated along Ralph Hall Parkway on both the Site Plan and Landscape Plan [*Standards of Design and Construction Manual*].
(g) A five (5) foot utility easement needs to be indicated along Mims Road on both the Site Plan and Landscape Plan [*Standards of Design and Construction Manual*].
(h) Provide lighting cut sheets for the proposed wall packs shown on the Photometric Plan.
(i) Please adjust the wall packs on the Photometric Plan so that the light levels at the property lines are no greater than 0.2 FC. Currently, there are areas adjacent to the two (2) roadways that don't conform to this requirement. If this is not fixed, it will require an additional exception from the Planning and Zoning Commission [*Subsection 03.03(c); Article 07; UDC*].
(j) The light pole locations in the parking areas on the Photometric Plan appear to conflict with the proposed canopy trees on the Landscape Plan. Please fix this issue or provide clarification on these locations [*Article 08; UDC*].
(k) The Building Elevations for the daycare facility depict a solid masonry screen for the air-conditioner screening at the rear of the property; however, the Site Plan shows a wrought iron fence in this area. Please clarify either the Site Plan or Building Elevations [*Subsection 01.05(c); Article 05; UDC*].
(l) Floodlamps are show on the Building Elevations for the daycare facility. The City does not allow up lighting of signage elements due to the *Dark Sky* requirements. Please remove these lamps from the Building Elevations [*Article 07; UDC*].
(m) Please provide a detail of the bollards on the Site Plan and correct the symbology (*i.e. Bollards are currently labeled as SSCO*) [*Article 11; UDC*].

(2) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2020-031

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:
[ ] Master Plat ($100.00 + $15.00 Acre) [1]
[ ] Preliminary Plat ($200.00 + $15.00 Acre) [1]
[ ] Final Plat ($300.00 + $20.00 Acre) [1]
[ ] Replat ($300.00 + $20.00 Acre) [1]
[ ] Amending or Minor Plat ($150.00)
[ ] Plat Reinstatement Request ($100.00)

Site Plan Application Fees:
[✓] Site Plan ($250.00 + $20.00 Acre) [1]
[ ] Amended Site Plan/Elevations/Landscaping Plan ($100.00)

Zoning Application Fees:
[ ] Zoning Change ($200.00 + $15.00 Acre) [1]
[ ] Specific Use Permit ($200.00 + $15.00 Acre) [1]
[ ] PD Development Plans ($200.00 + $15.00 Acre) [1]

Other Application Fees:
[ ] Tree Removal ($75.00)
[ ] Variance Request ($100.00)

Notes:
[1]: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address	N/A				
Subdivision	Flagstone Corners	Lot	9	Block	A
General Location	Southeast corner of E. Ralph Hall Pkwy and Mims Rd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	Planned Development District	Current Use	Undeveloped
Proposed Zoning		Proposed Use	Dental Office/Daycare
Acreage	1.74	Lots [Current]	1
		Lots [Proposed]	1

[✓] ***SITE PLANS AND PLATS:*** *By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.*

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

[ ] Owner	Courtin Dental	[✓] Applicant	KSA Engineers
Contact Person	Mary Courtin	Contact Person	Darrel Kotzur, P.E.
Address	991 East I-30	Address	6781 Oak Hill Blvd.
	Suite 103		
City, State & Zip	Rockwall, TX 75032	City, State & Zip	Tyler, TX 75703
Phone	(214) 471-3810	Phone	(903) 541-8141 ext. 1311
E-Mail	marycourtin@yahoo.com	E-Mail	dkotzur@ksaeng.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Darrel Kotzur [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of $ 285 *, to cover the cost of this application, has been paid to the City of Rockwall on this the* 13 *day of* November *, 20* 20 *. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."*

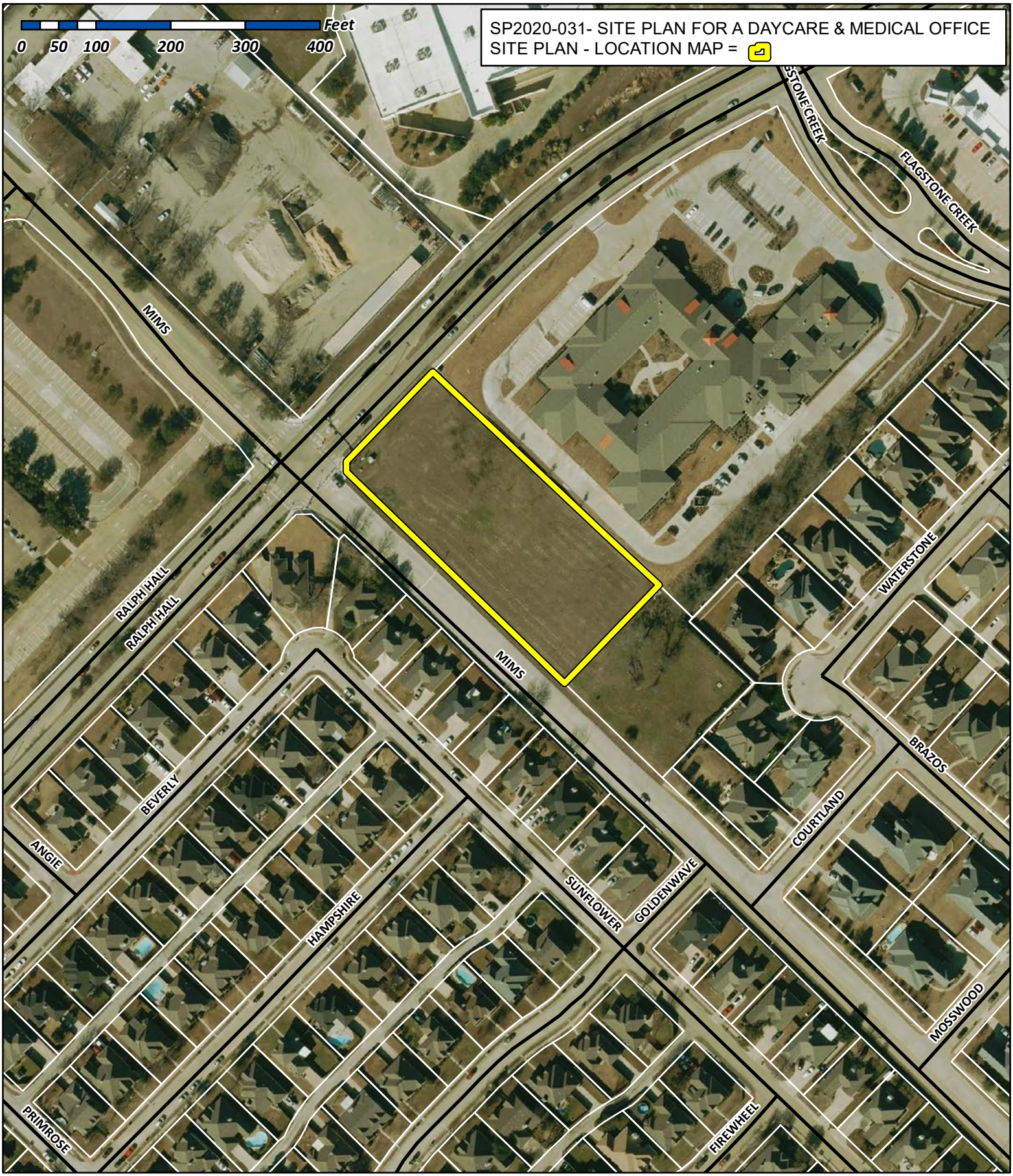
Given under my hand and seal of office on this the 12th *day of* November *, 20* 20 *.*

ROBEBI QUIJANO
Notary Public, State of Texas
Comm. Expires 07-10-2022
Notary ID 12574100-9

Owner's Signature Darrel Kotzur

Notary Public in and for the State of Texas [signature]

My Commission Expires 7-10-22



City of Rockwall

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

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METHOD architecture

PROPOSED COMPENSATORY MEASURES

Project: COURTIN DENTAL CLINIC & GODDARD DAYCARE

Attention: David Gonzales, AICP

Jurisdiction: City of Rockwall

Date: 12/03/20

Dear Mr. Gonzales,

Pursuant to our conversation this week regarding the above referenced projects, Method Architecture is proposing the following façade treatments and features as compensation for the requested variance to forego horizontal articulation as defined by City of Rockwall's the unified development code. Thank you for the opportunity to redirect the cost of horizontal articulation towards building enhancements as described below:

Compensate Item F) – Above and beyond 90% masonry

Masonry is being provided at 100% including stone, brick, and stucco applications, on all elevations of both buildings.

Compensate Item G) – Above and beyond 20% stone

Stone is provided in excess of 30% Min. on all elevations and at the dental clinic entry feature.

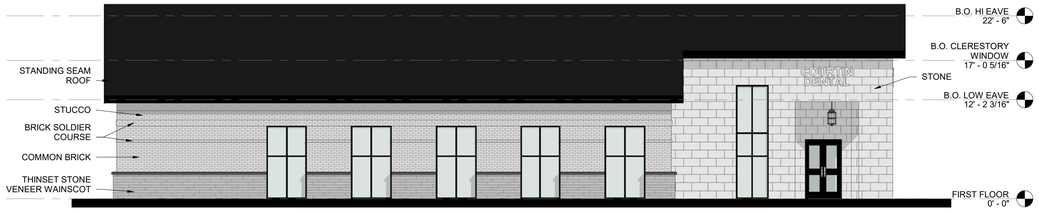
Compensate Item H) – Decorative architectural elements

The Courtin Dental Clinic has varying roof heights as a compensatory measure giving interest to the intersection of geometric forms. In addition, a portico entry of pure limestone is provided as the defining entry feature with deep recesses.

The Goddard School has a continuous decorative stucco cornice at all four elevations as a defining feature. In addition, three peaked roof dormers are being provided on street facing facades to add interest and definition to the roof.

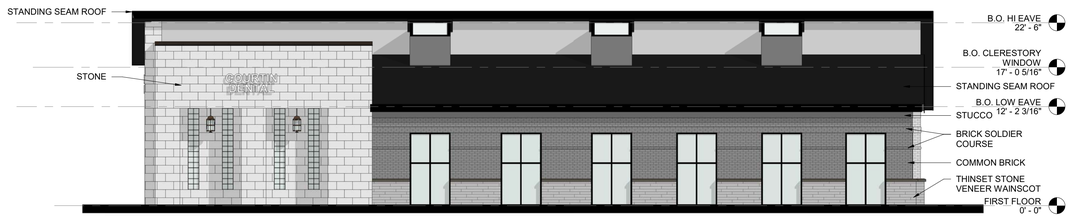
Brian 'Drew' Hayes

Associate Principal, North Texas Market Lead



SOUTH ELEVATION 1

1/8" = 1'-0"

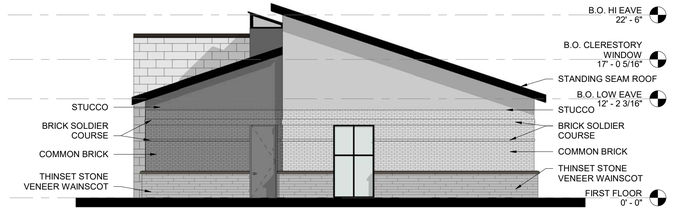


NORTH ELEVATION 2

1/8" = 1'-0"

EAST ELEVATION 3

1/8" = 1'-0"



WEST ELEVATION 4

1/8" = 1'-0"

COMPENSATORY MEASURES

F:

Masonry building materials in percentages equal to or greater than surrounding properties.

REQUIRED: 90% **PROVIDED: 100%**

G:

The inclusion of natural or cultured stone.

REQUIRED: 20% **PROVIDED: 30%**

H:

Increased architectural elements.

COURTIN DENTAL CLINIC: **VARIED ROOF HEIGHTS**
PORTICO ENTRY

FACADE MATERIAL PERCENTAGES

NORTH ELEVATION (1,603 SF)

320 SF GLASS & DOORS	---
1,283 SF FACADE	100%
327 SF STUCCO (PRIMARY)	26%
335 SF MASONRY, BRICK (PRIMARY)	26%
121 SF MASONRY, STONE (PRIMARY)	9%
500 SF MASONRY, LIMESTONE (PRIMARY)	39%

SOUTH ELEVATION (1,276 SF)

314 SF GLASS & DOORS	---
962 SF FACADE	100%
64 SF STUCCO (PRIMARY)	7%
370 SF MASONRY, BRICK (PRIMARY)	38%
146 SF MASONRY, STONE (PRIMARY)	15%
382 SF MASONRY, LIMESTONE (PRIMARY)	40%

EAST ELEVATION (815 SF)

91 SF GLASS & DOORS	---
724 SF FACADE	100%
66 SF STUCCO (PRIMARY)	8%
122 SF MASONRY, BRICK (PRIMARY)	17%
54 SF MASONRY, STONE (PRIMARY)	8%
482 SF MASONRY, LIMESTONE (PRIMARY)	67%

WEST ELEVATION (879 SF)

75 SF GLASS & DOORS	---
804 SF FACADE	100%
269 SF STUCCO (PRIMARY)	33%
312 SF MASONRY, BRICK (PRIMARY)	39%
135 SF MASONRY, STONE (PRIMARY)	17%
88 SF MASONRY, LIMESTONE (PRIMARY)	11%

METHOD architecture
2118 LAMAR, SUITE 200
HOUSTON, TEXAS 77003
(713) 842 - 7500

REVISIONS:

IBAE
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APPROVAL PURPOSES
REGISTERED ARCHITECT

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RENDERING
PROJECT SUBNAME
Enter address here

PM: PMG **DE:** JM

PROJECT:
MB205013

SHEET:
A3.00
BUILDING ELEVATIONS

NORTH ELEVATION 1
1/8" = 1'-0"

WEST ELEVATION 2
1/8" = 1'-0"

COMPENSATORY MEASURES

F:
Masonry building materials in percentages equal to or greater than surrounding properties.
REQUIRED: 90% **PROVIDED: 100%**

G:
The inclusion of natural or cultured stone.
REQUIRED: 20% **PROVIDED: 30%**

H:
Increased architectural elements.
GODDARD SCHOOL: **PEAKED ROOF (DORMERS)**
CORNICES

FACADE MATERIAL PERCENTAGES

NORTH ELEVATION (1,146 SF)

100 SF GLASS & DOORS	---
1,046 SF FACADE	100%
488 SF MASONRY, BRICK (PRIMARY)	47%
320 SF MASONRY, STONE (PRIMARY)	30%
238 SF STUCCO CORNICE (ACCENT)	23%

SOUTH ELEVATION (1,145 SF)

124 SF GLASS & DOORS	---
1,021 SF FACADE	100%
474 SF MASONRY, BRICK (PRIMARY)	46%
309 SF MASONRY, STONE (PRIMARY)	30%
236 SF STUCCO CORNICE (ACCENT)	23%

EAST ELEVATION (1,562 SF)

299 SF GLASS & DOORS	---
1,263 SF FACADE	100%
570 SF MASONRY, BRICK (PRIMARY)	45%
380 SF MASONRY, STONE (PRIMARY)	30%
313 SF STUCCO CORNICE (ACCENT)	25%

WEST ELEVATION (1,561 SF)

346 SF GLASS & DOORS	---
1,215 SF FACADE	100%
515 SF MASONRY, BRICK (PRIMARY)	42%
387 SF MASONRY, STONE (PRIMARY)	32%
313 SF STUCCO CORNICE (ACCENT)	26%

METHOD architecture
2118 LAMAR, SUITE 200
HOUSTON, TEXAS 77003
(713) 842 - 7500

REVISIONS:

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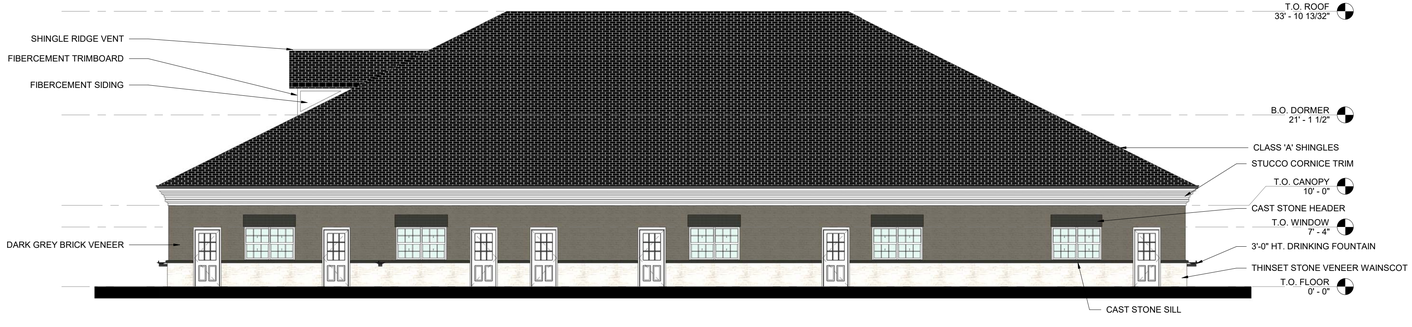
COURTIN DAYCARE - RENDERING
PROJECT SUBNAME
CORNER OF MIMS RD. AND RALPH HALL PKWY IN ROCKWALL, TEXAS

PM: PMG **DE:** DSG

PROJECT:
MB205014

SHEET:
A3.00
BUILDING ELEVATIONS

SOUTH ELEVATION 1
1/8" = 1'-0"



EAST ELEVATION 2
1/8" = 1'-0"

COMPENSATORY MEASURES

F:

Masonry building materials in percentages equal to or greater than surrounding properties.

REQUIRED: 90% **PROVIDED: 100%**

G:

The inclusion of natural or cultured stone.

REQUIRED: 20% **PROVIDED: 30%**

H:

Increased architectural elements.

GODDARD SCHOOL: **PEAKED ROOF (DORMERS)**
CORNICES

FACADE MATERIAL PERCENTAGES

NORTH ELEVATION (1,146 SF)

100 SF GLASS & DOORS	---
1,046 SF FACADE	100%
488 SF MASONRY, BRICK (PRIMARY)	47%
320 SF MASONRY, STONE (PRIMARY)	30%
238 SF STUCCO CORNICE (ACCENT)	23%

SOUTH ELEVATION (1,145 SF)

124 SF GLASS & DOORS	---
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EAST ELEVATION (1,562 SF)

299 SF GLASS & DOORS	---
1,263 SF FACADE	100%
570 SF MASONRY, BRICK (PRIMARY)	45%
380 SF MASONRY, STONE (PRIMARY)	30%
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WEST ELEVATION (1,561 SF)

346 SF GLASS & DOORS	---
1,215 SF FACADE	100%
515 SF MASONRY, BRICK (PRIMARY)	42%
387 SF MASONRY, STONE (PRIMARY)	32%
313 SF STUCCO CORNICE (ACCENT)	26%

METHOD architecture
2118 LAMAR, SUITE 200
HOUSTON, TEXAS 77003
(713) 842 - 7500

REVISIONS:

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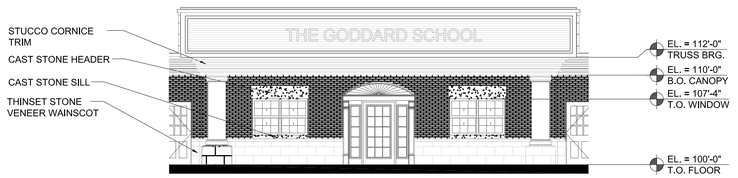
COURTIN DAYCARE - RENDERING
PROJECT SUBNAME
CORNER OF MIMS RD. AND RALPH HALL PKWY IN ROCKWALL, TEXAS

PM: PMG **DE:** DSG

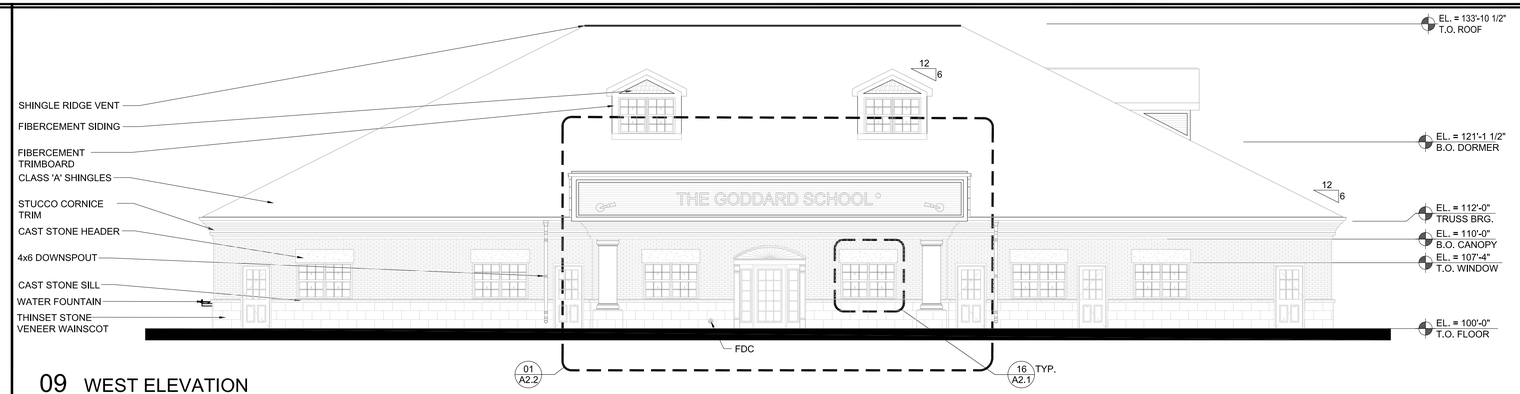
PROJECT:
MB205014

SHEET:
A3.01
BUILDING ELEVATIONS



09 (ALTERNATE) WEST ELEVATION

SCALE: 1/8" = 1'-0"



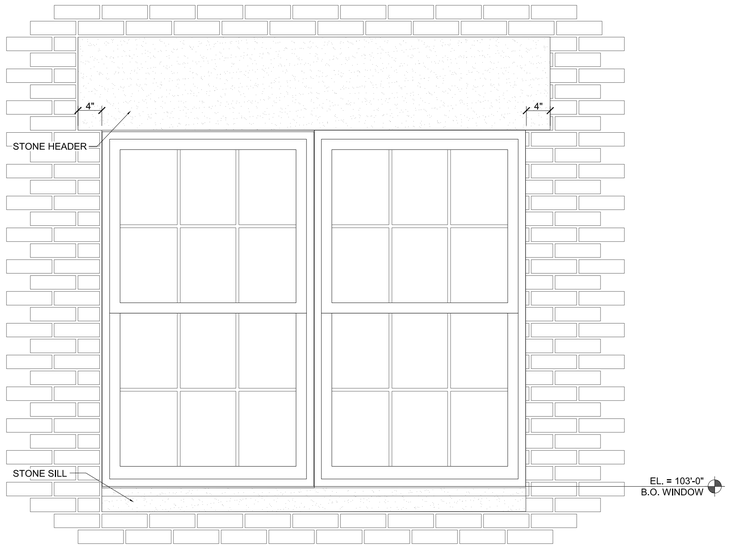
09 WEST ELEVATION

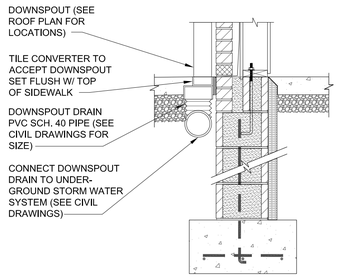
SCALE: 1/8" = 1'-0"

FACADE MATERIAL PERCENTAGES	
NORTH ELEVATION (1,146 SF)	
100 SF GLASS & DOORS	---
1,046 SF FACADE	100%
488 SF MASONRY, BRICK (PRIMARY)	47%
320 SF MASONRY, STONE (PRIMARY)	30%
238 SF STUCCO CORNICE (ACCENT)	23%
SOUTH ELEVATION (1,145 SF)	
124 SF GLASS & DOORS	---
1,021 SF FACADE	100%
474 SF MASONRY, BRICK (PRIMARY)	46%
309 SF MASONRY, STONE (PRIMARY)	30%
238 SF STUCCO CORNICE (ACCENT)	23%
EAST ELEVATION (1,562 SF)	
299 SF GLASS & DOORS	---
1,263 SF FACADE	100%
570 SF MASONRY, BRICK (PRIMARY)	45%
380 SF MASONRY, STONE (PRIMARY)	30%
313 SF STUCCO CORNICE (ACCENT)	25%
WEST ELEVATION (1,561 SF)	
346 SF GLASS & DOORS	---
1,215 SF FACADE	100%
515 SF MASONRY, BRICK (PRIMARY)	42%
387 SF MASONRY, STONE (PRIMARY)	32%
313 SF STUCCO CORNICE (ACCENT)	26%

13 FACADE MATERIAL PERCENTAGES

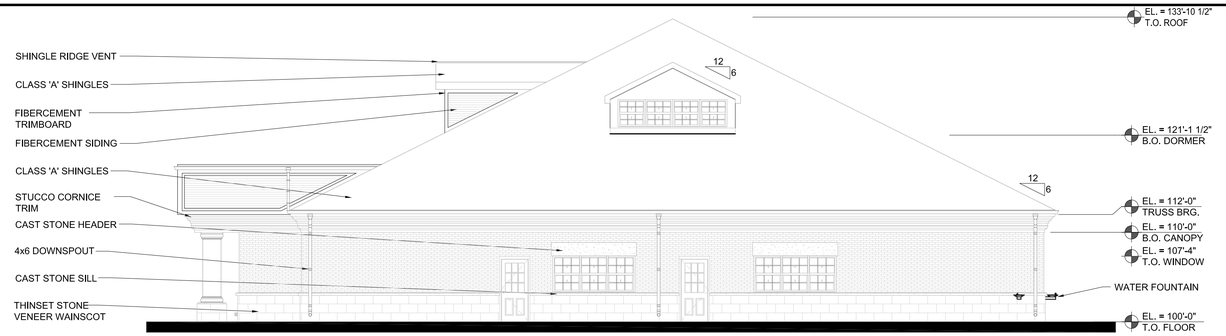
SCALE: 3/4" = 1'-0"





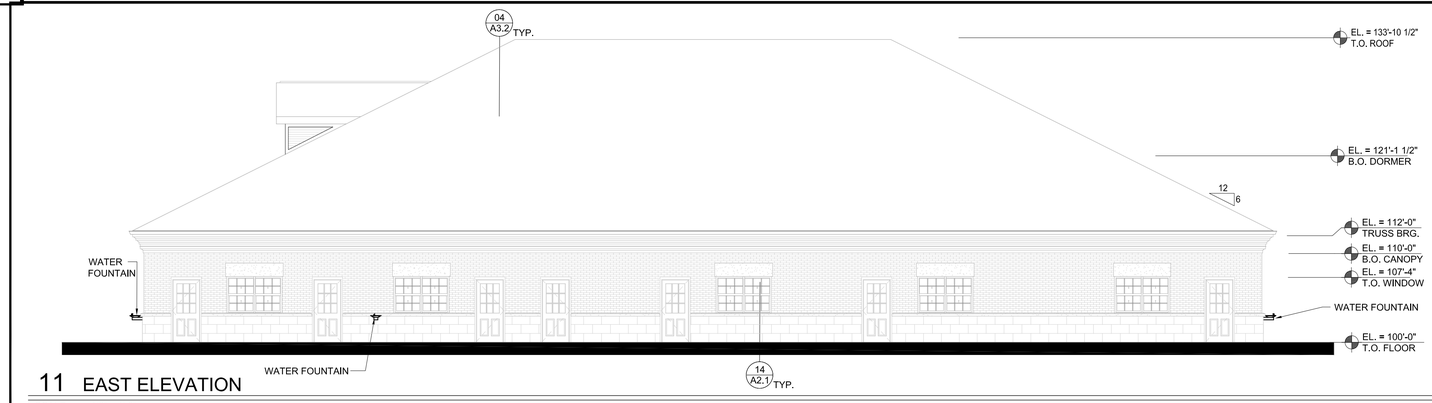
14 FOUNDATION SECTION @ DOWNSPOUTS

SCALE: 3/4" = 1'-0"



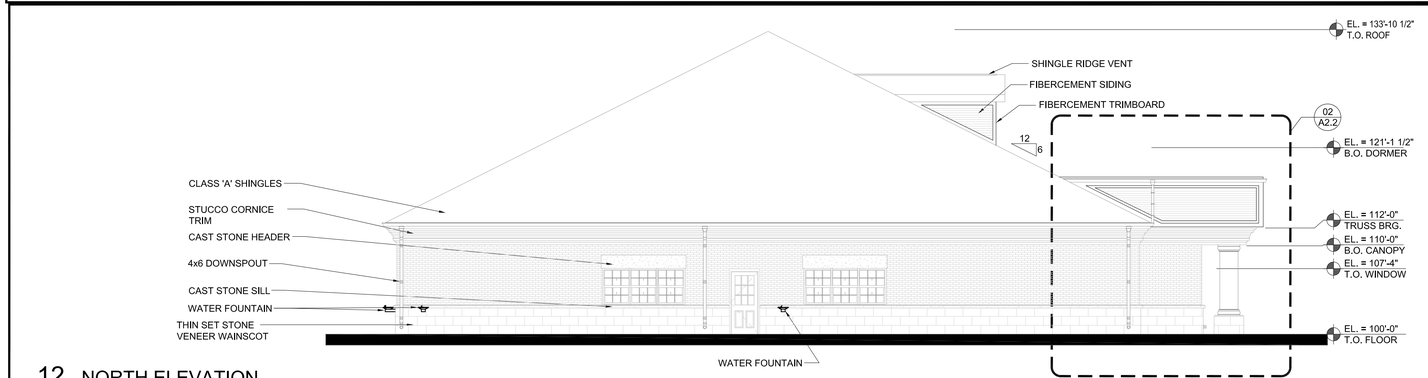
10 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



11 EAST ELEVATION

SCALE: 1/8" = 1'-0"



12 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

METHOD architecture
1919 MCKINNEY AVE. STE 203c
DALLAS, TEXAS 75201
(469) 640 - 6329

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TBAE

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SIGNATURE

SEAL

DATE 03.16.2016

PROJECT NO. 14102

REVISIONS

NUMB	DATE	DESCRIPTION
0	##.##.####	XXXXX

CONSTRUCTORS

PROJECT TITLE

THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

CORNER OF MIMS RD & E RALPH HALL PKWY
ROCKWALL, TX 75032

SHEET TITLE

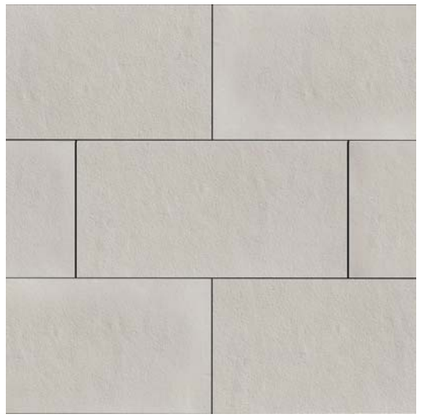
EXTERIOR ELEVATIONS

SHEET NUMBER

A2.1

B1

CS1



L1

SS1

MATERIAL KEY	
B1:	BRICK MASONRY - ASH GREY, MODULAR
CS1:	CAST STONE MASONRY - MIDNIGHT GROUND, CORDOVA STONE
L1:	LIMESTONE MASONRY - COTTONWOOD HONED, BBCO
SS1:	STACKED STONE VENEER - MALVA LEDGE PANELS, BBCO

METHOD architecture
methodarchitecture.com

RENDERING

Enter address here

MB205013

MATERIALS

12/02/20

CONSTRUCTORS

From: David Gonzales
To: Gonzales, David
Subject: MSB
Date: Wednesday, December 2, 2020 5:26:46 PM

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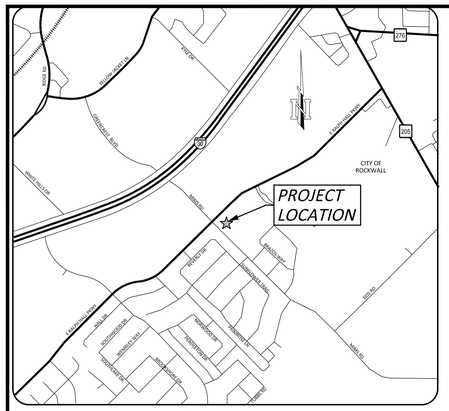
Have a great day,
David Gonzales
My iPhone



VICINITY MAP
NOT TO SCALE

SITE PLAN INFORMATION

ZONED:	PD-54
LAND USE:	PROPOSED: COMMERCIAL
TOTAL LOT AREA:	1.743 ACRES (75,932 S.F.)
TOTAL LOT PERIMETER:	±1,192 LF
BUILDING AREA:	DENTAL OFFICE: 4,059± S.F. DAYCARE: 10,841± S.F.
BUILDING HEIGHT:	DENTAL OFFICE: 20'-0" - 24'-0" DAYCARE: 20'-0" - 24'-0"

	REQUIRED	PROVIDED
STANDARD PARKING	52	52
ACCESSIBLE PARKING	3	3
TOTAL	55	56

Time of Day	Retail	Office	Daycare #	Dental #	Total #
			36	20	**56**
			2 ADA	1 ADA	**3 ADA**
6:00 a.m.—12:00 noon	0.97	1.00	35	20	55
12:00 noon—1:00 p.m.	1.00	0.90	36	18	54
1:00 p.m.—4:00 p.m.	0.97	0.97	35	20	55
4:00 p.m.—6:00 p.m.	0.82	0.47	30	10	39
6:00 p.m.—8:00 p.m.	0.89	0.07	32	1	34
8:00 p.m.—12:00 midnight	0.61	0.03	22	1	23
			Total #		**55**

Daycare SF	Dental SF	Daycare Req.	Dental Req.
10,841	4,059	1/300	1/200

20' 0 20' 40'
GRAPHIC SCALE IN FEET

LEGEND

EXISTING	PROPOSED	
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
GM		GAS METER
SSMH		SANITARY SEWER MANHOLE
SSCO		SANITARY SEWER CLEANOUT
UP		UTILITY POLE
LP		SITE LIGHTING POLE
TSP		TRAFFIC SIGNAL POLE
TSB		TRAFFIC SIGNAL BOX
STMH		STORM MANHOLE
JB		STORM JUNCTION BOX
CI		CURB INLET
GI		GRATE INLET
		SIGN
OHE		EXISTING OVERHEAD ELECTRIC LINE
		EXISTING CONCRETE CURB
		PROPOSED CONCRETE CURB
10		NUMBER OF PARKING SPACES
FIRE LANE		PROPOSED FIRE LANE
		PROPOSED 3,500 PSI 4" SIDEWALK PAVEMENT WITH #3 BARS AT 18" O.C.E.W.
		PROPOSED 3,500 PSI 5" CONCRETE STANDARD DUTY PAVEMENT WITH #4 BARS AT 24" O.C.E.W
		PROPOSED 3,500 PSI 6" CONCRETE HEAVY DUTY PAVEMENT WITH #4 BARS AT 18" O.C.E.W

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY AND STATE REGULATIONS AND CODES, OSHA STANDARDS AND PROJECT SITE WORK SPECIFICATIONS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULES, SLOPED PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING ENTRANCE LOCATIONS.
3. CONTRACTOR SHALL REFER TO MEP PLANS FOR TOTAL NUMBER, LOCATIONS, SIZES AND OUTFALLS OF ROOF DOWNSPOUTS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING EXISTING ITEMS DAMAGED DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. DAMAGES SHALL BE REPORTED TO ENGINEER OF RECORD PRIOR TO REPAIR. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
5. CONTRACTOR IS REQUIRED TO REMOVE OR RELOCATE, IN A PROPER MANNER, EXISTING IMPROVEMENT/NATURAL FEATURES TO ALLOW FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS INDICATED ON THE PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTION & REPLACEMENT OF ALL PROPERTY CORNERS. PROPERTY CORNERS DAMAGED BY CONTRACTOR SHALL BE REPLACED BY A REGISTERED PROFESSIONAL LAND SURVEYOR AT CONTRACTOR'S EXPENSE.
7. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
8. CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS.
9. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE LATEST EDITION OF THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
10. ALL SIGNS PLACED IN AREAS ACCESSIBLE BY VEHICLE TRAFFIC SHALL BE PLACED IN GUARD POST.
11. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, CENTER OR END OF STRIPE, FACE OF BUILDING OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
12. ALL CURB RADII SHALL BE 4' UNLESS OTHERWISE NOTED.
13. FIRE LANES ARE SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO LOCAL CITY REQUIREMENTS FOR EXACT LOCATION.

ACCESSIBILITY NOTES

1. PROPOSED CONSTRUCTION ON THIS SITE SHALL COMPLY WITH THE LATEST REVISION OF THE ADA REGULATIONS AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
2. ALL SLOPES ON SIDEWALKS ADJACENT TO BUILDINGS SHALL BE AT ¼" PER FOOT MAX. DOWN TO THE TOP OF CONCRETE CURB.
3. ALL SLOPES WITHIN ACCESSIBLE PARKING SPACES AND ADJACENT MANEUVERING AREAS SHALL BE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS. ADA COMPLIANT SIGNAGE SHALL BE PROVIDED FOR EACH ACCESSIBLE SPACE.
4. ALL SLOPES ON SIDEWALKS SHALL BE A MAXIMUM OF 2% CROSS SLOPE AND 5% IN THE DIRECTION OF TRAVEL.
5. ACCESSIBLE ROUTES WITH A RUNNING SLOPE GREATER THAN 5.0% (1:20) IS A RAMP AND SHALL BE CONSTRUCTED WITH HANDRAILS AND 5' X 5' LANDINGS. RAMP SLOPE SHALL NOT EXCEED 8.33% (1:12).
6. RAMP RUNS WITH A RISE GREATER THAN 6 INCHES SHALL HAVE HANDRAILS.
7. SURFACE OF CURB RAMPS SHALL BE CONSTRUCTED WITH ADA COMPLIANT SURFACE. SURFACE OF ACCESSIBLE ROUTES AND CURB RAMPS SHALL BE STABLE, FIRM AND SLIP RESISTANT. CURB RAMPS SHALL NOT EXCEED 6' IN LENGTH.
8. THE RISE OF ANY RAMP SHALL BE 30 INCHES MAXIMUM.

INSPECTIONS/CERTIFICATIONS NOTE

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY LOCAL CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO SUBSTANTIAL PROJECT COMPLETION.

PERMITS NOTE

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED BY FEDERAL, STATE, OR LOCAL CODES AND/OR UTILITY SERVICE COMPANIES PRIOR TO START OF CONSTRUCTION.

TOPOGRAPHIC SURVEY NOTE

EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WAS PREPARED BY SCI SURVEY CONSULTANTS, INC.. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW. THE ENGINEER'S SEAL ON THESE PLANS DOES NOT APPLY TO THE PROPERTY BOUNDARY INFORMATION SHOWN HEREON.

CITY OF ROCKWALL

APPROVED:

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

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2020-031

OWNER
MARY COURTIN
991 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

Know what's **below.** **Call** before you dig.

DATE	REVISION	MARK

DRAWING PATHNAME | LAYOUT | PLOT DATE - TIME

SHEET NAME: SITE PLAN

PROJECT NAME:
COURTIN DENTAL
FLAGSTONE CORNERS
BLOCK A, LOT 9

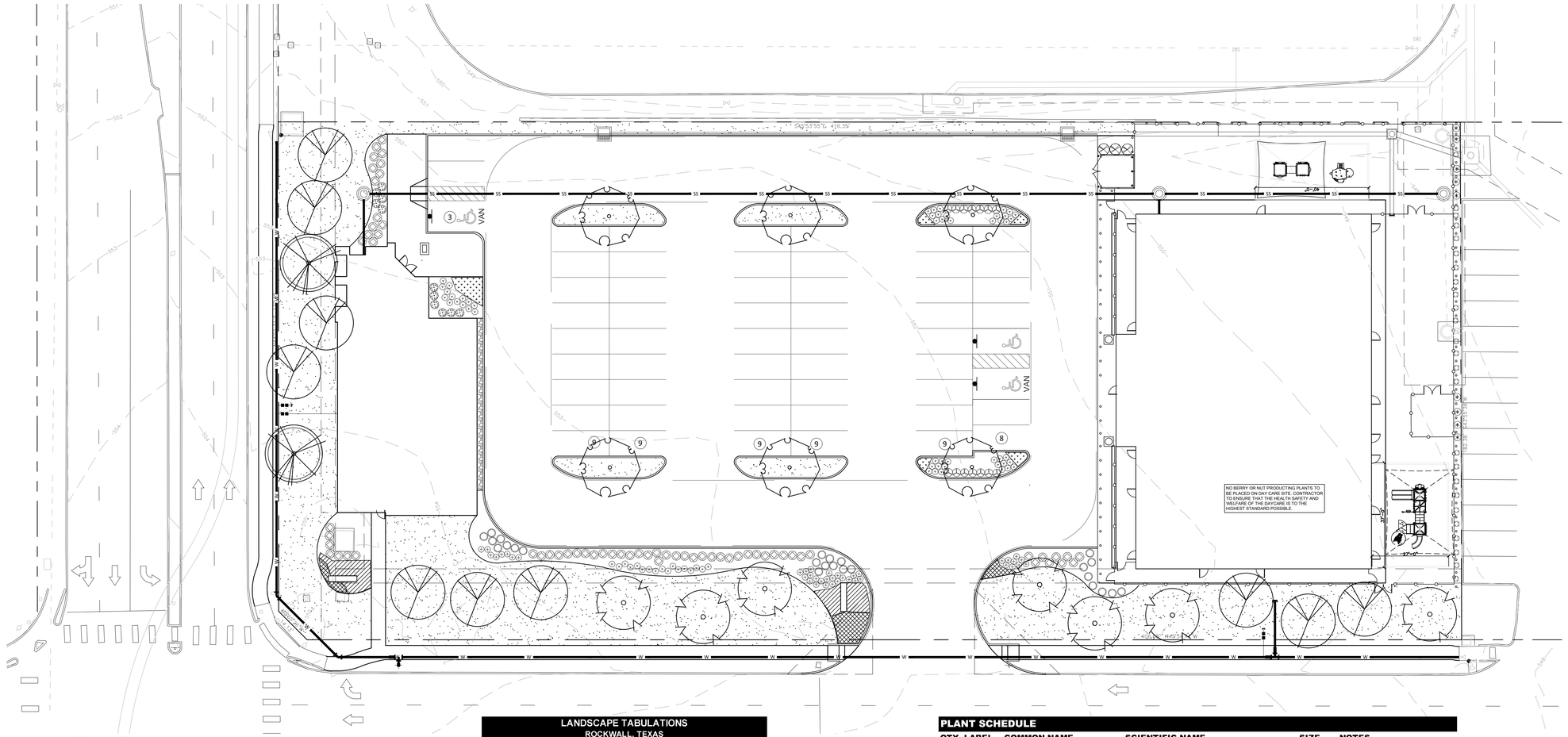
DRAWN BY:	DESIGNED BY:	LATEST REVISION:	KSA JOB NO.:
TG	DK	10/16/20	MI.2129

KSA
6781 Oak Hill Blvd.,
Tyler, Texas 75703
T. 903-581-8141 F. 888-224-9418
www.ksaeng.com

STATE OF TEXAS
DARREL KOTZUR
83947
LICENSED
PROFESSIONAL ENGINEER

SEAL:
TBPE Firm Registration No. F-1356

SHEET NO.
C1.0



GENERAL LAWN NOTES

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

SOLID SOD:

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

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (3" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 140S WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

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

MAINTENANCE REQUIREMENTS:

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

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

GENERAL

1. A 20' street buffer shall be provided the length of the property abutting a ROW.

2. One large canopy tree shall be provided for every 30 l.f. of frontage.

3. Trash areas shall be screened from public view.

Mims Road = 417 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
13 canopy trees, 4" cal.	13 canopy trees, 4" cal.

East Ralph Hall Parkway = 183 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
6 canopy trees, 4" cal.	6 canopy trees, 4" cal.
trash area screened	trash area screened

Site area: 75,932 s.f.

REQUIRED	PROVIDED
	18,076 s.f. landscaped

PARKING LOT LANDSCAPE

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.

2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars.

Parking Spaces - 53

REQUIRED	PROVIDED
36" screen	36" screen
5 canopy trees, 4" cal.	6 canopy trees, 4" cal.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
10	CE	Cedar Elm	*Ulmus crassifolia*	4" cal.	14' ht., 4' spread, matching
6	LE	'Bosque' Lacebark Elm	*Ulmus parvifolia 'UPMTF'*	4" cal.	14' ht., 4' spread, matching
7	MWO	Mexican White Oak	*Quercus polymorpha*	4" cal.	14' ht., 4' spread, matching
2	SO	Shumard Oak	*Quercus shumardii*	4" cal.	14' ht., 4' spread, matching
		SHRUBS			
14	AB	Abelia 'Twist of Lime'	*Abelia x grandiflora 'Hopley's'*	5 gal.	full, 24" spread, 36" o.c.
67	AS	Autumn Sage	*Salvia greggii*	3 gal.	full, 24" o.c.
64	DBH	Dwarf Burford Holly	*Ilex comuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
39	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Condeaux'*	5 gal.	full, 24" sprd, 24" o.c.
11	KO	Double Knock Out Rose (Red)	*Rosa hybrida 'Radtko'*	5 gal.	full, 24" spread, 36" o.c.
25	MS	Morning Light Miscanthus	*Miscanthus sinensis 'Morning Light'*	5 gal.	full, 20" spread, 36" o.c.
9	SRJ	Skyrocket Juniper	*Juniperus scopulorum 'Skyrocket'*	7 gal.	full, 24" sprd, 30" o.c.
3	WM	Wax Myrtle	*Myrica pusilla*	7 gal.	full, 30" sprd, 40" o.c.
		GROUNDCOVER/VINES/GRASS			
110	BBL	Big Blue Liriope	*Liriope muscari 'Big Blue'*	1 gal.	full, 18" o.c.
25	FV	Fig Vine	*Ficus pumila*	1 gal.	full, with 4 runners minimum
60	MFG	Mexican Feather Grass	*Nassella tenuissima*	1 gal.	full, 18" o.c.
110	SC	Seasonal Color		4" pots	full, 12" o.c.
		Bermuda Solid Sod	*Cynodon dactylon*		
		2-4" River Rock			

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

IRRIGATION WILL MEET THE REQUIREMENTS OF THE UDC.

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

CITY OF ROCKWALL

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WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

OWNER
MARY COURTIN
991 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

CASE NUMBER: SP2020-031

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

Know what's **below.** **Call** before you dig.

MARK	REVISION	DATE

DRAWING PATH/NAME | LAYOUT | PLOT DATE - TIME

SHEET NAME: LANDSCAPE PLAN

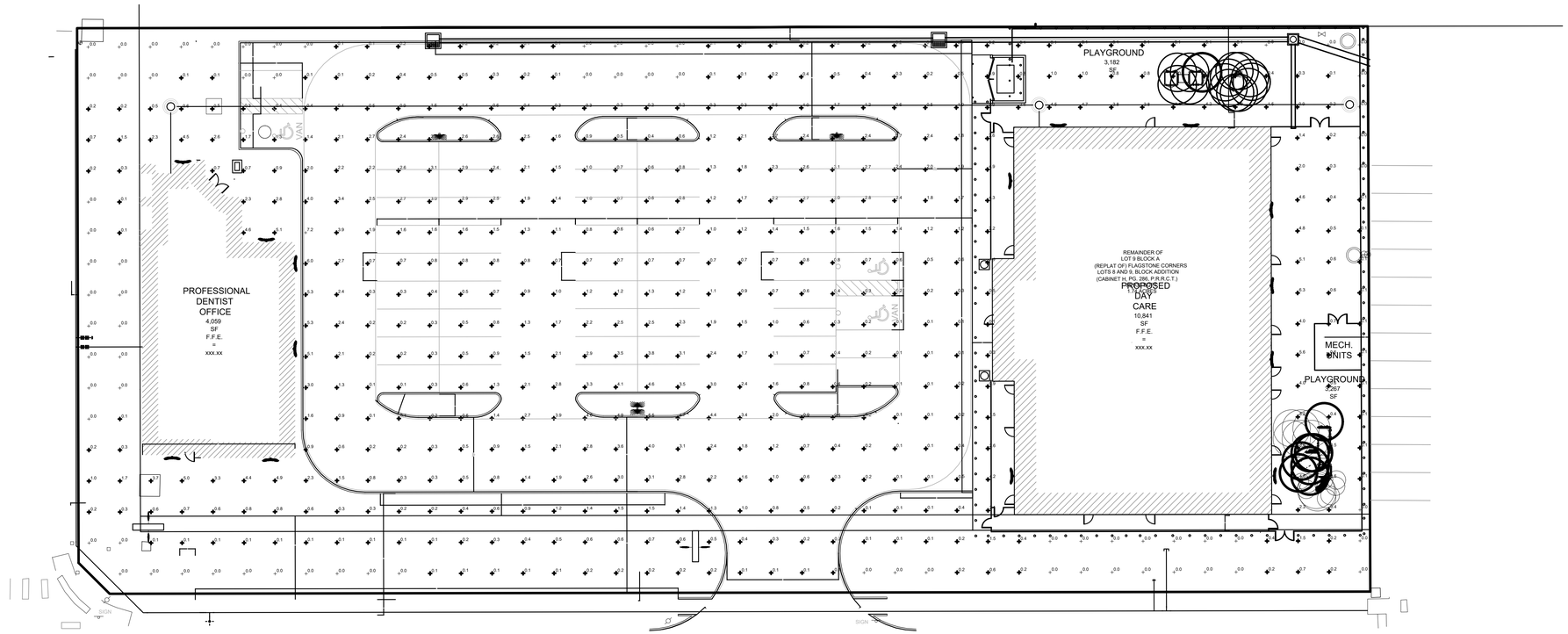
PROJECT NAME:
COURTIN DENTAL
FLAGSTONE CORNERS
BLOCK A, LOT 9

DRAWN BY:	DESIGNED BY:	LATEST REVISION:	KSA JOB NO.:
TG	DK	10/16/20	MK2129

KSA
6781 Oak Hill Blvd.,
Tyler, Texas 75703
T. 903-581-3141 F. 888-224-9418
www.ksaeng.com

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
11/13/20

SHEET NO.
L1.1



12 SITE PHOTOMETRIC PLAN

SCALE: NTS

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	CATALOG #	DESCRIPTION	LAMP	FILE	LUMENS	LLF	WATTS
▭	WP-1	14	ISC-AF-450-LED-T2-WH	WALL PACK WALL MOUNTED	25 WATT		1100	.85	
⌖	C-1	3	KR6-20L-35K-KR6T-SSGC-FF	EXIT RECESSED DOWNLIGHT	13 WATT LED		NA	.85	
○—□	AL-1	4	GLNA-AF-02-LED-E1-T3	POLE MOUNTED AREA LIGHT NOT TO EXCEED 20' HEIGHT	133 WATT LED		1500	.85	
◁	FL-1	4	TCRS8S-VISOR(FULL CUTOFF)	GROUND MOUNTED FLOOD W/FULL CUTOFF	8 WATT LED		812	.85	

STATISTICS SCHEDULE

DESCRIPTION	AVG.	MAX.	MIN.	MAX/MIN	AVG/MIN
CALC ZONE #1	1.1 FC	7.1 fc	0.0 fc	N / A	N / A

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CAUTIONARY NOTE

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE BASED ON ABOVE GROUND EVIDENCE OR INFORMATION GATHERED DURING THE FIELD SURVEY PORTION OF THIS PROJECT. AS SUCH, THIS INFORMATION IS SPECULATIVE IN NATURE ONLY AND SHOULD NOT BE CONSTRUED AS FACT. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF ANY AND ALL CONSTRUCTION.

CITY OF ROCKWALL

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WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

OWNER

MARY COURTIN
991 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

CASE NUMBER: SP2020-031

SITE PHOTOMETRICS

PQR
Mechanical, Plumbing and Electrical Engineering Consultants

6860 Dallas Parkway, Suite 200
Plano, Texas 75024
214.509.8263
www.pqrus.com

Texas Registered Engineering Firm F-16851

CONSTRUCTORS

METHOD architecture
methodarchitecture.com

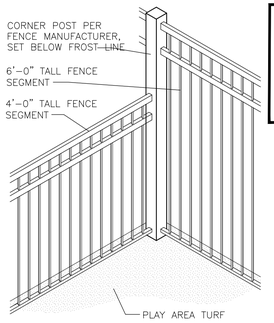
COURTIN DENTAL AND GODDARD SCHOOL

ROCKWELL TEXAS

MB00001
PHASE

SCHEME A

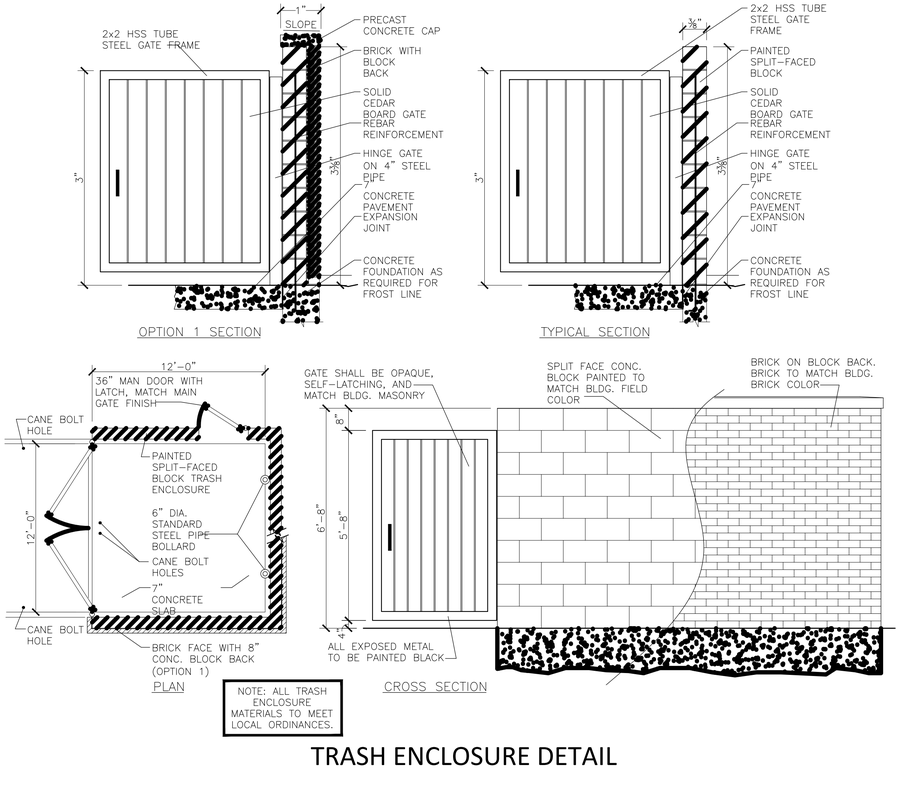
12-1-2020



FENCE NOTES:

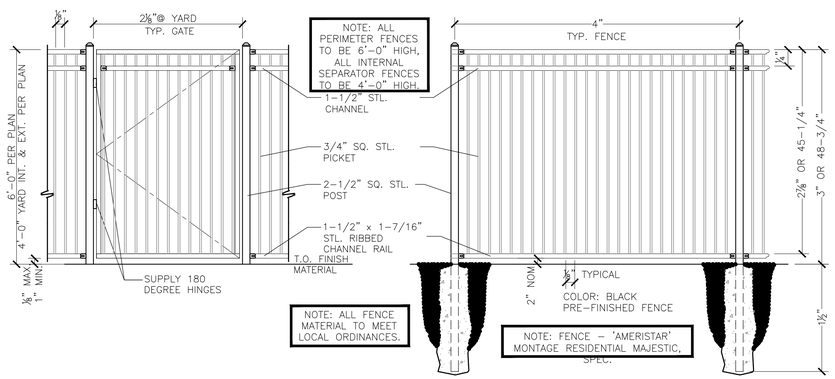
IT IS IMPORTANT THAT FENCES BE DESIGNED SO THAT THERE ARE NO SPACES BETWEEN PICKETS WHICH ARE BETWEEN 1-3/4" MINIMUM AND 3-1/2" MAXIMUM TO PREVENT CHILDREN'S HEADS FROM BEING ENTRAPPED.

FENCE TRANSITION DETAIL



NOTE: ALL TRASH ENCLOSURE MATERIALS TO MEET LOCAL ORDINANCES.

TRASH ENCLOSURE DETAIL



TYPICAL FENCE DETAIL

CITY OF ROCKWALL

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WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

OWNER

MARY COURTIN
991 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

CASE NUMBER: SP2020-031

MARK	REVISION	DATE

DRAWING PATH\NAME | LAYOUT | PLOT DATE - TIME

COURTIN DENTAL OFFICE
ROCKWALL, TEXAS 75032

SHEET NAME:
DETAILS

DRAWN BY:	DESIGNED BY:	LATEST REVISION:	KSA JOB NO.:
TG	DK	12/07/20	18-1620-01

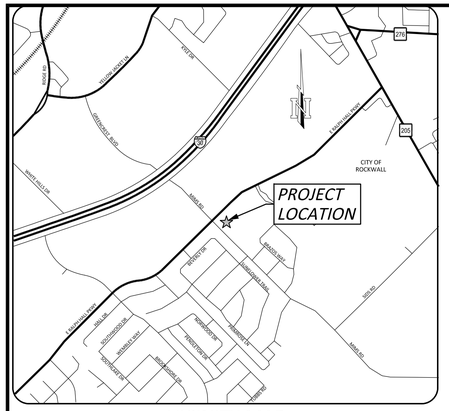
PROJECT NAME

KSA
6781 Oak Hill Blvd.,
Tyler, Texas 75703
T: 903-581-8441 F: 888-224-9418
www.ksaeng.com

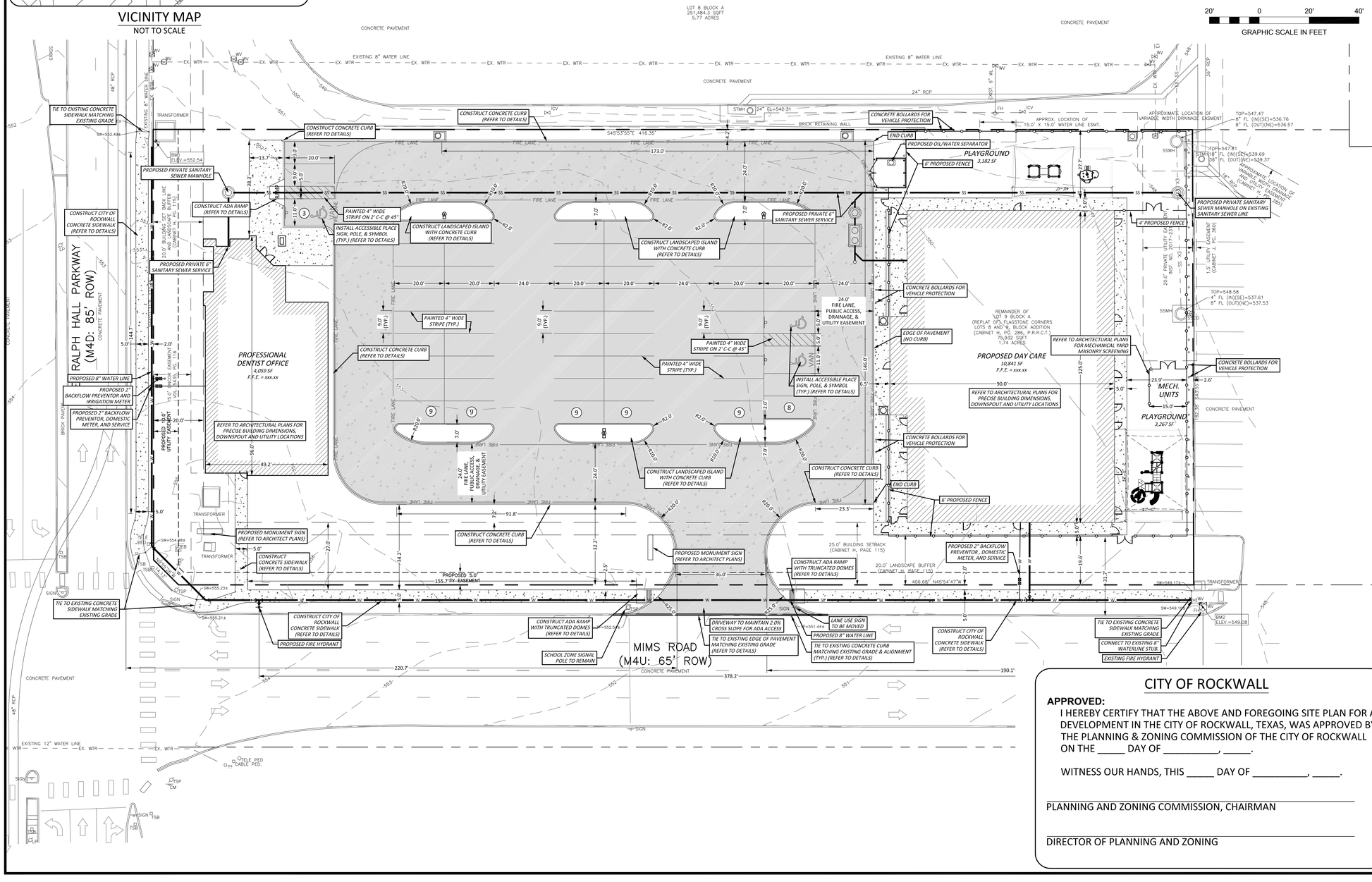
STATE OF TEXAS
DARREL KOTZUR
83947
LICENSED
PROFESSIONAL ENGINEER

SEAL:
TBPE Firm Registration No. F-1356

SHEET NO.
C9.0



VICINITY MAP
NOT TO SCALE



20' 0 20' 40'
GRAPHIC SCALE IN FEET

SITE PLAN INFORMATION

ZONED:	PD-54
LAND USE:	PROPOSED: COMMERCIAL
TOTAL LOT AREA:	1.743 ACRES (75,932 S.F.)
TOTAL LOT PERIMETER:	±1,192 LF
BUILDING AREA:	DENTAL OFFICE: 4,059± S.F. DAYCARE: 10,841± S.F.
BUILDING HEIGHT:	DENTAL OFFICE: 20'-0" - 24'-0" DAYCARE: 20'-0" - 24'-0"

	REQUIRED	PROVIDED
STANDARD PARKING	52	52
ACCESSIBLE PARKING	3	3
TOTAL	55	56

Time of Day	Retail	Office	Daycare #	Dental #	Total #
			36	20	**56**
			2 ADA	1 ADA	**3 ADA**
6:00 a.m.—12:00 noon	0.97	1.00	35	20	55
12:00 noon—1:00 p.m.	1.00	0.90	36	18	54
1:00 p.m.—4:00 p.m.	0.97	0.97	35	20	55
4:00 p.m.—6:00 p.m.	0.82	0.47	30	10	39
6:00 p.m.—8:00 p.m.	0.89	0.07	32	1	34
8:00 p.m.—12:00 midnight	0.61	0.03	22	1	23
			Total #		**55**

Daycare SF	Dental SF	Daycare Req.	Dental Req.
10,841	4,059	1/300	1/200

LEGEND

EXISTING	PROPOSED	
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
GM		GAS METER
SSMH		SANITARY SEWER MANHOLE
SSCO		SANITARY SEWER CLEANOUT
UP		UTILITY POLE
LP		SITE LIGHTING POLE
TSP		TRAFFIC SIGNAL POLE
TSB		TRAFFIC SIGNAL BOX
STMH		STORM MANHOLE
JB		STORM JUNCTION BOX
CI		CURB INLET
GI		GRATE INLET
		SIGN
OHE		EXISTING OVERHEAD ELECTRIC LINE
		EXISTING CONCRETE CURB
		PROPOSED CONCRETE CURB
10		NUMBER OF PARKING SPACES
FIRE LANE		PROPOSED FIRE LANE
		PROPOSED 3,600 PSI (6.5 SACK) 4" SIDEWALK PAVEMENT WITH #3 BARS AT 18" O.C.E.W.
		PROPOSED 3,600 PSI (6.5 SACK) 5" CONCRETE STANDARD DUTY PAVEMENT WITH #4 BARS AT 24" O.C.E.W
		PROPOSED 3,600 PSI (6.5 SACK) 6" CONCRETE HEAVY DUTY PAVEMENT WITH #4 BARS AT 18" O.C.E.W.

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY AND STATE REGULATIONS AND CODES, OSHA STANDARDS AND PROJECT SITE WORK SPECIFICATIONS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULES, SLOPED PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING ENTRANCE LOCATIONS.
3. CONTRACTOR SHALL REFER TO MEP PLANS FOR TOTAL NUMBER, LOCATIONS, SIZES AND OUTFALLS OF ROOF DOWNSPOUTS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING EXISTING ITEMS DAMAGED DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. DAMAGES SHALL BE REPORTED TO ENGINEER OF RECORD PRIOR TO REPAIR. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
5. CONTRACTOR IS REQUIRED TO REMOVE OR RELOCATE, IN A PROPER MANNER, EXISTING IMPROVEMENT/NATURAL FEATURES TO ALLOW FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS INDICATED ON THE PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTION & REPLACEMENT OF ALL PROPERTY CORNERS. PROPERTY CORNERS DAMAGED BY CONTRACTOR SHALL BE REPLACED BY A REGISTERED PROFESSIONAL LAND SURVEYOR AT CONTRACTOR'S EXPENSE.
7. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
8. CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS.
9. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE LATEST EDITION OF THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
10. ALL SIGNS PLACED IN AREAS ACCESSIBLE BY VEHICLE TRAFFIC SHALL BE PLACED IN GUARD POST.
11. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, CENTER OR END OF STRIPE, FACE OF BUILDING OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
12. ALL CURB RADII SHALL BE 4' UNLESS OTHERWISE NOTED.
13. FIRE LANES ARE SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO LOCAL CITY REQUIREMENTS FOR EXACT LOCATION.

ACCESSIBILITY NOTES

1. PROPOSED CONSTRUCTION ON THIS SITE SHALL COMPLY WITH THE LATEST REVISION OF THE ADA REGULATIONS AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
2. ALL SLOPES ON SIDEWALKS ADJACENT TO BUILDINGS SHALL BE AT ¼" PER FOOT MAX. DOWN TO THE TOP OF CONCRETE CURB.
3. ALL SLOPES WITHIN ACCESSIBLE PARKING SPACES AND ADJACENT MANEUVERING AREAS SHALL BE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS. ADA COMPLIANT SIGNAGE SHALL BE PROVIDED FOR EACH ACCESSIBLE SPACE.
4. ALL SLOPES ON SIDEWALKS SHALL BE A MAXIMUM OF 2% CROSS SLOPE AND 5% IN THE DIRECTION OF TRAVEL.
5. ACCESSIBLE ROUTES WITH A RUNNING SLOPE GREATER THAN 5.0% (1:20) IS A RAMP AND SHALL BE CONSTRUCTED WITH HANDRAILS AND 5' X 5' LANDINGS. RAMP SLOPE SHALL NOT EXCEED 8.33% (1:12).
6. RAMP RUNS WITH A RISE GREATER THAN 6 INCHES SHALL HAVE HANDRAILS.
7. SURFACE OF CURB RAMPS SHALL BE CONSTRUCTED WITH ADA COMPLIANT SURFACE. SURFACE OF ACCESSIBLE ROUTES AND CURB RAMPS SHALL BE STABLE, FIRM AND SLIP RESISTANT. CURB RAMPS SHALL NOT EXCEED 6" IN LENGTH.
8. THE RISE OF ANY RAMP SHALL BE 30 INCHES MAXIMUM.

INSPECTIONS/CERTIFICATIONS NOTE

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY LOCAL CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO SUBSTANTIAL PROJECT COMPLETION.

PERMITS NOTE

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED BY FEDERAL, STATE, OR LOCAL CODES AND/OR UTILITY SERVICE COMPANIES PRIOR TO START OF CONSTRUCTION.

TOPOGRAPHIC SURVEY NOTE

EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WAS PREPARED BY SCI SURVEY CONSULTANTS, INC.. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW. THE ENGINEER'S SEAL ON THESE PLANS DOES NOT APPLY TO THE PROPERTY BOUNDARY INFORMATION SHOWN HEREON.

CITY OF ROCKWALL

APPROVED:

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

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

OWNER
MARY COURTIN
991 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

Know what's **below.** **Call** before you dig.

CASE NUMBER: SP2020-031

MARK	REVISION	DATE

DRAWING PATHNAME | LAYOUT | PLOT DATE - TIME

SITE PLAN

COURTIN DENTAL
FLAGSTONE CORNERS
BLOCK A, LOT 9

SHEET NAME:

PROJECT NAME:

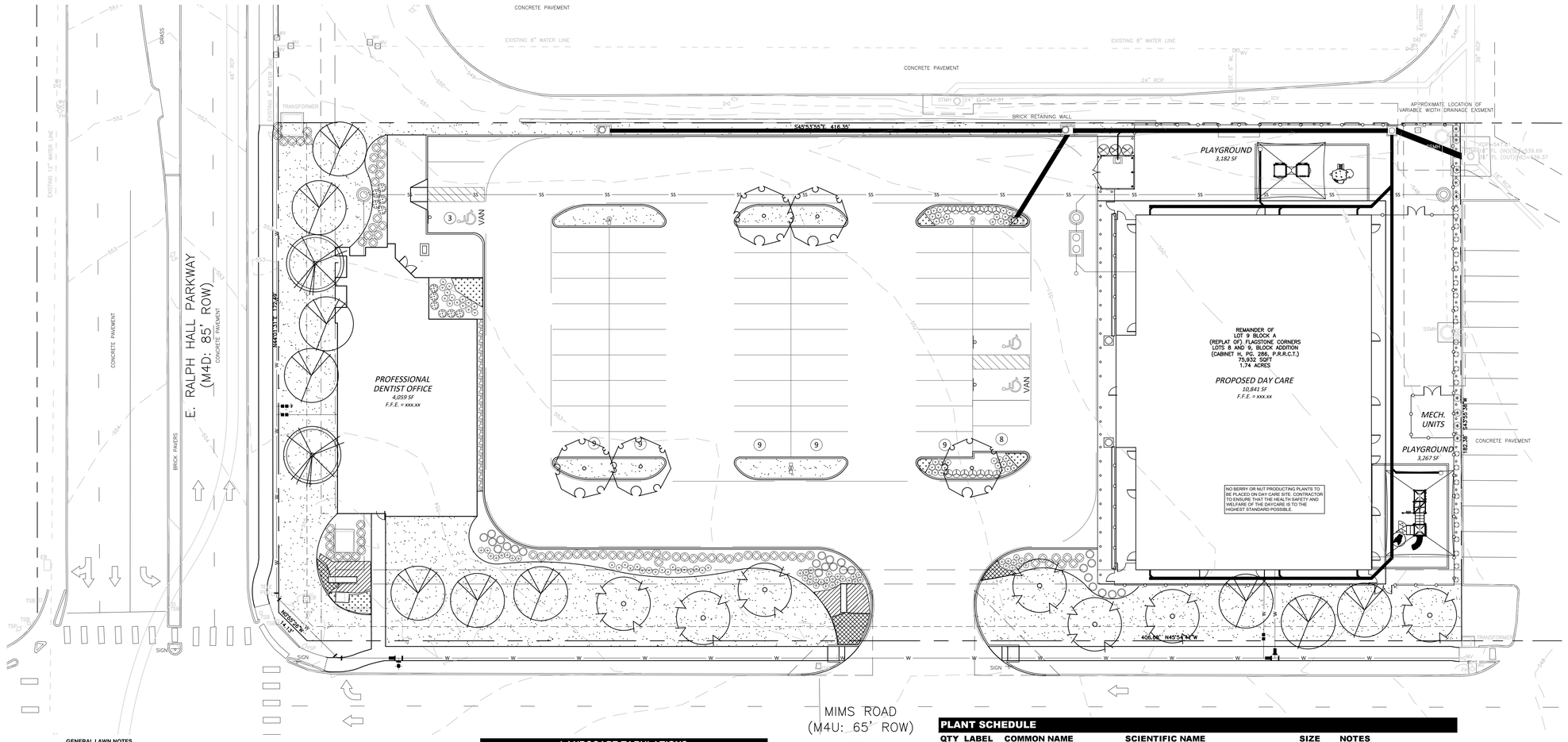
DRAWN BY:	DESIGNED BY:	LATEST REVISION:	KSA JOB NO.:
TG	DK	10/16/20	MI.2129

KSA
6781 Oak Hill Blvd.,
Tyler, Texas 75703
T. 903-581-8141 F. 888-224-9418
www.ksaeng.com

STATE OF TEXAS
DARREL KOTZUR
83947
LICENSED
PROFESSIONAL ENGINEER
12/14/2020

SEAL:
TBPE Firm Registration No. F-1356

SHEET NO.
C1.0



GENERAL LAWN NOTES

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

SOLID SOD:

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

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 140S WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

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

MAINTENANCE REQUIREMENTS:

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

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

GENERAL

1. A 20' street buffer shall be provided the length of the property abutting a ROW.

2. One large canopy tree shall be provided for every 30 l.f. of frontage.

3. Trash areas shall be screened from public view.

Mims Road = 417 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
13 canopy trees, 4" cal.	13 canopy trees, 4" cal.

East Ralph Hall Parkway = 183 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
6 canopy trees, 4" cal.	6 canopy trees, 4" cal.
trash area screened	trash area screened

Site area: 75,932 s.f.

REQUIRED	PROVIDED
	18,076 s.f. landscaped

PARKING LOT LANDSCAPE

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.

2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars.

Parking Spaces - 53

REQUIRED	PROVIDED
36" screen	36" screen
5 canopy trees, 4" cal.	5 canopy trees, 4" cal.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
10	CE	Cedar Elm	*Ulmus crassifolia*	4" cal.	14' ht., 4' spread, matching
5	LE	'Bosque' Lacebark Elm	*Ulmus parvifolia 'UPMTF'*	4" cal.	14' ht., 4' spread, matching
7	MWO	Mexican White Oak	*Quercus polymorpha*	4" cal.	14' ht., 4' spread, matching
2	SO	Shumard Oak	*Quercus shumardii*	4" cal.	14' ht., 4' spread, matching
		SHRUBS			
14	AB	Abelia 'Twist of Lime'	*Abelia x grandiflora 'Hopley's'*	5 gal.	full, 24" spread, 36" o.c.
67	AS	Autumn Sage	*Salvia greggii*	3 gal.	full, 24" o.c.
75	DBH	Dwarf Burford Holly	*Ilex cornuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
39	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Condeaux'*	5 gal.	full, 24" sprd, 24" o.c.
11	KO	Double Knock Out Rose (Red)	*Rosa hybrida 'Radtko'*	5 gal.	full, 24" spread, 36" o.c.
25	MS	Morning Light Miscanthus	*Miscanthus sinensis 'Morning Light'*	5 gal.	full, 20" spread, 36" o.c.
9	SRJ	Skyrocket Juniper	*Juniperus scopulorum 'Skyrocket'*	7 gal.	full, 24" sprd, 30" o.c.
3	WM	Wax Myrtle	*Myrica pusilla*	7 gal.	full, 30" sprd, 40" o.c.
		GROUNDCOVER/VINES/GRASS			
110	BBL	Big Blue Liriope	*Liriope muscari 'Big Blue'*	1 gal.	full, 18" o.c.
25	FV	Fig Vine	*Ficus pumila*	1 gal.	full, with 4 runners minimum
90	MFG	Mexican Feather Grass	*Nassella tenuissima*	1 gal.	full, 18" o.c.
110	SC	Seasonal Color		4" pots	full, 12" o.c.
		Bermuda Solid Sod	*Cynodon dactylon*		
		2-4" River Rock			

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

IRRIGATION WILL MEET THE REQUIREMENTS OF THE UDC.

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

CITY OF ROCKWALL

APPROVED:

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

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

OWNER
MARY COURTIN
991 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

CASE NUMBER: SP2020-031

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

Know what's below. Call before you dig.

MARK	REVISION	DATE

DRAWING PATH\NAME | LAYOUT | PLOT DATE - TIME

LANDSCAPE PLAN

SHEET NAME:

COURTIN DENTAL
FLAGSTONE CORNERS
BLOCK A, LOT 9

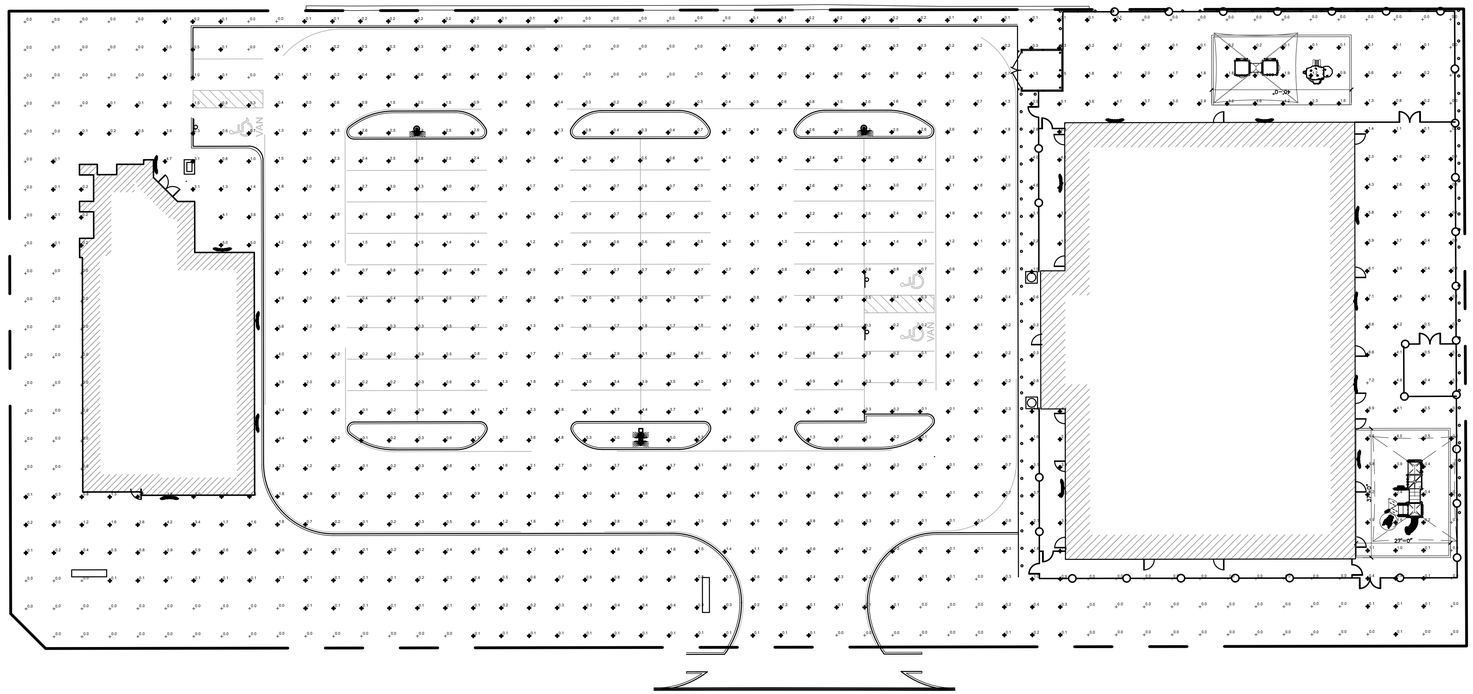
PROJECT NAME:

DRAWN BY:	TG
DESIGNED BY:	DK
LATEST REVISION:	10/16/20
KSA JOB NO.:	MI.2129

KSA
6781 Oak Hill Blvd.,
Tyler, Texas 75703
T. 903.581.9141 F. 888.224.9418
www.ksadesign.com

AMANDA W. RICHARDS 2754 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS
11/13/20

SHEET NO. L1.1



12 SITE PHOTOMETRIC PLAN

SCALE: NTS

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	CATALOG #	DESCRIPTION	LAMP	FILE	LUMENS	LLF	WATTS
▭	WP-1	14	ISC-AF-450-LED-T2-WH	WALL PACK WALL MOUNTED	25 WATT		1100	.85	
⌖	C-1		KR6-20L-35K-KR6T-SSGC-FF	EXIT RECESSED DOWNLIGHT	13 WATT LED		NA	.85	
○—□	AL-1	4	GLNA-AF-02-LED-E1-T3	POLE MOUNTED AREA LIGHT NOT TO EXCEED 20' HEIGHT	133 WATT LED		1500	.85	
◁	FL-1		TCRS8S-VISORFULL CUTOFF)	GROUND MOUNTED FLOOD W/FULL CUTOFF	8 WATT LED		812	.85	

STATISTICS SCHEDULE

DESCRIPTION	AVG.	MAX.	MIN.	MAX/MIN	AVG/MIN
CALC ZONE #1	1.1 FC	7.1 fc	0.0 fc	N / A	N / A

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CAUTIONARY NOTE

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE BASED ON ABOVE GROUND EVIDENCE OR INFORMATION GATHERED DURING THE FIELD SURVEY PORTION OF THIS PROJECT. AS SUCH, THIS INFORMATION IS SPECULATIVE IN NATURE ONLY AND SHOULD NOT BE CONSTRUED AS FACT. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF ANY AND ALL CONSTRUCTION.

CITY OF ROCKWALL

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WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2020-031

OWNER

MARY COURTIN
991 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

SITE PHOTOMETRICS

PQR
Mechanical, Plumbing and Electrical Engineering Consultants

6860 Dallas Parkway, Suite 200
Plano, Texas 75024
214.509.8263
www.pqrus.com

Texas Registered Engineering Firm F-16851

CONSTRUCTORS

METHOD architecture
methodarchitecture.com

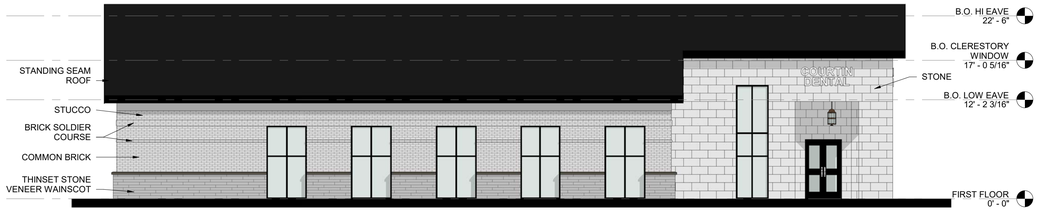
COURTIN DENTAL AND GODDARD SCHOOL

ROCKWELL TEXAS

MB00001
PHASE

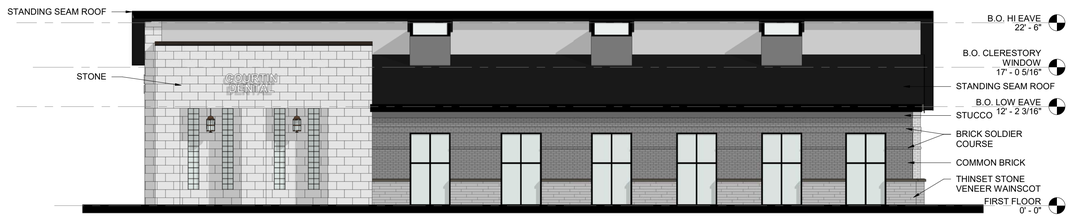
SCHEME A

12-1-2020



SOUTH ELEVATION 1

1/8" = 1'-0"

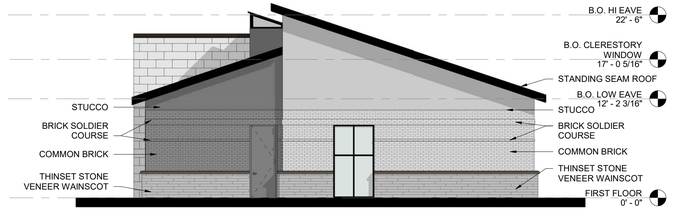


NORTH ELEVATION 2

1/8" = 1'-0"

EAST ELEVATION 3

1/8" = 1'-0"



WEST ELEVATION 4

1/8" = 1'-0"

COMPENSATORY MEASURES

F:

Masonry building materials in percentages equal to or greater than surrounding properties.

REQUIRED: 90% **PROVIDED: 100%**

G:

The inclusion of natural or cultured stone.

REQUIRED: 20% **PROVIDED: 30%**

H:

Increased architectural elements.

COURTIN DENTAL CLINIC: **VARIED ROOF HEIGHTS**
PORTICO ENTRY

FACADE MATERIAL PERCENTAGES

NORTH ELEVATION (1,603 SF)	
320 SF GLASS & DOORS	---
1,283 SF FACADE	100%
327 SF STUCCO (PRIMARY)	26%
335 SF MASONRY, BRICK (PRIMARY)	26%
121 SF MASONRY, STONE (PRIMARY)	9%
500 SF MASONRY, LIMESTONE (PRIMARY)	39%
SOUTH ELEVATION (1,276 SF)	
314 SF GLASS & DOORS	---
962 SF FACADE	100%
64 SF STUCCO (PRIMARY)	7%
370 SF MASONRY, BRICK (PRIMARY)	38%
146 SF MASONRY, STONE (PRIMARY)	15%
382 SF MASONRY, LIMESTONE (PRIMARY)	40%
EAST ELEVATION (815 SF)	
91 SF GLASS & DOORS	---
724 SF FACADE	100%
66 SF STUCCO (PRIMARY)	8%
122 SF MASONRY, BRICK (PRIMARY)	17%
54 SF MASONRY, STONE (PRIMARY)	8%
482 SF MASONRY, LIMESTONE (PRIMARY)	67%
WEST ELEVATION (879 SF)	
75 SF GLASS & DOORS	---
804 SF FACADE	100%
269 SF STUCCO (PRIMARY)	33%
312 SF MASONRY, BRICK (PRIMARY)	39%
135 SF MASONRY, STONE (PRIMARY)	17%
88 SF MASONRY, LIMESTONE (PRIMARY)	11%

METHOD architecture
2118 LAMAR, SUITE 200
HOUSTON, TEXAS 77003
(713) 842 - 7500

REVISIONS:

IBAE
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REGISTERED ARCHITECT

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RENDERING
PROJECT SUBNAME
Enter address here

PM: PMG **DE:** JM

PROJECT:
MB205013

SHEET:
A3.00
BUILDING ELEVATIONS

NORTH ELEVATION 1
1/8" = 1'-0"

WEST ELEVATION 2
1/8" = 1'-0"

COMPENSATORY MEASURES

F:
Masonry building materials in percentages equal to or greater than surrounding properties.
REQUIRED: 90% **PROVIDED: 100%**

G:
The inclusion of natural or cultured stone.
REQUIRED: 20% **PROVIDED: 30%**

H:
Increased architectural elements.
GODDARD SCHOOL: **PEAKED ROOF (DORMERS)**
CORNICES

FACADE MATERIAL PERCENTAGES

NORTH ELEVATION (1,146 SF)

100 SF GLASS & DOORS	---
1,046 SF FACADE	100%
488 SF MASONRY, BRICK (PRIMARY)	47%
320 SF MASONRY, STONE (PRIMARY)	30%
238 SF STUCCO CORNICE (ACCENT)	23%

SOUTH ELEVATION (1,145 SF)

124 SF GLASS & DOORS	---
1,021 SF FACADE	100%
474 SF MASONRY, BRICK (PRIMARY)	46%
309 SF MASONRY, STONE (PRIMARY)	30%
238 SF STUCCO CORNICE (ACCENT)	23%

EAST ELEVATION (1,562 SF)

299 SF GLASS & DOORS	---
1,263 SF FACADE	100%
570 SF MASONRY, BRICK (PRIMARY)	45%
380 SF MASONRY, STONE (PRIMARY)	30%
313 SF STUCCO CORNICE (ACCENT)	25%

WEST ELEVATION (1,561 SF)

346 SF GLASS & DOORS	---
1,215 SF FACADE	100%
515 SF MASONRY, BRICK (PRIMARY)	42%
387 SF MASONRY, STONE (PRIMARY)	32%
313 SF STUCCO CORNICE (ACCENT)	26%

METHOD architecture
2118 LAMAR, SUITE 200
HOUSTON, TEXAS 77003
(713) 842 - 7500

REVISIONS:

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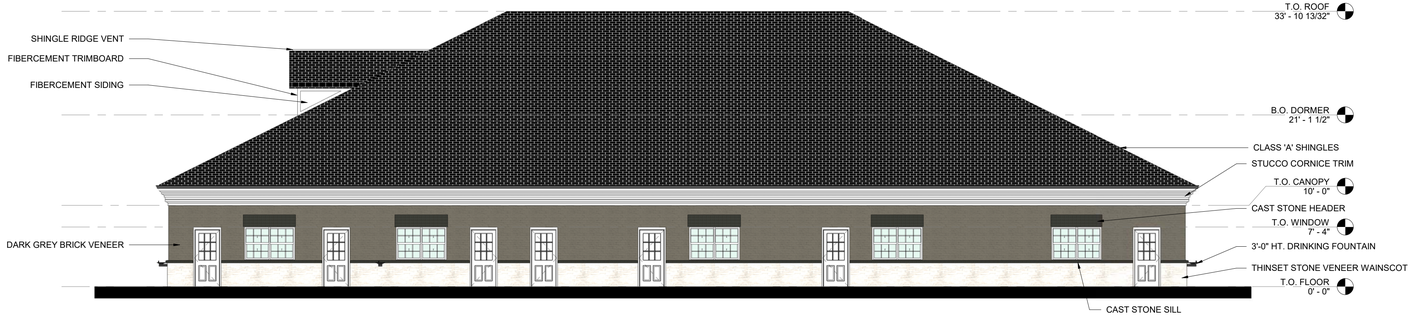
COURTIN DAYCARE - RENDERING
PROJECT SUBNAME
CORNER OF MIMS RD. AND RALPH HALL PKWY IN ROCKWALL, TEXAS

PM: PMG **DE:** DSG

PROJECT:
MB205014

SHEET:
A3.00
BUILDING ELEVATIONS

SOUTH ELEVATION 1
1/8" = 1'-0"



EAST ELEVATION 2
1/8" = 1'-0"

COMPENSATORY MEASURES

F:

Masonry building materials in percentages equal to or greater than surrounding properties.

REQUIRED: 90% **PROVIDED: 100%**

G:

The inclusion of natural or cultured stone.

REQUIRED: 20% **PROVIDED: 30%**

H:

Increased architectural elements.

GODDARD SCHOOL: **PEAKED ROOF (DORMERS)**
CORNICES

FACADE MATERIAL PERCENTAGES

NORTH ELEVATION (1,146 SF)

100 SF GLASS & DOORS	---
1,046 SF FACADE	100%
488 SF MASONRY, BRICK (PRIMARY)	47%
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SOUTH ELEVATION (1,145 SF)

124 SF GLASS & DOORS	---
1,021 SF FACADE	100%
474 SF MASONRY, BRICK (PRIMARY)	46%
309 SF MASONRY, STONE (PRIMARY)	30%
238 SF STUCCO CORNICE (ACCENT)	23%

EAST ELEVATION (1,562 SF)

299 SF GLASS & DOORS	---
1,263 SF FACADE	100%
570 SF MASONRY, BRICK (PRIMARY)	45%
380 SF MASONRY, STONE (PRIMARY)	30%
313 SF STUCCO CORNICE (ACCENT)	25%

WEST ELEVATION (1,561 SF)

346 SF GLASS & DOORS	---
1,215 SF FACADE	100%
515 SF MASONRY, BRICK (PRIMARY)	42%
387 SF MASONRY, STONE (PRIMARY)	32%
313 SF STUCCO CORNICE (ACCENT)	26%

METHOD architecture
2118 LAMAR, SUITE 200
HOUSTON, TEXAS 77003
(713) 842 - 7500

REVISIONS:

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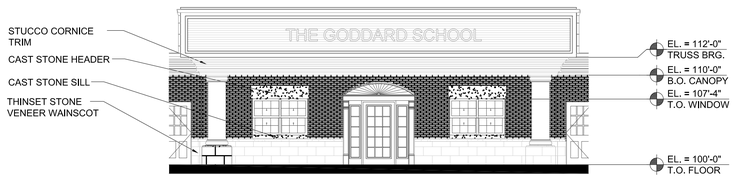
COURTIN DAYCARE - RENDERING
PROJECT SUBNAME

CORNER OF MIMS RD. AND RALPH HALL PKWY IN ROCKWALL, TEXAS

PM: PMG **DE:** DSG

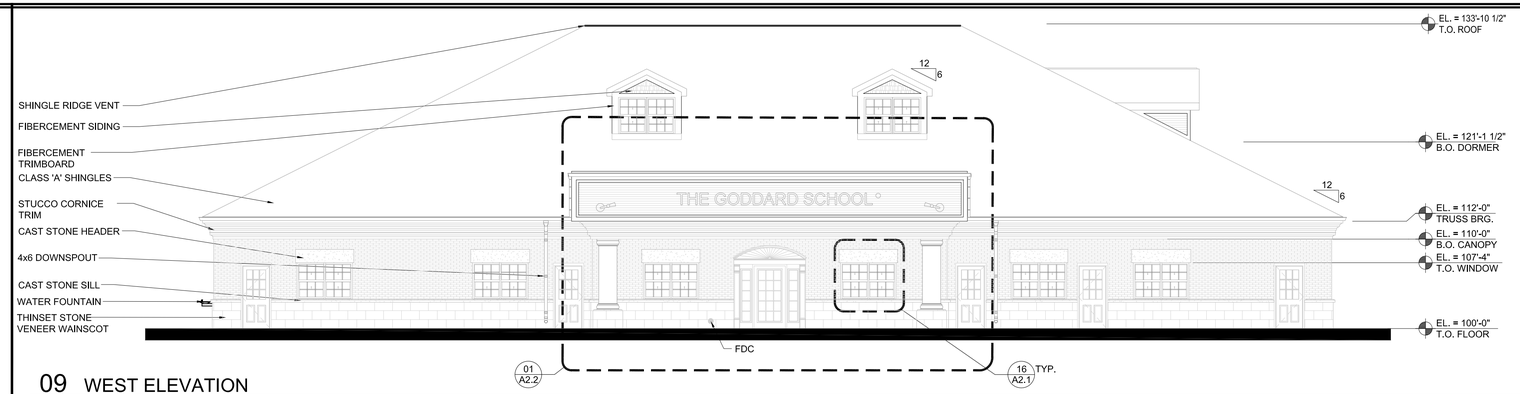
PROJECT:
MB205014

SHEET:
A3.01
BUILDING ELEVATIONS



09 (ALTERNATE) WEST ELEVATION

SCALE: 1/8" = 1'-0"



09 WEST ELEVATION

SCALE: 1/8" = 1'-0"

FACADE MATERIAL PERCENTAGES	
NORTH ELEVATION (1,146 SF)	
100 SF GLASS & DOORS	---
1,046 SF FACADE	100%
488 SF MASONRY, BRICK (PRIMARY)	47%
320 SF MASONRY, STONE (PRIMARY)	30%
238 SF STUCCO CORNICE (ACCENT)	23%
SOUTH ELEVATION (1,145 SF)	
124 SF GLASS & DOORS	---
1,021 SF FACADE	100%
474 SF MASONRY, BRICK (PRIMARY)	46%
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EAST ELEVATION (1,562 SF)	
299 SF GLASS & DOORS	---
1,263 SF FACADE	100%
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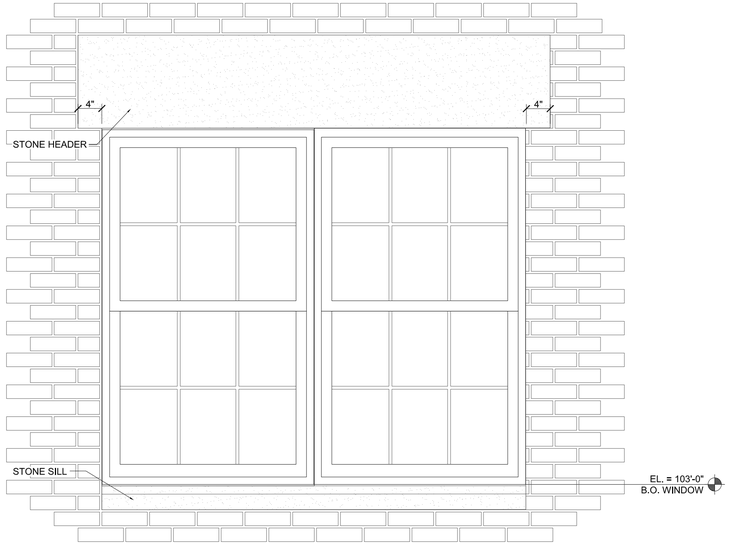
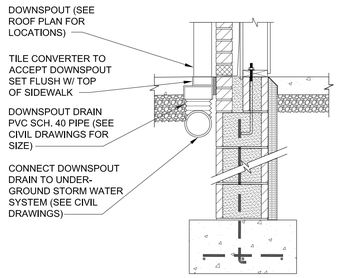
WEST ELEVATION (1,561 SF)	
346 SF GLASS & DOORS	---
1,215 SF FACADE	100%
515 SF MASONRY, BRICK (PRIMARY)	42%
387 SF MASONRY, STONE (PRIMARY)	32%
313 SF STUCCO CORNICE (ACCENT)	26%

13 FACADE MATERIAL PERCENTAGES

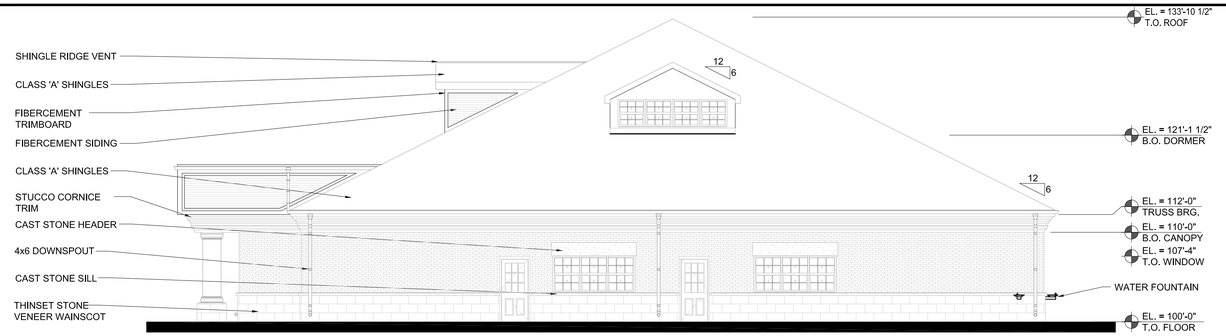
SCALE: 3/4" = 1'-0"





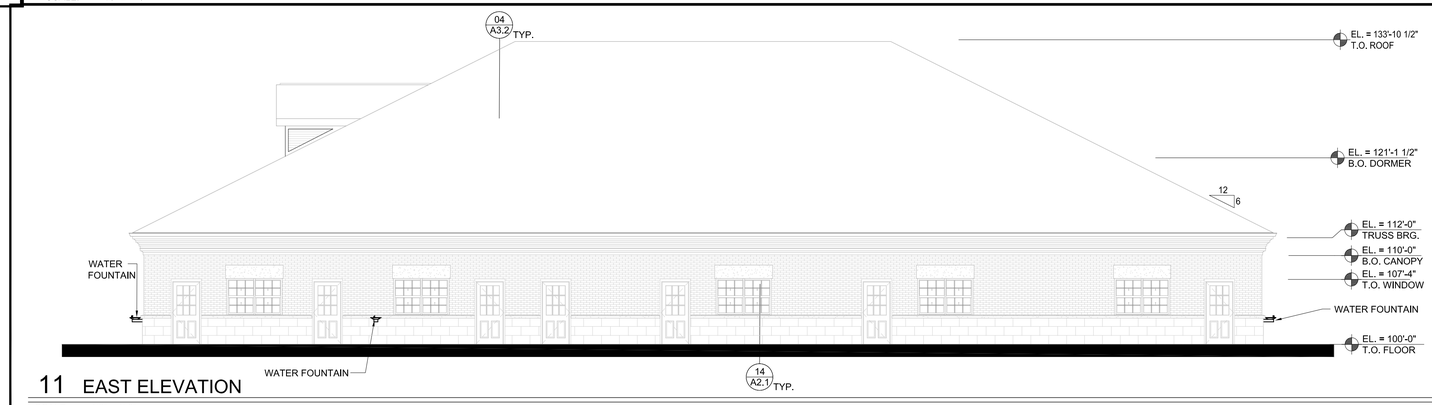
14 FOUNDATION SECTION @ DOWNSPOUTS

SCALE: 3/4" = 1'-0"



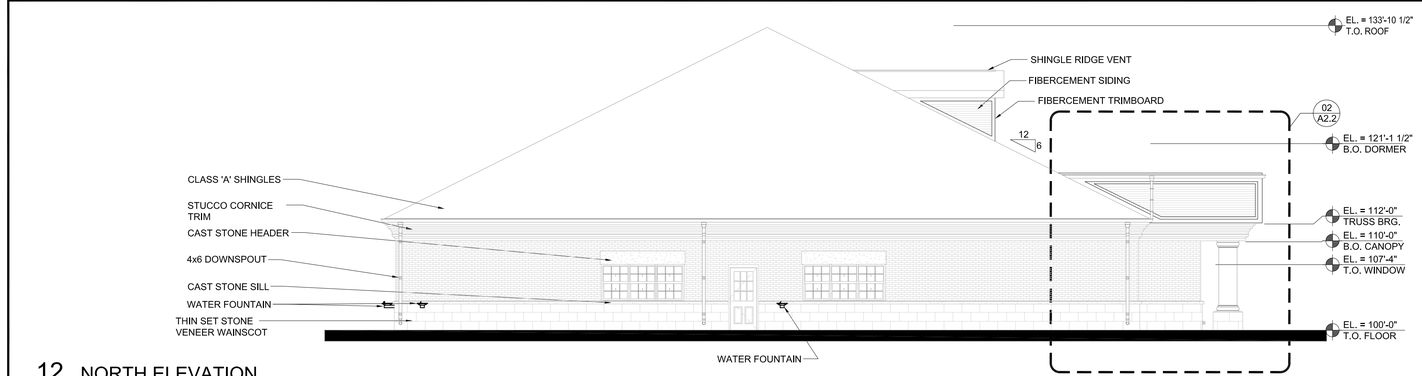
10 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



11 EAST ELEVATION

SCALE: 1/8" = 1'-0"



12 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

METHOD architecture
1919 MCKINNEY AVE. STE 203c
DALLAS, TEXAS 75201
(469) 640 - 6329

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TBAE

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SIGNATURE

SEAL

DATE 03.16.2016

PROJECT NO. 14102

REVISIONS

NUMB	DATE	DESCRIPTION
0	##.##.####	XXXXX

CONSTRUCTORS

PROJECT TITLE

THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

CORNER OF MIMS RD & E RALPH HALL PKWY
ROCKWALL, TX 75032

SHEET TITLE

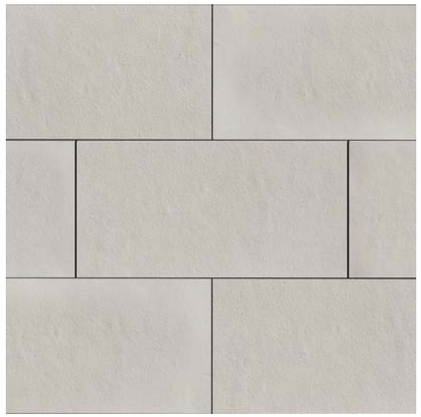
EXTERIOR ELEVATIONS

SHEET NUMBER

A2.1

B1

CS1



L1

SS1

MATERIAL KEY	
B1:	BRICK MASONRY - ASH GREY, MODULAR
CS1:	CAST STONE MASONRY - MIDNIGHT GROUND, CORDOVA STONE
L1:	LIMESTONE MASONRY - COTTONWOOD HONED, BBCO
SS1:	STACKED STONE VENEER - MALVA LEDGE PANELS, BBCO

METHOD architecture
methodarchitecture.com

RENDERING
Enter address here

MB205013

MATERIALS
12/02/20

CONSTRUCTORS

From: David Gonzales
To: Gonzales, David
Subject: MSB
Date: Wednesday, December 2, 2020 5:26:46 PM

This email was scanned by Bitdefender
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Have a great day,
David Gonzales
My iPhone

McGraw-Edison

DESCRIPTION

The Impact Elite family of wall luminaires is the ideal complement to site design. Incorporating modular LightSquares technology, the Impact Elite luminaire provides outstanding uniformity and energy-conscious illumination. Combined with a rugged construction, the Impact Elite luminaire is the ideal facade and security luminaire for zones surrounding schools, office complexes, apartments and recreational facilities. UL/cUL listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and repeatability. Hinged door inset for clean mating with housing surface and secured via two captive fasteners. Optional tamper-resistant Torx™ head fasteners offer vandal resistant access to the electrical chamber.

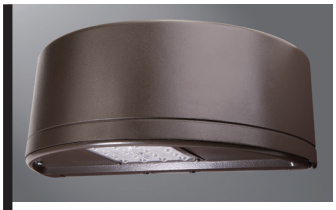
Optics
Choice of 10 patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 5700K CCT.

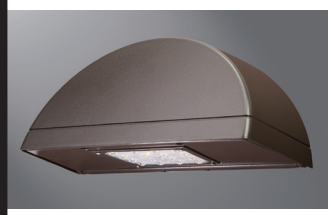
Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightSquares feature an IP66 enclosure rating and maintain greater than 90% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

Finish
Cast components finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.





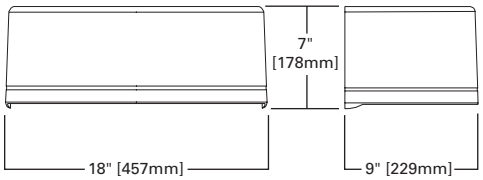
ISC/ISS/IST/ISW
IMPACT ELITE LED

1 LightSquare
Solid State LED

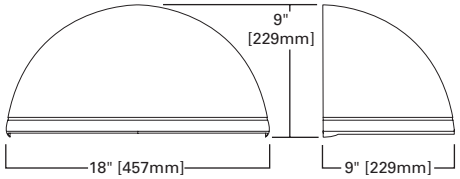
WALL MOUNT LUMINAIRE

DIMENSIONS

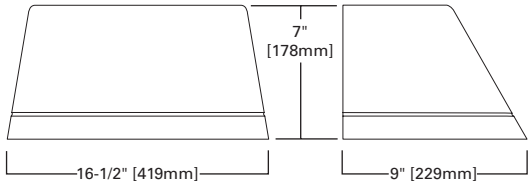
Cylinder



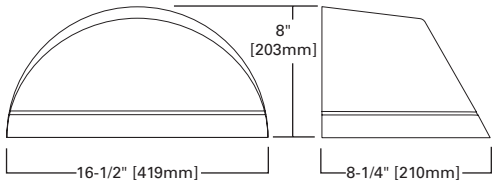
Quarter Sphere



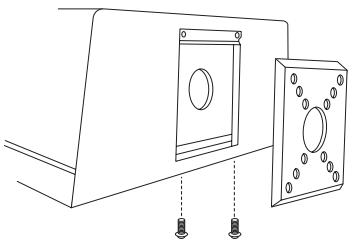
Trapezoid



Wedge



HOOK-N-LOCK MOUNTING



CERTIFICATION DATA
UL/cUL Listed
LM79 / LM80 Compliant
IP66 LightSquare
DesignLights Consortium® Qualified*
ISO 9001

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA
Approximate Net Weight:
18 lbs. (8 kgs.)

*www.designlights.org

Powering Business Worldwide

POWER AND LUMENS

1 LightSquare (AF)		**Cylinder (ISC) and Quarter Sphere (ISS)**						**Trapezoid (IST) and Wedge (ISW)**					
Drive Current (mA)		350	450	600	800	1000	1200	350	450	600	800	1000	1200
Power (Watts)	120-277V	20.3	25.5	33.4	43.9	55.1	66.2	20.3	25.5	33.4	43.9	55.1	66.2
Current (A)	120V	0.17	0.22	0.29	0.38	0.48	0.56	0.17	0.22	0.29	0.38	0.48	0.56
	277V	0.09	0.10	0.13	0.17	0.21	0.25	0.09	0.10	0.13	0.17	0.21	0.25
Power (Watts)	347V or 480V	23.3	28.7	36.6	49.5	60.7	70.1	23.3	28.7	36.6	49.5	60.7	70.1
Current (A)	347V	0.07	0.08	0.11	0.15	0.18	0.21	0.07	0.08	0.11	0.15	0.18	0.21
	480V	0.05	0.06	0.08	0.11	0.13	0.16	0.05	0.06	0.08	0.11	0.13	0.16
Optics													
T2	Lumens	2,336	2,934	3,827	4,791	5,663	6,444	2,498	3,136	4,091	5,122	6,054	6,889
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
T3	Lumens	2,385	2,994	3,906	4,889	5,779	6,577	2,504	3,144	4,101	5,133	6,068	6,905
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
T4FT	Lumens	2,360	2,963	3,866	4,839	5,720	6,509	2,530	3,177	4,145	5,188	6,133	6,979
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
T4W	Lumens	2,386	2,996	3,908	4,892	5,783	6,581	2,500	3,139	4,095	5,126	6,059	6,895
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
SL2	Lumens	2,257	2,834	3,697	4,628	5,470	6,225	2,413	3,030	3,953	4,948	5,849	6,656
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
SL3	Lumens	2,220	2,787	3,636	4,552	5,380	6,122	2,365	2,970	3,874	4,849	5,732	6,523
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
SL4	Lumens	2,110	2,649	3,456	4,326	5,113	5,818	2,234	2,805	3,660	4,581	5,415	6,162
	BUG Rating	B0-U0-G1	B0-U0-G1	B0-U0-G1	B0-U0-G1	B0-U0-G1	B0-U0-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
SLL/SLR	Lumens	1,990	2,498	3,259	4,080	4,823	5,488	2,154	2,705	3,529	4,418	5,222	5,942
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
RW	Lumens	2,380	2,988	3,898	4,880	5,768	6,564	2,465	3,095	4,037	5,054	5,974	6,798
	BUG Rating	B2-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0	B3-U1-G1	B3-U1-G1	B3-U1-G1	B3-U1-G1	B3-U1-G1	B3-U1-G1

LUMEN MAINTENANCE

Current	**Ambient Temperature**	**25000 Hours***	**50000 Hours***	**60000 Hours***	**100000 Hours***	**Theoretical L70 (Hours)***
Up to 1.2A	Up to 40°C	>95%	>91%	>90%	>83%	20,4000

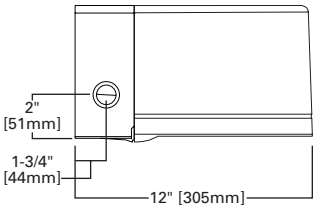
*Data calculated based on TM-21 calculator.

LUMEN MULTIPLIER

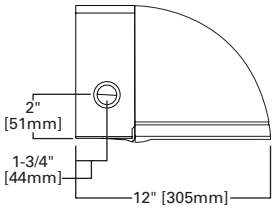
Ambient Temperature	**Lumen Multiplier**
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

THRUWAY BACK BOX

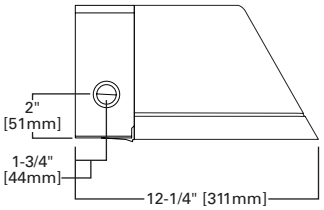
Cylinder



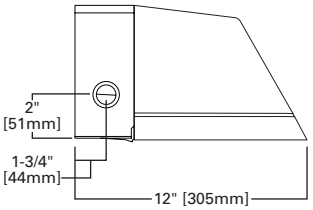
Quarter Sphere



Trapezoid



Wedge



ORDERING INFORMATION

Sample Number: ISC-AF-1200-LED-E1-T3-BZ

Product Family [1]	Light Engine	Drive Current	Lamp Type	Voltage	Distribution	Color
ISC=Impact Elite LED Small Cylinder **ISS**=Impact Elite LED Small Quarter Sphere **IST**=Impact Elite LED Small Trapezoid **ISW**=Impact Elite LED Small Wedge	**AF**=(1) LightSquare	**350**=Drive Current Factory Set to 350mA **450**=Drive Current Factory Set to 450mA **600**=Drive Current Factory Set to 600mA **800**=Drive Current Factory Set to 800mA **1000**=Drive Current Factory Set to 1000mA **1200**=Drive Current Factory Set to 1200mA [2]	**LED**=Solid State Light Emitting Diodes	**E1**=Electronic (120-277V) **347**=347V [2] **480**=480V [2, 3]	**T2**=Type II **T3**=Type III **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	**Accessories** (Order Separately) [17]
7030=70 CRI / 3000K CCT [4] **7050**=70 CRI / 5000K CCT [4] **7060**=70 CRI / 5700K CCT [4] **8030**=80 CRI / 3000K CCT [4] **PER7**=NEMA 7-PIN Twistlock Photocontrol Receptacle [2, 5, 6] **P**=Button Type Photocontrol (Available in 120, 208, 240 or 277V. Must Specify Voltage) [2, 6] **HA**=50°C High Ambient [7] **AHD145**=After Hours Dim, 5 Hours, 50% [8] **AHD245**=After Hours Dim, 6 Hours, 50% [8] **AHD255**=After Hours Dim, 7 Hours, 50% [8] **AHD355**=After Hours Dim, 8 Hours, 50% [8] **MS/DIM-LXX**=Motion Sensor for Dimming Operation [9, 10, 11] **LWR-LW**=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [6, 11, 12] **LWR-LN**=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [6, 11, 12] **BBB**=Battery Pack with Back Box (Specify 120V or 277V) [13] **CWB**=Cold Weather Battery Pack with Back Box (Specify 120V or 277V) [14] **LCF**=LightSquare Trim Plate Matches Housing Finish **HSS**=Factory Installed House Side Shield [15] **ULG**=Uplight Glow [5, 6] **TR**=Tamper Resistant Hardware **X**=Driver Surge Protection (6kV) Only [16]	**MA1253**=10kV Circuit Module Replacement **MA1254-XX**=Thruway Back Box - Impact Elite Trapezoid **MA1255-XX**=Thruway Back Box - Impact Elite Cylinder **MA1256-XX**=Thruway Back Box - Impact Elite Quarter Sphere **MA1257-XX**=Thruway Back Box - Impact Elite Wedge **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor

NOTES:
1. Standard 4000K CCT and greater than 70 CRI.
2. Not available with ULG option.
3. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
4. Exentended lead times apply.
5. Not available with ISS or ISW.
6. Not available with LWR-XX or MS/DIM-LXX.
7. Suitable for 50°C provided no options other than motion sensor are included and driver output set to 1.A or less.
8. Requires the use of P photocontrol or the PER7 photocontrol receptacle with photocontrol accessory. Not available with 350mA drive current. See After Hours Dim supplemental guide for additional information.
9. Specify lens in place of XX. Round to next highest option based on mounting height. Available options are 08, 20 and 40W.
10. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
11. Includes integral photocell.
12. LumaWatt Pro wireless sensors are factory installed and requiring network components in appropriate quantities. See www.eaton.com/lighting for LumaWatt Pro application information.
13. LED standard integral battery pack is rated for minimum operating temperature 32°F (0°C). Operates downlight for 90-minutes.
14. LED cold weather integral battery pack is rated for minimum operating temperature -4°F (-20°C). Operates downlight for 90-minutes.
15. Only for use with SL2, SL3 and SL4 distributions. The LightSquare trim plate is painted black when the HSS option is selected.
16. Removes additional surge module.
17. Specify color in place of XX.

DATE: December 14, 2020

TO: Darrel Kotzur, P.E.
KSA Engineers
6781 Oak Hill Blvd.
Tyler, TX 75703

COPY: Mary Courtin
Courtin Dental
991 East IH-30, Suite 103
Rockwall, TX 75032

FROM: David Gonzales, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75098

SUBJECT: SP2020-031; *Site Plan for a Medical Office and Daycare Facility*

Mr. Darrel Kotzur, P.E.:

This letter serves to notify you that the above referenced case that you submitted for consideration by the City of Rockwall, was approved by the Planning and Zoning Commission on December 8, 2020. The following is a record of all conditions of approval:

Conditions of Approval

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans. The following comments will specifically need to be addressed:

(a) Remove the proposed grate inlets in the parking areas of the Site Plan and Landscape Plan. This type of inlet is not permitted per the Engineering Department's [*Standards of Design and Construction Manual*].
(b) Change the Landscape Plan to show additional landscape screening for the transformer boxes at the northwest and northeast corners of the subject property [*Subsection 01.05(c); Article 05; UDC*].
(c) An oil/water separator is required in all dumpster areas that involve land uses that serve food. Please add a note to the Site Plan indicating that the daycare facility will incorporate an oil/water separator [*Standards of Design and Construction Manual*].
(d) The notes on the Site Plan indicate 3,500 PSI concrete will be utilized on-site. Please change all notes to indicate 3,600 PSI concrete [*Standards of Design and Construction Manual*].
(e) On the Landscape Plan, the Cedar Elm and Shumard Oak trees that are within approximately five (5) to eight (8) feet of the property line adjacent to Ralph Hall Parkway need to be moved back a minimum of ten (10) feet [*Standards of Design and Construction Manual*].
(f) A ten (10) foot utility easement needs to be indicated along Ralph Hall Parkway on both the Site Plan and Landscape Plan [*Standards of Design and Construction Manual*].

(g) A five (5) foot utility easement needs to be indicated along Mims Road on both the Site Plan and Landscape Plan [*Standards of Design and Construction Manual*].
(h) Provide lighting cut sheets for the proposed wall packs shown on the Photometric Plan.
(i) Please adjust the wall packs on the Photometric Plan so that the light levels at the property lines are no greater than 0.2 FC. Currently, there are areas adjacent to the two (2) roadways that don't conform to this requirement. If this is not fixed, it will require an additional exception from the Planning and Zoning Commission [*Subsection 03.03(c); Article 07; UDC*].
(j) The light pole locations in the parking areas on the Photometric Plan appear to conflict with the proposed canopy trees on the Landscape Plan. Please fix this issue or provide clarification on these locations [*Article 08; UDC*].
(k) The Building Elevations for the daycare facility depict a solid masonry screen for the air-conditioner screening at the rear of the property; however, the Site Plan shows a wrought iron fence in this area. Please clarify either the Site Plan or Building Elevations [*Subsection 01.05(c); Article 05; UDC*].
(l) Floodlamps are show on the Building Elevations for the daycare facility. The City does not allow up lighting of signage elements due to the *Dark Sky* requirements. Please remove these lamps from the Building Elevations [*Article 07; UDC*].
(m) Please provide a detail of the bollards on the Site Plan and correct the symbology (*i.e. Bollards are currently labeled as SSCO*) [*Article 11; UDC*].

(2) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On December 8, 2020, the Planning and Zoning Commission approved a motion to approve the site plan for a dental office and daycare facility with the conditions of approval, and recommendations by the Architectural Review Board (ARB), passed by a vote of 7-0. Additionally, the Planning and Zoning Commission made separate motions regarding exceptions being requested for each building as follows: [*1*] *Building Articulation* (*Primary*). A motion to approve an exception to this requirement for the dental office passed by a vote of 7-0, [*2*] *Front yard fence*. A motion to approve an exception to allow for the front yard fence for the daycare facility passed by a vote 6-1, with Commissioner Welch dissenting, and [*3*] *Building Articulation* (*Primary & Secondary*). A motion to deny both exceptions for articulation for the daycare facility was approved by a vote of 7-0.

All of the above listed staff comments are to be addressed prior to submitting your civil engineering plans to the Engineering Department for review. Additionally, you will need to submit one (1) set of the approved site plan on bonded paper for signatures, and a digital copy for staff records. Please note that site plans that have not been completed within two (2) years of the final approval date shall be deemed to have expired. An extension may be granted by the Planning and Zoning Commission upon submission of a written request at least 90-days prior to the expiration date. Should you have any questions or concerns regarding your site plan or the site plan process, please feel free to contact me a (972) 771-7745.

Sincerely,

David Gonzales, AICP
Planning and Zoning Manager

Gonzales, David

From: Gonzales, David
Sent: Friday, December 11, 2020 12:14 PM
To: 'Mary Courtin'
Subject: RE: Courtin Dental/Daycare

Mary,

It was nice to meet you as well. I just want to assure you that staff will continue to work through this process with all parties concerned, and we look forward to reviewing the revised plans when resubmitted.

Regards,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

From: Mary Courtin [mailto:marycourtin@yahoo.com]
Sent: Friday, December 11, 2020 11:22 AM
To: Gonzales, David
Subject: Courtin Dental/Daycare

Hi David,
So nice to meet you the other night at the P&Z meeting. I appreciate your attentiveness to my project and for letting me know the struggles you are having with the architect. I have contacted everyone involved and hopefully we are going to be presenting you with a solution shortly. Please let me know if you have any other hiccups throughout the process. It would mean the world to me as not hitting these deadlines will effect my funding. And in general, it is so much easier to get things right the first time. I know you and many others have spent countless hours as well and I would not like to waste the board's time ever again.
Thank you so much for your time,
Mary Courtin

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Gonzales, David

From: Sonny Owens <SOwens@zconstructors.com>
Sent: Thursday, December 10, 2020 10:04 AM
To: Miller, Ryan; 'Drew Hayes'; Gonzales, David
Cc: 'Mary Courtin (marycourtin@yahoo.com)'; Julie McElvain; Matt Zahm
Subject: RE: Daycare Facility

Good morning all,

Just to update the entire team, I've had good conversations with Ryan and Drew and the city's message regarding design intent has been received. Method Architecture is working on implementing the horizontal articulation, cedar beam entry and metal roof elements into the design. They will need a few days to get this out so we will have it ready for review next week. Thank you everyone for your input and support.

Sonny Owens | Senior Project Manager | Z Constructors
(O) 469.608.5744 | (M) 214.578.5266 | (F) 972.682.1439
sowens@zconstructors.com | www.zconstructors.com
201 W. Kaufman St. | Richardson, TX 75081

From: Sonny Owens
Sent: Wednesday, December 9, 2020 4:15 PM
To: Miller, Ryan ; 'Drew Hayes' ; Gonzales, David
Cc: 'Mary Courtin (marycourtin@yahoo.com)' ; Julie McElvain ; Matt Zahm (MZahm@zconstructors.com)
Subject: RE: Daycare Facility

Ryan,

Thank you for this information. It is our intent to comply with the ARB's request for this building to match the adjacent buildings. As you mentioned, modifying the entrance is one of the ways we intend to do this. Also, while the extent of horizontal articulation options are limited to us due to the constraints of the site and state requirements specific to daycares (teachers must maintain line of site to the children, classroom sizes are fixed to accommodate child per sf ratio), we are looking at the option of encroaching into the building at the doorways into corridors in order to achieve horizontal articulation.

Additionally, Dr. Courtin has indicated that she does not like the appearance of the large roof spans created by conforming to the roof pitch requirements of the PD. We are looking into options of altering this look to include flattening the pitch of the roof and/or changing the open gabled roof to a flat roof with parapet walls. I would like to discuss the implications of changing the roof pitch to contribute to a more aesthetically pleasing look. My concerning in doing so is that while it looks better, it is technically not compliant with the PD's pitch requirements and bears the question - does requesting that variance require us to provide yet more compensatory measures?…

Would it be possible to set up a call with David/yourself, Dr. Courtin, Drew and myself to discuss these issues?

Sonny Owens | Senior Project Manager | Z Constructors
(O) 469.608.5744 | (M) 214.578.5266 | (F) 972.682.1439
sowens@zconstructors.com | www.zconstructors.com
201 W. Kaufman St. | Richardson, TX 75081

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Wednesday, December 9, 2020 1:49 PM
To: 'Drew Hayes' <dhayes@methodarchitecture.com>; Gonzales, David <DGonzales@rockwall.com>
Cc: 'Mary Courtin (marycourtin@yahoo.com)' <marycourtin@yahoo.com>; Sonny Owens <SOwens@zconstructors.com>; Julie McElvain <jmcelvain@methodarchitecture.com>
Subject: RE: Daycare Facility

Drew … Just to reiterate the ARB's request is to match the architecture on the adjacent buildings. The front entry was only one (1) example of how the building was not complimentary to the adjacent buildings. You will need to change much more than just the front entry element to meet what they are asking. I also want to remind you that the variance to the articulation standards was denied and that in order to request another variance to the articulation standards the request would have to be substantially different. If you have any questions please let us know.

Ryan C. Miller, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
rmiller@rockwall.com
385 S. Goliad Street • Rockwall, TX 75087

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helpful links | City of Rockwall Website | Planning & Zoning Division Website | Municipal Code Website
GIS Division Website | City of Rockwall Interactive Maps | UNIFIED DEVELOPMENT CODE

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2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

From: Drew Hayes <dhayes@methodarchitecture.com>
Sent: Wednesday, December 9, 2020 1:14 PM
To: Gonzales, David <DGonzales@rockwall.com>
Cc: 'Mary Courtin (marycourtin@yahoo.com)' <marycourtin@yahoo.com>; Miller, Ryan <RMiller@rockwall.com>; Sonny Owens <SOwens@zconstructors.com>; Julie McElvain <jmcelvain@methodarchitecture.com>
Subject: RE: Daycare Facility

Hello David

Thank you for the collaborative effort. We are moving at full speed to implement what was discussed last night at the ARB to define the entry using the same architectural language as we have on the dental clinic. Likewise, we had also found an image of a Goddard school using similar black and white color scheme for reference a few weeks ago as precedent. I think we need to be cautious of introducing a temple front motif and also cautious of exposing structure in that linked image. It does not at all match the dental clinic and will significantly impact cost.

I am confident the solution we are actively working on will provide a shared vision for the site using the geometric forms and limestone approved on the dental clinic.

We should have revised renderings and elevations by end of Friday, in preparation for the 18th submittal deadline and 29th ARB review, and we are looking forward to your feedback.

Sincerely,

Drew Hayes, RA, LEED AP
Associate Principal, North Texas Lead
METHODarchitecture, PLLC
M 972-992-8660 | **O** 214-790-7171 | **W** methodarchitecture.com

---

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Wednesday, December 9, 2020 12:02 PM
To: Drew Hayes <dhayes@methodarchitecture.com>
Cc: 'Mary Courtin (marycourtin@yahoo.com)' <marycourtin@yahoo.com>; Miller, Ryan <RMiller@rockwall.com>
Subject: Daycare Facility

Drew,

I wanted to share with you a link to a Goddard School in Gainesville, GA that Ryan and I found in a search on the internet that may provide some insight into what the ARB may be looking for when considering blending in some elements that ties both buildings to the Hill Country appearance. Other than the colors, you may want to look at this design and see what you can come up with that could better blend with the adjacencies. We feel that the ARB could be more open with this type of product when you resubmit.

https://images.app.goo.gl/227MfpuCsf5zJHXj6

Hope this helps.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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Gonzales, David

From: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Sent: Thursday, December 10, 2020 8:18 AM
To: Gonzales, David
Cc: Sonny Owens; Chloe Christian; Darrel Kotzur P.E.; Drew Hayes; Julie McElvain
Subject: Civil Submittal - Courtin Dental

Good morning David,

It is my understanding that Drew will be submitting a revised architectural set on December 18th for the December 29th ARB meeting. I will review the staff report and include our civil, landscape, and photometric set with his package. Can his revision be formally approved on the 29th, or will it need to go before ARB on January 12th as well? I'm unsure if our engineering package needs to be submitted on December 30th or January 13th.

Thank you for your help,

Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

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Gonzales, David

From: Miller, Ryan
Sent: Wednesday, December 9, 2020 1:49 PM
To: 'Drew Hayes'; Gonzales, David
Cc: 'Mary Courtin (marycourtin@yahoo.com)'; Sonny Owens; Julie McElvain
Subject: RE: Daycare Facility

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RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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From: Drew Hayes
Sent: Wednesday, December 9, 2020 1:14 PM
To: Gonzales, David
Cc: 'Mary Courtin (marycourtin@yahoo.com)' ; Miller, Ryan ; Sonny Owens ; Julie McElvain
Subject: RE: Daycare Facility

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Sincerely,

Drew Hayes, RA, LEED AP
Associate Principal, North Texas Lead
METHODarchitecture, PLLC

M 972-992-8660 | O 214-790-7171 | W methodarchitecture.com

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Subject: Daycare Facility

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https://images.app.goo.gl/227MfpuCsf5zJHXj6

Hope this helps.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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Thank you,

DAVID GONZALES, AICP
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Gonzales, David

From: Gonzales, David
Sent: Monday, December 7, 2020 5:03 PM
To: 'Katlin Fox Brown P.E.'
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Thank you for the phone call to discuss the Mexican feathergrass. Based on the height/size of the pad mount transformer, this will be Ok as submitted.

DAVID GONZALES, AICP
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972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
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GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

From: Gonzales, David
Sent: Monday, December 7, 2020 3:40 PM
To: 'Katlin Fox Brown P.E.'
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Mexican Feather grass is not appropriate screening for a pad mount transformer.

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From: Katlin Fox Brown P.E. [mailto:kfoxbrown@ksaeng.com]
Sent: Monday, December 7, 2020 2:54 PM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Please see attached.

Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

Pleased with our service? Give us your feedback here.

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Monday, December 7, 2020 9:31 AM
To: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

No. We are only concerned with the pad mount transformers.

DAVID GONZALES, AICP
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From: Katlin Fox Brown P.E. [mailto:kfoxbrown@ksaeng.com]
Sent: Monday, December 7, 2020 9:27 AM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

I misunderstood during our phone call – working to fix that now. Does the electrical box west of the transformers also need screening?

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Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

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From: Katlin Fox Brown P.E.
Sent: Monday, December 7, 2020 9:04 AM
To: 'Gonzales, David' <DGonzales@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Landscaping was added on the eastern side to screen from Mims Rd.

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Pleased with our service? Give us your feedback here.

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Monday, December 7, 2020 9:02 AM
To: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Good morning Katlin,

It appears the landscaping was not added to the transformer at the intersection. Can you check with your landscaper to see if the correct plan was sent or if there is a layer missing?

Thank you,

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From: Katlin Fox Brown P.E. [mailto:kfoxbrown@ksaeng.com]
Sent: Monday, December 7, 2020 8:39 AM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Hi David, hope you had a good weekend.

Please see the attached landscape plan that shows additional screening for the transformer at the intersection, as well as screening for the transformer at the northwest corner that is partially on our property. I have overnighted an updated package to you.

Thank you,

Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

Pleased with our service? Give us your feedback here.

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, December 4, 2020 4:50 PM
To: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Ok, thank you Katlin. I will review and let you know if there are any other items.

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From: Katlin Fox Brown P.E. [mailto:kfoxbrown@ksaeng.com]
Sent: Friday, December 4, 2020 3:54 PM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

David,

Please see attached site and photometric plans, along with their associated details. I have not been able to get an updated landscape plan showing the additional shrubbery around the transformers. I hope to get that to you this weekend.

Thank you,

Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

Pleased with our service? Give us your feedback here.

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, December 4, 2020 11:02 AM
To: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

OK, thanks.

DAVID GONZALES, AICP
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From: Katlin Fox Brown P.E. [mailto:kfoxbrown@ksaeng.com]
Sent: Friday, December 4, 2020 11:01 AM
To: Gonzales, David <DGonzales@rockwall.com>

Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Understood – I have requested updated sheets.

Katlin Fox Brown, P.E. | Project Engineer
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Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

Pleased with our service? Give us your feedback here.

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, December 4, 2020 10:58 AM
To: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Ok; however, that is something that would have a label so that it understood. Can Julie provide a label?

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From: Katlin Fox Brown P.E. [mailto:kfoxbrown@ksaeng.com]
Sent: Friday, December 4, 2020 10:54 AM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

David,

Per Julie McElvain at Method Architecture, that is the FDC.

Katlin Fox Brown, P.E. | Project Engineer
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Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

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From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, December 4, 2020 10:52 AM
To: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Thank you,

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From: Katlin Fox Brown P.E. [mailto:kfoxbrown@ksaeng.com]
Sent: Friday, December 4, 2020 10:45 AM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Thank you, David!

I am working to make those changes we discussed this morning. I have reached out to Drew concerning your 2nd question.

Thank you,
Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

Pleased with our service? Give us your feedback here.

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, December 4, 2020 10:29 AM
To: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

As per your request, here are the building elevations. I am also including the PDF version of the materials sample board and the letter requesting compensatory measures.

Thank you,

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From: Katlin Fox Brown P.E. [mailto:kfoxbrown@ksaeng.com]
Sent: Thursday, December 3, 2020 4:54 PM

To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

David,

Please see attached and thank you for your patience.

Thank you,

Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

Pleased with our service? Give us your feedback here.

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Wednesday, December 2, 2020 7:51 PM
To: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Cc: Miller, Ryan <RMiller@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Katlin,

Please find attached the outstanding comments for this project and let me know when these changes can be made.

Thank you,

DAVID GONZALES, AICP
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From: Gonzales, David
Sent: Wednesday, December 2, 2020 5:57 PM
To: 'Katlin Fox Brown P.E.' <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Katlin,

As I am looking this over, it seems that renderings have been included with the material sample board for both buildings. Please ignore that comment below.

Thank you,

DAVID GONZALES, AICP
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From: Gonzales, David
Sent: Wednesday, December 2, 2020 3:09 PM
To: 'Katlin Fox Brown P.E.' <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Katlin,

Just an FYI, I received the materials sample board. Also, Julie has said that they intend to move the AC units to the ground. With this being said, can you provide me with an updated site plan and landscape plan (if screened by landscaping) that indicates the location of the units. With the changes being made, I will also need updated building elevations. One final reminder, I am still in need of a color rendering/perspective that the ARB has requested (see attached) before Tuesday's meeting next week. With regard to the letter requesting variances, please have this to me by tomorrow afternoon as this will need to go out with the packet to the Planning and Zoning Commission and Architectural Review Board (ARB) for review.

Let me know if you have any questions.

Thank you,

DAVID GONZALES, AICP
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From: Gonzales, David
Sent: Wednesday, December 2, 2020 9:01 AM
To: 'Katlin Fox Brown P.E.' <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Good morning Katlin,

I am reaching out to you to see where you are with the letter requesting variances to the articulation standards for both buildings. I am in receipt of the revised elevations this morning that call out compensatory measures; however, I do not have a letter that justifies each compensatory measure for the Planning and Zoning Commission to consider.

Thank you,

DAVID GONZALES, AICP
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From: Katlin Fox Brown P.E. [mailto:kfoxbrown@ksaeng.com]
Sent: Tuesday, December 1, 2020 2:06 PM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

David,

Please see attached PDFs.

Thank you,
Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

Pleased with our service? Give us your feedback here.

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Tuesday, December 1, 2020 2:04 PM
To: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Katlin,

Can you resend in a PDF format, there is a disclaimer that requires me to 'accept' prior to retrieving the files. I do not accept files in this manner.

Thank you for understanding,

DAVID GONZALES, AICP
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DGONZALES@ROCKWALL.COM
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From: Katlin Fox [mailto:kfoxbrown@ksaeng.com]
Sent: Tuesday, December 1, 2020 12:30 PM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

IMPORTANT: Click a link below to access files associated with this transmittal that came in through the KSA Engineers, Inc. Info Exchange web site. The attached file contains the transmittal details.

Download all associated files

Additional links:
Reply to All

Project Name:	MI.2206 Courtin/Goddard Rockwall Development
Project Number:	MI.2206
From:	Katlin Fox (KSA Engineers, Inc.)
To:	DGonzales@rockwall.com
CC:	Darrel Kotzur (KSA Engineers, Inc.); dhayes@methodarchitecture.com; jmcelvain@methodarchitecture.com; SOwens@zconstructors.com; Miguel.Rivera@pqrus.com
Subject:	SP-2020-031 Courtin Dental Civil Package
Purpose:	For your approval
Sent via:	Info Exchange
Expiration Date:	12/15/2020
Remarks:	David, Attached are the Civil Site Plan, Landscape Plan, Photometric Plan, and requested Details for the Courtin Dental Site Plan review. City comments that were provided on November 20, 2020 were addressed. As discussed, hard copies of these same sheets have been overnighted to you today and will be there tomorrow, December 2. Drew Hayes will be submitting his architectural plans separately. Please let me know if you have any questions or concerns or have any issues with the download. Thank you, Katlin

Transferred Files

NAME	TYPE	DATE	TIME	SIZE
Courtin Site Plan Submittal.pdf	PDF File	12/1/2020	12:19 PM	3,775 KB

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Gonzales, David

From: Gonzales, David
Sent: Monday, December 7, 2020 3:40 PM
To: 'Katlin Fox Brown P.E.'
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Mexican Feather grass is not appropriate screening for a pad mount transformer.

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From: Katlin Fox Brown P.E. [mailto:kfoxbrown@ksaeng.com]
Sent: Monday, December 7, 2020 2:54 PM
To: Gonzales, David
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Please see attached.

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Sent: Monday, December 7, 2020 9:31 AM
To: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

No. We are only concerned with the pad mount transformers.

DAVID GONZALES, AICP
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To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

I misunderstood during our phone call – working to fix that now. Does the electrical box west of the transformers also need screening?

Katlin Fox Brown, P.E. | Project Engineer
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From: Katlin Fox Brown P.E.
Sent: Monday, December 7, 2020 9:04 AM
To: 'Gonzales, David' <DGonzales@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Landscaping was added on the eastern side to screen from Mims Rd.

Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
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From: Gonzales, David <DGonzales@rockwall.com>
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To: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Good morning Katlin,

It appears the landscaping was not added to the transformer at the intersection. Can you check with your landscaper to see if the correct plan was sent or if there is a layer missing?

Thank you,

DAVID GONZALES, AICP
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385 S. GOLIAD STREET • ROCKWALL, TX 75087

From: Katlin Fox Brown P.E. [mailto:kfoxbrown@ksaeng.com]
Sent: Monday, December 7, 2020 8:39 AM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Hi David, hope you had a good weekend.

Please see the attached landscape plan that shows additional screening for the transformer at the intersection, as well as screening for the transformer at the northwest corner that is partially on our property. I have overnighted an updated package to you.

Thank you,

Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

Pleased with our service? Give us your feedback here.

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, December 4, 2020 4:50 PM
To: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Ok, thank you Katlin. I will review and let you know if there are any other items.

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
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972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
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GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

From: Katlin Fox Brown P.E. [mailto:kfoxbrown@ksaeng.com]
Sent: Friday, December 4, 2020 3:54 PM
To: Gonzales, David <DGonzales@rockwall.com>
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David,

Please see attached site and photometric plans, along with their associated details. I have not been able to get an updated landscape plan showing the additional shrubbery around the transformers. I hope to get that to you this weekend.

Thank you,

Katlin Fox Brown, P.E. | Project Engineer
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Sent: Friday, December 4, 2020 11:02 AM
To: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

OK, thanks.

DAVID GONZALES, AICP
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To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Understood – I have requested updated sheets.

Katlin Fox Brown, P.E. | Project Engineer
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Sent: Friday, December 4, 2020 10:58 AM
To: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Ok; however, that is something that would have a label so that it understood. Can Julie provide a label?

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Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

David,

Per Julie McElvain at Method Architecture, that is the FDC.

Katlin Fox Brown, P.E. | Project Engineer
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Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Thank you,

DAVID GONZALES, AICP
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Sent: Friday, December 4, 2020 10:45 AM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Thank you, David!

I am working to make those changes we discussed this morning. I have reached out to Drew concerning your 2nd question.

Thank you,
Katlin Fox Brown, P.E. | Project Engineer
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From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, December 4, 2020 10:29 AM
To: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

As per your request, here are the building elevations. I am also including the PDF version of the materials sample board and the letter requesting compensatory measures.

Thank you,

DAVID GONZALES, AICP
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972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
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From: Katlin Fox Brown P.E. [mailto:kfoxbrown@ksaeng.com]
Sent: Thursday, December 3, 2020 4:54 PM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

David,

Please see attached and thank you for your patience.

Thank you,

Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

Pleased with our service? Give us your feedback here.

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Wednesday, December 2, 2020 7:51 PM
To: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>

Cc: Miller, Ryan <RMiller@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Katlin,

Please find attached the outstanding comments for this project and let me know when these changes can be made.

Thank you,

DAVID GONZALES, AICP
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DGONZALES@ROCKWALL.COM
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From: Gonzales, David
Sent: Wednesday, December 2, 2020 5:57 PM
To: 'Katlin Fox Brown P.E.' <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Katlin,

As I am looking this over, it seems that renderings have been included with the material sample board for both buildings. Please ignore that comment below.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
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From: Gonzales, David
Sent: Wednesday, December 2, 2020 3:09 PM
To: 'Katlin Fox Brown P.E.' <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Katlin,

Just an FYI, I received the materials sample board. Also, Julie has said that they intend to move the AC units to the ground. With this being said, can you provide me with an updated site plan and landscape plan (if screened by landscaping) that indicates the location of the units. With the changes being made, I will also need updated building elevations. One final reminder, I am still in need of a color rendering/perspective that the ARB has requested (see attached) before Tuesday's meeting next week. With regard to the letter requesting variances, please have this to me by tomorrow afternoon as this will need to go out with the packet to the Planning and Zoning Commission and Architectural Review Board (ARB) for review.

Let me know if you have any questions.

Thank you,

DAVID GONZALES, AICP
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From: Gonzales, David
Sent: Wednesday, December 2, 2020 9:01 AM
To: 'Katlin Fox Brown P.E.' <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Good morning Katlin,

I am reaching out to you to see where you are with the letter requesting variances to the articulation standards for both buildings. I am in receipt of the revised elevations this morning that call out compensatory measures; however, I do not have a letter that justifies each compensatory measure for the Planning and Zoning Commission to consider.

Thank you,

DAVID GONZALES, AICP
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From: Katlin Fox Brown P.E. [mailto:kfoxbrown@ksaeng.com]
Sent: Tuesday, December 1, 2020 2:06 PM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

David,

Please see attached PDFs.

Thank you,
Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

Pleased with our service? Give us your feedback here.

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Tuesday, December 1, 2020 2:04 PM
To: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Katlin,

Can you resend in a PDF format, there is a disclaimer that requires me to 'accept' prior to retrieving the files. I do not accept files in this manner.

Thank you for understanding,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
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GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

From: Katlin Fox [mailto:kfoxbrown@ksaeng.com]
Sent: Tuesday, December 1, 2020 12:30 PM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

IMPORTANT: Click a link below to access files associated with this transmittal that came in through the KSA Engineers, Inc. Info Exchange web site. The attached file contains the transmittal details.

Download all associated files

Additional links:
Reply to All

Project Name: MI.2206 Courtin/Goddard Rockwall Development

Project Number:	MI.2206
From:	Katlin Fox (KSA Engineers, Inc.)
To:	DGonzales@rockwall.com
CC:	Darrel Kotzur (KSA Engineers, Inc.); dhayes@methodarchitecture.com; jmcelvain@methodarchitecture.com; SOwens@zconstructors.com; Miguel.Rivera@pqrus.com
Subject:	SP-2020-031 Courtin Dental Civil Package
Purpose:	For your approval
Sent via:	Info Exchange
Expiration Date:	12/15/2020
Remarks:	David, Attached are the Civil Site Plan, Landscape Plan, Photometric Plan, and requested Details for the Courtin Dental Site Plan review. City comments that were provided on November 20, 2020 were addressed. As discussed, hard copies of these same sheets have been overnighted to you today and will be there tomorrow, December 2. Drew Hayes will be submitting his architectural plans separately. Please let me know if you have any questions or concerns or have any issues with the download. Thank you, Katlin

Transferred Files

NAME	TYPE	DATE	TIME	SIZE
Courtin Site Plan Submittal.pdf	PDF File	12/1/2020	12:19 PM	3,775 KB

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Gonzales, David

From: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Sent: Monday, December 7, 2020 2:54 PM
To: Gonzales, David
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package
Attachments: DO_GS_LP1_2020-12-7.pdf

Please see attached.

Katlin Fox Brown, P.E. | Project Engineer
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Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

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From: Gonzales, David
Sent: Monday, December 7, 2020 9:31 AM
To: Katlin Fox Brown P.E.
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

No. We are only concerned with the pad mount transformers.

David Gonzales, AICP
planning & zoning manager
Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE
dgonzales@rockwall.com
385 S. Goliad Street • Rockwall, TX 75087

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From: Katlin Fox Brown P.E. [mailto:kfoxbrown@ksaeng.com]
Sent: Monday, December 7, 2020 9:27 AM
To: Gonzales, David
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

I misunderstood during our phone call – working to fix that now. Does the electrical box west of the transformers also need screening?

Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com

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Pleased with our service? Give us your feedback here.

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Sent: Monday, December 7, 2020 9:04 AM
To: 'Gonzales, David' <DGonzales@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Landscaping was added on the eastern side to screen from Mims Rd.

Katlin Fox Brown, P.E. | Project Engineer
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To: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Good morning Katlin,

It appears the landscaping was not added to the transformer at the intersection. Can you check with your landscaper to see if the correct plan was sent or if there is a layer missing?

Thank you,

David Gonzales, AICP
planning & zoning manager
Planning & Zoning Division • City of Rockwall
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Hi David, hope you had a good weekend.

Please see the attached landscape plan that shows additional screening for the transformer at the intersection, as well as screening for the transformer at the northwest corner that is partially on our property. I have overnighted an updated package to you.

Thank you,

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Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Ok, thank you Katlin. I will review and let you know if there are any other items.

David Gonzales, AICP
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Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

David,

Please see attached site and photometric plans, along with their associated details. I have not been able to get an updated landscape plan showing the additional shrubbery around the transformers. I hope to get that to you this weekend.

Thank you,

Katlin Fox Brown, P.E. | Project Engineer

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To: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

OK, thanks.

David Gonzales, AICP
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Understood – I have requested updated sheets.

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To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

David,

Per Julie McElvain at Method Architecture, that is the FDC.

Katlin Fox Brown, P.E. | Project Engineer
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I am working to make those changes we discussed this morning. I have reached out to Drew concerning your 2nd question.

Thank you,
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From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, December 4, 2020 10:29 AM
To: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

As per your request, here are the building elevations. I am also including the PDF version of the materials sample board and the letter requesting compensatory measures.

Thank you,

David Gonzales, AICP
planning & zoning manager
Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE
dgonzales@rockwall.com
385 S. Goliad Street • Rockwall, TX 75087

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From: Katlin Fox Brown P.E. [mailto:kfoxbrown@ksaeng.com]
Sent: Thursday, December 3, 2020 4:54 PM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

David,

Please see attached and thank you for your patience.

Thank you,

Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

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Sent: Wednesday, December 2, 2020 7:51 PM
To: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Cc: Miller, Ryan <RMiller@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

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To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

David,

Please see attached PDFs.

Thank you,
Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

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Sent: Tuesday, December 1, 2020 2:04 PM
To: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

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385 S. Goliad Street • Rockwall, TX 75087

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From: Katlin Fox [mailto:kfoxbrown@ksaeng.com]
Sent: Tuesday, December 1, 2020 12:30 PM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

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Additional links:
Reply to All

Project Name:	MI.2206 Courtin/Goddard Rockwall Development
Project Number:	MI.2206
From:	Katlin Fox (KSA Engineers, Inc.)
To:	DGonzales@rockwall.com
CC:	Darrel Kotzur (KSA Engineers, Inc.); dhayes@methodarchitecture.com; jmcelvain@methodarchitecture.com; SOwens@zconstructors.com; Miguel.Rivera@pqrus.com
Subject:	SP-2020-031 Courtin Dental Civil Package
Purpose:	For your approval
Sent via:	Info Exchange
Expiration Date:	12/15/2020
Remarks:	David, Attached are the Civil Site Plan, Landscape Plan, Photometric Plan, and requested Details for the Courtin Dental Site Plan review. City comments that were provided

on November 20, 2020 were addressed. As discussed, hard copies of these same sheets have been overnighted to you today and will be there tomorrow, December 2. Drew Hayes will be submitting his architectural plans separately.

Please let me know if you have any questions or concerns or have any issues with the download.

Thank you,
Katlin

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NAME	TYPE	DATE	TIME	SIZE
Courtin Site Plan Submittal.pdf	PDF File	12/1/2020	12:19 PM	3,775 KB

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Gonzales, David

From: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Sent: Monday, December 7, 2020 8:39 AM
To: Gonzales, David
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package
Attachments: DO_GS_LP1_2020-12-6.pdf

Hi David, hope you had a good weekend.

Please see the attached landscape plan that shows additional screening for the transformer at the intersection, as well as screening for the transformer at the northwest corner that is partially on our property. I have overnighted an updated package to you.

Thank you,

Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

Pleased with our service? Give us your feedback here.

From: Gonzales, David
Sent: Friday, December 4, 2020 4:50 PM
To: Katlin Fox Brown P.E.
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Ok, thank you Katlin. I will review and let you know if there are any other items.

David Gonzales, AICP
planning & zoning manager
Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE
dgonzales@rockwall.com
385 S. Goliad Street • Rockwall, TX 75087

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From: Katlin Fox Brown P.E. [mailto:kfoxbrown@ksaeng.com]
Sent: Friday, December 4, 2020 3:54 PM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

David,

Please see attached site and photometric plans, along with their associated details. I have not been able to get an updated landscape plan showing the additional shrubbery around the transformers. I hope to get that to you this weekend.

Thank you,

Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

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From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, December 4, 2020 11:02 AM
To: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

OK, thanks.

David Gonzales, AICP
planning & zoning manager
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From: Katlin Fox Brown P.E. [mailto:kfoxbrown@ksaeng.com]
Sent: Friday, December 4, 2020 11:01 AM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Understood – I have requested updated sheets.

Katlin Fox Brown, P.E. | Project Engineer
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From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, December 4, 2020 10:58 AM
To: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Ok; however, that is something that would have a label so that it understood. Can Julie provide a label?

David Gonzales, AICP
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To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

David,

Per Julie McElvain at Method Architecture, that is the FDC.

Katlin Fox Brown, P.E. | Project Engineer
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Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

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Sent: Friday, December 4, 2020 10:52 AM
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Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Thank you,

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dgonzales@rockwall.com

385 S. Goliad Street • Rockwall, TX 75087

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Thank you, David!

I am working to make those changes we discussed this morning. I have reached out to Drew concerning your 2nd question.

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Sent: Tuesday, December 1, 2020 12:30 PM
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Subject: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

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Project Name:	MI.2206 Courtin/Goddard Rockwall Development
Project Number:	MI.2206
From:	Katlin Fox (KSA Engineers, Inc.)
To:	DGonzales@rockwall.com
CC:	Darrel Kotzur (KSA Engineers, Inc.); dhayes@methodarchitecture.com; jmcelvain@methodarchitecture.com; SOwens@zconstructors.com; Miguel.Rivera@pqrus.com
Subject:	SP-2020-031 Courtin Dental Civil Package
Purpose:	For your approval
Sent via:	Info Exchange

Expiration Date: 12/15/2020
Remarks: David,

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Courtin Site Plan Submittal.pdf	PDF File	12/1/2020	12:19 PM	3,775 KB

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Gonzales, David

From: Johnston, Sarah
Sent: Tuesday, December 15, 2020 1:31 PM
To: Gonzales, David
Subject: RE: Courtin Dental and Daycare - SP2020-031

This is approved.

From: Gonzales, David
Sent: Tuesday, December 15, 2020 1:05 PM
To: Johnston, Sarah
Subject: Courtin Dental and Daycare - SP2020-031

Not sure if you had the comments for the current site plan, but here is what they were sent with staff report prior to last week's meeting.

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

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Gonzales, David

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To: Gonzales, David
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GIS Division Website | City of Rockwall Interactive Maps | MAIN STREET DIVISION

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Sent: Thursday, December 3, 2020 4:54 PM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

David,

Please see attached and thank you for your patience.

Thank you,

Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

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Cc: Miller, Ryan <RMiller@rockwall.com>
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Thank you,

David Gonzales, AICP
planning & zoning manager
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972.772.6488 OFFICE
dgonzales@rockwall.com
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Project Number:	MI.2206
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To:	DGonzales@rockwall.com
CC:	Darrel Kotzur (KSA Engineers, Inc.); dhayes@methodarchitecture.com; jmcelvain@methodarchitecture.com; SOwens@zconstructors.com; Miguel.Rivera@pqrus.com
Subject:	SP-2020-031 Courtin Dental Civil Package
Purpose:	For your approval
Sent via:	Info Exchange
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Sent: Friday, December 4, 2020 10:29 AM
To: 'Katlin Fox Brown P.E.'
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package
Attachments: Building Elevations [Revision 2 - Dental Office] (12.02.2020).pdf; Building Elevations [Revsion 3 - Daycare] (12.04.2020).pdf; Building Elevations BW [Revsion 3 - Daycare] (12.04.2020).pdf; Color Rendering & Material Samples Board [Revision 2] (12.02.2020).pdf; Letter of Request for Architectural Compensatory Measures (12.03.2020).pdf

As per your request, here are the building elevations. I am also including the PDF version of the materials sample board and the letter requesting compensatory measures.

Thank you,

DAVID GONZALES, AICP
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972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
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From:	Katlin Fox (KSA Engineers, Inc.)

To: DGonzales@rockwall.com

CC: Darrel Kotzur (KSA Engineers, Inc.); dhayes@methodarchitecture.com; jmcelvain@methodarchitecture.com; SOwens@zconstructors.com; Miguel.Rivera@pgrus.com

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Purpose: For your approval

Sent via: Info Exchange

Expiration Date: 12/15/2020

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To: Gonzales, David
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(2) What is the red dot on the front of the Goddard School next to the front door?

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DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
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Good morning Katlin,

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Please let me know of provide corrections ASAP.

Thank you,

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IMPORTANT: Click a link below to access files associated with this transmittal that came in through the KSA Engineers, Inc. Info Exchange web site. The attached file contains the transmittal details.

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Reply to All

Project Name:	MI.2206 Courtin/Goddard Rockwall Development
Project Number:	MI.2206
From:	Katlin Fox (KSA Engineers, Inc.)
To:	DGonzales@rockwall.com
CC:	Darrel Kotzur (KSA Engineers, Inc.); dhayes@methodarchitecture.com; jmcelvain@methodarchitecture.com; SOwens@zconstructors.com; Miguel.Rivera@pqrus.com
Subject:	SP-2020-031 Courtin Dental Civil Package
Purpose:	For your approval
Sent via:	Info Exchange
Expiration Date:	12/15/2020
Remarks:	David, Attached are the Civil Site Plan, Landscape Plan, Photometric Plan, and requested Details for the Courtin Dental Site Plan review. City comments that were provided on November 20, 2020 were addressed. As discussed, hard copies of these same sheets have been overnighted to you today and will be there tomorrow, December 2. Drew Hayes will be submitting his architectural plans separately. Please let me know if you have any questions or concerns or have any issues with the download. Thank you, Katlin

Transferred Files

NAME	TYPE	DATE	TIME	SIZE
Courtin Site Plan Submittal.pdf	PDF File	12/1/2020	12:19 PM	3,775 KB

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Gonzales, David

From: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Sent: Friday, December 4, 2020 3:54 PM
To: Gonzales, David
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package
Attachments: Site Plan Submittal_20201204 SITE PLAN (1).pdf

David,

Please see attached site and photometric plans, along with their associated details. I have not been able to get an updated landscape plan showing the additional shrubbery around the transformers. I hope to get that to you this weekend.

Thank you,

Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

Pleased with our service? Give us your feedback here.

From: Gonzales, David
Sent: Friday, December 4, 2020 11:02 AM
To: Katlin Fox Brown P.E.
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

OK, thanks.

David Gonzales, AICP
planning & zoning manager
Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE
dgonzales@rockwall.com
385 S. Goliad Street • Rockwall, TX 75087

helpful links | City of Rockwall Website | Planning & Zoning Division Website | Municipal Code Website
GIS Division Website | City of Rockwall Interactive Maps | MAIN STREET DIVISION

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Sent: Friday, December 4, 2020 11:01 AM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Understood – I have requested updated sheets.

Katlin Fox Brown, P.E. | Project Engineer
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Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

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Sent: Wednesday, December 2, 2020 7:51 PM
To: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Cc: Miller, Ryan <RMiller@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

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Sent: Wednesday, December 2, 2020 5:57 PM
To: 'Katlin Fox Brown P.E.' <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

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As I am looking this over, it seems that renderings have been included with the material sample board for both buildings. Please ignore that comment below.

Thank you,

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From: Gonzales, David
Sent: Wednesday, December 2, 2020 3:09 PM
To: 'Katlin Fox Brown P.E.' <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

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Let me know if you have any questions.

Thank you,

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To: 'Katlin Fox Brown P.E.' <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Good morning Katlin,

I am reaching out to you to see where you are with the letter requesting variances to the articulation standards for both buildings. I am in receipt of the revised elevations this morning that call out compensatory measures; however, I do not have a letter that justifies each compensatory measure for the Planning and Zoning Commission to consider.

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From: Katlin Fox Brown P.E. [mailto:kfoxbrown@ksaeng.com]
Sent: Tuesday, December 1, 2020 2:06 PM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

David,

Please see attached PDFs.

Thank you,
Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

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From: Gonzales, David <DGonzales@rockwall.com>
Sent: Tuesday, December 1, 2020 2:04 PM
To: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Katlin,

Can you resend in a PDF format, there is a disclaimer that requires me to 'accept' prior to retrieving the files. I do not accept files in this manner.

Thank you for understanding,

David Gonzales, AICP
planning & zoning manager
Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE
dgonzales@rockwall.com
385 S. Goliad Street • Rockwall, TX 75087

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From: Katlin Fox [mailto:kfoxbrown@ksaeng.com]
Sent: Tuesday, December 1, 2020 12:30 PM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

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Reply to All

Project Name:	MI.2206 Courtin/Goddard Rockwall Development
Project Number:	MI.2206
From:	Katlin Fox (KSA Engineers, Inc.)
To:	DGonzales@rockwall.com
CC:	Darrel Kotzur (KSA Engineers, Inc.); dhayes@methodarchitecture.com; jmcelvain@methodarchitecture.com; SOwens@zconstructors.com; Miguel.Rivera@pqrus.com
Subject:	SP-2020-031 Courtin Dental Civil Package
Purpose:	For your approval
Sent via:	Info Exchange
Expiration Date:	12/15/2020
Remarks:	David, Attached are the Civil Site Plan, Landscape Plan, Photometric Plan, and requested Details for the Courtin Dental Site Plan review. City comments that were provided on November 20, 2020 were addressed. As discussed, hard copies of these same sheets have been overnighted to you today and will be there tomorrow, December 2. Drew Hayes will be submitting his architectural plans separately. Please let me know if you have any questions or concerns or have any issues with the download. Thank you, Katlin

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Courtin Site Plan Submittal.pdf	PDF File	12/1/2020	12:19 PM	3,775 KB

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Gonzales, David

From: Gonzales, David
Sent: Friday, December 4, 2020 4:33 PM
To: Darrel Kotzur P.E.
Cc: 'Mary Courtin (marycourtin@yahoo.com)'; Katlin Fox Brown P.E.
Subject: P&Z Meeting Next Week - Staff Report
Attachments: Packet [P&Z] (12.08.2020).pdf

Mr. Kotzur,

Please find attached staff's report regarding your site plan request. The Planning Commission will be meeting next week on Tuesday, *December 8, 2020* to take action on your request. Additionally, the Architectural Review Board (ARB) will review the revisions and will forward a recommendation to the Planning and Zoning Commission for their consideration. The ARB meeting will begin at 5:00 p.m. followed by the Planning and Zoning Commission meeting, which is scheduled for 6:00 p.m. in the City's Council Chambers. Please be sure that you and/or your representative(s) are present for both meeting to answer any questions the ARB or P&Z Commission may have regarding your request.

Please see dates for all meetings in staff comments.

Do not hesitate to contact me should you have any questions.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

Gonzales, David

From: Julie McElvain <jmcelvain@methodarchitecture.com>
Sent: Friday, December 4, 2020 12:02 PM
To: Katlin Fox Brown P.E.; Gonzales, David
Cc: Drew Hayes
Subject: Goddard School Exterior Elevations Updated
Attachments: 2020_12_04_GODDARD_SCHOOL_BW Exterior Elevations_A21.pdf; 2020_12_04 _GODDARD_SCHOOL_Colored Exterior Elevations_A3.0_A3.1.pdf

Good Afternoon,

Here is a new copy of the black and white set as well as the colored elevations with the FDC being called out for the Goddard School. Please let me know if you need anything else!

Julie McElvain
Designer
METHODarchitecture, PLLC
P 214-790-7171| **W** methodarchitecture.com
A 1919 McKinney Ave Suite 2011, Dallas, TX 75201

Austin | Dallas | Houston

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Gonzales, David

From: Gonzales, David
Sent: Friday, December 4, 2020 10:58 AM
To: 'Katlin Fox Brown P.E.'
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Ok; however, that is something that would have a label so that it understood. Can Julie provide a label?

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David,

Per Julie McElvain at Method Architecture, that is the FDC.

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To: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Cc: Miller, Ryan <RMiller@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

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KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

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From: Gonzales, David <DGonzales@rockwall.com>
Sent: Tuesday, December 1, 2020 2:04 PM
To: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Katlin,

Can you resend in a PDF format, there is a disclaimer that requires me to 'accept' prior to retrieving the files. I do not accept files in this manner.

Thank you for understanding,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

From: Katlin Fox [mailto:kfoxbrown@ksaeng.com]
Sent: Tuesday, December 1, 2020 12:30 PM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

IMPORTANT: Click a link below to access files associated with this transmittal that came in through the KSA Engineers, Inc. Info Exchange web site. The attached file contains the transmittal details.

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Project Name:	MI.2206 Courtin/Goddard Rockwall Development
Project Number:	MI.2206
From:	Katlin Fox (KSA Engineers, Inc.)
To:	DGonzales@rockwall.com
CC:	Darrel Kotzur (KSA Engineers, Inc.); dhayes@methodarchitecture.com; jmcelvain@methodarchitecture.com; SOwens@zconstructors.com; Miguel.Rivera@pqrus.com
Subject:	SP-2020-031 Courtin Dental Civil Package
Purpose:	For your approval
Sent via:	Info Exchange
Expiration Date:	12/15/2020
Remarks:	David, Attached are the Civil Site Plan, Landscape Plan, Photometric Plan, and requested Details for the Courtin Dental Site Plan review. City comments that were provided on November 20, 2020 were addressed. As discussed, hard copies of these same sheets have been overnighted to you today and will be there tomorrow, December 2. Drew Hayes will be submitting his architectural plans separately. Please let me know if you have any questions or concerns or have any issues with the download. Thank you, Katlin

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NAME	TYPE	DATE	TIME	SIZE
Courtin Site Plan Submittal.pdf	PDF File	12/1/2020	12:19 PM	3,775 KB

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Gonzales, David

From: Gonzales, David
Sent: Wednesday, December 2, 2020 2:47 PM
To: 'Julie McElvain'
Cc: Drew Hayes
Subject: RE: Goddard School Roof Update

Julie,

As an FYI, please be sure that the ground mounted equipment/air conditioning units are screened appropriately. This can be accomplished using plantings, walls matching the main structure, or an architectural feature that is integral to the building's design.

Thank you,

DAVID GONZALES, AICP
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PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
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From: Julie McElvain [mailto:jmcelvain@methodarchitecture.com]
Sent: Wednesday, December 2, 2020 2:42 PM
To: Gonzales, David
Cc: Drew Hayes
Subject: Goddard School Roof Update

Good Afternoon David,

To comply with the codes we will be moving the mechanical equipment off of the roof. We agree it is the best option.

Thanks,
Julie McElvain

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Gonzales, David

From: Julie McElvain <jmcelvain@methodarchitecture.com>
Sent: Wednesday, December 2, 2020 2:42 PM
To: Gonzales, David
Cc: Drew Hayes
Subject: Goddard School Roof Update

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Julie McElvain

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Gonzales, David

From: Julie McElvain <jmcelvain@methodarchitecture.com>
Sent: Tuesday, December 1, 2020 10:15 PM
To: Gonzales, David
Cc: Drew Hayes
Subject: Goddard School and Courtin Dental Clinic Physical Material Board

David,

I will be delivering in person to you the physical material board tomorrow before noon for the Goddard School and Courtin Dental Clinic.

Have a Good Night,
Julie McElvain
Designer
METHODarchitecture, PLLC
P 214-790-7171| **W** methodarchitecture.com
A 1919 McKinney Ave Suite 2011, Dallas, TX 75201

Austin | Dallas | Houston

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Gonzales, David

From: Gonzales, David
Sent: Wednesday, December 2, 2020 10:23 AM
To: 'Julie McElvain'
Cc: 'Drew Hayes'; 'Katlin Fox Brown P.E.'; Miller, Ryan
Subject: RE: Goddard School and Courtin Dental Clinic Exterior Elevations and Material Board

Drew,

The roof-top A/C units remain as not being screened properly. The change from a wire fence to a wood fence does not meet the code requirement. The Unified Development Code (UDC) requires screening of the RTU's and states under subsection 01.05(C), of Art. 05, UDC that "(r)oof mounted utility equipment and air conditioning units shall be screened using a parapet wall that completely impairs the visibility of the equipment, and is constructed on all sides of the building." The wood fence is not a parapet wall and therefore, does not meet the UDC standards. Additionally, under subsection 04.01(A)(1), Roof Design Standards, of Art. 05, UDC states "(a)ll structures shall have the option of being constructed with either a pitched (minimum of a 6:12 roof pitch), parapet, or mansard roof system as long as the roof system is enclosed on all sides." The location of the A/C units does not provide for a completely enclosed roof structure/system. Additionally, the RTU's will be visible from the roadway and neighboring properties. Is there a way the units can be located on the ground and with proper screening? If not, this will require a variance from the Planning and Zoning Commission, and thus, would require two (2) additionally compensatory measures.

Please let me know as soon as possible how you will proceed.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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From: Gonzales, David
Sent: Wednesday, December 2, 2020 9:12 AM
To: 'Julie McElvain'
Cc: Drew Hayes
Subject: RE: Goddard School and Courtin Dental Clinic Exterior Elevations and Material Board

Drew,

Per our conversation yester, the cornice was to be changed to stucco. Stucco is considered a masonry product, EIFS is not a masonry product; therefore the calculations on the daycare would need to be changed or update these to indicate stucco. Additionally, the buildings orientation labels remain in question. The primary entry faces north.

Let me know if you have any further questions.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
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From: Julie McElvain [mailto:jmcelvain@methodarchitecture.com]
Sent: Tuesday, December 1, 2020 9:55 PM
To: Gonzales, David <DGonzales@rockwall.com>
Cc: Drew Hayes <dhayes@methodarchitecture.com>
Subject: Goddard School and Courtin Dental Clinic Exterior Elevations and Material Board

Good Evening David,

Attached above are three pdfs for the Goddard School and Courtin Dental Clinic for you to review the exterior elevations and materials we have chosen for them. Please let me know if you need anything else.

Julie McElvain
Designer
METHODarchitecture, PLLC
P 214-790-7171 | W methodarchitecture.com
A 1919 McKinney Ave Suite 2011, Dallas, TX 75201

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Gonzales, David

From: Julie McElvain <jmcelvain@methodarchitecture.com>
Sent: Thursday, December 3, 2020 11:42 PM
To: Gonzales, David
Cc: Drew Hayes
Subject: Goddard School Exterior Elevations Updated
Attachments: 2020_12_03_GODDARD SCHOOL_BW EXTERIOR ELEVATIONS.pdf; 2020_12_03 _GODDARD_SCHOOL_COLORED EXTERIOR ELEVATIONS.pdf

Good Evening David,

Attached above I have the updated exterior elevations in color showing the mechanical equipment on the ground and a sheet in black and white showing just the elevations of the building. Please let me know if you need anything else.

Julie McElvain
Designer
METHODarchitecture, PLLC
P 214-790-7171| **W** methodarchitecture.com
A 1919 McKinney Ave Suite 2011, Dallas, TX 75201

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Gonzales, David

From: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Sent: Thursday, December 3, 2020 1:57 PM
To: Gonzales, David
Cc: Miller, Ryan
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Good afternoon David,

I will send you PDFs of the updated site, landscape, and photometric plans this afternoon and overnight a set of hard copies. Drew sent over the variance letter this morning and will provide the building elevations today.

Thank you,
Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

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From: Gonzales, David
Sent: Wednesday, December 2, 2020 7:51 PM
To: Katlin Fox Brown P.E.
Cc: Miller, Ryan
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Katlin,

Please find attached the outstanding comments for this project and let me know when these changes can be made.

Thank you,

David Gonzales, AICP
planning & zoning manager
Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE
dgonzales@rockwall.com
385 S. Goliad Street • Rockwall, TX 75087

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From: Gonzales, David
Sent: Wednesday, December 2, 2020 5:57 PM
To: 'Katlin Fox Brown P.E.' <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Katlin,

As I am looking this over, it seems that renderings have been included with the material sample board for both buildings. Please ignore that comment below.

Thank you,

David Gonzales, AICP
planning & zoning manager
Planning & Zoning Division • City of Rockwall
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dgonzales@rockwall.com
385 S. Goliad Street • Rockwall, TX 75087

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From: Gonzales, David
Sent: Wednesday, December 2, 2020 3:09 PM
To: 'Katlin Fox Brown P.E.' <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Katlin,

Just an FYI, I received the materials sample board. Also, Julie has said that they intend to move the AC units to the ground. With this being said, can you provide me with an updated site plan and landscape plan (if screened by landscaping) that indicates the location of the units. With the changes being made, I will also need updated building elevations. One final reminder, I am still in need of a color rendering/perspective that the ARB has requested (see attached) before Tuesday's meeting next week. With regard to the letter requesting variances, please have this to me by tomorrow afternoon as this will need to go out with the packet to the Planning and Zoning Commission and Architectural Review Board (ARB) for review.

Let me know if you have any questions.

Thank you,

David Gonzales, AICP
planning & zoning manager

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385 S. Goliad Street • Rockwall, TX 75087

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From: Gonzales, David
Sent: Wednesday, December 2, 2020 9:01 AM
To: 'Katlin Fox Brown P.E.' <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Good morning Katlin,

I am reaching out to you to see where you are with the letter requesting variances to the articulation standards for both buildings. I am in receipt of the revised elevations this morning that call out compensatory measures; however, I do not have a letter that justifies each compensatory measure for the Planning and Zoning Commission to consider.

Thank you,

David Gonzales, AICP
planning & zoning manager
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385 S. Goliad Street • Rockwall, TX 75087

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From: Katlin Fox Brown P.E. [mailto:kfoxbrown@ksaeng.com]
Sent: Tuesday, December 1, 2020 2:06 PM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

David,

Please see attached PDFs.

Thank you,

Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

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Sent: Tuesday, December 1, 2020 2:04 PM
To: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
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Katlin,

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Thank you for understanding,

David Gonzales, AICP
planning & zoning manager
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385 S. Goliad Street • Rockwall, TX 75087

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From: Katlin Fox [mailto:kfoxbrown@ksaeng.com]
Sent: Tuesday, December 1, 2020 12:30 PM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

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Project Name:	MI.2206 Courtin/Goddard Rockwall Development
Project Number:	MI.2206

From: Katlin Fox (KSA Engineers, Inc.)
To: DGonzales@rockwall.com
CC: Darrel Kotzur (KSA Engineers, Inc.); dhayes@methodarchitecture.com; jmcelvain@methodarchitecture.com; SOwens@zconstructors.com; Miguel.Rivera@pqrus.com
Subject: SP-2020-031 Courtin Dental Civil Package
Purpose: For your approval
Sent via: Info Exchange
Expiration Date: 12/15/2020
Remarks: David,

Attached are the Civil Site Plan, Landscape Plan, Photometric Plan, and requested Details for the Courtin Dental Site Plan review. City comments that were provided on November 20, 2020 were addressed. As discussed, hard copies of these same sheets have been overnighted to you today and will be there tomorrow, December 2. Drew Hayes will be submitting his architectural plans separately.

Please let me know if you have any questions or concerns or have any issues with the download.

Thank you,
Katlin

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Gonzales, David

From: Drew Hayes <dhayes@methodarchitecture.com>
Sent: Thursday, December 3, 2020 9:16 AM
To: Gonzales, David
Cc: Katlin Fox Brown P.E.; Julie McElvain; Darrel Kotzur P.E.; Sonny Owens; Chloe Christian
Subject: Courtin/Goddard - Compensatory Letter
Attachments: 2020-12-02 Courtin Dental and Goddard Daycare - Architectural Compensatory Measures.pdf

Mr. Gonzales,

Please review the letter attached requesting compensatory measures for the Courtin Dental and Goddard Daycare projects.

Thank you for the consideration,

Drew Hayes, RA, LEED AP
Associate Principal, North Texas Lead
METHODarchitecture, PLLC
M 972-992-8660 | **O** 214-790-7171 | **W** methodarchitecture.com

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Gonzales, David

From: Gonzales, David
Sent: Wednesday, December 2, 2020 7:51 PM
To: 'Katlin Fox Brown P.E.'
Cc: Miller, Ryan
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package
Attachments: Development Comments [Revision 1 - SP2020-031] (12.02..2020).pdf

Katlin,

Please find attached the outstanding comments for this project and let me know when these changes can be made.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
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Katlin,

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Thank you,

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From: Katlin Fox Brown P.E. [mailto:kfoxbrown@ksaeng.com]
Sent: Tuesday, December 1, 2020 2:06 PM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

David,

Please see attached PDFs.

Thank you,
Katlin Fox Brown, P.E. | Project Engineer
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Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

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From: Gonzales, David <DGonzales@rockwall.com>
Sent: Tuesday, December 1, 2020 2:04 PM
To: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

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Project Name:	MI.2206 Courtin/Goddard Rockwall Development
Project Number:	MI.2206
From:	Katlin Fox (KSA Engineers, Inc.)
To:	DGonzales@rockwall.com
CC:	Darrel Kotzur (KSA Engineers, Inc.); dhayes@methodarchitecture.com; jmcelvain@methodarchitecture.com; SOwens@zconstructors.com; Miguel.Rivera@pgrus.com
Subject:	SP-2020-031 Courtin Dental Civil Package
Purpose:	For your approval
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Expiration Date:	12/15/2020
Remarks:	David, Attached are the Civil Site Plan, Landscape Plan, Photometric Plan, and requested Details for the Courtin Dental Site Plan review. City comments that were provided on November 20, 2020 were addressed. As discussed, hard copies of these same sheets have been overnighted to you today and will be there tomorrow, December 2. Drew Hayes will be submitting his architectural plans separately. Please let me know if you have any questions or concerns or have any issues with the download. Thank you, Katlin

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Gonzales, David

From: Gonzales, David
Sent: Wednesday, December 2, 2020 3:09 PM
To: 'Katlin Fox Brown P.E.'
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package
Attachments: Development Comments [Building Elevations - Revision 1] (11.30.2020).pdf

Katlin,

Just an FYI, I received the materials sample board. Also, Julie has said that they intend to move the AC units to the ground. With this being said, can you provide me with an updated site plan and landscape plan (if screened by landscaping) that indicates the location of the units. With the changes being made, I will also need updated building elevations. One final reminder, I am still in need of a color rendering/perspective that the ARB has requested (see attached) before Tuesday's meeting next week. With regard to the letter requesting variances, please have this to me by tomorrow afternoon as this will need to go out with the packet to the Planning and Zoning Commission and Architectural Review Board (ARB) for review.

Let me know if you have any questions.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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From: Gonzales, David
Sent: Wednesday, December 2, 2020 9:01 AM
To: 'Katlin Fox Brown P.E.'
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Good morning Katlin,

I am reaching out to you to see where you are with the letter requesting variances to the articulation standards for both buildings. I am in receipt of the revised elevations this morning that call out compensatory measures; however, I do not have a letter that justifies each compensatory measure for the Planning and Zoning Commission to consider.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
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From: Katlin Fox Brown P.E. [mailto:kfoxbrown@ksaeng.com]
Sent: Tuesday, December 1, 2020 2:06 PM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

David,

Please see attached PDFs.

Thank you,
Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

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From: Gonzales, David <DGonzales@rockwall.com>
Sent: Tuesday, December 1, 2020 2:04 PM
To: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Katlin,

Can you resend in a PDF format, there is a disclaimer that requires me to 'accept' prior to retrieving the files. I do not accept files in this manner.

Thank you for understanding,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
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From: Katlin Fox [mailto:kfoxbrown@ksaeng.com]
Sent: Tuesday, December 1, 2020 12:30 PM

To: Gonzales, David <DGonzales@rockwall.com>
Subject: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

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Download all associated files

Additional links:

Reply to All

Project Name:	MI.2206 Courtin/Goddard Rockwall Development
Project Number:	MI.2206
From:	Katlin Fox (KSA Engineers, Inc.)
To:	DGonzales@rockwall.com
CC:	Darrel Kotzur (KSA Engineers, Inc.); dhayes@methodarchitecture.com; jmcelvain@methodarchitecture.com; SOwens@zconstructors.com; Miguel.Rivera@pgrus.com
Subject:	SP-2020-031 Courtin Dental Civil Package
Purpose:	For your approval
Sent via:	Info Exchange
Expiration Date:	12/15/2020
Remarks:	David, Attached are the Civil Site Plan, Landscape Plan, Photometric Plan, and requested Details for the Courtin Dental Site Plan review. City comments that were provided on November 20, 2020 were addressed. As discussed, hard copies of these same sheets have been overnighted to you today and will be there tomorrow, December 2. Drew Hayes will be submitting his architectural plans separately. Please let me know if you have any questions or concerns or have any issues with the download. Thank you, Katlin

Transferred Files

NAME	TYPE	DATE	TIME	SIZE
Courtin Site Plan Submittal.pdf	PDF File	12/1/2020	12:19 PM	3,775 KB

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Gonzales, David

From: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Sent: Wednesday, November 25, 2020 12:01 PM
To: Gonzales, David
Subject: Courtin Dental Parking
Attachments: Rockwall Comments_Courtin.pdf; Courtin _ Rotated NW Parking.pdf

Good morning, David,

Staff requested a 44'x15' "No Parking" area for our NW parking area (see attached for reference). This would cause us to lose two parking spaces – we are currently only one parking space over the required minimum. I have proposed an alternative solution of rotating that parking so that we only lose one space. Can you please take a look at the attached and let me know if you think this orientation would cause issues for staff? I wanted to run this by you prior to us resubmitting with all other comments addressed next week.

Thank you for your help and have a great Thanksgiving,

Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

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Gonzales, David

From: White, Jeremy
Sent: Monday, November 30, 2020 2:05 PM
To: Gonzales, David
Subject: RE: Courtin Dental Parking

David,

Their alternate solution is acceptable. It will actually save them in pavement cost.

Jeremy M. White, P.E., CFM
Civil Engineer
Public Works – Engineering Division
City of Rockwall
385 S. Goliad
Rockwall, TX 75087
972-771-7746
972-771-7748 (fax)

From: Gonzales, David
Sent: Monday, November 30, 2020 11:51 AM
To: White, Jeremy
Subject: FW: Courtin Dental Parking

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

From: Katlin Fox Brown P.E. [mailto:kfoxbrown@ksaeng.com]
Sent: Wednesday, November 25, 2020 12:01 PM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: Courtin Dental Parking

Good morning, David,

Staff requested a 44'x15' "No Parking" area for our NW parking area (see attached for reference). This would cause us to lose two parking spaces – we are currently only one parking space over the required minimum. I have proposed an alternative solution of rotating that parking so that we only lose one space. Can you please take a look at the attached and let me know if you think this orientation would cause issues for staff? I wanted to run this by you prior to us resubmitting with all other comments addressed next week.

Thank you for your help and have a great Thanksgiving,

Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

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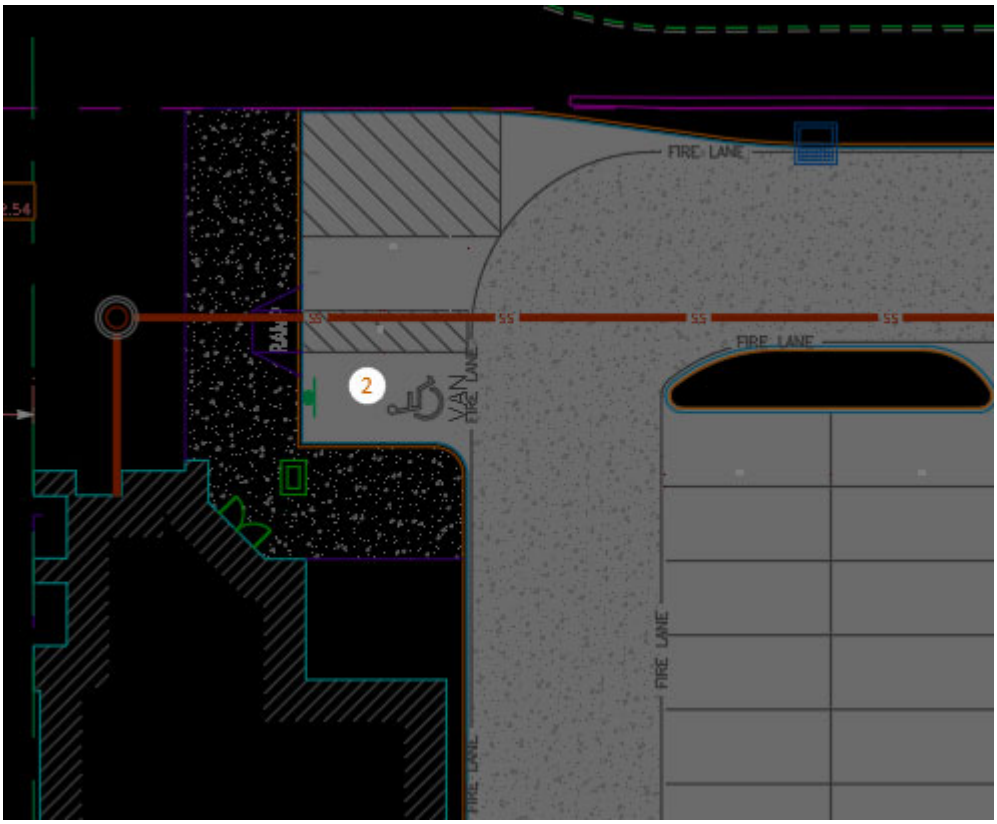
Gonzales, David

From: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Sent: Monday, November 30, 2020 2:51 PM
To: Gonzales, David
Subject: RE: Courtin Dental Parking



Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

Pleased with our service? Give us your feedback here.

From: Katlin Fox Brown P.E.
Sent: Monday, November 30, 2020 10:49 AM
To: 'Gonzales, David'
Subject: RE: Courtin Dental Parking

Hi David – hope you had a good Thanksgiving. Have you had a chance to review the alternative solution I sent over last week?

Thanks,

Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

Pleased with our service? Give us your feedback here.

From: Katlin Fox Brown P.E.
Sent: Wednesday, November 25, 2020 12:01 PM
To: 'Gonzales, David' <DGonzales@rockwall.com>
Subject: Courtin Dental Parking

Good morning, David,

Staff requested a 44'x15' "No Parking" area for our NW parking area (see attached for reference). This would cause us to lose two parking spaces – we are currently only one parking space over the required minimum. I have proposed an alternative solution of rotating that parking so that we only lose one space. Can you please take a look at the attached and let me know if you think this orientation would cause issues for staff? I wanted to run this by you prior to us resubmitting with all other comments addressed next week.

Thank you for your help and have a great Thanksgiving,

Katlin Fox Brown, P.E. | Project Engineer
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Gonzales, David

From: Julie McElvain <jmcelvain@methodarchitecture.com>
Sent: Tuesday, November 24, 2020 4:30 PM
To: Gonzales, David
Cc: Drew Hayes
Subject: Goddard Daycare School and Courtin Dental Clinic Material Boards
Attachments: 2020_11_24_COURTIN DENTAL_MATERIAL BOARD.pdf; 2020_11_24_GODDARD SCHOOL_MATERIAL BOARD.pdf

Good Afternoon David,

Attached above are two pdfs showing the materials being used for both Goddard Daycare School and Courtin Dental Clinic.

Julie McElvain
Designer
METHODarchitecture, PLLC
P 214-790-7171| **W** methodarchitecture.com
A 1919 McKinney Ave Suite 2011, Dallas, TX 75201

Austin | Dallas | Houston

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Gonzales, David

From: Gonzales, David
Sent: Friday, November 20, 2020 4:29 PM
To: 'Darrel Kotzur P.E.'
Cc: 'Mary Courtin (marycourtin@yahoo.com)'
Subject: P&Z Work Session Next Week
Attachments: Packet [WS] (11.24.2020).pdf

Darrel,

Please find attached staff's comments for your request. The Planning Commission will be conducting a work session next week on Tuesday, *November 24, 2020*. Additionally, the Architectural Review Board (ARB) will be meeting to discuss and provide recommendations regarding the proposed elevations. Please be present for both meetings to answer any questions the ARB or Commission may have regarding you request. The meetings are scheduled to begin at 5:00 p.m. (ARB) and 6:00 p.m. (P&Z) in the City's Council Chambers.

Please see all scheduled meeting dates in staff comments.

Do not hesitate to contact me should you have any questions.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

From: Darrel Kotzur P.E. [mailto:dkotzur@ksaeng.com]
Sent: Friday, November 20, 2020 12:36 PM
To: Gonzales, David
Cc: 'Mary Courtin (marycourtin@yahoo.com)'
Subject: RE: Site Plan for Flagstone Corners Dental/Daycare

Good afternoon David,

We will have the revised Goddard elevations in by Monday of next week. Will the City accept a PDF materials board with materials specified?

Thanks,

Darrel Kotzur, P.E. | Senior Project Manager
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1322| Fax: 1.888.224.9418 |Cell: 903.245.5223

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From: Gonzales, David <DGonzales@rockwall.com>
Sent: Thursday, November 19, 2020 4:28 PM
To: Darrel Kotzur P.E. <dkotzur@ksaeng.com>
Cc: 'Mary Courtin (marycourtin@yahoo.com)' <marycourtin@yahoo.com>
Subject: RE: Site Plan for Flagstone Corners Dental/Daycare

Darrel,

My apologies for not mentioning this beforehand, be sure to bring in a materials sample board for next week's ARB meeting.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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From: Gonzales, David
Sent: Thursday, November 19, 2020 3:45 PM
To: 'Darrel Kotzur P.E.' <dkotzur@ksaeng.com>
Cc: 'Mary Courtin (marycourtin@yahoo.com)' <marycourtin@yahoo.com>
Subject: RE: Site Plan for Flagstone Corners Dental/Daycare

Thank you, Darrel.

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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From: Darrel Kotzur P.E. [mailto:dkotzur@ksaeng.com]
Sent: Thursday, November 19, 2020 3:41 PM
To: Gonzales, David <DGonzales@rockwall.com>
Cc: 'Mary Courtin (marycourtin@yahoo.com)' <marycourtin@yahoo.com>
Subject: RE: Site Plan for Flagstone Corners Dental/Daycare

Thanks David. Let me find out where the architect is on the revisions.

Thanks,

Darrel Kotzur, P.E. | Senior Project Manager
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1322| Fax: 1.888.224.9418 |Cell: 903.245.5223

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From: Gonzales, David <DGonzales@rockwall.com>
Sent: Thursday, November 19, 2020 3:35 PM
To: Darrel Kotzur P.E. <dkotzur@ksaeng.com>
Cc: 'Mary Courtin (marycourtin@yahoo.com)' <marycourtin@yahoo.com>
Subject: Site Plan for Flagstone Corners Dental/Daycare

Darrel,

Regarding the site plan and what has been submitted, we discussed earlier concerning the daycare facility that the elevations that had been submitted do not meet any of the recommendations forward by the Architectural Review Board (ARB) when this was presented at last month's meeting. You had indicated that the architect is working on these revisions. I just wanted to remind you that the packet is going out tomorrow for P&Z and ARB review over the weekend prior to next week's meeting on Tuesday. Additionally, the photometric plan submitted does not conform to the changes that were made to the dental office building reorientation. I will need this plan ASAP (i.e. no later than Wednesday of next week) as this could be considered an incomplete submittal. In other words, the Planning and Zoning Commission would not be able to approve/sign-off on the site plan. Please forward to me so that staff can review the current layout of the lighting plan.

Let me know if you have any questions.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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Gonzales, David

From: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Sent: Tuesday, December 1, 2020 2:06 PM
To: Gonzales, David
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package
Attachments: Courtin Site Plan Submittal.pdf

David,

Please see attached PDFs.

Thank you,
Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

Pleased with our service? Give us your feedback here.

From: Gonzales, David
Sent: Tuesday, December 1, 2020 2:04 PM
To: Katlin Fox Brown P.E.
Subject: RE: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

Katlin,

Can you resend in a PDF format, there is a disclaimer that requires me to 'accept' prior to retrieving the files. I do not accept files in this manner.

Thank you for understanding,

David Gonzales, AICP
planning & zoning manager
Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE
dgonzales@rockwall.com
385 S. Goliad Street • Rockwall, TX 75087

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From: Katlin Fox [mailto:kfoxbrown@ksaeng.com]
Sent: Tuesday, December 1, 2020 12:30 PM
To: Gonzales, David <DGonzales@rockwall.com>

Subject: Project: MI.2206 Courtin/Goddard Rockwall Development - File Transfer - SP-2020-031 Courtin Dental Civil Package

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Project Name:	MI.2206 Courtin/Goddard Rockwall Development
Project Number:	MI.2206
From:	Katlin Fox (KSA Engineers, Inc.)
To:	DGonzales@rockwall.com
CC:	Darrel Kotzur (KSA Engineers, Inc.); dhayes@methodarchitecture.com; jmcelvain@methodarchitecture.com; SOwens@zconstructors.com; Miguel.Rivera@pqrus.com
Subject:	SP-2020-031 Courtin Dental Civil Package
Purpose:	For your approval
Sent via:	Info Exchange
Expiration Date:	12/15/2020
Remarks:	David, Attached are the Civil Site Plan, Landscape Plan, Photometric Plan, and requested Details for the Courtin Dental Site Plan review. City comments that were provided on November 20, 2020 were addressed. As discussed, hard copies of these same sheets have been overnighted to you today and will be there tomorrow, December 2. Drew Hayes will be submitting his architectural plans separately. Please let me know if you have any questions or concerns or have any issues with the download. Thank you, Katlin

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Courtin Site Plan Submittal.pdf	PDF File	12/1/2020	12:19 PM	3,775 KB

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Gonzales, David

From: Katlin Fox Brown P.E. <kfoxbrown@ksaeng.com>
Sent: Tuesday, December 1, 2020 9:27 AM
To: Gonzales, David
Cc: Miller, Ryan
Subject: RE: Courtin Dental Parking

David – thank you, I greatly appreciate it.

I am pushing our MEP to get that photometric plan ASAP. I apologize that I did not verify that you had received it last week. We are coordinating with the architect to ensure we are meeting all City requirements, including measures to offset requested variances.

Thank you for your help,

Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

Pleased with our service? Give us your feedback here.

From: Gonzales, David
Sent: Tuesday, December 1, 2020 9:20 AM
To: Katlin Fox Brown P.E.
Cc: Miller, Ryan
Subject: RE: Courtin Dental Parking

Good morning Katlin,

That will be fine; however, do you have the revised photometric plan? This was due last week and I will need this plan as well to be included with the submittal. I will also need a letter requesting the exceptions/variances and the justification for the compensatory measures being taken. You are required to provide two (2) compensatory measures that off-set the exception/variance being requested. In this case, both buildings do not meet the articulation standards (horizontally); therefore, a minimum of four (4) compensatory measures are required [*i.e. two (2) for each building*]. Please also note that all of the requested exceptions/variances require approval of a supermajority vote (*i.e. ¾ majority*) for approval by the Planning and Zoning Commission. Additionally, and per our conversation, the building elevations will need to be received (revised) by noon tomorrow as well as the material sample boards for each building in order to continue with the process. As noted in staff comments, a failure to address all comments by the stated deadline will result in an automatic denial of the case on the grounds of an incomplete submittal. I am sure you are aware of the compensatory measures as outlined in the Unified Development Code (UDC); however, I am attaching these for your review.

Let me know if you have any questions.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

From: Katlin Fox Brown P.E. [mailto:kfoxbrown@ksaeng.com]
Sent: Tuesday, December 1, 2020 8:13 AM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Courtin Dental Parking

Good morning David,

We are working to finalize our Civil and Landscape plans for this submittal. Would it be possible for me to submit PDFs of the two sheets to you today before 3:00 pm and overnight hard copies to be delivered to you tomorrow? Please let me know if you require the hard copies today.

Thank you for your consideration,

Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

Pleased with our service? Give us your feedback here.

From: Katlin Fox Brown P.E.
Sent: Monday, November 30, 2020 10:49 AM
To: 'Gonzales, David' <DGonzales@rockwall.com>
Subject: RE: Courtin Dental Parking

Hi David – hope you had a good Thanksgiving. Have you had a chance to review the alternative solution I sent over last week?

Thanks,

Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

Pleased with our service? Give us your feedback here.

From: Katlin Fox Brown P.E.
Sent: Wednesday, November 25, 2020 12:01 PM
To: 'Gonzales, David' <DGonzales@rockwall.com>
Subject: Courtin Dental Parking

Good morning, David,

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Thank you for your help and have a great Thanksgiving,

Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
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Gonzales, David

From: Gonzales, David
Sent: Tuesday, December 1, 2020 9:20 AM
To: 'Katlin Fox Brown P.E.'
Cc: Miller, Ryan
Subject: RE: Courtin Dental Parking
Attachments: Compensatory Measures.pdf

Good morning Katlin,

That will be fine; however, do you have the revised photometric plan? This was due last week and I will need this plan as well to be included with the submittal. I will also need a letter requesting the exceptions/variances and the justification for the compensatory measures being taken. You are required to provide two (2) compensatory measures that off-set the exception/variance being requested. In this case, both buildings do not meet the articulation standards (horizontally); therefore, a minimum of four (4) compensatory measures are required [*i.e. two (2) for each building*]. Please also note that all of the requested exceptions/variances require approval of a supermajority vote (*i.e. ¾ majority*) for approval by the Planning and Zoning Commission. Additionally, and per our conversation, the building elevations will need to be received (revised) by noon tomorrow as well as the material sample boards for each building in order to continue with the process. As noted in staff comments, a failure to address all comments by the stated deadline will result in an automatic denial of the case on the grounds of an incomplete submittal. I am sure you are aware of the compensatory measures as outlined in the Unified Development Code (UDC); however, I am attaching these for your review.

Let me know if you have any questions.

Thank you,

DAVID GONZALES, AICP
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972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

From: Katlin Fox Brown P.E. [mailto:kfoxbrown@ksaeng.com]
Sent: Tuesday, December 1, 2020 8:13 AM
To: Gonzales, David
Subject: RE: Courtin Dental Parking

Good morning David,

We are working to finalize our Civil and Landscape plans for this submittal. Would it be possible for me to submit PDFs of the two sheets to you today before 3:00 pm and overnight hard copies to be delivered to you tomorrow? Please let me know if you require the hard copies today.

Thank you for your consideration,

Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

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From: Katlin Fox Brown P.E.
Sent: Monday, November 30, 2020 10:49 AM
To: 'Gonzales, David' <DGonzales@rockwall.com>
Subject: RE: Courtin Dental Parking

Hi David – hope you had a good Thanksgiving. Have you had a chance to review the alternative solution I sent over last week?

Thanks,

Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

Pleased with our service? Give us your feedback here.

From: Katlin Fox Brown P.E.
Sent: Wednesday, November 25, 2020 12:01 PM
To: 'Gonzales, David' <DGonzales@rockwall.com>
Subject: Courtin Dental Parking

Good morning, David,

Staff requested a 44'x15' "No Parking" area for our NW parking area (see attached for reference). This would cause us to lose two parking spaces – we are currently only one parking space over the required minimum. I have proposed an alternative solution of rotating that parking so that we only lose one space. Can you please take a look at the attached and let me know if you think this orientation would cause issues for staff? I wanted to run this by you prior to us resubmitting with all other comments addressed next week.

Thank you for your help and have a great Thanksgiving,

Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

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Gonzales, David

From: Gonzales, David
Sent: Monday, November 30, 2020 4:31 PM
To: 'Drew Hayes'
Cc: 'Katlin Fox Brown P.E.'
Subject: RE: Courtin/Goddard Projects
Attachments: Development Comments [Building Elevations - Revision 1] (11.30.2020).pdf

Drew,

Please find attached staff comments for the building elevations that were discussed earlier today. Additionally, I am providing you with a link to the City's website and the Unified Development Code (UDC). The articulation standards can be found on page 66 (i.e. Section 04, Commercial District, of Article 05, UDC).

http://www.rockwall.com/pz/Planning/Documents/Unified%20Development%20Code%20(UDC).pdf

Let me know if you have any questions.

Thank you,

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GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

From: Drew Hayes [mailto:dhayes@methodarchitecture.com]
Sent: Monday, November 30, 2020 11:45 AM
To: Gonzales, David
Subject: Courtin/Goddard Projects

David,

Thank you for the call today, we will begin implementing changes discussed and will keep an eye out for your written direction and ARB feedback.

I'm having difficulty locating the horizontal offset requirement in Rockwall's building ordinance. Please cite a reference location.

Best Regards,

Drew Hayes, RA, LEED AP
Associate Principal, North Texas Lead
METHODarchitecture, PLLC

M 972-992-8660 | **O** 214-790-7171 | **W** methodarchitecture.com

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Gonzales, David

From: Gonzales, David
Sent: Monday, November 30, 2020 3:58 PM
To: 'Drew Hayes'
Subject: RE: Courtin/Goddard

Drew,

As a part of the submittal process, a materials sample board is required for review by the Architectural Review Board (ARB). The ARB indicated to staff at their last meeting that they would like to see the actual materials being used on these buildings. Additionally, an email was sent regarding the need for an MSB on November 19th.

As a note, I am currently working on staff comments from this morning and should have these to you shortly.

Thank you,

DAVID GONZALES, AICP
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From: Drew Hayes [mailto:dhayes@methodarchitecture.com]
Sent: Monday, November 30, 2020 3:41 PM
To: Gonzales, David
Subject: Courtin/Goddard

David,

Please confirm – at this point is the PDF materials board we send (and are currently updating) sufficient for ARB ?
It takes about two weeks to order and receive material samples and a few days to mount them to physical boards.

Thank you,

Drew Hayes, RA, LEED AP
Associate Principal, North Texas Lead
METHODarchitecture, PLLC
M 972-992-8660 | **O** 214-790-7171 | **W** methodarchitecture.com

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Gonzales, David

From: Darrel Kotzur P.E. <dkotzur@ksaeng.com>
Sent: Thursday, November 19, 2020 3:41 PM
To: Gonzales, David
Cc: 'Mary Courtin (marycourtin@yahoo.com)'
Subject: RE: Site Plan for Flagstone Corners Dental/Daycare

Thanks David. Let me find out where the architect is on the revisions.

Thanks,

Darrel Kotzur, P.E. | Senior Project Manager
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1322| Fax: 1.888.224.9418 |Cell: 903.245.5223

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From: Gonzales, David
Sent: Thursday, November 19, 2020 3:35 PM
To: Darrel Kotzur P.E.
Cc: 'Mary Courtin (marycourtin@yahoo.com)'
Subject: Site Plan for Flagstone Corners Dental/Daycare

Darrel,

Regarding the site plan and what has been submitted, we discussed earlier concerning the daycare facility that the elevations that had been submitted do not meet any of the recommendations forward by the Architectural Review Board (ARB) when this was presented at last month's meeting. You had indicated that the architect is working on these revisions. I just wanted to remind you that the packet is going out tomorrow for P&Z and ARB review over the weekend prior to next week's meeting on Tuesday. Additionally, the photometric plan submitted does not conform to the changes that were made to the dental office building reorientation. I will need this plan ASAP (i.e. no later than Wednesday of next week) as this could be considered an incomplete submittal. In other words, the Planning and Zoning Commission would not be able to approve/sign-off on the site plan. Please forward to me so that staff can review the current layout of the lighting plan.

Let me know if you have any questions.

Thank you,

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Gonzales, David

From: Gonzales, David
Sent: Thursday, November 19, 2020 3:35 PM
To: Darrel Kotzur P.E.
Cc: 'Mary Courtin (marycourtin@yahoo.com)'
Subject: Site Plan for Flagstone Corners Dental/Daycare

Darrel,

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Let me know if you have any questions.

Thank you,

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Gonzales, David

From: Gonzales, David
Sent: Wednesday, October 28, 2020 12:27 PM
To: 'Katlin Fox Brown P.E.'
Cc: Darrel Kotzur P.E.
Subject: RE: SP2020-028 - Withdrawal

Katlin,

I appreciate your quick response. There is no further action required on your part, this email will suffice for the withdrawal request.

Here are the ARB's recommendations as was discussed:

On October 27, 2020, the Architectural Review Board (ARB) recommended the applicant compliment the area's design by changing the proposed daycare exterior building materials to match the dental office exterior materials, use stone on the columns, and to change the design of the roof in order to meet the 6:12 roof standard. Additionally, the ARB recommended the applicant meet the standards of the Unified Development Code and PD-54 where no variance or exceptions are being requested (i.e. roof, horizontal articulation, and stone). It should be noted that Planned Development District 54 (PD-54) requires a minimum of 20% natural stone.
Additionally, the ARB recommended the applicant make a change to the west elevation of the proposed dental office by creating a wing wall for the parapet to hide the exposed standing seam metal roof for that elevation.

As a note, the intent of the 20% stone requirement is for each facade to have a minimum of 20% stone.

Let me know if you have any further questions.

Thank you,

DAVID GONZALES, AICP
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From: Katlin Fox Brown P.E. [mailto:kfoxbrown@ksaeng.com]
Sent: Wednesday, October 28, 2020 12:14 PM
To: Gonzales, David
Cc: Darrel Kotzur P.E.
Subject: SP2020-028 - Withdrawal

David,

I appreciate you taking the time to walk through different scenarios with me this morning. We've decided to withdraw this site plan application and submit a new application on November 13th that incorporates the modified site layout.

We'll be sure to address the engineering and ARB comments that have been provided thus far with that submittal. Will ARB's comments be distributed today?

Please let me know if we need to take any further actions to formally withdraw.

Thank you,
Katlin Fox Brown, P.E. | Project Engineer
KSA | www.ksaeng.com
Main: 903.581.8141 Ext. 1311 | Fax: 1.888.224.9418 |Cell: 956.873.0189

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Gonzales, David

From: Gonzales, David
Sent: Thursday, November 19, 2020 4:28 PM
To: 'Darrel Kotzur P.E.'
Cc: 'Mary Courtin (marycourtin@yahoo.com)'
Subject: RE: Site Plan for Flagstone Corners Dental/Daycare

Darrel,

My apologies for not mentioning this beforehand, be sure to bring in a materials sample board for next week's ARB meeting.

Thank you,

DAVID GONZALES, AICP
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From: Gonzales, David
Sent: Thursday, November 19, 2020 3:45 PM
To: 'Darrel Kotzur P.E.'
Cc: 'Mary Courtin (marycourtin@yahoo.com)'
Subject: RE: Site Plan for Flagstone Corners Dental/Daycare

Thank you, Darrel.

DAVID GONZALES, AICP
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From: Darrel Kotzur P.E. [mailto:dkotzur@ksaeng.com]
Sent: Thursday, November 19, 2020 3:41 PM
To: Gonzales, David <DGonzales@rockwall.com>
Cc: 'Mary Courtin (marycourtin@yahoo.com)' <marycourtin@yahoo.com>
Subject: RE: Site Plan for Flagstone Corners Dental/Daycare

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Thanks,

Darrel Kotzur, P.E. | Senior Project Manager
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Main: 903.581.8141 Ext. 1322| Fax: 1.888.224.9418 |Cell: 903.245.5223

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Cc: 'Mary Courtin (marycourtin@yahoo.com)' <marycourtin@yahoo.com>
Subject: Site Plan for Flagstone Corners Dental/Daycare

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Thank you,

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1/8" = 1'-0"

WEST ELEVATION 2

1/8" = 1'-0"

FACADE MATERIAL PERCENTAGES

NORTH ELEVATION (908 SF)

100 SF GLASS & DOORS	---
808 SF FACADE	100%
65 SF CONCRETE (PRIMARY)	8%
511 SF MASONRY, BRICK (PRIMARY)	63%
232 SF MASONRY, STONE (PRIMARY)	29%

SOUTH ELEVATION (908 SF)

124 SF GLASS & DOORS	---
784 SF FACADE	100%
64 SF CONCRETE (PRIMARY)	8%
496 SF MASONRY, BRICK (PRIMARY)	63%
224 SF MASONRY, STONE (PRIMARY)	29%

EAST ELEVATION (1,251 SF)

299 SF GLASS & DOORS	---
952 SF FACADE	100%
94 SF CONCRETE (PRIMARY)	10%
593 SF MASONRY, BRICK (PRIMARY)	62%
265 SF MASONRY, STONE (PRIMARY)	28%

WEST ELEVATION (1,251 SF)

346 SF GLASS & DOORS	---
905 SF FACADE	100%
106 SF CONCRETE (PRIMARY)	12%
538 SF MASONRY, BRICK (PRIMARY)	59%
261 SF MASONRY, STONE (PRIMARY)	29%

METHOD architecture
2118 LAMAR, SUITE 200
HOUSTON, TEXAS 77003
(713) 842 - 7500

REVISIONS:

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COURTIN DAYCARE - RENDERING
PROJECT SUBNAME

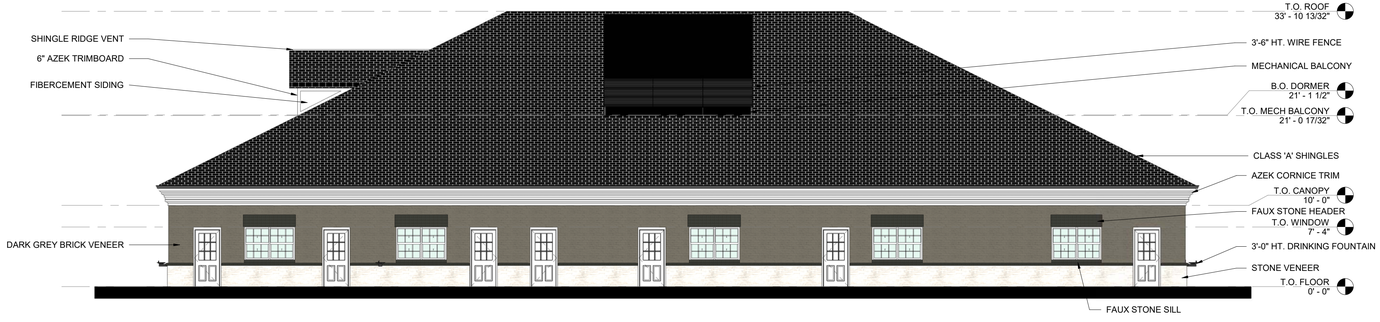
CORNER OF MIMS RD. AND RALPH HALL PKWY IN ROCKWALL, TEXAS

PM: PMG **DE:** DSG

PROJECT:
MB205014

SHEET:
A3.00
BUILDING ELEVATIONS

SOUTH ELEVATION 1
1/8" = 1'-0"



EAST ELEVATION 2
1/8" = 1'-0"

FACADE MATERIAL PERCENTAGES

NORTH ELEVATION (908 SF)

100 SF GLASS & DOORS	---
808 SF FACADE	100%
65 SF CONCRETE (PRIMARY)	8%
511 SF MASONRY, BRICK (PRIMARY)	63%
232 SF MASONRY, STONE (PRIMARY)	29%

SOUTH ELEVATION (908 SF)

124 SF GLASS & DOORS	---
784 SF FACADE	100%
64 SF CONCRETE (PRIMARY)	8%
496 SF MASONRY, BRICK (PRIMARY)	63%
224 SF MASONRY, STONE (PRIMARY)	29%

EAST ELEVATION (1,251 SF)

299 SF GLASS & DOORS	---
952 SF FACADE	100%
94 SF CONCRETE (PRIMARY)	10%
593 SF MASONRY, BRICK (PRIMARY)	62%
265 SF MASONRY, STONE (PRIMARY)	28%

WEST ELEVATION (1,251 SF)

346 SF GLASS & DOORS	---
905 SF FACADE	100%
106 SF CONCRETE (PRIMARY)	12%
538 SF MASONRY, BRICK (PRIMARY)	59%
261 SF MASONRY, STONE (PRIMARY)	29%

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PROJECT SUBNAME
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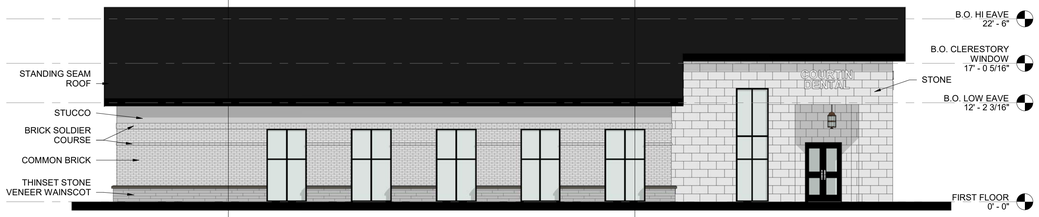
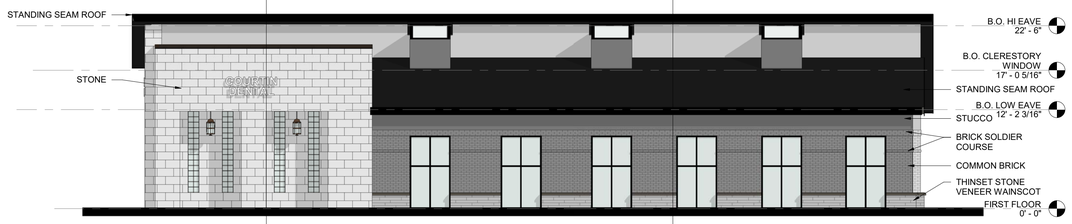
PM: PMG **DE:** DSG

PROJECT:
MB205014

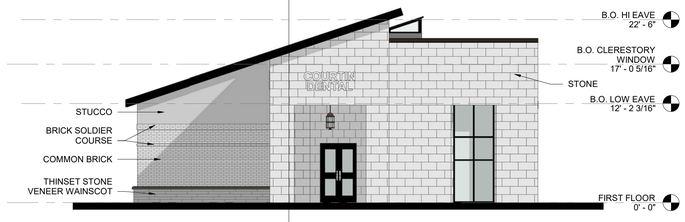
SHEET:
A3.01
BUILDING ELEVATIONS



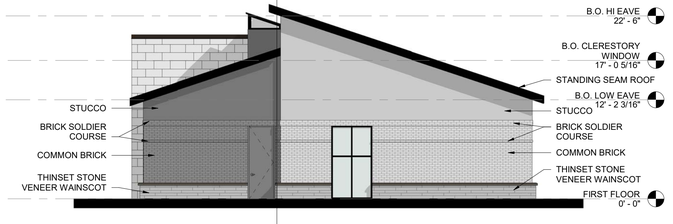
SOUTH ELEVATION 1
1/8" = 1'-0"



NORTH ELEVATION 2
1/8" = 1'-0"



EAST ELEVATION 3
1/8" = 1'-0"



WEST ELEVATION 4
1/8" = 1'-0"

FACADE MATERIAL PERCENTAGES

NORTH ELEVATION (1,532 SF)

320 SF GLASS & DOORS	---
1,284 SF FACADE	100%
13 SF CONCRETE (PRIMARY)	1%
406 SF STUCCO (PRIMARY)	32%
307 SF MASONRY, BRICK (PRIMARY)	24%
58 SF MASONRY, STONE (PRIMARY)	4%
500 SF MASONRY, LIMESTONE (PRIMARY)	39%

SOUTH ELEVATION (1,275 SF)

313 SF GLASS & DOORS	---
962 SF FACADE	100%
15 SF CONCRETE (PRIMARY)	1%
144 SF STUCCO (PRIMARY)	15%
348 SF MASONRY, BRICK (PRIMARY)	36%
73 SF MASONRY, STONE (PRIMARY)	8%
382 SF MASONRY, LIMESTONE (PRIMARY)	40%

EAST ELEVATION (816 SF)

91 SF GLASS & DOORS	---
725 SF FACADE	100%
6 SF CONCRETE (PRIMARY)	1%
86 SF STUCCO (PRIMARY)	12%
125 SF MASONRY, BRICK (PRIMARY)	17%
26 SF MASONRY, STONE (PRIMARY)	4%
482 SF MASONRY, LIMESTONE (PRIMARY)	66%

WEST ELEVATION (878 SF)

75 SF GLASS & DOORS	---
803 SF FACADE	100%
14 SF CONCRETE (PRIMARY)	2%
325 SF STUCCO (PRIMARY)	40%
309 SF MASONRY, BRICK (PRIMARY)	39%
67 SF MASONRY, STONE (PRIMARY)	8%
88 SF MASONRY, LIMESTONE (PRIMARY)	11%

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RENDERING
PROJECT SUBNAME
Enter address here

PM: PMG **DE:** JM

PROJECT:
MB205013

SHEET:
A3.00
BUILDING ELEVATIONS

NORTH ELEVATION 1
1/8" = 1'-0"

WEST ELEVATION 2
1/8" = 1'-0"

COMPENSATORY MEASURES

F:
Masonry building materials in percentages equal to or greater than surrounding properties.
REQUIRED: 90% **PROVIDED: 100%**

G:
The inclusion of natural or cultured stone.
REQUIRED: 20% **PROVIDED: 30%**

H:
Increased architectural elements.
GODDARD SCHOOL: **PEAKED ROOF (DORMERS)**
CORNICES

FACADE MATERIAL PERCENTAGES

NORTH ELEVATION (1,146 SF)

100 SF GLASS & DOORS	---
1,046 SF FACADE	100%
488 SF MASONRY, BRICK (PRIMARY)	47%
320 SF MASONRY, STONE (PRIMARY)	30%
238 SF EIFS CORNICE (ACCENT)	23%

SOUTH ELEVATION (1,145 SF)

124 SF GLASS & DOORS	---
1,021 SF FACADE	100%
474 SF MASONRY, BRICK (PRIMARY)	46%
309 SF MASONRY, STONE (PRIMARY)	30%
238 SF EIFS CORNICE (ACCENT)	23%

EAST ELEVATION (1,562 SF)

299 SF GLASS & DOORS	---
1,263 SF FACADE	100%
570 SF MASONRY, BRICK (PRIMARY)	45%
380 SF MASONRY, STONE (PRIMARY)	30%
313 SF EIFS CORNICE (ACCENT)	25%

WEST ELEVATION (1,561 SF)

346 SF GLASS & DOORS	---
1,215 SF FACADE	100%
515 SF MASONRY, BRICK (PRIMARY)	42%
387 SF MASONRY, STONE (PRIMARY)	32%
313 SF EIFS CORNICE (ACCENT)	26%

METHOD architecture
2118 LAMAR, SUITE 200
HOUSTON, TEXAS 77003
(713) 842 - 7500

REVISIONS:

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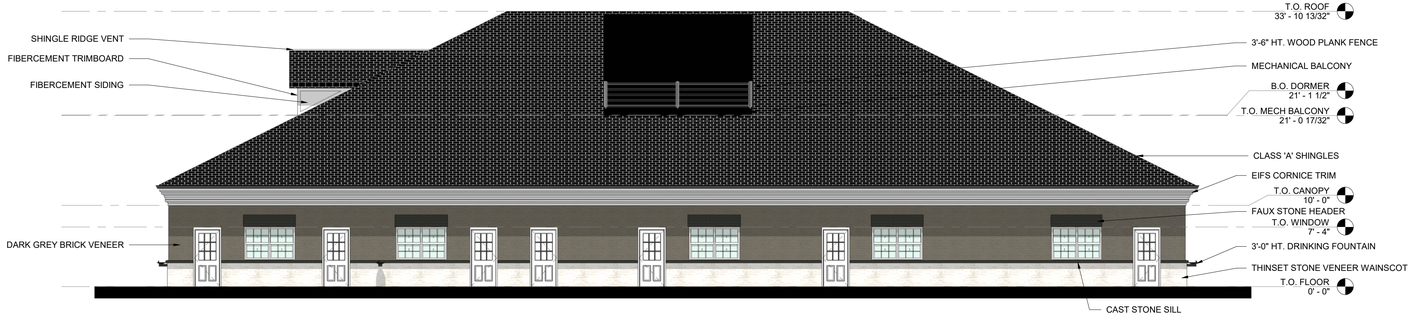
COURTIN DAYCARE - RENDERING
PROJECT SUBNAME
CORNER OF MIMS RD. AND RALPH HALL PKWY IN ROCKWALL, TEXAS

PM: PMG **DE:** DSG

PROJECT:
MB205014

SHEET:
A3.00
BUILDING ELEVATIONS

SOUTH ELEVATION 1
1/8" = 1'-0"



EAST ELEVATION 2
1/8" = 1'-0"

COMPENSATORY MEASURES

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COURTIN DAYCARE - RENDERING
PROJECT SUBNAME

CORNER OF MIMS RD. AND RALPH HALL PKWY IN ROCKWALL, TEXAS

PM: PMG **DE:** DSG

PROJECT:
MB205014

SHEET:
A3.01
BUILDING ELEVATIONS

NORTH ELEVATION 1

1/8" = 1'-0"

WEST ELEVATION 2

1/8" = 1'-0"

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BUILDING ELEVATIONS

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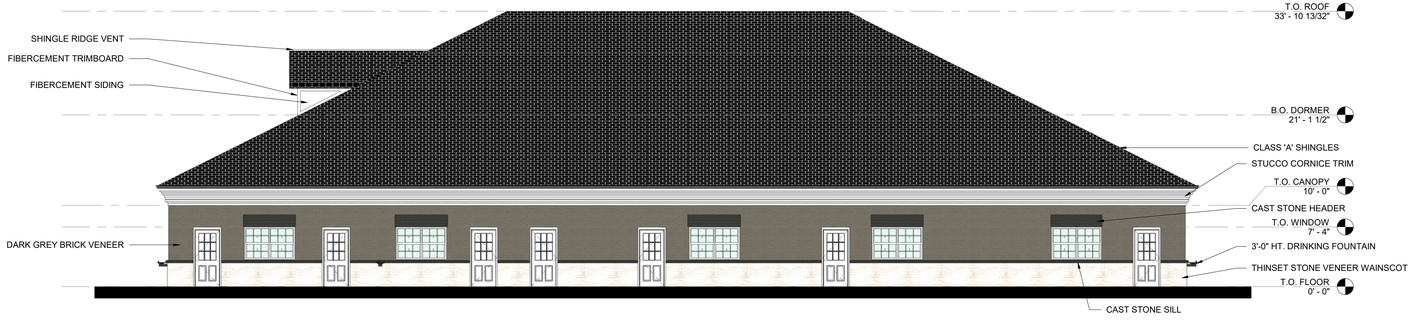

EAST ELEVATION 2
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COMPENSATORY MEASURES

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BUILDING ELEVATIONS

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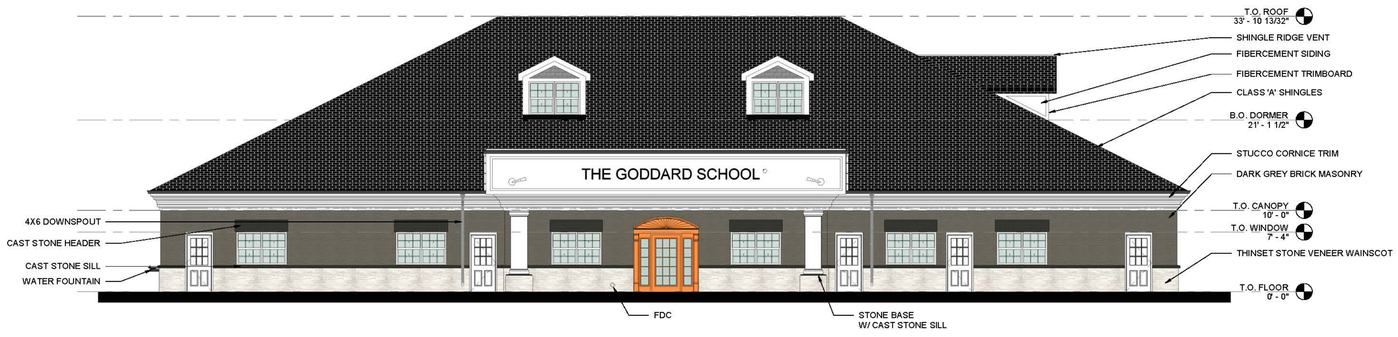

WEST ELEVATION (2)
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PM: PMG **DE:** DSG
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A3.00
BUILDING ELEVATIONS

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PROJECT SUBNAME
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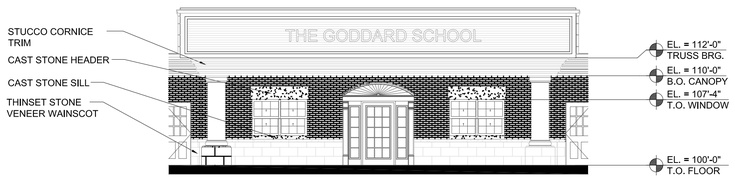
PM: PMG **DE:** DSG

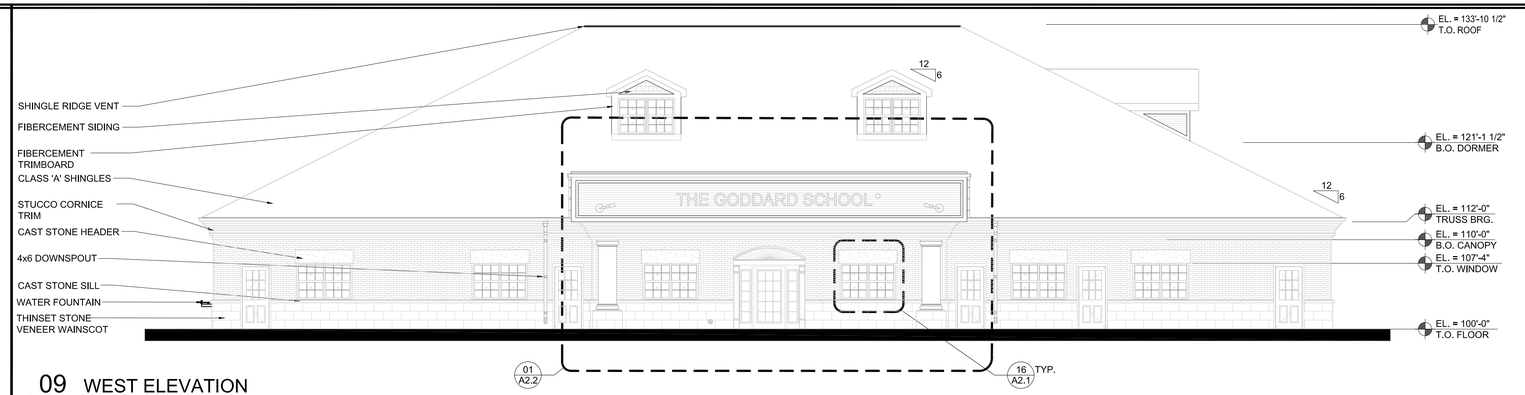
PROJECT:
MB205014

SHEET:
A3.01
BUILDING ELEVATIONS



09 (ALTERNATE) WEST ELEVATION

SCALE: 1/8" = 1'-0"



09 WEST ELEVATION

SCALE: 1/8" = 1'-0"

FACADE MATERIAL PERCENTAGES	
NORTH ELEVATION (1,146 SF)	
100 SF GLASS & DOORS	---
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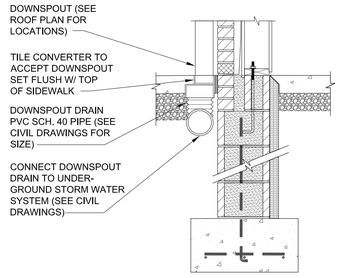
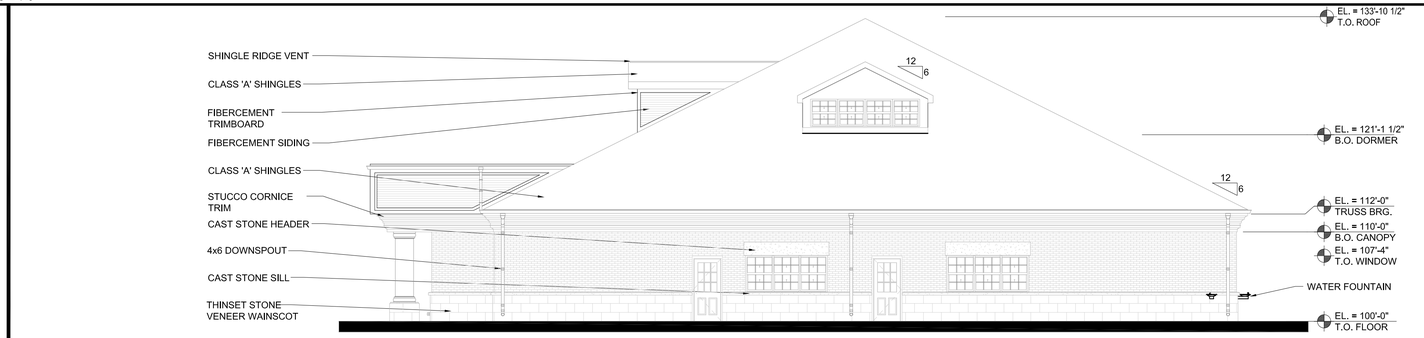
13 FACADE MATERIAL PERCENTAGES

SCALE: 3/4" = 1'-0"



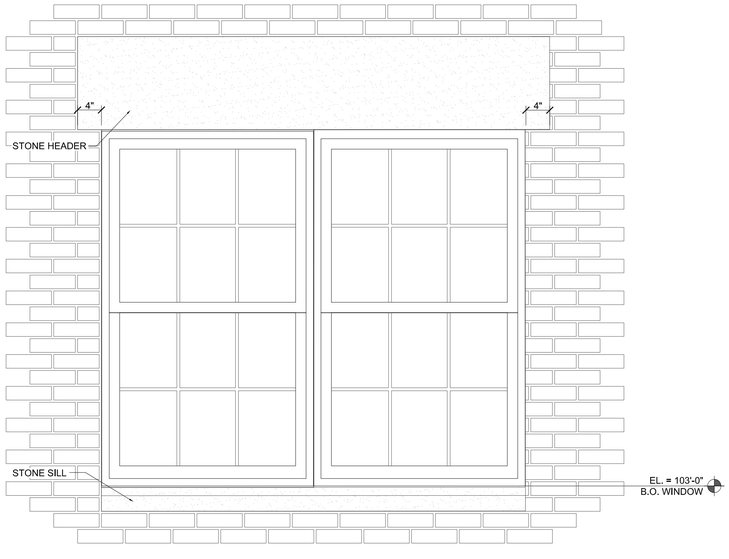
14 FOUNDATION SECTION @ DOWNSPOUTS

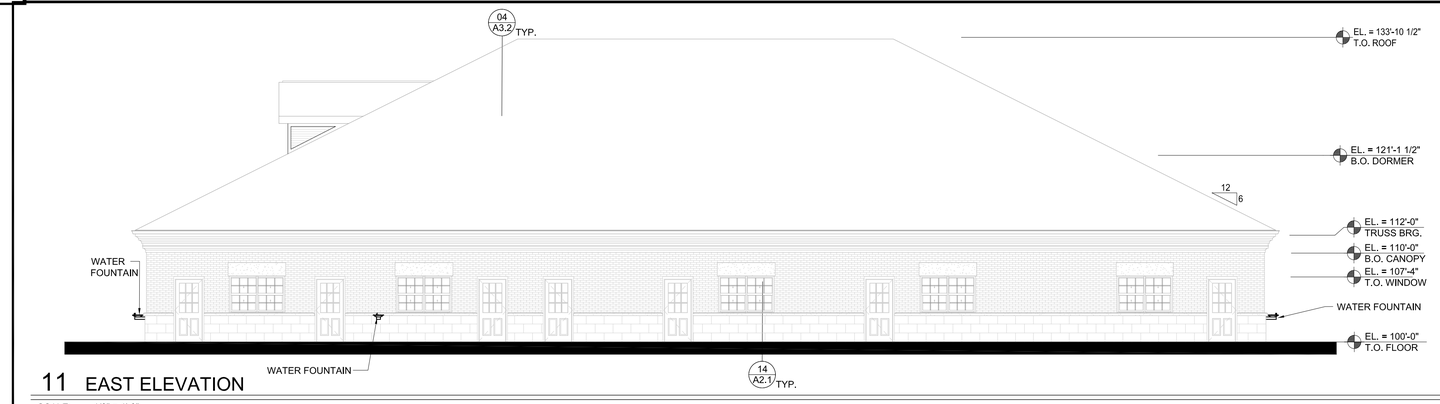
SCALE: 3/4" = 1'-0"



10 SOUTH ELEVATION

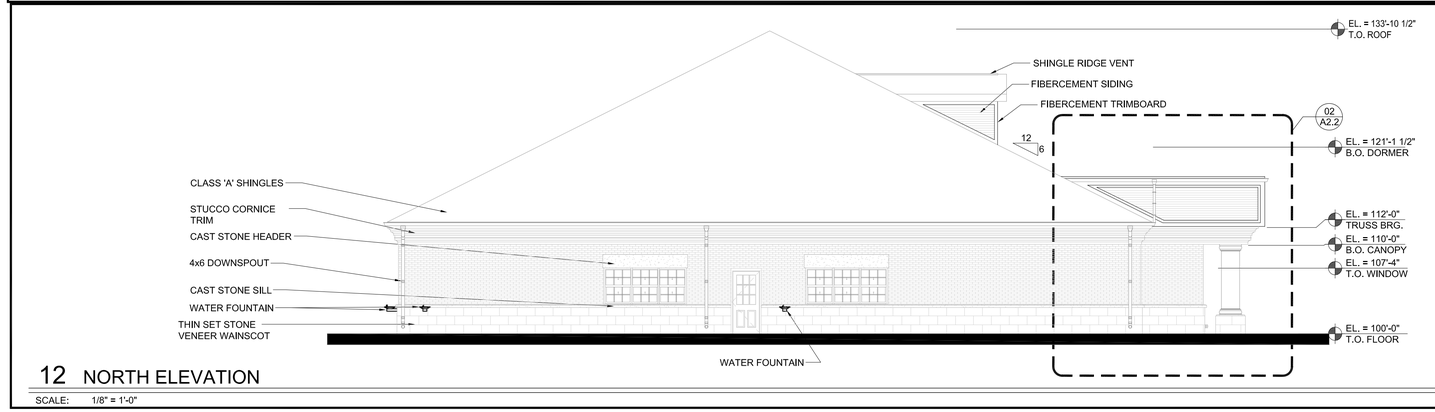
SCALE: 1/8" = 1'-0"





11 EAST ELEVATION

SCALE: 1/8" = 1'-0"



12 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

METHOD architecture
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DALLAS, TEXAS 75201
(469) 640 - 6029

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SIGNATURE

SEAL

DATE 03.16.2016

PROJECT NO. 14102

REVISIONS

NUMB	DATE	DESCRIPTION
0	##.##.####	XXXXX

CONSTRUCTORS

PROJECT TITLE

THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

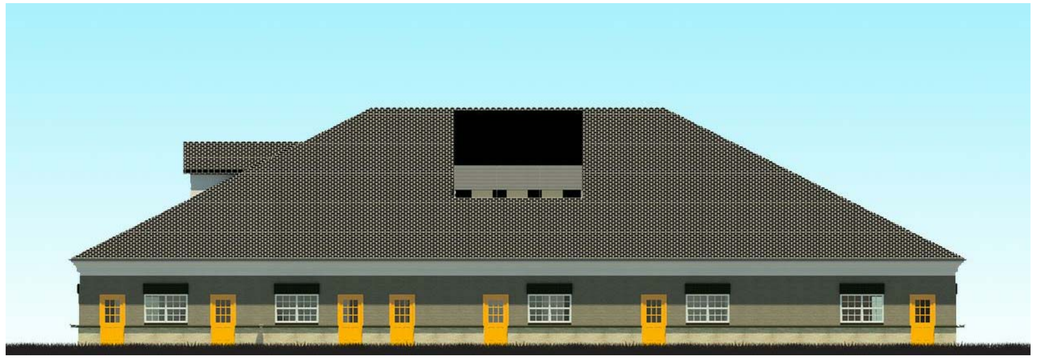
CORNER OF MIMS RD & E RALPH HALL PKWY
ROCKWALL, TX 75032

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A2.1



EAST ELEVATION

SOUTH ELEVATION

NORTH ELEVATION

WEST ELEVATION

METHOD architecture
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HOUSTON, TEXAS 77003
(713) 842 - 7500

REVISIONS:

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COURTIN DAYCARE - RENDERING
PROJECT SUBNAME
CORNER OF MIMS RD. AND RALPH HALL PKWY IN ROCKWALL, TEXAS

PM: PMG **DE:** DSG

PROJECT:
MB205014

SHEET:
A10.2
ELEVATION RENDERING

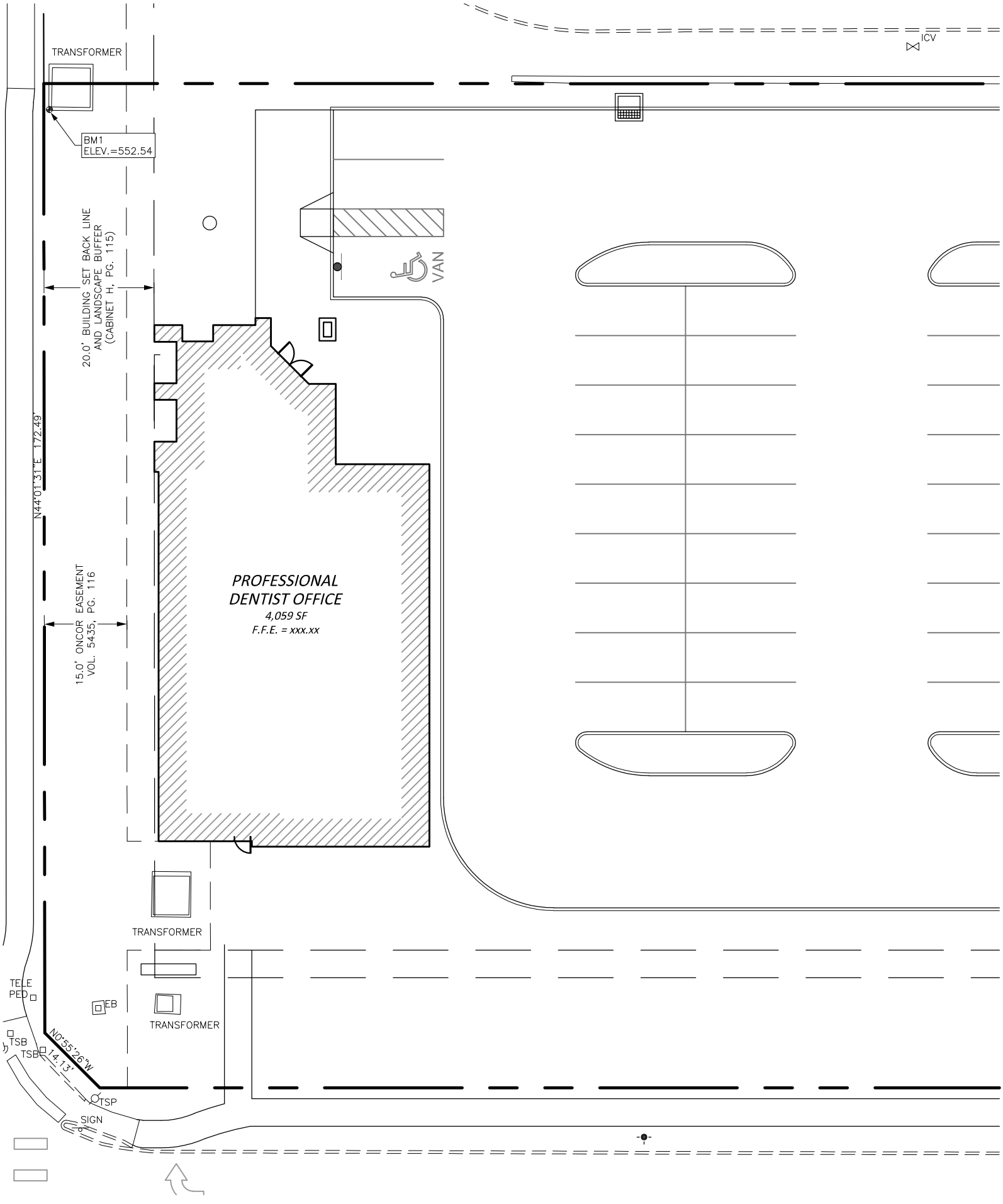
METHOD architecture
methodarchitecture.com

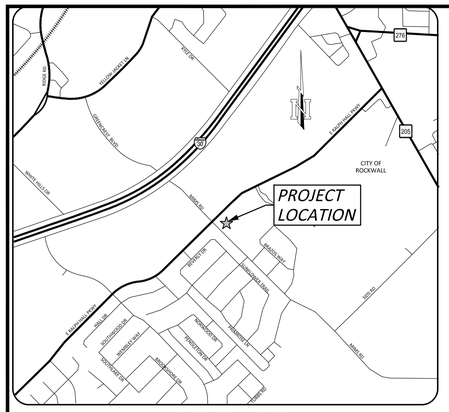
RENDERING
Enter address here

MB205013
CONCEPTUAL

RENDERING
11/06/20

CONSTRUCTORS


TRANSFORMER
ICV
BM1
ELEV.=552.54
20.0' BUILDING SET BACK LINE
AND LANDSCAPE BUFFER
(CABINET H, PG. 115)
VAN
N44°01'31"E 172.49'
15.0' ONCOR EASEMENT
VOL. 5435, PG. 116
PROFESSIONAL
DENTIST OFFICE
4,059 SF
F.F.E. = xxx.xx
TRANSFORMER
TELE
PED
EB
TRANSFORMER
TSB
TSB
N0°55'26"W
14.13'
TSP
SIGN



VICINITY MAP
NOT TO SCALE

SITE PLAN INFORMATION

ZONED:	PD-54
LAND USE:	PROPOSED: COMMERCIAL
TOTAL LOT AREA:	1.743 ACRES (75,932 S.F.)
TOTAL LOT PERIMETER:	±1,192 LF
BUILDING AREA:	DENTAL OFFICE: 4,059± S.F. DAYCARE: 10,841± S.F.
BUILDING HEIGHT:	DENTAL OFFICE: 20'-0" - 24'-0" DAYCARE: 20'-0" - 24'-0"

	REQUIRED	PROVIDED
STANDARD PARKING	52	52
ACCESSIBLE PARKING	3	3
TOTAL	55	56

Time of Day	Retail	Office	Daycare #	Dental #	Total #
			36	20	**56**
			2 ADA	1 ADA	**3 ADA**
6:00 a.m.—12:00 noon	0.97	1.00	35	20	55
12:00 noon—1:00 p.m.	1.00	0.90	36	18	54
1:00 p.m.—4:00 p.m.	0.97	0.97	35	20	55
4:00 p.m.—6:00 p.m.	0.82	0.47	30	10	39
6:00 p.m.—8:00 p.m.	0.89	0.07	32	1	34
8:00 p.m.—12:00 midnight	0.61	0.03	22	1	23
				Total #	**55**

Daycare SF	Dental SF	Daycare Req.	Dental Req.
10,841	4,059	1/300	1/200

LEGEND

EXISTING	PROPOSED	
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
GM		GAS METER
SSMH		SANITARY SEWER MANHOLE
SSCO		SANITARY SEWER CLEANOUT
UP		UTILITY POLE
LP		SITE LIGHTING POLE
TSP		TRAFFIC SIGNAL POLE
TSB		TRAFFIC SIGNAL BOX
STMH		STORM MANHOLE
JB		STORM JUNCTION BOX
CI		CURB INLET
GI		GRATE INLET
		SIGN
OHE		EXISTING OVERHEAD ELECTRIC LINE
		EXISTING CONCRETE CURB
		PROPOSED CONCRETE CURB
	(9)	NUMBER OF PARKING SPACES
FIRE LANE		PROPOSED FIRE LANE
		PROPOSED 3,500 PSI 4" SIDEWALK PAVEMENT WITH #3 BARS AT 18" O.C.E.W.
		PROPOSED 3,500 PSI 5" CONCRETE STANDARD DUTY PAVEMENT WITH #4 BARS AT 24" O.C.E.W
		PROPOSED 3,500 PSI 6" CONCRETE HEAVY DUTY PAVEMENT WITH #4 BARS AT 18" O.C.E.W

20' 0 20' 40'
GRAPHIC SCALE IN FEET

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY AND STATE REGULATIONS AND CODES, OSHA STANDARDS AND PROJECT SITE WORK SPECIFICATIONS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULES, SLOPED PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING ENTRANCE LOCATIONS.
3. CONTRACTOR SHALL REFER TO MEP PLANS FOR TOTAL NUMBER, LOCATIONS, SIZES AND OUTFALLS OF ROOF DOWNSPOUTS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING EXISTING ITEMS DAMAGED DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. DAMAGES SHALL BE REPORTED TO ENGINEER OF RECORD PRIOR TO REPAIR. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
5. CONTRACTOR IS REQUIRED TO REMOVE OR RELOCATE, IN A PROPER MANNER, EXISTING IMPROVEMENT/NATURAL FEATURES TO ALLOW FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS INDICATED ON THE PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTION & REPLACEMENT OF ALL PROPERTY CORNERS. PROPERTY CORNERS DAMAGED BY CONTRACTOR SHALL BE REPLACED BY A REGISTERED PROFESSIONAL LAND SURVEYOR AT CONTRACTOR'S EXPENSE.
7. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
8. CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS.
9. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE LATEST EDITION OF THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
10. ALL SIGNS PLACED IN AREAS ACCESSIBLE BY VEHICLE TRAFFIC SHALL BE PLACED IN GUARD POST.
11. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, CENTER OR END OF STRIPE, FACE OF BUILDING OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
12. ALL CURB RADII SHALL BE 4' UNLESS OTHERWISE NOTED.
13. FIRE LANES ARE SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO LOCAL CITY REQUIREMENTS FOR EXACT LOCATION.

ACCESSIBILITY NOTES

1. PROPOSED CONSTRUCTION ON THIS SITE SHALL COMPLY WITH THE LATEST REVISION OF THE ADA REGULATIONS AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
2. ALL SLOPES ON SIDEWALKS ADJACENT TO BUILDINGS SHALL BE AT ¼" PER FOOT MAX. DOWN TO THE TOP OF CONCRETE CURB.
3. ALL SLOPES WITHIN ACCESSIBLE PARKING SPACES AND ADJACENT MANEUVERING AREAS SHALL BE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS. ADA COMPLIANT SIGNAGE SHALL BE PROVIDED FOR EACH ACCESSIBLE SPACE.
4. ALL SLOPES ON SIDEWALKS SHALL BE A MAXIMUM OF 2% CROSS SLOPE AND 5% IN THE DIRECTION OF TRAVEL.
5. ACCESSIBLE ROUTES WITH A RUNNING SLOPE GREATER THAN 5.0% (1:20) IS A RAMP AND SHALL BE CONSTRUCTED WITH HANDRAILS AND 5' X 5' LANDINGS. RAMP SLOPE SHALL NOT EXCEED 8.33% (1:12).
6. RAMP RUNS WITH A RISE GREATER THAN 6 INCHES SHALL HAVE HANDRAILS.
7. SURFACE OF CURB RAMPS SHALL BE CONSTRUCTED WITH ADA COMPLIANT SURFACE. SURFACE OF ACCESSIBLE ROUTES AND CURB RAMPS SHALL BE STABLE, FIRM AND SLIP RESISTANT. CURB RAMPS SHALL NOT EXCEED 6' IN LENGTH.
8. THE RISE OF ANY RAMP SHALL BE 30 INCHES MAXIMUM.

INSPECTIONS/CERTIFICATIONS NOTE

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY LOCAL CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO SUBSTANTIAL PROJECT COMPLETION.

PERMITS NOTE

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED BY FEDERAL, STATE, OR LOCAL CODES AND/OR UTILITY SERVICE COMPANIES PRIOR TO START OF CONSTRUCTION.

TOPOGRAPHIC SURVEY NOTE

EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WAS PREPARED BY SCI SURVEY CONSULTANTS, INC.. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW. THE ENGINEER'S SEAL ON THESE PLANS DOES NOT APPLY TO THE PROPERTY BOUNDARY INFORMATION SHOWN HEREON.

CITY OF ROCKWALL

APPROVED:

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WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2020-031

OWNER
MARY COURTIN
991 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

Know what's **below.** **Call** before you dig.

DATE	REVISION	MARK

DRAWING PATHNAME | LAYOUT | PLOT DATE - TIME

SITE PLAN

COURTIN DENTAL
FLAGSTONE CORNERS
BLOCK A, LOT 9

DRAWN BY:	TG
DESIGNED BY:	DK
LATEST REVISION:	10/16/20
KSA JOB NO.:	MI.2129

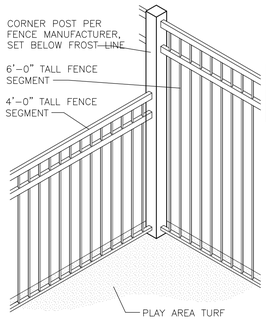
SHEET NAME:
PROJECT NAME:

KSA
6781 Oak Hill Blvd.,
Tyler, Texas 75703
T. 903-581-8141 F. 888-224-9418
www.ksaeng.com

STATE OF TEXAS
DARREL KOTZUR
83947
LICENSED
PROFESSIONAL ENGINEER

SEAL:
TBPE Firm Registration No. F-1356

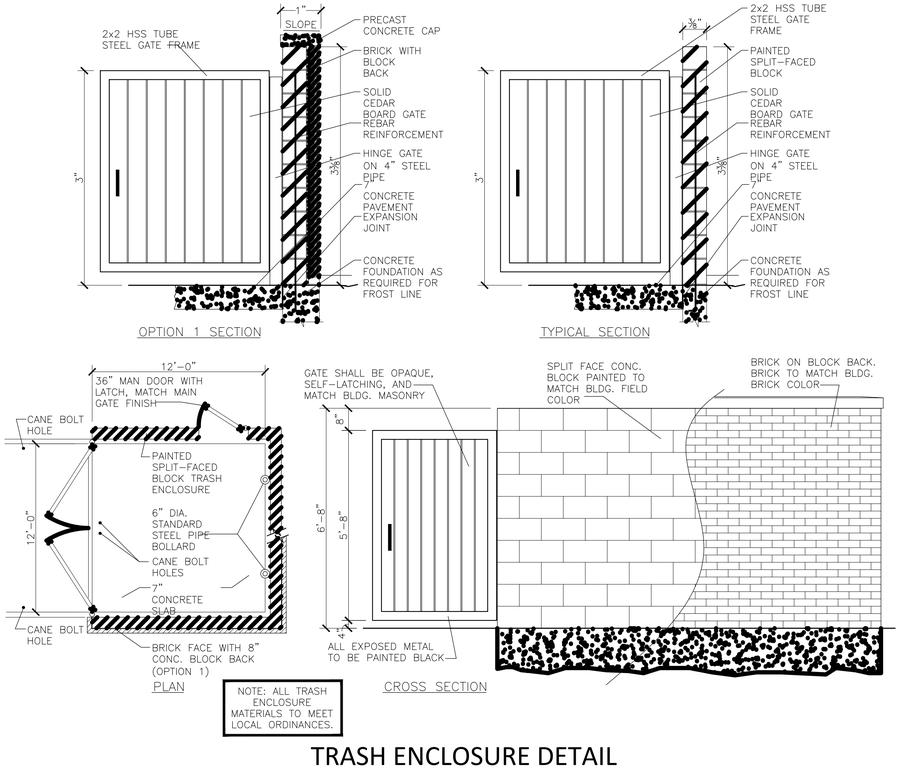
SHEET NO.
C1.0



FENCE NOTES:

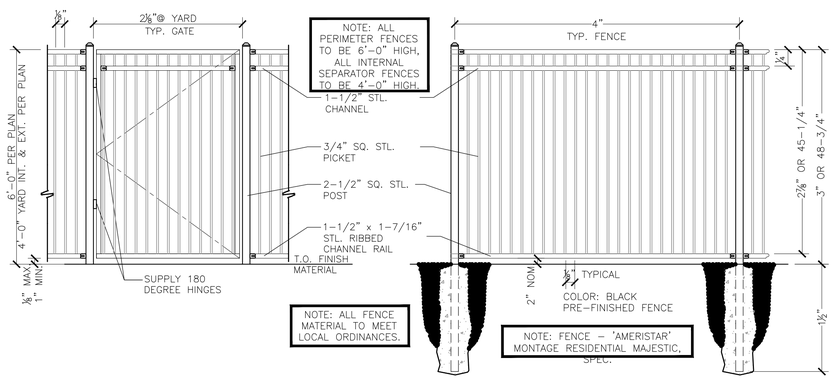
IT IS IMPORTANT THAT FENCES BE DESIGNED SO THAT THERE ARE NO SPACES BETWEEN PICKETS WHICH ARE BETWEEN 1-3/4" MINIMUM AND 3-1/2" MAXIMUM TO PREVENT CHILDREN'S HEADS FROM BEING ENTRAPPED.

FENCE TRANSITION DETAIL



NOTE: ALL TRASH ENCLOSURE MATERIALS TO MEET LOCAL ORDINANCES.

TRASH ENCLOSURE DETAIL



TYPICAL FENCE DETAIL

CITY OF ROCKWALL

APPROVED:

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WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

OWNER

MARY COURTIN
991 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

CASE NUMBER: SP2020-031

MARK	REVISION	DATE

DRAWING PATH\NAME | LAYOUT | PLOT DATE - TIME

COURTIN DENTAL OFFICE
ROCKWALL, TEXAS 75032

SHEET NAME:
DETAILS

DRAWN BY:	DESIGNED BY:	LATEST REVISION:	KSA JOB NO.:
TG	DK	12/07/20	18-1620-01

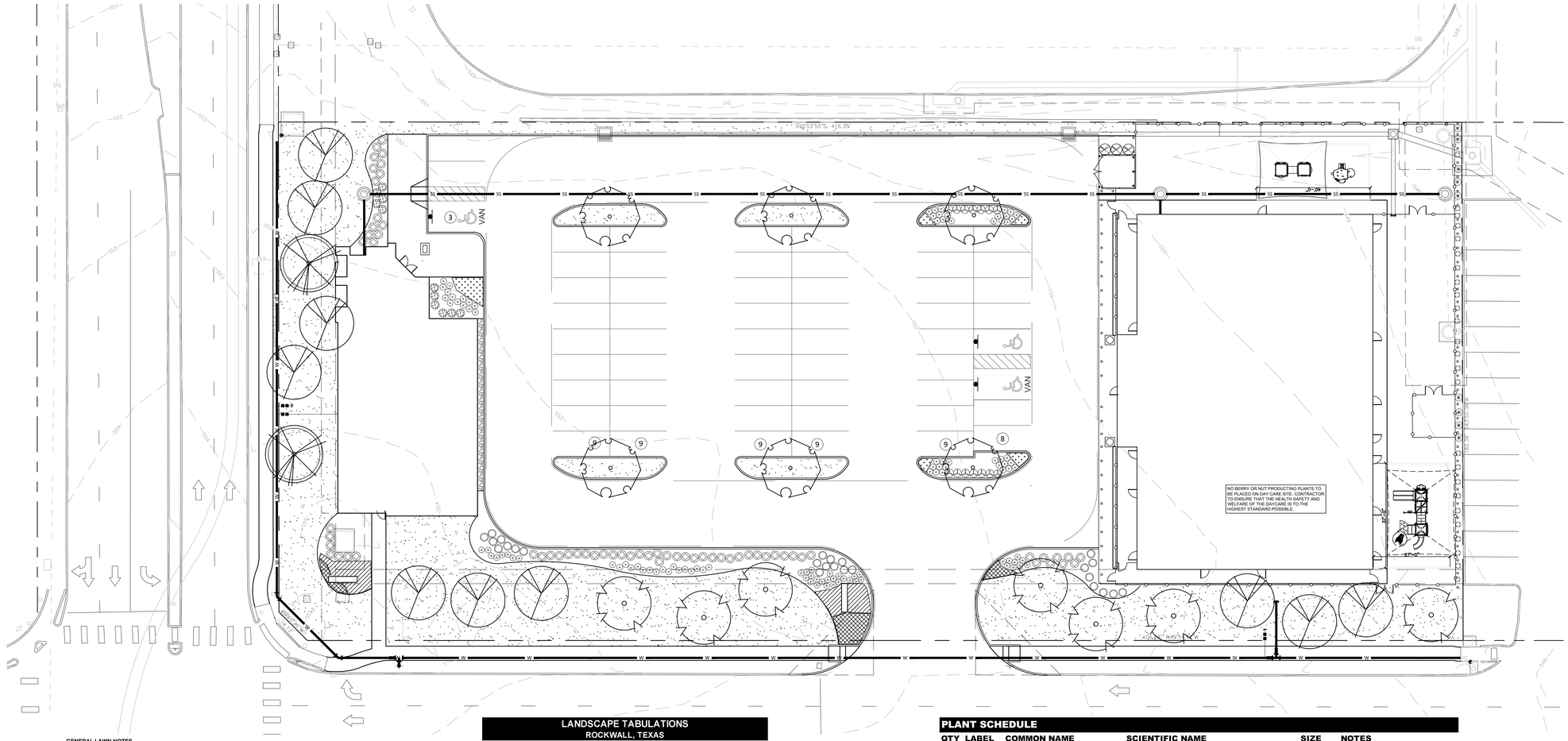
PROJECT NAME

KSA
6781 Oak Hill Blvd.,
Tyler, Texas 75703
T: 903-581-8441 F: 888-224-9418
www.ksaeng.com

STATE OF TEXAS
DARREL KOTZUR
83947
LICENSED
PROFESSIONAL ENGINEER

SEAL:
TBPE Firm Registration No. F-1356

SHEET NO.
C9.0



GENERAL LAWN NOTES

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

SOLID SOD:

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

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (3" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 140S WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

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

MAINTENANCE REQUIREMENTS:

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

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

GENERAL

1. A 20' street buffer shall be provided the length of the property abutting a ROW.

2. One large canopy tree shall be provided for every 30 l.f. of frontage.

3. Trash areas shall be screened from public view.

Mims Road = 417 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
13 canopy trees, 4" cal.	13 canopy trees, 4" cal.

East Ralph Hall Parkway = 183 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
6 canopy trees, 4" cal.	6 canopy trees, 4" cal.
trash area screened	trash area screened

Site area: 75,932 s.f.

REQUIRED	PROVIDED
	18,076 s.f. landscaped

PARKING LOT LANDSCAPE

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.

2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars.

Parking Spaces - 53

REQUIRED	PROVIDED
36" screen	36" screen
5 canopy trees, 4" cal.	6 canopy trees, 4" cal.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
10	CE	Cedar Elm	*Ulmus crassifolia*	4" cal.	14' ht., 4' spread, matching
6	LE	'Bosque' Lacebark Elm	*Ulmus parvifolia 'UPMTF'*	4" cal.	14' ht., 4' spread, matching
7	MWO	Mexican White Oak	*Quercus polymorpha*	4" cal.	14' ht., 4' spread, matching
2	SO	Shumard Oak	*Quercus shumardii*	4" cal.	14' ht., 4' spread, matching
		SHRUBS			
14	AB	Abelia 'Twist of Lime'	*Abelia x grandiflora 'Hopley's'*	5 gal.	full, 24" spread, 36" o.c.
67	AS	Autumn Sage	*Salvia greggii*	3 gal.	full, 24" o.c.
64	DBH	Dwarf Burford Holly	*Ilex comuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
39	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Condeaux'*	5 gal.	full, 24" sprd, 24" o.c.
11	KO	Double Knock Out Rose (Red)	*Rosa hybrida 'Radtko'*	5 gal.	full, 24" spread, 36" o.c.
25	MS	Morning Light Miscanthus	*Miscanthus sinensis 'Morning Light'*	5 gal.	full, 20" spread, 36" o.c.
9	SRJ	Skyrocket Juniper	*Juniperus scopulorum 'Skyrocket'*	7 gal.	full, 24" sprd, 30" o.c.
3	WM	Wax Myrtle	*Myrica pusilla*	7 gal.	full, 30" sprd, 40" o.c.
		GROUNDCOVER/VINES/GRASS			
110	BBL	Big Blue Liriope	*Liriope muscari 'Big Blue'*	1 gal.	full, 18" o.c.
25	FV	Fig Vine	*Ficus pumila*	1 gal.	full, with 4 runners minimum
60	MFG	Mexican Feather Grass	*Nassella tenuissima*	1 gal.	full, 18" o.c.
110	SC	Seasonal Color		4" pots	full, 12" o.c.
		Bermuda Solid Sod	*Cynodon dactylon*		
		2-4" River Rock			

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

IRRIGATION WILL MEET THE REQUIREMENTS OF THE UDC.

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

CITY OF ROCKWALL

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WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

OWNER
MARY COURTIN
991 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

CASE NUMBER: SP2020-031

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

Know what's **below.** **Call** before you dig.

KSA
6781 Oak Hill Blvd.,
Tyler, Texas 75703
T. 903-581-3141 F. 888-224-9418
www.ksaeng.com

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
11/13/20

MARK	REVISION	DATE

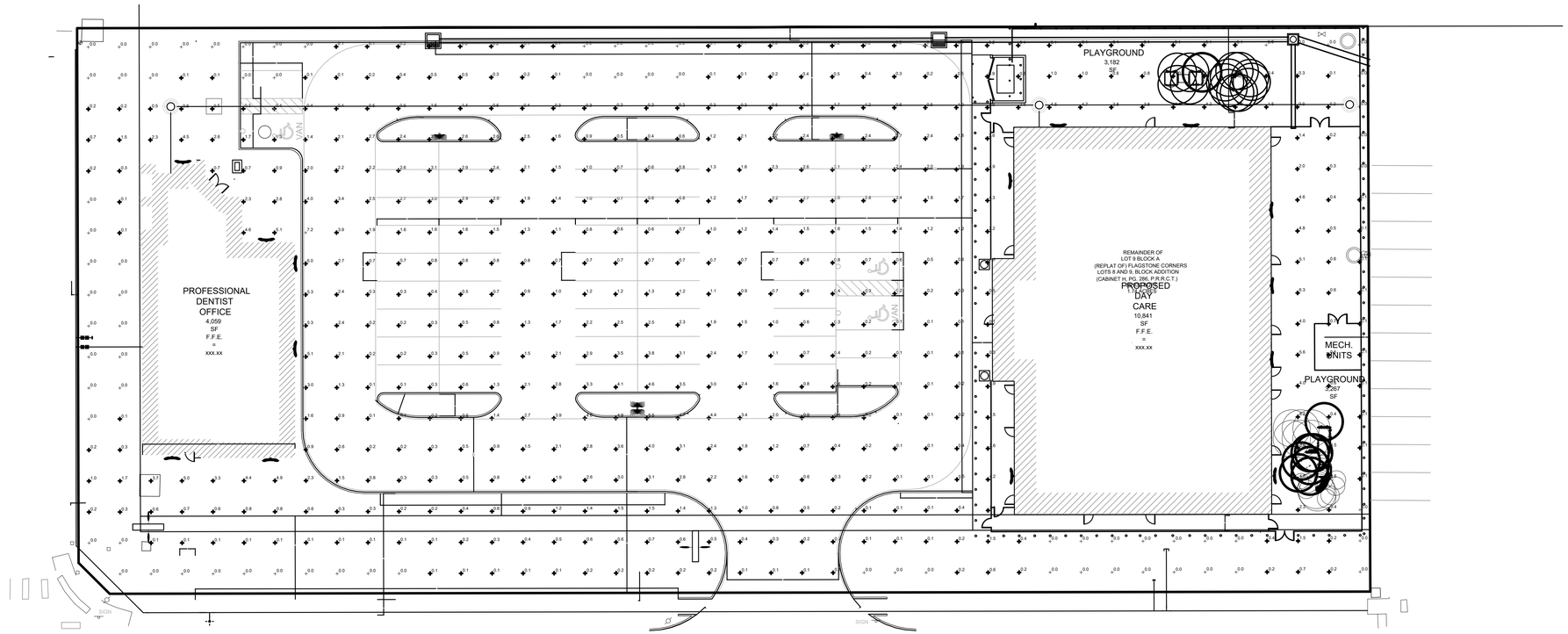
DRAWING PATHNAME | LAYOUT | PLOT DATE - TIME

SHEET NAME: LANDSCAPE PLAN

PROJECT NAME: COURTIN DENTAL
FLAGSTONE CORNERS
BLOCK A, LOT 9

DRAWN BY:	DESIGNED BY:	LATEST REVISION:	KSA JOB NO.:
TG	DK	10/16/20	MK2129

SHEET NO.
L1.1



12 SITE PHOTOMETRIC PLAN

SCALE: NTS

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	CATALOG #	DESCRIPTION	LAMP	FILE	LUMENS	LLF	WATTS
▭	WP-1	14	ISC-AF-450-LED-T2-WH	WALL PACK WALL MOUNTED	25 WATT		1100	.85	
⌖	C-1	3	KR6-20L-35K-KR6T-SSGC-FF	EXIT RECESSED DOWNLIGHT	13 WATT LED		NA	.85	
○—□	AL-1	4	GLNA-AF-02-LED-E1-T3	POLE MOUNTED AREA LIGHT NOT TO EXCEED 20' HEIGHT	133 WATT LED		1500	.85	
◁	FL-1	4	TCRS8S-VISOR(FULL CUTOFF)	GROUND MOUNTED FLOOD W/FULL CUTOFF	8 WATT LED		812	.85	

STATISTICS SCHEDULE

DESCRIPTION	AVG.	MAX.	MIN.	MAX/MIN	AVG/MIN
CALC ZONE #1	1.1 FC	7.1 fc	0.0 fc	N / A	N / A

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CAUTIONARY NOTE

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE BASED ON ABOVE GROUND EVIDENCE OR INFORMATION GATHERED DURING THE FIELD SURVEY PORTION OF THIS PROJECT. AS SUCH, THIS INFORMATION IS SPECULATIVE IN NATURE ONLY AND SHOULD NOT BE CONSTRUED AS FACT. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF ANY AND ALL CONSTRUCTION.

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PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2020-031

SITE PHOTOMETRICS

PQR
Mechanical, Plumbing and Electrical Engineering Consultants

6860 Dallas Parkway, Suite 200
Plano, Texas 75024
214.509.8263
www.pqrus.com

Texas Registered Engineering Firm F-16851

CONSTRUCTORS

OWNER

MARY COURTIN
991 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

METHOD architecture
methodarchitecture.com

COURTIN DENTAL AND GODDARD SCHOOL

ROCKWELL TEXAS

MB00001
PHASE

SCHEME A

12-1-2020

SOUTH ELEVATION

EAST ELEVATION

METHOD architecture
methodarchitecture.com

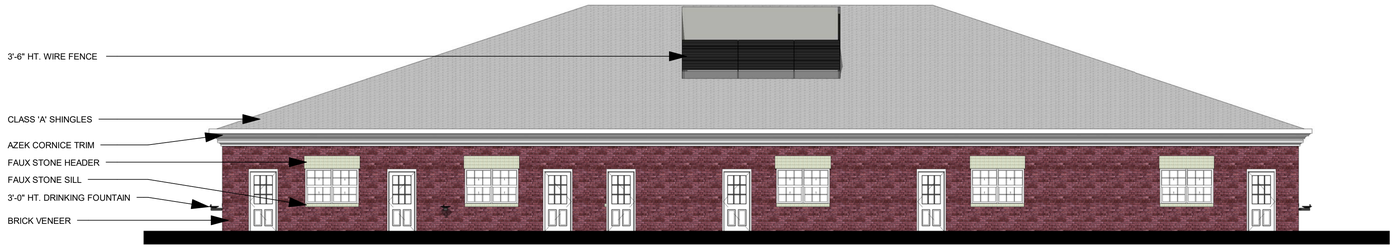
COURTIN DAYCARE - ELEVATIONS SKETCH

CORNER OF MIMS RD AND
RALPH HALL PKWY IN
ROCKWALL, TEXAS

MB205014
CONCEPTUAL

ELEVATIONS
10/19/20

CONSTRUCTORS



NORTH ELEVATION

WEST ELEVATION

0' 4' 8' 16' 32'

METHOD architecture
methodarchitecture.com

COURTIN DAYCARE - ELEVATIONS SKETCH

CORNER OF MIMS RD AND
RALPH HALL PKWY IN
ROCKWALL, TEXAS

MB205014
CONCEPTUAL

ELEVATIONS

10/19/20

CONSTRUCTORS

SOUTH ELEVATION

EAST ELEVATION

METHOD architecture
methodarchitecture.com

COURTIN DAYCARE - ELEVATIONS SKETCH

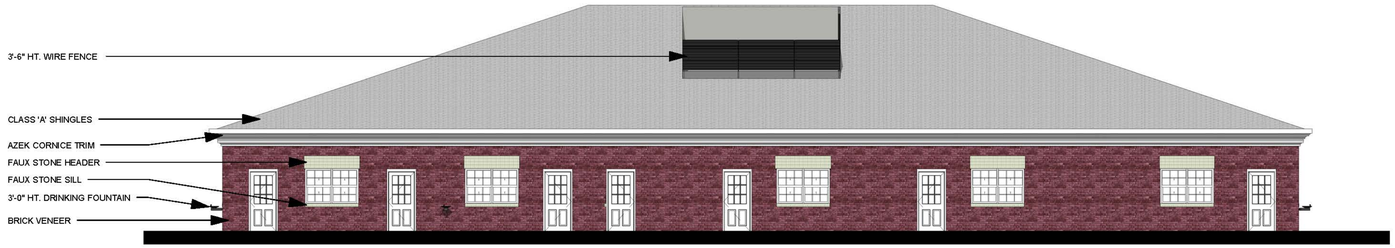
CORNER OF MIMS RD AND
RALPH HALL PKWY IN
ROCKWALL, TEXAS

MB205014
CONCEPTUAL

ELEVATIONS

10/19/20

CONSTRUCTORS



NORTH ELEVATION

WEST ELEVATION

0' 4' 8' 16' 32'

METHOD architecture
methodarchitecture.com

COURTIN DAYCARE - ELEVATIONS SKETCH

CORNER OF MIMS RD AND
RALPH HALL PKWY IN
ROCKWALL, TEXAS

MB205014
CONCEPTUAL

ELEVATIONS

10/19/20

CONSTRUCTORS

EAST ELEVATION

WEST ELEVATION

0' 2' 4' 8' 16'

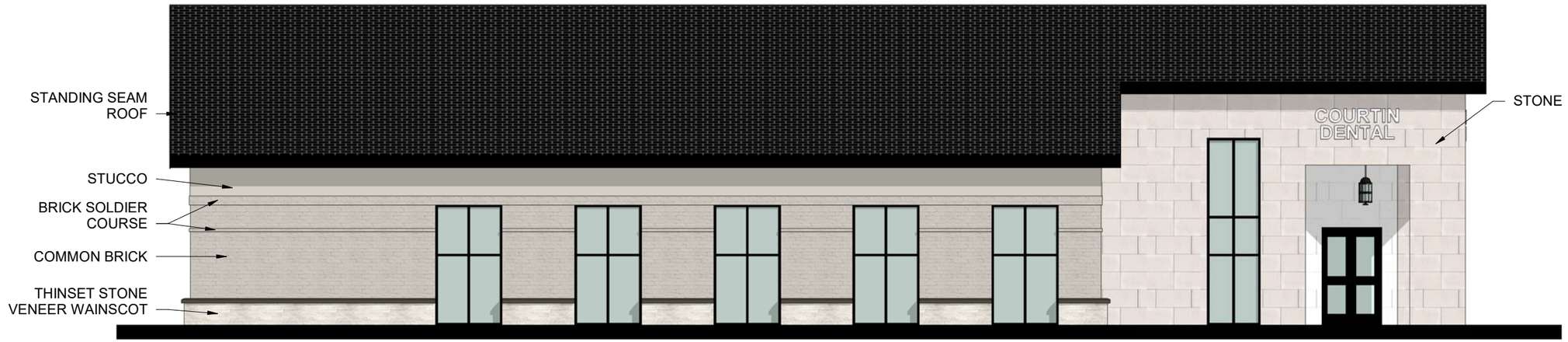
METHOD architecture
methodarchitecture.com

FLOOR PLAN
Enter address here

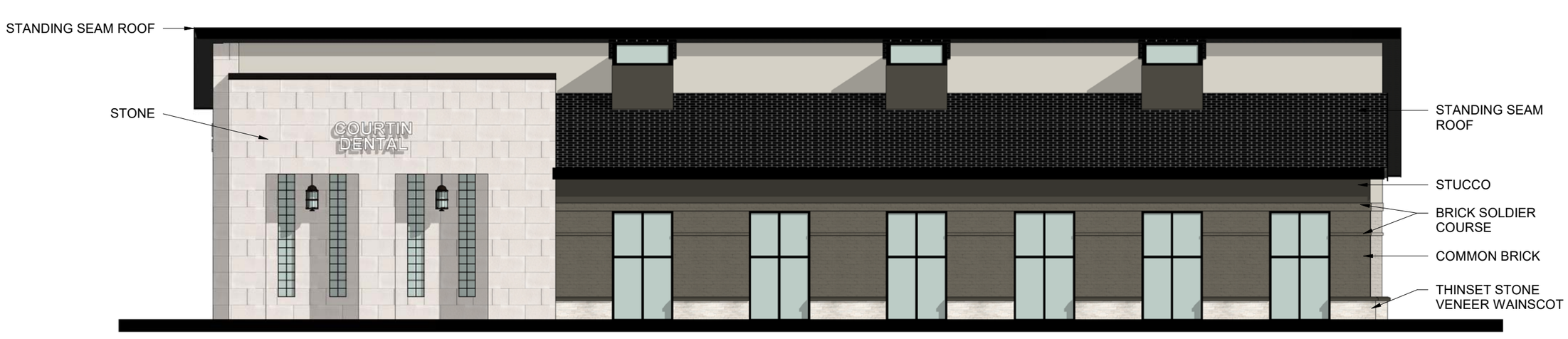
MB205013
CONCEPTUAL

ELEVATIONS
11/12/20

CONSTRUCTORS



SOUTH ELEVATION



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FLOOR PLAN
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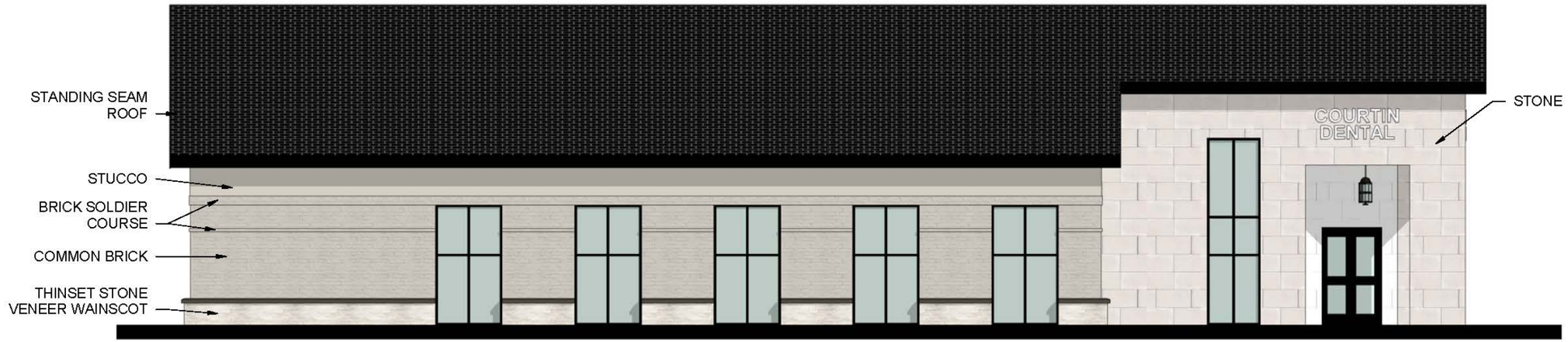

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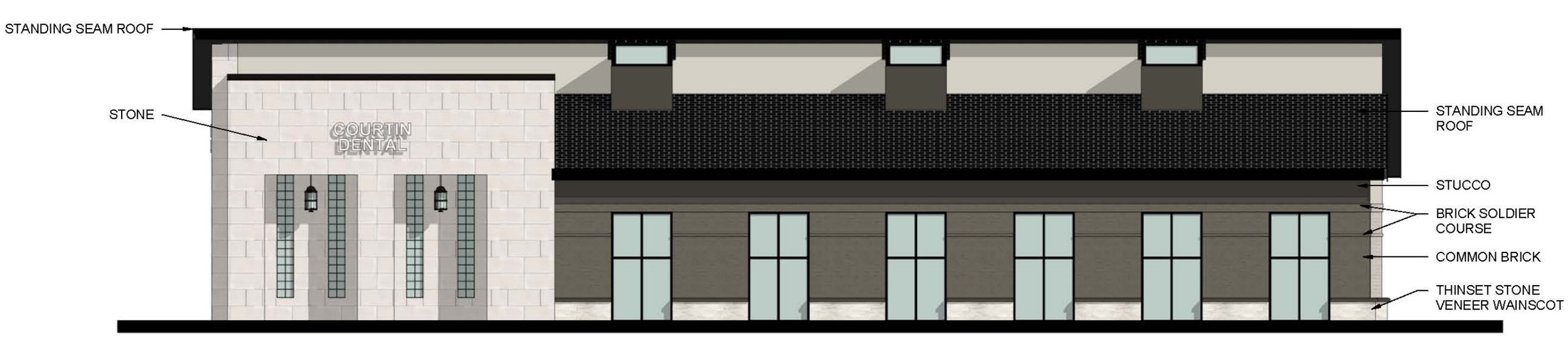

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MB205013
CONCEPTUAL

ELEVATIONS
11/12/20

CONSTRUCTORS

SP2020-031; Revised Building Elevation Received on 11.24.2020 - Flagstone Corners Addition
Please address the following comments (*M= Mandatory Comments; I = Informational Comments*)

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (*SP2020-031*) in the lower right-hand corner of all pages of all revised plan submittals. (*§03.04.A, Art. 11, UDC*)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District No. 54 (PD-54), and the Development Standards of Article 05, that are applicable to the subject property.

M.5 All pages of the site plan (i.e. building elevations, etc.) are required to have a signature block affixed to each plan for the Planning and Zoning Commission Chairman and the Director of Planning to sign once approved. (*§03.04.A, Art. 11, UDC*)

I.7 *Signage Plan.* Please note that all plans for signage must be submitted and approved through a separate permit with the Building Inspections Department. Contact Craig Foshee, Plans Examiner at cfoshee@rockwall.com for permitting requirements for your proposed sign(s).

M.6 Provide material sample boards that have actual exterior materials displayed for both buildings for review by the Architectural Review Board (ARB). (*§03.04.A, Art. 11, UDC*)

M.11 *Building Elevations.* Please make the following clarifications and changes to the building elevations to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (*§01.02, Art. 11, UDC*):

*All comments listed are required for both structures unless otherwise noted.

1) An exception to the horizontal articulation standard will be required for both buildings as listed below.
2) Provide *each* exterior material percentage calculation for each façade.
    a. Provide spec sheet for the proposed Azek product.
    b. Identify "Faux" stone (i.e. cultured, cast, etc.) and relabel.
    c. Identify "concrete" that is listed for each façade under the Material Percentage table. As a note, concrete is not an allowed material per PD-54.
    d. Verify the type of Limestone to be used on the dental facility, appears to be smooth face. Previous drawing appeared to be chopped stone.
3) Verify and correct the directional labels for the daycare facility for each building façade (i.e. West Elevation (front) should be corrected to indicate North Elevation, etc.).
4) All signage requires a separate permit as indicated above.
5) Clarify inconsistencies between the building elevations and the PDF material sample board (e.g. roofing materials, proposed colors, etc.)
6) Provide a detail for the screening to be used for the proposed A/C units on roof (RTU's). These are required to be screened by a parapet wall. A wire fence is not allowed. (*§01.05(C), Art. 05, UDC*)
7) The Architectural Review Board is recommending the applicant bring the building closer to matching the Hill Country/Central Texas Modern appearance, meet the UDC requirements for articulation, provide a color rendering/perspective, and incorporate a standing seam metal roof for both structures.

Based on the building elevation submittal, staff has identified the following that require approval of an exception to the Unified Development Code (UDC) and Planned Development District 54 (PD-54):

1) *Building Articulation.* The proposed buildings do not meet the articulation standards established by the UDC and requires approval of an exception. *Exception Required*. (*§04.01.C.1, Art. 05, UDC*)
    a. Dental Office – north and south elevations.

b. Daycare Facility – Primary entrance and both side elevations (i.e. north, east, and west elevations)

An applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. The applicant needs to provide a letter stating the justification for each exception requested and indicate a minimum of two (2) compensatory measures for each that directly tie to off-setting the impact of the variance. Please also note that all of the requested exceptions/variances requires approval of a supermajority vote for approval. Refer to *Section 09, of Article 11, of the UDC* for examples of compensatory measures.

- Please provided a letter of explanation for the associated variance and/or exceptions and the compensatory measures justifying these variances as required by the UDC for consideration.

I.12 Please note that failure to address all comments provided by staff by 12:00 PM on ***December 2, 2020*** will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due by 12:00 PM on ***December 2, 2020***; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the ***December 8, 2020*** Planning & Zoning Meeting.

I.14 The Architectural Review Board (ARB) meeting will be held on ***December 8, 2020*** and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will provide comments or may forward a recommendation to the Planning and Zoning Commission.

I.15 Please note the scheduled meetings for this case:

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I.16 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 5:00 p.m. (ARB) and 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings.

SP2020-031; Revised Building Elevation Received on 11.24.2020 - Flagstone Corners Addition
Please address the following comments (*M= Mandatory Comments; I = Informational Comments*)

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

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    a. Dental Office – north and south elevations.

b. Daycare Facility – Primary entrance and both side elevations (i.e. north, east, and west elevations)

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I.16 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 5:00 p.m. (ARB) and 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings.

SP2020-031; Revision 2 Staff Comments - Courtin Dental & Daycare - Flagstone Corners Addition
Please address the following comments (*M= Mandatory Comments; I = Informational Comments*)

The following comments were added to the staff report and provided to the applicant:

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's site plan for a medical office and daycare facility on the *subject property*, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans. The following comments will specifically need to be addressed:

(a) Remove the proposed grate inlets in the parking areas of the Site Plan and Landscape Plan. This type of inlet is not permitted per the Engineering Department's *Standards of Design and Construction Manual*.
(b) Change the Landscape Plan to show additional landscape screening for the transformer boxes at the northwest and northeast corners of the subject property [*Subsection 01.05(c); Article 05; UDC*].
(c) An oil/water separator is required in all dumpster areas that involve land uses that serve food. Please add a note to the Site Plan indicating that the daycare facility will incorporate an oil/water separator [*Standards of Design and Construction Manual*].
(d) The notes on the Site Plan indicate 3,500 PSI concrete will be utilized on-site. Please change all notes to indicate 3,600 PSI concrete [*Standards of Design and Construction Manual*].
(e) On the Landscape Plan, the Cedar Elm and Shumard Oak trees that are within approximately five (5) to eight (8) feet of the property line adjacent to Ralph Hall Parkway need to be moved back a minimum of ten (10) feet [*Standards of Design and Construction Manual*].
(f) A ten (10) foot utility easement needs to be indicated along Ralph Hall Parkway on both the Site Plan and Landscape Plan [*Standards of Design and Construction Manual*].
(g) A five (5) foot utility easement needs to be indicated along Mims Road on both the Site Plan and Landscape Plan [*Standards of Design and Construction Manual*].
(h) Provide lighting cut sheets for the proposed wall packs shown on the Photometric Plan.
(i) Please adjust the wall packs on the Photometric Plan so that the light levels at the property lines are no greater than 0.2 FC. Currently, there are areas adjacent to the two (2) roadways that don't conform to this requirement. If this is not fixed, it will require an additional exception from the Planning and Zoning Commission [*Subsection 03.03(c); Article 07; UDC*].
(j) The light pole locations in the parking areas on the Photometric Plan appear to conflict with the proposed canopy trees on the Landscape Plan. Please fix this issue or provide clarification on these locations [*Article 08; UDC*].
(k) The Building Elevations for the daycare facility depict a solid masonry screen for the air-conditioner screening at the rear of the property; however, the Site Plan shows a wrought iron fence in this area. Please clarify either the Site Plan or Building Elevations [*Subsection 01.05(c); Article 05; UDC*].
(l) Floodlamps are show on the Building Elevations for the daycare facility. The City does not allow up lighting of signage elements due to the *Dark Sky* requirements. Please remove these lamps from the Building Elevations [*Article 07; UDC*].
(m) Please provide a detail of the bollards on the Site Plan and correct the symbology (*i.e. Bollards are currently labeled as SSCO*) [*Article 11; UDC*].

(2) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

SP2020-031; Revised Staff Comments - Courtin Dental & Daycare - Flagstone Corners Addition
Please address the following comments (*M= Mandatory Comments; I = Informational Comments*)

I.1 This is a request for the approval of a *Site Plan* for a daycare facility and a medial office on a 1.743-acre tract of land identified as a portion of Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 54 (PD-54) for Commercial (C) District land uses, situated at the southeast corner of the intersection of E. Ralph Hall Parkway and Mims Road.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 Include the case number (*SP2020-031*) in the lower right-hand corner of the Building Elevation revised plan submittals. (*§03.04.A, Art. 11, UDC*)

M.4 The building elevations do not have a signature block. All plans, including the building elevations are required to have a signature block affixed to each plan for the Planning and Zoning Commission Chairman and the Director of Planning to sign once approved. Please provide on elevations. (*§03.04.A, Art. 11, UDC*)

M.5 *Site Plan.* Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (*§01.02, Art. 11, UDC*):

1) Since there will be ground mounted AC units as was indicated to staff, pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure. Indicate location of these units and proposed screening (i.e. landscaping, walls, etc.). (*§01.05.C, Art. 05, UDC*)
2) Dumpster detail. The opaque, self-latching gate shall not be constructed utilizing wood fencing materials. (*§01.05.B, Art. 05, UDC*)
3) Based on the building footprint for both structures, an exception to the horizontal articulation standards will be required. Please provided a letter of explanation for the associated exceptions and the compensatory measures justifying these exceptions/variances as required by the UDC for consideration. (*§04.01.C.1, Art. 05, UDC*)

M.6 *Photometric Plan.* The revised photometric plan did not make any of the changes other than the re-orientation of the dental building. Provide an updated plan based on the following comments.

1) No light pole, pole base or combination thereof shall exceed 20-feet. Provide detail or indicate the maximum overall height of the pole as meeting or not exceeding the standards of PD-54. (*PD-54*)
2) The maximum allowable light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 FC. The lighting levels on the revised plan exceed this requirement at the north, east, and west property lines. Correct plan. (*§03.03, Art. 07, UDC*)
3) Spot lights are not allowed. Lighting sources exceeding 15-watts are to be directed down and include a partial or full cut-off source. (§03.03(E), of Art. 07, UDC)

M.7 *Building Elevations.* Please make the following clarifications and changes to the building elevations to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (*§01.02, Art. 11, UDC*):

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1) Planning & Zoning meeting/public hearing meeting will be held on *December 8, 2020*.
2) Architectural Review Board (ARB) meeting will be held on *December 8, 2020*.

I.12 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 5:00 p.m. (ARB) and 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings.

SP2020-031; Site Plan for Courtin Dental - Flagstone Corners Addition
Please address the following comments (*M= Mandatory Comments; I = Informational Comments*)

I.1 This is a request for the approval of a *Site Plan* for a daycare facility and a medial office on a 1.743-acre tract of land identified as a portion of Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 54 (PD-54) for Commercial (C) District land uses, situated at the southeast corner of the intersection of E. Ralph Hall Parkway and Mims Road.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (*SP2020-031*) in the lower right-hand corner of all pages of all revised plan submittals. (*§03.04.A, Art. 11, UDC*)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District No. 54 (PD-54), and the Development Standards of Article 05, that are applicable to the subject property.

M.5 All pages of the site plan (i.e. photometric plan and building elevations, etc.) are required to have a signature block affixed to each plan for the Planning and Zoning Commission Chairman and the Director of Planning to sign once approved. (*§03.04.A, Art. 11, UDC*)

I.6 Please note that the property will require a replat prior to the issuance of a building permit. Additionally, the site plan must be approved, all comments must be addressed prior to the approved site plan being signed by the Planning and Zoning Commission Chairman and the Director of Planning. Once signed, a copy of the approved/signed site plan will be forwarded to you. A copy of the signed site plan must be included upon submittal of the civil engineering plans.

I.7 *Signage Plan.* Please note that all plans for signage must be submitted and approved through a separate permit with the Building Inspections Department. Contact Craig Foshee, Plans Examiner at cfoshee@rockwall.com for permitting requirements for your proposed sign(s).

M.8 *Site Plan.* Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (*§01.02, Art. 11, UDC*):

1) Provide a fence detail for all proposed fencing for the development. (*§08.02.F, Art. 08, UDC*)
2) All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction *(Engineering Department)*.
3) Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure. Indicate location of these units and proposed screening (i.e. landscaping, etc.). (*§01.05.C, Art. 05, UDC*)
4) Provide dumpster detail. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards. (*§01.05.B, Art. 05, UDC*)
5) Based on the building footprint for both structures, an exception to the horizontal articulation standards will be required. Please provided a letter of explanation for the associated exceptions and the compensatory measures justifying these exceptions/variances as required by the UDC for consideration. (*§04.01.C.1, Art. 05, UDC*)

M.9 *Landscape Plan.* Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (*§01.02, Art. 11, UDC*):

1) All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO). Indicate on plans compliance with this section. (*§05.03.G, Art. 08, UDC*)
2) Provide note on the plans indicating irrigation will meet the requirements of UDC on Sheet No. L1.1. (*§05.04, Art. 08, UDC*)

M.10 *Photometric Plan.* The submitted photometric plan was not reviewed by staff due to the plan not being updated with the site changes and re-orientation of the dental building. Provide an updated plan and keep in mind the following comments based on the previous plan when submitting:

1) No light pole, pole base or combination thereof shall exceed 20-feet. Provide detail. (*PD-54*)
2) The maximum allowable light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 FC. Lighting levels on the old plan exceed this requirement for the north, east, and west property lines. Be sure to meet these standards when providing the new layout. (*§03.03, Art. 07, UDC*)

M.11 *Building Elevations.* Please make the following clarifications and changes to the building elevations to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (*§01.02, Art. 11, UDC*):

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1) An exception to the horizontal articulation standards as listed below.
2) Provide each exterior material percentage calculation for each façade.
3) Verify and correct the directional labels for the Daycare for each building façade (i.e. South Elevation should be corrected to indicate North Elevation, etc.).
4) All signage requires a separate permit as indicated above.
5) Verify and label the architectural measurement/scale being used for both buildings.
6) Provide line measurements for each elevations that indicates the height, length, etc.
7) A minimum of 20% stone or cast stone shall be required for all buildings. The daycare facility does not include the stone on the exterior elevations. (*Required per PD-54*)

Based on the building elevation submittal, staff has identified the following that require approval of an exception(s) to the Unified Development Code (UDC) and Planned Development District 54 (PD-54):

1) *Building Articulation.* The proposed buildings do not meet the articulation standards established by the UDC and requires approval of an exception. *Exception Required*. (*§04.01.C.1, Art. 05, UDC*)
    a. Dental Office – north and south elevations.
    b. Daycare Facility – Primary entrance and both side elevations (i.e. north, east, and west elevations)

An applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. The applicant needs to provide a letter stating the justification for each exception requested and indicate a minimum of two (2) compensatory measures for each that directly tie to off-setting the impact of the variance. Please also note that all of the requested exceptions/variances requires approval of a supermajority vote for approval. Refer to *Section 09, of Article 11, of the UDC* for examples of compensatory measures.

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I.12 Please note that failure to address all comments provided by staff by 3:00 PM on ***December 1, 2020*** will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

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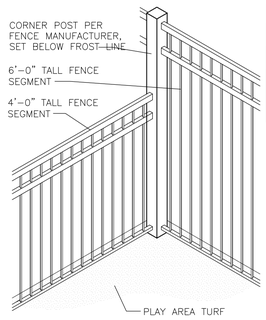

FENCE NOTES:

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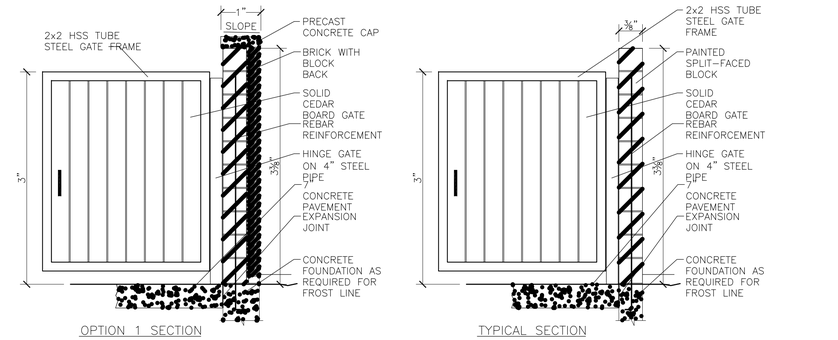
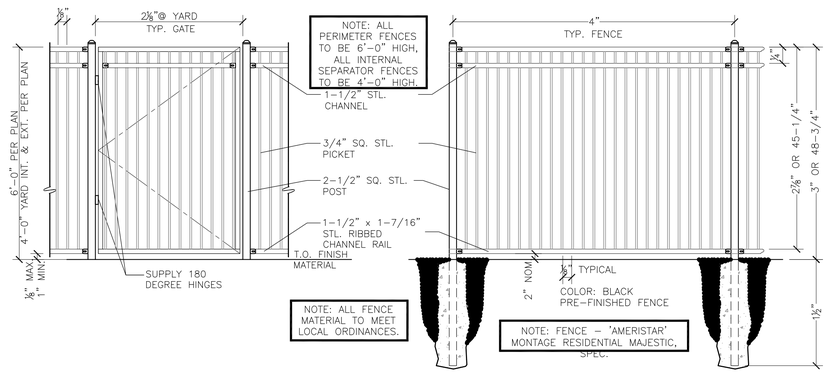
FENCE TRANSITION DETAIL



TRASH ENCLOSURE DETAIL



TYPICAL FENCE DETAIL

CITY OF ROCKWALL

APPROVED:

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

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

OWNER
MARY COURTIN
991 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

CASE NUMBER: SP2020-031

MARK	REVISION	DATE

DRAWING PATHNAME | LAYOUT | PLOT DATE - TIME

DETAILS

SHEET NAME:

COURTIN DENTAL
FLAGSTONE CORNERS
BLOCK A, LOT 9

PROJECT NAME:

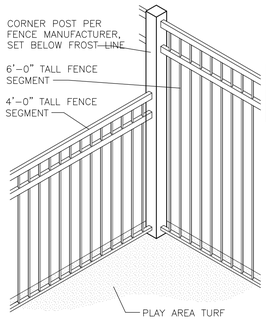
DRAWN BY:	DESIGNED BY:	LATEST REVISION:	KSA JOB NO.:
TG	DK	10/16/20	MI.2129

KSA
6781 Oak Hill Blvd.,
Tyler, Texas 75703
T. 903-581-8141 F. 888-224-9418
www.ksaeng.com

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF *DARREL KOTZUR, P.E.* REGISTRATION No. 83947, ON 12/01/20 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION OR PERMIT PURPOSES

SEAL:
TBPE Firm Registration No. F-1356

SHEET NO.
C1.0



FENCE NOTES:

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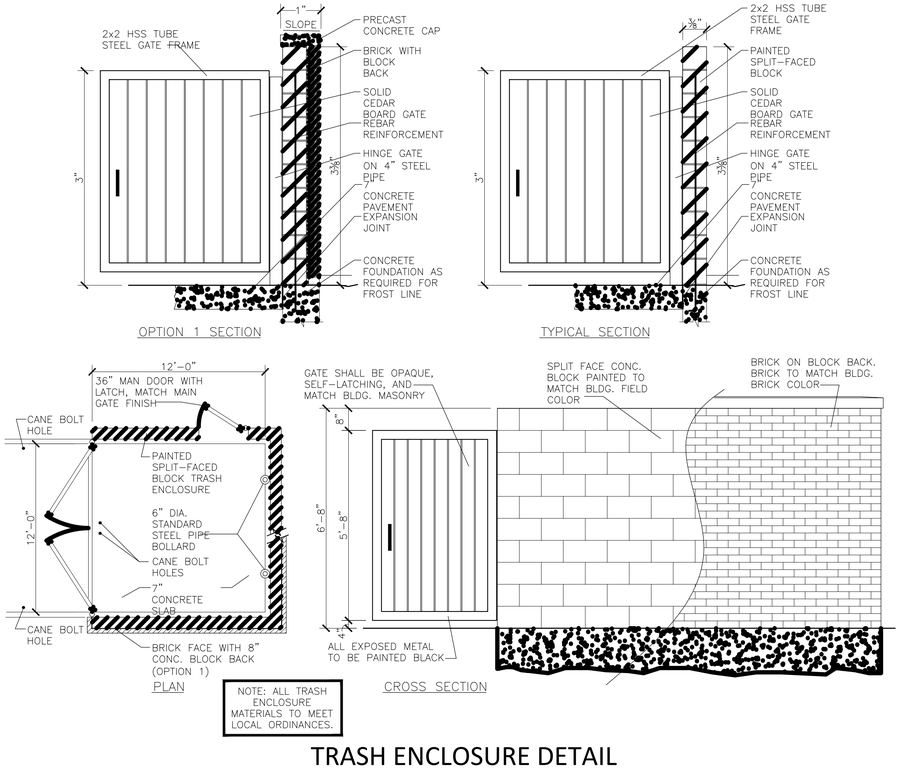
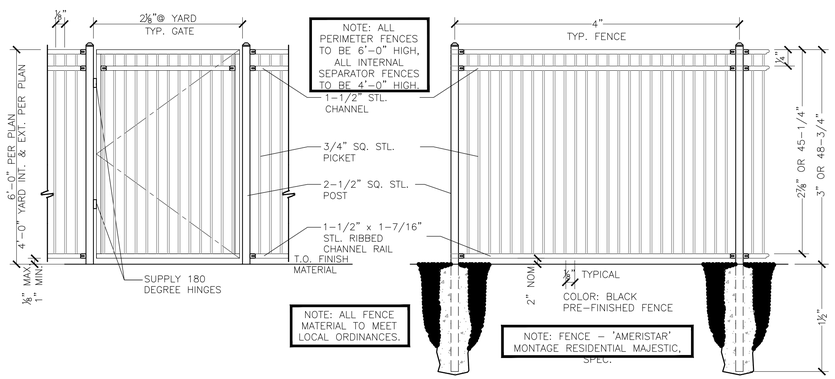
FENCE TRANSITION DETAIL



NOTE: ALL TRASH ENCLOSURE MATERIALS TO MEET LOCAL ORDINANCES.

TRASH ENCLOSURE DETAIL



TYPICAL FENCE DETAIL

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WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

OWNER

MARY COURTIN
991 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

CASE NUMBER: SP2020-031

MARK	REVISION	DATE

DRAWING PATH\NAME | LAYOUT | PLOT DATE - TIME

COURTIN DENTAL OFFICE
ROCKWALL, TEXAS 75032

SHEET NAME:
DETAILS

DRAWN BY:	DESIGNED BY:	LATEST REVISION:	KSA JOB NO.:
TG	DK	12/07/20	18-1620-01

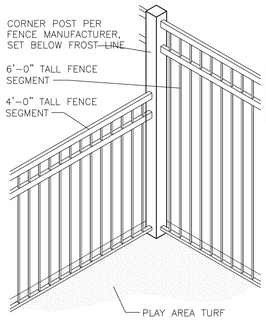
PROJECT NAME

KSA
6781 Oak Hill Blvd.,
Tyler, Texas 75703
T: 903-581-8441 F: 888-224-9418
www.ksaeng.com

STATE OF TEXAS
DARREL KOTZUR
83947
LICENSED
PROFESSIONAL ENGINEER

SEAL:
TBPE Firm Registration No. F-1356

SHEET NO.
C9.0



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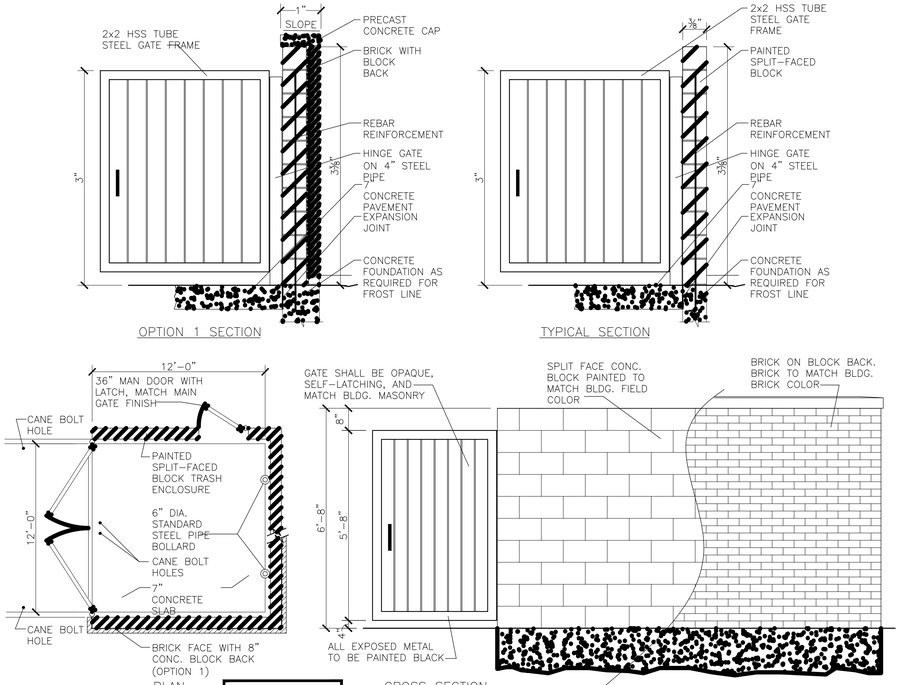
FENCE TRANSITION DETAIL



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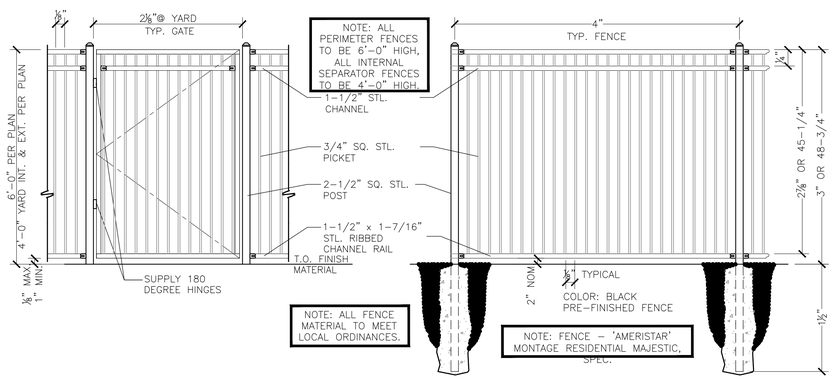

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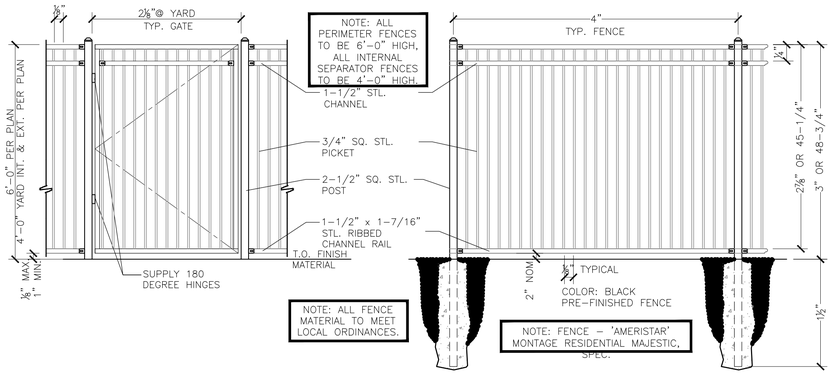
SHEET NO.
C9.0



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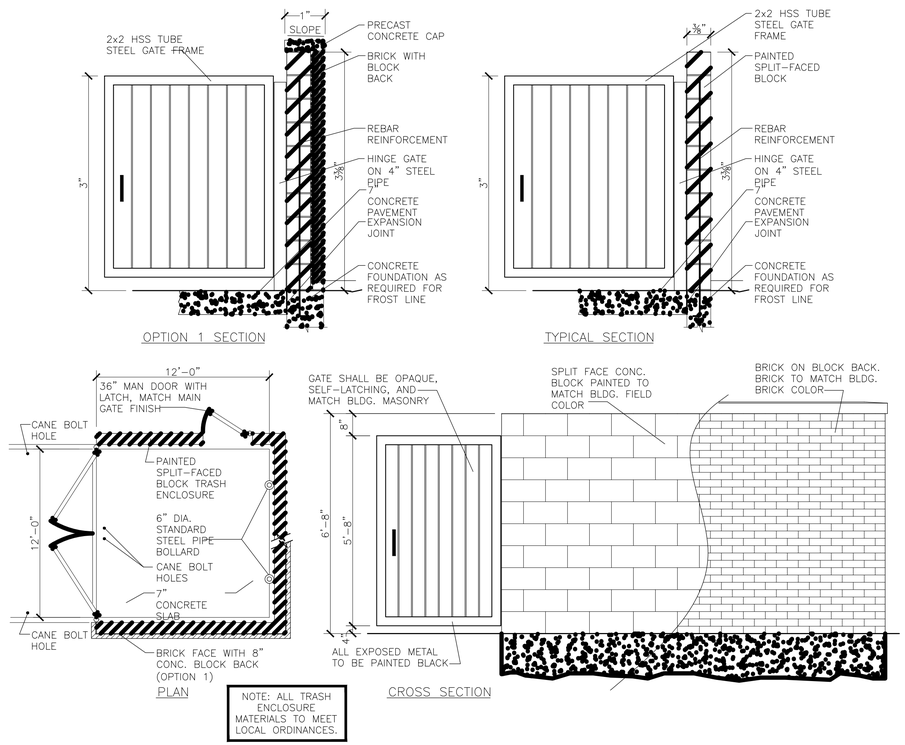

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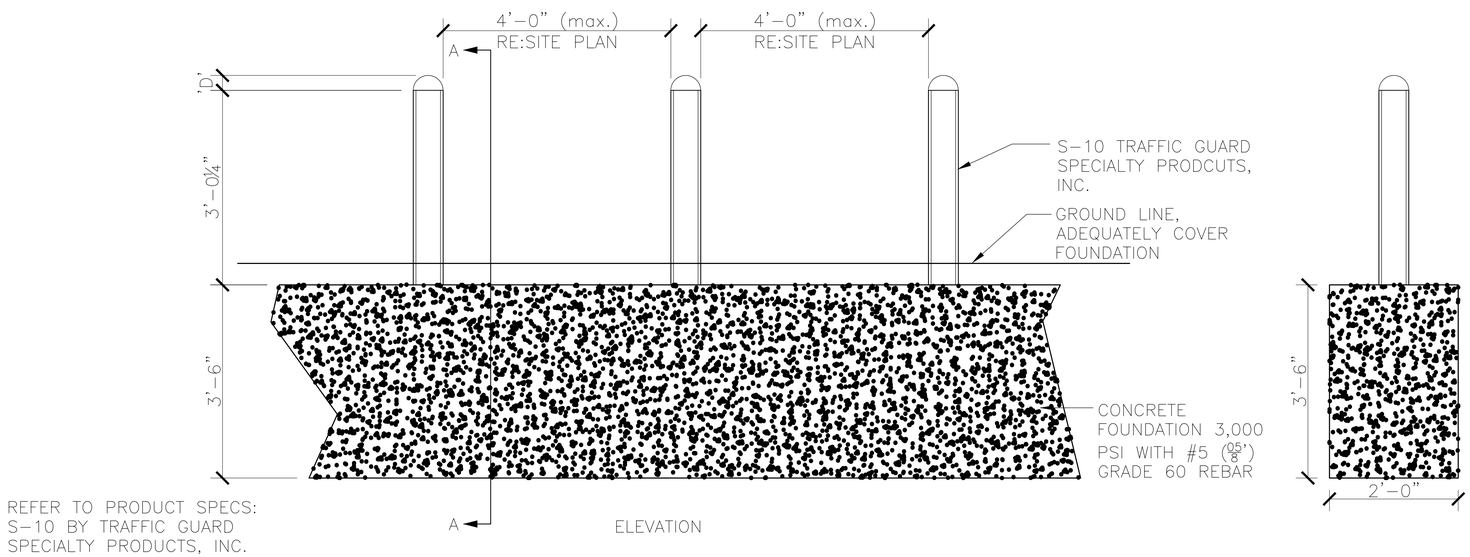
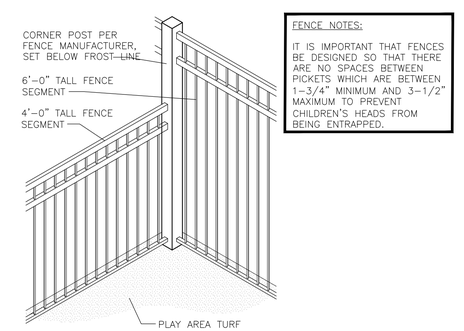


TRENCH FOOTING BOLLARD



FENCE TRANSITION DETAIL

MARK	REVISION	DATE

DRAWING PATH/NAME | LAYOUT | PLOT DATE - TIME

COURTIN DENTAL OFFICE
ROCKWALL, TEXAS 75032

SHEET NAME:
DETAILS

PROJECT NAME:

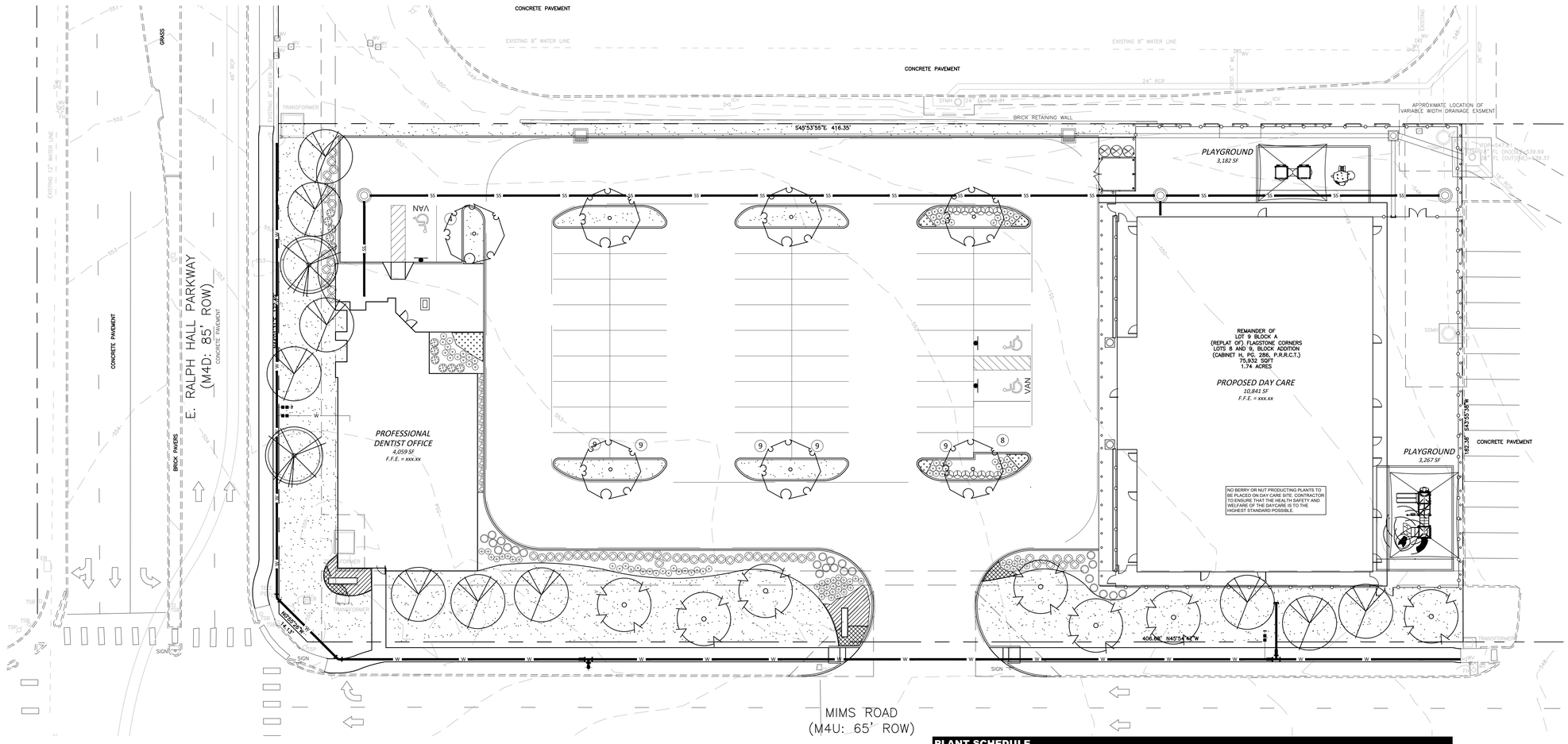
DRAWN BY:	TG
DESIGNED BY:	DK
LATEST REVISION:	12/07/20
KSA JOB NO.:	18-1620-01

KSA
6781 Oak Hill Blvd.,
Tyler, Texas 75703
T. 903-581-8441 F. 888-224-9418
www.ksaeng.com

STATE OF TEXAS
DARREL KOTZUR
83947
LICENSED PROFESSIONAL ENGINEER
12/14/2020

SEAL
TBPE Firm Registration No. F-1356

SHEET NO.
C9.0



GENERAL LAWN NOTES

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

SOLID SOD:

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

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

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

MAINTENANCE REQUIREMENTS:

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

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

GENERAL

1. A 20' street buffer shall be provided the length of the property abutting a ROW.
2. One large canopy tree shall be provided for every 30 l.f. of frontage.
3. Trash areas shall be screened from public view.

Mims Road = 417 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
13 canopy trees, 4" cal.	13 canopy trees, 4" cal.

East Ralph Hall Parkway = 183 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
6 canopy trees, 4" cal.	6 canopy trees, 4" cal.
trash area screened	trash area screened

Site area: 75,932 s.f.

REQUIRED	PROVIDED
	16,295 s.f. landscaped

PARKING LOT LANDSCAPE

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.
2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars.

Parking Spaces - 57

REQUIRED	PROVIDED
36" screen	36" screen
6 canopy trees, 4" cal.	7 canopy trees, 4" cal.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
10	CE	Cedar Elm	*Ulmus crassifolia*	4" cal.	14' ht., 4' spread, matching
7	LE	'Bosque' Lacebark Elm	*Ulmus parvifolia 'UPMTF'*	4" cal.	14' ht., 4' spread, matching
7	MWO	Mexican White Oak	*Quercus polymorpha*	3" cal.	12' ht., 4' spread, matching
2	SO	Shumard Oak	*Quercus shumardii*	4" cal.	14' ht., 4' spread, matching
		SHRUBS			
14	AB	Abelia 'Twist of Lime'	*Abelia x grandiflora 'Hopley's'*	5 gal.	full, 24" spread, 36" o.c.
67	AS	Autumn Sage	*Salvia greggii*	3 gal.	full, 24" o.c.
57	DBH	Dwarf Burford Holly	*Ilex cornuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
39	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Condeaux'*	5 gal.	full, 24" sprd, 24" o.c.
11	KO	Double Knock Out Rose (Red)	*Rosa hybrida 'Radtko'*	5 gal.	full, 24" spread, 36" o.c.
25	MS	Morning Light Miscanthus	*Miscanthus sinensis 'Morning Light'*	5 gal.	full, 20" spread, 36" o.c.
3	WM	Wax Myrtle	*Myrica pusilla*	7 gal.	full, 30" sprd, 40" o.c.
		GROUNDCOVER/VINES/GRASS			
110	BBL	Big Blue Liriope	*Liriope muscari 'Big Blue'*	1 gal.	full, 18" o.c.
60	MFG	Mexican Feather Grass	*Nassella tenuissima*	1 gal.	full, 18" o.c.
110	SC	Seasonal Color		4" pots	full, 12" o.c.
		Bermuda Solid Sod	*Cynodon dactylon*		
		2-4" River Rock			

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

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

CITY OF ROCKWALL

APPROVED:

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

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

OWNER
MARY COURTIN
991 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

Know what's **below.** **Call** before you dig.

CASE NUMBER: SP2020-028

MARK	REVISION	DATE

DRAWING PATHNAME | LAYOUT | PLOT DATE - TIME

LANDSCAPE PLAN

SHEET NAME:

COURTIN DENTAL
FLAGSTONE CORNERS BLOCK A, LOT 9

PROJECT NAME:

DRAWN BY:	TG
DESIGNED BY:	DK
LATEST REVISION:	10/16/20
KSA JOB NO.:	MI.2129

KSA
6781 Oak Hill Blvd.,
Tyler, Texas 75703
T. 903-581-8141 F. 888-224-9418
www.ksadesign.com

AWR
AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
11/13/20

SHEET NO.
L1.1

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

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

1.2 REFERENCE DOCUMENTS

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

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISIONS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:
   1. PLANTING (TREES, SHRUBS, GRASSES);
      1. BED PREP AND FERTILIZATION
      3. NOTIFICATION OF SOURCES
      4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
      5. GUARANTEE
B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

1.4 REFERENCES

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

1.5 SUBMITTALS

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

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

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

1.7 SEQUENCING

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

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:

A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.
B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.
C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.
D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION. AN ON SITE INSPECTION BY THE OWNERS AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.
E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.
F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD
G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR.
H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.
I. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.
J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED; HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.
K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THAT THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
L. REAPPLY MULCH TO BARE AND THIN AREAS.
M. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
   a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
   b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
   c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

GUARANTEE:

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

1.9 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.
C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.
D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.
E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.
F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.
G. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

A. PREPARATION
   1. BALLED AND BURLAPPED B&B PLANTS): DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.
   2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.
B. DELIVERY
   1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.
   2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE
   3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
   4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES.
   5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.
   6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.
   7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.
   8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF FOOT BALLS TO NOMINAL TOPS OF PLANT MASS. SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.
B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN.
C. QUANTITIES AND SIZE: PLANT MATERIAL SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE OF DISEASE, INSECTS, INJURY, DISFIGUREMENTS, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.
D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY MAY BE REJECTED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.
E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.
G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.
H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.
I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.
L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR/INSECT DAMAGE WILL BE REJECTED.
M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER
N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CERTIFIED HEALTHY, DENSE, UNIFORM TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:
   1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLASGRASS OR NUTGRASS SHALL BE REJECTED.
   2. PHYSICAL PROPERTIES AS FOLLOWS:
      a. CLAY - BETWEEN 7-27% TO
      b. SILT – BETWEEN 15-25%
      c. SAND – LESS THAN 52%
   3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.
   4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.
B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.
C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS; FERTILIZER CONTROL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.
D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.
E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN.
F. ORGANIC FERTILIZER: FERTILAID, SUSTANE, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR UF) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.
H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

A. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING. DURAEDGE STEEL OR APPROVED EQUAL.
B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.
C. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS, INC. (469-524-0444)
D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.
E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5"
F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.
G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.
H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER.
B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:
   1. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCH;R OF SPECIFIED MULCH (SETTLED THICKNESS).
   3. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING TOP SOIL ON SITE (USE IMPORTED TOPSOIL AS NEEDED) FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, CALICHE, SUBSOILS, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.
C. GRASS AREAS:
   1. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT (STAGGERED JOINTS) AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOPSOIL WHERE THEY ARE GAPED OPEN, THEN WATERED THOROUGHLY.

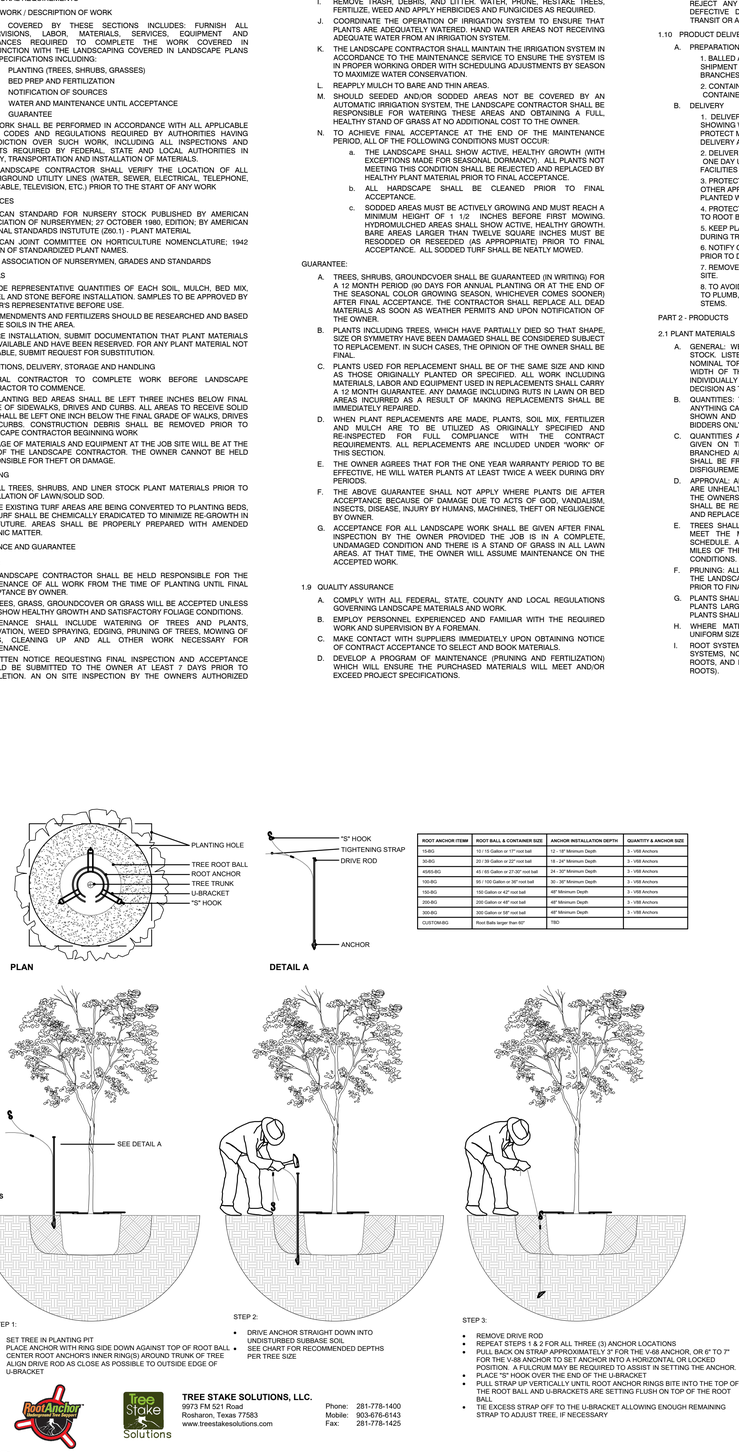
3.2 INSTALLATION

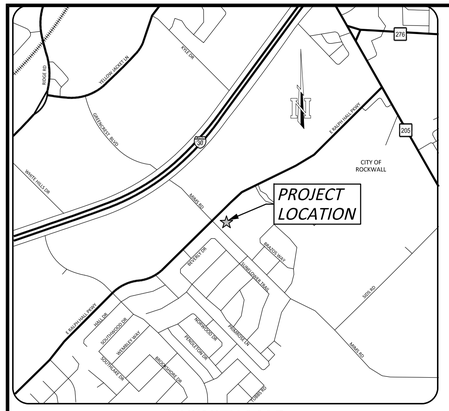
A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.
B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE WINDS DURING TRANSIT. ALL PLANTS WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALL BE WELL PROTECTED AGAINST THE POSSIBILITY OF DRYING BY WIND AND BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.
C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.
D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONS OF PLANT MATERIALS.
E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OF EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT,WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO THE SURFACE IN ORIGINAL PLACE OF GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLICK OR GLAZED.
F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN THE VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER (¾") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOISTENED BEFORE REMOVING CONTAINERS.
G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE PER TREE IF THE PERCOLATION TEST FAILS.
H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION MIX. PLACE IN HOLE IN LOG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP ⅓ OF THE BALL, AS WELL AS ALL NYLON, PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE ROOT BOUND. IF SO FOLLOW STANDARD NURSERY PRACTICE OF 'ROOT SCORING'.
I. DO NOT WRAP TREES.
J. DO NOT OVER PRUNE.
K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS
L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.
M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.
N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.
O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED MULCH.
P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR PIT.
Q. OBSTRUCTION BELOW GROUND: IN THE EVENT THAT ROCK, OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER. WHERE LOCATIONS CANNOT BE CHANGED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3') FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW THE BOTTOM OF BALL WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.
R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS.
S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING, CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION.
   1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES.
   2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
   3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF ORGANIC MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT.
Q. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.
   1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT BENDS.
   2. TOP OF EDGING SHALL BE ½" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.
   3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.
   4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.
   5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

3.3 CLEANUP AND ACCEPTANCE

A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREAS FOR ALL MATERIALS SHALL BE SO ORGANIZED SO THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSING THEM AT END OF EACH WORK DAY.
B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.
C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.
D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS, TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
E. WHEN/IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION


PLANTING HOLE
TREE ROOT BALL
ROOT ANCHOR
TREE TRUNK
U-BRACKET
"S" HOOK
PLAN
"S" HOOK
TIGHTENING STRAP
DRIVE ROD
ANCHOR
DETAIL A
SEE DETAIL A
SECTIONS
STEP 1:
SET TREE IN PLANTING PIT
PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL
CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE
ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET
STEP 2:
DRIVE ANC



VICINITY MAP
NOT TO SCALE

SITE PLAN INFORMATION

ZONED:	PD-54
LAND USE:	PROPOSED: COMMERCIAL
TOTAL LOT AREA:	1.743 ACRES (75,932 S.F.)
TOTAL LOT PERIMETER:	±1,192 LF
BUILDING AREA:	DENTAL OFFICE: 4,059± S.F. DAYCARE: 10,841± S.F.
BUILDING HEIGHT:	DENTAL OFFICE: 20'-0" - 24'-0" DAYCARE: 20'-0" - 24'-0"

	REQUIRED	PROVIDED
STANDARD PARKING	52	52
ACCESSIBLE PARKING	3	3
TOTAL	55	56

Time of Day	Retail	Office	Daycare #	Dental #	Total #
			36	20	**56**
			2 ADA	1 ADA	**3 ADA**
6:00 a.m.—12:00 noon	0.97	1.00	35	20	55
12:00 noon—1:00 p.m.	1.00	0.90	36	18	54
1:00 p.m.—4:00 p.m.	0.97	0.97	35	20	55
4:00 p.m.—6:00 p.m.	0.82	0.47	30	10	39
6:00 p.m.—8:00 p.m.	0.89	0.07	32	1	34
8:00 p.m.—12:00 midnight	0.61	0.03	22	1	23
			Total #		**55**

Daycare SF	Dental SF	Daycare Req.	Dental Req.
10,841	4,059	1/300	1/200

20' 0 20' 40'
GRAPHIC SCALE IN FEET

LEGEND

EXISTING	PROPOSED	
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
GM		GAS METER
SSMH		SANITARY SEWER MANHOLE
SSCO		SANITARY SEWER CLEANOUT
UP		UTILITY POLE
LP		SITE LIGHTING POLE
TSP		TRAFFIC SIGNAL POLE
TSB		TRAFFIC SIGNAL BOX
STMH		STORM MANHOLE
JB		STORM JUNCTION BOX
CI		CURB INLET
GI		GRATE INLET
		SIGN
OHE		EXISTING OVERHEAD ELECTRIC LINE
		EXISTING CONCRETE CURB
		PROPOSED CONCRETE CURB
	(5)	NUMBER OF PARKING SPACES
FIRE LANE		PROPOSED FIRE LANE
		PROPOSED 3,500 PSI 4" SIDEWALK PAVEMENT WITH #3 BARS AT 18" O.C.E.W.
		PROPOSED 3,500 PSI 5" CONCRETE STANDARD DUTY PAVEMENT WITH #4 BARS AT 24" O.C.E.W
		PROPOSED 3,500 PSI 6" CONCRETE HEAVY DUTY PAVEMENT WITH #4 BARS AT 18" O.C.E.W

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY AND STATE REGULATIONS AND CODES, OSHA STANDARDS AND PROJECT SITE WORK SPECIFICATIONS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULES, SLOPED PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING ENTRANCE LOCATIONS.
3. CONTRACTOR SHALL REFER TO MEP PLANS FOR TOTAL NUMBER, LOCATIONS, SIZES AND OUTFALLS OF ROOF DOWNSPOUTS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING EXISTING ITEMS DAMAGED DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. DAMAGES SHALL BE REPORTED TO ENGINEER OF RECORD PRIOR TO REPAIR. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
5. CONTRACTOR IS REQUIRED TO REMOVE OR RELOCATE, IN A PROPER MANNER, EXISTING IMPROVEMENT/NATURAL FEATURES TO ALLOW FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS INDICATED ON THE PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTION & REPLACEMENT OF ALL PROPERTY CORNERS. PROPERTY CORNERS DAMAGED BY CONTRACTOR SHALL BE REPLACED BY A REGISTERED PROFESSIONAL LAND SURVEYOR AT CONTRACTOR'S EXPENSE.
7. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
8. CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS.
9. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE LATEST EDITION OF THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
10. ALL SIGNS PLACED IN AREAS ACCESSIBLE BY VEHICLE TRAFFIC SHALL BE PLACED IN GUARD POST.
11. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, CENTER OR END OF STRIPE, FACE OF BUILDING OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
12. ALL CURB RADII SHALL BE 4' UNLESS OTHERWISE NOTED.
13. FIRE LANES ARE SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO LOCAL CITY REQUIREMENTS FOR EXACT LOCATION.

ACCESSIBILITY NOTES

1. PROPOSED CONSTRUCTION ON THIS SITE SHALL COMPLY WITH THE LATEST REVISION OF THE ADA REGULATIONS AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
2. ALL SLOPES ON SIDEWALKS ADJACENT TO BUILDINGS SHALL BE AT ¼" PER FOOT MAX. DOWN TO THE TOP OF CONCRETE CURB.
3. ALL SLOPES WITHIN ACCESSIBLE PARKING SPACES AND ADJACENT MANEUVERING AREAS SHALL BE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS. ADA COMPLIANT SIGNAGE SHALL BE PROVIDED FOR EACH ACCESSIBLE SPACE.
4. ALL SLOPES ON SIDEWALKS SHALL BE A MAXIMUM OF 2% CROSS SLOPE AND 5% IN THE DIRECTION OF TRAVEL.
5. ACCESSIBLE ROUTES WITH A RUNNING SLOPE GREATER THAN 5.0% (1:20) IS A RAMP AND SHALL BE CONSTRUCTED WITH HANDRAILS AND 5' X 5' LANDINGS. RAMP SLOPE SHALL NOT EXCEED 8.33% (1:12).
6. RAMP RUNS WITH A RISE GREATER THAN 6 INCHES SHALL HAVE HANDRAILS.
7. SURFACE OF CURB RAMPS SHALL BE CONSTRUCTED WITH ADA COMPLIANT SURFACE. SURFACE OF ACCESSIBLE ROUTES AND CURB RAMPS SHALL BE STABLE, FIRM AND SLIP RESISTANT. CURB RAMPS SHALL NOT EXCEED 6' IN LENGTH.
8. THE RISE OF ANY RAMP SHALL BE 30 INCHES MAXIMUM.

INSPECTIONS/CERTIFICATIONS NOTE

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY LOCAL CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO SUBSTANTIAL PROJECT COMPLETION.

PERMITS NOTE

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED BY FEDERAL, STATE, OR LOCAL CODES AND/OR UTILITY SERVICE COMPANIES PRIOR TO START OF CONSTRUCTION.

TOPOGRAPHIC SURVEY NOTE

EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WAS PREPARED BY SCI SURVEY CONSULTANTS, INC.. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW. THE ENGINEER'S SEAL ON THESE PLANS DOES NOT APPLY TO THE PROPERTY BOUNDARY INFORMATION SHOWN HEREON.

CITY OF ROCKWALL

APPROVED:

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

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2020-031

OWNER
MARY COURTIN
991 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

811 Know what's **below.** **Call** before you dig.

MARK	REVISION	DATE

DRAWING PATHNAME | LAYOUT | PLOT DATE - TIME

SHEET NAME: SITE PLAN

COURTIN DENTAL
FLAGSTONE CORNERS
BLOCK A, LOT 9

PROJECT NAME:

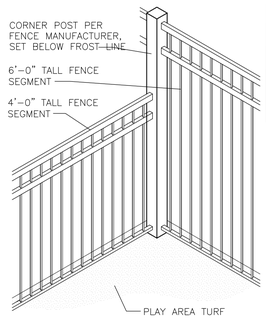
DRAWN BY:	TG
DESIGNED BY:	DK
LATEST REVISION:	10/16/20
KSA JOB NO.:	MI.2129

KSA
6781 Oak Hill Blvd.,
Tyler, Texas 75703
T. 903-581-8141 F. 888-224-9418
www.ksaeng.com

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF *DARREL KOTZUR, P.E.* REGISTRATION No. 83947, ON 12/01/20 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION OR PERMIT PURPOSES

SEAL:
TBPE Firm Registration No. F-1356

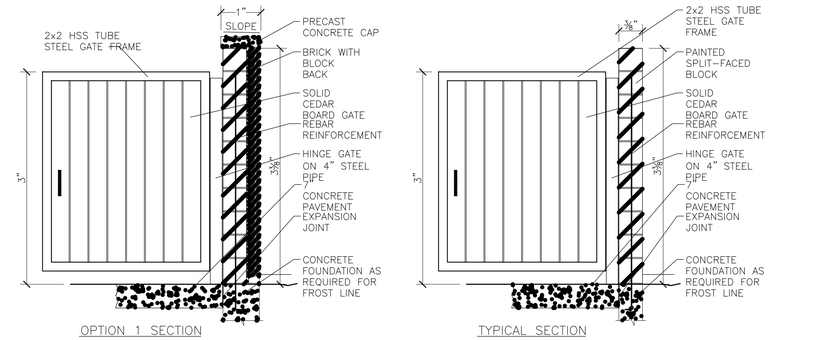
SHEET NO.
C1.0



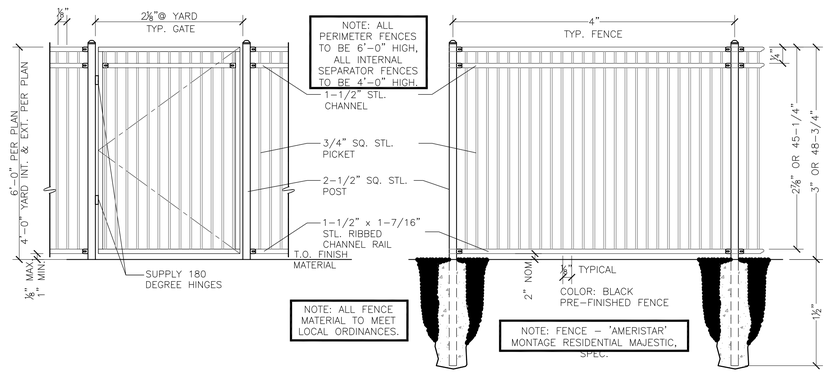
FENCE NOTES:

IT IS IMPORTANT THAT FENCES BE DESIGNED SO THAT THERE ARE NO SPACES BETWEEN PICKETS WHICH ARE BETWEEN 1-3/4" MINIMUM AND 3-1/2" MAXIMUM TO PREVENT CHILDREN'S HEADS FROM BEING ENTRAPPED.

FENCE TRANSITION DETAIL



TRASH ENCLOSURE DETAIL



TYPICAL FENCE DETAIL

CITY OF ROCKWALL

APPROVED:

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

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

OWNER
MARY COURTIN
991 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

CASE NUMBER: SP2020-031

MARK	REVISION	DATE

DRAWING PATHNAME | LAYOUT | PLOT DATE - TIME

DETAILS

SHEET NAME:

COURTIN DENTAL
FLAGSTONE CORNERS
BLOCK A, LOT 9

PROJECT NAME:

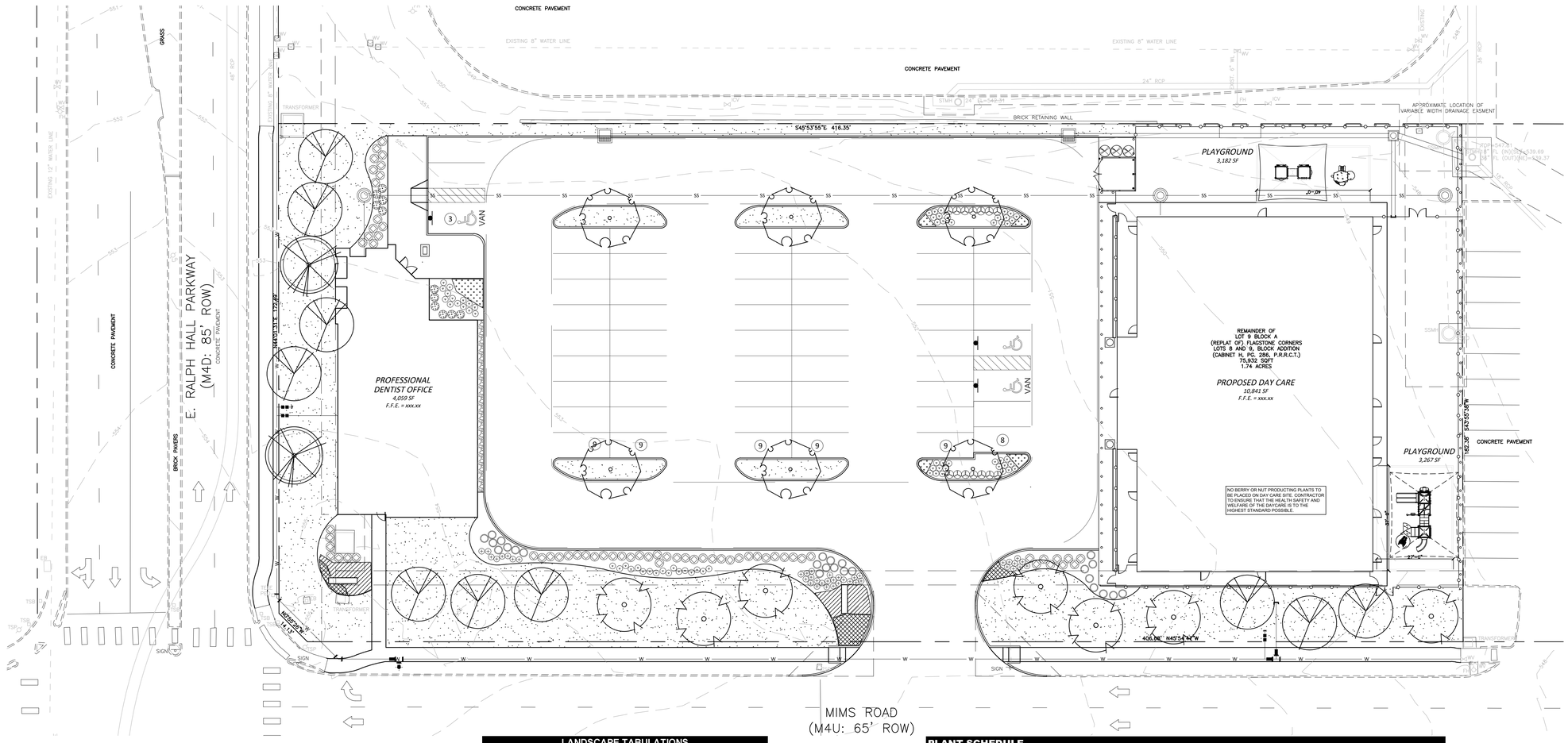
DRAWN BY:	DESIGNED BY:	LATEST REVISION:	KSA JOB NO.:
TG	DK	10/16/20	MI.2129

KSA
6781 Oak Hill Blvd.,
Tyler, Texas 75703
T. 903-581-8141 F. 888-224-9418
www.ksaeng.com

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF *DARREL KOTZUR, P.E.* REGISTRATION No. 83947, ON 12/01/20 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION OR PERMIT PURPOSES

SEAL:
TBPE Firm Registration No. F-1356

SHEET NO.
C1.0



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2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
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7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

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2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
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5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

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

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3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

GENERAL

1. A 20' street buffer shall be provided the length of the property abutting a ROW.

2. One large canopy tree shall be provided for every 30 l.f. of frontage.

3. Trash areas shall be screened from public view.

Mims Road = 417 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
13 canopy trees, 4" cal.	13 canopy trees, 4" cal.

East Ralph Hall Parkway = 183 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
6 canopy trees, 4" cal.	6 canopy trees, 4" cal.
trash area screened	trash area screened

Site area: 75,932 s.f.

REQUIRED	PROVIDED
	18,076 s.f. landscaped

PARKING LOT LANDSCAPE

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.

2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars.

Parking Spaces - 53

REQUIRED	PROVIDED
36" screen	36" screen
5 canopy trees, 4" cal.	6 canopy trees, 4" cal.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
10	CE	Cedar Elm	*Ulmus crassifolia*	4" cal.	14' ht., 4' spread, matching
6	LE	'Bosque' Lacebark Elm	*Ulmus parvifolia 'UPMTF'*	4" cal.	14' ht., 4' spread, matching
7	MWO	Mexican White Oak	*Quercus polymorpha*	4" cal.	14' ht., 4' spread, matching
2	SO	Shumard Oak	*Quercus shumardii*	4" cal.	14' ht., 4' spread, matching
		SHRUBS			
14	AB	Abelia 'Twist of Lime'	*Abelia x grandiflora 'Hopley's'*	5 gal.	full, 24" spread, 36" o.c.
67	AS	Autumn Sage	*Salvia greggii*	3 gal.	full, 24" o.c.
64	DBH	Dwarf Burford Holly	*Ilex comuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
39	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Condeaux'*	5 gal.	full, 24" sprd, 24" o.c.
11	KO	Double Knock Out Rose (Red)	*Rosa hybrida 'Radtko'*	5 gal.	full, 24" spread, 36" o.c.
25	MS	Morning Light Miscanthus	*Miscanthus sinensis 'Morning Light'*	5 gal.	full, 20" spread, 36" o.c.
3	WM	Wax Myrtle	*Myrica pusilla*	7 gal.	full, 30" sprd, 40" o.c.
		GROUNDCOVER/VINES/GRASS			
110	BBL	Big Blue Liriope	*Liriope muscari 'Big Blue'*	1 gal.	full, 18" o.c.
60	MFG	Mexican Feather Grass	*Nassella tenuissima*	1 gal.	full, 18" o.c.
110	SC	Seasonal Color		4" pots	full, 12" o.c.
		Bermuda Solid Sod	*Cynodon dactylon*		
		2-4" River Rock			

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

IRRIGATION WILL MEET THE REQUIREMENTS OF THE UDC.

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

CITY OF ROCKWALL

APPROVED:

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

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

OWNER
MARY COURTIN
991 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

CASE NUMBER: SP2020-031

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

Know what's below. Call before you dig.

MARK	REVISION	DATE

DRAWING PATHNAME | LAYOUT | PLOT DATE - TIME

SHEET NAME:
LANDSCAPE PLAN

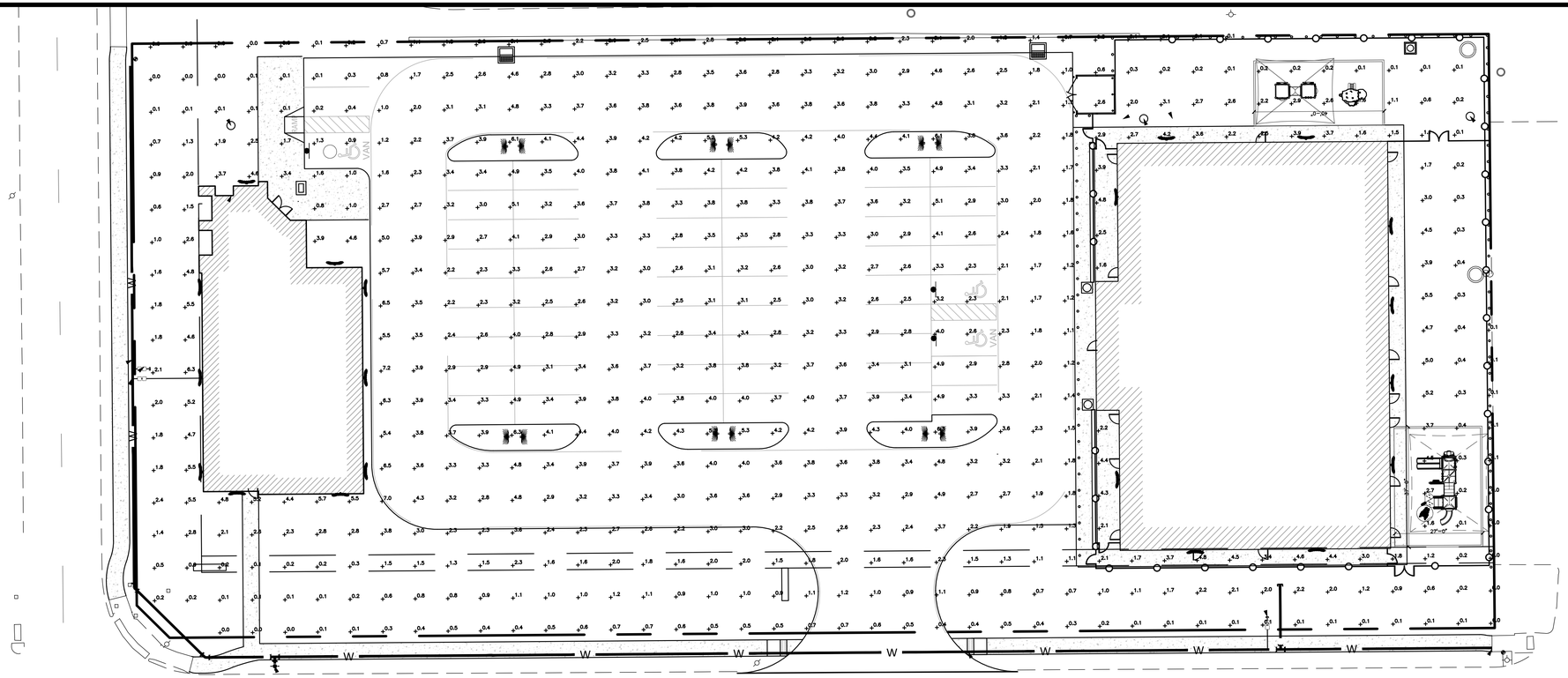
PROJECT NAME:
COURTIN DENTAL
FLAGSTONE CORNERS
BLOCK A, LOT 9

DRAWN BY:	DESIGNED BY:	LATEST REVISION:	KSA JOB NO.:
TG	DK	10/16/20	MI.2129

KSA
6781 Oak Hill Blvd.,
Tyler, Texas 75703
T. 903-581-8141 F. 888-224-9418
www.ksadesign.com

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
11/13/20

SHEET NO.
L1.1



12 SITE PHOTOMETRIC PLAN

SCALE: NTS

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	CATALOG #	DESCRIPTION	LAMP	FILE	LUMENS LUMENS	LLF	WATTS
▭	WP-1	21	ISC-AF-450-LED-T2-WH	WALL PACK WALL MOUNTED	25 WATT		1100	.85	
⌖	C-1	3	KR6-20L-35K-KR6T-SSGC-FF	EXIT RECESSED DOWNLIGHT	13 WATT LED		NA	.85	
○—□	AL-1	10	GLNA-AF-02-LED-E1-T3	POLE MOUNTED AREA LIGHT	133 WATT LED		1500	.85	
◁	SP-1	2	LPF2-E-4K-FL-K-PCB-1-BZ	GROUND MOUNTED SPOT LIGHT	40 WATT LED		25	.85	

STATISTICS SCHEDULE

DESCRIPTION	AVG.	MAX.	MIN.	MAX/MIN	AVG/MIN
CALC ZONE #1	2.5 fc	7.1 fc	0.0 fc	N / A	N / A

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CAUTIONARY NOTE

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE BASED ON ABOVE GROUND EVIDENCE OR INFORMATION GATHERED DURING THE FIELD SURVEY PORTION OF THIS PROJECT. AS SUCH, THIS INFORMATION IS SPECULATIVE IN NATURE ONLY AND SHOULD NOT BE CONSTRUED AS FACT. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF ANY AND ALL CONSTRUCTION.

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PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

SITE PHOTOMETRICS

PQR
Mechanical, Plumbing and Electrical Engineering Consultants

6860 Dallas Parkway, Suite 200
Plano, Texas 75024
214.509.8263
www.pqrus.com

Texas Registered Engineering Firm F-16851

CONSTRUCTORS

OWNER

MARY COURTIN
991 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

CASE NUMBER: SP2020-031

METHOD architecture
methodarchitecture.com

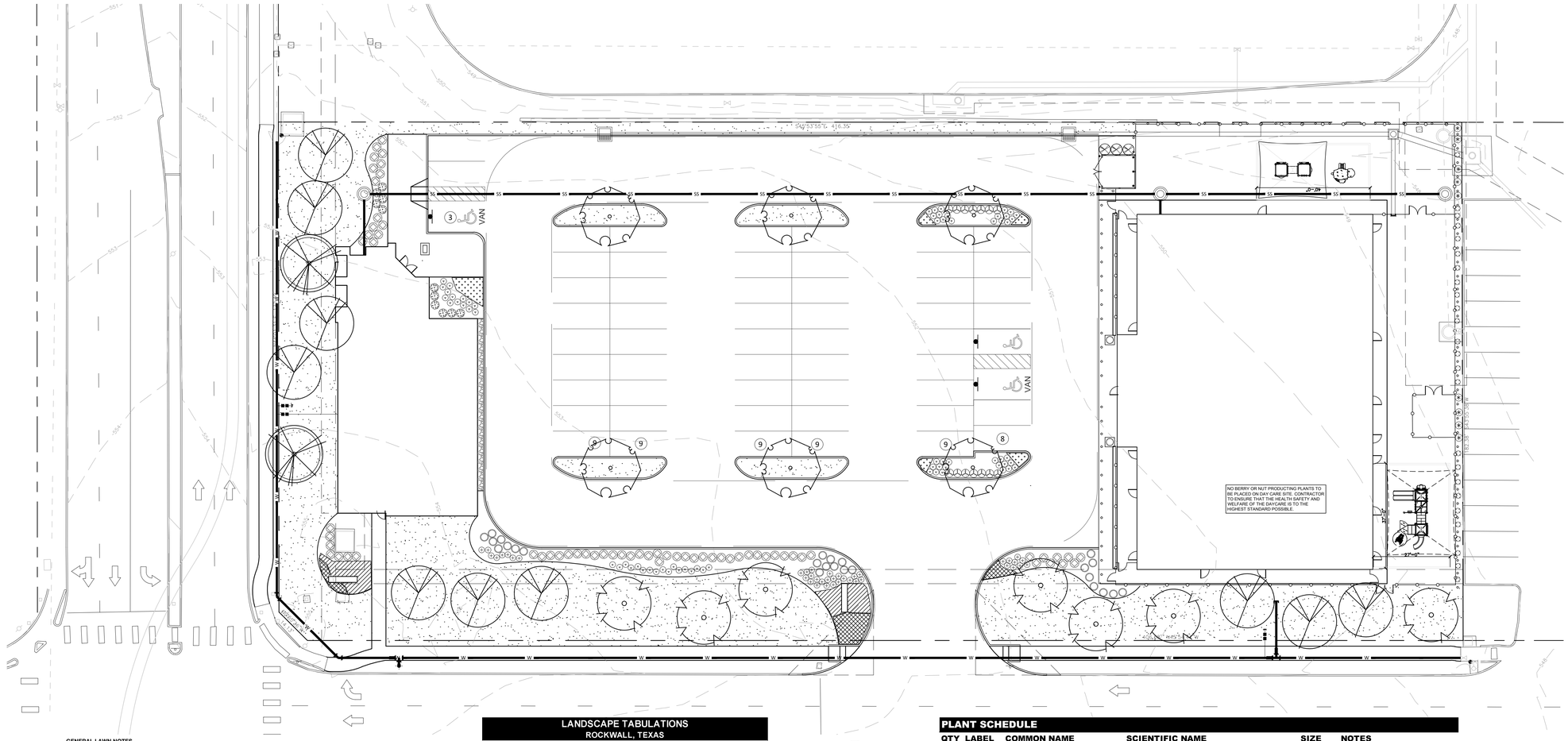
COURTIN DENTAL AND GODDARD SCHOOL

ROCKWELL TEXAS

MB00001
PHASE

SCHEME A

12-1-2020



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LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

GENERAL

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Mims Road = 417 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
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trash area screened	trash area screened

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Parking Spaces - 53

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67	AS	Autumn Sage	*Salvia greggii*	3 gal.	full, 24" o.c.
64	DBH	Dwarf Burford Holly	*Ilex comuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
39	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Condeaux'*	5 gal.	full, 24" sprd, 24" o.c.
11	KO	Double Knock Out Rose (Red)	*Rosa hybrida 'Radtko'*	5 gal.	full, 24" spread, 36" o.c.
25	MS	Morning Light Miscanthus	*Miscanthus sinensis 'Morning Light'*	5 gal.	full, 20" spread, 36" o.c.
9	SRJ	Skyrocket Juniper	*Juniperus scopulorum 'Skyrocket'*	7 gal.	full, 24" sprd, 30" o.c.
3	WM	Wax Myrtle	*Myrica pusilla*	7 gal.	full, 30" sprd, 40" o.c.
		GROUNDCOVER/VINES/GRASS			
110	BBL	Big Blue Liriope	*Liriope muscari 'Big Blue'*	1 gal.	full, 18" o.c.
25	FV	Fig Vine	*Ficus pumila*	1 gal.	full, with 4 runners minimum
60	MFG	Mexican Feather Grass	*Nassella tenuissima*	1 gal.	full, 18" o.c.
110	SC	Seasonal Color		4" pots	full, 12" o.c.
		Bermuda Solid Sod	*Cynodon dactylon*		
		2-4" River Rock			

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

IRRIGATION WILL MEET THE REQUIREMENTS OF THE UDC.

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

CITY OF ROCKWALL

APPROVED:

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

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

OWNER
MARY COURTIN
991 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

CASE NUMBER: SP2020-031

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

Know what's **below.** **Call** before you dig.

KSA
6781 Oak Hill Blvd.,
Tyler, Texas 75703
T. 903-581-3141 F. 888-224-9418
www.ksaeng.com

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
11/13/20

MARK	REVISION	DATE

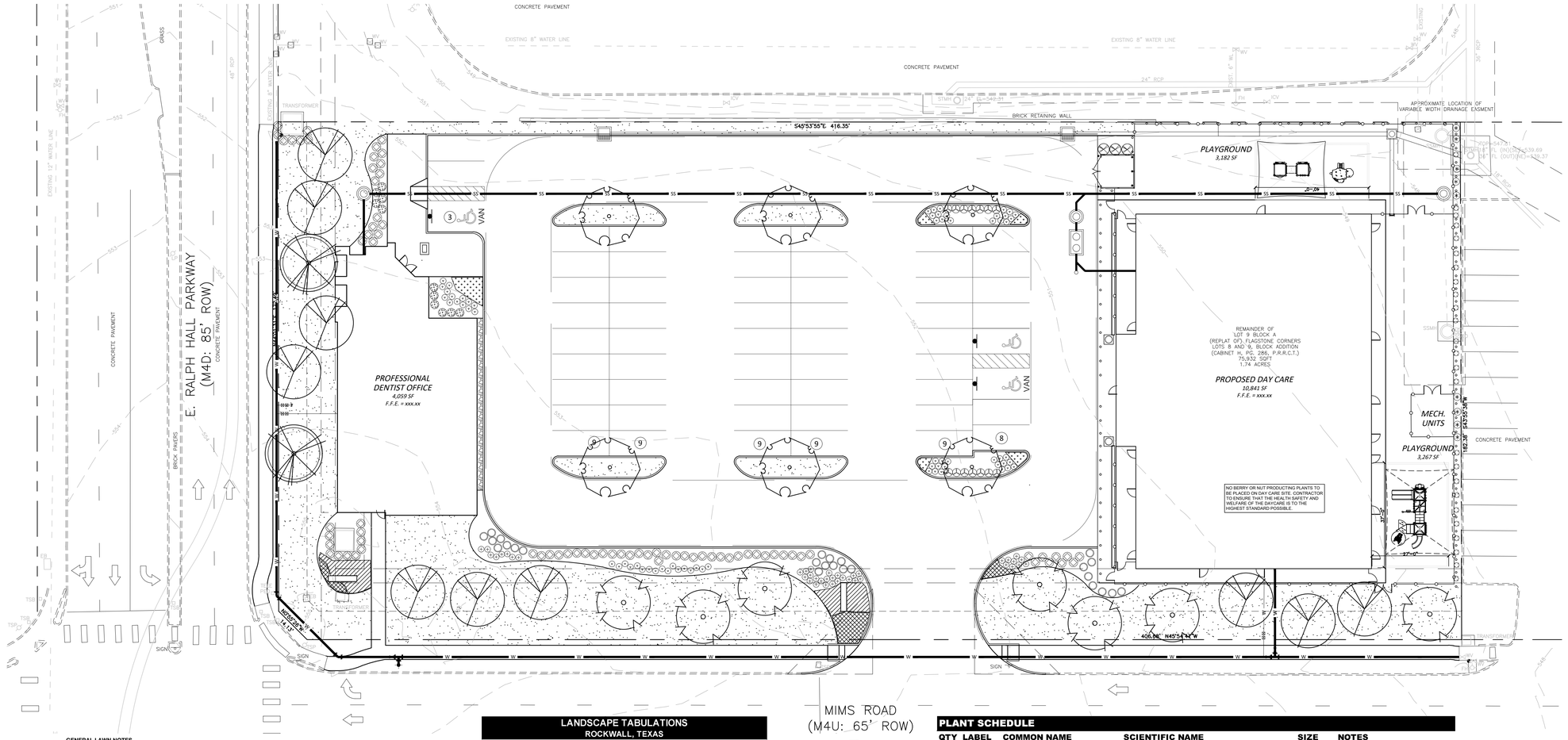
DRAWING PATHNAME | LAYOUT | PLOT DATE - TIME

SHEET NAME: LANDSCAPE PLAN

PROJECT NAME: COURTIN DENTAL
FLAGSTONE CORNERS
BLOCK A, LOT 9

DRAWN BY:	DESIGNED BY:	LATEST REVISION:	KSA JOB NO.:
TG	DK	10/16/20	MK2129

SHEET NO.
L1.1



GENERAL LAWN NOTES

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

SOLID SOD:

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

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (3" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 140S WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

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

MAINTENANCE REQUIREMENTS:

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

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

GENERAL

1. A 20' street buffer shall be provided the length of the property abutting a ROW.
2. One large canopy tree shall be provided for every 30 l.f. of frontage.
3. Trash areas shall be screened from public view.

Mims Road = 417 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
13 canopy trees, 4" cal.	13 canopy trees, 4" cal.

East Ralph Hall Parkway = 183 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
6 canopy trees, 4" cal.	6 canopy trees, 4" cal.
trash area screened	trash area screened

Site area: 75,932 s.f.

REQUIRED	PROVIDED
	18,076 s.f. landscaped

PARKING LOT LANDSCAPE

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.

2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars.

Parking Spaces - 53

REQUIRED	PROVIDED
36" screen	36" screen
5 canopy trees, 4" cal.	6 canopy trees, 4" cal.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
10	CE	Cedar Elm	*Ulmus crassifolia*	4" cal.	14' ht., 4' spread, matching
6	LE	'Bosque' Lacebark Elm	*Ulmus parvifolia 'UPMTF'*	4" cal.	14' ht., 4' spread, matching
7	MWO	Mexican White Oak	*Quercus polymorpha*	4" cal.	14' ht., 4' spread, matching
2	SO	Shumard Oak	*Quercus shumardii*	4" cal.	14' ht., 4' spread, matching
		SHRUBS			
14	AB	Abelia 'Twist of Lime'	*Abelia x grandiflora 'Hopley's'*	5 gal.	full, 24" spread, 36" o.c.
67	AS	Autumn Sage	*Salvia greggii*	3 gal.	full, 24" o.c.
75	DBH	Dwarf Burford Holly	*Ilex cornuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
39	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Condeaux'*	5 gal.	full, 24" sprd, 24" o.c.
11	KO	Double Knock Out Rose (Red)	*Rosa hybrida 'Radtko'*	5 gal.	full, 24" spread, 36" o.c.
25	MS	Morning Light Miscanthus	*Miscanthus sinensis 'Morning Light'*	5 gal.	full, 20" spread, 36" o.c.
9	SRJ	Skyrocket Juniper	*Juniperus scopulorum 'Skyrocket'*	7 gal.	full, 24" sprd, 30" o.c.
3	WM	Wax Myrtle	*Myrica pusilla*	7 gal.	full, 30" sprd, 40" o.c.
		GROUNDCOVER/VINES/GRASS			
110	BBL	Big Blue Liriope	*Liriope muscari 'Big Blue'*	1 gal.	full, 18" o.c.
25	FV	Fig Vine	*Ficus pumila*	1 gal.	full, with 4 runners minimum
60	MFG	Mexican Feather Grass	*Nassella tenuissima*	1 gal.	full, 18" o.c.
110	SC	Seasonal Color		4" pots	full, 12" o.c.
		Bermuda Solid Sod	*Cynodon dactylon*		
		2-4" River Rock			

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

IRRIGATION WILL MEET THE REQUIREMENTS OF THE UDC.

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

CITY OF ROCKWALL

APPROVED:

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

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

OWNER
MARY COURTIN
991 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

CASE NUMBER: SP2020-031

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

Know what's **below.** **Call** before you dig.

MARK	REVISION	DATE

DRAWING PATHNAME | LAYOUT | PLOT DATE - TIME

LANDSCAPE PLAN

SHEET NAME:

COURTIN DENTAL
FLAGSTONE CORNERS
BLOCK A, LOT 9

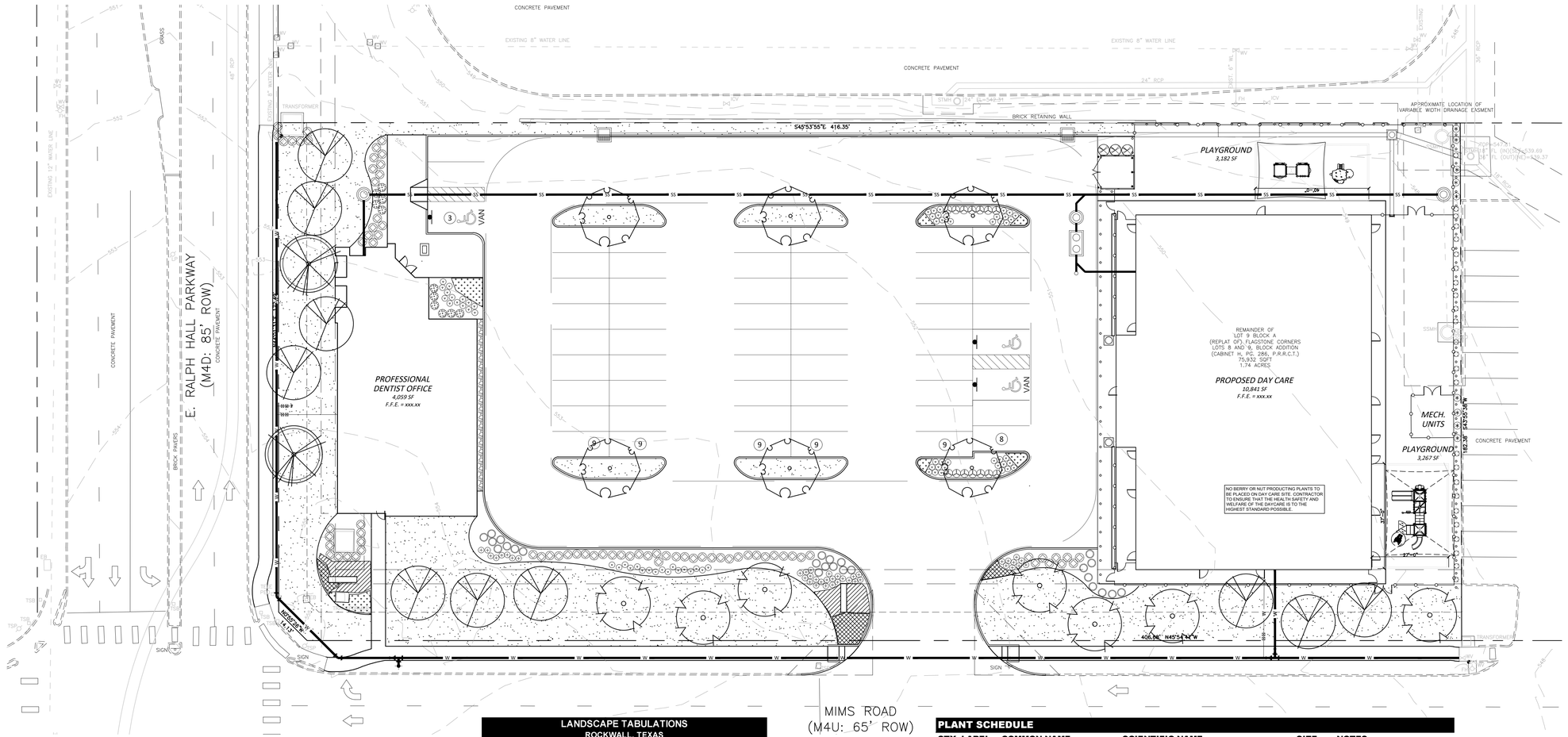
PROJECT NAME:

DRAWN BY:	DESIGNED BY:	LATEST REVISION:	KSA JOB NO.:
TG	DK	10/16/20	MI.2129

KSA
6781 Oak Hill Blvd.,
Tyler, Texas 75703
T. 903-581-3141 F. 888-224-9418
www.ksaengr.com

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
11/13/20

SHEET NO.
L1.1



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12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
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MISCELLANEOUS MATERIALS:

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LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

GENERAL

1. A 20' street buffer shall be provided the length of the property abutting a ROW.

2. One large canopy tree shall be provided for every 30 l.f. of frontage.

3. Trash areas shall be screened from public view.

Mims Road = 417 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
13 canopy trees, 4" cal.	13 canopy trees, 4" cal.

East Ralph Hall Parkway = 183 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
6 canopy trees, 4" cal.	6 canopy trees, 4" cal.
trash area screened	trash area screened

Site area: 75,932 s.f.

REQUIRED	PROVIDED
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PARKING LOT LANDSCAPE

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Parking Spaces - 53

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PLANT SCHEDULE

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		GROUNDCOVER/VINES/GRASS			
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110	SC	Seasonal Color		4" pots	full, 12" o.c.
		Bermuda Solid Sod	*Cynodon dactylon*		
		2-4" River Rock			

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WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

OWNER
MARY COURTIN
991 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

CASE NUMBER: SP2020-031

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

Know what's below. Call before you dig.

MARK	REVISION	DATE

DRAWING PATH/NAME | LAYOUT | PLOT DATE - TIME

LANDSCAPE PLAN

SHEET NAME:

COURTIN DENTAL
FLAGSTONE CORNERS
BLOCK A, LOT 9

PROJECT NAME:

DRAWN BY:	DESIGNED BY:	LATEST REVISION:	KSA JOB NO.:
TG	DK	10/16/20	MI.2129

KSA
6781 Oak Hill Blvd.,
Tyler, Texas 75703
T. 903.581.9141 F. 888.224.9418
www.ksadesign.com

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
11/13/20

SHEET NO. L1.1

McGraw-Edison

DESCRIPTION

The Impact Elite family of wall luminaires is the ideal complement to site design. Incorporating modular LightSquares technology, the Impact Elite luminaire provides outstanding uniformity and energy-conscious illumination. Combined with a rugged construction, the Impact Elite luminaire is the ideal facade and security luminaire for zones surrounding schools, office complexes, apartments and recreational facilities. UL/cUL listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and repeatability. Hinged door inset for clean mating with housing surface and secured via two captive fasteners. Optional tamper-resistant Torx™ head fasteners offer vandal resistant access to the electrical chamber.

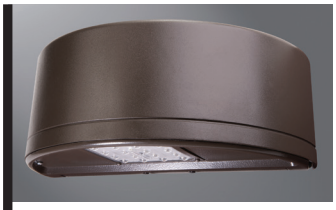
Optics
Choice of 10 patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 5700K CCT.

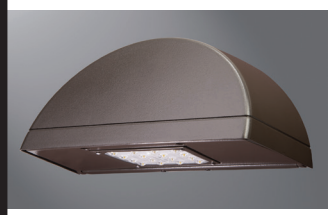
Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightSquares feature an IP66 enclosure rating and maintain greater than 90% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

Finish
Cast components finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.





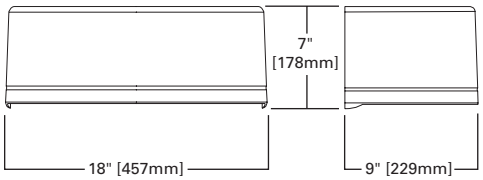
ISC/ISS/IST/ISW
IMPACT ELITE LED

1 LightSquare
Solid State LED

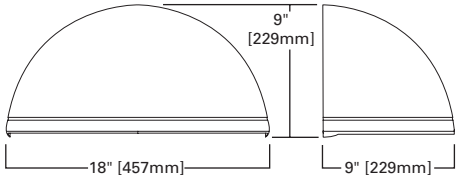
WALL MOUNT LUMINAIRE

DIMENSIONS

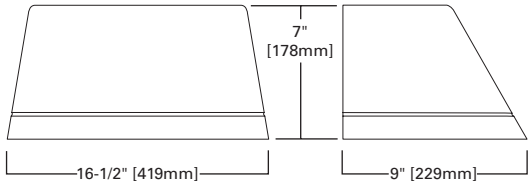
Cylinder



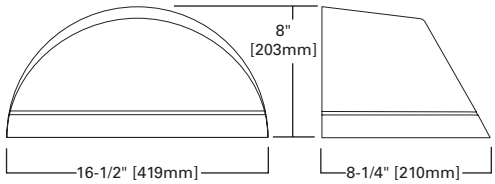
Quarter Sphere



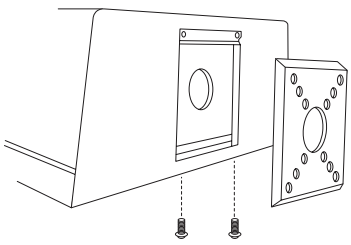
Trapezoid



Wedge



HOOK-N-LOCK MOUNTING



CERTIFICATION DATA
UL/cUL Listed
LM79 / LM80 Compliant
IP66 LightSquare
DesignLights Consortium® Qualified*
ISO 9001

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA
Approximate Net Weight:
18 lbs. (8 kgs.)

*www.designlights.org

Powering Business Worldwide

POWER AND LUMENS

1 LightSquare (AF)		**Cylinder (ISC) and Quarter Sphere (ISS)**						**Trapezoid (IST) and Wedge (ISW)**					
Drive Current (mA)		350	450	600	800	1000	1200	350	450	600	800	1000	1200
Power (Watts)	120-277V	20.3	25.5	33.4	43.9	55.1	66.2	20.3	25.5	33.4	43.9	55.1	66.2
Current (A)	120V	0.17	0.22	0.29	0.38	0.48	0.56	0.17	0.22	0.29	0.38	0.48	0.56
	277V	0.09	0.10	0.13	0.17	0.21	0.25	0.09	0.10	0.13	0.17	0.21	0.25
Power (Watts)	347V or 480V	23.3	28.7	36.6	49.5	60.7	70.1	23.3	28.7	36.6	49.5	60.7	70.1
Current (A)	347V	0.07	0.08	0.11	0.15	0.18	0.21	0.07	0.08	0.11	0.15	0.18	0.21
	480V	0.05	0.06	0.08	0.11	0.13	0.16	0.05	0.06	0.08	0.11	0.13	0.16
Optics													
T2	Lumens	2,336	2,934	3,827	4,791	5,663	6,444	2,498	3,136	4,091	5,122	6,054	6,889
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
T3	Lumens	2,385	2,994	3,906	4,889	5,779	6,577	2,504	3,144	4,101	5,133	6,068	6,905
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
T4FT	Lumens	2,360	2,963	3,866	4,839	5,720	6,509	2,530	3,177	4,145	5,188	6,133	6,979
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
T4W	Lumens	2,386	2,996	3,908	4,892	5,783	6,581	2,500	3,139	4,095	5,126	6,059	6,895
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
SL2	Lumens	2,257	2,834	3,697	4,628	5,470	6,225	2,413	3,030	3,953	4,948	5,849	6,656
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
SL3	Lumens	2,220	2,787	3,636	4,552	5,380	6,122	2,365	2,970	3,874	4,849	5,732	6,523
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
SL4	Lumens	2,110	2,649	3,456	4,326	5,113	5,818	2,234	2,805	3,660	4,581	5,415	6,162
	BUG Rating	B0-U0-G1	B0-U0-G1	B0-U0-G1	B0-U0-G1	B0-U0-G1	B0-U0-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
SLL/SLR	Lumens	1,990	2,498	3,259	4,080	4,823	5,488	2,154	2,705	3,529	4,418	5,222	5,942
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
RW	Lumens	2,380	2,988	3,898	4,880	5,768	6,564	2,465	3,095	4,037	5,054	5,974	6,798
	BUG Rating	B2-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0	B3-U1-G1	B3-U1-G1	B3-U1-G1	B3-U1-G1	B3-U1-G1	B3-U1-G1

LUMEN MAINTENANCE

Current	**Ambient Temperature**	**25000 Hours***	**50000 Hours***	**60000 Hours***	**100000 Hours***	**Theoretical L70 (Hours)***
Up to 1.2A	Up to 40°C	>95%	>91%	>90%	>83%	20,4000

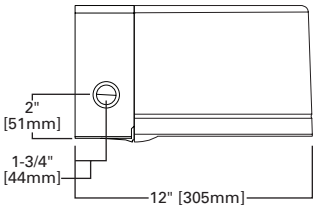
*Data calculated based on TM-21 calculator.

LUMEN MULTIPLIER

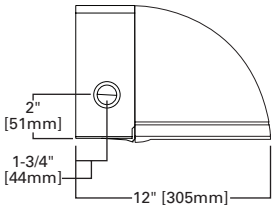
Ambient Temperature	**Lumen Multiplier**
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

THRUWAY BACK BOX

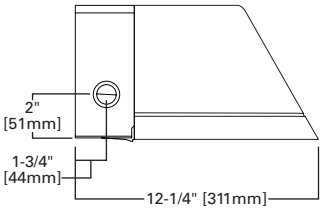
Cylinder



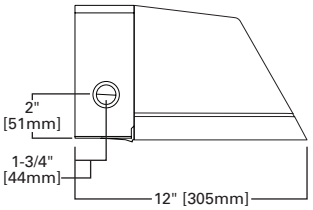
Quarter Sphere



Trapezoid



Wedge



ORDERING INFORMATION

Sample Number: ISC-AF-1200-LED-E1-T3-BZ

Product Family [1]	Light Engine	Drive Current	Lamp Type	Voltage	Distribution	Color
ISC=Impact Elite LED Small Cylinder **ISS**=Impact Elite LED Small Quarter Sphere **IST**=Impact Elite LED Small Trapezoid **ISW**=Impact Elite LED Small Wedge	**AF**=(1) LightSquare	**350**=Drive Current Factory Set to 350mA **450**=Drive Current Factory Set to 450mA **600**=Drive Current Factory Set to 600mA **800**=Drive Current Factory Set to 800mA **1000**=Drive Current Factory Set to 1000mA **1200**=Drive Current Factory Set to 1200mA [2]	**LED**=Solid State Light Emitting Diodes	**E1**=Electronic (120-277V) **347**=347V [2] **480**=480V [2, 3]	**T2**=Type II **T3**=Type III **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	**Accessories** (Order Separately) [17]
7030=70 CRI / 3000K CCT [4] **7050**=70 CRI / 5000K CCT [4] **7060**=70 CRI / 5700K CCT [4] **8030**=80 CRI / 3000K CCT [4] **PER7**=NEMA 7-PIN Twistlock Photocontrol Receptacle [2, 5, 6] **P**=Button Type Photocontrol (Available in 120, 208, 240 or 277V. Must Specify Voltage) [2, 6] **HA**=50°C High Ambient [7] **AHD145**=After Hours Dim, 5 Hours, 50% [8] **AHD245**=After Hours Dim, 6 Hours, 50% [8] **AHD255**=After Hours Dim, 7 Hours, 50% [8] **AHD355**=After Hours Dim, 8 Hours, 50% [8] **MS/DIM-LXX**=Motion Sensor for Dimming Operation [9, 10, 11] **LWR-LW**=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [6, 11, 12] **LWR-LN**=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [6, 11, 12] **BBB**=Battery Pack with Back Box (Specify 120V or 277V) [13] **CWB**=Cold Weather Battery Pack with Back Box (Specify 120V or 277V) [14] **LCF**=LightSquare Trim Plate Matches Housing Finish **HSS**=Factory Installed House Side Shield [15] **ULG**=Uplight Glow [5, 6] **TR**=Tamper Resistant Hardware **X**=Driver Surge Protection (6kV) Only [16]	**MA1253**=10kV Circuit Module Replacement **MA1254-XX**=Thruway Back Box - Impact Elite Trapezoid **MA1255-XX**=Thruway Back Box - Impact Elite Cylinder **MA1256-XX**=Thruway Back Box - Impact Elite Quarter Sphere **MA1257-XX**=Thruway Back Box - Impact Elite Wedge **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor

NOTES:
1. Standard 4000K CCT and greater than 70 CRI.
2. Not available with ULG option.
3. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
4. Exentended lead times apply.
5. Not available with ISS or ISW.
6. Not available with LWR-XX or MS/DIM-LXX.
7. Suitable for 50°C provided no options other than motion sensor are included and driver output set to 1.A or less.
8. Requires the use of P photocontrol or the PER7 photocontrol receptacle with photocontrol accessory. Not available with 350mA drive current. See After Hours Dim supplemental guide for additional information.
9. Specify lens in place of XX. Round to next highest option based on mounting height. Available options are 08, 20 and 40W.
10. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
11. Includes integral photocell.
12. LumaWatt Pro wireless sensors are factory installed and requiring network components in appropriate quantities. See www.eaton.com/lighting for LumaWatt Pro application information.
13. LED standard integral battery pack is rated for minimum operating temperature 32°F (0°C). Operates downlight for 90-minutes.
14. LED cold weather integral battery pack is rated for minimum operating temperature -4°F (-20°C). Operates downlight for 90-minutes.
15. Only for use with SL2, SL3 and SL4 distributions. The LightSquare trim plate is painted black when the HSS option is selected.
16. Removes additional surge module.
17. Specify color in place of XX.

SITE PHOTOMETRICS

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	CATALOG #	DESCRIPTION	LAMP	FILE	LUMENS LUMENS	LLF	WATTS
▭	WP-1	8	ISC-AF-450-LED-T2-WH	WALL PACK WALL MOUNTED	25 WATT				
⊕	C-1	3	KR6-20L-35K-KR6T-SSGC-FF	EXIT RECESSED DOWNLIGHT	13 WATT LED				
○—□	AL-1	2	GLNA-AF-02-LED-E1-T3	POLE MOUNTED AREA LIGHT	133 WATT LED				
◁	SP-1	2	LPF2-E-4K-FL-K-PCB-1-BZ	GROUND MOUNTED SPOT LIGHT	40 WATT LED				

STATISTICS SCHEDULE

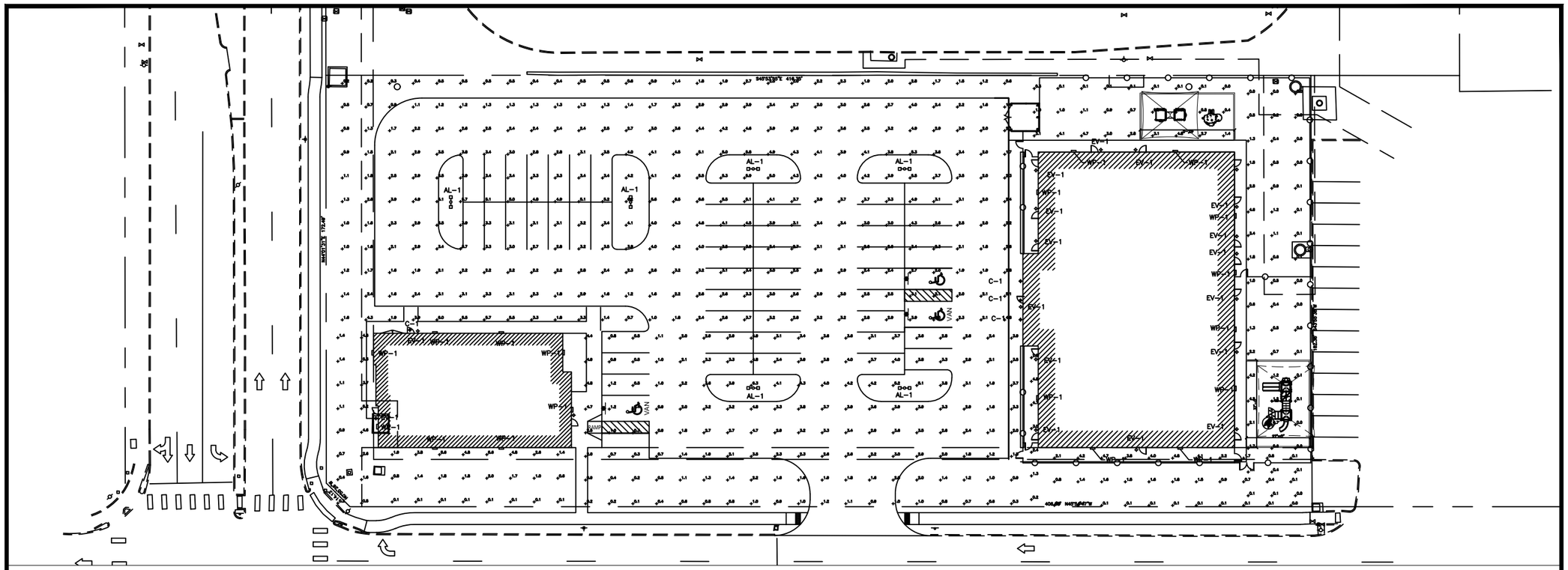
DESCRIPTION	AVG.	MAX.	MIN.	MAX/MIN	AVG/MIN
CALC ZONE #1	2.4 fc	6.6 fc	0.0 fc	N / A	N / A

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CAUTIONARY NOTE

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE BASED ON ABOVE GROUND EVIDENCE OR INFORMATION GATHERED DURING THE FIELD SURVEY PORTION OF THIS PROJECT. AS SUCH, THIS INFORMATION IS SPECULATIVE IN NATURE ONLY AND SHOULD NOT BE CONSTRUED AS FACT. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF ANY AND ALL CONSTRUCTION.



12 SITE PHOTOMETRIC PLAN

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

METHOD architecture
methodarchitecture.com

PQR
Mechanical, Plumbing and Electrical Engineering Consultants
6860 Dallas Parkway, Suite 200
Plano, Texas 75024
214.509.8263
www.pqrus.com

Texas Registered Engineering Firm F-16851

CONSTRUCTORS

COURTIN DENTAL AND GODDARD SCHOOL
ROCKWELL TEXAS

MB00001
PHASE

SCHEME A
10-16-2020

DARK GREY CAST STONE

BLACK ASPHALT SHINGLE

COMMON BRICK MASONRY

'STACKED 'STONE VENEER

METHOD architecture
methodarchitecture.com

COURTIN DAYCARE - RENDERING

CORNER OF MIMS RD AND
RALPH HALL PKWY IN
ROCKWALL, TEXAS

MB205014

MATERIALS

11/24/20

CONSTRUCTORS

LIMESTONE MASONRY

DARK GREY CAST STONE

BLACK ASPHALT SHINGLE

COMMON BRICK MASONRY

'STACKED 'STONE VENEER

METHOD architecture
methodarchitecture.com

RENDERING

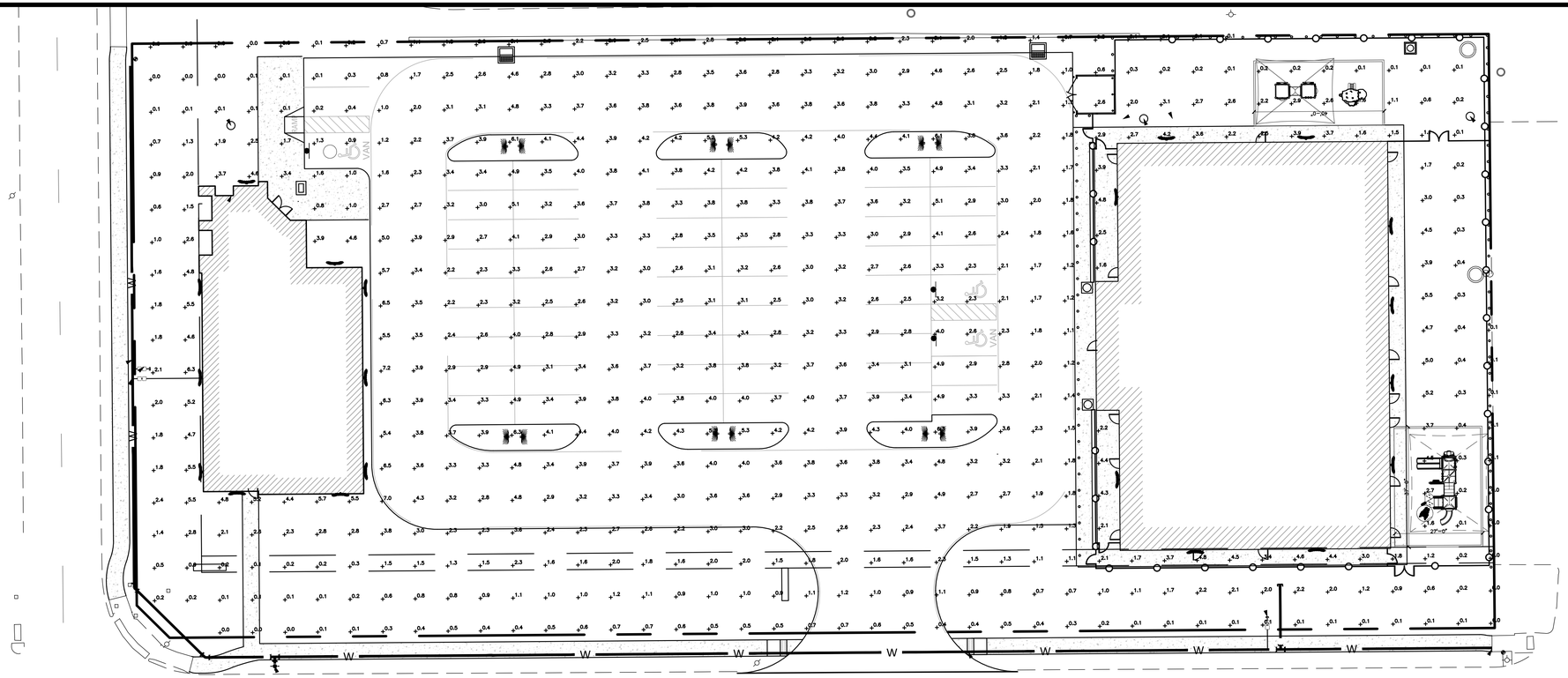
Enter address here

MB205013

MATERIALS

11/24/20

CONSTRUCTORS



12 SITE PHOTOMETRIC PLAN

SCALE: NTS

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	CATALOG #	DESCRIPTION	LAMP	FILE	LUMENS LUMENS	LLF	WATTS
▭	WP-1	21	ISC-AF-450-LED-T2-WH	WALL PACK WALL MOUNTED	25 WATT		1100	.85	
⌖	C-1	3	KR6-20L-35K-KR6T-SSGC-FF	EXIT RECESSED DOWNLIGHT	13 WATT LED		NA	.85	
○—□	AL-1	10	GLNA-AF-02-LED-E1-T3	POLE MOUNTED AREA LIGHT	133 WATT LED		1500	.85	
◁	SP-1	2	LPF2-E-4K-FL-K-PCB-1-BZ	GROUND MOUNTED SPOT LIGHT	40 WATT LED		25	.85	

STATISTICS SCHEDULE

DESCRIPTION	AVG.	MAX.	MIN.	MAX/MIN	AVG/MIN
CALC ZONE #1	2.5 fc	7.1 fc	0.0 fc	N / A	N / A

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CAUTIONARY NOTE

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CITY OF ROCKWALL

APPROVED:

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

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

SITE PHOTOMETRICS

PQR
Mechanical, Plumbing and Electrical Engineering Consultants

6860 Dallas Parkway, Suite 200
Plano, Texas 75024
214.509.8263
www.pqrus.com

Texas Registered Engineering Firm F-16851

CONSTRUCTORS

OWNER

MARY COURTIN
991 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

CASE NUMBER: SP2020-031

METHOD architecture
methodarchitecture.com

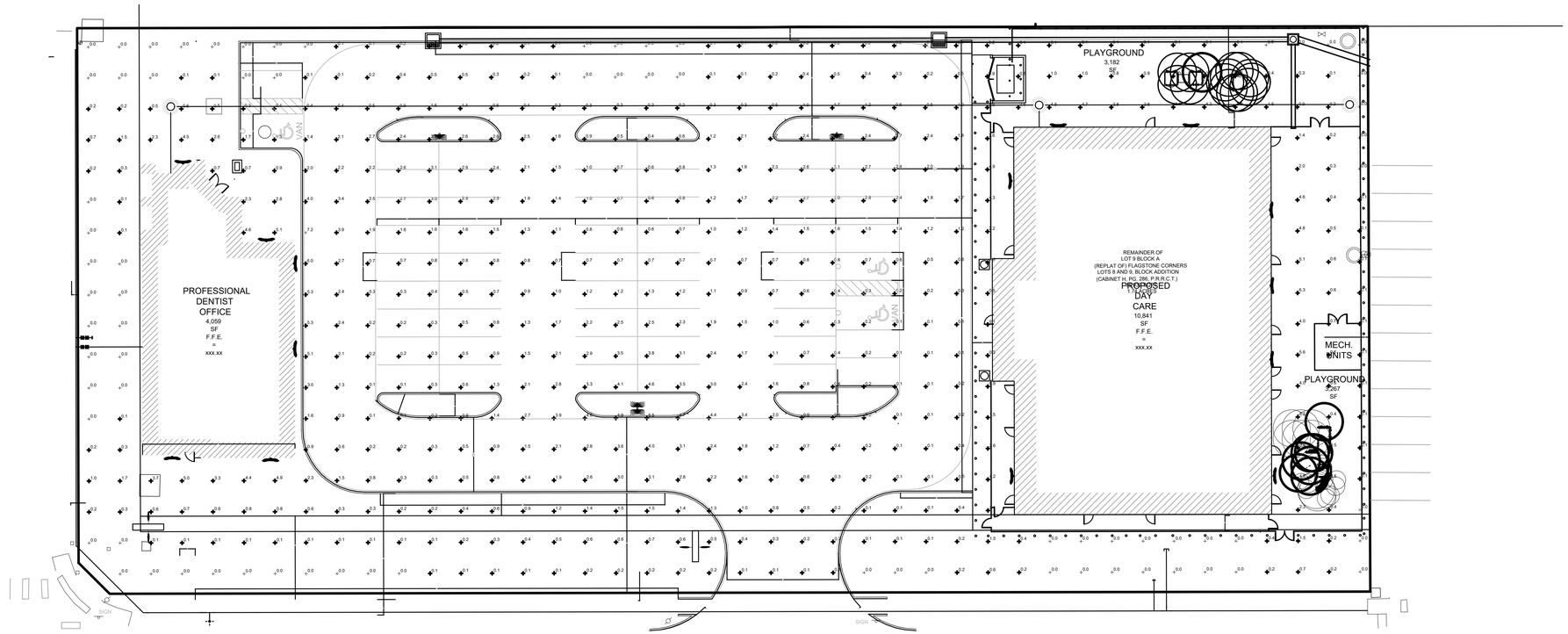
COURTIN DENTAL AND GODDARD SCHOOL

ROCKWELL TEXAS

MB00001
PHASE

SCHEME A

12-1-2020



12 SITE PHOTOMETRIC PLAN

SCALE: NTS

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	CATALOG #	DESCRIPTION	LAMP	FILE	LUMENS	LLF	WATTS
▭	WP-1	14	ISC-AF-450-LED-T2-WH	WALL PACK WALL MOUNTED	25 WATT		1100	.85	
⌖	C-1	3	KR6-20L-35K-KR6T-SSGC-FF	EXIT RECESSED DOWNLIGHT	13 WATT LED		NA	.85	
○—□	AL-1	4	GLNA-AF-02-LED-E1-T3	POLE MOUNTED AREA LIGHT NOT TO EXCEED 20' HEIGHT	133 WATT LED		1500	.85	
◁	FL-1	4	TCRS8S-VISOR(FULL CUTOFF)	GROUND MOUNTED FLOOD W/FULL CUTOFF	8 WATT LED		812	.85	

STATISTICS SCHEDULE

DESCRIPTION	AVG.	MAX.	MIN.	MAX/MIN	AVG/MIN
CALC ZONE #1	1.1 FC	7.1 fc	0.0 fc	N / A	N / A

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CAUTIONARY NOTE

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE BASED ON ABOVE GROUND EVIDENCE OR INFORMATION GATHERED DURING THE FIELD SURVEY PORTION OF THIS PROJECT. AS SUCH, THIS INFORMATION IS SPECULATIVE IN NATURE ONLY AND SHOULD NOT BE CONSTRUED AS FACT. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF ANY AND ALL CONSTRUCTION.

CITY OF ROCKWALL

APPROVED:

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

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2020-031

SITE PHOTOMETRICS

PQR
Mechanical, Plumbing and Electrical Engineering Consultants

6860 Dallas Parkway, Suite 200
Plano, Texas 75024
214.509.8263
www.pqrus.com

Texas Registered Engineering Firm F-16851

CONSTRUCTORS

OWNER

MARY COURTIN
991 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

METHOD architecture
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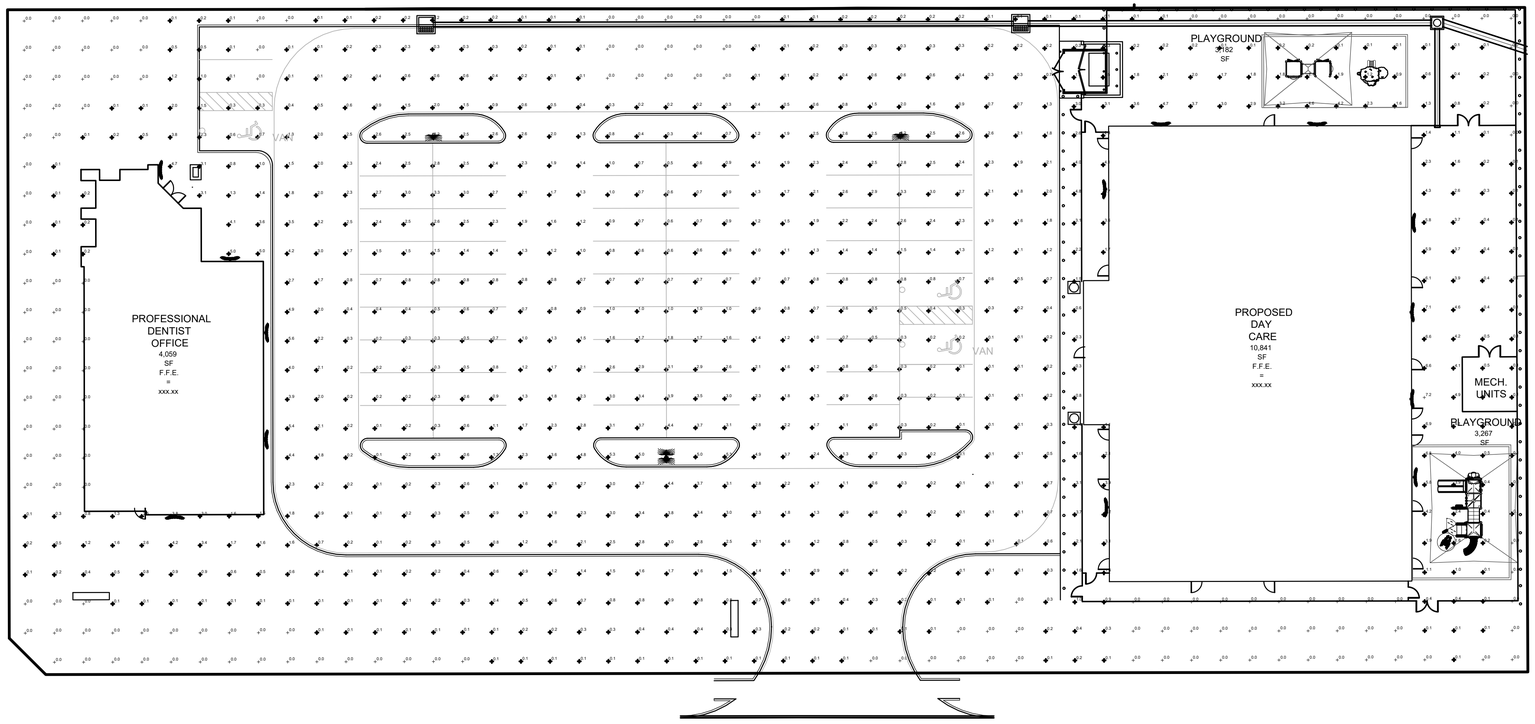

12 SITE PHOTOMETRIC PLAN

SCALE: NTS

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PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

OWNER

MARY COURTIN
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SCHEME A

12-1-2020

PROJECT COMMENTS

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

DATE: 11/20/2020

PROJECT NUMBER:	SP2020-031	CASE MANAGER:	Angelica Gamez
PROJECT NAME:	Site Plan for a Medical Office & Daycare Facility	CASE MANAGER PHONE:	972-772-6438
SITE ADDRESS/LOCATIONS:	710 E RALPH HALL PKWY	CASE MANAGER EMAIL:	agamez@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	11/19/2020	Needs Review

11/19/2020: SP2020-031; Site Plan for Courtin Dental - Flagstone Corners Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a daycare facility and a medial office on a 1.743-acre tract of land identified as a portion of Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 54 (PD-54) for Commercial (C) District land uses, situated at the southeast corner of the intersection of E. Ralph Hall Parkway and Mims Road.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (SP2020-031) in the lower right-hand corner of all pages of all revised plan submittals. (§03.04.A, Art. 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District No. 54 (PD-54), and the Development Standards of Article 05, that are applicable to the subject property.

M.5 All pages of the site plan (i.e. photometric plan and building elevations, etc.) are required to have a signature block affixed to each plan for the Planning and Zoning Commission Chairman and the Director of Planning to sign once approved. (§03.04.A, Art. 11, UDC)

I.6 Please note that the property will require a replat prior to the issuance of a building permit. Additionally, the site plan must be approved, all comments must be addressed prior to the approved site plan being signed by the Planning and Zoning Commission Chairman and the Director of Planning. Once signed, a copy of the approved/signed site plan will be forwarded to you. A copy of the signed site plan must be included upon submittal of the civil engineering plans.

I.7 Signage Plan. Please note that all plans for signage must be submitted and approved through a separate permit with the Building Inspections Department. Contact Craig Foshee, Plans Examiner at cfoshee@rockwall.com for permitting requirements for your proposed sign(s).

M.8 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

1) Provide a fence detail for all proposed fencing for the development. (§08.02.F, Art. 08, UDC)
2) All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction (Engineering Department).
3) Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure. Indicate location of these units and proposed screening (i.e. landscaping, etc.). (§01.05.C, Art. 05, UDC)
4) Provide dumpster detail. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards. (§01.05.B, Art. 05, UDC)
5) Based on the building footprint for both structures, an exception to the horizontal articulation standards will be required. Please provided a letter of explanation for the associated exceptions and the compensatory measures justifying these exceptions/variances as required by the UDC for consideration. (§04.01.C.1, Art. 05, UDC)
M.9 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

1) All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO). Indicate on plans compliance with this section. (§05.03.G, Art. 08, UDC)
2) Provide note on the plans indicating irrigation will meet the requirements of UDC on Sheet No. L1.1. (§05.04, Art. 08, UDC)

M.10 Photometric Plan. The submitted photometric plan was not reviewed by staff due to the plan not being updated with the site changes and re-orientation of the dental building. Provide an updated plan and keep in mind the following comments based on the previous plan when submitting:

1) No light pole, pole base or combination thereof shall exceed 20-feet. Provide detail. (PD-54)
2) The maximum allowable light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 FC. Lighting levels on the old plan exceed this requirement for the north, east, and west property lines. Be sure to meet these standards when providing the new layout. (§03.03, Art. 07, UDC)

M.11 Building Elevations. Please make the following clarifications and changes to the building elevations to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

*All comments listed are required for both structures unless otherwise noted.

1) An exception to the horizontal articulation standards as listed below.
2) Provide each exterior material percentage calculation for each façade.
3) Verify and correct the directional labels for the Daycare for each building façade (i.e. South Elevation should be corrected to indicate North Elevation, etc.).
4) All signage requires a separate permit as indicated above.
5) Verify and label the architectural measurement/scale being used for both buildings.
6) Provide line measurements for each elevations that indicates the height, length, etc.
7) A minimum of 20% stone or cast stone shall be required for all buildings. The daycare facility does not include the stone on the exterior elevations. (Required per PD-54)

Based on the building elevation submittal, staff has identified the following that require approval of an exception(s) to the Unified Development Code (UDC) and Planned Development District 54 (PD-54):

1) Building Articulation. The proposed buildings do not meet the articulation standards established by the UDC and requires approval of an exception. Exception Required. (§04.01.C.1, Art. 05, UDC)
a. Dental Office – north and south elevations.
b. Daycare Facility – Primary entrance and both side elevations (i.e. north, east, and west elevations)

An applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. The applicant needs to provide a letter stating the justification for each exception requested and indicate a minimum of two (2) compensatory measures for each that directly tie to off-setting the impact of the variance. Please also note that all of the requested exceptions/variances requires approval of a supermajority vote for approval. Refer to Section 09, of Article 11, of the UDC for examples of compensatory measures.

- Please provided a letter of explanation for the associated variance and/or exceptions and the compensatory measures justifying these variances as required by the UDC for consideration.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on December 1, 2020 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on December 1, 2020; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the December 8, 2020 Planning & Zoning Meeting.

I.14 The Architectural Review Board (ARB) meeting will be held on November 24, 2020 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will provide comments or may forward a recommendation to the Planning and Zoning Commission.

I.15 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on November 24, 2020.
2) Architectural Review Board (ARB) meeting will be held on November 24, 2020.

3) Planning & Zoning meeting/public hearing meeting will be held on December 8, 2020.
4) Architectural Review Board (ARB) meeting will be held on December 8, 2020 (if required).

I.16 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 5:00 p.m. (ARB) and 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	11/18/2020	Needs Review

11/18/2020: M - 44'x15' "No Parking" area for dead end parking.
M - Sign must be 10' from right-of-way. There are 10' utility easements along each street.
M - Label driveway distances.
M - Need to show fire hydrants every 400' on proposed line and one at the corner of Mims and Ralph Hall.

The following items are for your information for the engineering design process.
General Items:
I - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees
I - Impact Fees (Water, Wastewater & Roadway)
I - Minimum easement width is 20' for new easements. No structures allowed in easements.
I - Retaining walls 3' and over must be engineered.
I - All retaining walls must be rock or stone face. No smooth concrete walls. All walls must be approved by the City of Rockwall
I - 10' Utility Easement required along all street ROW.

Drainage Items:

I - Detention is provided. Must match existing drainage patterns.

Water and Wastewater Items:
I - Must loop 8" water line on site. Only one use allowed off a dead end line. (if needed)
I - Only one "use" off a dead-end line (domestic, irrigation, fire hydrant, etc.)

Roadway Paving Items:
I - Required 10' utility easement required along all street frontage.
I - No driveway allowed off Ralph Hall due to spacing requirements.

Landscaping:
I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
I - "Open spaces to be maintained by the property owner" add note to preliminary plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	David Gonzales	11/20/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/17/2020	Approved w/ Comments

11/17/2020: FDC shall be facing and visible from the fire lane.
FDC must be within 100-feet of a fire hydrant.
The FDC shall be clear and unobstructed with a minimum of a 5-feet clear all-weather path from fire lane access

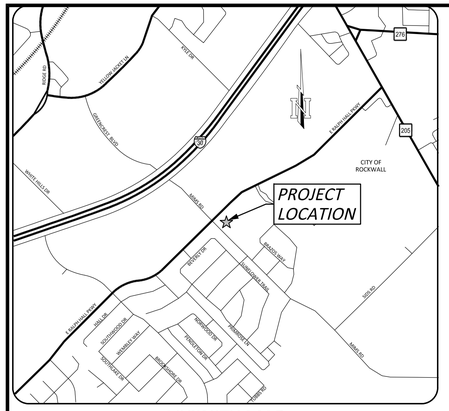
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/17/2020	Approved w/ Comments

11/17/2020: Dental Office: 702 E RALPH HALL PKWY, ROCKWALL, TX 75032
Day Care: 710 E RALPH HALL PKWY, ROCKWALL, TX 75032

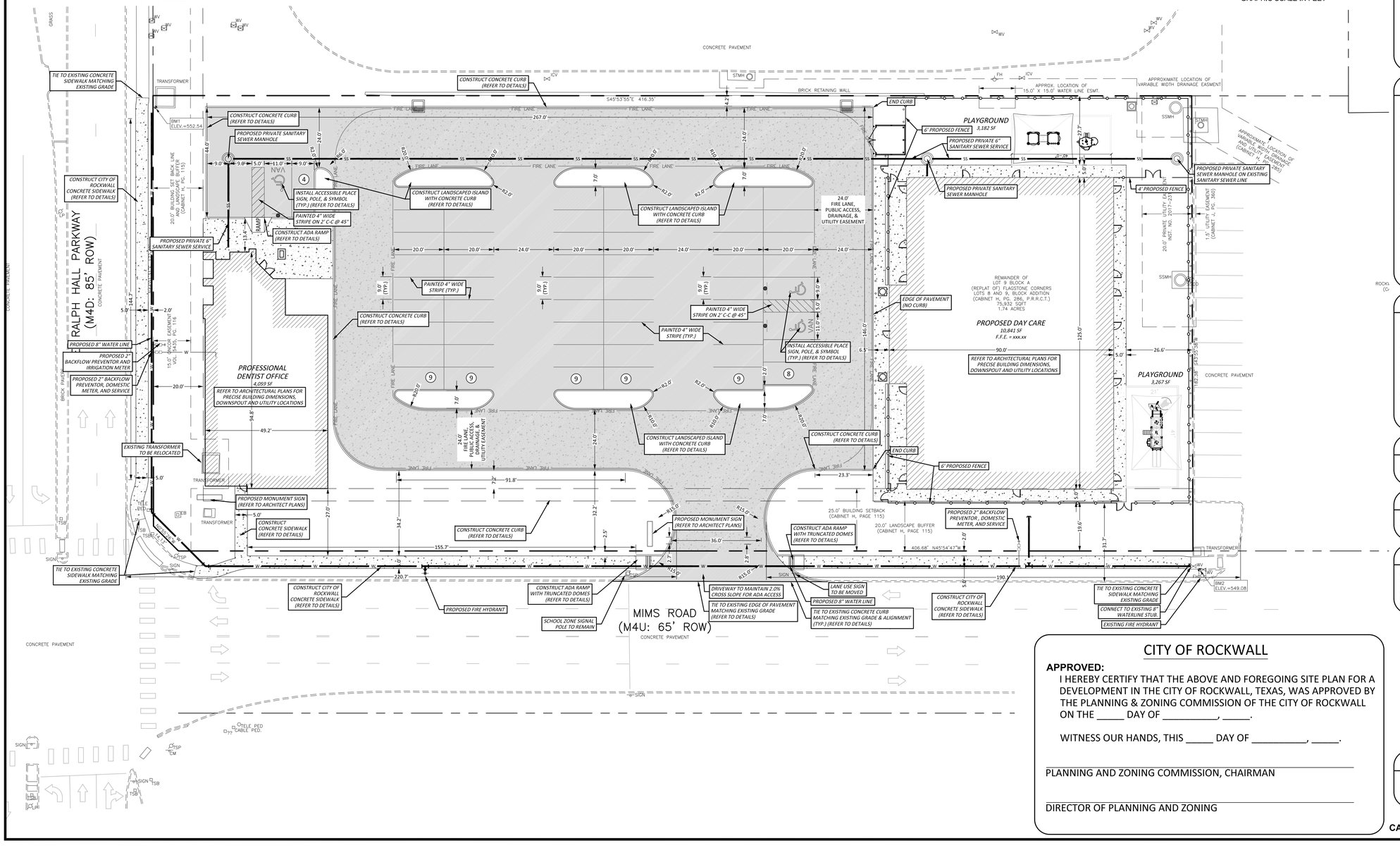
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	David Gonzales	11/17/2020	Approved w/ Comments

11/17/2020: 1. Mexican White Oak / Quercus polymorpha will need to be 4” caliper minimum versus 3” listed on plan
2. All trees need to be a minimum of 5’ from water and sewer lines
3. Would recommend that your playground be IPEMA certified. International Playground Equipment Manufacturer Association

Travis E. Sales
Director of Parks Recreation and Animal Services
City of Rockwall
108 E. Washington Street
Rockwall, Texas, 75087
972-772-6467



VICINITY MAP
NOT TO SCALE



SITE PLAN INFORMATION

ZONED:	PD-54
LAND USE:	PROPOSED: COMMERCIAL
TOTAL LOT AREA:	1.743 ACRES (75,932 S.F.)
TOTAL LOT PERIMETER:	±1,192 LF
BUILDING AREA:	DENTAL OFFICE: 4,095± S.F. DAYCARE: 10,841± S.F.
BUILDING HEIGHT:	DENTAL OFFICE: 20'-0" - 24'-0" DAYCARE: 20'-0" - 24'-0"

	REQUIRED	PROVIDED
STANDARD PARKING	53	54
ACCESSIBLE PARKING	3	3
TOTAL	56	57

Time of Day	Retail	Office	Daycare #	Dental #	Total #
			36	20	**57**
			2 ADA	1 ADA	**3 ADA**
6:00 a.m.—12:00 noon	0.97	1.00	35	20	56
12:00 noon—1:00 p.m.	1.00	0.90	36	18	55
1:00 p.m.—4:00 p.m.	0.97	0.97	35	20	55
4:00 p.m.—6:00 p.m.	0.82	0.47	30	10	39
6:00 p.m.—8:00 p.m.	0.89	0.07	32	1	34
8:00 p.m.—12:00 midnight	0.61	0.03	22	1	23
				Total #	**56**

Daycare SF	Dental SF	Daycare Req.	Dental Req.
10,841	4,095	1/300	1/200

20' 0 20' 40'
GRAPHIC SCALE IN FEET

LEGEND

EXISTING	PROPOSED	
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
GM		GAS METER
SSMH		SANITARY SEWER MANHOLE
SSCO		SANITARY SEWER CLEANOUT
UP		UTILITY POLE
LP		SITE LIGHTING POLE
TSP		TRAFFIC SIGNAL POLE
TSB		TRAFFIC SIGNAL BOX
STMH		STORM MANHOLE
JB		STORM JUNCTION BOX
CI		CURB INLET
GI		GRATE INLET
		SIGN
OHE		EXISTING OVERHEAD ELECTRIC LINE
		EXISTING CONCRETE CURB
		PROPOSED CONCRETE CURB
(3)		NUMBER OF PARKING SPACES
FIRE LANE		PROPOSED FIRE LANE
		PROPOSED 3,500 PSI 4" SIDEWALK PAVEMENT WITH #3 BARS AT 18" O.C.E.W.
		PROPOSED 3,500 PSI 5" CONCRETE STANDARD DUTY PAVEMENT WITH #4 BARS AT 24" O.C.E.W
		PROPOSED 3,500 PSI 6" CONCRETE HEAVY DUTY PAVEMENT WITH #4 BARS AT 18" O.C.E.W

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY AND STATE REGULATIONS AND CODES, OSHA STANDARDS AND PROJECT SITE WORK SPECIFICATIONS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULES, SLOPED PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING ENTRANCE LOCATIONS.
3. CONTRACTOR SHALL REFER TO MEP PLANS FOR TOTAL NUMBER, LOCATIONS, SIZES AND OUTFALLS OF ROOF DOWNSPOUTS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING EXISTING ITEMS DAMAGED DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. DAMAGES SHALL BE REPORTED TO ENGINEER OF RECORD PRIOR TO REPAIR. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
5. CONTRACTOR IS REQUIRED TO REMOVE OR RELOCATE, IN A PROPER MANNER, EXISTING IMPROVEMENT/NATURAL FEATURES TO ALLOW FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS INDICATED ON THE PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTION & REPLACEMENT OF ALL PROPERTY CORNERS. PROPERTY CORNERS DAMAGED BY CONTRACTOR SHALL BE REPLACED BY A REGISTERED PROFESSIONAL LAND SURVEYOR AT CONTRACTOR'S EXPENSE.
7. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
8. CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS.
9. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE LATEST EDITION OF THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
10. ALL SIGNS PLACED IN AREAS ACCESSIBLE BY VEHICLE TRAFFIC SHALL BE PLACED IN GUARD POST.
11. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, CENTER OR END OF STRIPE, FACE OF BUILDING OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
12. ALL CURB RADII SHALL BE 4' UNLESS OTHERWISE NOTED.
13. FIRE LANES ARE SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO LOCAL CITY REQUIREMENTS FOR EXACT LOCATION.

ACCESSIBILITY NOTES

1. PROPOSED CONSTRUCTION ON THIS SITE SHALL COMPLY WITH THE LATEST REVISION OF THE ADA REGULATIONS AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
2. ALL SLOPES ON SIDEWALKS ADJACENT TO BUILDINGS SHALL BE AT ¼" PER FOOT MAX. DOWN TO THE TOP OF CONCRETE CURB.
3. ALL SLOPES WITHIN ACCESSIBLE PARKING SPACES AND ADJACENT MANEUVERING AREAS SHALL BE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS. ADA COMPLIANT SIGNAGE SHALL BE PROVIDED FOR EACH ACCESSIBLE SPACE.
4. ALL SLOPES ON SIDEWALKS SHALL BE A MAXIMUM OF 2% CROSS SLOPE AND 5% IN THE DIRECTION OF TRAVEL.
5. ACCESSIBLE ROUTES WITH A RUNNING SLOPE GREATER THAN 5.0% (1:20) IS A RAMP AND SHALL BE CONSTRUCTED WITH HANDRAILS AND 5' X 5' LANDINGS. RAMP SLOPE SHALL NOT EXCEED 8.33% (1:12).
6. RAMP RUNS WITH A RISE GREATER THAN 6 INCHES SHALL HAVE HANDRAILS.
7. SURFACE OF CURB RAMPS SHALL BE CONSTRUCTED WITH ADA COMPLIANT SURFACE. SURFACE OF ACCESSIBLE ROUTES AND CURB RAMPS SHALL BE STABLE, FIRM AND SLIP RESISTANT. CURB RAMPS SHALL NOT EXCEED 6' IN LENGTH.
8. THE RISE OF ANY RAMP SHALL BE 30 INCHES MAXIMUM.

INSPECTIONS/CERTIFICATIONS NOTE

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY LOCAL CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO SUBSTANTIAL PROJECT COMPLETION.

PERMITS NOTE

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED BY FEDERAL, STATE, OR LOCAL CODES AND/OR UTILITY SERVICE COMPANIES PRIOR TO START OF CONSTRUCTION.

TOPOGRAPHIC SURVEY NOTE

EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WAS PREPARED BY SCI SURVEY CONSULTANTS, INC.. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW. THE ENGINEER'S SEAL ON THESE PLANS DOES NOT APPLY TO THE PROPERTY BOUNDARY INFORMATION SHOWN HEREON.

CITY OF ROCKWALL

APPROVED:

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

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2020-028

OWNER
MARY COURTIN
991 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

Know what's **below.** **Call** before you dig.

MARK	REVISION	DATE

DRAWING PATHNAME | LAYOUT | PLOT DATE - TIME

SHEET NAME: SITE PLAN

PROJECT NAME:
COURTIN DENTAL
FLAGSTONE CORNERS
BLOCK A, LOT 9

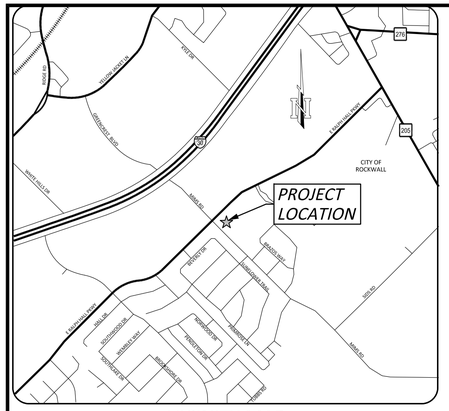
DRAWN BY:	TG
DESIGNED BY:	DK
LATEST REVISION:	10/16/20
KSA JOB NO.:	M1.2129

KSA
6781 Oak Hill Blvd.,
Tyler, Texas 75703
T. 903-581-8141 F. 888-224-9418
www.ksaeng.com

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF *DARREL KOTZUR, P.E.* REGISTRATION No. 83947, ON 11/12/20 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION OR PERMIT PURPOSES

SEAL:
TBPE Firm Registration No. F-1356

SHEET NO.
C1.0



VICINITY MAP
NOT TO SCALE

SITE PLAN INFORMATION

ZONED:	PD-54
LAND USE:	PROPOSED: COMMERCIAL
TOTAL LOT AREA:	1.743 ACRES (75,932 S.F.)
TOTAL LOT PERIMETER:	±1,192 LF
BUILDING AREA:	DENTAL OFFICE: 4,059± S.F. DAYCARE: 10,841± S.F.
BUILDING HEIGHT:	DENTAL OFFICE: 20'-0" - 24'-0" DAYCARE: 20'-0" - 24'-0"

	REQUIRED	PROVIDED
STANDARD PARKING	52	52
ACCESSIBLE PARKING	3	3
TOTAL	55	56

Time of Day	Retail	Office	Daycare #	Dental #	Total #
			36	20	**56**
			2 ADA	1 ADA	**3 ADA**
6:00 a.m.—12:00 noon	0.97	1.00	35	20	55
12:00 noon—1:00 p.m.	1.00	0.90	36	18	54
1:00 p.m.—4:00 p.m.	0.97	0.97	35	20	55
4:00 p.m.—6:00 p.m.	0.82	0.47	30	10	39
6:00 p.m.—8:00 p.m.	0.89	0.07	32	1	34
8:00 p.m.—12:00 midnight	0.61	0.03	22	1	23
			Total #		**55**

Daycare SF	Dental SF	Daycare Req.	Dental Req.
10,841	4,059	1/300	1/200

20' 0 20' 40'
GRAPHIC SCALE IN FEET

LEGEND

EXISTING	PROPOSED	
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
GM		GAS METER
SSMH		SANITARY SEWER MANHOLE
SSCO		SANITARY SEWER CLEANOUT
UP		UTILITY POLE
LP		SITE LIGHTING POLE
TSP		TRAFFIC SIGNAL POLE
TSB		TRAFFIC SIGNAL BOX
STMH		STORM MANHOLE
JB		STORM JUNCTION BOX
CI		CURB INLET
GI		GRATE INLET
		SIGN
OHE		EXISTING OVERHEAD ELECTRIC LINE
		EXISTING CONCRETE CURB
		PROPOSED CONCRETE CURB
	(5)	NUMBER OF PARKING SPACES
FIRE LANE		PROPOSED FIRE LANE
		PROPOSED 3,500 PSI 4" SIDEWALK PAVEMENT WITH #3 BARS AT 18" O.C.E.W.
		PROPOSED 3,500 PSI 5" CONCRETE STANDARD DUTY PAVEMENT WITH #4 BARS AT 24" O.C.E.W
		PROPOSED 3,500 PSI 6" CONCRETE HEAVY DUTY PAVEMENT WITH #4 BARS AT 18" O.C.E.W

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY AND STATE REGULATIONS AND CODES, OSHA STANDARDS AND PROJECT SITE WORK SPECIFICATIONS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULES, SLOPED PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING ENTRANCE LOCATIONS.
3. CONTRACTOR SHALL REFER TO MEP PLANS FOR TOTAL NUMBER, LOCATIONS, SIZES AND OUTFALLS OF ROOF DOWNSPOUTS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING EXISTING ITEMS DAMAGED DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. DAMAGES SHALL BE REPORTED TO ENGINEER OF RECORD PRIOR TO REPAIR. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
5. CONTRACTOR IS REQUIRED TO REMOVE OR RELOCATE, IN A PROPER MANNER, EXISTING IMPROVEMENT/NATURAL FEATURES TO ALLOW FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS INDICATED ON THE PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTION & REPLACEMENT OF ALL PROPERTY CORNERS. PROPERTY CORNERS DAMAGED BY CONTRACTOR SHALL BE REPLACED BY A REGISTERED PROFESSIONAL LAND SURVEYOR AT CONTRACTOR'S EXPENSE.
7. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
8. CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS.
9. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE LATEST EDITION OF THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
10. ALL SIGNS PLACED IN AREAS ACCESSIBLE BY VEHICLE TRAFFIC SHALL BE PLACED IN GUARD POST.
11. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, CENTER OR END OF STRIPE, FACE OF BUILDING OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
12. ALL CURB RADII SHALL BE 4' UNLESS OTHERWISE NOTED.
13. FIRE LANES ARE SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO LOCAL CITY REQUIREMENTS FOR EXACT LOCATION.

ACCESSIBILITY NOTES

1. PROPOSED CONSTRUCTION ON THIS SITE SHALL COMPLY WITH THE LATEST REVISION OF THE ADA REGULATIONS AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
2. ALL SLOPES ON SIDEWALKS ADJACENT TO BUILDINGS SHALL BE AT ¼" PER FOOT MAX. DOWN TO THE TOP OF CONCRETE CURB.
3. ALL SLOPES WITHIN ACCESSIBLE PARKING SPACES AND ADJACENT MANEUVERING AREAS SHALL BE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS. ADA COMPLIANT SIGNAGE SHALL BE PROVIDED FOR EACH ACCESSIBLE SPACE.
4. ALL SLOPES ON SIDEWALKS SHALL BE A MAXIMUM OF 2% CROSS SLOPE AND 5% IN THE DIRECTION OF TRAVEL.
5. ACCESSIBLE ROUTES WITH A RUNNING SLOPE GREATER THAN 5.0% (1:20) IS A RAMP AND SHALL BE CONSTRUCTED WITH HANDRAILS AND 5' X 5' LANDINGS. RAMP SLOPE SHALL NOT EXCEED 8.33% (1:12).
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INSPECTIONS/CERTIFICATIONS NOTE

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TOPOGRAPHIC SURVEY NOTE

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CITY OF ROCKWALL

APPROVED:

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PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2020-031

OWNER
MARY COURTIN
991 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

811 Know what's **below.** **Call** before you dig.

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COURTIN DENTAL
FLAGSTONE CORNERS
BLOCK A, LOT 9

PROJECT NAME:

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DESIGNED BY:	DK
LATEST REVISION:	10/16/20
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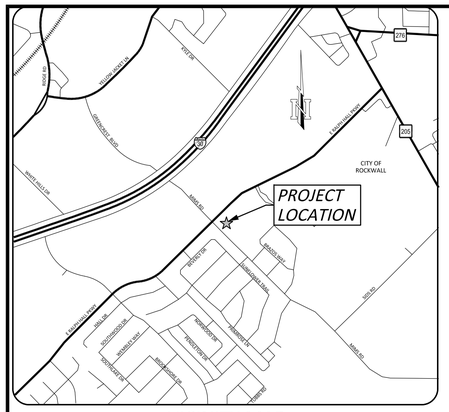
SEAL:
TBPE Firm Registration No. F-1356

SHEET NO.
C1.0



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CITY OF ROCKWALL

APPROVED:

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WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2020-031

OWNER
MARY COURTIN
991 INTERSTATE 30
SUITE 103
ROCKWALL, TX 75087

Know what's **below.** **Call** before you dig.

DATE	REVISION	MARK

DRAWING PATHNAME | LAYOUT | PLOT DATE - TIME

SITE PLAN

COURTIN DENTAL
FLAGSTONE CORNERS
BLOCK A, LOT 9

DRAWN BY:	TG
DESIGNED BY:	DK
LATEST REVISION:	10/16/20
KSA JOB NO.:	MI.2129

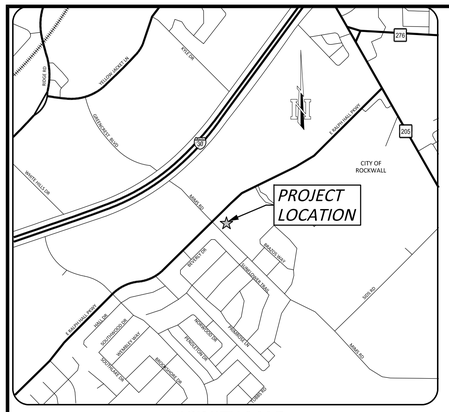
SHEET NAME:
PROJECT NAME:

KSA
6781 Oak Hill Blvd.,
Tyler, Texas 75703
T. 903-581-8141 F. 888-224-9418
www.ksaeng.com

STATE OF TEXAS
DARREL KOTZUR
83947
LICENSED
PROFESSIONAL ENGINEER

SEAL:
TBPE Firm Registration No. F-1356

SHEET NO.
C1.0


PROJECT LOCATION
CITY OF ROCKWALL
RALPH HALL PKWY
FM 3097
SUMMER LEE DR
HORIZON RD
SQUIRE DR
MEADOW VIEW DR
YELLOW ROSE LN
JOHN KING BLVD
SUNSET HILLS DR
AMIR DR
RENEE DR
SHANNON DR
ANDREW DR
HOUSTON DR
MARILYN LN
ROSEMARY LN
ANNA DR
LAKEVIEW DRIVE
HILLCREST DR
CHERRYWOOD DR
HERMES DRIVE