PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE #SP2021-002 P&Z DATE 3/9/2021 CC DATE _____ 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.

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:
[x] 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	Justin Road		
Subdivision		Lot	Block
General Location	Southwest corner of Justin Rd and Industrial Blvd		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	LI	Current Use	Vacant
Proposed Zoning	LI	Proposed Use	Distribution Center
Acreage	68	Lots [Current]	1
Lots [Proposed]	1		

[x] ***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	Smartt Lofland & J Bond Ptns	[ ] Applicant	Seefried Industrial Properties
Contact Person	Bill Lofland	Contact Person	Jonathan Stites
Address	1 Carmartchen Ct	Address	3030 LBJ Freeway, Suite 1650
City, State & Zip	Dallas, TX 75225	City, State & Zip	Dallas, TX 75234
Phone	972-771-5212	Phone	214-393-6066
E-Mail	bill_lofland@juno.com	E-Mail	jstites@seefriedproperties.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Jonathan Stites (Owner's Representative) [~~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~~ (Owner's Representative) for the purpose of this application; all information submitted herein is true and correct; and the application fee of $_____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of January, 20 21. 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 13th *day of* January, *20* 21.

(Owner's Representative)

~~Owner's~~ Signature

Notary Public in and for the State of Texas

BRANDY LAWSON
Notary Public, State of Texas
Comm. Expires 07-31-2023
~~Notary ID 132110641~~

My Commission Expires 07/31/2023

Letter of Authorization

Property Name: Approximately 90 acres, SW Corner of Justin Road and Industrial Blvd
Rockwall, TX

To whom it may concern,

I hereby authorize Jonathan Stites of Seefried Industrial Properties, Inc., or RLP III Rockwall, LLC, to sign the Development Application and related site plan approval documents for the proposed distribution center contemplated on the site referenced above.

SELLER:
William B. Lofland

By: _____
Name: William B. Lofland
Date Signed: 4/12/2021

TRUE WATERMARK PAPER HOLD TO LIGHT TO VIEW HEAT SENSITIVE PINK IMAGE DISAPPEARS WITH HEAT PAPER CONTAINS VISIBLE FIBERS

KIMLEY-HORN & ASSOC., INC.
421 FAYETTEVILLE STREET
SUITE 600
RALEIGH, NC 27601
919-677-2000

WELLS FARGO BANK, N.A.
Charlotte, NC
66-156/531

216803002

DATE	CONTROL NO.	AMOUNT
02/02/2021	216803002	$1,610.00

PAY One Thousand Six Hundred Ten And 00/100 Dollars

To The Order Of
CITY OF ROCKWALL
PLANNING DEPARTMENT
385 SOUTH GOLIAD ST
ROCKWALL, TX 75087

Memo: _____

Tamy F

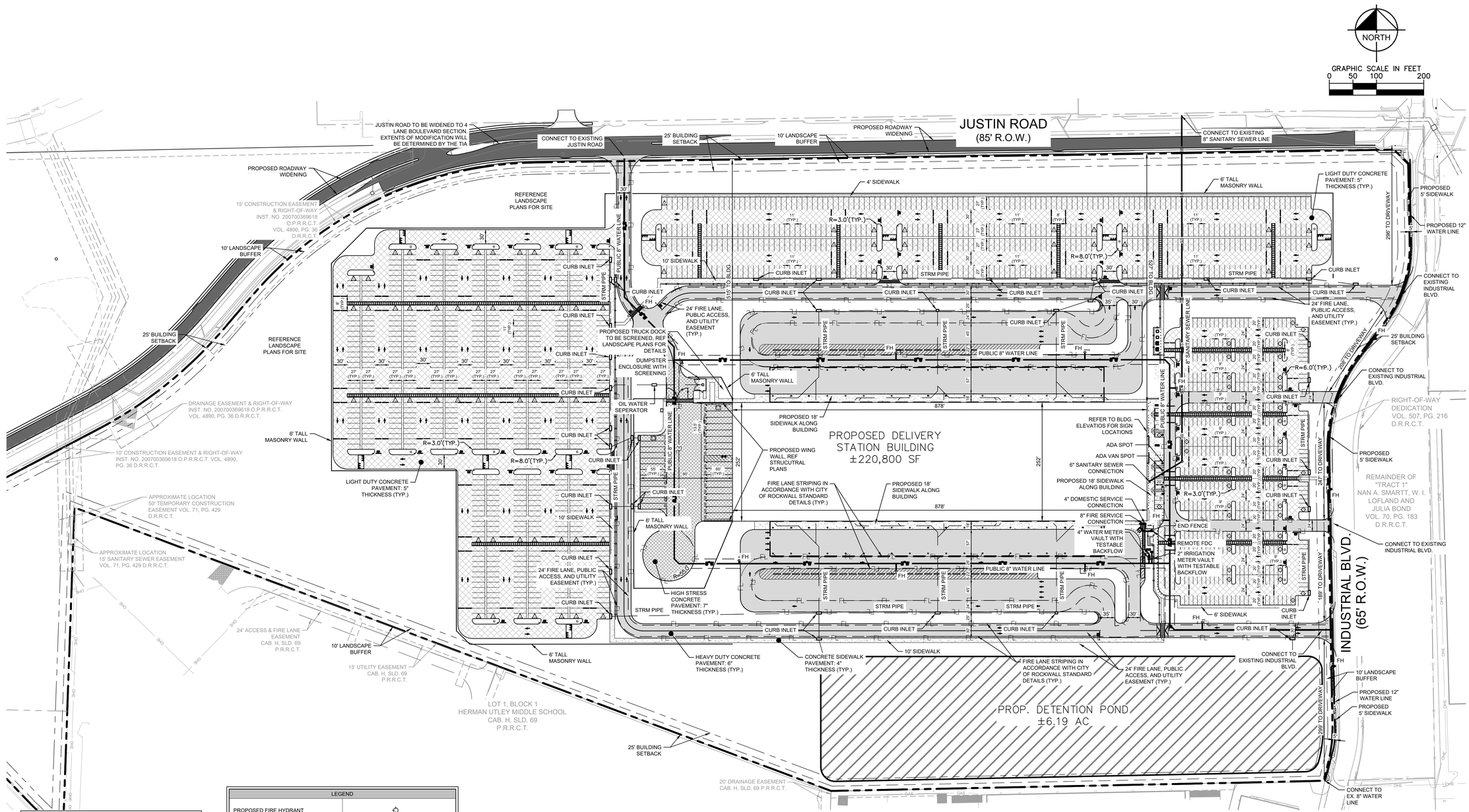
⑈216803002⑈ ⑆053101561⑆ 2079985320339⑈

KIMLEY-HORN & ASSOC., INC. 216803002

Voucher No.	Invoice Number	Invoice Date	Invoice Amount	Discount Taken	Net Amount Paid
300112479	12821	01/28/2021	$1,610.00	$.00	$1,610.00
Subtotals			$1,610.00	$.00	$1,610.00
Totals			$1,610.00	$.00	$1,610.00

Check Notes

06928435

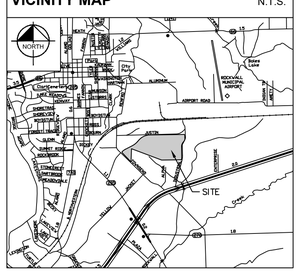


NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECH FOR DETAILS.

VICINITY MAP

N.T.S.



LEGEND	
PROPOSED FIRE HYDRANT	
PROPOSED FIRE LANE	FL FL
PROPERTY LINE	
SAWCUT LINE	
PROPOSED CURB	
LIGHT-DUTY CONCRETE	
FIRE LANE CONCRETE	
HEAVY DUTY CONCRETE	
PROPOSED ON SITE SIDEWALK	
PROPOSED OFF SITE SIDEWALK	
PROPOSED ROADWAY WIDENING	

PARKING SUMMARY (PER CLIENT REQUIREMENTS)	
TOTAL LAND AREA	3,093,718 SF/71.022 AC
PROPOSED TOTAL BUILDING AREA	±220,800 SF
PROPOSED TRAILER PARKING	30 SPACES
PROPOSED AUTO PARKING (9'X20')	480 SPACES
REQUIRED AUTO PARKING BY CLIENT	457 SPACES
PROPOSED VAN PARKING (11'X27')	1,118 SPACES
REQUIRED VAN PARKING	1,103 SPACES
PROPOSED ACCESSIBLE PARKING	9 SPACES
REQUIRED ACCESSIBLE PARKING	9 SPACES

SITE INFORMATION			
LOT 1			
PAVEMENT	1,358,772 SF	31.193 ACRES	(46.828%)
BUILDING COVERAGE	220,800 SF	5.069 ACRES	(7.610%)
LANDSCAPE AND OPEN SPACE	1,322,048 SF	30.350 ACRES	(45.562%)
TOTAL	3,093,718 SF	71.022 ACRES	

PARKING SUMMARY (PER CITY OF ROCKWALL REQUIREMENTS)			
REQUIRED PER ZONING		**PROVIDED**	
1 PER 1000 SQ. FT	221 SPACES	PROPOSED	480 SPACES
ACCESSIBLE SPOTS REQ.		**ACCESSIBLE SPOTS PROV.**	
TOTAL (INCLUDES 2 VAN SPOTS)	9 SPACES	TOTAL (INCLUDES 2 VAN SPOTS)	9 SPACES

DEVELOPMENT INFORMATION	
ZONING - LI, LIGHT INDUSTRIAL DISTRICT	
BUILDING AREA 1 (HT=44.5')	
STORY	AREA (GSF)
LL	220,822
FLOOR AREA RATIO (FAR)	0.07
FOUNDATION TYPE	SLAB ON GRADE

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, ____.

WITNESS OUR HANDS, this ___ day of _____, ____.

Planning & Zoning Commission, Chairman *Director of Planning and Zoning*

SITE PLAN
JUSTIN ROAD DISTRIBUTION CENTER

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DEVELOPER:
SEEFRIED INDUSTRIAL PROPERTIES
3030 LBJ FREEWAY, SUITE 1650
DALLAS, TX 75234
CONTACT: JONATHAN STITES
E-MAIL: JSTITES @SEEFRIEDPROPERTIES.COM

OWNER:
SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT: BILL LOFLAND
E-MAIL: BILL_LOFLAND@JUNO.COM

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-597-9300
CONTACT: KENNETH CARGILL, P.E.

CASE NUMBER: XXXXXXX

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
11700 KATY FREEWAY - SUITE 800 - HOUSTON, TX 77079
PHONE: 281-597-9300
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

PRELIMINARY
FOR REVIEW ONLY
Not For Construction.
Kimley»Horn
Engineer KENNETH CARGILL
P.E. No. 123293 Date FEB. 2021

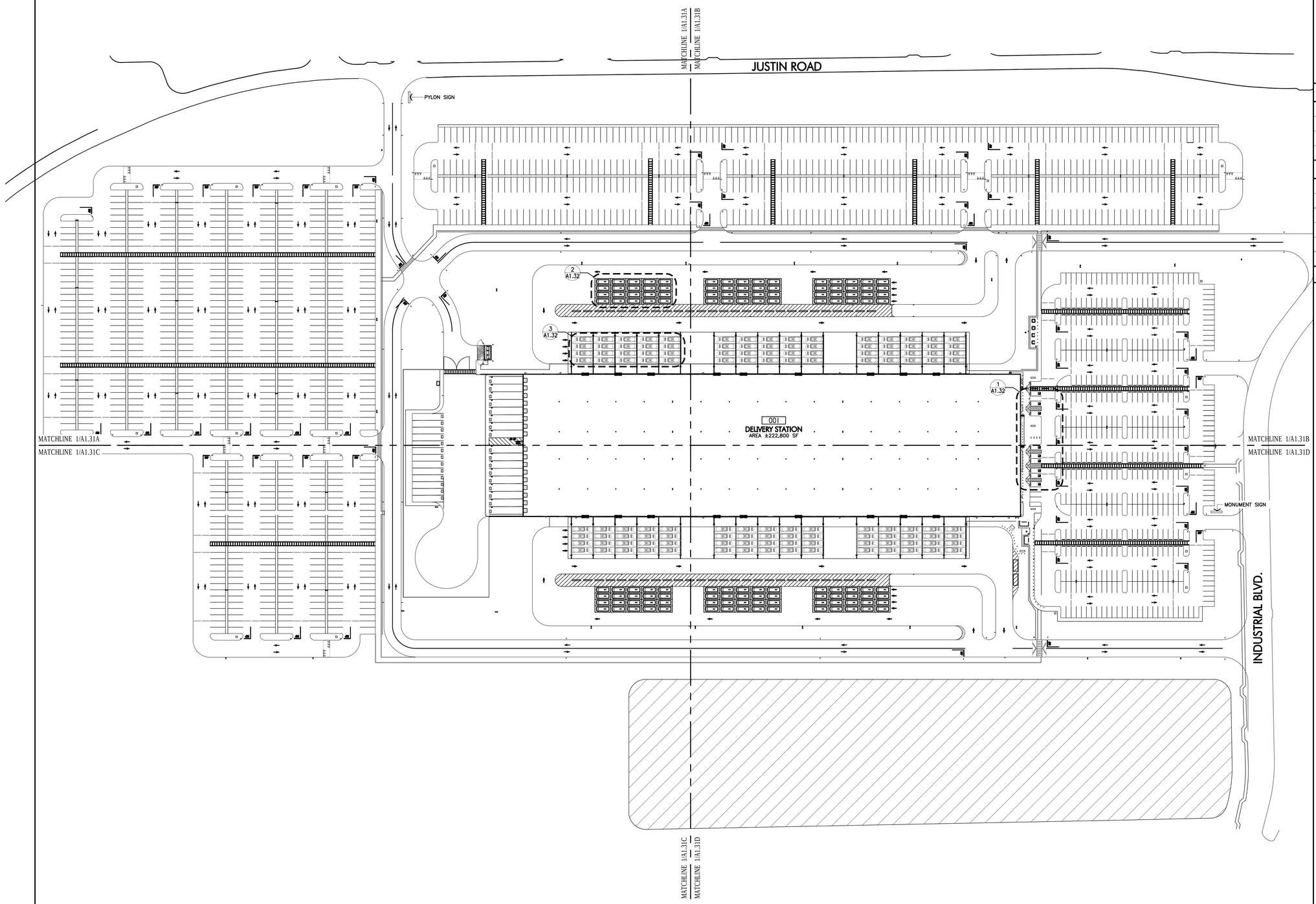
KHA PROJECT	069284835
DATE	FEBRUARY 2021
SCALE	AS SHOWN
DESIGNED BY	BG
DRAWN BY	BG
CHECKED BY	KWC

SITE PLAN

JUSTIN ROAD DISTRIBUTION CENTER
ROCKWALL TEXAS

SHEET NUMBER
C-100

Plotted By:Glenn, Bianca Sheet Set:Kha Layout:C-200 February 09, 2021 01:21:48pm K:\HOU_Civil\069284835-DDP\3 Rockwall\CAD\Exhibits\Prelim Site Plan to City of Rockwall\Prelim Site Plan.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

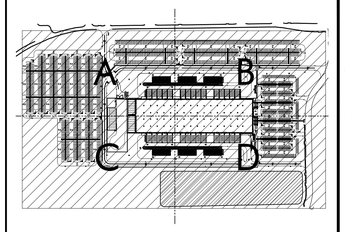


1 **Overall Site Plan**
SCALE 1" = 70'-0"

N PLAN NORTH

N TRUE NORTH

KEY PLAN



PARKING DATA

SPACE TYPE	
STANDARD	471
HANDICAPPED	9
TOTAL SPACES	480

DELIVERY VAN STORAGE

SPACE TYPE	
VAN LOADING	120
VAN STAGING	120
VAN PARKING	1118
TRAILER TRUCK	30
TOTAL SPACES	1388

GENERAL NOTES

1. BUILDING DIMENSIONS TAKEN FROM INSIDE FACE OF CONCRETE PANEL
2. DRIVE AISLE DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB TO FACE OF CURB, OR BACK OF PARKING STALL TO BACK OF PARKING STALL
3. SITE PLAN LAYOUT TO GRAPHICALLY ILLUSTRATE INTENT ONLY. DEVELOPERS AND DESIGN TEAMS ARE RESPONSIBLE FOR RECONCILING WITH SITE SPECIFIC CONSTRAINTS AND JURISDICTIONAL REQUIREMENTS

pdmsdesign.com
pdms design group
2225 E. Randol Mill Road, Suite 300
Arlington, Texas 76011
817.633.4200 p 817.633.4153 f

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Project Address

Delivery Station
DDF9- Rockwall

Issue Date 02/10/21

Revisions

	Date	Description	By
△			
△			
△			
△			
△			
△			
△			

DELIVERY STATION: DDF9
ROCKWALL, TX 75573

MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.4819

Seal

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

Job Number 200162
Drawn By NG
Appv'd By SV
Sheet Title

Overall Site Graphics Plan

Sheet Number

A1.31

SITE NOTE LEGEND

SITE SIGNS (SEE 1/A1.34)

S-1	36" X 36" DOT STANDARD OCTAGONAL STOP SIGN
S-3	30" X 36" DOT STANDARD "SPEED LIMIT 5 MPH" SIGN
S-3 MOD	30" X 30" DOT STANDARD "SPEED BUMP" SIGN W/ 18" X 18" 5 MPH PLACARD
S-4	30" X 36" DOT STANDARD "SPEED LIMIT 10 MPH" SIGN
S-5L	30" X 30" DOT STANDARD PEDESTRIAN CROSSING SIGN W/ 12" X 12" SIGN W/LEFT ARROW
S-7R	30" X 30" DOT STANDARD "ONE WAY" RIGHT ARROW
S-11L	24" X 24" DOT STANDARD "NO LEFT TURN" SIGN
S-11R	24" X 24" DOT STANDARD "NO RIGHT TURN" SIGN
S-13	24" X 24" DOT STANDARD "NO TRUCK ACCESS" SIGN
S-14	24" X 24" DOT STANDARD "NO PARKING ANY TIME" SIGN.

SITE SIGNS (SEE 3/A1.34)

S-13	24" X 24" DOT STANDARD "NO TRUCK ACCESS" SIGN
S-14	24" X 24" DOT STANDARD "NO PARKING ANY TIME" SIGN.

SITE SIGNS (SEE 5/A1.34)

AS-5	48" X 60" YARD RULES SIGN
AS-6	36" X 24" TRUCK ENTRANCE SIGN
AS-26	26" X 26" MUSTER AREA SIGN

PAVEMENT GRAPHICS (SEE 1/A1.35)

PG-1	WIDTH OF LANE 1'-0" WHITE STOP BAR
PG-15	20' – 0" LARGE SPEED HUMP
PG-16	6'-0" X 1'-0" SMALL SPEED BUMP

PAVEMENT GRAPHICS (SEE 5/A1.35)

PG-5	8'-0" X10'-0" STRAIGHT ARROW
PG-10	18" STRIPING OUTLINE AND FILL AT 45 DEGREES TRAFFIC ISLAND
PG-11	12" STRIPING OUTLINE AND HATCH FILL AT 36" O.C. PEDESTRIAN CROSSWALK
PG-12	12" STRIPING OUTLINE AND HATCH FILL AT 36" O.C. DRIVER ENTRANCE
PG-14	5'-0" x 3'-6" (24" TALL LETTERING) TRAILER SPACE NUMBERING

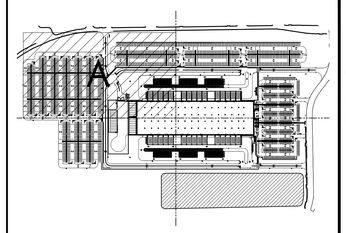
PAVEMENT GRAPHICS (SEE 6/A1.35)

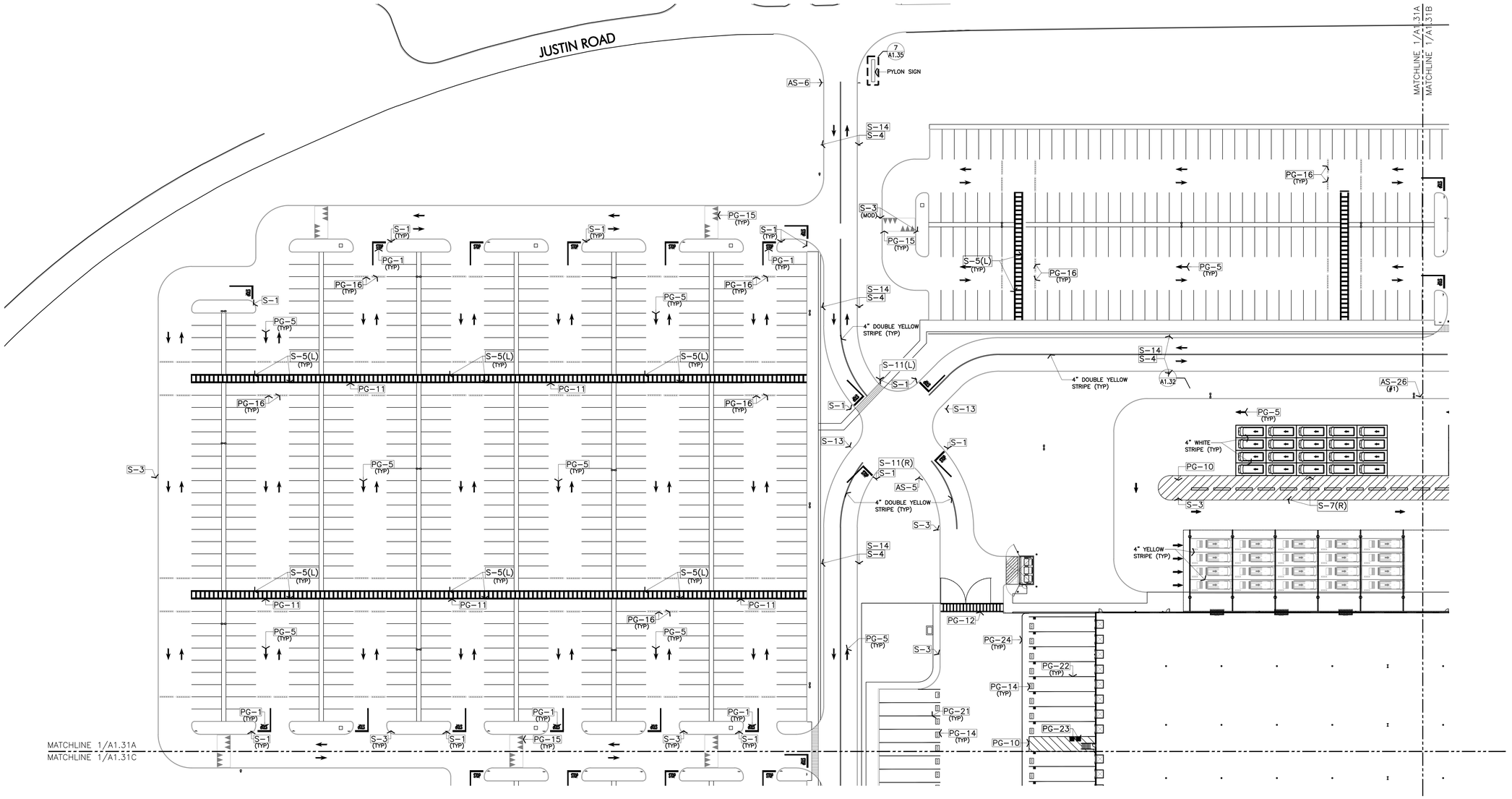
PG-21	TRAILER PARKING STALL STRIPE
PG-22	DOCK PARKING STALL STRIPE
PG-23	JACK STAND AREA
PG-24	WARNING LINE

GENERAL NOTES

1. REF. A1.33–A1.36 FOR SIGNAGE DETAILS
2. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
3. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB–CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
4. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
5. ALL PERMANENT SIGNAGE TO ACCESSIBLE AREAS TO HAVE RAISED BRAILLE CHARACTERS PER ANSI 117.1–2009
6. TYPICAL SIGN FONT IS SET IN ARIAL.
7. SEE DOOR SCHEDULE FOR DOOR SIGNAGE REQUIRED TEXT.
8. NOT ALL SIGNAGE SHOWN IS REQUIRED. COORDINATE W/ CONSTRUCTION MANAGER AT SCHEDULED SITE WALK FOR FINAL DETERMINATION.
9. STRIPING SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, U.N.O.

KEY PLAN





1 **Partial Site Plan**
SCALE 1" = 40'-0"

PLAN NORTH / TRUE NORTH

rdms design group
rdmsdesign.com
2225 E. Randol Mill Road, Suite 300
Arlington, Texas 76011
817.633.4200 p 817.633.4153 f

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Project Address

Delivery Station
DDF9- Rockwall

Issue Date	02/10/21

Revisions

	Date	Description	By
1			
2			
3			
4			
5			
6			
7			

DELIVERY STATION: DDF9
ROCKWALL, TX 75573

MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
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Seal

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

Job Number	200162
Drawn By	NG
Appv'd By	SV

Sheet Title

Partial Site Graphics Plan

Sheet Number

A1.31A

SITE NOTE LEGEND

SITE SIGNS (SEE 1/A1.34)

- S-1 — 36" X 36" DOT STANDARD OCTAGONAL STOP SIGN
- S-3 — 30" X 36" DOT STANDARD "SPEED LIMIT 5 MPH" SIGN
- S-3 MOD — 30" X 36" DOT STANDARD "SPEED BUMP" SIGN W/ 18" X 18" 5 MPH PLACARD
- S-4 — 30" X 36" DOT STANDARD "SPEED LIMIT 10 MPH" SIGN
- S-5L — 30" X 30" DOT STANDARD PEDESTRIAN CROSSING SIGN W/ 12" X 12" SIGN W/LEFT ARROW
- S-7R — 30" X 30" DOT STANDARD "ONE WAY" RIGHT ARROW

SITE SIGNS (SEE 3/A1.34)

- S-14 — 24" X 24" DOT STANDARD "NO PARKING ANY TIME" SIGN.
- S-15 — 12" X 18" DOT STANDARD VERTICALLY ORIENTED "ACCESSIBLE PARKING ONLY" SIGN
- S-16 — 12" X 18" DOT STANDARD VERTICALLY ORIENTED "VAN ACCESSIBLE" PARKING SIGN

SITE SIGNS (SEE 5/A1.34)

- AS-1 — 60" X 48" ADDRESS SIGN
- AS-13 — 36" X 24" "NO ENTRANCE" SIGN
- AS-14 — 36" X 24" "NO EXIT" SIGN
- AS-15R — 36" X 24" EXIT SIGN, RIGHT ARROW
- AS-16 — 48" X 60" WAYFINDING SIGN
- AS-17L — 36" X 24" DROP-OFF/PICK-UP SIGN, LEFT ARROW
- AS-26 — 26" X 26" MUSTER AREA SIGN
- AS-30 — 12" X 18" NON-SMOKING AREA SIGN

SITE SIGNS (SEE 5/A1.34)

- AS-31 — 12" X 18" CUSTOMER PARKING SIGN

PAVEMENT GRAPHICS (SEE 1/A1.35)

- PG-1 — WIDTH OF LANE 1'-0" WHITE STOP BAR
- PG-15 — 20' – 0" LARGE SPEED HUMP
- PG-16 — 6'-0" X 1'-0" SMALL SPEED BUMP
- PG-20 — 24-0" X 22'-0" PEDESTRIAN TABLE

PAVEMENT GRAPHICS (SEE 5/A1.35)

- PG-5 — 8'-0" X10'-0" STRAIGHT ARROW
- PG-10 — 18" STRIPING OUTLINE AND FILL AT 45 DEGREES TRAFFIC ISLAND
- PG-17 — 4'-0" x 4'-0" STANDARD ACCESSIBLE PARKING SPACE
- PG-18 — 4'-0" x 5'-5 1/2" VAN ACCESSIBLE PARKING SPACE

GENERAL NOTES

1. REF. A1.33–A1.36 FOR SIGNAGE DETAILS
2. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
3. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB–CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
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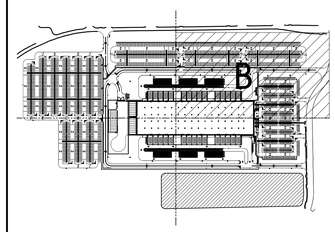
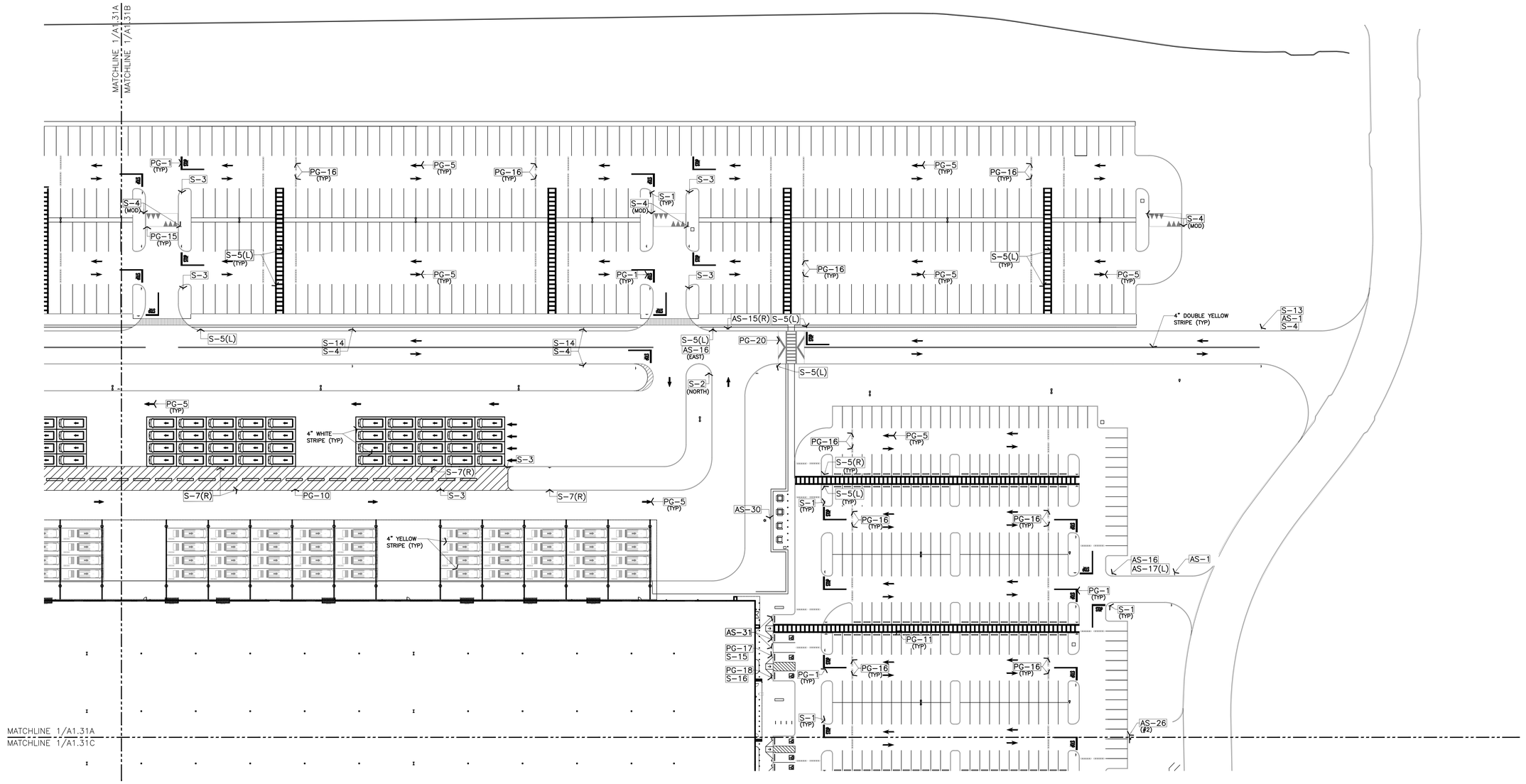
9. STRIPING SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, U.N.O.

KEY PLAN





1 **Partial Site Plan**
SCALE 1" = 40'-0"

N PLAN NORTH — N TRUE NORTH

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Project Address

Delivery Station DDF9- Rockwall

Issue Date	02/10/21

Revisions

	Date	Description	By
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△			
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DELIVERY STATION: DDF9
ROCKWALL, TX 75573

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PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

Job Number	200162
Drawn By	NG
Apprv'd By	SV

Sheet Title

Partial Site Graphics Plan

Sheet Number

A1.31B

SITE NOTE LEGEND

SITE SIGNS (SEE 1/A1.34)

S-1	36" X 36" DOT STANDARD OCTAGONAL STOP SIGN
S-3	30" X 36" DOT STANDARD "SPEED LIMIT 5 MPH" SIGN
S-4	30" X 36" DOT STANDARD "SPEED LIMIT 10 MPH" SIGN
S-5L	30" X 30" DOT STANDARD PEDESTRIAN CROSSING SIGN W/ 12" X 12" SIGN W/LEFT ARROW
S-7L	30" X 30" DOT STANDARD "ONE WAY" RIGHT ARROW

SITE SIGNS (SEE 3/A1.34)

S-14	24" X 24" DOT STANDARD "NO PARKING ANY TIME" SIGN.

SITE SIGNS (SEE 5/A1.34)

AS-26	26" X 26" MUSTER AREA SIGN

PAVEMENT GRAPHICS (SEE 1/A1.35)

PG-1	WIDTH OF LANE 1'-0" WHITE STOP BAR
PG-16	6'-0" X 1'-0" SMALL SPEED BUMP

PAVEMENT GRAPHICS (SEE 5/A1.35)

PG-5	8'-0" X10'-0" STRAIGHT ARROW
PG-7R	8'-0" X 12'-0" STRAIGHT OR RIGHT TURN ARROW

PAVEMENT GRAPHICS (SEE 5/A1.35)

PG-10	18" STRIPING OUTLINE AND FILL AT 45 DEGREES TRAFFIC ISLAND
PG-11	12" STRIPING OUTLINE AND HATCH FILL AT 36" O.C. PEDESTRIAN CROSSWALK
PG-14	5'-0" x 3'-6" (24" TALL LETTERING) TRAILER SPACE NUMBERING

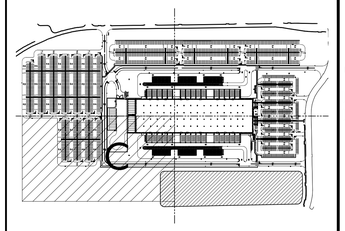
PAVEMENT GRAPHICS (SEE 6/A1.35)

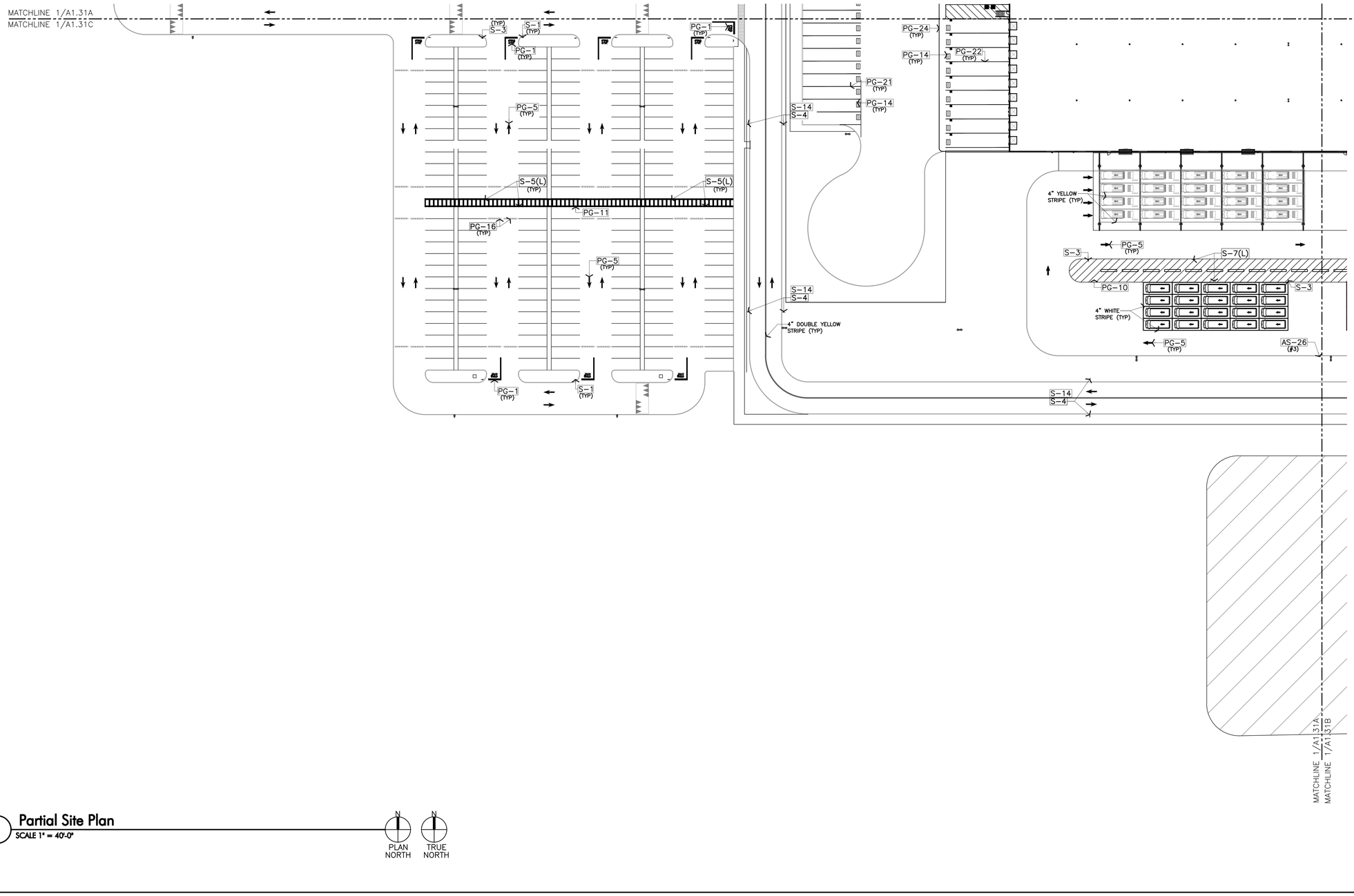
PG-21	TRAILER PARKING STALL STRIPE
PG-22	DOCK PARKING STALL STRIPE
PG-24	WARNING LINE

GENERAL NOTES

1. REF. A1.33–A1.36 FOR SIGNAGE DETAILS
2. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
3. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
4. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
5. ALL PERMANENT SIGNAGE TO ACCESSIBLE AREAS TO HAVE RAISED BRAILLE CHARACTERS PER ANSI 117.1-2009
6. TYPICAL SIGN FONT IS SET IN ARIAL.
7. SEE DOOR SCHEDULE FOR DOOR SIGNAGE REQUIRED TEXT.
8. NOT ALL SIGNAGE SHOWN IS REQUIRED. COORDINATE W/ CONSTRUCTION MANAGER AT SCHEDULED SITE WALK FOR FINAL DETERMINATION.
9. STRIPING SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, U.N.O.

KEY PLAN





1 **Partial Site Plan**
SCALE 1" = 40'-0"

N PLAN NORTH
N TRUE NORTH

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2225 E. Randol Mill Road, Suite 300
Arlington, Texas 76011
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Project Address

Delivery Station
DDF9- Rockwall

Issue Date	02/10/21

Revisions

	Date	Description	By
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DELIVERY STATION: DDF9
ROCKWALL, TX 75573

MICHAEL R. BLACK, AIA
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ARLINGTON, TEXAS 76011
817.701.4819

Seal

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Job Number	200162
Drawn By	NG
Appv'd By	SV
Sheet Title	Partial Site Graphics Plan
Sheet Number	A1.31C

SITE NOTE LEGEND

SITE SIGNS (SEE 1/A1.34)

- S-2 30" X 30" DOT STANDARD "DO NOT ENTER" SIGN
- S-3 30" X 36" DOT STANDARD "SPEED LIMIT 5 MPH" SIGN
- S-4 30" X 36" DOT STANDARD "SPEED LIMIT 10 MPH" SIGN
- S-5L 30" X 30" DOT STANDARD PEDESTRIAN CROSSING SIGN W/ 12" X 12" SIGN W/LEFT ARROW
- S-5R 30" X 30" DOT STANDARD PEDESTRIAN CROSSING SIGN W/ 12" X 12" SIGN W/RIGHT ARROW
- S-7L 30" X 30" DOT STANDARD "ONE WAY" LEFT ARROW

SITE SIGNS (SEE 3/A1.34)

- S-13 24" X 24" DOT STANDARD "NO TRUCK ACCESS" SIGN
- S-14 24" X 24" DOT STANDARD "NO PARKING ANY TIME" SIGN.
- S-15 12" X 18" DOT STANDARD VERTICALLY ORIENTED "ACCESSIBLE PARKING ONLY" SIGN
- S-16 12" X 18" DOT STANDARD VERTICALLY ORIENTED "VAN ACCESSIBLE" PARKING SIGN

SITE SIGNS (SEE 5/A1.34)

- AS-1 60" X 48" ADDRESS SIGN

SITE SIGNS (SEE 5/A1.34)

- AS-15L 36" X 24" EXIT SIGN, LEFT ARROW
- AS-16 48" X 60" WAYFINDING SIGN
- AS-17R 36" X 24" DROP-OFF/PICK-UP SIGN, RIGHT ARROW
- AS-22 12" X 18" DROP-OFF AND PICK-UP "ONLY" SIGN
- AS-26 26" X 26" MUSTER AREA SIGN

PAVEMENT GRAPHICS (SEE 1/A1.35)

- PG-1 WIDTH OF LANE 1'-0" WHITE STOP BAR
- PG-16 6'-0" X 1'-0" SMALL SPEED BUMP
- PG-20 24-0" X 22'-0" PEDESTRIAN TABLE

PAVEMENT GRAPHICS (SEE 5/A1.35)

- PG-5 8'-0" X10'-0" STRAIGHT ARROW

PAVEMENT GRAPHICS (SEE 5/A1.35)

- PG-10 18" STRIPING OUTLINE AND FILL AT 45 DEGREES TRAFFIC ISLAND
- PG-11 12" STRIPING OUTLINE AND HATCH FILL AT 36" O.C. PEDESTRIAN CROSSWALK
- PG-17 4'-0" x 4'-0" STANDARD ACCESSIBLE PARKING SPACE
- PG-18 4'-0" x 5'-5 1/2" VAN ACCESSIBLE PARKING SPACE

GENERAL NOTES

1. REF. A1.33-A1.36 FOR SIGNAGE DETAILS
2. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
3. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
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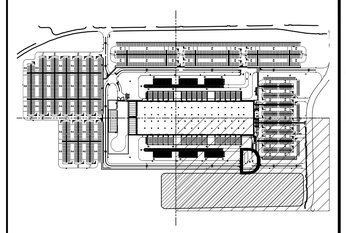
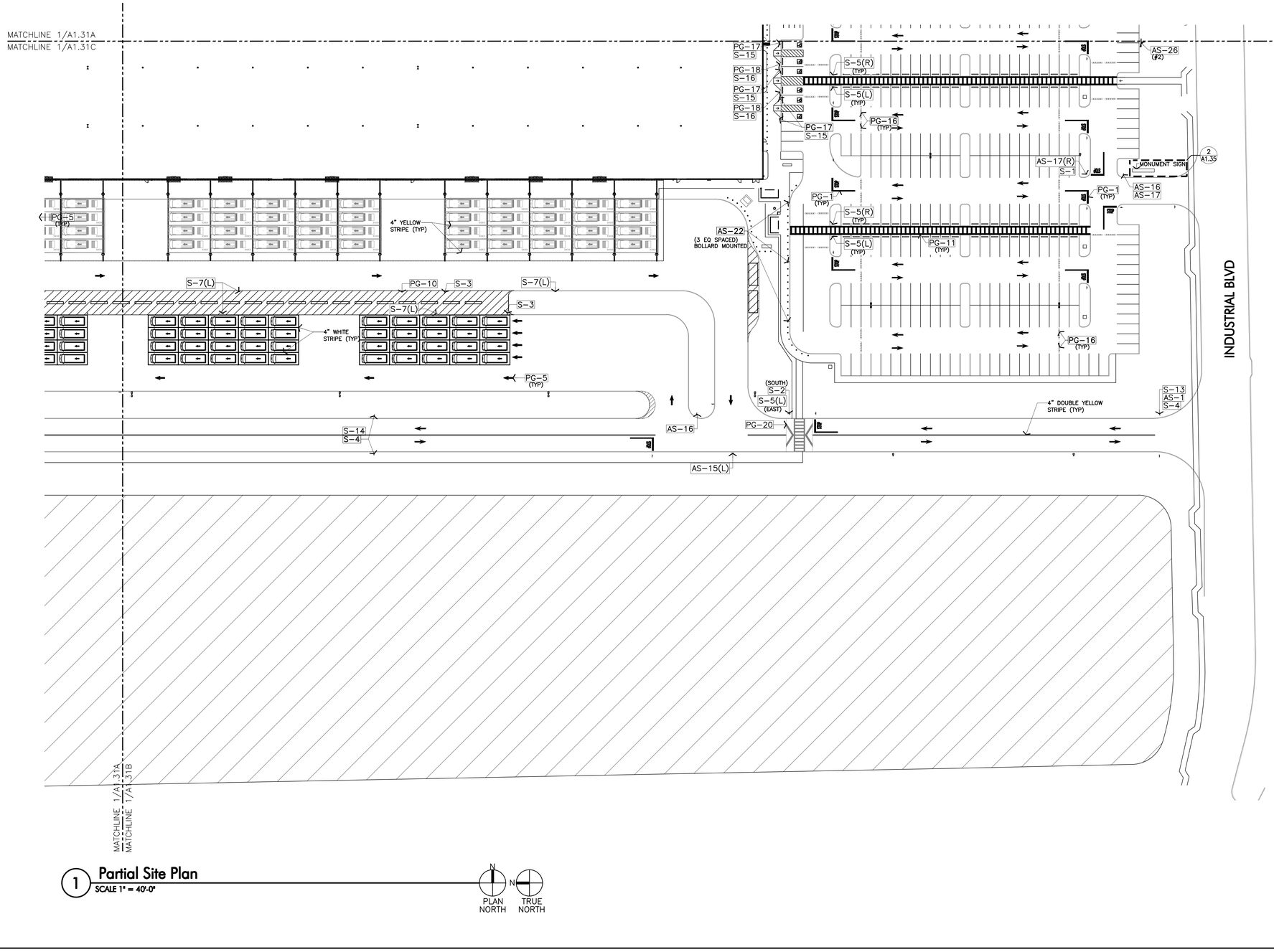
7. SEE DOOR SCHEDULE FOR DOOR SIGNAGE REQUIRED TEXT.
8. NOT ALL SIGNAGE SHOWN IS REQUIRED. COORDINATE W/ CONSTRUCTION MANAGER AT SCHEDULED SITE WALK FOR FINAL DETERMINATION.
9. STRIPING SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, U.N.O.

KEY PLAN





1 **Partial Site Plan**
SCALE 1" = 40'-0"

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Project Address

Delivery Station
DDF9- Rockwall

Issue Date 02/10/21

Revisions

	Date	Description	By
1			
2			
3			
4			
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6			
7			

DELIVERY STATION: DDF9
ROCKWALL, TX 75573

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Job Number 200162
Drawn By NG
Appv'd By SV
Sheet Title

Partial Site Graphics Plan

Sheet Number

A1.31D

SITE NOTE LEGEND

SITE SIGNS (SEE 1/A1.34)

S-1	36" X 36" DOT STANDARD OCTAGONAL STOP SIGN
S-5L	30" X 30" DOT STANDARD PEDESTRIAN CROSSING SIGN W/ 12" X 12" SIGN W/LEFT ARROW
S-5R	30" X 30" DOT STANDARD PEDESTRIAN CROSSING SIGN W/ 12" X 12" SIGN W/RIGHT ARROW

SITE SIGNS (SEE 3/A1.34)

S-15	12" X 18" DOT STANDARD VERTICALLY ORIENTED "ACCESSIBLE PARKING ONLY" SIGN
S-16	12" X 18" DOT STANDARD VERTICALLY ORIENTED "VAN ACCESSIBLE" PARKING SIGN

PAVEMENT GRAPHICS (SEE 1/A1.35)

PG-1	WIDTH OF LANE 1'-0" WHITE STOP BAR
PG-16	6'-0" X 1'-0" SMALL SPEED BUMP

PAVEMENT GRAPHICS (SEE 5/A1.35)

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PG-17	4'-0" x 4'-0" STANDARD ACCESSIBLE PARKING SPACE
PG-18	4'-0" x 5'-5 1/2" VAN ACCESSIBLE PARKING SPACE

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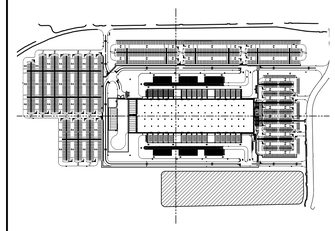
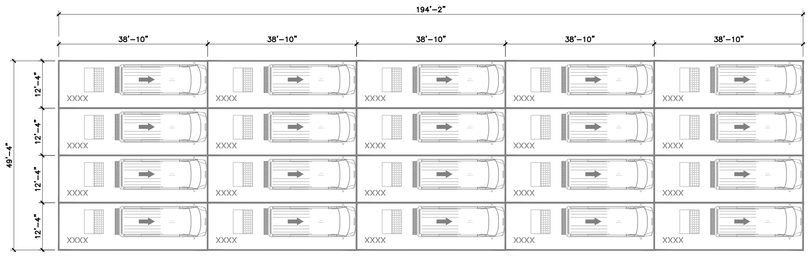
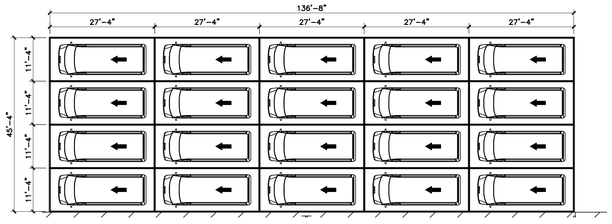
KEY PLAN





3 **Delivery Van Loading Area Striping**
SCALE 1/16"=1'-0"



2 **Delivery Van Staging Area Striping**
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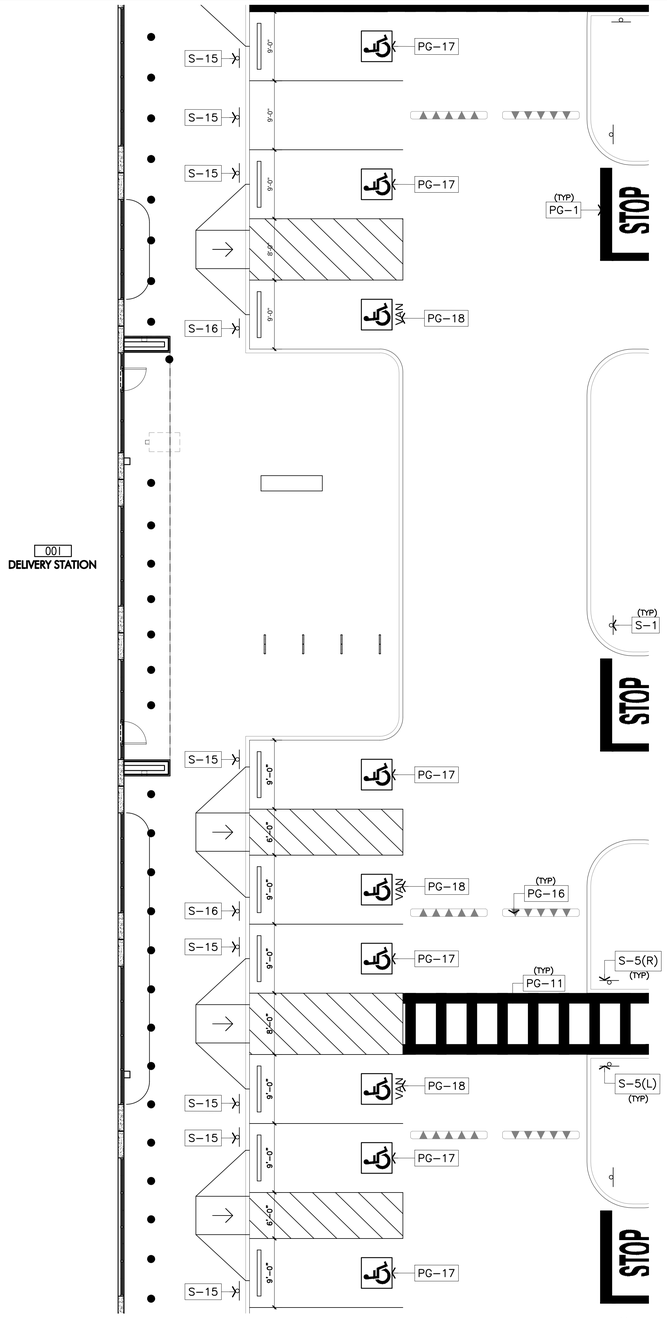

1 **Enlarged Site Plan at Accessible Parking**
SCALE 1/8"=1'-0"

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Project Address

Delivery Station
DDF9- Rockwall

Issue Date 02/10/21

Revisions

	Date	Description	By
1			
2			
3			
4			
5			
6			
7			

DELIVERY STATION: DDF9
ROCKWALL, TX 75073

MICHAEL R. BLACK, AIA
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Job Number 200162
Drawn By NG
Appv'd By SV

Sheet Title
Enlarged Site Graphics Plan at Accessible Parking

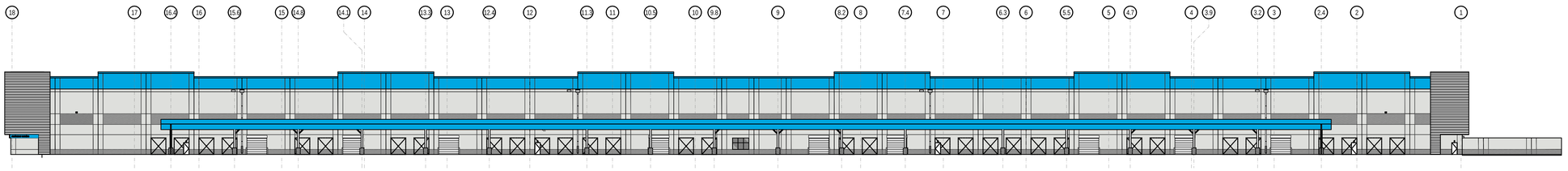
Sheet Number
A1.32

EXTERIOR FINISH LEGEND

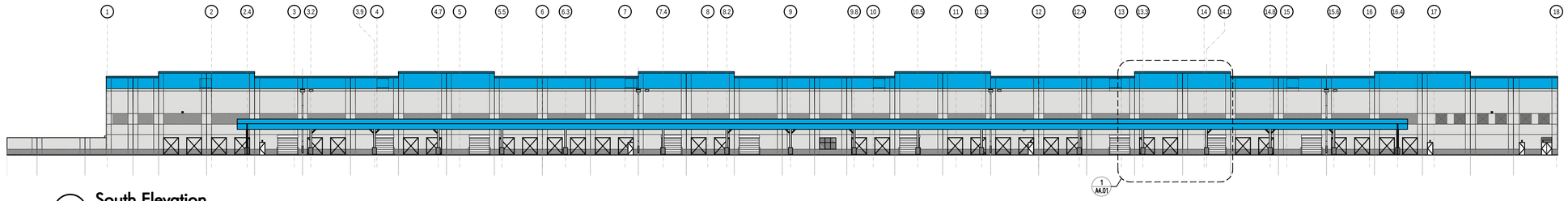
PT-1 SHERWIN WILLIAMS SW 7063 NEBULOUS WHITE	PT-2 SHERWIN WILLIAMS SW 7066 GRAY MATTERS
PT-3 PANTONE 2995 C	ANODIZED ALUMINUM STOREFRONT SYSTEM
PT-4 MNFR. STANDARD "BRIGHT WHITE"	PT-5 OSHA CAUTION YELLOW/BLACK DIAGONAL STRIPES
MP-1 ATAS RIGID WALL OR RIGID WALL II COLOR: TITANIUM (35)	MP-2 ATAS VERSA SEAM – 8" REVEAL SPACING. CUSTOM COLOR TO MATCH PT-3; TEXTURE SMOOTH
PT-9 SAFETY YELLOW	SPLITFACE BLOCK PATTERN ON TILT WALL. COLOR TO MATCH TILT WALL.

KEY NOTES

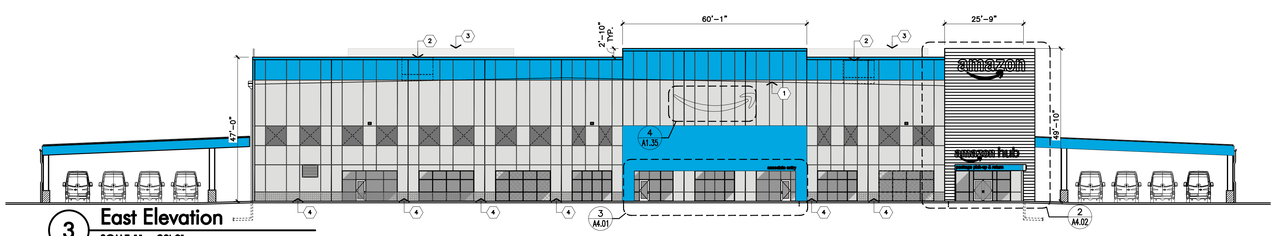
1. ROOF LINE BEYOND
2. ROOF TOP UNIT BEYOND
3. CONCRETE PANEL BEYOND
4. SPLITFACE BLOCK PATTERN ON TILT WALL. MANUF: FITZGERALD FORMLINERS; PATTERN NUMBER: 16977LPLP STACKED SPLITFACE BLOCK, OR EQUAL.



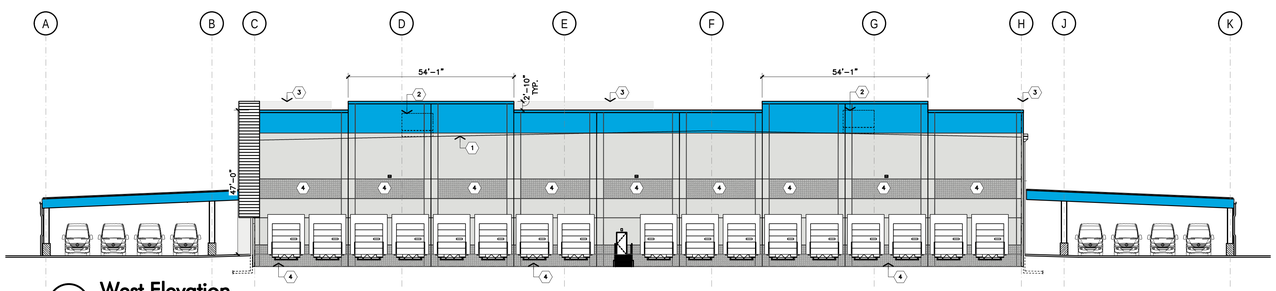
5 North Elevation
SCALE 1" = 30'-0"



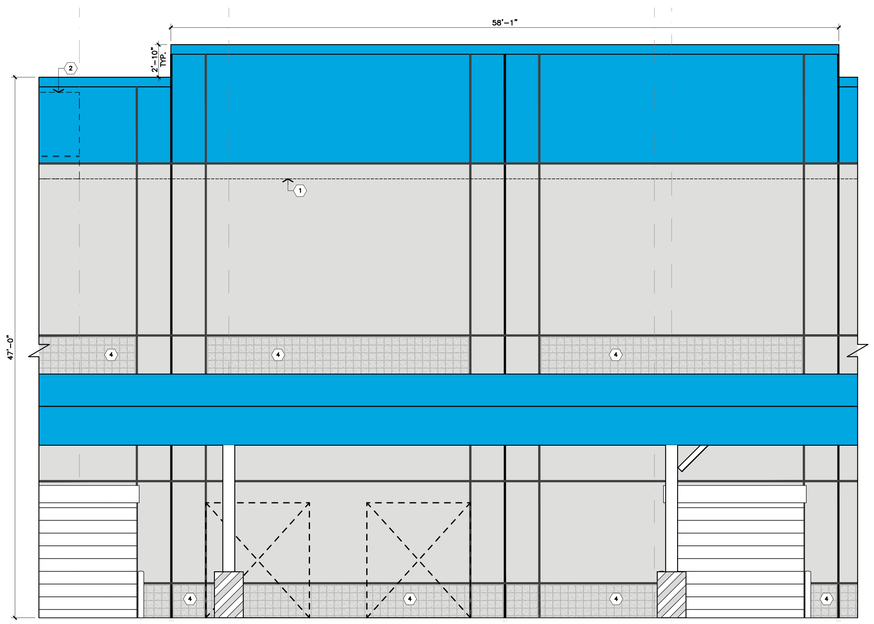
4 South Elevation
SCALE 1" = 30'-0"



3 East Elevation
SCALE 1" = 20'-0"



2 West Elevation
SCALE 1" = 20'-0"



1 South Elevation
SCALE 3/16" = 1'-0"

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Project Address
Delivery Station DDF9- Rockwall

Issue Date 02/10/21

Revisions

Date	Description	By

DELIVERY STATION: DDF9
ROCKWALL, TX 77573

mrb
MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.4819

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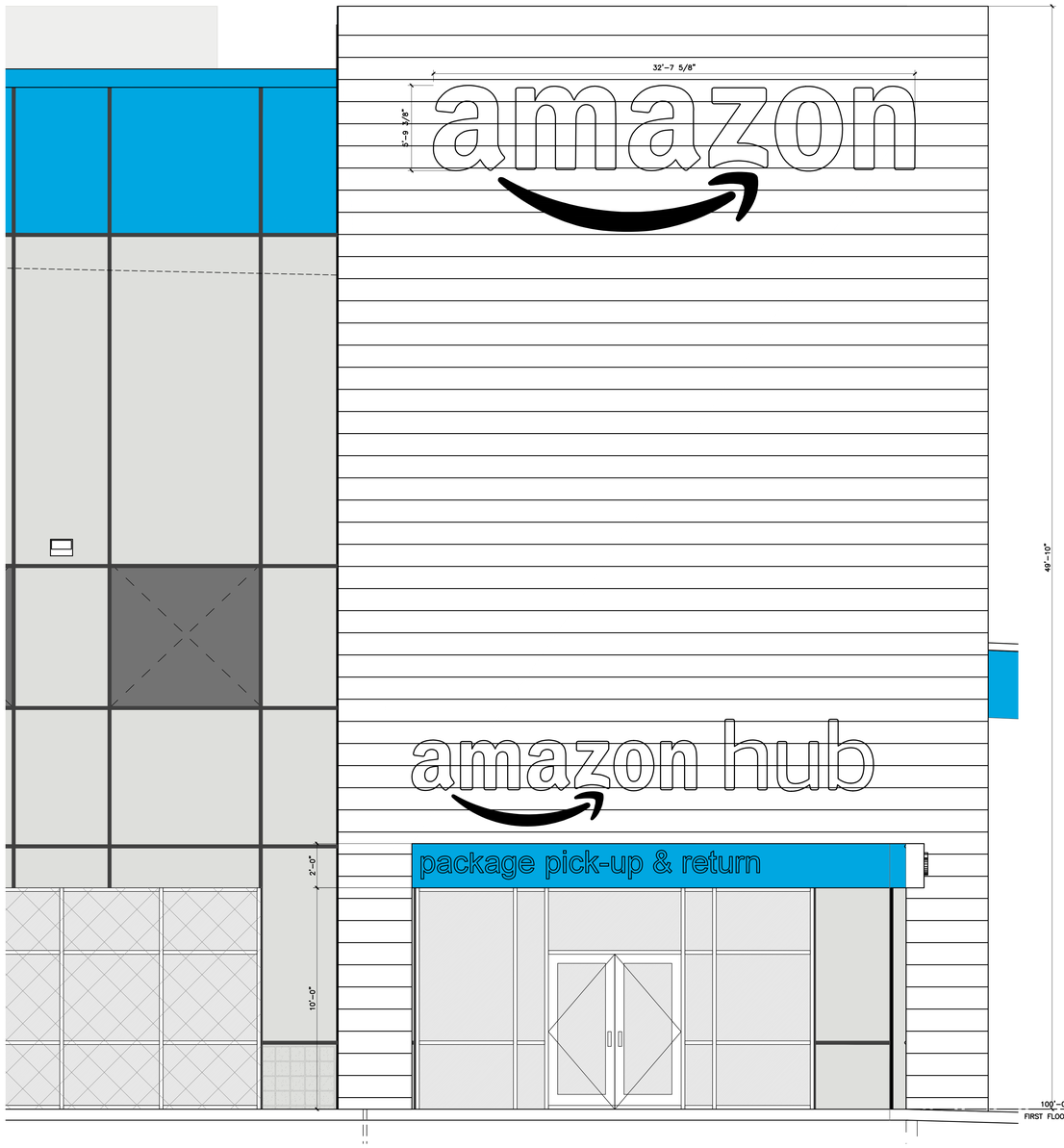
Job Number 200162
Drawn By NG
App'd By SV
Sheet Title Exterior Elevations
Sheet Number A4.01

EXTERIOR FINISH LEGEND

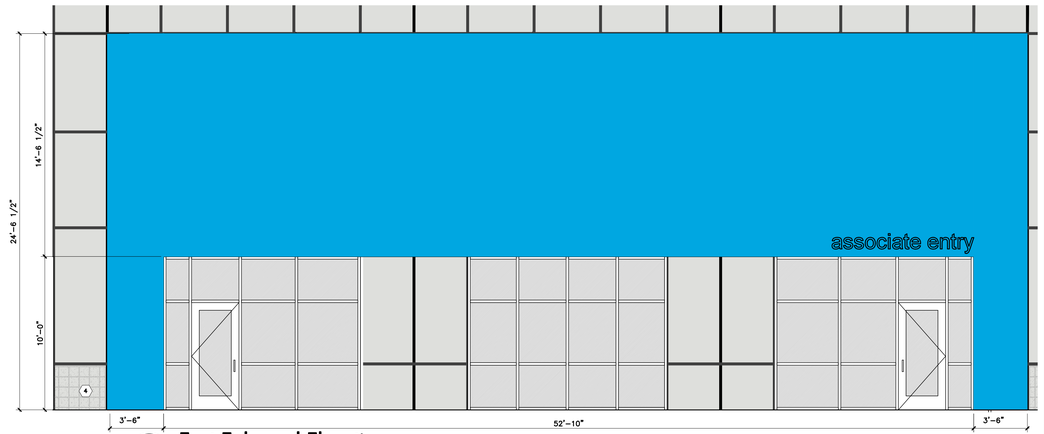
- PT-1 SHERWIN WILLIAMS SW 7063 NEBULOUS WHITE
- PT-2 SHERWIN WILLIAMS SW 7066 GRAY MATTERS
- PT-3 PANTONE 2995 C
- ANODIZED ALUMINUM STOREFRONT SYSTEM
- PT-4 MNFR. STANDARD "BRIGHT WHITE"
- PT-5 OSHA CAUTION YELLOW/BLACK DIAGONAL STRIPES
- MP-1 ATAS RIGID WALL OR RIGID WALL II COLOR: TITANIUM (35)
- MP-2 ATAS VERSA SEAM – 8" REVEAL SPACING, CUSTOM COLOR TO MATCH PT-3; TEXTURE SMOOTH
- PT-9 SAFETY YELLOW
- SPLITFACE BLOCK PATTERN ON TILT WALL. COLOR TO MATCH TILT WALL.

KEY NOTES

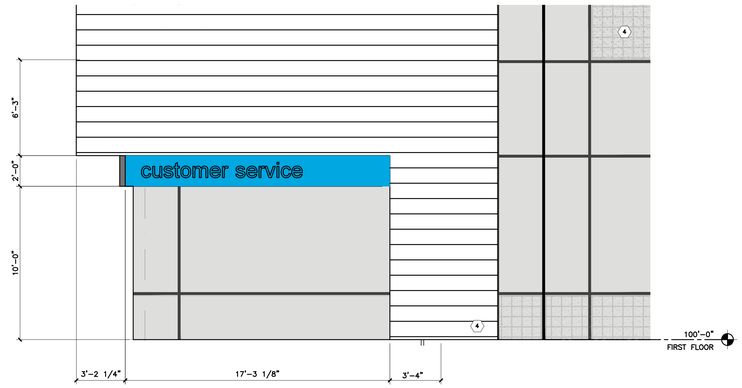
1. ROOF LINE BEYOND
2. ROOF TOP UNIT BEYOND
3. CONCRETE PANEL BEYOND
4. SPLITFACE BLOCK PATTERN ON TILT WALL. MANUF: FITZGERALD FORMLINERS; PATTERN NUMBER: 16977LPLP STACKED SPLITFACE BLOCK, OR EQUAL.



2 East Enlarged Elevation
SCALE 3/8" = 1'-0"



3 East Enlarged Elevation
SCALE 1/4" = 1'-0"



1 North Enlarged Elevation
SCALE 1/4" = 1'-0"

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Project Address

Delivery Station
DDF9- Rockwall

Issue Date 02/10/21

Revisions

	Date	Description	By
1			
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6			
7			

DELIVERY STATION: DDF9
ROCKWALL, TX 77573

MICHAEL R. BLACK, AIA
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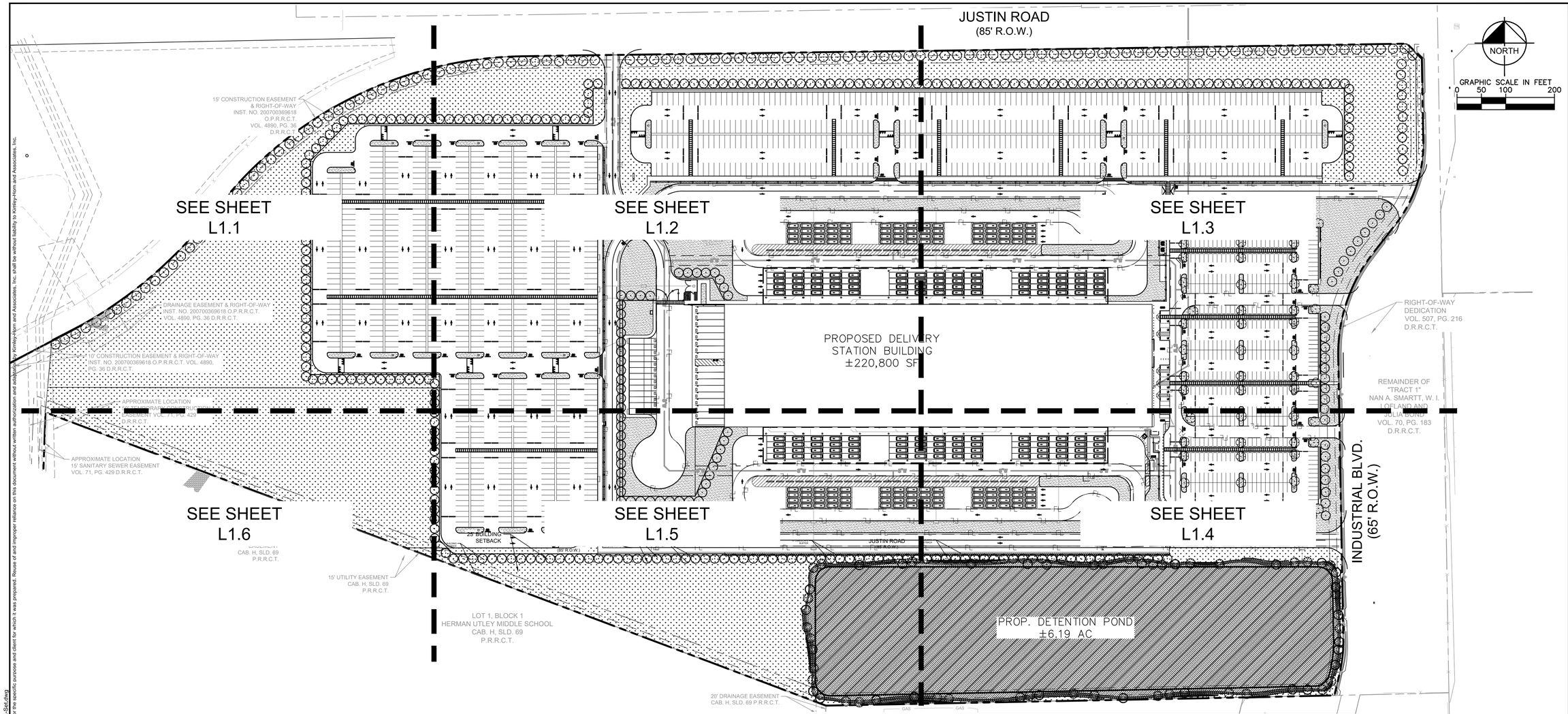
Job Number 200162
Drawn By NG
Appv'd By SV

Sheet Title
Enlarged Elevations and Canopy Sections

Sheet Number
A4.01



CITY OF ROCKWALL - LANDSCAPE REQUIREMENTS		REQUIRED	PROVIDED
MINIMUM SQUARE FOOTAGE REQUIREMENTS FOR LANDSCAPING SHALL BE PROVIDED AND MAINTAINED IN THE ZONING DISTRICTS.			
2,938,634 SF x 15% =	440,796 SF	440,796 SF	943,827 SF
A MINIMUM 10' WIDE LANDSCAPE BUFFER STRIP MUST BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PORTION OF THE PERIMETER OF ANY COMMERCIAL OR INDUSTRIAL LOT THAT ABUTS, WITHOUT AN ALL OR DRIVE SEPARATION, OR IS DIRECTLY ACROSS A PUBLIC STREET FROM A RESIDENTIAL ZONING DISTRICT.		YES	YES
ONE ACCENT TREE AND ONE CANOPY TREE PER 50 LF ARE REQUIRED TO BE LOCATED WITHIN THE TEN FOOT LANDSCAPE BUFFER ALONG JUSTIN ROAD AND INDUSTRIAL BLVD.			
JUSTIN ROAD:	2,990 FT / 50 = 60 TREES	60 ACCENT TREES 60 CANOPY TREES 120 TOTAL TREES	60 ACCENT TREES 60 CANOPY TREES 120 TOTAL TREES
INDUSTRIAL BOULEVARD:	1,186 FT / 50 = 24 TREES	24 ACCENT TREES 24 CANOPY TREES 48 TOTAL TREES	24 ACCENT TREES 24 CANOPY TREES 48 TOTAL TREES
ANY PARKING LOT WITH MORE THAN TWO ROWS OF SPACES SHALL HAVE A MINIMUM OF 5% OR 300 SF IN THE INTERIOR OF THE PARKING LOT IN LANDSCAPING. SUCH LANDSCAPING SHALL BE COUNTED TOWARD THE TOTAL LANDSCAPING.			
155,185 SF PARKING AREA x 5% =	7,760 SF	7,760 SF	8,350 SF
ONE LARGE CANOPY TREE MUST BE PROVIDED AT ONE PER 10 PARKING STALLS.			
480 PARKING STALLS /10 =	48 TREES	48 TREES	48 TREES
NO REQUIRED PARKING SPACE MAY BE LOCATED MORE THAN 80' FROM THE TRUNK OF A LARGE CANOPY TREE.		YES	YES
ALL TREES MUST BE INTERNAL TO PARKING LOT.		YES	YES
NO TREE SHALL BE PLANTED CLOSER THAN 2 1/2 ' TO THE PAVEMENT.		YES	YES

CITY OF ROCKWALL - LANDSCAPE REQUIREMENTS		REQUIRED	PROVIDED
ALTERNATE DETENTION POND SCREENING - NATIVE SCREENING GRASSES AND SHRUBS SHALL BE PLANTED ALONG THE OUTSIDE OF THE DETENTION POND. THE DETENTION BASINS SHALL BE LANDSCAPED IN A NATURAL MANNER USING GROUNDCOVER, GRASSES, SHRUBS, BERMS, AND ACCENT AND CANOPY TREES.			
	269,377 SF / 1,500 SF = 180 SHRUBS	180 SHRUBS	1,178 SHRUBS
TRUCK DOCK SCREENING - A WING WALL SHALL BE EXTENDED FOR THE TRUCK DOCK PARKING ADJACENT TO THE BUILDING. THE WALL SHALL BE A MINIMUM 6 FT TALL MASONRY WALL WITH CANOPY TREES PLACED 20 FT ON CENTER.			
	895 LF OF WALL / 20 = 45 TREES	45 TREES	50 TREES
OUTDOOR STORAGE SCREENING - ALL OUTSIDE STORAGE AREAS ARE REQUIRED TO BE SCREENED FROM PUBLIC RIGHT-OF-WAY AND RESIDENTIALLY ZONED PROPERTY WITH A 6 FT MASONRY SCREENING WALL WITH CANOPY TREES PLANTED ON 20 FT CENTERS.			
	4,008 LF OF WALL / 20 = 201 TREES	201 TREES	205 TREES
MITIGATION - 248.5 INCHES TOTAL REQUIRED. (SEE TP 3.00 FOR MITIGATION CALCULATIONS).			
	63 TREES AT 4" CAL. = 252 INCHES OF MITIGATION PROVIDED ON SITE	248.5 INCHES	252 INCHES

SITE INFORMATION			
LOT 1			
PAVEMENT	1,358,772 SF	31.193 ACRES	(46.828%)
BUILDING COVERAGE	220,800 SF	5.069 ACRES	(7.610%)
LANDSCAPE AND OPEN SPACE	1,322,048 SF	30.350 ACRES	(45.562%)
TOTAL	3,093,718 SF	71.022 ACRES	

PARKING SUMMARY (PER CITY OF ROCKWALL REQUIREMENTS)			
REQUIRED PER ZONING		**PROVIDED**	
1 PER 1000 SQ. FT	221 SPACES	PROPOSED	480 SPACES
ACCESSIBLE SPOTS REQ.		**ACCESSIBLE SPOTS PROV.**	
TOTAL (INCLUDES 2 VAN SPOTS)	9 SPACES	TOTAL (INCLUDES 2 VAN SPOTS)	9 SPACES

DEVELOPMENT INFORMATION	
ZONING - LI, LIGHT INDUSTRIAL DISTRICT	
BUILDING AREA 1 (HT=44.5')	
STORY	AREA (GSF)
LL	220,822
FLOOR AREA RATIO (FAR)	0.07
FOUNDATION TYPE	SLAB ON GRADE

NOTE: AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS AND MEET THE REQUIREMENTS OF THE UDC. OVER SPRAY ON STREETS AND WALKS IN PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.

NOTE: NO TREES TO BE PLANTED WITHIN 5' OF ANY UTILITIES

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

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SITE PLAN
DDF9 ROCKWALL

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT:
E-MAIL:

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-920-6322
CONTACT: SHANNON MUNDY, PLA.

No.	REVISIONS	DATE	BY

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L.A. No. 3543 Date FEB 2021

KHA PROJECT 068910600
DATE 2/10/2021
SCALE AS SHOWN
DESIGNED BY AMC
DRAWN BY AMC
CHECKED BY SEM

OVERALL LANDSCAPE PLAN

JUSTIN ROAD DISTRIBUTION CENTER

ROCKWALL TEXAS

SHEET NUMBER
L1.0

Plotted By:Chaparro, Angelica Sheet Set:Kha Layout:L1.0 February 10, 2021 02:05:39pm K:\HOU_Civil\069284835-DDF9 Rockwall\CAD\PlanSheets\L-Set.dwg
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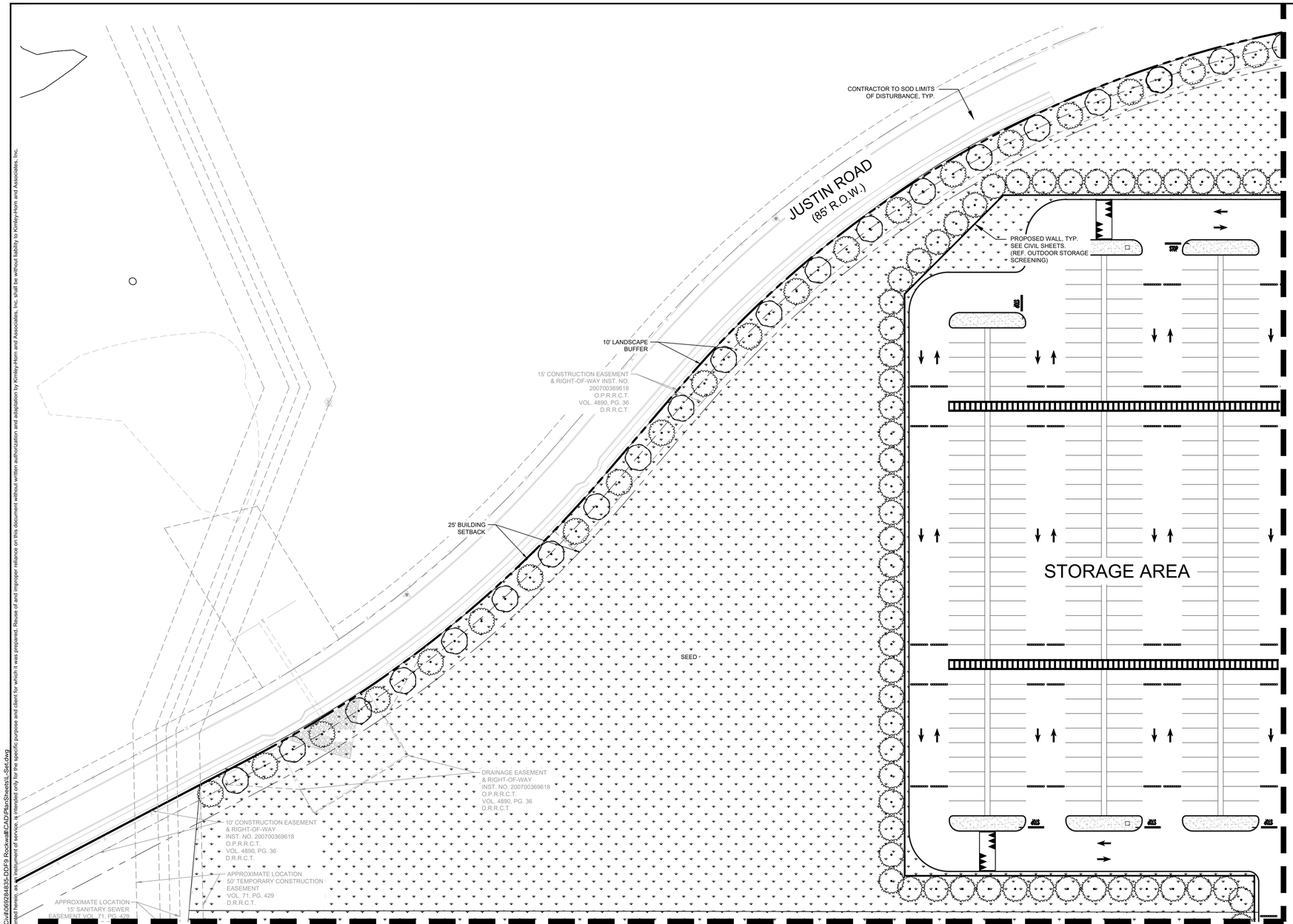

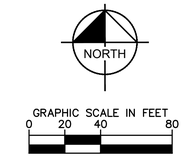

PLANT LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	Ay	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE
	Ce	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK
	Id2	ILEX DECIDUA	POSSUMHAW
	Qb	QUERCUS BUCKLEYI	TEXAS RED OAK
	Qv	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	Td	TAXODIUM DISTICHUM	BALD CYPRESS

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	Id	ILEX CORNUTA `DWARF BURFORD`	DWARF BURFORD HOLLY
	In2	ILEX VOMITORIA `NANA`	DWARF YAUPON HOLLY
	Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS
	Ro	ROSMARINUS OFFICINALIS	ROSEMARY

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	Lm	LIRIOPE MUSCARI	LILYTURF
	NS	NATIVE AMERICAN SEED	DAM SLOPE MIX
	SEED	CYNODON DACTYLON	BERMUDA GRASS
	SOD	CYNODON DACTYLON	BERMUDA GRASS

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ENLARGED LANDSCAPE PLAN (1 OF 6)

JUSTIN ROAD DISTRIBUTION CENTER

ROCKWALL TEXAS

SHEET NUMBER
L1.1

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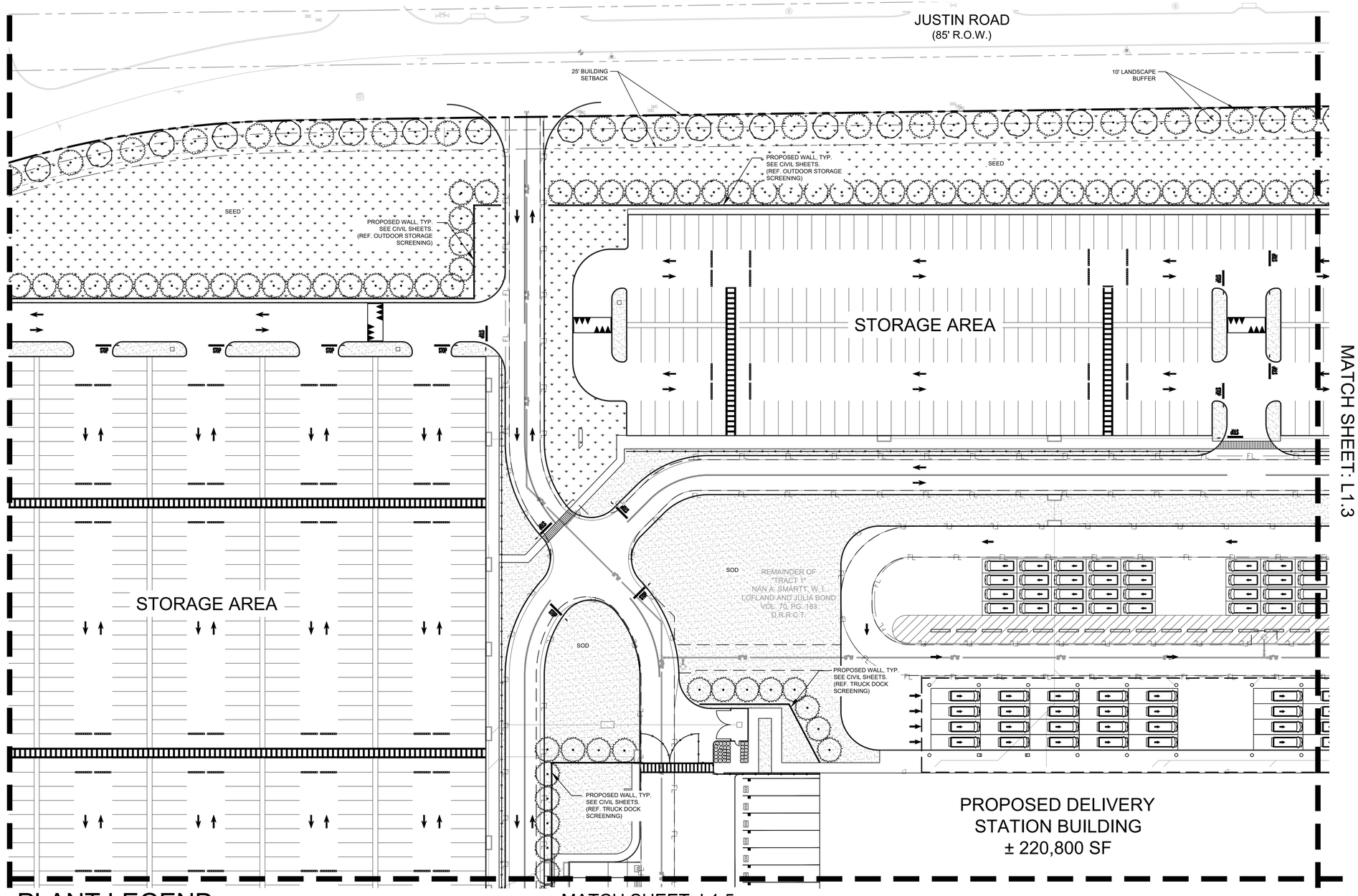

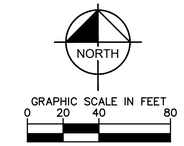

PLANT LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	Ay	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE
	Ce	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK
	Id2	ILEX DECIDUA	POSSUMHAW
	Qb	QUERCUS BUCKLEYI	TEXAS RED OAK
	Qv	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	Td	TAXODIUM DISTICHUM	BALD CYPRESS

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	Id	ILEX CORNUTA `DWARF BURFORD`	DWARF BURFORD HOLLY
	In2	ILEX VOMITORIA `NANA`	DWARF YAUPON HOLLY
	Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS
	Ro	ROSMARINUS OFFICINALIS	ROSEMARY

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	Lm	LIRIOPE MUSCARI	LILYTURF
	NS	NATIVE AMERICAN SEED	DAM SLOPE MIX
	SEED	CYNODON DACTYLON	BERMUDA GRASS
	SOD	CYNODON DACTYLON	BERMUDA GRASS

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DATE 2/10/2021
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CHECKED BY SEM

ENLARGED LANDSCAPE PLAN (2 OF 6)

JUSTIN ROAD DISTRIBUTION CENTER
ROCKWALL TEXAS

SHEET NUMBER
L1.2

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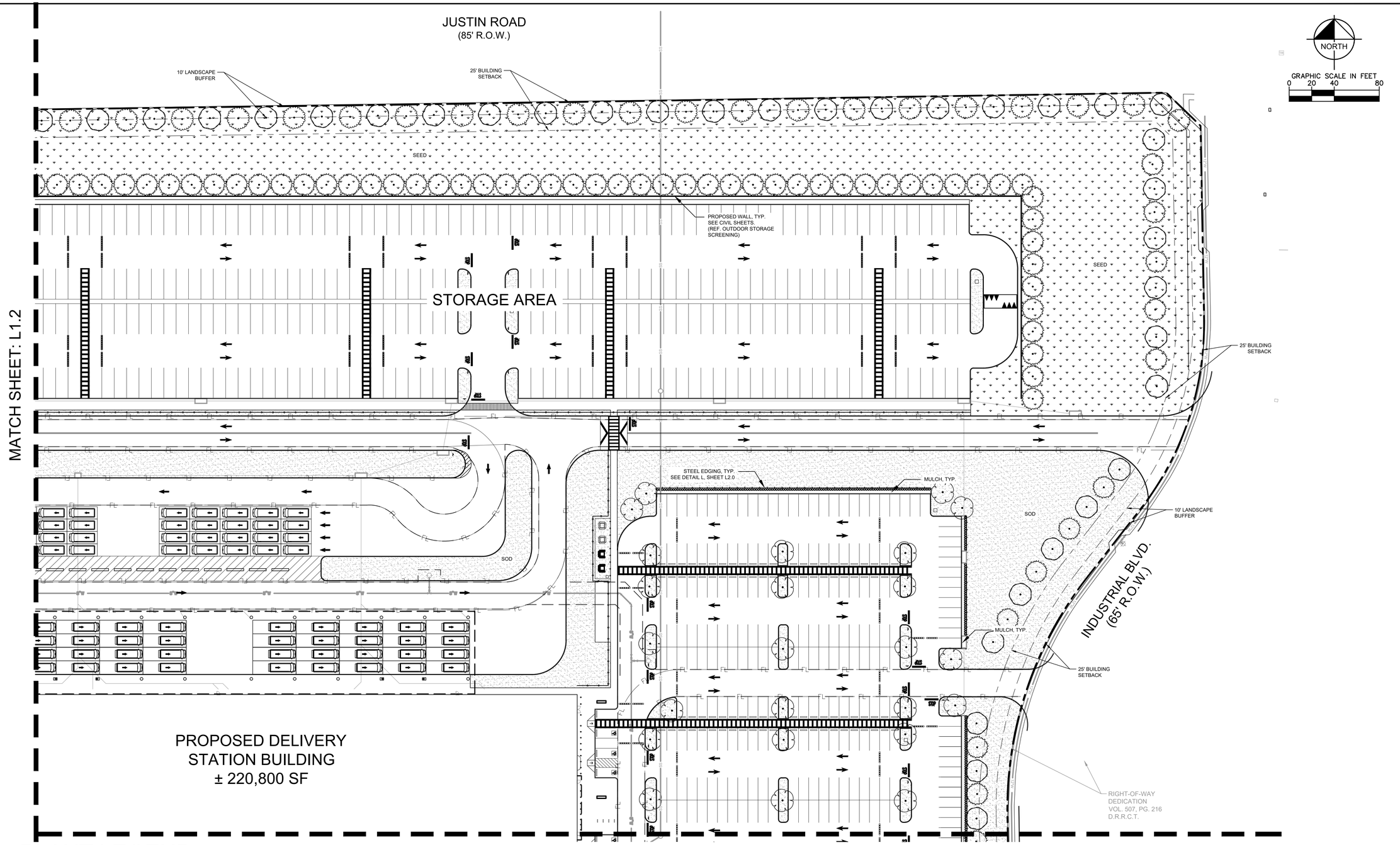

MATCH SHEET: L1.4

PLANT LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	Ay	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE
	Ce	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK
	Id2	ILEX DECIDUA	POSSUMHAW
	Qb	QUERCUS BUCKLEYI	TEXAS RED OAK
	Qv	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	Td	TAXODIUM DISTICHUM	BALD CYPRESS

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	Id	ILEX CORNUTA `DWARF BURFORD`	DWARF BURFORD HOLLY
	In2	ILEX VOMITORIA `NANA`	DWARF YAUPON HOLLY
	Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS
	Ro	ROSMARINUS OFFICINALIS	ROSEMARY

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	Lm	LIRIOPE MUSCARI	LILYTURF
	NS	NATIVE AMERICAN SEED	DAM SLOPE MIX
	SEED	CYNODON DACTYLON	BERMUDA GRASS
	SOD	CYNODON DACTYLON	BERMUDA GRASS

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DRAWN BY AMC
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ENLARGED LANDSCAPE PLAN (3 OF 6)

JUSTIN ROAD DISTRIBUTION CENTER
ROCKWALL TEXAS

SHEET NUMBER
L1.3

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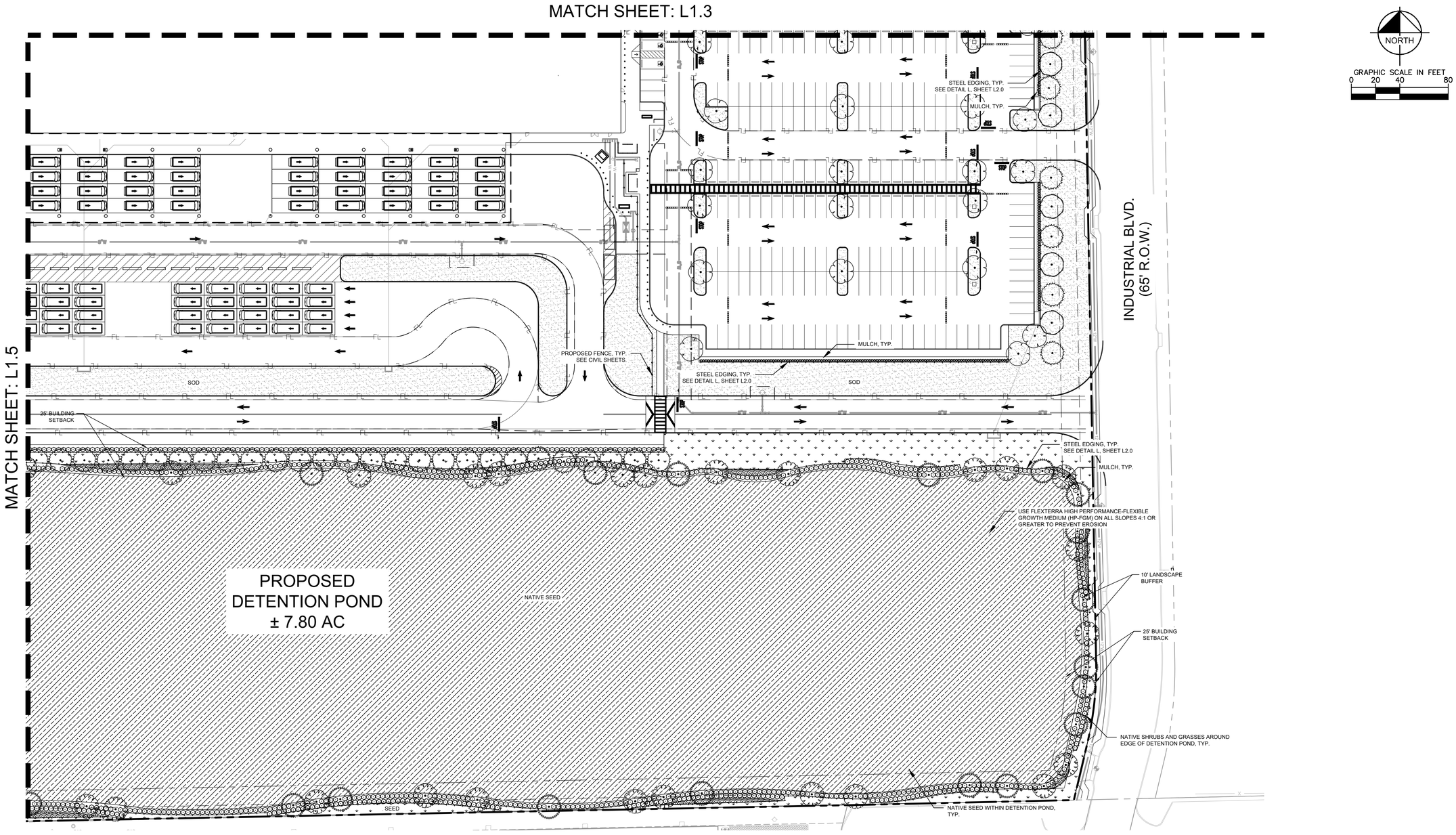

PLANT LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	Ay	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE
	Ce	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK
	Id2	ILEX DECIDUA	POSSUMHAW
	Qb	QUERCUS BUCKLEYI	TEXAS RED OAK
	Qv	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	Td	TAXODIUM DISTICHUM	BALD CYPRESS

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	Id	ILEX CORNUTA `DWARF BURFORD`	DWARF BURFORD HOLLY
	In2	ILEX VOMITORIA `NANA`	DWARF YAUPON HOLLY
	Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS
	Ro	ROSMARINUS OFFICINALIS	ROSEMARY

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	Lm	LIRIOPE MUSCARI	LILYTURF
	NS	NATIVE AMERICAN SEED	DAM SLOPE MIX
	SEED	CYNODON DACTYLON	BERMUDA GRASS
	SOD	CYNODON DACTYLON	BERMUDA GRASS

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L.A. No. 3543 Date FEB 2021

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SCALE AS SHOWN
DESIGNED BY AMC
DRAWN BY AMC
CHECKED BY SEM

ENLARGED LANDSCAPE PLAN (4 OF 6)

JUSTIN ROAD DISTRIBUTION CENTER
ROCKWALL TEXAS

SHEET NUMBER
L1.4

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MATCH SHEET: L1.2

MATCH SHEET: L1.6

MATCH SHEET: L1.4

STORAGE AREA

PROPOSED WALL, TYP.
SEE CIVIL SHEETS.
(REF. TRUCK DOCK SCREENING)

SOD

MULCH, TYP.

PROPOSED WALL, TYP.
SEE CIVIL SHEETS.
(REF. OUTDOOR STORAGE SCREENING)

STEEL EDGING, TYP.
SEE DETAIL L, SHEET L2.0

MULCH, TYP.

10' LANDSCAPE BUFFER

SEED

PROPOSED
DETENTION POND
± 7.80 AC

NATIVE SEED

LOT 1, BLOCK 1
HERMAN UTLEY MIDDLE SCHOOL
CAB. H, SLD. 69
P.R.R.C.T.

25' BUILDING SETBACK

USE FLEXTERRA HIGH PERFORMANCE-FLEXIBLE GROWTH MEDIUM (HP-FGM) ON ALL SLOPES 4:1 OR GREATER TO PREVENT EROSION

MULCH, TYP.

STEEL EDGING, TYP.
SEE DETAIL L, SHEET L2.0

20' DRAINAGE

GAS GAS GAS GAS GAS GAS

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

PLANT LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	Ay	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE
	Ce	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK
	Id2	ILEX DECIDUA	POSSUMHAW
	Qb	QUERCUS BUCKLEYI	TEXAS RED OAK
	Qv	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	Td	TAXODIUM DISTICHUM	BALD CYPRESS

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	Id	ILEX CORNUTA `DWARF BURFORD`	DWARF BURFORD HOLLY
	In2	ILEX VOMITORIA `NANA`	DWARF YAUPON HOLLY
	Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS
	Ro	ROSMARINUS OFFICINALIS	ROSEMARY

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	Lm	LIRIOPE MUSCARI	LILYTURF
	NS	NATIVE AMERICAN SEED	DAM SLOPE MIX
	SEED	CYNODON DACTYLON	BERMUDA GRASS
	SOD	CYNODON DACTYLON	BERMUDA GRASS

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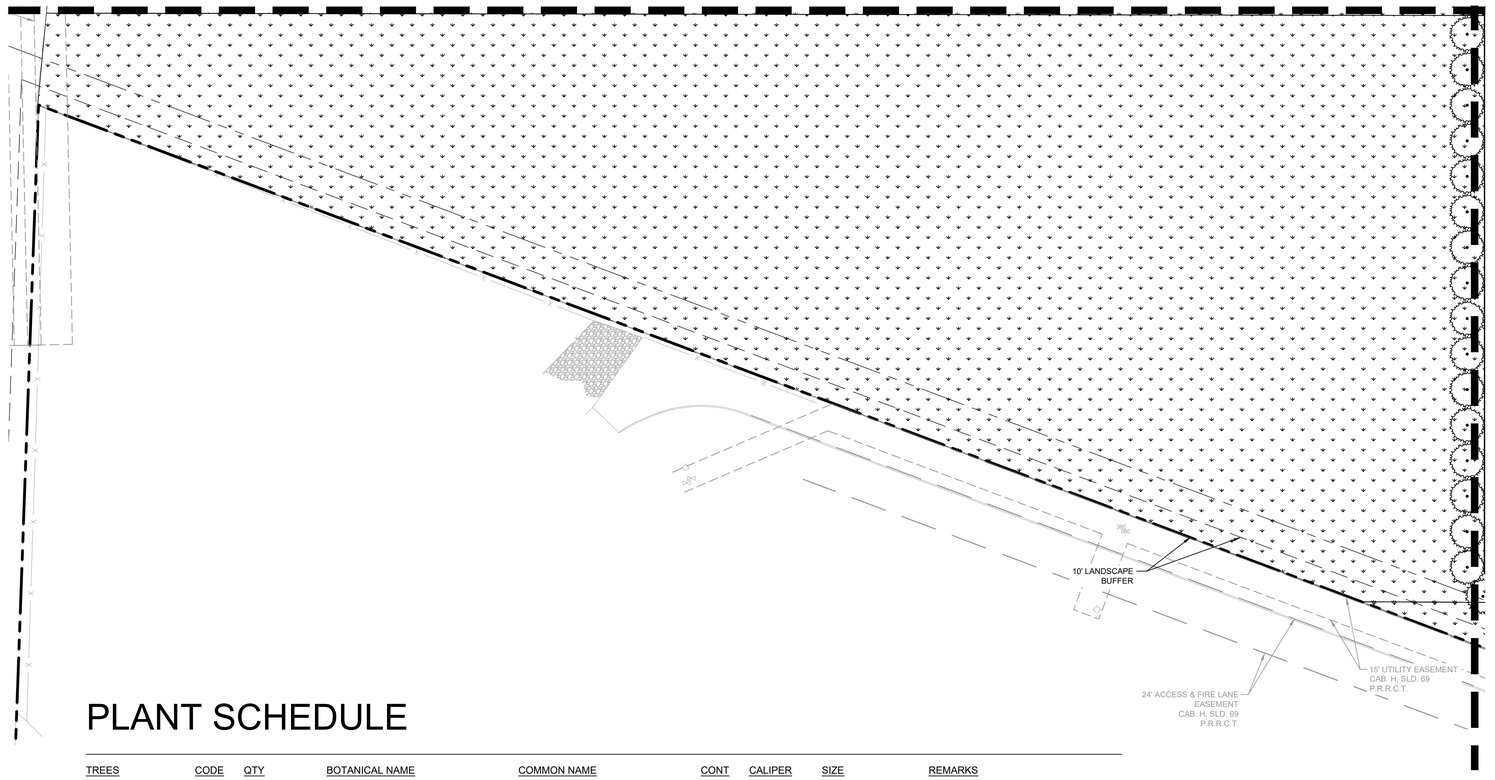
DRAWN BY AMC
CHECKED BY SEM

ENLARGED LANDSCAPE PLAN (5 OF 6)

JUSTIN ROAD DISTRIBUTION CENTER

ROCKWALL TEXAS

SHEET NUMBER
L1.5





PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	REMARKS
	Ay	48	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE	B & B	4" CAL.	8`-10` H X 4`-5` W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
	Ce	60	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	B & B	3" CAL	6`-8` HT. X 4`-5`W	MULTI-STEM, 3 STEMS MINIMUM, FULL AND MATCHING
	Id2	26	ILEX DECIDUA	POSSUMHAW	B & B	4" CAL.	6`-8` HT. X 4`-5`W	
	Qb	81	QUERCUS BUCKLEYI	TEXAS RED OAK	B & B	4" CAL.	8`-10` H X 4`-5` W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
	Qv	319	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	B & B	4" CAL.	10`-12` H X 6`-8` W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
	Td	34	TAXODIUM DISTICHUM	BALD CYPRESS	B & B	4" CAL.	8`-10` H X 4`-5` W	

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	REMARKS
	Id	36	ILEX CORNUTA `DWARF BURFORD`	DWARF BURFORD HOLLY	5 GAL	36" O.C.	24" H X 24" W	FULL AND MATCHING
	In2	475	ILEX VOMITORIA `NANA`	DWARF YAUPON HOLLY	5 GAL	24" O.C.	18" H X 18" W	FULL AND MATCHING.
	Mc	323	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL	24" O.C.	18" H X 18" W	FULL AND MATCHING
	Ro	850	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL	36" O.C.	24" H X 24" W	FULL AND MATCHING

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	REMARKS
	Lm	187,9.7 SF	LIRIOPE MUSCARI	LILYTURF	1 GAL	8" H X 8" W	12" O.C.	TRIANGULAR SPACING, FULL AND MATCHING
	NS	28,664,1.4 SF	NATIVE AMERICAN SEED	DAM SLOPE MIX	SEED			HYDROSEED 20 LB PER ACRE; USE FLEXTERRA HIGH PERFORMANCE-FLEXIBLE GROWTH MEDIUM (HP-FGM) ON ALL SLOPES 4:1 OR GREATER TO PREVENT EROSION
	SEED	75,245,3.9 SF	CYNODON DACTYLON	BERMUDA GRASS	SEED			HYDROSEED 1 LB PER 1,000 SF; USE FLEXTERRA HIGH PERFORMANCE-FLEXIBLE GROWTH MEDIUM (HP-FGM) ON ALL SLOPES 4:1 OR GREATER TO PREVENT EROSION
	SOD	24,380,1.7 SF	CYNODON DACTYLON	BERMUDA GRASS	SOD			SOLID SOD ROLLED TIGHT WITH SAND FILLED JOINTS. 100% WEED, DISEASE, AND PEST FREE.

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

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

No.	REVISIONS	DATE	BY

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P.L.A. SHANNON E. MUNDY
L.A. No. 3543 Date FEB 2021

KHA PROJECT	068910600
DATE	2/10/2021
SCALE	AS SHOWN
DESIGNED BY	AMC
DRAWN BY	AMC
CHECKED BY	SEM

ENLARGED LANDSCAPE PLAN (6 0F 6)

JUSTIN ROAD DISTRIBUTION CENTER
ROCKWALL TEXAS

SHEET NUMBER
L1.6

Plotted By:Chaparro, Angelica Sheet Set:Kha Layout:L1.6 February 10, 2021 02:09:47pm K:\HOU_Civil\068928485-DD\9 Rockwall\CAD\PlanSheets\L-Set.dwg
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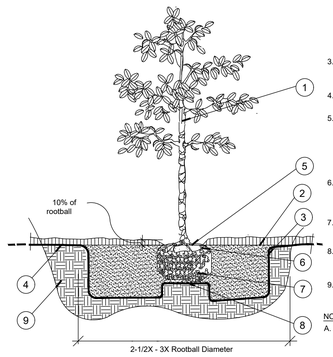


1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 2.5X-3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE (SEE GRADING PLAN).
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.
9. BACKFILL MATERIAL PER SPECIFICATIONS.

NOTES:

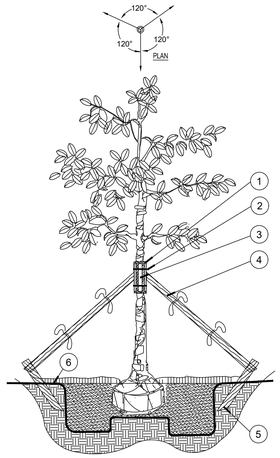
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

A Tree Planting
SECTION — N.T.S.



1. FIVE (5) LAYERS OF BURLAP TO PROTECT TRUNK
2. TWO STEEL BANDS TO SECURE BATTENS
3. FIVE 2 X 4 X 18"L WOOD BATTENS
4. THREE (3) 2" X 8' LODGE POLES. DRILL, USING GALVANIZED SCREWS, TO BATTENS AND 2" X 4" STAKES. NO SCREWS SHALL PENETRATE TREE. FLAG AT MIDPOINT AND AT BASE.
5. 2" x 4" x 3' (MIN), P.T. WOOD STAKES BURIED 3" BELOW FINISHED GRADE.
6. FINISHED GRADE (SEE GRADING PLAN)

NOTES:

A. ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

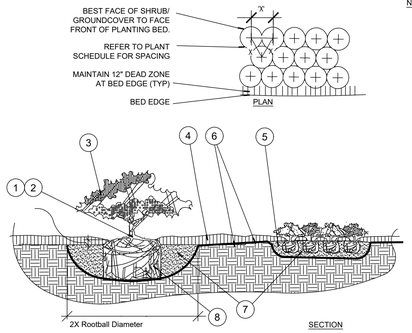
C. ALTERNATE TREE ANCHORING SYSTEMS MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

PRE-APPROVED SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

D. RUBBER HOSE/WIRE SYSTEMS ARE NOT ALLOWED.

* REFER TO DETAILS B AND D FOR PLANTING

B Large Tree Staking - 100 Gal + or B&B 4" +
SECTION — N.T.S.

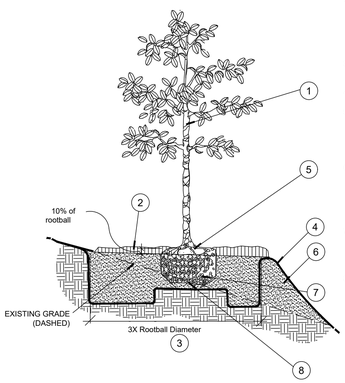


NOTES:

1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED - DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS' ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. 12" DEPTH PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

C Shrub / Groundcover Planting
PLAN / SECTION — N.T.S.



1. TREES, PALMS, AND LARGE SHRUBS (15 GAL OR GREATER) SHALL BE PLANTED IN SIMILAR MANNER
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE (SEE GRADING PLAN).
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. BERM SOIL SO THAT TOP OF BERM IS JUST BELOW THE TOP 10% OF THE TOP OF THE ROOTBALL. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE. SLOPE SHALL NOT EXCEED 3:1 SLOPE.
7. B & B OR CONTAINER REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL (SEE SPECIFICATIONS FOR OTHER ROOT BALL REQUIREMENTS)
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

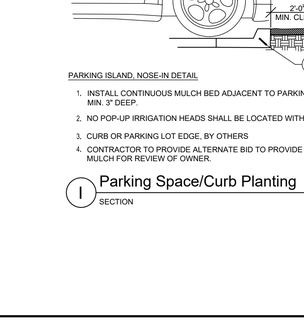
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

D Planting on a Slope
PLAN / SECTION — N.T.S.



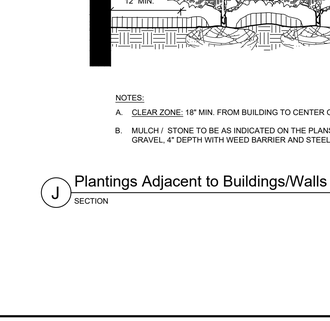
1. FINISHED GRADE (SEE GRADING PLAN).
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE. ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

NOTE:

A. IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

* REFER TO DETAILS B AND D FOR PLANTING

E Staking - up to 65 gal. or B&B to 3-1/2" Cal.
SECTION — N.T.S.



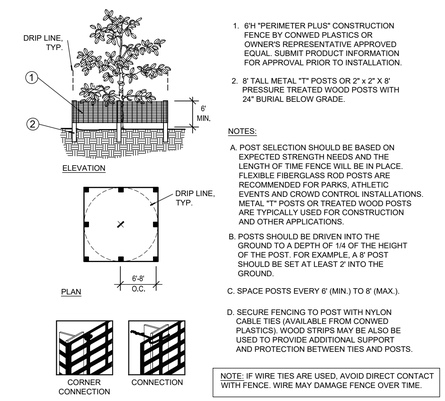
1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER
4. SOIL MIX COMBINED WITH 30% (MIN.) EXPANDED SHALE.
5. SLOPE BOTTOM TO DRAIN
6. ±18"Ø AUGURED HOLE PENETRATE THROUGH OCCLUDING LAYER A DEPTH OF 7' TO ASSURE PROPER PERCOLATION. INSTALL 4" PVC PIPE WITH VENTED CAP.
7. BACKFILL WITH 1/2" - 3/4" GRAVEL.

NOTES:

A. FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

B. REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.

F Poor Drainage Condition
PLAN / SECTION — N.T.S.



1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

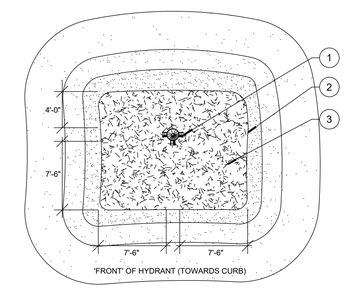
B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

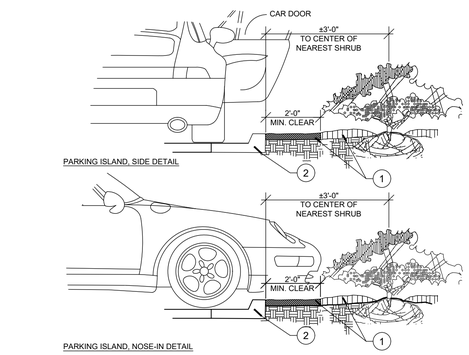
NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

G Tree/Shrub Protector
SECTION — N.T.S.



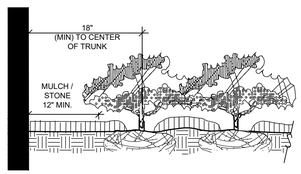
1. FIRE HYDRANT
2. NO PLANT MATERIAL SHALL BE PLACED WITHIN SHOWN LIMITS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. PROVIDE A MULCH, 3" DEPTH MIN., SURROUNDING AREA INDICATED.

H Fire Hydrant Clear Zone
PLAN — N.T.S.



1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP.
2. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE
3. CURB OR PARKING LOT EDGE, BY OTHERS
4. CONTRACTOR TO PROVIDE ALTERNATE BID TO PROVIDE DECOMPOSED GRANITE BED IN LIEU OF MULCH FOR REVIEW OF OWNER.

I Parking Space/Curb Planting
SECTION — N.T.S.

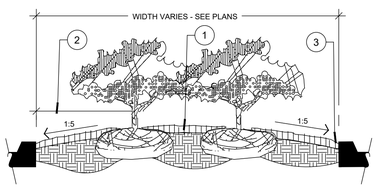


NOTES:

A. CLEAR ZONE: 18" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.

B. MULCH / STONE TO BE AS INDICATED ON THE PLANS. STONE TO BE PEA GRAVEL, 4" DEPTH WITH WEED BARRIER AND STEEL EDGING.

J Plantings Adjacent to Buildings/Walls
SECTION — N.T.S.

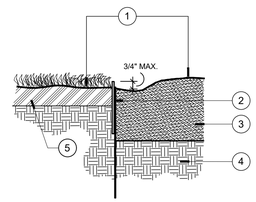


PLANTER ISLAND NOTES:

1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS. SEE DETAIL 'I' FOR PLANTER MEDIANS ADJACENT TO PARKING SPACES.
3. 1" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

- WHEN LIME STABILIZED SOIL IS ENCOUNTERED, EXCAVATE CONTINUOUS 36" DEEP (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
- PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).
- ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

K Planted Parking Lot Islands / Medians
SECTION — N.T.S.



1. DIFFERENT PLANTING TREATMENTS.
2. METAL EDGING
3. BED SOIL 12" MINIMUM DEPTH. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.
4. NATIVE SOIL
5. 4" TOPSOIL. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.

L Steel Edging
SECTION — N.T.S.

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LANDSCAPE DETAILS

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY)
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA

STAKING/GUYINGFOR ALTERNATE TO DETAILS: SEND PRODUCT DATA, DETAIL CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.

2. PLANT MATERIALS INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC.

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE AMERICAN STANDARD NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.

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

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. ALL PLANTING BED PIT BACKFILL AREAS TO BE PREPARED USING COMPOST, SHARP SCREENED SAND AND EXPANDED SHALE BY SOIL BUILDING SOLUTIONS, LIVING EARTH, OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (12" DEPTH MIN). FINISHED GRADES OF PLANTING BEDS TO BE 1" BELOW FINISHED GRADE OF ADJACENT CONCRETE MOW STRIP OR AS SHOWN ON GRADING PLAN. PLANTING BED PIT SOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 35% COMPOST, 10% EXPANDED SHALE, AND 5% SCREENED SHARP SAND. 98.5% OF THE PLANTING BED PIT SOIL PARTICLES WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. COLOR TO BE A MEDIUM BROWN WITH A WEIGHT OF 1900-2250 LBS. PER CUBIC YARD (DEPENDING ON THE MOISTURE CONTENT).

2. ALL SOD AND SEED AREAS TO BE PREPARED USING COMPOST AND SHARP SCREENED SAND, BY SOIL BUILDING SOLUTIONS, LIVING EARTH, OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (4" DEPTH MIN.). TOPSOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 40% COMPOST, AND 10% SHARP SCREENED SAND. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 6.0-6.5 WITH 25% (MIN) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL. (MIN) CONTAINER.

3. THE CONTRACTOR SHALL REESTABLISH ANY ADDITIONAL DISTURBED AREAS NOT SHOWN ON THE PLANS WITH A FULL COVERING OF SOD OR SEED. THE CONTRACTOR SHALL PROVIDE 4" DEPTH (MIN) PREPARED TOPSOIL IN ALL AREAS TO RECEIVE SEED OR SOD AT NO ADDITIONAL COST.

4. TREE PLANTING PITS SHALL BE BACKFILLED WITH COMPOST BY SOIL BUILDING SOLUTIONS, LIVING EARTH OR APPROVED EQUAL AND NATIVE SOIL. THE TOP 1/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 80% WEED FREE NATIVE SOIL AND 20% COMPOST. THE BOTTOM 2/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 100% WEED FREE NATIVE SOIL.

5. EXISTING SOIL USED IN PLANT BACKFILL AND TOPSOIL PREP SHALL BE REASONABLY FREE OF STONES, LIME, LUMPS OF CLAY, ROOTS AND OTHER FOREIGN MATTER. EXISTING SOIL SHALL HAVE A MINIMUM ORGANIC COMPOSITION OF 25% AND THE ACIDITY SHALL BE BETWEEN 5.0 AND 7.0 pH. CONTRACTOR SHALL SUBMIT A 1 GAL. MINIMUM SAMPLE OF THE EXISTING SOIL TO AN APPROVED TESTING FACILITY TO VERIFY COMPOSITION, ACIDITY AND ORGANIC CONTENT.

5. IF SOIL FAILS TO ACHIEVE THE AFOREMENTIONED pH AND ORGANIC COMPOSITION QUANTITIES, THE CONTRACTOR SHALL TILL AN ADEQUATE AMOUNT OF COMPOST IN TO THE EXISTING SOIL UNTIL IT MEETS THE REQUIREMENTS PRIOR TO COMBINING WITH OTHER SPECIFIED SOIL AMENDMENTS.

6. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE AND AMENDMENTS FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

7. WHERE LIME STABILIZED SOIL IS ENCOUNTERED, LAWN AREAS SHALL BE EXCAVATED TO A DEPTH OF 12", PLANT BEDS SHALL BE EXCAVATED TO A DEPTH OF 24", AND TREE PITS SHALL BE EXCAVATED TO A DEPTH OF 36", AND BACKFILLED WITH CLEAN NATIVE SOIL (E.5) AND APPROVED PLANTING SOIL (E.1-4).

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC., IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

ALL PLANTING BED TO BE TOP DRESSED WITH A MINIMUM OF 3" "RUSTIC CUT HARDWOOD MULCH" BY SOIL BUILDING SOLUTIONS OR LIVING EARTH (OR APPROVED EQUAL) WITH A pH RANGE OF 6.5-8.5 AND SHALL BE FREE OF MAN-MADE FOREIGN MATTER, LUMBER, TREATED MATERIALS, PALLETS, GRASS AND LEAVES. NO PARTICLE SIZE SHOULD EXCEED 3.5" IN LENGTH.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

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

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH AMERICAN STANDARD FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

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

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

J. CONTAINER GROWN STOCK

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

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

3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

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

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

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

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.

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

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

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES SHALL BE SET WITH ROOT BALL CENTERED IN PLANTING PIT WITH ROOT FLARE 2" ABOVE ADJACENT SOIL ELEVATION. SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE TOP OF ROOT BALL SHALL BE EVEN WITH TOP OF PLANTING BED. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL FOR SOILNOC SRT ADVANCED MYCORRHIZAL INOCULUM (OR EQUAL) PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS AND MIX TO ACHIEVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.

17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING/ SEEDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, DEBRIS, HAVE SOIL PREPARED PER SECTION E, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. SOIL PREPARATION: ALL SOIL TO BE PREPARED PER SECTION E.

4. SODDING:

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE / MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

D. CONTRACTOR SHALL REFERENCE PLANTING SCHEDULE FOR SEEDING VARIETY AND RATES.

E. IF SEED INSTALLATION FALLS BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL INSTALL EITHER SOD OR A COLD SEASON VARIETY SEED MIX, SUCH AS WINTER RYE. IF A COOL SEASON VARIETY MIX IS INSTALLED BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL RESEED THE AREA WITH THE ORIGINAL SPECIFIED SEED MIX PER THE PLANS AND SPECIFICATIONS BETWEEN MARCH 15TH AND SEPTEMBER 15TH.

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

2. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

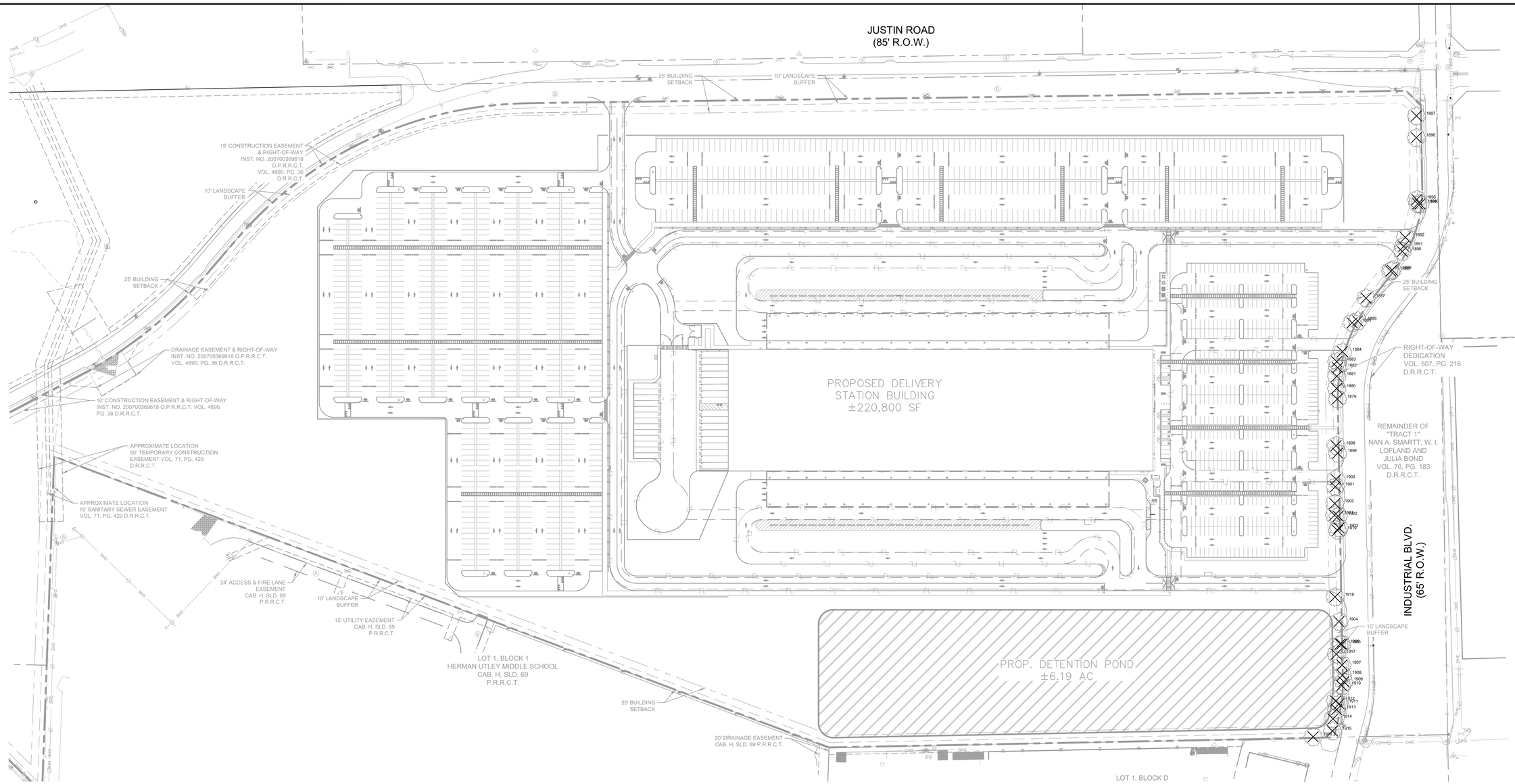
C. CONTRACTOR SHALL REESTABLISH 95% (MIN) COVERAGE FOR ALL DISTURBED AREAS OF VEGETATION WITHIN 60 DAYS OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL PROVIDE SEED AND/OR SOD THAT MATCHES THE ADJACENT LAWN AREA.

Q. CLEANUP

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

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRI



SITE INFORMATION			
LOT 1			
PAVEMENT	1,358,772 SF	31.193 ACRES	(46.828%)
BUILDING COVERAGE	220,800 SF	5.069 ACRES	(7.610%)
LANDSCAPE AND OPEN SPACE	1,322,048 SF	30.350 ACRES	(45.562%)
TOTAL	3,093,718 SF	71.022 ACRES	

LEGEND

XXXX EXISTING TREES TO REMAIN/PROTECT

XXXX EXISTING TREES TO BE REMOVED

DEVELOPMENT INFORMATION	
ZONING - LI, LIGHT INDUSTRIAL DISTRICT	
BUILDING AREA 1 (HT=44.5')	
STORY	AREA (GSF)
LL	220,822
FLOOR AREA RATIO (FAR)	0.07
FOUNDATION TYPE	SLAB ON GRADE

TOTAL LAND AREA	3,093,718 SF/71.022 AC
PROPOSED TOTAL BUILDING AREA	±220,800 SF
PROPOSED TRAILER PARKING	30 SPACES
PROPOSED AUTO PARKING (9'X20')	480 SPACES
REQUIRED AUTO PARKING BY CLIENT	457 SPACES
PROPOSED VAN PARKING (11'X27')	1,118 SPACES
REQUIRED VAN PARKING	1,103 SPACES
PROPOSED ACCESSIBLE PARKING	9 SPACES
REQUIRED ACCESSIBLE PARKING	9 SPACES

Know what's below. Call before you dig.

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

SITE PLAN
DDF9 ROCKWALL

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT:
E-MAIL:

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATIES, INC
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-920-6322
CONTACT: SHANNON MUNDY, P.LA.

No.	REVISIONS	DATE	BY

Kimley»Horn

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TBPE FIRM REGISTRATION F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.I.A. SHANNON E. MUNDY
I.A. No. 3543 Date FEB 2021

KHA PROJECT	068910600
DATE	2/10/2021
SCALE	AS SHOWN
DESIGNED BY	AMC
DRAWN BY	AMC
CHECKED BY	SEM

TREE REMOVAL PLAN

JUSTIN ROAD DISTRIBUTION CENTER
ROCKWALL TEXAS

SHEET NUMBER
TP 1.00

Plotted By:Chaparro, Angelica Sheet Set:Kha Layout:TP 1.00 February 09, 2021 04:04:43pm \\kimley-horn.com\tx_hou\KHOU_Civil\068928483S-DDF9 Rockwall\CAD\PlanSheets\L-Tree Mitigation.dwg
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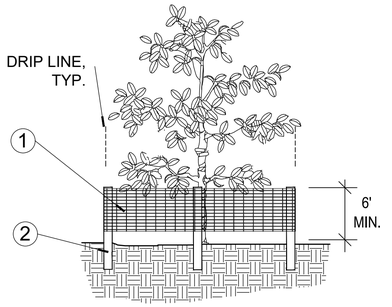
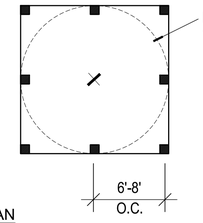
SWC Justin Rd and Industrial - Rockwall, Rockwall County, TX

TAG#	DBH	COMMON NAME	CONDITION	CLASS	STATUS	MITIGATION RATIO	MITIGATION INCHES
1879	5.5	Hercules-club	Healthy	Primary	Remove	1	5.5
1880	5.2	Gum Bumelia	Healthy	Primary	Remove	1	5.2
1881	17.0	Hackberry	Healthy	Secondary	Remove	0.5	8.5
1882	4.7	Hercules-club	Declining	Primary	Remove	0	0
1883	5.2	Hercules-club	Healthy	Primary	Remove	1	5.2
1884	12.8	Eastern Redcedar	Healthy	Secondary	Remove	0.5	6.4
1885	11.0	Hackberry	Healthy	Secondary	Remove	0.5	5.5
1886	13.4	Hackberry	Declining	Secondary	Remove	0	0
1887	11.0	Hackberry	Healthy	Secondary	Remove	0.5	5.5
1888	14.9	Hackberry	Healthy	Secondary	Remove	0.5	7.45
1889	11.3	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.65
1890	5.8	Hercules-club	Healthy	Primary	Remove	1	5.8
1891	12.0	Hackberry	Healthy	Secondary	Remove	0.5	6
1892	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
1893	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
1894	11.2	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.6
1895	5.3	Persimmon	Healthy	Primary	Remove	1	5.3
1896	11.5	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.75
1897	11.5	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.75
1898	11.8	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.9
1899	11.6	Hackberry	Healthy	Secondary	Remove	0.5	5.8
1900	11.3	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.65
1901	15.9	Hackberry	Healthy	Secondary	Remove	0.5	7.95
1902	20.6	Hackberry	Declining	Secondary	Remove	0	0
1903	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
1904	13.8	Eastern Redcedar	Healthy	Secondary	Remove	0.5	6.9
1905	15.5	Hackberry	Healthy	Secondary	Remove	0.5	7.75
1906	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
1907	11.2	Eastern Redcedar	Declining	Secondary	Remove	0	0
1908	12.3	Hackberry	Healthy	Secondary	Remove	0.5	6.15
1909	11.9	Hackberry	Healthy	Secondary	Remove	0.5	5.95
1910	4.6	Hercules-club	Healthy	Primary	Remove	1	4.6
1911	4.3	Persimmon	Healthy	Primary	Remove	1	4.3
1912	4.0	Gum Bumelia	Healthy	Primary	Remove	1	4
1913	4.8	Gum Bumelia	Healthy	Primary	Remove	1	4.8
1914	4.0	Gum Bumelia	Healthy	Primary	Remove	1	4
1915	7.3	Tree of Heaven	Healthy	Primary	Remove	1	7.3
1916	15.0	Hackberry	Declining	Secondary	Remove	0	0
1917	12.1	Hackberry	Healthy	Secondary	Remove	0.5	6.05
1918	11.4	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.7
1919	11.8	Hackberry	Healthy	Secondary	Remove	0.5	5.9
1920	11.4	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.7
1921	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
					TOTAL MITIGATION		**248.5**

	Inches
Primary	111
Secondary	137.5
Featured	0
Unprotected Trees	0
Total Mitigation Inches	**248.5**



ELEVATION



PLAN



CORNER CONNECTION



CONNECTION

1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

A Tree/Shrub Protector

SECTION N.T.S.

SITE PLAN
DDF9 ROCKWALL

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT:
E-MAIL:

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATIES, INC
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-920-6322
CONTACT: SHANNON MUNDY, PLA.

No.	REVISIONS	DATE	BY

Kimley»Horn
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11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
PHONE: 281-920-6322
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. SHANNON E. MUNDY
L.A. No. 3543 Date FEB 2021

KHA PROJECT	068910600
DATE	2/10/2021
SCALE	AS SHOWN
DESIGNED BY	AMC
DRAWN BY	AMC
CHECKED BY	SEM

TREE MITIGATION REFERENCE DATA AND DETAILS

JUSTIN ROAD DISTRIBUTION CENTER
TEXAS
ROCKWALL

SHEET NUMBER
TP 3.00

Plotted By:Chaparro, Angelica Sheet Set:Kha Layout:TP 3.00 February 09, 2021 04:04:44pm \\kimley-horn.com\tx_hou2\HOU_Civil\068928483\5-DDF9 Rockwall\CAD\PlanSheets\L-Tree Mitigation.dwg
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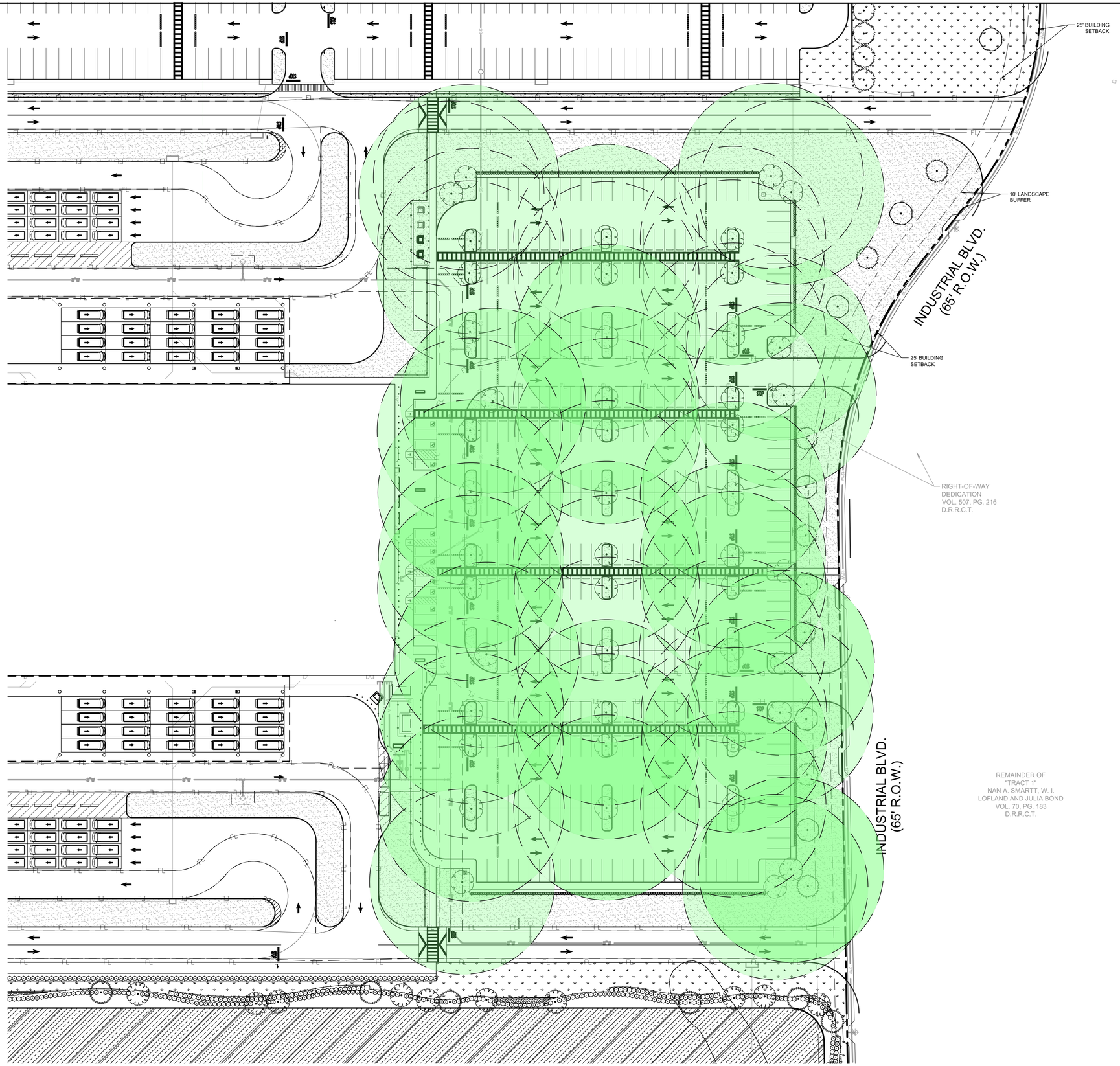

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

80' DIAMETER ON TREE CENTERS

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

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
11700 KATY FREEWAY, SUITE 600, HOUSTON, TX 77079
PHONE: 832-778-6000
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TBPE FIRM REGISTRATION F-928

FOR REVIEW ONLY

KHA PROJECT 068910600
DATE 2/10/2021
SCALE AS SHOWN
DESIGNED BY AMC
DRAWN BY AMC
CHECKED BY SEM

LANDSCAPE PARKING EXHIBIT

JUSTIN ROAD DISTRIBUTION CENTER
ROCKWALL TEXAS

SHEET NUMBER
EX1.0

Plotted By:Chapparro, Angelica Sheet Set:Kha Layout:L1.3 February 09, 2021 09:39:29pm K:\HOU_Civil\068928493\5-DDP\ Rockwall\CAD\PlanSheets\L-Parking Exhibit.dwg
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Schedule												
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution
	A	4	Lithonia Lighting	DSX2 LED P3 40K T5W	DSX2 LED P3 40K T5W MVOLT	LED	1	29142	1	0.9	217	100%	TYPE VS,BUG RATING: B5 - U0 - G4
	D	46	Lithonia Lighting	DSX2 LED P2 40K T5W	DSX2 LED P2 40K T5W MVOLT	LED	1	24808	1	0.9	370	100%	TYPE VS,BUG RATING: B5 - U0 - G4
	E	6	Lithonia Lighting	DSX2 LED P1 40K BLC	DSX2 LED P1 40K BLC MVOLT	LED	1	15538	1	0.9	140	100%	TYPE III, SHORT, BUG RATING: B2 - U0 - G3
	F1	152	Lithonia Lighting	VCPG LED P5 40K TSR MVOLT PM NLTAIR2 PIR DNAXD	VCPG LED WITH P5 - PERFORMANCE PACKAGE, 4000K, TSR OPTIC TYPE	LED	1	10497	1	0.9	82.14	100%	TYPE III, SHORT, BUG RATING: B3 - U0 - G3
	I	11	Lithonia Lighting	DSX1 LED P4 40K TFTM VBA DSXW2BSW	DSX1 LED P4 40K TFTM MVOLT	LED	1	14487	1	0.9	125	100%	TYPE IV, SHORT, BUG RATING: B2 - U0 - G3

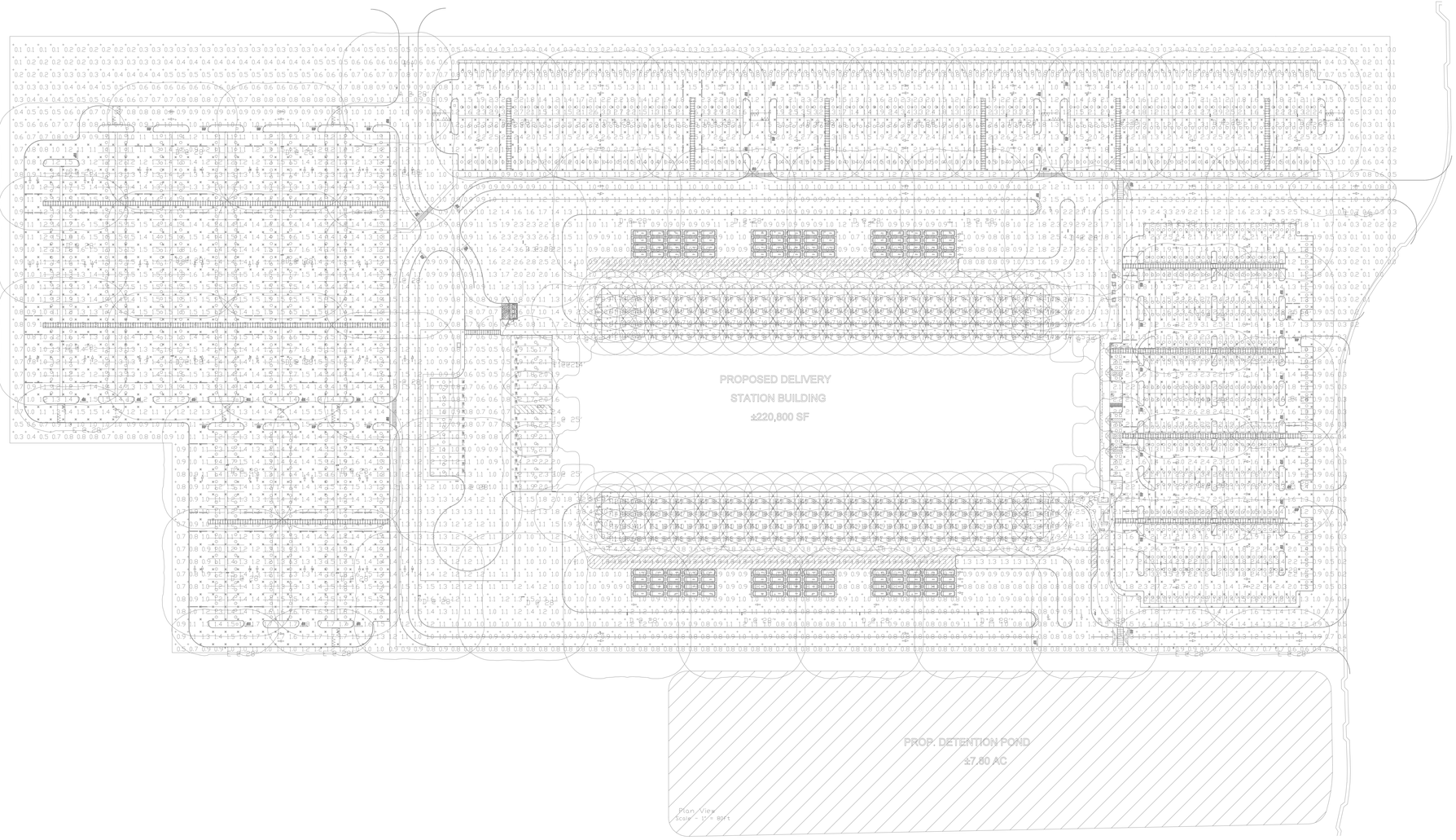
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CANOPY	+	10.0 fc	14.9 fc	8.5 fc	1.8:1	1.2:1
CANOPY	+	10.0 fc	14.9 fc	8.5 fc	1.8:1	1.2:1
LOADING DOCK	□	1.8 fc	3.0 fc	0.9 fc	3.3:1	2.0:1
PARKING LOT	X	1.8 fc	4.5 fc	0.7 fc	6.4:1	2.6:1
PARKING LOT	X	1.6 fc	4.0 fc	0.7 fc	5.7:1	2.3:1
PARKING LOT	X	1.4 fc	1.9 fc	0.7 fc	2.7:1	2.0:1
SITE	+	1.3 fc	10.8 fc	0.0 fc	N/A	N/A

Note

LIGHTING VENDOR INFORMATION:
GC TO CONTACT CITY LIGHTING PRODUCTS FOR ALL LIGHTING FIXTURE AND LIGHTING CONTROLS INQUIRIES.

MANAGER/PJM: GARY MAGRENI, GMAGRENI@CITYLIGHTING.COM, 704-235-3134

PJM: DANA BECKHAM, DBECKHAM@CITYLIGHTING.COM, 704-235-3136



1 **Site Plan Photometrics**
Scale: NONE

rdms design group
2225 E. Randol Mill Road, Suite 300
Arlington, Texas 76011
817.633.4200 p 817.633.4153 f

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Project Address

Delivery Station
DDF9- Rockwall

Issue Date	02/10/21

Revisions

	Date	Description	By
1			
2			
3			
4			
5			
6			
7			

DELIVERY STATION: DDF9
ROCKWALL, TX 75032

DANIEL A. REEVES, PE
2225 E. RANDOL MILL RD
SUITE #300
ARLINGTON, TX 76011
(817)701-4508
DREEVES@RDMSDESIGN.COM

Seal

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

Job Number	200162
Drawn By	TQ
Appv'd By	DAR
Sheet Title	Site Plan Photometrics
Sheet Number	E0.11

SIGNAGE GENERAL NOTES

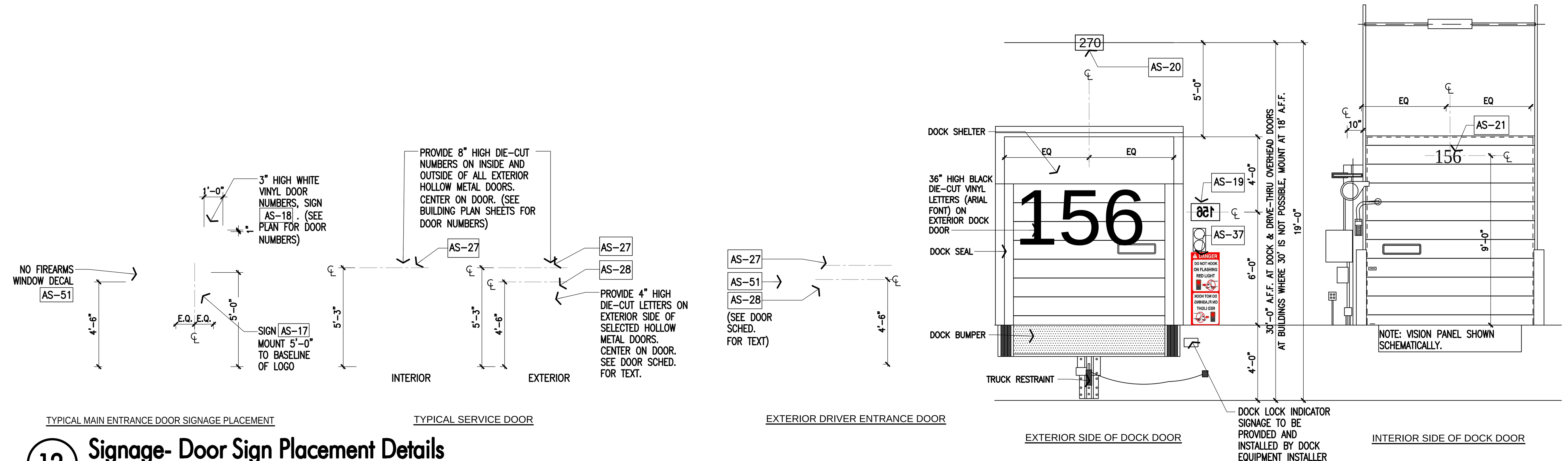
1. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
2. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB–CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
3. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
4. ALL PERMANENT SIGNAGE TO ACCESSIBLE AREAS TO HAVE RAISED BRAILLE CHARACTERS PER ANSI 117.1–2009
5. TYPICAL SIGN FONT IS SET IN ARIAL UNLESS NOTED OTHERWISE.
6. SEE DOOR SCHEDULE FOR DOOR SIGNAGE REQUIRED TEXT.

VINYL GRAPHICS GENERAL NOTES

1. DOOR SIGNS: SEE DOOR SIGN PLACEMENT DETAIL ON THIS SHEET FOR MOUNTING HEIGHTS.
2. SPECIFICATIONS: SEE WORLDWIDE REAL ESTATE SIGNAGE STANDARDS FOR COLOR GENERAL NOTES AND ADDITIONAL SIGNAGE COLORS.
3. DESCRIPTION: CUSTOM CUT VINYL GRAPHICS, ATTACHED TO FIRST SURFACE OF EXTERIOR GLASS.
4. GRAPHICS AND TYPOGRAPHY: SIGN GRAPHICS ARE HEAVY DUTY '3M' VINYL. LOGO IS A HIGH RESOLUTION DIGITAL PRINT ON PERMANENT ADHESIVE PRESSURE SENSITIVE VINYL SUBSTRATE WITH LUSTER OVER LAMINATE, CUT TO SHAPE FROM VECTOR FILE. COPY IS MATTE WHITE VINYL.
5. INSTALLATION: LOCATIONS ARE GENERALLY NOTED ON THE ATTACHED LOCATION PLANS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL INSTALLATION CONDITIONS PRIOR TO FABRICATION. THE INSTALLATION METHODS AND DETAILS FOR EACH LOCATION SHALL BE ILLUSTRATED IN THE SUBMITTED SHOP DRAWINGS. FINAL LOCATION WILL BE APPROVED ON SITE BY THE TENANT REPRESENTATIVE.
6. SUBMITTALS: THE FOLLOWING SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION – (3) SETS OF SHOP DRAWINGS AND (3) 6" X6" VINYL SAMPLES OF EACH SIGN FACE COLOR. SEE GENERAL CONSTRUCTION AND INSTALLATION SPECIFICATIONS FOR ADDITIONAL SUBMITTALS. ALL EXTERIOR SIGNAGE TO BE APPROVED BY CONSTRUCTION MANAGER.

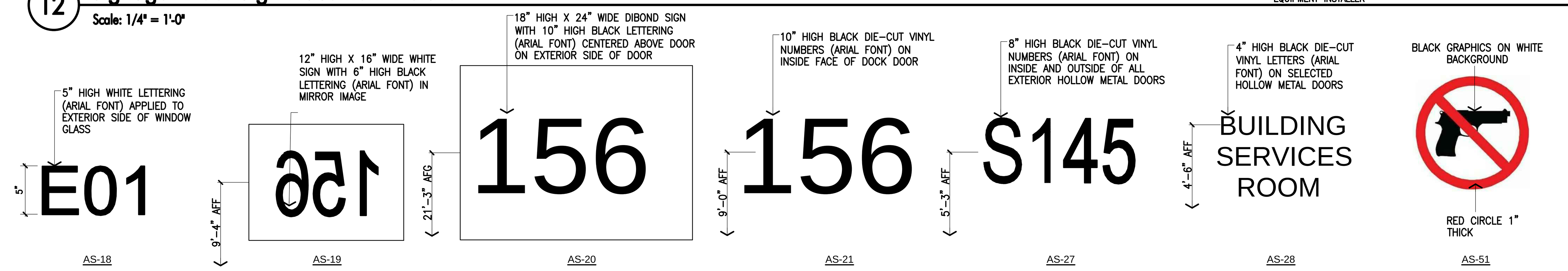
INTERIOR GRAPHICS COLORS

IC1 WHITE	HEX #FFFFFF RGB 255/ 255/ 255 CMYK 0/ 0/ 0/ 0 PANTONE White
IC2 BLACK	HEX #000000 RGB 0/ 0/ 0 CMYK 75/ 68/ 67/ 90 PANTONE BlackC
IC3 ORANGE	HEX #FF9900 RGB 255/ 153/ 0 CMYK 0/ 47/ 100/ 0 PANTONE 137U PANTONE 1375C
IC6 BLUE	HEX #146EB4 RGB 20/ 100/ 180 CMYK 88/ 55/ 2/ 0 PANTONE 300 U
C7 BLUE	Scotchcal Prime Blue (Pantone 2995C)(RAL 5012)



12 Signage- Door Sign Placement Details

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



AS-18

5" TALL CHARACTERS TENANT SIGNAGE – WINDOW GLASS NUMBERS. WHITE LETTERING APPLIED TO WINDOW GLASS, CORRESPOND TO DOOR NUMBER. TYPICAL AT ALL GLASS ENTRY DOORS. (SEE BUILDING PLAN SHEETS FOR DOOR NUMBERS)

AS-19

16" X 12" TENANT SIGNAGE – MIRRORED DOCK NUMBER. WHITE SIGN WITH 6" HIGH MIRROR IMAGE BLACK NUMBERS (ARIAL FONT). TYPICAL AT ALL DOCK POSITIONS; DRIVER'S SIDE OF DOCK DOORS. MOUNT DIRECTLY TO EXTERIOR BUILDING FACADE. (SEE BUILDING PLAN SHEETS FOR DOOR NUMBERS)

AS-20

24" X 18" TENANT SIGNAGE – DOCK NUMBERS. WHITE ACRYLIC SIGN WITH 10" TALL BLACK LETTERING. TYPICAL ABOVE ALL DOCK DOORS AND SPACES ALONG FENCE. MOUNTED DIRECTLY TO EXTERIOR BUILDING FACADE, CENTERED ABOVE DOCK DOOR. MOUNT DIRECTLY TO INSIDE FACE OF FENCE, CENTERED ABOVE TRAILER SPACES. (SEE BUILDING PLAN SHEETS FOR DOOR NUMBERS)

AS-21

20" X 10" TENANT SIGNAGE – DOCK DOOR NUMBERS (INTERIOR) 10" TALL BLACK VINYL NUMBERS (ARIAL FONT) ON INTERIOR SIDE OF DOCK DOORS, TYPICAL AT ALL DOCK DOORS. CENTER ON DOOR, MOUNT HORIZONTAL CENTER TO 9'–0" A.F.F. (SEE BUILDING PLAN SHEETS FOR DOOR NUMBERS)

AS-27

8" TALL CHARACTERS TENANT SIGNAGE –EXTERIOR HOLLOW METAL DOOR NUMBERS BLACK DIE CUT VINYL CHARACTERS (ARIAL FONT). INSIDE AND OUTSIDE OF ALL EXTERIOR HOLLOW METAL DOORS. CENTER ON DOOR, MOUNT HORIZONTAL CENTER TO 5'–3" A.F.F. (SEE BUILDING PLAN SHEETS FOR DOOR NUMBERS)

AS-28

4" TALL CHARACTERS TENANT SIGNAGE – HOLLOW METAL DOOR NUMBERS BLACK DIE CUT VINYL CHARACTERS (ARIAL FONT). ON SELECTED HOLLOW METAL DOOR. CENTER ON DOOR, MOUNT HORIZONTAL CENTER TO 4'–6" A.F.F. (SEE DOOR SCHEDULE FOR TEXT)

AS-51

TENANT SIGNAGE – NO FIREARMS. 12" DIA. CIRCLE. MUST BE POSTED AT ALL EXTERIOR ENTRANCES TO ANY BUILDINGS WHERE FIREARMS ARE PROHIBITED. MUST BE POSTED AT 5'. MUST BE NOT MORE THAN 12" TO THE RIGHT OR LEFT OF EACH ENTRANCE. MUST NOT BE OBSTRUCTED OR ALTERED IN ANY WAY. MUST BE IMMEDIATELY REPLACED IF IT BECOMES ILLEGIBLE FOR ANY REASON. MOUNT PANEL DIRECTLY TO EXTERIOR BUILDING FACADE. RED & BLACK GRAPHIC ON WHITE ACRYLIC

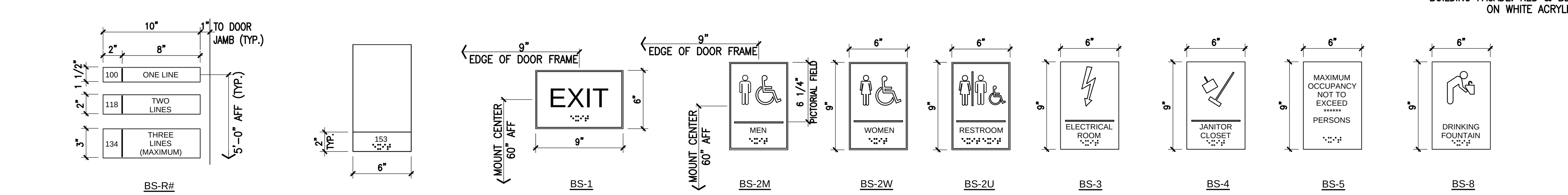


AS-52

TENANT SIGNAGE – NO FIREARMS. 12" DIA. CIRCLE. MOUNTED AT ALL LOCATIONS IN THE STATE OF TEXAS. MUST BE POSTED AT ALL EXTERIOR ENTRANCES TO ANY BUILDINGS WHERE FIREARMS ARE PROHIBITED. MUST BE POSTED AT EYE LEVEL OF ADULTS 5'. MUST BE NOT MORE THAN 12" TO THE RIGHT OR LEFT OF EACH ENTRANCE. MUST NOT BE OBSTRUCTED OR ALTERED IN ANY WAY. MUST BE IMMEDIATELY REPLACED IF IT BECOMES ILLEGIBLE FOR ANY REASON. MOUNT PANEL DIRECTLY TO EXTERIOR BUILDING FACADE. RED & BLACK GRAPHIC ON WHITE ACRYLIC

THE "30.06" SIGN IS USED TO PROHIBIT THE POSSESSION BY A LICENSE HOLDER OF A CONCEALED HANDGUN ON PRIVATE PROPERTY. THIS SIGN MUST INCLUDE THE LANGUAGE IN BOTH ENGLISH AND SPANISH; APPEAR IN CONTRASTING COLORS WITH BLOCK LETTERS AT LEAST 1" IN HEIGHT; AND BE DISPLAYED IN A CONSPICUOUS MANNER CLEARLY VISIBLE TO THE PUBLIC.

THE "30.06" SIGN IS USED TO PROHIBIT THE POSSESSION BY A LICENSE HOLDER OF AN OPENLY CARRIED HANDGUN ON PRIVATE PROPERTY. THIS SIGN MUST INCLUDE THE LANGUAGE IN BOTH ENGLISH AND SPANISH; APPEAR IN CONTRASTING COLORS WITH BLOCK LETTERS AT LEAST 1" IN HEIGHT; AND BE DISPLAYED IN A CONSPICUOUS MANNER CLEARLY VISIBLE TO THE PUBLIC AT EACH ENTRANCE TO THE PROPERTY



BS-R#

BUILDING SIGNS – TYPICAL ROOM NAME/# SIGN TEMPLATE SIZE VARIES; 10" X 1.5", 10" X 2", 10" X 3" BLACK PLASTIC (FIELD) BACKGROUND WITH WHITE EMBLEMS AND 5/8" HIGH WHITE LETTERING IN ARIAL FONT OR SIMILAR. (NOTE: EMBLEMS AND LETTERING MUST BE RAISED OR DEPRESSED MIN. 1/16" TYPICAL.) MOUNT ON WALL (NOT SIDELITE) NEAR CORRESPONDING DOOR ACCORDING TO LOCAL CODE. DO NOT USE CHANNEL AND INSERT TYPE SIGN. SEE DOOR SCHEDULE FOR ROOM NAME AND NUMBERS

NOTE: IN LOCATIONS WHERE ADA PICTORIAL SIGN IS SPECIFIED, NO ADDITIONAL NAME PLATE SIGNAGE IS NEEDED. FOR THESE ROOMS, SUPPLY A 2" X 6" ROOM NUMBER SIGN, WHICH WILL ABUT TO THE BOTTOM OF THE ADA SIGN, MAKING IT APPEAR TO BE A SINGLE SIGN.

BS-1

BUILDING SIGNS – EXIT 9"W X 6"H BLACK PLASTIC (FIELD) BACKGROUND WITH WHITE EMBLEMS AND 2" HIGH WHITE LETTERING. (NOTE: EMBLEMS AND LETTERING MUST BE RAISED OR DEPRESSED MIN 1/16" TYPICAL.) PROVE (1) SIGN PER EXIT DOOR COMPLYING WITH ANSI A117.1. SIGN TO HAVE RAISED AND BRAILLE CHARACTERS. MOUNT NEAR CORRESPONDING DOOR ACCORDING TO LOCAL CODE.

BS-2M BS-2W BS-2U

BUILDING SIGNS – TOILET ROOMS 6"W X 9"H BLACK PLASTIC (FIELD) BACKGROUND WITH WHITE EMBLEMS AND 5/8" MIN. TO 2" MAX. HIGH WHITE LETTERING. (NOTE: EMBLEMS AND LETTERING MUST BE RAISED OR DEPRESSED MIN 1/16" TYPICAL.) PROVE (1) SIGN PER TOILET ROOM COMPLYING WITH ANSI A117.1. SIGN TO HAVE RAISED AND BRAILLE CHARACTERS AND PICTORIAL SYMBOL OF ACCESSIBILITY. MOUNT NEAR CORRESPONDING DOOR ACCORDING TO LOCAL CODE.

BS-3

BUILDING SIGNS – ELECTRICAL ROOM 6"W X 9"H TYPICAL AT ALL UTILITY ROOMS. MOUNT NEAR CORRESPONDING DOOR ACCORDING TO LOCAL CODE.

BS-4

BUILDING SIGNS – JANITOR'S CLOSET 6"W X 9"H TYPICAL AT ALL JANITOR'S CLOSETS. MOUNT NEAR CORRESPONDING DOOR ACCORDING TO LOCAL CODE.

BS-5

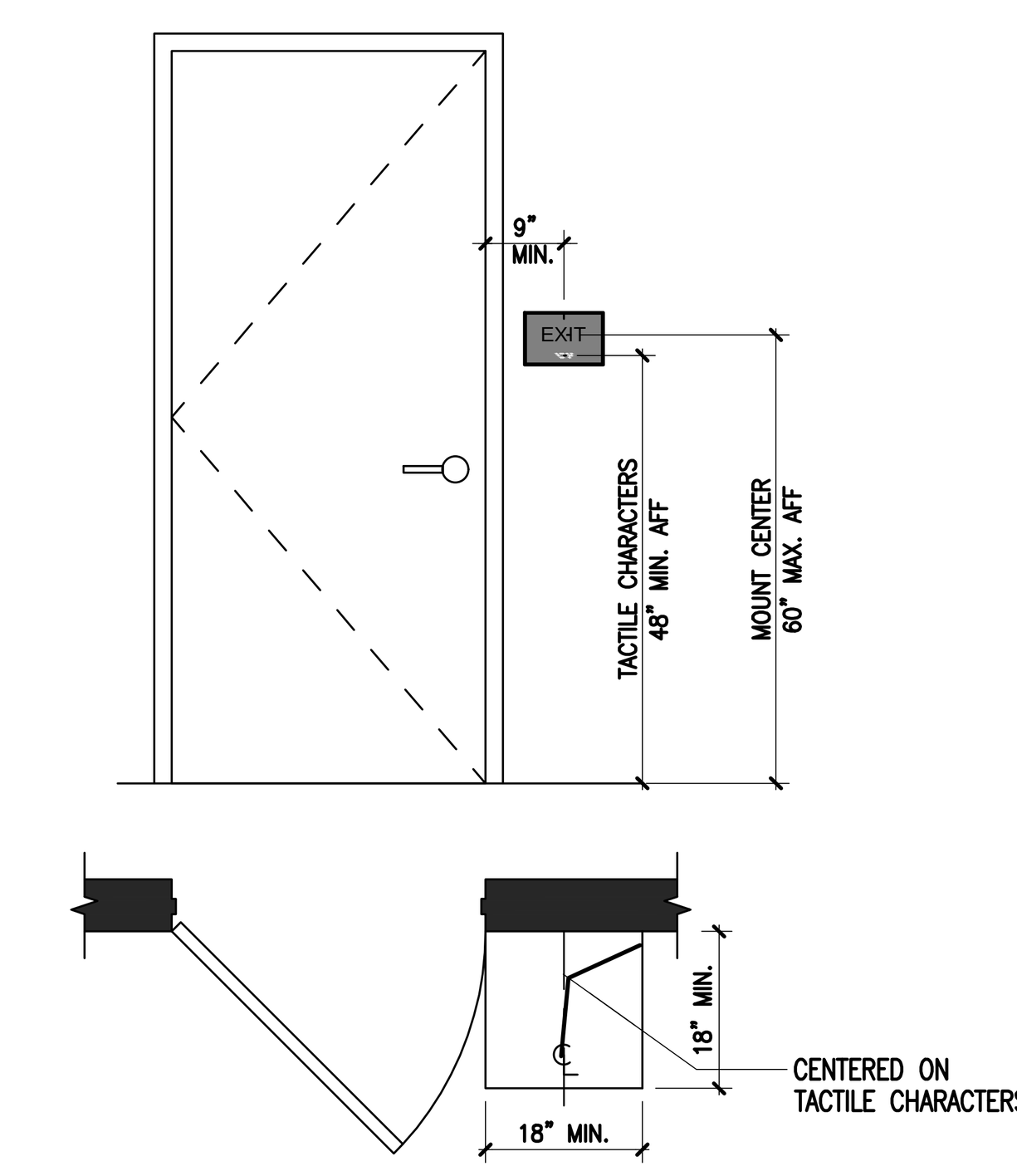
BUILDING SIGNS – MAX OCCUPANCY 6"W X 9"H ONE PER ASSEMBLY SPACE. MOUNT NEAR CORRESPONDING DOOR ACCORDING TO LOCAL CODE.

BS-8

BUILDING SIGNS – DRINKING FOUNTAIN 6"W X 9"H ONE PER DRINKING FOUNTAIN. (LOCATE PER PLUMBING SHEETS) MAY REQUIRE BRACKET MOUNT. MOUNT NEAR DRINKING FOUNTAIN ACCORDING TO LOCAL CODE.

11 Signs

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



10 Typical Sign Mounting

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



YS–1

DOCK LOCK INDICATOR SIGN

18"x36" PROVIDE SIGN AT BUILDING EXTERIOR AT EACH DOCK DOOR. SIGN TO BE PROVIDED AND INSTALLED BY G.C. RED DANGER SIGN REPLACES MANUFACTURES SIGN THAT IS PROVIDED BY THE DOCK LOCK MANUFACTURER. *IF A DOCK LOCK MANUFACTURER REQUIRES THEIR SIGN POSTED, POST THE SIGN ADJACENT TO AMAZON'S RED DANGER SIGN.

8 Dock Lock Indicator

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

7 NOT USED

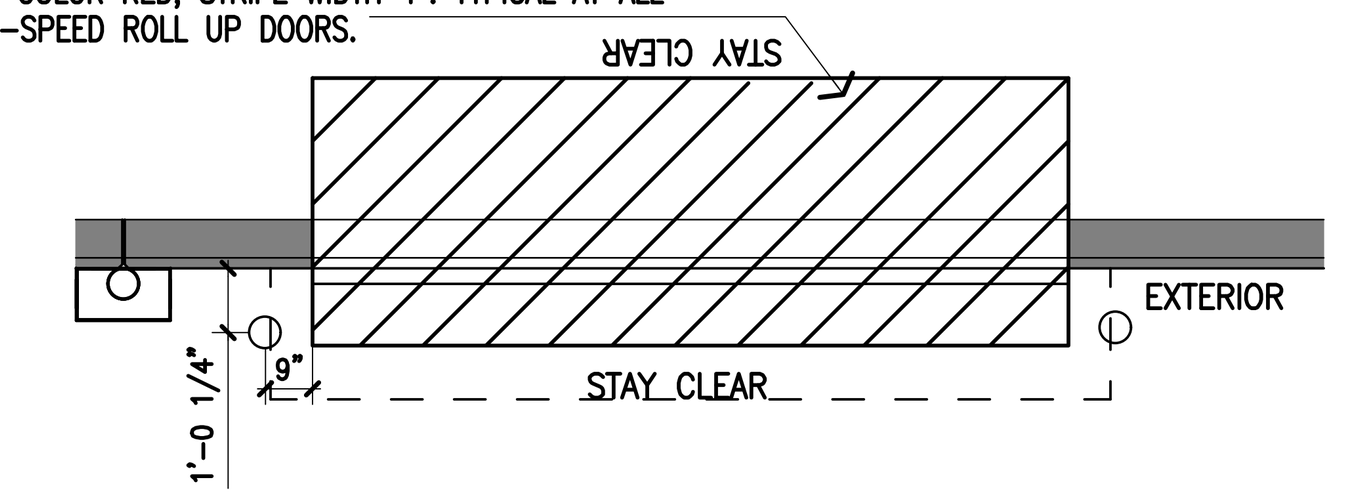
NTS



6 Signage at Exterior Emergency Door 1

Scale: 1" = 1'-0"

CLEAR ZONE DEMARCATED BY PAINTED RED STRIPING ON GROUND. CLEAR ZONE TO BE 4'–0" WIDE, OFFSET 2'–0" TO BOTH THE INTERIOR AND EXTERIOR OF DOOR, WITH DIAGONAL STRIPING IN CENTER AREA OF CLEAR ZONE. PROVIDE STENCILED TEXT, "STAY CLEAR" AT INTERIOR AND EXTERIOR OF EACH ZONE. TEXT HEIGHT 6", FONT– ARIAL, TEXT COLOR RED, STRIPE WIDTH 4". TYPICAL AT ALL HIGH–SPEED ROLL UP DOORS.



5 Painted Clear Zone at High Speed Roll Up Doors

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



AS-15

21 3/4" X 19 1/4" TENANT SIGNAGE –TRUCK DRIVER ENTRANCE. PRINTED VINYL, ARIAL FONT. ON SELECTED EXTERIOR DOORS. CENTER ON DOOR, MOUNT 5'–0" TO BASELINE OF "TENANT" LOGO

AS-16

21 3/4" X 19 1/4" TENANT SIGNAGE – MAIN ENTRANCE. PRINTED VINYL, ARIAL FONT. ON SELECTED EXTERIOR DOORS. CENTER ON DOOR, MOUNT 5'–0" TO BASELINE OF "TENANT" LOGO

AS-17

15" X 22" TENANT SIGNAGE – WELCOME DOOR VINYL. CUSTOM CUT VINYL GRAPHICS. APPLY TO SURFACE #1 OF EXTERIOR GLASS AT ENTRY DOORS. WHITE/BLUE GRAPHICS WITH CLEAR BACKGROUND (BLACK IN EXAMPLE INDICATES GLASS). SIGN GRAPHICS ARE HEAVY DUTY '3M' VINYL. LOGO IS A HIGH RESOLUTION DIGITAL PRINT ON PERMANENT ADHESIVE PRESSURE SENSITIVE VINYL SUBSTRATE WITH LUSTER OVER LAMINATE, CUT TO SHAPE FROM VECTOR FILE. COPY IS MATTE WHITE VINYL. SEE DOOR SIGN PLACEMENT DIAGRAM FOR LOCATIONS AND MOUNTING INSTRUCTIONS

4 Door Signs

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

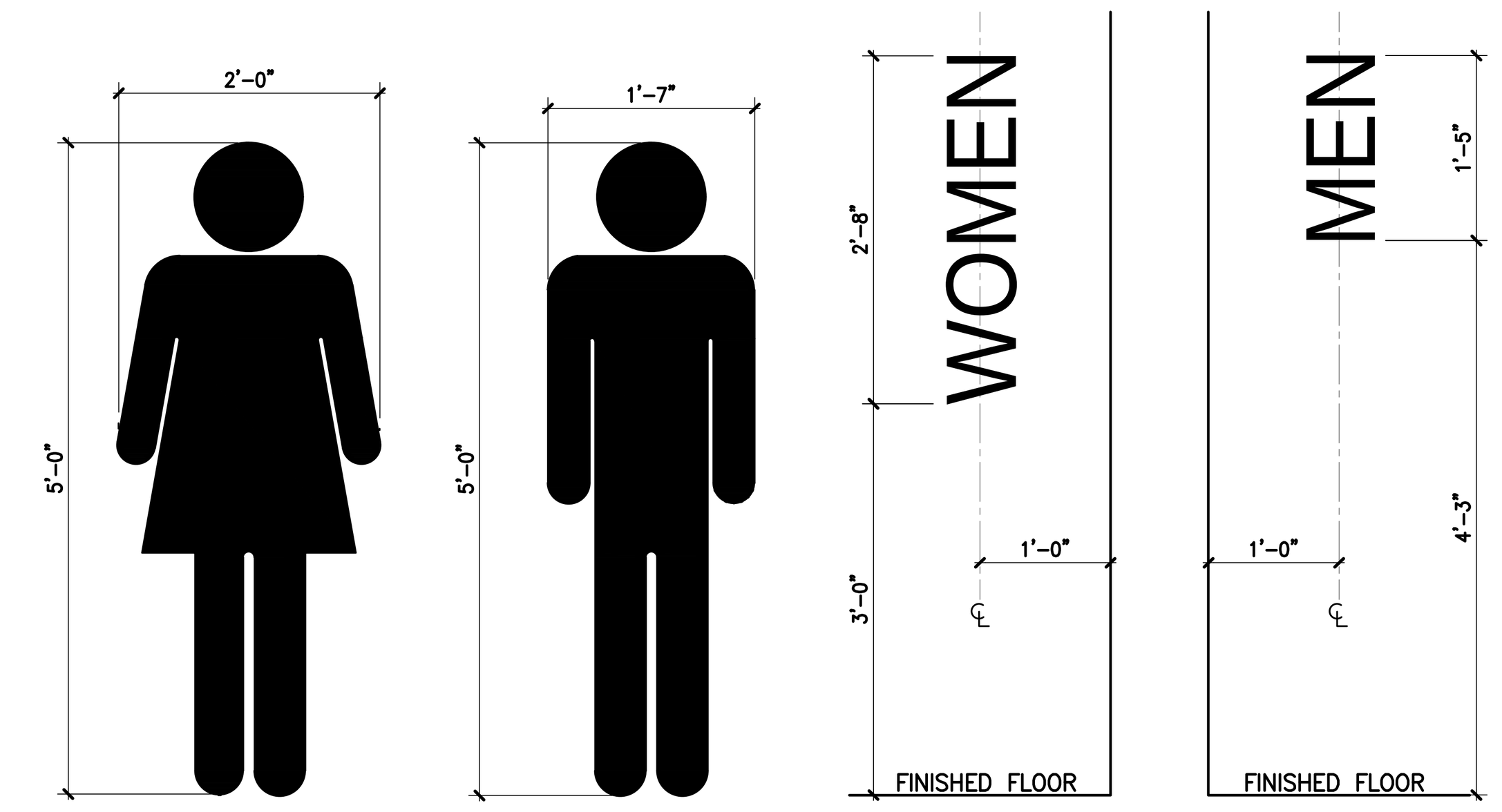


AG–F

FIRE EXTINGUISHER 3" X 14" VINYL GRAPHIC LOCATE AS NEEDED. PROVIDED BY TENANT, INSTALLED BY G.C.

5 Fire Extinguisher Sign. (AG-F)

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



ENTRY EXIT

Visitors
Please use
intercom
to call the
Security Desk

AG-1

4" TALL CHARACTERS TENANT GRAPHICS –WOMEN SYMBOL 2'–0" X 5'–0" TYPICAL AT WOMEN'S TOILET ROOM ENTRANCE. ORANGE VINYL ADHESIVE–APPLIED GRAPHIC.

AG-2

4" TALL CHARACTERS TENANT GRAPHICS –MEN SYMBOL 1'–7" X 5'–0" TYPICAL AT MEN'S TOILET ROOM ENTRANCE. BLUE VINYL ADHESIVE–APPLIED GRAPHIC.

AG-3

TENANT GRAPHICS –WOMEN WALL TEXT 6" X 2'–8" TYPICAL AT WOMEN'S TOILET ROOM ENTRANCE. ORANGE VINYL ADHESIVE–APPLIED GRAPHIC.

AG-4

TENANT GRAPHICS –MEN WALL TEXT 6" X 1'–5" TYPICAL AT MEN'S TOILET ROOM ENTRANCE. BLUE VINYL ADHESIVE–APPLIED GRAPHIC.

AG-5

TENANT GRAPHICS – ENTRY WALL TEXT TOILET ROOM ENTRANCE. BLACK VINYL ADHESIVE–APPLIED GRAPHIC.

AG-6

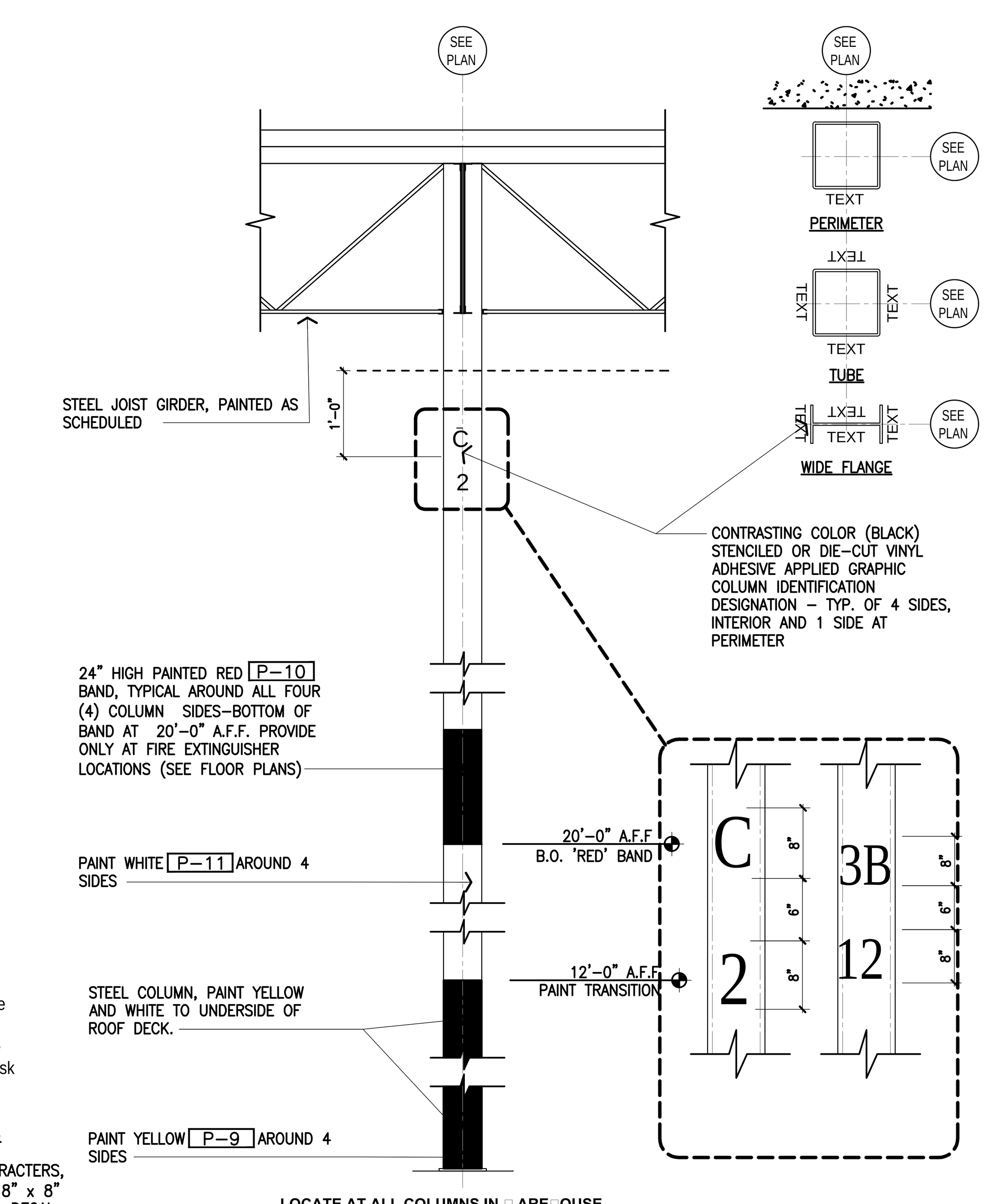
TENANT GRAPHICS – EXIT WALL TEXT TOILET ROOM EXIT. BLACK VINYL ADHESIVE–APPLIED GRAPHIC.

AG-18

2" TALL CHARACTERS, ARIAL FONT 8" x 8" WHITE VINYL DECAL STICK ON PAINTED GYP. BD., BLACK DIE CUT VINYL DECAL LETTERING.

3 Enlarged Graphics

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



LOCATE AT ALL COLUMNS IN □ ARE□OUSE

1 Column Identification Detail (AG-9)

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

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Project Address

Delivery Station DDF9- Rockwall

Issue Date 02/10/21

Revisions

	Date	Description	By
△			
△			
△			
△			
△			
△			
△			

DELIVERY STATION: DDF9
ROCKWALL, TX 77573

mrb
MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
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Seal

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

Job Number 200162

Drawn By NG

Appv'd By SV

Sheet Title

Signage Graphics and Details

Sheet Number

A1.33

GENERAL NOTES

1. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
2. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB–CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
3. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
4. ALL PERMANENT SIGNAGE TO ACCESSIBLE AREAS TO HAVE RAISED BRAILLE CHARACTERS PER ANSI 117.1–2009
5. TYPICAL SIGN FONT IS SET IN ARIAL UNLESS NOTED OTHERWISE.
6. SEE DOOR SCHEDULE FOR DOOR SIGNAGE REQUIRED TEXT.

SIGNAGE NOTES

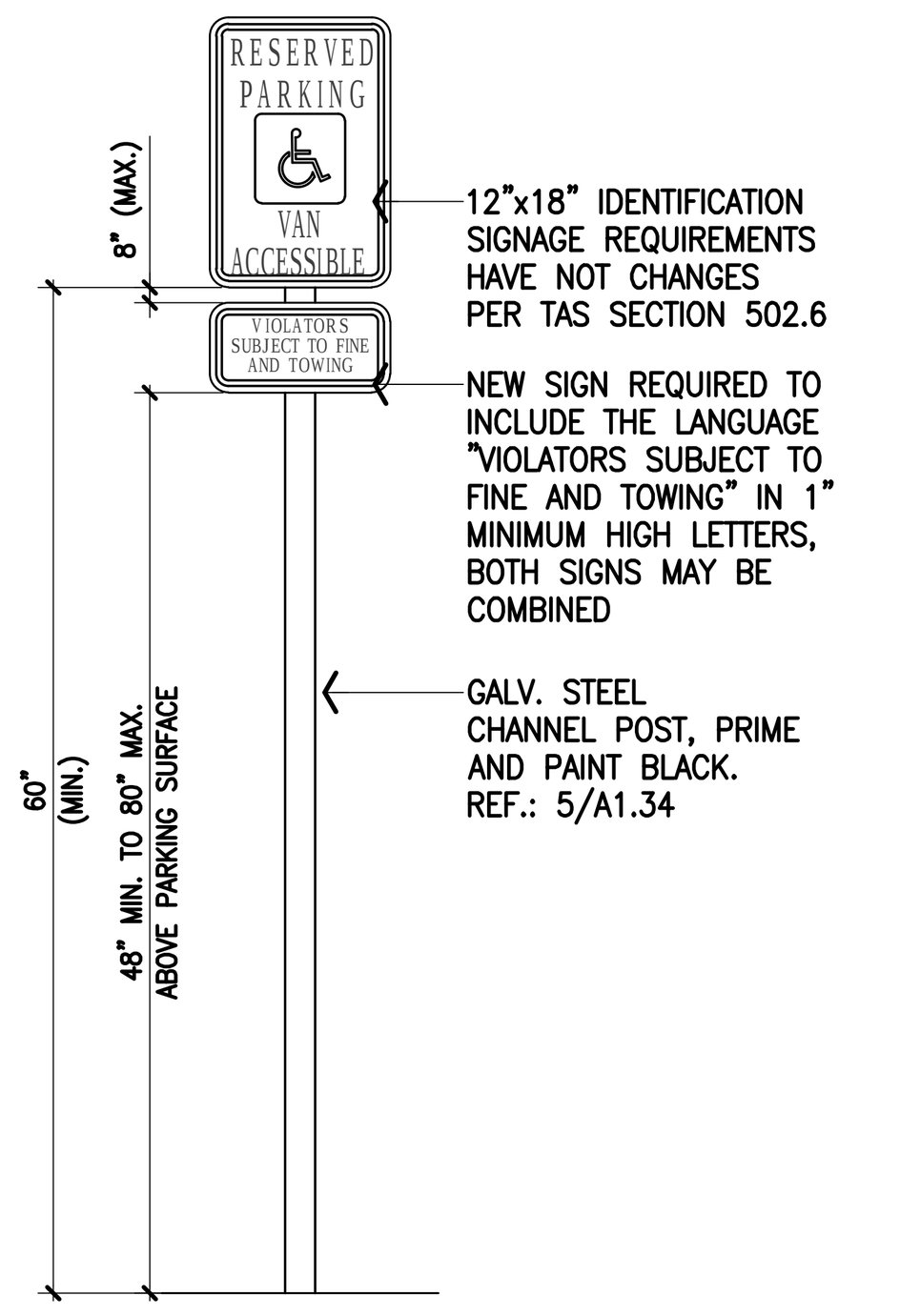
1. REFER TO SIGNAGE AND STRIPING PLAN FOR LOCATIONS OF SIGNS AND PAVEMENT MARKINGS.
2. ALL SIGNAGE, STRIPING AND OTHER TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. ALL STRIPING SHALL BE LONG LIFE EPOXY RESIN AND 4" WIDE UNLESS OTHERWISE NOTED. ALL PAVEMENT GRAPHICS SHALL BE HOT–APPLIED THERMOPLASTIC (REFLECTIVE).
4. COLOR SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, UNLESS OTHERWISE NOTED.
5. ASPHALT SPEED HUMPS AND SPEED BUMPS SHALL BE USED IN COLDER CLIMATES WHERE SNOW REMOVAL EQUIPMENT IS INTENDED TO BE USED. RUBBER SPEED HUMPS AND SPEED BUMPS MAY BE IN WARMER CLIMATES OR REGIONS WHERE CONCRETE PAVEMENT IS PREVALENT.
6. ALL PROPOSED SIGNAGE AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE TENANT FULFILLMENT WORLDWIDE REAL ESTATE SIGNAGE STANDARDS REVISION 16 DATED QUARTER 2, 2019 OR CURRENT EDITION.
7. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
8. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN (E.G. FIRE LANES) MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUBCONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
9. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
10. TYPICAL SIGN FONT IS SET IN ARIAL.

CUSTOM SIGNAGE COLORS

	GLOSS VINYL	REFLECTIVE VINYL	PAINT
C1 WHITE	SCOTCHCAL WHITE 230–20	SCOTCHCAL 280i WHITE 280–10	GLOSS WHITE TWO PART CATALYST HARDENED ACRYLIC ENAMEL
C2 BLACK	SCOTCHCAL BLACK 230–22 (PANTONE BLACK C)	SCOTCHCAL BLACK 280–85	
C3 YELLOW	ORACAL OPAQUE 020 GOLDEN YELLOW TRANSLUCENT 015 YELLOW ORANGE (COLOR TO MATCH TENANT BRANDING GUIDELINES. TENANT ORANGE = PANTONE 137 U, PANTONE 1375 C)		
C4 GRAY	SCOTCHCAL MEDIUM GRAY 230–31		SATIN FINISH TWO PART CATALYST HARDENED ACRYLIC ENAMEL
C5 RED	SCOTCHCAL RED 230–33 (PANTONE 485C2X)		

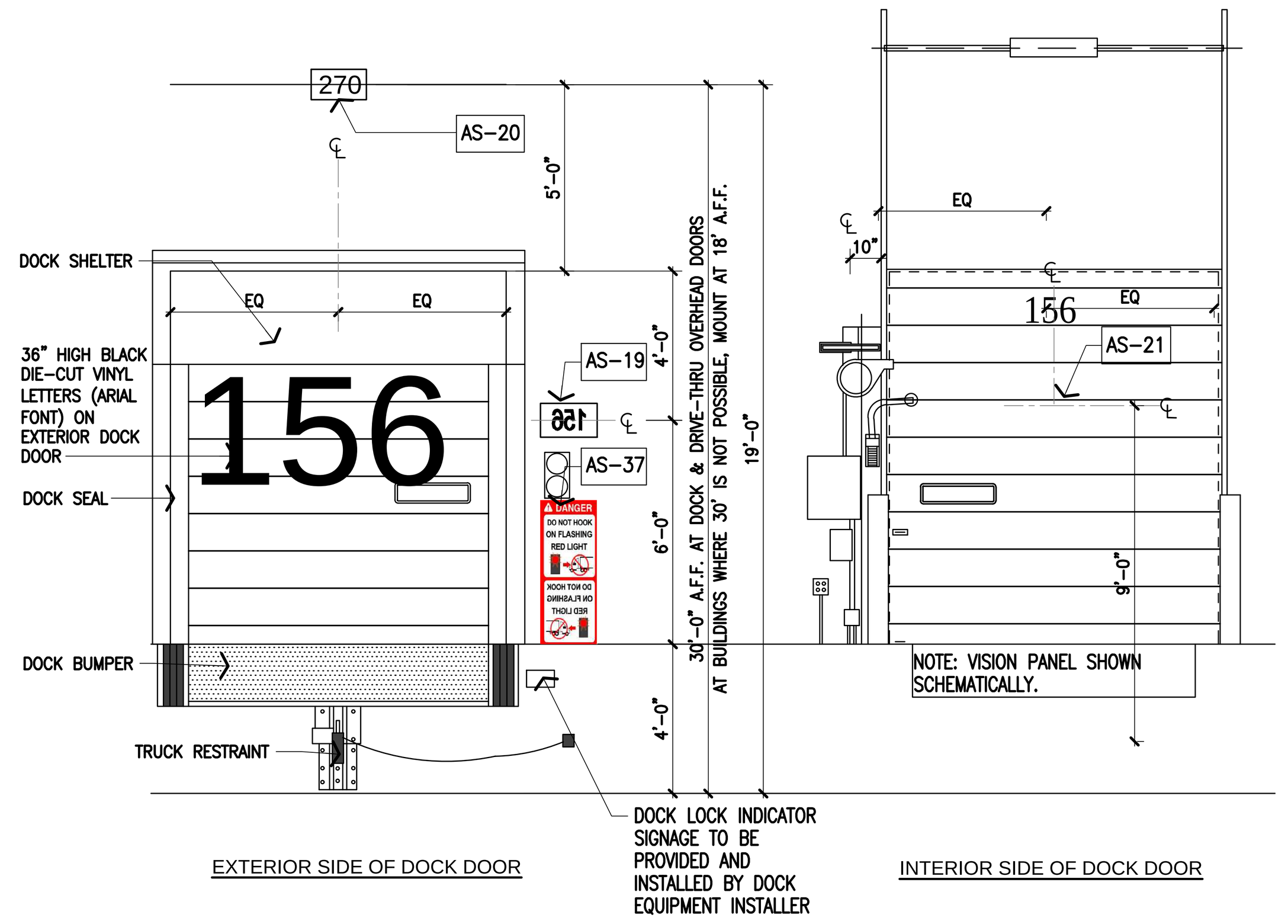
	GLOSS VINYL	REFLECTIVE VINYL	PAINT
C6 BLUE	SCOTCHCAL COBALT BLUE (PANTONE 288C)		SCOTCHCAL BLUE 230–75
C7 TENANT BLUE	SCOTCHCAL BLUE (PANTONE 2995C)		
C8 ACCESSIBLE BLUE	SCOTCHCAL ACCESSIBLE BLUE (PANTONE 293C)		
C9 GREEN	GREEN (PANTONE 348C)		
C10 MUSTER BLUE	MUSTER BLUE (PANTONE 300C)		

	GLOSS VINYL	REFLECTIVE VINYL
C11 ORANGE	ORANGE (PANTONE 165C)	
C12 PURPLE	PURPLE (PANTONE 267C)	
C13 MUSTER RED	MUSTER RED (PANTONE 185C)	
C14 MUSTER ORANGE	MUSTER ORANGE (PANTONE 116C)	

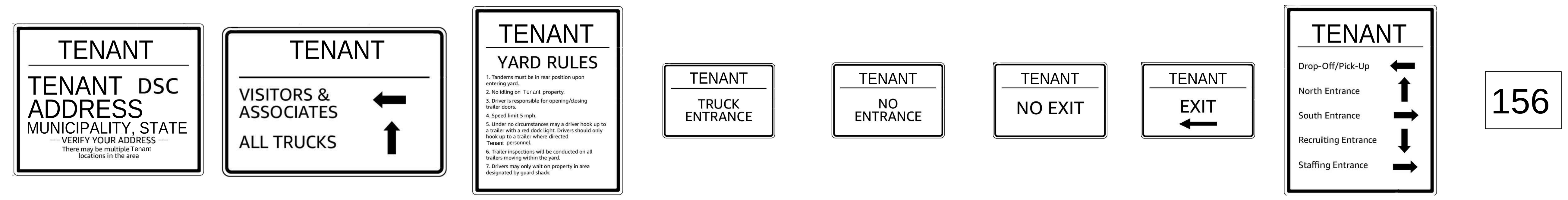


7 Handicapped Pole Mounted Sign Detail
SCALE: 3/4" = 1'-0"

NOTE: USE AT ALL HANDICAPPED PARKING SPACES UNLESS LOCAL ORDINANCES REQUIRE OTHERWISE



8 Signage- Door Sign Placement Details



AS-1
60" X 48"
TENANT SIGNAGE – BUILDING ADDRESS USE AT ALL ENTRANCES TO PUBLIC ROADWAY THAT DO NOT HAVE A MONUMENT SIGN. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. MODIFY 'DCS' FOR PROJECT SPECIFIC BUILDING CODE ADDRESS AND FACULTY NAME PER LOCATION. POST (x2) AND PANEL MOUNT 2/A1.34

AS-2
36" X 24"
TENANT SIGNAGE – TRUCKS/VISITOR USHER USE AT ENTRANCE INTERSECTION TO DIRECT TRAFFIC. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. MODIFY ARROWS PER LOCATION. POST (x2) AND PANEL MOUNT 2/A1.34

AS-5
48" X 60"
TENANT SIGNAGE – "YARD RULES". USE AT THE GUARD SHACK WHERE IT CAN BE READ WHILE WAITING. NOTE 7 SHALL BE OMITTED IF NO GUARD SHACK IS PROVIDED ON SITE. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. POST (x2) AND PANEL MOUNT 2/A1.34

AS-6
36" X 24"
TENANT SIGNAGE – "TRUCK ENTRANCE". USE TO DEMARCATE TRUCK ENTRANCE. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. POST (x2) AND PANEL MOUNT 2/A1.34

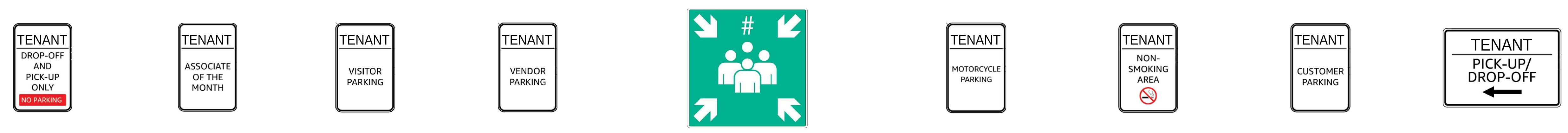
AS-13
36" X 24"
TENANT SIGNAGE – "NO ENTRANCE". USE TO PROHIBIT ENTRY AT ACCESS DRIVES. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. MOUNT TO OUTWARD FACING SIDE OF GATE OR FENCE

AS-14
36" X 24"
TENANT SIGNAGE – "NO EXIT". USE TO PROHIBIT EXITING AT ACCESS DRIVES. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. MOUNT TO INSIDE FACING SIDE OF GATE OR FENCE.

AS-15 (L) / AS-15 (R) / AS-15 (S)
36" X 24"
TENANT SIGNAGE – "EXIT" BLACK TEXT (ARIAL) ON WHITE BACKGROUND. ADJUST ARROWS PER LOCATION. POST (x2) AND PANEL MOUNT 2/A1.34

AS-16
48" X 60"
TENANT SIGNAGE – WAYFINDING. USE TO DIRECT TRAFFIC AT INTERSECTIONS. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. ADJUST DIRECTIONAL ARROWS AND TITLES PER SITE LOCATION. POST (x2) AND PANEL MOUNT 2/A1.34

AS-20
24" X 18"
TENANT SIGNAGE – DOCK NUMBERS. WHITE ACRYLIC SIGN WITH 10" TALL BLACK LETTERING. TYPICAL ABOVE ALL DOCK DOORS, REFERENCE THE LOADING DOCK SIGNAGE ELEVATIONS. TYPICAL AT TRAILER PARKING STALLS AT PERIMETER FENCE AREAS, MOUNT CENTERED ON STALL AT 8" ABOVE GRADE. MOUNTED DIRECTLY TO EXTERIOR BUILDING FACADE, CENTERED ABOVE DOCK DOOR.



AS-22
24" X 36"
TENANT SIGNAGE – STANDING ONLY. USE TO IDENTIFY DROP OFF/PICK UP ZONES. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. WHITE "NO PARKING" TEXT ON RED BACKGROUND. POST AND PANEL MOUNT. 2/A1.34

AS-□□
12" X 18"
TENANT SIGNAGE – "ASSOCIATE OF THE MONTH". ONE SIGN PER PARKING SPACE. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. POST AND PANEL MOUNT 2/A1.34

AS-□□
12" X 18"
TENANT SIGNAGE – "VISITOR PARKING". PROVIDE MINIMUM 4 VISITOR PARKING SPACES. ONE SIGN PER PARKING SPACE. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. POST AND PANEL MOUNT 2/A1.34

AS-□□
12" X 18"
TENANT SIGNAGE – "VENDOR PARKING". PROVIDE YELLOW CROSS HATCH OVER 3 PARKING STALLS NEAR MAIN ENTRY FOR VENDORS. ONE SIGN PER PARKING SPACE. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. POST AND PANEL MOUNT 2/A1.34

AS-26
36" X 36"
TENANT SIGNAGE – MUSTER AREA. REPLACE "#" WITH CORRESPONDING AREA NUMBER; SEE PLAN. POLE MOUNT AT 15'–0" A.F.G. IN CAR PARKING. POLE MOUNT AT 20'–0" A.F.G. IN TRAILER YARD. WHITE GRAPHICS ON C9 GREEN (PANTONE 348C) BACKGROUND. A MUSTER POINT IS A DESIGNATED PLACE OR AN AREA WHERE ALL EMPLOYEES OR A LARGE CROWS ASSEMBLE IN CASE OF AN EMERGENCY IN AN INSTALLATION, BUILDING, OR PUBLIC PLACE. IT IS ALSO KNOWN AS AN EMERGENCY ASSEMBLY POINT (EAP) OR, ASSEMBLY POINT. REF: 4/A1.34

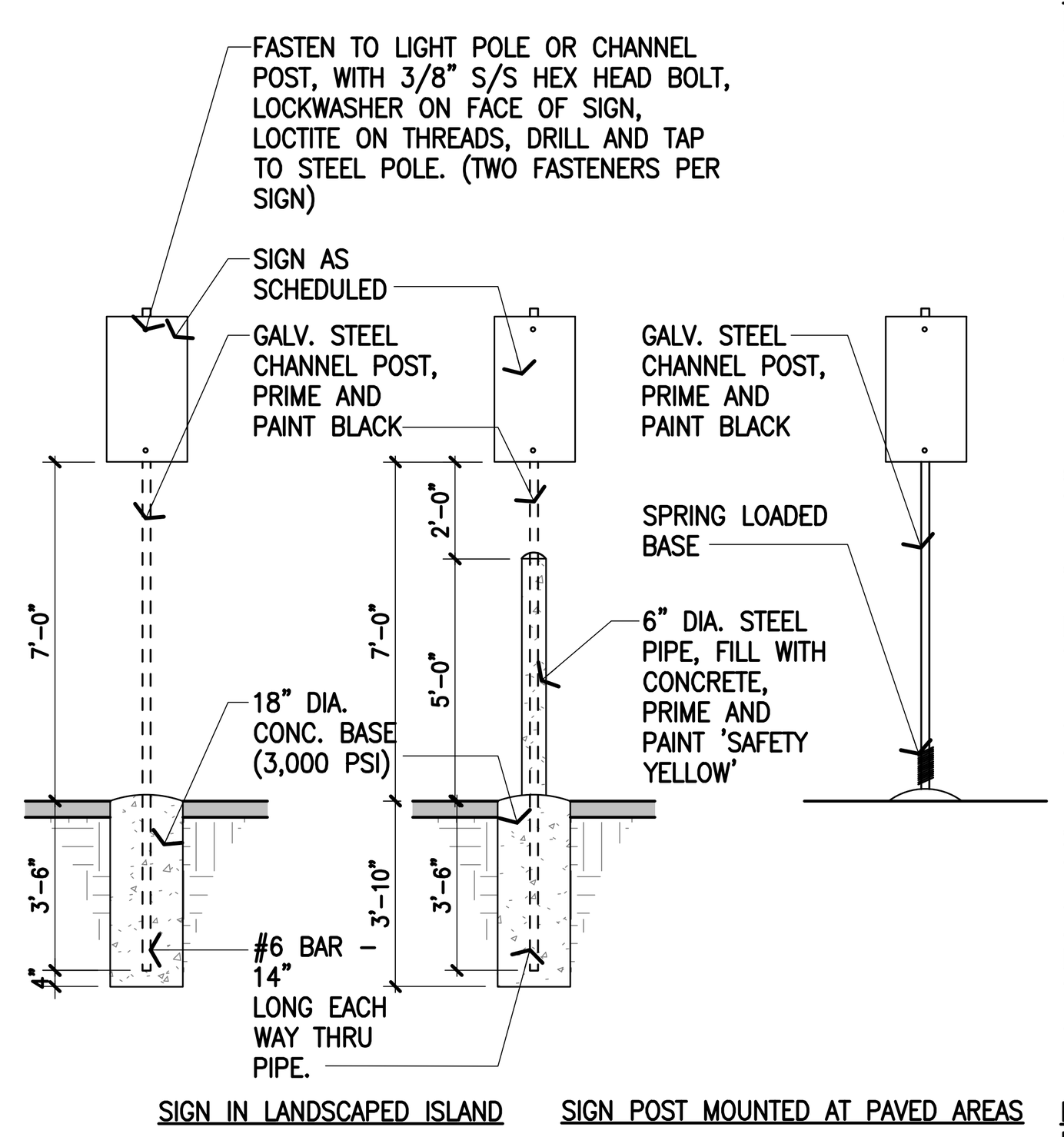
AS-□□
12" X 18"
TENANT SIGNAGE – "MOTORCYCLE PARKING". PROVIDE MINIMUM 8 MOTORCYCLE PARKING SPACES. ONE SIGN PER MOTORCYCLE PARKING AREA. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. POST AND PANEL MOUNT 2/A1.34

AS-□□
12" X 18"
TENANT SIGNAGE – "NON–SMOKING AREA". LOCATE OUTSIDE BUILDING ENTRANCES AT NON–COVERED PICNIC TABLES. PROVIDE x2 AT SORT AND x1 AT NON–SORT AND SORTATION. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. MOUNTED ON BUILDING

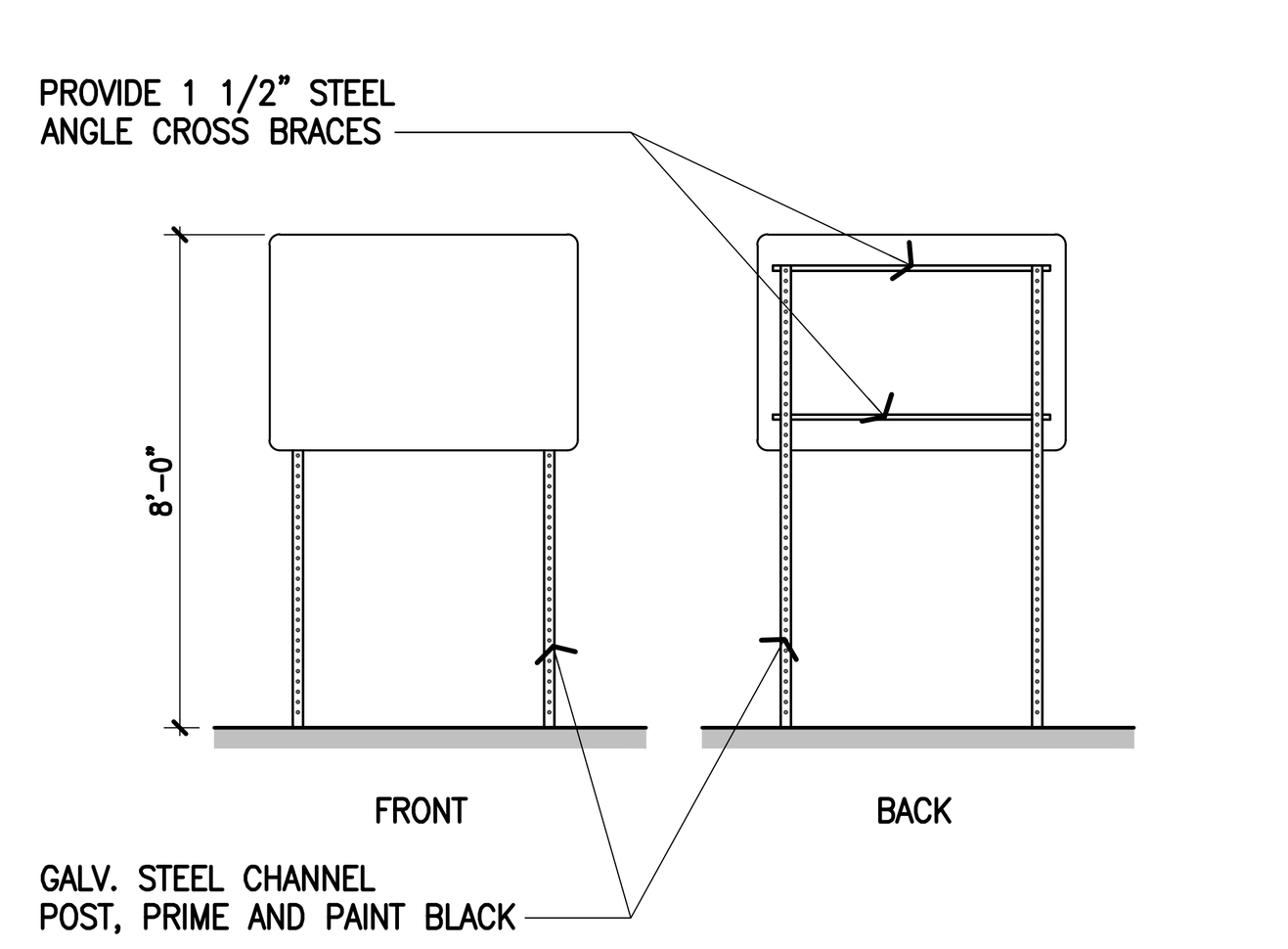
AS-□□
12" X 18"
TENANT SIGNAGE – "CUSTOMER PARKING". BLACK TEXT (ARIAL) ON WHITE BACKGROUND. POST AND PANEL MOUNT 2/A1.34

AS-17 (L) / AS-17 (R) / AS-17 (S)
36" X 24"
TENANT SIGNAGE – "PICK UP/DROP OFF". BLACK TEXT (ARIAL) ON WHITE BACKGROUND. ADJUST ARROW PER LOCATION. MOUNT AT 6" A.F.G. TO BOTTOM.

6 Site Signs
Scale: 1/2" = 1'-0"



5 Pole Mounted Sign Detail
SCALE: 1/4" = 1'-0"



PARKING LOT SIGNS
MOUNTING U–P
DESCRIPTION:
1. PANEL SIGNS WITH CUSTOM SIGN FACES
MATERIALS AND CONSTRUCTION
1. THE SIGN CONSISTS OF AN ALUMINUM SIGN PANEL DIRECTLY ATTACHED TO AN LIGHT POLE. G.C. TO VERIFY W/LIGHT POLE MANUFACTURER THAT POLE WILL STRUCTURALLY SUPPORT SIGN.
2. SOLID ALUMINUM PANEL, 0.125" THICK. COMPOSITE MATERIALS ARE NOT ACCEPTABLE.
3. PANEL AND LIGHT POLE ARE DRILLED AND TAPPED. PANEL ATTACHES WITH TWO 3/8" HEX HEAD BOLTS, ASSISTED WITH LOCK WASHERS AND AN APPLICATION OF "LOCTITE" ADHESIVE.
4. THE SIGN SHALL COMPLY WITH ALL LOCAL CODES. SUPPORTS SHALL BE SUFFICIENT FOR SECURE MOUNTING OF THE SIGN.
5. ALL HARDWARE IS TO BE NON–CORROSIVE. IF ADDITIONAL THICKNESS OF MATERIAL OR ADDITIONAL INTERNAL BRACING IS REQUIRED FOR SECURE INSTALLATION OF THE SIGNS OR TO PROVIDE STABILITY TO PREVENT WARPING SUCH ALTERATIONS SHALL BE REFLECTED IN THE SHOP DRAWINGS. WIND LOADING AND DURABILITY SHALL BE TAKEN INTO ACCOUNT IN ENGINEERING THIS SIGN.
6. GRAPHICS AND TYPOGRAPHY SIGN GRAPHICS ARE HEAVY DUTY 3M VINYL.
7. CUSTOM GRAPHICS AND SIGN FACE LAYOUTS ARE AVAILABLE FROM THE OWNER AS ELECTRONIC FILES.
8. COLORS ARE INDICATED ON THE DESIGN INTENT DRAWINGS. ADDITIONAL COLOR AND FINISH SPECIFICATIONS ARE FOUND IN THE GENERAL SPECIFICATIONS.

INSTALLATION:
1. LOCATIONS ARE GENERALLY NOTED ON THE ATTACHED LOCATION PLANS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL INSTALLATION CONDITIONS PRIOR TO FABRICATION.
2. BOTTOM OF SIGN PANEL INSTALLS VARIES.
3. THE INSTALLATION METHODS AND DETAILS FOR EACH LOCATION SHALL BE ILLUSTRATED IN THE SUBMITTED SHOP DRAWINGS. FINAL LOCATIONS WILL BE APPROVED ON SITE BY THE TENANT OR HIS REPRESENTATIVE.

SUBMITTALS:
1. THE FOLLOWING SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION:
2. ELECTRONIC SHOP DRAWINGS ARE ACCEPTABLE
3. COLOR SAMPLES TO BE SUBMITTED.

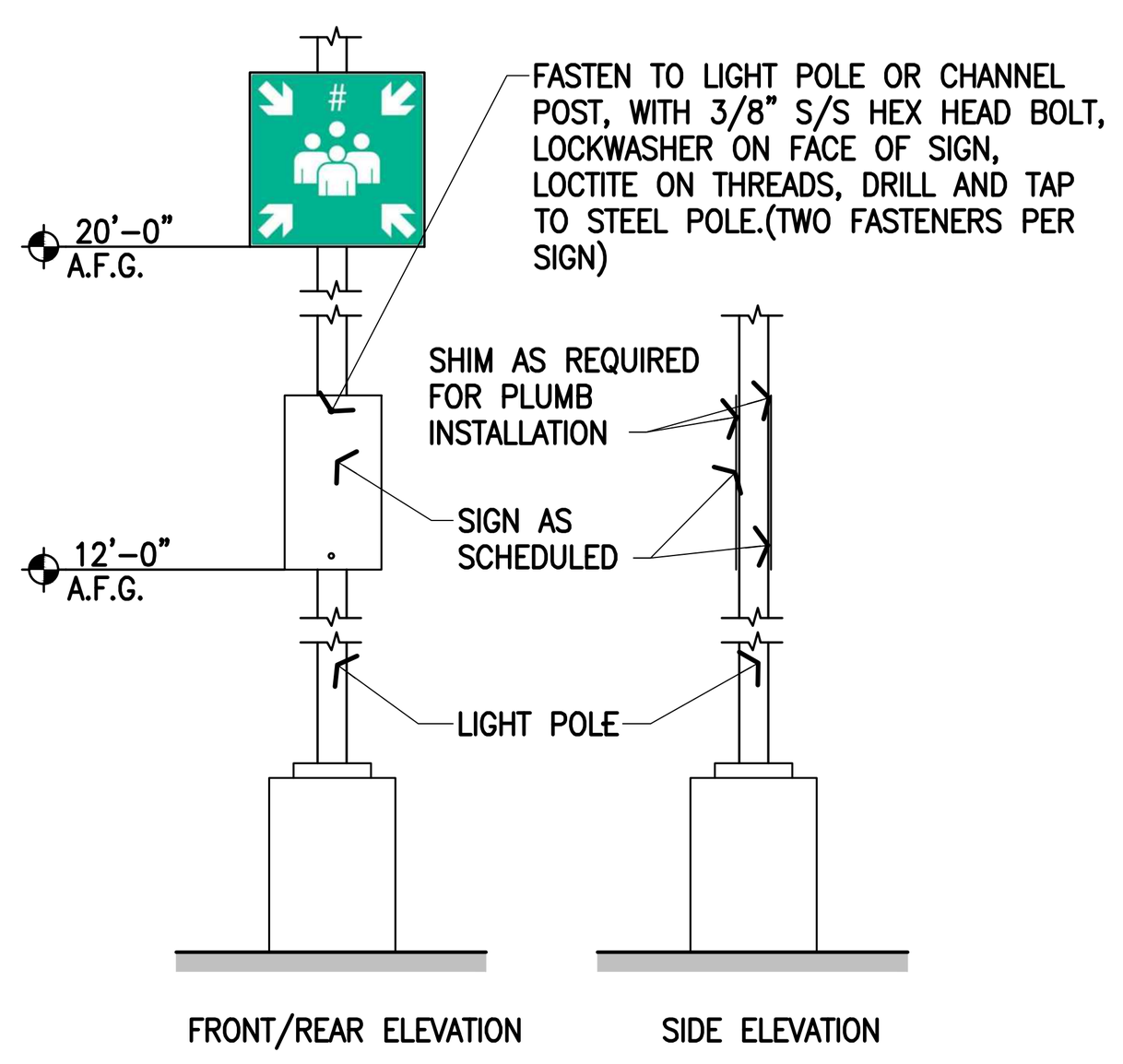
NOTES:
1. VERIFY POST SIZE WITH SIGN MOUNTING HEIGHTS.
2. THESE DETAILS PROVIDE INTENT ONLY. FINAL POST & CONNECTIONS SHALL BE SIZED MEETING LOCAL DOT STANDARDS.

POST AND PANEL SIGNS
MOUNTING U–1E, U–1C, U–2, LIGHT POLE SIGNS
SPECIFICATIONS:
THE BELOW REPRESENTS THE MINIMUM STANDARDS FOR THIS PROJECT. MATERIALS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE MORE STRICT REQUIREMENTS OF THOSE SET FORTH BELOW AND LOCAL DOT REGULATIONS.

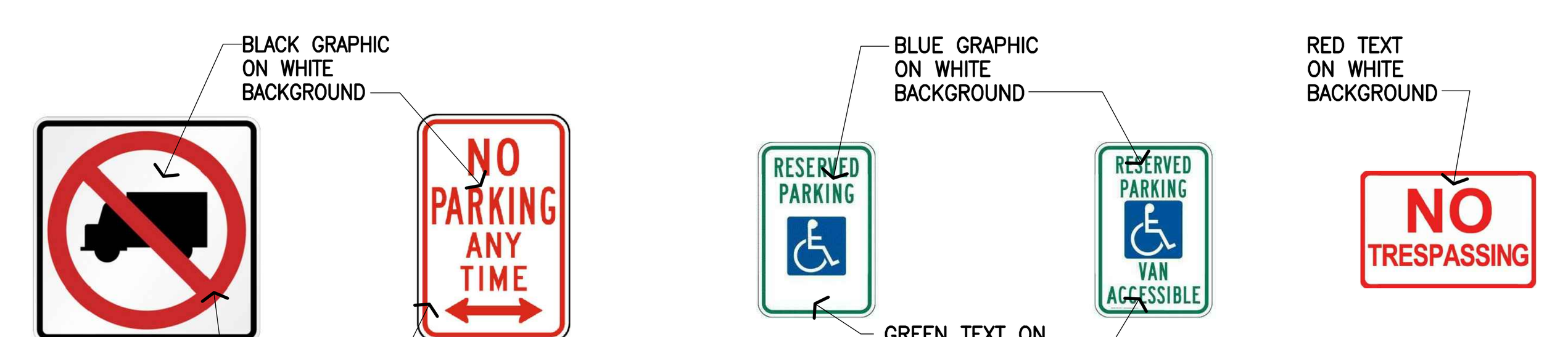
DESCRIPTION:
1. POST AND PANEL SIGNS WITH STANDARD SIZED "MUTCD" AND CUSTOM SIGN FACES
2. MATERIALS AND CONSTRUCTION:
   a. SIGNS TO CONSIST OF ALUMINUM SIGN PANEL ON A 2" SQUARE STEEL POST
   b. PANEL CONFORMS TO "MUTCD" SPECIFICATIONS. SOLID ALUMINUM, 0.080" THICK FOR SINGLE POST MOUNTING. SOLID ALUMINUM PANEL, 0.125" THICK FOR DOUBLE POST MOUNTING. COMPOSITE MATERIALS ARE NOT ACCEPTABLE.
   c. POST ARE TO BE 2" SQUARE GALVANIZED STEEL, 12 GA, 7/16" PERFORATIONS ON 1" CENTERS. FOUR SIDES TO BE APPROXIMATELY 12' LONG
   d. SUPPORTS ARE TO BE SUFFICIENT FOR SECURE MOUNTING OF SIGN
   e. ALL HARDWARE SHALL BE STAINLESS STEEL. IF ADDITIONAL THICKNESS OF MATERIAL OR ADDITIONAL INTERNAL BRACING IS REQUIRED FOR SECURE INSTALLATION OR TO PROVIDE STABILITY, ALTERATIONS SHALL BE REFLECTED IN SHOP DRAWINGS. WIND LOADING AND DURABILITY SHALL BE TAKEN INTO ACCOUNT IN THE ENGINEERING OF THE SIGN
   f. GRAPHICS AND TYPOGRAPHY SIGN GRAPHICS ARE TO BE HEAVY DUTY '3M' REFLECTIVE VINYL
   g. CUSTOM GRAPHICS AND TOPOGRAPHY SIGNS ARE AVAILABLE FROM THE OWNER AS ELECTRONIC FILES.
   h. COLORS ARE INDICATED ON THE DESIGN INTENT DRAWINGS. ADDITIONAL COLOR AND FINISH SPECIFICATIONS ARE FOUND IN THE THE GENERAL SPECIFICATIONS
3. ALL SIGNS INDICATED "DOT" SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FROM THE FEDERAL HIGHWAY ADMINISTRATION

INSTALLATION:
1. LOCATIONS ARE GENERALLY NOTED ON THE ATTACHED LOCATION PLANS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL INSTALLATION CONDITIONS PRIOR TO FABRICATION
2. SINGLE POST MOUNTING SHALL BE USED FOR SIGNS WITH A WIDTH OF 30 INCHES OR LESS. MOUNTING U–1e SHALL BE USED FOR SIGNS IN COMPACTED EARTH/GRAVEL OR SIDEWALK. MOUNTING U–1C SHALL BE USED FOR SIGNS IN CONCRETE OR ASPHALT PAVING
   a. TYPICAL SIGN PANEL INSTALLS 7'0" ABOVE GRADE. THE POST EXTENDS TO WITHIN 2" OF THE TOP OF THE SIGN PANEL. INSTALLATION SHALL BE PLUMB, LEVEL AND STRAIGHT
   b. MOUNTING U–1E PROVIDES A 36" MOUNTING TUBE (2 1/4" SQUARE STEEL POST EMBEDDED IN CONCRETE TO 1" TO 2" ABOVE GRADE). THE SIGN POST SHALL BE INSERTED 6–8 INCHES INTO THE MOUNTED TUBE AND ATTACHED WITH STAINLESS STEEL ANGLE BOLT AND NUT
3. DOUBLE POST MOUNTING TO BE USED FOR SIGNS WITH A WIDTH OF GREATER THAN 30 INCHES. MOUNTING U–2 REQUIRES CROSS BRACING OF STRUCTURAL ANGLE ON THE BACK OF THE SIGN FACE, ALL EXTERIOR SIGNAGE SHALL BE MOUNTED WITH A LOCK WASHER/NUT ASSEMBLY.
   a. TOP OF THE U–2 MOUNTED SIGN INSTALLS 8'–0" ABOVE FINISHED GRADE. INSTALLATION SHALL BE PLUMB, LEVEL AND STRAIGHT
   b. MOUNTING U–2 PROVIDES A 36" MOUNTING TUBE (2 1/4" SQUARE STEEL POST EMBEDDED IN CONCRETE WITH 1–2 INCHES ABOVE GRADE). THE SIGN POST SHALL BE INSERTED 6–8 INCHES INTO THE MOUNTING TUBE AND ATTACHED WITH A STAINLESS STEEL ANGLE BOLT AND NUT. MOUNTING U–2 IN CONCRETE OR ASPHALT PAVING IS DISCOURAGED
4. THE INSTALLATION METHODS AND DETAILS FOR EACH LOCATION SHALL BE ILLUSTRATED IN THE SUBMITTED SHOP DRAWINGS. FINAL LOCATIONS WILL BE APPROVED ON SITE BY THE OWNER OR HIS REPRESENTATIVE.
5. SIGN POSTS INSTALLED IN COMPACTED EARTH OR SIDEWALK SHALL BE 18" MIN. FROM FACE OF CURB

2 Post and Panel Mounted Signs
SCALE: 1/4" = 1'-0"



4 Light Pole Mounted Sign Detail
SCALE: 1/4" = 1'-0"



S-□□
24" X 24"
DOT STANDARD "NO TRUCK ACCESS" SIGN. USE TO PROHIBIT TRUCK TRAFFIC. MUTCD: R5–2. POST AND PANEL MOUNT 2/A1.34

S-□□
12" X 18"
DOT STANDARD "NO PARKING ANY TIME" SIGN. USE TO PROHIBIT PARKING. MUTCD: R7–1. COORDINATE WITH AHJ FOR SITE SPECIFIC CODE REQUIREMENTS FOR USE OF THIS GRAPHIC. POST AND PANEL MOUNT 2/A1.34

S-□□
12" X 18"
DOT STANDARD VERTICALLY ORIENTED ACCESSIBLE PARKING SIGN. USE TO DEMARCATE ACCESSIBLE PARKING SPACES. ONE SIGN PER SPACE OR AS REQUIRED BY LOCAL AUTHORITY. MUTCD: R7–8. POST AND PANEL MOUNT 2/A1.34

S-□□
12" X 18"
DOT STANDARD VERTICALLY ORIENTED "VAN ACCESSIBLE" PARKING SIGN. USE TO DEMARCATE VAN ACCESSIBLE PARKING SPACES. ONE SIGN PER SPACE OR AS REQUIRED BY LOCAL AUTHORITY. MUTCD: R7–8P. COORDINATE WITH AHJ FOR SITE SPECIFIC CODE REQUIREMENTS FOR USE OF THIS GRAPHIC. POST AND PANEL MOUNT 2/A1.34

S-□□
18" X 12"
DOT STANDARD "NO TRESPASSING" SIGN. USE TO PROHIBIT ACCESS. MOUNT ON UNSECURED SIDE OF PERIMETER FENCING AT 200 FEET MAX SPACING AND ON ENTRY GATES. POST AND PANEL MOUNT WHERE APPROPRIATE 2/A1.34

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



S-□
30" X 30" (SINGLE LANE) 36" X 36" (MULTIPLE LANES) DOT STANDARD OCTAGONAL "STOP" SIGN. USE AT INTERSECTIONS IN PARKING LOT AND DRIVE AISLES. MUTCD: R1–1. NO SIGNS SHALL BE MOUNTED TO THE BACK OF A STOP SIGN THAT EXTENDS BEYOND THE EDGES OF THE STOP SIGN. POST AND PANEL MOUNT 2/A1.34.

S-□
30" X 30"
DOT STANDARD "DO NOT ENTER" SIGN. USE TO PROHIBIT TRAVEL IN THE WRONG DIRECTION. TYPICAL AT ONE–WAY ROADS. MUTCD: R5–1. DO NOT MOUNT ON THE BACK OF A STOP SIGN. POST AND PANEL MOUNT 2/A1.34.

S-□
24" X 30" (SINGLE LANE) 30" X 36" (MULTIPLE LANES) DOT STANDARD "SPEED LIMIT 5 MPH" SIGN. USE TO CONTROL SPEED ALONG DRIVE AISLES WITH ADJACENT PARKING SPOTS AND TRUCK COURT. MUTCD: R2–1. POST AND PANEL MOUNT 2/A1.34.

S-□ MOD
30" X 30" SIGN WITH 18" X 18" PLACARD DOT STANDARD "BUMP" SIGN WITH "5MPH" SUPPLEMENTAL PLACARD. USE AT SPEED BUMPS. MUTCD: W8–1 & W13–1P (5MPH). POST AND PANEL MOUNT 2/A1.34.

S-□
24" X 30" (SINGLE LANE) 30" X 36" (MULTIPLE LANES) DOT STANDARD "SPEED LIMIT 10 MPH" SIGN. USE TO CONTROL SPEED ALONG DRIVE AISLES WITHOUT ADJACENT PARKING SPOTS. MUTCD: R2–1. POLE MOUNT 5/A1.34.

S-□ MOD
30" X 30" SIGN WITH 18" X 18" PLACARD DOT STANDARD "SPEED HUMP" SIGN WITH "10MPH" PLACARD. USE AT SPEED HUMPS. MUTCD: W17–1 & W13–1P (10MPH). POST AND PANEL MOUNT 2/A1.34.

S-□ L□ / S-□ R□
30" X 30" WITH 12" X 24" PLACARD. DOT STANDARD PEDESTRIAN CROSSING SIGN WITH ARROW. USE AT MID–BLOCK PEDESTRIAN CROSSINGS. MUTCD: W11–2 AND W16–7pL / (W16–7pR PLACARD OPPOSITE). POST AND PANEL MOUNT 2/A1.34

S-□ R□ / S-□ L□
12" X 36"
DOT STANDARD VERTICALLY ORIENTED "ONE WAY" LEFT ARROW SIGN. USE ALONG ONE WAY DRIVE AISLES. MUTCD: R6–1 SINGLE POST AND PANEL MOUNT IS ACCEPTABLE 2/A1.34 REFER TO S–2 FOR GRAPHICAL DEPICTION OF ONE WAY SIGNS

S-□ L□ / S-□ R□
30" X 36"
DOT STANDARD LEFT/RIGHT TURN "ONLY" SIGN. USE AT INTERSECTIONS WHERE MOVEMENT IS RESTRICTED BY THAT LANE, NOT ALONG ONE WAY DRIVE AISLES. AZMUTCD: R3–5L / R3–5R. THE MANDATORY MOVEMENT LANE CONTROL (R3–5) SIGN SHALL INDICATE ONLY THE SINGLE VEHICLE MOVEMENT THAT IS REQUIRED FROM THE LANE. POST AND PANEL MOUNT 2/A1.34

S-□□ L□ / S-□□ R□
24" X 24"
DOT STANDARD "NO LEFT/RIGHT TURN" SIGN. USE TO PROHIBIT TURNING TRAFFIC. MUTCD: R3–2 (R3–1 OPPOSITE) WHERE ON ONE WAY SIGNS ARE USED, NO LEFT TURN NO RIGHT TURN SIGNS MAY BE OMITTED. IN MOST CASES, THIS SIGN IS NOT NECESSARY, SINCE ONE WAY SIGNS ARE USED TO DEPICT FLOW OF TRAFFIC. POST AND PANEL MOUNT 2/A1.34

S-□□
24" X 24"
DOT STANDARD "NO U TURN" SIGN. USE TO PROHIBIT TURNING TRAFFIC. MUTCD: R3–4. POST AND PANEL MOUNT 2/A1.34

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

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Project Address
Delivery Station DDF9- Rockwall

Issue Date 02/10/21

Revisions

	Date	Description	By
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△			
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DELIVERY STATION: DDF9
ROCKWALL, TX 77573

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Seal

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Job Number 200162
Drawn By NG
Appv'd By SV
Sheet Title **Signage Graphics and Details**
Sheet Number **A1.34**

PAVEMENT GRAPHIC NOTES:

1. TWO COAT APPLICATION REQUIRED FOR ALL PAVEMENT GRAPHICS. REFER TO CIVIL FOR PAINTED GRAPHIC ARROWS AND ADDITIONAL PAVEMENT GRAPHIC CRITERIA.
2. SEE SITE DETAILS FOR MORE PAVEMENT GRAPHICS AT TRAILER PARKING

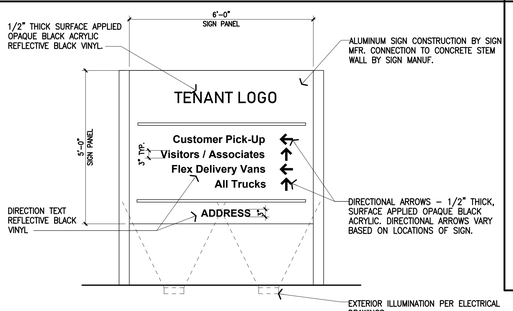
GRAPHICS / PAVEMENT PAINT

1/PP1	WHITE	
2/PP2	RED	(PANTONE 485C)
3/PP3	BLUE	(PANTONE 294)
4/PP4	GREEN	(PANTONE 342)
5/PP5	YELLOW	(PANTONE 116)

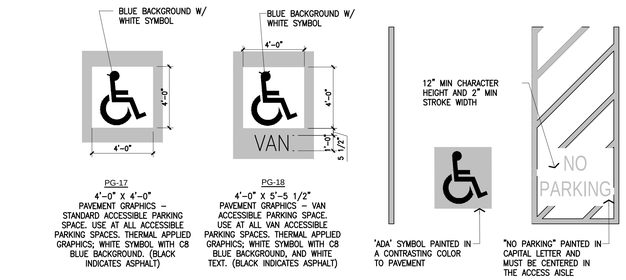
NOTE: TWO COAT APPLICATION REQUIRED FOR ALL PAVEMENT GRAPHICS.

SIGNAGE NOTES

1. REFER TO SIGNAGE AND STRIPING PLAN FOR LOCATIONS OF SIGNS AND PAVEMENT MARKINGS.
2. ALL SIGNAGE, STRIPING AND OTHER TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. ALL STRIPING SHALL BE LONG LIFE EPOXY RESIN AND 4" WIDE UNLESS OTHERWISE NOTED. ALL PAVEMENT GRAPHICS SHALL BE HOT–APPLIED THERMOPLASTIC (REFLECTIVE).
4. COLOR SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, UNLESS OTHERWISE NOTED.
5. ASPHALT SPEED HUMPS AND SPEED BUMPS SHALL BE USED IN COLDER CLIMATES WHERE SNOW REMOVAL EQUIPMENT IS INTENDED TO BE USED. RUBBER SPEED HUMPS AND SPEED BUMPS MAY BE IN WARMER CLIMATES OR REGIONS WHERE CONCRETE PAVEMENT IS PREVALENT.
6. ALL PROPOSED SIGNAGE AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE TENANT FULFILLMENT WORLDWIDE REAL ESTATE SIGNAGE STANDARDS REVISION 16 DATED QUARTER 2, 2019 OR CURRENT EDITION.
7. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
8. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN (E.G. FIRE LANES) MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUBCONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
9. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
10. TYPICAL SIGN FONT IS SET IN ARIAL.



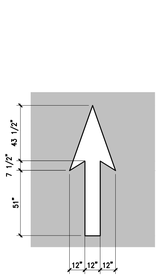
TYPICAL ENTRY SIGN DESIGN
(SUBJECT TO CHANGE PER LOCAL REGULATIONS AND SITE CONDITION.)
DIRECTIONAL ARROWS CHANGE BASED ON LOCATIONS OF SIGN



8 Handicapped Pavement Graphic Details

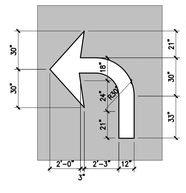
1/4" = 1'-0"

NOTE: THE BUILDING OR FACILITY OWNER HAS THE DISCRETION TO DETERMINE PAINT COLOR, CONTRAST, FONT TYPE, "ADA" TYPE, COLOR AND SIZE



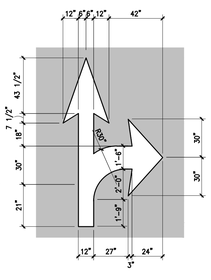
PG-5

8'–0" X 10'–0" PAVEMENT GRAPHICS – STRAIGHT ARROW. USE TO DIRECT TRAFFIC AT ONE–WAY DRIVE AISLES. WHITE THERMAL GRAPHIC. (BLACK INDICATES ASPHALT)



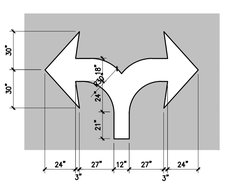
PG-6L (PG-6R OPP.)

8'–0" X 8'–0" PAVEMENT GRAPHICS – LEFT TURN ARROW. USE TO INDICATE TURNING LANES. WHITE THERMAL GRAPHIC. (BLACK INDICATES ASPHALT)



PG-7L (PG-7R OPP.)

8'–0" X 12'–0" PAVEMENT GRAPHICS – STRAIGHT OR RIGHT TURN ARROW. USE TO INDICATE TURNING LANES. WHITE THERMAL GRAPHIC. (BLACK INDICATES ASPHALT)

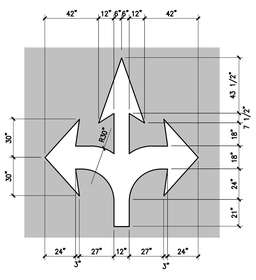


PG-8 (PG-8 OPP.)

10'–0" X 8'–0" PAVEMENT GRAPHICS – LEFT OR RIGHT TURN ARROW. USE TO INDICATE TURNING LANES. WHITE THERMAL GRAPHIC. (BLACK INDICATES ASPHALT)

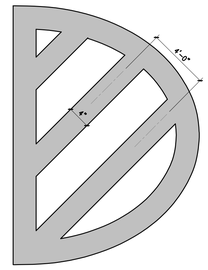
7 Pylon Option

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



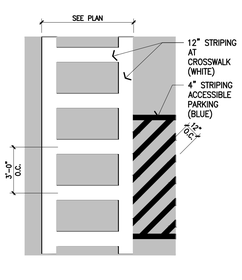
PG-9

10'–0" X 12'–0" PAVEMENT GRAPHICS – LEFT, STRAIGHT OR RIGHT TURN ARROW. USE TO INDICATE TURNING LANES. WHITE THERMAL GRAPHIC. (BLACK INDICATES ASPHALT)



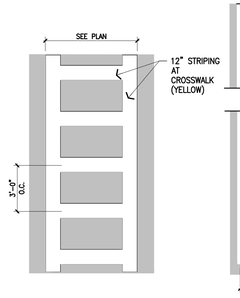
PG-10

18" STRIPING OUTLINE AND FILL AT 45 DEGREES. PAVEMENT GRAPHICS – TRAFFIC ISLAND. USE TO PROHIBIT VEHICLE TRAVEL AND PARKING. C14 YELLOW AT NO TRAFFIC, CB BLUE AT ACCESSIBLE PARKING SPACES, WHITE AT VENDOR PARKING (BLACK INDICATES ASPHALT). INCLUDE AT ALL EMERGENCY EXITS INTO THE PARKING LOT AT ALL PARKING SPACES THAT IMPEDE DIRECT ACCESS TO THE THOROUGHFARE.



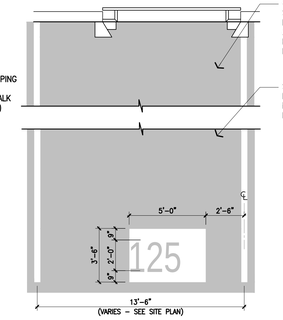
PG-11

12" STRIPING OUTLINE AND HATCH FILL AT 36" O.C. PAVEMENT GRAPHICS – PEDESTRIAN CROSSWALK. USE TO INDICATE PEDESTRIAN CROSSING. WHITE STRIPES, SEE PLAN FOR WIDTH OF CROSSWALK (BLACK INDICATES ASPHALT)



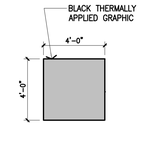
PG-12

12" STRIPING OUTLINE AND HATCH FILL AT 36" O.C. PAVEMENT GRAPHICS – DRIVER ENTRANCE. USE TO DIRECT DRIVER ENTRANCE IN DOCK FIELD. POSITION IN TRUCK COURT TO CORRESPOND WITH THE LOCATION OF THE TRUCKER'S LOUNGE AND TRUCKER'S ENTRY POINTS. FC (TOM)/SC (LOGISTICS) PARTNER WITH SAFETY TO FIND CLOSEST APPROVED EXIT DOOR TO GUARD SHACK. DESIGNATE A PARKING AREA FOR THE HOSTLER VEHICLE(S). PROVIDE WALKING SPACE AROUND THE PARKING AREA FOR THE PRE–OPERATIONAL INSPECTION PARTNER WITH BASE BUILDING MANAGER TO MARK A CROSSWALK FROM THE BUILDING EXIT POINT TO THE GUARD SHACK AND HOSTLER PARKING AREA USING THE SHORTEST LOGICAL PATH. ASSOCIATES WILL NEED TO BE INSIDE THIS PATH TO TRANSIT THE YARD WITHOUT A SPOTTER. THERMAL APPLIED C14 YELLOW STRIPES. (BLACK INDICATES ASPHALT)



PG-14

5'–0" X 3'–6" (24" TALL LETTERING) PAVEMENT GRAPHICS – TRAILER SPACE NUMBERING. USE TO LABEL TRAILER SPACES. TYPICAL ALL TRUCK SPACES. WHITE GRAPHICS (BLACK INDICATES ASPHALT). SEE PLANS FOR DOCK DOOR NUMBERS. COORDINATE NUMBERS WITH TENANT OF TRAILER PARKING.

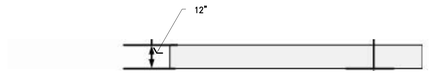


PG-23

4' X 4' SOLID BLACK SQUARE. PAVEMENT GRAPHICS – JACK STAND AREAS. USE TO IDENTIFY JACK STAND LOCATION. THERMAL APPLIED GRAPHICS

6 Pavement Graphic Details

1/4" = 1'-0"

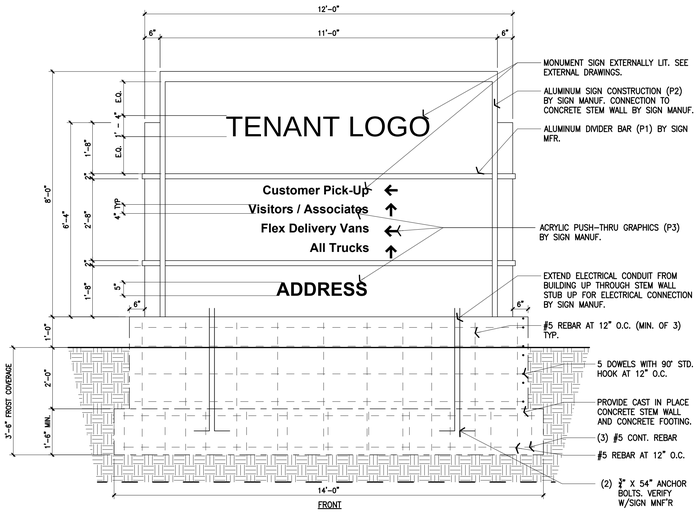


WHITE STOP LINE

USED WHEN LEAVING TENANT PROPERTY AT ANY INTERSECTION WHEN MAKING A TURN LESS THAN 90 DEGREES, WHEN CROSSING DIRECTIONAL TRAFFIC, AND WHEN AN OVERFLOW SECONDARY TRAILER PARKING AREA INTERSECTS WITH THE TRAILER YARD.

5 Vehicle Stop Line

SCALE: 1" = 1'-0"



FRONT

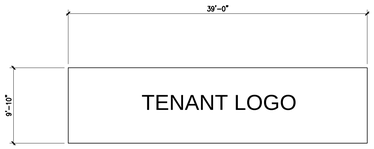
TYPICAL MONUMENT SIGN DESIGN (MS–1)
(DIRECTIONAL ARROWS TO BE REVERSED PER LOCATION)
(SUBJECT TO CHANGE BASED ON LOCAL REGULATIONS AND SITE CONDITIONS. COORDINATE ORIENTATION IN FIELD)
DIRECTIONAL ARROWS CHANGE BASED ON LOCATIONS OF SIGN

SIGN CONSTRUCTION NOTES
1. SIGN FACE TO BE SATIN WHITE, HALO LIGHTED AT PERIMETER
2. OUTER SURFACES TO BE PAINTED TO MATCH BUILDING COLORS
3. INTERIOR SURFACES TO BE PAINTED GLOSS WHITE (C1)
4. "TENANT" – ACRYLIC PUSH–THRU GRAPHICS, OPAQUE BLACK (C2) SURFACE, "HALO" LIGHTED
5. TENANT "SMILE" – ACRYLIC PUSH–THRU GRAPHICS, TRANSLUCENT BLUE (C7)
6. DIRECTIONAL TEXT – ACRYLIC PUSH–THRU GRAPHICS, OPAQUE BLACK (C2) SURFACE, "HALO" LIGHTED
7. TENANT LOGO – ACRYLIC PUSH–THRU GRAPHICS, OPAQUE BLACK (C2) SURFACE, "HALO LIGHTED

2 Illuminated Monument sign (MS-1), Option 1

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

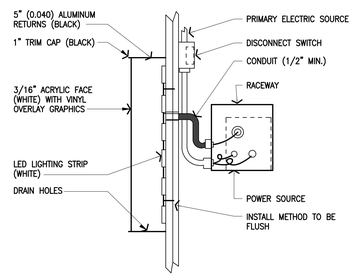
NOTE: ORIENTATION OF "ARROWS" SHALL BE BASED ON MONUMENT SIGN LOCATION.



TYPICAL BUILDING SIGN DESIGN

(SUBJECT TO CHANGE BASED ON LOCAL REGULATIONS AND SITE CONDITIONS)

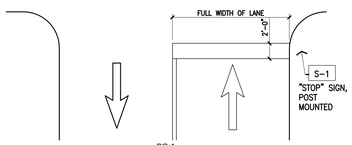
– INTERNALLY ILLUMINATED LOGO SIGN BY SIGN MANUFACTURER
– PROVIDE POWER TO JUNCTION BOX AT INSIDE FACE OF PRECAST CONCRETE PANEL WALL
– LOCATION OF SIGN BASED ON BUILDING ORIENTATION AND MAIN ENTRY



BUILDING SIGN MOUNTED DETAIL (N.T.S)

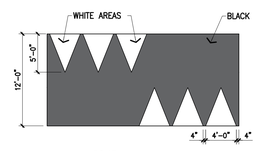
4 Typical Building Sign

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



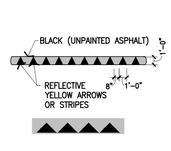
PG-1

WIDTH OF LANE x 2'–0" WHITE STOP BAR. USE AT ALL STOP SIGN (S–1) LOCATIONS. MUTCD SEC 7C.04



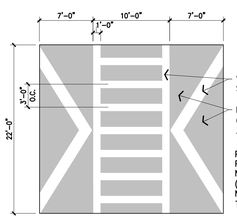
PG-15

20'–0" WIDE PAVEMENT GRAPHICS – SPEED HUMP. USE TO CONTROL SPEED AT OUTLYING DRIVE AREAS. WHITE THERMAL APPLIED WHITE ARROWS. REMOVABLE RUBBER SPEED HUMPS NOT ALLOWED.



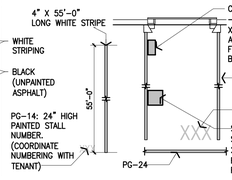
PG-16

12'–0" X 1'–0" PAVEMENT GRAPHICS SPEED BUMP. USE TO CONTROL SPEED AT INTERIOR DRIVE AISLES. THERMAL APPLIED REFLECTIVE YELLOW ARROWS. REMOVABLE HEAVY DUTY RUBBER SPEED HUMPS NOT ALLOWED.



PG-20

24'–0" X 22'–0" PAVEMENT GRAPHICS – PEDESTRIAN TABLE. USE AT CROSSWALKS AT HIGH TRAFFIC AREAS PER SITE (EX. MAIN ENTRANCE) THERMAL APPLIED WHITE STRIPING ON RAISED ASPHALT TABLE.

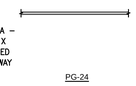


PG-21

4" WIDE X 55'–0" (4" WIDE STRIPE) PAVEMENT GRAPHICS – EMPTY TRAILER SLIP. USE TO MARKER EMPTY TRAILER PARKING SPACES. THERMAL APPLIED WHITE STRIPING WITH 24" TALL LETTERING (SEE PG–14)

PG-22

12' WIDE X 60'–0" (4" WIDE STRIPE) PAVEMENT GRAPHICS – TRACTOR DOCK PARKING. USE TO IDENTIFY PARKING. THERMAL APPLIED WHITE STRIPING WITH 24" TALL LETTERING (SEE PG–14). ALIGN STRIPE WITH DRIVER'S SIDE OF EDGE OG DOCK DOOR OR LOUVER OPENING. TYPICAL EACH ACTIVE DOCK AND LOUVER POSITION. PROVIDE C11 ORANGE WARNING LINE AT PARKING SPACES 66' ALONGSIDE BUILDING



PG-24

WARNING LINE 4" WIDE STRIPE C11 ORANGE LINE AND GRAPHICS. 4" WIDE ORANGE STRIPE TO BE THERMALLY APPLIED 66' AWAY FROM BUILDING WALL AT DOCK DOOR PARKING AND 6' AWAY FROM THE FAR END OF THE DOCK PARKING SPACES

1 Pavement Graphic Details

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

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Project Address

Delivery Station DDF9- Rockwall

Issue Date	02/10/21

Revisions

	Date	Description	By
△			
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△			
△			
△			
△			
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DELIVERY STATION: DDF9
ROCKWALL, TX 75573

MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.4819

Seal

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

Job Number	200162
Drawn By	NG
Appv'd By	SV

Sheet Title

Signage Graphics and Details

Sheet Number

A1.35

MICHAEL R. BLACK, AIA

February 11, 2021

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

RE: Delivery Station DDF9
Justin Rd & Industrial Blvd.
Rockwall, TX

To whom it may concern,

We request the following variances for the proposed Delivery Station project located at the corner of Industrial Blvd. and Justin Rd. This project falls under the requirements of Section 05 Industrial District. Please see below for the variance and proposed compensatory measures.

- Section 05.01 - A Construction Standards under Primary Materials, we request the exception for the use of concrete tilt-up walls listed under section (2) Cementitious Materials.

  We propose the use of form liners to create an 8" x 8" CMU block patter on all (4) sides of the building to meet the Stone requirement. The CMU brick pattern will be painted per the finish schedule. For secondary materials, we are proposing the use of corrugated metal panel (MP-1) and flat metal panel (MP-2) at the primary and secondary entryway elements that face Industrial Blvd. Please see building elevations for locations.

  We are also proposing additional canopy trees along the van queuing area that runs parallel to Justin Rd. to provide additional "Green Breaks". Please see landscape plans

If you have any additional comments or questions, do not hesitate to contact our office.

Sincerely,

Michael R. Black, AIA, NCARB
Texas State Reg. No. 13467

2225 E. Randol Mill Road, Suite 300 Arlington, Texas 76011 Phone (817)701-4819 Fax (817)633-4153

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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:
[x] 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	Justin Road		
Subdivision		Lot	Block
General Location	Southwest corner of Justin Rd and Industrial Blvd		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	LI	Current Use	Vacant
Proposed Zoning	LI	Proposed Use	Distribution Center
Acreage	68	Lots [Current]	1
Lots [Proposed]	1		

[x] ***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	Smartt Lofland & J Bond Ptns	[ ] Applicant	Seefried Industrial Properties
Contact Person	Bill Lofland	Contact Person	Jonathan Stites
Address	1 Carmartchen Ct	Address	3030 LBJ Freeway, Suite 1650
City, State & Zip	Dallas, TX 75225	City, State & Zip	Dallas, TX 75234
Phone	972-771-5212	Phone	214-393-6066
E-Mail	bill_lofland@juno.com	E-Mail	jstites@seefriedproperties.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Jonathan Stites (Owner's Representative) [~~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~~ (Owner's Representative) for the purpose of this application; all information submitted herein is true and correct; and the application fee of $_____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of January, 20 21. 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 13th *day of* January, *20* 21.

(Owner's Representative)

~~Owner's~~ Signature

Notary Public in and for the State of Texas

BRANDY LAWSON
Notary Public, State of Texas
Comm. Expires 07-31-2023
~~Notary ID 132110641~~

My Commission Expires 07/31/2023

Letter of Authorization

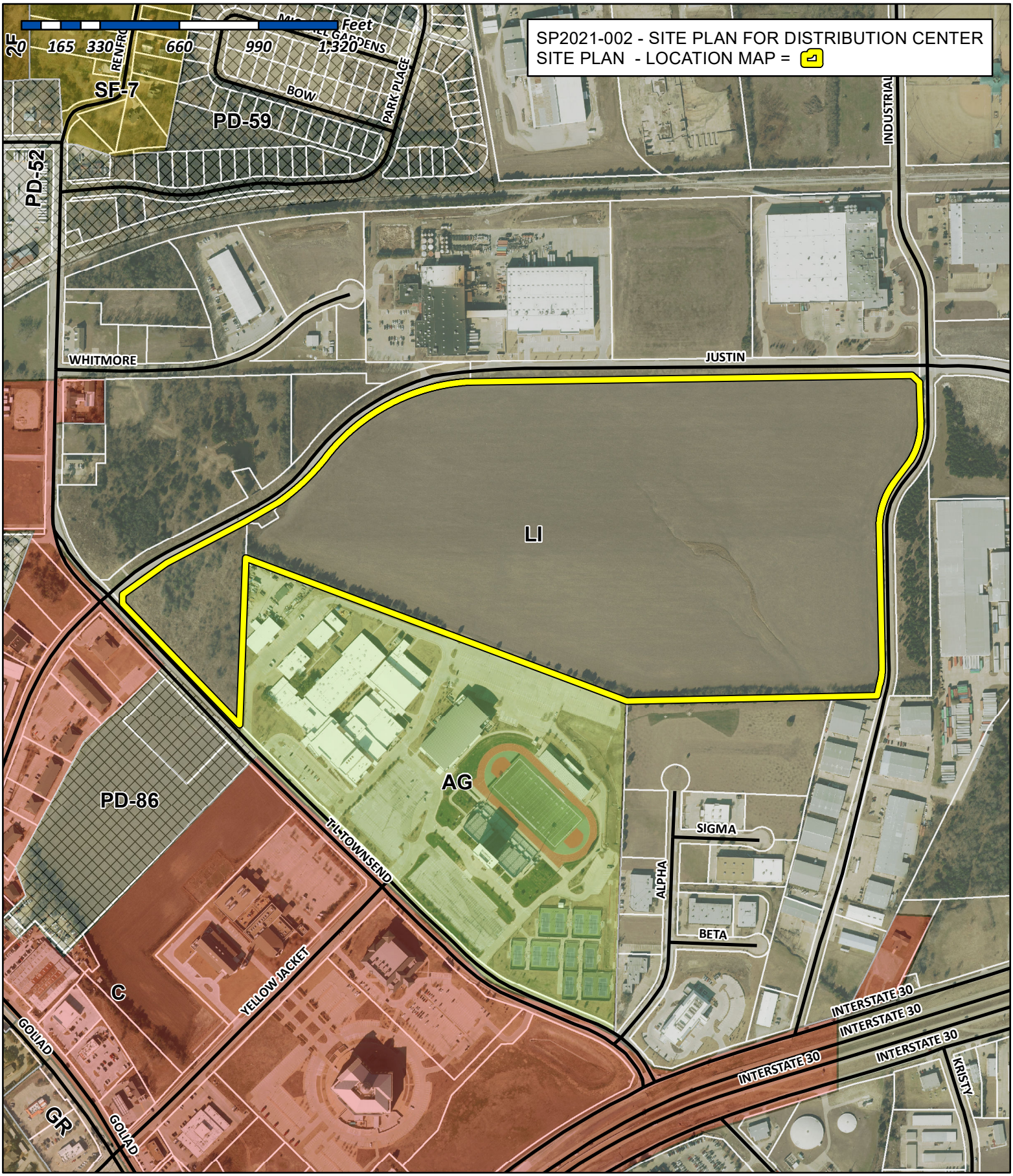
Property Name: Approximately 90 acres, SW Corner of Justin Road and Industrial Blvd
Rockwall, TX

To whom it may concern,

I hereby authorize Jonathan Stites of Seefried Industrial Properties, Inc., or RLP III Rockwall, LLC, to sign the Development Application and related site plan approval documents for the proposed distribution center contemplated on the site referenced above.

SELLER:
William B. Lofland

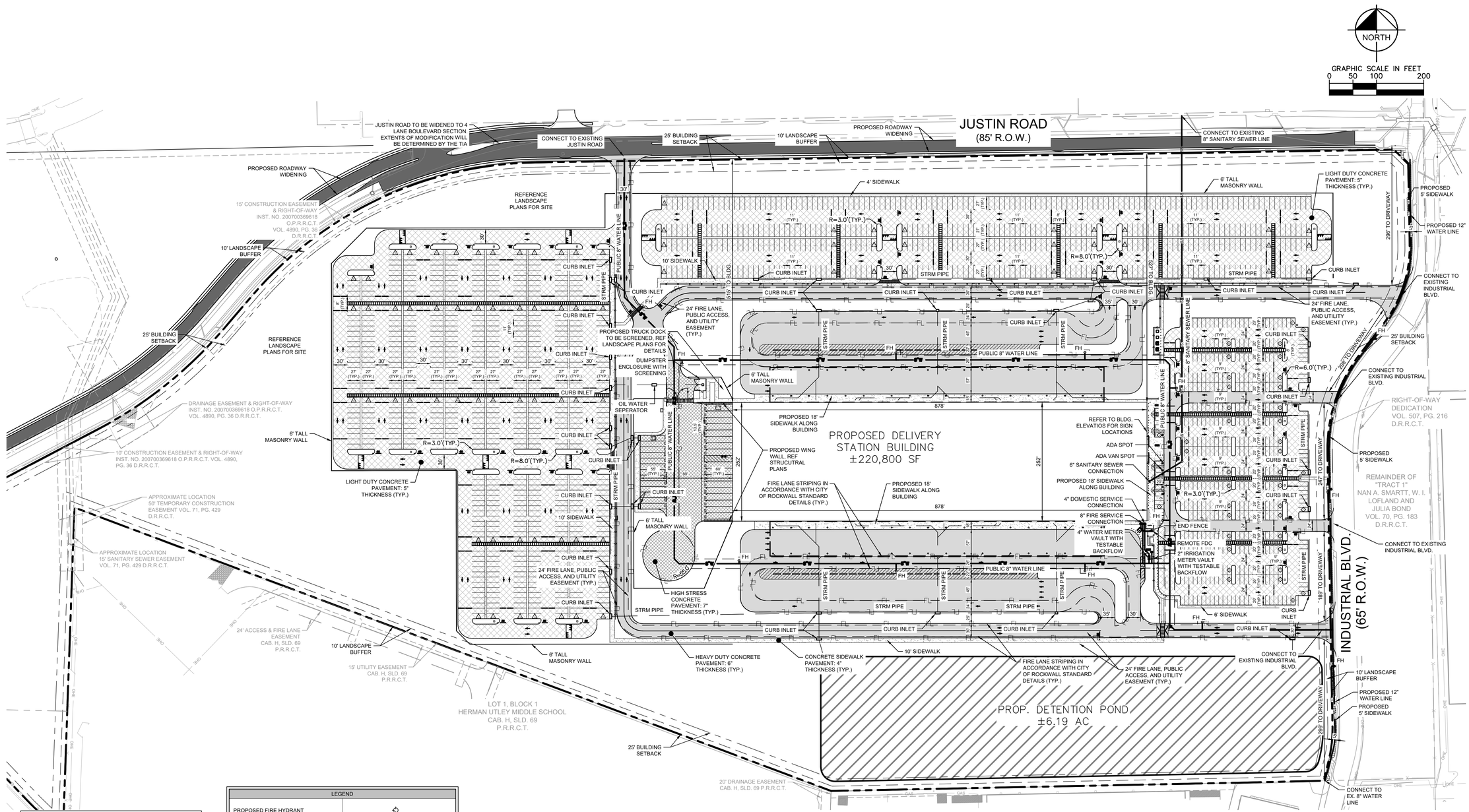
By: _____
Name: William B. Lofland
Date Signed: 4/12/2021



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.

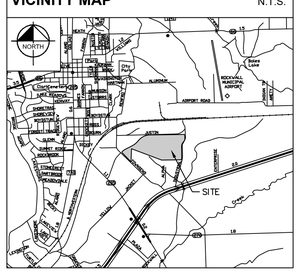


NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECH FOR DETAILS.

VICINITY MAP

N.T.S.



LEGEND	
PROPOSED FIRE HYDRANT	
PROPOSED FIRE LANE	FL FL
PROPERTY LINE	
SAWCUT LINE	
PROPOSED CURB	
LIGHT-DUTY CONCRETE	
FIRE LANE CONCRETE	
HEAVY DUTY CONCRETE	
PROPOSED ON SITE SIDEWALK	
PROPOSED OFF SITE SIDEWALK	
PROPOSED ROADWAY WIDENING	

PARKING SUMMARY (PER CLIENT REQUIREMENTS)	
TOTAL LAND AREA	3,093,718 SF/71.022 AC
PROPOSED TOTAL BUILDING AREA	±220,800 SF
PROPOSED TRAILER PARKING	30 SPACES
PROPOSED AUTO PARKING (9'X20')	480 SPACES
REQUIRED AUTO PARKING BY CLIENT	457 SPACES
PROPOSED VAN PARKING (11'X27')	1,118 SPACES
REQUIRED VAN PARKING	1,103 SPACES
PROPOSED ACCESSIBLE PARKING	9 SPACES
REQUIRED ACCESSIBLE PARKING	9 SPACES

SITE INFORMATION			
LOT 1			
PAVEMENT	1,358,772 SF	31.193 ACRES	(46.828%)
BUILDING COVERAGE	220,800 SF	5.069 ACRES	(7.610%)
LANDSCAPE AND OPEN SPACE	1,322,048 SF	30.350 ACRES	(45.562%)
TOTAL	3,093,718 SF	71.022 ACRES	

PARKING SUMMARY (PER CITY OF ROCKWALL REQUIREMENTS)			
REQUIRED PER ZONING		**PROVIDED**	
1 PER 1000 SQ. FT	221 SPACES	PROPOSED	480 SPACES
ACCESSIBLE SPOTS REQ.		**ACCESSIBLE SPOTS PROV.**	
TOTAL (INCLUDES 2 VAN SPOTS)	9 SPACES	TOTAL (INCLUDES 2 VAN SPOTS)	9 SPACES

DEVELOPMENT INFORMATION	
ZONING - LI, LIGHT INDUSTRIAL DISTRICT	
BUILDING AREA 1 (HT=44.5')	
STORY	AREA (GSF)
LL	220,822
FLOOR AREA RATIO (FAR)	0.07
FOUNDATION TYPE	SLAB ON GRADE

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, ____.

WITNESS OUR HANDS, this ___ day of _____, ____.

Planning & Zoning Commission, Chairman *Director of Planning and Zoning*

SITE PLAN
JUSTIN ROAD DISTRIBUTION CENTER

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DEVELOPER:
SEEFRIED INDUSTRIAL PROPERTIES
3030 LBJ FREEWAY, SUITE 1650
DALLAS, TX 75234
CONTACT: JONATHAN STITES
E-MAIL: JSTITES @SEEFRIEDPROPERTIES.COM

OWNER:
SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT: BILL LOFLAND
E-MAIL: BILL_LOFLAND@JUNO.COM

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-597-9300
CONTACT: KENNETH CARGILL, P.E.

CASE NUMBER: XXXXXXX

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
11700 KATY FREEWAY - SUITE 800 - HOUSTON, TX 77079
PHONE: 281-597-9300
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

PRELIMINARY
FOR REVIEW ONLY
Not For Construction.
Kimley»Horn
Engineer KENNETH CARGILL
P.E. No. 123293 Date FEB. 2021

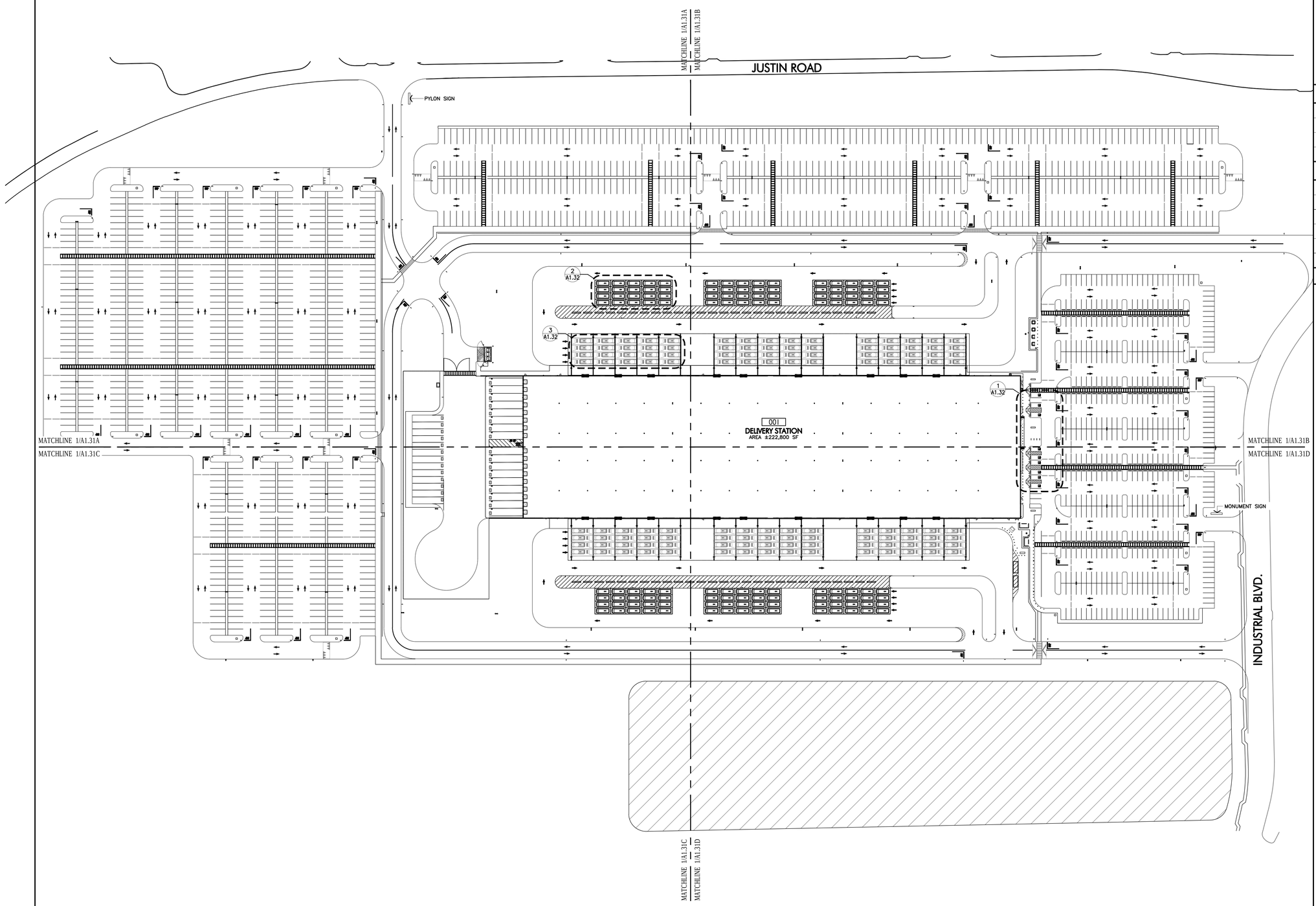
KHA PROJECT	069284835
DATE	FEBRUARY 2021
SCALE	AS SHOWN
DESIGNED BY	BG
DRAWN BY	BG
CHECKED BY	KWC

SITE PLAN

JUSTIN ROAD DISTRIBUTION CENTER
ROCKWALL TEXAS

SHEET NUMBER
C-100

Plotted By:Glenn, Bianca Sheet Set:Kha Layout:C-200 February 09, 2021 01:21:48pm K:\HOU_Civil\069284835-DDP\3 Rockwall\CAD\Exhibits\Prelim Site Plan to City of Rockwall\Prelim Site Plan.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

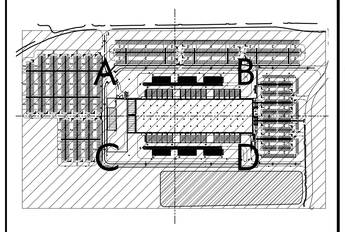


1 **Overall Site Plan**
SCALE 1" = 70'-0"

N PLAN NORTH

N TRUE NORTH

KEY PLAN



PARKING DATA

SPACE TYPE	
STANDARD	471
HANDICAPPED	9
TOTAL SPACES	480

DELIVERY VAN STORAGE

SPACE TYPE	
VAN LOADING	120
VAN STAGING	120
VAN PARKING	1118
TRAILER TRUCK	30
TOTAL SPACES	1388

GENERAL NOTES

1. BUILDING DIMENSIONS TAKEN FROM INSIDE FACE OF CONCRETE PANEL
2. DRIVE AISLE DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB TO FACE OF CURB, OR BACK OF PARKING STALL TO BACK OF PARKING STALL
3. SITE PLAN LAYOUT TO GRAPHICALLY ILLUSTRATE INTENT ONLY. DEVELOPERS AND DESIGN TEAMS ARE RESPONSIBLE FOR RECONCILING WITH SITE SPECIFIC CONSTRAINTS AND JURISDICTIONAL REQUIREMENTS

pdmsdesign.com
pdms design group
2225 E. Randol Mill Road, Suite 300
Arlington, Texas 76011
817.633.4200 p 817.633.4153 f

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Project Address

Delivery Station
DDF9- Rockwall

Issue Date 02/10/21

Revisions

	Date	Description	By
△			
△			
△			
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△			
△			

DELIVERY STATION: DDF9
ROCKWALL, TX 75573

MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.4819

Seal

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

Job Number 200162
Drawn By NG
Appv'd By SV
Sheet Title

Overall Site Graphics Plan

Sheet Number

A1.31

SITE NOTE LEGEND

SITE SIGNS (SEE 1/A1.34)

S-1	36" X 36" DOT STANDARD OCTAGONAL STOP SIGN
S-3	30" X 36" DOT STANDARD "SPEED LIMIT 5 MPH" SIGN
S-3 MOD	30" X 30" DOT STANDARD "SPEED BUMP" SIGN W/ 18" X 18" 5 MPH PLACARD
S-4	30" X 36" DOT STANDARD "SPEED LIMIT 10 MPH" SIGN
S-5L	30" X 30" DOT STANDARD PEDESTRIAN CROSSING SIGN W/ 12" X 12" SIGN W/LEFT ARROW
S-7R	30" X 30" DOT STANDARD "ONE WAY" RIGHT ARROW
S-11L	24" X 24" DOT STANDARD "NO LEFT TURN" SIGN
S-11R	24" X 24" DOT STANDARD "NO RIGHT TURN" SIGN
S-13	24" X 24" DOT STANDARD "NO TRUCK ACCESS" SIGN
S-14	24" X 24" DOT STANDARD "NO PARKING ANY TIME" SIGN.

SITE SIGNS (SEE 3/A1.34)

S-13	24" X 24" DOT STANDARD "NO TRUCK ACCESS" SIGN
S-14	24" X 24" DOT STANDARD "NO PARKING ANY TIME" SIGN.

SITE SIGNS (SEE 5/A1.34)

AS-5	48" X 60" YARD RULES SIGN
AS-6	36" X 24" TRUCK ENTRANCE SIGN
AS-26	26" X 26" MUSTER AREA SIGN

PAVEMENT GRAPHICS (SEE 1/A1.35)

PG-1	WIDTH OF LANE 1'-0" WHITE STOP BAR
PG-15	20' – 0" LARGE SPEED HUMP
PG-16	6'-0" X 1'-0" SMALL SPEED BUMP

PAVEMENT GRAPHICS (SEE 5/A1.35)

PG-5	8'-0" X10'-0" STRAIGHT ARROW
PG-10	18" STRIPING OUTLINE AND FILL AT 45 DEGREES TRAFFIC ISLAND
PG-11	12" STRIPING OUTLINE AND HATCH FILL AT 36" O.C. PEDESTRIAN CROSSWALK
PG-12	12" STRIPING OUTLINE AND HATCH FILL AT 36" O.C. DRIVER ENTRANCE
PG-14	5'-0" x 3'-6" (24" TALL LETTERING) TRAILER SPACE NUMBERING

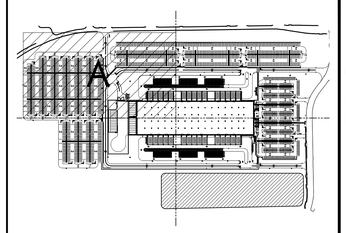
PAVEMENT GRAPHICS (SEE 6/A1.35)

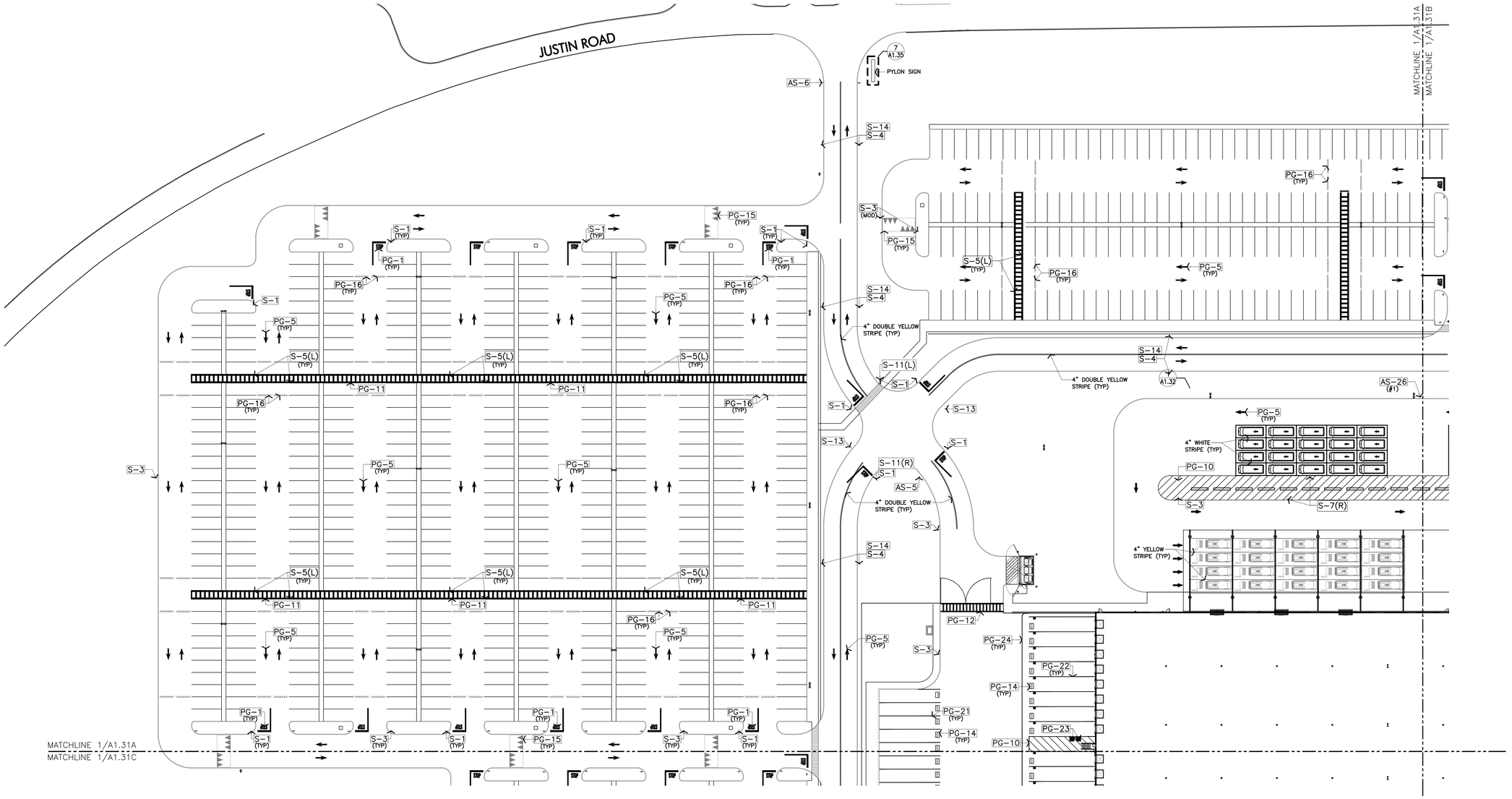
PG-21	TRAILER PARKING STALL STRIPE
PG-22	DOCK PARKING STALL STRIPE
PG-23	JACK STAND AREA
PG-24	WARNING LINE

GENERAL NOTES

1. REF. A1.33–A1.36 FOR SIGNAGE DETAILS
2. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
3. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB–CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
4. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
5. ALL PERMANENT SIGNAGE TO ACCESSIBLE AREAS TO HAVE RAISED BRAILLE CHARACTERS PER ANSI 117.1–2009
6. TYPICAL SIGN FONT IS SET IN ARIAL.
7. SEE DOOR SCHEDULE FOR DOOR SIGNAGE REQUIRED TEXT.
8. NOT ALL SIGNAGE SHOWN IS REQUIRED. COORDINATE W/ CONSTRUCTION MANAGER AT SCHEDULED SITE WALK FOR FINAL DETERMINATION.
9. STRIPING SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, U.N.O.

KEY PLAN





1 **Partial Site Plan**
SCALE 1" = 40'-0"

PLAN NORTH / TRUE NORTH

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Arlington, Texas 76011
817.633.4200 p 817.633.4153 f

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Project Address

Delivery Station
DDF9- Rockwall

Issue Date	02/10/21

Revisions

	Date	Description	By
1			
2			
3			
4			
5			
6			
7			

DELIVERY STATION: DDF9
ROCKWALL, TX 75573

MICHAEL R. BLACK, AIA
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817.701.4819

Seal

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

Job Number	200162
Drawn By	NG
Appv'd By	SV

Sheet Title

Partial Site Graphics Plan

Sheet Number

A1.31A

SITE NOTE LEGEND

SITE SIGNS (SEE 1/A1.34)

- S-1 — 36" X 36" DOT STANDARD OCTAGONAL STOP SIGN
- S-3 — 30" X 36" DOT STANDARD "SPEED LIMIT 5 MPH" SIGN
- S-3 MOD — 30" X 36" DOT STANDARD "SPEED BUMP" SIGN W/ 18" X 18" 5 MPH PLACARD
- S-4 — 30" X 36" DOT STANDARD "SPEED LIMIT 10 MPH" SIGN
- S-5L — 30" X 30" DOT STANDARD PEDESTRIAN CROSSING SIGN W/ 12" X 12" SIGN W/LEFT ARROW
- S-7R — 30" X 30" DOT STANDARD "ONE WAY" RIGHT ARROW

SITE SIGNS (SEE 3/A1.34)

- S-14 — 24" X 24" DOT STANDARD "NO PARKING ANY TIME" SIGN.
- S-15 — 12" X 18" DOT STANDARD VERTICALLY ORIENTED "ACCESSIBLE PARKING ONLY" SIGN
- S-16 — 12" X 18" DOT STANDARD VERTICALLY ORIENTED "VAN ACCESSIBLE" PARKING SIGN

SITE SIGNS (SEE 5/A1.34)

- AS-1 — 60" X 48" ADDRESS SIGN
- AS-13 — 36" X 24" "NO ENTRANCE" SIGN
- AS-14 — 36" X 24" "NO EXIT" SIGN
- AS-15R — 36" X 24" EXIT SIGN, RIGHT ARROW
- AS-16 — 48" X 60" WAYFINDING SIGN
- AS-17L — 36" X 24" DROP-OFF/PICK-UP SIGN, LEFT ARROW
- AS-26 — 26" X 26" MUSTER AREA SIGN
- AS-30 — 12" X 18" NON-SMOKING AREA SIGN

SITE SIGNS (SEE 5/A1.34)

- AS-31 — 12" X 18" CUSTOMER PARKING SIGN

PAVEMENT GRAPHICS (SEE 1/A1.35)

- PG-1 — WIDTH OF LANE 1'-0" WHITE STOP BAR
- PG-15 — 20' – 0" LARGE SPEED HUMP
- PG-16 — 6'-0" X 1'-0" SMALL SPEED BUMP
- PG-20 — 24-0" X 22'-0" PEDESTRIAN TABLE

PAVEMENT GRAPHICS (SEE 5/A1.35)

- PG-5 — 8'-0" X10'-0" STRAIGHT ARROW
- PG-10 — 18" STRIPING OUTLINE AND FILL AT 45 DEGREES TRAFFIC ISLAND
- PG-17 — 4'-0" x 4'-0" STANDARD ACCESSIBLE PARKING SPACE
- PG-18 — 4'-0" x 5'-5 1/2" VAN ACCESSIBLE PARKING SPACE

GENERAL NOTES

1. REF. A1.33–A1.36 FOR SIGNAGE DETAILS
2. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
3. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB–CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
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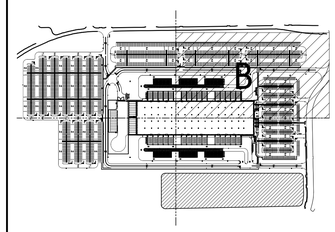
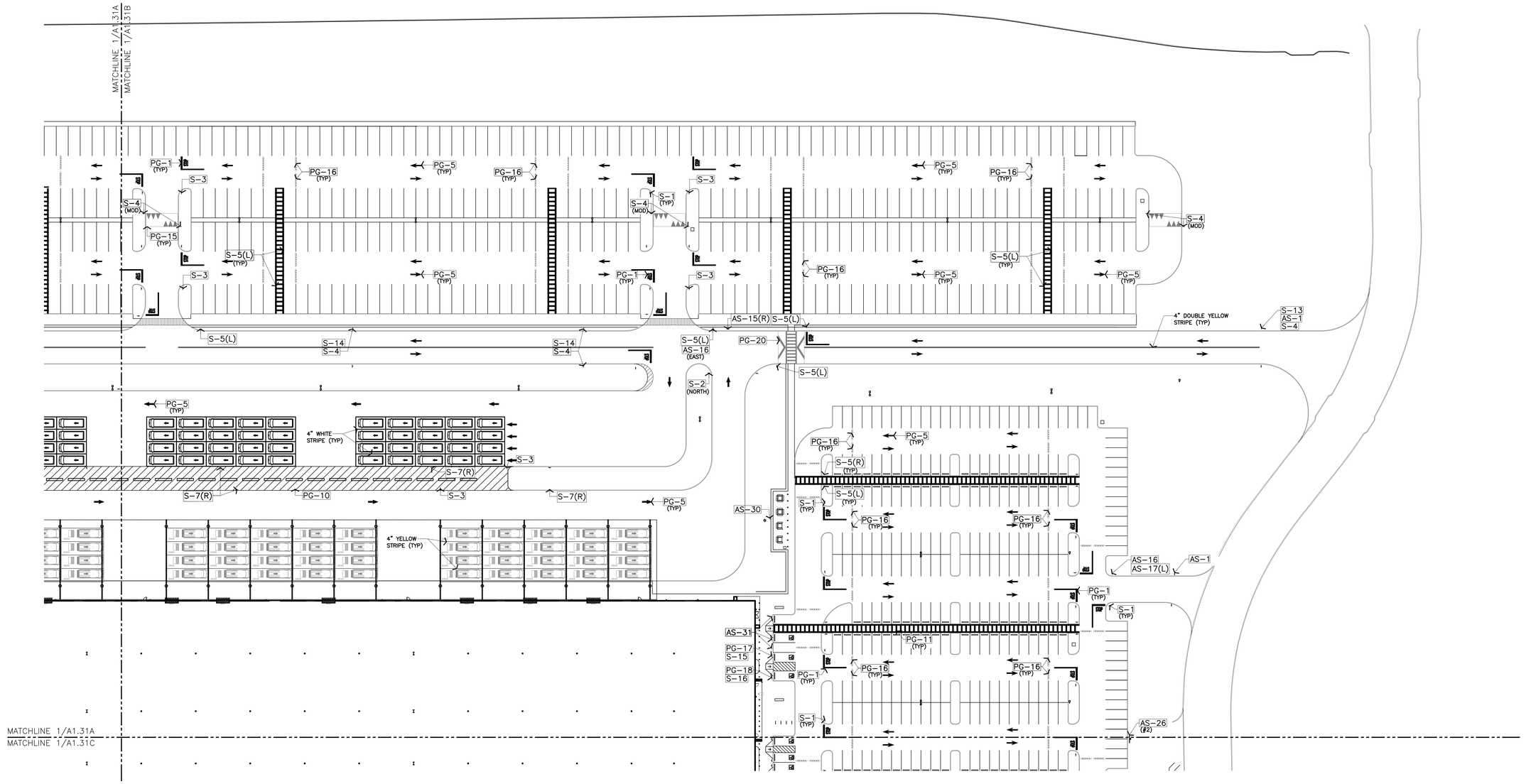
9. STRIPING SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, U.N.O.

KEY PLAN





1 **Partial Site Plan**
SCALE 1" = 40'-0"

N PLAN NORTH — N TRUE NORTH

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Project Address

Delivery Station DDF9- Rockwall

Issue Date	02/10/21

Revisions

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DELIVERY STATION: DDF9
ROCKWALL, TX 75573

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Seal

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

Job Number	200162
Drawn By	NG
Apprv'd By	SV

Sheet Title

Partial Site Graphics Plan

Sheet Number

A1.31B

SITE NOTE LEGEND

SITE SIGNS (SEE 1/A1.34)

S-1	36" X 36" DOT STANDARD OCTAGONAL STOP SIGN
S-3	30" X 36" DOT STANDARD "SPEED LIMIT 5 MPH" SIGN
S-4	30" X 36" DOT STANDARD "SPEED LIMIT 10 MPH" SIGN
S-5L	30" X 30" DOT STANDARD PEDESTRIAN CROSSING SIGN W/ 12" X 12" SIGN W/LEFT ARROW
S-7L	30" X 30" DOT STANDARD "ONE WAY" RIGHT ARROW

SITE SIGNS (SEE 3/A1.34)

S-14	24" X 24" DOT STANDARD "NO PARKING ANY TIME" SIGN.

SITE SIGNS (SEE 5/A1.34)

AS-26	26" X 26" MUSTER AREA SIGN

PAVEMENT GRAPHICS (SEE 1/A1.35)

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PG-16	6'-0" X 1'-0" SMALL SPEED BUMP

PAVEMENT GRAPHICS (SEE 5/A1.35)

PG-5	8'-0" X10'-0" STRAIGHT ARROW
PG-7R	8'-0" X 12'-0" STRAIGHT OR RIGHT TURN ARROW

PAVEMENT GRAPHICS (SEE 5/A1.35)

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PG-11	12" STRIPING OUTLINE AND HATCH FILL AT 36" O.C. PEDESTRIAN CROSSWALK
PG-14	5'-0" x 3'-6" (24" TALL LETTERING) TRAILER SPACE NUMBERING

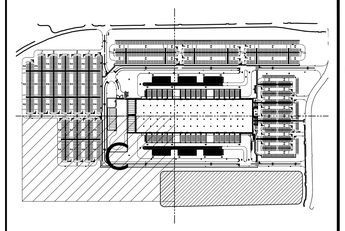
PAVEMENT GRAPHICS (SEE 6/A1.35)

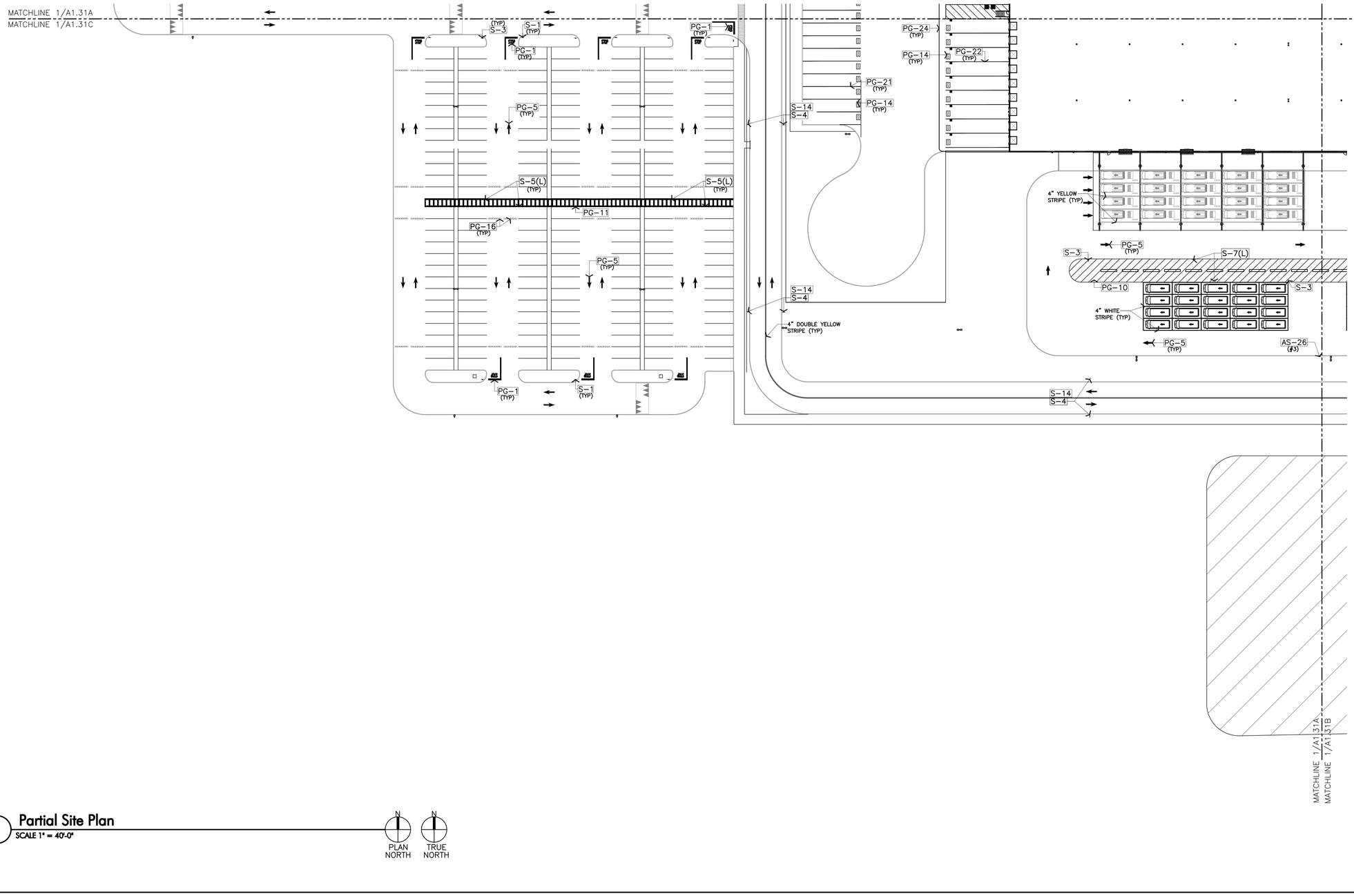
PG-21	TRAILER PARKING STALL STRIPE
PG-22	DOCK PARKING STALL STRIPE
PG-24	WARNING LINE

GENERAL NOTES

1. REF. A1.33–A1.36 FOR SIGNAGE DETAILS
2. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
3. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
4. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
5. ALL PERMANENT SIGNAGE TO ACCESSIBLE AREAS TO HAVE RAISED BRAILLE CHARACTERS PER ANSI 117.1-2009
6. TYPICAL SIGN FONT IS SET IN ARIAL.
7. SEE DOOR SCHEDULE FOR DOOR SIGNAGE REQUIRED TEXT.
8. NOT ALL SIGNAGE SHOWN IS REQUIRED. COORDINATE W/ CONSTRUCTION MANAGER AT SCHEDULED SITE WALK FOR FINAL DETERMINATION.
9. STRIPING SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, U.N.O.

KEY PLAN





1 **Partial Site Plan**
SCALE 1" = 40'-0"

N PLAN NORTH
N TRUE NORTH

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2225 E. Randol Mill Road, Suite 300
Arlington, Texas 76011
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Project Address

Delivery Station
DDF9- Rockwall

Issue Date	02/10/21

Revisions

	Date	Description	By
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DELIVERY STATION: DDF9
ROCKWALL, TX 75573

MICHAEL R. BLACK, AIA
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ARLINGTON, TEXAS 76011
817.701.4819

Seal

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

Job Number	200162
Drawn By	NG
Appv'd By	SV
Sheet Title	Partial Site Graphics Plan
Sheet Number	A1.31C

SITE NOTE LEGEND

SITE SIGNS (SEE 1/A1.34)

- S-2 30" X 30" DOT STANDARD "DO NOT ENTER" SIGN
- S-3 30" X 36" DOT STANDARD "SPEED LIMIT 5 MPH" SIGN
- S-4 30" X 36" DOT STANDARD "SPEED LIMIT 10 MPH" SIGN
- S-5L 30" X 30" DOT STANDARD PEDESTRIAN CROSSING SIGN W/ 12" X 12" SIGN W/LEFT ARROW
- S-5R 30" X 30" DOT STANDARD PEDESTRIAN CROSSING SIGN W/ 12" X 12" SIGN W/RIGHT ARROW
- S-7L 30" X 30" DOT STANDARD "ONE WAY" LEFT ARROW

SITE SIGNS (SEE 3/A1.34)

- S-13 24" X 24" DOT STANDARD "NO TRUCK ACCESS" SIGN
- S-14 24" X 24" DOT STANDARD "NO PARKING ANY TIME" SIGN.
- S-15 12" X 18" DOT STANDARD VERTICALLY ORIENTED "ACCESSIBLE PARKING ONLY" SIGN
- S-16 12" X 18" DOT STANDARD VERTICALLY ORIENTED "VAN ACCESSIBLE" PARKING SIGN

SITE SIGNS (SEE 5/A1.34)

- AS-1 60" X 48" ADDRESS SIGN

SITE SIGNS (SEE 5/A1.34)

- AS-15L 36" X 24" EXIT SIGN, LEFT ARROW
- AS-16 48" X 60" WAYFINDING SIGN
- AS-17R 36" X 24" DROP-OFF/PICK-UP SIGN, RIGHT ARROW
- AS-22 12" X 18" DROP-OFF AND PICK-UP "ONLY" SIGN
- AS-26 26" X 26" MUSTER AREA SIGN

PAVEMENT GRAPHICS (SEE 1/A1.35)

- PG-1 WIDTH OF LANE 1'-0" WHITE STOP BAR
- PG-16 6'-0" X 1'-0" SMALL SPEED BUMP
- PG-20 24-0" X 22'-0" PEDESTRIAN TABLE

PAVEMENT GRAPHICS (SEE 5/A1.35)

- PG-5 8'-0" X10'-0" STRAIGHT ARROW

PAVEMENT GRAPHICS (SEE 5/A1.35)

- PG-10 18" STRIPING OUTLINE AND FILL AT 45 DEGREES TRAFFIC ISLAND
- PG-11 12" STRIPING OUTLINE AND HATCH FILL AT 36" O.C. PEDESTRIAN CROSSWALK
- PG-17 4'-0" x 4'-0" STANDARD ACCESSIBLE PARKING SPACE
- PG-18 4'-0" x 5'-5 1/2" VAN ACCESSIBLE PARKING SPACE

GENERAL NOTES

1. REF. A1.33-A1.36 FOR SIGNAGE DETAILS
2. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
3. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
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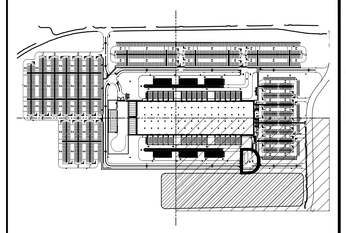
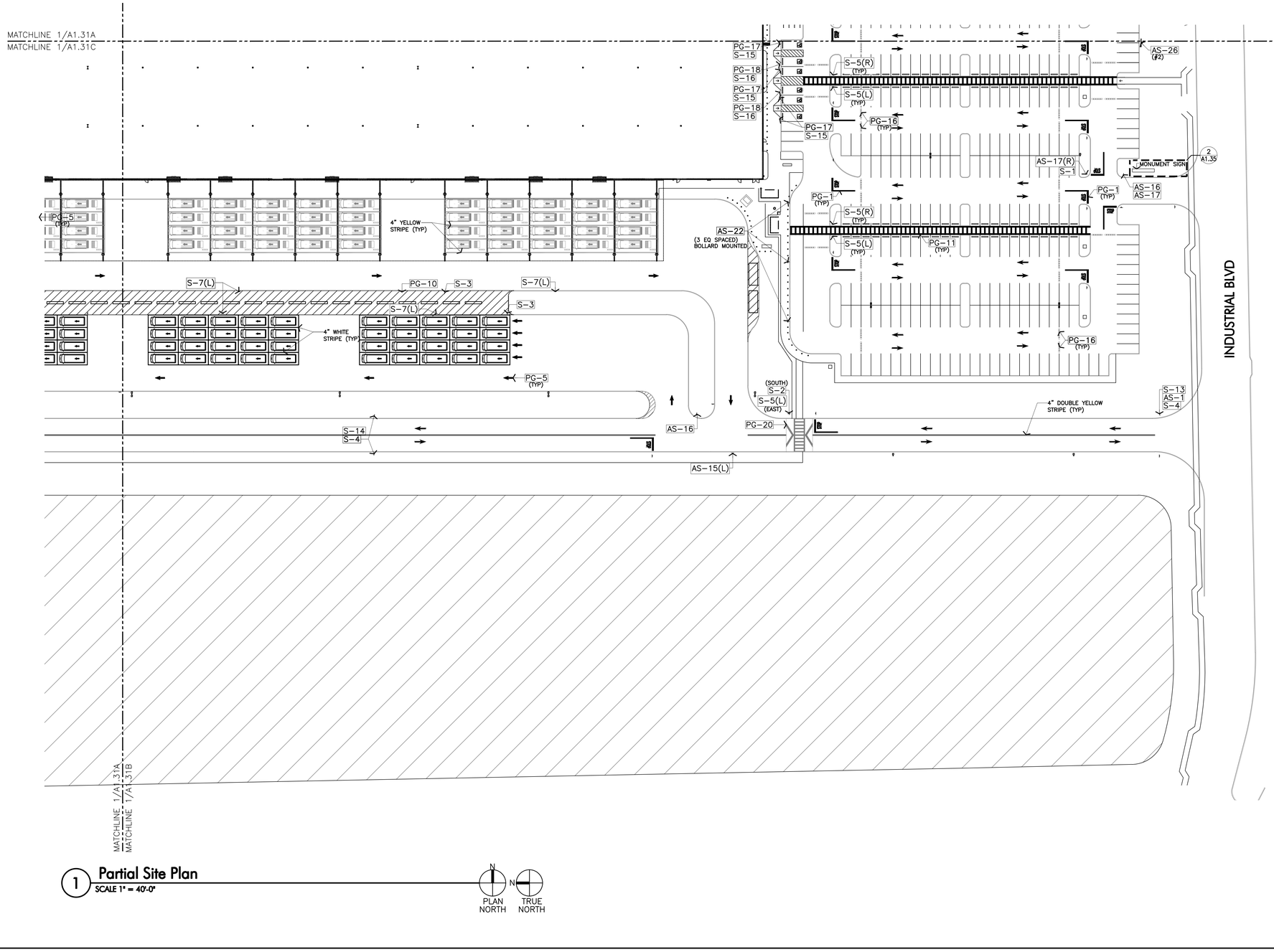
7. SEE DOOR SCHEDULE FOR DOOR SIGNAGE REQUIRED TEXT.
8. NOT ALL SIGNAGE SHOWN IS REQUIRED. COORDINATE W/ CONSTRUCTION MANAGER AT SCHEDULED SITE WALK FOR FINAL DETERMINATION.
9. STRIPING SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, U.N.O.

KEY PLAN





1 **Partial Site Plan**
SCALE 1" = 40'-0"

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Project Address

Delivery Station
DDF9- Rockwall

Issue Date 02/10/21

Revisions

	Date	Description	By
1			
2			
3			
4			
5			
6			
7			

DELIVERY STATION: DDF9
ROCKWALL, TX 75573

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Job Number 200162
Drawn By NG
Appv'd By SV
Sheet Title

Partial Site Graphics Plan

Sheet Number

A1.31D

SITE NOTE LEGEND

SITE SIGNS (SEE 1/A1.34)

S-1	36" X 36" DOT STANDARD OCTAGONAL STOP SIGN
S-5L	30" X 30" DOT STANDARD PEDESTRIAN CROSSING SIGN W/ 12" X 12" SIGN W/LEFT ARROW
S-5R	30" X 30" DOT STANDARD PEDESTRIAN CROSSING SIGN W/ 12" X 12" SIGN W/RIGHT ARROW

SITE SIGNS (SEE 3/A1.34)

S-15	12" X 18" DOT STANDARD VERTICALLY ORIENTED "ACCESSIBLE PARKING ONLY" SIGN
S-16	12" X 18" DOT STANDARD VERTICALLY ORIENTED "VAN ACCESSIBLE" PARKING SIGN

PAVEMENT GRAPHICS (SEE 1/A1.35)

PG-1	WIDTH OF LANE 1'-0" WHITE STOP BAR
PG-16	6'-0" X 1'-0" SMALL SPEED BUMP

PAVEMENT GRAPHICS (SEE 5/A1.35)

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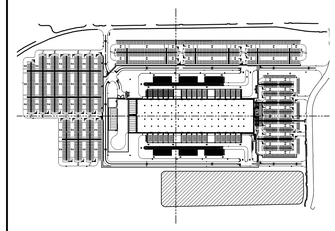
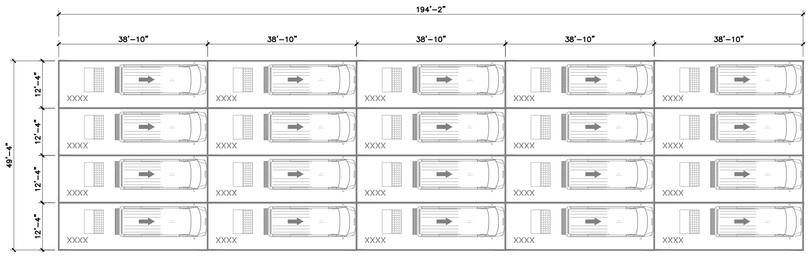
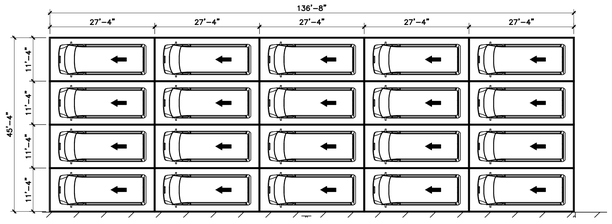




3 **Delivery Van Loading Area Striping**
SCALE 1/16"=1'-0"



2 **Delivery Van Staging Area Striping**
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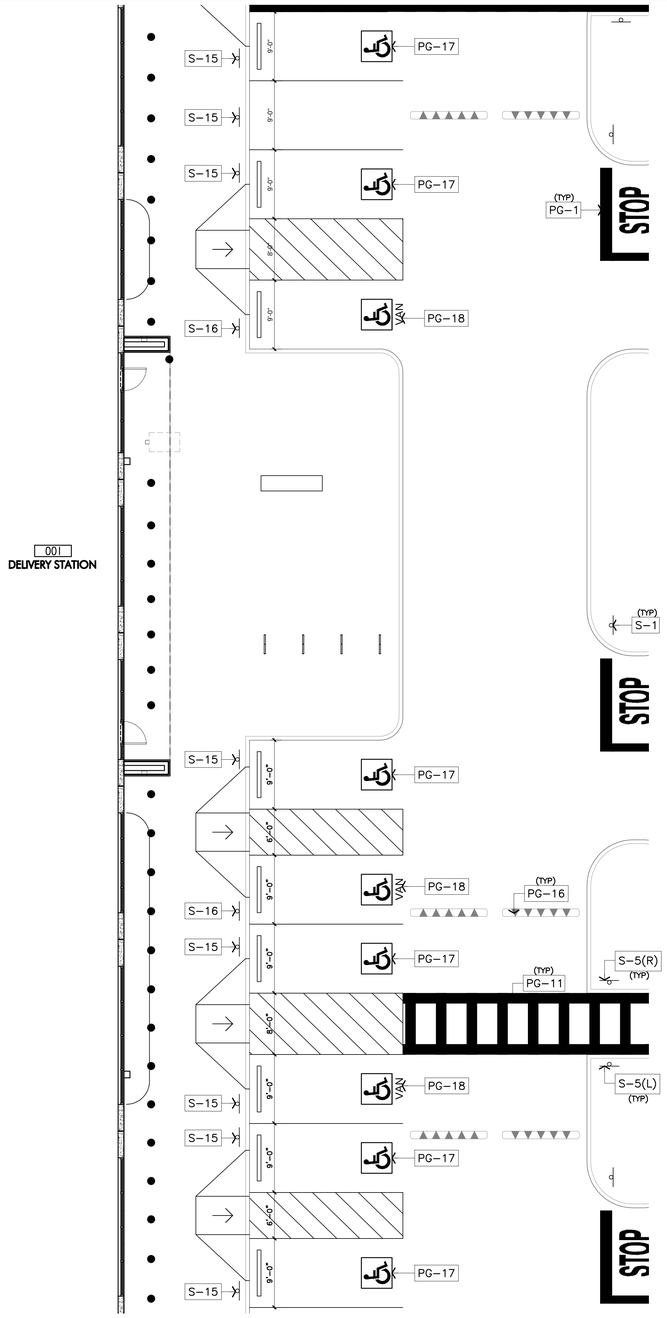

1 **Enlarged Site Plan at Accessible Parking**
SCALE 1/8"=1'-0"

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Project Address

Delivery Station
DDF9- Rockwall

Issue Date 02/10/21

Revisions

	Date	Description	By
1			
2			
3			
4			
5			
6			
7			

DELIVERY STATION: DDF9
ROCKWALL, TX 75073

MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
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Seal

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Job Number 200162
Drawn By NG
Appv'd By SV

Sheet Title
Enlarged Site Graphics Plan at Accessible Parking

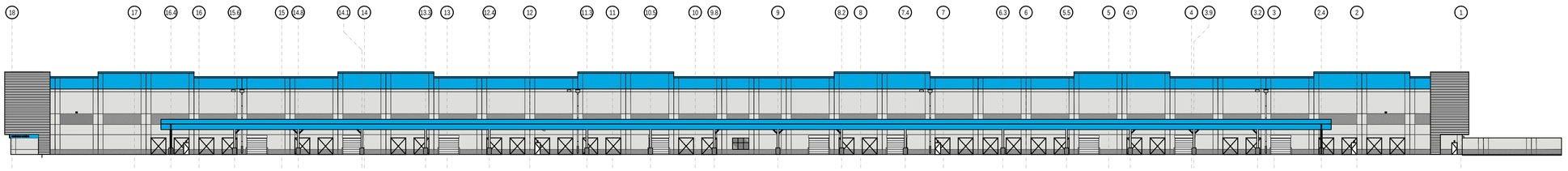
Sheet Number
A1.32

EXTERIOR FINISH LEGEND

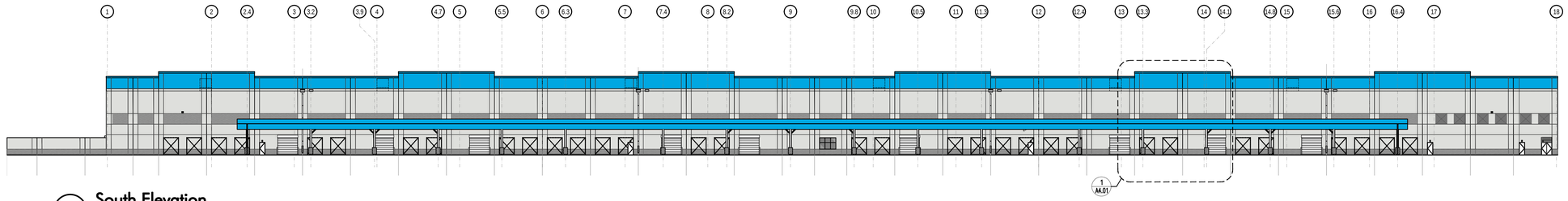
PT-1 SHERWIN WILLIAMS SW 7063 NEBULOUS WHITE	PT-2 SHERWIN WILLIAMS SW 7066 GRAY MATTERS
PT-3 PANTONE 2995 C	ANODIZED ALUMINUM STOREFRONT SYSTEM
PT-4 MNFR. STANDARD "BRIGHT WHITE"	PT-5 OSHA CAUTION YELLOW/BLACK DIAGONAL STRIPES
MP-1 ATAS RIGID WALL OR RIGID WALL II COLOR: TITANIUM (35)	MP-2 ATAS VERSA SEAM – 8" REVEAL SPACING. CUSTOM COLOR TO MATCH PT-3; TEXTURE SMOOTH
PT-9 SAFETY YELLOW	SPLITFACE BLOCK PATTERN ON TILT WALL. COLOR TO MATCH TILT WALL.

KEY NOTES

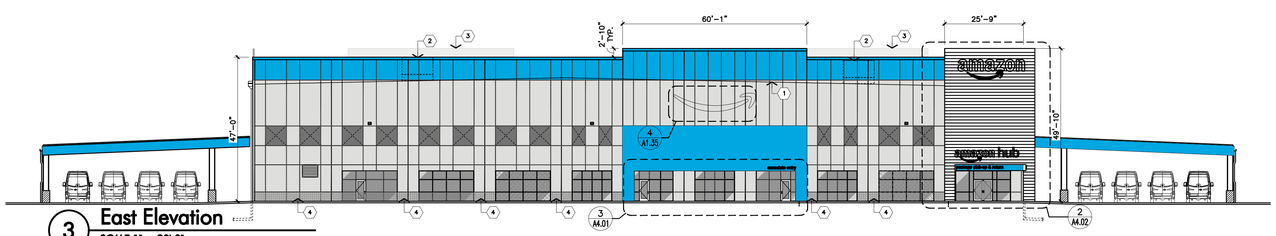
1. ROOF LINE BEYOND
2. ROOF TOP UNIT BEYOND
3. CONCRETE PANEL BEYOND
4. SPLITFACE BLOCK PATTERN ON TILT WALL. MANUF: FITZGERALD FORMLINERS; PATTERN NUMBER: 16977LPLP STACKED SPLITFACE BLOCK, OR EQUAL.



5 North Elevation
SCALE 1" = 30'-0"



4 South Elevation
SCALE 1" = 30'-0"



3 East Elevation
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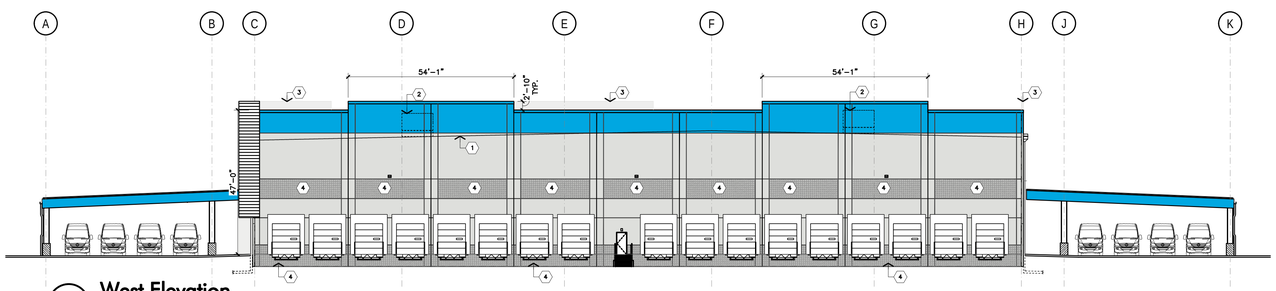
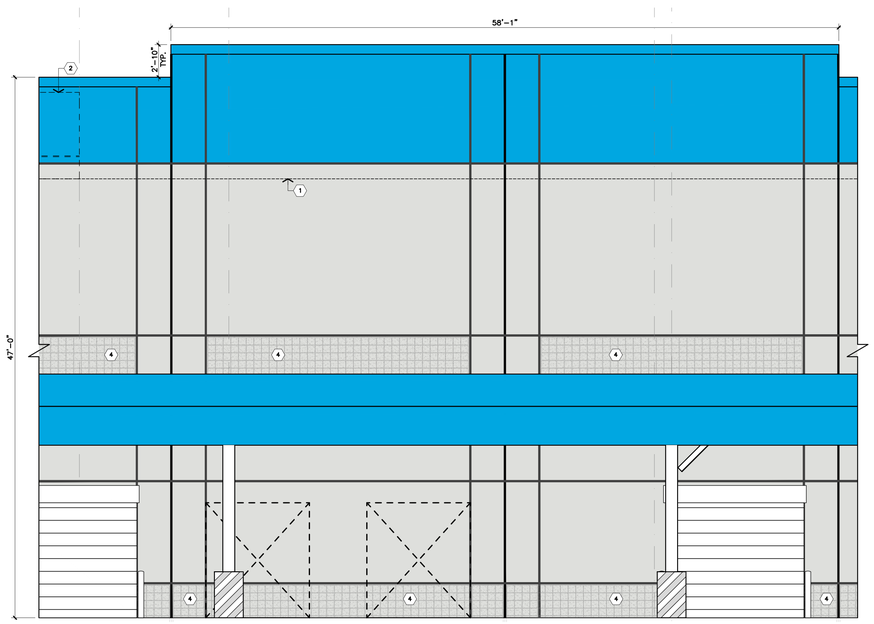


2 West Elevation
SCALE 1" = 20'-0"



1 South Elevation
SCALE 3/16" = 1'-0"

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Project Address
Delivery Station DDF9- Rockwall

Issue Date 02/10/21

Revisions

Date	Description	By

DELIVERY STATION: DDF9
ROCKWALL, TX 77573

mrb
MICHAEL R. BLACK, AIA
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ARLINGTON, TEXAS 76011
817.701.4819

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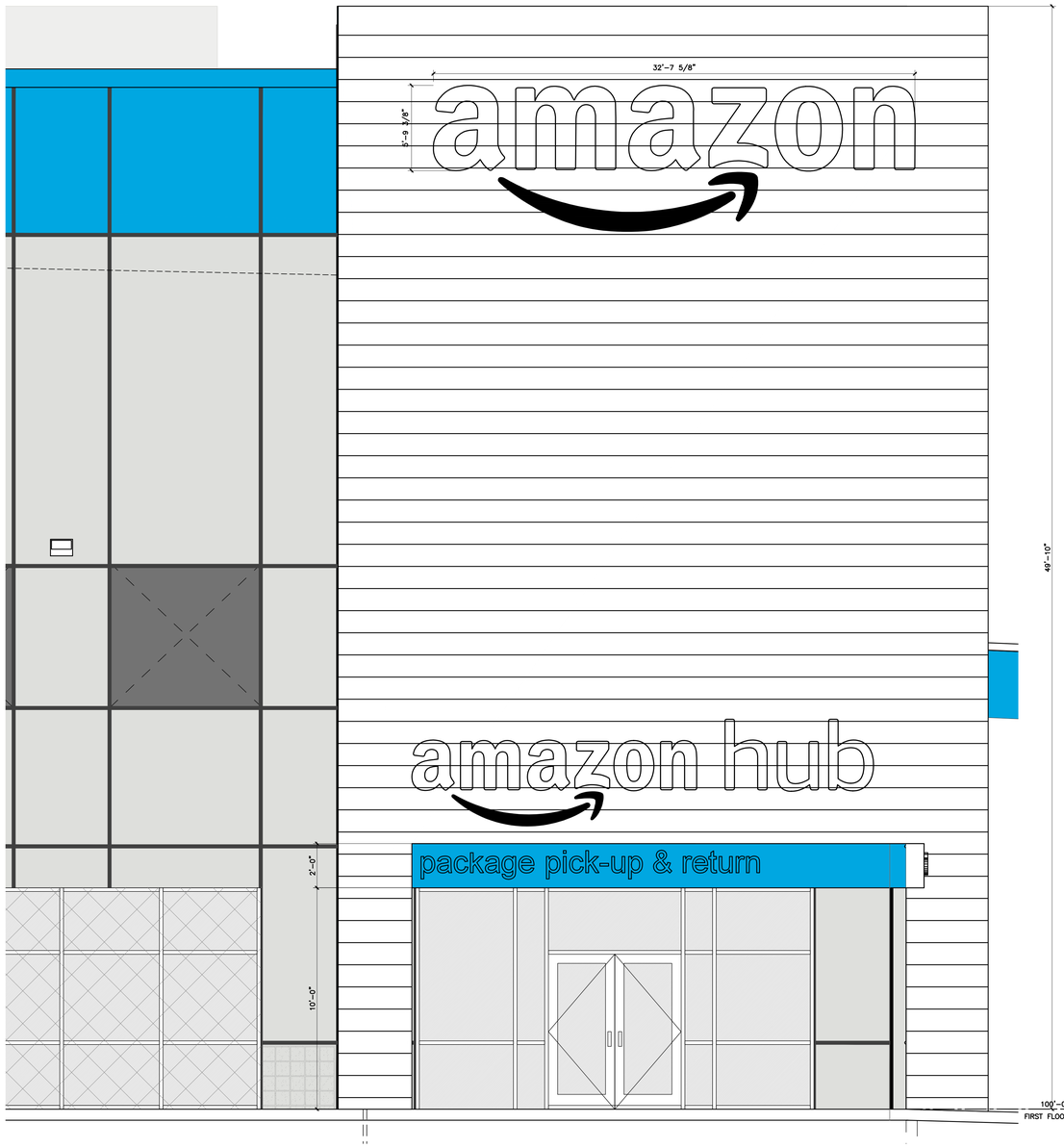
Job Number 200162
Drawn By NG
App'd By SV
Sheet Title Exterior Elevations
Sheet Number A4.01

EXTERIOR FINISH LEGEND

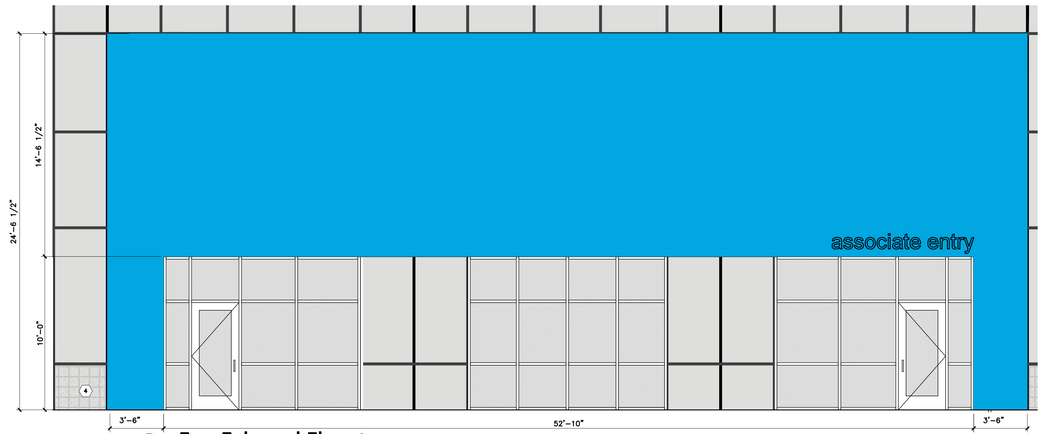
- PT-1 SHERWIN WILLIAMS SW 7063 NEBULOUS WHITE
- PT-2 SHERWIN WILLIAMS SW 7066 GRAY MATTERS
- PT-3 PANTONE 2995 C
- ANODIZED ALUMINUM STOREFRONT SYSTEM
- PT-4 MNFR. STANDARD "BRIGHT WHITE"
- PT-5 OSHA CAUTION YELLOW/BLACK DIAGONAL STRIPES
- MP-1 ATAS RIGID WALL OR RIGID WALL II COLOR: TITANIUM (35)
- MP-2 ATAS VERSA SEAM – 8" REVEAL SPACING, CUSTOM COLOR TO MATCH PT-3; TEXTURE SMOOTH
- PT-9 SAFETY YELLOW
- SPLITFACE BLOCK PATTERN ON TILT WALL. COLOR TO MATCH TILT WALL.

KEY NOTES

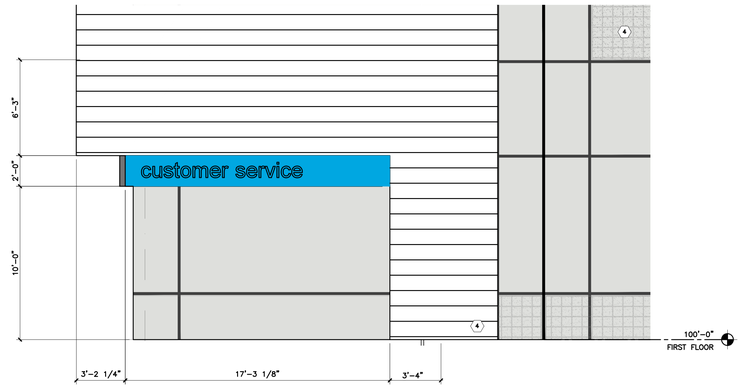
1. ROOF LINE BEYOND
2. ROOF TOP UNIT BEYOND
3. CONCRETE PANEL BEYOND
4. SPLITFACE BLOCK PATTERN ON TILT WALL. MANUF: FITZGERALD FORMLINERS; PATTERN NUMBER: 16977LPLP STACKED SPLITFACE BLOCK, OR EQUAL.



2 East Enlarged Elevation
SCALE 3/8" = 1'-0"



3 East Enlarged Elevation
SCALE 1/4" = 1'-0"



1 North Enlarged Elevation
SCALE 1/4" = 1'-0"

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Delivery Station
DDF9- Rockwall

Issue Date 02/10/21

Revisions

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6			
7			

DELIVERY STATION: DDF9
ROCKWALL, TX 77573

MICHAEL R. BLACK, AIA
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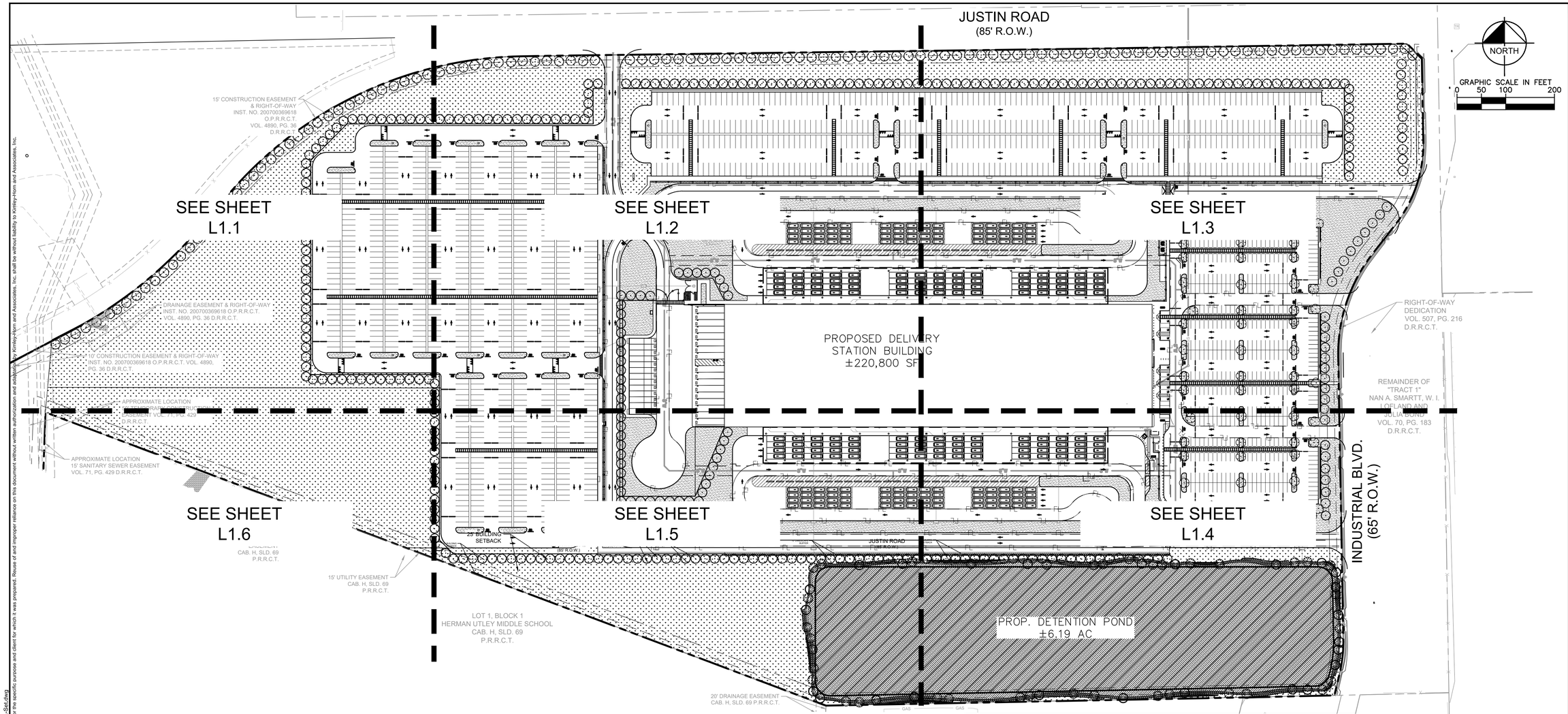
Job Number 200162
Drawn By NG
Appv'd By SV

Sheet Title
Enlarged Elevations and Canopy Sections

Sheet Number
A4.01



CITY OF ROCKWALL - LANDSCAPE REQUIREMENTS		REQUIRED	PROVIDED
MINIMUM SQUARE FOOTAGE REQUIREMENTS FOR LANDSCAPING SHALL BE PROVIDED AND MAINTAINED IN THE ZONING DISTRICTS.			
2,938,634 SF x 15% =	440,796 SF	440,796 SF	943,827 SF
A MINIMUM 10' WIDE LANDSCAPE BUFFER STRIP MUST BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PORTION OF THE PERIMETER OF ANY COMMERCIAL OR INDUSTRIAL LOT THAT ABUTS, WITHOUT AN ALL OR DRIVE SEPARATION, OR IS DIRECTLY ACROSS A PUBLIC STREET FROM A RESIDENTIAL ZONING DISTRICT.		YES	YES
ONE ACCENT TREE AND ONE CANOPY TREE PER 50 LF ARE REQUIRED TO BE LOCATED WITHIN THE TEN FOOT LANDSCAPE BUFFER ALONG JUSTIN ROAD AND INDUSTRIAL BLVD.			
JUSTIN ROAD:	2,990 FT / 50 = 60 TREES	60 ACCENT TREES 60 CANOPY TREES 120 TOTAL TREES	60 ACCENT TREES 60 CANOPY TREES 120 TOTAL TREES
INDUSTRIAL BOULEVARD:	1,186 FT / 50 = 24 TREES	24 ACCENT TREES 24 CANOPY TREES 48 TOTAL TREES	24 ACCENT TREES 24 CANOPY TREES 48 TOTAL TREES
ANY PARKING LOT WITH MORE THAN TWO ROWS OF SPACES SHALL HAVE A MINIMUM OF 5% OR 300 SF IN THE INTERIOR OF THE PARKING LOT IN LANDSCAPING. SUCH LANDSCAPING SHALL BE COUNTED TOWARD THE TOTAL LANDSCAPING.			
155,185 SF PARKING AREA x 5% =	7,760 SF	7,760 SF	8,350 SF
ONE LARGE CANOPY TREE MUST BE PROVIDED AT ONE PER 10 PARKING STALLS.			
480 PARKING STALLS /10 =	48 TREES	48 TREES	48 TREES
NO REQUIRED PARKING SPACE MAY BE LOCATED MORE THAN 80' FROM THE TRUNK OF A LARGE CANOPY TREE.		YES	YES
ALL TREES MUST BE INTERNAL TO PARKING LOT.		YES	YES
NO TREE SHALL BE PLANTED CLOSER THAN 2 1/2 ' TO THE PAVEMENT.		YES	YES

CITY OF ROCKWALL - LANDSCAPE REQUIREMENTS		REQUIRED	PROVIDED
ALTERNATE DETENTION POND SCREENING - NATIVE SCREENING GRASSES AND SHRUBS SHALL BE PLANTED ALONG THE OUTSIDE OF THE DETENTION POND. THE DETENTION BASINS SHALL BE LANDSCAPED IN A NATURAL MANNER USING GROUNDCOVER, GRASSES, SHRUBS, BERMS, AND ACCENT AND CANOPY TREES.			
	269,377 SF / 1,500 SF = 180 SHRUBS	180 SHRUBS	1,178 SHRUBS
TRUCK DOCK SCREENING - A WING WALL SHALL BE EXTENDED FOR THE TRUCK DOCK PARKING ADJACENT TO THE BUILDING. THE WALL SHALL BE A MINIMUM 6 FT TALL MASONRY WALL WITH CANOPY TREES PLACED 20 FT ON CENTER.			
	895 LF OF WALL / 20 = 45 TREES	45 TREES	50 TREES
OUTDOOR STORAGE SCREENING - ALL OUTSIDE STORAGE AREAS ARE REQUIRED TO BE SCREENED FROM PUBLIC RIGHT-OF-WAY AND RESIDENTIALLY ZONED PROPERTY WITH A 6 FT MASONRY SCREENING WALL WITH CANOPY TREES PLANTED ON 20 FT CENTERS.			
	4,008 LF OF WALL / 20 = 201 TREES	201 TREES	205 TREES
MITIGATION - 248.5 INCHES TOTAL REQUIRED. (SEE TP 3.00 FOR MITIGATION CALCULATIONS).			
	63 TREES AT 4" CAL. = 252 INCHES OF MITIGATION PROVIDED ON SITE	248.5 INCHES	252 INCHES

SITE INFORMATION			
LOT 1			
PAVEMENT	1,358,772 SF	31.193 ACRES	(46.828%)
BUILDING COVERAGE	220,800 SF	5.069 ACRES	(7.610%)
LANDSCAPE AND OPEN SPACE	1,322,048 SF	30.350 ACRES	(45.562%)
TOTAL	3,093,718 SF	71.022 ACRES	

PARKING SUMMARY (PER CITY OF ROCKWALL REQUIREMENTS)			
REQUIRED PER ZONING		**PROVIDED**	
1 PER 1000 SQ. FT	221 SPACES	PROPOSED	480 SPACES
ACCESSIBLE SPOTS REQ.		**ACCESSIBLE SPOTS PROV.**	
TOTAL (INCLUDES 2 VAN SPOTS)	9 SPACES	TOTAL (INCLUDES 2 VAN SPOTS)	9 SPACES

DEVELOPMENT INFORMATION	
ZONING - LI, LIGHT INDUSTRIAL DISTRICT	
BUILDING AREA 1 (HT=44.5')	
STORY	AREA (GSF)
LL	220,822
FLOOR AREA RATIO (FAR)	0.07
FOUNDATION TYPE	SLAB ON GRADE

NOTE: AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS AND MEET THE REQUIREMENTS OF THE UDC. OVER SPRAY ON STREETS AND WALKS IN PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.

NOTE: NO TREES TO BE PLANTED WITHIN 5' OF ANY UTILITIES

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

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SITE PLAN
DDF9 ROCKWALL

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT:
E-MAIL:

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-920-6322
CONTACT: SHANNON MUNDY, PLA.

No.	REVISIONS	DATE	BY

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L.A. No. 3543 Date FEB 2021

KHA PROJECT 068910600
DATE 2/10/2021
SCALE AS SHOWN
DESIGNED BY AMC
DRAWN BY AMC
CHECKED BY SEM

OVERALL LANDSCAPE PLAN

JUSTIN ROAD DISTRIBUTION CENTER

ROCKWALL TEXAS

SHEET NUMBER
L1.0

Plotted By:Chaparro, Angelica Sheet Set:Kha Layout:L1.0 February 10, 2021 02:05:39pm K:\HOU_Civil\069284835-DDF9 Rockwall\CAD\PlanSheets\L-Set.dwg
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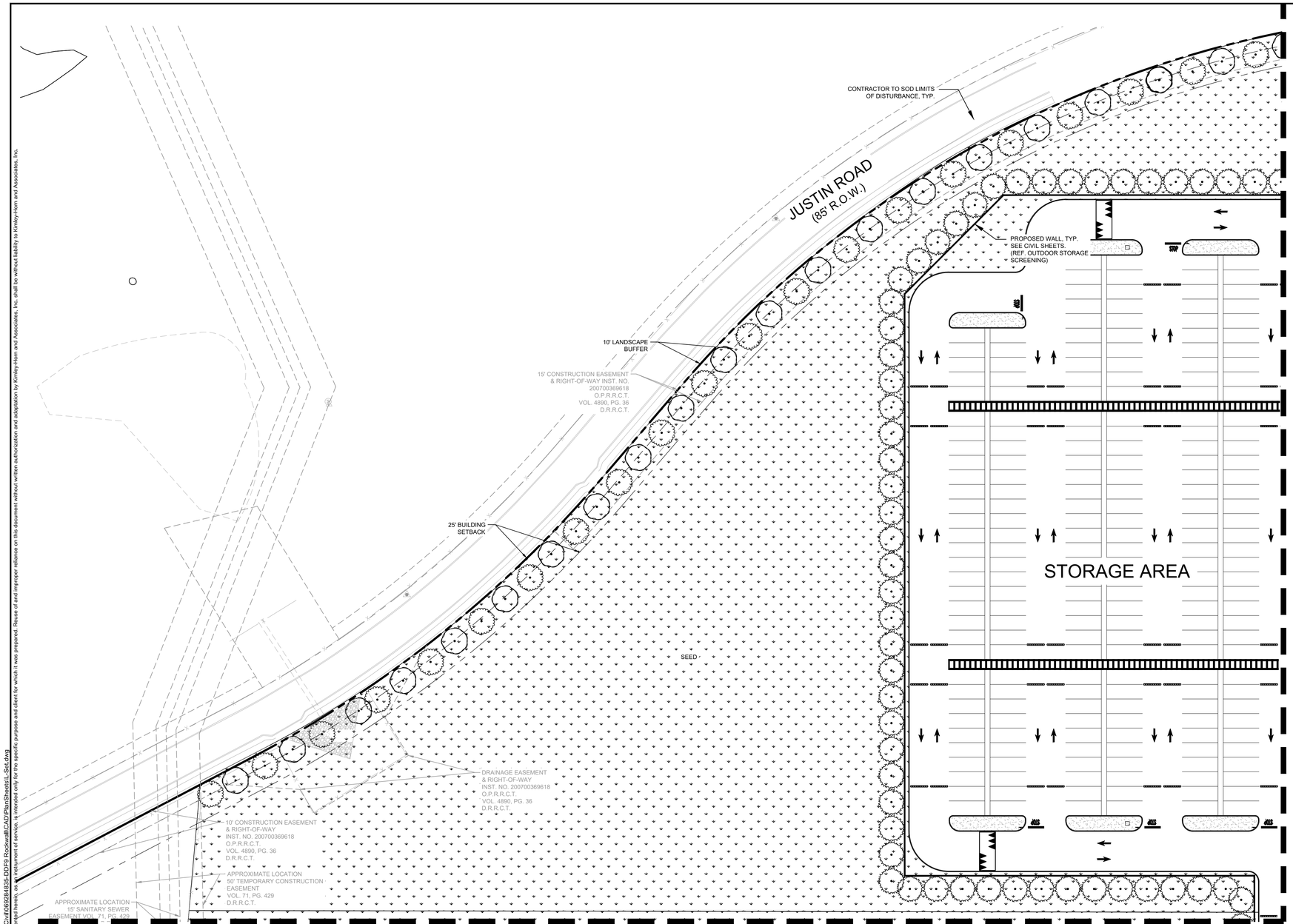

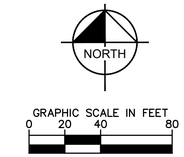

PLANT LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	Ay	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE
	Ce	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK
	Id2	ILEX DECIDUA	POSSUMHAW
	Qb	QUERCUS BUCKLEYI	TEXAS RED OAK
	Qv	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	Td	TAXODIUM DISTICHUM	BALD CYPRESS

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	Id	ILEX CORNUTA `DWARF BURFORD`	DWARF BURFORD HOLLY
	In2	ILEX VOMITORIA `NANA`	DWARF YAUPON HOLLY
	Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS
	Ro	ROSMARINUS OFFICINALIS	ROSEMARY

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	Lm	LIRIOPE MUSCARI	LILYTURF
	NS	NATIVE AMERICAN SEED	DAM SLOPE MIX
	SEED	CYNODON DACTYLON	BERMUDA GRASS
	SOD	CYNODON DACTYLON	BERMUDA GRASS

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ENLARGED LANDSCAPE PLAN (1 OF 6)

JUSTIN ROAD DISTRIBUTION CENTER

ROCKWALL TEXAS

SHEET NUMBER
L1.1

Plotted By:Chaparro, Angelica Sheet Set:Kha Layout:L1.1 February 10, 2021 02:06:44pm K:\HOU_Civil\069284835-DDF9 Rockwall\CAD\PlanSheets\L-Set.dwg
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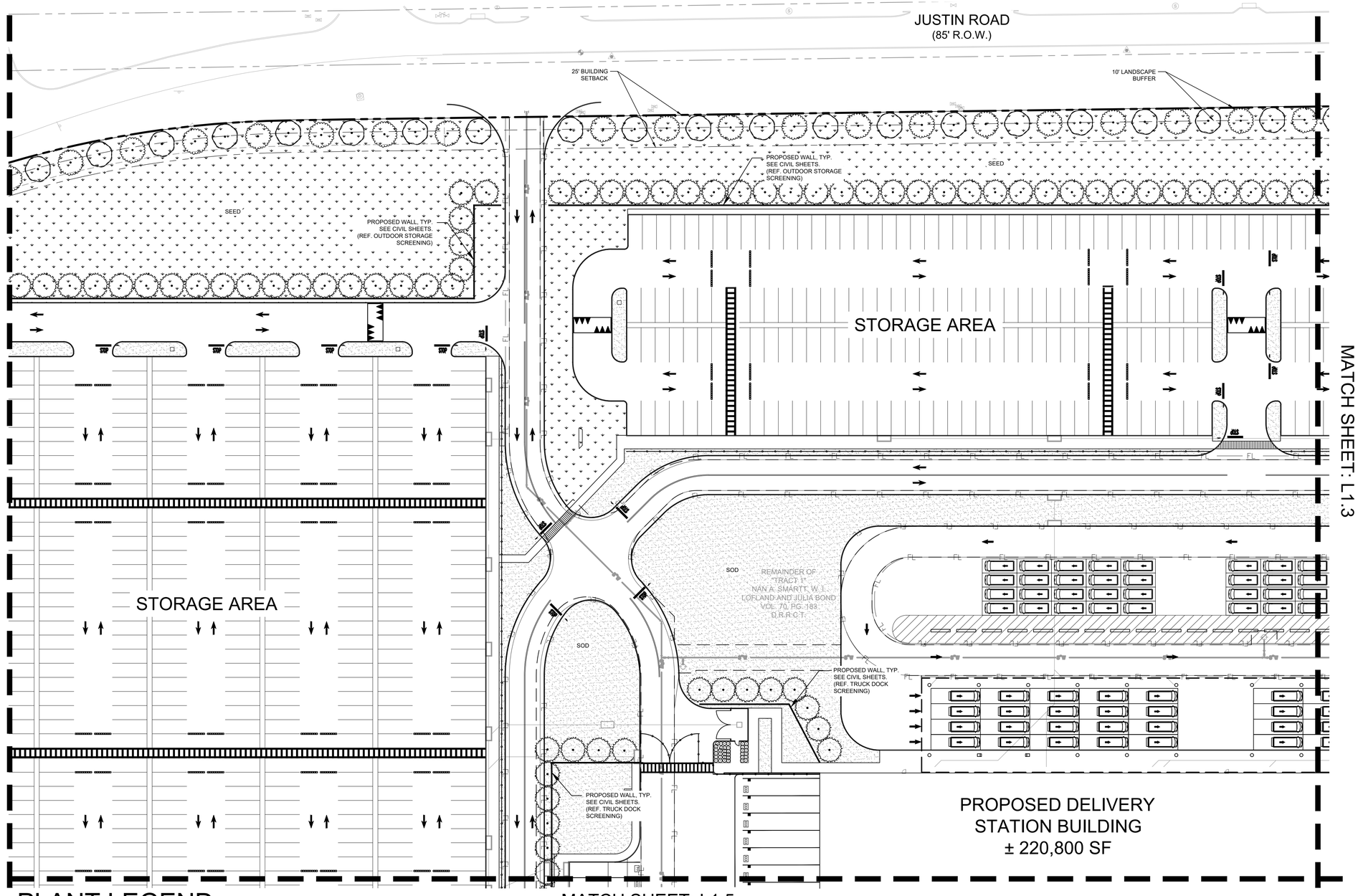

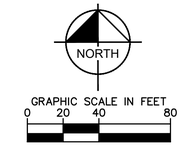

PLANT LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	Ay	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE
	Ce	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK
	Id2	ILEX DECIDUA	POSSUMHAW
	Qb	QUERCUS BUCKLEYI	TEXAS RED OAK
	Qv	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	Td	TAXODIUM DISTICHUM	BALD CYPRESS

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	Id	ILEX CORNUTA `DWARF BURFORD`	DWARF BURFORD HOLLY
	In2	ILEX VOMITORIA `NANA`	DWARF YAUPON HOLLY
	Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS
	Ro	ROSMARINUS OFFICINALIS	ROSEMARY

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	Lm	LIRIOPE MUSCARI	LILYTURF
	NS	NATIVE AMERICAN SEED	DAM SLOPE MIX
	SEED	CYNODON DACTYLON	BERMUDA GRASS
	SOD	CYNODON DACTYLON	BERMUDA GRASS

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DATE 2/10/2021
SCALE AS SHOWN
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DRAWN BY AMC
CHECKED BY SEM

ENLARGED LANDSCAPE PLAN (2 OF 6)

JUSTIN ROAD DISTRIBUTION CENTER
ROCKWALL TEXAS

SHEET NUMBER
L1.2

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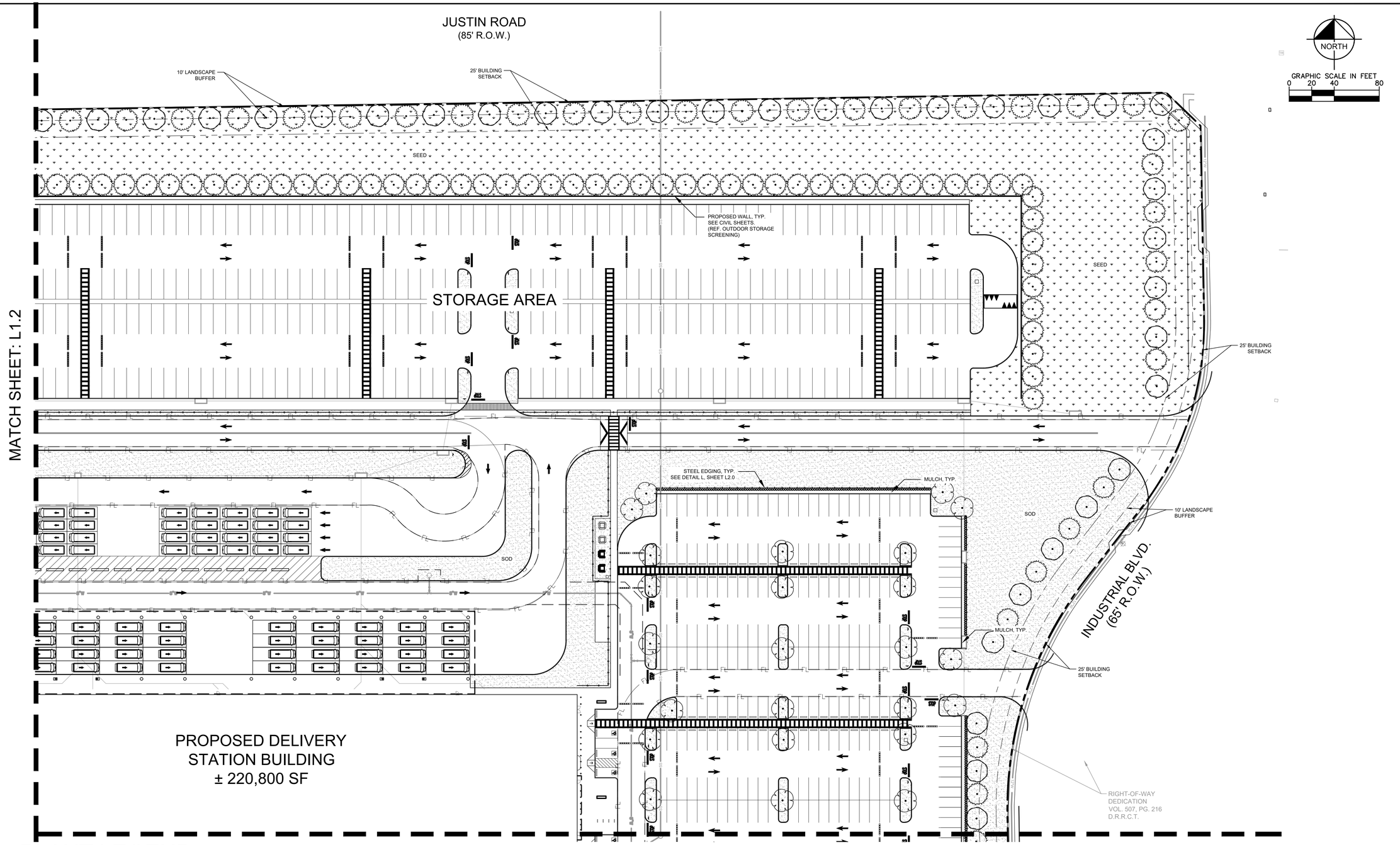

MATCH SHEET: L1.4

PLANT LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	Ay	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE
	Ce	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK
	Id2	ILEX DECIDUA	POSSUMHAW
	Qb	QUERCUS BUCKLEYI	TEXAS RED OAK
	Qv	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	Td	TAXODIUM DISTICHUM	BALD CYPRESS

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	Id	ILEX CORNUTA `DWARF BURFORD`	DWARF BURFORD HOLLY
	In2	ILEX VOMITORIA `NANA`	DWARF YAUPON HOLLY
	Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS
	Ro	ROSMARINUS OFFICINALIS	ROSEMARY

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	Lm	LIRIOPE MUSCARI	LILYTURF
	NS	NATIVE AMERICAN SEED	DAM SLOPE MIX
	SEED	CYNODON DACTYLON	BERMUDA GRASS
	SOD	CYNODON DACTYLON	BERMUDA GRASS

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L.A. No. 3543 Date FEB 2021

KHA PROJECT 068910600
DATE 2/10/2021
SCALE AS SHOWN
DESIGNED BY AMC
DRAWN BY AMC
CHECKED BY SEM

ENLARGED LANDSCAPE PLAN (3 OF 6)

JUSTIN ROAD DISTRIBUTION CENTER
ROCKWALL TEXAS

SHEET NUMBER
L1.3

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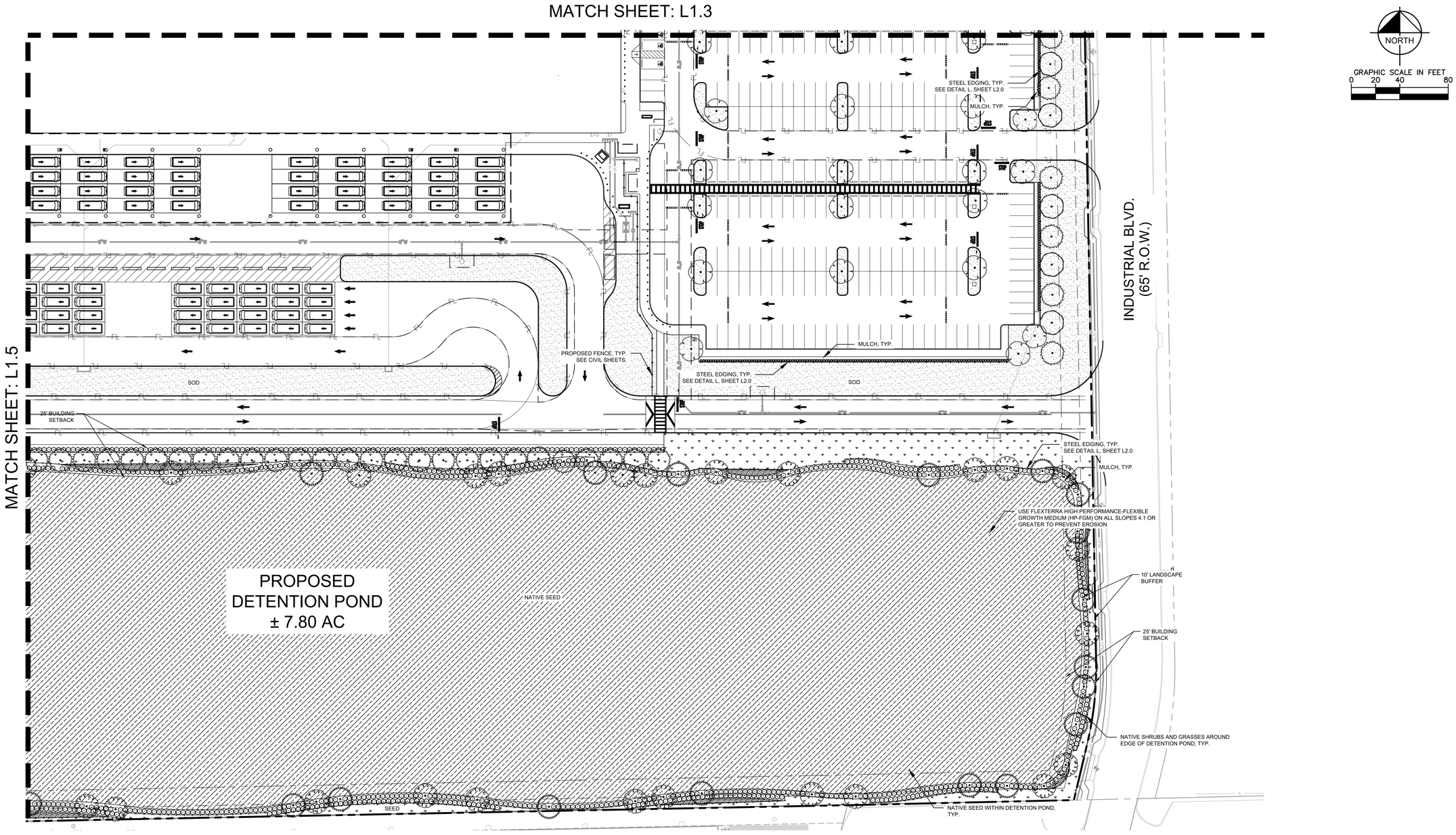

PLANT LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	Ay	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE
	Ce	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK
	Id2	ILEX DECIDUA	POSSUMHAW
	Qb	QUERCUS BUCKLEYI	TEXAS RED OAK
	Qv	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	Td	TAXODIUM DISTICHUM	BALD CYPRESS

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	Id	ILEX CORNUTA `DWARF BURFORD`	DWARF BURFORD HOLLY
	In2	ILEX VOMITORIA `NANA`	DWARF YAUPON HOLLY
	Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS
	Ro	ROSMARINUS OFFICINALIS	ROSEMARY

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	Lm	LIRIOPE MUSCARI	LILYTURF
	NS	NATIVE AMERICAN SEED	DAM SLOPE MIX
	SEED	CYNODON DACTYLON	BERMUDA GRASS
	SOD	CYNODON DACTYLON	BERMUDA GRASS

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L.A. No. 3543 Date FEB 2021

KHA PROJECT 068910600
DATE 2/10/2021
SCALE AS SHOWN
DESIGNED BY AMC
DRAWN BY AMC
CHECKED BY SEM

ENLARGED LANDSCAPE PLAN (4 OF 6)

JUSTIN ROAD DISTRIBUTION CENTER
ROCKWALL TEXAS

SHEET NUMBER
L1.4

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MATCH SHEET: L1.2

MATCH SHEET: L1.6

MATCH SHEET: L1.4

STORAGE AREA

PROPOSED WALL, TYP.
SEE CIVIL SHEETS.
(REF. TRUCK DOCK SCREENING)

SOD

MULCH, TYP.

PROPOSED WALL, TYP.
SEE CIVIL SHEETS.
(REF. OUTDOOR STORAGE SCREENING)

STEEL EDGING, TYP.
SEE DETAIL L, SHEET L2.0

MULCH, TYP.

10' LANDSCAPE BUFFER

SEED

PROPOSED
DETENTION POND
± 7.80 AC

NATIVE SEED

LOT 1, BLOCK 1
HERMAN UTLEY MIDDLE SCHOOL
CAB. H, SLD. 69
P.R.R.C.T.

25' BUILDING SETBACK

USE FLEXTERRA HIGH PERFORMANCE-FLEXIBLE GROWTH MEDIUM (HP-FGM) ON ALL SLOPES 4:1 OR GREATER TO PREVENT EROSION

MULCH, TYP.

STEEL EDGING, TYP.
SEE DETAIL L, SHEET L2.0

20' DRAINAGE

GAS GAS GAS GAS GAS GAS

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

PLANT LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	Ay	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE
	Ce	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK
	Id2	ILEX DECIDUA	POSSUMHAW
	Qb	QUERCUS BUCKLEYI	TEXAS RED OAK
	Qv	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	Td	TAXODIUM DISTICHUM	BALD CYPRESS

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	Id	ILEX CORNUTA `DWARF BURFORD`	DWARF BURFORD HOLLY
	In2	ILEX VOMITORIA `NANA`	DWARF YAUPON HOLLY
	Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS
	Ro	ROSMARINUS OFFICINALIS	ROSEMARY

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	Lm	LIRIOPE MUSCARI	LILYTURF
	NS	NATIVE AMERICAN SEED	DAM SLOPE MIX
	SEED	CYNODON DACTYLON	BERMUDA GRASS
	SOD	CYNODON DACTYLON	BERMUDA GRASS

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L.A. No. 3543 Date FEB 2021

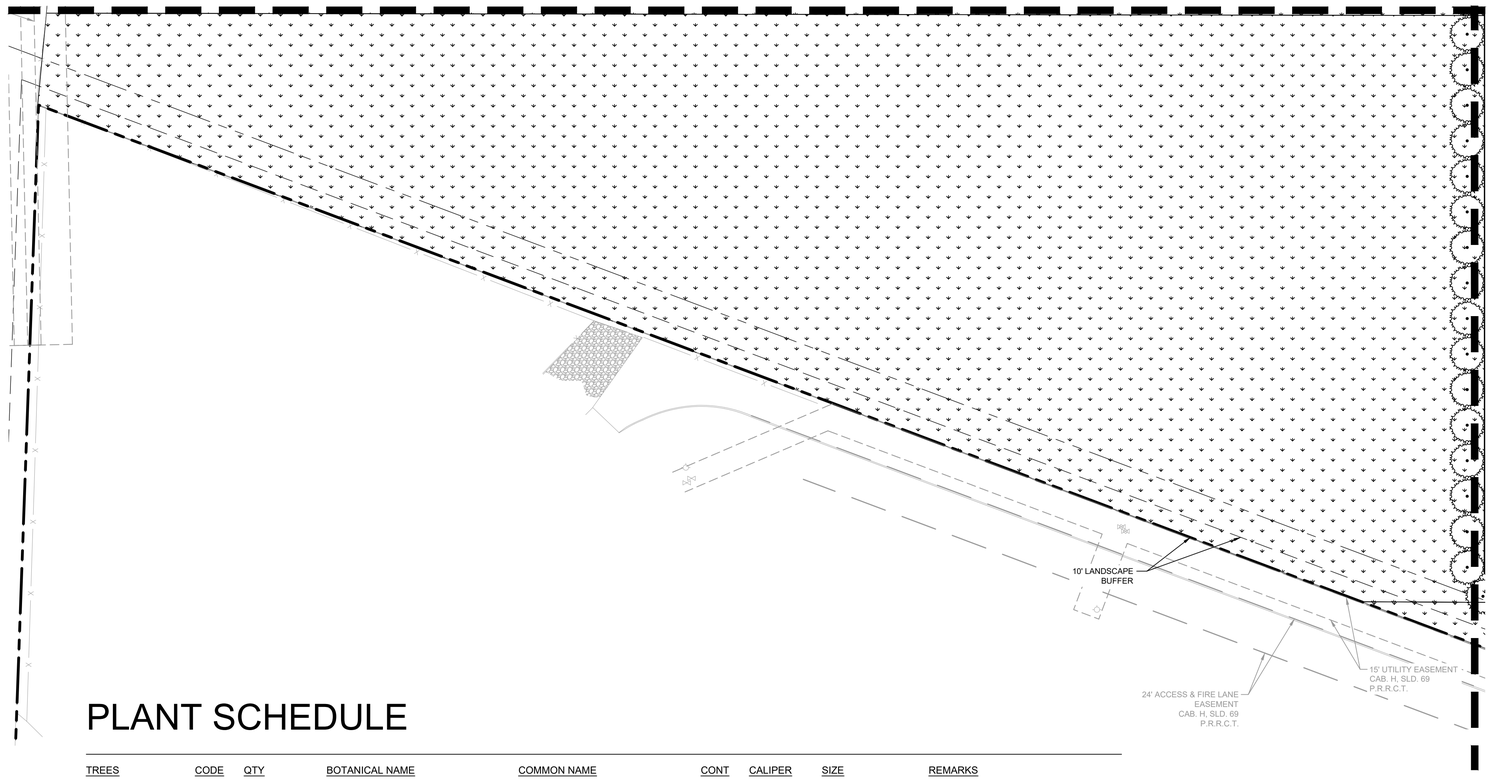
KHA PROJECT 068910600
DATE 2/10/2021
SCALE AS SHOWN
DESIGNED BY AMC
DRAWN BY AMC
CHECKED BY SEM

ENLARGED LANDSCAPE PLAN (5 OF 6)

JUSTIN ROAD DISTRIBUTION CENTER

ROCKWALL TEXAS

SHEET NUMBER
L1.5





PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	REMARKS
	Ay	48	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE	B & B	4" CAL.	8`-10` H X 4`-5` W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
	Ce	60	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	B & B	3" CAL	6`-8` HT. X 4`-5`W	MULTI-STEM, 3 STEMS MINIMUM, FULL AND MATCHING
	Id2	26	ILEX DECIDUA	POSSUMHAW	B & B	4" CAL.	6`-8` HT. X 4`-5`W	
	Qb	81	QUERCUS BUCKLEYI	TEXAS RED OAK	B & B	4" CAL.	8`-10` H X 4`-5` W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
	Qv	319	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	B & B	4" CAL.	10`-12` H X 6`-8` W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
	Td	34	TAXODIUM DISTICHUM	BALD CYPRESS	B & B	4" CAL.	8`-10` H X 4`-5` W	

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	REMARKS
	Id	36	ILEX CORNUTA `DWARF BURFORD`	DWARF BURFORD HOLLY	5 GAL	36" O.C.	24" H X 24" W	FULL AND MATCHING
	In2	475	ILEX VOMITORIA `NANA`	DWARF YAUPON HOLLY	5 GAL	24" O.C.	18" H X 18" W	FULL AND MATCHING.
	Mc	323	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL	24" O.C.	18" H X 18" W	FULL AND MATCHING
	Ro	850	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL	36" O.C.	24" H X 24" W	FULL AND MATCHING

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	REMARKS
	Lm	187,9.7 SF	LIRIOPE MUSCARI	LILYTURF	1 GAL	8" H X 8" W	12" O.C.	TRIANGULAR SPACING, FULL AND MATCHING
	NS	28,664,1.4 SF	NATIVE AMERICAN SEED	DAM SLOPE MIX	SEED			HYDROSEED 20 LB PER ACRE; USE FLEXTERRA HIGH PERFORMANCE-FLEXIBLE GROWTH MEDIUM (HP-FGM) ON ALL SLOPES 4:1 OR GREATER TO PREVENT EROSION
	SEED	75,245,3.9 SF	CYNODON DACTYLON	BERMUDA GRASS	SEED			HYDROSEED 1 LB PER 1,000 SF; USE FLEXTERRA HIGH PERFORMANCE-FLEXIBLE GROWTH MEDIUM (HP-FGM) ON ALL SLOPES 4:1 OR GREATER TO PREVENT EROSION
	SOD	24,380,1.7 SF	CYNODON DACTYLON	BERMUDA GRASS	SOD			SOLID SOD ROLLED TIGHT WITH SAND FILLED JOINTS. 100% WEED, DISEASE, AND PEST FREE.

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KHA PROJECT	068910600
DATE	2/10/2021
SCALE	AS SHOWN
DESIGNED BY	AMC
DRAWN BY	AMC
CHECKED BY	SEM

ENLARGED LANDSCAPE PLAN (6 0F 6)

JUSTIN ROAD DISTRIBUTION CENTER
ROCKWALL TEXAS

SHEET NUMBER
L1.6

Plotted By:Chaparro, Angelica Sheet Set:Kha Layout:L1.6 February 10, 2021 02:09:47pm K:\HOU_Civil\068928485-DD\9 Rockwall\CAD\PlanSheets\L-Set.dwg
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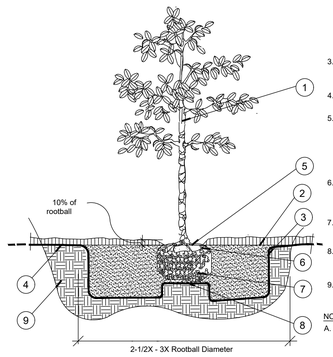


1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 2.5X-3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE (SEE GRADING PLAN).
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.
9. BACKFILL MATERIAL PER SPECIFICATIONS.

NOTES:

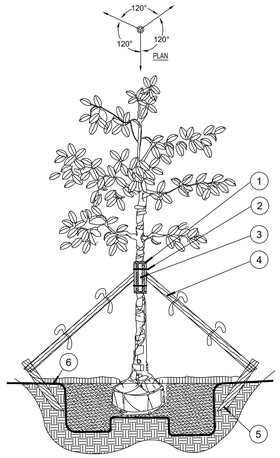
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

A Tree Planting
SECTION — N.T.S.



1. FIVE (5) LAYERS OF BURLAP TO PROTECT TRUNK
2. TWO STEEL BANDS TO SECURE BATTENS
3. FIVE 2 X 4 X 18"L WOOD BATTENS
4. THREE (3) 2" X 8' LODGE POLES. DRILL, USING GALVANIZED SCREWS, TO BATTENS AND 2" X 4" STAKES. NO SCREWS SHALL PENETRATE TREE. FLAG AT MIDPOINT AND AT BASE.
5. 2" x 4" x 3' (MIN), P.T. WOOD STAKES BURIED 3" BELOW FINISHED GRADE.
6. FINISHED GRADE (SEE GRADING PLAN)

NOTES:

A. ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

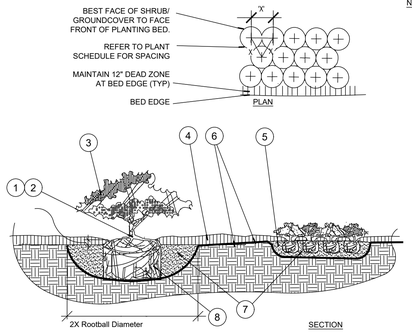
C. ALTERNATE TREE ANCHORING SYSTEMS MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

PRE-APPROVED SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

D. RUBBER HOSE/WIRE SYSTEMS ARE NOT ALLOWED.

* REFER TO DETAILS B AND D FOR PLANTING

B Large Tree Staking - 100 Gal + or B&B 4" +
SECTION — N.T.S.

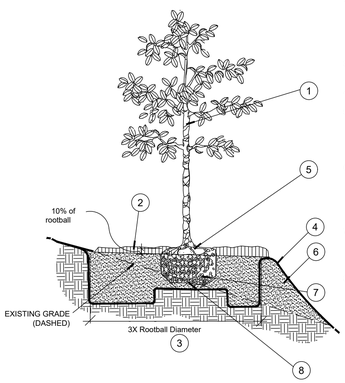


NOTES:

1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED - DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS' ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. 12" DEPTH PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

C Shrub / Groundcover Planting
PLAN / SECTION — N.T.S.



1. TREES, PALMS, AND LARGE SHRUBS (15 GAL OR GREATER) SHALL BE PLANTED IN SIMILAR MANNER
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE (SEE GRADING PLAN).
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. BERM SOIL SO THAT TOP OF BERM IS JUST BELOW THE TOP 10% OF THE TOP OF THE ROOTBALL. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE. SLOPE SHALL NOT EXCEED 3:1 SLOPE.
7. B & B OR CONTAINER REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL (SEE SPECIFICATIONS FOR OTHER ROOT BALL REQUIREMENTS)
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

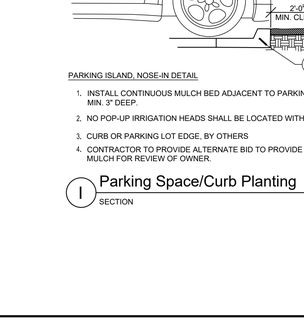
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

D Planting on a Slope
PLAN / SECTION — N.T.S.



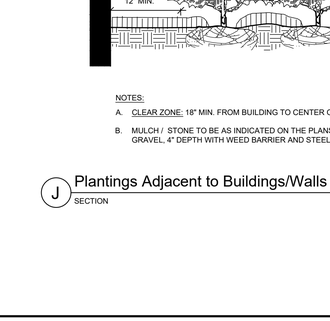
1. FINISHED GRADE (SEE GRADING PLAN).
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE. ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

NOTE:

A. IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

* REFER TO DETAILS B AND D FOR PLANTING

E Staking - up to 65 gal. or B&B to 3-1/2" Cal.
SECTION — N.T.S.



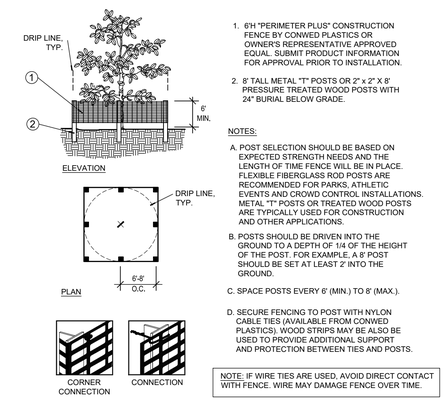
1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER
4. SOIL MIX COMBINED WITH 30% (MIN.) EXPANDED SHALE.
5. SLOPE BOTTOM TO DRAIN
6. ±18"Ø AUGURED HOLE PENETRATE THROUGH OCCLUDING LAYER A DEPTH OF 7' TO ASSURE PROPER PERCOLATION. INSTALL 4" PVC PIPE WITH VENTED CAP.
7. BACKFILL WITH 1/2" - 3/4" GRAVEL.

NOTES:

A. FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

B. REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.

F Poor Drainage Condition
PLAN / SECTION — N.T.S.



1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

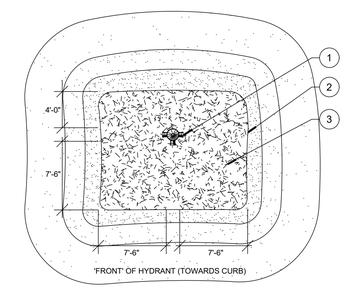
B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

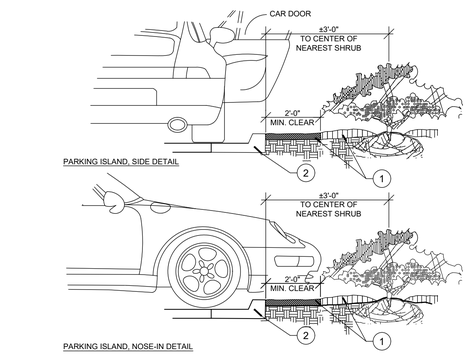
NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

G Tree/Shrub Protector
SECTION — N.T.S.



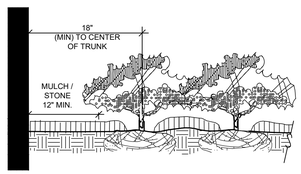
1. FIRE HYDRANT
2. NO PLANT MATERIAL SHALL BE PLACED WITHIN SHOWN LIMITS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. PROVIDE A MULCH, 3" DEPTH MIN., SURROUNDING AREA INDICATED.

H Fire Hydrant Clear Zone
PLAN — N.T.S.



1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP.
2. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE
3. CURB OR PARKING LOT EDGE, BY OTHERS
4. CONTRACTOR TO PROVIDE ALTERNATE BID TO PROVIDE DECOMPOSED GRANITE BED IN LIEU OF MULCH FOR REVIEW OF OWNER.

I Parking Space/Curb Planting
SECTION — N.T.S.

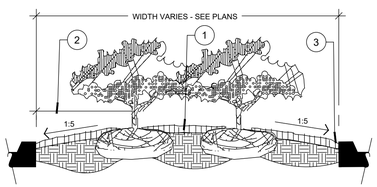


NOTES:

A. CLEAR ZONE: 18" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.

B. MULCH / STONE TO BE AS INDICATED ON THE PLANS. STONE TO BE PEA GRAVEL, 4" DEPTH WITH WEED BARRIER AND STEEL EDGING.

J Plantings Adjacent to Buildings/Walls
SECTION — N.T.S.

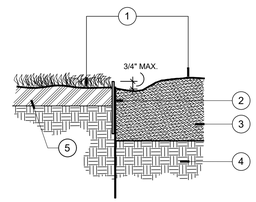


PLANTER ISLAND NOTES:

1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS. SEE DETAIL 'I' FOR PLANTER MEDIANS ADJACENT TO PARKING SPACES.
3. 1" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

- WHEN LIME STABILIZED SOIL IS ENCOUNTERED, EXCAVATE CONTINUOUS 36" DEEP (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
- PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).
- ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

K Planted Parking Lot Islands / Medians
SECTION — N.T.S.



1. DIFFERENT PLANTING TREATMENTS.
2. METAL EDGING
3. BED SOIL 12" MINIMUM DEPTH. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.
4. NATIVE SOIL
5. 4" TOPSOIL. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.

L Steel Edging
SECTION — N.T.S.

No.	REVISIONS	DATE	BY

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P.I.A. ____ SHANNON E. MUNDY
L.A. No. 3543 Date FEB 2021

KHA PROJECT 068910600
DATE 2/10/2021
SCALE AS SHOWN
DESIGNED BY AMC
DRAWN BY AMC
CHECKED BY SEM

LANDSCAPE DETAILS

JUSTIN ROAD DISTRIBUTION CENTER
ROCKWALL TEXAS

SHEET NUMBER
L2.0

Plotted By:Chaparro, Angelica Sheet Set:Kha Layout:L2.0 February 10, 2021 02:09:50pm K:\HOU_Civil\069284835-DDFS Rockwall\CAD\PlanSheets\L-Set.dwg
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY)
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA

STAKING/GUYINGFOR ALTERNATE TO DETAILS: SEND PRODUCT DATA, DETAIL CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.

2. PLANT MATERIALS INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC.

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE AMERICAN STANDARD NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.

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

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. ALL PLANTING BED PIT BACKFILL AREAS TO BE PREPARED USING COMPOST, SHARP SCREENED SAND AND EXPANDED SHALE BY SOIL BUILDING SOLUTIONS, LIVING EARTH, OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (12" DEPTH MIN). FINISHED GRADES OF PLANTING BEDS TO BE 1" BELOW FINISHED GRADE OF ADJACENT CONCRETE MOW STRIP OR AS SHOWN ON GRADING PLAN. PLANTING BED PIT SOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 35% COMPOST, 10% EXPANDED SHALE, AND 5% SCREENED SHARP SAND. 98.5% OF THE PLANTING BED PIT SOIL PARTICLES WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. COLOR TO BE A MEDIUM BROWN WITH A WEIGHT OF 1900-2250 LBS. PER CUBIC YARD (DEPENDING ON THE MOISTURE CONTENT).

2. ALL SOD AND SEED AREAS TO BE PREPARED USING COMPOST AND SHARP SCREENED SAND, BY SOIL BUILDING SOLUTIONS, LIVING EARTH, OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (4" DEPTH MIN.). TOPSOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 40% COMPOST, AND 10% SHARP SCREENED SAND. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 6.0-6.5 WITH 25% (MIN) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL. (MIN) CONTAINER.

3. THE CONTRACTOR SHALL REESTABLISH ANY ADDITIONAL DISTURBED AREAS NOT SHOWN ON THE PLANS WITH A FULL COVERING OF SOD OR SEED. THE CONTRACTOR SHALL PROVIDE 4" DEPTH (MIN) PREPARED TOPSOIL IN ALL AREAS TO RECEIVE SEED OR SOD AT NO ADDITIONAL COST.

4. TREE PLANTING PITS SHALL BE BACKFILLED WITH COMPOST BY SOIL BUILDING SOLUTIONS, LIVING EARTH OR APPROVED EQUAL AND NATIVE SOIL. THE TOP 1/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 80% WEED FREE NATIVE SOIL AND 20% COMPOST. THE BOTTOM 2/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 100% WEED FREE NATIVE SOIL.

5. EXISTING SOIL USED IN PLANT BACKFILL AND TOPSOIL PREP SHALL BE REASONABLY FREE OF STONES, LIME, LUMPS OF CLAY, ROOTS AND OTHER FOREIGN MATTER. EXISTING SOIL SHALL HAVE A MINIMUM ORGANIC COMPOSITION OF 25% AND THE ACIDITY SHALL BE BETWEEN 5.0 AND 7.0 pH. CONTRACTOR SHALL SUBMIT A 1 GAL. MINIMUM SAMPLE OF THE EXISTING SOIL TO AN APPROVED TESTING FACILITY TO VERIFY COMPOSITION, ACIDITY AND ORGANIC CONTENT.

5. IF SOIL FAILS TO ACHIEVE THE AFOREMENTIONED pH AND ORGANIC COMPOSITION QUANTITIES, THE CONTRACTOR SHALL TILL AN ADEQUATE AMOUNT OF COMPOST IN TO THE EXISTING SOIL UNTIL IT MEETS THE REQUIREMENTS PRIOR TO COMBINING WITH OTHER SPECIFIED SOIL AMENDMENTS.

6. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE AND AMENDMENTS FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

7. WHERE LIME STABILIZED SOIL IS ENCOUNTERED, LAWN AREAS SHALL BE EXCAVATED TO A DEPTH OF 12", PLANT BEDS SHALL BE EXCAVATED TO A DEPTH OF 24", AND TREE PITS SHALL BE EXCAVATED TO A DEPTH OF 36", AND BACKFILLED WITH CLEAN NATIVE SOIL (E.5) AND APPROVED PLANTING SOIL (E.1-4).

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC., IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

ALL PLANTING BED TO BE TOP DRESSED WITH A MINIMUM OF 3" "RUSTIC CUT HARDWOOD MULCH" BY SOIL BUILDING SOLUTIONS OR LIVING EARTH (OR APPROVED EQUAL) WITH A pH RANGE OF 6.5-8.5 AND SHALL BE FREE OF MAN-MADE FOREIGN MATTER, LUMBER, TREATED MATERIALS, PALLETS, GRASS AND LEAVES. NO PARTICLE SIZE SHOULD EXCEED 3.5" IN LENGTH.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

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

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH AMERICAN STANDARD FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

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

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

J. CONTAINER GROWN STOCK

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

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

3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

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

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

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

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.

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

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

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES SHALL BE SET WITH ROOT BALL CENTERED IN PLANTING PIT WITH ROOT FLARE 2" ABOVE ADJACENT SOIL ELEVATION. SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE TOP OF ROOT BALL SHALL BE EVEN WITH TOP OF PLANTING BED. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL FOR SOILNOC SRT ADVANCED MYCORRHIZAL INOCULUM (OR EQUAL) PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS AND MIX TO ACHIEVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.

17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING/ SEEDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, DEBRIS, HAVE SOIL PREPARED PER SECTION E, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. SOIL PREPARATION: ALL SOIL TO BE PREPARED PER SECTION E.

4. SODDING:

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE / MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

D. CONTRACTOR SHALL REFERENCE PLANTING SCHEDULE FOR SEEDING VARIETY AND RATES.

E. IF SEED INSTALLATION FALLS BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL INSTALL EITHER SOD OR A COLD SEASON VARIETY SEED MIX, SUCH AS WINTER RYE. IF A COOL SEASON VARIETY MIX IS INSTALLED BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL RESEED THE AREA WITH THE ORIGINAL SPECIFIED SEED MIX PER THE PLANS AND SPECIFICATIONS BETWEEN MARCH 15TH AND SEPTEMBER 15TH.

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

2. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

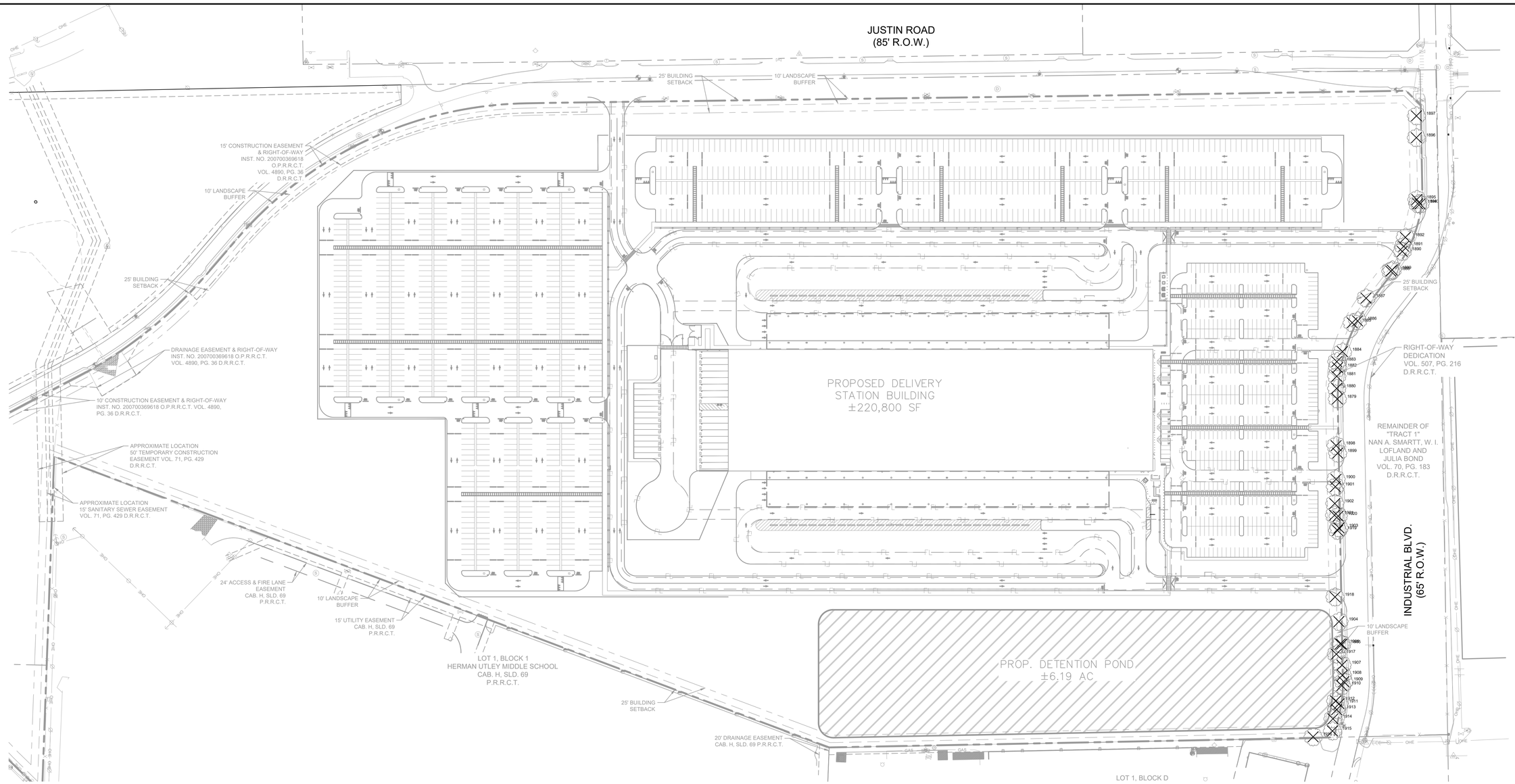
C. CONTRACTOR SHALL REESTABLISH 95% (MIN) COVERAGE FOR ALL DISTURBED AREAS OF VEGETATION WITHIN 60 DAYS OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL PROVIDE SEED AND/OR SOD THAT MATCHES THE ADJACENT LAWN AREA.

Q. CLEANUP

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

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRI



SITE INFORMATION			
LOT 1			
PAVEMENT	1,358,772 SF	31.193 ACRES	(46.828%)
BUILDING COVERAGE	220,800 SF	5.069 ACRES	(7.610%)
LANDSCAPE AND OPEN SPACE	1,322,048 SF	30.350 ACRES	(45.562%)
TOTAL	3,093,718 SF	71.022 ACRES	

LEGEND

XXXX EXISTING TREES TO REMAIN/PROTECT

XXXX EXISTING TREES TO BE REMOVED

DEVELOPMENT INFORMATION	
ZONING - LI, LIGHT INDUSTRIAL DISTRICT	
BUILDING AREA 1 (HT=44.5')	
STORY	AREA (GSF)
LL	220,822
FLOOR AREA RATIO (FAR)	0.07
FOUNDATION TYPE	SLAB ON GRADE

TOTAL LAND AREA	3,093,718 SF/71.022 AC
PROPOSED TOTAL BUILDING AREA	±220,800 SF
PROPOSED TRAILER PARKING	30 SPACES
PROPOSED AUTO PARKING (9'X20')	480 SPACES
REQUIRED AUTO PARKING BY CLIENT	457 SPACES
PROPOSED VAN PARKING (11'X27')	1,118 SPACES
REQUIRED VAN PARKING	1,103 SPACES
PROPOSED ACCESSIBLE PARKING	9 SPACES
REQUIRED ACCESSIBLE PARKING	9 SPACES

Know what's below. Call before you dig.

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

SITE PLAN
DDF9 ROCKWALL

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT:
E-MAIL:

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATIES, INC
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-920-6322
CONTACT: SHANNON MUNDY, P.LA.

No.	REVISIONS	DATE	BY

Kimley»Horn

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WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.I.A. SHANNON E. MUNDY
I.A. No. 3543 Date FEB 2021

KHA PROJECT	068910600
DATE	2/10/2021
SCALE	AS SHOWN
DESIGNED BY	AMC
DRAWN BY	AMC
CHECKED BY	SEM

TREE REMOVAL PLAN

JUSTIN ROAD DISTRIBUTION CENTER
ROCKWALL TEXAS

SHEET NUMBER
TP 1.00

Plotted By:Chaparro, Angelica Sheet Set:Kha Layout:TP 1.00 February 09, 2021 04:04:43pm \\kimley-horn.com\tx_hou\KHOU_Civil\068928483S-DDF9 Rockwall\CAD\PlanSheets\L-Tree Mitigation.dwg
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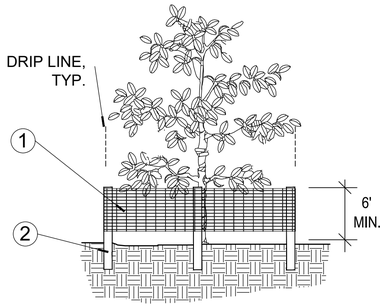
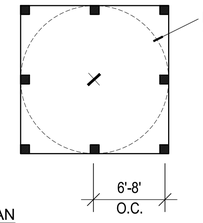
SWC Justin Rd and Industrial - Rockwall, Rockwall County, TX

TAG#	DBH	COMMON NAME	CONDITION	CLASS	STATUS	MITIGATION RATIO	MITIGATION INCHES
1879	5.5	Hercules-club	Healthy	Primary	Remove	1	5.5
1880	5.2	Gum Bumelia	Healthy	Primary	Remove	1	5.2
1881	17.0	Hackberry	Healthy	Secondary	Remove	0.5	8.5
1882	4.7	Hercules-club	Declining	Primary	Remove	0	0
1883	5.2	Hercules-club	Healthy	Primary	Remove	1	5.2
1884	12.8	Eastern Redcedar	Healthy	Secondary	Remove	0.5	6.4
1885	11.0	Hackberry	Healthy	Secondary	Remove	0.5	5.5
1886	13.4	Hackberry	Declining	Secondary	Remove	0	0
1887	11.0	Hackberry	Healthy	Secondary	Remove	0.5	5.5
1888	14.9	Hackberry	Healthy	Secondary	Remove	0.5	7.45
1889	11.3	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.65
1890	5.8	Hercules-club	Healthy	Primary	Remove	1	5.8
1891	12.0	Hackberry	Healthy	Secondary	Remove	0.5	6
1892	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
1893	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
1894	11.2	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.6
1895	5.3	Persimmon	Healthy	Primary	Remove	1	5.3
1896	11.5	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.75
1897	11.5	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.75
1898	11.8	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.9
1899	11.6	Hackberry	Healthy	Secondary	Remove	0.5	5.8
1900	11.3	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.65
1901	15.9	Hackberry	Healthy	Secondary	Remove	0.5	7.95
1902	20.6	Hackberry	Declining	Secondary	Remove	0	0
1903	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
1904	13.8	Eastern Redcedar	Healthy	Secondary	Remove	0.5	6.9
1905	15.5	Hackberry	Healthy	Secondary	Remove	0.5	7.75
1906	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
1907	11.2	Eastern Redcedar	Declining	Secondary	Remove	0	0
1908	12.3	Hackberry	Healthy	Secondary	Remove	0.5	6.15
1909	11.9	Hackberry	Healthy	Secondary	Remove	0.5	5.95
1910	4.6	Hercules-club	Healthy	Primary	Remove	1	4.6
1911	4.3	Persimmon	Healthy	Primary	Remove	1	4.3
1912	4.0	Gum Bumelia	Healthy	Primary	Remove	1	4
1913	4.8	Gum Bumelia	Healthy	Primary	Remove	1	4.8
1914	4.0	Gum Bumelia	Healthy	Primary	Remove	1	4
1915	7.3	Tree of Heaven	Healthy	Primary	Remove	1	7.3
1916	15.0	Hackberry	Declining	Secondary	Remove	0	0
1917	12.1	Hackberry	Healthy	Secondary	Remove	0.5	6.05
1918	11.4	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.7
1919	11.8	Hackberry	Healthy	Secondary	Remove	0.5	5.9
1920	11.4	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.7
1921	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
					TOTAL MITIGATION		**248.5**

	Inches
Primary	111
Secondary	137.5
Featured	0
Unprotected Trees	0
Total Mitigation Inches	**248.5**



ELEVATION



PLAN



CORNER CONNECTION



CONNECTION

1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

A Tree/Shrub Protector

SECTION N.T.S.

SITE PLAN
DDF9 ROCKWALL

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT:
E-MAIL:

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATIES, INC
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-920-6322
CONTACT: SHANNON MUNDY, PLA.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
PHONE: 281-920-6322
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. SHANNON E. MUNDY
L.A. No. 3543 Date FEB 2021

KHA PROJECT	068910600
DATE	2/10/2021
SCALE	AS SHOWN
DESIGNED BY	AMC
DRAWN BY	AMC
CHECKED BY	SEM

TREE MITIGATION REFERENCE DATA AND DETAILS

JUSTIN ROAD DISTRIBUTION CENTER
TEXAS
ROCKWALL

SHEET NUMBER
TP 3.00

Plotted By:Chaparro, Angelica Sheet Set:Kha Layout:TP 3.00 February 09, 2021 04:04:44pm \\kimley-horn.com\tx_hou2\HOU_Civil\068928483\5-DDF9 Rockwall\CAD\PlanSheets\L-Tree Mitigation.dwg
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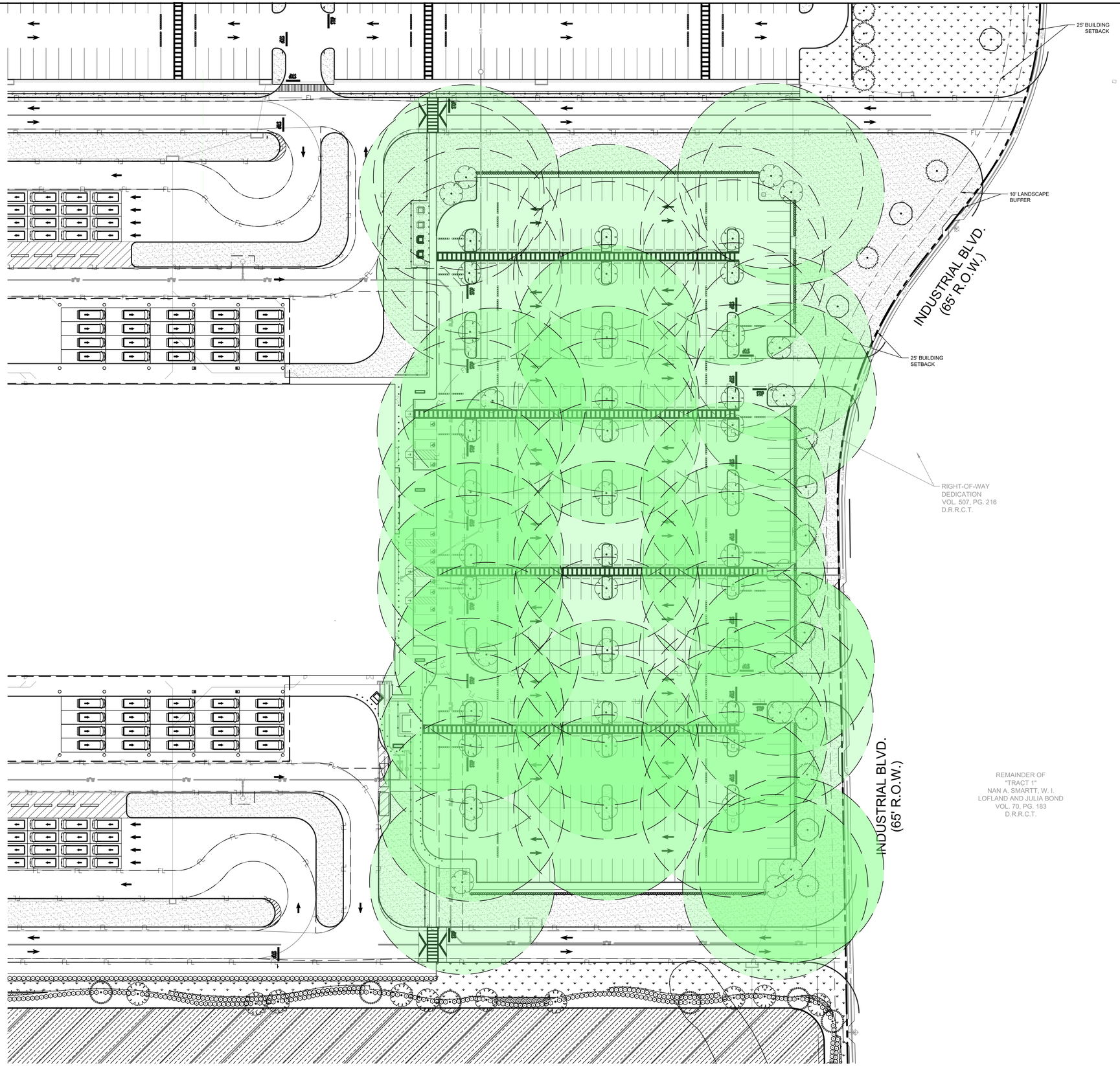

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

80' DIAMETER ON TREE CENTERS

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

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
11700 KATY FREEWAY, SUITE 600, HOUSTON, TX 77079
PHONE: 832-778-6000
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

FOR REVIEW ONLY

KHA PROJECT 068910600
DATE 2/10/2021
SCALE AS SHOWN
DESIGNED BY AMC
DRAWN BY AMC
CHECKED BY SEM

LANDSCAPE PARKING EXHIBIT

JUSTIN ROAD DISTRIBUTION CENTER
ROCKWALL TEXAS

SHEET NUMBER
EX1.0

Plotted By:Chapparro, Angelica Sheet Set:Kha Layout:L1.3 February 09, 2021 09:39:29pm K:\HOU_Civil\068928493\5-DDP\ Rockwall\CAD\PlanSheets\L-Parking Exhibit.dwg
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Schedule												
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution
	A	4	Lithonia Lighting	DSX2 LED P3 40K T5W	DSX2 LED P3 40K T5W MVOLT	LED	1	29142	1	0.9	217	100%	TYPE VS,BUG RATING: B5 - U0 - G4
	D	46	Lithonia Lighting	DSX2 LED P2 40K T5W	DSX2 LED P2 40K T5W MVOLT	LED	1	24808	1	0.9	370	100%	TYPE VS,BUG RATING: B5 - U0 - G4
	E	6	Lithonia Lighting	DSX2 LED P1 40K BLC	DSX2 LED P1 40K BLC MVOLT	LED	1	15538	1	0.9	140	100%	TYPE III, SHORT, BUG RATING: B2 - U0 - G3
	F1	152	Lithonia Lighting	VCPG LED P5 40K TSR MVOLT PM NLTAIR2 PIR DNAXD	VCPG LED WITH P5 - PERFORMANCE PACKAGE, 4000K, TSR OPTIC TYPE	LED	1	10497	1	0.9	82.14	100%	TYPE III, SHORT, BUG RATING: B3 - U0 - G3
	I	11	Lithonia Lighting	DSX1 LED P4 40K TFTM VBA DSXW2BSW	DSX1 LED P4 40K TFTM MVOLT	LED	1	14487	1	0.9	125	100%	TYPE IV, SHORT, BUG RATING: B2 - U0 - G3

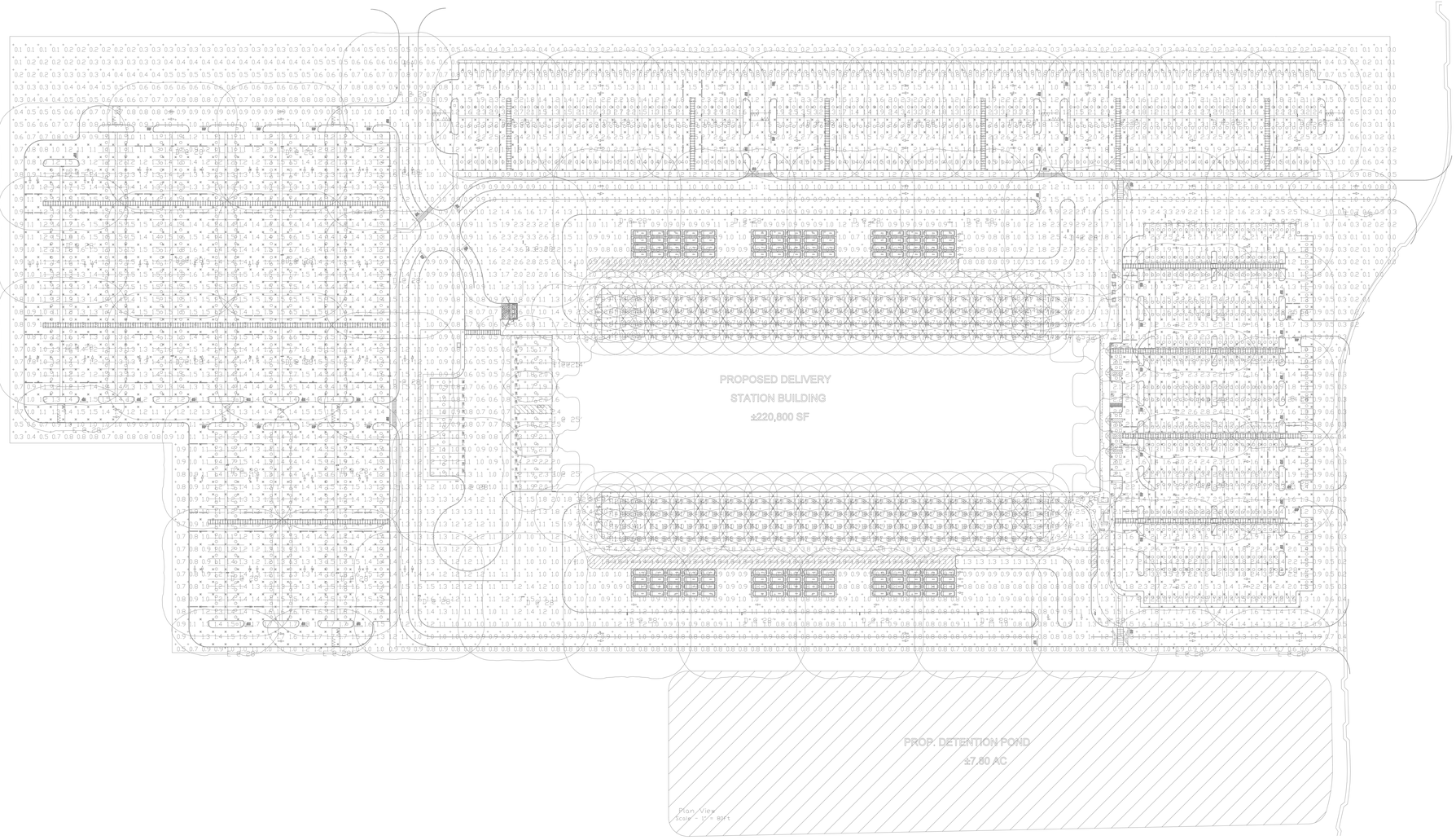
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CANOPY	+	10.0 fc	14.9 fc	8.5 fc	1.8:1	1.2:1
CANOPY	+	10.0 fc	14.9 fc	8.5 fc	1.8:1	1.2:1
LOADING DOCK	□	1.8 fc	3.0 fc	0.9 fc	3.3:1	2.0:1
PARKING LOT	X	1.8 fc	4.5 fc	0.7 fc	6.4:1	2.6:1
PARKING LOT	X	1.6 fc	4.0 fc	0.7 fc	5.7:1	2.3:1
PARKING LOT	X	1.4 fc	1.9 fc	0.7 fc	2.7:1	2.0:1
SITE	+	1.3 fc	10.8 fc	0.0 fc	N/A	N/A

Note

LIGHTING VENDOR INFORMATION:
GC TO CONTACT CITY LIGHTING PRODUCTS FOR ALL LIGHTING FIXTURE AND LIGHTING CONTROLS INQUIRIES.

MANAGER/PJM: GARY MAGRENI, GMAGRENI@CITYLIGHTING.COM, 704-235-3134

PJM: DANA BECKHAM, DBECKHAM@CITYLIGHTING.COM, 704-235-3136



1 **Site Plan Photometrics**
Scale: NONE

rdms design group
2225 E. Randol Mill Road, Suite 300
Arlington, Texas 76011
817.633.4200 p 817.633.4153 f

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Project Address

Delivery Station
DDF9- Rockwall

Issue Date	02/10/21

Revisions

	Date	Description	By
1			
2			
3			
4			
5			
6			
7			

DELIVERY STATION: DDF9
ROCKWALL, TX 75032

DANIEL A. REEVES, PE
2225 E. RANDOL MILL RD
SUITE #300
ARLINGTON, TX 76011
(817)701-4508
DREEVES@RDMSDESIGN.COM

Seal

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

Job Number	200162
Drawn By	TQ
Appv'd By	DAR
Sheet Title	Site Plan Photometrics
Sheet Number	E0.11

SIGNAGE GENERAL NOTES

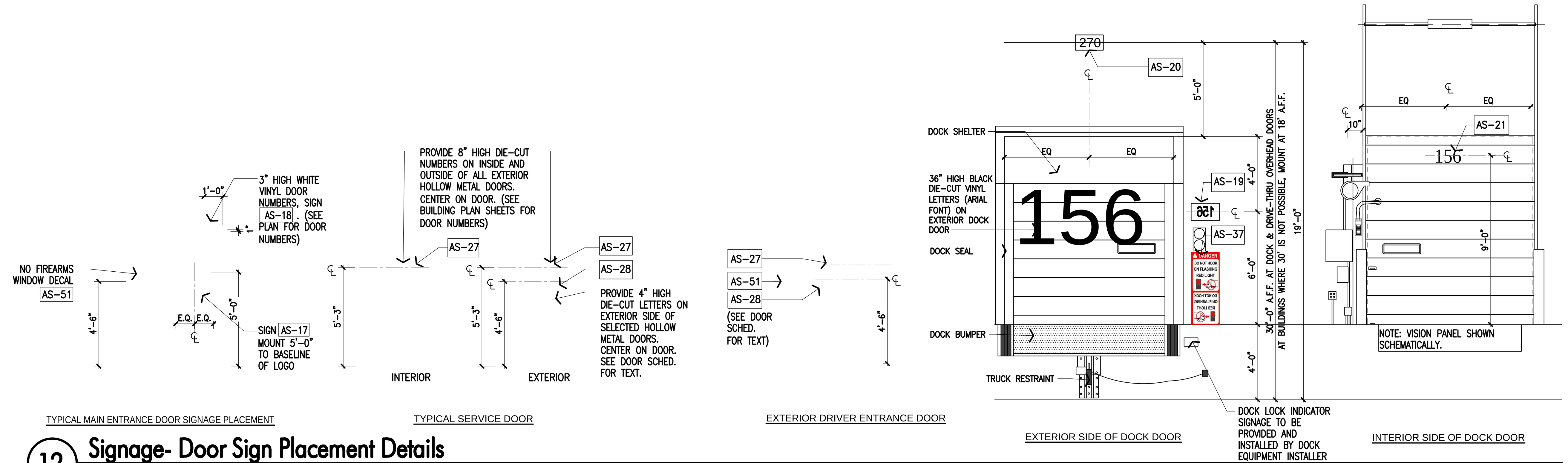
1. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
2. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB–CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
3. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
4. ALL PERMANENT SIGNAGE TO ACCESSIBLE AREAS TO HAVE RAISED BRAILLE CHARACTERS PER ANSI 117.1–2009
5. TYPICAL SIGN FONT IS SET IN ARIAL UNLESS NOTED OTHERWISE.
6. SEE DOOR SCHEDULE FOR DOOR SIGNAGE REQUIRED TEXT.

VINYL GRAPHICS GENERAL NOTES

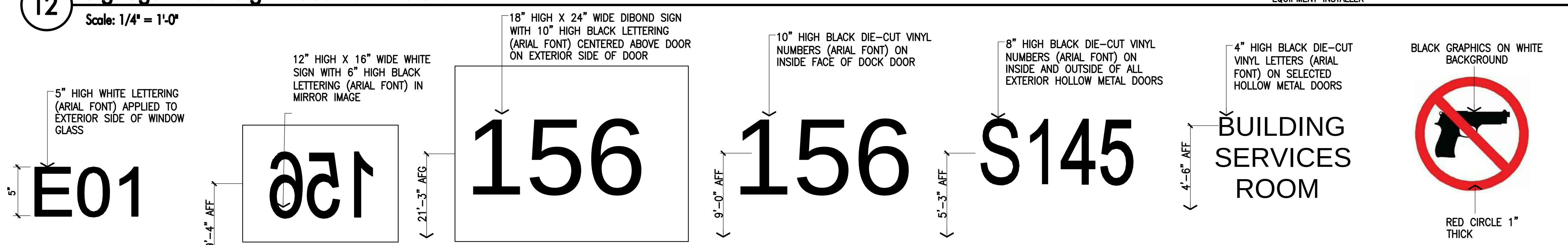
1. DOOR SIGNS: SEE DOOR SIGN PLACEMENT DETAIL ON THIS SHEET FOR MOUNTING HEIGHTS.
2. SPECIFICATIONS: SEE WORLDWIDE REAL ESTATE SIGNAGE STANDARDS FOR COLOR GENERAL NOTES AND ADDITIONAL SIGNAGE COLORS.
3. DESCRIPTION: CUSTOM CUT VINYL GRAPHICS, ATTACHED TO FIRST SURFACE OF EXTERIOR GLASS.
4. GRAPHICS AND TYPOGRAPHY: SIGN GRAPHICS ARE HEAVY DUTY '3M' VINYL. LOGO IS A HIGH RESOLUTION DIGITAL PRINT ON PERMANENT ADHESIVE PRESSURE SENSITIVE VINYL SUBSTRATE WITH LUSTER OVER LAMINATE, CUT TO SHAPE FROM VECTOR FILE. COPY IS MATTE WHITE VINYL.
5. INSTALLATION: LOCATIONS ARE GENERALLY NOTED ON THE ATTACHED LOCATION PLANS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL INSTALLATION CONDITIONS PRIOR TO FABRICATION. THE INSTALLATION METHODS AND DETAILS FOR EACH LOCATION SHALL BE ILLUSTRATED IN THE SUBMITTED SHOP DRAWINGS. FINAL LOCATION WILL BE APPROVED ON SITE BY THE TENANT REPRESENTATIVE.
6. SUBMITTALS: THE FOLLOWING SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION – (3) SETS OF SHOP DRAWINGS AND (3) 6" X6" VINYL SAMPLES OF EACH SIGN FACE COLOR. SEE GENERAL CONSTRUCTION AND INSTALLATION SPECIFICATIONS FOR ADDITIONAL SUBMITTALS. ALL EXTERIOR SIGNAGE TO BE APPROVED BY CONSTRUCTION MANAGER.

INTERIOR GRAPHICS COLORS

IC1 WHITE	HEX #FFFFFF RGB 255/ 255/ 255 CMYK 0/ 0/ 0/ 0 PANTONE White
IC2 BLACK	HEX #000000 RGB 0/ 0/ 0 CMYK 75/ 68/ 67/ 90 PANTONE BlackC
IC3 ORANGE	HEX #FF9900 RGB 255/ 153/ 0 CMYK 0/ 47/ 100/ 0 PANTONE 137U PANTONE 1375C
IC6 BLUE	HEX #146EB4 RGB 20/ 100/ 180 CMYK 88/ 55/ 2/ 0 PANTONE 300 U
C7 BLUE	Scotchcal Prime Blue (Pantone 2995C)(RAL 5012)



12 Signage- Door Sign Placement Details
Scale: 1/4" = 1'-0"



AS-18
5" TALL CHARACTERS TENANT SIGNAGE – WINDOW GLASS NUMBERS. WHITE LETTERING APPLIED TO WINDOW GLASS, CORRESPOND TO DOOR NUMBER. TYPICAL AT ALL GLASS ENTRY DOORS. (SEE BUILDING PLAN SHEETS FOR DOOR NUMBERS)

AS-19
16" X 12" TENANT SIGNAGE – MIRRORED DOCK NUMBER. WHITE SIGN WITH 6" HIGH MIRROR IMAGE BLACK NUMBERS (ARIAL FONT). TYPICAL AT ALL DOCK POSITIONS; DRIVER'S SIDE OF DOCK DOORS. MOUNT DIRECTLY TO EXTERIOR BUILDING FACADE. (SEE BUILDING PLAN SHEETS FOR DOOR NUMBERS)

AS-20
24" X 18" TENANT SIGNAGE – DOCK NUMBERS. WHITE ACRYLIC SIGN WITH 10" TALL BLACK LETTERING. TYPICAL ABOVE ALL DOCK DOORS AND SPACES ALONG FENCE. MOUNTED DIRECTLY TO EXTERIOR BUILDING FACADE, CENTERED ABOVE DOCK DOOR. MOUNT DIRECTLY TO INSIDE FACE OF FENCE, CENTERED ABOVE TRAILER SPACES. (SEE BUILDING PLAN SHEETS FOR DOOR NUMBERS)

AS-21
20" X 10" TENANT SIGNAGE – DOCK DOOR NUMBERS (INTERIOR) 10" TALL BLACK VINYL NUMBERS (ARIAL FONT) ON INTERIOR SIDE OF DOCK DOORS, TYPICAL AT ALL DOCK DOORS. CENTER ON DOOR, MOUNT HORIZONTAL CENTER TO 9'–0" A.F.F. (SEE BUILDING PLAN SHEETS FOR DOOR NUMBERS)

AS-27
8" TALL CHARACTERS TENANT SIGNAGE –EXTERIOR HOLLOW METAL DOOR NUMBERS BLACK DIE CUT VINYL CHARACTERS (ARIAL FONT). INSIDE AND OUTSIDE OF ALL EXTERIOR HOLLOW METAL DOORS. CENTER ON DOOR, MOUNT HORIZONTAL CENTER TO 5'–3" A.F.F. (SEE BUILDING PLAN SHEETS FOR DOOR NUMBERS)

AS-28
4" TALL CHARACTERS TENANT SIGNAGE – HOLLOW METAL DOOR NUMBERS BLACK DIE CUT VINYL CHARACTERS (ARIAL FONT). ON SELECTED HOLLOW METAL DOOR. CENTER ON DOOR, MOUNT HORIZONTAL CENTER TO 4'–6" A.F.F. (SEE DOOR SCHEDULE FOR TEXT)

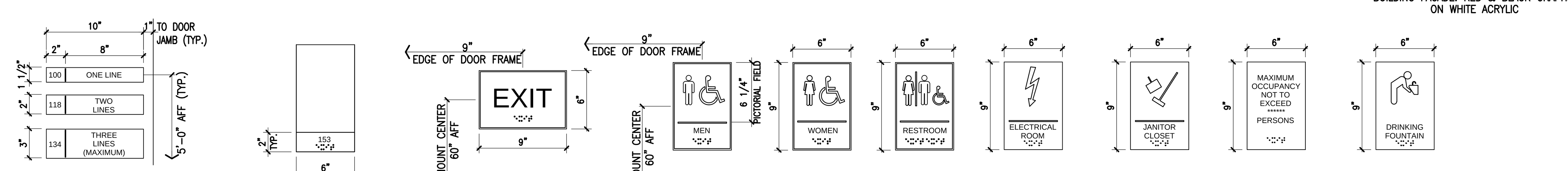
AS-51
TENANT SIGNAGE – NO FIREARMS. 12" DIA. CIRCLE. MUST BE POSTED AT ALL EXTERIOR ENTRANCES TO ANY BUILDINGS WHERE FIREARMS ARE PROHIBITED. MUST BE POSTED AT 5'. MUST BE NOT MORE THAN 12" TO THE RIGHT OR LEFT OF EACH ENTRANCE. MUST NOT BE OBSTRUCTED OR ALTERED IN ANY WAY. MUST BE IMMEDIATELY REPLACED IF IT BECOMES ILLEGIBLE FOR ANY REASON. MOUNT PANEL DIRECTLY TO EXTERIOR BUILDING FACADE. RED & BLACK GRAPHIC ON WHITE ACRYLIC



AS-52
TENANT SIGNAGE – NO FIREARMS. 12" DIA. CIRCLE. MOUNTED AT ALL LOCATIONS IN THE STATE OF TEXAS. MUST BE POSTED AT ALL EXTERIOR ENTRANCES TO ANY BUILDINGS WHERE FIREARMS ARE PROHIBITED. MUST BE POSTED AT EYE LEVEL OF ADULTS 5'. MUST BE NOT MORE THAN 12" TO THE RIGHT OR LEFT OF EACH ENTRANCE. MUST NOT BE OBSTRUCTED OR ALTERED IN ANY WAY. MUST BE IMMEDIATELY REPLACED IF IT BECOMES ILLEGIBLE FOR ANY REASON. MOUNT PANEL DIRECTLY TO EXTERIOR BUILDING FACADE. RED & BLACK GRAPHIC ON WHITE ACRYLIC

THE "30.06" SIGN IS USED TO PROHIBIT THE POSSESSION BY A LICENSE HOLDER OF A CONCEALED HANDGUN ON PRIVATE PROPERTY. THIS SIGN MUST INCLUDE THE LANGUAGE IN BOTH ENGLISH AND SPANISH; APPEAR IN CONTRASTING COLORS WITH BLOCK LETTERS AT LEAST 1" IN HEIGHT; AND BE DISPLAYED IN A CONSPICUOUS MANNER CLEARLY VISIBLE TO THE PUBLIC.

THE "30.06" SIGN IS USED TO PROHIBIT THE POSSESSION BY A LICENSE HOLDER OF AN OPENLY CARRIED HANDGUN ON PRIVATE PROPERTY. THIS SIGN MUST INCLUDE THE LANGUAGE IN BOTH ENGLISH AND SPANISH; APPEAR IN CONTRASTING COLORS WITH BLOCK LETTERS AT LEAST 1" IN HEIGHT; AND BE DISPLAYED IN A CONSPICUOUS MANNER CLEARLY VISIBLE TO THE PUBLIC AT EACH ENTRANCE TO THE PROPERTY



BS-R#
BUILDING SIGNS – TYPICAL ROOM NAME/# SIGN TEMPLATE SIZE VARIES; 10" X 1.5", 10" X 2", 10" X 3" BLACK PLASTIC (FIELD) BACKGROUND WITH WHITE EMBLEMS AND 5/8" HIGH WHITE LETTERING IN ARIAL FONT OR SIMILAR. (NOTE: EMBLEMS AND LETTERING MUST BE RAISED OR DEPRESSED MIN. 1/16" TYPICAL.) MOUNT ON WALL (NOT SIDELITE) NEAR CORRESPONDING DOOR ACCORDING TO LOCAL CODE. DO NOT USE CHANNEL AND INSERT TYPE SIGN. SEE DOOR SCHEDULE FOR ROOM NAME AND NUMBERS

NOTE: IN LOCATIONS WHERE ADA PICTORIAL SIGN IS SPECIFIED, NO ADDITIONAL NAME PLATE SIGNAGE IS NEEDED. FOR THESE ROOMS, SUPPLY A 2" X 6" ROOM NUMBER SIGN, WHICH WILL ABUT TO THE BOTTOM OF THE ADA SIGN, MAKING IT APPEAR TO BE A SINGLE SIGN.

BS-1
BUILDING SIGNS – EXIT 9"W X 6"H BLACK PLASTIC (FIELD) BACKGROUND WITH WHITE EMBLEMS AND 2" HIGH WHITE LETTERING. (NOTE: EMBLEMS AND LETTERING MUST BE RAISED OR DEPRESSED MIN 1/16" TYPICAL.) PROVE (1) SIGN PER EXIT DOOR COMPLYING WITH ANSI A117.1. SIGN TO HAVE RAISED AND BRAILLE CHARACTERS. MOUNT NEAR CORRESPONDING DOOR ACCORDING TO LOCAL CODE.

BS-2M BS-2W BS-2U
BUILDING SIGNS – TOILET ROOMS 6"W X 9"H BLACK PLASTIC (FIELD) BACKGROUND WITH WHITE EMBLEMS AND 5/8" MIN. TO 2" MAX. HIGH WHITE LETTERING. (NOTE: EMBLEMS AND LETTERING MUST BE RAISED OR DEPRESSED MIN 1/16" TYPICAL.) PROVE (1) SIGN PER TOILET ROOM COMPLYING WITH ANSI A117.1. SIGN TO HAVE RAISED AND BRAILLE CHARACTERS AND PICTORIAL SYMBOL OF ACCESSIBILITY. MOUNT NEAR CORRESPONDING DOOR ACCORDING TO LOCAL CODE.

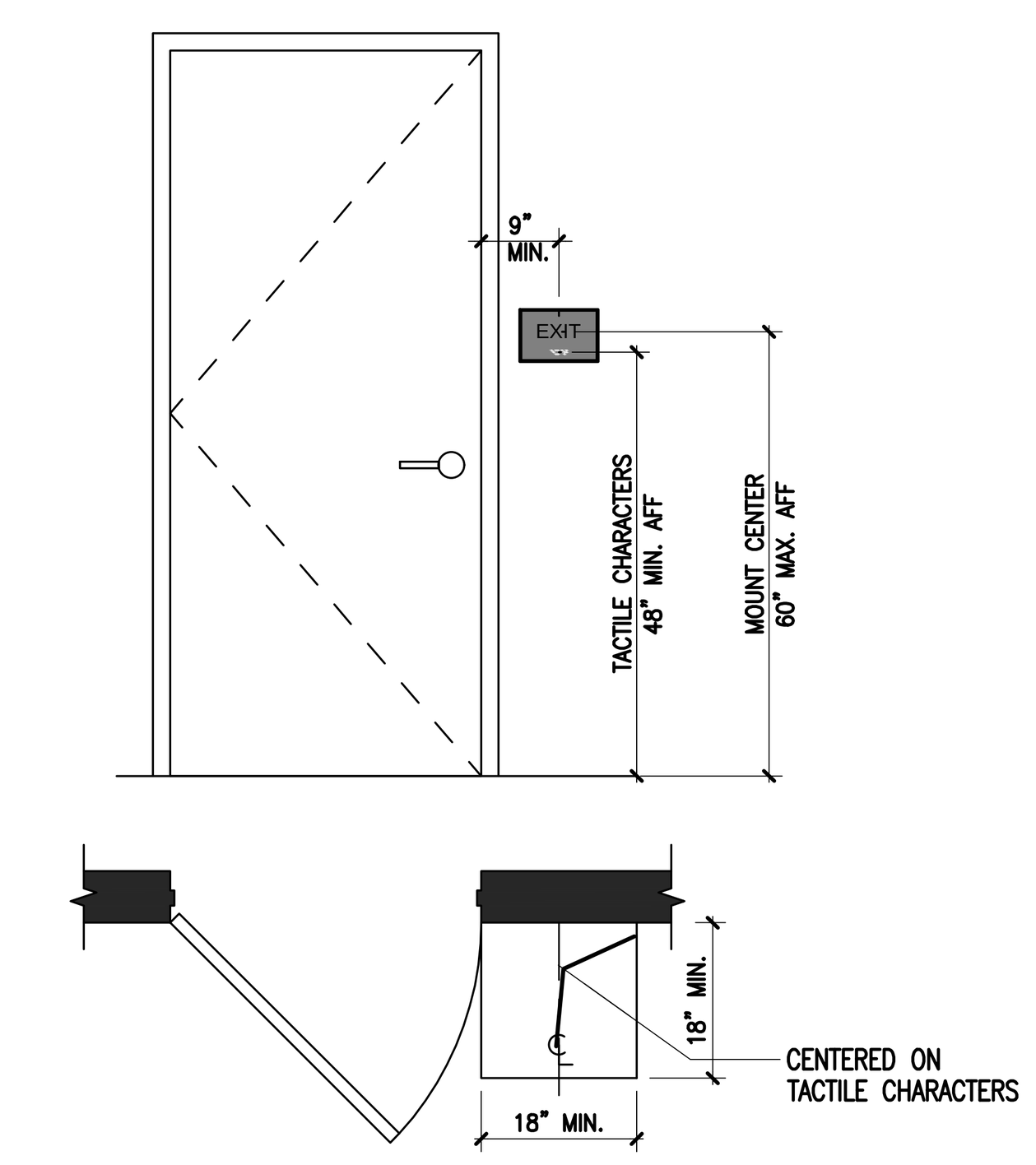
BS-3
BUILDING SIGNS – ELECTRICAL ROOM 6"W X 9"H TYPICAL AT ALL UTILITY ROOMS. MOUNT NEAR CORRESPONDING DOOR ACCORDING TO LOCAL CODE.

BS-4
BUILDING SIGNS – JANITOR'S CLOSET 6"W X 9"H TYPICAL AT ALL JANITOR'S CLOSETS. MOUNT NEAR CORRESPONDING DOOR ACCORDING TO LOCAL CODE.

BS-5
BUILDING SIGNS – MAX OCCUPANCY 6"W X 9"H ONE PER ASSEMBLY SPACE. MOUNT NEAR CORRESPONDING DOOR ACCORDING TO LOCAL CODE.

BS-8
BUILDING SIGNS – DRINKING FOUNTAIN 6"W X 9"H ONE PER DRINKING FOUNTAIN. (LOCATE PER PLUMBING SHEETS) MAY REQUIRE BRACKET MOUNT. MOUNT NEAR DRINKING FOUNTAIN ACCORDING TO LOCAL CODE.

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



10 Typical Sign Mounting
Scale: 1/2" = 1'-0"



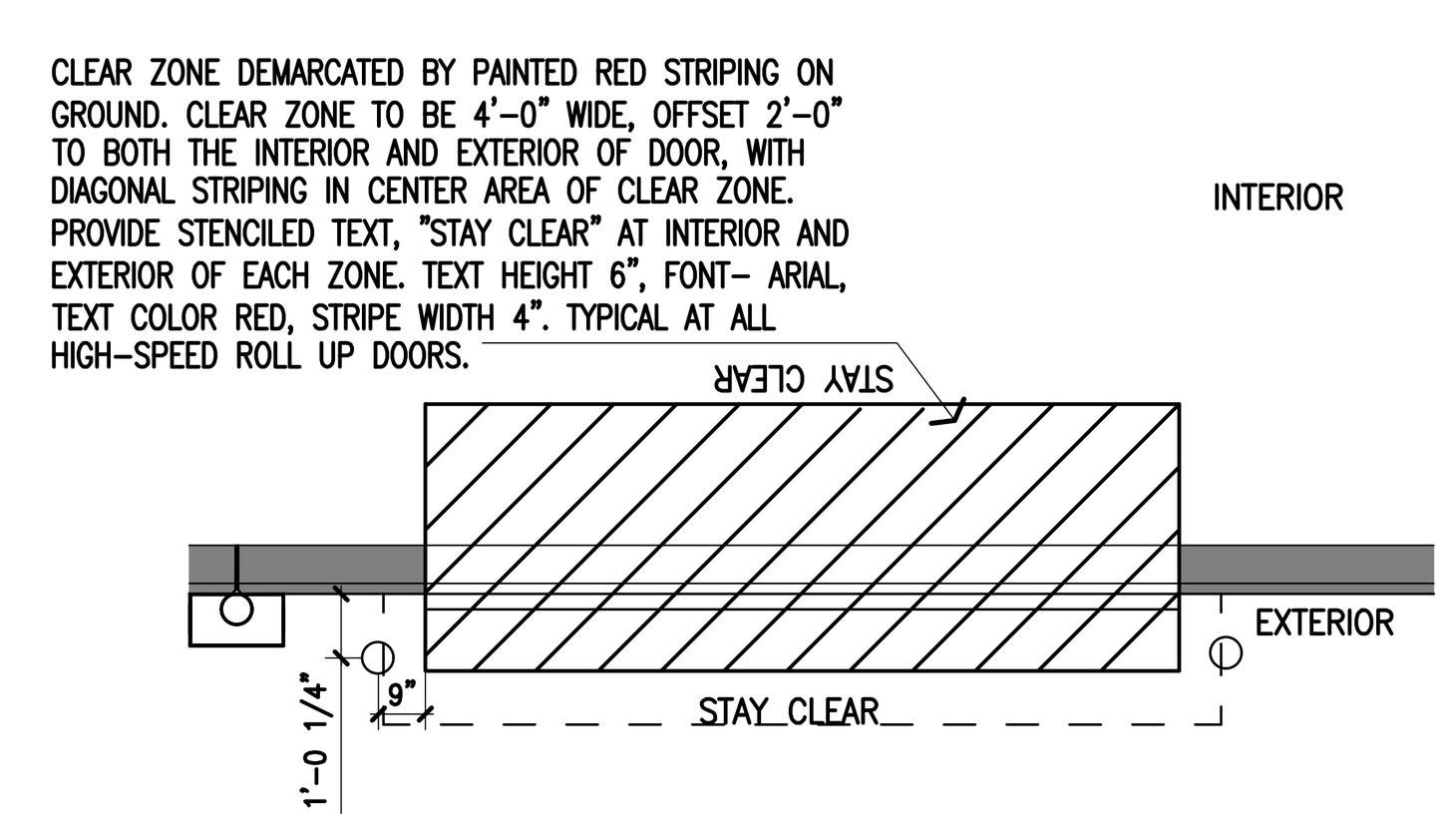
YS–1
DOCK LOCK INDICATOR SIGN
18"x36"
PROVIDE SIGN AT BUILDING EXTERIOR AT EACH DOCK DOOR. SIGN TO BE PROVIDED AND INSTALLED BY G.C. RED DANGER SIGN REPLACES MANUFACTURES SIGN THAT IS PROVIDED BY THE DOCK LOCK MANUFACTURER.
*IF A DOCK LOCK MANUFACTURER REQUIRES THEIR SIGN POSTED, POST THE SIGN ADJACENT TO AMAZON'S RED DANGER SIGN.

8 Dock Lock Indicator
Scale: 1/4" = 1'-0"

7 NOT USED
NTS



6 Signage at Exterior Emergency Door 1
Scale: 1" = 1'-0"



5 Painted Clear Zone at High Speed Roll Up Doors
Scale: 1/4" = 1'-0"



AG–F
FIRE EXTINGUISHER 3" X 14" VINYL GRAPHIC LOCATE AS NEEDED. PROVIDED BY TENANT, INSTALLED BY G.C.

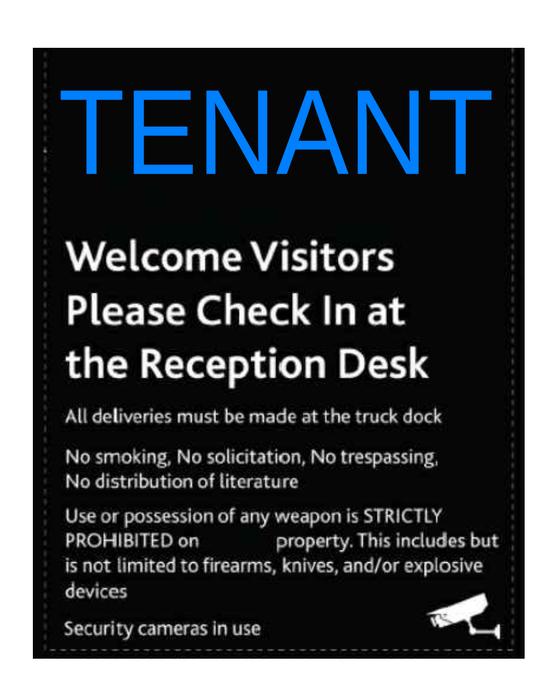
5 Fire Extinguisher Sign. (AG-F)
Scale: 1/2" = 1'-0"



AS-15
21 3/4" X 19 1/4" TENANT SIGNAGE –TRUCK DRIVER ENTRANCE. PRINTED VINYL, ARIAL FONT. ON SELECTED EXTERIOR DOORS. CENTER ON DOOR, MOUNT 5'–0" TO BASELINE OF "TENANT" LOGO

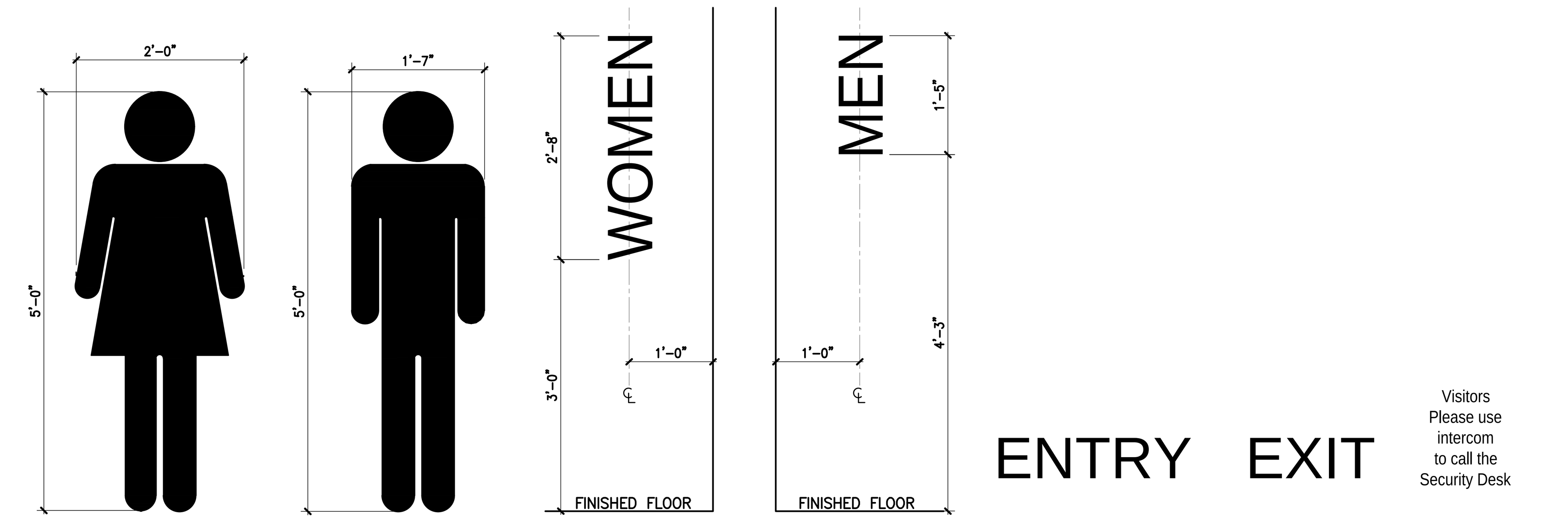


AS-16
21 3/4" X 19 1/4" TENANT SIGNAGE – MAIN ENTRANCE. PRINTED VINYL, ARIAL FONT. ON SELECTED EXTERIOR DOORS. CENTER ON DOOR, MOUNT 5'–0" TO BASELINE OF "TENANT" LOGO



AS-17
15" X 22" TENANT SIGNAGE – WELCOME DOOR VINYL. CUSTOM CUT VINYL GRAPHICS. APPLY TO SURFACE #1 OF EXTERIOR GLASS AT ENTRY DOORS. WHITE/BLUE GRAPHICS WITH CLEAR BACKGROUND (BLACK IN EXAMPLE INDICATES GLASS). SIGN GRAPHICS ARE HEAVY DUTY '3M' VINYL. LOGO IS A HIGH RESOLUTION DIGITAL PRINT ON PERMANENT ADHESIVE PRESSURE SENSITIVE VINYL SUBSTRATE WITH LUSTER OVER LAMINATE, CUT TO SHAPE FROM VECTOR FILE. COPY IS MATTE WHITE VINYL. SEE DOOR SIGN PLACEMENT DIAGRAM FOR LOCATIONS AND MOUNTING INSTRUCTIONS

4 Door Signs
Scale: 1 1/2" = 1'-0"



AG-1
4" TALL CHARACTERS TENANT GRAPHICS –WOMEN SYMBOL 2'–0" X 5'–0" TYPICAL AT WOMEN'S TOILET ROOM ENTRANCE. ORANGE VINYL ADHESIVE–APPLIED GRAPHIC.

AG-2
4" TALL CHARACTERS TENANT GRAPHICS –MEN SYMBOL 1'–7" X 5'–0" TYPICAL AT MEN'S TOILET ROOM ENTRANCE. BLUE VINYL ADHESIVE–APPLIED GRAPHIC.

AG-3
TENANT GRAPHICS –WOMEN WALL TEXT 6" X 2'–8" TYPICAL AT WOMEN'S TOILET ROOM ENTRANCE. ORANGE VINYL ADHESIVE–APPLIED GRAPHIC.

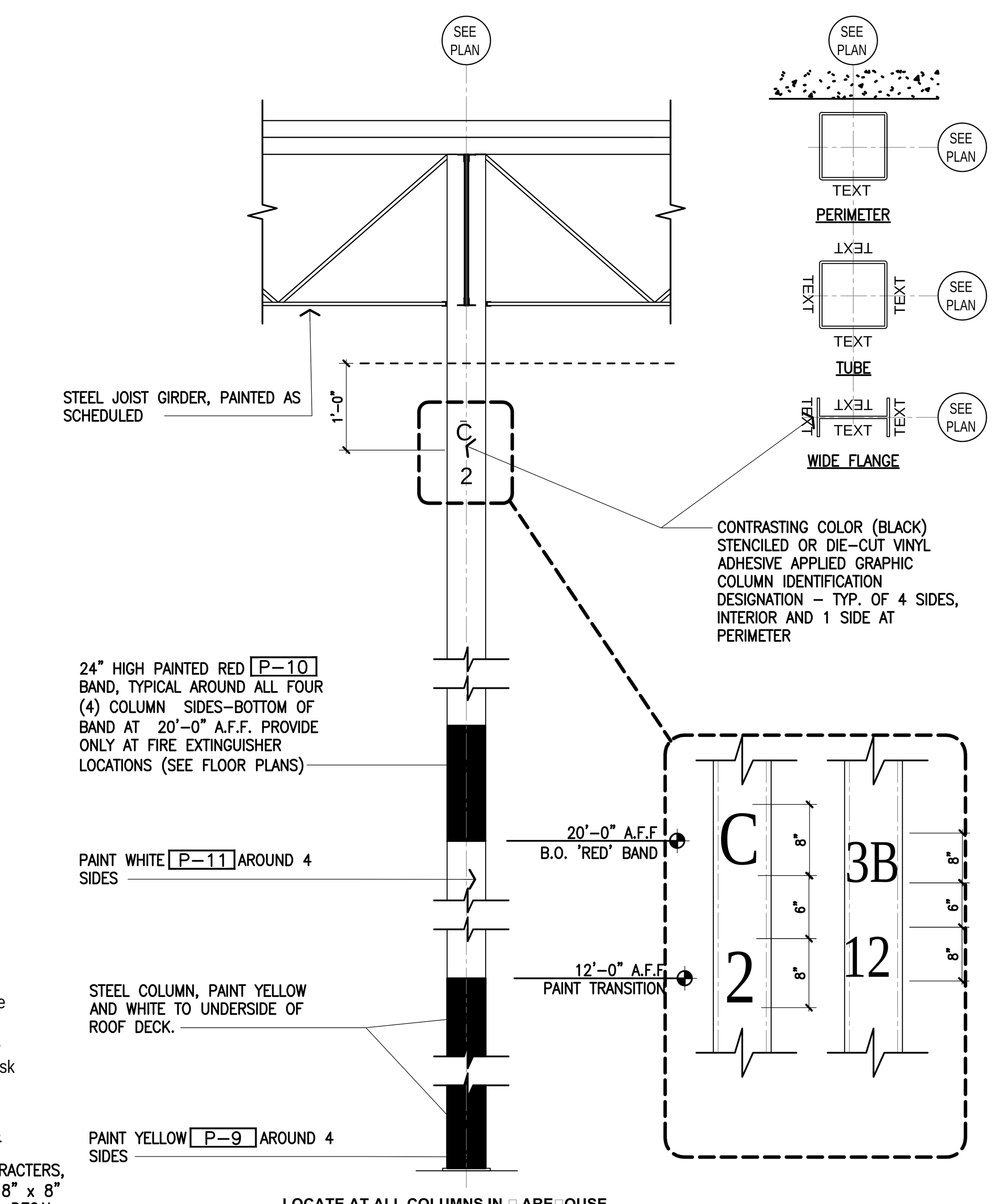
AG-4
TENANT GRAPHICS –MEN WALL TEXT 6" X 1'–5" TYPICAL AT MEN'S TOILET ROOM ENTRANCE. BLUE VINYL ADHESIVE–APPLIED GRAPHIC.

AG-5
TENANT GRAPHICS – ENTRY WALL TEXT TOILET ROOM ENTRANCE. BLACK VINYL ADHESIVE–APPLIED GRAPHIC.

AG-6
TENANT GRAPHICS – EXIT WALL TEXT TOILET ROOM EXIT. BLACK VINYL ADHESIVE–APPLIED GRAPHIC.

AG-18
2" TALL CHARACTERS, ARIAL FONT 8" x 8" WHITE VINYL DECAL STICK ON PAINTED GYP. BD., BLACK DIE CUT VINYL DECAL LETTERING.

3 Enlarged Graphics
Scale: 3/4" = 1'-0"



LOCATE AT ALL COLUMNS IN □ ARE□OUSE

1 Column Identification Detail (AG-9)
Scale: 1/2" = 1'-0"

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Project Address
Delivery Station DDF9- Rockwall

Issue Date 02/10/21

Revisions

	Date	Description	By
△			
△			
△			
△			
△			
△			
△			

DELIVERY STATION: DDF9
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Seal

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

Job Number 200162
Drawn By NG
Appv'd By SV
Sheet Title **Signage Graphics and Details**
Sheet Number A1.33

GENERAL NOTES

1. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
2. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB–CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
3. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
4. ALL PERMANENT SIGNAGE TO ACCESSIBLE AREAS TO HAVE RAISED BRAILLE CHARACTERS PER ANSI 117.1–2009
5. TYPICAL SIGN FONT IS SET IN ARIAL UNLESS NOTED OTHERWISE.
6. SEE DOOR SCHEDULE FOR DOOR SIGNAGE REQUIRED TEXT.

SIGNAGE NOTES

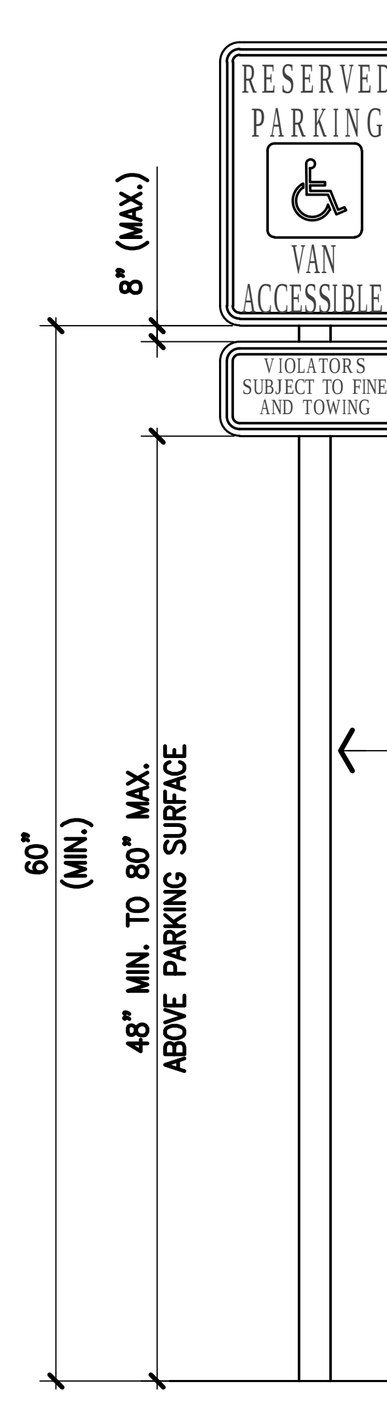
1. REFER TO SIGNAGE AND STRIPING PLAN FOR LOCATIONS OF SIGNS AND PAVEMENT MARKINGS.
2. ALL SIGNAGE, STRIPING AND OTHER TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. ALL STRIPING SHALL BE LONG LIFE EPOXY RESIN AND 4" WIDE UNLESS OTHERWISE NOTED. ALL PAVEMENT GRAPHICS SHALL BE HOT–APPLIED THERMOPLASTIC (REFLECTIVE).
4. COLOR SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, UNLESS OTHERWISE NOTED.
5. ASPHALT SPEED HUMPS AND SPEED BUMPS SHALL BE USED IN COLDER CLIMATES WHERE SNOW REMOVAL EQUIPMENT IS INTENDED TO BE USED. RUBBER SPEED HUMPS AND SPEED BUMPS MAY BE IN WARMER CLIMATES OR REGIONS WHERE CONCRETE PAVEMENT IS PREVALENT.
6. ALL PROPOSED SIGNAGE AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE TENANT FULFILLMENT WORLDWIDE REAL ESTATE SIGNAGE STANDARDS REVISION 16 DATED QUARTER 2, 2019 OR CURRENT EDITION.
7. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
8. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN (E.G. FIRE LANES) MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUBCONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
9. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
10. TYPICAL SIGN FONT IS SET IN ARIAL.

CUSTOM SIGNAGE COLORS

	GLOSS VINYL	REFLECTIVE VINYL	PAINT
C1 WHITE	SCOTCHCAL WHITE 230–20	SCOTCHCAL 280i WHITE 280–10	GLOSS WHITE TWO PART CATALYST HARDENED ACRYLIC ENAMEL
C2 BLACK	SCOTCHCAL BLACK 230–22 (PANTONE BLACK C)	SCOTCHCAL BLACK 280–85	
C3 YELLOW	ORACAL OPAQUE 020 GOLDEN YELLOW TRANSLUCENT 015 YELLOW ORANGE (COLOR TO MATCH TENANT BRANDING GUIDELINES. TENANT ORANGE = PANTONE 137 U, PANTONE 1375 C)		
C4 GRAY	SCOTCHCAL MEDIUM GRAY 230–31		SATIN FINISH TWO PART CATALYST HARDENED ACRYLIC ENAMEL
C5 RED	SCOTCHCAL RED 230–33 (PANTONE 485C2X)		

	GLOSS VINYL	REFLECTIVE VINYL	PAINT
C6 BLUE	SCOTCHCAL COBALT BLUE (PANTONE 288C)		SCOTCHCAL BLUE 230–75
C7 TENANT BLUE	SCOTCHCAL BLUE (PANTONE 2995C)		
C8 ACCESSIBLE BLUE	SCOTCHCAL ACCESSIBLE BLUE (PANTONE 293C)		
C9 GREEN	GREEN (PANTONE 348C)		
C10 MUSTER BLUE	MUSTER BLUE (PANTONE 300C)		

	GLOSS VINYL	REFLECTIVE VINYL
C11 ORANGE	ORANGE (PANTONE 165C)	
C12 PURPLE	PURPLE (PANTONE 267C)	
C13 MUSTER RED	MUSTER RED (PANTONE 185C)	
C14 MUSTER ORANGE	MUSTER ORANGE (PANTONE 116C)	



12"x18" IDENTIFICATION SIGNAGE REQUIREMENTS HAVE NOT CHANGES PER TAS SECTION 502.6

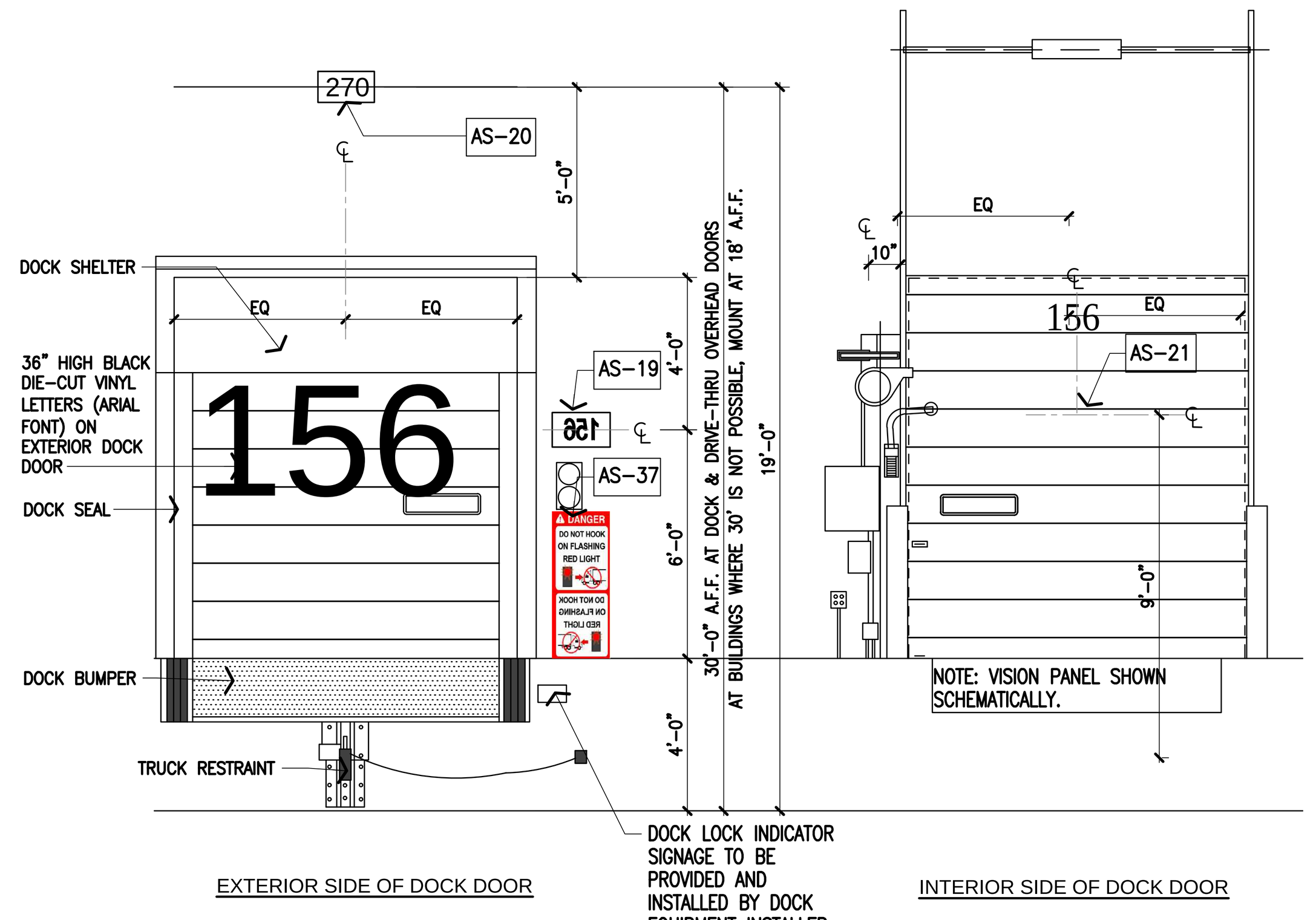
NEW SIGN REQUIRED TO INCLUDE THE LANGUAGE "VIOLATORS SUBJECT TO FINE AND TOWING" IN 1" MINIMUM HIGH LETTERS, BOTH SIGNS MAY BE COMBINED

GALV. STEEL CHANNEL POST, PRIME AND PAINT BLACK. REF.: 5/A1.34

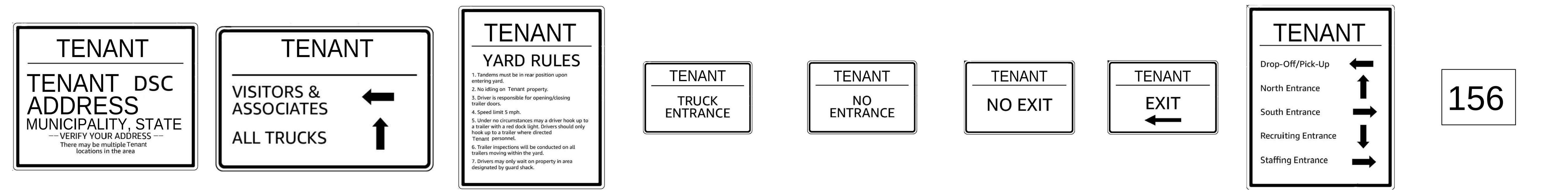
7 Handicapped Pole Mounted Sign Detail

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

NOTE: USE AT ALL HANDICAPPED PARKING SPACES UNLESS LOCAL ORDINANCES REQUIRE OTHERWISE



8 Signage- Door Sign Placement Details



AS-1
60" X 48"
TENANT SIGNAGE – BUILDING ADDRESS USE AT ALL ENTRANCES TO PUBLIC ROADWAY THAT DO NOT HAVE A MONUMENT SIGN. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. MODIFY 'DCS' FOR PROJECT SPECIFIC BUILDING CODE ADDRESS AND FACULTY NAME PER LOCATION. POST (x2) AND PANEL MOUNT 2/A1.34

AS-2
36" X 24"
TENANT SIGNAGE – TRUCKS/VISITOR USHER USE AT ENTRANCE INTERSECTION TO DIRECT TRAFFIC. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. MODIFY ARROWS PER LOCATION. POST (x2) AND PANEL MOUNT 2/A1.34

AS-5
48" X 60"
TENANT SIGNAGE – "YARD RULES". USE AT THE GUARD SHACK WHERE IT CAN BE READ WHILE WAITING. NOTE 7 SHALL BE OMITTED IF NO GUARD SHACK IS PROVIDED ON SITE. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. POST (x2) AND PANEL MOUNT 2/A1.34

AS-6
36" X 24"
TENANT SIGNAGE – "TRUCK ENTRANCE". USE TO DEMARCATE TRUCK ENTRANCE. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. POST (x2) AND PANEL MOUNT 2/A1.34

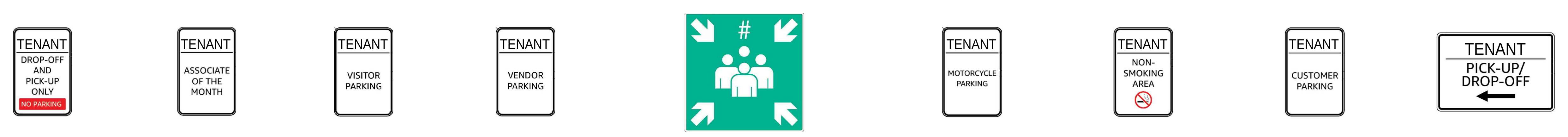
AS-13
36" X 24"
TENANT SIGNAGE – "NO ENTRANCE". USE TO PROHIBIT ENTRY AT ACCESS DRIVES. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. MOUNT TO OUTWARD FACING SIDE OF GATE OR FENCE

AS-14
36" X 24"
TENANT SIGNAGE – "NO EXIT". USE TO PROHIBIT EXITING AT ACCESS DRIVES. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. MOUNT TO INSIDE FACING SIDE OF GATE OR FENCE.

AS-15 (L) / AS-15 (R) / AS-15 (S)
36" X 24"
TENANT SIGNAGE – "EXIT" BLACK TEXT (ARIAL) ON WHITE BACKGROUND. ADJUST ARROWS PER LOCATION. POST (x2) AND PANEL MOUNT 2/A1.34

AS-16
48" X 60"
TENANT SIGNAGE – WAYFINDING. USE TO DIRECT TRAFFIC AT INTERSECTIONS. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. ADJUST DIRECTIONAL ARROWS AND TITLES PER SITE LOCATION. POST (x2) AND PANEL MOUNT 2/A1.34

AS-20
24" X 18"
TENANT SIGNAGE – DOCK NUMBERS. WHITE ACRYLIC SIGN WITH 10" TALL BLACK LETTERING. TYPICAL ABOVE ALL DOCK DOORS, REFERENCE THE LOADING DOCK SIGNAGE ELEVATIONS. TYPICAL AT TRAILER PARKING STALLS AT PERIMETER FENCE AREAS, MOUNT CENTERED ON STALL AT 8" ABOVE GRADE. MOUNTED DIRECTLY TO EXTERIOR BUILDING FACADE, CENTERED ABOVE DOCK DOOR.



AS-22
24" X 36"
TENANT SIGNAGE – STANDING ONLY. USE TO IDENTIFY DROP OFF/PICK UP ZONES. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. WHITE "NO PARKING" TEXT ON RED BACKGROUND. POST AND PANEL MOUNT. 2/A1.34

AS-□□
12" X 18"
TENANT SIGNAGE – "ASSOCIATE OF THE MONTH". ONE SIGN PER PARKING SPACE. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. POST AND PANEL MOUNT 2/A1.34

AS-□□
12" X 18"
TENANT SIGNAGE – "VISITOR PARKING". PROVIDE MINIMUM 4 VISITOR PARKING SPACES. ONE SIGN PER PARKING SPACE. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. POST AND PANEL MOUNT 2/A1.34

AS-□□
12" X 18"
TENANT SIGNAGE – "VENDOR PARKING". PROVIDE YELLOW CROSS HATCH OVER 3 PARKING STALLS NEAR MAIN ENTRY FOR VENDORS. ONE SIGN PER PARKING SPACE. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. POST AND PANEL MOUNT 2/A1.34

AS-26
36" X 36"
TENANT SIGNAGE – MUSTER AREA. REPLACE "#" WITH CORRESPONDING AREA NUMBER; SEE PLAN. POLE MOUNT AT 15'–0" A.F.G. IN CAR PARKING. POLE MOUNT AT 20'–0" A.F.G. IN TRAILER YARD. WHITE GRAPHICS ON C9 GREEN (PANTONE 348C) BACKGROUND. A MUSTER POINT IS A DESIGNATED PLACE OR AN AREA WHERE ALL EMPLOYEES OR A LARGE CROWS ASSEMBLE IN CASE OF AN EMERGENCY IN AN INSTALLATION, BUILDING, OR PUBLIC PLACE. IT IS ALSO KNOWN AS AN EMERGENCY ASSEMBLY POINT (EAP) OR, ASSEMBLY POINT. REF: 4/A1.34

AS-□□
12" X 18"
TENANT SIGNAGE – "MOTORCYCLE PARKING". PROVIDE MINIMUM 8 MOTORCYCLE PARKING SPACES. ONE SIGN PER MOTORCYCLE PARKING AREA. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. POST AND PANEL MOUNT 2/A1.34

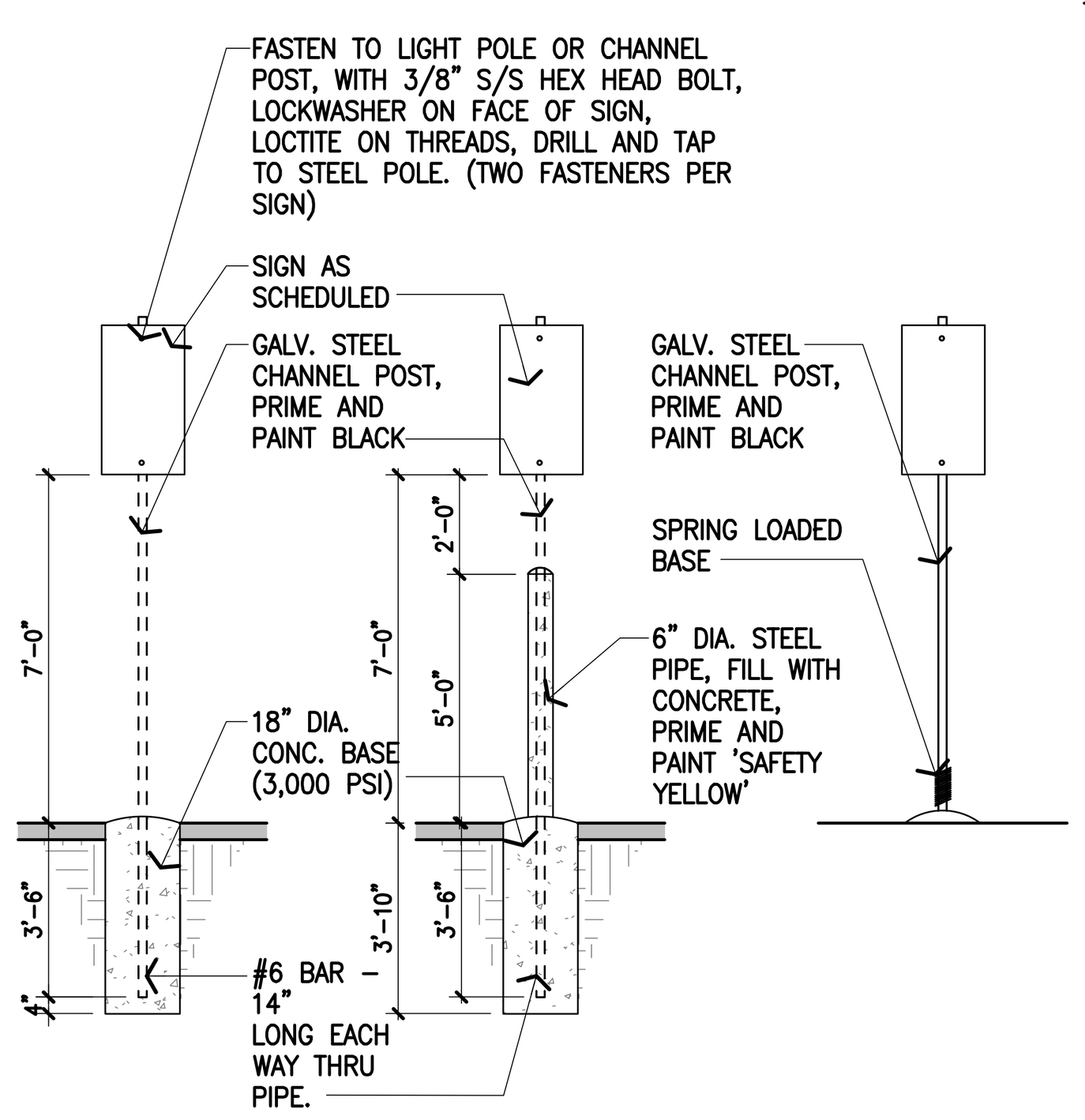
AS-□□
12" X 18"
TENANT SIGNAGE – "NON–SMOKING AREA". LOCATE OUTSIDE BUILDING ENTRANCES AT NON–COVERED PICNIC TABLES. PROVIDE x2 AT SORT AND x1 AT NON–SORT AND SORTATION. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. MOUNTED ON BUILDING

AS-□□
12" X 18"
TENANT SIGNAGE – "CUSTOMER PARKING". BLACK TEXT (ARIAL) ON WHITE BACKGROUND. POST AND PANEL MOUNT 2/A1.34

AS-17 (L) / AS-17 (R) / AS-17 (S)
36" X 24"
TENANT SIGNAGE – "PICK UP/DROP OFF". BLACK TEXT (ARIAL) ON WHITE BACKGROUND. ADJUST ARROW PER LOCATION. MOUNT AT 6" A.F.G. TO BOTTOM.

6 Site Signs

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



5 Pole Mounted Sign Detail

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

PARKING LOT SIGNS
MOUNTING U–P
DESCRIPTION:
1. PANEL SIGNS WITH CUSTOM SIGN FACES
MATERIALS AND CONSTRUCTION
1. THE SIGN CONSISTS OF AN ALUMINUM SIGN PANEL DIRECTLY ATTACHED TO AN LIGHT POLE. G.C. TO VERIFY W/LIGHT POLE MANUFACTURER THAT POLE WILL STRUCTURALLY SUPPORT SIGN.
2. SOLID ALUMINUM PANEL, 0.125" THICK. COMPOSITE MATERIALS ARE NOT ACCEPTABLE.
3. PANEL AND LIGHT POLE ARE DRILLED AND TAPPED. PANEL ATTACHES WITH TWO 3/8" HEX HEAD BOLTS, ASSISTED WITH LOCK WASHERS AND AN APPLICATION OF "LOCTITE" ADHESIVE.
4. THE SIGN SHALL COMPLY WITH ALL LOCAL CODES. SUPPORTS SHALL BE SUFFICIENT FOR SECURE MOUNTING OF THE SIGN.
5. ALL HARDWARE IS TO BE NON–CORROSIVE. IF ADDITIONAL THICKNESS OF MATERIAL OR ADDITIONAL INTERNAL BRACING IS REQUIRED FOR SECURE INSTALLATION OF THE SIGNS OR TO PROVIDE STABILITY TO PREVENT WARPING SUCH ALTERATIONS SHALL BE REFLECTED IN THE SHOP DRAWINGS. WIND LOADING AND DURABILITY SHALL BE TAKEN INTO ACCOUNT IN ENGINEERING THIS SIGN.
6. GRAPHICS AND TYPOGRAPHY SIGN GRAPHICS ARE HEAVY DUTY 3M VINYL.
7. CUSTOM GRAPHICS AND SIGN FACE LAYOUTS ARE AVAILABLE FROM THE OWNER AS ELECTRONIC FILES.
8. COLORS ARE INDICATED ON THE DESIGN INTENT DRAWINGS. ADDITIONAL COLOR AND FINISH SPECIFICATIONS ARE FOUND IN THE GENERAL SPECIFICATIONS.

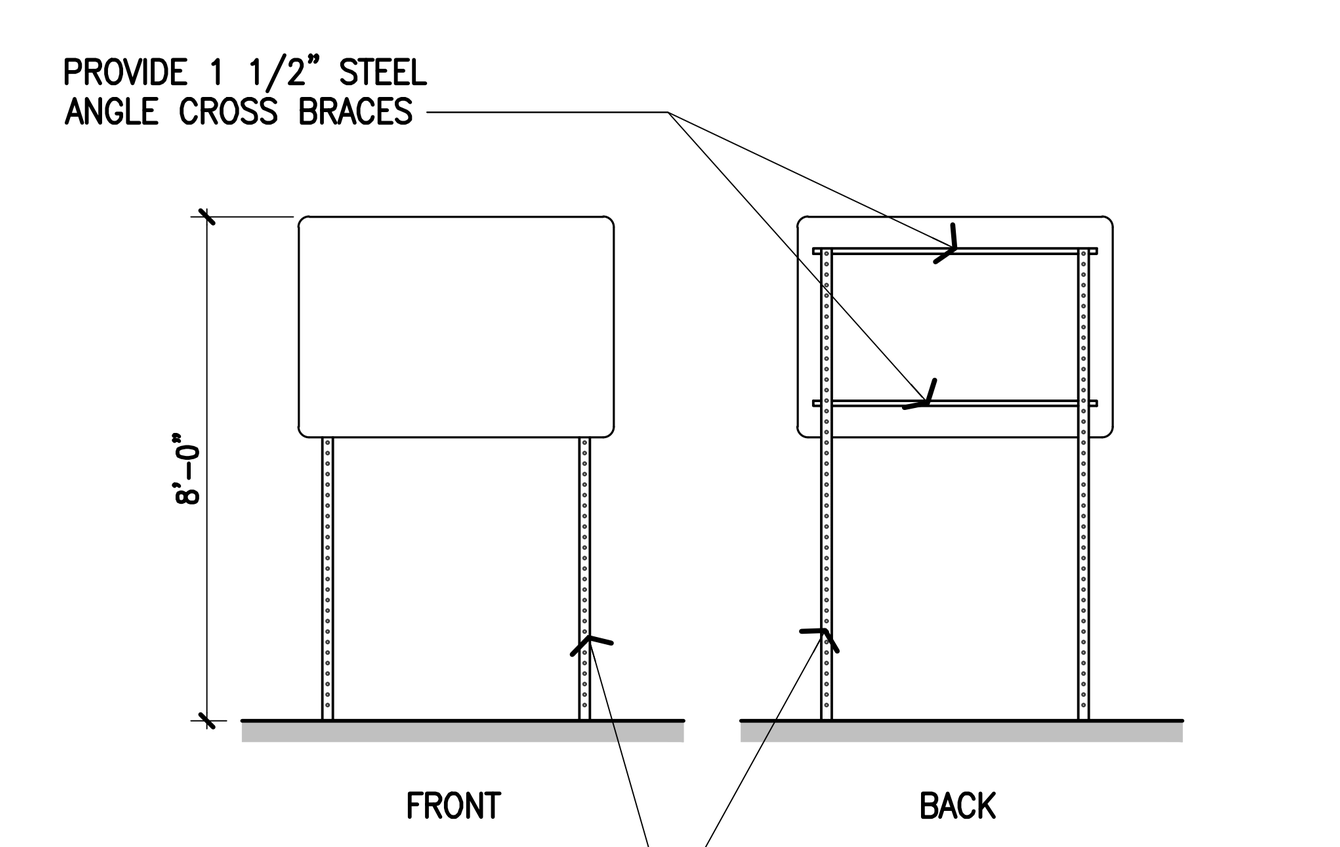
INSTALLATION:
1. LOCATIONS ARE GENERALLY NOTED ON THE ATTACHED LOCATION PLANS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL INSTALLATION CONDITIONS PRIOR TO FABRICATION.
2. BOTTOM OF SIGN PANEL INSTALLS VARIES.
3. THE INSTALLATION METHODS AND DETAILS FOR EACH LOCATION SHALL BE ILLUSTRATED IN THE SUBMITTED SHOP DRAWINGS. FINAL LOCATIONS WILL BE APPROVED ON SITE BY THE TENANT OR HIS REPRESENTATIVE.

SUBMITTALS:
1. THE FOLLOWING SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION:
2. ELECTRONIC SHOP DRAWINGS ARE ACCEPTABLE
3. COLOR SAMPLES TO BE SUBMITTED.

NOTES:
1. VERIFY POST SIZE WITH SIGN MOUNTING HEIGHTS.
2. THESE DETAILS PROVIDE INTENT ONLY. FINAL POST & CONNECTIONS SHALL BE SIZED MEETING LOCAL DOT STANDARDS.

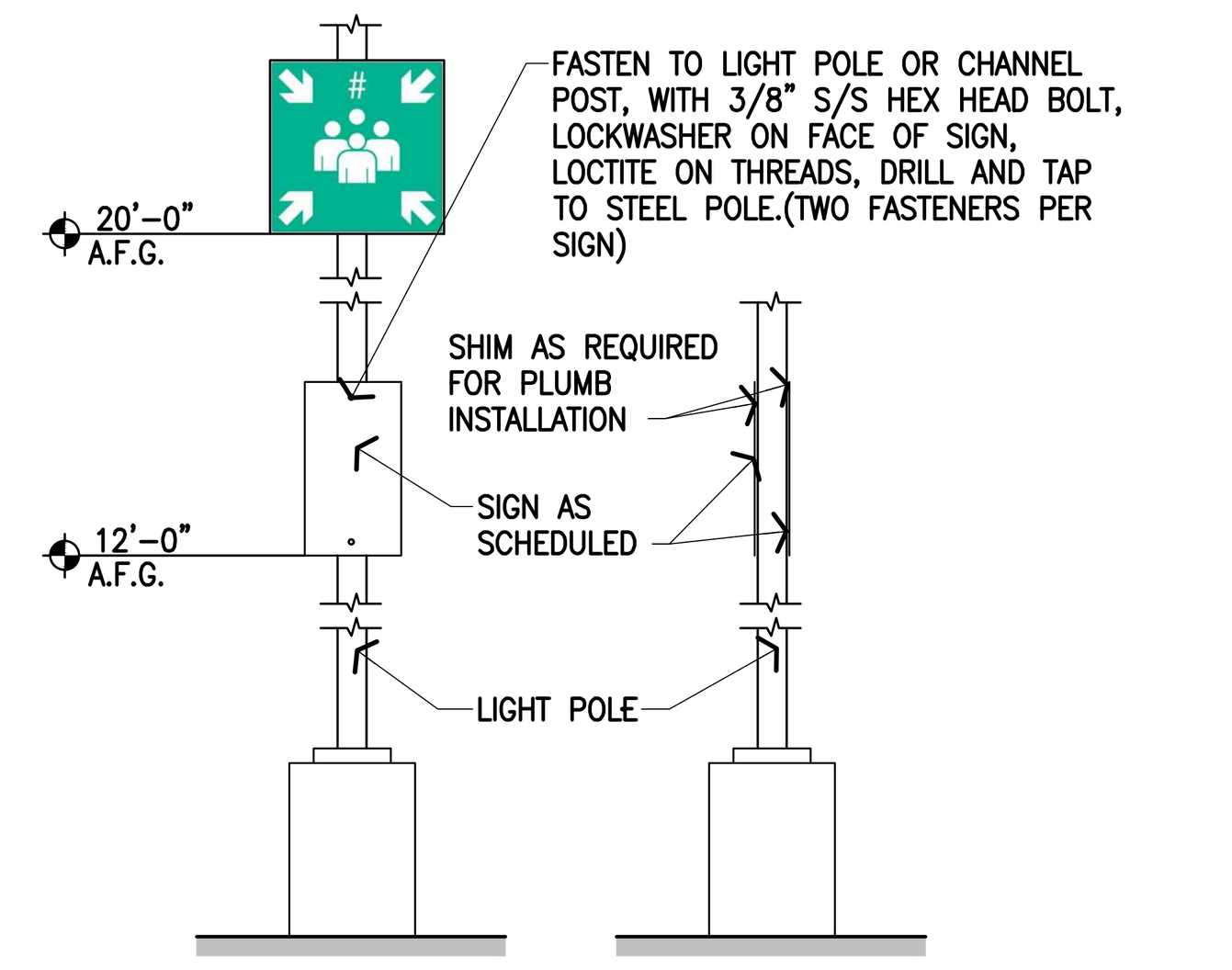
POST AND PANEL SIGNS
MOUNTING U–1E, U–1C, U–2, LIGHT POLE SIGNS
SPECIFICATIONS:
THE BELOW REPRESENTS THE MINIMUM STANDARDS FOR THIS PROJECT. MATERIALS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE MORE STRICT REQUIREMENTS OF THOSE SET FORTH BELOW AND LOCAL DOT REGULATIONS.
DESCRIPTION:
1. POST AND PANEL SIGNS WITH STANDARD SIZED "MUTCD" AND CUSTOM SIGN FACES
2. MATERIALS AND CONSTRUCTION:
   a. SIGNS TO CONSIST OF ALUMINUM SIGN PANEL ON A 2" SQUARE STEEL POST
   b. PANEL CONFORMS TO "MUTCD" SPECIFICATIONS. SOLID ALUMINUM, 0.080" THICK FOR SINGLE POST MOUNTING. SOLID ALUMINUM PANEL, 0.125" THICK FOR DOUBLE POST MOUNTING. COMPOSITE MATERIALS ARE NOT ACCEPTABLE.
   c. POST ARE TO BE 2" SQUARE GALVANIZED STEEL, 12 GA, 7/16" PERFORATIONS ON 1" CENTERS. FOUR SIDES TO BE APPROXIMATELY 12' LONG
   d. SUPPORTS ARE TO BE SUFFICIENT FOR SECURE MOUNTING OF SIGN
   e. ALL HARDWARE SHALL BE STAINLESS STEEL. IF ADDITIONAL THICKNESS OF MATERIAL OR ADDITIONAL INTERNAL BRACING IS REQUIRED FOR SECURE INSTALLATION OR TO PROVIDE STABILITY, ALTERATIONS SHALL BE REFLECTED IN SHOP DRAWINGS. WIND LOADING AND DURABILITY SHALL BE TAKEN INTO ACCOUNT IN THE ENGINEERING OF THE SIGN
   f. GRAPHICS AND TYPOGRAPHY SIGN GRAPHICS ARE TO BE HEAVY DUTY '3M' REFLECTIVE VINYL
   g. CUSTOM GRAPHICS AND TOPOGRAPHY SIGNS ARE AVAILABLE FROM THE OWNER AS ELECTRONIC FILES.
   h. COLORS ARE INDICATED ON THE DESIGN INTENT DRAWINGS. ADDITIONAL COLOR AND FINISH SPECIFICATIONS ARE FOUND IN THE THE GENERAL SPECIFICATIONS
3. ALL SIGNS INDICATED "DOT" SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FROM THE FEDERAL HIGHWAY ADMINISTRATION

INSTALLATION:
1. LOCATIONS ARE GENERALLY NOTED ON THE ATTACHED LOCATION PLANS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL INSTALLATION CONDITIONS PRIOR TO FABRICATION
2. SINGLE POST MOUNTING SHALL BE USED FOR SIGNS WITH A WIDTH OF 30 INCHES OR LESS. MOUNTING U–1e SHALL BE USED FOR SIGNS IN COMPACTED EARTH/GRAVEL OR SIDEWALK. MOUNTING U–1C SHALL BE USED FOR SIGNS IN CONCRETE OR ASPHALT PAVING
   a. TYPICAL SIGN PANEL INSTALLS 7'0" ABOVE GRADE. THE POST EXTENDS TO WITHIN 2" OF THE TOP OF THE SIGN PANEL. INSTALLATION SHALL BE PLUMB, LEVEL AND STRAIGHT
   b. MOUNTING U–1E PROVIDES A 36" MOUNTING TUBE (2 1/4" SQUARE STEEL POST EMBEDDED IN CONCRETE TO 1" TO 2" ABOVE GRADE). THE SIGN POST SHALL BE INSERTED 6–8 INCHES INTO THE MOUNTED TUBE AND ATTACHED WITH STAINLESS STEEL ANGLE BOLT AND NUT
3. DOUBLE POST MOUNTING TO BE USED FOR SIGNS WITH A WIDTH OF GREATER THAN 30 INCHES. MOUNTING U–2 REQUIRES CROSS BRACING OF STRUCTURAL ANGLE ON THE BACK OF THE SIGN FACE, ALL EXTERIOR SIGNAGE SHALL BE MOUNTED WITH A LOCK WASHER/NUT ASSEMBLY.
   a. TOP OF THE U–2 MOUNTED SIGN INSTALLS 8'–0" ABOVE FINISHED GRADE. INSTALLATION SHALL BE PLUMB, LEVEL AND STRAIGHT
   b. MOUNTING U–2 PROVIDES A 36" MOUNTING TUBE (2 1/4" SQUARE STEEL POST EMBEDDED IN CONCRETE WITH 1–2 INCHES ABOVE GRADE). THE SIGN POST SHALL BE INSERTED 6–8 INCHES INTO THE MOUNTING TUBE AND ATTACHED WITH A STAINLESS STEEL ANGLE BOLT AND NUT. MOUNTING U–2 IN CONCRETE OR ASPHALT PAVING IS DISCOURAGED
4. THE INSTALLATION METHODS AND DETAILS FOR EACH LOCATION SHALL BE ILLUSTRATED IN THE SUBMITTED SHOP DRAWINGS. FINAL LOCATIONS WILL BE APPROVED ON SITE BY THE OWNER OR HIS REPRESENTATIVE.
5. SIGN POSTS INSTALLED IN COMPACTED EARTH OR SIDEWALK SHALL BE 18" MIN. FROM FACE OF CURB



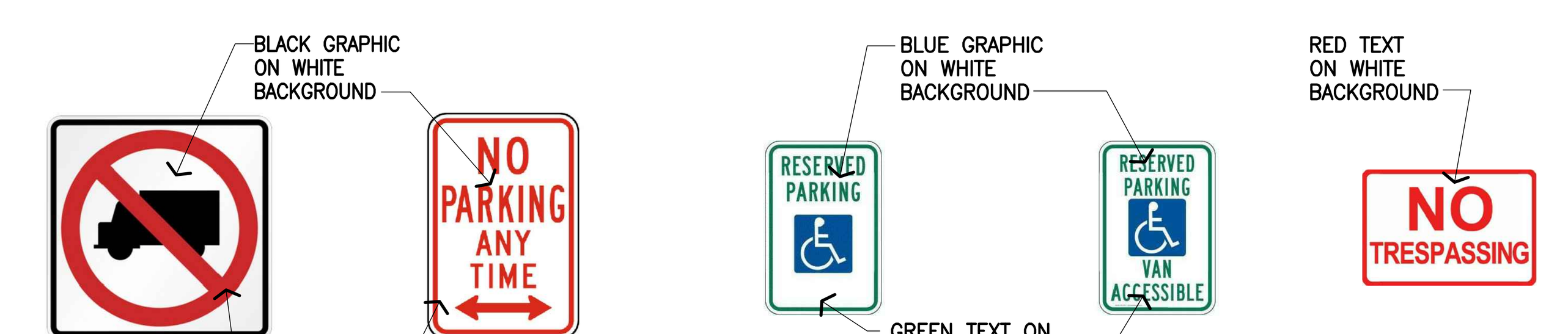
2 Post and Panel Mounted Signs

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



4 Light Pole Mounted Sign Detail

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



S-□□
24" X 24"
DOT STANDARD "NO TRUCK ACCESS" SIGN. USE TO PROHIBIT TRUCK TRAFFIC. MUTCD: R5–2. POST AND PANEL MOUNT 2/A1.34

S-□□
12" X 18"
DOT STANDARD "NO PARKING ANY TIME" SIGN. USE TO PROHIBIT PARKING. MUTCD: R7–1. COORDINATE WITH AHJ FOR SITE SPECIFIC CODE REQUIREMENTS FOR USE OF THIS GRAPHIC. POST AND PANEL MOUNT 2/A1.34

S-□□
12" X 18"
DOT STANDARD VERTICALLY ORIENTED ACCESSIBLE PARKING SIGN. USE TO DEMARCATE ACCESSIBLE PARKING SPACES. ONE SIGN PER SPACE OR AS REQUIRED BY LOCAL AUTHORITY. MUTCD: R7–8. POST AND PANEL MOUNT 2/A1.34

S-□□
12" X 18"
DOT STANDARD VERTICALLY ORIENTED "VAN ACCESSIBLE" PARKING SIGN. USE TO DEMARCATE VAN ACCESSIBLE PARKING SPACES. ONE SIGN PER SPACE OR AS REQUIRED BY LOCAL AUTHORITY. MUTCD: R7–8P. COORDINATE WITH AHJ FOR SITE SPECIFIC CODE REQUIREMENTS FOR USE OF THIS GRAPHIC. POST AND PANEL MOUNT 2/A1.34

S-□□
18" X 12"
DOT STANDARD "NO TRESPASSING" SIGN. USE TO PROHIBIT ACCESS. MOUNT ON UNSECURED SIDE OF PERIMETER FENCING AT 200 FEET MAX SPACING AND ON ENTRY GATES. POST AND PANEL MOUNT WHERE APPROPRIATE 2/A1.34

3 Site Signs

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



S-□
30" X 30" (SINGLE LANE)
36" X 36" (MULTIPLE LANES)
DOT STANDARD OCTAGONAL "STOP" SIGN. USE AT INTERSECTIONS IN PARKING LOT AND DRIVE AISLES. MUTCD: R1–1. NO SIGNS SHALL BE MOUNTED TO THE BACK OF A STOP SIGN THAT EXTENDS BEYOND THE EDGES OF THE STOP SIGN. POST AND PANEL MOUNT 2/A1.34.

S-□
30" X 30"
DOT STANDARD "DO NOT ENTER" SIGN. USE TO PROHIBIT TRAVEL IN THE WRONG DIRECTION. TYPICAL AT ONE–WAY ROADS. MUTCD: R5–1. DO NOT MOUNT ON THE BACK OF A STOP SIGN. POST AND PANEL MOUNT 2/A1.34.

S-□
24" X 30" (SINGLE LANE)
30" X 36" (MULTIPLE LANES)
DOT STANDARD "SPEED LIMIT 5 MPH" SIGN. USE TO CONTROL SPEED ALONG DRIVE AISLES WITH ADJACENT PARKING SPOTS AND TRUCK COURT. MUTCD: R2–1. POST AND PANEL MOUNT 2/A1.34.

S-□ MOD
30" X 30" SIGN WITH 18" X 18" PLACARD
DOT STANDARD "BUMP" SIGN WITH "5MPH" SUPPLEMENTAL PLACARD. USE AT SPEED BUMPS. MUTCD: W8–1 & W13–1P (5MPH). POST AND PANEL MOUNT 2/A1.34.

S-□
24" X 30" (SINGLE LANE)
30" X 36" (MULTIPLE LANES)
DOT STANDARD "SPEED LIMIT 10 MPH" SIGN. USE TO CONTROL SPEED ALONG DRIVE AISLES WITHOUT ADJACENT PARKING SPOTS. MUTCD: R2–1. POLE MOUNT 5/A1.34.

S-□ MOD
30" X 30" SIGN WITH 18" X 18" PLACARD
DOT STANDARD "SPEED HUMP" SIGN WITH "10MPH" PLACARD. USE AT SPEED HUMPS. MUTCD: W17–1 & W13–1P (10MPH). POST AND PANEL MOUNT 2/A1.34.

S-□ L□ / S-□ R□
30" X 30" WITH 12" X 24" PLACARD.
DOT STANDARD PEDESTRIAN CROSSING SIGN WITH ARROW. USE AT MID–BLOCK PEDESTRIAN CROSSINGS.
MUTCD: W11–2 AND W16–7pL / (W16–7pR PLACARD OPPOSITE). POST AND PANEL MOUNT 2/A1.34

S-□ R□ / S-□ L□
12" X 36"
DOT STANDARD VERTICALLY ORIENTED "ONE WAY" LEFT ARROW SIGN. USE ALONG ONE WAY DRIVE AISLES. MUTCD: R6–1 SINGLE POST AND PANEL MOUNT IS ACCEPTABLE 2/A1.34
REFER TO S–2 FOR GRAPHICAL DEPICTION OF ONE WAY SIGNS

S-□ L□ / S-□ R□
30" X 36"
DOT STANDARD LEFT/RIGHT TURN "ONLY" SIGN. USE AT INTERSECTIONS WHERE MOVEMENT IS RESTRICTED BY THAT LANE, NOT ALONG ONE WAY DRIVE AISLES. AZMUTCD: R3–5L / R3–5R. THE MANDATORY MOVEMENT LANE CONTROL (R3–5) SIGN SHALL INDICATE ONLY THE SINGLE VEHICLE MOVEMENT THAT IS REQUIRED FROM THE LANE. POST AND PANEL MOUNT 2/A1.34

S-□□ L□ / S-□□ R□
24" X 24"
DOT STANDARD "NO LEFT/RIGHT TURN" SIGN. USE TO PROHIBIT TURNING TRAFFIC. MUTCD: R3–2 (R3–1 OPPOSITE)
WHERE ON ONE WAY SIGNS ARE USED, NO LEFT TURN NO RIGHT TURN SIGNS MAY BE OMITTED. IN MOST CASES, THIS SIGN IS NOT NECESSARY, SINCE ONE WAY SIGNS ARE USED TO DEPICT FLOW OF TRAFFIC. POST AND PANEL MOUNT 2/A1.34

S-□□
24" X 24"
DOT STANDARD "NO U TURN" SIGN. USE TO PROHIBIT TURNING TRAFFIC. MUTCD: R3–4. POST AND PANEL MOUNT 2/A1.34

1 Site Signs

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

pdmsdesign.com
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2225 E. Randol Mill Road, Suite 300
Arlington, Texas 76011
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Project Address

Delivery Station DDF9- Rockwall

Issue Date	02/10/21	
Revisions		
Date	Description	By

DELIVERY STATION: DDF9
ROCKWALL, TX 77573

mrb
MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.4819

Seal

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

Job Number	200162
Drawn By	NG
Appv'd By	SV
Sheet Title	Signage Graphics and Details
Sheet Number	A1.34

PAVEMENT GRAPHIC NOTES:

1. TWO COAT APPLICATION REQUIRED FOR ALL PAVEMENT GRAPHICS. REFER TO CIVIL FOR PAINTED GRAPHIC ARROWS AND ADDITIONAL PAVEMENT GRAPHIC CRITERIA.
2. SEE SITE DETAILS FOR MORE PAVEMENT GRAPHICS AT TRAILER PARKING

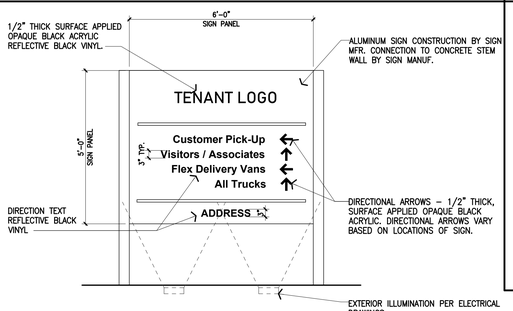
GRAPHICS / PAVEMENT PAINT

1/PP1	WHITE	
2/PP2	RED	(PANTONE 485C)
3/PP3	BLUE	(PANTONE 294)
4/PP4	GREEN	(PANTONE 342)
5/PP5	YELLOW	(PANTONE 116)

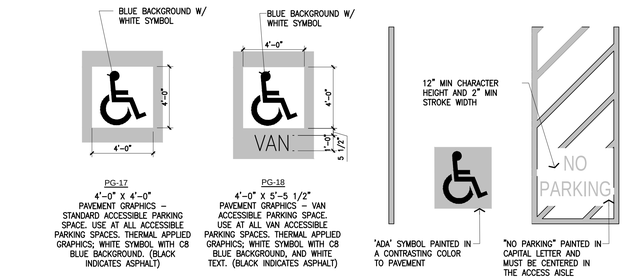
NOTE: TWO COAT APPLICATION REQUIRED FOR ALL PAVEMENT GRAPHICS.

SIGNAGE NOTES

1. REFER TO SIGNAGE AND STRIPING PLAN FOR LOCATIONS OF SIGNS AND PAVEMENT MARKINGS.
2. ALL SIGNAGE, STRIPING AND OTHER TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. ALL STRIPING SHALL BE LONG LIFE EPOXY RESIN AND 4" WIDE UNLESS OTHERWISE NOTED. ALL PAVEMENT GRAPHICS SHALL BE HOT–APPLIED THERMOPLASTIC (REFLECTIVE).
4. COLOR SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, UNLESS OTHERWISE NOTED.
5. ASPHALT SPEED HUMPS AND SPEED BUMPS SHALL BE USED IN COLDER CLIMATES WHERE SNOW REMOVAL EQUIPMENT IS INTENDED TO BE USED. RUBBER SPEED HUMPS AND SPEED BUMPS MAY BE IN WARMER CLIMATES OR REGIONS WHERE CONCRETE PAVEMENT IS PREVALENT.
6. ALL PROPOSED SIGNAGE AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE TENANT FULFILLMENT WORLDWIDE REAL ESTATE SIGNAGE STANDARDS REVISION 16 DATED QUARTER 2, 2019 OR CURRENT EDITION.
7. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
8. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN (E.G. FIRE LANES) MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUBCONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
9. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
10. TYPICAL SIGN FONT IS SET IN ARIAL.



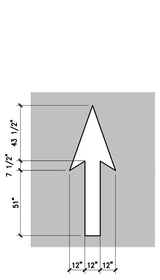
TYPICAL ENTRY SIGN DESIGN
(SUBJECT TO CHANGE PER LOCAL REGULATIONS AND SITE CONDITION.)
DIRECTIONAL ARROWS CHANGE BASED ON LOCATIONS OF SIGN



8 Handicapped Pavement Graphic Details

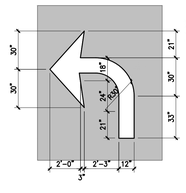
1/4" = 1'-0"

NOTE: THE BUILDING OR FACILITY OWNER HAS THE DISCRETION TO DETERMINE PAINT COLOR, CONTRAST, FONT TYPE, "ADA" TYPE, COLOR AND SIZE



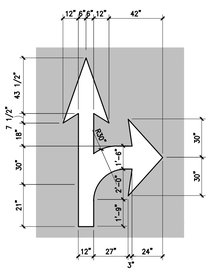
PG-5

8'–0" X 10'–0" PAVEMENT GRAPHICS – STRAIGHT ARROW. USE TO DIRECT TRAFFIC AT ONE–WAY DRIVE AISLES. WHITE THERMAL GRAPHIC. (BLACK INDICATES ASPHALT)



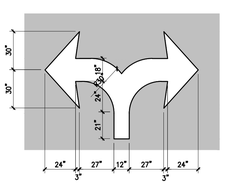
PG-6L (PG-6R OPP.)

8'–0" X 8'–0" PAVEMENT GRAPHICS – LEFT TURN ARROW. USE TO INDICATE TURNING LANES. WHITE THERMAL GRAPHIC. (BLACK INDICATES ASPHALT)



PG-7L (PG-7R OPP.)

8'–0" X 12'–0" PAVEMENT GRAPHICS – STRAIGHT OR RIGHT TURN ARROW. USE TO INDICATE TURNING LANES. WHITE THERMAL GRAPHIC. (BLACK INDICATES ASPHALT)

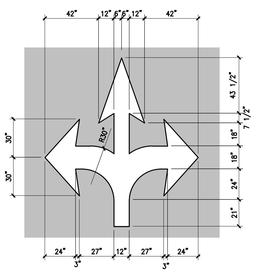


PG-8 (PG-8 OPP.)

10'–0" X 8'–0" PAVEMENT GRAPHICS – LEFT OR RIGHT TURN ARROW. USE TO INDICATE TURNING LANES. WHITE THERMAL GRAPHIC. (BLACK INDICATES ASPHALT)

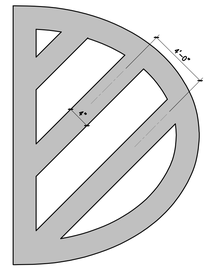
7 Pylon Option

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



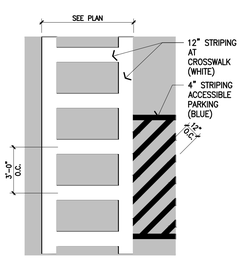
PG-9

10'–0" X 12'–0" PAVEMENT GRAPHICS – LEFT, STRAIGHT OR RIGHT TURN ARROW. USE TO INDICATE TURNING LANES. WHITE THERMAL GRAPHIC. (BLACK INDICATES ASPHALT)



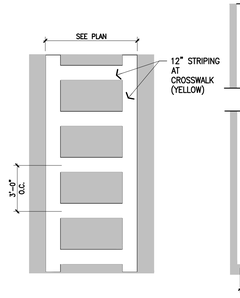
PG-10

18" STRIPING OUTLINE AND FILL AT 45 DEGREES. PAVEMENT GRAPHICS – TRAFFIC ISLAND. USE TO PROHIBIT VEHICLE TRAVEL AND PARKING. C14 YELLOW AT NO TRAFFIC, CB BLUE AT ACCESSIBLE PARKING SPACES, WHITE AT VENDOR PARKING (BLACK INDICATES ASPHALT). INCLUDE AT ALL EMERGENCY EXITS INTO THE PARKING LOT AT ALL PARKING SPACES THAT IMPEDE DIRECT ACCESS TO THE THOROUGHFARE.



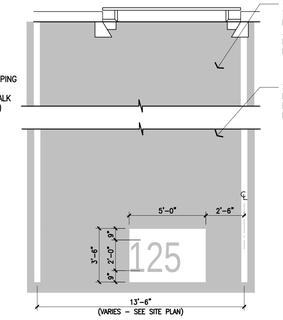
PG-11

12" STRIPING OUTLINE AND HATCH FILL AT 36" O.C. PAVEMENT GRAPHICS – PEDESTRIAN CROSSWALK. USE TO INDICATE PEDESTRIAN CROSSING. WHITE STRIPES, SEE PLAN FOR WIDTH OF CROSSWALK (BLACK INDICATES ASPHALT)



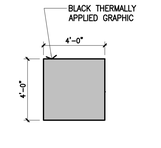
PG-12

12" STRIPING OUTLINE AND HATCH FILL AT 36" O.C. PAVEMENT GRAPHICS – DRIVER ENTRANCE. USE TO DIRECT DRIVER ENTRANCE IN DOCK FIELD. POSITION IN TRUCK COURT TO CORRESPOND WITH THE LOCATION OF THE TRUCKER'S LOUNGE AND TRUCKER'S ENTRY POINTS. FC (TOM)/SC (LOGISTICS) PARTNER WITH SAFETY TO FIND CLOSEST APPROVED EXIT DOOR TO GUARD SHACK. DESIGNATE A PARKING AREA FOR THE HOSTLER VEHICLE(S). PROVIDE WALKING SPACE AROUND THE PARKING AREA FOR THE PRE–OPERATIONAL INSPECTION PARTNER WITH BASE BUILDING MANAGER TO MARK A CROSSWALK FROM THE BUILDING EXIT POINT TO THE GUARD SHACK AND HOSTLER PARKING AREA USING THE SHORTEST LOGICAL PATH. ASSOCIATES WILL NEED TO BE INSIDE THIS PATH TO TRANSIT THE YARD WITHOUT A SPOTTER. THERMAL APPLIED C14 YELLOW STRIPES. (BLACK INDICATES ASPHALT)



PG-14

5'–0" X 3'–6" (24" TALL LETTERING) PAVEMENT GRAPHICS – TRAILER SPACE NUMBERING. USE TO LABEL TRAILER SPACES. TYPICAL ALL TRUCK SPACES. WHITE GRAPHICS (BLACK INDICATES ASPHALT). SEE PLANS FOR DOCK DOOR NUMBERS. COORDINATE NUMBERS WITH TENANT OF TRAILER PARKING.

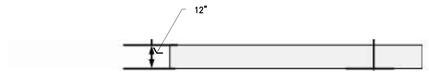


PG-23

4' X 4' SOLID BLACK SQUARE. PAVEMENT GRAPHICS – JACK STAND AREAS. USE TO IDENTIFY JACK STAND LOCATION. THERMAL APPLIED GRAPHICS

6 Pavement Graphic Details

1/4" = 1'-0"

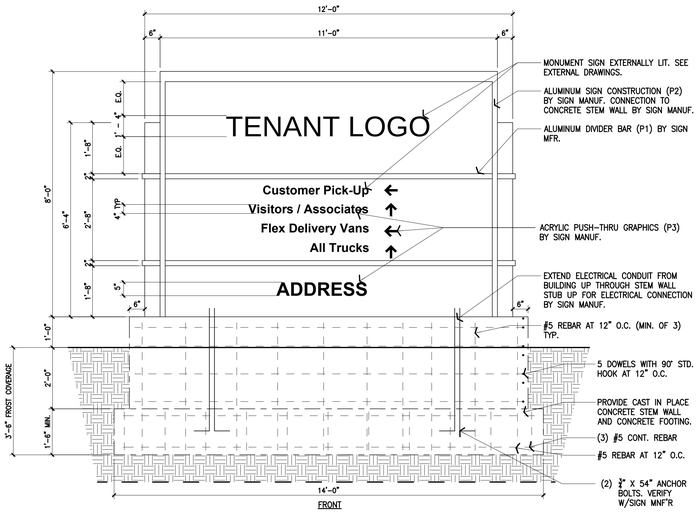


WHITE STOP LINE

USED WHEN LEAVING TENANT PROPERTY AT ANY INTERSECTION WHEN MAKING A TURN LESS THAN 90 DEGREES, WHEN CROSSING DIRECTIONAL TRAFFIC, AND WHEN AN OVERFLOW SECONDARY TRAILER PARKING AREA INTERSECTS WITH THE TRAILER YARD.

5 Vehicle Stop Line

SCALE: 1" = 1'-0"



FRONT

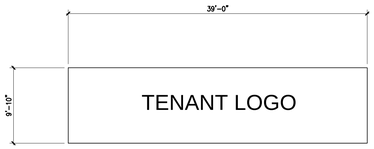
TYPICAL MONUMENT SIGN DESIGN (MS–1)
(DIRECTIONAL ARROWS TO BE REVERSED PER LOCATION)
(SUBJECT TO CHANGE BASED ON LOCAL REGULATIONS AND SITE CONDITIONS. COORDINATE ORIENTATION IN FIELD)
DIRECTIONAL ARROWS CHANGE BASED ON LOCATIONS OF SIGN

SIGN CONSTRUCTION NOTES
1. SIGN FACE TO BE SATIN WHITE, HALO LIGHTED AT PERIMETER
2. OUTER SURFACES TO BE PAINTED TO MATCH BUILDING COLORS
3. INTERIOR SURFACES TO BE PAINTED GLOSS WHITE (C1)
4. "TENANT" – ACRYLIC PUSH–THRU GRAPHICS, OPAQUE BLACK (C2) SURFACE, "HALO" LIGHTED
5. TENANT "SMILE" – ACRYLIC PUSH–THRU GRAPHICS, TRANSLUCENT BLUE (C7)
6. DIRECTIONAL TEXT – ACRYLIC PUSH–THRU GRAPHICS, OPAQUE BLACK (C2) SURFACE, "HALO" LIGHTED
7. TENANT LOGO – ACRYLIC PUSH–THRU GRAPHICS, OPAQUE BLACK (C2) SURFACE, "HALO LIGHTED

2 Illuminated Monument sign (MS-1), Option 1

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

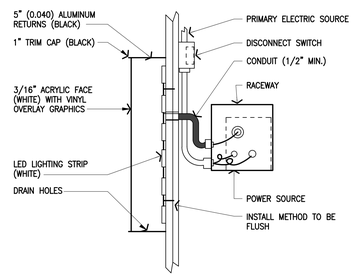
NOTE: ORIENTATION OF "ARROWS" SHALL BE BASED ON MONUMENT SIGN LOCATION.



TYPICAL BUILDING SIGN DESIGN

(SUBJECT TO CHANGE BASED ON LOCAL REGULATIONS AND SITE CONDITIONS)

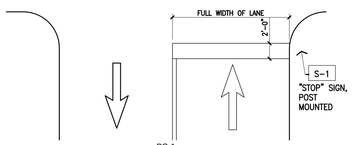
– INTERNALLY ILLUMINATED LOGO SIGN BY SIGN MANUFACTURER
– PROVIDE POWER TO JUNCTION BOX AT INSIDE FACE OF PRECAST CONCRETE PANEL WALL
– LOCATION OF SIGN BASED ON BUILDING ORIENTATION AND MAIN ENTRY



BUILDING SIGN MOUNTED DETAIL (N.T.S)

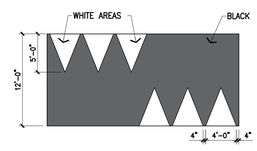
4 Typical Building Sign

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



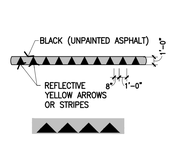
PG-1

WIDTH OF LANE x 2'–0" WHITE STOP BAR. USE AT ALL STOP SIGN (S–1) LOCATIONS. MUTCD SEC 7C.04



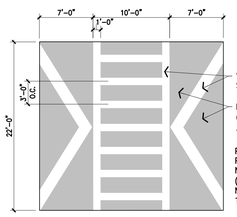
PG-15

20'–0" WIDE PAVEMENT GRAPHICS – SPEED HUMP. USE TO CONTROL SPEED AT OUTLYING DRIVE AREAS. WHITE THERMAL APPLIED WHITE ARROWS. REMOVABLE RUBBER SPEED HUMPS NOT ALLOWED.



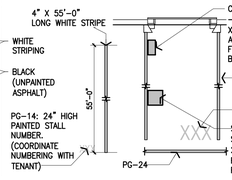
PG-16

12'–0" X 1'–0" PAVEMENT GRAPHICS SPEED BUMP. USE TO CONTROL SPEED AT INTERIOR DRIVE AISLES. THERMAL APPLIED REFLECTIVE YELLOW ARROWS. REMOVABLE HEAVY DUTY RUBBER SPEED HUMPS NOT ALLOWED.



PG-20

24'–0" X 22'–0" PAVEMENT GRAPHICS – PEDESTRIAN TABLE. USE AT CROSSWALKS AT HIGH TRAFFIC AREAS PER SITE (EX. MAIN ENTRANCE) THERMAL APPLIED WHITE STRIPING ON RAISED ASPHALT TABLE.

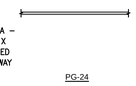


PG-21

4" WIDE X 55'–0" (4" WIDE STRIPE) PAVEMENT GRAPHICS – EMPTY TRAILER SLIP. USE TO MARKER EMPTY TRAILER PARKING SPACES. THERMAL APPLIED WHITE STRIPING WITH 24" TALL LETTERING (SEE PG–14)

PG-22

12' WIDE X 60'–0" (4" WIDE STRIPE) PAVEMENT GRAPHICS – TRACTOR DOCK PARKING. USE TO IDENTIFY PARKING. THERMAL APPLIED WHITE STRIPING WITH 24" TALL LETTERING (SEE PG–14). ALIGN STRIPE WITH DRIVER'S SIDE OF EDGE OG DOCK DOOR OR LOUVER OPENING. TYPICAL EACH ACTIVE DOCK AND LOUVER POSITION. PROVIDE C11 ORANGE WARNING LINE AT PARKING SPACES 66' ALONGSIDE BUILDING



PG-24

WARNING LINE 4" WIDE STRIPE C11 ORANGE LINE AND GRAPHICS. 4" WIDE ORANGE STRIPE TO BE THERMALLY APPLIED 66' AWAY FROM BUILDING WALL AT DOCK DOOR PARKING AND 6' AWAY FROM THE FAR END OF THE DOCK PARKING SPACES

1 Pavement Graphic Details

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

rpdms design group
2225 E. Randol Mill Road, Suite 300
Arlington, Texas 76011
817.633.4200 p 817.633.4153 f

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Project Address

Delivery Station DDF9- Rockwall

Issue Date	02/10/21

Revisions

	Date	Description	By
△			
△			
△			
△			
△			
△			
△			

DELIVERY STATION: DDF9
ROCKWALL, TX 75573

MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.4819

Seal

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

Job Number	200162
Drawn By	NG
Appv'd By	SV

Sheet Title

Signage Graphics and Details

Sheet Number

A1.35

MICHAEL R. BLACK, AIA

February 11, 2021

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

RE: Delivery Station DDF9
Justin Rd & Industrial Blvd.
Rockwall, TX

To whom it may concern,

We request the following variances for the proposed Delivery Station project located at the corner of Industrial Blvd. and Justin Rd. This project falls under the requirements of Section 05 Industrial District. Please see below for the variance and proposed compensatory measures.

- Section 05.01 - A Construction Standards under Primary Materials, we request the exception for the use of concrete tilt-up walls listed under section (2) Cementitious Materials.

  We propose the use of form liners to create an 8" x 8" CMU block patter on all (4) sides of the building to meet the Stone requirement. The CMU brick pattern will be painted per the finish schedule. For secondary materials, we are proposing the use of corrugated metal panel (MP-1) and flat metal panel (MP-2) at the primary and secondary entryway elements that face Industrial Blvd. Please see building elevations for locations.

  We are also proposing additional canopy trees along the van queuing area that runs parallel to Justin Rd. to provide additional "Green Breaks". Please see landscape plans

If you have any additional comments or questions, do not hesitate to contact our office.

Sincerely,

Michael R. Black, AIA, NCARB
Texas State Reg. No. 13467

2225 E. Randol Mill Road, Suite 300 Arlington, Texas 76011 Phone (817)701-4819 Fax (817)633-4153

PROJECT COMMENTS

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

DATE: 2/19/2021

PROJECT NUMBER:	SP2021-002	CASE MANAGER:	David Gonzales
PROJECT NAME:	Site Plan for a Warehouse/Distribution Center	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	SWC of Justin Road and Industrial Boulevard	CASE MANAGER EMAIL:	dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by Jonathan Stites of Seefried Industrial Properties on behalf of Bill Lofland of Smartt Lofland & J Bond Partners for the approval of a Site Plan for a Warehouse/Distribution Center a 71.022-acre tract of land identified as Tract 20-1 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located at the southwest corner of Justin Road and Industrial Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	02/19/2021	Needs Review

02/19/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Ryan Miller	02/19/2021	Needs Review

02/19/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Ryan Miller	02/19/2021	Needs Review

02/19/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ryan Miller	02/19/2021	Needs Review

02/19/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Ryan Miller	02/19/2021	Needs Review

02/19/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	02/19/2021	Needs Review

02/19/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Ryan Miller	02/19/2021	Approved w/ Comments

02/18/2021: Landscape Plans - approved

Treescape Plans - approved
Tree Mitigation Plans - approved

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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:
[x] 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	Justin Road		
Subdivision		Lot	Block
General Location	Southwest corner of Justin Rd and Industrial Blvd		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	LI	Current Use	Vacant
Proposed Zoning	LI	Proposed Use	Distribution Center
Acreage	68	Lots [Current]	1
Lots [Proposed]	1		

[x] ***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	Smartt Lofland & J Bond Ptns	[ ] Applicant	Seefried Industrial Properties
Contact Person	Bill Lofland	Contact Person	Jonathan Stites
Address	1 Carmartchen Ct	Address	3030 LBJ Freeway, Suite 1650
City, State & Zip	Dallas, TX 75225	City, State & Zip	Dallas, TX 75234
Phone	972-771-5212	Phone	214-393-6066
E-Mail	bill_lofland@juno.com	E-Mail	jstites@seefriedproperties.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Jonathan Stites (Owner's Representative) [~~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~~ (Owner's Representative) for the purpose of this application; all information submitted herein is true and correct; and the application fee of $_____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of January, 20 21. 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 13th *day of* January, *20* 21.

(Owner's Representative)

~~Owner's~~ Signature

Notary Public in and for the State of Texas

BRANDY LAWSON
Notary Public, State of Texas
Comm. Expires 07-31-2023
~~Notary ID 132110641~~

My Commission Expires 07/31/2023

Letter of Authorization

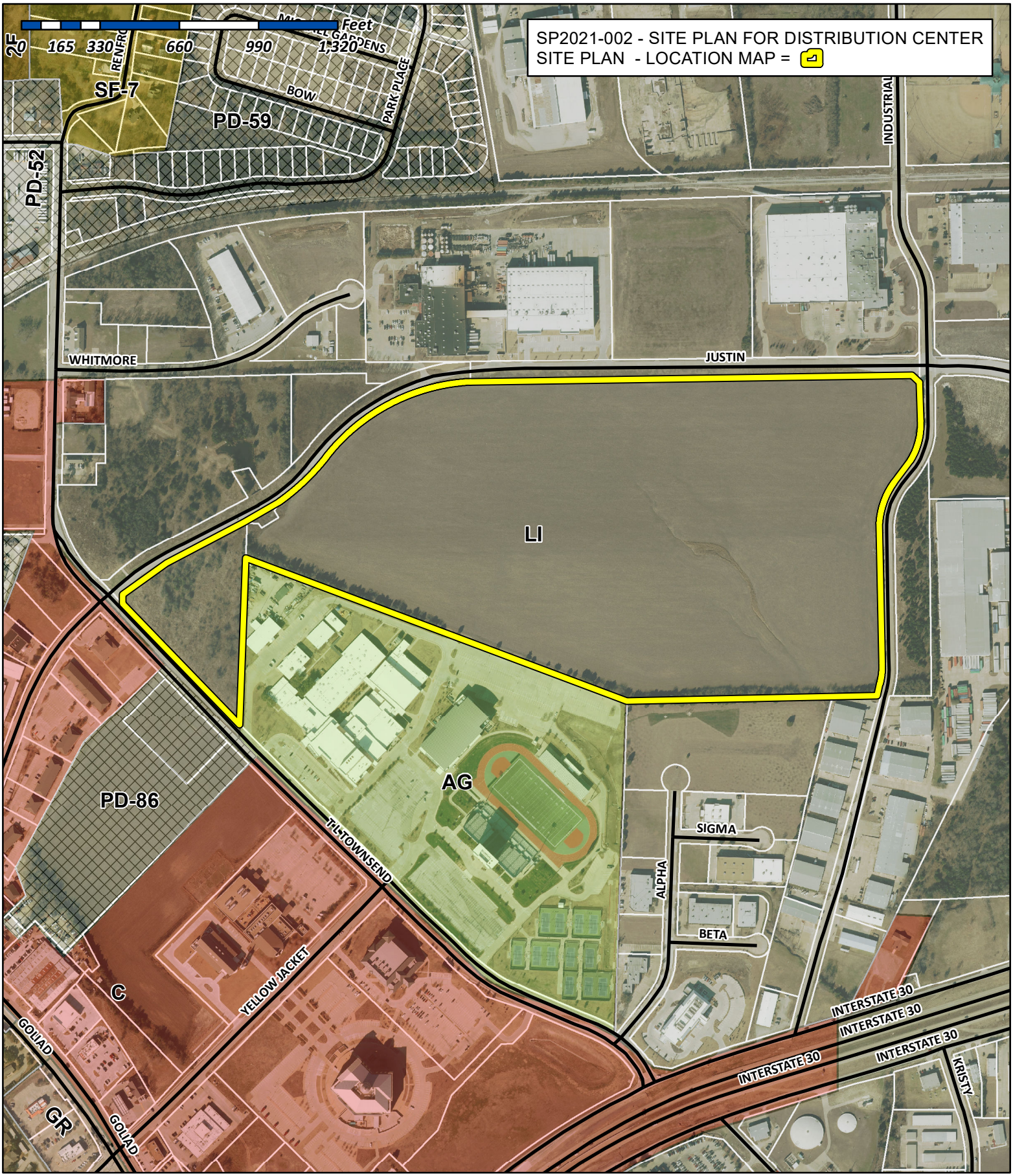
Property Name: Approximately 90 acres, SW Corner of Justin Road and Industrial Blvd
Rockwall, TX

To whom it may concern,

I hereby authorize Jonathan Stites of Seefried Industrial Properties, Inc., or RLP III Rockwall, LLC, to sign the Development Application and related site plan approval documents for the proposed distribution center contemplated on the site referenced above.

SELLER:
William B. Lofland

By: _____
Name: William B. Lofland
Date Signed: 4/12/2021



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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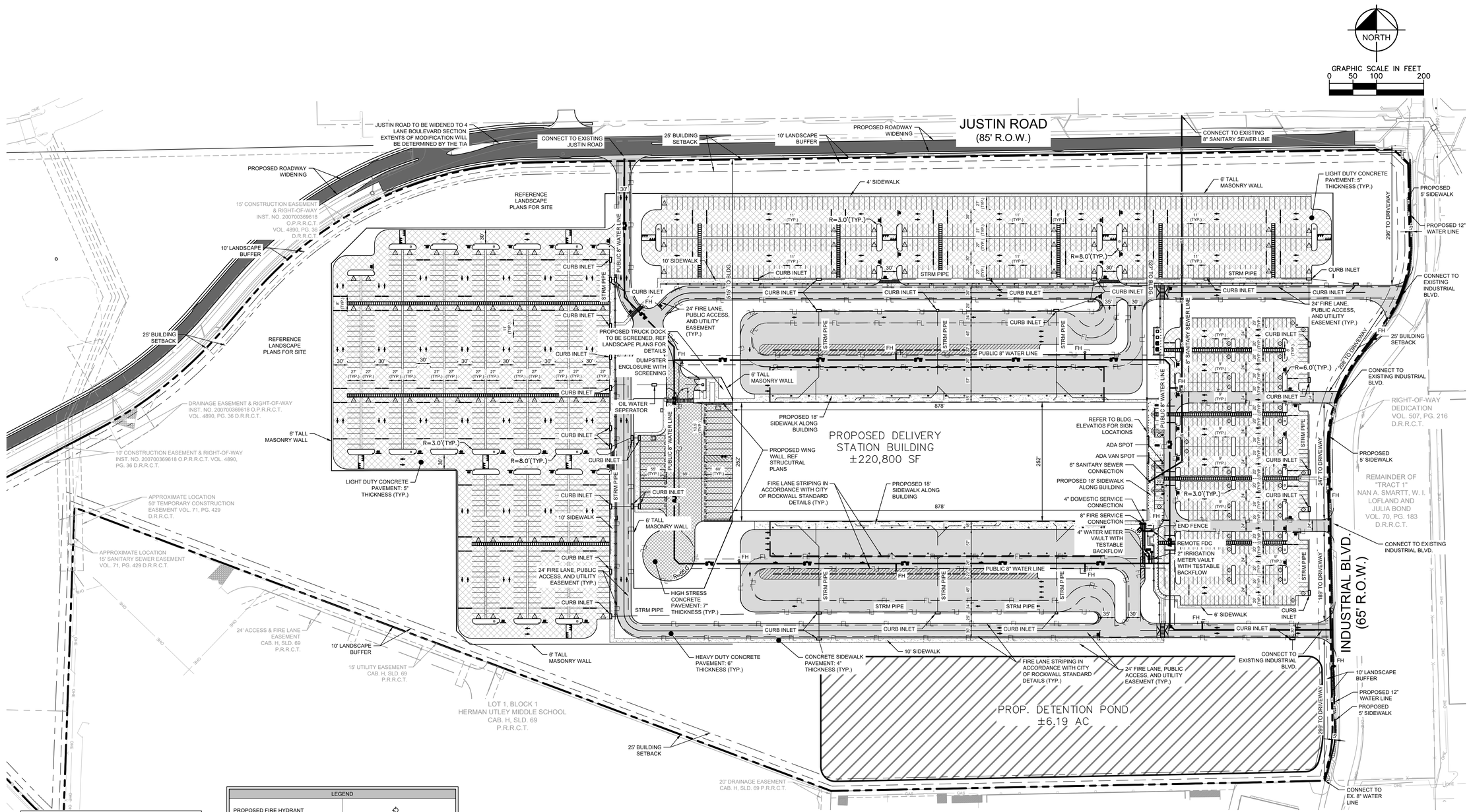
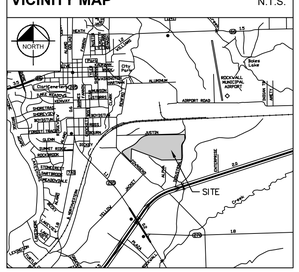


NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECH FOR DETAILS.

VICINITY MAP

N.T.S.



LEGEND	
PROPOSED FIRE HYDRANT	
PROPOSED FIRE LANE	FL FL
PROPERTY LINE	
SAWCUT LINE	
PROPOSED CURB	
LIGHT-DUTY CONCRETE	
FIRE LANE CONCRETE	
HEAVY DUTY CONCRETE	
PROPOSED ON SITE SIDEWALK	
PROPOSED OFF SITE SIDEWALK	
PROPOSED ROADWAY WIDENING	

PARKING SUMMARY (PER CLIENT REQUIREMENTS)	
TOTAL LAND AREA	3,093,718 SF/71.022 AC
PROPOSED TOTAL BUILDING AREA	±220,800 SF
PROPOSED TRAILER PARKING	30 SPACES
PROPOSED AUTO PARKING (9'X20')	480 SPACES
REQUIRED AUTO PARKING BY CLIENT	457 SPACES
PROPOSED VAN PARKING (11'X27')	1,118 SPACES
REQUIRED VAN PARKING	1,103 SPACES
PROPOSED ACCESSIBLE PARKING	9 SPACES
REQUIRED ACCESSIBLE PARKING	9 SPACES

SITE INFORMATION			
LOT 1			
PAVEMENT	1,358,772 SF	31.193 ACRES	(46.828%)
BUILDING COVERAGE	220,800 SF	5.069 ACRES	(7.610%)
LANDSCAPE AND OPEN SPACE	1,322,048 SF	30.350 ACRES	(45.562%)
TOTAL	3,093,718 SF	71.022 ACRES	

PARKING SUMMARY (PER CITY OF ROCKWALL REQUIREMENTS)			
REQUIRED PER ZONING		**PROVIDED**	
1 PER 1000 SQ. FT	221 SPACES	PROPOSED	480 SPACES
ACCESSIBLE SPOTS REQ.		**ACCESSIBLE SPOTS PROV.**	
TOTAL (INCLUDES 2 VAN SPOTS)	9 SPACES	TOTAL (INCLUDES 2 VAN SPOTS)	9 SPACES

DEVELOPMENT INFORMATION	
ZONING - LI, LIGHT INDUSTRIAL DISTRICT	
BUILDING AREA 1 (HT=44.5')	
STORY	AREA (GSF)
LL	220,822
FLOOR AREA RATIO (FAR)	0.07
FOUNDATION TYPE	SLAB ON GRADE

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, ____.

WITNESS OUR HANDS, this ___ day of _____, ____.

Planning & Zoning Commission, Chairman *Director of Planning and Zoning*

SITE PLAN
JUSTIN ROAD DISTRIBUTION CENTER

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DEVELOPER:
SEEFRIED INDUSTRIAL PROPERTIES
3030 LBJ FREEWAY, SUITE 1650
DALLAS, TX 75234
CONTACT: JONATHAN STITES
E-MAIL: JSTITES @SEEFRIEDPROPERTIES.COM

OWNER:
SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT: BILL LOFLAND
E-MAIL: BILL_LOFLAND@JUNO.COM

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-597-9300
CONTACT: KENNETH CARGILL, P.E.

CASE NUMBER: XXXXXXX

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
11700 KATY FREEWAY - SUITE 800 - HOUSTON, TX 77079
PHONE: 281-597-9300
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

PRELIMINARY
FOR REVIEW ONLY
Not For Construction.
Kimley»Horn
Engineer KENNETH CARGILL
P.E. No. 123293 Date FEB. 2021

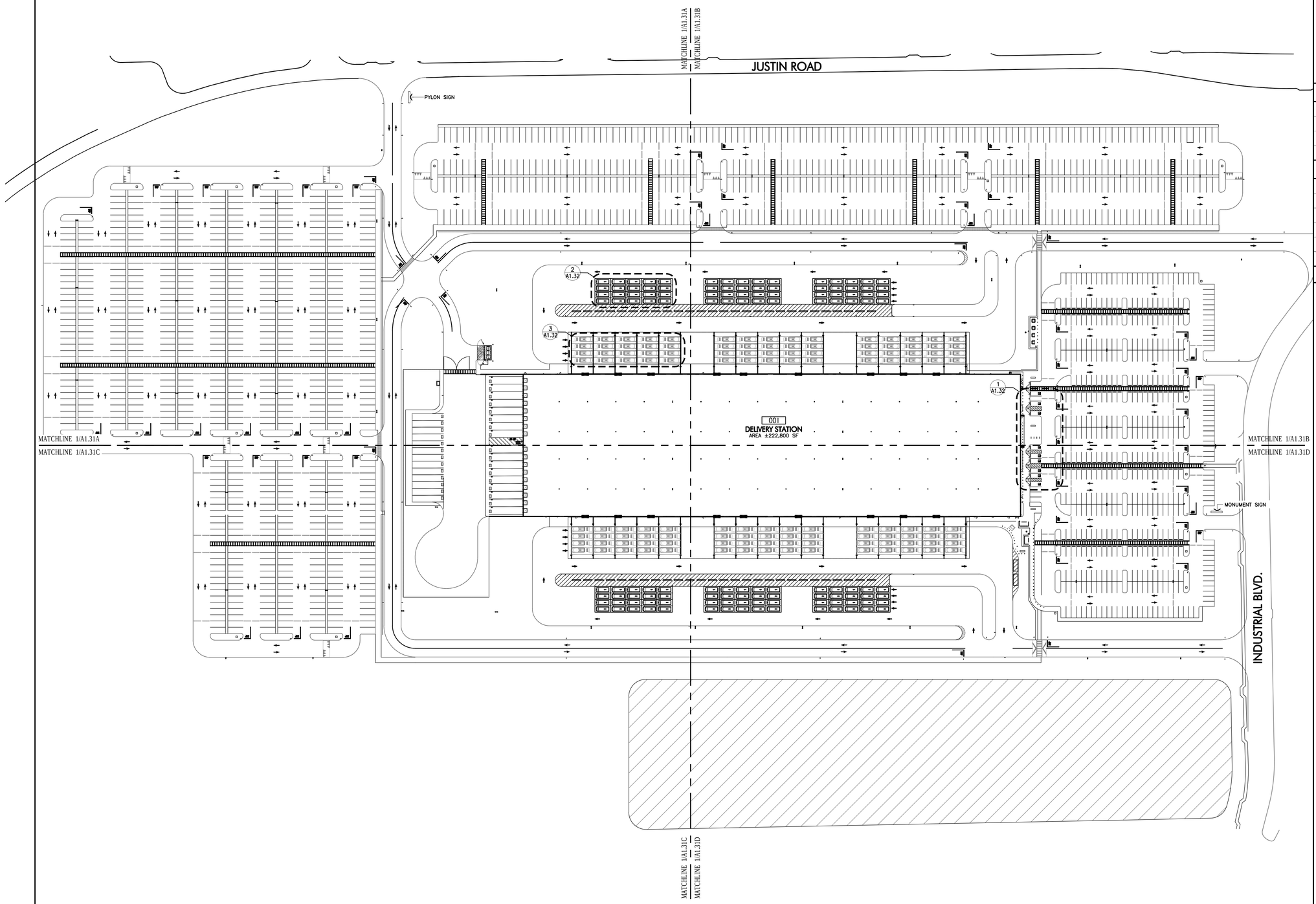
KHA PROJECT	069284835
DATE	FEBRUARY 2021
SCALE	AS SHOWN
DESIGNED BY	BG
DRAWN BY	BG
CHECKED BY	KWC

SITE PLAN

JUSTIN ROAD DISTRIBUTION CENTER
ROCKWALL TEXAS

SHEET NUMBER
C-100

Plotted By:Glenn, Bianca Sheet Set:Kha Layout:C-200 February 09, 2021 01:21:48pm K:\HOU_Civil\069284835-DDP\3 Rockwall\CAD\Exhibits\Prelim Site Plan to City of Rockwall\Prelim Site Plan.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

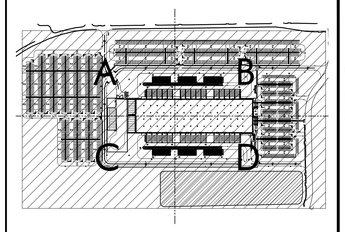


1 **Overall Site Plan**
SCALE 1" = 70'-0"

N PLAN NORTH

N TRUE NORTH

KEY PLAN



PARKING DATA

SPACE TYPE	
STANDARD	471
HANDICAPPED	9
TOTAL SPACES	480

DELIVERY VAN STORAGE

SPACE TYPE	
VAN LOADING	120
VAN STAGING	120
VAN PARKING	1118
TRAILER TRUCK	30
TOTAL SPACES	1388

GENERAL NOTES

1. BUILDING DIMENSIONS TAKEN FROM INSIDE FACE OF CONCRETE PANEL
2. DRIVE AISLE DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB TO FACE OF CURB, OR BACK OF PARKING STALL TO BACK OF PARKING STALL
3. SITE PLAN LAYOUT TO GRAPHICALLY ILLUSTRATE INTENT ONLY. DEVELOPERS AND DESIGN TEAMS ARE RESPONSIBLE FOR RECONCILING WITH SITE SPECIFIC CONSTRAINTS AND JURISDICTIONAL REQUIREMENTS

pdmsdesign.com
pdms design group
2225 E. Randol Mill Road, Suite 300
Arlington, Texas 76011
817.633.4200 p 817.633.4153 f

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Project Address

Delivery Station
DDF9- Rockwall

Issue Date 02/10/21

Revisions

	Date	Description	By
△			
△			
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△			

DELIVERY STATION: DDF9
ROCKWALL, TX 75573

MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.4819

Seal

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

Job Number 200162
Drawn By NG
Appv'd By SV
Sheet Title

Overall Site Graphics Plan

Sheet Number

A1.31

SITE NOTE LEGEND

SITE SIGNS (SEE 1/A1.34)

S-1	36" X 36" DOT STANDARD OCTAGONAL STOP SIGN
S-3	30" X 36" DOT STANDARD "SPEED LIMIT 5 MPH" SIGN
S-3 MOD	30" X 30" DOT STANDARD "SPEED BUMP" SIGN W/ 18" X 18" 5 MPH PLACARD
S-4	30" X 36" DOT STANDARD "SPEED LIMIT 10 MPH" SIGN
S-5L	30" X 30" DOT STANDARD PEDESTRIAN CROSSING SIGN W/ 12" X 12" SIGN W/LEFT ARROW
S-7R	30" X 30" DOT STANDARD "ONE WAY" RIGHT ARROW
S-11L	24" X 24" DOT STANDARD "NO LEFT TURN" SIGN
S-11R	24" X 24" DOT STANDARD "NO RIGHT TURN" SIGN
S-13	24" X 24" DOT STANDARD "NO TRUCK ACCESS" SIGN
S-14	24" X 24" DOT STANDARD "NO PARKING ANY TIME" SIGN.

SITE SIGNS (SEE 3/A1.34)

S-13	24" X 24" DOT STANDARD "NO TRUCK ACCESS" SIGN
S-14	24" X 24" DOT STANDARD "NO PARKING ANY TIME" SIGN.

SITE SIGNS (SEE 5/A1.34)

AS-5	48" X 60" YARD RULES SIGN
AS-6	36" X 24" TRUCK ENTRANCE SIGN
AS-26	26" X 26" MUSTER AREA SIGN

PAVEMENT GRAPHICS (SEE 1/A1.35)

PG-1	WIDTH OF LANE 1'-0" WHITE STOP BAR
PG-15	20' – 0" LARGE SPEED HUMP
PG-16	6'-0" X 1'-0" SMALL SPEED BUMP

PAVEMENT GRAPHICS (SEE 5/A1.35)

PG-5	8'-0" X10'-0" STRAIGHT ARROW
PG-10	18" STRIPING OUTLINE AND FILL AT 45 DEGREES TRAFFIC ISLAND
PG-11	12" STRIPING OUTLINE AND HATCH FILL AT 36" O.C. PEDESTRIAN CROSSWALK
PG-12	12" STRIPING OUTLINE AND HATCH FILL AT 36" O.C. DRIVER ENTRANCE
PG-14	5'-0" x 3'-6" (24" TALL LETTERING) TRAILER SPACE NUMBERING

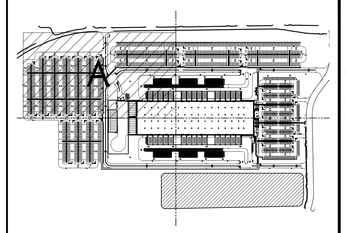
PAVEMENT GRAPHICS (SEE 6/A1.35)

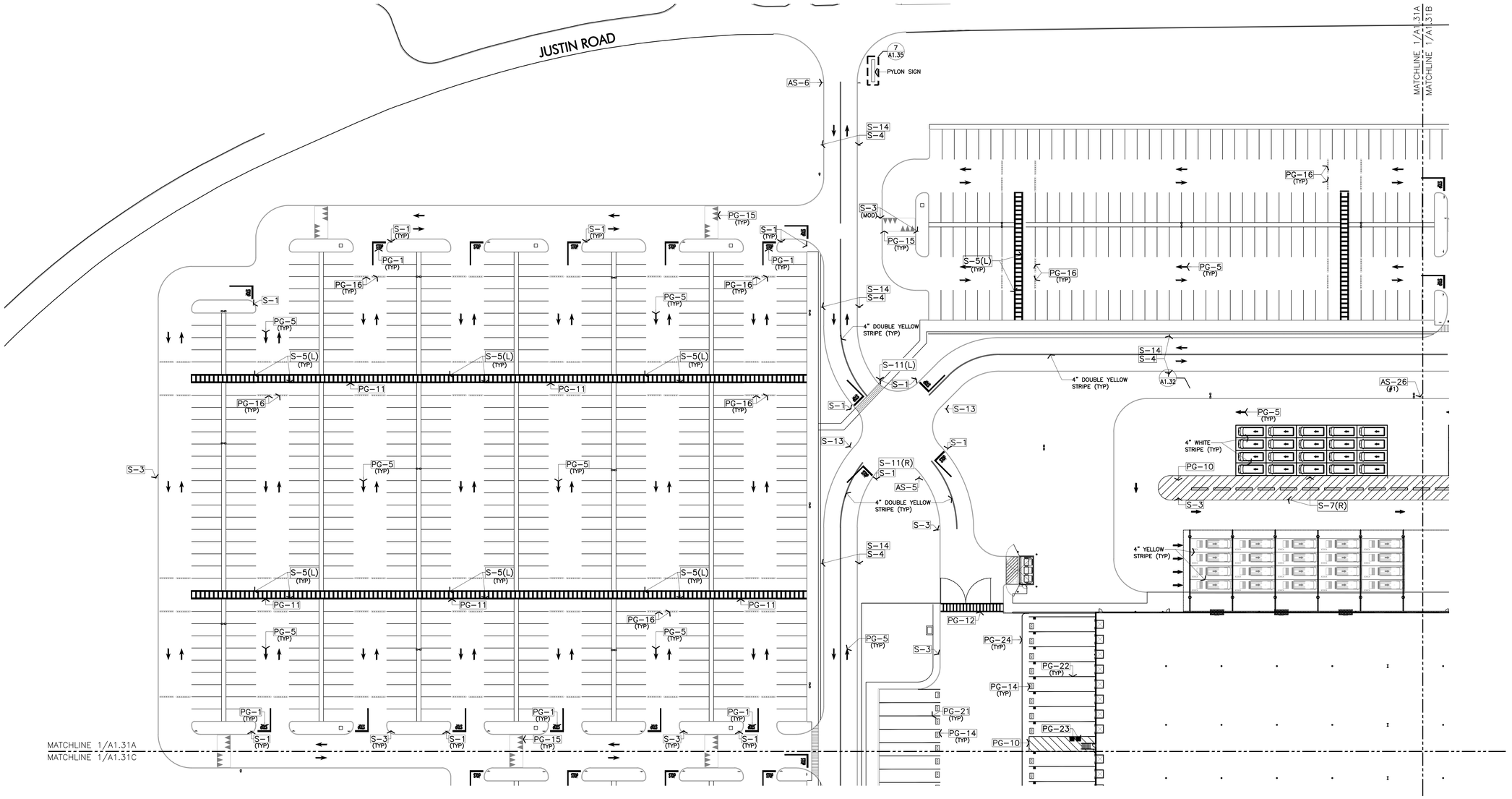
PG-21	TRAILER PARKING STALL STRIPE
PG-22	DOCK PARKING STALL STRIPE
PG-23	JACK STAND AREA
PG-24	WARNING LINE

GENERAL NOTES

1. REF. A1.33–A1.36 FOR SIGNAGE DETAILS
2. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
3. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB–CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
4. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
5. ALL PERMANENT SIGNAGE TO ACCESSIBLE AREAS TO HAVE RAISED BRAILLE CHARACTERS PER ANSI 117.1–2009
6. TYPICAL SIGN FONT IS SET IN ARIAL.
7. SEE DOOR SCHEDULE FOR DOOR SIGNAGE REQUIRED TEXT.
8. NOT ALL SIGNAGE SHOWN IS REQUIRED. COORDINATE W/ CONSTRUCTION MANAGER AT SCHEDULED SITE WALK FOR FINAL DETERMINATION.
9. STRIPING SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, U.N.O.

KEY PLAN





1 **Partial Site Plan**
SCALE 1" = 40'-0"

PLAN NORTH / TRUE NORTH

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Project Address

Delivery Station
DDF9- Rockwall

Issue Date	02/10/21

Revisions

	Date	Description	By
1			
2			
3			
4			
5			
6			
7			

DELIVERY STATION: DDF9
ROCKWALL, TX 75573

MICHAEL R. BLACK, AIA
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Seal

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

Job Number	200162
Drawn By	NG
Appv'd By	SV

Sheet Title

Partial Site Graphics Plan

Sheet Number

A1.31A

SITE NOTE LEGEND

SITE SIGNS (SEE 1/A1.34)

- S-1 — 36" X 36" DOT STANDARD OCTAGONAL STOP SIGN
- S-3 — 30" X 36" DOT STANDARD "SPEED LIMIT 5 MPH" SIGN
- S-3 MOD — 30" X 36" DOT STANDARD "SPEED BUMP" SIGN W/ 18" X 18" 5 MPH PLACARD
- S-4 — 30" X 36" DOT STANDARD "SPEED LIMIT 10 MPH" SIGN
- S-5L — 30" X 30" DOT STANDARD PEDESTRIAN CROSSING SIGN W/ 12" X 12" SIGN W/LEFT ARROW
- S-7R — 30" X 30" DOT STANDARD "ONE WAY" RIGHT ARROW

SITE SIGNS (SEE 3/A1.34)

- S-14 — 24" X 24" DOT STANDARD "NO PARKING ANY TIME" SIGN.
- S-15 — 12" X 18" DOT STANDARD VERTICALLY ORIENTED "ACCESSIBLE PARKING ONLY" SIGN
- S-16 — 12" X 18" DOT STANDARD VERTICALLY ORIENTED "VAN ACCESSIBLE" PARKING SIGN

SITE SIGNS (SEE 5/A1.34)

- AS-1 — 60" X 48" ADDRESS SIGN
- AS-13 — 36" X 24" "NO ENTRANCE" SIGN
- AS-14 — 36" X 24" "NO EXIT" SIGN
- AS-15R — 36" X 24" EXIT SIGN, RIGHT ARROW
- AS-16 — 48" X 60" WAYFINDING SIGN
- AS-17L — 36" X 24" DROP-OFF/PICK-UP SIGN, LEFT ARROW
- AS-26 — 26" X 26" MUSTER AREA SIGN
- AS-30 — 12" X 18" NON-SMOKING AREA SIGN

SITE SIGNS (SEE 5/A1.34)

- AS-31 — 12" X 18" CUSTOMER PARKING SIGN

PAVEMENT GRAPHICS (SEE 1/A1.35)

- PG-1 — WIDTH OF LANE 1'-0" WHITE STOP BAR
- PG-15 — 20' – 0" LARGE SPEED HUMP
- PG-16 — 6'-0" X 1'-0" SMALL SPEED BUMP
- PG-20 — 24-0" X 22'-0" PEDESTRIAN TABLE

PAVEMENT GRAPHICS (SEE 5/A1.35)

- PG-5 — 8'-0" X10'-0" STRAIGHT ARROW
- PG-10 — 18" STRIPING OUTLINE AND FILL AT 45 DEGREES TRAFFIC ISLAND
- PG-17 — 4'-0" x 4'-0" STANDARD ACCESSIBLE PARKING SPACE
- PG-18 — 4'-0" x 5'-5 1/2" VAN ACCESSIBLE PARKING SPACE

GENERAL NOTES

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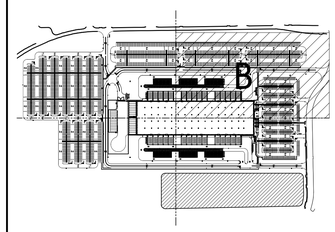

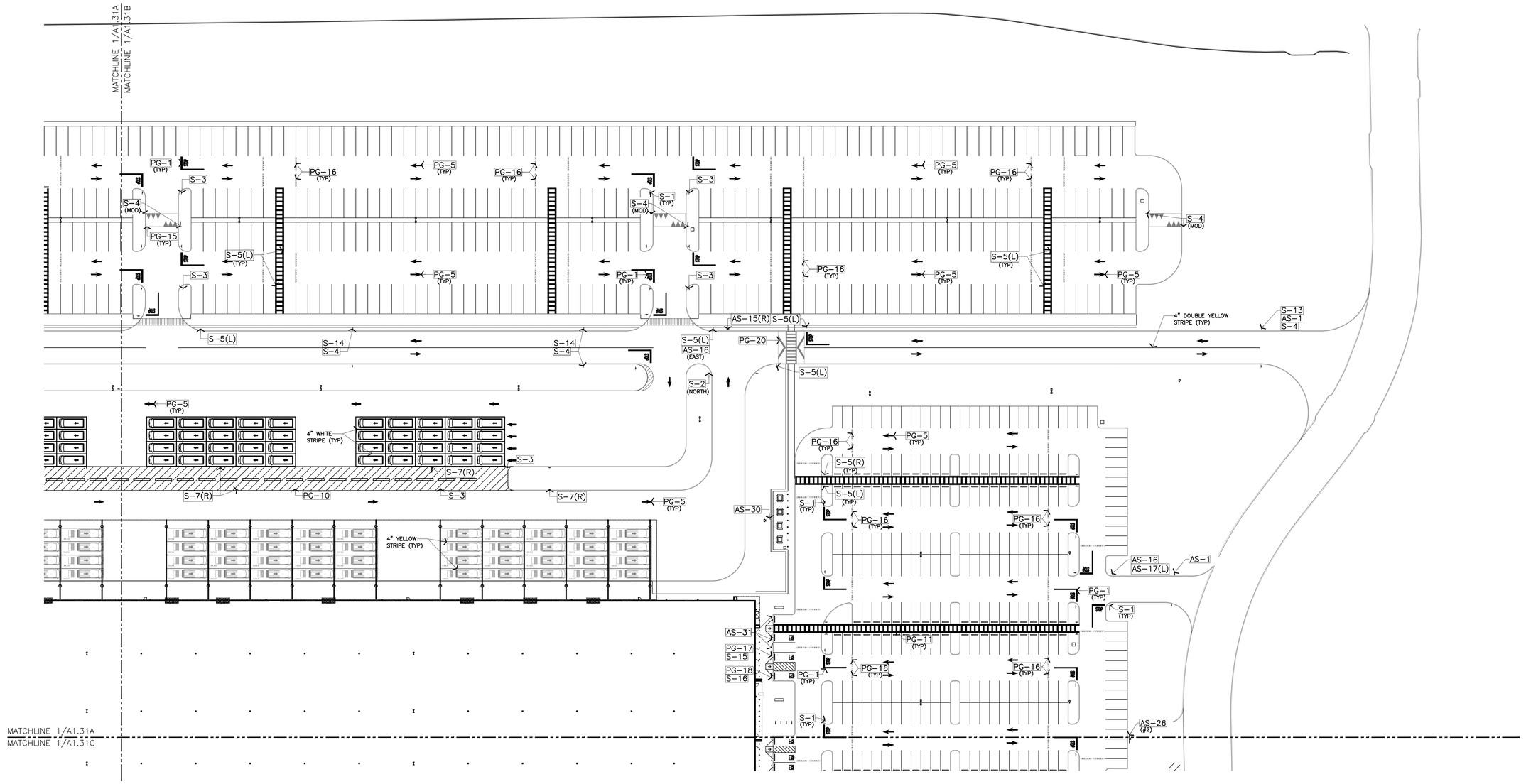

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SCALE 1" = 40'-0"

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Revisions

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Seal

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

Job Number	200162
Drawn By	NG
Apprv'd By	SV

Sheet Title

Partial Site Graphics Plan

Sheet Number

A1.31B

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SITE SIGNS (SEE 5/A1.34)

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PAVEMENT GRAPHICS (SEE 1/A1.35)

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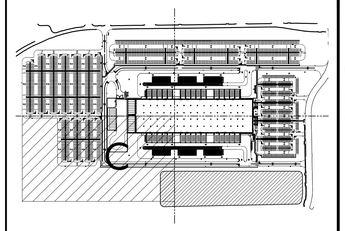
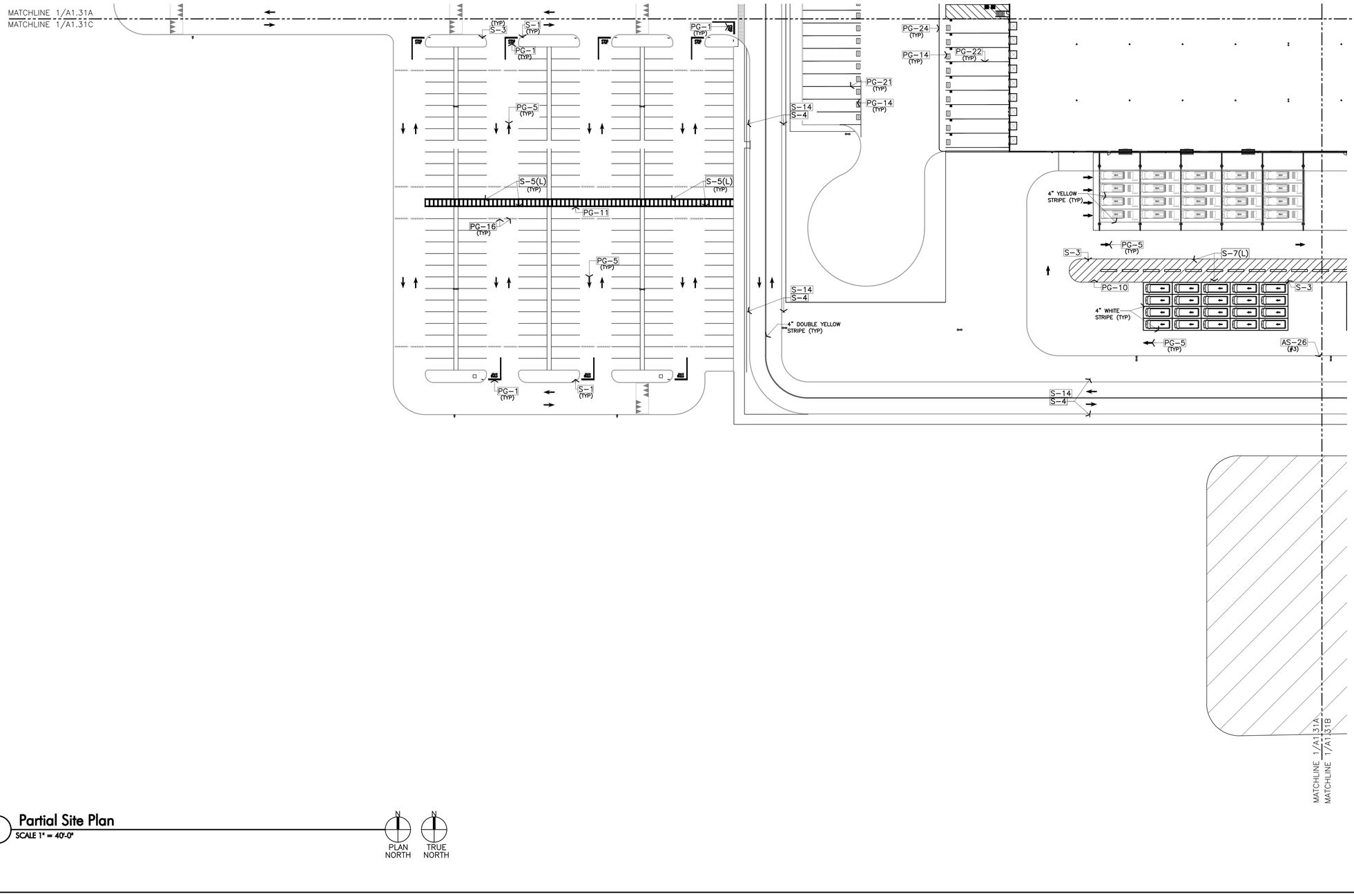
4. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
5. ALL PERMANENT SIGNAGE TO ACCESSIBLE AREAS TO HAVE RAISED BRAILLE CHARACTERS PER ANSI 117.1-2009
6. TYPICAL SIGN FONT IS SET IN ARIAL.
7. SEE DOOR SCHEDULE FOR DOOR SIGNAGE REQUIRED TEXT.
8. NOT ALL SIGNAGE SHOWN IS REQUIRED. COORDINATE W/ CONSTRUCTION MANAGER AT SCHEDULED SITE WALK FOR FINAL DETERMINATION.
9. STRIPING SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, U.N.O.

KEY PLAN





1 **Partial Site Plan**
SCALE 1" = 40'-0"

N PLAN NORTH
N TRUE NORTH

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rdms design group
2225 E. Randol Mill Road, Suite 300
Arlington, Texas 76011
817.633.4200 p 817.633.4153 f

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Project Address

Delivery Station
DDF9- Rockwall

Issue Date	02/10/21

Revisions

	Date	Description	By
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DELIVERY STATION: DDF9
ROCKWALL, TX 75573

MICHAEL R. BLACK, AIA
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ARLINGTON, TEXAS 76011
817.701.4819

Seal

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

Job Number	200162
Drawn By	NG
Appv'd By	SV
Sheet Title	Partial Site Graphics Plan
Sheet Number	A1.31C

SITE NOTE LEGEND

SITE SIGNS (SEE 1/A1.34)

- S-2 30" X 30" DOT STANDARD "DO NOT ENTER" SIGN
- S-3 30" X 36" DOT STANDARD "SPEED LIMIT 5 MPH" SIGN
- S-4 30" X 36" DOT STANDARD "SPEED LIMIT 10 MPH" SIGN
- S-5L 30" X 30" DOT STANDARD PEDESTRIAN CROSSING SIGN W/ 12" X 12" SIGN W/LEFT ARROW
- S-5R 30" X 30" DOT STANDARD PEDESTRIAN CROSSING SIGN W/ 12" X 12" SIGN W/RIGHT ARROW
- S-7L 30" X 30" DOT STANDARD "ONE WAY" LEFT ARROW

SITE SIGNS (SEE 3/A1.34)

- S-13 24" X 24" DOT STANDARD "NO TRUCK ACCESS" SIGN
- S-14 24" X 24" DOT STANDARD "NO PARKING ANY TIME" SIGN.
- S-15 12" X 18" DOT STANDARD VERTICALLY ORIENTED "ACCESSIBLE PARKING ONLY" SIGN
- S-16 12" X 18" DOT STANDARD VERTICALLY ORIENTED "VAN ACCESSIBLE" PARKING SIGN

SITE SIGNS (SEE 5/A1.34)

- AS-1 60" X 48" ADDRESS SIGN

SITE SIGNS (SEE 5/A1.34)

- AS-15L 36" X 24" EXIT SIGN, LEFT ARROW
- AS-16 48" X 60" WAYFINDING SIGN
- AS-17R 36" X 24" DROP-OFF/PICK-UP SIGN, RIGHT ARROW
- AS-22 12" X 18" DROP-OFF AND PICK-UP "ONLY" SIGN
- AS-26 26" X 26" MUSTER AREA SIGN

PAVEMENT GRAPHICS (SEE 1/A1.35)

- PG-1 WIDTH OF LANE 1'-0" WHITE STOP BAR
- PG-16 6'-0" X 1'-0" SMALL SPEED BUMP
- PG-20 24-0" X 22'-0" PEDESTRIAN TABLE

PAVEMENT GRAPHICS (SEE 5/A1.35)

- PG-5 8'-0" X10'-0" STRAIGHT ARROW

PAVEMENT GRAPHICS (SEE 5/A1.35)

- PG-10 18" STRIPING OUTLINE AND FILL AT 45 DEGREES TRAFFIC ISLAND
- PG-11 12" STRIPING OUTLINE AND HATCH FILL AT 36" O.C. PEDESTRIAN CROSSWALK
- PG-17 4'-0" x 4'-0" STANDARD ACCESSIBLE PARKING SPACE
- PG-18 4'-0" x 5'-5 1/2" VAN ACCESSIBLE PARKING SPACE

GENERAL NOTES

1. REF. A1.33-A1.36 FOR SIGNAGE DETAILS
2. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
3. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
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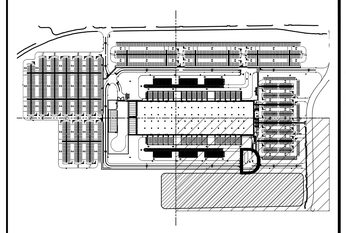
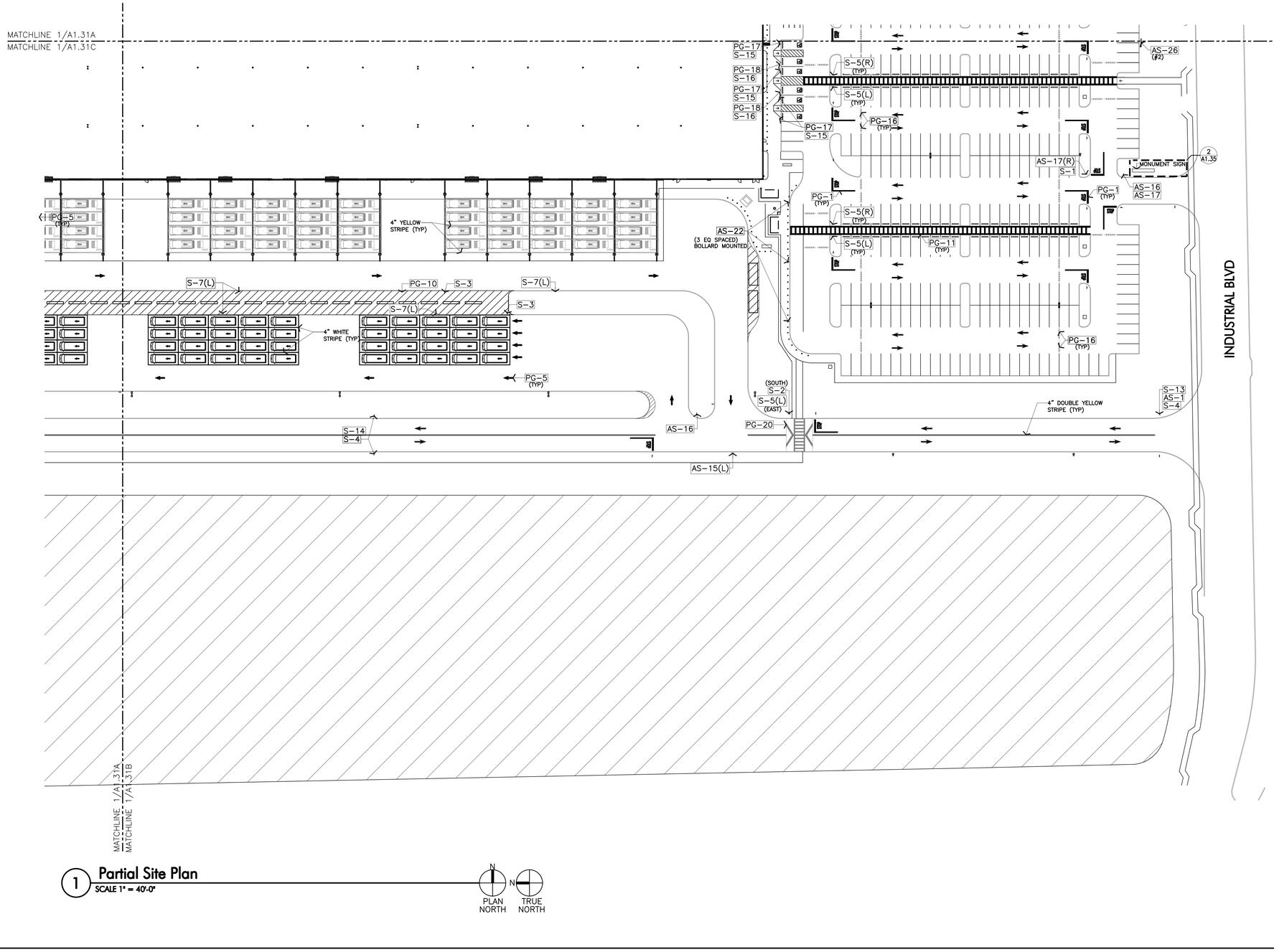
9. STRIPING SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, U.N.O.

KEY PLAN





1 **Partial Site Plan**
SCALE 1" = 40'-0"

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Project Address

Delivery Station
DDF9- Rockwall

Issue Date 02/10/21

Revisions

	Date	Description	By
1			
2			
3			
4			
5			
6			
7			

DELIVERY STATION: DDF9
ROCKWALL, TX 75573

MICHAEL R. BLACK, AIA
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Job Number 200162
Drawn By NG
Appv'd By SV
Sheet Title

Partial Site Graphics Plan

Sheet Number

A1.31D

SITE NOTE LEGEND

SITE SIGNS (SEE 1/A1.34)

S-1	36" X 36" DOT STANDARD OCTAGONAL STOP SIGN
S-5L	30" X 30" DOT STANDARD PEDESTRIAN CROSSING SIGN W/ 12" X 12" SIGN W/LEFT ARROW
S-5R	30" X 30" DOT STANDARD PEDESTRIAN CROSSING SIGN W/ 12" X 12" SIGN W/RIGHT ARROW

SITE SIGNS (SEE 3/A1.34)

S-15	12" X 18" DOT STANDARD VERTICALLY ORIENTED "ACCESSIBLE PARKING ONLY" SIGN
S-16	12" X 18" DOT STANDARD VERTICALLY ORIENTED "VAN ACCESSIBLE" PARKING SIGN

PAVEMENT GRAPHICS (SEE 1/A1.35)

PG-1	WIDTH OF LANE 1'-0" WHITE STOP BAR
PG-16	6'-0" X 1'-0" SMALL SPEED BUMP

PAVEMENT GRAPHICS (SEE 5/A1.35)

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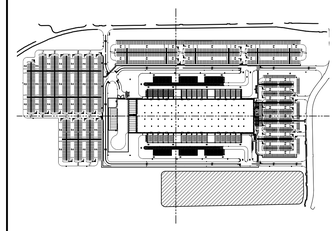
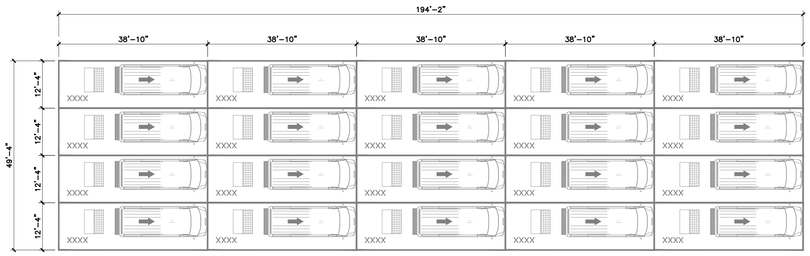
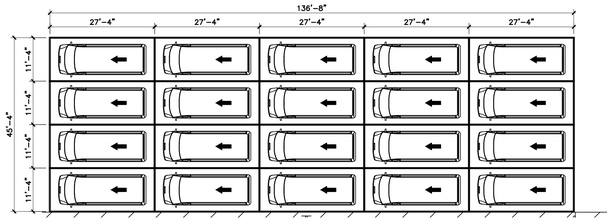
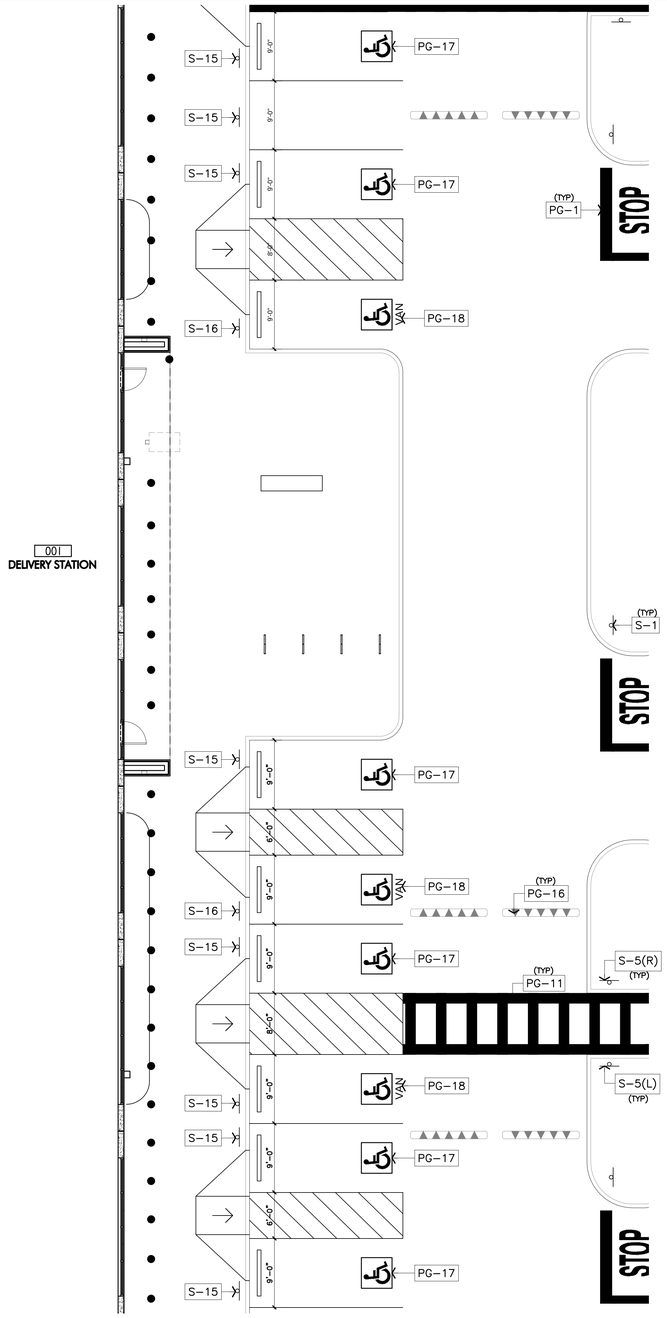




3 **Delivery Van Loading Area Striping**
SCALE 1/16"=1'-0"



2 **Delivery Van Staging Area Striping**
SCALE 1/16"=1'-0"



1 **Enlarged Site Plan at Accessible Parking**
SCALE 1/8"=1'-0"

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Project Address

Delivery Station
DDF9- Rockwall

Issue Date 02/10/21

Revisions

	Date	Description	By
1			
2			
3			
4			
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6			
7			

DELIVERY STATION: DDF9
ROCKWALL, TX 75073

MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.4819

Seal

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Job Number 200162
Drawn By NG
Appv'd By SV

Sheet Title
Enlarged Site Graphics Plan at Accessible Parking

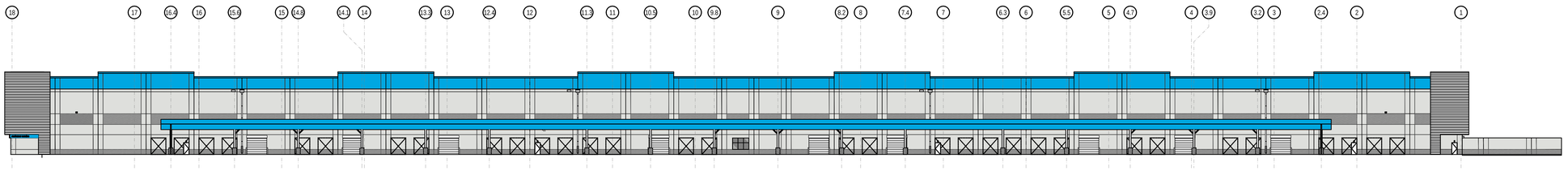
Sheet Number
A1.32

EXTERIOR FINISH LEGEND

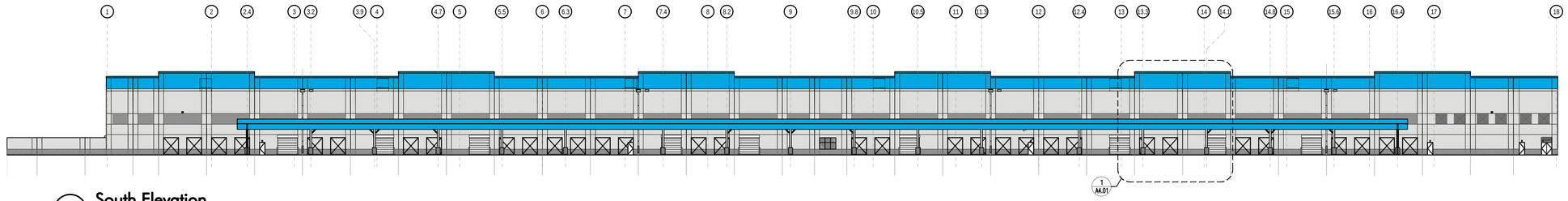
PT-1 SHERWIN WILLIAMS SW 7063 NEBULOUS WHITE	PT-2 SHERWIN WILLIAMS SW 7066 GRAY MATTERS
PT-3 PANTONE 2995 C	ANODIZED ALUMINUM STOREFRONT SYSTEM
PT-4 MNFR. STANDARD "BRIGHT WHITE"	PT-5 OSHA CAUTION YELLOW/BLACK DIAGONAL STRIPES
MP-1 ATAS RIGID WALL OR RIGID WALL II COLOR: TITANIUM (35)	MP-2 ATAS VERSA SEAM – 8" REVEAL SPACING. CUSTOM COLOR TO MATCH PT-3; TEXTURE SMOOTH
PT-9 SAFETY YELLOW	SPLITFACE BLOCK PATTERN ON TILT WALL. COLOR TO MATCH TILT WALL.

KEY NOTES

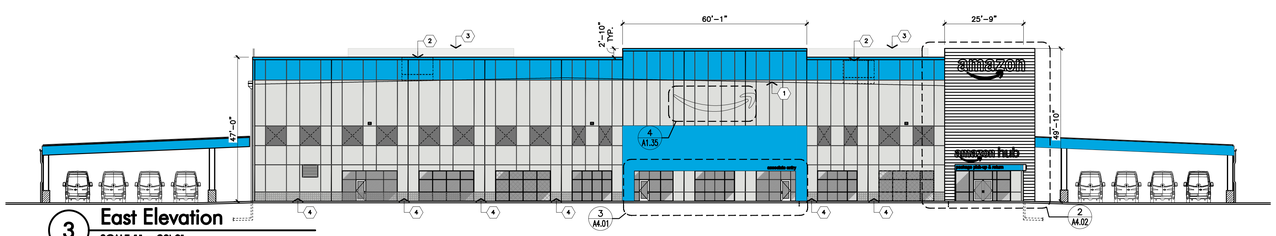
1. ROOF LINE BEYOND
2. ROOF TOP UNIT BEYOND
3. CONCRETE PANEL BEYOND
4. SPLITFACE BLOCK PATTERN ON TILT WALL. MANUF: FITZGERALD FORMLINERS; PATTERN NUMBER: 16977LPLP STACKED SPLITFACE BLOCK, OR EQUAL.



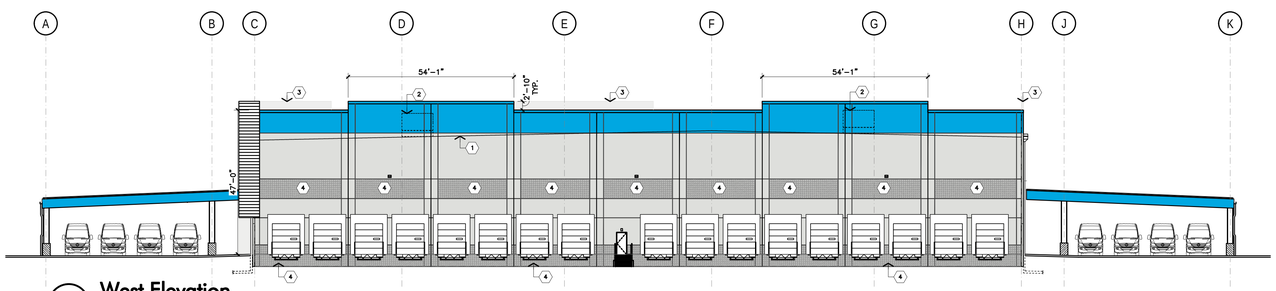
5 North Elevation
SCALE 1" = 30'-0"



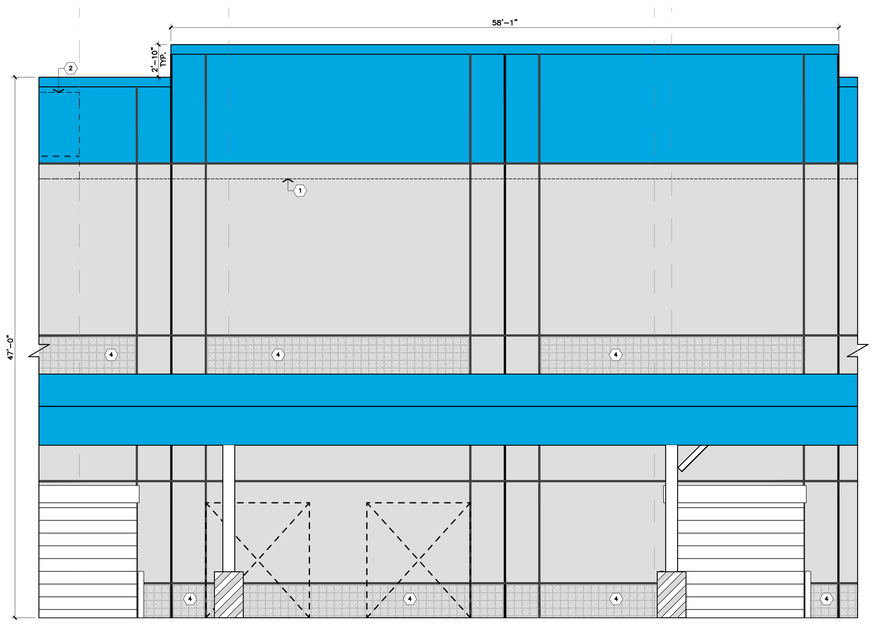
4 South Elevation
SCALE 1" = 30'-0"



3 East Elevation
SCALE 1" = 20'-0"



2 West Elevation
SCALE 1" = 20'-0"



1 South Elevation
SCALE 3/16" = 1'-0"

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Project Address
Delivery Station DDF9- Rockwall

Issue Date 02/10/21

Revisions

Date	Description	By

DELIVERY STATION: DDF9
ROCKWALL, TX 77573

mrb
MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.4819

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PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

Job Number 200162
Drawn By NG
App'd By SV
Sheet Title Exterior Elevations
Sheet Number A4.01

EXTERIOR FINISH LEGEND

- PT-1 SHERWIN WILLIAMS SW 7063 NEBULOUS WHITE
- PT-2 SHERWIN WILLIAMS SW 7066 GRAY MATTERS
- PT-3 PANTONE 2995 C
- ANODIZED ALUMINUM STOREFRONT SYSTEM
- PT-4 MNFR. STANDARD "BRIGHT WHITE"
- PT-5 OSHA CAUTION YELLOW/BLACK DIAGONAL STRIPES
- MP-1 ATAS RIGID WALL OR RIGID WALL II COLOR: TITANIUM (35)
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- PT-9 SAFETY YELLOW
- SPLITFACE BLOCK PATTERN ON TILT WALL. COLOR TO MATCH TILT WALL.

KEY NOTES

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2. ROOF TOP UNIT BEYOND
3. CONCRETE PANEL BEYOND
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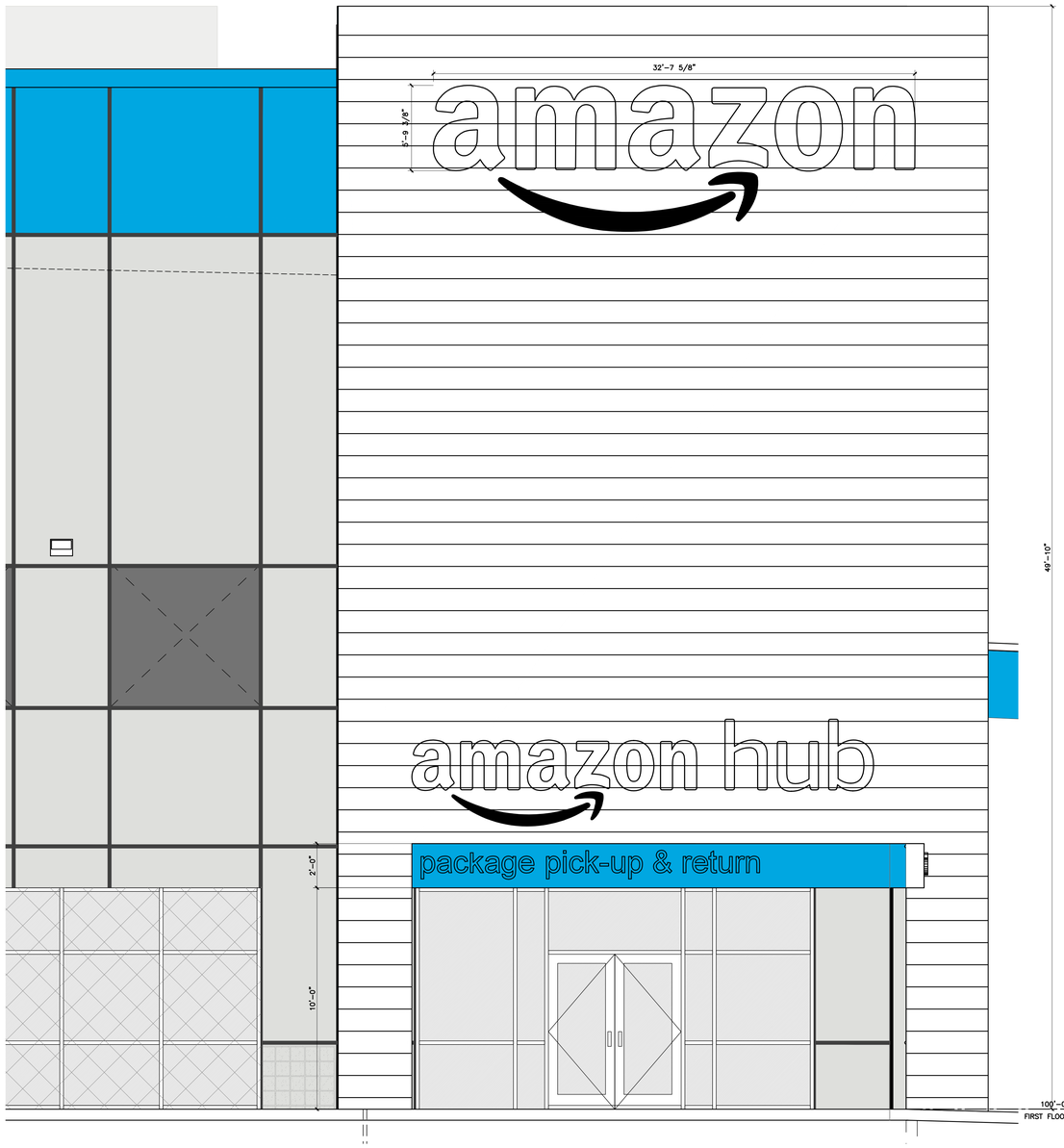
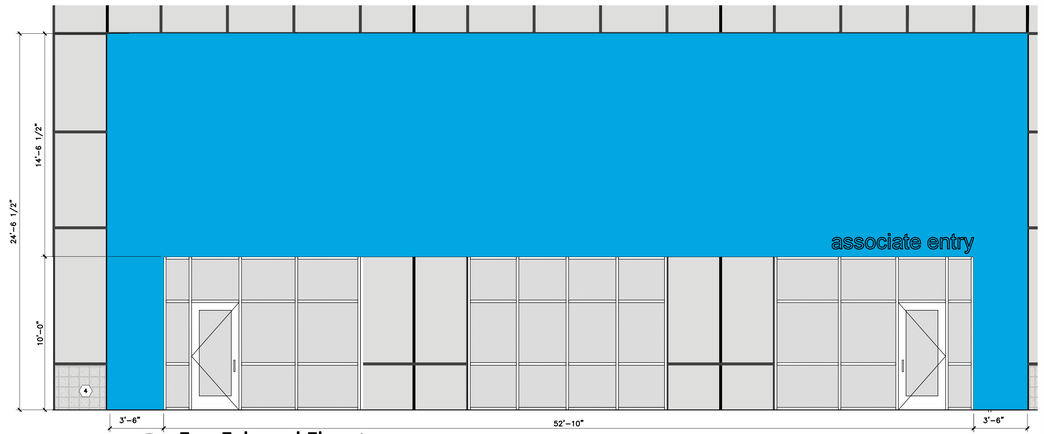
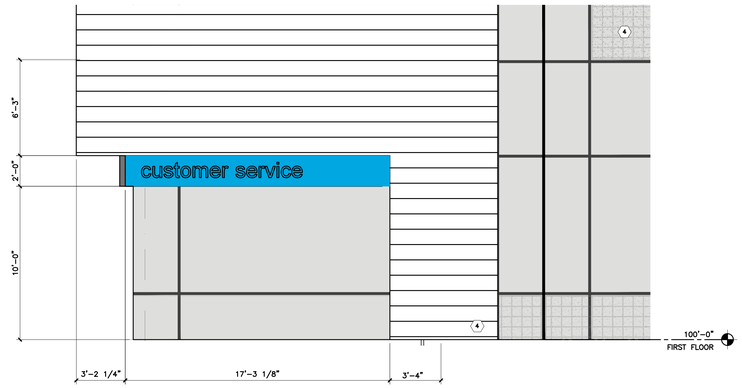


2 East Enlarged Elevation
SCALE 3/8" = 1'-0"



3 East Enlarged Elevation
SCALE 1/4" = 1'-0"



1 North Enlarged Elevation
SCALE 1/4" = 1'-0"

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Delivery Station
DDF9- Rockwall

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7			

DELIVERY STATION: DDF9
ROCKWALL, TX 77573

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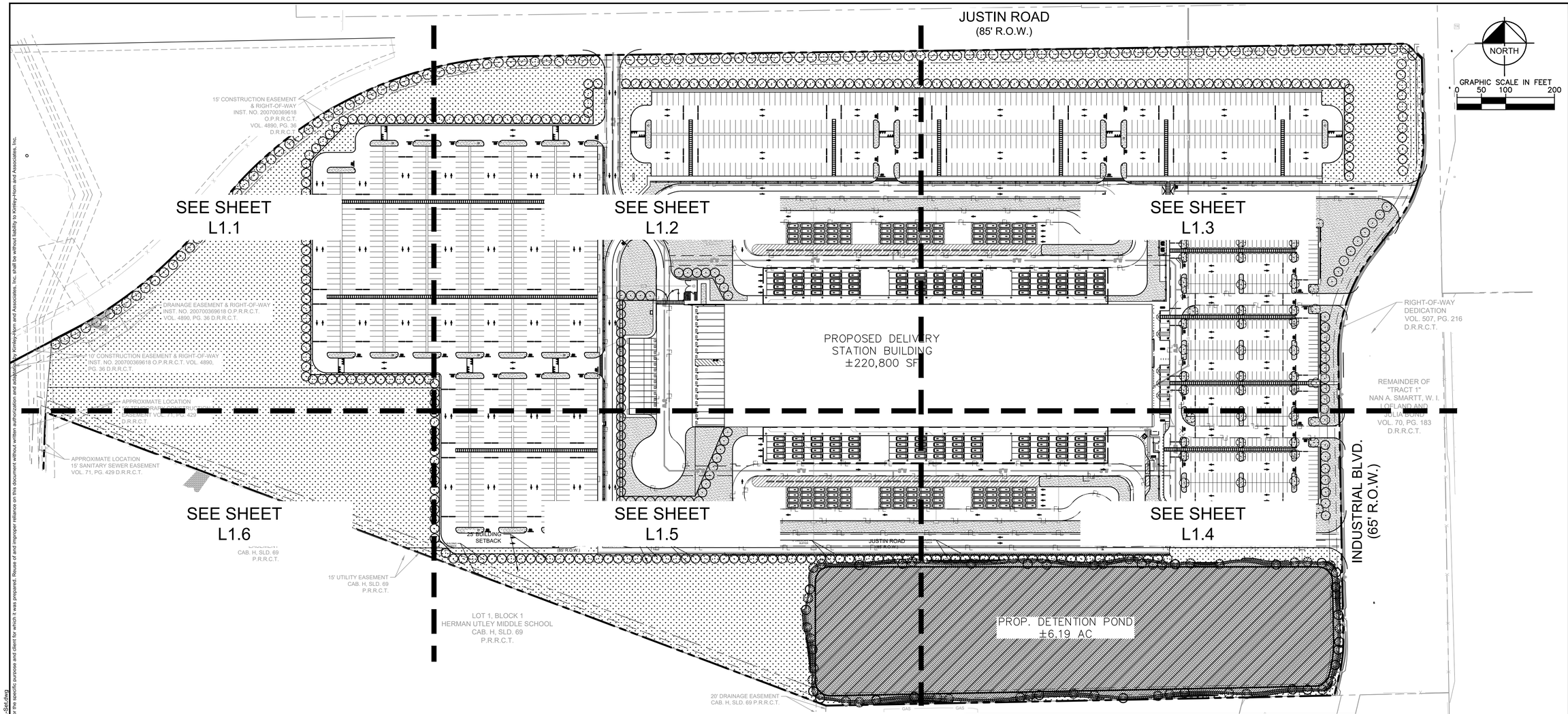
Job Number 200162
Drawn By NG
Appv'd By SV

Sheet Title
Enlarged Elevations and Canopy Sections

Sheet Number
A4.01



CITY OF ROCKWALL - LANDSCAPE REQUIREMENTS		REQUIRED	PROVIDED
MINIMUM SQUARE FOOTAGE REQUIREMENTS FOR LANDSCAPING SHALL BE PROVIDED AND MAINTAINED IN THE ZONING DISTRICTS.			
2,938,634 SF x 15% =	440,796 SF	440,796 SF	943,827 SF
A MINIMUM 10' WIDE LANDSCAPE BUFFER STRIP MUST BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PORTION OF THE PERIMETER OF ANY COMMERCIAL OR INDUSTRIAL LOT THAT ABUTS, WITHOUT AN ALL OR DRIVE SEPARATION, OR IS DIRECTLY ACROSS A PUBLIC STREET FROM A RESIDENTIAL ZONING DISTRICT.		YES	YES
ONE ACCENT TREE AND ONE CANOPY TREE PER 50 LF ARE REQUIRED TO BE LOCATED WITHIN THE TEN FOOT LANDSCAPE BUFFER ALONG JUSTIN ROAD AND INDUSTRIAL BLVD.			
JUSTIN ROAD:	2,990 FT / 50 = 60 TREES	60 ACCENT TREES 60 CANOPY TREES 120 TOTAL TREES	60 ACCENT TREES 60 CANOPY TREES 120 TOTAL TREES
INDUSTRIAL BOULEVARD:	1,186 FT / 50 = 24 TREES	24 ACCENT TREES 24 CANOPY TREES 48 TOTAL TREES	24 ACCENT TREES 24 CANOPY TREES 48 TOTAL TREES
ANY PARKING LOT WITH MORE THAN TWO ROWS OF SPACES SHALL HAVE A MINIMUM OF 5% OR 300 SF IN THE INTERIOR OF THE PARKING LOT IN LANDSCAPING. SUCH LANDSCAPING SHALL BE COUNTED TOWARD THE TOTAL LANDSCAPING.			
155,185 SF PARKING AREA x 5% =	7,760 SF	7,760 SF	8,350 SF
ONE LARGE CANOPY TREE MUST BE PROVIDED AT ONE PER 10 PARKING STALLS.			
480 PARKING STALLS /10 =	48 TREES	48 TREES	48 TREES
NO REQUIRED PARKING SPACE MAY BE LOCATED MORE THAN 80' FROM THE TRUNK OF A LARGE CANOPY TREE.		YES	YES
ALL TREES MUST BE INTERNAL TO PARKING LOT.		YES	YES
NO TREE SHALL BE PLANTED CLOSER THAN 2 1/2 ' TO THE PAVEMENT.		YES	YES

CITY OF ROCKWALL - LANDSCAPE REQUIREMENTS		REQUIRED	PROVIDED
ALTERNATE DETENTION POND SCREENING - NATIVE SCREENING GRASSES AND SHRUBS SHALL BE PLANTED ALONG THE OUTSIDE OF THE DETENTION POND. THE DETENTION BASINS SHALL BE LANDSCAPED IN A NATURAL MANNER USING GROUNDCOVER, GRASSES, SHRUBS, BERMS, AND ACCENT AND CANOPY TREES.			
	269,377 SF / 1,500 SF = 180 SHRUBS	180 SHRUBS	1,178 SHRUBS
TRUCK DOCK SCREENING - A WING WALL SHALL BE EXTENDED FOR THE TRUCK DOCK PARKING ADJACENT TO THE BUILDING. THE WALL SHALL BE A MINIMUM 6 FT TALL MASONRY WALL WITH CANOPY TREES PLACED 20 FT ON CENTER.			
	895 LF OF WALL / 20 = 45 TREES	45 TREES	50 TREES
OUTDOOR STORAGE SCREENING - ALL OUTSIDE STORAGE AREAS ARE REQUIRED TO BE SCREENED FROM PUBLIC RIGHT-OF-WAY AND RESIDENTIALLY ZONED PROPERTY WITH A 6 FT MASONRY SCREENING WALL WITH CANOPY TREES PLANTED ON 20 FT CENTERS.			
	4,008 LF OF WALL / 20 = 201 TREES	201 TREES	205 TREES
MITIGATION - 248.5 INCHES TOTAL REQUIRED. (SEE TP 3.00 FOR MITIGATION CALCULATIONS).			
	63 TREES AT 4" CAL. = 252 INCHES OF MITIGATION PROVIDED ON SITE	248.5 INCHES	252 INCHES

SITE INFORMATION			
LOT 1			
PAVEMENT	1,358,772 SF	31.193 ACRES	(46.828%)
BUILDING COVERAGE	220,800 SF	5.069 ACRES	(7.610%)
LANDSCAPE AND OPEN SPACE	1,322,048 SF	30.350 ACRES	(45.562%)
TOTAL	3,093,718 SF	71.022 ACRES	

PARKING SUMMARY (PER CITY OF ROCKWALL REQUIREMENTS)			
REQUIRED PER ZONING		**PROVIDED**	
1 PER 1000 SQ. FT	221 SPACES	PROPOSED	480 SPACES
ACCESSIBLE SPOTS REQ.		**ACCESSIBLE SPOTS PROV.**	
TOTAL (INCLUDES 2 VAN SPOTS)	9 SPACES	TOTAL (INCLUDES 2 VAN SPOTS)	9 SPACES

DEVELOPMENT INFORMATION	
ZONING - LI, LIGHT INDUSTRIAL DISTRICT	
BUILDING AREA 1 (HT=44.5')	
STORY	AREA (GSF)
LL	220,822
FLOOR AREA RATIO (FAR)	0.07
FOUNDATION TYPE	SLAB ON GRADE

NOTE: AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS AND MEET THE REQUIREMENTS OF THE UDC. OVER SPRAY ON STREETS AND WALKS IN PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.

NOTE: NO TREES TO BE PLANTED WITHIN 5' OF ANY UTILITIES

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

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SITE PLAN
DDF9 ROCKWALL

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT:
E-MAIL:

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-920-6322
CONTACT: SHANNON MUNDY, PLA.

No.	REVISIONS	DATE	BY

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P.L.A. SHANNON E. MUNDY
L.A. No. 3543 Date FEB 2021

KHA PROJECT 068910600
DATE 2/10/2021
SCALE AS SHOWN
DESIGNED BY AMC
DRAWN BY AMC
CHECKED BY SEM

OVERALL LANDSCAPE PLAN

JUSTIN ROAD DISTRIBUTION CENTER

ROCKWALL TEXAS

SHEET NUMBER
L1.0

Plotted By:Chaparro, Angelica Sheet Set:Kha Layout:L1.0 February 10, 2021 02:05:39pm K:\HOU_Civil\069284835-DDF9 Rockwall\CAD\PlanSheets\L-Set.dwg
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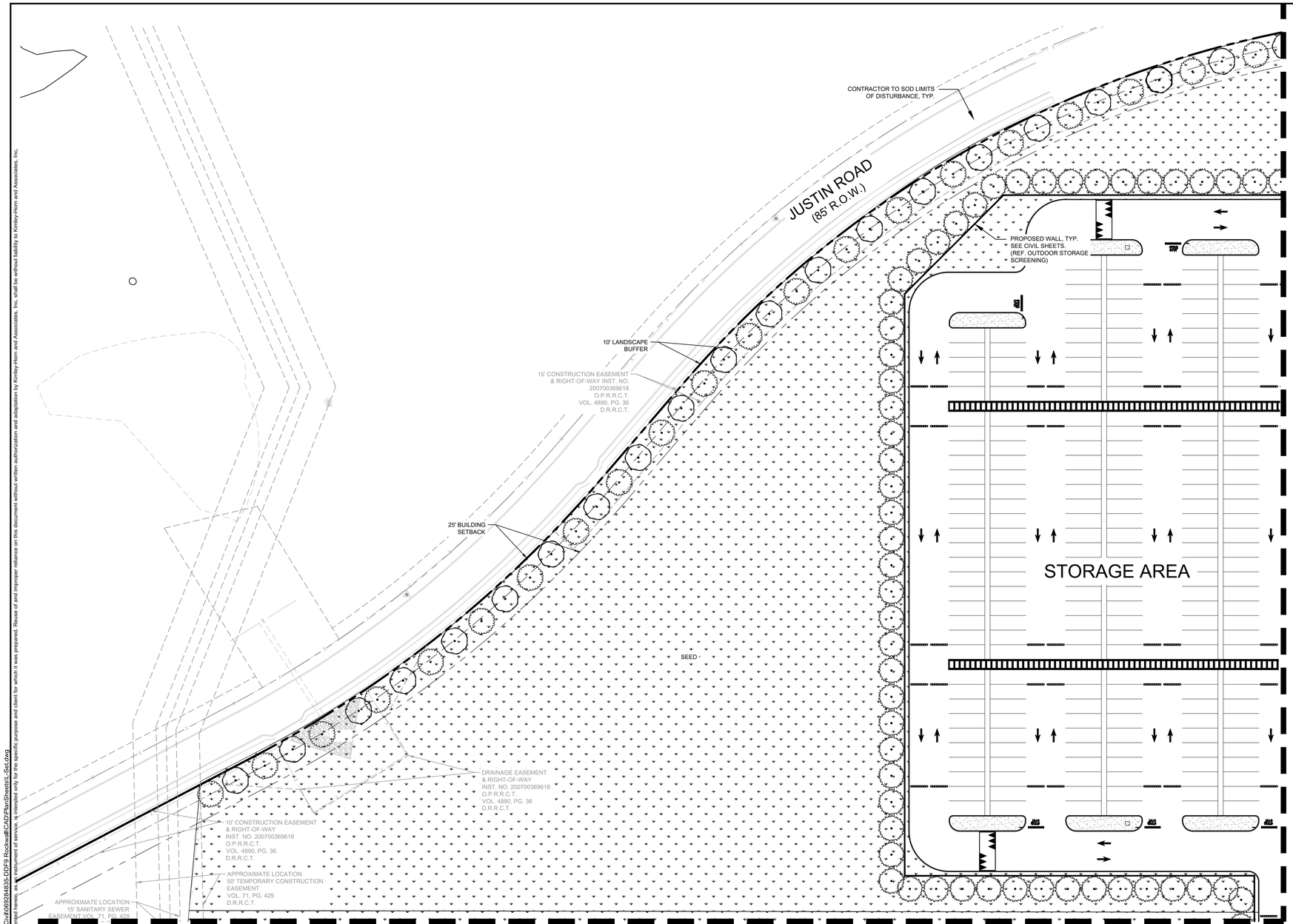

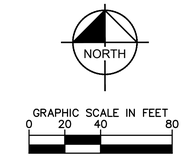

PLANT LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	Ay	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE
	Ce	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK
	Id2	ILEX DECIDUA	POSSUMHAW
	Qb	QUERCUS BUCKLEYI	TEXAS RED OAK
	Qv	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	Td	TAXODIUM DISTICHUM	BALD CYPRESS

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	Id	ILEX CORNUTA `DWARF BURFORD`	DWARF BURFORD HOLLY
	In2	ILEX VOMITORIA `NANA`	DWARF YAUPON HOLLY
	Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS
	Ro	ROSMARINUS OFFICINALIS	ROSEMARY

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	Lm	LIRIOPE MUSCARI	LILYTURF
	NS	NATIVE AMERICAN SEED	DAM SLOPE MIX
	SEED	CYNODON DACTYLON	BERMUDA GRASS
	SOD	CYNODON DACTYLON	BERMUDA GRASS

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DATE 2/10/2021
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ENLARGED LANDSCAPE PLAN (1 OF 6)

JUSTIN ROAD DISTRIBUTION CENTER

ROCKWALL TEXAS

SHEET NUMBER
L1.1

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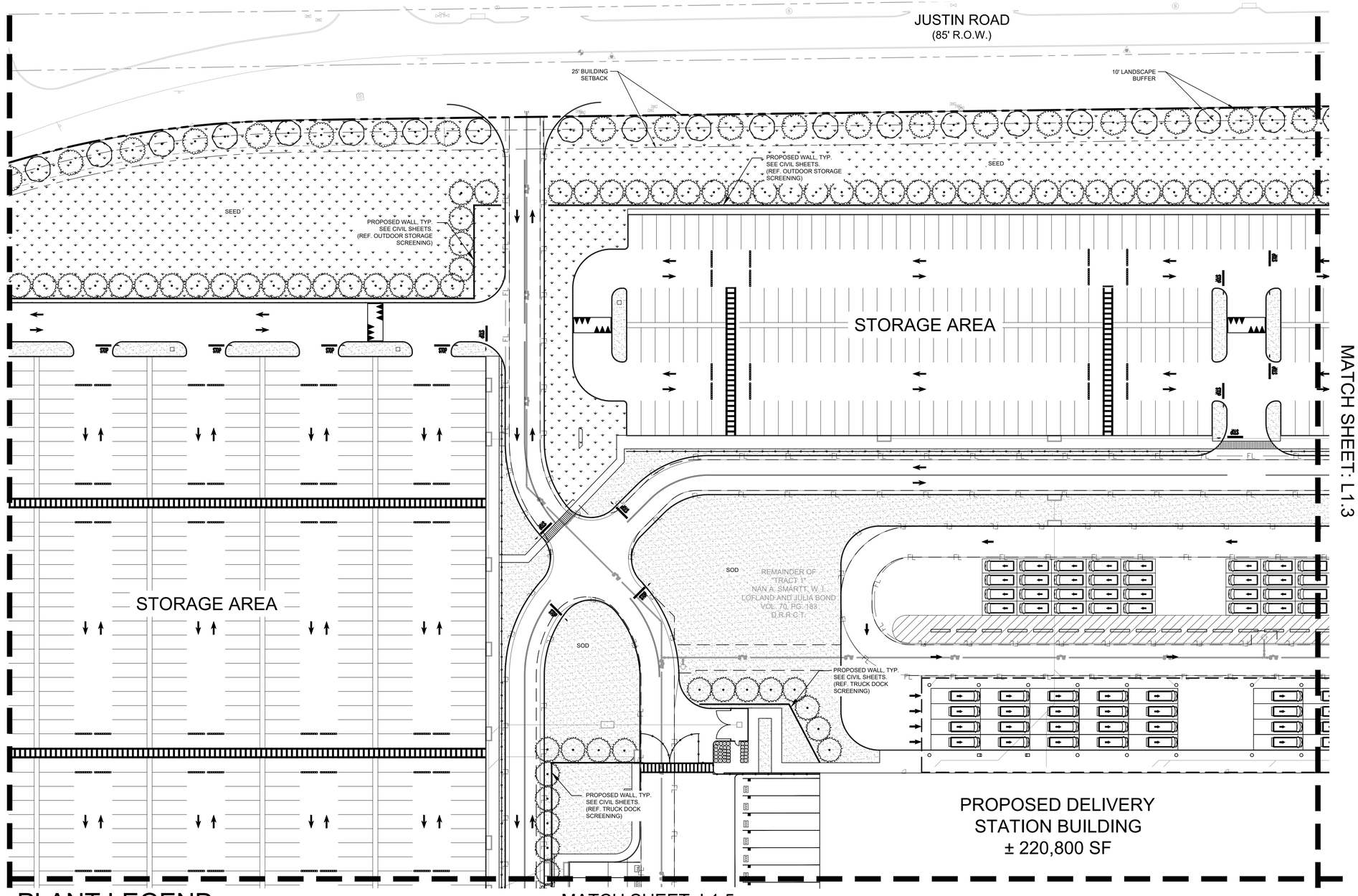

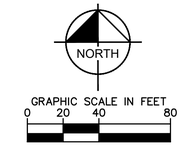

PLANT LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	Ay	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE
	Ce	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK
	Id2	ILEX DECIDUA	POSSUMHAW
	Qb	QUERCUS BUCKLEYI	TEXAS RED OAK
	Qv	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	Td	TAXODIUM DISTICHUM	BALD CYPRESS

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	Id	ILEX CORNUTA `DWARF BURFORD`	DWARF BURFORD HOLLY
	In2	ILEX VOMITORIA `NANA`	DWARF YAUPON HOLLY
	Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS
	Ro	ROSMARINUS OFFICINALIS	ROSEMARY

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	Lm	LIRIOPE MUSCARI	LILYTURF
	NS	NATIVE AMERICAN SEED	DAM SLOPE MIX
	SEED	CYNODON DACTYLON	BERMUDA GRASS
	SOD	CYNODON DACTYLON	BERMUDA GRASS

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DRAWN BY AMC
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ENLARGED LANDSCAPE PLAN (2 OF 6)

JUSTIN ROAD DISTRIBUTION CENTER
ROCKWALL TEXAS

SHEET NUMBER
L1.2

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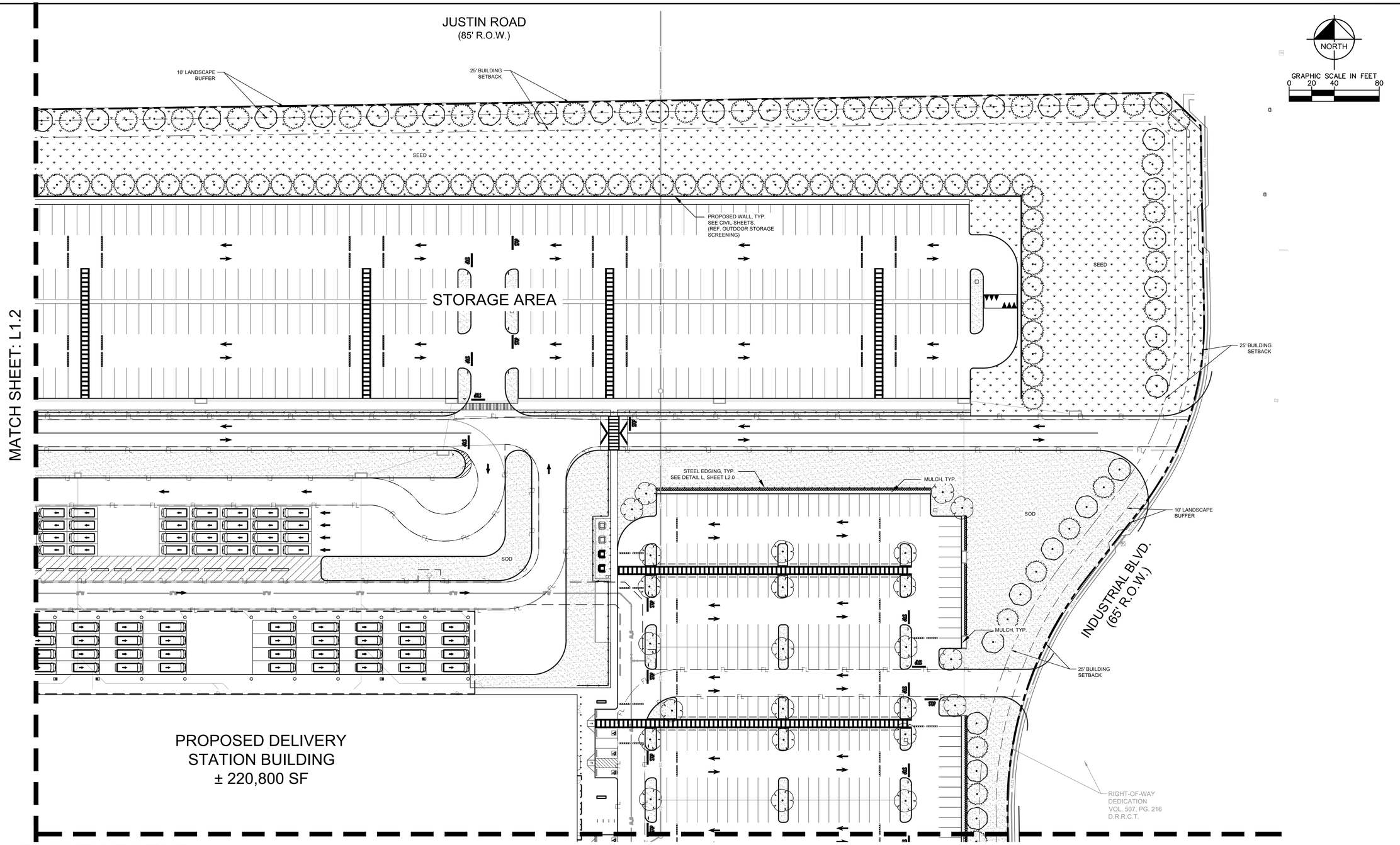

MATCH SHEET: L1.4

PLANT LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	Ay	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE
	Ce	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK
	Id2	ILEX DECIDUA	POSSUMHAW
	Qb	QUERCUS BUCKLEYI	TEXAS RED OAK
	Qv	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	Td	TAXODIUM DISTICHUM	BALD CYPRESS

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	Id	ILEX CORNUTA `DWARF BURFORD`	DWARF BURFORD HOLLY
	In2	ILEX VOMITORIA `NANA`	DWARF YAUPON HOLLY
	Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS
	Ro	ROSMARINUS OFFICINALIS	ROSEMARY

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	Lm	LIRIOPE MUSCARI	LILYTURF
	NS	NATIVE AMERICAN SEED	DAM SLOPE MIX
	SEED	CYNODON DACTYLON	BERMUDA GRASS
	SOD	CYNODON DACTYLON	BERMUDA GRASS

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L.A. No. 3543 Date FEB 2021

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DATE 2/10/2021
SCALE AS SHOWN
DESIGNED BY AMC
DRAWN BY AMC
CHECKED BY SEM

ENLARGED LANDSCAPE PLAN (3 OF 6)

JUSTIN ROAD DISTRIBUTION CENTER
ROCKWALL TEXAS

SHEET NUMBER
L1.3

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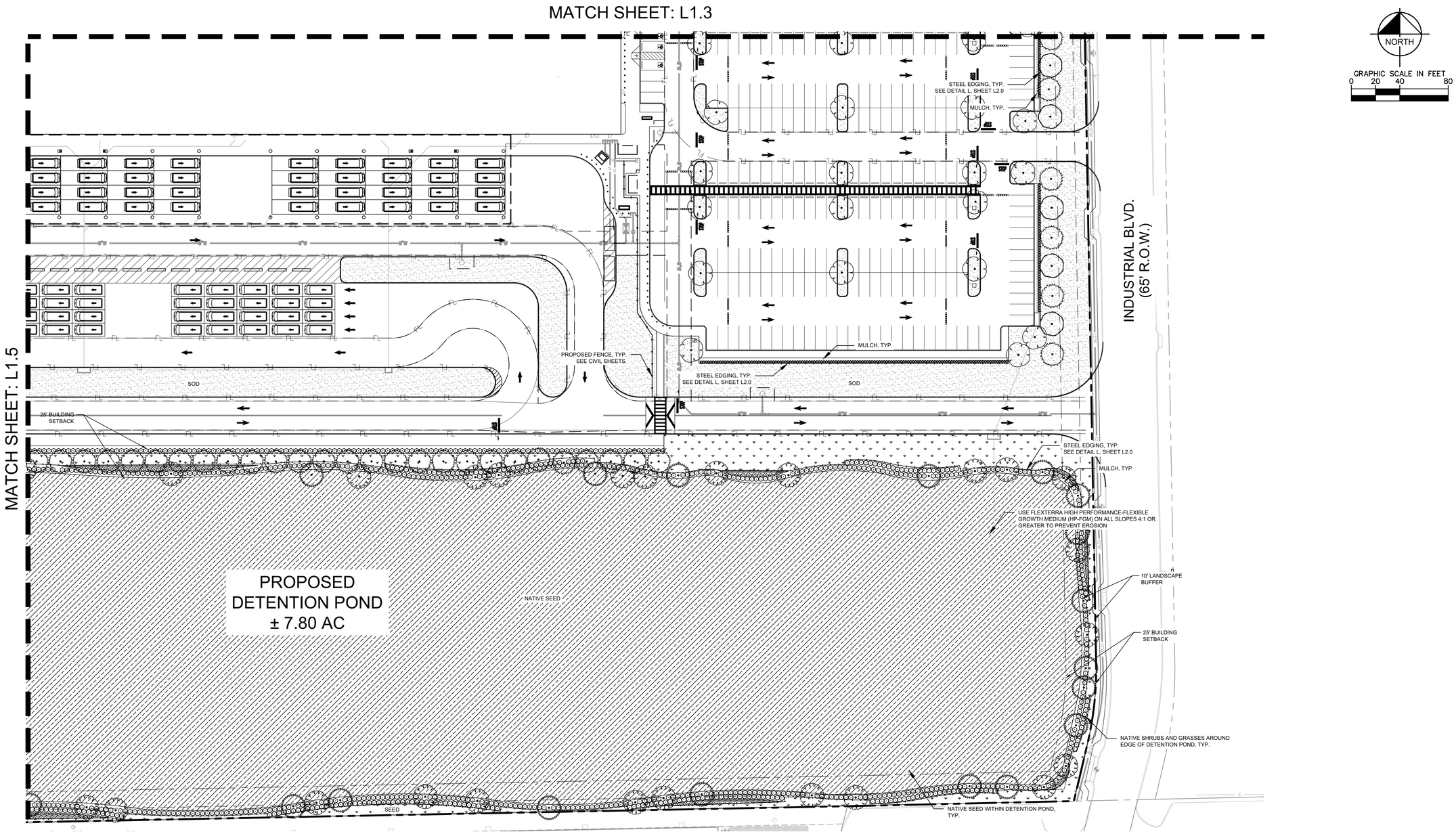

PLANT LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	Ay	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE
	Ce	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK
	Id2	ILEX DECIDUA	POSSUMHAW
	Qb	QUERCUS BUCKLEYI	TEXAS RED OAK
	Qv	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	Td	TAXODIUM DISTICHUM	BALD CYPRESS

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	Id	ILEX CORNUTA `DWARF BURFORD`	DWARF BURFORD HOLLY
	In2	ILEX VOMITORIA `NANA`	DWARF YAUPON HOLLY
	Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS
	Ro	ROSMARINUS OFFICINALIS	ROSEMARY

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	Lm	LIRIOPE MUSCARI	LILYTURF
	NS	NATIVE AMERICAN SEED	DAM SLOPE MIX
	SEED	CYNODON DACTYLON	BERMUDA GRASS
	SOD	CYNODON DACTYLON	BERMUDA GRASS

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L.A. No. 3543 Date FEB 2021

KHA PROJECT 068910600
DATE 2/10/2021
SCALE AS SHOWN
DESIGNED BY AMC
DRAWN BY AMC
CHECKED BY SEM

ENLARGED LANDSCAPE PLAN (4 OF 6)

JUSTIN ROAD DISTRIBUTION CENTER
ROCKWALL TEXAS

SHEET NUMBER
L1.4

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MATCH SHEET: L1.2

MATCH SHEET: L1.6

MATCH SHEET: L1.4

STORAGE AREA

PROPOSED WALL, TYP.
SEE CIVIL SHEETS.
(REF. TRUCK DOCK SCREENING)

SOD

MULCH, TYP.

PROPOSED WALL, TYP.
SEE CIVIL SHEETS.
(REF. OUTDOOR STORAGE SCREENING)

STEEL EDGING, TYP.
SEE DETAIL L, SHEET L2.0

MULCH, TYP.

10' LANDSCAPE BUFFER

SEED

PROPOSED
DETENTION POND
± 7.80 AC

NATIVE SEED

LOT 1, BLOCK 1
HERMAN UTLEY MIDDLE SCHOOL
CAB. H, SLD. 69
P.R.R.C.T.

25' BUILDING SETBACK

USE FLEXTERRA HIGH PERFORMANCE-FLEXIBLE GROWTH MEDIUM (HP-FGM) ON ALL SLOPES 4:1 OR GREATER TO PREVENT EROSION

MULCH, TYP.

STEEL EDGING, TYP.
SEE DETAIL L, SHEET L2.0

20' DRAINAGE

GAS GAS GAS GAS GAS GAS

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

PLANT LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	Ay	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE
	Ce	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK
	Id2	ILEX DECIDUA	POSSUMHAW
	Qb	QUERCUS BUCKLEYI	TEXAS RED OAK
	Qv	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	Td	TAXODIUM DISTICHUM	BALD CYPRESS

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	Id	ILEX CORNUTA `DWARF BURFORD`	DWARF BURFORD HOLLY
	In2	ILEX VOMITORIA `NANA`	DWARF YAUPON HOLLY
	Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS
	Ro	ROSMARINUS OFFICINALIS	ROSEMARY

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	Lm	LIRIOPE MUSCARI	LILYTURF
	NS	NATIVE AMERICAN SEED	DAM SLOPE MIX
	SEED	CYNODON DACTYLON	BERMUDA GRASS
	SOD	CYNODON DACTYLON	BERMUDA GRASS

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L.A. No. 3543 Date FEB 2021

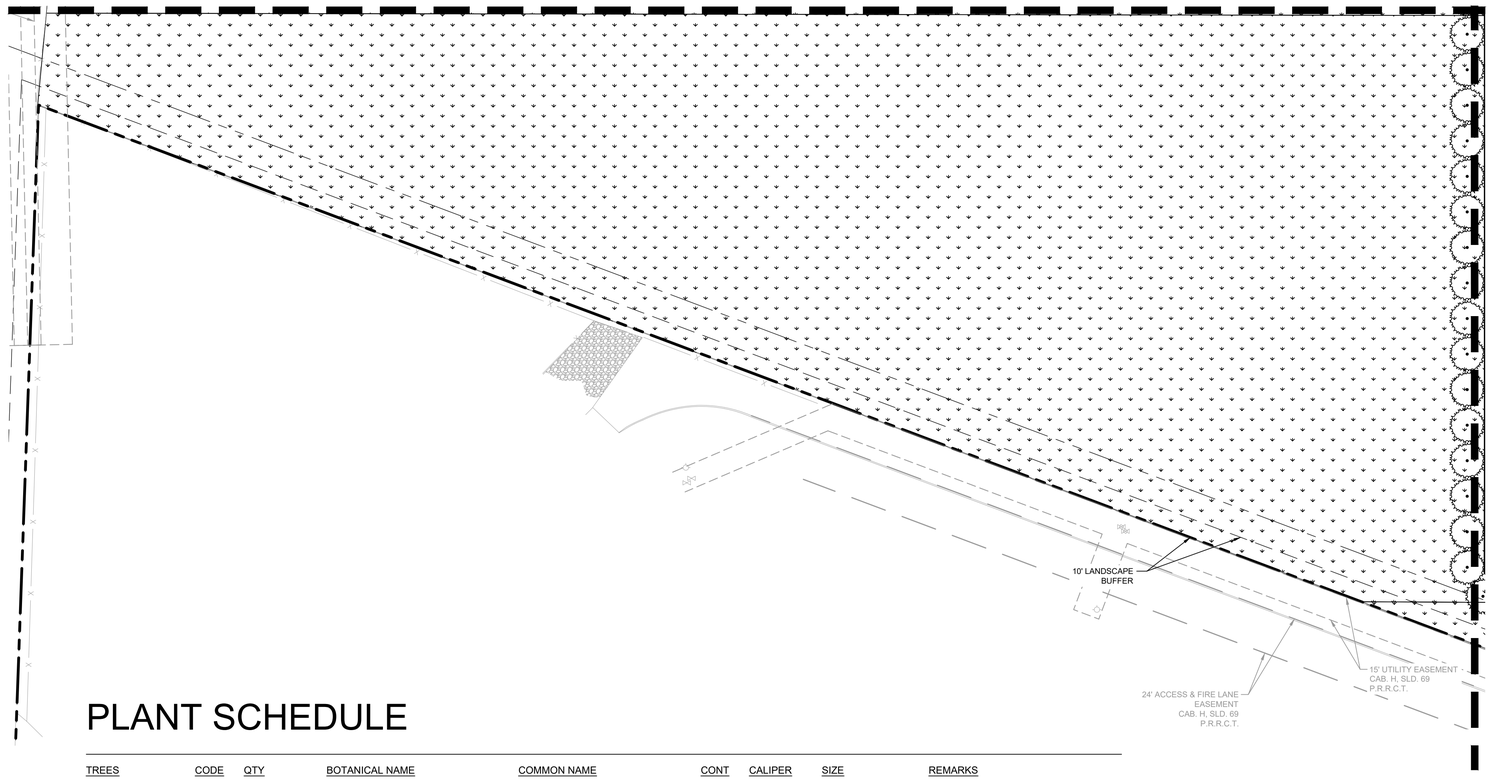
KHA PROJECT 068910600
DATE 2/10/2021
SCALE AS SHOWN
DESIGNED BY AMC
DRAWN BY AMC
CHECKED BY SEM

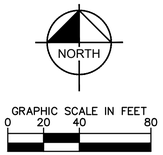
ENLARGED LANDSCAPE PLAN (5 OF 6)

JUSTIN ROAD DISTRIBUTION CENTER

ROCKWALL TEXAS

SHEET NUMBER
L1.5





PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	REMARKS
	Ay	48	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE	B & B	4" CAL.	8`-10` H X 4`-5` W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
	Ce	60	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	B & B	3" CAL	6`-8` HT. X 4`-5`W	MULTI-STEM, 3 STEMS MINIMUM, FULL AND MATCHING
	Id2	26	ILEX DECIDUA	POSSUMHAW	B & B	4" CAL.	6`-8` HT. X 4`-5`W	
	Qb	81	QUERCUS BUCKLEYI	TEXAS RED OAK	B & B	4" CAL.	8`-10` H X 4`-5` W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
	Qv	319	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	B & B	4" CAL.	10`-12` H X 6`-8` W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
	Td	34	TAXODIUM DISTICHUM	BALD CYPRESS	B & B	4" CAL.	8`-10` H X 4`-5` W	

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	REMARKS
	Id	36	ILEX CORNUTA `DWARF BURFORD`	DWARF BURFORD HOLLY	5 GAL	36" O.C.	24" H X 24" W	FULL AND MATCHING
	In2	475	ILEX VOMITORIA `NANA`	DWARF YAUPON HOLLY	5 GAL	24" O.C.	18" H X 18" W	FULL AND MATCHING.
	Mc	323	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL	24" O.C.	18" H X 18" W	FULL AND MATCHING
	Ro	850	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL	36" O.C.	24" H X 24" W	FULL AND MATCHING

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	REMARKS
	Lm	187,9.7 SF	LIRIOPE MUSCARI	LILYTURF	1 GAL	8" H X 8" W	12" O.C.	TRIANGULAR SPACING, FULL AND MATCHING
	NS	28,664,1.4 SF	NATIVE AMERICAN SEED	DAM SLOPE MIX	SEED			HYDROSEED 20 LB PER ACRE; USE FLEXTERRA HIGH PERFORMANCE-FLEXIBLE GROWTH MEDIUM (HP-FGM) ON ALL SLOPES 4:1 OR GREATER TO PREVENT EROSION
	SEED	75,245,3.9 SF	CYNODON DACTYLON	BERMUDA GRASS	SEED			HYDROSEED 1 LB PER 1,000 SF; USE FLEXTERRA HIGH PERFORMANCE-FLEXIBLE GROWTH MEDIUM (HP-FGM) ON ALL SLOPES 4:1 OR GREATER TO PREVENT EROSION
	SOD	24,380,1.7 SF	CYNODON DACTYLON	BERMUDA GRASS	SOD			SOLID SOD ROLLED TIGHT WITH SAND FILLED JOINTS. 100% WEED, DISEASE, AND PEST FREE.

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CHECKED BY SEM

ENLARGED LANDSCAPE PLAN (6 0F 6)

JUSTIN ROAD DISTRIBUTION CENTER
ROCKWALL TEXAS

SHEET NUMBER
L1.6

Plotted By:Chaparro, Angelica Sheet Set:Kha Layout:L1.6 February 10, 2021 02:09:47pm K:\HOU_Civil\068928485-DD\9 Rockwall\CAD\PlanSheets\L-Set.dwg
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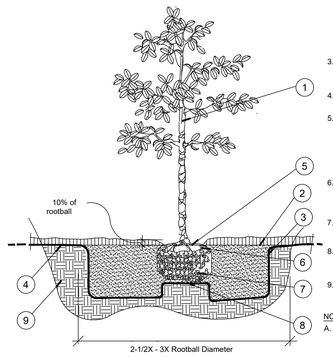


1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 2.5X-3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE (SEE GRADING PLAN).
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.
9. BACKFILL MATERIAL PER SPECIFICATIONS.

NOTES:

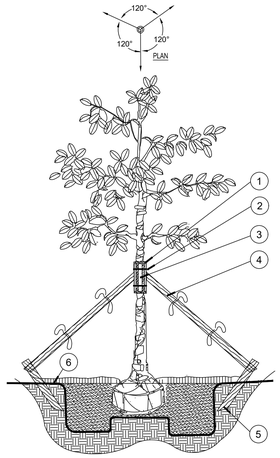
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

A Tree Planting
SECTION — N.T.S.



1. FIVE (5) LAYERS OF BURLAP TO PROTECT TRUNK
2. TWO STEEL BANDS TO SECURE BATTENS
3. FIVE 2 X 4 X 18"L WOOD BATTENS
4. THREE (3) 2" X 8' LODGE POLES. DRILL, USING GALVANIZED SCREWS, TO BATTENS AND 2" X 4" STAKES. NO SCREWS SHALL PENETRATE TREE. FLAG AT MIDPOINT AND AT BASE.
5. 2" x 4" x 3' (MIN), P.T. WOOD STAKES BURIED 3" BELOW FINISHED GRADE.
6. FINISHED GRADE (SEE GRADING PLAN)

NOTES:

A. ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

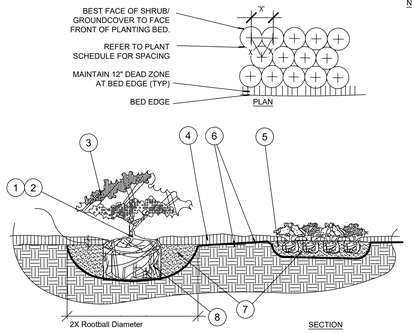
C. ALTERNATE TREE ANCHORING SYSTEMS MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

PRE-APPROVED SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

D. RUBBER HOSE/WIRE SYSTEMS ARE NOT ALLOWED.

* REFER TO DETAILS B AND D FOR PLANTING

B Large Tree Staking - 100 Gal + or B&B 4" +
SECTION — N.T.S.

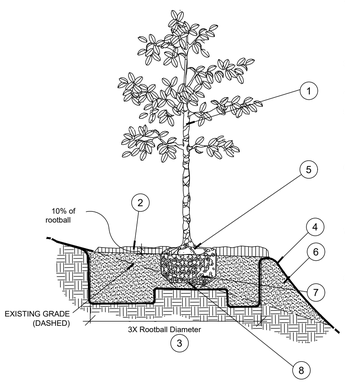


NOTES:

1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED - DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS' ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. 12" DEPTH PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

C Shrub / Groundcover Planting
PLAN / SECTION — N.T.S.



1. TREES, PALMS, AND LARGE SHRUBS (15 GAL OR GREATER) SHALL BE PLANTED IN SIMILAR MANNER
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE (SEE GRADING PLAN).
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. BERM SOIL SO THAT TOP OF BERM IS JUST BELOW THE TOP 10% OF THE TOP OF THE ROOTBALL. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE. SLOPE SHALL NOT EXCEED 3:1 SLOPE.
7. B & B OR CONTAINER REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL (SEE SPECIFICATIONS FOR OTHER ROOT BALL REQUIREMENTS)
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

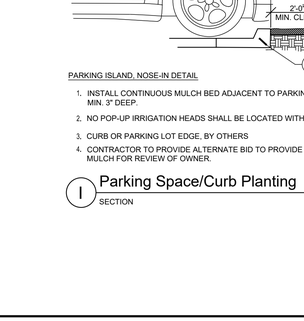
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

D Planting on a Slope
PLAN / SECTION — N.T.S.



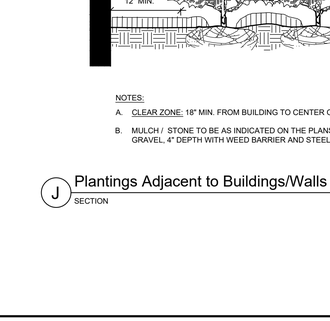
1. FINISHED GRADE (SEE GRADING PLAN).
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE. ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

NOTE:

A. IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

* REFER TO DETAILS B AND D FOR PLANTING

E Staking - up to 65 gal. or B&B to 3-1/2" Cal.
SECTION — N.T.S.



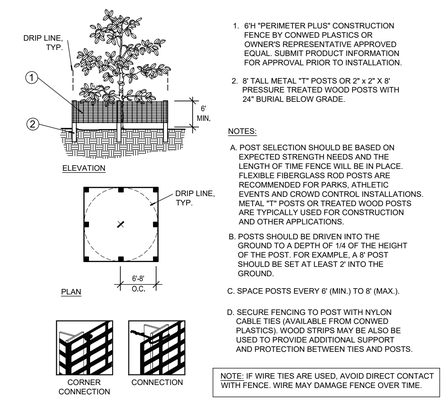
1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER
4. SOIL MIX COMBINED WITH 30% (MIN.) EXPANDED SHALE.
5. SLOPE BOTTOM TO DRAIN
6. ±18"Ø AUGURED HOLE PENETRATE THROUGH OCCLUDING LAYER A DEPTH OF 7' TO ASSURE PROPER PERCOLATION. INSTALL 4" PVC PIPE WITH VENTED CAP.
7. BACKFILL WITH 1/2" - 3/4" GRAVEL.

NOTES:

A. FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

B. REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.

F Poor Drainage Condition
PLAN / SECTION — N.T.S.



1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

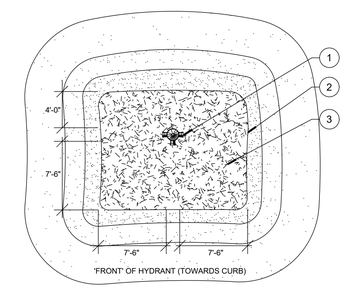
B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

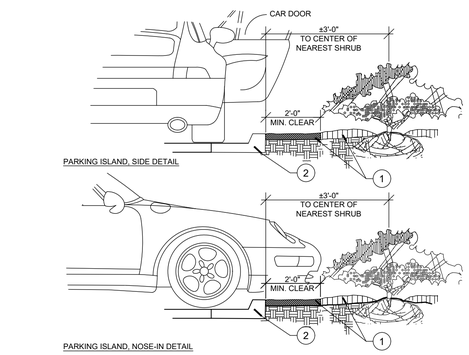
NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

G Tree/Shrub Protector
SECTION — N.T.S.



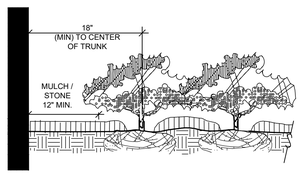
1. FIRE HYDRANT
2. NO PLANT MATERIAL SHALL BE PLACED WITHIN SHOWN LIMITS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. PROVIDE A MULCH, 3" DEPTH MIN., SURROUNDING AREA INDICATED.

H Fire Hydrant Clear Zone
PLAN — N.T.S.



1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP.
2. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE
3. CURB OR PARKING LOT EDGE, BY OTHERS
4. CONTRACTOR TO PROVIDE ALTERNATE BID TO PROVIDE DECOMPOSED GRANITE BED IN LIEU OF MULCH FOR REVIEW OF OWNER.

I Parking Space/Curb Planting
SECTION — N.T.S.

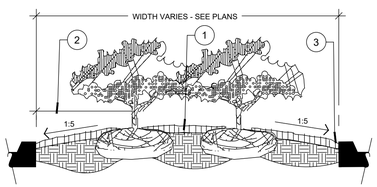


NOTES:

A. CLEAR ZONE: 18" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.

B. MULCH / STONE TO BE AS INDICATED ON THE PLANS. STONE TO BE PEA GRAVEL, 4" DEPTH WITH WEED BARRIER AND STEEL EDGING.

J Plantings Adjacent to Buildings/Walls
SECTION — N.T.S.

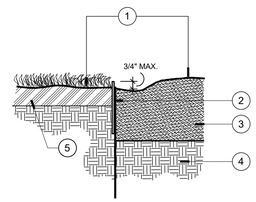


PLANTER ISLAND NOTES:

1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS. SEE DETAIL 'I' FOR PLANTER MEDIANS ADJACENT TO PARKING SPACES.
3. 1" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

- WHEN LIME STABILIZED SOIL IS ENCOUNTERED, EXCAVATE CONTINUOUS 36" DEEP (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
- PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).
- ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

K Planted Parking Lot Islands / Medians
SECTION — N.T.S.



1. DIFFERENT PLANTING TREATMENTS.
2. METAL EDGING
3. BED SOIL 12" MINIMUM DEPTH. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.
4. NATIVE SOIL
5. 4" TOPSOIL. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.

L Steel Edging
SECTION — N.T.S.

No.	REVISIONS	DATE	BY

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P.I.A. ____ SHANNON E. MUNDY
L.A. No. 3543 Date FEB 2021

KHA PROJECT 068910600
DATE 2/10/2021
SCALE AS SHOWN
DESIGNED BY AMC
DRAWN BY AMC
CHECKED BY SEM

LANDSCAPE DETAILS

JUSTIN ROAD DISTRIBUTION CENTER
ROCKWALL TEXAS

SHEET NUMBER
L2.0

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY)
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA

STAKING/GUYINGFOR ALTERNATE TO DETAILS: SEND PRODUCT DATA, DETAIL CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.

2. PLANT MATERIALS INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC.

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE AMERICAN STANDARD NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.

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

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. ALL PLANTING BED PIT BACKFILL AREAS TO BE PREPARED USING COMPOST, SHARP SCREENED SAND AND EXPANDED SHALE BY SOIL BUILDING SOLUTIONS, LIVING EARTH, OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (12" DEPTH MIN). FINISHED GRADES OF PLANTING BEDS TO BE 1" BELOW FINISHED GRADE OF ADJACENT CONCRETE MOW STRIP OR AS SHOWN ON GRADING PLAN. PLANTING BED PIT SOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 35% COMPOST, 10% EXPANDED SHALE, AND 5% SCREENED SHARP SAND. 98.5% OF THE PLANTING BED PIT SOIL PARTICLES WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. COLOR TO BE A MEDIUM BROWN WITH A WEIGHT OF 1900-2250 LBS. PER CUBIC YARD (DEPENDING ON THE MOISTURE CONTENT).

2. ALL SOD AND SEED AREAS TO BE PREPARED USING COMPOST AND SHARP SCREENED SAND, BY SOIL BUILDING SOLUTIONS, LIVING EARTH, OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (4" DEPTH MIN.). TOPSOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 40% COMPOST, AND 10% SHARP SCREENED SAND. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 6.0-6.5 WITH 25% (MIN) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL. (MIN) CONTAINER.

3. THE CONTRACTOR SHALL REESTABLISH ANY ADDITIONAL DISTURBED AREAS NOT SHOWN ON THE PLANS WITH A FULL COVERING OF SOD OR SEED. THE CONTRACTOR SHALL PROVIDE 4" DEPTH (MIN) PREPARED TOPSOIL IN ALL AREAS TO RECEIVE SEED OR SOD AT NO ADDITIONAL COST.

4. TREE PLANTING PITS SHALL BE BACKFILLED WITH COMPOST BY SOIL BUILDING SOLUTIONS, LIVING EARTH OR APPROVED EQUAL AND NATIVE SOIL. THE TOP 1/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 80% WEED FREE NATIVE SOIL AND 20% COMPOST. THE BOTTOM 2/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 100% WEED FREE NATIVE SOIL.

5. EXISTING SOIL USED IN PLANT BACKFILL AND TOPSOIL PREP SHALL BE REASONABLY FREE OF STONES, LIME, LUMPS OF CLAY, ROOTS AND OTHER FOREIGN MATTER. EXISTING SOIL SHALL HAVE A MINIMUM ORGANIC COMPOSITION OF 25% AND THE ACIDITY SHALL BE BETWEEN 5.0 AND 7.0 pH. CONTRACTOR SHALL SUBMIT A 1 GAL. MINIMUM SAMPLE OF THE EXISTING SOIL TO AN APPROVED TESTING FACILITY TO VERIFY COMPOSITION, ACIDITY AND ORGANIC CONTENT.

5. IF SOIL FAILS TO ACHIEVE THE AFOREMENTIONED pH AND ORGANIC COMPOSITION QUANTITIES, THE CONTRACTOR SHALL TILL AN ADEQUATE AMOUNT OF COMPOST IN TO THE EXISTING SOIL UNTIL IT MEETS THE REQUIREMENTS PRIOR TO COMBINING WITH OTHER SPECIFIED SOIL AMENDMENTS.

6. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE AND AMENDMENTS FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

7. WHERE LIME STABILIZED SOIL IS ENCOUNTERED, LAWN AREAS SHALL BE EXCAVATED TO A DEPTH OF 12", PLANT BEDS SHALL BE EXCAVATED TO A DEPTH OF 24", AND TREE PITS SHALL BE EXCAVATED TO A DEPTH OF 36", AND BACKFILLED WITH CLEAN NATIVE SOIL (E.5) AND APPROVED PLANTING SOIL (E.1-4).

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC., IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

ALL PLANTING BED TO BE TOP DRESSED WITH A MINIMUM OF 3" "RUSTIC CUT HARDWOOD MULCH" BY SOIL BUILDING SOLUTIONS OR LIVING EARTH (OR APPROVED EQUAL) WITH A pH RANGE OF 6.5-8.5 AND SHALL BE FREE OF MAN-MADE FOREIGN MATTER, LUMBER, TREATED MATERIALS, PALLETS, GRASS AND LEAVES. NO PARTICLE SIZE SHOULD EXCEED 3.5" IN LENGTH.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

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

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH AMERICAN STANDARD FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

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

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

J. CONTAINER GROWN STOCK

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

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

3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

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

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

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

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.

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

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

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES SHALL BE SET WITH ROOT BALL CENTERED IN PLANTING PIT WITH ROOT FLARE 2" ABOVE ADJACENT SOIL ELEVATION. SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE TOP OF ROOT BALL SHALL BE EVEN WITH TOP OF PLANTING BED. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL FOR SOILNOC SRT ADVANCED MYCORRHIZAL INOCULUM (OR EQUAL) PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS AND MIX TO ACHIEVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.

17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING/ SEEDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, DEBRIS, HAVE SOIL PREPARED PER SECTION E, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. SOIL PREPARATION: ALL SOIL TO BE PREPARED PER SECTION E.

4. SODDING:

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE / MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

D. CONTRACTOR SHALL REFERENCE PLANTING SCHEDULE FOR SEEDING VARIETY AND RATES.

E. IF SEED INSTALLATION FALLS BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL INSTALL EITHER SOD OR A COLD SEASON VARIETY SEED MIX, SUCH AS WINTER RYE. IF A COOL SEASON VARIETY MIX IS INSTALLED BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL RESEED THE AREA WITH THE ORIGINAL SPECIFIED SEED MIX PER THE PLANS AND SPECIFICATIONS BETWEEN MARCH 15TH AND SEPTEMBER 15TH.

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

2. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

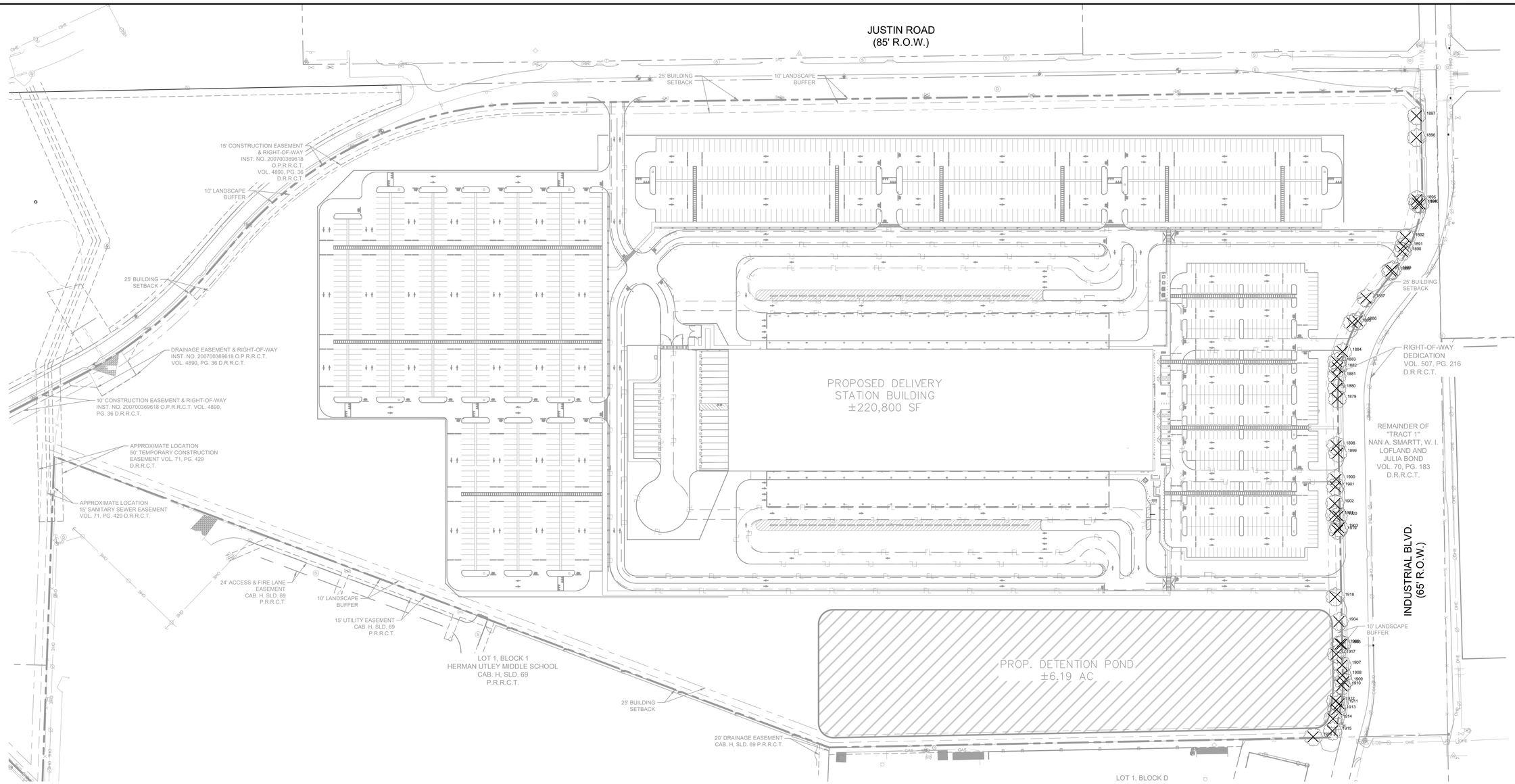
C. CONTRACTOR SHALL REESTABLISH 95% (MIN) COVERAGE FOR ALL DISTURBED AREAS OF VEGETATION WITHIN 60 DAYS OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL PROVIDE SEED AND/OR SOD THAT MATCHES THE ADJACENT LAWN AREA.

Q. CLEANUP

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

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRI



SITE INFORMATION			
LOT 1			
PAVEMENT	1,358,772 SF	31.193 ACRES	(46.828%)
BUILDING COVERAGE	220,800 SF	5.069 ACRES	(7.610%)
LANDSCAPE AND OPEN SPACE	1,322,048 SF	30.350 ACRES	(45.562%)
TOTAL	3,093,718 SF	71.022 ACRES	

LEGEND

XXXX EXISTING TREES TO REMAIN/PROTECT

XXXX EXISTING TREES TO BE REMOVED

DEVELOPMENT INFORMATION	
ZONING - LI, LIGHT INDUSTRIAL DISTRICT	
BUILDING AREA 1 (HT=44.5')	
STORY	AREA (GSF)
LL	220,822
FLOOR AREA RATIO (FAR)	0.07
FOUNDATION TYPE	SLAB ON GRADE

TOTAL LAND AREA	3,093,718 SF/71.022 AC
PROPOSED TOTAL BUILDING AREA	±220,800 SF
PROPOSED TRAILER PARKING	30 SPACES
PROPOSED AUTO PARKING (9'X20')	480 SPACES
REQUIRED AUTO PARKING BY CLIENT	457 SPACES
PROPOSED VAN PARKING (11'X27')	1,118 SPACES
REQUIRED VAN PARKING	1,103 SPACES
PROPOSED ACCESSIBLE PARKING	9 SPACES
REQUIRED ACCESSIBLE PARKING	9 SPACES

Know what's below. Call before you dig.

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

SITE PLAN
DDF9 ROCKWALL

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT:
E-MAIL:

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATIES, INC
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-920-6322
CONTACT: SHANNON MUNDY, P.LA.

No.	REVISIONS	DATE	BY

Kimley»Horn

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WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.I.A. SHANNON E. MUNDY
I.A. No. 3543 Date FEB 2021

KHA PROJECT	068910600
DATE	2/10/2021
SCALE	AS SHOWN
DESIGNED BY	AMC
DRAWN BY	AMC
CHECKED BY	SEM

TREE REMOVAL PLAN

JUSTIN ROAD DISTRIBUTION CENTER
ROCKWALL TEXAS

SHEET NUMBER
TP 1.00

Plotted By:Chaparro, Angelica Sheet Set:Kha Layout:TP 1.00 February 09, 2021 04:04:43pm \\kimley-horn.com\tx_hou\KHOU_Civil\068928483S-DDF9 Rockwall\CAD\PlanSheets\L-Tree Mitigation.dwg
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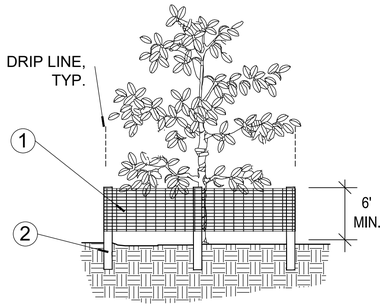
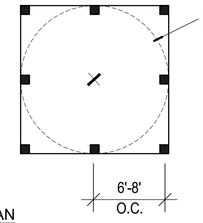
SWC Justin Rd and Industrial - Rockwall, Rockwall County, TX

TAG#	DBH	COMMON NAME	CONDITION	CLASS	STATUS	MITIGATION RATIO	MITIGATION INCHES
1879	5.5	Hercules-club	Healthy	Primary	Remove	1	5.5
1880	5.2	Gum Bumelia	Healthy	Primary	Remove	1	5.2
1881	17.0	Hackberry	Healthy	Secondary	Remove	0.5	8.5
1882	4.7	Hercules-club	Declining	Primary	Remove	0	0
1883	5.2	Hercules-club	Healthy	Primary	Remove	1	5.2
1884	12.8	Eastern Redcedar	Healthy	Secondary	Remove	0.5	6.4
1885	11.0	Hackberry	Healthy	Secondary	Remove	0.5	5.5
1886	13.4	Hackberry	Declining	Secondary	Remove	0	0
1887	11.0	Hackberry	Healthy	Secondary	Remove	0.5	5.5
1888	14.9	Hackberry	Healthy	Secondary	Remove	0.5	7.45
1889	11.3	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.65
1890	5.8	Hercules-club	Healthy	Primary	Remove	1	5.8
1891	12.0	Hackberry	Healthy	Secondary	Remove	0.5	6
1892	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
1893	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
1894	11.2	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.6
1895	5.3	Persimmon	Healthy	Primary	Remove	1	5.3
1896	11.5	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.75
1897	11.5	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.75
1898	11.8	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.9
1899	11.6	Hackberry	Healthy	Secondary	Remove	0.5	5.8
1900	11.3	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.65
1901	15.9	Hackberry	Healthy	Secondary	Remove	0.5	7.95
1902	20.6	Hackberry	Declining	Secondary	Remove	0	0
1903	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
1904	13.8	Eastern Redcedar	Healthy	Secondary	Remove	0.5	6.9
1905	15.5	Hackberry	Healthy	Secondary	Remove	0.5	7.75
1906	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
1907	11.2	Eastern Redcedar	Declining	Secondary	Remove	0	0
1908	12.3	Hackberry	Healthy	Secondary	Remove	0.5	6.15
1909	11.9	Hackberry	Healthy	Secondary	Remove	0.5	5.95
1910	4.6	Hercules-club	Healthy	Primary	Remove	1	4.6
1911	4.3	Persimmon	Healthy	Primary	Remove	1	4.3
1912	4.0	Gum Bumelia	Healthy	Primary	Remove	1	4
1913	4.8	Gum Bumelia	Healthy	Primary	Remove	1	4.8
1914	4.0	Gum Bumelia	Healthy	Primary	Remove	1	4
1915	7.3	Tree of Heaven	Healthy	Primary	Remove	1	7.3
1916	15.0	Hackberry	Declining	Secondary	Remove	0	0
1917	12.1	Hackberry	Healthy	Secondary	Remove	0.5	6.05
1918	11.4	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.7
1919	11.8	Hackberry	Healthy	Secondary	Remove	0.5	5.9
1920	11.4	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.7
1921	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
					TOTAL MITIGATION		**248.5**

	Inches
Primary	111
Secondary	137.5
Featured	0
Unprotected Trees	0
Total Mitigation Inches	**248.5**



ELEVATION



PLAN



CORNER CONNECTION



CONNECTION

1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

A Tree/Shrub Protector

SECTION N.T.S.

SITE PLAN
DDF9 ROCKWALL

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT:
E-MAIL:

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATIES, INC
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-920-6322
CONTACT: SHANNON MUNDY, PLA.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
PHONE: 281-920-6322
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. SHANNON E. MUNDY
L.A. No. 3543 Date FEB 2021

KHA PROJECT	068910600
DATE	2/10/2021
SCALE	AS SHOWN
DESIGNED BY	AMC
DRAWN BY	AMC
CHECKED BY	SEM

TREE MITIGATION REFERENCE DATA AND DETAILS

JUSTIN ROAD DISTRIBUTION CENTER
TEXAS
ROCKWALL

SHEET NUMBER
TP 3.00

Plotted By:Chaparro, Angelica Sheet Set:Kha Layout:TP 3.00 February 09, 2021 04:04:44pm \\kimley-horn.com\tx_hou2\HOU_Civil\068928483\5-DDF9 Rockwall\CAD\PlanSheets\L-Tree Mitigation.dwg
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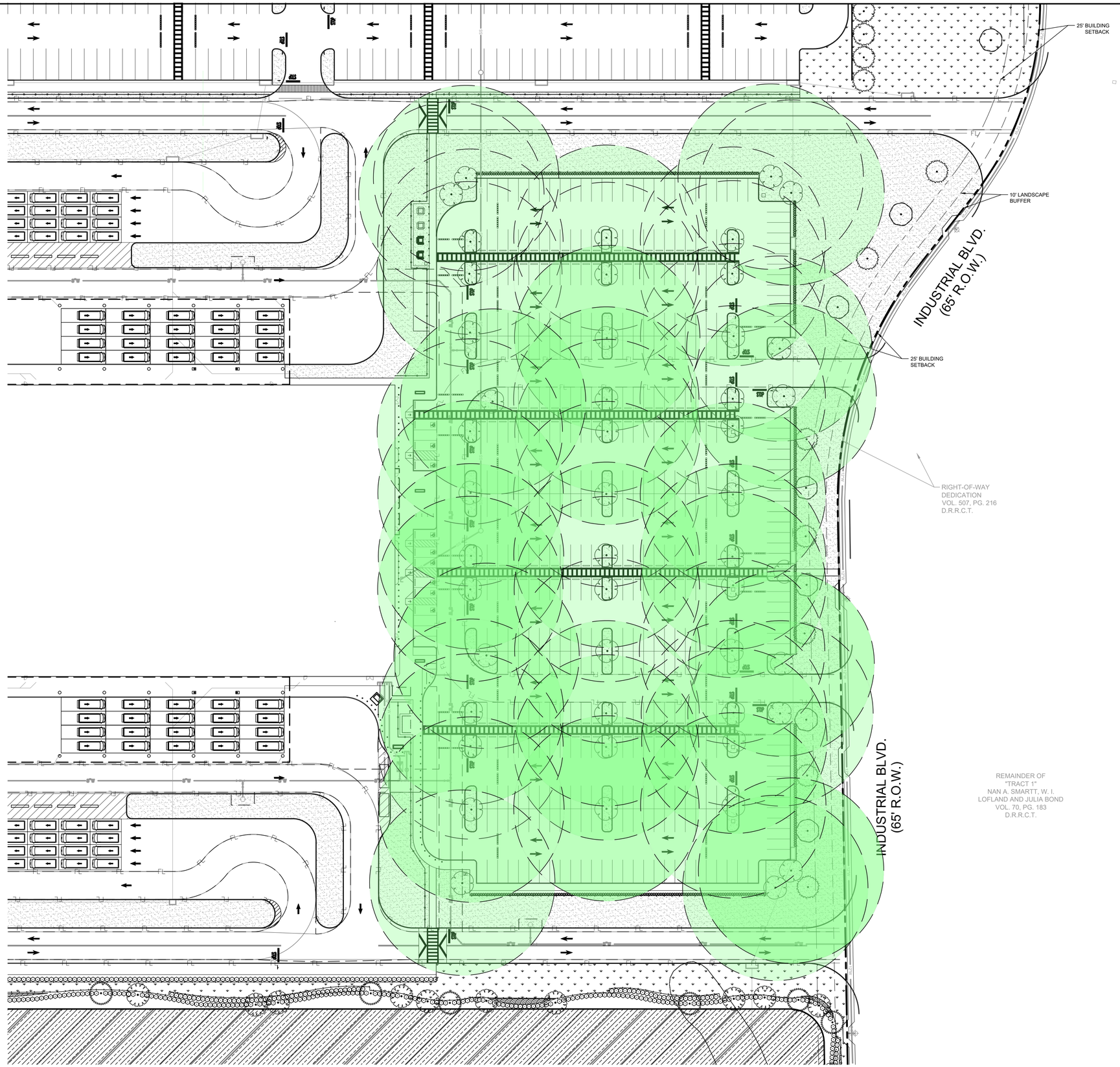

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

80' DIAMETER ON TREE CENTERS

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

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
11700 KATY FREEWAY, SUITE 600, HOUSTON, TX 77079
PHONE: 832-778-6000
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

FOR REVIEW ONLY

KHA PROJECT 068910600
DATE 2/10/2021
SCALE AS SHOWN
DESIGNED BY AMC
DRAWN BY AMC
CHECKED BY SEM

JUSTIN ROAD DISTRIBUTION CENTER

ROCKWALL TEXAS

LANDSCAPE PARKING EXHIBIT

SHEET NUMBER
EX1.0

Plotted By:Chapparro, Angelica Sheet Set:Kha Layout:L1.3 February 09, 2021 09:39:29pm K:\HOU_Civil\068928493-EDP\9 Rockwall\CAD\PlanSheets\L-Parking Exhibit.dwg
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Schedule												
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution
	A	4	Lithonia Lighting	DSX2 LED P3 40K T5W	DSX2 LED P3 40K T5W MVOLT	LED	1	29142	1	0.9	217	100%	TYPE VS,BUG RATING: B5 - U0 - G4
	D	46	Lithonia Lighting	DSX2 LED P2 40K T5W	DSX2 LED P2 40K T5W MVOLT	LED	1	24808	1	0.9	370	100%	TYPE VS,BUG RATING: B5 - U0 - G4
	E	6	Lithonia Lighting	DSX2 LED P1 40K BLC	DSX2 LED P1 40K BLC MVOLT	LED	1	15538	1	0.9	140	100%	TYPE III, SHORT, BUG RATING: B2 - U0 - G3
	F1	152	Lithonia Lighting	VCPG LED P5 40K TSR MVOLT PM NLTAIR2 PIR DNAXD	VCPG LED WITH P5 - PERFORMANCE PACKAGE, 4000K, TSR OPTIC TYPE	LED	1	10497	1	0.9	82.14	100%	TYPE III, SHORT, BUG RATING: B3 - U0 - G3
	I	11	Lithonia Lighting	DSX1 LED P4 40K TFTM VBA DSXW2BSW	DSX1 LED P4 40K TFTM MVOLT	LED	1	14487	1	0.9	125	100%	TYPE IV, SHORT, BUG RATING: B2 - U0 - G3

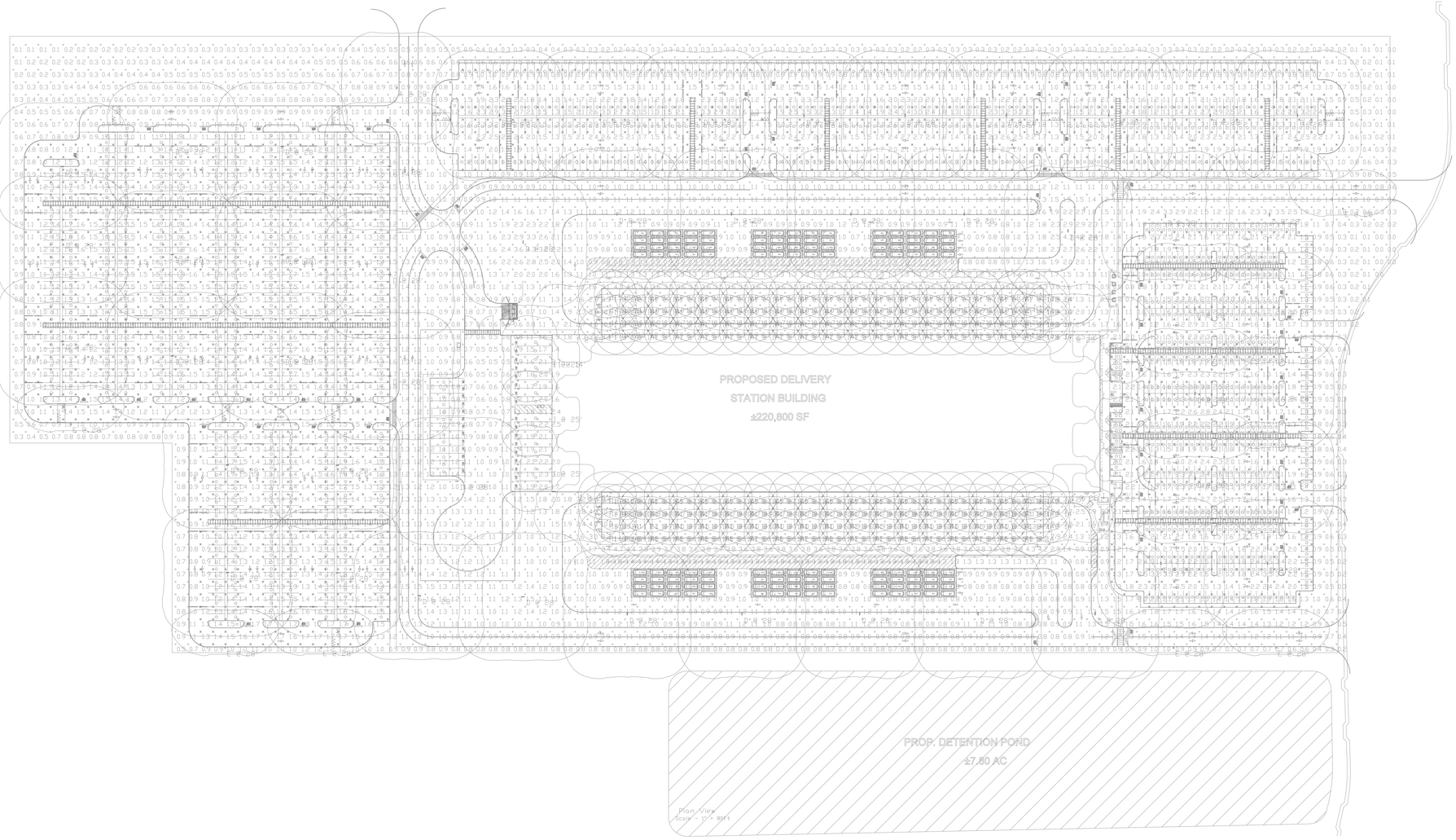
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CANOPY	+	10.0 fc	14.9 fc	8.5 fc	1.8:1	1.2:1
CANOPY	+	10.0 fc	14.9 fc	8.5 fc	1.8:1	1.2:1
LOADING DOCK	□	1.8 fc	3.0 fc	0.9 fc	3.3:1	2.0:1
PARKING LOT	X	1.8 fc	4.5 fc	0.7 fc	6.4:1	2.6:1
PARKING LOT	X	1.6 fc	4.0 fc	0.7 fc	5.7:1	2.3:1
PARKING LOT	X	1.4 fc	1.9 fc	0.7 fc	2.7:1	2.0:1
SITE	+	1.3 fc	10.8 fc	0.0 fc	N/A	N/A

Note

LIGHTING VENDOR INFORMATION:
GC TO CONTACT CITY LIGHTING PRODUCTS FOR ALL LIGHTING FIXTURE AND LIGHTING CONTROLS INQUIRIES.

MANAGER/PJM: GARY MAGRENI, GMAGRENI@CITYLIGHTING.COM, 704-235-3134

PJM: DANA BECKHAM, DBECKHAM@CITYLIGHTING.COM, 704-235-3136



1 **Site Plan Photometrics**
Scale: NONE

rdms design group
2225 E. Randol Mill Road, Suite 300
Arlington, Texas 76011
817.633.4200 p 817.633.4153 f

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Project Address

Delivery Station
DDF9- Rockwall

Issue Date	02/10/21

Revisions

	Date	Description	By
1			
2			
3			
4			
5			
6			
7			

DELIVERY STATION: DDF9
ROCKWALL, TX 75032

DANIEL A. REEVES, PE
2225 E. RANDOL MILL RD
SUITE #300
ARLINGTON, TX 76011
(817)701-4508
DREEVES@RDMSDESIGN.COM

Seal

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

Job Number	200162
Drawn By	TQ
Appv'd By	DAR
Sheet Title	Site Plan Photometrics
Sheet Number	E0.11

SIGNAGE GENERAL NOTES

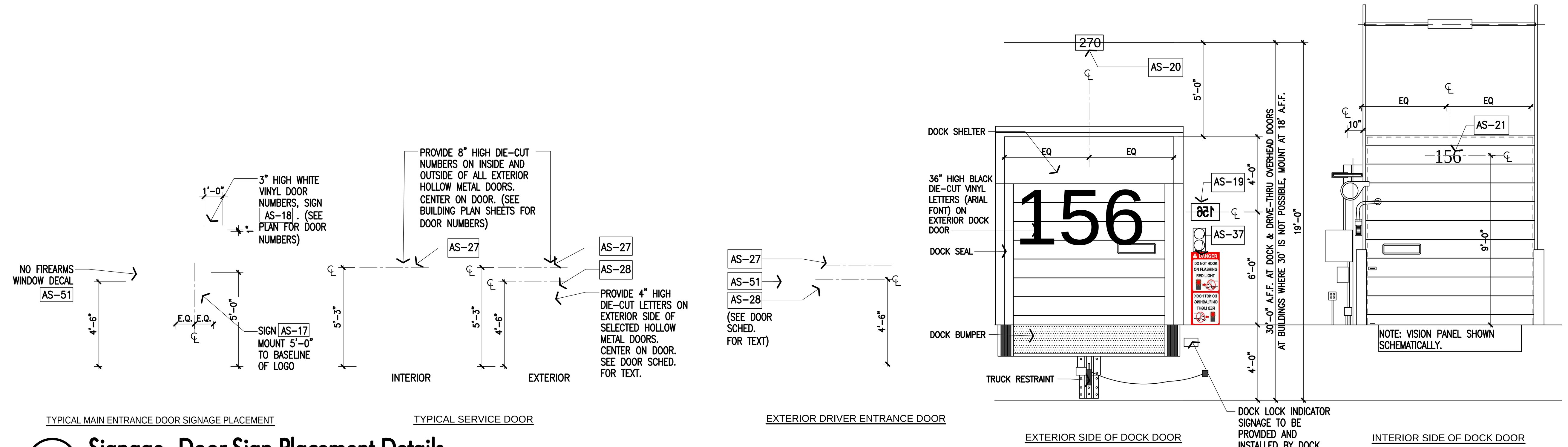
1. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
2. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
3. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
4. ALL PERMANENT SIGNAGE TO ACCESSIBLE AREAS TO HAVE RAISED BRAILLE CHARACTERS PER ANSI 117.1-2009
5. TYPICAL SIGN FONT IS SET IN ARIAL UNLESS NOTED OTHERWISE.
6. SEE DOOR SCHEDULE FOR DOOR SIGNAGE REQUIRED TEXT.

VINYL GRAPHICS GENERAL NOTES

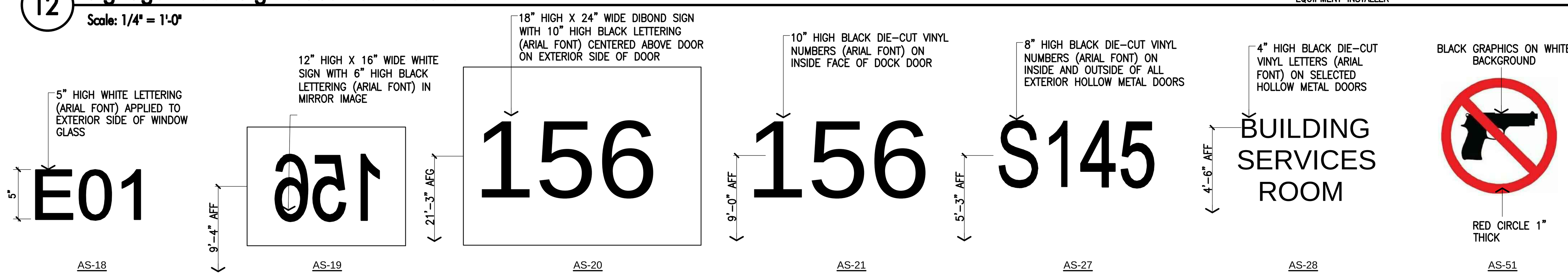
1. DOOR SIGNS: SEE DOOR SIGN PLACEMENT DETAIL ON THIS SHEET FOR MOUNTING HEIGHTS.
2. SPECIFICATIONS: SEE WORLDWIDE REAL ESTATE SIGNAGE STANDARDS FOR COLOR GENERAL NOTES AND ADDITIONAL SIGNAGE COLORS.
3. DESCRIPTION: CUSTOM CUT VINYL GRAPHICS, ATTACHED TO FIRST SURFACE OF EXTERIOR GLASS.
4. GRAPHICS AND TYPOGRAPHY: SIGN GRAPHICS ARE HEAVY DUTY '3M' VINYL. LOGO IS A HIGH RESOLUTION DIGITAL PRINT ON PERMANENT ADHESIVE PRESSURE SENSITIVE VINYL SUBSTRATE WITH LUSTER OVER LAMINATE, CUT TO SHAPE FROM VECTOR FILE. COPY IS MATTE WHITE VINYL.
5. INSTALLATION: LOCATIONS ARE GENERALLY NOTED ON THE ATTACHED LOCATION PLANS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL INSTALLATION CONDITIONS PRIOR TO FABRICATION. THE INSTALLATION METHODS AND DETAILS FOR EACH LOCATION SHALL BE ILLUSTRATED IN THE SUBMITTED SHOP DRAWINGS. FINAL LOCATION WILL BE APPROVED ON SITE BY THE TENANT REPRESENTATIVE.
6. SUBMITTALS: THE FOLLOWING SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION - (3) SETS OF SHOP DRAWINGS AND (3) 6" X6" VINYL SAMPLES OF EACH SIGN FACE COLOR. SEE GENERAL CONSTRUCTION AND INSTALLATION SPECIFICATIONS FOR ADDITIONAL SUBMITTALS. ALL EXTERIOR SIGNAGE TO BE APPROVED BY CONSTRUCTION MANAGER.

INTERIOR GRAPHICS COLORS

IC1 WHITE	HEX #FFFFFF RGB 255/ 255/ 255 CMYK 0/ 0/ 0/ 0 PANTONE White
IC2 BLACK	HEX #000000 RGB 0/ 0/ 0 CMYK 75/ 68/ 67/ 90 PANTONE BlackC
IC3 ORANGE	HEX #FF9900 RGB 255/ 153/ 0 CMYK 0/ 47/ 100/ 0 PANTONE 137U PANTONE 1375C
IC6 BLUE	HEX #146EB4 RGB 20/ 100/ 180 CMYK 88/ 55/ 2/ 0 PANTONE 300 U
C7 BLUE	Scotchcal Prime Blue (Pantone 2995C)(RAL 5012)



12 Signage- Door Sign Placement Details
Scale: 1/4" = 1'-0"



AS-18
5" TALL CHARACTERS TENANT SIGNAGE - WINDOW GLASS NUMBERS. WHITE LETTERING APPLIED TO WINDOW GLASS, CORRESPOND TO DOOR NUMBER. TYPICAL AT ALL GLASS ENTRY DOORS. (SEE BUILDING PLAN SHEETS FOR DOOR NUMBERS)

AS-19
16" X 12" TENANT SIGNAGE - MIRRORED DOCK NUMBER. WHITE SIGN WITH 6" HIGH MIRROR IMAGE BLACK NUMBERS (ARIAL FONT). TYPICAL AT ALL DOCK POSITIONS; DRIVER'S SIDE OF DOCK DOORS. MOUNT DIRECTLY TO EXTERIOR BUILDING FACADE. (SEE BUILDING PLAN SHEETS FOR DOOR NUMBERS)

AS-20
24" X 18" TENANT SIGNAGE - DOCK NUMBERS. WHITE ACRYLIC SIGN WITH 10" TALL BLACK LETTERING. TYPICAL ABOVE ALL DOCK DOORS AND SPACES ALONG FENCE. MOUNTED DIRECTLY TO EXTERIOR BUILDING FACADE, CENTERED ABOVE DOCK DOOR. MOUNT DIRECTLY TO INSIDE FACE OF FENCE, CENTERED ABOVE TRAILER SPACES. (SEE BUILDING PLAN SHEETS FOR DOOR NUMBERS)

AS-21
20" X 10" TENANT SIGNAGE - DOCK DOOR NUMBERS (INTERIOR) 10" TALL BLACK VINYL NUMBERS (ARIAL FONT) ON INTERIOR SIDE OF DOCK DOORS, TYPICAL AT ALL DOCK DOORS. CENTER ON DOOR, MOUNT HORIZONTAL CENTER TO 9'-0" A.F.F. (SEE BUILDING PLAN SHEETS FOR DOOR NUMBERS)

AS-27
8" TALL CHARACTERS TENANT SIGNAGE -EXTERIOR HOLLOW METAL DOOR NUMBERS BLACK DIE CUT VINYL CHARACTERS (ARIAL FONT). INSIDE AND OUTSIDE OF ALL EXTERIOR HOLLOW METAL DOORS. CENTER ON DOOR, MOUNT HORIZONTAL CENTER TO 5'-3" A.F.F. (SEE BUILDING PLAN SHEETS FOR DOOR NUMBERS)

AS-28
4" TALL CHARACTERS TENANT SIGNAGE - HOLLOW METAL DOOR NUMBERS BLACK DIE CUT VINYL CHARACTERS (ARIAL FONT). ON SELECTED HOLLOW METAL DOOR. CENTER ON DOOR, MOUNT HORIZONTAL CENTER TO 4'-6" A.F.F. (SEE DOOR SCHEDULE FOR TEXT)

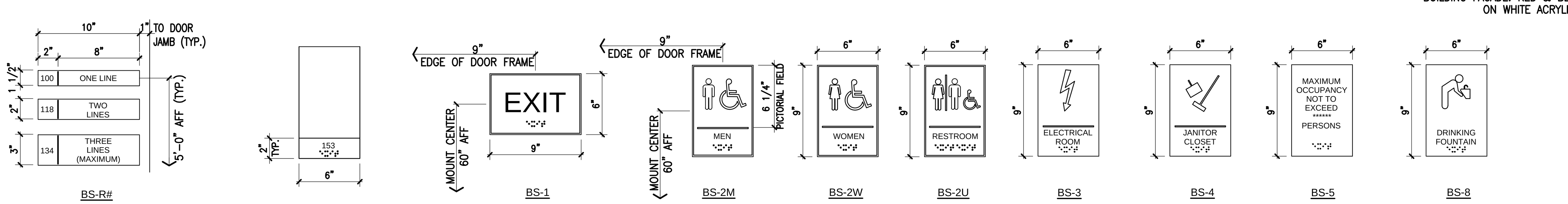
AS-51
TENANT SIGNAGE - NO FIREARMS. 12" DIA. CIRCLE. MUST BE POSTED AT ALL EXTERIOR ENTRANCES TO ANY BUILDINGS WHERE FIREARMS ARE PROHIBITED. MUST BE POSTED AT 5'. MUST BE NOT MORE THAN 12" TO THE RIGHT OR LEFT OF EACH ENTRANCE. MUST NOT BE OBSTRUCTED OR ALTERED IN ANY WAY. MUST BE IMMEDIATELY REPLACED IF IT BECOMES ILLEGIBLE FOR ANY REASON. MOUNT PANEL DIRECTLY TO EXTERIOR BUILDING FACADE. RED & BLACK GRAPHIC ON WHITE ACRYLIC



AS-52
TENANT SIGNAGE - NO FIREARMS. 12" DIA. CIRCLE. MOUNTED AT ALL LOCATIONS IN THE STATE OF TEXAS. MUST BE POSTED AT ALL EXTERIOR ENTRANCES TO ANY BUILDINGS WHERE FIREARMS ARE PROHIBITED. MUST BE POSTED AT EYE LEVEL OF ADULTS 5'. MUST BE NOT MORE THAN 12" TO THE RIGHT OR LEFT OF EACH ENTRANCE. MUST NOT BE OBSTRUCTED OR ALTERED IN ANY WAY. MUST BE IMMEDIATELY REPLACED IF IT BECOMES ILLEGIBLE FOR ANY REASON. MOUNT PANEL DIRECTLY TO EXTERIOR BUILDING FACADE. RED & BLACK GRAPHIC ON WHITE ACRYLIC

THE "30.06" SIGN IS USED TO PROHIBIT THE POSSESSION BY A LICENSE HOLDER OF A CONCEALED HANDGUN ON PRIVATE PROPERTY. THIS SIGN MUST INCLUDE THE LANGUAGE IN BOTH ENGLISH AND SPANISH; APPEAR IN CONTRASTING COLORS WITH BLOCK LETTERS AT LEAST 1" IN HEIGHT; AND BE DISPLAYED IN A CONSPICUOUS MANNER CLEARLY VISIBLE TO THE PUBLIC.

THE "30.06" SIGN IS USED TO PROHIBIT THE POSSESSION BY A LICENSE HOLDER OF AN OPENLY CARRIED HANDGUN ON PRIVATE PROPERTY. THIS SIGN MUST INCLUDE THE LANGUAGE IN BOTH ENGLISH AND SPANISH; APPEAR IN CONTRASTING COLORS WITH BLOCK LETTERS AT LEAST 1" IN HEIGHT; AND BE DISPLAYED IN A CONSPICUOUS MANNER CLEARLY VISIBLE TO THE PUBLIC AT EACH ENTRANCE TO THE PROPERTY



BS-R#
BUILDING SIGNS - TYPICAL ROOM NAME/# SIGN TEMPLATE SIZE VARIES; 10" X 1.5", 10" X 2", 10" X 3" BLACK PLASTIC (FIELD) BACKGROUND WITH WHITE EMBLEMS AND 5/8" HIGH WHITE LETTERING IN ARIAL FONT OR SIMILAR. (NOTE: EMBLEMS AND LETTERING MUST BE RAISED OR DEPRESSED MIN. 1/16" TYPICAL.) MOUNT ON WALL (NOT SIDELITE) NEAR CORRESPONDING DOOR ACCORDING TO LOCAL CODE. DO NOT USE CHANNEL AND INSERT TYPE SIGN. SEE DOOR SCHEDULE FOR ROOM NAME AND NUMBERS

NOTE: IN LOCATIONS WHERE ADA PICTORIAL SIGN IS SPECIFIED, NO ADDITIONAL NAME PLATE SIGNAGE IS NEEDED. FOR THESE ROOMS, SUPPLY A 2" X 6" ROOM NUMBER SIGN, WHICH WILL ABUT TO THE BOTTOM OF THE ADA SIGN, MAKING IT APPEAR TO BE A SINGLE SIGN.

BS-1
BUILDING SIGNS - EXIT 9"W X 6"H BLACK PLASTIC (FIELD) BACKGROUND WITH WHITE EMBLEMS AND 2" HIGH WHITE LETTERING. (NOTE: EMBLEMS AND LETTERING MUST BE RAISED OR DEPRESSED MIN 1/16" TYPICAL.) PROVE (1) SIGN PER EXIT DOOR COMPLYING WITH ANSI A117.1. SIGN TO HAVE RAISED AND BRAILLE CHARACTERS. MOUNT NEAR CORRESPONDING DOOR ACCORDING TO LOCAL CODE.

BS-2M BS-2W BS-2U
BUILDING SIGNS - TOILET ROOMS 6"W X 9"H BLACK PLASTIC (FIELD) BACKGROUND WITH WHITE EMBLEMS AND 5/8" MIN. TO 2" MAX. HIGH WHITE LETTERING. (NOTE: EMBLEMS AND LETTERING MUST BE RAISED OR DEPRESSED MIN 1/16" TYPICAL.) PROVE (1) SIGN PER TOILET ROOM COMPLYING WITH ANSI A117.1. SIGN TO HAVE RAISED AND BRAILLE CHARACTERS AND PICTORIAL SYMBOL OF ACCESSIBILITY. MOUNT NEAR CORRESPONDING DOOR ACCORDING TO LOCAL CODE.

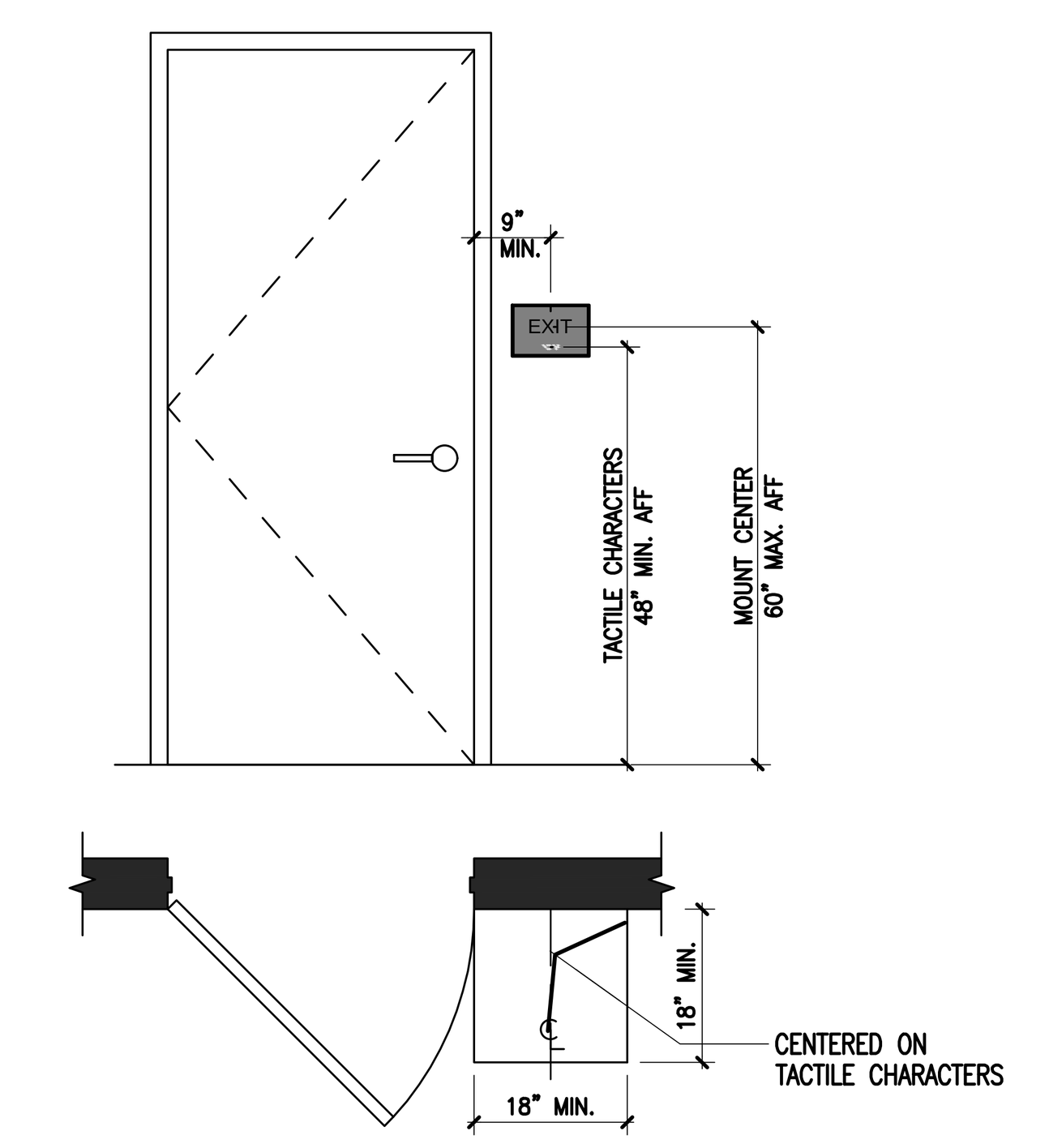
BS-3
BUILDING SIGNS - ELECTRICAL ROOM 6"W X 9"H TYPICAL AT ALL UTILITY ROOMS. MOUNT NEAR CORRESPONDING DOOR ACCORDING TO LOCAL CODE.

BS-4
BUILDING SIGNS - JANITOR'S CLOSET 6"W X 9"H TYPICAL AT ALL JANITOR'S CLOSETS. MOUNT NEAR CORRESPONDING DOOR ACCORDING TO LOCAL CODE.

BS-5
BUILDING SIGNS - MAX OCCUPANCY 6"W X 9"H ONE PER ASSEMBLY SPACE. MOUNT NEAR CORRESPONDING DOOR ACCORDING TO LOCAL CODE.

BS-8
BUILDING SIGNS - DRINKING FOUNTAIN 6"W X 9"H ONE PER DRINKING FOUNTAIN. (LOCATE PER PLUMBING SHEETS) MAY REQUIRE BRACKET MOUNT. MOUNT NEAR DRINKING FOUNTAIN ACCORDING TO LOCAL CODE.

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



10 Typical Sign Mounting
Scale: 1/2" = 1'-0"



YS-1
DOCK LOCK INDICATOR SIGN
18"x36"
PROVIDE SIGN AT BUILDING EXTERIOR AT EACH DOCK DOOR. SIGN TO BE PROVIDED AND INSTALLED BY G.C. RED DANGER SIGN REPLACES MANUFACTURES SIGN THAT IS PROVIDED BY THE DOCK LOCK MANUFACTURER.
*IF A DOCK LOCK MANUFACTURER REQUIRES THEIR SIGN POSTED, POST THE SIGN ADJACENT TO AMAZON'S RED DANGER SIGN.

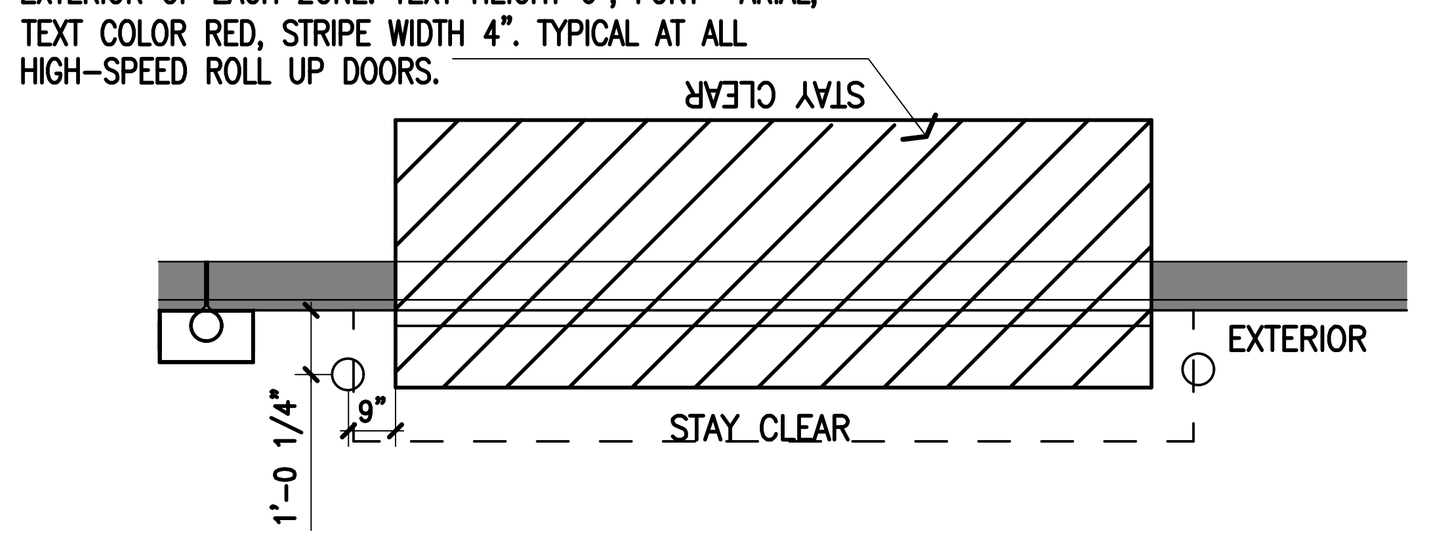
8 Dock Lock Indicator
Scale: 1/4" = 1'-0"

7 NOT USED
NTS



6 Signage at Exterior Emergency Door 1
Scale: 1" = 1'-0"

CLEAR ZONE DEMARCATED BY PAINTED RED STRIPING ON GROUND. CLEAR ZONE TO BE 4'-0" WIDE, OFFSET 2'-0" TO BOTH THE INTERIOR AND EXTERIOR OF DOOR, WITH DIAGONAL STRIPING IN CENTER AREA OF CLEAR ZONE. PROVIDE STENCILED TEXT, "STAY CLEAR" AT INTERIOR AND EXTERIOR OF EACH ZONE. TEXT HEIGHT 6", FONT- ARIAL, TEXT COLOR RED, STRIPE WIDTH 4". TYPICAL AT ALL HIGH-SPEED ROLL UP DOORS.



5 Painted Clear Zone at High Speed Roll Up Doors
Scale: 1/4" = 1'-0"



AG-F
FIRE EXTINGUISHER 3" X 14" VINYL GRAPHIC LOCATE AS NEEDED. PROVIDED BY TENANT, INSTALLED BY G.C.

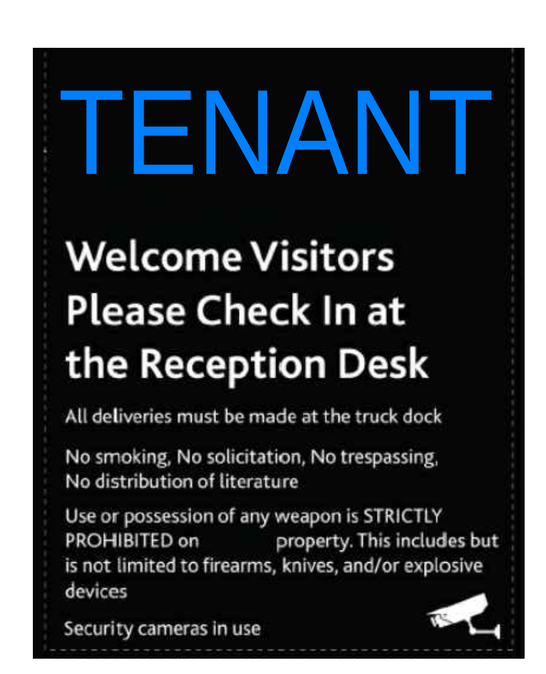
5 Fire Extinguisher Sign. (AG-F)
Scale: 1/2" = 1'-0"



AS-15
21 3/4" X 19 1/4" TENANT SIGNAGE -TRUCK DRIVER ENTRANCE. PRINTED VINYL, ARIAL FONT. ON SELECTED EXTERIOR DOORS. CENTER ON DOOR, MOUNT 5'-0" TO BASELINE OF "TENANT" LOGO

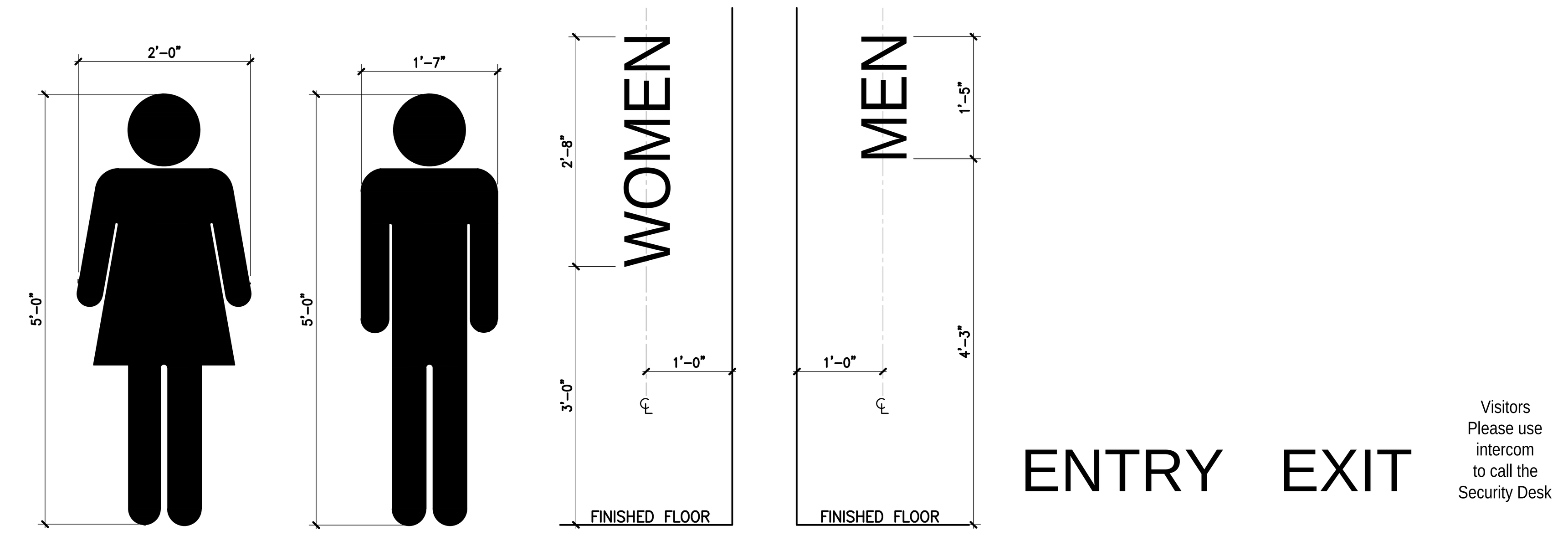


AS-16
21 3/4" X 19 1/4" TENANT SIGNAGE - MAIN ENTRANCE. PRINTED VINYL, ARIAL FONT. ON SELECTED EXTERIOR DOORS. CENTER ON DOOR, MOUNT 5'-0" TO BASELINE OF "TENANT" LOGO



AS-17
15" X 22" TENANT SIGNAGE - WELCOME DOOR VINYL. CUSTOM CUT VINYL GRAPHICS. APPLY TO SURFACE #1 OF EXTERIOR GLASS AT ENTRY DOORS. WHITE/BLUE GRAPHICS WITH CLEAR BACKGROUND (BLACK IN EXAMPLE INDICATES GLASS). SIGN GRAPHICS ARE HEAVY DUTY '3M' VINYL. LOGO IS A HIGH RESOLUTION DIGITAL PRINT ON PERMANENT ADHESIVE PRESSURE SENSITIVE VINYL SUBSTRATE WITH LUSTER OVER LAMINATE, CUT TO SHAPE FROM VECTOR FILE. COPY IS MATTE WHITE VINYL. SEE DOOR SIGN PLACEMENT DIAGRAM FOR LOCATIONS AND MOUNTING INSTRUCTIONS

4 Door Signs
Scale: 1 1/2" = 1'-0"



AG-1
4" TALL CHARACTERS TENANT GRAPHICS -WOMEN SYMBOL 2'-0" X 5'-0" TYPICAL AT WOMEN'S TOILET ROOM ENTRANCE. ORANGE VINYL ADHESIVE-APPLIED GRAPHIC.

AG-2
4" TALL CHARACTERS TENANT GRAPHICS -MEN SYMBOL 1'-7" X 5'-0" TYPICAL AT MEN'S TOILET ROOM ENTRANCE. BLUE VINYL ADHESIVE-APPLIED GRAPHIC.

AG-3
TENANT GRAPHICS -WOMEN WALL TEXT 6" X 2'-8" TYPICAL AT WOMEN'S TOILET ROOM ENTRANCE. ORANGE VINYL ADHESIVE-APPLIED GRAPHIC.

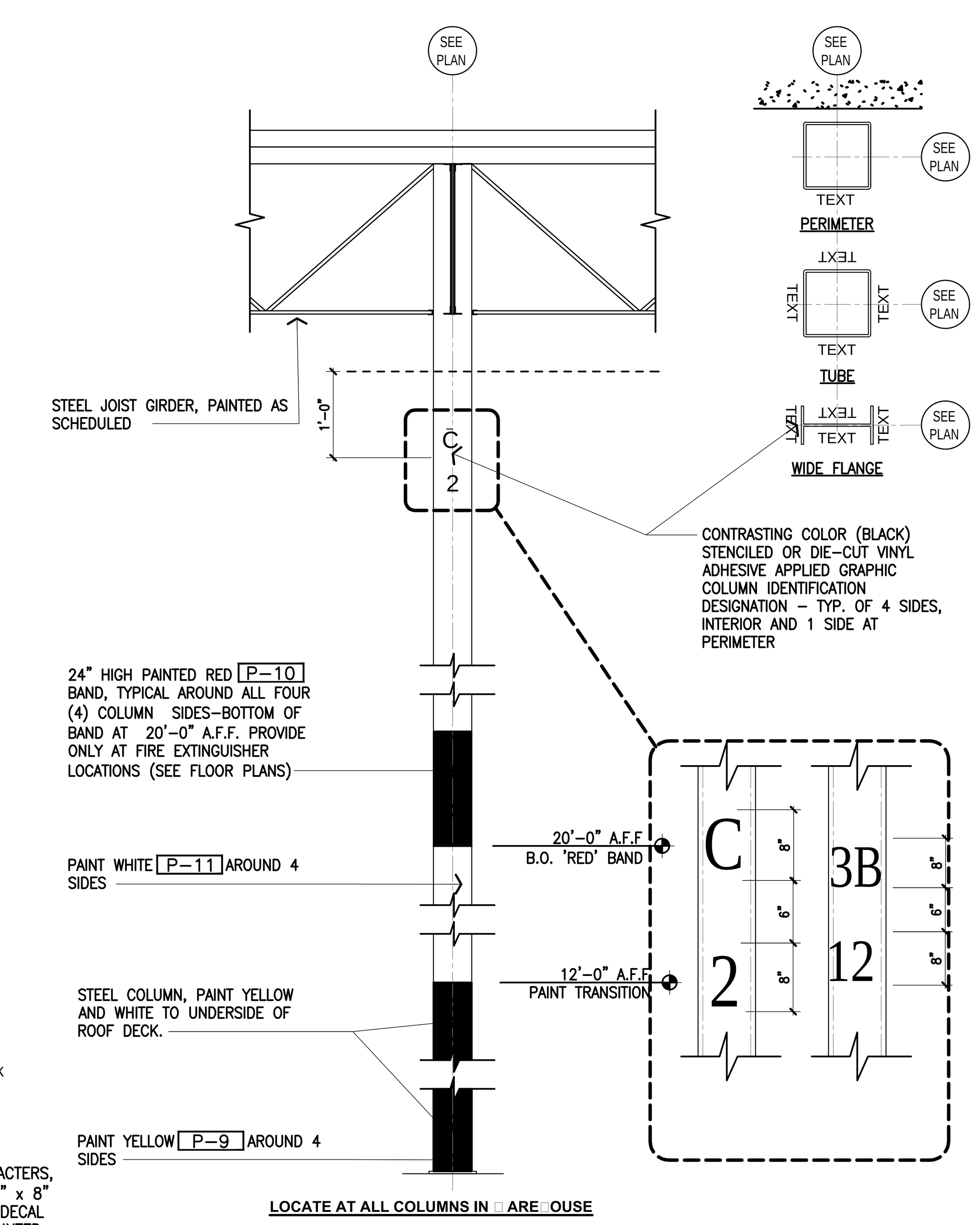
AG-4
TENANT GRAPHICS -MEN WALL TEXT 6" X 1'-5" TYPICAL AT MEN'S TOILET ROOM ENTRANCE. BLUE VINYL ADHESIVE-APPLIED GRAPHIC.

AG-5
TENANT GRAPHICS - ENTRY WALL TEXT TOILET ROOM ENTRANCE. BLACK VINYL ADHESIVE-APPLIED GRAPHIC.

AG-6
TENANT GRAPHICS - EXIT WALL TEXT TOILET ROOM EXIT. BLACK VINYL ADHESIVE-APPLIED GRAPHIC.

AG-18
2" TALL CHARACTERS, ARIAL FONT 8" x 8" WHITE VINYL DECAL STICK ON PAINTED GYP. BD., BLACK DIE CUT VINYL DECAL LETTERING.

3 Enlarged Graphics
Scale: 3/4" = 1'-0"



1 Column Identification Detail (AG-9)
Scale: 1/2" = 1'-0"

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Project Address
Delivery Station DDF9- Rockwall

Issue Date 02/10/21

Revisions

Date	Description	By

DELIVERY STATION: DDF9
ROCKWALL, TX 77573

MICHAEL R. BLACK, AIA
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Seal

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

Job Number	200162
Drawn By	NG
Appv'd By	SV
Sheet Title	Signage Graphics and Details
Sheet Number	A1.33

GENERAL NOTES

1. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
2. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
3. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
4. ALL PERMANENT SIGNAGE TO ACCESSIBLE AREAS TO HAVE RAISED BRAILLE CHARACTERS PER ANSI 117.1-2009
5. TYPICAL SIGN FONT IS SET IN ARIAL UNLESS NOTED OTHERWISE.
6. SEE DOOR SCHEDULE FOR DOOR SIGNAGE REQUIRED TEXT.

SIGNAGE NOTES

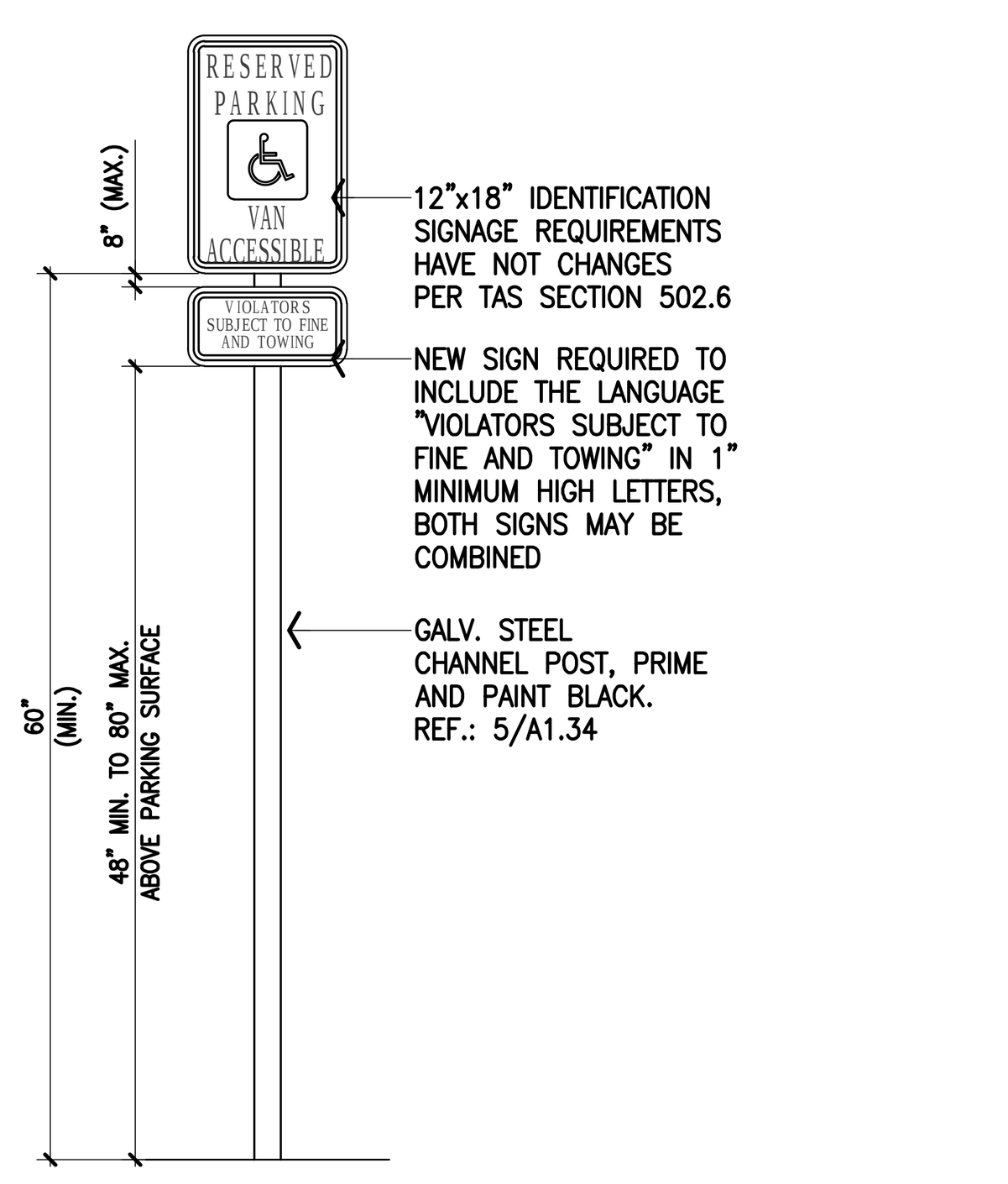
1. REFER TO SIGNAGE AND STRIPING PLAN FOR LOCATIONS OF SIGNS AND PAVEMENT MARKINGS.
2. ALL SIGNAGE, STRIPING AND OTHER TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. ALL STRIPING SHALL BE LONG LIFE EPOXY RESIN AND 4" WIDE UNLESS OTHERWISE NOTED. ALL PAVEMENT GRAPHICS SHALL BE HOT-APPLIED THERMOPLASTIC (REFLECTIVE).
4. COLOR SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, UNLESS OTHERWISE NOTED.
5. ASPHALT SPEED HUMPS AND SPEED BUMPS SHALL BE USED IN COLDER CLIMATES WHERE SNOW REMOVAL EQUIPMENT IS INTENDED TO BE USED. RUBBER SPEED HUMPS AND SPEED BUMPS MAY BE IN WARMER CLIMATES OR REGIONS WHERE CONCRETE PAVEMENT IS PREVALENT.
6. ALL PROPOSED SIGNAGE AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE TENANT FULFILLMENT WORLDWIDE REAL ESTATE SIGNAGE STANDARDS REVISION 16 DATED QUARTER 2, 2019 OR CURRENT EDITION.
7. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
8. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN (E.G. FIRE LANES) MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUBCONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
9. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
10. TYPICAL SIGN FONT IS SET IN ARIAL.

CUSTOM SIGNAGE COLORS

	GLOSS VINYL	REFLECTIVE VINYL	PAINT
C1 WHITE	SCOTCHCAL WHITE 230-20	SCOTCHCAL 280i WHITE 280-10	GLOSS WHITE TWO PART CATALYST HARDENED ACRYLIC ENAMEL
C2 BLACK	SCOTCHCAL BLACK 230-22 (PANTONE BLACK C)	SCOTCHCAL BLACK 280-85	
C3 YELLOW	ORACAL OPAQUE 020 GOLDEN YELLOW TRANSLUCENT 015 YELLOW ORANGE (COLOR TO MATCH TENANT BRANDING GUIDELINES. TENANT ORANGE = PANTONE 137 U, PANTONE 1375 C)		
C4 GRAY	SCOTCHCAL MEDIUM GRAY 230-31		SATIN FINISH TWO PART CATALYST HARDENED ACRYLIC ENAMEL
C5 RED	SCOTCHCAL RED 230-33 (PANTONE 485C2X)		

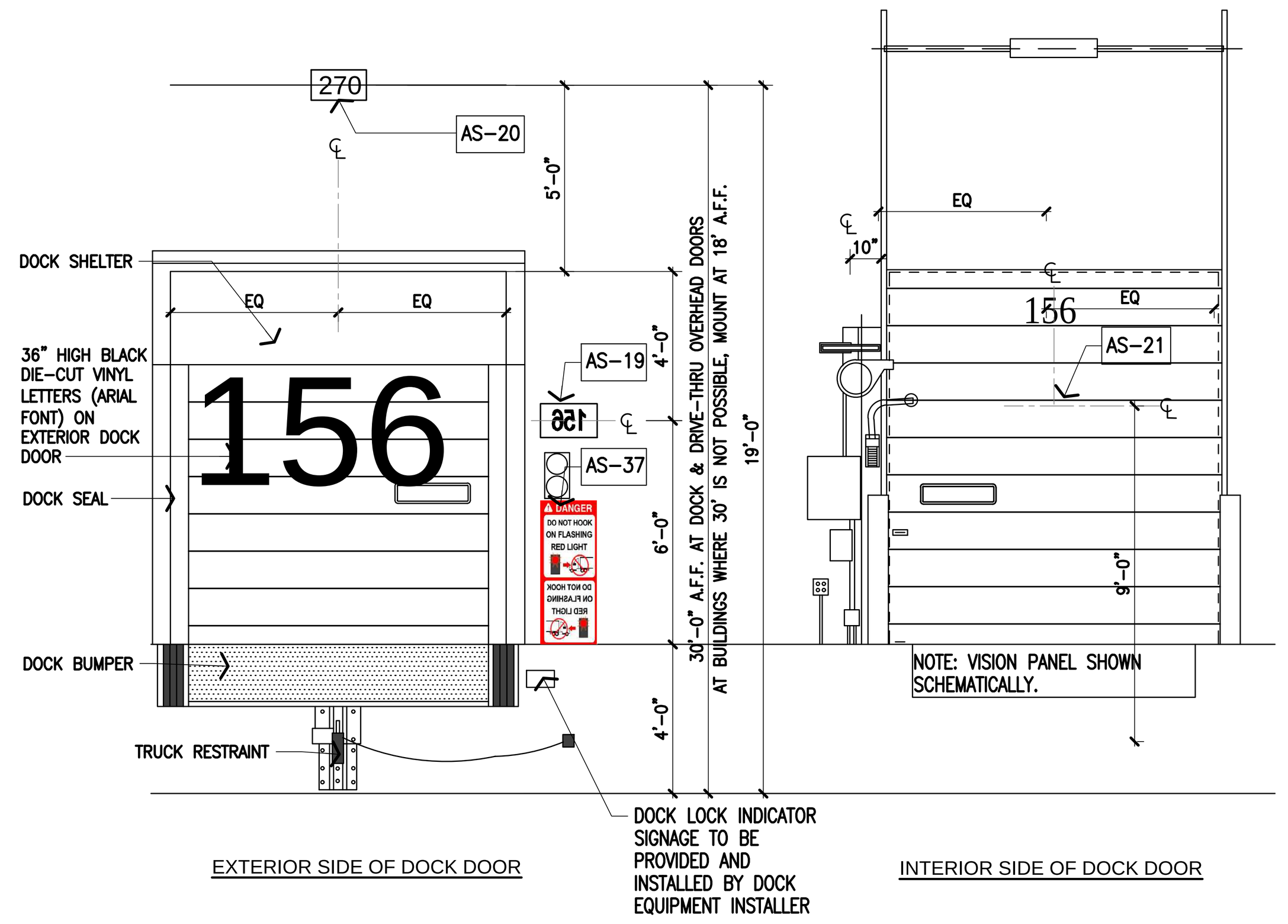
	GLOSS VINYL	REFLECTIVE VINYL	PAINT
C6 BLUE	SCOTCHCAL COBALT BLUE (PANTONE 288C)		SCOTCHCAL BLUE 230-75
C7 TENANT BLUE	SCOTCHCAL BLUE (PANTONE 2995C)		
C8 ACCESSIBLE BLUE	SCOTCHCAL ACCESSIBLE BLUE (PANTONE 293C)		
C9 GREEN	GREEN (PANTONE 348C)		
C10 MUSTER BLUE	MUSTER BLUE (PANTONE 300C)		

	GLOSS VINYL	REFLECTIVE VINYL
C11 ORANGE	ORANGE (PANTONE 165C)	
C12 PURPLE	PURPLE (PANTONE 267C)	
C13 MUSTER RED	MUSTER RED (PANTONE 185C)	
C14 MUSTER ORANGE	MUSTER ORANGE (PANTONE 116C)	

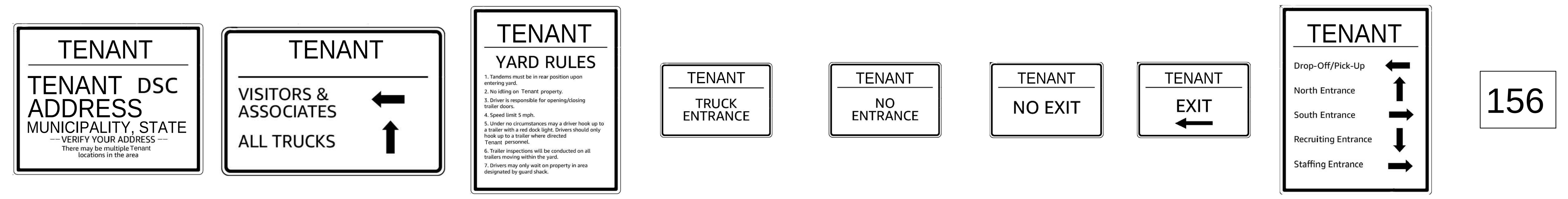


7 Handicapped Pole Mounted Sign Detail
SCALE: 3/4" = 1'-0"

NOTE: USE AT ALL HANDICAPPED PARKING SPACES UNLESS LOCAL ORDINANCES REQUIRE OTHERWISE



8 Signage- Door Sign Placement Details



AS-1
60" X 48"
TENANT SIGNAGE - BUILDING ADDRESS USE AT ALL ENTRANCES TO PUBLIC ROADWAY THAT DO NOT HAVE A MONUMENT SIGN. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. MODIFY 'DCS' FOR PROJECT SPECIFIC BUILDING CODE ADDRESS AND FACULTY NAME PER LOCATION. POST (x2) AND PANEL MOUNT 2/A1.34

AS-2
36" X 24"
TENANT SIGNAGE - TRUCKS/VISITOR USHER USE AT ENTRANCE INTERSECTION TO DIRECT TRAFFIC. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. MODIFY ARROWS PER LOCATION. POST (x2) AND PANEL MOUNT 2/A1.34

AS-5
48" X 60"
TENANT SIGNAGE - "YARD RULES". USE AT THE GUARD SHACK WHERE IT CAN BE READ WHILE WAITING. NOTE 7 SHALL BE OMITTED IF NO GUARD SHACK IS PROVIDED ON SITE. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. POST (x2) AND PANEL MOUNT 2/A1.34

AS-6
36" X 24"
TENANT SIGNAGE - "TRUCK ENTRANCE". USE TO DEMARCATE TRUCK ENTRANCE. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. POST (x2) AND PANEL MOUNT 2/A1.34

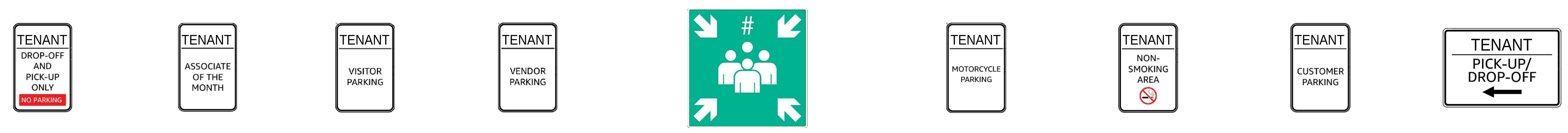
AS-13
36" X 24"
TENANT SIGNAGE - "NO ENTRANCE". USE TO PROHIBIT ENTRY AT ACCESS DRIVES. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. MOUNT TO OUTWARD FACING SIDE OF GATE OR FENCE

AS-14
36" X 24"
TENANT SIGNAGE - "NO EXIT". USE TO PROHIBIT EXITING AT ACCESS DRIVES. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. MOUNT TO INSIDE FACING SIDE OF GATE OR FENCE.

AS-15 (L) / AS-15 (R) / AS-15 (S)
36" X 24"
TENANT SIGNAGE - "EXIT" BLACK TEXT (ARIAL) ON WHITE BACKGROUND. ADJUST ARROWS PER LOCATION. POST (x2) AND PANEL MOUNT 2/A1.34

AS-16
48" X 60"
TENANT SIGNAGE - WAYFINDING. USE TO DIRECT TRAFFIC AT INTERSECTIONS. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. ADJUST DIRECTIONAL ARROWS AND TITLES PER SITE LOCATION. POST (x2) AND PANEL MOUNT 2/A1.34

AS-20
24" X 18"
TENANT SIGNAGE - DOCK NUMBERS. WHITE ACRYLIC SIGN WITH 10" TALL BLACK LETTERING. TYPICAL ABOVE ALL DOCK DOORS, REFERENCE THE LOADING DOCK SIGNAGE ELEVATIONS. TYPICAL AT TRAILER PARKING STALLS AT PERIMETER FENCE AREAS, MOUNT CENTERED ON STALL AT 8" ABOVE GRADE. MOUNTED DIRECTLY TO EXTERIOR BUILDING FACADE, CENTERED ABOVE DOCK DOOR.



AS-22
24" X 36"
TENANT SIGNAGE - STANDING ONLY. USE TO IDENTIFY DROP OFF/PICK UP ZONES. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. WHITE "NO PARKING" TEXT ON RED BACKGROUND. POST AND PANEL MOUNT. 2/A1.34

AS-□□
12" X 18"
TENANT SIGNAGE - "ASSOCIATE OF THE MONTH". ONE SIGN PER PARKING SPACE. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. POST AND PANEL MOUNT 2/A1.34

AS-□□
12" X 18"
TENANT SIGNAGE - "VISITOR PARKING". PROVIDE MINIMUM 4 VISITOR PARKING SPACES. ONE SIGN PER PARKING SPACE. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. POST AND PANEL MOUNT 2/A1.34

AS-□□
12" X 18"
TENANT SIGNAGE - "VENDOR PARKING". PROVIDE YELLOW CROSS HATCH OVER 3 PARKING STALLS NEAR MAIN ENTRY FOR VENDORS. ONE SIGN PER PARKING SPACE. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. POST AND PANEL MOUNT 2/A1.34

AS-26
36" X 36"
TENANT SIGNAGE - MUSTER AREA. REPLACE "#" WITH CORRESPONDING AREA NUMBER; SEE PLAN. POLE MOUNT AT 15'-0" A.F.G. IN CAR PARKING. POLE MOUNT AT 20'-0" A.F.G. IN TRAILER YARD. WHITE GRAPHICS ON C9 GREEN (PANTONE 348C) BACKGROUND. A MUSTER POINT IS A DESIGNATED PLACE OR AN AREA WHERE ALL EMPLOYEES OR A LARGE CROWS ASSEMBLE IN CASE OF AN EMERGENCY IN AN INSTALLATION, BUILDING, OR PUBLIC PLACE. IT IS ALSO KNOWN AS AN EMERGENCY ASSEMBLY POINT (EAP) OR, ASSEMBLY POINT. REF: 4/A1.34

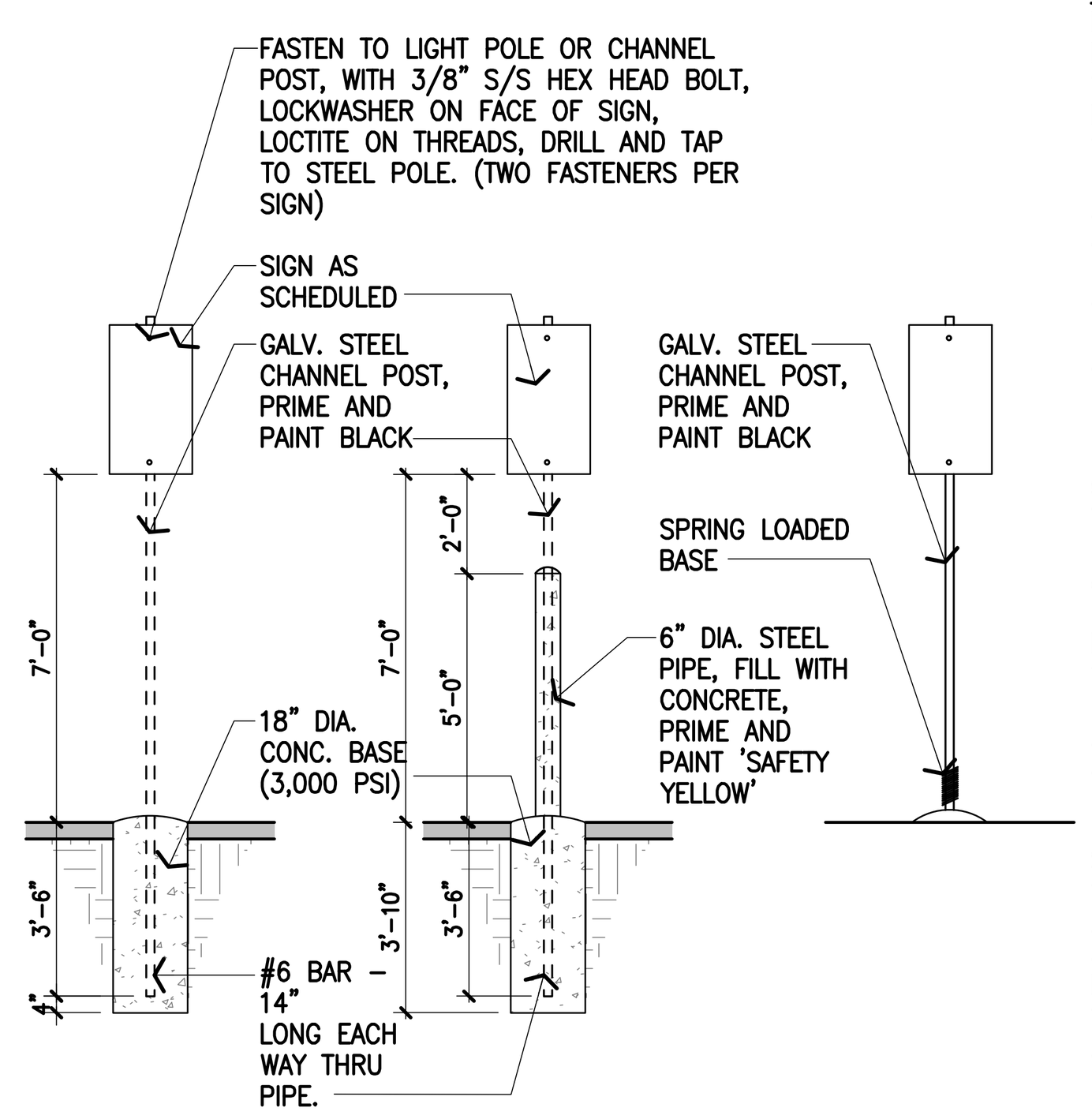
AS-□□
12" X 18"
TENANT SIGNAGE - "MOTORCYCLE PARKING". PROVIDE MINIMUM 8 MOTORCYCLE PARKING SPACES. ONE SIGN PER MOTORCYCLE PARKING AREA. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. POST AND PANEL MOUNT 2/A1.34

AS-□□
12" X 18"
TENANT SIGNAGE - "NON-SMOKING AREA". LOCATE OUTSIDE BUILDING ENTRANCES AT NON-COVERED PICNIC TABLES. PROVIDE x2 AT SORT AND x1 AT NON-SORT AND SORTATION. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. MOUNTED ON BUILDING

AS-□□
12" X 18"
TENANT SIGNAGE - "CUSTOMER PARKING". BLACK TEXT (ARIAL) ON WHITE BACKGROUND. POST AND PANEL MOUNT 2/A1.34

AS-17 (L) / AS-17 (R) / AS-17 (S)
36" X 24"
TENANT SIGNAGE - "PICK UP/DROP OFF". BLACK TEXT (ARIAL) ON WHITE BACKGROUND. ADJUST ARROW PER LOCATION. MOUNT AT 6" A.F.G. TO BOTTOM.

6 Site Signs
Scale: 1/2" = 1'-0"



5 Pole Mounted Sign Detail
SCALE: 1/4" = 1'-0"

PARKING LOT SIGNS
MOUNTING U-P
DESCRIPTION:
1. PANEL SIGNS WITH CUSTOM SIGN FACES
MATERIALS AND CONSTRUCTION
1. THE SIGN CONSISTS OF AN ALUMINUM SIGN PANEL DIRECTLY ATTACHED TO AN LIGHT POLE. G.C. TO VERIFY W/LIGHT POLE MANUFACTURER THAT POLE WILL STRUCTURALLY SUPPORT SIGN.
2. SOLID ALUMINUM PANEL, 0.125" THICK. COMPOSITE MATERIALS ARE NOT ACCEPTABLE.
3. PANEL AND LIGHT POLE ARE DRILLED AND TAPPED. PANEL ATTACHES WITH TWO 3/8" HEX HEAD BOLTS, ASSISTED WITH LOCK WASHERS AND AN APPLICATION OF "LOCTITE" ADHESIVE.
4. THE SIGN SHALL COMPLY WITH ALL LOCAL CODES. SUPPORTS SHALL BE SUFFICIENT FOR SECURE MOUNTING OF THE SIGN.
5. ALL HARDWARE IS TO BE NON-CORROSIVE. IF ADDITIONAL THICKNESS OF MATERIAL OR ADDITIONAL INTERNAL BRACING IS REQUIRED FOR SECURE INSTALLATION OF THE SIGNS OR TO PROVIDE STABILITY TO PREVENT WARPING SUCH ALTERATIONS SHALL BE REFLECTED IN THE SHOP DRAWINGS. WIND LOADING AND DURABILITY SHALL BE TAKEN INTO ACCOUNT IN ENGINEERING THIS SIGN.
6. GRAPHICS AND TYPOGRAPHY SIGN GRAPHICS ARE HEAVY DUTY 3M VINYL.
7. CUSTOM GRAPHICS AND SIGN FACE LAYOUTS ARE AVAILABLE FROM THE OWNER AS ELECTRONIC FILES.
8. COLORS ARE INDICATED ON THE DESIGN INTENT DRAWINGS. ADDITIONAL COLOR AND FINISH SPECIFICATIONS ARE FOUND IN THE GENERAL SPECIFICATIONS.

INSTALLATION:
1. LOCATIONS ARE GENERALLY NOTED ON THE ATTACHED LOCATION PLANS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL INSTALLATION CONDITIONS PRIOR TO FABRICATION.
2. BOTTOM OF SIGN PANEL INSTALLS VARIES.
3. THE INSTALLATION METHODS AND DETAILS FOR EACH LOCATION SHALL BE ILLUSTRATED IN THE SUBMITTED SHOP DRAWINGS. FINAL LOCATIONS WILL BE APPROVED ON SITE BY THE TENANT OR HIS REPRESENTATIVE.

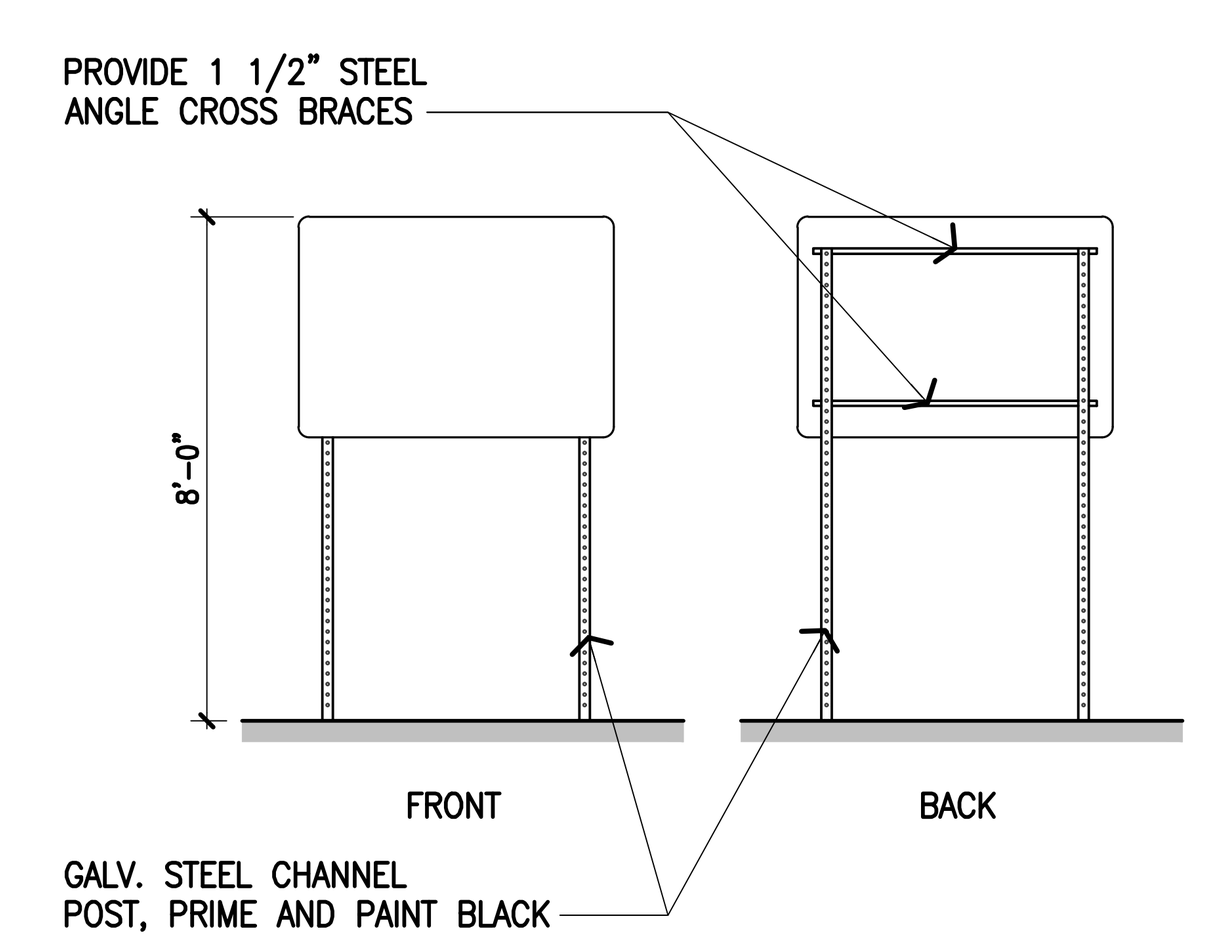
SUBMITTALS:
1. THE FOLLOWING SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION:
2. ELECTRONIC SHOP DRAWINGS ARE ACCEPTABLE
3. COLOR SAMPLES TO BE SUBMITTED.

NOTES:
1. VERIFY POST SIZE WITH SIGN MOUNTING HEIGHTS.
2. THESE DETAILS PROVIDE INTENT ONLY. FINAL POST & CONNECTIONS SHALL BE SIZED MEETING LOCAL DOT STANDARDS.

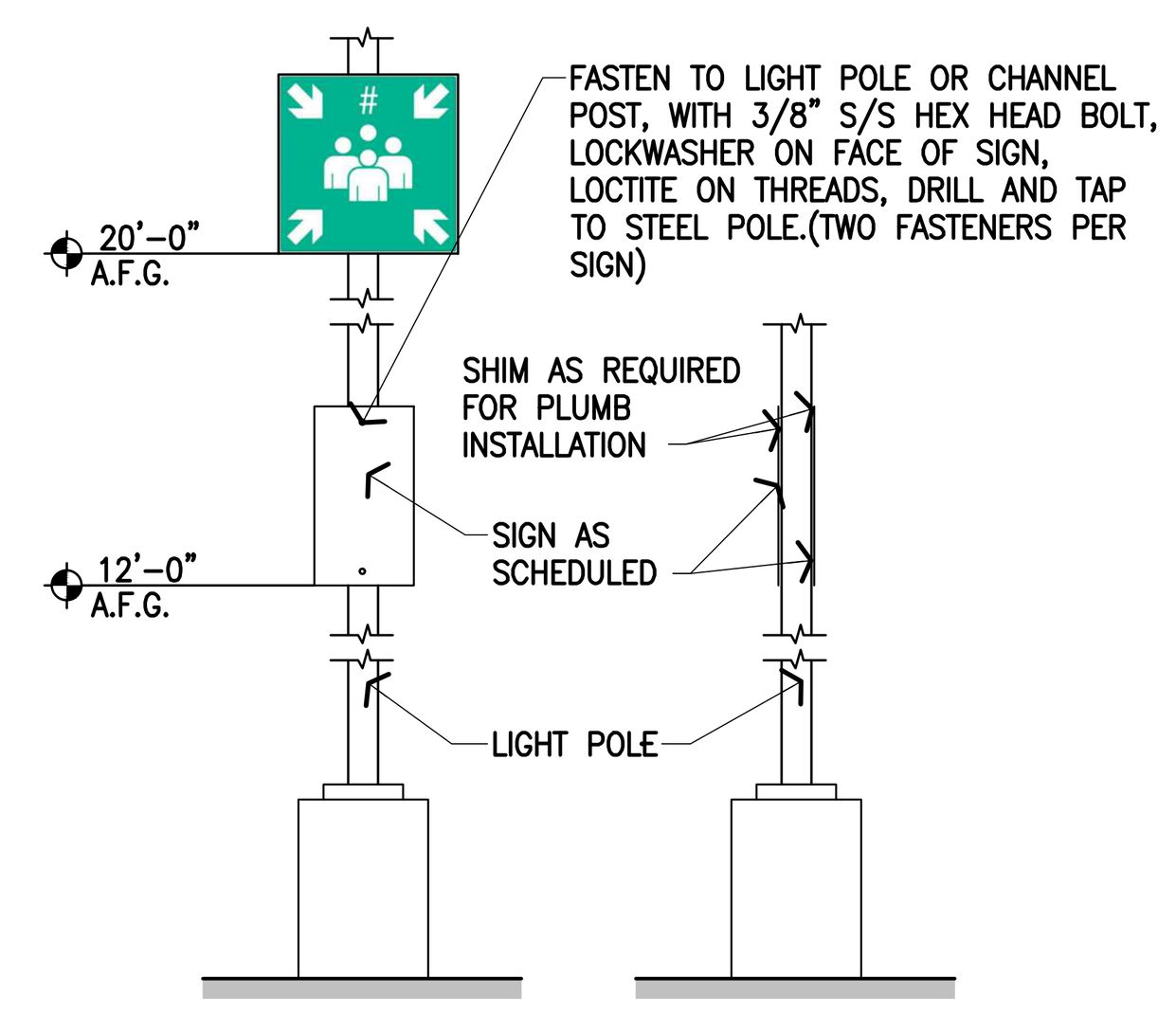
POST AND PANEL SIGNS
MOUNTING U-1E, U-1C, U-2, LIGHT POLE SIGNS
SPECIFICATIONS:
THE BELOW REPRESENTS THE MINIMUM STANDARDS FOR THIS PROJECT. MATERIALS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE MORE STRICT REQUIREMENTS OF THOSE SET FORTH BELOW AND LOCAL DOT REGULATIONS.

DESCRIPTION:
1. POST AND PANEL SIGNS WITH STANDARD SIZED "MUTCD" AND CUSTOM SIGN FACES
2. MATERIALS AND CONSTRUCTION:
   a. SIGNS TO CONSIST OF ALUMINUM SIGN PANEL ON A 2" SQUARE STEEL POST
   b. PANEL CONFORMS TO "MUTCD" SPECIFICATIONS. SOLID ALUMINUM, 0.080" THICK FOR SINGLE POST MOUNTING. SOLID ALUMINUM PANEL, 0.125" THICK FOR DOUBLE POST MOUNTING. COMPOSITE MATERIALS ARE NOT ACCEPTABLE.
   c. POST ARE TO BE 2" SQUARE GALVANIZED STEEL, 12 GA, 7/16" PERFORATIONS ON 1" CENTERS. FOUR SIDES TO BE APPROXIMATELY 12' LONG
   d. SUPPORTS ARE TO BE SUFFICIENT FOR SECURE MOUNTING OF SIGN
   e. ALL HARDWARE SHALL BE STAINLESS STEEL. IF ADDITIONAL THICKNESS OF MATERIAL OR ADDITIONAL INTERNAL BRACING IS REQUIRED FOR SECURE INSTALLATION OR TO PROVIDE STABILITY, ALTERATIONS SHALL BE REFLECTED IN SHOP DRAWINGS. WIND LOADING AND DURABILITY SHALL BE TAKEN INTO ACCOUNT IN THE ENGINEERING OF THE SIGN
   f. GRAPHICS AND TYPOGRAPHY SIGN GRAPHICS ARE TO BE HEAVY DUTY '3M' REFLECTIVE VINYL
   g. CUSTOM GRAPHICS AND TOPOGRAPHY SIGNS ARE AVAILABLE FROM THE OWNER AS ELECTRONIC FILES.
   h. COLORS ARE INDICATED ON THE DESIGN INTENT DRAWINGS. ADDITIONAL COLOR AND FINISH SPECIFICATIONS ARE FOUND IN THE THE GENERAL SPECIFICATIONS
3. ALL SIGNS INDICATED "DOT" SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FROM THE FEDERAL HIGHWAY ADMINISTRATION

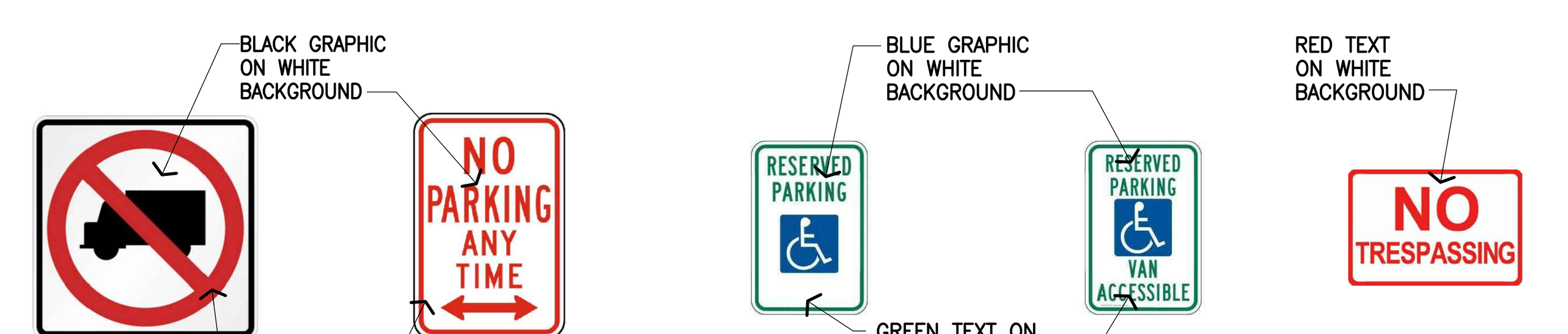
INSTALLATION:
1. LOCATIONS ARE GENERALLY NOTED ON THE ATTACHED LOCATION PLANS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL INSTALLATION CONDITIONS PRIOR TO FABRICATION
2. SINGLE POST MOUNTING SHALL BE USED FOR SIGNS WITH A WIDTH OF 30 INCHES OR LESS. MOUNTING U-1e SHALL BE USED FOR SIGNS IN COMPACTED EARTH/GRAVEL OR SIDEWALK. MOUNTING U-1C SHALL BE USED FOR SIGNS IN CONCRETE OR ASPHALT PAVING
   a. TYPICAL SIGN PANEL INSTALLS 7'0" ABOVE GRADE. THE POST EXTENDS TO WITHIN 2" OF THE TOP OF THE SIGN PANEL. INSTALLATION SHALL BE PLUMB, LEVEL AND STRAIGHT
   b. MOUNTING U-1E PROVIDES A 36" MOUNTING TUBE (2 1/4" SQUARE STEEL POST EMBEDDED IN CONCRETE TO 1" TO 2" ABOVE GRADE). THE SIGN POST SHALL BE INSERTED 6-8 INCHES INTO THE MOUNTED TUBE AND ATTACHED WITH STAINLESS STEEL ANGLE BOLT AND NUT
3. DOUBLE POST MOUNTING TO BE USED FOR SIGNS WITH A WIDTH OF GREATER THAN 30 INCHES. MOUNTING U-2 REQUIRES CROSS BRACING OF STRUCTURAL ANGLE ON THE BACK OF THE SIGN FACE, ALL EXTERIOR SIGNAGE SHALL BE MOUNTED WITH A LOCK WASHER/NUT ASSEMBLY.
   a. TOP OF THE U-2 MOUNTED SIGN INSTALLS 8'-0" ABOVE FINISHED GRADE. INSTALLATION SHALL BE PLUMB, LEVEL AND STRAIGHT
   b. MOUNTING U-2 PROVIDES A 36" MOUNTING TUBE (2 1/4" SQUARE STEEL POST EMBEDDED IN CONCRETE WITH 1-2 INCHES ABOVE GRADE). THE SIGN POST SHALL BE INSERTED 6-8 INCHES INTO THE MOUNTING TUBE AND ATTACHED WITH A STAINLESS STEEL ANGLE BOLT AND NUT. MOUNTING U-2 IN CONCRETE OR ASPHALT PAVING IS DISCOURAGED
4. THE INSTALLATION METHODS AND DETAILS FOR EACH LOCATION SHALL BE ILLUSTRATED IN THE SUBMITTED SHOP DRAWINGS. FINAL LOCATIONS WILL BE APPROVED ON SITE BY THE OWNER OR HIS REPRESENTATIVE.
5. SIGN POSTS INSTALLED IN COMPACTED EARTH OR SIDEWALK SHALL BE 18" MIN. FROM FACE OF CURB



2 Post and Panel Mounted Signs
SCALE: 1/4" = 1'-0"



4 Light Pole Mounted Sign Detail
SCALE: 1/4" = 1'-0"



S-□□
24" X 24"
DOT STANDARD "NO TRUCK ACCESS" SIGN. USE TO PROHIBIT TRUCK TRAFFIC. MUTCD: R5-2. POST AND PANEL MOUNT 2/A1.34

S-□□
12" X 18"
DOT STANDARD "NO PARKING ANY TIME" SIGN. USE TO PROHIBIT PARKING. MUTCD: R7-1. COORDINATE WITH AHJ FOR SITE SPECIFIC CODE REQUIREMENTS FOR USE OF THIS GRAPHIC. POST AND PANEL MOUNT 2/A1.34

S-□□
12" X 18"
DOT STANDARD VERTICALLY ORIENTED ACCESSIBLE PARKING SIGN. USE TO DEMARCATE ACCESSIBLE PARKING SPACES. ONE SIGN PER SPACE OR AS REQUIRED BY LOCAL AUTHORITY. MUTCD: R7-8. POST AND PANEL MOUNT 2/A1.34

S-□□
12" X 18"
DOT STANDARD VERTICALLY ORIENTED "VAN ACCESSIBLE" PARKING SIGN. USE TO DEMARCATE VAN ACCESSIBLE PARKING SPACES. ONE SIGN PER SPACE OR AS REQUIRED BY LOCAL AUTHORITY. MUTCD: R7-8P. COORDINATE WITH AHJ FOR SITE SPECIFIC CODE REQUIREMENTS FOR USE OF THIS GRAPHIC. POST AND PANEL MOUNT 2/A1.34

S-□□
18" X 12"
DOT STANDARD "NO TRESPASSING" SIGN. USE TO PROHIBIT ACCESS. MOUNT ON UNSECURED SIDE OF PERIMETER FENCING AT 200 FEET MAX SPACING AND ON ENTRY GATES. POST AND PANEL MOUNT WHERE APPROPRIATE 2/A1.34

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



S-□
30" X 30" (SINGLE LANE) 36" X 36" (MULTIPLE LANES) DOT STANDARD OCTAGONAL "STOP" SIGN. USE AT INTERSECTIONS IN PARKING LOT AND DRIVE AISLES. MUTCD: R1-1. NO SIGNS SHALL BE MOUNTED TO THE BACK OF A STOP SIGN THAT EXTENDS BEYOND THE EDGES OF THE STOP SIGN. POST AND PANEL MOUNT 2/A1.34.

S-□
30" X 30"
DOT STANDARD "DO NOT ENTER" SIGN. USE TO PROHIBIT TRAVEL IN THE WRONG DIRECTION. TYPICAL AT ONE-WAY ROADS. MUTCD: R5-1. DO NOT MOUNT ON THE BACK OF A STOP SIGN. POST AND PANEL MOUNT 2/A1.34.

S-□
24" X 30" (SINGLE LANE) 30" X 36" (MULTIPLE LANES) DOT STANDARD "SPEED LIMIT 5 MPH" SIGN. USE TO CONTROL SPEED ALONG DRIVE AISLES WITH ADJACENT PARKING SPOTS AND TRUCK COURT. MUTCD: R2-1. POST AND PANEL MOUNT 2/A1.34.

S-□ MOD
30" X 30" SIGN WITH 18" X 18" PLACARD DOT STANDARD "BUMP" SIGN WITH "5MPH" SUPPLEMENTAL PLACARD. USE AT SPEED BUMPS. MUTCD: W8-1 & W13-1P (5MPH). POST AND PANEL MOUNT 2/A1.34.

S-□
24" X 30" (SINGLE LANE) 30" X 36" (MULTIPLE LANES) DOT STANDARD "SPEED LIMIT 10 MPH" SIGN. USE TO CONTROL SPEED ALONG DRIVE AISLES WITHOUT ADJACENT PARKING SPOTS. MUTCD: R2-1. POLE MOUNT 5/A1.34.

S-□ MOD
30" X 30" SIGN WITH 18" X 18" PLACARD DOT STANDARD "SPEED HUMP" SIGN WITH "10MPH" PLACARD. USE AT SPEED HUMPS. MUTCD: W17-1 & W13-1P (10MPH). POST AND PANEL MOUNT 2/A1.34.

S-□ L□/ S-□ R□
30" X 30" WITH 12" X 24" PLACARD. DOT STANDARD PEDESTRIAN CROSSING SIGN WITH ARROW. USE AT MID-BLOCK PEDESTRIAN CROSSINGS. MUTCD: W11-2 AND W16-7pL / (W16-7pR PLACARD OPPOSITE). POST AND PANEL MOUNT 2/A1.34

S-□ R□/ S-□ L□
12" X 36"
DOT STANDARD VERTICALLY ORIENTED "ONE WAY" LEFT ARROW SIGN. USE ALONG ONE WAY DRIVE AISLES. MUTCD: R6-1 SINGLE POST AND PANEL MOUNT IS ACCEPTABLE 2/A1.34 REFER TO S-2 FOR GRAPHICAL DEPICTION OF ONE WAY SIGNS

S-□ L□/ S-□ R□
30" X 36"
DOT STANDARD LEFT/RIGHT TURN "ONLY" SIGN. USE AT INTERSECTIONS WHERE MOVEMENT IS RESTRICTED BY THAT LANE, NOT ALONG ONE WAY DRIVE AISLES. AZMUTCD: R3-5L / R3-5R. THE MANDATORY MOVEMENT LANE CONTROL (R3-5) SIGN SHALL INDICATE ONLY THE SINGLE VEHICLE MOVEMENT THAT IS REQUIRED FROM THE LANE. POST AND PANEL MOUNT 2/A1.34

S-□□ L□/ S-□□ R□
24" X 24"
DOT STANDARD "NO LEFT/RIGHT TURN" SIGN. USE TO PROHIBIT TURNING TRAFFIC. MUTCD: R3-2 (R3-1 OPPOSITE)
WHERE ON ONE WAY SIGNS ARE USED, NO LEFT TURN NO RIGHT TURN SIGNS MAY BE OMITTED. IN MOST CASES, THIS SIGN IS NOT NECESSARY, SINCE ONE WAY SIGNS ARE USED TO DEPICT FLOW OF TRAFFIC. POST AND PANEL MOUNT 2/A1.34

S-□□
24" X 24"
DOT STANDARD "NO U TURN" SIGN. USE TO PROHIBIT TURNING TRAFFIC. MUTCD: R3-4. POST AND PANEL MOUNT 2/A1.34

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

pdmsdesign.com
pdms design group
2225 E. Randol Mill Road, Suite 300
Arlington, Texas 76011
817.633.4200 p 817.633.4153 f

This document contains information proprietary to PDMS Design Group and is furnished in confidence for the limited purpose of evaluation, bidding, review, or construction. This document or its contents may not be used for any other purpose and may not be reproduced or disclosed to others without the prior written consent of PDMS Design Group

Project Address
Delivery Station DDF9- Rockwall

Issue Date 02/10/21

Revisions

	Date	Description	By
△			
△			
△			
△			
△			
△			
△			

DELIVERY STATION: DDF9
ROCKWALL, TX 77573

mrb
MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.4819

Seal

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

Job Number 200162
Drawn By NG
Appv'd By SV
Sheet Title **Signage Graphics and Details**
Sheet Number **A1.34**

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:	March 9, 2021
APPLICANT:	Jonathan Stites; *Seefried Industrial Properties*
CASE NUMBER:	SP2021-002; *Site Plan for a Warehouse/Distribution Center on Justin Road*

SUMMARY

Discuss and consider a request by Jonathan Stites of Seefried Industrial Properties on behalf of Bill Lofland of Smartt Lofland & J Bond Partners for the approval of a *Site Plan* for a *Warehouse/Distribution Center* on a 71.022-acre tract of land identified as Tract 20-1 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located at the southwest corner of Justin Road and Industrial Boulevard, and take any action necessary.

BACKGROUND

The subject property was annexed on November 30, 1959 by *Ordinance No. 60-01.* Based on the City's historical zoning maps, the subject property was zoned from an Agricultural (AG) District to a Light Industrial (LI) District between December 5, 1983 and December 7, 1993.

PURPOSE

On January 13, 2021, the applicant -- *Jonathan Stites of Seefried Industrial Properties* -- submitted an application requesting approval of a site plan for the purpose of developing a 220,800 SF warehouse/distribution center on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at the southwest corner of the intersection of Justin Road and Industrial Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the property is Justin Road, 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. Continuing north are several manufacturing facilities (*i.e. SPR Packaging, Whitmore Manufacturing [including a vacant 3.448-acre parcel], Charter Communications, and the County Maintenance and Juvenile Services Building*) that are zoned for Light Industrial (LI) District land uses. Beyond this is the right-of-way for the *Union Pacific Dallas/Garland Northeast Railroad*. Adjacent to Whitmore Manufacturing and the County Maintenance and Juvenile Services Building is Planned Development District 59 (PD-59), which is a mixed-use development that allows land uses related to the Neighborhood Services (NS) District, Single-Family 7 (SF-7) District, and Residential Office (RO) District.

South: Directly south of the subject property is Herman Utley Middle School, which is zoned Agricultural (AG) District. Beyond this is T. L. Townsend Boulevard, 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. Additionally, south of the subject property are several industrial facilities and a medical facility (*i.e. Baylor Scott & White Emergency Hospital*). These facilities are situated within the Ellis Centre Addition. All of these properties are zoned for Light Industrial (LI) District land uses. South of this is the westbound frontage road for E. IH-30.

East: Directly east of the subject property are two (2) large tracts of land (*i.e. Lots 1 & 2 of the Industrial Addition*) which are bisected by Industrial Boulevard. Industrial Boulevard is identified as a M4U (*i.e. major collector, four [4] lane, roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. The majority of these properties were developed during the 1970's and 1980's. All of these properties are zoned Light Industrial (LI) District.

West: Directly west of the subject property is a 12.484-acre vacant tract of land that is bisected by Justin Road and fronts T. L. Townsend Drive. Both of these roadways are 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 are the Lofland Industrial Park and Justin Drive Professional Park developments, which contain several businesses zoned for Commercial (C) District land uses. Adjacent to these uses are Planned Development District 68 (PD-68) and Planned Development District 86 (PD-86), which are currently being developed (*i.e. PD-68 is currently being developed with the Standard Rockwall a residential subdivision and PD-86 is currently being developed with the Alders at Rockwall age-restricted multi-family and the Village Green memory care facility*).

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Warehouse/Distribution Center* is a permitted *by-right* land use in a Light Industrial (LI) District. The subject property proposes five (5) points of ingress and egress (*i.e. four (4) along Industrial Boulevard [main entrance] and one (1) along Justin Road*). Other than the exceptions being requested, the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,500 SF*	*x>71.022-acres; In Conformance*
Minimum Lot frontage	*100-Feet*	*x> 1,300-feet; In Conformance*
Minimum Lot Depth	*125-Feet*	*x>3,000-feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*x>300-feet; In Conformance*
Minimum Rear Yard Setback	*0-Feet + ½ H*	*x>1,200-feet; In Conformance*
Minimum Side Yard Setback	*0-Feet + ½ H*	*x=515-feet; In Conformance*
Maximum Building Height	*60-Feet*	*x>49'10"; In Conformance*
Max Building/Lot Coverage	*60%*	*x<51%; In Conformance*
Minimum Masonry Requirement	*90%*	*x>90%; Exception Required for Tilt-Wall*
Minimum Number of Parking Spaces	*1 Parking Space/1000 SF (221 Required)*	*x=480; In Conformance*
Minimum Stone Requirement	*20% Each Facade*	*x=0%; Exception Required*
Minimum Landscaping Percentage	*15%*	*x=42.7%; In Conformance*
Maximum Impervious Coverage	*90-95%*	*x<90%; In Conformance*

TREESCAPE PLAN

The treescape plan provided by the applicant indicates a total of 248.5-caliper inches to be removed from the site, of which the majority are hackberry and cedar trees. The applicant is providing approximately 353, four (4) inch caliper canopy trees on site. This satisfies the required tree mitigation.

CONFORMANCE WITH THE CITY'S CODES

Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states that the "*Light Industrial (LI) District* is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses." The proposed warehouse/distribution center is a permitted *by-right* land use in the Light Industrial (LI) District.

According to Subsection 05.02.B, *Screening from Residential Uses*, of Article 08, *Landscape Standards*, of the Unified Development Code (UDC), non-residential developments that have a "…side or rear contiguous to any residential zoned or used property…shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening (*i.e. [1] small to mid-sized shrubs, large shrubs or accent trees, and canopy trees or [2] evergreen trees and canopy trees*) along the entire length of the adjacency…(t)he canopy trees shall be placed on 20-foot centers." In addition, Subsection 01.05.E, *Outside Storage*, of Article 05, of the Unified Development Code (UDC), non-residential developments with outside storage vehicles "…shall be screened…at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (*excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission*) and Canopy Trees on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve a screening method in accordance with Subsection 05.02, *Landscape Screening Standards*, of Article 08, *Landscape Standards…*along the entire length of the adjacency…(t)he canopy trees shall be placed on 20-foot centers."

In this case, all operations will be indoors with no outside storage of materials other than service vehicles, which are being screened with three (3) tier screening (*as detailed above*). The three (3) tiered screening will be utilized along the southern perimeter of the storage area rather than directly adjacent to the southern property boundary (*i.e. adjacent to the Herman Utley Middle School*). This should provide better screening of -- *in a closer proximity to* -- the vehicle storage areas. In addition to the three (3) tiered screening -- *and within the ten (10) foot landscape buffers along Justin Road and Industrial Boulevard* -- the applicant is providing one (1), four (4) inch caliper canopy tree and one (1) accent tree on 50-foot centers. This should provide additional screening for the site. The proposed landscaping within these buffers are in compliance with the Unified Development Code (UDC). Staff should note that the applicant originally submitted a landscape plan indicating a minimum six (6)-foot tall masonry wall to be used for screening; however, the Architectural Review Board (ARB) recommended the applicant change this to the three (3) tired screening to soften the appearance of the proposed warehouse/distribution center building. With all this being said, the proposed landscape screening is a discretionary approval for the Planning and Zoning Commission upon a determination that the provided screening will achieve the intent of the landscaping ordinance. This has been included as a condition of approval in this case memo.

EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following exceptions to the requirements of the Unified Development Code (UDC):

(1) *Building Materials.*

(a) Stone. According to Section 05.01(A)(1)(a)(1), *General Industrial District Standards*, of Article 05, *District Development Standards*, of the UDC, a minimum of 20% stone is required on all building façades. In this case, the applicant is providing a form-liner that represents split-face CMU block on all facades. *Staff should note that this is not an uncommon request with larger industrial buildings.*

(b) *Tilt Wall.* According to Section 05.01(A)(1)(a)(2), *General Industrial District Standards*, of Article 05, *District Development Standards*, of the UDC, the use of concrete tilt-up walls may be permitted on a case-by-case basis by the Planning and Zoning Commission. The proposed building is 100% tilt-wall construction, with the exception of the entryway elements constructed with metal accent materials. *Staff should note that this exception is not atypical of larger industrial buildings.*

(2) *Articulation.*

(a) *Building Façades.* According to Section 05.01(C)(1), *General Industrial 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 four (4) times the walls height without an architectural/entryway element. In this case, the proposed building does incorporate vertical and horizontal projections; but does not meet the standards on the primary façades. *Staff*

According to Section 9, *Exceptions and Variances*, of Article XI, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), and 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…(UDC) would create an undue hardship. In cases where an exception or exceptions is/are being requested, the applicant shall provide compensatory measures that directly offset the requested exception." In this case, the applicant has provided a letter explaining the exceptions and offering compensatory measures in the form of additional landscaping. The Planning and Zoning Commission is tasked with determining if the compensatory measures properly off-set the requested exceptions. This is a discretionary decision for the Planning and Zoning Commission, which requires approval by a super majority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan (*Comp Plan*) indicates that the subject property is located in the *Central District* which is…"composed of a wide range of uses that vary from single-family to industrial… (t)he *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisect the district.." Additionally, the *District Strategies* for the *Central District* states that there are "…some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward."

According to the Comprehensive Plan, industrial developments should be adequately buffered and/or screened from residential land uses. In addition, the Comprehensive Plan states that "(b)uffers utilizing a combination of berms, landscaping and trees should be used for industrial properties that are adjacent to non-industrial land uses or agricultural land." While the adjacent property (*i.e. Herman Utley Middle School*) is zoned Agricultural (AG) District -- *which is considered to be residential* -- the property is developed with a non-residential land uses (*i.e. public school, football stadium, aquatic center, etc.*). Regardless of the adjacency, the applicant is proposing to install a three (3) tiered landscape screening system in conjunction with a wrought-iron fence to accomplish the screening referenced by the Comprehensive Plan and Unified Development Code (UDC). Based on the applicant's landscape plan, they are in substantial compliance with the policy [*Section 02.04, Chapter 1*].

The Comprehensive Plan also states that "(a)ll non-residential buildings should be designed so that negative visual impacts of the development are minimized..." [*Goal 03; Chapter 9*]. When reviewing these policies, the applicant's intent to visually screen the outside storage area from residentially zoned property (*i.e. Herman Utley Middle School*) and adjacent roadways with a three (3) tiered screening, demonstrates that the proposed operations of the warehouse/distribution center will have a minimal visual impact on adjacent properties.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On February 23, 2021, the Architectural Review Board (ARB) reviewed the proposed building elevations for the warehouse/distribution facility and recommended the applicant provide additional massing of the primary entrance by creating a more pronounced bump-out of the element and canopy. The ARB also recommended this element include the metal material that is on the corner of the building as an accent. Additionally, the ARB recommended the applicant consider providing three (3)-tiered landscape screening in place of the masonry wall for the screening of the storage areas. They also recommended the installation of a berm with trees along Justin Road to better soften the appearance of the site. The applicant agreed with the ARB, and will provide updated elevations and landscape plans for the ARB to review at their next meeting on *March 9, 2021*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for a warehouse/distribution center on the *subject property*, then staff would propose the following conditions of approval:

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

(2) Three (3) tiered screening as depicted on the landscape plan shall be permitted in lieu of the required six (6) foot masonry wall;

(3) Approval by the Planning and Zoning Commission of all exceptions requested as outlined in the exceptions listed in the *Exceptions Requested by the Applicant* section of this case memo; and,

(4) 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.

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:
[x] 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	Justin Road		
Subdivision		Lot	Block
General Location	Southwest corner of Justin Rd and Industrial Blvd		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	LI	Current Use	Vacant
Proposed Zoning	LI	Proposed Use	Distribution Center
Acreage	68	Lots [Current]	1
Lots [Proposed]	1		

[x] ***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	Smartt Lofland & J Bond Ptns	[ ] Applicant	Seefried Industrial Properties
Contact Person	Bill Lofland	Contact Person	Jonathan Stites
Address	1 Carmartchen Ct	Address	3030 LBJ Freeway, Suite 1650
City, State & Zip	Dallas, TX 75225	City, State & Zip	Dallas, TX 75234
Phone	972-771-5212	Phone	214-393-6066
E-Mail	bill_lofland@juno.com	E-Mail	jstites@seefriedproperties.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Jonathan Stites (Owner's Representative) [~~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~~ (Owner's Representative) for the purpose of this application; all information submitted herein is true and correct; and the application fee of $_____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of January, 20 21. 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 13th *day of* January, *20* 21.

(Owner's Representative)

~~Owner's~~ Signature

Notary Public in and for the State of Texas

BRANDY LAWSON
Notary Public, State of Texas
Comm. Expires 07-31-2023
~~Notary ID 132110641~~

My Commission Expires 07/31/2023

Letter of Authorization

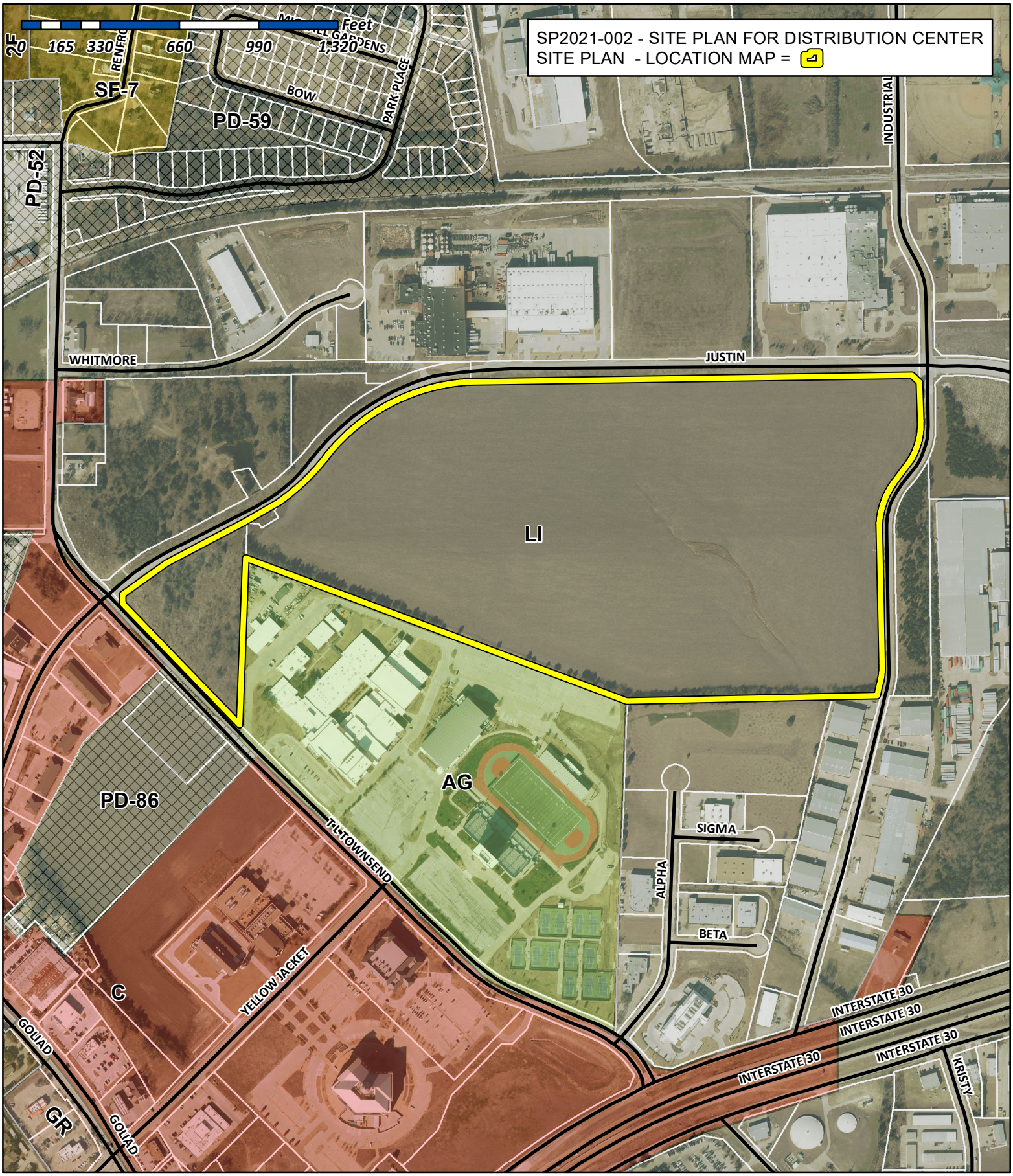
Property Name: Approximately 90 acres, SW Corner of Justin Road and Industrial Blvd
Rockwall, TX

To whom it may concern,

I hereby authorize Jonathan Stites of Seefried Industrial Properties, Inc., or RLP III Rockwall, LLC, to sign the Development Application and related site plan approval documents for the proposed distribution center contemplated on the site referenced above.

SELLER:
William B. Lofland

By: _____
Name: William B. Lofland
Date Signed: 4/12/2021



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.

MICHAEL R. BLACK, AIA

March 2, 2021

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

RE: Delivery Station DDF9
SWC Justin Rd & Industrial Blvd.
Rockwall, TX
Project Number: SP2021-002

To whom it may concern,

We request that the following exceptions to the Unified Development Code be granted by the Planning and Zoning Commission for the proposed warehouse/Distribution center located at the SWC of Justin Rd. and Industrial Blvd.

1. Stone accent: In lieu of the stone accent, we propose the use of form-liners to imprint a stone pattern on the concrete till wall. Additional landscape buffer and canopy trees as compensatory measures.

2. Tilt-Up Wall Construction: Due to the proposed use of this facility, we request that an exception be made for the use of tilt-up wall construction. Additional secondary materials (i.e., metal panels) have been incorporated as part of building articulation. Additional landscape buffer and canopy trees as compensatory measures.

3. Roof Design Standards: At this time, an exception for the roof design standards is not needed. The interior side of the projecting elements and parapet walls will be finished with the same materials as the exterior as noted on the revised architectural drawings.

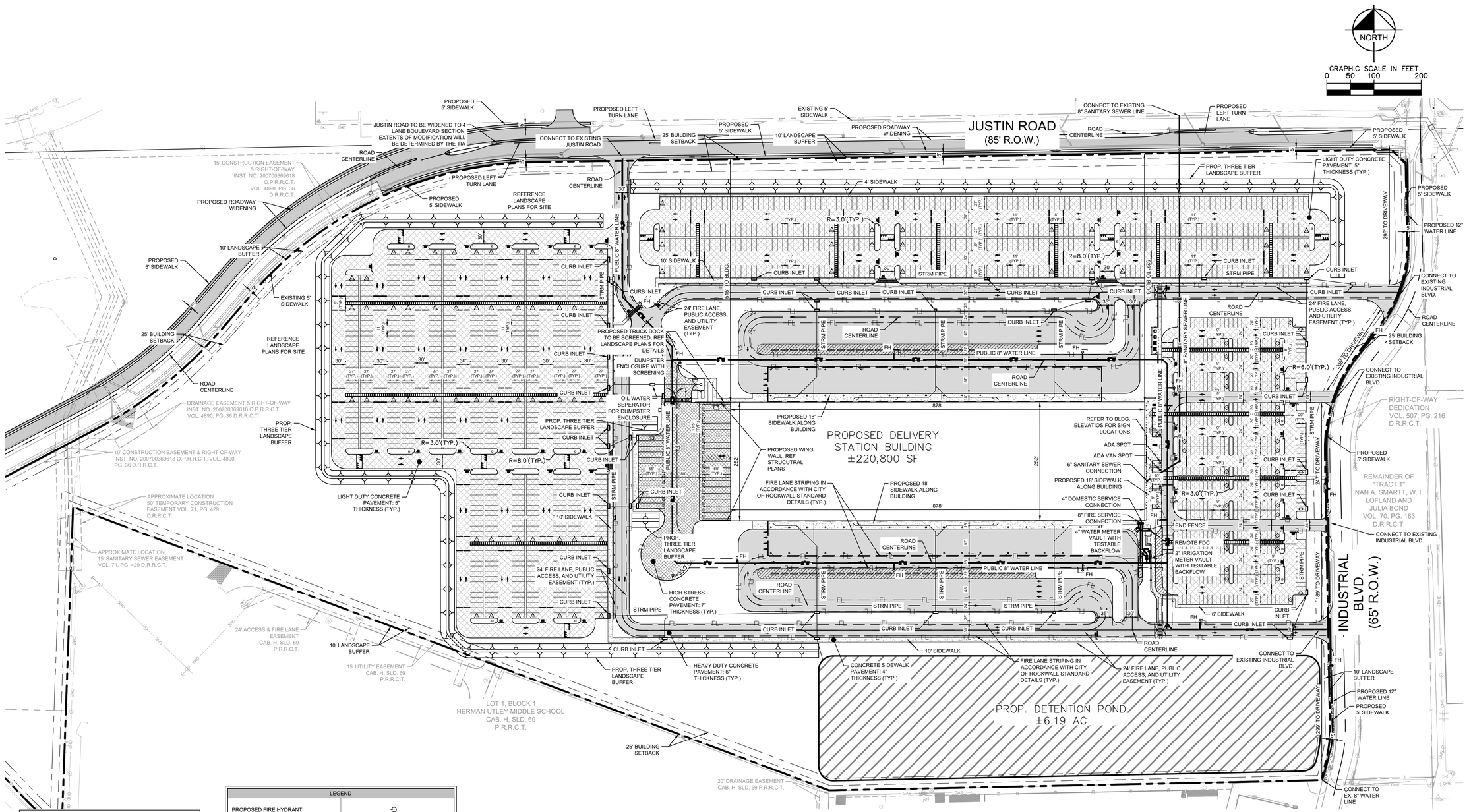
4. Building Articulation: To further enhance the building articulation, we have increased the height of the main entry/architectural element and revised the material to include metal panels. We have added additional landscaping as a compensatory measure.

If you have any additional comments or questions, do not hesitate to contact our office.

Sincerely,

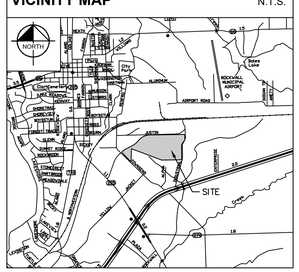
Michael R. Black, AIA, NCARB
Texas State Reg. No. 13467

2225 E. Randol Mill Road, Suite 300 Arlington, Texas 76011 Phone (817)701-4819 Fax (817)633-4153



NOTES
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. 2. PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECH FOR DETAILS.

VICINITY MAP N.T.S.



LEGEND	
PROPOSED FIRE HYDRANT	
PROPOSED FIRE LANE	FL FL
PROPERTY LINE	
SAWCUT LINE	
PROPOSED CURB	
LIGHT-DUTY CONCRETE	
FIRE LANE CONCRETE	
HEAVY DUTY CONCRETE	
PROPOSED ON SITE SIDEWALK	
PROPOSED OFF SITE SIDEWALK	
PROPOSED ROADWAY WIDENING	

PARKING SUMMARY (PER CLIENT REQUIREMENTS)	
TOTAL LAND AREA	3,093,718 SF/71.022 AC
PROPOSED TOTAL BUILDING AREA	±220,800 SF
PROPOSED TRAILER PARKING	30 SPACES
PROPOSED AUTO PARKING (9'X20')	480 SPACES
REQUIRED AUTO PARKING BY CLIENT	457 SPACES
PROPOSED VAN PARKING (11'X27')	1,118 SPACES
REQUIRED VAN PARKING	1,103 SPACES
PROPOSED ACCESSIBLE PARKING	9 SPACES
REQUIRED ACCESSIBLE PARKING	9 SPACES

SITE INFORMATION			
LOT 1			
PAVEMENT	1,358,772 SF	31.193 ACRES	(46.828%)
BUILDING COVERAGE	220,800 SF	5.069 ACRES	(7.610%)
LANDSCAPE AND OPEN SPACE	1,322,048 SF	30.350 ACRES	(45.562%)
TOTAL	3,093,718 SF	71.022 ACRES	

PARKING SUMMARY (PER CITY OF ROCKWALL REQUIREMENTS)			
REQUIRED PER ZONING		**PROVIDED**	
1 PER 1000 SQ. FT	221 SPACES	PROPOSED	480 SPACES
ACCESSIBLE SPOTS REQ.		**ACCESSIBLE SPOTS PROV.**	
TOTAL (INCLUDES 2 VAN SPOTS)	9 SPACES	TOTAL (INCLUDES 2 VAN SPOTS)	9 SPACES

DEVELOPMENT INFORMATION	
ZONING - LI, LIGHT INDUSTRIAL DISTRICT	
BUILDING AREA 1 (HT=44.5')	
STORY	AREA (GSF)
LL	220,822
FLOOR AREA RATIO (FAR)	0.07
FOUNDATION TYPE	SLAB ON GRADE

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, ____.

WITNESS OUR HANDS, this ___ day of _____, ____.

Planning & Zoning Commission, Chairman *Director of Planning and Zoning*

SITE PLAN
JUSTIN ROAD DISTRIBUTION CENTER

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DEVELOPER:
SEEFRIED INDUSTRIAL PROPERTIES
3030 LBJ FREEWAY, SUITE 1650
DALLAS, TX 75234
CONTACT: JONATHAN STITES
E-MAIL: JSTITES @SEEFRIEDPROPERTIES.COM

OWNER:
SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT: BILL LOFLAND
E-MAIL: BILL_LOFLAND@JUNO.COM

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-597-9300
CONTACT: KENNETH CARGILL, P.E.

CASE NUMBER: SP2021-002

No.	REVISIONS	DATE	BY

Kimley»Horn

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11700 KATY FREEWAY - SUITE 800 - HOUSTON, TX 77079
PHONE: 281-597-9300
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

STATE OF TEXAS
KENNETH CARGILL
123293
LICENSED
PROFESSIONAL ENGINEER
08/27/2021

KHA PROJECT	069284835		
DATE	MARCH 2021		
SCALE	AS SHOWN	DESIGNED BY	BG
		DRAWN BY	BG
		CHECKED BY	KWC

SITE PLAN

JUSTIN ROAD DISTRIBUTION CENTER
ROCKWALL TEXAS

SHEET NUMBER
C-100

Plotted By:Sbowmak, Patrick Sheet Set:Kha Layout:C-200 March 03, 2021 06:22:10pm \\atmtxy-hom.com\tx_hou2\HOU_Civil\069284835-DDP8 Rockwall\CAD\Exhibits\Prelim Site Plan to City of Rockwall\Prelim Site Plan.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

EXTERIOR FINISH PERCENTAGE

EAST ELEVATION		
TOTAL ELEVATION AREA	10,690 SQFT	PERCENTAGE
CONCRETE TILT	6,818 SQFT	63.77 %
MP-1	3470 SQFT	32.47 %
MP-2	238 SQFT	2.23 %
FORMLINER	164 SQFT	1.53 %

NORTH ELEVATION		
TOTAL ELEVATION AREA	41,432 SQFT	PERCENTAGE
CONCRETE TILT	33,786 SQFT	81.54 %
MP-1	2,073 SQFT	5.00 %
MP-2	35 SQFT	0.10%
FORMLINER	5,538 SQFT	13.36 %

WEST ELEVATION		
TOTAL ELEVATION AREA	10,337 SQFT	PERCENTAGE
CONCRETE TILT	7,978 SQFT	77.18 %
MP-1	257 SQFT	2.48 %
FORMLINER	2101 SQFT	20.34 %

SOUTH ELEVATION		
TOTAL ELEVATION AREA	41,432 SQFT	PERCENTAGE
CONCRETE TILT	35,984 SQFT	86.64 %
FORMLINER	5,538 SQFT	13.36 %

EXTERIOR FINISH LEGEND

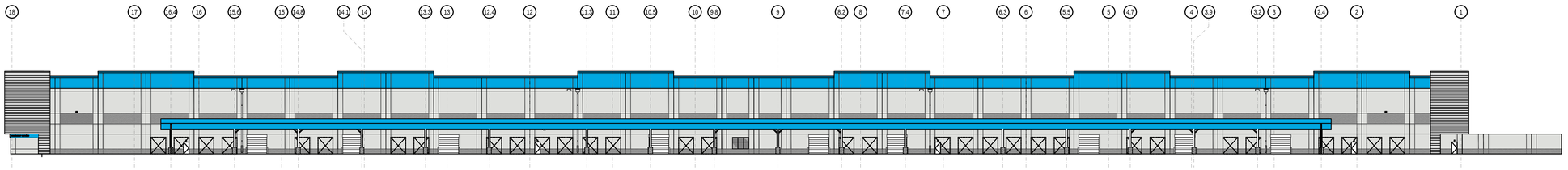
- PT-1 SHERWIN WILLIAMS SW 7063 NEBULOUS WHITE
- PT-2 SHERWIN WILLIAMS SW 7066 GRAY MATTERS
- PT-3 PANTONE 2995 C
- ANODIZED ALUMINUM STOREFRONT SYSTEM
- PT-4 MNFR. STANDARD "BRIGHT WHITE"
- PT-5 OSHA CAUTION YELLOW/BLACK DIAGONAL STRIPES
- MP-1 ATAS RIGID WALL OR RIGID WALL II COLOR: TITANIUM (35)
- MP-2 ATAS VERSA SEAM – 8" REVEAL SPACING, CUSTOM COLOR TO MATCH PT-3; TEXTURE SMOOTH
- PT-9 SAFETY YELLOW
- SPLITFACE BLOCK PATTERN ON TILT WALL, COLOR TO MATCH TILT WALL.

KEY NOTES

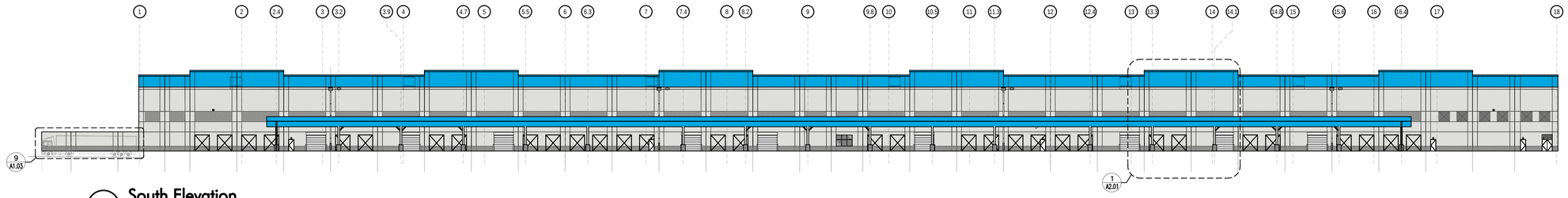
1. ROOF LINE BEYOND
2. ROOF TOP UNIT BEYOND
3. CONCRETE PANEL BEYOND
4. SPLITFACE BLOCK PATTERN ON TILT WALL. MANUF: FITZGERALD FORMLINERS; PATTERN NUMBER: 16977LPLP STACKED SPLITFACE BLOCK, OR EQUAL.

GENERAL NOTES

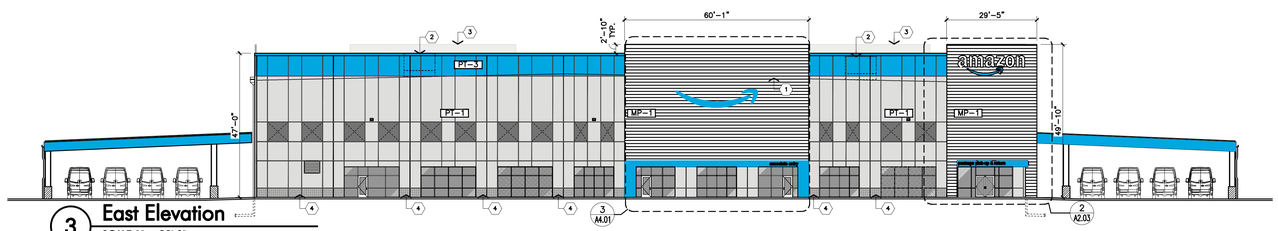
1. ALL SIGNAGE WILL BE UNDER A SEPARATE PERMIT.



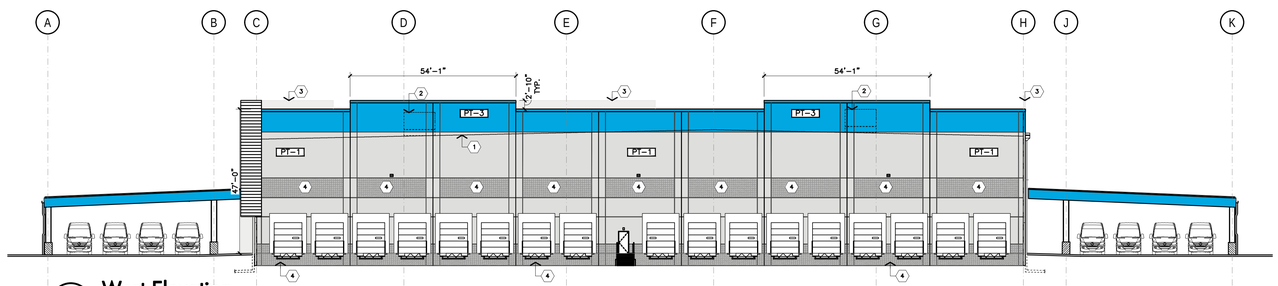
5 North Elevation
SCALE 1" = 30'-0"



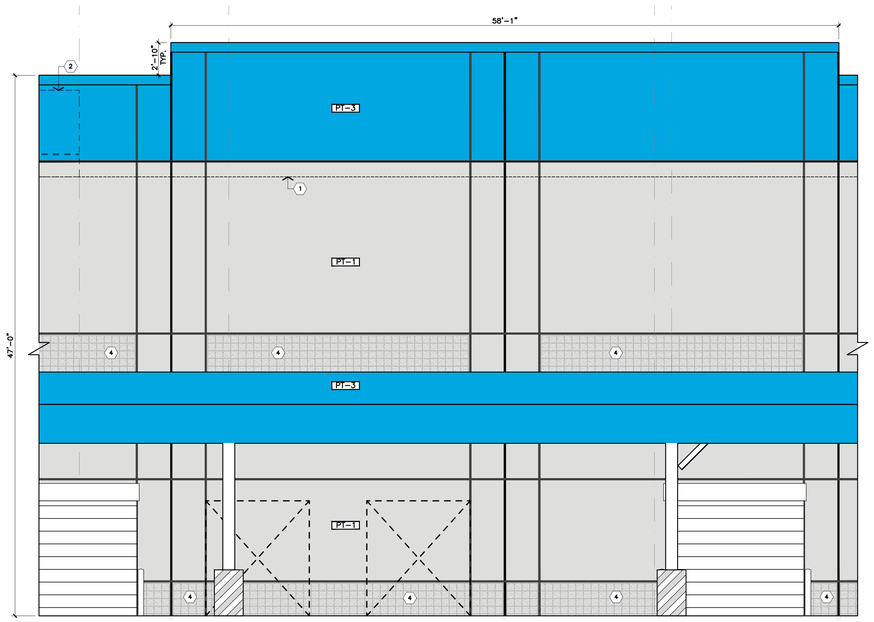
4 South Elevation
SCALE 1" = 30'-0"



3 East Elevation
SCALE 1" = 20'-0"



2 West Elevation
SCALE 1" = 20'-0"



1 South Elevation
SCALE 3/16" = 1'-0"

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, ____.

WITNESS OUR HANDS, this ___ day of _____, ____.

Planning & Zoning Commission, Chairman *Director of Planning and Zoning*

CASE NUMBER: SP2021-002

pdmsdesign.com
pdms design group
2225 E. Randol Mill Road, Suite 300
Arlington, Texas 76011
817.633.4200 p 817.633.4153 f

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Project Address

Delivery Station
SEC of Justin Rd & Industrial BLVD.
DDF9- Rockwall

Issue Date 03/02/21

Revisions

	Date	Description	By
1			
2			
3			
4			
5			
6			
7			

DELIVERY STATION: DDF9
SEC OF JUSTIN RD & INDUSTRIAL BLVD.
ROCKWALL, TX 75073

MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.4819

Seal

PRELIMINARY
NOT FOR
CONSTRUCTION
FOR REVIEW
ONLY

Job Number 200162
Drawn By NG
Appv'd By SV

Sheet Title
Exterior Elevations

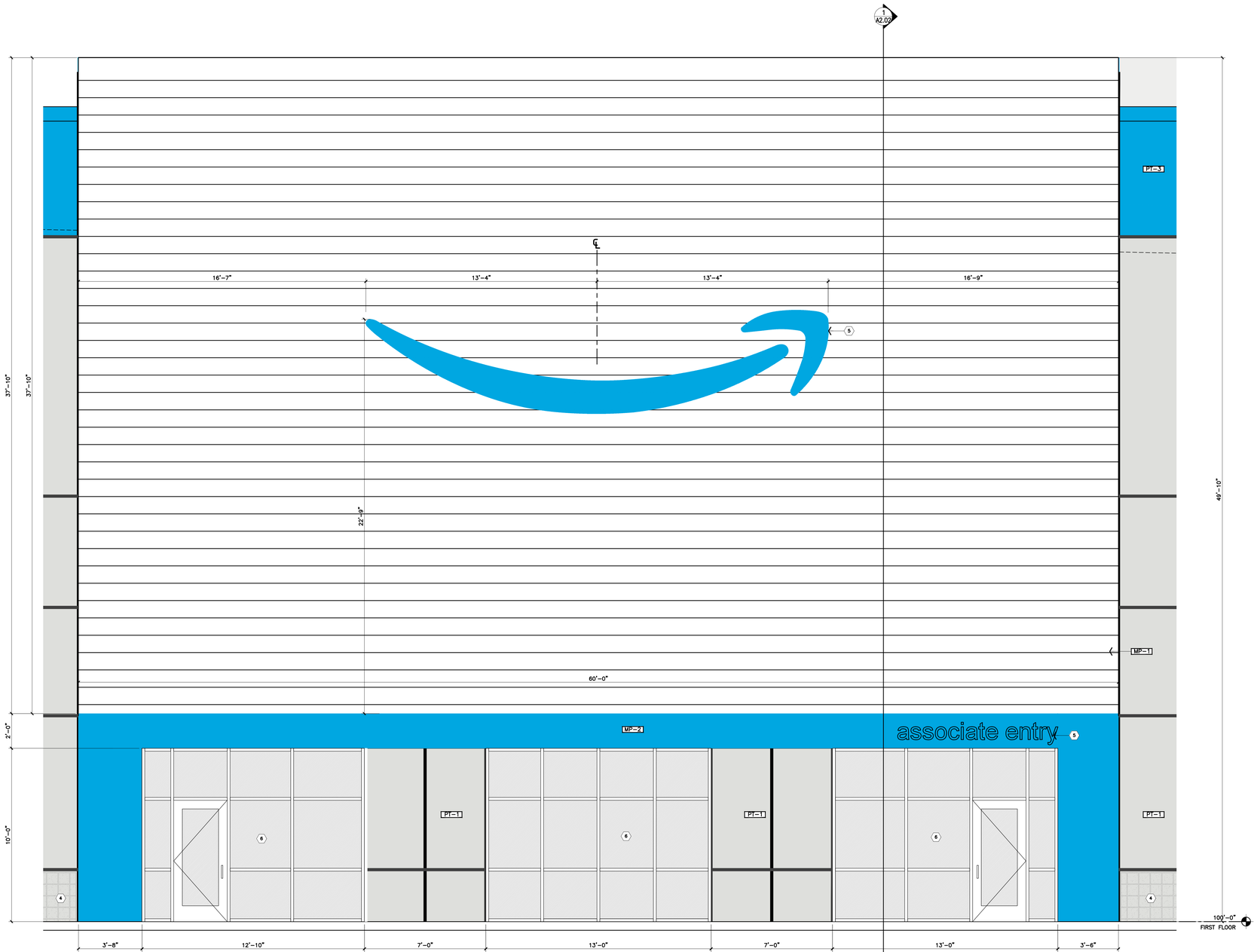
Sheet Number
A2.01

EXTERIOR FINISH LEGEND

- PT-1 SHERWIN WILLIAMS SW 7063 NEBULOUS WHITE
- PT-2 SHERWIN WILLIAMS SW 7066 GRAY MATTERS
- PT-3 PANTONE 2995 C
- ANODIZED ALUMINUM STOREFRONT SYSTEM
- PT-4 MNFR. STANDARD "BRIGHT WHITE"
- PT-5 OSHA CAUTION YELLOW/BLACK DIAGONAL STRIPES
- MP-1 ATAS RIGID WALL OR RIGID WALL II COLOR: TITANIUM (35)
- MP-2 ATAS VERSA SEAM – 8" REVEAL SPACING, CUSTOM COLOR TO MATCH PT-3; TEXTURE SMOOTH
- PT-9 SAFETY YELLOW
- SPLITFACE BLOCK PATTERN ON TILT WALL. COLOR TO MATCH TILT WALL.

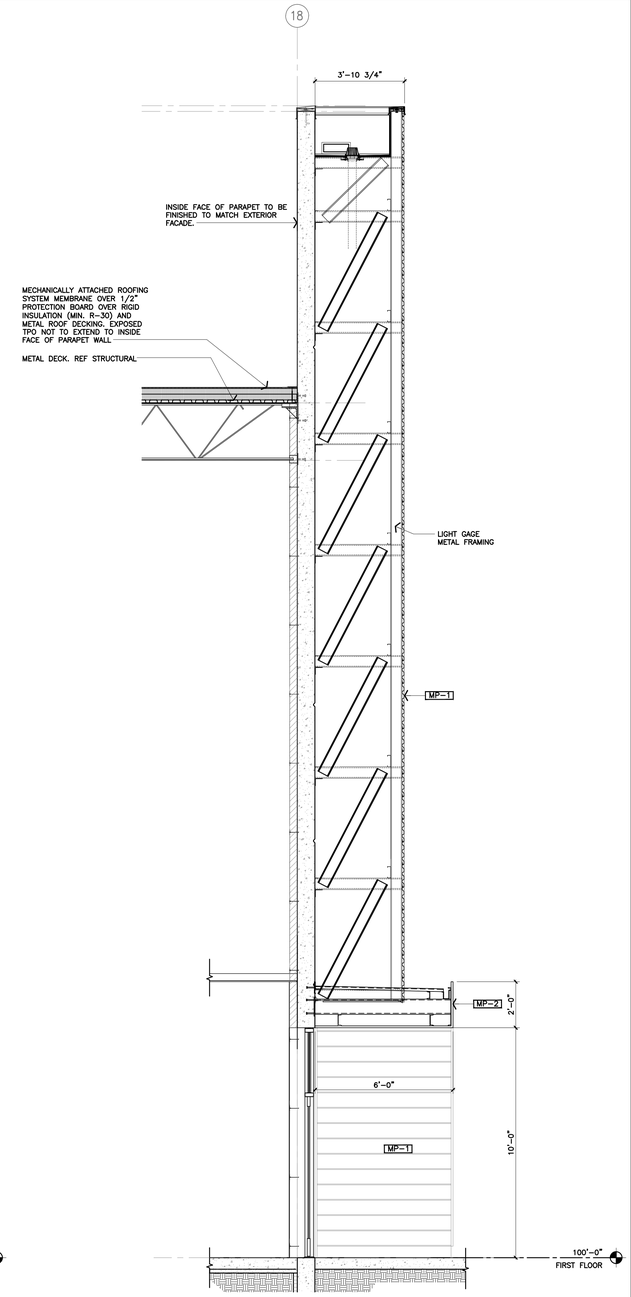
KEY NOTES

1. ROOF LINE BEYOND
2. ROOF TOP UNIT BEYOND
3. CONCRETE PANEL BEYOND
4. SPLITFACE BLOCK PATTERN ON TILT WALL. MANUF: FITZGERALD FORMLINERS; PATTERN NUMBER: 16977LPLP STACKED SPLITFACE BLOCK, OR EQUAL.
5. TENANT SIGNAGE
6. CLEAR GLAZING ONLY AT EMPLOYEE SCREENING
7. WINDOW TYPE TO RECEIVE OBSCURED GLAZING



2 East Enlarged Elevation

SCALE 3/8" = 1'-0"



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WITNESS OUR HANDS, this ___ day of _____, ____.

Planning & Zoning Commission, Chairman — *Director of Planning and Zoning*

CASE NUMBER: SP2021-002

rdmsdesign.com
rdms design group
2225 E. Randol Mill Road, Suite 300
Arlington, Texas 76011
817.633.4200 p 817.633.4153 f

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Project Address

Delivery Station
SEC of Justin Rd & Industrial BLVD.
DDF9- Rockwall

Issue Date	03/02/21

Revisions

	Date	Description	By
△			
△			
△			
△			
△			
△			
△			

DELIVERY STATION: DDF9
SEC OF JUSTIN RD & INDUSTRIAL BLVD.
ROCKWALL, TX 77573

MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.4819

Seal

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

Job Number	200162
Drawn By	NG
Appv'd By	SV

Sheet Title

Enlarged Elevations and Canopy Sections

Sheet Number

A2.02

EXTERIOR FINISH LEGEND

- PT-1 — SHERWIN WILLIAMS SW 7063 NEBULOUS WHITE
- PT-2 — SHERWIN WILLIAMS SW 7066 GRAY MATTERS
- PT-3 — PANTONE 2995 C
- ANODIZED ALUMINUM STOREFRONT SYSTEM
- PT-4 — MNFR. STANDARD "BRIGHT WHITE"
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- MP-1 — ATAS RIGID WALL OR RIGID WALL II COLOR: TITANIUM (35)
- MP-2 — ATAS VERSA SEAM – 8" REVEAL SPACING, CUSTOM COLOR TO MATCH PT-3; TEXTURE SMOOTH
- PT-9 — SAFETY YELLOW
- SPLITFACE BLOCK PATTERN ON TILT WALL. COLOR TO MATCH TILT WALL.

KEY NOTES

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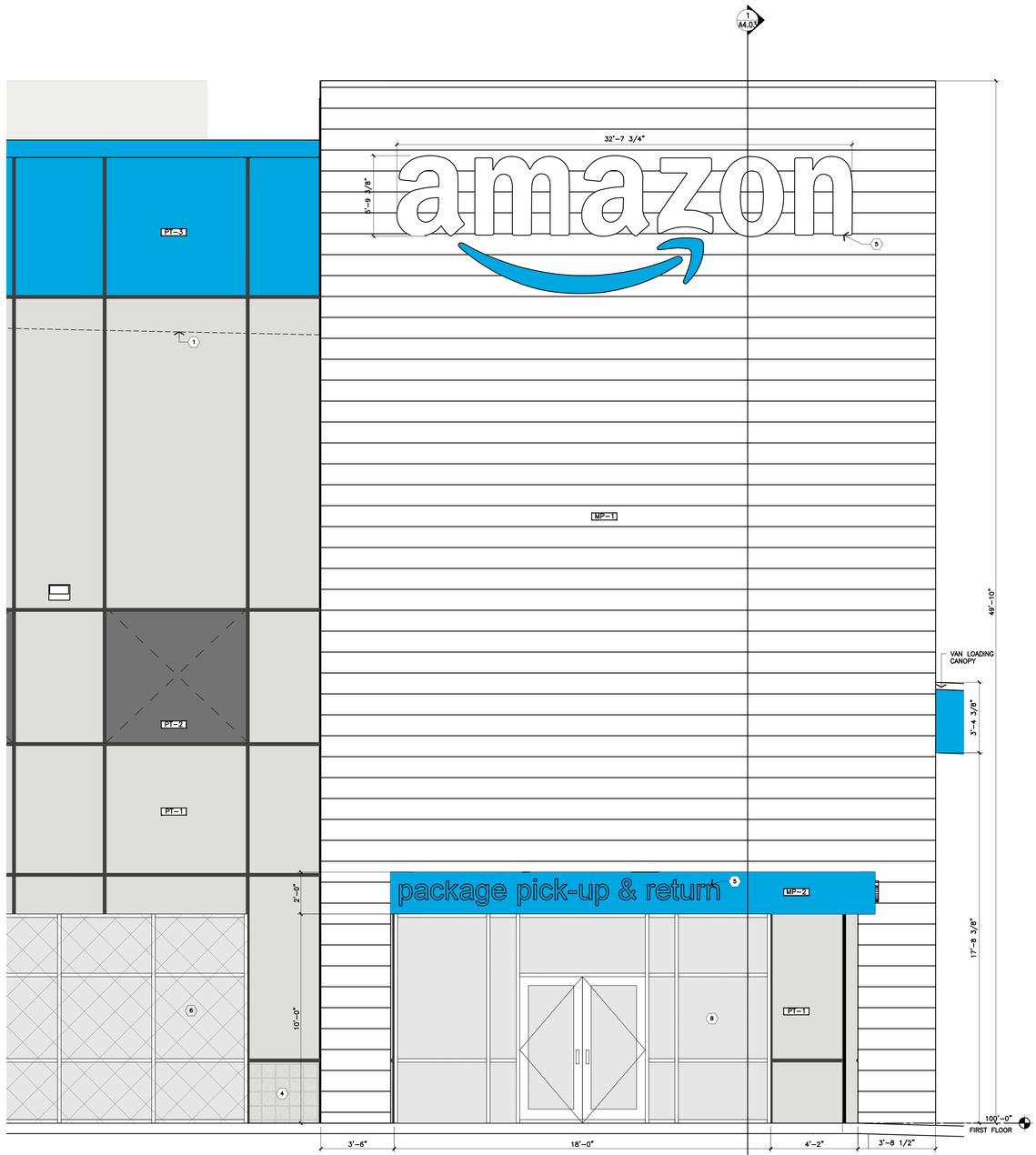
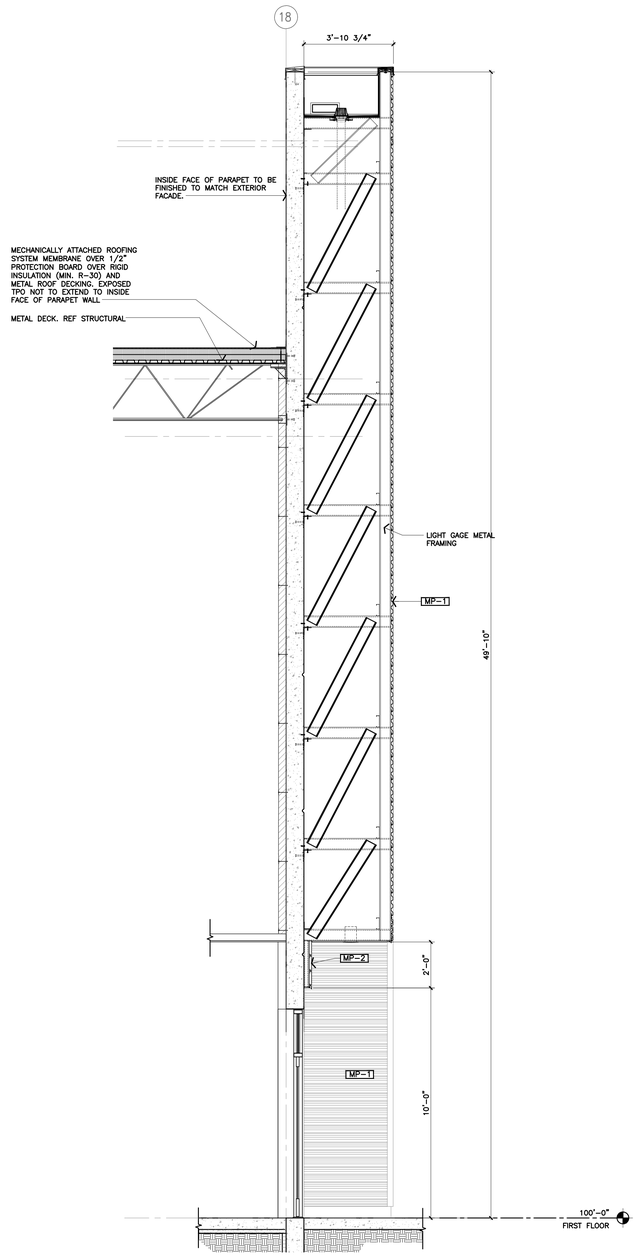
5. TENANT SIGNAGE
6. CLEAR GLAZING ONLY AT EMPLOYEE SCREENING
7. WINDOW TYPE TO RECEIVE OBSCURED GLAZING
8. WINDOW TYPE TO RECEIVE WINDOW FILM ONLY



2 East Enlarged Elevation

SCALE 3/8" = 1'-0"



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SCALE 3/8" = 1'-0"

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Planning & Zoning Commission, Chairman — *Director of Planning and Zoning*

CASE NUMBER: SP2021-002

rdms design group
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Arlington, Texas 76011
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Project Address

Delivery Station
SEC of Justin Rd & Industrial BLVD.
DDF9- Rockwall

Issue Date	03/02/21

Revisions

	Date	Description	By
1			
2			
3			
4			
5			
6			
7			

DELIVERY STATION: DDF9
SEC OF JUSTIN RD & INDUSTRIAL BLVD.
ROCKWALL, TX 75087

MICHAEL R. BLACK, AIA
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ARLINGTON, TEXAS 76011
817.701.4819

Seal

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

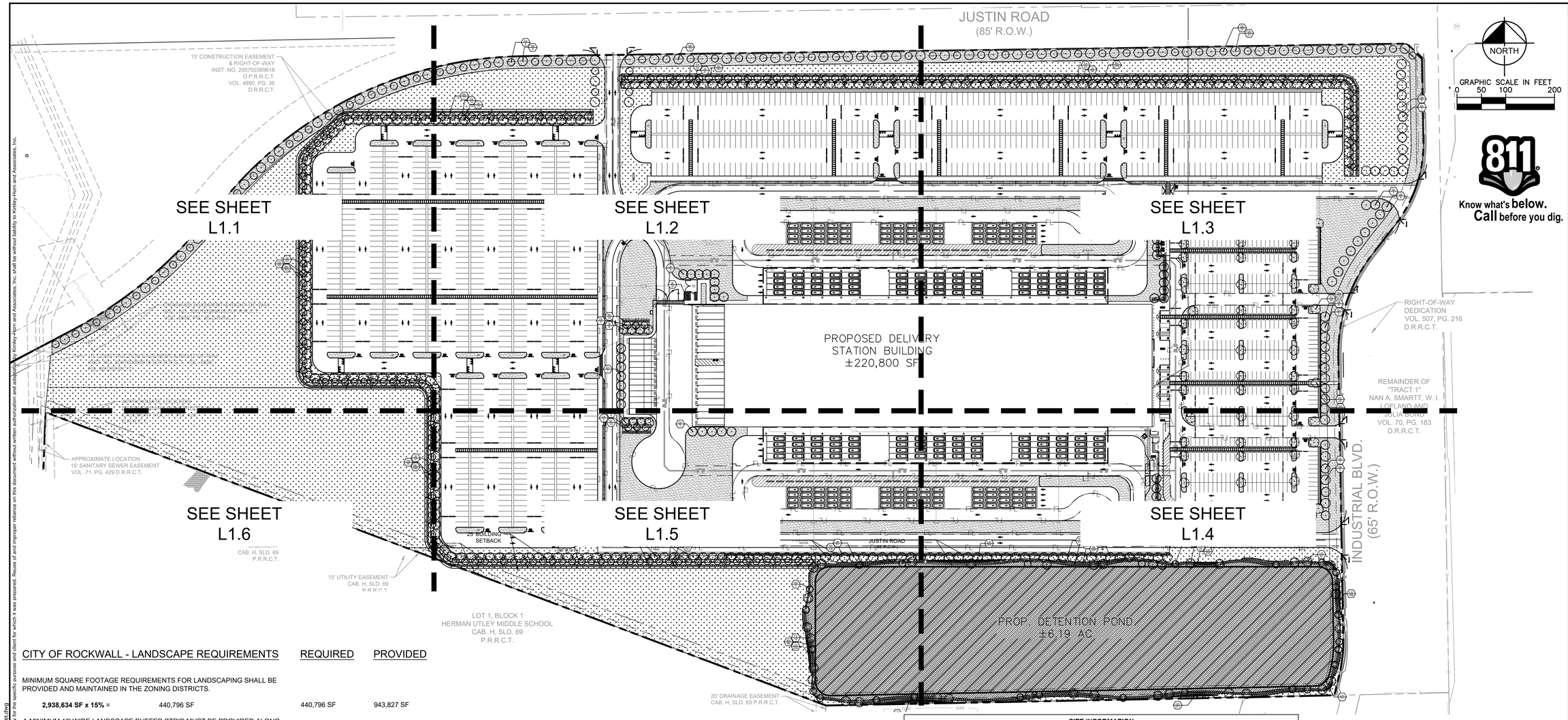
Job Number	200162
Drawn By	NG
Appv'd By	SV

Sheet Title

Enlarged Elevations and Canopy Sections

Sheet Number

A2.03



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

CITY OF ROCKWALL - LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
MINIMUM SQUARE FOOTAGE REQUIREMENTS FOR LANDSCAPING SHALL BE PROVIDED AND MAINTAINED IN THE ZONING DISTRICTS.		
2,938,634 SF x 15% = 440,796 SF	440,796 SF	943,827 SF
A MINIMUM 10' WIDE LANDSCAPE BUFFER STRIP MUST BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PORTION OF THE PERIMETER OF ANY COMMERCIAL OR INDUSTRIAL LOT THAT ABUTS, WITHOUT AN ALL OR DRIVE SEPARATION, OR IS DIRECTLY ACROSS A PUBLIC STREET FROM A RESIDENTIAL ZONING DISTRICT.	YES	YES
ONE ACCENT TREE AND ONE CANOPY TREE PER 50 LF ARE REQUIRED TO BE LOCATED WITHIN THE TEN FOOT LANDSCAPE BUFFER ALONG JUSTIN ROAD AND INDUSTRIAL BLVD.		
JUSTIN ROAD: 2,990 FT / 50 = 60 TREES	60 ACCENT TREES 60 CANOPY TREES 120 TOTAL TREES	60 ACCENT TREES 60 CANOPY TREES 120 TOTAL TREES
INDUSTRIAL BOULEVARD: 1,186 FT / 50 = 24 TREES	24 ACCENT TREES 24 CANOPY TREES 48 TOTAL TREES	24 ACCENT TREES 24 CANOPY TREES 48 TOTAL TREES
A 3' BERM WITH 3-TIERED SCREENING WILL BE REQUIRED AND BE OF A MINIMUM HEIGHT OF 30" WILL BE LOCATED IN THE 10' LANDSCAPE SETBACK. BERM WILL HAVE A MINIMUM OF 1 CANOPY TREE AND 1 ACCENT TREE PER 20 LF OF FRONTAGE.		
JUSTIN ROAD: 4,086 FT / 20 = 214 TREES	214 ACCENT TREES 214 CANOPY TREES 428 TOTAL TREES	214 ACCENT TREES 214 CANOPY TREES 428 TOTAL TREES
ANY PARKING LOT WITH MORE THAN TWO ROWS OF SPACES SHALL HAVE A MINIMUM OF 5% OR 300 SF IN THE INTERIOR OF THE PARKING LOT IN LANDSCAPING. SUCH LANDSCAPING SHALL BE COUNTED TOWARD THE TOTAL LANDSCAPING.		
155,185 SF PARKING AREA x 5% = 7,760 SF	7,760 SF	8,350 SF
ONE LARGE CANOPY TREE MUST BE PROVIDED AT ONE PER 10 PARKING STALLS.		
480 PARKING STALLS /10 = 48 TREES	48 TREES	48 TREES
NO REQUIRED PARKING SPACE MAY BE LOCATED MORE THAN 80' FROM THE TRUNK OF A LARGE CANOPY TREE.	YES	YES
ALL TREES MUST BE INTERNAL TO PARKING LOT.	YES	YES
NO TREE SHALL BE PLANTED CLOSER THAN 2 1/2 ' TO THE PAVEMENT.	YES	YES

CITY OF ROCKWALL - LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
ALTERNATE DETENTION POND SCREENING - NATIVE GRASSES AND SHRUBS SHALL BE PLANTED ALONG THE OUTSIDE OF THE DETENTION POND. THE DETENTION BASINS SHALL BE LANDSCAPED IN A NATURAL MANNER USING GROUNDCOVER, GRASSES, SHRUBS, BERMS, AND ACCENT AND CANOPY TREES.		
269,377 SF / 1,500 SF = 180 SHRUBS	180 SHRUBS	1,178 SHRUBS
TRUCK DOCK SCREENING - A WING WALL SHALL BE EXTENDED FOR THE TRUCK DOCK PARKING ADJACENT TO THE BUILDING. THE WALL SHALL BE A MINIMUM 6 FT TALL MASONRY WALL WITH CANOPY TREES PLACED 20 FT ON CENTER.		
135 LF OF WALL / 20 = 7 TREES	7 TREES	7 TREES
OUTDOOR STORAGE SCREENING - ALL OUTSIDE STORAGE AREAS ARE REQUIRED TO BE SCREENED FROM PUBLIC RIGHT-OF-WAY AND RESIDENTIALLY ZONED PROPERTY WITH A 6 FT MASONRY SCREENING WALL. SCREENING PROVIDED BY BERM.		
MITIGATION - 248.5 INCHES TOTAL REQUIRED. (SEE TP 3.00 FOR MITIGATION CALCULATIONS).		
63 TREES AT 4" CAL. = 252 INCHES OF MITIGATION PROVIDED ON SITE	248.5 INCHES	252 INCHES

SITE INFORMATION			
LOT 1			
PAVEMENT	1,358,772 SF	31.193 ACRES	(46.828%)
BUILDING COVERAGE	220,800 SF	5.069 ACRES	(7.610%)
LANDSCAPE AND OPEN SPACE	1,322,048 SF	30.350 ACRES	(45.562%)
TOTAL	3,093,718 SF	71.022 ACRES	

PARKING SUMMARY (PER CITY OF ROCKWALL REQUIREMENTS)			
REQUIRED PER ZONING		**PROVIDED**	
1 PER 1000 SQ. FT	221 SPACES	PROPOSED	480 SPACES
ACCESSIBLE SPOTS REQ.		**ACCESSIBLE SPOTS PROV.**	
TOTAL (INCLUDES 2 VAN SPOTS)	9 SPACES	TOTAL (INCLUDES 2 VAN SPOTS)	9 SPACES

DEVELOPMENT INFORMATION	
ZONING - LI, LIGHT INDUSTRIAL DISTRICT	
BUILDING AREA 1 (HT=44.5')	
STORY	AREA (GSF)
LL	220,822
FLOOR AREA RATIO (FAR)	0.07
FOUNDATION TYPE	SLAB ON GRADE

NOTE: THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" SHALL CONSIST OF 75% TO 80% COVERAGE AND A MINIMUM OF ONE-INCH IN HEIGHT AS DETERMINED BY THE CITY.

NOTE: AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS AND MEET THE REQUIREMENTS OF THE UDC. OVER SPRAY ON STREETS AND WALKS IN PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.

NOTE: NO TREES TO BE PLANTED WITHIN 5' OF ANY UTILITIES

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

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, ____.

WITNESS OUR HANDS, this ___ day of _____, ____.

Planning & Zoning Commission, Chairman *Director of Planning and Zoning*

SITE PLAN
DDF9 ROCKWALL

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT:
E-MAIL:

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-920-6322
CONTACT: SHANNON MUNDY, PLA.

CASE NUMBER: SP2021-002

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
PHONE: 281-920-6322
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

REGISTERED LANDSCAPE ARCHITECT
SHANNON E. MUNDY
3543
STATE OF TEXAS
3/05/2021

KHA PROJECT	
PROJ #	
DATE	3/05/2021
SCALE	AS SHOWN
DESIGNED BY	AMC
DRAWN BY	AMC
CHECKED BY	SEM

OVERALL LANDSCAPE PLAN

JUSTIN ROAD DISTRIBUTION CENTER
ARTOLA, FORT BEND COUNTY TEXAS
ROCKWALL

SHEET NUMBER
L1.0

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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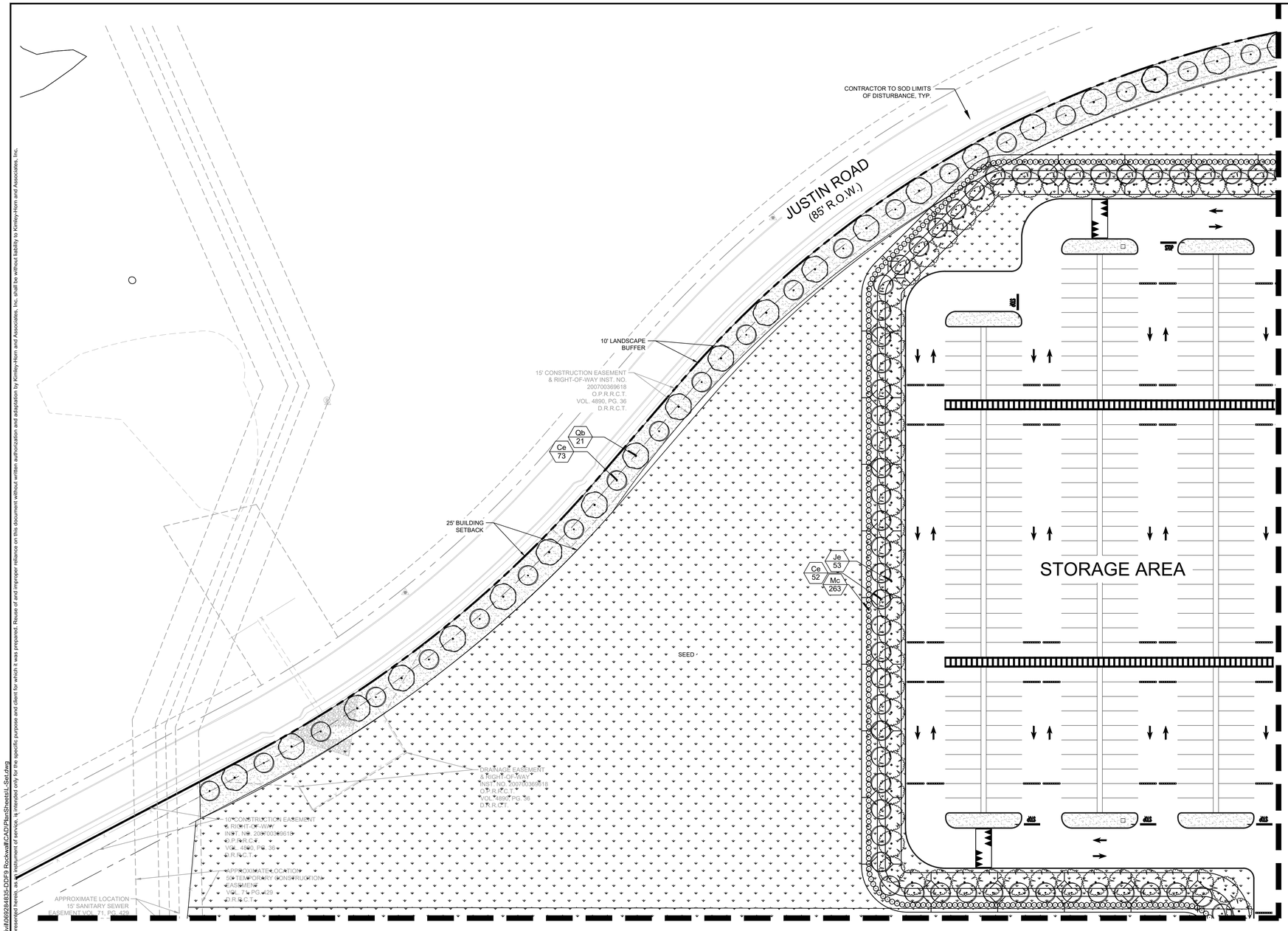

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

PLANT LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	Ay	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE
	Ce	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK
	Id2	ILEX DECIDUA	POSSUMHAW
	Je	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
	Qb	QUERCUS BUCKLEYI	TEXAS RED OAK
	Qv	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	Td	TAXODIUM DISTICHUM	BALD CYPRESS

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	Id	ILEX CORNUTA `DWARF BURFORD`	DWARF BURFORD HOLLY
	In2	ILEX VOMITORIA `NANA`	DWARF YAUPON HOLLY
	Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS
	Ro	ROSMARINUS OFFICINALIS	ROSEMARY

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	Lm	LIRIOPE MUSCARI	LILYTURF
	NS	NATIVE AMERICAN SEED	DAM SLOPE MIX
	SEED	CYNODON DACTYLON	BERMUDA GRASS
	SOD	CYNODON DACTYLON	BERMUDA GRASS

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, ____.

WITNESS OUR HANDS, this ___ day of _____, ____.

Planning & Zoning Commission, Chairman — *Director of Planning and Zoning*

SITE PLAN
DDF9 ROCKWALL

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT:
E-MAIL:

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-920-6322
CONTACT: SHANNON MUNDY, PLA.

CASE NUMBER: SP2021-002

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

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
PHONE: (281) 920-6322
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

REGISTERED LANDSCAPE ARCHITECT
SHANNON E. MUNDY
3543
STATE OF TEXAS
3/05/2021

KHA PROJECT PROJ #
DATE 3/05/2021
SCALE AS SHOWN
DESIGNED BY AMC
DRAWN BY AMC
CHECKED BY SEM

ENLARGED LANDSCAPE PLAN (1 OF 6)

JUSTIN ROAD DISTRIBUTION CENTER

ARGYLA, FORT BEND COUNTY TEXAS
ROCKWALL

SHEET NUMBER
L1.1

Plotted By:Mundy, Shannon Sheet Set:Kha Layout:L1.1 March 05, 2021 11:12:24am K:\HOU_Civil\069284935-DDF9 Rockwall\CAD\PlanSheets\L-Set.dwg
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JUSTIN ROAD
(85' R.O.W.)

VISIBILITY TRIANGLES, TYP.

25' BUILDING SETBACK

10' LANDSCAPE BUFFER

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

MATCH SHEET: L1.1

MATCH SHEET: L1.3

STORAGE AREA

STORAGE AREA

SEED

SOD

REMAINDER OF TRACT 1
NAN A. SMARTT, W. I. LOFLAND AND JULIA BOND
VOL. 70, PG. 183
D.R.R.C.T.

LANDSCAPE BERM, TYP.

PROP. WING WALL, REF. CIVIL SHEETS.

PROPOSED DELIVERY
STATION BUILDING
± 220,800 SF

MATCH SHEET: L1.5

Ce 8 | Qb 9 | Qb 13 | Ce 33 | Je 31 | Mc 151 | Mc 77 | Ce 15 | Je 15 | Qv 9 | Id 36 | Mc 14 | Ce 3 | Je 4

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PLANT LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	Ay	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE
	Ce	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK
	Id2	ILEX DECIDUA	POSSUMHAW
	Je	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
	Qb	QUERCUS BUCKLEYI	TEXAS RED OAK
	Qv	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	Td	TAXODIUM DISTICHUM	BALD CYPRESS

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	Id	ILEX CORNUTA `DWARF BURFORD`	DWARF BURFORD HOLLY
	In2	ILEX VOMITORIA `NANA`	DWARF YAUPON HOLLY
	Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS
	Ro	ROSMARINUS OFFICINALIS	ROSEMARY

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	Lm	LIRIOPE MUSCARI	LILYTURF
	NS	NATIVE AMERICAN SEED	DAM SLOPE MIX
	SEED	CYNODON DACTYLON	BERMUDA GRASS
	SOD	CYNODON DACTYLON	BERMUDA GRASS

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, ____.

WITNESS OUR HANDS, this ___ day of _____, ____.

Planning & Zoning Commission, Chairman — *Director of Planning and Zoning*

SITE PLAN
DDF9 ROCKWALL

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT:
E-MAIL:

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATIES, INC
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-920-6322
CONTACT: SHANNON MUNDY, PLA.

CASE NUMBER: SP2021-002

No.	REVISIONS	DATE	BY

Kimley»Horn
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11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
PHONE: 281-920-6322
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

REGISTERED LANDSCAPE ARCHITECT
SHANNON E. MUNDY
3543
STATE OF TEXAS
3/05/2021

KHA PROJECT	
PROJ #	
DATE	3/05/2021
SCALE	AS SHOWN
DESIGNED BY	AMC
DRAWN BY	AMC
CHECKED BY	SEM

ENLARGED LANDSCAPE PLAN (2 OF 6)

JUSTIN ROAD DISTRIBUTION CENTER

ROCKWALL, FORT BEND COUNTY TEXAS

SHEET NUMBER
L1.2

Plotted By: Mundy, Shannon Sheet Set:Kha Layout:L1.3 March 05, 2021 11:19:33am K:\HOU_Civil\069284935-DDF9 Rockwall\CAD\PlanSheets\L-Set.dwg
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JUSTIN ROAD
(85' R.O.W.)

10' LANDSCAPE BUFFER

25' BUILDING SETBACK

Qb 27
Qb 21

Ce 53
Je 55
SEED

Mc 276

LANDSCAPE BERM, TYP.

STORAGE AREA

SEED

Qb 8
Qv 7

25' BUILDING SETBACK

VISIBILITY TRIANGLES, TYP.

Qv 5
Qb 6

STEEL EDGING, TYP.
SEE DETAIL L, SHEET L2.0

MULCH, TYP.

Qv 16
Id 115

SOD

10' LANDSCAPE BUFFER

INDUSTRIAL BLVD.
(65' R.O.W.)

MULCH, TYP.

In2 233
Ay 24
Qb 8
Qv 6

25' BUILDING SETBACK

VISIBILITY TRIANGLES, TYP.

RIGHT-OF-WAY DEDICATION
VOL. 507, PG. 216
D.R.R.C.T.

PROPOSED DELIVERY
STATION BUILDING
± 220,800 SF

MATCH SHEET: L1.2

MATCH SHEET: L1.4

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

PLANT LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	Ay	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE
	Ce	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK
	Id2	ILEX DECIDUA	POSSUMHAW
	Je	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
	Qb	QUERCUS BUCKLEYI	TEXAS RED OAK
	Qv	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	Td	TAXODIUM DISTICHUM	BALD CYPRESS

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	Id	ILEX CORNUTA `DWARF BURFORD`	DWARF BURFORD HOLLY
	In2	ILEX VOMITORIA `NANA`	DWARF YAUPON HOLLY
	Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS
	Ro	ROSMARINUS OFFICINALIS	ROSEMARY

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	Lm	LIRIOPE MUSCARI	LILYTURF
	NS	NATIVE AMERICAN SEED	DAM SLOPE MIX
	SEED	CYNODON DACTYLON	BERMUDA GRASS
	SOD	CYNODON DACTYLON	BERMUDA GRASS

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, ____.

WITNESS OUR HANDS, this ___ day of _____, ____.

Planning & Zoning Commission, Chairman *Director of Planning and Zoning*

SITE PLAN
DDF9 ROCKWALL
A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT:
E-MAIL:

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-920-6322
CONTACT: SHANNON MUNDY, PLA.

CASE NUMBER: SP2021-002

No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: (281) 920-6322 FAX: (281) 920-6301
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

REGISTERED LANDSCAPE ARCHITECT
SHANNON E. MUNDY
3543
STATE OF TEXAS
3/05/2021

KHA PROJECT PRO.I #	
DATE	3/05/2021
SCALE	AS SHOWN
DESIGNED BY	AMC
DRAWN BY	AMC
CHECKED BY	SEM

ENLARGED LANDSCAPE PLAN (3 0F 6)

JUSTIN ROAD DISTRIBUTION CENTER
NICOLA, FORT BEND COUNTY TEXAS
ROCKWALL

SHEET NUMBER
L1.3

MATCH SHEET: L1.3

MATCH SHEET: L1.5

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

STEEL EDGING, TYP. SEE DETAIL L, SHEET L2.0

MULCH, TYP.

Ay 24

In2 243

VISIBILITY TRIANGLES, TYP.

INDUSTRIAL BLVD. (65' R.O.W.)

Qv 7

Qb 6

PROPOSED FENCE, TYP. SEE CIVIL SHEETS

SOD

25' BUILDING SETBACK

Lm 509

Ro 131

Ro 461

Je 28

Mc 227

Id2 17

Td 24

Lm 208

Lm 91

USE FLEXTERRA HIGH PERFORMANCE-FLEXIBLE GROWTH MEDIUM (HP-FGM) ON ALL SLOPES 4:1 OR GREATER TO PREVENT EROSION

Lm 106

10' LANDSCAPE BUFFER

PROPOSED DETENTION POND ± 7.80 AC

NATIVE SEED

NATIVE SHRUBS AND GRASSES AROUND EDGE OF DETENTION POND, TYP.

SEED

Lm 271

NATIVE SEED WITHIN DETENTION POND, TYP.

Lm 71

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

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PLANT LEGEND

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	Ce	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK
	Id2	ILEX DECIDUA	POSSUMHAW
	Je	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
	Qb	QUERCUS BUCKLEYI	TEXAS RED OAK
	Qv	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	Td	TAXODIUM DISTICHUM	BALD CYPRESS

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	Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS
	Ro	ROSMARINUS OFFICINALIS	ROSEMARY

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	Lm	LIRIOPE MUSCARI	LILYTURF
	NS	NATIVE AMERICAN SEED	DAM SLOPE MIX
	SEED	CYNODON DACTYLON	BERMUDA GRASS
	SOD	CYNODON DACTYLON	BERMUDA GRASS

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SITE PLAN
DDF9 ROCKWALL

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT:
E-MAIL:

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATIES, INC
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-920-6322
CONTACT: SHANNON MUNDY, PLA.

CASE NUMBER: SP2021-002

No.	REVISIONS	DATE	BY

Kimley»Horn

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11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
PHONE: 281-920-6322
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

REGISTERED LANDSCAPE ARCHITECT
SHANNON E. MUNDY
3543
STATE OF TEXAS
3/05/2021

KHA PROJECT PROJ.#
DATE 3/05/2021
SCALE AS SHOWN
DESIGNED BY AMC
DRAWN BY AMC
CHECKED BY SEM

ENLARGED LANDSCAPE PLAN (4 0F 6)

JUSTIN ROAD DISTRIBUTION CENTER

ARGYLA, FORT BEND COUNTY TEXAS
ROCKWALL

SHEET NUMBER
L1.4

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MATCH SHEET: L1.2

MATCH SHEET: L1.6

MATCH SHEET: L1.4

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

STORAGE AREA

PROP. WING WALL, REF. CIVIL SHEETS

LANDSCAPE BERM, TYP.

Je 4
Ce 3
Mc 15
Qv 5

SOD

LANDSCAPE BERM, TYP.

Ce 38
Mc 201
Ro 100
Je 51
Lm 509

MULCH, TYP.

STEEL EDGING, TYP.
SEE DETAIL L, SHEET L2.0

MULCH, TYP.

Id2 9

10' LANDSCAPE BUFFER

SEED

PROPOSED
DETENTION POND
± 7.80 AC

NATIVE SEED

LOT 1, BLOCK 1
HERMAN UTLEY MIDDLE SCHOOL
CAB. H, SLD. 69
P.R.R.C.T.

25' BUILDING SETBACK

Mc 96
Td 10
Lm 234

USE FLEXTERRA HIGH PERFORMANCE-FLEXIBLE GROWTH MEDIUM (HP-FGM) ON ALL SLOPES 4:1 OR GREATER TO PREVENT EROSION

MULCH, TYP.

STEEL EDGING, TYP.
SEE DETAIL L, SHEET L2.0

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	Ay	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE
	Ce	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK
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	Je	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
	Qb	QUERCUS BUCKLEYI	TEXAS RED OAK
	Qv	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	Td	TAXODIUM DISTICHUM	BALD CYPRESS

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
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	Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS
	Ro	ROSMARINUS OFFICINALIS	ROSEMARY

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	Lm	LIRIOPE MUSCARI	LILYTURF
	NS	NATIVE AMERICAN SEED	DAM SLOPE MIX
	SEED	CYNODON DACTYLON	BERMUDA GRASS
	SOD	CYNODON DACTYLON	BERMUDA GRASS

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Planning & Zoning Commission, Chairman — *Director of Planning and Zoning*

SITE PLAN
DDF9 ROCKWALL

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
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1 CARMARTHEN CT
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CONTACT:
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CONTACT: SHANNON MUNDY, PLA.

CASE NUMBER: SP2021-002

No.	REVISIONS	DATE	BY

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TBPE FIRM REGISTRATION F-928

REGISTERED LANDSCAPE ARCHITECT
SHANNON E. MUNDY
3543
STATE OF TEXAS
3/05/2021

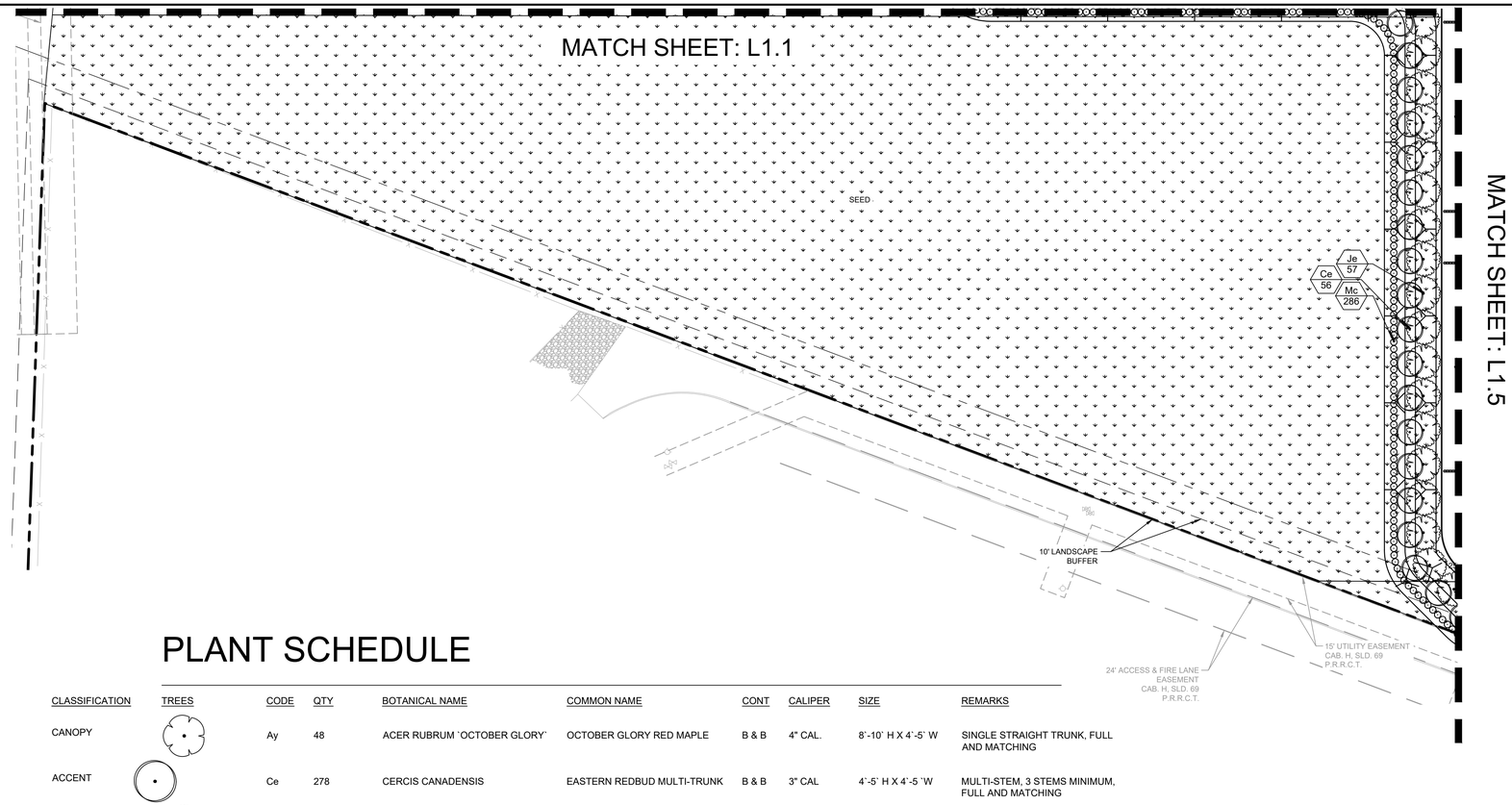
KHA PROJECT	
PROJ. #	
DATE	3/05/2021
SCALE	AS SHOWN
DESIGNED BY	AMC
DRAWN BY	AMC
CHECKED BY	SEM

ENLARGED LANDSCAPE PLAN (5 0F 6)

JUSTIN ROAD DISTRIBUTION CENTER

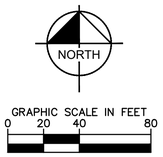
ARGYLA, FORT BEND COUNTY TEXAS
ROCKWALL

SHEET NUMBER
L1.5



PLANT SCHEDULE

CLASSIFICATION	TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	REMARKS
CANOPY		Ay	48	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE	B & B	4" CAL.	8`-10` H X 4`-5` W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
ACCENT		Ce	278	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	B & B	3" CAL	4`-5` H X 4`-5 `W	MULTI-STEM, 3 STEMS MINIMUM, FULL AND MATCHING
ACCENT		Id2	26	ILEX DECIDUA	POSSUMHAW	B & B	3" CAL	4`-5` H X 4`-5 `W	MULTI-STEM, 3 STEMS MINIMUM, FULL AND MATCHING
CANOPY		Je	252	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	B & B	4" CAL.	8`-10` H X 4`-5` W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
CANOPY		Qb	87	QUERCUS BUCKLEYI	TEXAS RED OAK	B & B	4" CAL.	8`-10` H X 4`-5` W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
CANOPY		Qv	65	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	B & B	4" CAL.	10`-12` H X 6`-8` W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
CANOPY		Td	34	TAXODIUM DISTICHUM	BALD CYPRESS	B & B	4" CAL.	8`-10` H X 4`-5` W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
SHRUBS		CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	REMARKS
		Id	194	ILEX CORNUTA `DWARF BURFORD`	DWARF BURFORD HOLLY	5 GAL	36" O.C.	24" H X 24" W	FULL AND MATCHING
		In2	475	ILEX VOMITORIA `NANA`	DWARF YAUPON HOLLY	5 GAL	24" O.C.	18" H X 18" W	FULL AND MATCHING.
		Mc	1,401	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL	24" O.C.	18" H X 18" W	FULL AND MATCHING
		Ro	850	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL	36" O.C.	24" H X 24" W	FULL AND MATCHING
GROUND COVERS		CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	REMARKS
		Lm	1,958	LIRIOPE MUSCARI	LILYTURF	1 GAL	8" H X 8" W	12" O.C.	TRIANGULAR SPACING, FULL AND MATCHING
		NS	286,641 SF	NATIVE AMERICAN SEED	DAM SLOPE MIX	SEED			HYDROSEED 20 LB PER ACRE; USE FLEXTERRA HIGH PERFORMANCE-FLEXIBLE GROWTH MEDIUM (HP-FGM) ON ALL SLOPES 4:1 OR GREATER TO PREVENT EROSION
		SEED	672,115 SF	CYNODON DACTYLON	BERMUDA GRASS	SEED			HYDROSEED 1 LB PER 1,000 SF; USE FLEXTERRA HIGH PERFORMANCE-FLEXIBLE GROWTH MEDIUM (HP-FGM) ON ALL SLOPES 4:1 OR GREATER TO PREVENT EROSION
		SOD	320,059 SF	CYNODON DACTYLON	BERMUDA GRASS	SOD			SOLID SOD ROLLED TIGHT WITH SAND FILLED JOINTS. 100% WEED, DISEASE, AND PEST FREE.



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

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, ____.

WITNESS OUR HANDS, this ___ day of _____, ____.

_____ *Planning & Zoning Commission, Chairman*

_____ *Director of Planning and Zoning*

SITE PLAN
DDF9 ROCKWALL

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT:
E-MAIL:

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-920-6322
CONTACT: SHANNON MUNDY, PLA.

CASE NUMBER: SP2021-002

No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 281-920-6322
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

REGISTERED LANDSCAPE ARCHITECT
SHANNON E. MUNDY
3543
STATE OF TEXAS
3/05/2021

KHA PROJECT	
PROJ #	
DATE	3/05/2021
SCALE	AS SHOWN
DESIGNED BY	AMC
DRAWN BY	AMC
CHECKED BY	SEM

ENLARGED LANDSCAPE PLAN (6 0F 6)

JUSTIN ROAD DISTRIBUTION CENTER
ARNOLA, FORT BEND COUNTY TEXAS
ROCKWALL

SHEET NUMBER
L1.6

Plotted By:Mundy, Shannon Sheet Set:Kha Layout:L1.6 March 05, 2021 11:15:34am K:\HOU_Civil\069284835-DDF9 Rockwall\CAD\PlanSheets\L-Set.dwg
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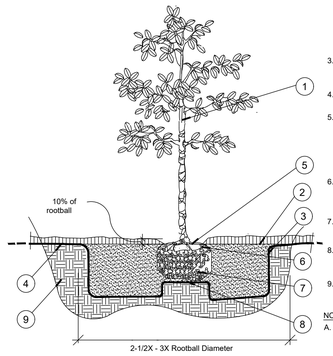


1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 2.5X-3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE (SEE GRADING PLAN).
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.
9. BACKFILL MATERIAL PER SPECIFICATIONS.

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

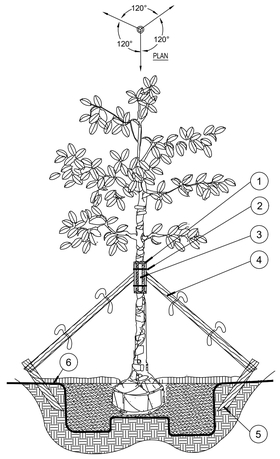
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

A Tree Planting

SECTION — N.T.S.



1. FIVE (5) LAYERS OF BURLAP TO PROTECT TRUNK
2. TWO STEEL BANDS TO SECURE BATTENS
3. FIVE 2 X 4 X 18"L WOOD BATTENS
4. THREE (3) 2" X 8' LODGE POLES. DRILL, USING GALVANIZED SCREWS, TO BATTENS AND 2" X 4" STAKES. NO SCREWS SHALL PENETRATE TREE. FLAG AT MIDPOINT AND AT BASE.
5. 2" x 4" x 3' (MIN), P.T. WOOD STAKES BURIED 3" BELOW FINISHED GRADE.
6. FINISHED GRADE (SEE GRADING PLAN)

NOTES:

A. ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. ALTERNATE TREE ANCHORING SYSTEMS MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

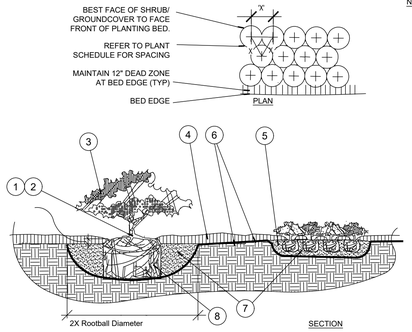
PRE-APPROVED SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

D. RUBBER HOSE/WIRE SYSTEMS ARE NOT ALLOWED.

* REFER TO DETAILS B AND D FOR PLANTING

B Large Tree Staking - 100 Gal + or B&B 4" +

SECTION — N.T.S.



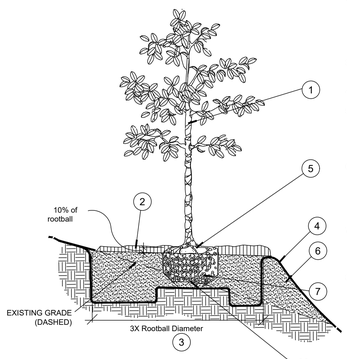
NOTES:

1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED - DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS' ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. 12" DEPTH PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

C Shrub / Groundcover Planting

PLAN / SECTION — N.T.S.



1. TREES, PALMS, AND LARGE SHRUBS (15 GAL OR GREATER) SHALL BE PLANTED IN SIMILAR MANNER
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE (SEE GRADING PLAN).
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. BERM SOIL SO THAT TOP OF BERM IS JUST BELOW THE TOP 10% OF THE TOP OF THE ROOTBALL. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE. SLOPE SHALL NOT EXCEED 3:1 SLOPE.
7. B & B OR CONTAINER REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL (SEE SPECIFICATIONS FOR OTHER ROOT BALL REQUIREMENTS)
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

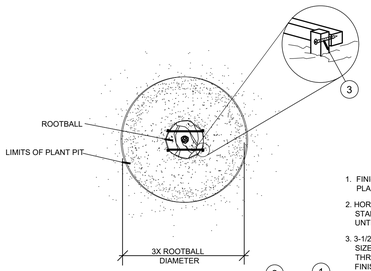
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

D Planting on a Slope

PLAN / SECTION — N.T.S.



1. FINISHED GRADE (SEE GRADING PLAN).
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE. ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

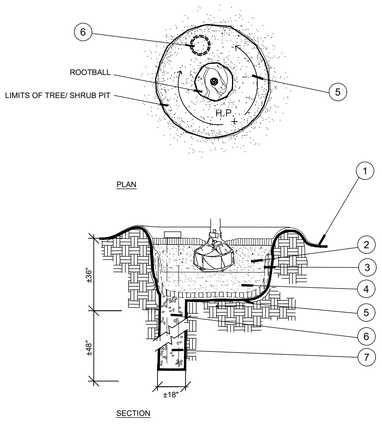
NOTE:

A. IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

* REFER TO DETAILS B AND D FOR PLANTING

E Staking - up to 65 gal. or B&B to 3-1/2" Cal.

SECTION — N.T.S.



1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER
4. SOIL MIX COMBINED WITH 30% (MIN.) EXPANDED SHALE.
5. SLOPE BOTTOM TO DRAIN
6. ±18"ø AUGURED HOLE PENETRATE THROUGH OCCLUDING LAYER A DEPTH OF 7' TO ASSURE PROPER PERCOLATION. INSTALL 4" PVC PIPE WITH VENTED CAP.
7. BACKFILL WITH 1/2" - 3/4" GRAVEL.

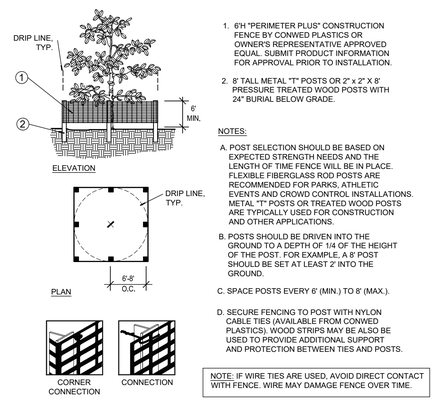
NOTES:

A. FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

B. REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.

F Poor Drainage Condition

PLAN / SECTION — N.T.S.



1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

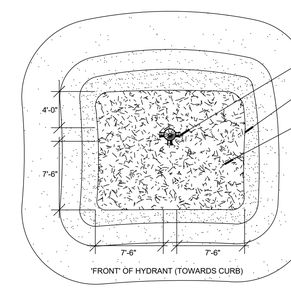
C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

G Tree/Shrub Protector

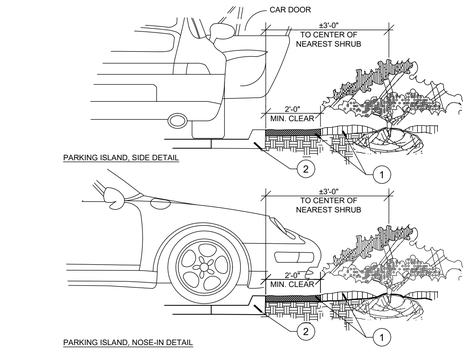
SECTION — N.T.S.



1. FIRE HYDRANT
2. NO PLANT MATERIAL SHALL BE PLACED WITHIN SHOWN LIMITS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. PROVIDE A MULCH, 3" DEPTH MIN., SURROUNDING AREA INDICATED.

H Fire Hydrant Clear Zone

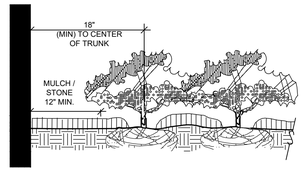
PLAN — N.T.S.



1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP.
2. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE
3. CURB OR PARKING LOT EDGE, BY OTHERS
4. CONTRACTOR TO PROVIDE ALTERNATE BID TO PROVIDE DECOMPOSED GRANITE BED IN LIEU OF MULCH FOR REVIEW OF OWNER.

I Parking Space/Curb Planting

SECTION — N.T.S.



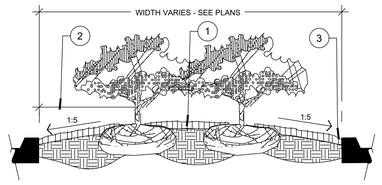
NOTES:

A. CLEAR ZONE: 18" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.

B. MULCH / STONE TO BE AS INDICATED ON THE PLANS. STONE TO BE PEA GRAVEL, 4" DEPTH WITH WEED BARRIER AND STEEL EDGING.

J Plantings Adjacent to Buildings/Walls

SECTION — N.T.S.



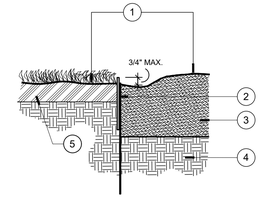
PLANTER ISLAND NOTES:

1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS. SEE DETAIL 'I' FOR PLANTER MEDIANS ADJACENT TO PARKING SPACES.
3. 1" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

- WHEN LIME STABILIZED SOIL IS ENCOUNTERED, EXCAVATE CONTINUOUS 36" DEEP (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
- PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).
- ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

K Planted Parking Lot Islands / Medians

SECTION — N.T.S.



1. DIFFERENT PLANTING TREATMENTS.
2. METAL EDGING
3. BED SOIL 12" MINIMUM DEPTH. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.
4. NATIVE SOIL
5. 4" TOPSOIL. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.

L Steel Edging

SECTION — N.T.S.

No.	REVISIONS	DATE	BY

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TBPE FIRM REGISTRATION F-928

REGISTERED LANDSCAPE ARCHITECT
SHANNON E. MUNDY
3543
STATE OF TEXAS
3/05/2021

KHA PROJECT	
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LANDSCAPE DETAILS

JUSTIN ROAD DISTRIBUTION CENTER

ARGYLA, FORT BEND COUNTY TEXAS

ROCKWALL

SHEET NUMBER
L2.0

Plotted By:Mundy, Shannon Sheet Set:Kha Layout:L2.0 March 05, 2021 - 11:15:38am K:\HOU_Civil\069284835-DDP8 Rockwall\CAD\PlanSheets\L-Set.dwg
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY)
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA

STAKING/GUYINGFOR ALTERNATE TO DETAILS: SEND PRODUCT DATA, DETAIL CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.

2. PLANT MATERIALS INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC.

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE AMERICAN STANDARD NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.

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

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. ALL PLANTING BED PIT BACKFILL AREAS TO BE PREPARED USING COMPOST, SHARP SCREENED SAND AND EXPANDED SHALE BY SOIL BUILDING SOLUTIONS, LIVING EARTH, OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (12" DEPTH MIN). FINISHED GRADES OF PLANTING BEDS TO BE 1" BELOW FINISHED GRADE OF ADJACENT CONCRETE MOW STRIP OR AS SHOWN ON GRADING PLAN. PLANTING BED PIT SOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 35% COMPOST, 10% EXPANDED SHALE, AND 5% SCREENED SHARP SAND. 98.5% OF THE PLANTING BED PIT SOIL PARTICLES WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. COLOR TO BE A MEDIUM BROWN WITH A WEIGHT OF 1900-2250 LBS. PER CUBIC YARD (DEPENDING ON THE MOISTURE CONTENT).

2. ALL SOD AND SEED AREAS TO BE PREPARED USING COMPOST AND SHARP SCREENED SAND, BY SOIL BUILDING SOLUTIONS, LIVING EARTH, OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (4" DEPTH MIN.). TOPSOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 40% COMPOST, AND 10% SHARP SCREENED SAND. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 6.0-6.5 WITH 25% (MIN) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL. (MIN) CONTAINER.

3. THE CONTRACTOR SHALL REESTABLISH ANY ADDITIONAL DISTURBED AREAS NOT SHOWN ON THE PLANS WITH A FULL COVERING OF SOD OR SEED. THE CONTRACTOR SHALL PROVIDE 4" DEPTH (MIN) PREPARED TOPSOIL IN ALL AREAS TO RECEIVE SEED OR SOD AT NO ADDITIONAL COST.

4. TREE PLANTING PITS SHALL BE BACKFILLED WITH COMPOST BY SOIL BUILDING SOLUTIONS, LIVING EARTH OR APPROVED EQUAL AND NATIVE SOIL. THE TOP 1/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 80% WEED FREE NATIVE SOIL AND 20% COMPOST. THE BOTTOM 2/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 100% WEED FREE NATIVE SOIL.

5. EXISTING SOIL USED IN PLANT BACKFILL AND TOPSOIL PREP SHALL BE REASONABLY FREE OF STONES, LIME, LUMPS OF CLAY, ROOTS AND OTHER FOREIGN MATTER. EXISTING SOIL SHALL HAVE A MINIMUM ORGANIC COMPOSITION OF 25% AND THE ACIDITY SHALL BE BETWEEN 5.0 AND 7.0 pH. CONTRACTOR SHALL SUBMIT A 1 GAL. MINIMUM SAMPLE OF THE EXISTING SOIL TO AN APPROVED TESTING FACILITY TO VERIFY COMPOSITION, ACIDITY AND ORGANIC CONTENT.

5. IF SOIL FAILS TO ACHIEVE THE AFOREMENTIONED pH AND ORGANIC COMPOSITION QUANTITIES, THE CONTRACTOR SHALL TILL AN ADEQUATE AMOUNT OF COMPOST IN TO THE EXISTING SOIL UNTIL IT MEETS THE REQUIREMENTS PRIOR TO COMBINING WITH OTHER SPECIFIED SOIL AMENDMENTS.

6. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE AND AMENDMENTS FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

7. WHERE LIME STABILIZED SOIL IS ENCOUNTERED, LAWN AREAS SHALL BE EXCAVATED TO A DEPTH OF 12", PLANT BEDS SHALL BE EXCAVATED TO A DEPTH OF 24", AND TREE PITS SHALL BE EXCAVATED TO A DEPTH OF 36", AND BACKFILLED WITH CLEAN NATIVE SOIL (E.5) AND APPROVED PLANTING SOIL (E.1-4).

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC., IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

ALL PLANTING BED TO BE TOP DRESSED WITH A MINIMUM OF 3" "RUSTIC CUT HARDWOOD MULCH" BY SOIL BUILDING SOLUTIONS OR LIVING EARTH (OR APPROVED EQUAL) WITH A pH RANGE OF 6.5-8.5 AND SHALL BE FREE OF MAN-MADE FOREIGN MATTER, LUMBER, TREATED MATERIALS, PALLETS, GRASS AND LEAVES. NO PARTICLE SIZE SHOULD EXCEED 3.5" IN LENGTH.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

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

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH AMERICAN STANDARD FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

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

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

J. CONTAINER GROWN STOCK

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

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

3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

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

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

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

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.

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

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

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES SHALL BE SET WITH ROOT BALL CENTERED IN PLANTING PIT WITH ROOT FLARE 2" ABOVE ADJACENT SOIL ELEVATION. SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE TOP OF ROOT BALL SHALL BE EVEN WITH TOP OF PLANTING BED. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL FOR SOILNOC SRT ADVANCED MYCORRHIZAL INOCULUM (OR EQUAL) PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS AND MIX TO ACHIEVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.

17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING/ SEEDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, DEBRIS, HAVE SOIL PREPARED PER SECTION E, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. SOIL PREPARATION: ALL SOIL TO BE PREPARED PER SECTION E.

4. SODDING:

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE / MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

D. CONTRACTOR SHALL REFERENCE PLANTING SCHEDULE FOR SEEDING VARIETY AND RATES.

E. IF SEED INSTALLATION FALLS BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL INSTALL EITHER SOD OR A COLD SEASON VARIETY SEED MIX, SUCH AS WINTER RYE. IF A COOL SEASON VARIETY MIX IS INSTALLED BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL RESEED THE AREA WITH THE ORIGINAL SPECIFIED SEED MIX PER THE PLANS AND SPECIFICATIONS BETWEEN MARCH 15TH AND SEPTEMBER 15TH.

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

2. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

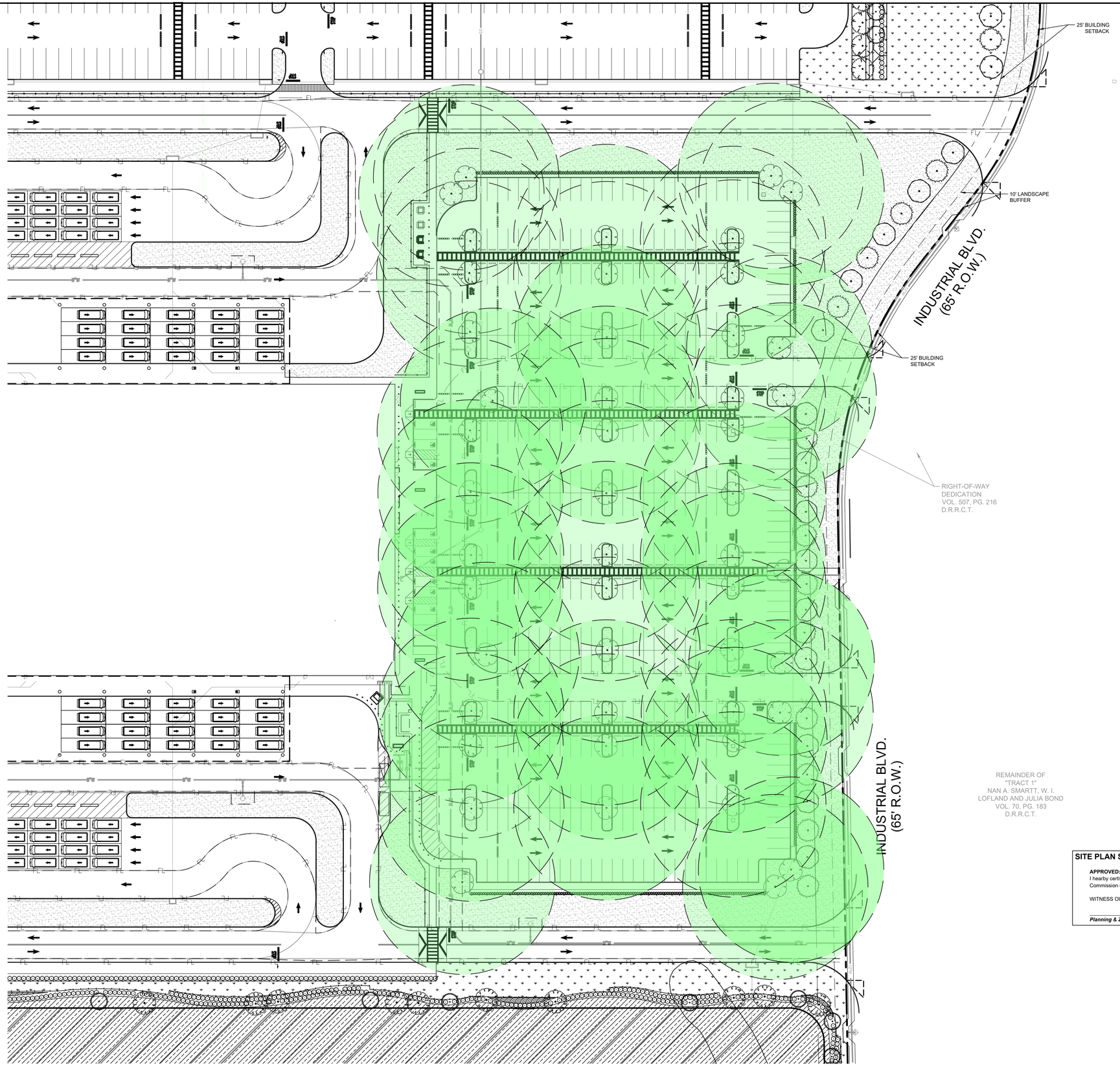
C. CONTRACTOR SHALL REESTABLISH 95% (MIN) COVERAGE FOR ALL DISTURBED AREAS OF VEGETATION WITHIN 60 DAYS OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL PROVIDE SEED AND/OR SOD THAT MATCHES THE ADJACENT LAWN AREA.

Q. CLEANUP

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

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRI



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

80' DIAMETER ON TREE CENTERS

No.	REVISIONS	DATE	BY

Kimley»Horn
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LANDSCAPE

FOR REVIEW ONLY

3/02/2021

KHA PROJECT	068910600
DATE	3/02/2021
SCALE	AS SHOWN
DESIGNED BY	AMC
DRAWN BY	AMC
CHECKED BY	SEM

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

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, ____.

WITNESS OUR HANDS, this ___ day of _____, ____.

_____ *Planning & Zoning Commission, Chairman*

_____ *Director of Planning and Zoning*

SITE PLAN
DDF9 ROCKWALL

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT:
E-MAIL:

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-920-6322
CONTACT: SHANNON MUNDY, PLA.

CASE NUMBER: SP2021-002

LANDSCAPE PARKING EXHIBIT

JUSTIN ROAD DISTRIBUTION CENTER

ROCKWALL TEXAS

SHEET NUMBER
EX1.0

Plotted By:Chapparro, Angelica Sheet Set:Kha Layout:L1.3 March 02, 2021 11:52:43am K:\HOU_Civil\068928435-DDF9 Rockwall\CAD\PlanSheets\L-Parking Exhibit.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Schedule												
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution
▫	A	11	Lithonia Lighting	DSX2 LED P3 40K T5W	DSX2 LED P3 40K T5W MVOLT	LED	1	29142	1	0.9	217	100%	TYPE VS, BUG RATING B5 - U0 - G4
▫	B	1	Lithonia Lighting	DSX2 LED P4 40K TFTM	DSX2 LED P4 40K TFTM MVOLT	LED	1	33388	1	0.9	270	100%	TYPE IV, SHORT, BUG RATING B3 - U0 - G5
▫	C	15	Lithonia Lighting	DSX2 LED P2 40K TFTM HS	DSX2 LED P2 40K TFTM MVOLT with houseside shield	LED	1	18779	1	0.9	185	100%	TYPE III, VERY SHORT, BUG RATING B2 - U0 - G3
▫	D	41	Lithonia Lighting	DSX2 LED P2 40K T5W	DSX2 LED P2 40K T5W MVOLT	LED	1	24808	1	0.9	370	100%	TYPE VS, BUG RATING B5 - U0 - G4
▫	E	13	Lithonia Lighting	DSX2 LED P1 40K BLC	DSX2 LED P1 40K BLC MVOLT	LED	1	15538	1	0.9	140	100%	TYPE III, SHORT, BUG RATING B2 - U0 - G3
◯	F1	152	Lithonia Lighting	VCPG LED P5 40K TSR MVOLT PM NLTAIR2 PIR DMAXD	VCPG LED WITH P5 - PERFORMANCE PACKAGE, 4000K, TSR OPTIC TYPE	LED	1	10497	1	0.9	82.14	100%	TYPE III, SHORT, BUG RATING B3 - U0 - G3
▭	I	11	Lithonia Lighting	DSX1 LED P4 40K TFTM WBA DSXV23BW	DSX1 LED P4 40K TFTM MVOLT	LED	1	14487	1	0.9	125	100%	TYPE IV, SHORT, BUG RATING B2 - U0 - G3

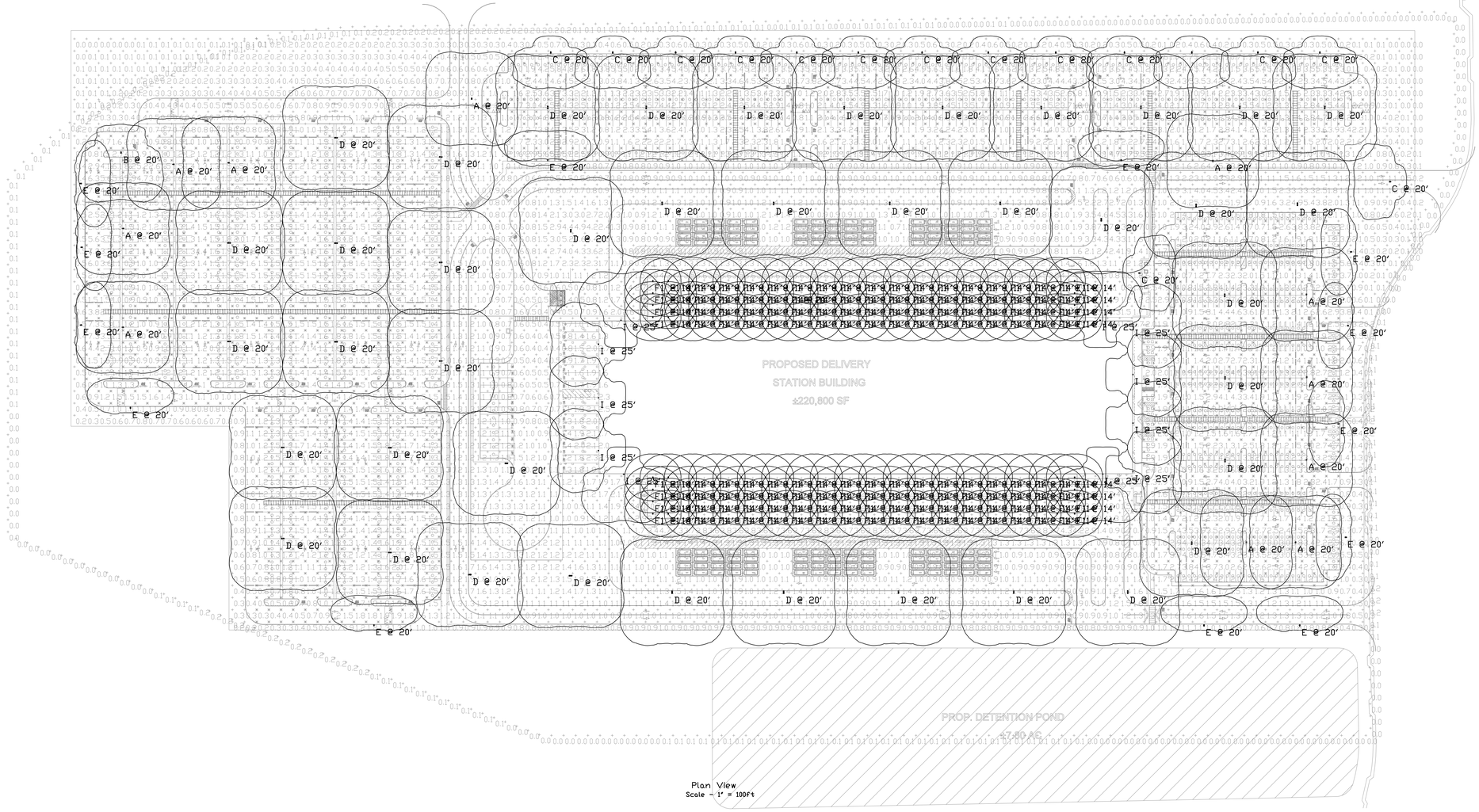
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CANOPY	+	10.1 fc	14.9 fc	8.5 fc	1.8:1	1.2:1
CANOPY	+	10.1 fc	15.0 fc	8.5 fc	1.8:1	1.2:1
LOADING DOCK	□	1.7 fc	2.9 fc	0.8 fc	3.6:1	2.1:1
PARKING LOT	×	2.1 fc	7.9 fc	0.7 fc	11.3:1	3.0:1
PARKING LOT	×	2.5 fc	6.9 fc	0.7 fc	9.9:1	3.6:1
PARKING LOT	×	1.5 fc	8.2 fc	0.2 fc	41.0:1	7.5:1
PROPERTY LINE	+	0.1 fc	0.2 fc	0.0 fc	N/A	N/A
SITE	+	1.6 fc	10.7 fc	0.0 fc	N/A	N/A

Note

LIGHTING VENDOR INFORMATION:
GC TO CONTACT CITY LIGHTING PRODUCTS FOR ALL LIGHTING FIXTURE AND LIGHTING CONTROLS INQUIRIES.

MANAGER/PJM: GARY MAGRENI, GMAGRENI@CITYLIGHTING.COM, 704-235-3134

PJM: DANA BECKHAM, DBECKHAM@CITYLIGHTING.COM, 704-235-3136



Plan View
Scale - 1" = 100ft

1 Site Plan Photometrics
Scale: NONE

SITE PLAN SIGNATURE BLOCK:

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WITNESS OUR HANDS, this ___ day of _____, ____.

Planning & Zoning Commission, Chairman *Director of Planning and Zoning*

CASE NUMBER: SP2021-002

rdms architecture design group
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Arlington, Texas 76011
817.633.4200 p 817.633.4153 f

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Project Address

Delivery Station
SEC of Justin Rd & Industrial BLVD.
DDF9- Rockwall

Issue Date 03/02/21

Revisions

	Date	Description	By
△			
△			
△			
△			
△			
△			
△			

DELIVERY STATION: DDF9
SEC OF JUSTIN RD & INDUSTRIAL BLVD.
ROCKWALL, TX 77573

DANIEL A. REEVES, PE
2225 E. RANDOL MILL RD
SUITE #300
ARLINGTON, TX 76011
(817)701-4608
DREEVES@RTMDESIGN.COM

Seal

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

Job Number 200162
Drawn By TQ
Appv'd By DAR
Sheet Title **Site Plan Photometrics**
Sheet Number **E0.11**



D-Series Size 2

LED Area Luminaire

d"series

Catalog Number

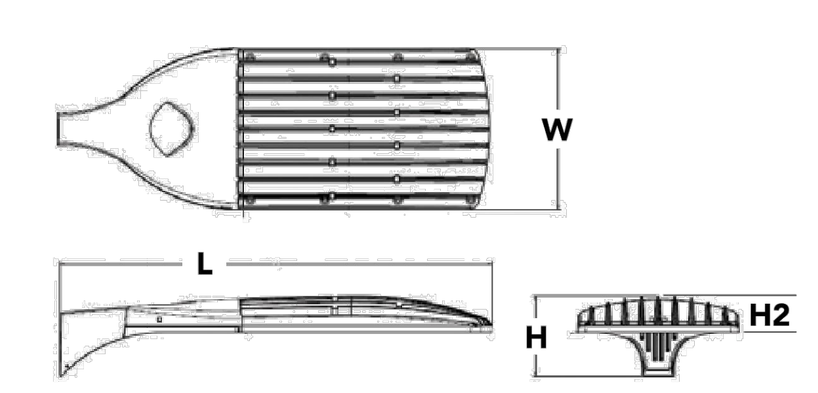
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.1 ft² (0.10 m²)
Length:	40" (101.6 cm)
Width:	15" (38.1 cm)
Height 1:	7-1/4" (18.4 cm)
Height 2: (max):	3.5"
Weight:	36lbs



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX2 LED	**Forward optics** P1, P2, P3, P4, P5[1], P6, P7[1], P8[1]; **Rotated optics** P10[2], P11[2], P12[2], P13[1,2], P14[1,2]	30K 3000 K; 40K 4000 K; 50K 5000 K	T1S Type I Short (Automotive); T2S Type II Short; T2M Type II Medium; T3S Type III Short; T3M Type III Medium; T4M Type IV Medium; TFTM Forward Throw Medium; T5VS Type V Very Short[3]; T5S Type V Short[3]; T5M Type V Medium[3]; T5W Type V Wide[3]; BLC Backlight control[4]; LCCO Left corner cutoff[4]; RCCO Right corner cutoff[4]	MVOLT[5]; XVOLT (277V-480V)[6,7,8]; 120[9]; 208[9]; 240[9]; 277[9]; 347[9]; 480[9]	**Shipped included** SPA Square pole mounting; RPA Round pole mounting[10]; WBA Wall bracket[3]; SPUMBA Square pole universal mounting adaptor[11]; RPUMBA Round pole universal mounting adaptor[11]; **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[10]

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[13]; PIRHN Network, Bi-Level motion/ambient sensor[14]; PER NEMA twist-lock receptacle only (no controls)[15]; PER5 Five-wire receptacle only (no controls)[15,16]; PER7 Seven-wire receptacle only (no controls)[15,16]; DMG 0-10V dimming extend out back of housing for external control (no controls)[17]; DS Dual switching[18,19]	PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enable at 5fc[20]; PIRH1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[20]; FAO Field Adjustable Output[21]	**Shipped installed** HS House-side shield[22]; SF Single fuse (120, 277, 347V)[9]; DF Double fuse (208, 240, 480V)[9]; L90 Left rotated optics[2]; R90 Right rotated optics[2]; HA 50°C ambient operations[1]; **Shipped separately** BS Bird spikes[21]; EGS External glare shield	DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

LITHONIA LIGHTING COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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DSX2-LED Rev. 11/16/20 Page 1 of 8

4 Spec Light A-E

N.T.S.

NOTE: REFERENCE LIGHTING SCHEDULE ON SHEET E0.12



VCPG LED

Parking Garage

Catalog Number

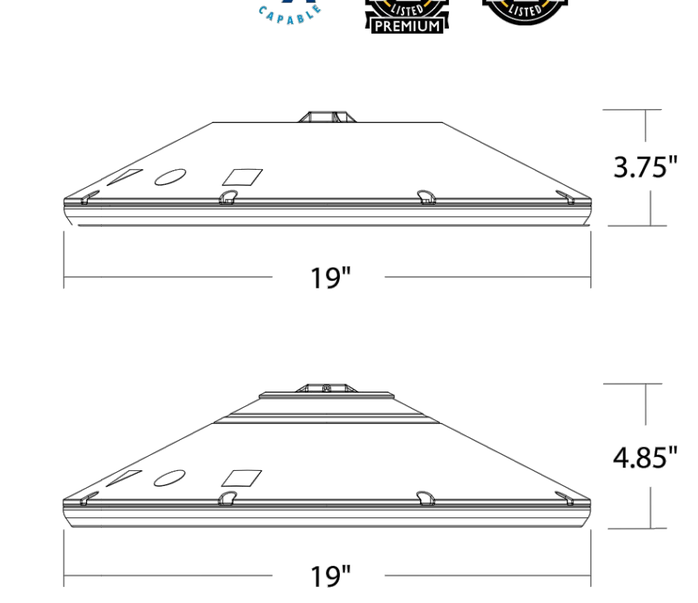
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Diameter:	19"
Height:	3.75" (4.85" with Up-Light)
Weight (max, with no options):	18 lbs



A+ Capable options indicated by this color background.

Introduction

The all new VCPG LED (Visually Comfortable Parking Garage) luminaire is designed to bring glare control, optical performance and energy savings into one package. The recessed lens design of VCPG LED minimizes high angle glare, while its precision molded acrylic lens eliminates LED pixilation and delivers the required minimums, verticals and uniformity. The dedicated up-light module option reduces the contrast between the luminaire and the ceiling creating a more visually comfortable environment.

The VCPG LED delivers up to 87% in energy savings when replacing 175W metal halide luminaires. With over 100,000 hour life expectancy (12+ years of 24/7 continuous operation), the VCPG LED luminaire provides significant maintenance savings over traditional luminaires.

Ordering Information EXAMPLE: VCPG LED V4 P4 40K 70CRI T5M MVOLT SRM DNAXD

VCPG LED

Series	LED Light Engines	Package	Color temperature	Color Rendering Index	Distribution	Voltage		Mounting
VCPG LED	V4[1] 4 Light Engines; V8[1] 8 Light Engines	P1[1]; P2[1]; P3[1]; P4[1]; P5[1]; P6[1]; P7[1]	30K 3000 K; 35K 3500 K; 40K 4000 K; 50K 5000 K	70CRI; 80CRI	T5M Type V, medium; T5R[2] Type V, rectangular; T5W Type V, wide; T5E Type V entry; LANE[2] Drive lane	MVOLT; 347; 480	For ordering with fuse: 120; 208; 240; 277; 347; 480	**Shipped included** PM Pendant mount standard (24-inch length supply leads); SRM Surface mount (24-inch length supply leads); ARM Arm mount (use RSXWBA accessory to mount to a wall); **Shipped separately** YK Yoke/trunnion mount[3]

Options		Finish (required)
Shipped installed UPL1 Up-Light: 500 lumens; UPL2 Up-Light: 700 lumens; E8WC Emergency battery backup, Certified in CA Title 20 MAEDBS (8W, -20°C min)[4,5,6]; E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)[4,5,6]; HA High ambient (50°C, only P1-P4); SF Single fuse (120V, 277V, 347V); DF Double fuse (208V, 240V, 480V); SPD10KV 10KV Surge Pack; LDS36 36in (3ft) lead length; LDS72 72in (6ft) lead length; LDS108 108in (9ft) lead length; DMG External 0-10V leads (no controls)[7]; **Shipped Separately** WG Wire Guard; BDS Bird Shroud; HS House Side Shield	**Standalone Sensors/Controls[2]** PIR Motion/ambient sensor for 8-15' mounting heights; PIRH Motion/ambient sensor for 15-30' mounting heights; PIR3FC3V Motion/ambient sensor for 8-15' mounting heights, pre programmed to 3fc and 35% light output; PIRH3FC3V Motion/ambient sensor for 15-30' mounting heights, pre programmed to 3fc and 35% light output; PIR3FC3V924 UL924 Listed motion/ambient sensor for emergency circuit for 8-15' mounting heights, pre programmed to 3fc and 35% light output[8]; PIRH3FC3V924 UL924 Listed motion/ambient sensor for emergency circuit for 15-30' mounting heights, pre programmed to 3fc and 35% light output[8]; **Networked Sensors/Controls[2]** NLTAIR2 PIR nLIGHT AIR Wireless enabled motion/ambient sensor for 8-15' mounting heights; NLTAIR2 PIRH nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights; NLTAIR2 PIR924 nLIGHT AIR Wireless enabled, UL 924 Listed motion/ambient sensor for emergency circuits for 8-15' mounting heights[9]; NLTAIR2 PIRH924 nLIGHT AIR Wireless enabled, UL 924 Listed motion/ambient sensor for emergency circuits for 15-30' mounting heights[9]; XAD XPoint™ Wireless enabled[10]; XAD924 XPoint™ Wireless enabled, UL 924 Listed for emergency circuit[8,10]; XAD PIR XPoint™ Wireless enabled motion/ambient sensor for 8-15' mounting heights; XAD PIRH XPoint™ Wireless enabled motion/ambient sensor for 15-30' mounting heights; XAD924 PIR XPoint™ Wireless enabled, UL 924 Listed motion/ambient sensor for emergency circuits for 8-15' mounting heights[8]; XAD924 PIRH XPoint™ Wireless enabled, UL 924 Listed motion/ambient sensor for emergency circuits for 15-30' mounting heights[8]	DWHXD White; DNAXD Natural aluminum; DDBXD Dark bronze; DBLXD Black

LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (7378) • www.lithonia.com

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VCPG LED Rev. 01/30/20

3 Site Light F1

N.T.S.



D-Series Size 1

LED Area Luminaire

d"series

Catalog Number

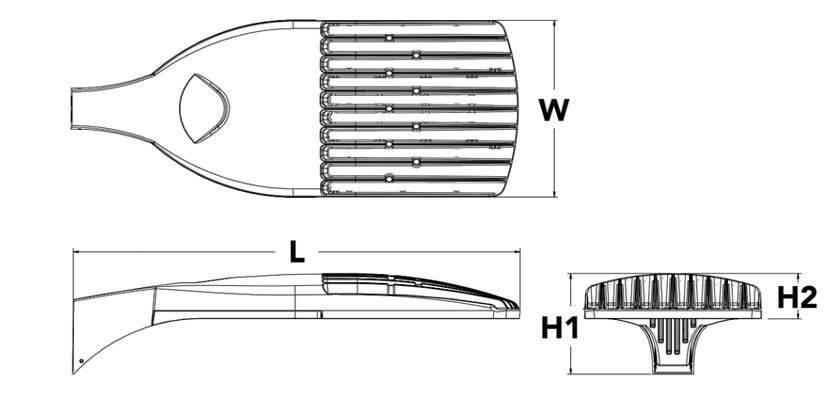
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Introduction

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The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1, P2, P3, P4[1], P5[1], P6[1], P7[1], P8, P9[1]; **Rotated optics** P10[2], P11[2], P12[2], P13[1,2]	30K 3000 K; 40K 4000 K; 50K 5000 K	T1S Type I short (Automotive); T2S Type II short; T2M Type II medium; T3S Type III short; T3M Type III medium; T4M Type IV medium; TFTM Forward throw medium; T5VS Type V very short[3]; T5S Type V short[3]; T5M Type V medium[3]; T5W Type V wide[3]; BLC Backlight control[4]; LCCO Left corner cutoff[4]; RCCO Right corner cutoff[4]	MVOLT[5]; XVOLT (277V-480V)[6,7,8]; 120[9]; 208[9]; 240[9]; 277[9]; 347[9]; 480[9]	**Shipped included** SPA Square pole mounting; RPA Round pole mounting[10]; WBA Wall bracket[3]; SPUMBA Square pole universal mounting adaptor[11]; RPUMBA Round pole universal mounting adaptor[9]; **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[12]

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[13]; PIRHN Network, high/low motion/ambient sensor[14]; PER NEMA twist-lock receptacle only (controls ordered separate)[15]; PER5 Five-pin receptacle only (controls ordered separate)[15,16]; PER7 Seven-pin receptacle only (controls ordered separate)[15,16]; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]; DS Dual switching[18,19,20]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[20,21]; PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[20,21]; PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[20,21]; PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[20,21]; FAO Field adjustable output[20,21]	**Shipped installed** HS House-side shield[23]; SF Single fuse (120, 277, 347V)[9]; DF Double fuse (208, 240, 480V)[9]; L90 Left rotated optics[2]; R90 Right rotated optics[2]; HA 50°C ambient operations[1]; **Shipped separately** BS Bird spikes[24]; EGS External glare shield	DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

LITHONIA LIGHTING COMMERCIAL OUTDOOR

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DSX1-LED Rev. 11/16/20 Page 1 of 8

2 Site Light I

N.T.S.

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution
	A	11	Lithonia Lighting	DSX2 LED P3 40K T5W	DSX2 LED P3 40K T5W MVOLT	LED	1	29142	1	0.9	217	100%	TYPE VS, BUG RATING: B5 - U0 - G4
	B	1	Lithonia Lighting	DSX2 LED P4 40K TFTM	DSX2 LED P4 40K TFTM MVOLT	LED	1	33388	1	0.9	270	100%	TYPE IV, SHORT, BUG RATING: B3 - U0 - G5
	C	15	Lithonia Lighting	DSX2 LED P2 40K TFTM HS	DSX2 LED P2 40K TFTM MVOLT with houseside shield	LED	1	18779	1	0.9	185	100%	TYPE III, VERY SHORT, BUG RATING: B2 - U0 - G3
	D	41	Lithonia Lighting	DSX2 LED P2 40K T5W	DSX2 LED P2 40K T5W MVOLT	LED	1	24808	1	0.9	370	100%	TYPE VS, BUG RATING: B5 - U0 - G4
	E	13	Lithonia Lighting	DSX2 LED P1 40K BLC	DSX2 LED P1 40K BLC MVOLT	LED	1	15538	1	0.9	140	100%	TYPE III, SHORT, BUG RATING: B2 - U0 - G3
	F1	152	Lithonia Lighting	VCPG LED P5 40K T5R MVOLT PM NLTAIR2 PIR DNAXD	VCPG LED WITH P5 - PERFORMANCE PACKAGE, 4000K, T5R OPTIC TYPE	LED	1	10497	1	0.9	82.14	100%	TYPE III, SHORT, BUG RATING: B3 - U0 - G3
	I	11	Lithonia Lighting	DSX1 LED P4 40K TFTM WBA DSXW2BBW	DSX1 LED P4 40K TFTM MVOLT	LED	1	14487	1	0.9	125	100%	TYPE IV, SHORT, BUG RATING: B2 - U0 - G3

1 Lighting Schedule

N.T.S.

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, ____.

WITNESS OUR HANDS, this ___ day of _____, ____.

Planning & Zoning Commission, Chairman   *Director of Planning and Zoning*

CASE NUMBER: SP2021-002

pdms design group
pdmsdesign.com
2225 E. Randol Mill Road, Suite 300
Arlington, Texas 76011
817.633.4200 p 817.633.4153 f

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Project Address

Delivery Station SEC of Justin Rd & Industrial BLVD. DDF9- Rockwall

DELIVERY STATION: DDF9
SEC OF JUSTIN RD & INDUSTRIAL BLVD.
ROCKWALL, TX 77573

Issue Date 03/02/21

Revisions

	Date	Description	By
△			
△			
△			
△			
△			
△			
△			

mrb
MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.4819

Seal

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

Job Number 200162

Drawn By NG

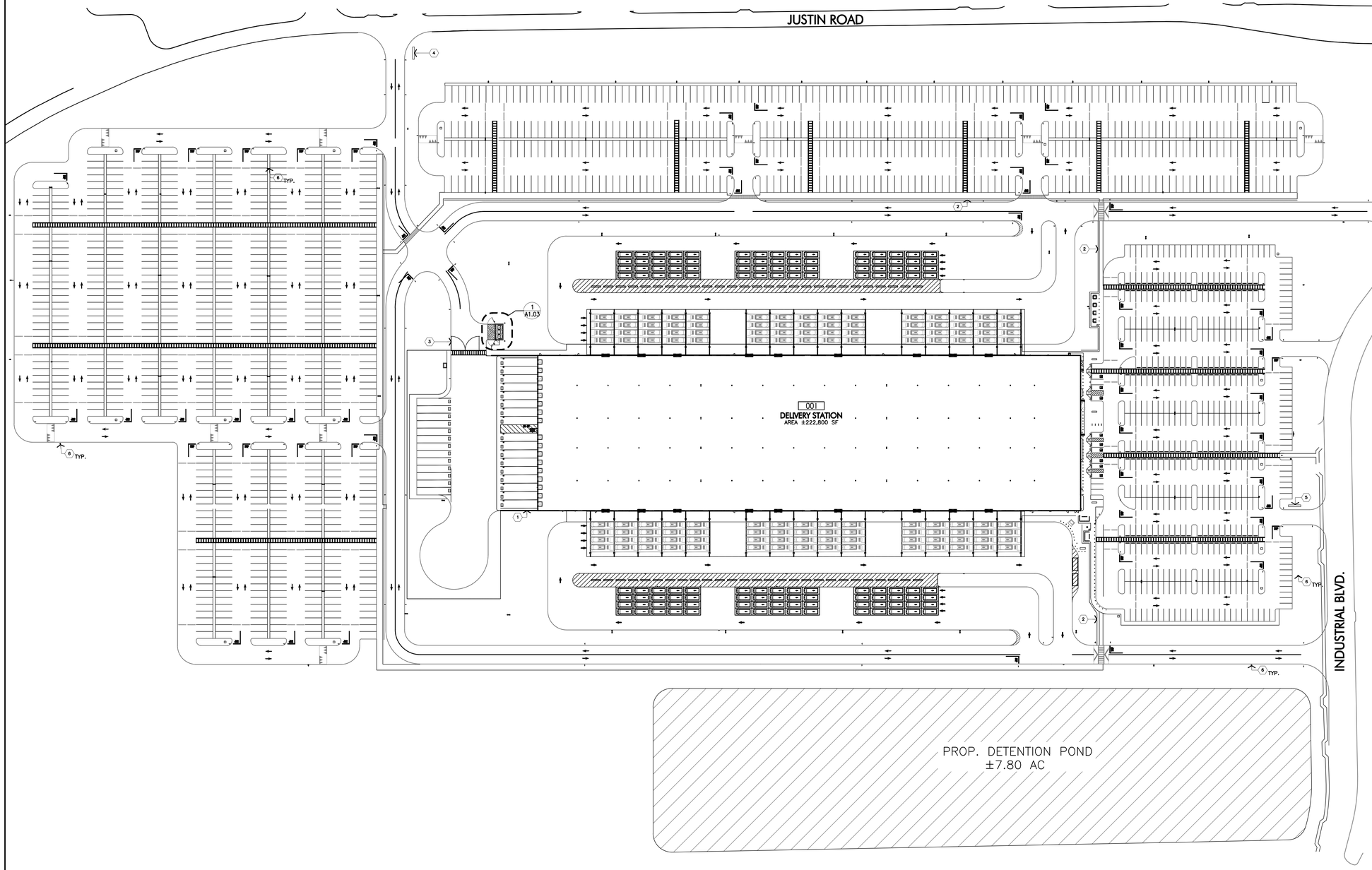
Appv'd By SJV

Sheet Title

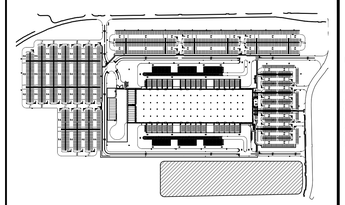
Lighting Specs

Sheet Number

E0.12



KEY PLAN



PARKING DATA

SPACE TYPE	
STANDARD	471
HANDICAPPED	9
TOTAL SPACES	480

DELIVERY VAN STORAGE

SPACE TYPE	
VAN LOADING	120
VAN STAGING	120
VAN PARKING	1118
TRAILER TRUCK	30
TOTAL SPACES	1388

GENERAL NOTES

1. BUILDING DIMENSIONS TAKEN FROM INSIDE FACE OF CONCRETE PANEL
2. DRIVE AISLE DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB TO FACE OF CURB, OR BACK OF PARKING STALL TO BACK OF PARKING STALL
3. SITE PLAN LAYOUT TO GRAPHICALLY ILLUSTRATE INTENT ONLY. DEVELOPERS AND DESIGN TEAMS ARE RESPONSIBLE FOR RECONCILING WITH SITE SPECIFIC CONSTRAINTS AND JURISDICTIONAL REQUIREMENTS
4. ALL SIGNAGE WILL BE UNDER A SEPARATE PERMIT.

KEY NOTES

1. SCREEN WALL REF; 9/A1.03
2. 6'-0" HIGH PEDESTRIAN FENCE REF; 4/A1.02
3. 8'-0" HIGH TRUCK YARD PERIMETER SECURITY FENCE REF; 6/A1.02
4. PYLON SIGN REF; 5/A1.02
5. MONUMENT SIGN REF; 2/A1.02
6. SITE LIGHTING REF; PHOTOMETRICS

1 Overall Site Plan

SCALE 1" = 70'-0"

PLAN NORTH / TRUE NORTH

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, ____.

WITNESS OUR HANDS, this ___ day of _____, ____.

Planning & Zoning Commission, Chairman — *Director of Planning and Zoning*

CASE NUMBER: SP2021-002

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Project Address

Delivery Station
SEC of Justin Rd & Industrial BLVD.
DDF9- Rockwall

Issue Date	03/02/21

Revisions

	Date	Description	By
△			
△			
△			
△			
△			
△			
△			

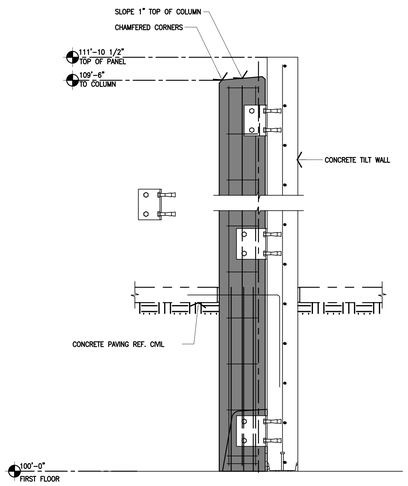
DELIVERY STATION: DDF9
SEC OF JUSTIN RD & INDUSTRIAL BLVD.
ROCKWALL, TX 77573

MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.4819

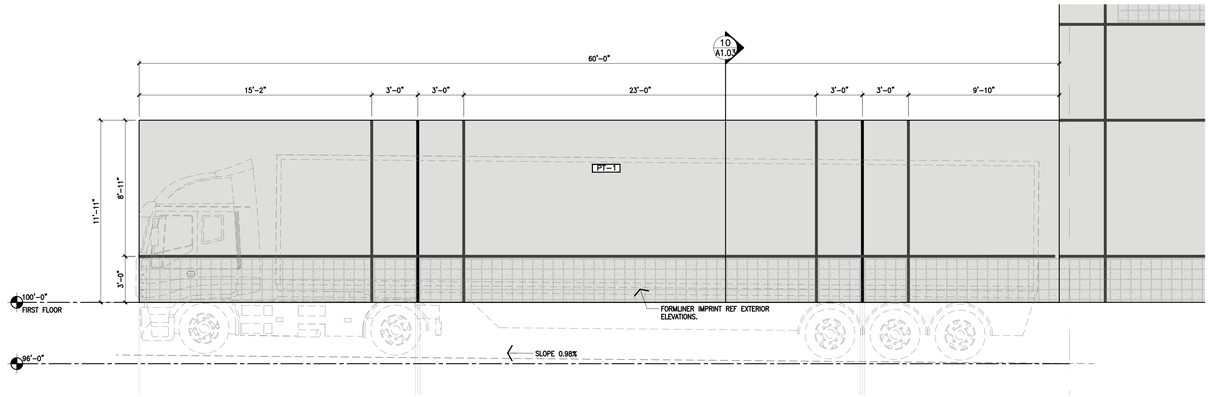
Seal

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

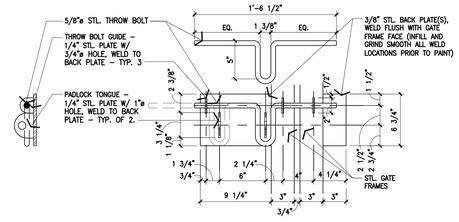
Job Number	200162
Drawn By	NG
Appv'd By	SV
Sheet Title	Overall Site Plan
Sheet Number	A1.01



10 Screenwall Section
SCALE 3/4" = 1'-0"

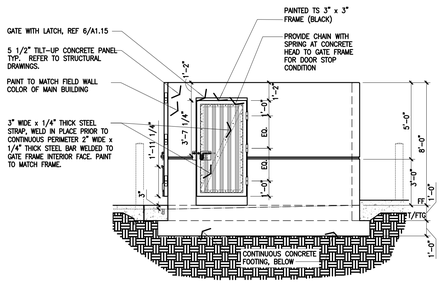


9 East Enlarged Elevation
SCALE 3/8" = 1'-0"

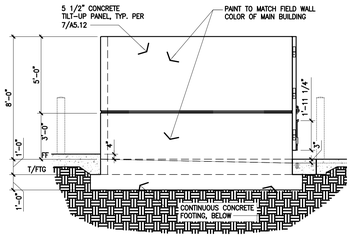


8 Enclosure Gate Slide Bolt Detail
Scale: 1-1/2" = 1'-0"

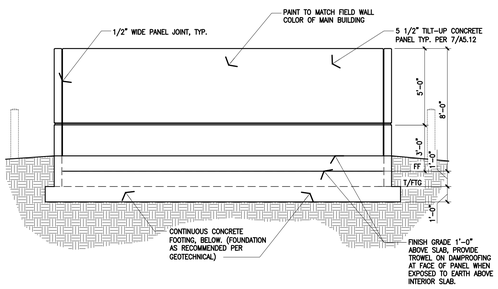
NOTE:
ALL EXTERIOR EXPOSED STEEL TO BE GALVANIZED & EPOXY PAINTED; REFERENCE FINISH SCHEDULE.



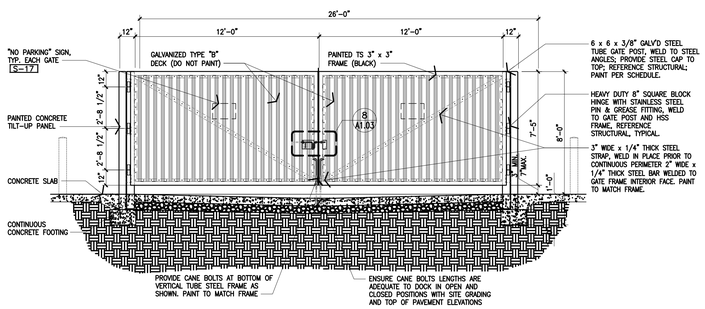
5 Trash Enclosure West Elevation
Scale: 1/4" = 1'-0"



4 Trash Enclosure East Elevation
Scale: 1/4" = 1'-0"

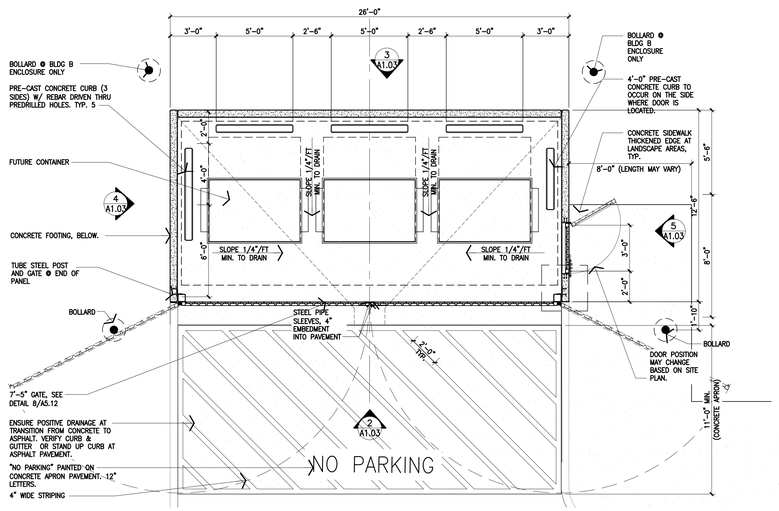


3 Trash Enclosure North Elevation
Scale: 1/4" = 1'-0"



2 Trash Enclosure South Elevation
Scale: 1/4" = 1'-0"

NOTE:
ALL EXTERIOR EXPOSED STEEL TO BE GALVANIZED & EPOXY PAINTED; REFERENCE FINISH SCHEDULE.



1 Trash Enclosure Plan
Scale: 1/4" = 1'-0"

NOTE:
ALTERNATIVE FOR TRASH ENCLOSURE COULD BE POSSIBLE WITH TENANT AND ANJ APPROVAL.

NOTE:
BASIS OF DESIGN FOR TRASH ENCLOSURE IS TILT UP CONCRETE WALLS. AOR AND EOR TO COORDINATE WITH DEVELOPER AND JURISDICTION FOR ANY ADDITIONAL REQUIREMENTS.

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, ____.

WITNESS OUR HANDS, this ___ day of _____, ____.

Planning & Zoning Commission, Chairman — *Director of Planning and Zoning*

CASE NUMBER: SP2021-002

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2225 E. Randol Mill Road, Suite 300
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Project Address

Delivery Station
SEC of Justin Rd & Industrial BLVD.
DDF9- Rockwall

Issue Date	03/02/21

Revisions

	Date	Description	By
△			
△			
△			
△			
△			
△			
△			

DELIVERY STATION: DDF9
SEC OF JUSTIN RD & INDUSTRIAL BLVD.
ROCKWALL, TX 77573

MICHAEL R. BLACK, AIA
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ARLINGTON, TEXAS 76011
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Seal

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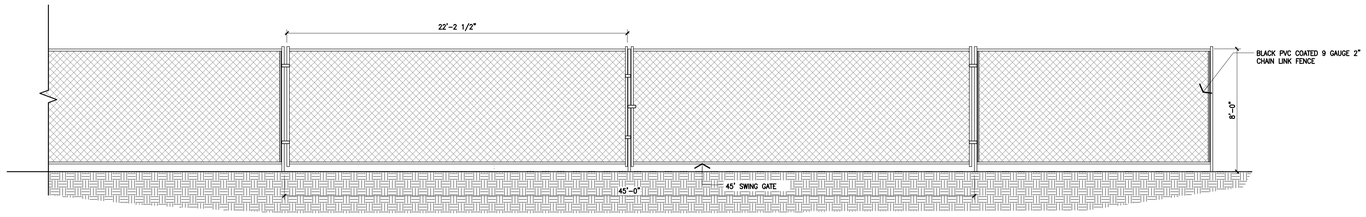
ONLY

Job Number	200162
Drawn By	NG
Appv'd By	RER

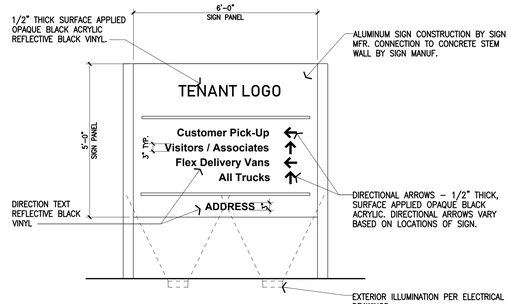
Sheet Title
Trash Enclosure

Sheet Number
A1.03



6 Chain Link Fence @ Truck Court Elevation

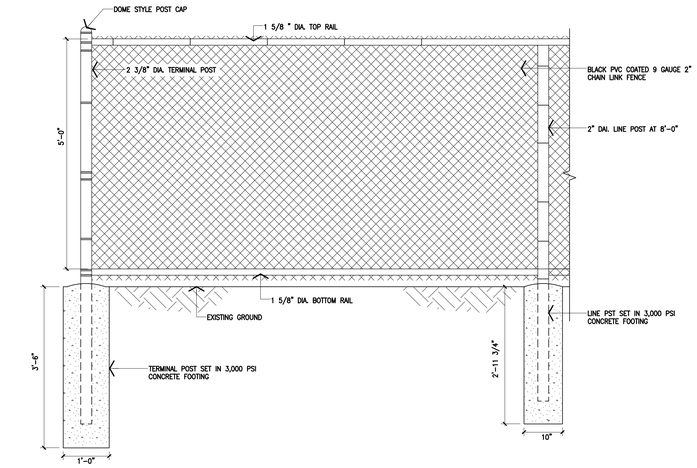
Scale: 1/4" = 1'-0"



TYPICAL ENTRY SIGN DESIGN
(SUBJECT TO CHANGE PER LOCAL REGULATIONS AND SITE CONDITION.)
DIRECTIONAL ARROWS CHANGE BASED ON LOCATIONS OF SIGN

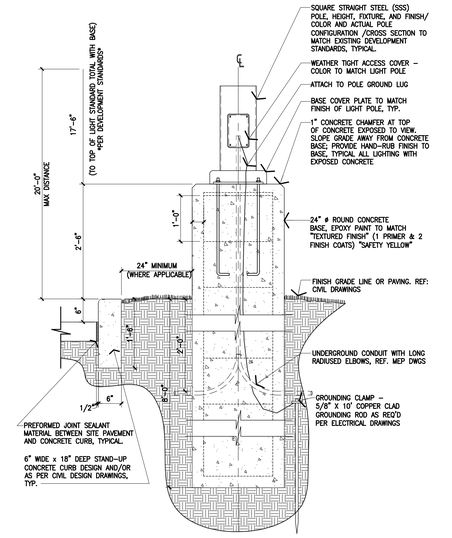
5 Pylon Option

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



4 Pedestrian Fence

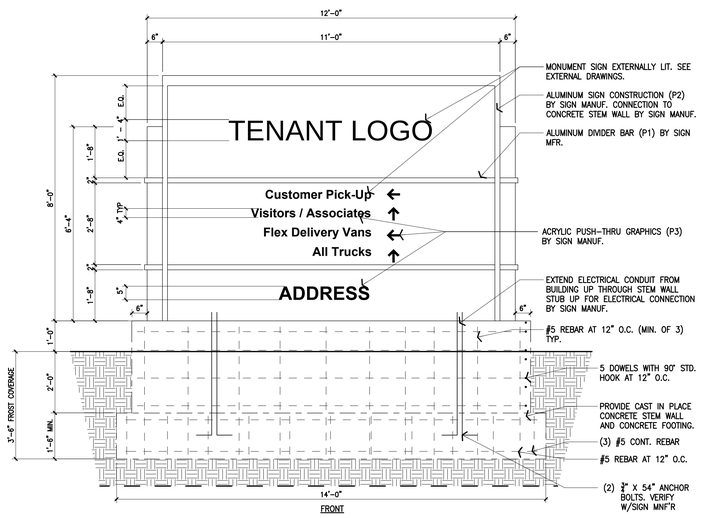
Scale: 3/4" = 1'-0"



3 Development Site Lighting Pole Base

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

NOTE:
REF. STRUCTURAL DRAWINGS



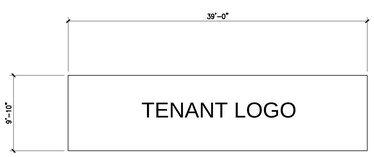
TYPICAL MONUMENT SIGN DESIGN (MS-1)
(DIRECTIONAL ARROWS TO BE REVERSED PER LOCATION)
(SUBJECT TO CHANGE BASED ON LOCAL REGULATIONS AND SITE CONDITIONS. COORDINATE ORIENTATION IN FIELD)
DIRECTIONAL ARROWS CHANGE BASED ON LOCATIONS OF SIGN

SIGN CONSTRUCTION NOTES
1. SIGN FACE TO BE SATIN WHITE, HALO LIGHTED AT PERIMETER
2. OUTER SURFACES TO BE PAINTED TO MATCH BUILDING COLORS
3. INTERIOR SURFACES TO BE PAINTED GLOSS WHITE (C1)
4. "TENANT" - ACRYLIC PUSH-THRU GRAPHICS, OPAQUE BLACK (C2) SURFACE, "HALO" LIGHTED
5. TENANT "SMILE" - ACRYLIC PUSH-THRU GRAPHICS, TRANSLUCENT BLUE (C7)
6. DIRECTIONAL TEXT - ACRYLIC PUSH-THRU GRAPHICS, OPAQUE BLACK (C2) SURFACE, "HALO" LIGHTED
7. TENANT LOGO - ACRYLIC PUSH-THRU GRAPHICS, OPAQUE BLACK (C2) SURFACE, "HALO LIGHTED

2 Illuminated Monument sign (MS-1), Option 1

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

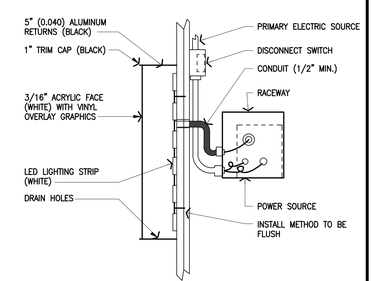
NOTE:
ORIENTATION OF "ARROWS" SHALL BE BASED ON MONUMENT SIGN LOCATION.



TYPICAL BUILDING SIGN DESIGN
(SUBJECT TO CHANGE BASED ON LOCAL REGULATIONS AND SITE CONDITIONS)
- INTERNALLY ILLUMINATED LOGO SIGN BY SIGN MANUFACTURER
- PROVIDE POWER TO JUNCTION BOX AT INSIDE FACE OF PRECAST CONCRETE PANEL WALL
- LOCATION OF SIGN BASED ON BUILDING ORIENTATION AND MAIN ENTRY

1 Typical Building Sign

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



BUILDING SIGN MOUNTED DETAIL (N.T.S)

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, ____.

WITNESS OUR HANDS, this ___ day of _____, ____.

Planning & Zoning Commission, Chairman | *Director of Planning and Zoning*

CASE NUMBER: SP2021-002

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Project Address

Delivery Station
SEC of Justin Rd & Industrial BLVD.
DDF9- Rockwall

Issue Date: 03/02/21

Revisions

	Date	Description	By
1			
2			
3			
4			
5			
6			
7			

DELIVERY STATION: DDF9
SEC OF JUSTIN RD & INDUSTRIAL BLVD.
ROCKWALL, TX 77573

MICHAEL R. BLACK, AIA
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Seal

PRELIMINARY
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FOR REVIEW ONLY

Job Number: 200162
Drawn By: NG
Appv'd By: SV

Sheet Title: Signage Graphics and Details

Sheet Number: A1.02

PAVEMENT GRAPHIC NOTES:

1. TWO COAT APPLICATION REQUIRED FOR ALL PAVEMENT GRAPHICS. REFER TO CIVIL FOR PAINTED GRAPHIC ARROWS AND ADDITIONAL PAVEMENT GRAPHIC CRITERIA.
2. SEE SITE DETAILS FOR MORE PAVEMENT GRAPHICS AT TRAILER PARKING

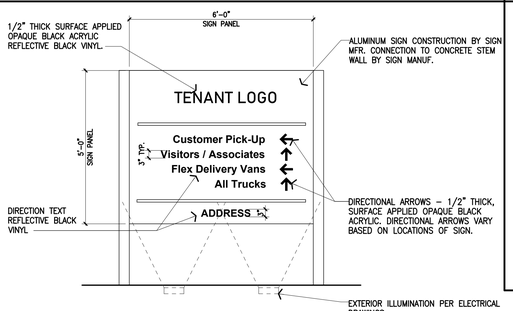
GRAPHICS / PAVEMENT PAINT

1/PP1	WHITE	
2/PP2	RED	(PANTONE 485C)
3/PP3	BLUE	(PANTONE 294)
4/PP4	GREEN	(PANTONE 342)
5/PP5	YELLOW	(PANTONE 116)

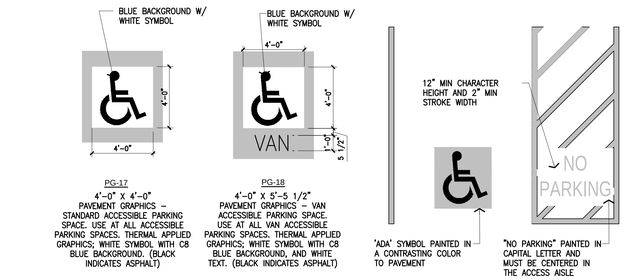
NOTE: TWO COAT APPLICATION REQUIRED FOR ALL PAVEMENT GRAPHICS.

SIGNAGE NOTES

1. REFER TO SIGNAGE AND STRIPING PLAN FOR LOCATIONS OF SIGNS AND PAVEMENT MARKINGS.
2. ALL SIGNAGE, STRIPING AND OTHER TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. ALL STRIPING SHALL BE LONG LIFE EPOXY RESIN AND 4" WIDE UNLESS OTHERWISE NOTED. ALL PAVEMENT GRAPHICS SHALL BE HOT–APPLIED THERMOPLASTIC (REFLECTIVE).
4. COLOR SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, UNLESS OTHERWISE NOTED.
5. ASPHALT SPEED HUMPS AND SPEED BUMPS SHALL BE USED IN COLDER CLIMATES WHERE SNOW REMOVAL EQUIPMENT IS INTENDED TO BE USED. RUBBER SPEED HUMPS AND SPEED BUMPS MAY BE IN WARMER CLIMATES OR REGIONS WHERE CONCRETE PAVEMENT IS PREVALENT.
6. ALL PROPOSED SIGNAGE AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE TENANT FULFILLMENT WORLDWIDE REAL ESTATE SIGNAGE STANDARDS REVISION 16 DATED QUARTER 2, 2019 OR CURRENT EDITION.
7. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
8. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN (E.G. FIRE LANES) MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUBCONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
9. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
10. TYPICAL SIGN FONT IS SET IN ARIAL.



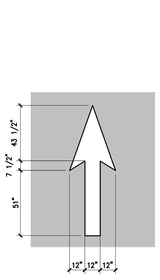
TYPICAL ENTRY SIGN DESIGN
(SUBJECT TO CHANGE PER LOCAL REGULATIONS AND SITE CONDITION.)
DIRECTIONAL ARROWS CHANGE BASED ON LOCATIONS OF SIGN



8 Handicapped Pavement Graphic Details

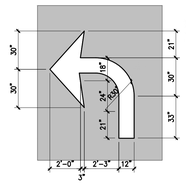
1/4" = 1'-0"

NOTE: THE BUILDING OR FACILITY OWNER HAS THE DISCRETION TO DETERMINE PAINT COLOR, CONTRAST, FONT TYPE, "ADA" TYPE, COLOR AND SIZE



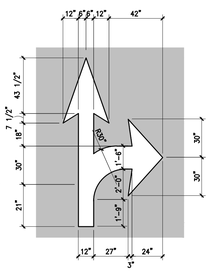
PG-5

8'–0" X 10'–0" PAVEMENT GRAPHICS – STRAIGHT ARROW. USE TO DIRECT TRAFFIC AT ONE–WAY DRIVE AISLES. WHITE THERMAL GRAPHIC. (BLACK INDICATES ASPHALT)



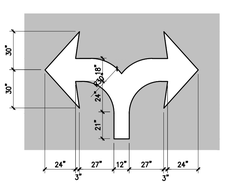
PG-6L (PG-6R OPP.)

8'–0" X 8'–0" PAVEMENT GRAPHICS – LEFT TURN ARROW. USE TO INDICATE TURNING LANES. WHITE THERMAL GRAPHIC. (BLACK INDICATES ASPHALT)



PG-7L (PG-7R OPP.)

8'–0" X 12'–0" PAVEMENT GRAPHICS – STRAIGHT OR RIGHT TURN ARROW. USE TO INDICATE TURNING LANES. WHITE THERMAL GRAPHIC. (BLACK INDICATES ASPHALT)

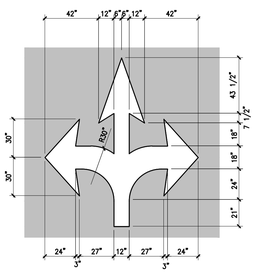


PG-8 (PG-8 OPP.)

10'–0" X 8'–0" PAVEMENT GRAPHICS – LEFT OR RIGHT TURN ARROW. USE TO INDICATE TURNING LANES. WHITE THERMAL GRAPHIC. (BLACK INDICATES ASPHALT)

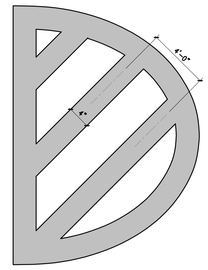
7 Pylon Option

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



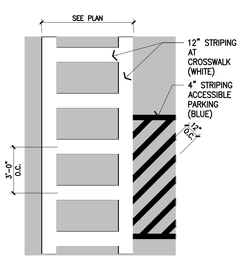
PG-9

10'–0" X 12'–0" PAVEMENT GRAPHICS – LEFT, STRAIGHT OR RIGHT TURN ARROW. USE TO INDICATE TURNING LANES. WHITE THERMAL GRAPHIC. (BLACK INDICATES ASPHALT)



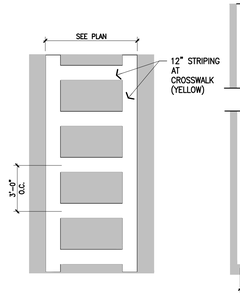
PG-10

18" STRIPING OUTLINE AND FILL AT 45 DEGREES. PAVEMENT GRAPHICS – TRAFFIC ISLAND. USE TO PROHIBIT VEHICLE TRAVEL AND PARKING. C14 YELLOW AT NO TRAFFIC, CB BLUE AT ACCESSIBLE PARKING SPACES, WHITE AT VENDOR PARKING (BLACK INDICATES ASPHALT). INCLUDE AT ALL EMERGENCY EXITS INTO THE PARKING LOT AT ALL PARKING SPACES THAT IMPEDE DIRECT ACCESS TO THE THOROUGHFARE.



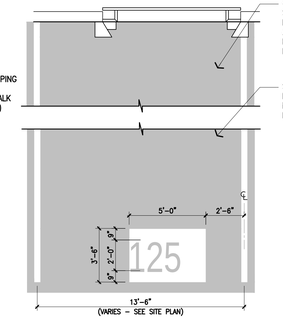
PG-11

12" STRIPING OUTLINE AND HATCH FILL AT 36" O.C. PAVEMENT GRAPHICS – PEDESTRIAN CROSSWALK. USE TO INDICATE PEDESTRIAN CROSSING. WHITE STRIPES, SEE PLAN FOR WIDTH OF CROSSWALK (BLACK INDICATES ASPHALT)



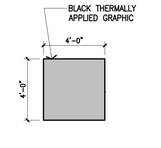
PG-12

12" STRIPING OUTLINE AND HATCH FILL AT 36" O.C. PAVEMENT GRAPHICS – DRIVER ENTRANCE. USE TO DIRECT DRIVER ENTRANCE IN DOCK FIELD. POSITION IN TRUCK COURT TO CORRESPOND WITH THE LOCATION OF THE TRUCKER'S LOUNGE AND TRUCKER'S ENTRY POINTS. FC (TOM)/SC (LOGISTICS) PARTNER WITH SAFETY TO FIND CLOSEST APPROVED EXIT DOOR TO GUARD SHACK. DESIGNATE A PARKING AREA FOR THE HOSTLER VEHICLE(S). PROVIDE WALKING SPACE AROUND THE PARKING AREA FOR THE PRE–OPERATIONAL INSPECTION PARTNER WITH BASE BUILDING MANAGER TO MARK A CROSSWALK FROM THE BUILDING EXIT POINT TO THE GUARD SHACK AND HOSTLER PARKING AREA USING THE SHORTEST LOGICAL PATH. ASSOCIATES WILL NEED TO BE INSIDE THIS PATH TO TRANSIT THE YARD WITHOUT A SPOTTER. THERMAL APPLIED C14 YELLOW STRIPES. (BLACK INDICATES ASPHALT)



PG-14

5'–0" X 3'–6" (24" TALL LETTERING) PAVEMENT GRAPHICS – TRAILER SPACE NUMBERING. USE TO LABEL TRAILER SPACES. TYPICAL ALL TRUCK SPACES. WHITE GRAPHICS (BLACK INDICATES ASPHALT). SEE PLANS FOR DOCK DOOR NUMBERS. COORDINATE NUMBERS WITH TENANT OF TRAILER PARKING.

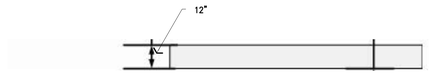


PG-23

4' X 4' SOLID BLACK SQUARE. PAVEMENT GRAPHICS – JACK STAND AREAS. USE TO IDENTIFY JACK STAND LOCATION. THERMAL APPLIED GRAPHICS

6 Pavement Graphic Details

1/4" = 1'-0"

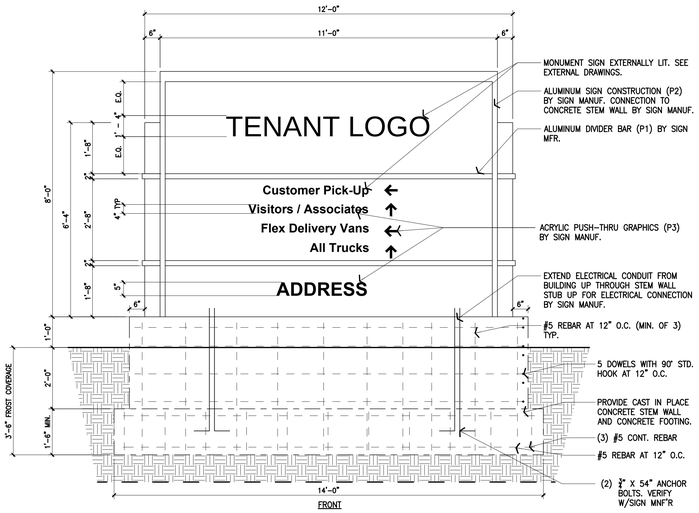


WHITE STOP LINE

USED WHEN LEAVING TENANT PROPERTY AT ANY INTERSECTION WHEN MAKING A TURN LESS THAN 90 DEGREES, WHEN CROSSING DIRECTIONAL TRAFFIC, AND WHEN AN OVERFLOW SECONDARY TRAILER PARKING AREA INTERSECTS WITH THE TRAILER YARD.

5 Vehicle Stop Line

SCALE: 1" = 1'-0"



FRONT

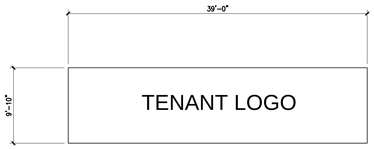
TYPICAL MONUMENT SIGN DESIGN (MS–1)
(DIRECTIONAL ARROWS TO BE REVERSED PER LOCATION)
(SUBJECT TO CHANGE BASED ON LOCAL REGULATIONS AND SITE CONDITIONS. COORDINATE ORIENTATION IN FIELD)
DIRECTIONAL ARROWS CHANGE BASED ON LOCATIONS OF SIGN

SIGN CONSTRUCTION NOTES
1. SIGN FACE TO BE SATIN WHITE, HALO LIGHTED AT PERIMETER
2. OUTER SURFACES TO BE PAINTED TO MATCH BUILDING COLORS
3. INTERIOR SURFACES TO BE PAINTED GLOSS WHITE (C1)
4. "TENANT" – ACRYLIC PUSH–THRU GRAPHICS, OPAQUE BLACK (C2) SURFACE, "HALO" LIGHTED
5. TENANT "SMILE" – ACRYLIC PUSH–THRU GRAPHICS, TRANSLUCENT BLUE (C7)
6. DIRECTIONAL TEXT – ACRYLIC PUSH–THRU GRAPHICS, OPAQUE BLACK (C2) SURFACE, "HALO" LIGHTED
7. TENANT LOGO – ACRYLIC PUSH–THRU GRAPHICS, OPAQUE BLACK (C2) SURFACE, "HALO LIGHTED

2 Illuminated Monument sign (MS-1), Option 1

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

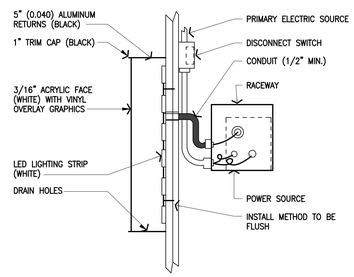
NOTE: ORIENTATION OF "ARROWS" SHALL BE BASED ON MONUMENT SIGN LOCATION.



TYPICAL BUILDING SIGN DESIGN

(SUBJECT TO CHANGE BASED ON LOCAL REGULATIONS AND SITE CONDITIONS)

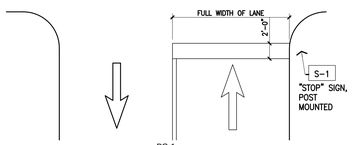
– INTERNALLY ILLUMINATED LOGO SIGN BY SIGN MANUFACTURER
– PROVIDE POWER TO JUNCTION BOX AT INSIDE FACE OF PRECAST CONCRETE PANEL WALL
– LOCATION OF SIGN BASED ON BUILDING ORIENTATION AND MAIN ENTRY



BUILDING SIGN MOUNTED DETAIL (N.T.S)

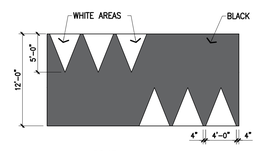
4 Typical Building Sign

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



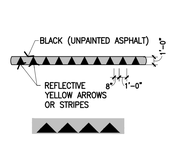
PG-1

WIDTH OF LANE x 2'–0" WHITE STOP BAR. USE AT ALL STOP SIGN (S–1) LOCATIONS. MUTCD SEC 7C.04



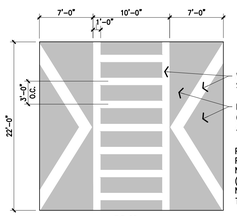
PG-15

20'–0" WIDE PAVEMENT GRAPHICS – SPEED HUMP. USE TO CONTROL SPEED AT OUTLYING DRIVE AREAS. WHITE THERMAL APPLIED WHITE ARROWS. REMOVABLE RUBBER SPEED HUMPS NOT ALLOWED.



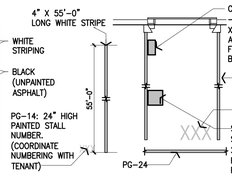
PG-16

12'–0" X 1'–0" PAVEMENT GRAPHICS SPEED BUMP. USE TO CONTROL SPEED AT INTERIOR DRIVE AISLES. THERMAL APPLIED REFLECTIVE YELLOW ARROWS. REMOVABLE HEAVY DUTY RUBBER SPEED HUMPS NOT ALLOWED.



PG-20

24'–0" X 22'–0" PAVEMENT GRAPHICS – PEDESTRIAN TABLE. USE AT CROSSWALKS AT HIGH TRAFFIC AREAS PER SITE (EX. MAIN ENTRANCE) THERMAL APPLIED WHITE STRIPING ON RAISED ASPHALT TABLE.

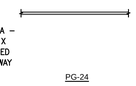


PG-21

4" WIDE X 55'–0" (4" WIDE STRIPE) PAVEMENT GRAPHICS – EMPTY TRAILER SLIP. USE TO MARKER EMPTY TRAILER PARKING SPACES. THERMAL APPLIED WHITE STRIPING WITH 24" TALL LETTERING (SEE PG–14)

PG-22

12' WIDE X 60'–0" (4" WIDE STRIPE) PAVEMENT GRAPHICS – TRACTOR DOCK PARKING. USE TO IDENTIFY PARKING. THERMAL APPLIED WHITE STRIPING WITH 24" TALL LETTERING (SEE PG–14). ALIGN STRIPE WITH DRIVER'S SIDE OF EDGE OG DOCK DOOR OR LOUVER OPENING. TYPICAL EACH ACTIVE DOCK AND LOUVER POSITION. PROVIDE C11 ORANGE WARNING LINE AT PARKING SPACES 66' ALONGSIDE BUILDING



PG-24

WARNING LINE 4" WIDE STRIPE C11 ORANGE LINE AND GRAPHICS. 4" WIDE ORANGE STRIPE TO BE THERMALLY APPLIED 66' AWAY FROM BUILDING WALL AT DOCK DOOR PARKING AND 6' AWAY FROM THE FAR END OF THE DOCK PARKING SPACES

1 Pavement Graphic Details

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

rpdms design group
2225 E. Randol Mill Road, Suite 300
Arlington, Texas 76011
817.633.4200 p 817.633.4153 f

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Project Address

Delivery Station DDF9- Rockwall

Issue Date	02/10/21

Revisions

	Date	Description	By
△			
△			
△			
△			
△			
△			
△			

DELIVERY STATION: DDF9
ROCKWALL, TX 75573

MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.4819

Seal

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

Job Number	200162
Drawn By	NG
Appv'd By	SV

Sheet Title

Signage Graphics and Details

Sheet Number

A1.35

March 11, 2021

TO: Jonathan Stites
Seefried Industrial Properties
3030 LBJ Freeway, Suite 1650
Dallas, Texas 75234

COPY: Bill Lofland
Smartt Lofland & J Bond Partners
1 Carmartchen Court
Dallas, TX 75225

FROM: David Gonzales, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2021-002; *Site Plan for a Warehouse/Distribution Center on Justin Road*

Mr. Stites:

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 March 9, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

(2) Three (3) tiered screening as depicted on the landscape plan shall be permitted in lieu of the required six (6) foot masonry wall;

(3) Approval by the Planning and Zoning Commission of all exceptions requested as outlined in the exceptions listed in the *Exceptions Requested by the Applicant* section of this case memo; and,

(4) 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 March 9, 2021, the Planning and Zoning Commission approved a motion to approve the site plan with the conditions of approval by a vote of 5-0, with Commissioners Womble and Deckard absent. The motion included approval of the variances requested for masonry, tilt-up construction, and building articulation as indicated in staff's report.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

David Gonzales, AICP
Planning and Zoning Manager

MICHAEL R. BLACK, AIA

February 11, 2021

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

RE: Delivery Station DDF9
Justin Rd & Industrial Blvd.
Rockwall, TX

To whom it may concern,

We request the following variances for the proposed Delivery Station project located at the corner of Industrial Blvd. and Justin Rd. This project falls under the requirements of Section 05 Industrial District. Please see below for the variance and proposed compensatory measures.

- Section 05.01 - A Construction Standards under Primary Materials, we request the exception for the use of concrete tilt-up walls listed under section (2) Cementitious Materials.

  We propose the use of form liners to create an 8" x 8" CMU block patter on all (4) sides of the building to meet the Stone requirement. The CMU brick pattern will be painted per the finish schedule. For secondary materials, we are proposing the use of corrugated metal panel (MP-1) and flat metal panel (MP-2) at the primary and secondary entryway elements that face Industrial Blvd. Please see building elevations for locations.

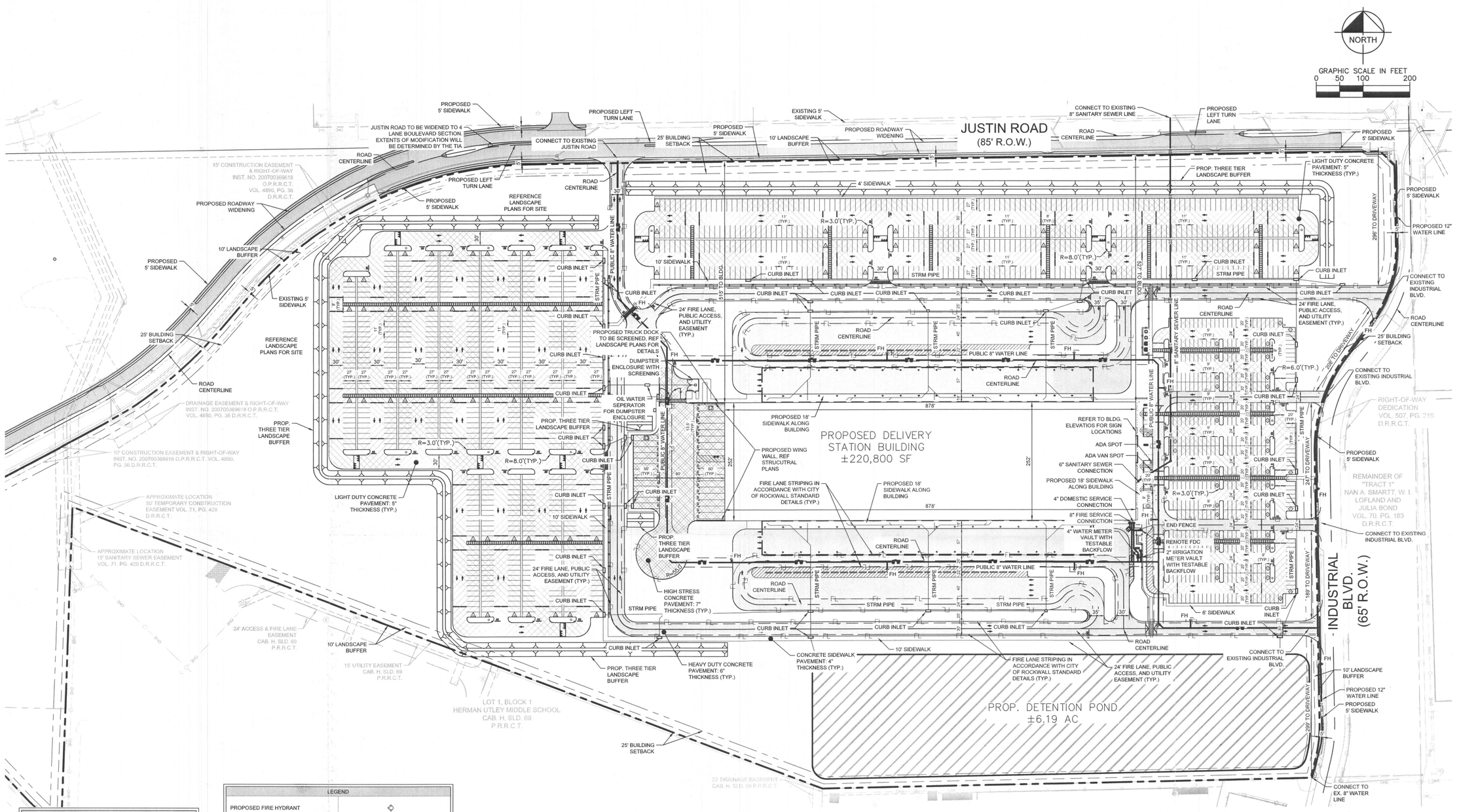
  We are also proposing additional canopy trees along the van queuing area that runs parallel to Justin Rd. to provide additional "Green Breaks". Please see landscape plans

If you have any additional comments or questions, do not hesitate to contact our office.

Sincerely,

Michael R. Black, AIA, NCARB
Texas State Reg. No. 13467

2225 E. Randol Mill Road, Suite 300 Arlington, Texas 76011 Phone (817)701-4819 Fax (817)633-4153

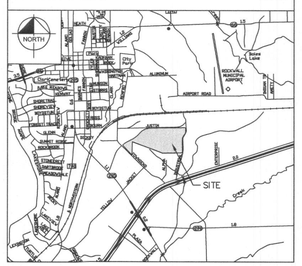


NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECH FOR DETAILS.

VICINITY MAP

N.T.S.



LEGEND

PROPOSED FIRE HYDRANT	
PROPOSED FIRE LANE	FL FL
PROPERTY LINE	
SAWCUT LINE	
PROPOSED CURB	
LIGHT-DUTY CONCRETE	
FIRE LANE CONCRETE	
HEAVY DUTY CONCRETE	
PROPOSED ON SITE SIDEWALK	
PROPOSED OFF SITE SIDEWALK	
PROPOSED ROADWAY WIDENING	

PARKING SUMMARY (PER CLIENT REQUIREMENTS)	
TOTAL LAND AREA	3,093,718 SF/71.022 AC
PROPOSED TOTAL BUILDING AREA	±220,800 SF
PROPOSED TRAILER PARKING	30 SPACES
PROPOSED AUTO PARKING (9'X20')	480 SPACES
REQUIRED AUTO PARKING BY CLIENT	457 SPACES
PROPOSED VAN PARKING (11'X27')	1,118 SPACES
REQUIRED VAN PARKING	1,103 SPACES
PROPOSED ACCESSIBLE PARKING	9 SPACES
REQUIRED ACCESSIBLE PARKING	9 SPACES

SITE INFORMATION			
LOT 1			
PAVEMENT	1,358,772 SF	31.193 ACRES	(46.828%)
BUILDING COVERAGE	220,800 SF	5.069 ACRES	(7.810%)
LANDSCAPE AND OPEN SPACE	1,322,048 SF	30.350 ACRES	(45.562%)
TOTAL	3,093,718 SF	71.022 ACRES	

PARKING SUMMARY (PER CITY OF ROCKWALL REQUIREMENTS)			
REQUIRED PER ZONING		PROVIDED	
1 PER 1000 SQ. FT	221 SPACES	PROPOSED	480 SPACES
ACCESSIBLE SPOTS REQ.		ACCESSIBLE SPOTS PROV.	
TOTAL (INCLUDES 2 VAN SPOTS)	9 SPACES	TOTAL (INCLUDES 2 VAN SPOTS)	9 SPACES

DEVELOPMENT INFORMATION	
ZONING - LI, LIGHT INDUSTRIAL DISTRICT	
BUILDING AREA 1 (HT=44.5')	
STORY	AREA (GSF)
LL	220,822
FLOOR AREA RATIO (FAR)	0.07
FOUNDATION TYPE	SLAB ON GRADE

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 9th day of March 2021

WITNESS OUR HANDS, this 9th day of March 2021

Planning & Zoning Commission, Chairman — *Director of Planning and Zoning*

SITE PLAN
JUSTIN ROAD DISTRIBUTION CENTER

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DEVELOPER:
SEEFRIED INDUSTRIAL PROPERTIES
3030 LBJ FREEWAY, SUITE 1650
DALLAS, TX 75234
CONTACT: JONATHAN STITES
E-MAIL: JSTITES @SEEFRIEDPROPERTIES.COM

OWNER:
SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT: BILL LOFLAND
E-MAIL: BILL_LOFLAND@JUNO.COM

ENGINEER:
KIMLEY-HORN AND ASSOCIATIES, INC
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-597-9300
CONTACT: KENNETH CARGILL, P.E.

CASE NUMBER: SP2021-002

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
PHONE: 281-597-9300
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION # F-928

STATE OF TEXAS
KENNETH CARGILL
123293
LICENSED PROFESSIONAL ENGINEER

KHA PROJECT	067784921
DATE	NOV, 2020
SCALE	AS SHOWN
DESIGNED BY	BG
DRAWN BY	BG
CHECKED BY	KWC

SITE PLAN

JUSTIN ROAD DISTRIBUTION CENTER
ROCKWALL TEXAS

SHEET NUMBER
C-100

Plotted By:Sowinski, Patrick Sheet Set:Kha Layout:C-200 February 26, 2021 01:07:49pm I:\kimley-horn.com\k_hou2\HOU_Civil\069284835-DDP\ Rockwall\CAD\Exhibits\Prelim Site Plan to City of Rockwall\Prelim Site Plan.dwg
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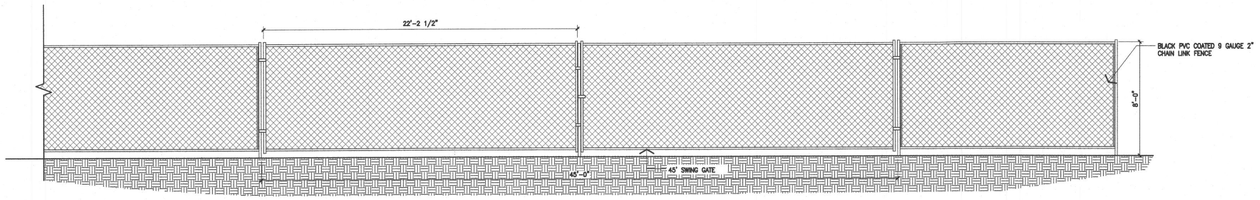
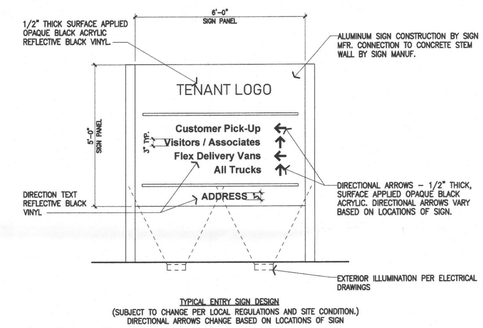
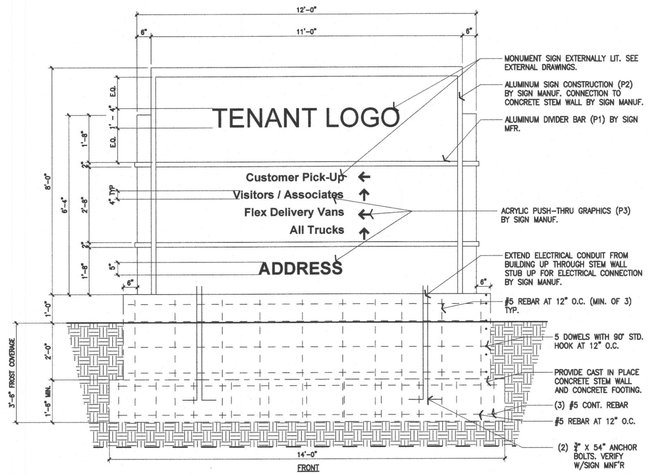


6 Chain Link Fence @ Truck Court Elevation
Scale: 1/4" = 1'-0"



TYPICAL ENTRY SIGN DESIGN
(SUBJECT TO CHANGE PER LOCAL REGULATIONS AND SITE CONDITION.)
DIRECTIONAL ARROWS CHANGE BASED ON LOCATIONS OF SIGN

5 Pylon Option
SCALE: 1/2" = 1'-0"

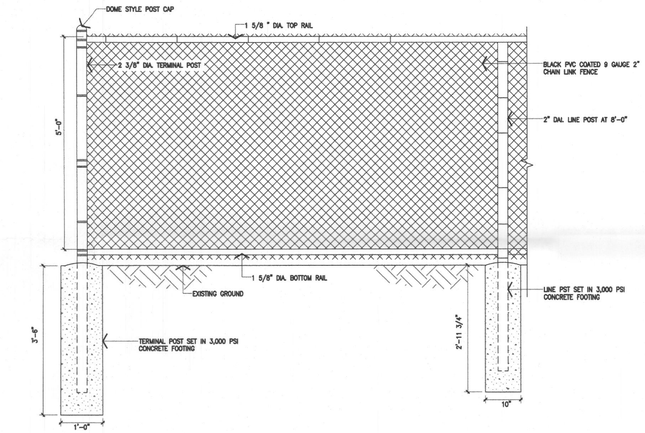


TYPICAL MONUMENT SIGN DESIGN (MS-1)
(DIRECTIONAL ARROWS TO BE REVERSED PER LOCATION)
(SUBJECT TO CHANGE BASED ON LOCAL REGULATIONS AND SITE CONDITIONS, COORDINATE ORIENTATION IN FIELD)
DIRECTIONAL ARROWS CHANGE BASED ON LOCATIONS OF SIGN

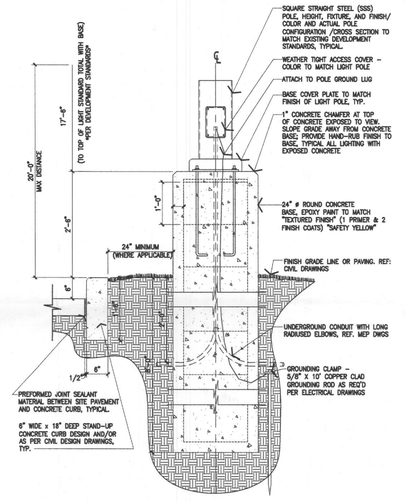
SIGN CONSTRUCTION NOTES
1. SIGN FACE TO BE SATIN WHITE, HALO LIGHTED AT PERIMETER
2. OUTER SURFACES TO BE PAINTED TO MATCH BUILDING COLORS
3. INTERIOR SURFACES TO BE PAINTED GLOSS WHITE (C1)
4. "TENANT" – ACRYLIC PUSH-THRU GRAPHICS, OPAQUE BLACK (C2) SURFACE, "HALO" LIGHTED
5. TENANT "SMILE" – ACRYLIC PUSH-THRU GRAPHICS, TRANSLUCENT BLUE (C7)
6. DIRECTIONAL TEXT – ACRYLIC PUSH-THRU GRAPHICS, OPAQUE BLACK (C2) SURFACE, "HALO" LIGHTED
7. TENANT LOGO – ACRYLIC PUSH-THRU GRAPHICS, OPAQUE BLACK (C2) SURFACE, "HALO LIGHTED

2 Illuminated Monument sign (MS-1), Option 1
SCALE: 1/2" = 1'-0"

NOTE:
ORIENTATION OF "ARROWS" SHALL BE BASED ON MONUMENT SIGN LOCATION.

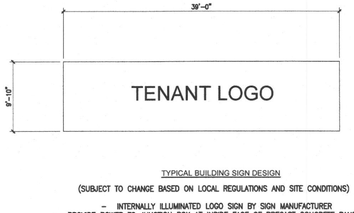


4 Pedestrian Fence
Scale: 3/4" = 1'-0"



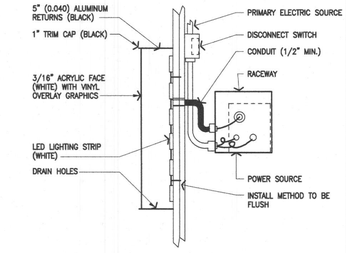
3 Development Site Lighting Pole Base
Scale: 3/4" = 1'-0"

NOTE:
REF. STRUCTURAL DRAWINGS



TYPICAL BUILDING SIGN DESIGN
(SUBJECT TO CHANGE BASED ON LOCAL REGULATIONS AND SITE CONDITIONS)
– INTERNALLY ILLUMINATED LOGO SIGN BY SIGN MANUFACTURER
– PROVIDE POWER TO JUNCTION BOX AT INSIDE FACE OF PRECAST CONCRETE PANEL WALL
– LOCATION OF SIGN BASED ON BUILDING ORIENTATION AND MAIN ENTRY

1 Typical Building Sign
SCALE: 1/8"=1'-0"



BUILDING SIGN MOUNTED DETAIL (N.T.S)

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 23rd day of March, 2021.

WITNESS OUR HANDS, this 23rd day of March, 2021.

Planning & Zoning Commission, Chairman — Director of Planning and Zoning

CASE NUMBER: SP2021-002

pdms design group
pdmsdesign.com
2225 E. Randol Mill Road, Suite 300
Arlington, Texas 76011
817.633.4200 p. 817.633.4153 f

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Project Address
Delivery Station
SEC of Justin Rd & Industrial BLVD.
DDF9- Rockwall

Issue Date 03/02/21

Revisions

	Date	Description	By
△			
△			
△			
△			
△			
△			
△			

DELIVERY STATION: DDF9
SEC OF JUSTIN RD & INDUSTRIAL BLVD.
ROCKWALL, TX 77573

MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.4819

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Job Number 200162
Drawn By NG
Apprvd By SV
Sheet Title
Signage Graphics and Details
Sheet Number
A1.02

Plotted By:Mandy, Shannon Sheet Set:Kha Layout:L2.0 March 08, 2021 04:19:51pm K:\HOU_Civil\069284835-DDF9 Rockwall\CAD\PlanSheets\L-Set.dwg
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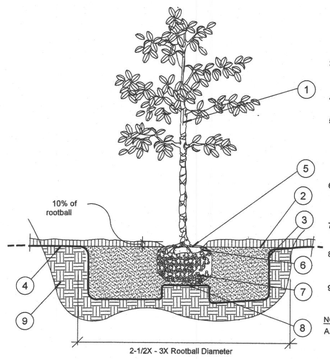
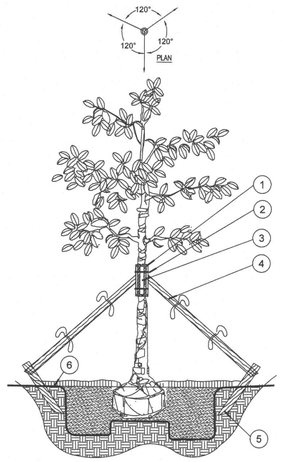


1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW WIDE PLANT HOLE; TOP SHALL BE 2.5X-3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE (SEE GRADING PLAN).
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.
9. BACKFILL MATERIAL PER SPECIFICATIONS.

NOTES:
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

A Tree Planting
SECTION — N.T.S.



1. FIVE (5) LAYERS OF BURLAP TO PROTECT TRUNK
2. TWO STEEL BANDS TO SECURE BATTENS
3. FIVE 2 X 4 X 18"L WOOD BATTENS
4. THREE (3) 2" X 8' LODGE POLES. DRILL, USING GALVANIZED SCREWS, TO BATTENS AND 2" X 4" STAKES. NO SCREWS SHALL PENETRATE TREE. FLAG AT MIDPOINT AND AT BASE.
5. 2" x 4" x 3' (MIN), P.T. WOOD STAKES BURIED 3" BELOW FINISHED GRADE.
6. FINISHED GRADE (SEE GRADING PLAN)

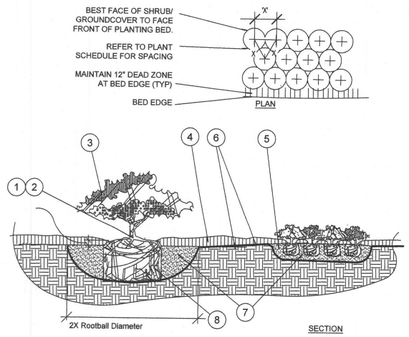
NOTES:
A. ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. ALTERNATE TREE ANCHORING SYSTEMS MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

PRE-APPROVED SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

D. RUBBER HOSE/WIRE SYSTEMS ARE NOT ALLOWED.

* REFER TO DETAILS B AND D FOR PLANTING

B Large Tree Staking - 100 Gal + or B&B 4" +
SECTION — N.T.S.

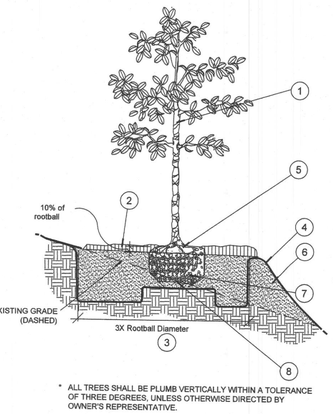


NOTES:

1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED - DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS'. ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. 12" DEPTH PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

C Shrub / Groundcover Planting
PLAN / SECTION — N.T.S.

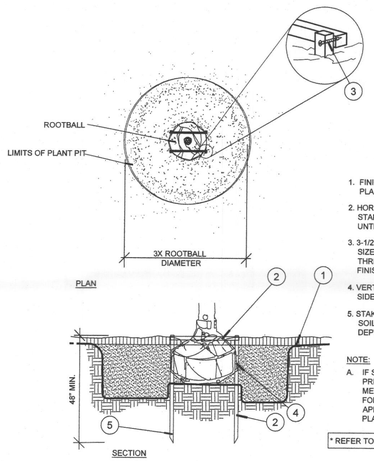


1. TREES, PALMS, AND LARGE SHRUBS (15 GAL OR GREATER) SHALL BE PLANTED IN SIMILAR MANNER
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE (SEE GRADING PLAN).
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. BERM SOIL SO THAT TOP OF BERM IS JUST BELOW THE TOP 10% OF THE TOP OF THE ROOTBALL. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE. SLOPE SHALL NOT EXCEED 3:1 SLOPE.
7. B & B OR CONTAINER REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL (SEE SPECIFICATIONS FOR OTHER ROOT BALL REQUIREMENTS)
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

D Planting on a Slope
PLAN / SECTION — N.T.S.

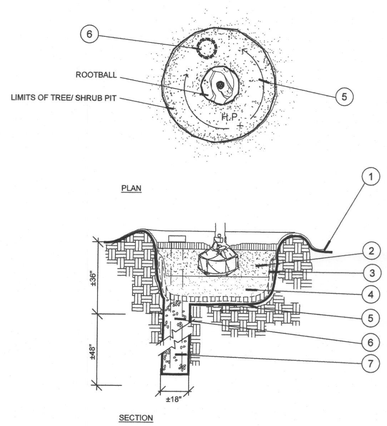


1. FINISHED GRADE (SEE GRADING PLAN).
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE. ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

NOTE:
A. IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

* REFER TO DETAILS B AND D FOR PLANTING

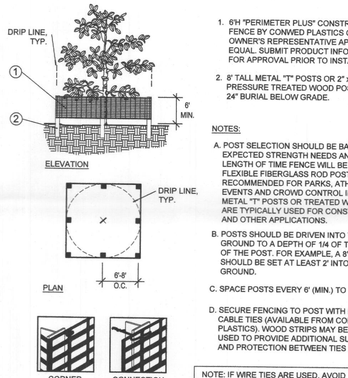
E Staking - up to 65 gal. or B&B to 3-1/2" Cal.
SECTION — N.T.S.



1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER
4. SOIL MIX COMBINED WITH 30% (MIN.) EXPANDED SHALE.
5. SLOPE BOTTOM TO DRAIN
6. ±18"ø AUGURED HOLE PENETRATE THROUGH OCCLUDING LAYER A DEPTH OF 7' TO ASSURE PROPER PERCOLATION. INSTALL 4" PVC PIPE WITH VENTED CAP.
7. BACKFILL WITH 1/2" - 3/4" GRAVEL.

NOTES:
A. FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.
B. REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.

F Poor Drainage Condition
PLAN / SECTION — N.T.S.

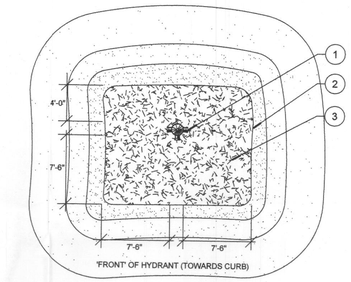


1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

NOTES:
A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).
D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

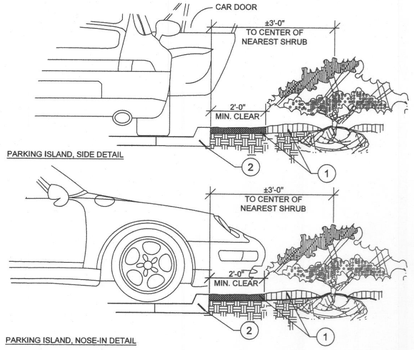
G Tree/Shrub Protector
SECTION — N.T.S.



'FRONT' OF HYDRANT (TOWARDS CURB)

1. FIRE HYDRANT
2. NO PLANT MATERIAL SHALL BE PLACED WITHIN SHOWN LIMITS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. PROVIDE A MULCH, 3" DEPTH MIN., SURROUNDING AREA INDICATED.

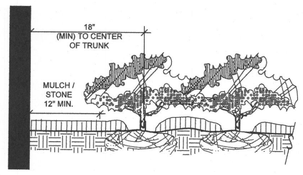
H Fire Hydrant Clear Zone
PLAN — N.T.S.



PARKING ISLAND, NOSE-IN DETAIL

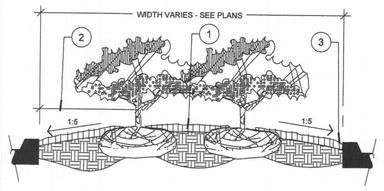
1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP.
2. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE
3. CURB OR PARKING LOT EDGE, BY OTHERS
4. CONTRACTOR TO PROVIDE ALTERNATE BID TO PROVIDE DECOMPOSED GRANITE BED IN LIEU OF MULCH FOR REVIEW OF OWNER.

I Parking Space/Curb Planting
SECTION — N.T.S.



NOTES:
A. CLEAR ZONE: 18" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
B. MULCH / STONE TO BE AS INDICATED ON THE PLANS. STONE TO BE PEA GRAVEL, 4" DEPTH WITH WEED BARRIER AND STEEL EDGING.

J Plantings Adjacent to Buildings/Walls
SECTION — N.T.S.

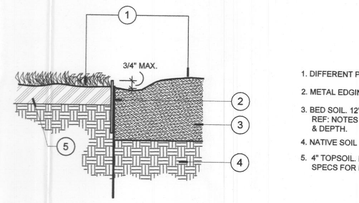


PLANTER ISLAND NOTES:

1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS. SEE DETAIL 'I' FOR PLANTER MEDIANS ADJACENT TO PARKING SPACES.
3. 1" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

- WHEN LIME STABILIZED SOIL IS ENCOUNTERED, EXCAVATE CONTINUOUS 36" DEEP (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
- PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).
- ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

K Planted Parking Lot Islands / Medians
SECTION — N.T.S.



1. DIFFERENT PLANTING TREATMENTS.
2. METAL EDGING
3. BED SOIL. 12" MINIMUM DEPTH. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.
4. NATIVE SOIL
5. 4" TOPSOIL. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.

L Steel Edging
SECTION — N.T.S.

P&Z Chairman — Director of Planning & Zoning

Signed March 9, 2021

No.	REVISIONS	DATE	BY

Kimley»Horn

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TBPE FIRM REGISTRATION F-928

REGISTERED LANDSCAPE ARCHITECT — SHANNON E. MUNN — 3543 — STATE OF TEXAS

3/05/2021

KHA PROJECT 064082017		
DATE	3/05/2021	
SCALE	AS SHOWN	
DESIGNED BY	AMC	
DRAWN BY	AMC	
CHECKED BY	SEM	

LANDSCAPE DETAILS

JUSTIN ROAD DISTRIBUTION CENTER
ROCKWALL TX

SHEET NUMBER
L2.0

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY)
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA

STAKING/GUYINGFOR ALTERNATE TO DETAILS: SEND PRODUCT DATA, DETAIL CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.

2. PLANT MATERIALS INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC.

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE AMERICAN STANDARD NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.

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

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. ALL PLANTING BED PIT BACKFILL AREAS TO BE PREPARED USING COMPOST, SHARP SCREENED SAND AND EXPANDED SHALE BY SOIL BUILDING SOLUTIONS, LIVING EARTH, OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (12" DEPTH MIN). FINISHED GRADES OF PLANTING BEDS TO BE 1" BELOW FINISHED GRADE OF ADJACENT CONCRETE MOW STRIP OR AS SHOWN ON GRADING PLAN. PLANTING BED PIT SOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 35% COMPOST, 10% EXPANDED SHALE, AND 5% SCREENED SHARP SAND. 98.5% OF THE PLANTING BED PIT SOIL PARTICLES WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. COLOR TO BE A MEDIUM BROWN WITH A WEIGHT OF 1900-2250 LBS. PER CUBIC YARD (DEPENDING ON THE MOISTURE CONTENT).

2. ALL SOD AND SEED AREAS TO BE PREPARED USING COMPOST AND SHARP SCREENED SAND, BY SOIL BUILDING SOLUTIONS, LIVING EARTH, OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (4" DEPTH MIN.). TOPSOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 40% COMPOST, AND 10% SHARP SCREENED SAND. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 6.0-6.5 WITH 25% (MIN) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL. (MIN) CONTAINER.

3. THE CONTRACTOR SHALL REESTABLISH ANY ADDITIONAL DISTURBED AREAS NOT SHOWN ON THE PLANS WITH A FULL COVERING OF SOD OR SEED. THE CONTRACTOR SHALL PROVIDE 4" DEPTH (MIN) PREPARED TOPSOIL IN ALL AREAS TO RECEIVE SEED OR SOD AT NO ADDITIONAL COST.

4. TREE PLANTING PITS SHALL BE BACKFILLED WITH COMPOST BY SOIL BUILDING SOLUTIONS, LIVING EARTH OR APPROVED EQUAL AND NATIVE SOIL. THE TOP 1/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 80% WEED FREE NATIVE SOIL AND 20% COMPOST. THE BOTTOM 2/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 100% WEED FREE NATIVE SOIL.

5. EXISTING SOIL USED IN PLANT BACKFILL AND TOPSOIL PREP SHALL BE REASONABLY FREE OF STONES, LIME, LUMPS OF CLAY, ROOTS AND OTHER FOREIGN MATTER. EXISTING SOIL SHALL HAVE A MINIMUM ORGANIC COMPOSITION OF 25% AND THE ACIDITY SHALL BE BETWEEN 5.0 AND 7.0 pH. CONTRACTOR SHALL SUBMIT A 1 GAL. MINIMUM SAMPLE OF THE EXISTING SOIL TO AN APPROVED TESTING FACILITY TO VERIFY COMPOSITION, ACIDITY AND ORGANIC CONTENT.

5. IF SOIL FAILS TO ACHIEVE THE AFOREMENTIONED pH AND ORGANIC COMPOSITION QUANTITIES, THE CONTRACTOR SHALL TILL AN ADEQUATE AMOUNT OF COMPOST IN TO THE EXISTING SOIL UNTIL IT MEETS THE REQUIREMENTS PRIOR TO COMBINING WITH OTHER SPECIFIED SOIL AMENDMENTS.

6. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE AND AMENDMENTS FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

7. WHERE LIME STABILIZED SOIL IS ENCOUNTERED, LAWN AREAS SHALL BE EXCAVATED TO A DEPTH OF 12", PLANT BEDS SHALL BE EXCAVATED TO A DEPTH OF 24", AND TREE PITS SHALL BE EXCAVATED TO A DEPTH OF 36", AND BACKFILLED WITH CLEAN NATIVE SOIL (E.5) AND APPROVED PLANTING SOIL (E.1-4).

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

ALL PLANTING BED TO BE TOP DRESSED WITH A MINIMUM OF 3" "RUSTIC CUT HARDWOOD MULCH" BY SOIL BUILDING SOLUTIONS OR LIVING EARTH (OR APPROVED EQUAL) WITH A pH RANGE OF 6.5-8.5 AND SHALL BE FREE OF MAN-MADE FOREIGN MATTER, LUMBER, TREATED MATERIALS, PALLETS, GRASS AND LEAVES. NO PARTICLE SIZE SHOULD EXCEED 3.5" IN LENGTH.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

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

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH AMERICAN STANDARD FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

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

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

J. CONTAINER GROWN STOCK

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

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

3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

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

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

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

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.

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

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

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES SHALL BE SET WITH ROOT BALL CENTERED IN PLANTING PIT WITH ROOT FLARE 2" ABOVE ADJACENT SOIL ELEVATION. SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE TOP OF ROOT BALL SHALL BE EVEN WITH TOP OF PLANTING BED. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL FOR SOILNOC SRT ADVANCED MYCORRHIZAL INOCULUM (OR EQUAL) PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS AND MIX TO ACHIEVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.

17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING/ SEEDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, DEBRIS, HAVE SOIL PREPARED PER SECTION E, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. SOIL PREPARATION: ALL SOIL TO BE PREPARED PER SECTION E.

4. SODDING:

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE / MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

D. CONTRACTOR SHALL REFERENCE PLANTING SCHEDULE FOR SEEDING VARIETY AND RATES.

E. IF SEED INSTALLATION FALLS BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL INSTALL EITHER SOD OR A COLD SEASON VARIETY SEED MIX, SUCH AS WINTER RYE. IF A COOL SEASON VARIETY MIX IS INSTALLED BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL RESEED THE AREA WITH THE ORIGINAL SPECIFIED SEED MIX PER THE PLANS AND SPECIFICATIONS BETWEEN MARCH 15TH AND SEPTEMBER 15TH.

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

2. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

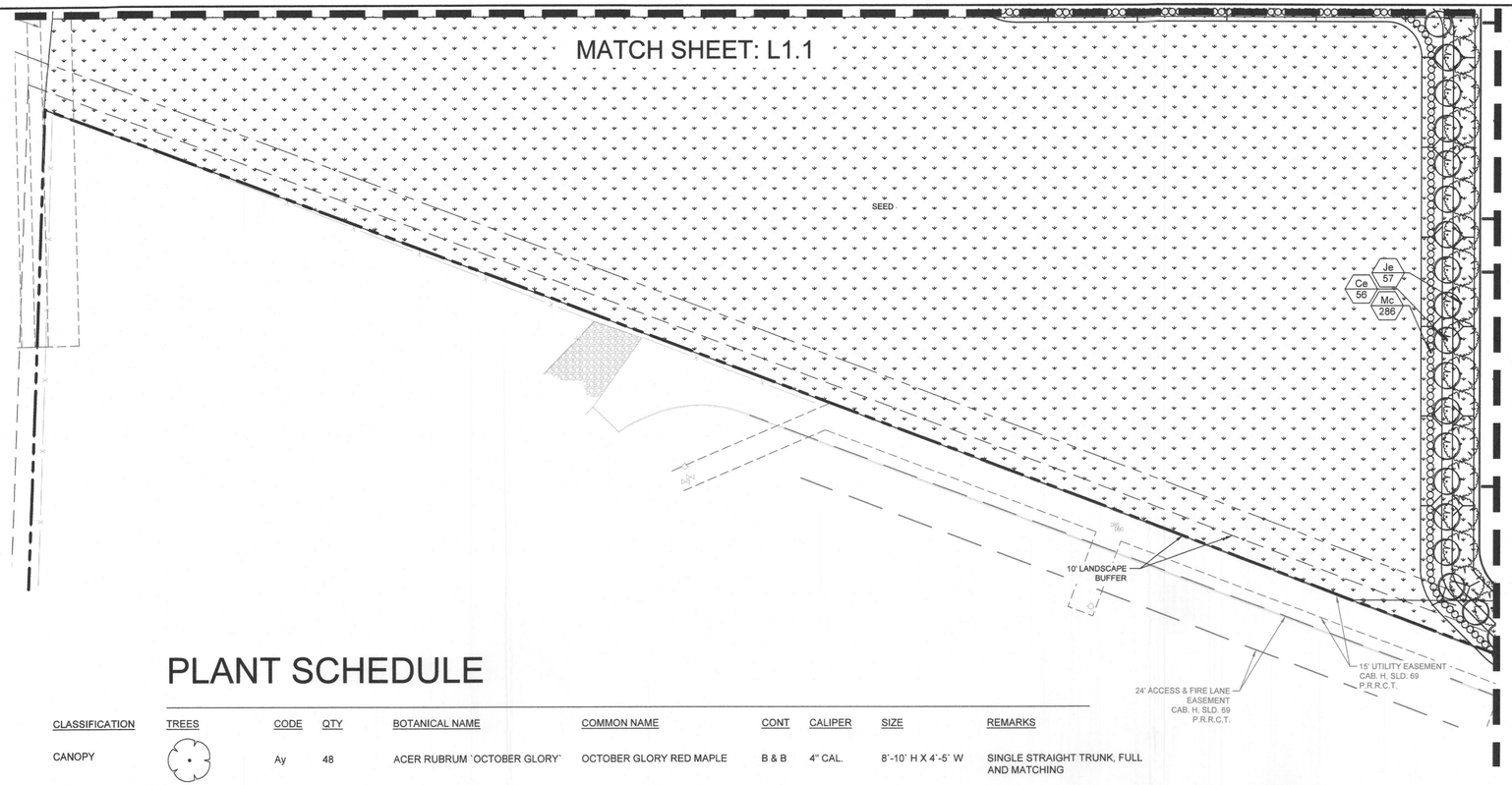
C. CONTRACTOR SHALL REESTABLISH 95% (MIN) COVERAGE FOR ALL DISTURBED AREAS OF VEGETATION WITHIN 60 DAYS OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL PROVIDE SEED AND/OR SOD THAT MATCHES THE ADJACENT LAWN AREA.

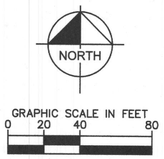
Q. CLEANUP

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

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRI





PLANT SCHEDULE

CLASSIFICATION	TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	REMARKS
CANOPY		Ay	48	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE	B & B	4" CAL.	8`-10` H X 4`-5` W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
ACCENT		Ce	278	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	B & B	3" CAL	4`-5` H X 4`-5 `W	MULTI-STEM, 3 STEMS MINIMUM, FULL AND MATCHING
ACCENT		Id2	26	ILEX DECIDUA	POSSUMHAW	B & B	3" CAL	4`-5` H X 4`-5 `W	MULTI-STEM, 3 STEMS MINIMUM, FULL AND MATCHING
CANOPY		Je	252	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	B & B	4" CAL.	8`-10` H X 4`-5` W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
CANOPY		Qb	87	QUERCUS BUCKLEYI	TEXAS RED OAK	B & B	4" CAL.	8`-10` H X 4`-5` W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
CANOPY		Qv	65	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	B & B	4" CAL.	10`-12` H X 6`-8` W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
CANOPY		Td	34	TAXODIUM DISTICHUM	BALD CYPRESS	B & B	4" CAL.	8`-10` H X 4`-5` W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
SHRUBS		CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	REMARKS
		Id	194	ILEX CORNUTA `DWARF BURFORD`	DWARF BURFORD HOLLY	5 GAL	36" O.C.	24" H X 24" W	FULL AND MATCHING
		In2	475	ILEX VOMITORIA `NANA`	DWARF YAUPON HOLLY	5 GAL	24" O.C.	18" H X 18" W	FULL AND MATCHING.
		Mc	1,401	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL	24" O.C.	18" H X 18" W	FULL AND MATCHING
		Ro	850	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL	36" O.C.	24" H X 24" W	FULL AND MATCHING
GROUND COVERS		CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	REMARKS
		Lm	1,958	LIRIOPE MUSCARI	LILYTURF	1 GAL	8" H X 8" W	12" O.C.	TRIANGULAR SPACING, FULL AND MATCHING
		NS	286,641 SF	NATIVE AMERICAN SEED	DAM SLOPE MIX	SEED			HYDROSEED 20 LB PER ACRE; USE FLEXTERRA HIGH PERFORMANCE-FLEXIBLE GROWTH MEDIUM (HP-FGM) ON ALL SLOPES 4:1 OR GREATER TO PREVENT EROSION
		SEED	672,115 SF	CYNODON DACTYLON	BERMUDA GRASS	SEED			HYDROSEED 1 LB PER 1,000 SF; USE FLEXTERRA HIGH PERFORMANCE-FLEXIBLE GROWTH MEDIUM (HP-FGM) ON ALL SLOPES 4:1 OR GREATER TO PREVENT EROSION
		SOD	320,059 SF	CYNODON DACTYLON	BERMUDA GRASS	SOD			SOLID SOD ROLLED TIGHT WITH SAND FILLED JOINTS. 100% WEED, DISEASE, AND PEST FREE.

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

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 9th day of March, 2021

WITNESS OUR HANDS, this 24th day of March, 2021

Planning & Zoning Commission, Chairman — *Director of Planning and Zoning*

SITE PLAN
JUSTIN ROAD DISTRIBUTION CENTER

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DEVELOPER:
SEEFRIED INDUSTRIAL PROPERTIES
3030 LBJ FREEWAY, SUITE 1650
CONTACT: JONATHAN STITES
E-MAIL: JSTITES@SEEFRIEDPROPERTIES.COM

OWNER:
SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT: BILL LOFLAND
E-MAIL: BILL_LOFLAND@JUNO.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATIES, INC
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-920-6322
CONTACT: SHANNON MUNDY, PLA.

CASE NUMBER: SP2021-002

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
PHONE: 281-597-9300
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

REGISTERED LANDSCAPE ARCHITECT
SHANNON E. MUNDY
3543
STATE OF TEXAS
3/05/2021

KHA PROJECT	064082017
DATE	3/05/2021
SCALE	AS SHOWN
DESIGNED BY	AMC
DRAWN BY	AMC
CHECKED BY	SEM

ENLARGED LANDSCAPE PLAN (6 0F 6)

JUSTIN ROAD DISTRIBUTION CENTER — ROCKWALL, TX

SHEET NUMBER
L1.6

Plotted By:Mundy, Shannon Sheet Set:Kha Layout:L1.6 March 09, 2021 04:19:48pm K:\HOU_Civil\064082948\5-DD\3 Rockwall\CAD\PlanSheets\L-Set.dwg
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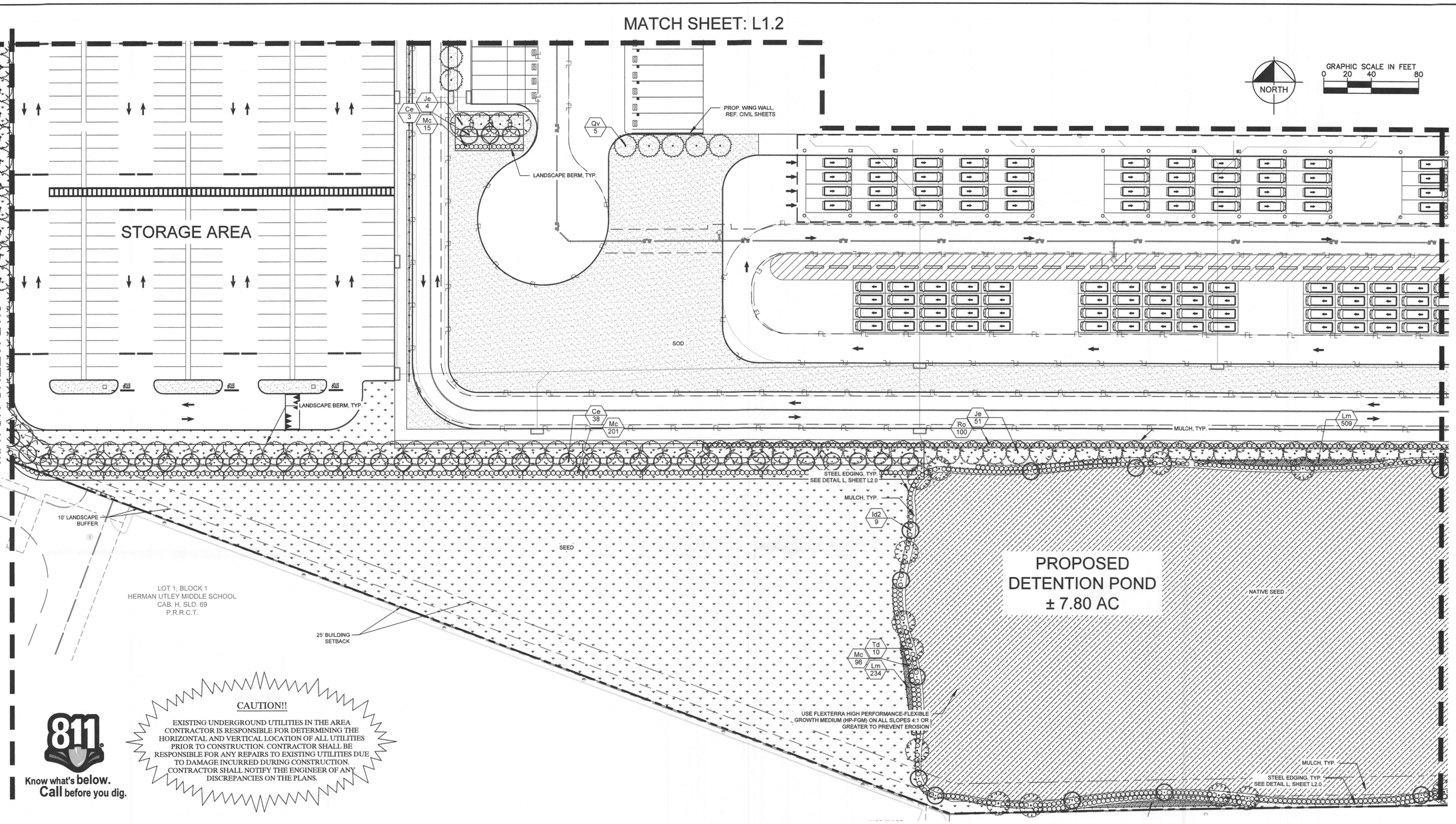

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811 Know what's below. Call before you dig.

PLANT LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	Ay	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE
	Ce	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK
	Id2	ILEX DECIDUA	POSSUMHAW
	Je	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
	Qb	QUERCUS BUCKLEYI	TEXAS RED OAK
	Qv	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	Td	TAXODIUM DISTICHUM	BALD CYPRESS

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	Id	ILEX CORNUTA `DWARF BURFORD`	DWARF BURFORD HOLLY
	In2	ILEX VOMITORIA `NANA`	DWARF YAUPON HOLLY
	Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS
	Ro	ROSMARINUS OFFICINALIS	ROSEMARY

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	Lm	LIRIOPE MUSCARI	LILYTURF
	NS	NATIVE AMERICAN SEED	DAM SLOPE MIX
	SEED	CYNODON DACTYLON	BERMUDA GRASS
	SOD	CYNODON DACTYLON	BERMUDA GRASS

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 9th day of March 2021.

WITNESS OUR HANDS, this 9th day of March 2021.

Planning & Zoning Commission, Chairman — *Director of Planning and Zoning*

SITE PLAN
JUSTIN ROAD DISTRIBUTION CENTER

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DEVELOPER:
SEEFRIED INDUSTRIAL PROPERTIES
3030 LBJ FREEWAY, SUITE 1650
CONTACT: JONATHAN STITES
E-MAIL: JSTITES@SEEFRIEDPROPERTIES.COM

OWNER:
SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT: BILL LOFLAND
E-MAIL: BILL_LOFLAND@JUNO.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-920-6322
CONTACT: SHANNON MUNDY, PLA.

CASE NUMBER: SP2021-002

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
PHONE: 281-597-9300
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

REGISTERED LANDSCAPE ARCHITECT — SHANNON E. MUNDY — 3543 — STATE OF TEXAS

3/05/2021

KHA PROJECT 064082017			
DATE	3/05/2021		
SCALE	AS SHOWN	DESIGNED BY	AMC
		DRAWN BY	AMC
		CHECKED BY	SEM

ENLARGED LANDSCAPE PLAN (5 OF 6)

JUSTIN ROAD DISTRIBUTION CENTER — ROCKWALL, TX

SHEET NUMBER L1.5

Plotted By:Mundy, Shannon Sheet Set:Kha Layout:L1.5 March 08, 2021 04:19:24pm K:\HOU_Civil\069928483-ODF9 Rockwall\CAD\PlanSheets\L-Set.dwg
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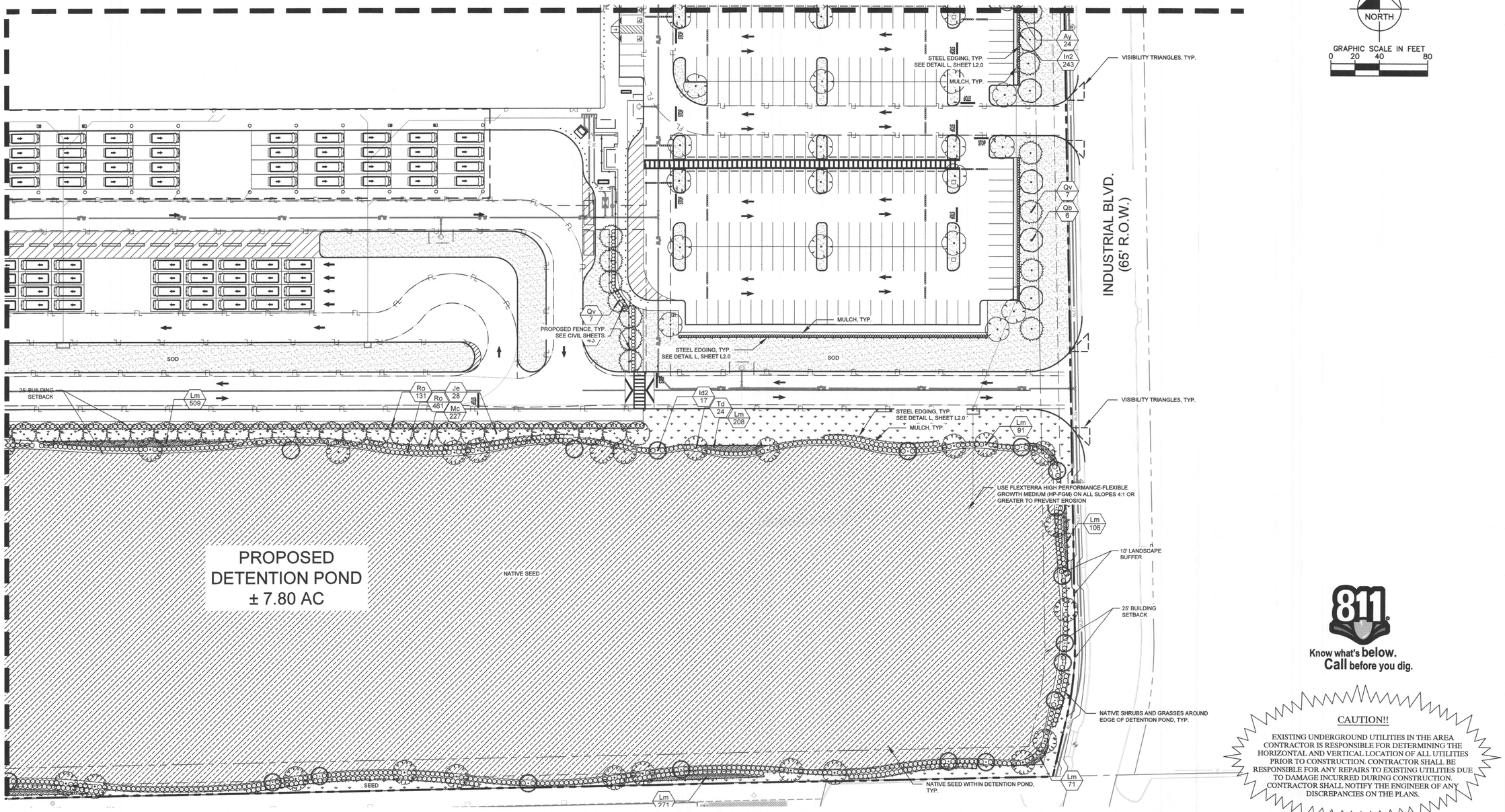
MATCH SHEET: L1.3

MATCH SHEET: L1.5



PLANT LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	Ay	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE
	Ce	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK
	Id2	ILEX DECIDUA	POSSUMHAW
	Je	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
	Qb	QUERCUS BUCKLEYI	TEXAS RED OAK
	Qv	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	Td	TAXODIUM DISTICHUM	BALD CYPRESS

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	Id	ILEX CORNUTA `DWARF BURFORD`	DWARF BURFORD HOLLY
	In2	ILEX VOMITORIA `NANA`	DWARF YAUPON HOLLY
	Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS
	Ro	ROSMARINUS OFFICINALIS	ROSEMARY

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	Lm	LIRIOPE MUSCARI	LILYTURF
	NS	NATIVE AMERICAN SEED	DAM SLOPE MIX
	SEED	CYNODON DACTYLON	BERMUDA GRASS
	SOD	CYNODON DACTYLON	BERMUDA GRASS

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 9th day of March 2021

WITNESS OUR HANDS, this 9th day of March 2021

Planning & Zoning Commission, Chairman — *Director of Planning and Zoning*

SITE PLAN
JUSTIN ROAD DISTRIBUTION CENTER

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DEVELOPER:
SEEFRIED INDUSTRIAL PROPERTIES
3030 LBJ FREEWAY, SUITE 1650
CONTACT: JONATHAN STITES
E-MAIL: JSTITES@SEEFRIEDPROPERTIES.COM

OWNER:
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1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT: BILL LOFLAND
E-MAIL: BILL_LOFLAND@JUNO.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATIES, INC
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-920-6322
CONTACT: SHANNON MUNDY, PLA.

CASE NUMBER: SP2021-002

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

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

No.	REVISIONS	DATE	BY

Kimley»Horn

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11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
PHONE: 281-597-4300
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

REGISTERED LANDSCAPE ARCHITECT
SHANNON E. MUNDY
3543
STATE OF TEXAS
3/05/2021

KHA PROJECT	064082017
DATE	3/05/2021
SCALE	AS SHOWN
DESIGNED BY	AMC
DRAWN BY	AMC
CHECKED BY	SEM

ENLARGED LANDSCAPE PLAN (4 0F 6)

JUSTIN ROAD DISTRIBUTION CENTER

ROCKWALL TX

SHEET NUMBER
L1.4

Plotted By:Mundy, Shannon Sheet Set:Kha Layout:L1.4 March 09, 2021 04:18:39pm K:\HOU_Civil\069084836.5\DPS Rockwall\CAD\PlanSheets\L_Set.dwg
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JUSTIN ROAD
(85' R.O.W.)

10' LANDSCAPE BUFFER

25' BUILDING SETBACK

Qb 27
Qb 21

Ce 53 SEED
Je 55
Mc 276

LANDSCAPE BERM, TYP.

STORAGE AREA

Qb 8
Qv 7

SEED

25' BUILDING SETBACK

VISIBILITY TRIANGLES, TYP.

Qv 5
Qb 6

STEEL EDGING, TYP.
SEE DETAIL L, SHEET L2.0

MULCH, TYP.

Qv 16
Id 115

SOD

10' LANDSCAPE BUFFER

INDUSTRIAL BLVD.
(65' R.O.W.)

MULCH, TYP.

In2 233
Ay 24
Qb 8
Qv 6

25' BUILDING SETBACK

VISIBILITY TRIANGLES, TYP.

RIGHT-OF-WAY DEDICATION
VOL. 507, PG. 216
D.R.R.C.T.

PROPOSED DELIVERY
STATION BUILDING
± 220,800 SF

MATCH SHEET: L1.2

MATCH SHEET: L1.4

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

PLANT LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	Ay	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE
	Ce	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK
	Id2	ILEX DECIDUA	POSSUMHAW
	Je	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
	Qb	QUERCUS BUCKLEYI	TEXAS RED OAK
	Qv	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	Td	TAXODIUM DISTICHUM	BALD CYPRESS

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	Id	ILEX CORNUTA `DWARF BURFORD`	DWARF BURFORD HOLLY
	In2	ILEX VOMITORIA `NANA`	DWARF YAUPON HOLLY
	Mc	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS
	Ro	ROSMARINUS OFFICINALIS	ROSEMARY

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	Lm	LIRIOPE MUSCARI	LILYTURF
	NS	NATIVE AMERICAN SEED	DAM SLOPE MIX
	SEED	CYNODON DACTYLON	BERMUDA GRASS
	SOD	CYNODON DACTYLON	BERMUDA GRASS

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 2nd day of March, 2021

WITNESS OUR HANDS, this 2nd day of March, 2021

Planning & Zoning Commission, Chairman — *Director of Planning and Zoning*

SITE PLAN
JUSTIN ROAD DISTRIBUTION CENTER

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DEVELOPER:
SEEFRIED INDUSTRIAL PROPERTIES
3030 LBJ FREEWAY, SUITE 1650
CONTACT: JONATHAN STITES
E-MAIL: JSTITES@SEEFRIEDPROPERTIES.COM

OWNER:
SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT: BILL LOFLAND
E-MAIL: BILL_LOFLAND@JUNO.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-920-6322
CONTACT: SHANNON MUNDY, PLA.

CASE NUMBER: SP2021-002

No.	REVISIONS	DATE	BY

Kimley»Horn

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11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
PHONE: 281-920-6322
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

REGISTERED LANDSCAPE ARCHITECT
SHANNON E. MUNDY
3543
STATE OF TEXAS

3/05/2021

KHA PROJECT	064082017
DATE	3/05/2021
SCALE	AS SHOWN
DESIGNED BY	AMC
DRAWN BY	AMC
CHECKED BY	SEM

ENLARGED LANDSCAPE PLAN (3 0F 6)

JUSTIN ROAD DISTRIBUTION CENTER

ROCKWALL TX

SHEET NUMBER
L1.3

Plotted By:Mundy, Shannon Sheet Set:Kha Layout:L1.3 March 09, 2021 04:17:52pm K:\HOU_Civil\069924835-2\DP\ Rockwall\CAD\PlanSheets\...Set.dwg
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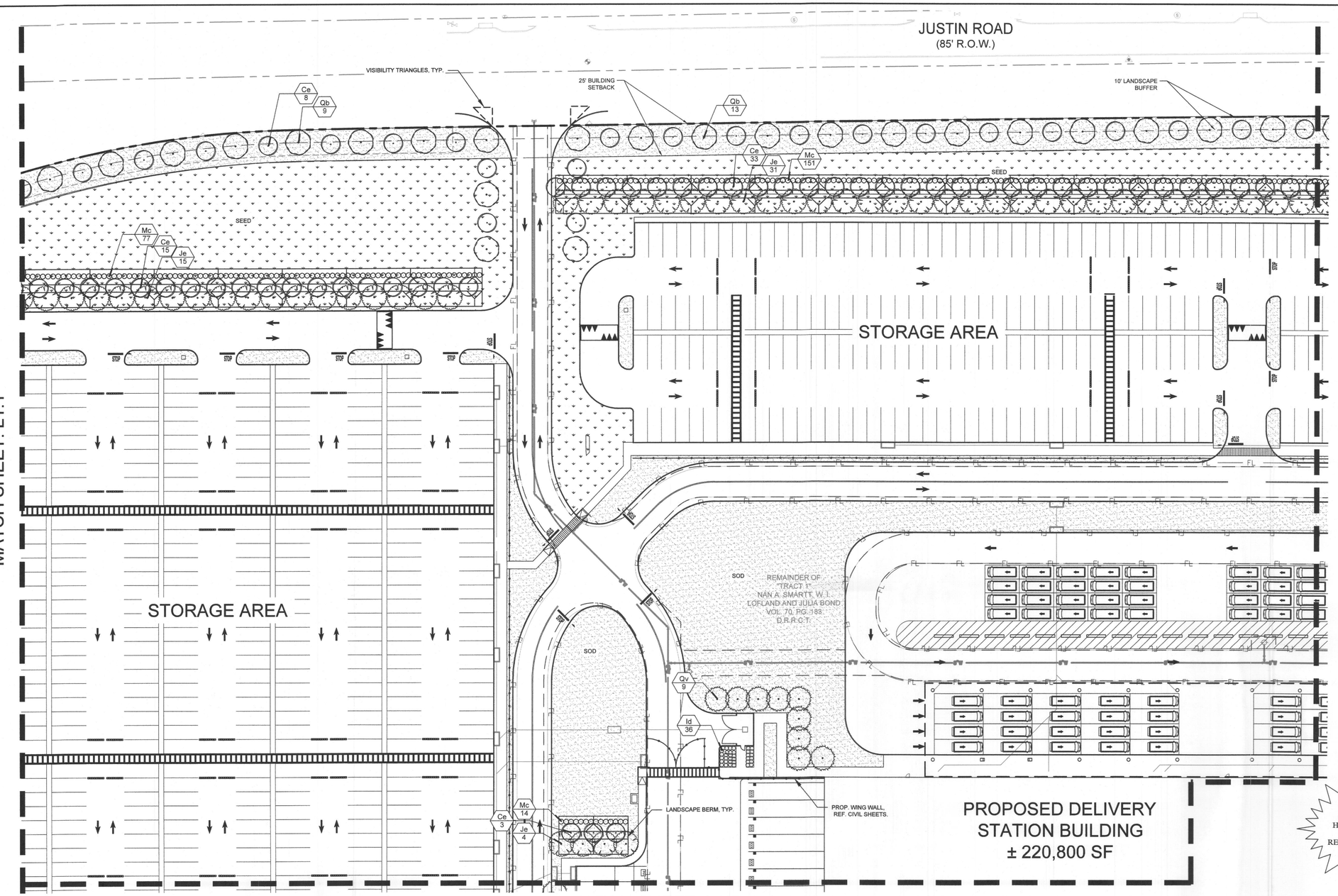

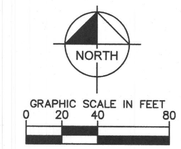

PLANT LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	Ay	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE
	Ce	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK
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GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	Lm	LIRIOPE MUSCARI	LILYTURF
	NS	NATIVE AMERICAN SEED	DAM SLOPE MIX
	SEED	CYNODON DACTYLON	BERMUDA GRASS
	SOD	CYNODON DACTYLON	BERMUDA GRASS

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 23rd day of March, 2021.

WITNESS OURHANDS, this 5th day of March 2021

Planning & Zoning Commission, Chairman — *Director of Planning and Zoning*

SITE PLAN
JUSTIN ROAD DISTRIBUTION CENTER

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DEVELOPER:
SEEFRIED INDUSTRIAL PROPERTIES
3030 LBJ FREEWAY, SUITE 1650
CONTACT: JONATHAN STITES
E-MAIL: JSTITES@SEEFRIEDPROPERTIES.COM

OWNER:
SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT: BILL LOFLAND
E-MAIL: BILL_LOFLAND@JUNO.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-920-6322
CONTACT: SHANNON MUNDY, PLA.

CASE NUMBER: SP2021-002

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

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

No.	REVISIONS	DATE	BY

Kimley»Horn
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11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
PHONE: 281-597-9300
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

REGISTERED LANDSCAPE ARCHITECT — SHANNON E MUNDY — 3543 — STATE OF TEXAS

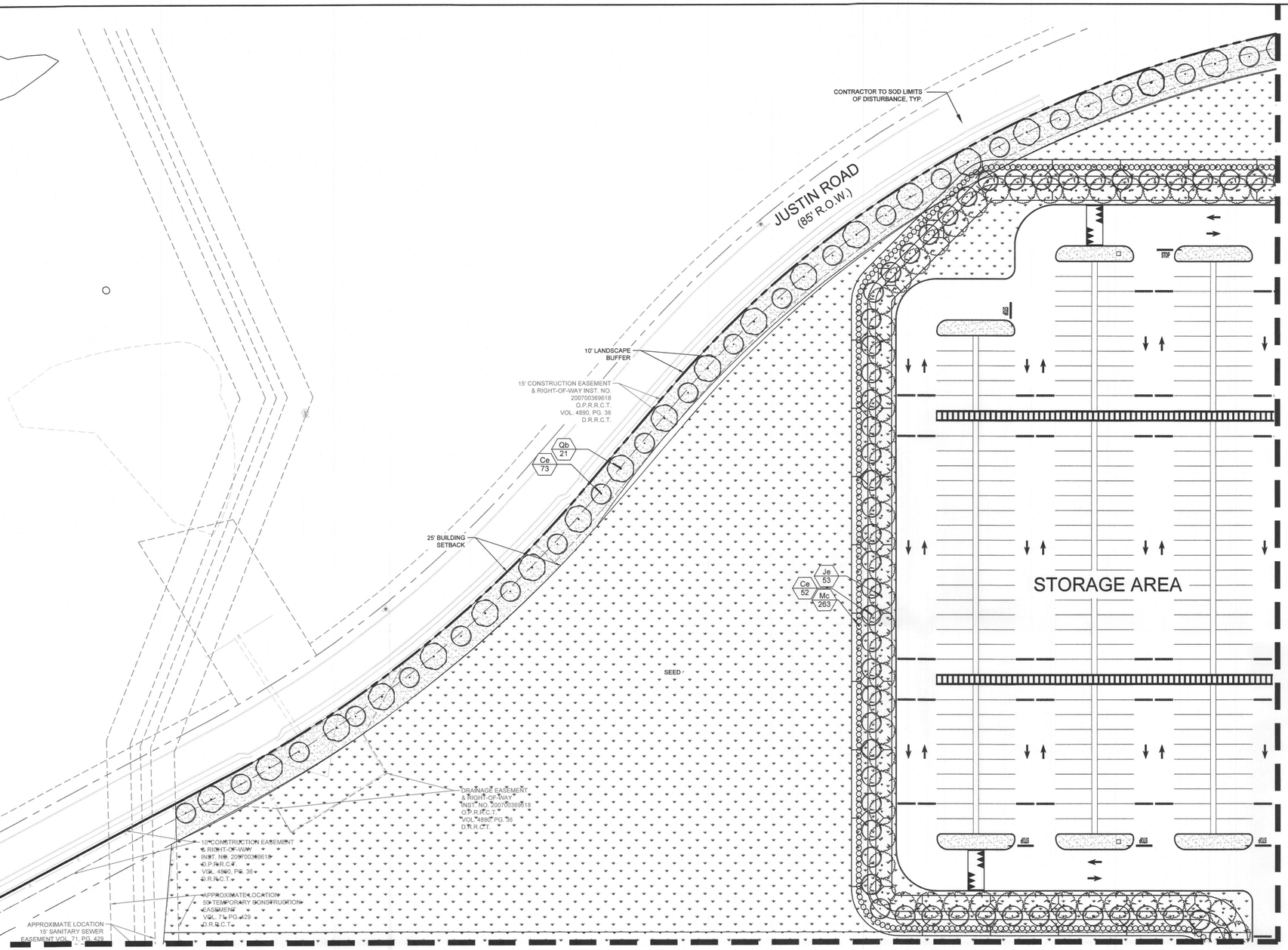
3/05/2021

KHA PROJECT 064082017			
DATE	3/05/2021		
SCALE	AS SHOWN	DESIGNED BY	AMC
		DRAWN BY	AMC
		CHECKED BY	SEM

ENLARGED LANDSCAPE PLAN (2 0F 6)

JUSTIN ROAD DISTRIBUTION CENTER — ROCKWALL, TX

SHEET NUMBER L1.2



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

PLANT LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	Ay	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE
	Ce	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK
	Id2	ILEX DECIDUA	POSSUMHAW
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GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	Lm	LIRIOPE MUSCARI	LILYTURF
	NS	NATIVE AMERICAN SEED	DAM SLOPE MIX
	SEED	CYNODON DACTYLON	BERMUDA GRASS
	SOD	CYNODON DACTYLON	BERMUDA GRASS

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby certify hat the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of he City of Rockwall on the 9th day of March, 2021

WITNESS OURHANDS, this 10th day of March, 2021

Planning & Zoning Commission, Chairman — *Director of Planning and Zoning*

SITE PLAN
JUSTIN ROAD DISTRIBUTION CENTER

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DEVELOPER:
SEEFRIED INDUSTRIAL PROPERTIES
3030 LBJ FREEWAY, SUITE 1650
CONTACT: JONATHAN STITES
E-MAIL: JSTITES@SEEFRIEDPROPERTIES.COM

OWNER:
SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT: BILL LOFLAND
E-MAIL: BILL_LOFLAND@JUNO.COM

LANDSCAPE ARCHITECT:
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11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-920-6322
CONTACT: SHANNON MUNDY, PLA.

CASE NUMBER: SP2021-002

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No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 281-597-9300
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

REGISTERED LANDSCAPE ARCHITECT
SHANNON C. MUNDY
3543
STATE OF TEXAS

3/05/2021

KHA PROJECT	064082017
DATE	3/05/2021
SCALE	AS SHOWN
DESIGNED BY	AMC
DRAWN BY	AMC
CHECKED BY	SEM

ENLARGED LANDSCAPE PLAN (1 OF 6)

JUSTIN ROAD DISTRIBUTION CENTER
ROCKWALL TX

SHEET NUMBER
L1.1

Plotted By:Mundy, Shannon Sheet Set:Kha Layout:L1.1 March 08, 2021 04:16:15pm K:\HOU_Civil\069094835_DDF6 Rockwall\CAD\PlanSheets\L-Set.dwg
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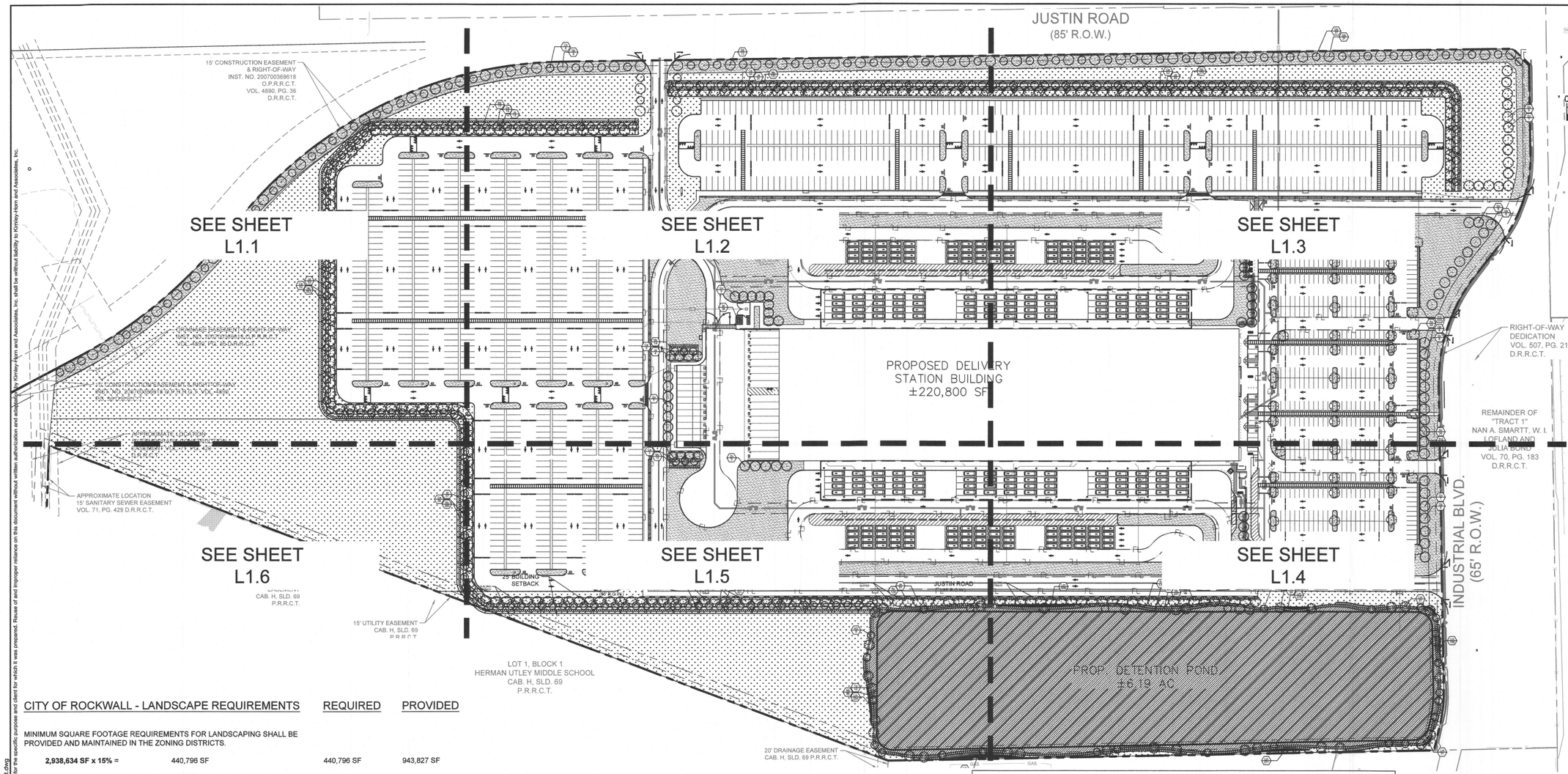

811 Know what's below. Call before you dig.

CITY OF ROCKWALL - LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
MINIMUM SQUARE FOOTAGE REQUIREMENTS FOR LANDSCAPING SHALL BE PROVIDED AND MAINTAINED IN THE ZONING DISTRICTS.		
2,938,634 SF x 15% = 440,796 SF	440,796 SF	943,827 SF
A MINIMUM 10' WIDE LANDSCAPE BUFFER STRIP MUST BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PORTION OF THE PERIMETER OF ANY COMMERCIAL OR INDUSTRIAL LOT THAT ABUTS, WITHOUT AN ALL OR DRIVE SEPARATION, OR IS DIRECTLY ACROSS A PUBLIC STREET FROM A RESIDENTIAL ZONING DISTRICT.	YES	YES
ONE ACCENT TREE AND ONE CANOPY TREE PER 50 LF ARE REQUIRED TO BE LOCATED WITHIN THE TEN FOOT LANDSCAPE BUFFER ALONG JUSTIN ROAD AND INDUSTRIAL BLVD.		
JUSTIN ROAD: 2,990 FT / 50 = 60 TREES	60 ACCENT TREES 60 CANOPY TREES 120 TOTAL TREES	60 ACCENT TREES 60 CANOPY TREES 120 TOTAL TREES
INDUSTRIAL BOULEVARD: 1,186 FT / 50 = 24 TREES	24 ACCENT TREES 24 CANOPY TREES 48 TOTAL TREES	24 ACCENT TREES 24 CANOPY TREES 48 TOTAL TREES
A 3' BERM WITH 3-TIERED SCREENING WILL BE REQUIRED AND BE OF A MINIMUM HEIGHT OF 30" WILL BE LOCATED IN THE 10' LANDSCAPE SETBACK. BERM WILL HAVE A MINIMUM OF 1 CANOPY TREE AND 1 ACCENT TREE PER 20 LF OF FRONTAGE.		
JUSTIN ROAD: 4,086 FT / 20 = 214 TREES	214 ACCENT TREES 214 CANOPY TREES 428 TOTAL TREES	214 ACCENT TREES 214 CANOPY TREES 428 TOTAL TREES
ANY PARKING LOT WITH MORE THAN TWO ROWS OF SPACES SHALL HAVE A MINIMUM OF 5% OR 300 SF IN THE INTERIOR OF THE PARKING LOT IN LANDSCAPING. SUCH LANDSCAPING SHALL BE COUNTED TOWARD THE TOTAL LANDSCAPING.		
155,185 SF PARKING AREA x 5% = 7,760 SF	7,760 SF	8,350 SF
ONE LARGE CANOPY TREE MUST BE PROVIDED AT ONE PER 10 PARKING STALLS.		
480 PARKING STALLS /10 = 48 TREES	48 TREES	48 TREES
NO REQUIRED PARKING SPACE MAY BE LOCATED MORE THAN 80' FROM THE TRUNK OF A LARGE CANOPY TREE.	YES	YES
ALL TREES MUST BE INTERNAL TO PARKING LOT.	YES	YES
NO TREE SHALL BE PLANTED CLOSER THAN 2 1/2 ' TO THE PAVEMENT.	YES	YES

CITY OF ROCKWALL - LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
ALTERNATE DETENTION POND SCREENING - NATIVE SCREENING GRASSES AND SHRUBS SHALL BE PLANTED ALONG THE OUTSIDE OF THE DETENTION POND. THE DETENTION BASINS SHALL BE LANDSCAPED IN A NATURAL MANNER USING GROUNDCOVER, GRASSES, SHRUBS, BERMS, AND ACCENT AND CANOPY TREES.		
269,377 SF / 1,500 SF = 180 SHRUBS	180 SHRUBS	1,178 SHRUBS
TRUCK DOCK SCREENING - A WING WALL SHALL BE EXTENDED FOR THE TRUCK DOCK PARKING ADJACENT TO THE BUILDING. THE WALL SHALL BE A MINIMUM 6 FT TALL MASONRY WALL WITH CANOPY TREES PLACED 20 FT ON CENTER.		
135 LF OF WALL / 20 = 7 TREES	7 TREES	7 TREES
OUTDOOR STORAGE SCREENING - ALL OUTSIDE STORAGE AREAS ARE REQUIRED TO BE SCREENED FROM PUBLIC RIGHT-OF-WAY AND RESIDENTIALLY ZONED PROPERTY WITH A 6 FT MASONRY SCREENING WALL SCREENING PROVIDED BY BERM.		
MITIGATION - 248.5 INCHES TOTAL REQUIRED. (SEE TP 3.00 FOR MITIGATION CALCULATIONS).		
63 TREES AT 4" CAL. = 252 INCHES OF MITIGATION PROVIDED ON SITE	248.5 INCHES	252 INCHES

SITE INFORMATION			
LOT 1			
PAVEMENT	1,358,772 SF	31.193 ACRES	(46.828%)
BUILDING COVERAGE	220,800 SF	5.069 ACRES	(7.610%)
LANDSCAPE AND OPEN SPACE	1,322,048 SF	30.350 ACRES	(45.562%)
TOTAL	3,093,718 SF	71.022 ACRES	

PARKING SUMMARY (PER CITY OF ROCKWALL REQUIREMENTS)	
REQUIRED PER ZONING	PROVIDED
1 PER 1000 SQ. FT 221 SPACES	PROPOSED 480 SPACES
ACCESSIBLE SPOTS REQ.	ACCESSIBLE SPOTS PROV.
TOTAL 9 SPACES (INCLUDES 2 VAN SPOTS)	TOTAL 9 SPACES (INCLUDES 2 VAN SPOTS)

DEVELOPMENT INFORMATION	
ZONING - LI, LIGHT INDUSTRIAL DISTRICT	
BUILDING AREA 1 (HT=44.5')	
STORY	AREA (GSF)
LL	220,822
FLOOR AREA RATIO (FAR)	0.07
FOUNDATION TYPE	SLAB ON GRADE

NOTE: THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" SHALL CONSIST OF 75% TO 80% COVERAGE AND A MINIMUM OF ONE-INCH IN HEIGHT AS DETERMINED BY THE CITY.

NOTE: AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS AND MEET THE REQUIREMENTS OF THE UDC. OVER SPRAY ON STREETS AND WALKS IN PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.

NOTE: NO TREES TO BE PLANTED WITHIN 5' OF ANY UTILITIES

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

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 22 day of March 2021.

WITNESS OUR HANDS, this 25 day of March 2021.

Planning & Zoning Commission, Chairman — *Director of Planning and Zoning*

SITE PLAN
JUSTIN ROAD DISTRIBUTION CENTER

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DEVELOPER:
SEEFRIED INDUSTRIAL PROPERTIES
3030 LBJ FREEWAY, SUITE 1650
CONTACT: JONATHAN STITES
E-MAIL: JSTITES@SEEFRIEDPROPERTIES.COM

OWNER:
SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT: BILL LOFLAND
E-MAIL: BILL_LOFLAND@JUNO.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-920-6322
CONTACT: SHANNON MUNDY, PLA.

CASE NUMBER: SP2021-002

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
PHONE: 281-597-9300
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

REGISTERED LANDSCAPE ARCHITECT
SHANNON E. MUNDY
3543
STATE OF TEXAS
3/05/2021

KHA PROJECT 064082017
DATE 3/05/2021
SCALE AS SHOWN
DESIGNED BY AMC
DRAWN BY AMC
CHECKED BY SEM

OVERALL LANDSCAPE PLAN

JUSTIN ROAD DISTRIBUTION CENTER

ROCKWALL TX

SHEET NUMBER
L1.0

Plotted By:Mundy, Shannon Sheet Set:Kha Layout:L1.0 March 08, 2021 04:15:20pm K:\HOU_Civil\064082084535-DFW Rockwall\CAD\PlanSheets\L_Set.dwg
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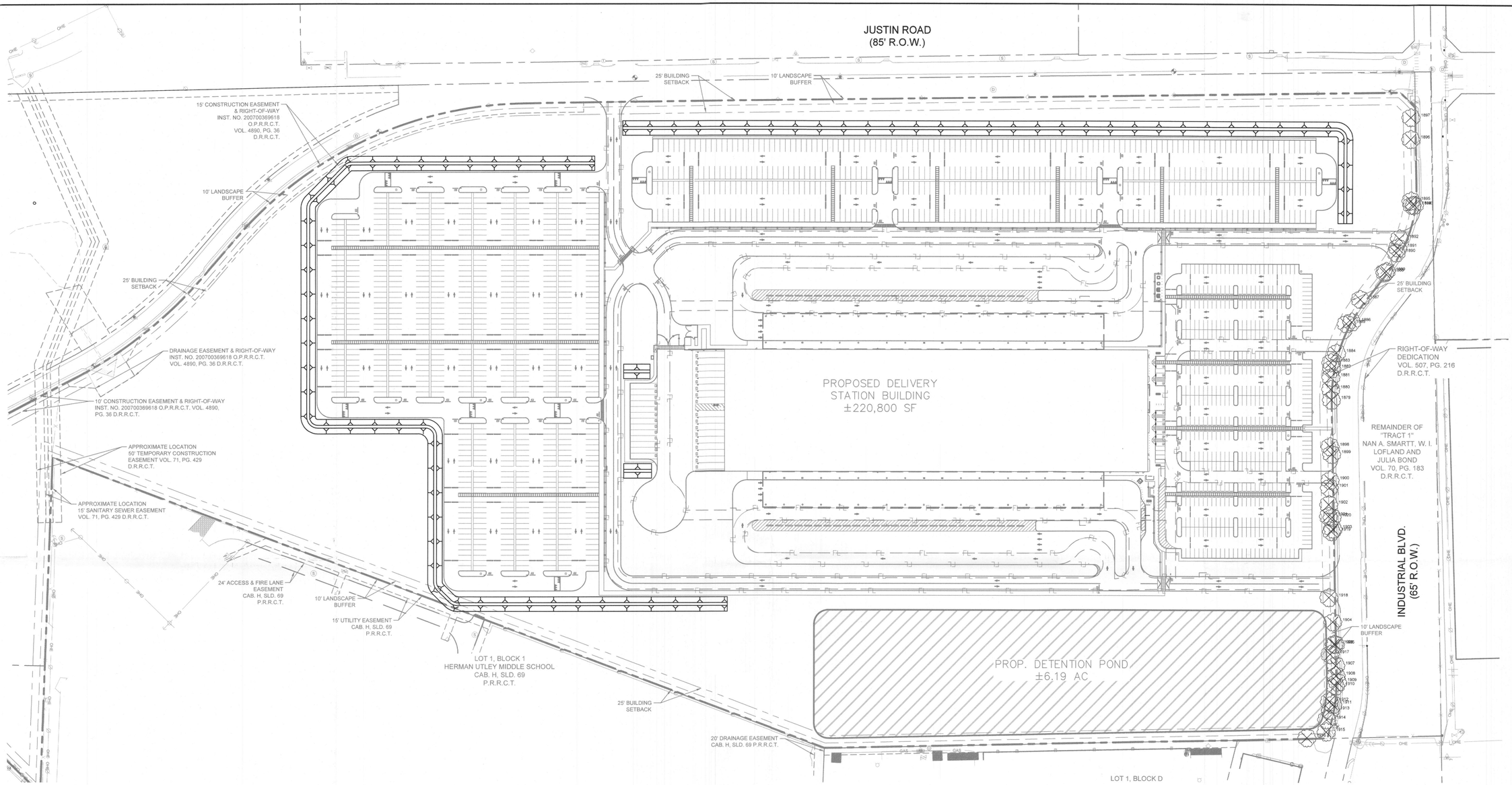

DEVELOPMENT INFORMATION	
ZONING - LI, LIGHT INDUSTRIAL DISTRICT	
BUILDING AREA 1 (HT=44.5')	
STORY	AREA (GSF)
LL	220,822
FLOOR AREA RATIO (FAR)	0.07
FOUNDATION TYPE	SLAB ON GRADE

SITE INFORMATION			
LOT 1			
PAVEMENT	1,358,772 SF	31.193 ACRES	(46.828%)
BUILDING COVERAGE	220,800 SF	5.069 ACRES	(7.610%)
LANDSCAPE AND OPEN SPACE	1,322,048 SF	30.350 ACRES	(45.562%)
TOTAL	3,093,718 SF	71.022 ACRES	

LEGEND

XXXX EXISTING TREES TO REMAIN/PROTECT

XXXX EXISTING TREES TO BE REMOVED

TOTAL LAND AREA	3,093,718 SF/71.022 AC
PROPOSED TOTAL BUILDING AREA	±220,800 SF
PROPOSED TRAILER PARKING	30 SPACES
PROPOSED AUTO PARKING (9'X20')	480 SPACES
REQUIRED AUTO PARKING BY CLIENT	457 SPACES
PROPOSED VAN PARKING (11'X27')	1,118 SPACES
REQUIRED VAN PARKING	1,103 SPACES
PROPOSED ACCESSIBLE PARKING	9 SPACES
REQUIRED ACCESSIBLE PARKING	9 SPACES

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

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

SITE PLAN SIGNATURE BLOCK:

APPROVED:

I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 23 day of March 2021

WITNESS OUR HANDS, this 9th day of March 2021

Planning & Zoning Commission, Chairman — *Director of Planning and Zoning*

SITE PLAN
DDF9 ROCKWALL

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT:
E-MAIL:

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATIES, INC
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-920-6322
CONTACT: SHANNON MUNDY, PLA.

CASE NUMBER: SP2021-002

No.	REVISIONS	DATE	BY

Kimley»Horn

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11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
PHONE: 281-597-9300
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

REGISTERED LANDSCAPE ARCHITECT
SHANNON E. MUNDY
3543
STATE OF TEXAS

3/02/2021

KHA PROJECT	068910600
DATE	3/02/2021
SCALE	AS SHOWN
DESIGNED BY	AMC
DRAWN BY	AMC
CHECKED BY	SEM

TREE REMOVAL PLAN

JUSTIN ROAD DISTRIBUTION CENTER
ROCKWALL TEXAS

SHEET NUMBER
TP 1.00

Plotted By:Chaparro, Angelica Sheet Set:Kha Layout:TP 1.00 March 02, 2021 11:53:36am K:\HOU_Civil\068928435-DDF9 Rockwall\CAD\PlanSheets\L-Tree Mitigation.dwg
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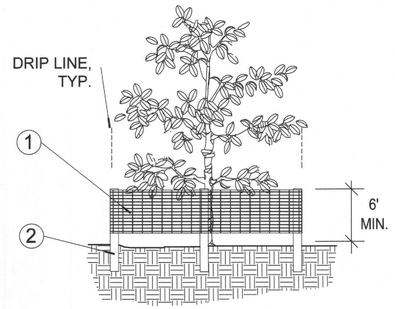
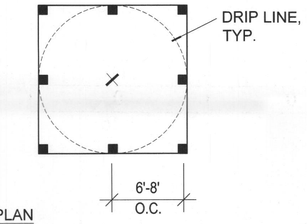
SWC Justin Rd and Industrial - Rockwall, Rockwall County, TX

TAG#	DBH	COMMON NAME	CONDITION	CLASS	STATUS	MITIGATION RATIO	MITIGATION INCHES
1879	5.5	Hercules-club	Healthy	Primary	Remove	1	5.5
1880	5.2	Gum Bumelia	Healthy	Primary	Remove	1	5.2
1881	17.0	Hackberry	Healthy	Secondary	Remove	0.5	8.5
1882	4.7	Hercules-club	Declining	Primary	Remove	0	0
1883	5.2	Hercules-club	Healthy	Primary	Remove	1	5.2
1884	12.8	Eastern Redcedar	Healthy	Secondary	Remove	0.5	6.4
1885	11.0	Hackberry	Healthy	Secondary	Remove	0.5	5.5
1886	13.4	Hackberry	Declining	Secondary	Remove	0	0
1887	11.0	Hackberry	Healthy	Secondary	Remove	0.5	5.5
1888	14.9	Hackberry	Healthy	Secondary	Remove	0.5	7.45
1889	11.3	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.65
1890	5.8	Hercules-club	Healthy	Primary	Remove	1	5.8
1891	12.0	Hackberry	Healthy	Secondary	Remove	0.5	6
1892	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
1893	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
1894	11.2	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.6
1895	5.3	Persimmon	Healthy	Primary	Remove	1	5.3
1896	11.5	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.75
1897	11.5	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.75
1898	11.8	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.9
1899	11.6	Hackberry	Healthy	Secondary	Remove	0.5	5.8
1900	11.3	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.65
1901	15.9	Hackberry	Healthy	Secondary	Remove	0.5	7.95
1902	20.6	Hackberry	Declining	Secondary	Remove	0	0
1903	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
1904	13.8	Eastern Redcedar	Healthy	Secondary	Remove	0.5	6.9
1905	15.5	Hackberry	Healthy	Secondary	Remove	0.5	7.75
1906	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
1907	11.2	Eastern Redcedar	Declining	Secondary	Remove	0	0
1908	12.3	Hackberry	Healthy	Secondary	Remove	0.5	6.15
1909	11.9	Hackberry	Healthy	Secondary	Remove	0.5	5.95
1910	4.6	Hercules-club	Healthy	Primary	Remove	1	4.6
1911	4.3	Persimmon	Healthy	Primary	Remove	1	4.3
1912	4.0	Gum Bumelia	Healthy	Primary	Remove	1	4
1913	4.8	Gum Bumelia	Healthy	Primary	Remove	1	4.8
1914	4.0	Gum Bumelia	Healthy	Primary	Remove	1	4
1915	7.3	Tree of Heaven	Healthy	Primary	Remove	1	7.3
1916	15.0	Hackberry	Declining	Secondary	Remove	0	0
1917	12.1	Hackberry	Healthy	Secondary	Remove	0.5	6.05
1918	11.4	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.7
1919	11.8	Hackberry	Healthy	Secondary	Remove	0.5	5.9
1920	11.4	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.7
1921	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
					TOTAL MITIGATION		**248.5**

	Inches
Primary	111
Secondary	137.5
Featured	0
Unprotected Trees	0
Total Mitigation Inches	**248.5**



ELEVATION



PLAN



CORNER CONNECTION



CONNECTION

1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

A Tree/Shrub Protector

SECTION N.T.S.

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

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 9th day of March 2021

WITNESS OUR HANDS, this 9th day of March 2021

Planning & Zoning Commission, Chairman *Director of Planning and Zoning*

SITE PLAN
DDF9 ROCKWALL
A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT:
E-MAIL:

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATIES, INC
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-920-6322
CONTACT: SHANNON MUNDY, PLA.

CASE NUMBER: SP2021-002

No.	REVISIONS	DATE	BY

Kimley»Horn

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11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
PHONE: 281-597-9300
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

REGISTERED LANDSCAPE ARCHITECT
SHANNON E. MUNDY
3543
STATE OF TEXAS
3/02/2021

KHA PROJECT 068910600			
DATE 3/02/2021	SCALE	AS SHOWN	
	DESIGNED BY	AMC	
	DRAWN BY	AMC	
	CHECKED BY	SEM	

TREE MITIGATION REFERENCE DATA AND DETAILS

JUSTIN ROAD DISTRIBUTION CENTER

ROCKWALL TEXAS

SHEET NUMBER
TP 3.00

Plotted By:Chaparro, Angelica Sheet Set:Kha Layout:TP 3.00 March 02, 2021 11:53:56am K:\HOU_Civil\068968835-DDF9 Rockwall\CAD\PlanSheets\L-Tree Mitigation.dwg
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EXTERIOR FINISH LEGEND

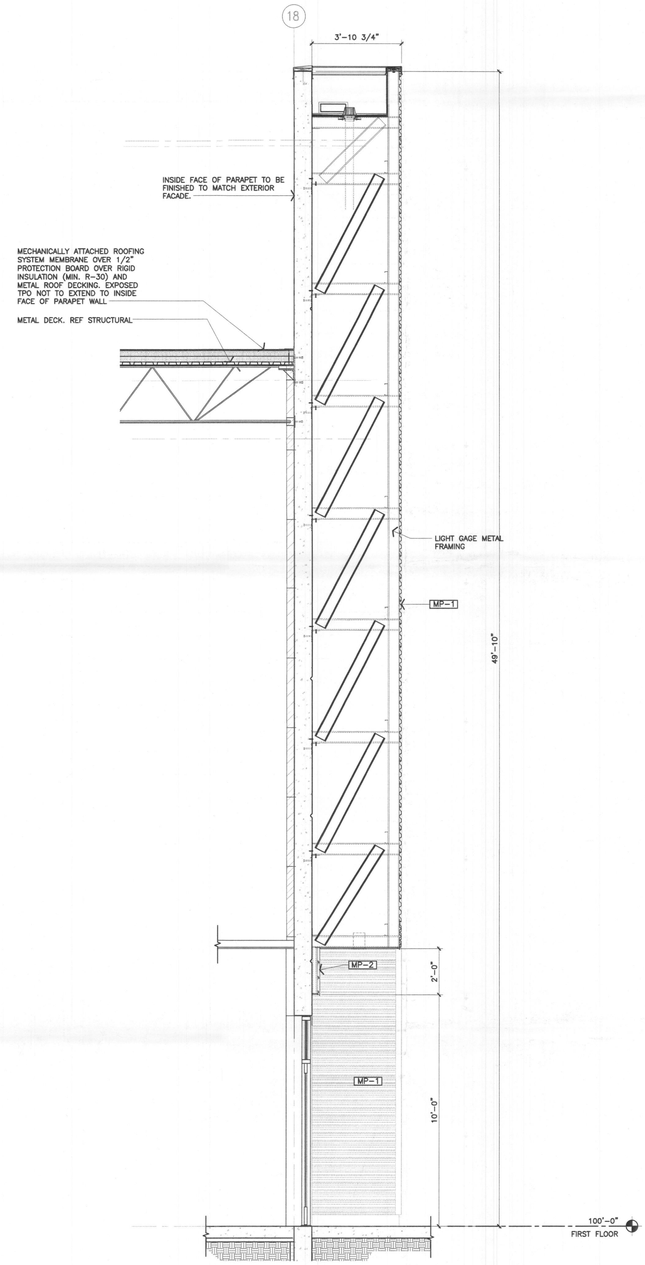
- PT-1 SHERWIN WILLIAMS SW 7063 NEBULOUS WHITE
- PT-2 SHERWIN WILLIAMS SW 7066 GRAY MATTERS
- PT-3 PANTONE 2995 C
- ANODIZED ALUMINUM STOREFRONT SYSTEM
- PT-4 MNFR. STANDARD "BRIGHT WHITE"
- PT-5 OSHA CAUTION YELLOW/BLACK DIAGONAL STRIPES
- MP-1 ATAS RIGID WALL OR RIGID WALL II COLOR: TITANIUM (35)
- MP-2 ATAS VERSA SEAM – 8" REVEAL SPACING. CUSTOM COLOR TO MATCH PT-3; TEXTURE SMOOTH
- PT-9 SAFETY YELLOW
- SPLITFACE BLOCK PATTERN ON TILT WALL. COLOR TO MATCH TILT WALL.

KEY NOTES

1. ROOF LINE BEYOND
2. ROOF TOP UNIT BEYOND
3. CONCRETE PANEL BEYOND
4. SPLITFACE BLOCK PATTERN ON TILT WALL. MANUF: FITZGERALD FORMLINERS; PATTERN NUMBER: 16977LPLP STACKED SPLITFACE BLOCK, OR EQUAL
5. TENANT SIGNAGE
6. CLEAR GLAZING ONLY AT EMPLOYEE SCREENING
7. WINDOW TYPE TO RECEIVE OBSCURED GLAZING
8. WINDOW TYPE TO RECEIVE WINDOW FILM ONLY



2 East Enlarged Elevation
SCALE 3/8" = 1'-0"



2 East Enlarged Elevation
SCALE 3/8" = 1'-0"

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 2nd day March 2021

WITNESS OUR HANDS, this 24th day of March 2021

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CASE NUMBER: SP2021-002

pdms design group
pdmsdesign.com
2225 E. Randol Mill Road, Suite 300
Arlington, Texas 76011
817.633.4200 p 817.633.4153 f

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Project Address

Delivery Station
SEC of Justin Rd & Industrial BLVD.
DDF9- Rockwall

Issue Date	03/02/21

Revisions

	Date	Description	By
1			
2			
3			
4			
5			
6			
7			

DELIVERY STATION: DDF9
SEC OF JUSTIN RD & INDUSTRIAL BLVD.
ROCKWALL, TX 75773

MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.4819

Seal

PRELIMINARY
NOT FOR CONSTRUCTION
FOR REVIEW ONLY

Job Number	200162
Drawn By	NG
Appv'd By	SV

Sheet Title
Enlarged Elevations and Canopy Sections

Sheet Number
A2.03

EXTERIOR FINISH PERCENTAGE

EAST ELEVATION		
TOTAL ELEVATION AREA	10,690 SQFT	PERCENTAGE
CONCRETE TILT	6,818 SQFT	63.77 %
MP-1	3470 SQFT	32.47 %
MP-2	238 SQFT	2.23 %
FORMLINER	164 SQFT	1.53 %

NORTH ELEVATION		
TOTAL ELEVATION AREA	41,432 SQFT	PERCENTAGE
CONCRETE TILT	33,786 SQFT	81.54 %
MP-1	2,073 SQFT	5.00 %
MP-2	35 SQFT	0.10%
FORMLINER	5,538 SQFT	13.36 %

WEST ELEVATION		
TOTAL ELEVATION AREA	10,337 SQFT	PERCENTAGE
CONCRETE TILT	7,978 SQFT	77.18 %
MP-1	257 SQFT	2.48 %
FORMLINER	2101 SQFT	20.34 %

SOUTH ELEVATION		
TOTAL ELEVATION AREA	41,432 SQFT	PERCENTAGE
CONCRETE TILT	35,984 SQFT	86.64 %
FORMLINER	5,538 SQFT	13.36 %

EXTERIOR FINISH LEGEND

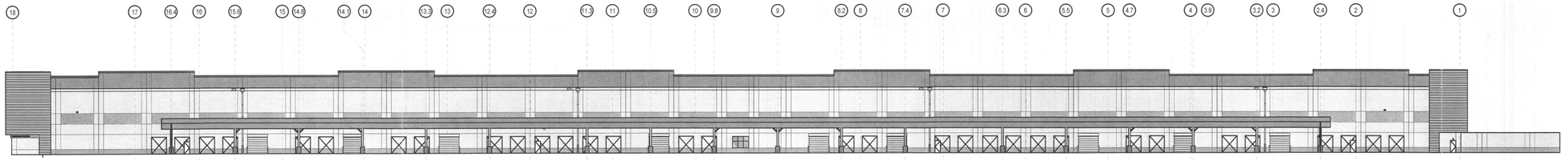
- PT-1 SHERWIN WILLIAMS SW 7063 NEBULOUS WHITE
- PT-2 SHERWIN WILLIAMS SW 7066 GRAY MATTERS
- PT-3 PANTONE 2995 C
- ANODIZED ALUMINUM STOREFRONT SYSTEM
- PT-4 MNFR. STANDARD "BRIGHT WHITE"
- PT-5 OSHA CAUTION YELLOW/BLACK DIAGONAL STRIPES
- MP-1 ATAS RIGID WALL OR RIGID WALL II COLOR: TITANIUM (35)
- MP-2 ATAS VERSA SEAM – 8" REVEAL SPACING. CUSTOM COLOR TO MATCH PT-3; TEXTURE SMOOTH
- PT-9 SAFETY YELLOW
- SPLITFACE BLOCK PATTERN ON TILT WALL. COLOR TO MATCH TILT WALL.

KEY NOTES

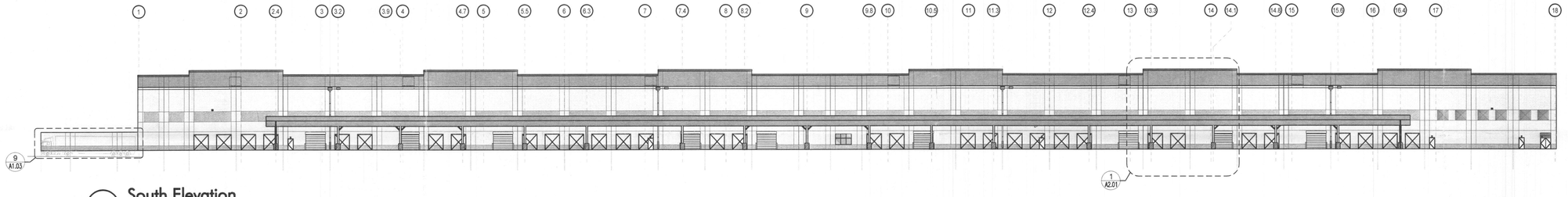
1. ROOF LINE BEYOND
2. ROOF TOP UNIT BEYOND
3. CONCRETE PANEL BEYOND
4. SPLITFACE BLOCK PATTERN ON TILT WALL. MANUF: FITZGERALD FORMLINERS; PATTERN NUMBER: 16977LPLP STACKED SPLITFACE BLOCK, OR EQUAL.

GENERAL NOTES

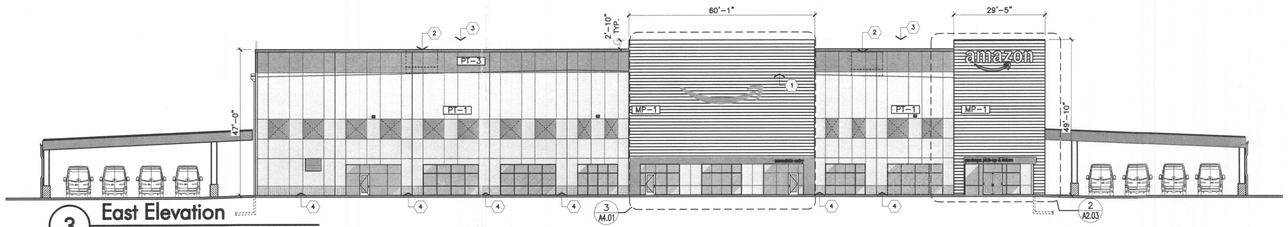
1. ALL SIGNAGE WILL BE UNDER A SEPARATE PERMIT.



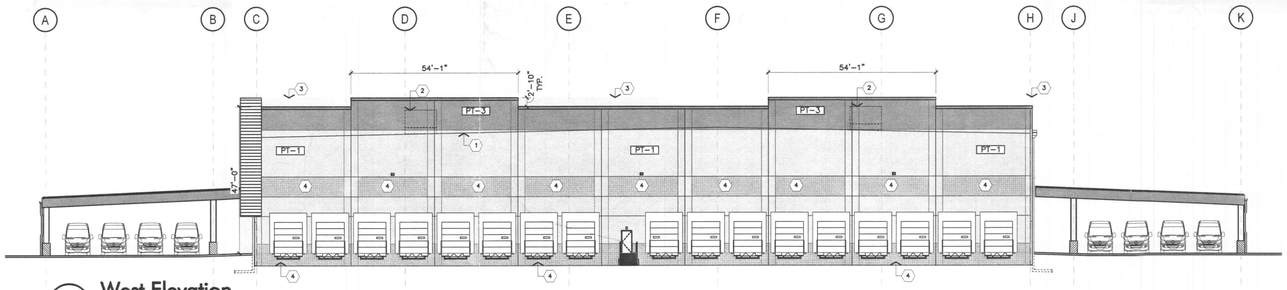
5 North Elevation
SCALE 1" = 30'-0"



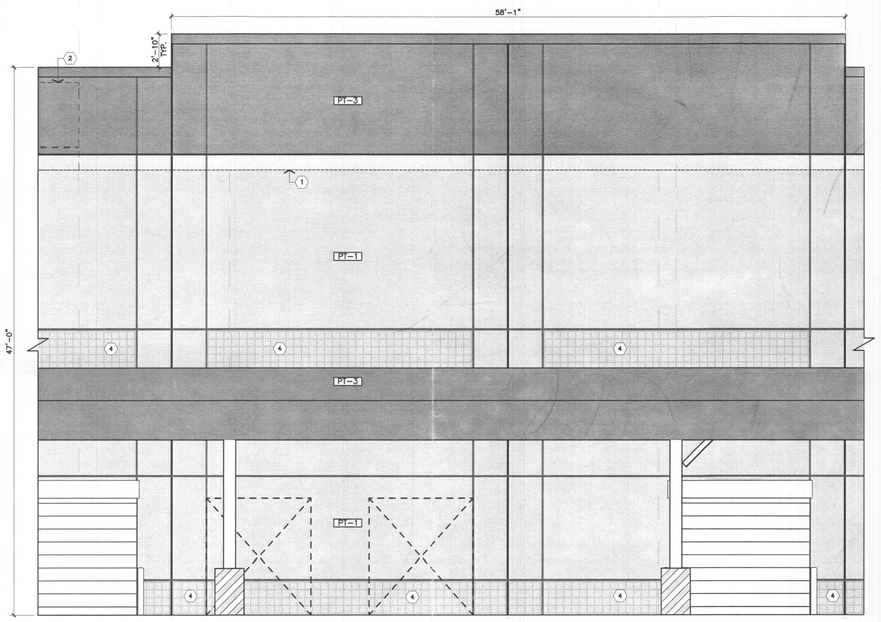
4 South Elevation
SCALE 1" = 30'-0"



3 East Elevation
SCALE 1" = 20'-0"



2 West Elevation
SCALE 1" = 20'-0"



1 South Elevation
SCALE 3/16" = 1'-0"

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 9th day of March 2021

WITNESS OUR HANDS, this 9th day of March 2021

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CASE NUMBER: SP2021-002

pdms design group
pdmsdesign.com
2225 E. Randol Mill Road, Suite 300
Arlington, Texas 76011
817.633.4200 p 817.633.4153 f

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Project Address
Delivery Station SEC of Justin Rd & Industrial BLVD. DDF9- Rockwall

Issue Date 03/02/21

Revisions

Date	Description	By

DELIVERY STATION: DDF9
SEC OF JUSTIN RD & INDUSTRIAL BLVD.
ROCKWALL, TX 77573

mrb
MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.4819

Seal

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

Job Number 200162
Drawn By NG
App'd By SV
Sheet Title Exterior Elevations
Sheet Number A2.01

EXTERIOR FINISH LEGEND

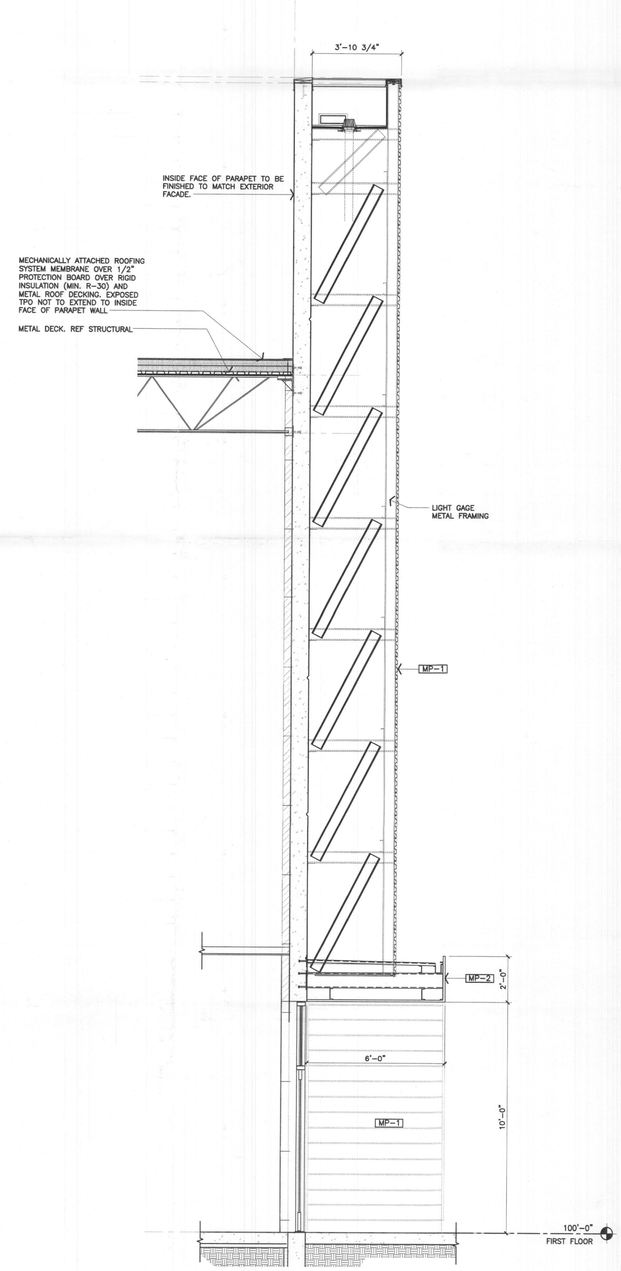
PT-1 SHERWIN WILLIAMS SW 7063 NEBULOUS WHITE	PT-2 SHERWIN WILLIAMS SW 7066 GRAY MATTERS
PT-3 PANTONE 2995 C	ANODIZED ALUMINUM STOREFRONT SYSTEM
PT-4 MNFR. STANDARD "BRIGHT WHITE"	PT-5 OSHA CAUTION YELLOW/BLACK DIAGONAL STRIPES
MP-1 ATAS RIGID WALL OR RIGID WALL II COLOR: TITANIUM (35)	MP-2 ATAS VERSA SEAM – 8" REVEAL SPACING. CUSTOM COLOR TO MATCH PT-3; TEXTURE SMOOTH
PT-9 SAFETY YELLOW	SPLITFACE BLOCK PATTERN ON TILT WALL. COLOR TO MATCH TILT WALL.

KEY NOTES

1. ROOF LINE BEYOND
2. ROOF TOP UNIT BEYOND
3. CONCRETE PANEL BEYOND
4. SPLITFACE BLOCK PATTERN ON TILT WALL. MANUF: FITZGERALD FORMLINERS; PATTERN NUMBER: 16977LPLP STACKED SPLITFACE BLOCK, OR EQUAL.
5. TENANT SIGNAGE
6. CLEAR GLAZING ONLY AT EMPLOYEE SCREENING
7. WINDOW TYPE TO RECEIVE OBSCURED GLAZING



2 East Enlarged Elevation
SCALE 3/8" = 1'-0"



1 East Enlarged Elevation
SCALE 3/8" = 1'-0"

SITE PLAN SIGNATURE BLOCK:

APPROVED:
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WITNESS OUR HANDS, this 9th day of March 2021

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CASE NUMBER: SP2021-002

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Project Address

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Issue Date 03/02/21

Revisions

Date	Description	By

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SEC OF JUSTIN RD & INDUSTRIAL BLVD.
ROCKWALL, TX 77573

mrb
MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.4819

Seal

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

Job Number 200162

Drawn By NG

Appv'd By SV

Sheet Title
Enlarged Elevations and Canopy Sections

Sheet Number
A2.02

Schedule												
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution
	A	11	Lithonia Lighting	DSX2 LED P3 40K T5W	DSX2 LED P3 40K T5W MVOLT	LED	1	29142	1	0.9	217	100%	TYPE VS, BUG RATING: B5 - U0 - G4
	B	1	Lithonia Lighting	DSX2 LED P4 40K TFTM	DSX2 LED P4 40K TFTM MVOLT	LED	1	33388	1	0.9	270	100%	TYPE IV, SHORT, BUG RATING: B3 - U0 - G5
	C	15	Lithonia Lighting	DSX2 LED P2 40K TFTM HS	DSX2 LED P2 40K TFTM MVOLT with houseside shield	LED	1	18779	1	0.9	185	100%	TYPE III, VERY SHORT, BUG RATING: B2 - U0 - G3
	D	41	Lithonia Lighting	DSX2 LED P2 40K T5W	DSX2 LED P2 40K T5W MVOLT	LED	1	24808	1	0.9	370	100%	TYPE VS, BUG RATING: B5 - U0 - G4
	E	13	Lithonia Lighting	DSX2 LED P1 40K BLC	DSX2 LED P1 40K BLC MVOLT	LED	1	15538	1	0.9	140	100%	TYPE III, SHORT, BUG RATING: B2 - U0 - G3
	F1	152	Lithonia Lighting	VCPG LED P5 40K TSR MVOLT PM NLTAIR2 PIR DNAXD	VCPG LED WITH P5 - PERFORMANCE PACKAGE, 4000K, TSR OPTIC TYPE	LED	1	10497	1	0.9	82.14	100%	TYPE III, SHORT, BUG RATING: B3 - U0 - G3
	I	11	Lithonia Lighting	DSX1 LED P4 40K TFTM WBA DSXW2BSW	DSX1 LED P4 40K TFTM MVOLT	LED	1	14487	1	0.9	125	100%	TYPE IV, SHORT, BUG RATING: B2 - U0 - G3

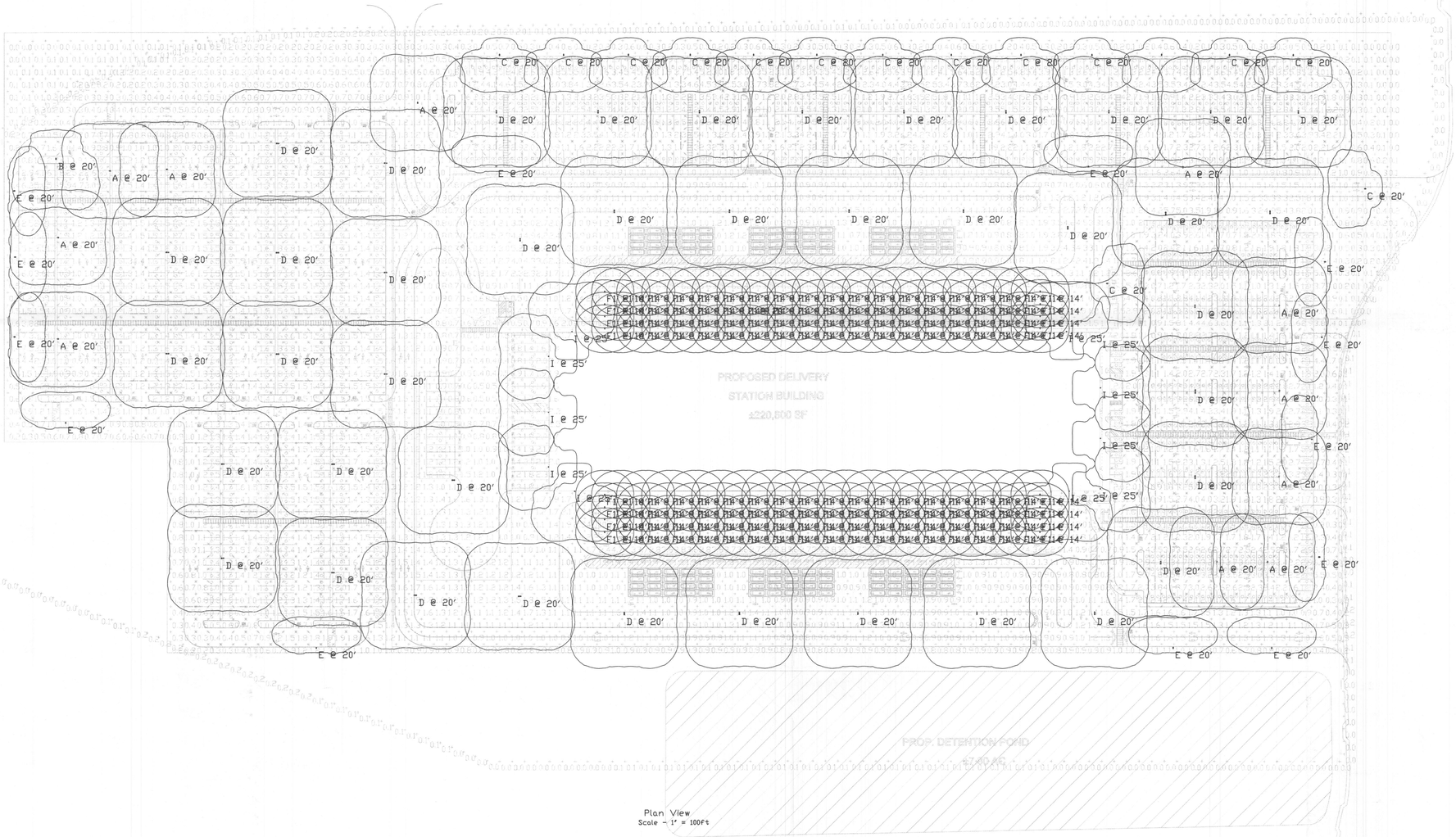
Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CANOPY	+	10.1 fc	14.9 fc	8.5 fc	1.8:1	1.2:1
CANOPY	+	10.1 fc	15.0 fc	8.5 fc	1.8:1	1.2:1
LOADING DOCK	□	1.7 fc	2.9 fc	0.8 fc	3.6:1	2.1:1
PARKING LOT		2.1 fc	7.9 fc	0.7 fc	11.3:1	3.0:1
PARKING LOT	X	2.5 fc	6.9 fc	0.7 fc	9.9:1	3.6:1
PARKING LOT	X	1.5 fc	8.2 fc	0.2 fc	41.0:1	7.5:1
PROPERTY LINE	+	0.1 fc	0.2 fc	0.0 fc	N/A	N/A
SITE	+	1.6 fc	10.7 fc	0.0 fc	N/A	N/A

Note

LIGHTING VENDOR INFORMATION:
GC TO CONTACT CITY LIGHTING PRODUCTS FOR ALL LIGHTING FIXTURE AND LIGHTING CONTROLS INQUIRIES.

MANAGER/PJM: GARY MAGRENI, GMAGRENI@CITYLIGHTING.COM, 704-235-3134

PJM: DANA BECKHAM, DBECKHAM@CITYLIGHTING.COM, 704-235-3136



Plan View
Scale - 1" = 100Ft

1 Site Plan Photometrics
Scale: NONE

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 9th day of March 2021

WITNESS OUR HANDS, this 9th day of March 2021

Planning & Zoning Commission, Chairman — Director of Planning and Zoning

CASE NUMBER: SP2021-002

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Project Address

Delivery Station
SEC of Justin Rd & Industrial BLVD.
DDF9- Rockwall

Issue Date 03/02/21

Revisions

	Date	Description	By
1			
2			
3			
4			
5			
6			
7			

DELIVERY STATION: DDF9
SEC OF JUSTIN RD & INDUSTRIAL BLVD.
ROCKWALL, TX 75573

DANIEL A. REEVES, PE
2225 E. RANDOL MILL RD
SUITE #300
ARLINGTON, TX 76011
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DREEVES@PDMSDESIGN.COM

Seal

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CONSTRUCTION
FOR REVIEW
ONLY

Job Number 200162
Drawn By TQ
Appv'd By DAR
Sheet Title Site Plan Photometrics
Sheet Number E0.11

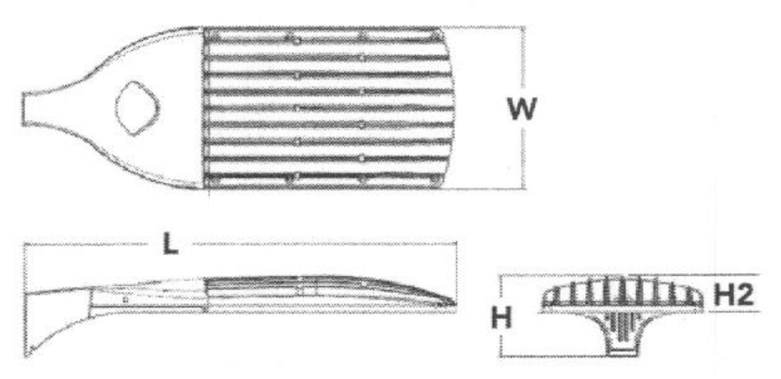


D-Series Size 2
LED Area Luminaire

d"series

Catalog Number | Notes | Type

Specifications
EPA: 1.1 ft² (0.10 m²)
Length: 40" (101.6 cm)
Width: 15" (38.1 cm)
Height 1: 7-1/4" (18.4 cm)
Height 2 (max): 3.5"
Weight: 36lbs



Introduction
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information
EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX2 LED	Forward optics: P1, P2, P3, P4, P5, P6, P7, P8; Rotated optics: P10, P11, P12, P13, P14	30K 3000 K; 40K 4000 K; 50K 5000 K	T1S Type I Short (Automotive); T2S Type II Short; T2M Type II Medium; T3S Type III Short; T3M Type III Medium; T4M Type IV Medium; TFTM Forward Throw Medium; T5VS Type V Very Short; T5S Type V Short; T5M Type V Medium; T5W Type V Wide; BLC Backlight control; LCCO Left corner cutoff; RCCO Right corner cutoff	MVOLT; XVOLT (277V-480V); 120; 208; 240; 277; 347; 480	Shipped included: SPA Square pole mounting; RPA Round pole mounting; WBA Wall bracket; SPUMBA Square pole universal mounting adaptor; RPUMBA Round pole universal mounting adaptor. Shipped separately: KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)

Control options		Other options	Finish (required)
Shipped installed: NLTAIR2 nLight AIR generation 2 enabled; PIRHN Network, Bi-Level motion/ambient sensor; PER NEMA twist-lock receptacle only (no controls); PER5 Five-wire receptacle only (no controls); PER7 Seven-wire receptacle only (no controls); DMG 0-10V dimming extend out back of housing for external control (no controls); DS Dual switching	PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enable at 5fc; PIRH1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc; FAO Field Adjustable Output	Shipped installed: HS House-side shield; SF Single fuse (120, 277, 347V); DF Double fuse (208, 240, 480V); L90 Left rotated optics; R90 Right rotated optics; HA 50°C ambient operations. Shipped separately: BS Bird spikes; EGS External glare shield	DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

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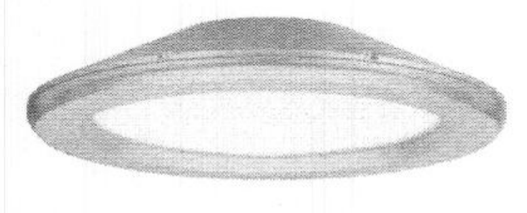
DSX2-LED
Rev. 11/16/20
Page 1 of 8

4 Spec Light A-E
N.T.S.

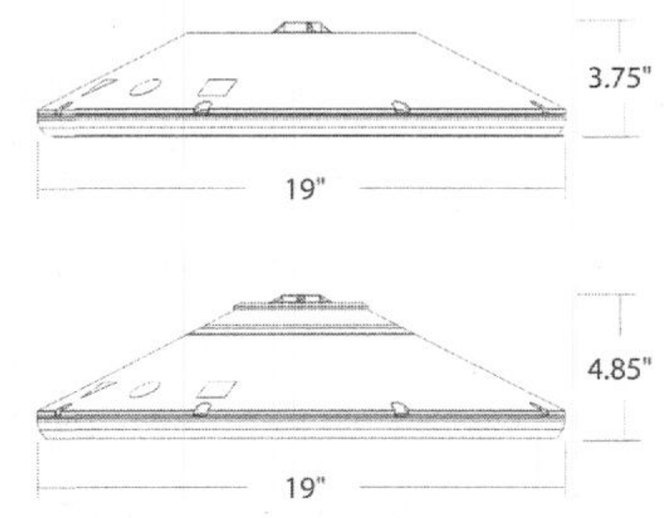
NOTE:
REFERENCE LIGHTING SCHEDULE ON SHEET E0.12



VCPG LED
Parking Garage

Catalog Number | Notes | Type

Specifications
Diameter: 19"
Height: 3.75" (4.85" with Up-Light)
Weight (max, with no options): 18 lbs



A+ Capable options indicated by this color background.

Introduction
The all new VCPG LED (Visually Comfortable Parking Garage) luminaire is designed to bring glare control, optical performance and energy savings into one package. The recessed lens design of VCPG LED minimizes high angle glare, while its precision molded acrylic lens eliminates LED pixilation and delivers the required minimums, verticals and uniformity. The dedicated up-light module option reduces the contrast between the luminaire and the ceiling creating a more visually comfortable environment.

The VCPG LED delivers up to 87% in energy savings when replacing 175W metal halide luminaires. With over 100,000 hour life expectancy (12+ years of 24/7 continuous operation), the VCPG LED luminaire provides significant maintenance savings over traditional luminaires.

Ordering Information
EXAMPLE: VCPG LED V4 P4 40K 70CRI T5M MVOLT SRM DNAXD

VCPG LED

Series	LED Light Engines	Package	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting
VCPG LED	V4 4 Light Engines; V8 8 Light Engines	P1, P2, P3, P4, P5, P6, P7	30K 3000 K; 35K 3500 K; 40K 4000 K; 50K 5000 K	70CRI; 80CRI	T5M Type V, medium; T5R Type V, rectangular; T5W Type V, wide; T5E Type V entry; LANE Drive lane	MVOLT; 347; 480; For ordering with fuse: 120, 208, 240, 277, 347, 480	Shipped included: PM Pendant mount standard (24-inch length supply leads); SRM Surface mount (24-inch length supply leads); ARM Arm mount (use RSXWBA accessory to mount to a wall). Shipped separately: YK Yoke/trunnion mount

Options		Finish (required)
Shipped installed: UPL1 Up-Light: 500 lumens; UPL2 Up-Light: 700 lumens; E8WC Emergency battery backup, Certified in CA Title 20 MAEDBS (8W, -20°C min); E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min); HA High ambient (50°C, only P1-P4); SF Single fuse (120V, 277V, 347V); DF Double fuse (208V, 240V, 480V); SPD10KV 10KV Surge Pack; LDS36 36in (3ft) lead length; LDS72 72in (6ft) lead length; LDS108 108in (9ft) lead length; DMG External 0-10V leads (no controls). Shipped Separately: WG Wire Guard; BDS Bird Shroud; HS House Side Shield	Standalone Sensors/Controls: PIR Motion/ambient sensor for 8-15' mounting heights; PIRH Motion/ambient sensor for 15-30' mounting heights; PIR3FC3V Motion/ambient sensor for 8-15' mounting heights, pre programmed to 3fc and 35% light output; PIRH3FC3V Motion/ambient sensor for 15-30' mounting heights, pre programmed to 3fc and 35% light output; PIR3FC3V924 UL924 Listed motion/ambient sensor for emergency circuit for 8-15' mounting heights, pre programmed to 3fc and 35% light output; PIRH3FC3V924 UL924 Listed motion/ambient sensor for emergency circuit for 15-30' mounting heights, pre programmed to 3fc and 35% light output. Networked Sensors/Controls: NLTAIR2 PIR nLIGHT AIR Wireless enabled motion/ambient sensor for 8-15' mounting heights; NLTAIR2 PIRH nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights; NLTAIR2 PIR924 nLIGHT AIR Wireless enabled, UL 924 Listed motion/ambient sensor for emergency circuits for 8-15' mounting heights; NLTAIR2 PIRH924 nLIGHT AIR Wireless enabled, UL 924 Listed motion/ambient sensor for emergency circuits for 15-30' mounting heights; XAD XPoint™ Wireless enabled; XAD924 XPoint™ Wireless enabled, UL 924 Listed for emergency circuit; XAD PIR XPoint™ Wireless enabled motion/ambient sensor for 8-15' mounting heights; XAD PIRH XPoint™ Wireless enabled motion/ambient sensor for 15-30' mounting heights; XAD924 PIR XPoint™ Wireless enabled, UL 924 Listed motion/ambient sensor for emergency circuits for 8-15' mounting heights; XAD924 PIRH XPoint™ Wireless enabled, UL 924 Listed motion/ambient sensor for emergency circuits for 15-30' mounting heights	DWHXD White; DNAXD Natural aluminum; DDBXD Dark bronze; DBLXD Black

LITHONIA LIGHTING

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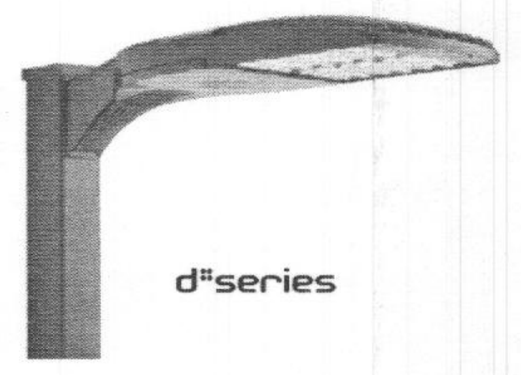
VCPG LED
Rev. 01/30/20

3 Site Light F1
N.T.S.

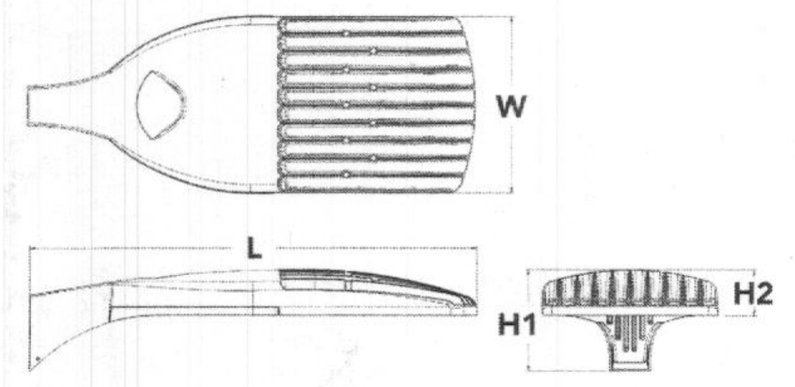


D-Series Size 1
LED Area Luminaire

d"series

Catalog Number | Notes | Type

Specifications
EPA: 1.01 ft² (0.09 m²)
Length: 33" (83.8 cm)
Width: 13" (33.0 cm)
Height H1: 7-1/2" (19.0 cm)
Height H2: 3-1/2"
Weight (max): 27 lbs (12.2 kg)



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The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information
EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics: P1, P2, P3, P4, P5, P6, P7, P8, P9; Rotated optics: P10, P11, P12, P13	30K 3000 K; 40K 4000 K; 50K 5000 K	T1S Type I short (Automotive); T2S Type II short; T2M Type II medium; T3S Type III short; T3M Type III medium; T4M Type IV medium; TFTM Forward throw medium; T5VS Type V very short; T5S Type V short; T5M Type V medium; T5W Type V wide; BLC Backlight control; LCCO Left corner cutoff; RCCO Right corner cutoff	MVOLT; XVOLT (277V-480V); 120; 208; 240; 277; 347; 480	Shipped included: SPA Square pole mounting; RPA Round pole mounting; WBA Wall bracket; SPUMBA Square pole universal mounting adaptor; RPUMBA Round pole universal mounting adaptor. Shipped separately: KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)

Control options		Other options	Finish (required)
Shipped installed: NLTAIR2 nLight AIR generation 2 enabled; PIRHN Network, high/low motion/ambient sensor; PER NEMA twist-lock receptacle only (controls ordered separate); PER5 Five-pin receptacle only (controls ordered separate); PER7 Seven-pin receptacle only (controls ordered separate); DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately); DS Dual switching	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc; PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc; PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc; PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc; FAO Field adjustable output	Shipped installed: HS House-side shield; SF Single fuse (120, 277, 347V); DF Double fuse (208, 240, 480V); L90 Left rotated optics; R90 Right rotated optics; HA 50°C ambient operations. Shipped separately: BS Bird spikes; EGS External glare shield	DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

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COMMERCIAL OUTDOOR

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DSX1-LED
Rev. 11/16/20
Page 1 of 8

2 Site Light I
N.T.S.

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution
	A	11	Lithonia Lighting	DSX2 LED P3 40K T5W	DSX2 LED P3 40K T5W MVOLT	LED	1	29142	1	0.9	217	100%	TYPE VS, BUG RATING: B5 - U0 - G4
	B	1	Lithonia Lighting	DSX2 LED P4 40K TFTM	DSX2 LED P4 40K TFTM MVOLT	LED	1	33388	1	0.9	270	100%	TYPE IV, SHORT, BUG RATING: B3 - U0 - G5
	C	15	Lithonia Lighting	DSX2 LED P2 40K TFTM HS	DSX2 LED P2 40K TFTM MVOLT with houseside shield	LED	1	18779	1	0.9	185	100%	TYPE III, VERY SHORT, BUG RATING: B2 - U0 - G3
	D	41	Lithonia Lighting	DSX2 LED P2 40K T5W	DSX2 LED P2 40K T5W MVOLT	LED	1	24808	1	0.9	370	100%	TYPE VS, BUG RATING: B5 - U0 - G4
	E	13	Lithonia Lighting	DSX2 LED P1 40K BLC	DSX2 LED P1 40K BLC MVOLT	LED	1	15538	1	0.9	140	100%	TYPE III, SHORT, BUG RATING: B2 - U0 - G3
	F1	152	Lithonia Lighting	VCPG LED P5 40K T5R MVOLT PM NLTAIR2 PIR DNAXD	VCPG LED WITH P5 - PERFORMANCE PACKAGE, 4000K, T5R OPTIC TYPE	LED	1	10497	1	0.9	82.14	100%	TYPE III, SHORT, BUG RATING: B3 - U0 - G3
	I	11	Lithonia Lighting	DSX1 LED P4 40K TFTM WBA DSXW2BBW	DSX1 LED P4 40K TFTM MVOLT	LED	1	14487	1	0.9	125	100%	TYPE IV, SHORT, BUG RATING: B2 - U0 - G3

1 Lighting Schedule
N.T.S.

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 9th day of March, 2021

WITNESS OUR HANDS, this 9th day of March, 2021

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CASE NUMBER: SP2021-002

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DDF9- Rockwall

Issue Date 03/02/21

Revisions	Date	Description	By
△			
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△			
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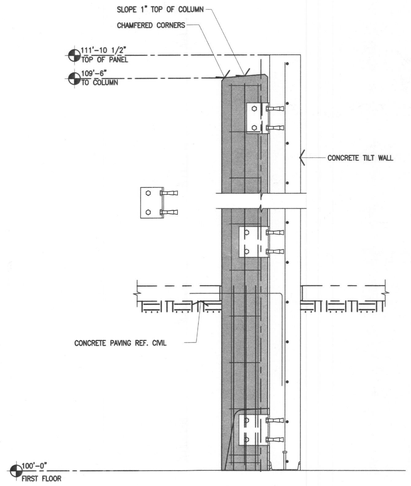
SEC OF JUSTIN RD & INDUSTRIAL BLVD.
ROCKWALL, TX 77573

mrb
MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.4819

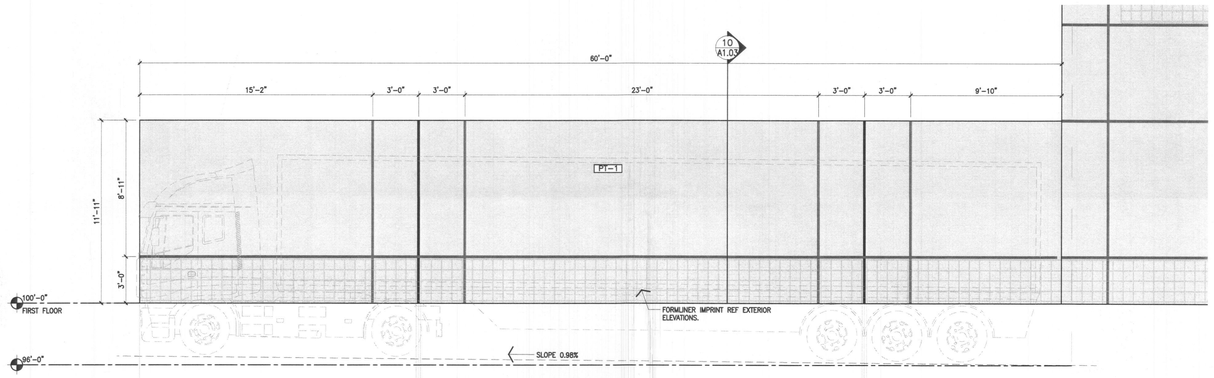
Seal

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

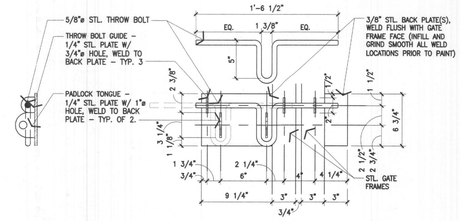
Job Number 200162
Drawn By NG
Appv'd By SJV
Sheet Title
Lighting Specs
Sheet Number
E0.12



10 Screenwall Section
SCALE 3/4" = 1'-0"

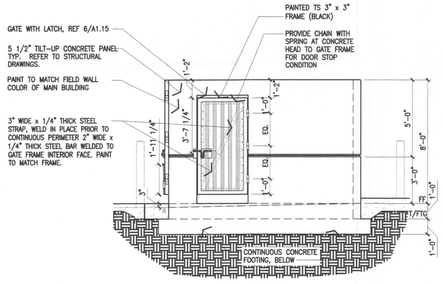


9 East Enlarged Elevation
SCALE 3/8" = 1'-0"

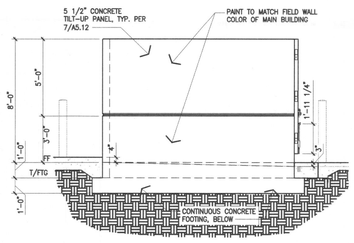


8 Enclosure Gate Slide Bolt Detail
Scale: 1-1/2" = 1'-0"

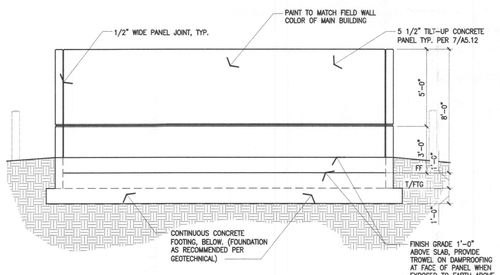
NOTE:
ALL EXTERIOR EXPOSED STEEL TO BE GALVANIZED & EPOXY PAINTED; REFERENCE FINISH SCHEDULE.



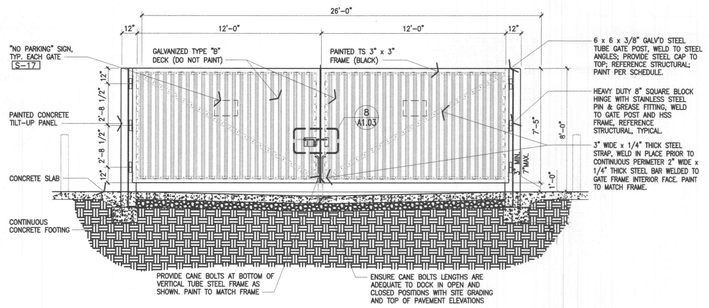
5 Trash Enclosure West Elevation
Scale: 1/4" = 1'-0"



4 Trash Enclosure East Elevation
Scale: 1/4" = 1'-0"

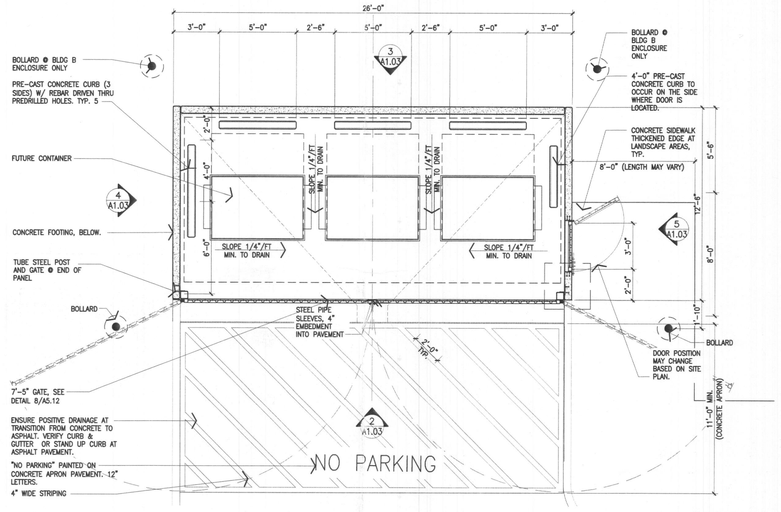


3 Trash Enclosure North Elevation
Scale: 1/4" = 1'-0"



2 Trash Enclosure South Elevation
Scale: 1/4" = 1'-0"

NOTE:
ALL EXTERIOR EXPOSED STEEL TO BE GALVANIZED & EPOXY PAINTED; REFERENCE FINISH SCHEDULE.



1 Trash Enclosure Plan
Scale: 1/4" = 1'-0"

NOTE:
ALTERNATIVE FOR TRASH ENCLOSURE COULD BE POSSIBLE WITH TENANT AND AHJ APPROVAL

NOTE:
BASIS OF DESIGN FOR TRASH ENCLOSURE IS TILT UP CONCRETE WALLS. AOR AND EOR TO COORDINATE WITH DEVELOPER AND JURISDICTION FOR ANY ADDITIONAL REQUIREMENTS.

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 2nd day of March 2021

WITNESS OUR HANDS, this 9th day of March 2021

Planning & Zoning Commission, Chairman — Director of Planning and Zoning

CASE NUMBER: SP2021-002

pdms design group
2225 E. Randol Mill Road, Suite 300
Arlington, Texas 76011
817.633.4200 p 817.633.4153 f

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Project Address
Delivery Station
SEC of Justin Rd & Industrial BLVD.
DDF9- Rockwall

Issue Date 03/02/21

Revisions

	Date	Description	By
△			
△			
△			
△			
△			
△			
△			

DELIVERY STATION: DDF9
SEC OF JUSTIN RD & INDUSTRIAL BLVD.
ROCKWALL, TX 75773

MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.4819

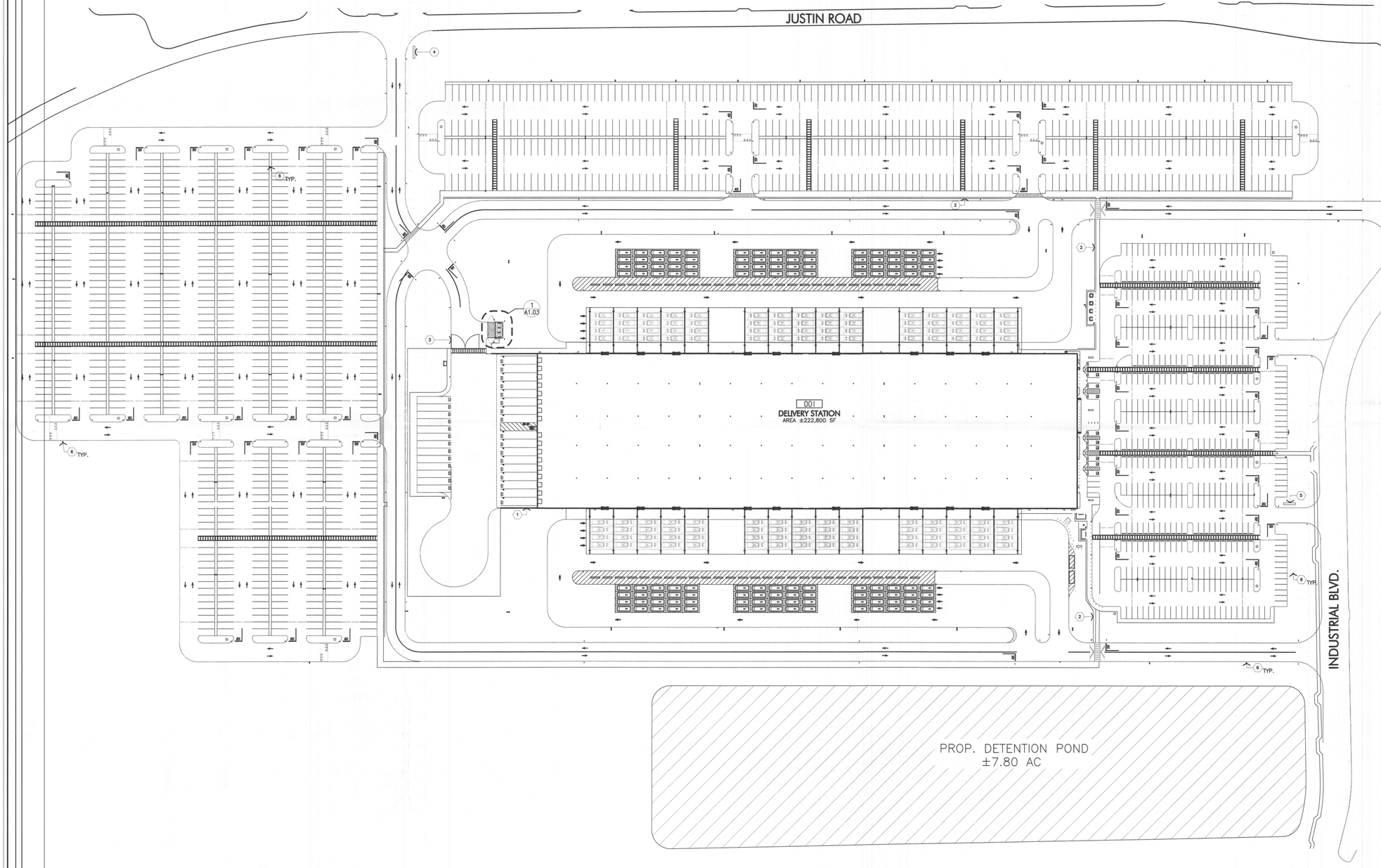
Seal

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

Job Number 200162
Drawn By NG
Appr'd By RER

Sheet Title
Trash Enclosure

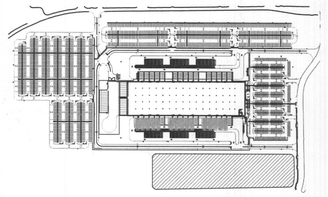
Sheet Number
A1.03



1 Overall Site Plan
SCALE 1" = 70'-0"

PLAN NORTH
TRUE NORTH

KEY PLAN



PARKING DATA

SPACE TYPE	
STANDARD	471
HANDICAPPED	9
TOTAL SPACES	480

DELIVERY VAN STORAGE

SPACE TYPE	
VAN LOADING	120
VAN STAGING	120
VAN PARKING	1118
TRAILER TRUCK	30
TOTAL SPACES	1388

GENERAL NOTES

1. BUILDING DIMENSIONS TAKEN FROM INSIDE FACE OF CONCRETE PANEL
2. DRIVE AISLE DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB TO FACE OF CURB, OR BACK OF PARKING STALL TO BACK OF PARKING STALL
3. SITE PLAN LAYOUT TO GRAPHICALLY ILLUSTRATE INTENT ONLY. DEVELOPERS AND DESIGN TEAMS ARE RESPONSIBLE FOR RECONCILING WITH SITE SPECIFIC CONSTRAINTS AND JURISDICTIONAL REQUIREMENTS
4. ALL SIGNAGE WILL BE UNDER A SEPARATE PERMIT.

KEY NOTES

1. SCREEN WALL REF; 9/A1.03
2. 6'-0" HIGH PEDESTRIAN FENCE REF; 4/A1.02
3. 8-0" HIGH TRUCK YARD PERIMETER SECURITY FENCE REF; 6/A1.02
4. PYLON SIGN REF; 5/A1.02
5. MONUMENT SIGN REF; 2/A1.02
6. SITE LIGHTING REF; PHOTOMETRICS

SITE PLAN SIGNATURE BLOCK:

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CASE NUMBER: SP2021-002

pdmsdesign.com
pdms design group
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Arlington, Texas 76011
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Project Address
Delivery Station
SEC of Justin Rd & Industrial BLVD.
DDF9- Rockwall

Issue Date 03/02/21

Revisions

Date	Description	By
△		
△		
△		
△		
△		
△		
△		

DELIVERY STATION: DDF9
SEC OF JUSTIN RD & INDUSTRIAL BLVD.
ROCKWALL, TX 77573

mrb
MICHAEL R. BLACK, AIA
2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.4819

Seal

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

Job Number 200162
Drawn By NG
Appv'd By SV
Sheet Title
Overall Site Plan
Sheet Number
A1.01

Plotted By:Chaparro, Angelica Sheet Set:Khe Layout:L1.3 March 02, 2021 11:52:43am K:\HOU_Civil\069394935-DDF9 Rockwall\CAD\PlanSheets\L-Parking Exhibit.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

25' BUILDING SETBACK

10' LANDSCAPE BUFFER

INDUSTRIAL BLVD. (65' R.O.W.)

25' BUILDING SETBACK

RIGHT-OF-WAY DEDICATION VOL. 507, PG. 216 D.R.R.C.T.

INDUSTRIAL BLVD. (65' R.O.W.)

REMAINDER OF "TRACT 1" NAN A. SMARTT, W. I. LOFLAND AND JULIA BOND VOL. 70, PG. 183 D.R.R.C.T.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

80' DIAMETER ON TREE CENTERS

Know what's below. Call before you dig.

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 2nd day of March, 2021

WITNESS CUR HANDS, this 9th day of March 2021

Planning & Zoning Commission, Chairman — *Director of Planning and Zoning*

SITE PLAN
DDF9 ROCKWALL

A0099 A HANNA, TRACT 20-1,
ACRES 71.022, (PT OF 83.506 AC TR)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225-2457
CONTACT:
E-MAIL:

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATIES, INC
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX 77079-1221
PHONE: 281-920-6322
CONTACT: SHANNON MUNDY, PLA.

CASE NUMBER: SP2021-002

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
PHONE: 281-597-5300
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

FOR REVIEW ONLY

3/02/2021

KHA PROJECT	068910600
DATE	3/02/2021
SCALE	AS SHOWN
DESIGNED BY	AMC
DRAWN BY	AMC
CHECKED BY	SEM

LANDSCAPE PARKING EXHIBIT

JUSTIN ROAD DISTRIBUTION CENTER

ROCKWALL TEXAS

SHEET NUMBER
EX1.0