PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2021-031 **P&Z DATE** 12/14/21 **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:
- ☒ 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	2200 Ridge Rd				
SUBDIVISION	Vacant Land - Commercial	LOT	1	BLOCK	A
GENERAL LOCATION	Property located at intersection of Ridge Rd and Yellow Jacket Ln, North of 2054 Ridge Rd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial (C)		CURRENT USE	Undeveloped/Vacant	
PROPOSED ZONING	Commercial (C)		PROPOSED USE	Drive-Thru Coffee Shop	
ACREAGE	0.57 Acres	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

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

☐ OWNER	7.1 Ridge LLC	☐ APPLICANT	Main & Main
CONTACT PERSON	Jason Claunch	CONTACT PERSON	Sam Moore
ADDRESS	106 E Rusk Suite 200	ADDRESS	5750 Genesis Ct Suite 103
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Frisco, TX 75034
PHONE	972-999-0081 (x101)	PHONE	(817) 505-8117
E-MAIL	jason@catalystcommercial.net	E-MAIL	sm@maincg.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Sam Moore [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 270.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* TENTH *DAY OF* November *, 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 10 *DAY OF* November *, 20* 21

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
KIMBERLY A. DUNLOP
My Notary ID # 129512856
Expires August 5, 2025

MY COMMISSION EXPIRES

Dutch Bros Coffee
ARB & Site Plan Submittal
Variance Request Letter

Howdy,

Thank you for the opportunity to further present our proposed Dutch Bros Coffee project at 2200 Ridge Rd. We are excited to be submitting for ARB and Site Plan approval. Below are the existing and requested variances for our project, followed by the proposed compensatory measures.

Requested Variances

1. Reduced landscape buffer along Ridge Rd.
    - Reasoning – this is an existing variance on the property, which covers the reduced variable buffer width along Ridge Rd.
2. More than 10% of secondary material on the Eastern and Southern elevations.
    - Reasoning – the blue Nichiha siding (cement fiber board) is higher than the allowable secondary material amount. The blue tower is a signature marketing feature for Dutch Bros' buildings. We have removed the cement plaster on the preliminary elevations to raise the primary material percentage as much as possible throughout the building, but request to keep the blue Nichiha tower because of the marketing feature for Dutch Bros.
3. Building is less than 6,000sf and does not have a pitched roof
    - Reasoning – the building has a flat roof with parapet walls to be able to screen the roof mounted equipment.

Proposed Compensatory Measures

1. Increased building articulation
    a. Building articulation is achieved through the tower, canopy, and awnings from a horizontal and vertical articulation perspective.
2. Masonry building materials being equal or greater than surrounding properties
    a. Along with the proposed brick, Nichiha board is being used which is considered to be a masonry product as it is a cement fiber board, similar to hardie-lap siding.
3. Increased architectural elements
    a. Varied roof heights, awnings, canopies, and added pergola.
4. Proposed outdoor seating under building canopy.
5. Increased canopy length, which will span the length of the Northern elevation.
6. Additional outdoor seating under pergola.
7. No outdoor speakers in menu boxes.
8. Bike rack, promoting an alternative transportation and help reduce path obstructions.

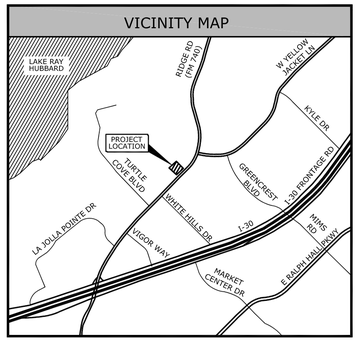
Thank you again for your consideration.
We look forward to working together.

Sam Moore

Best,

Sam Moore
Main & Main Capital Group, LLC
M: (817) 505-8117
F: (214) 308-1016
E: sm@maincg.com
5750 Genesis Court Suite 103 Frisco, TX 75034

VICINITY MAP

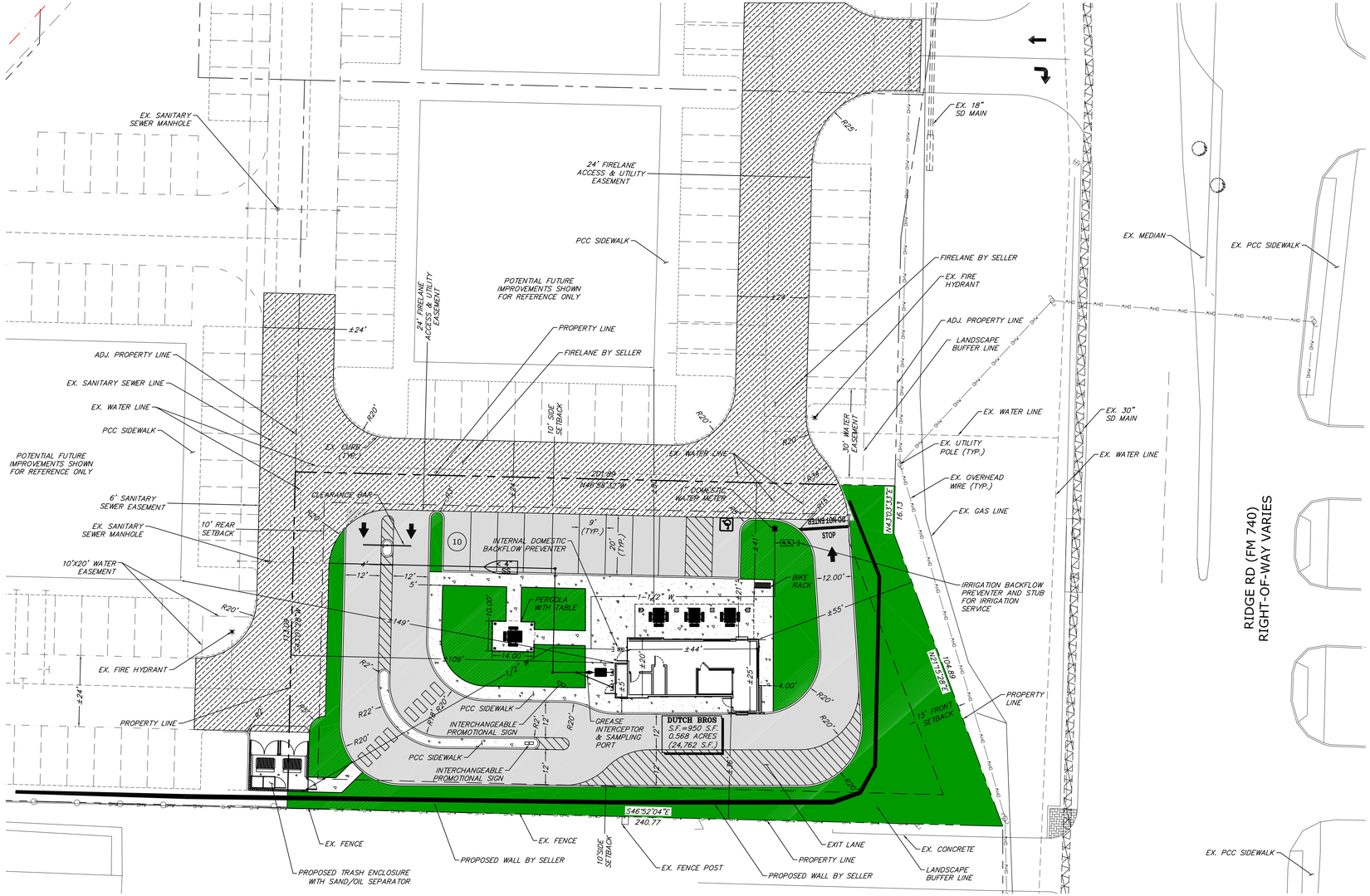


SCALE: N.T.S

PROJECT SUMMARY TABLE	
ZONING	C (COMMERCIAL DISTRICT)
EXISTING LAND USE	VACANT/UNDEVELOPED
PROPOSED LAND USE	LIMITED SERVICE RESTAURANT
LOT AREA	0.564 ACRES (24,762 S.F.)
BUILDING AREA	950 S.F.
BUILDING HEIGHT	24 FT (1-STORY)
SETBACK FRONT	15 FEET
SETBACK SIDE	10 FEET
SETBACK REAR	10 FEET
BUILDING COVERAGE	3.8%
LANDSCAPE AREA	0.241 ACRES (10,497 S.F.)
LANDSCAPE COVERAGE	32.3%
PARKING REQUIRED	4 SPACES (1 PER 250 S.F.)
PARKING PROVIDED	10 SPACES
HANDICAPPED PROVIDED	1 SPACE (1-25 STALLS)
TOTAL CARS IN QUEUE	29 CARS

LEGEND

	PROPOSED MEDIAN CURB
	EXISTING MEDIAN CURB
	EXISTING FIRE HYDRANT
	PROPERTY LINE
	EXISTING EASEMENT LINE
	SITE SETBACK LINE
	EXISTING ROADWAY CENTERLINE
	EXISTING FENCING
	EXISTING UTILITY POLE
	PROPOSED WALL BY SELLER
	EXISTING SSMH
	PROPOSED SEWER CLEANOUT
	PROPOSED GREASE INTERCEPTOR & SAMPLING PORT
	PROPOSED BACKFLOW PREVENTER
	PROPOSED WATER METER (SHADED IF EXISTING)
—1-1/2" W—	PROPOSED WATER LINE (DASHED IF EXISTING)
<4" SS	PROPOSED SANITARY SEWER MAIN (DASHED IF EXISTING)
<12" SD	PROPOSED STORM DRAIN (DASHED IF EXISTING)
	PROPOSED ELEC / TELECOMM CONDUIT
	3" ASPHALT
	SIDEWALK
	PROPOSED LANDSCAPED AREA
	PROPOSED FIRELANE BY SELLER
	PROPOSED MENU BOARD
	PROPOSED CLEARANCE BAR
	PROPOSED PYLON SIGN/MONUMENT
	PROPOSED PAVEMENT MARKING (DASHED IF EXISTING)



SITE PLAN

SCALE: 1" = 20'-0"

SCALE: 1"=20'

20 10 0 10 20 40

CASE #: UNASSIGNED

SITE PLAN SIGNATURE BLOCK

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the *[DAY]* day of *[MONTH], [YEAR]*.

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

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

Texas 811

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STAMP:
DRAWN: M.C.M.
DESIGNED: J.P.B.
CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

PRELIMINARY

DESIGNER: TECTONICS DESIGN GROUP
730 Sandhill Rd., #250, Reno, Nevada 89521
www.tectonicsdesigngroup.com
tel 775-824-9988
fax 775-824-9986

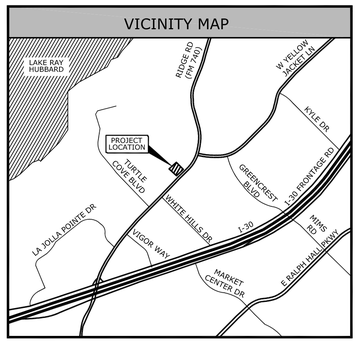
PROJECT/CLIENT:
Dutch Bros No.: TX1802
TBD Ridge Rd, Rockwall, TX 75087
MAIN & MAIN CAPITAL GROUP, LLC
5750 Genesis Ct, Suite 103, Frisco, Texas 75034
tel 214-308-0008
#21090

SUBMITTAL RECORD:
DATE: SUBMITTAL
10/15/21 SITE PLAN SUBMITTAL
11/08/21

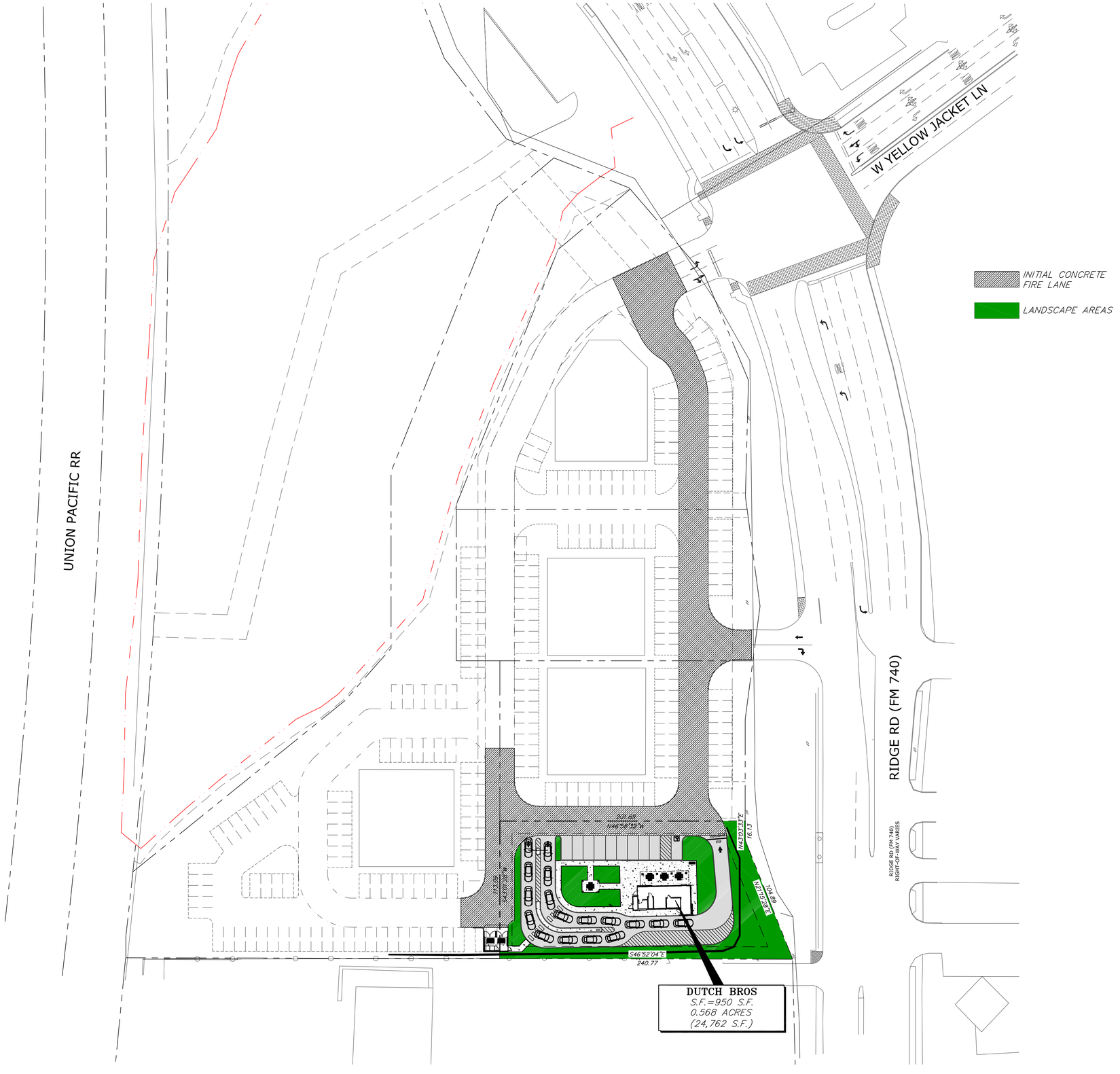
SHEET TITLE: SITE PLAN

SHEET: C2.1

VICINITY MAP



SCALE: N.T.S



SITE PLAN - OVERALL CENTER

SCALE: 1" = 40'-0"

Texas 811

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STAMP:

DRAWN: M.C.M.
DESIGNED: J.P.B.
CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

PRELIMINARY

DESIGNER:

TECTONICS DESIGN GROUP
730 Sandhill Rd., #250, Reno, Nevada 89521
www.tectonicsdesigngroup.com
tel 775-824-9388
fax 775-824-9986

PROJECT/CLIENT:

Dutch Bros No.: TX1802

TBD Ridge Rd, Rockwall, TX 75087

MAIN & MAIN CAPITAL GROUP, LLC
5750 Genesis Ct, Suite 103, Frisco, Texas 75034
tel 214-308-0008

#:21090

SUBMITTAL RECORD:

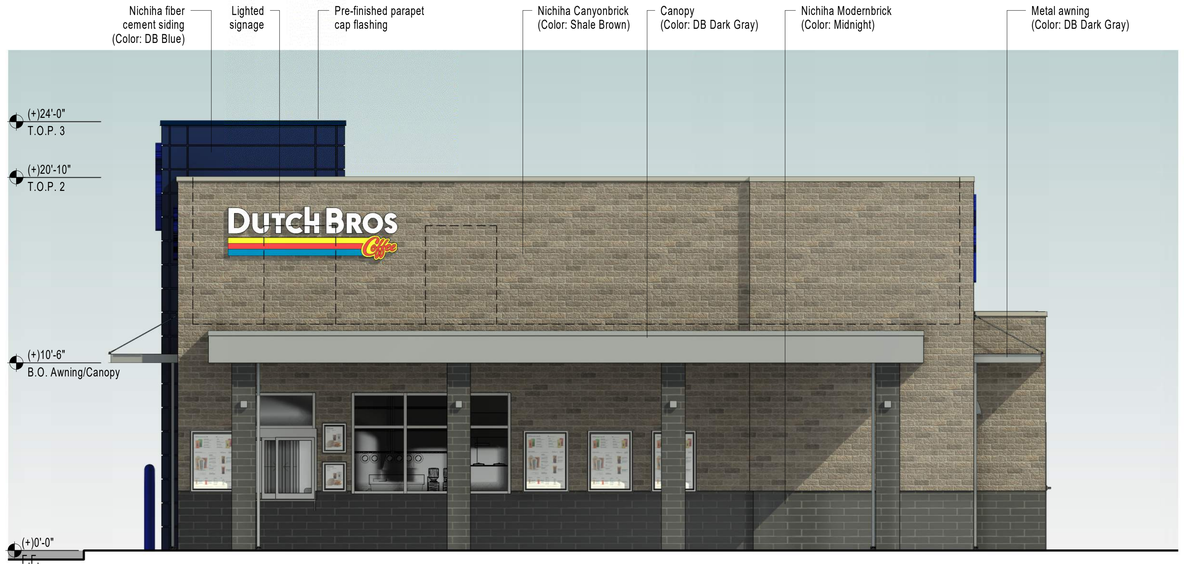
DATE: 10/15/21, 11/08/21
SUBMITTAL: SITE PLAN SUBMITTAL

SHEET TITLE:

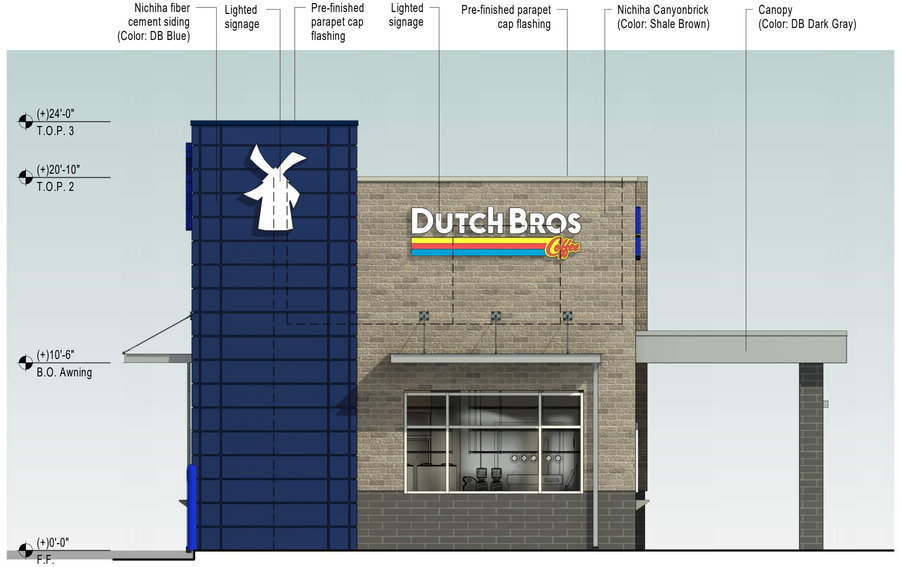
SITE QUEUE

SHEET:

C2.3



North Elevation - (Walk-Up Elevation)
1/4" = 1'-0"



East Elevation - (Front Elevation)
1/4" = 1'-0"

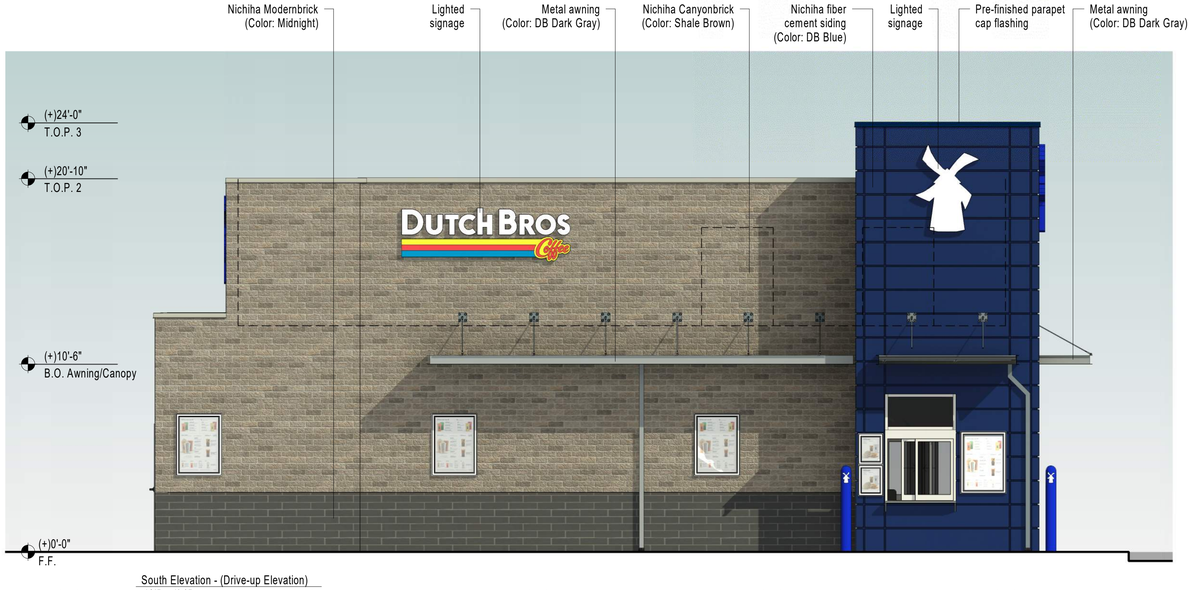
Material Calculations

Drive-Up Elevation:
- Primary Material: Brick 76%
- Secondary Material: Nichia Siding 24% (Request variance)

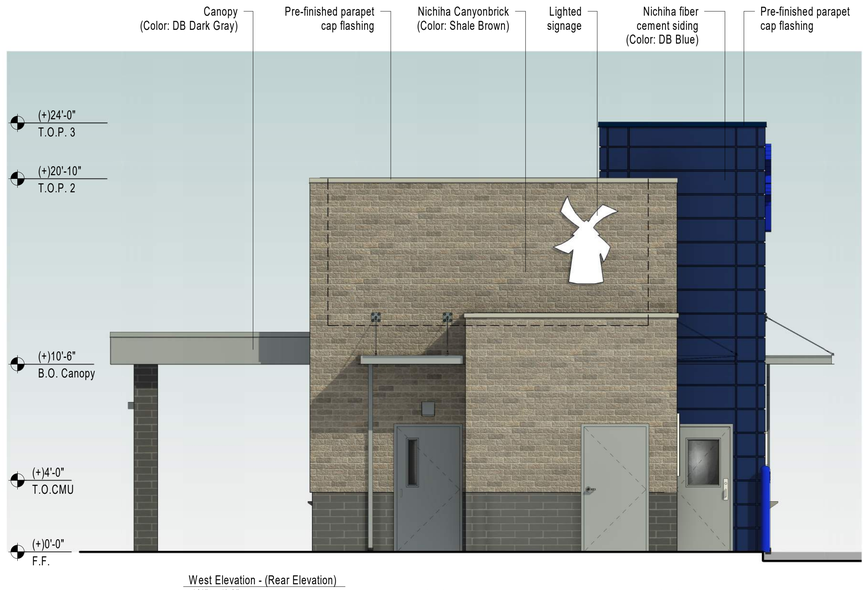
Rear Elevation:
- Primary Material: Brick 100%

Walk-Up Elevation:
- Primary Material: Brick 100%

Front Elevation:
- Primary Material: Brick 60%
- Secondary Material: Nichia Siding 40% (Request variance)



South Elevation - (Drive-up Elevation)
1/4" = 1'-0"



West Elevation - (Rear Elevation)
1/4" = 1'-0"

DUTCH BROS Coffee

Dutch Bros

Conceptual Elevations | Rockwall, Texas | PR.2

MAIN & MAIN

Front (Primary Elevation)/Drive-Thru

Front (Primary Elevation)/Walk-Up

Rear/Walk-Up

Rear/Drive-Thru

DUTCH BROS Coffee

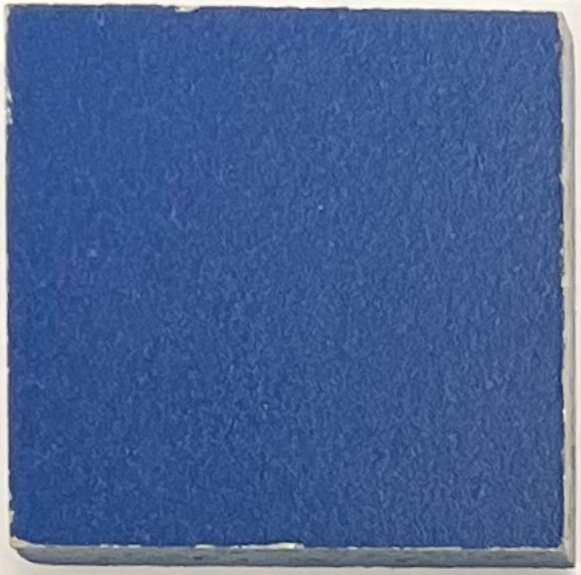
Dutch Bros

Perspectives | Rockwall, Texas | PR.2A

MAIN & MAIN

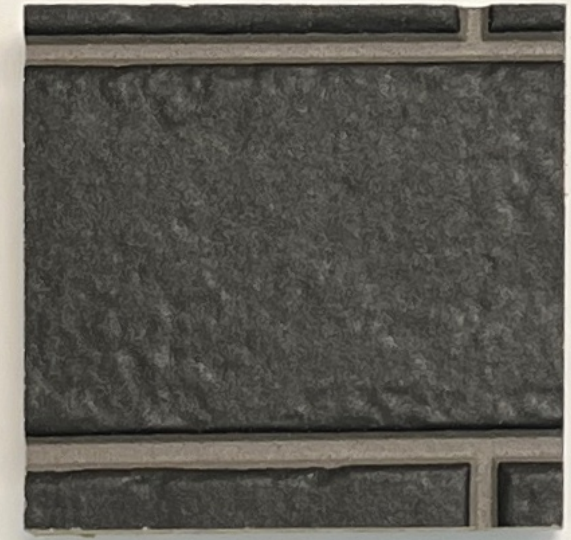
DUTCH BROS
EXIT ONLY
EXIT ONLY
DO NOT ENTER

DUTCH BROS
CHOOSE SHORTEST LANE



1. Nichiha Fiber Cement Siding, Dutch Bros Blue

2. Nichiha Canyonbrick, Shale Brown

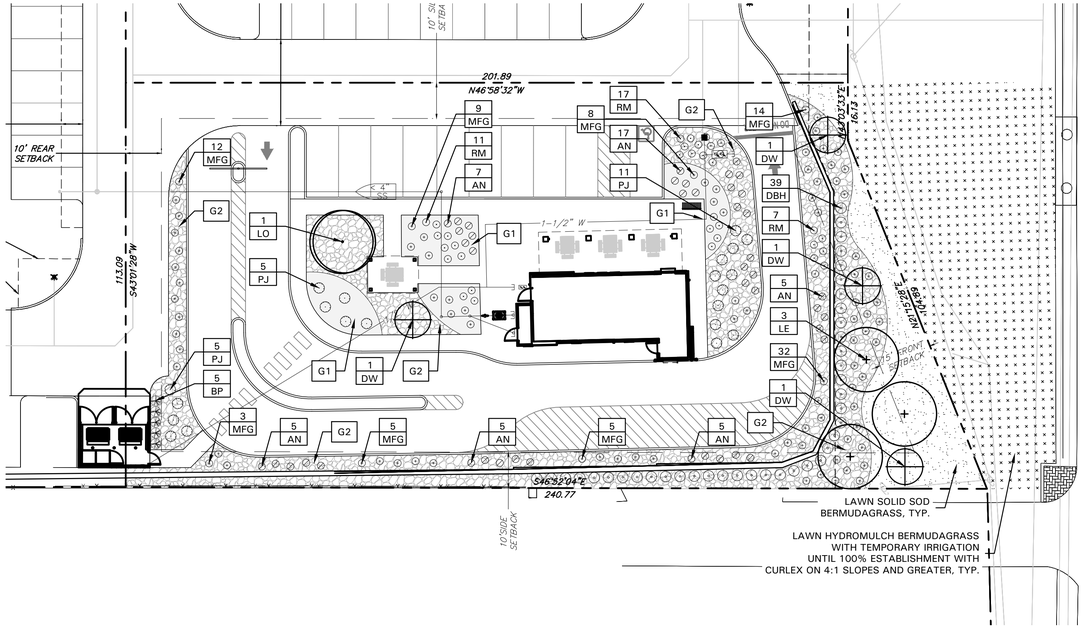


3. Nichiha Modernbrick, Midnight

Applicant Information
Sam Moore
Main & Main
5750 Genesis Ct. Suite 103
Frisco, TX 75034
(817) 505-8117
sm@maincg.com

Owner Information
Jason Claunch
7.1 Ridge LLC
106 E Rusk Suite 200
Rockwall, TX 75087
(972) 999-0081 x101
jason@catalystcommercial.net

Dutch Bros Coffee
Case Z2021-032



LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

CITY OF ROCKWALL NOTES

1. **NO TREES WITHIN 5'-0" OF ANY UTILITIES**
2. **IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC**

GENERAL TREE SURVEY NOTE:
NO EXISTING TREES LOCATED ON SITE

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

HYDROMULCH NOTES

1. CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
3. FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
5. HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
6. USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
7. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
8. ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS

THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.W. BUFFER

1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) l.f. and one accent tree per (50) l.f., to include groundcover, berm, and shrubbery.

RIDGE ROAD (FM 740): 121 l.f.

Required	Provided
10' wide buffer	20' wide buffer
(3) trees, 4" cal.	(3) trees, 4" cal.
(3) accent trees	(3) accent trees

SITE LANDSCAPING

1. Twenty (20%) percent of the total site shall be landscaped for COMMERCIAL.
2. Fifty (50%) percent of the total requirements shall be located in the front of and along side buildings for COMMERCIAL.

Total site: 0.56 AC; 24,760 s.f.

Required	Provided
4,952 s.f. (20%)	8,100 s.f. (32%)
2,476 s.f. (50%)	2,812 s.f. (56%)

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
DW	*Chilopsis linearis*	Desert Willow	4	30 gal.	container grown, 3-5 trunk, 8' ht. min., 4' spread min.
LE	*Ulmus parvifolia 'Sempervirens'*	Lacebark Elm	3	4" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LO	*Quercus virginiana*	Live Oak	1	4" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
	SHRUBS/GROUNDCOVER				
AN	*Juniperus tobira 'Andorra'*	Andorra Juniper	44	5 gal.	container full, 20" spread
BP	*Juniperus chinensis 'Blue Point'*	Blue Point Juniper	5	5' ht.	B&B, full to base, matching
DBH	*Ilex cornuta 'Dwarf Burford'*	Dwarf Burford Holly	39	5 gal.	container full, 24" spread
MFG	*Nassella tenuissima*	Mexican Feathergrass	88	3 gal.	container full
PJ	*Juniperus chinensis 'Pfitzerana Glauca'*	Blue Pfitzer Juniper	21	5 gal.	container full, 20" spread
RM	*Rosmarinus officinalis 'Tuscan Blue'*	Upright Rosemary 'Tuscan Blue'	35	3 gal.	container full, 20" spread
	Cynodon dactylon	Common Bermudagrass			refer to Notes
G-1		Crushed Basalt			crushed basalt, 1" dia., 4" depth with weed barrier fabric
G-2		Decorative Gravel			3" -4" dia., 4" depth with weed barrier fabric

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

SCALE: 1" = 20'-0"
0 10 20 40

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DRAWN: RMT
DESIGNED: RMT
CHECKED/STAMPED:

STAMP: REGISTERED LANDSCAPE ARCHITECT, JOHN ANN HAAS, 2246, STATE OF TEXAS, 11/15/21

DESIGNER:

TECTONICS DESIGN GROUP
tel 775-824-9988
fax 775-824-9986
730 Sandhill Rd., #250, Reno, Nevada 89521
www.tectonicsdesigngroup.com

PROJECT/CLIENT:
Dutch Bros No.: TX1802
TBD Ridge Rd, Rockwall, TX 75087
MAIN & MAIN CAPITAL GROUP, LLC
5750 Genesis Ct, Suite 103, Frisco, Texas 75034
tel 214-308-0008
21090

SUBMITTAL RECORD:

DATE:	SUBMITTAL
10/15/21	SITE PLAN SUBMITTAL
11/15/21	SITE PLAN SUBMITTAL

SHEET TITLE: LANDSCAPE PLAN

SHEET: L1.01

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs and grasses)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: April 14, 2014 Edition; by American National Standards Institute, Inc. (Z60.1) – plant material

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.

B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:
1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions, do not measure from branch or root tip-to-tip.
5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:
1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
6. Remove rejected plant material immediately from job site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.

D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:
1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   a. Clay – between 7-27 percent
   b. Silt – between 15-25 percent
   c. Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.

H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.

B. Staking Material for Shade Trees: refer to details.

C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.

E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:
1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:
1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that,when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ⅓ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

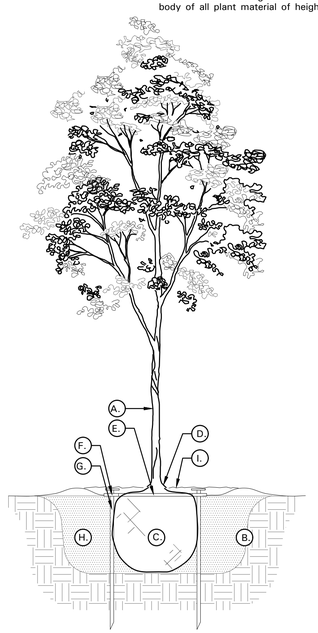
P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:
1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be ½" maximum height above final finished grade.
4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
5. Do not install steel edging along sidewalks or curbs.
6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



01 TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING DETAIL LEGEND AND NOTES

A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org

B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.

C. ROOT BALL: REMOVE TOP ⅓ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.

D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.

E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.

F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.

G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

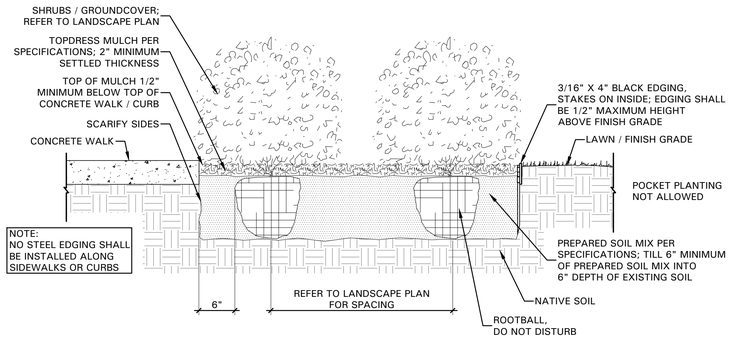
H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

J. TREE STAKES:
TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM:
Tree Stake Solutions
ATTN: Jeff Tuley
(903) 676-6143
jeff@treestakesolutions.com
www.treestakesolutions.com

OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

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#21090

SUBMITTAL RECORD:

DATE:	SUBMITTAL
10/15/21	SITE PLAN SUBMITTAL
11/15/21	SITE PLAN SUBMITTAL

SHEET TITLE:
LANDSCAPE SPECIFICATIONS AND DETAILS

SHEET:
L1.02

General Electrical Requirements

PART 1 - GENERAL

1.01 DESCRIPTION

This Section summarizes the general requirements for electrical work, and forms a part of all other Sections of these specifications unless otherwise specified. The electrical work consists of furnishing all labor, materials, equipment and performing all operations required for complete and operable electrical systems as indicated on the drawings and/or as specified herein. Miscellaneous appurtenances are not necessarily specified or shown on the plans.

1.02 QUALITY ASSURANCE

A. Furnish manufacturer's electrical equipment of the types and sizes specified.
B. Codes and Standards. Provide electrical equipment and materials, including installation, conforming to the following codes and standards, as applicable and as adopted by the authority having jurisdiction. The equipment and materials shall bear labels to indicate manufacturing conformance to the specified standards or equal. Where two codes or standards are at variance the authority having jurisdiction shall apply:

1. 2017 National Electric Code
2. National Electrical Safety Code
3. Local County and City Electrical Codes
4. Owner's Electrical Standards
5. American National Standards Institute Standards
6. American Society for Testing Materials Standard Tests
7. Certified Ballast Manufacturers Standards
8. Illuminating Engineering Society Handbook Standards
9. Insulated Power Cable Engineers Association Standards
10. National Electrical Manufacturers Association Standards
11. National Fire Protection Association Standards
12. Occupational Safety and Health Act
13. Underwriters' Laboratories, Inc. Standards

1.03 UTILITY COMPANY REQUIREMENTS

All utility installations shall comply with current Public Utilities Commission regulations and requirements. All installations shall comply with current local electric utility service provider standards, procedures and regulations.

1. 2017 National Electric Code
2. National Electrical Safety Code
3. County and City Electrical Codes
4. Owner's Electrical Standards
5. American National Standards Institute Standards
6. American Society for Testing Materials Standard Tests
7. Certified Ballast Manufacturers Standards
8. Illuminating Engineering Society Handbook Standards
9. Insulated Power Cable Engineers Association Standards
10. National Electrical Manufacturers Association Standards
11. National Fire Protection Association Standards
12. Occupational Safety and Health Act
13. Underwriters' Laboratories, Inc. Standards

1.04 SUBMITTALS

All drawings shall be prepared and kept up to date throughout all construction phases. As built drawings may, at any time, be reviewed by the architect, general contractor and/or owner's representative. This section includes responsibility for inspection, acceptance and documentation of all pre-existing installations. Accurate, complete and legible final As Built Drawings shall be submitted within two weeks of finalization of all installations covered under this section or within two weeks of request by owner's representative.
A. Materials List. Submit complete list of materials to be installed to architect and/or owner as required.
B. Technical Data. Submit descriptive and instruction manuals to the extent required under this Section and other Sections of Division 16, and the General Conditions.

1.05 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. Delivery. Deliver electrical materials and equipment in manufacturer's original cartons or containers with seals intact, as applicable. Unless otherwise specified, deliver conductors in sealed cartons or on sealed reels, ends of reeled conductors factory sealed. Deliver large multi-component assemblies in sections that facilitate field handling and installation.

B. Storage. Unless designed for outdoor exposure, store electrical materials off the ground and under cover to prevent corrosion, contamination, or deterioration.

C. Handling. Handle materials and equipment in accordance with manufacturers recommendations. Lift large or heavy items only at the points designated by the manufacturer. Use padded slings and hooks for lifting as necessary to prevent damage.

1.06 JOB CONDITIONS

Electrical Drawings are diagrammatic and indicate the general layout of the complete work. Locations of equipment, inserts, anchors, motors, panels, pull boxes, conduits, stub-ups, fitting, lighting fixtures, convenience outlets, exterior lighting units, and ground wells are approximate. Conform to Drawings as closely as possible. Exercise care to secure approved headroom and clearances, and to overcome structural interference. Verify scaled dimensions, field dimensions, and conditions at the place of work.

Underground electric lines shown on the plans are, to a degree, symbolic. Refer to the existing as built, Electrical, Mechanical and all other drawings available for locations of possible interference. Hand dig or otherwise cautiously dig the trenches for the underground lines in areas where interferences are possible or where electric lines must pass or cross below or above existing.

A. Changes. Submit written details and reasons for proposed deviations from Drawings and Specifications, and do not deviate therefrom unless authorized by Field Order or Change Order. If approved changes requested by general contractor and/or owner require alteration of structures or related work, make the alterations in full compliance with all applicable codes and ordinances.

B. Protection. Protect electrical materials and equipment until final acceptance. Protect factory painted surfaces from impact, abrasion, discoloration, and other damage. Keep electrical equipment, materials, and insulation dry at all times. If partial dismantling of equipment is required for installation, box or wrap the removed parts until reinstalled. Repair or replace damaged work as directed, at no additional cost to the owner.

C. Coordinate. Coordinate electrical work with all trades, code authorities and public utilities. Where two or more trades interface in an area, verify that no electrical work is omitted.

D. Safety. Maintain and operate all equipment and fixtures in a safe and responsible manner. Conduct all construction operations in a safe manner for all employees as well as as any other persons within the workspace. Hold all others harmless of negligent safety practices which could cause injury to others on or near the jobsite.

1.07 RELATED ELECTRICAL WORK
Review entire Contract Documents and provide all electrical work required for the entire project, even if it is specified in Divisions other than Division 16, unless specifically excluded in advance.

1.08 POWER SUPPLY

The power supply shall be alternating current, 60 hertz and at the voltage indicated on the drawings.

1.09 PERMITS

Procurement of permits is not included in this section. Obtain and pay for permits, licenses and/or inspections required for electrical construction work if specifically required in writing by owner, architect and/or general contractor prior to award of contract.

1.10 OUTAGES

Keep power shutdown periods to the minimum time feasible, and only for such times and durations as may be approved. Submit written request for outage approval at least 2 working days in advance of need, stating date, time, and probable duration.

1.11 AREA CLASSIFICATIONS

Installation areas for electrical equipment, materials, and wiring are classified as "Non-Hazardous" unless otherwise indicated or specified.

1.12 GUARANTEE AND WARRANTY

Guarantee all work of Division 16 in accordance with the General Conditions. With respect to equipment, condition guarantee to cover (1) faulty or inadequate design; (2) improper assembly or erection; (3) defective workmanship or materials; and (4) incorrect or inadequate operation, or other failure. For equipment bearing a manufacturer's warranty in excess of one (1) year, furnish a copy of the warranty to the architect for submittal to owner who shall be named as beneficiary.

PART 2 - PRODUCTS

2.01 MATERIALS AND EQUIPMENT

Provide new materials and equipment as required to complete all indicated and specified electrical work, including incidental items inferable from the Contract Documents that are necessary to complete the work. Provide materials and equipment of latest design, standard products of established manufacturers. For uniformity, only one manufacturer is acceptable for each type of product. Manufacture individual parts to standard sizes and gages so repair parts can be installed in the field. Make like parts of duplicate units interchangeable. Do not place equipment in service at any time prior to delivery except as required for factory or shop tests or as requested by owner, architect and/or general contractor.

A. Prohibited Materials. Aluminum conductors are not acceptable unless approved for each use and location.

B. Damaged Products. Notify the general contractor in writing if any equipment or material is damaged. Do not repair damaged products without prior written approval.

C. Outdoor Equipment. Outdoor electrical equipment shall be weatherproof, NEMA 3R (enclosure detailed on drawings) unless shown otherwise on the construction drawings.

D. Factory Finishes. Unless otherwise specified in other Division 16 sections or in the Special Conditions, the sheet metal surfaces of equipment enclosures shall be phosphatized and coated with a rust resisting primer. Over the primer, apply a corrosion resistant baked enamel finish on the interior and exterior metal surfaces. The exterior color shall be ASA No. 49 medium light gray. The interior color shall be white. Hardware shall have a corrosion resistant finish. Sheet metal enclosures and lighting fixtures, in corrosive areas, shall have an outer coating of corrosion resistant epoxy.

PART 3 - EXECUTION

3.01 GENERAL

Install electrical work in accordance with all applicable codes and standards except where more stringent requirements are indicated or specified. Verify that materials and equipment properly fit the installation space with clearances conforming to all applicable codes and standards except where greater clearance is indicated. Perform work as required to correct improper installations, at no additional cost to the owner.

3.02 ELECTRICAL SUPERVISION

In addition to supervision required under the General Conditions, assign a competent representative to supervise the electrical construction work from beginning to completion and final acceptance.

3.03 INSPECTION

Inspect each item of material and equipment for damage, defects, completeness, and correct operation prior to installation. Inspect previously installed related work and verify that it is ready for installation of electrical work.

3.04 PREPARATION

Prior to installing electrical work, ensure that installation areas are clean. Maintain the areas in a broom-clean condition during installation operations. Clean, condition, and service equipment in accordance with the manufacturer's instructions, approved submittals, and other requirements indicated or specified.

3.05 WORKMANSHIP

Employ skilled craftsmen experienced in installation of the types of electrical materials and equipment specified. Use specialized installation tools and equipment as applicable. Produce acceptable installations free of defects.

3.06 PROTECTIVE DEVICE ADJUSTMENTS

Adjust all protective devices as required. Adjustments shall conform to the serving utilities requirements & ANSI/IEEE Standard 242. No equipment shall be operated prior to said adjustments being properly completed and verified /tested.

3.07 FIELD QUALITY CONTROL

A. Manufacturers' Supervision and Field Installation Check. Where specified, electrical equipment and/or fixture manufacturer shall furnish the services of an authorized representative specially trained and experienced in the installation of his equipment and/or fixture to (1) supervise the equipment and/or fixture installation in accordance with the approved submittals and manufacturer's instructions, (2) be present when the equipment and/or fixture is first put into operation, (3) inspect, check, adjust as necessary, and approve the installation, (4) repeat the inspection, checking, and adjusting until all trouble or defects are corrected and the equipment and/or fixture installation and operation are acceptable, and (5) prepare and submit the specified Manufacturer's Certified Report.

B. Operational Demonstration. Demonstrate that performance of installed electrical materials and equipment complies with requirements specified in Division 16. Operate equipment through entire no-load to full-load range for not less than 24 hours unless a longer period is specified elsewhere. Immediately correct defects and malfunctions with approved methods and materials in each case, and repeat the demonstration. Conform to the approved demonstration plan.

C. Final Operation Tests. Test all electrical systems for not less than 24 hours, with no interruptions except for normal maintenance or corrective work. Conform to the approved test plan. Coordinate with final operation tests required under other Divisions.

1. Testing Materials. Furnish labor, instruments, recorders, gages, materials, and power for tests as required.
2. Testing Methods. Operate systems continuously 24 hours a day under constant inspection of trained operators. Cause variable range equipment to cycle through the applicable range at a steady rate of change. Induce simulated alarm and distressed operating conditions, and test controls and protective devices for correct operation in adjusting system functions or causing system shutdown.
3. Defects. Immediately correct all defects and malfunctions disclosed by tests. Use new parts and materials as required and approved. Add the interruption time for corrective work to the specified total test period.

SHEET LEGEND

SHEET ES-0.1 - SPECIFICATIONS
SHEET ES-1.0 - ELECTRICAL SITE PLAN
SHEET ES-1.1 - CANOPY LIGHTING DETAIL
SHEET ES-2.0 - PHOTOMETRIC SITE PLAN

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DESIGNED: S.B.G.
CHECKED/STAMPED:
SCOTT B. GARRISON, P.E.

PRELIMINARY

DESIGNER:

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tel 775-824-9988
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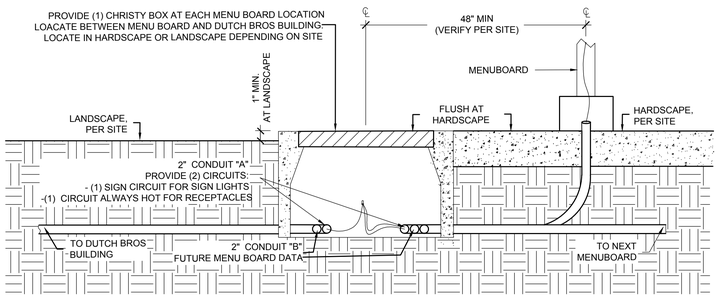
PROJECT/CLIENT:
Dutch Bros No.: TX1802
TBD RIDGE ROAD, ROCKWALL, TX 75087
MAIN & MAIN
5750 Genesis Court, Suite 103, Frisco, TX 75034
#: 21090

SUBMITTAL RECORD:

DATE:	SUBMITTAL
11/15/21	SITE PLAN SUBMITTAL

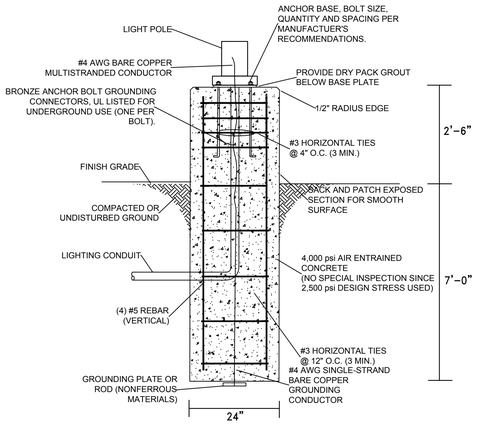
SHEET TITLE:
SPECIFICATIONS

SHEET:
ES-0.1



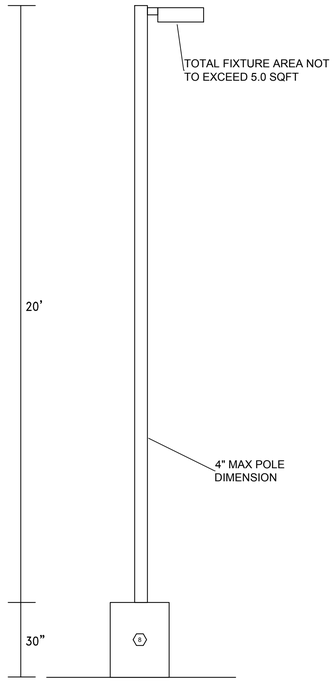
2 MENU BOARD & CHRISTY BOX DETAIL

Scale: NOT TO SCALE



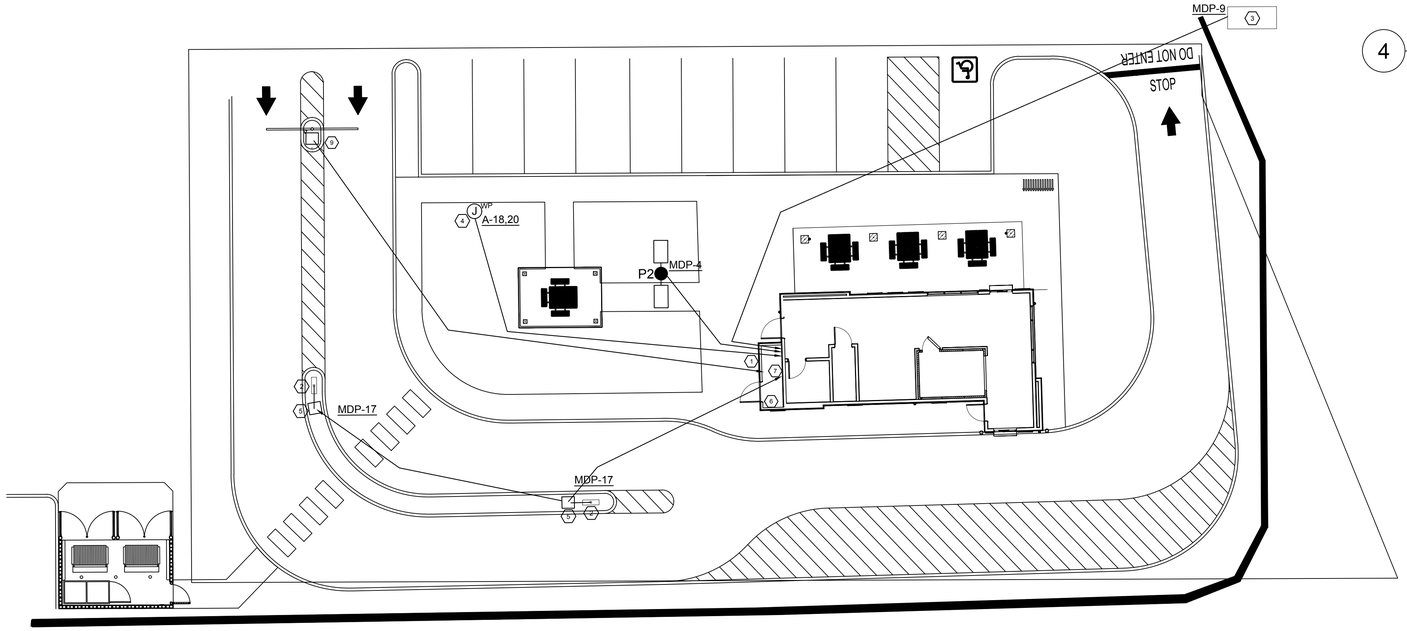
3 PARKING LOT LIGHT POLE BASE

Scale: N/A



4 PARKING LOT LIGHT ELEVATION

Scale: N/A



1 ELECTRICAL SITE PLAN

Scale:

0 30' 60'

GENERAL NOTES

1. FOR UTILITY TRANSFORMER, TELEPHONE SERVICE, GAS, WATER AND SANITARY SEWER LOCATIONS; SEE CIVIL SITE PLAN.
2. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND COMPLIANCE WITH ALL UTILITY COMPANY REQUIREMENTS AND STANDARDS. VERIFY REQUIREMENTS WITH UTILITY PRIOR TO INSTALLATION.

KEYED NOTES

1. THE LOCATION OF UTILITY METER, CT CABINET AND PULL CAN. INSTALLATION PER LOCAL ELECTRIC UTILITY STANDARDS. SEE ELECTRICAL DETAIL 1 (RISER DIAGRAM) ON MODULAR BUILDING ELECTRICAL SHEET E-3.1.
2. PROVIDE 120V ELECTRICAL CONNECTION WITH (2) #12 & (1) #12 GND IN A 2" PVC CONDUIT ROUTED BELOW GRADE THROUGH CHRISTY BOX FOR DRIVE-THRU BACKLIT MENU BOARD PER MANUFACTURERS INSTRUCTIONS. CONDUIT SHALL COME UP IN THE CENTER OF POST. SEE DETAIL 2 ON THIS SHEET. SIGN COMPANY REPRESENTATIVE TO GIVE EXACT LOCATIONS AND DIMENSIONS FOR EC TO MATCH. CONTRACTOR SHALL REPAIR ANY EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.
3. PROVIDE 120V ELECTRICAL CONNECTION WITH (2) #12 & (1) #12 GND IN A 2" PVC CONDUIT ROUTED BELOW GRADE FOR MONUMENT SIGN. COORDINATE LOCATION WITH OWNER/ARCHITECT FOR MONUMENT SIGN REQUIREMENTS, IF ANY.
4. (FUTURE) ELECTRIC VEHICLE CHARGING STATION LOCATION. EC TO PROVIDE A 2" MARKED 'EV CAPABLE' FROM PANEL 'A' TO THE JUNCTION BOX SHOWN ON PLANS. SEE PANEL SCHEDULE ON MODULAR BUILDING ELECTRICAL SET FOR MORE INFORMATION.
5. PROVIDE A 2" PVC CONDUIT ROUTED BELOW GRADE TO CHRISTY BOX FOR FUTURE DATA CONNECTION TO DRIVE-THRU MENU SIGN PER REPRESENTATIVE INSTRUCTIONS PRIOR TO ROUGH IN. SEE DETAIL 2 ON THIS SHEET. CONTRACTOR SHALL REPAIR ANY EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.
6. LOCATION OF CABLE INTERNET DEMARC.
7. VERIFY EXACT LOCATION OF PANELS ON MODULAR BUILDING ELECTRICAL PLANS.
8. LIGHT POLE BASE IS TO BE LEFT WITH THE SACK FINISH. DO NOT PAINT.
9. PROVIDE A 2" CONDUIT WITH PULL STRING TO CHRISTY BOX BETWEEN "CHOOSE LANE" DIRECTIONAL SIGN AND CLEARANCE BAR FOR FUTURE DRIVE THRU SENSORS.

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PROJECT/CLIENT:

Dutch Bros No.: TX1802
TBD RIDGE ROAD, ROCKWALL, TX 75087
#: 21090

MAIN & MAIN
5750 Genesis Court, Suite 103, Frisco, TX 75034

SUBMITTAL RECORD:

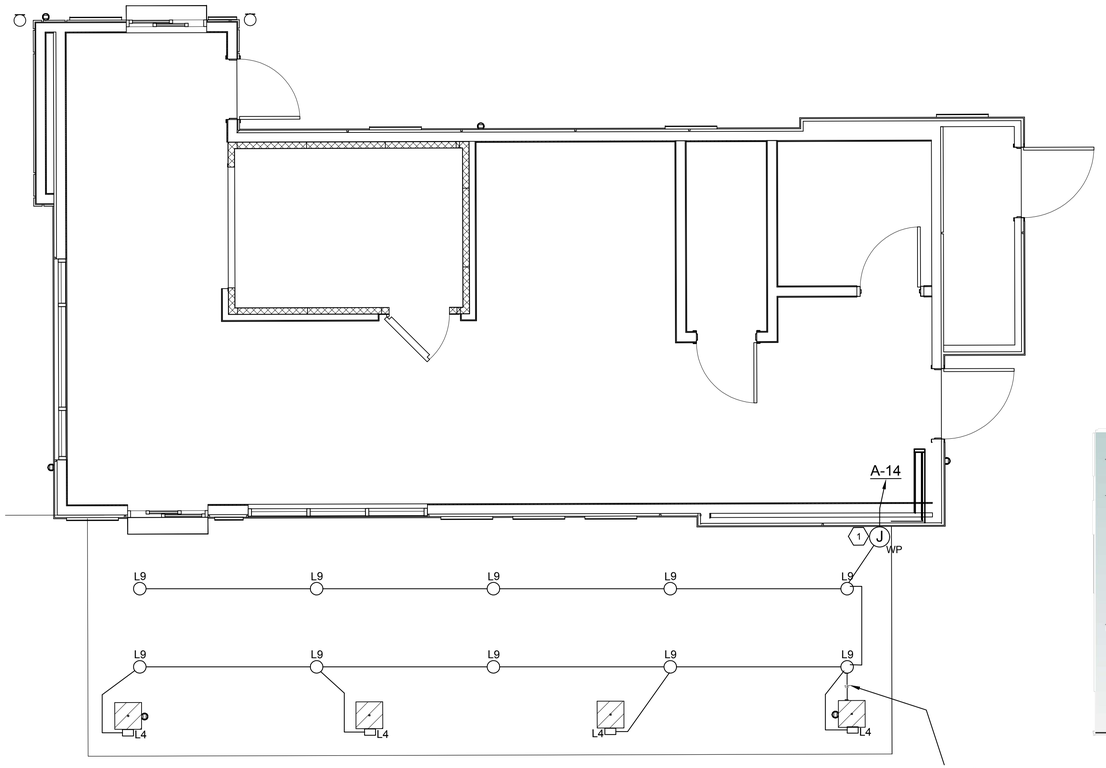
DATE:	SUBMITTAL
11/15/21	SITE PLAN SUBMITTAL

SHEET TITLE:

ELECTRICAL SITE PLAN

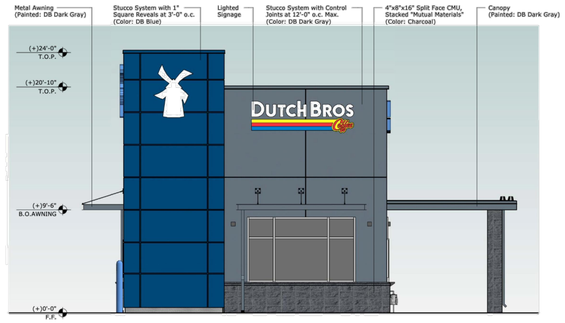
SHEET:

ES-1.0



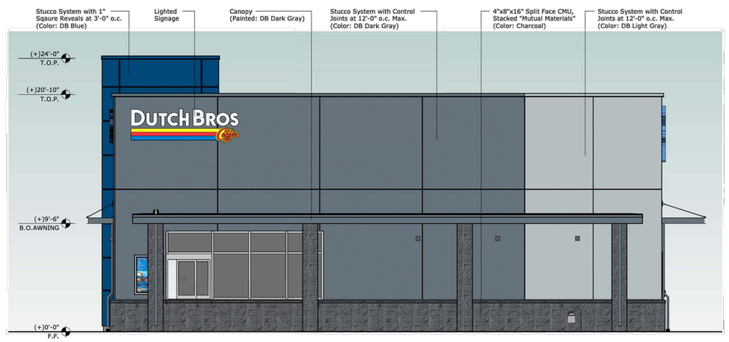
1 CANOPY LIGHTING DETAIL

Scale: 0 10' 20'



2 CANOPY FRONT ELEVATION DETAIL

Scale: NOT TO SCALE

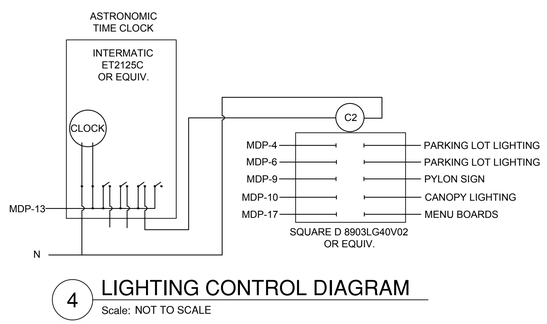


3 CANOPY SIDE ELEVATION DETAIL

Scale: NOT TO SCALE

LIGHTING SCHEDULE						
ID	MANUFACTURER	MODEL #	LAMP TYPE	VOLTAGE	WATTAGE	DESCRIPTION
P1	IMPERIAL LIGHTING	NLS NV-1-T3-48L-1-40K-UNV-ASA-BRZ WITH POLE: NLS SSSP17-4S-11G-9BC-SGL-BRZ-3430	LED	120/277	156W	SITE POLE HEAD, LED 156W, 19000LM,4000K, DARK BRONZE, TYPE 3 DISTRIBUTION, WITH A 20' SQUARE 4" STEEL POLE, VERIFY PER LOCAL REQUIREMENTS PRIOR TO ORDERING - WATTS/LUMENS, KELVIN LIGHT TEMPERATURE, TYPE DIST. MOUNTING CONFIG. SINGLE OR DOUBLE, COLOR AND HEIGHT. DRILL HOLES IN POLES FOR HEADS IF REQUIRED IN FIELD. VERIFY COLOR/HEIGHT BEFORE ORDERING.
P2	IMPERIAL LIGHTING	NLS NV-1-T3-48L-1-40K-UNV-ASA-BRZ WITH POLE: NLS SSSP17-4S-11G-9BC-SGL-BRZ-3430 (2 HEADS AT 180 DEGREES)	LED	120/277	156W	(2) SITE POLE HEADS AT 180 DEGREES, LED 156W, 19000LM,4000K, DARK BRONZE, TYPE 3 DISTRIBUTION, WITH A 20' SQUARE 4" STEEL POLE, VERIFY PER LOCAL REQUIREMENTS PRIOR TO ORDERING - WATTS/LUMENS, KELVIN LIGHT TEMPERATURE, TYPE DIST. MOUNTING CONFIG. SINGLE OR DOUBLE, COLOR AND HEIGHT. DRILL HOLES IN POLES FOR HEADS IF REQUIRED IN FIELD. VERIFY COLOR/HEIGHT BEFORE ORDERING.
L4	TECH LIGHTING	700 OWVEX-9-3000K-4-H-UNV 120V NON-DIM	LED	120/277	19W	EXTERIOR LIGHT SCONCE, 5" SQUARE, 19W 600LM, 3000K, WET LOCATION, ADJUSTABLE UP/DOWN BEAM, COLOR CHARCOAL
L9	DMF LIGHTING	DRD5S-4-R	LED	120/277	12W	4" ROUND CANOPY DOWNLIGHT

A. INSTALLATION OF LIGHT FIXTURES SHALL BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE CODE REQUIREMENTS.
B. VERIFY THE EXACT MOUNTING HEIGHT AND FINISH OF ALL LIGHTING FIXTURES WITH ARCHITECT PRIOR TO PLACING ORDER OR COMMENCING ROUGH-IN.
C. LIGHT FIXTURES SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
D. PURCHASING: THE ABOVE LIGHTING MATERIAL IS TO BE PURCHASED AS A "LIGHTING PACKAGE" FROM DUTCH BROTHERS COFFEE'S NATIONAL ACCOUNT THE REQUIRED LIGHTING VENDOR - IMPERIAL LIGHTING, MADE AVAILABLE TO FRANCHISEES AND THEIR CONTRACTORS AT ESTABLISHED DISCOUNTED PRICING, USED FROM NEGOTIATED STOCK INVENTORIED PRODUCT COMMITTED TO, AND OBLIGATED FOR USE BY DBC. CONTACT JOSH ROGERS, JOSH@IMPERIAL-LIGHTING.COM, 760-636-0762, FOR QUOTATION, ORDER PLACEMENT AND DELIVERY. IF ANYTHING OTHER THAT ABOVE IS INSTALLED WITHOUT EXPRESSED WRITTEN CONSENT BY DBC CORPORATE OFFICE AND THE FRANCHISEE, CONTRACTOR WILL BE REQUIRED TO REMOVE IT AND REPLACE IT WITH THE ABOVE.



4 LIGHTING CONTROL DIAGRAM

Scale: NOT TO SCALE

GENERAL NOTES

1. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ORDERING AND INSTALLING LIGHTING IN THE DUTCH BROTHERS OUTDOOR CANOPY. COORDINATE INSTALLATION WITH THE MODULAR BUILDING AFTER DELIVERY.

KEYED NOTES

1 TIE LIGHTING CIRCUIT INTO JUNCTION BOX LOCATED IN THE CANOPY SOFFIT (PROVIDED BY MODULAR BUILDING MANUFACTURER). JUNCTION BOX WILL HAVE CONDUIT RUNNING TO PANEL 'A' ON THE INTERIOR OF THE MODULAR BUILDING. ENSURE THE LIGHTING CIRCUIT IS TIED INTO THE TIME CLOCK.

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DESIGNED: S.B.G.
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tel 775-824-9988
fax 775-824-9986
www.tectonicsdesigngroup.com

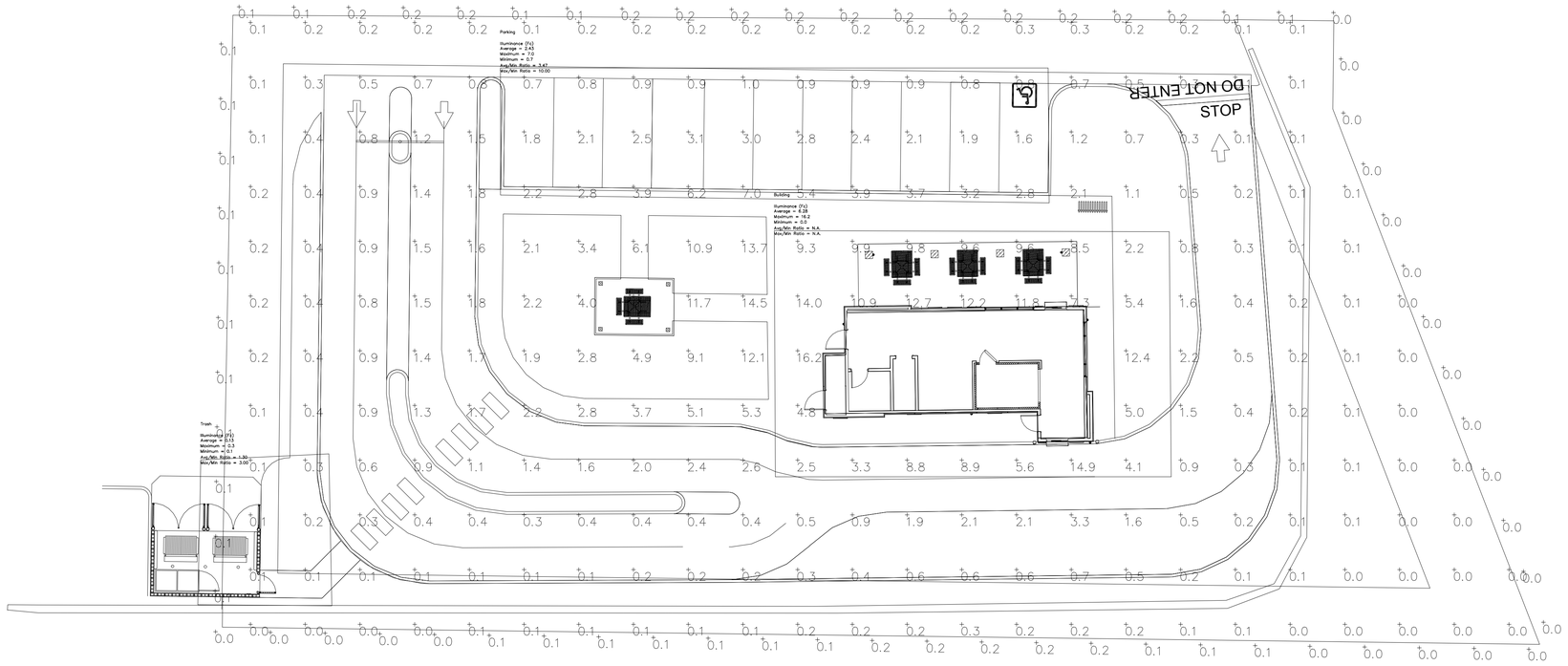
PROJECT/CLIENT:
Dutch Bros No.: TX1802
TBD RIDGE ROAD, ROCKWALL, TX 75087
MAIN & MAIN
5750 Genesis Court, Suite 103, Frisco, TX 75034
#: 21090

SUBMITTAL RECORD:

DATE:	SUBMITTAL
11/15/21	SITE PLAN SUBMITTAL

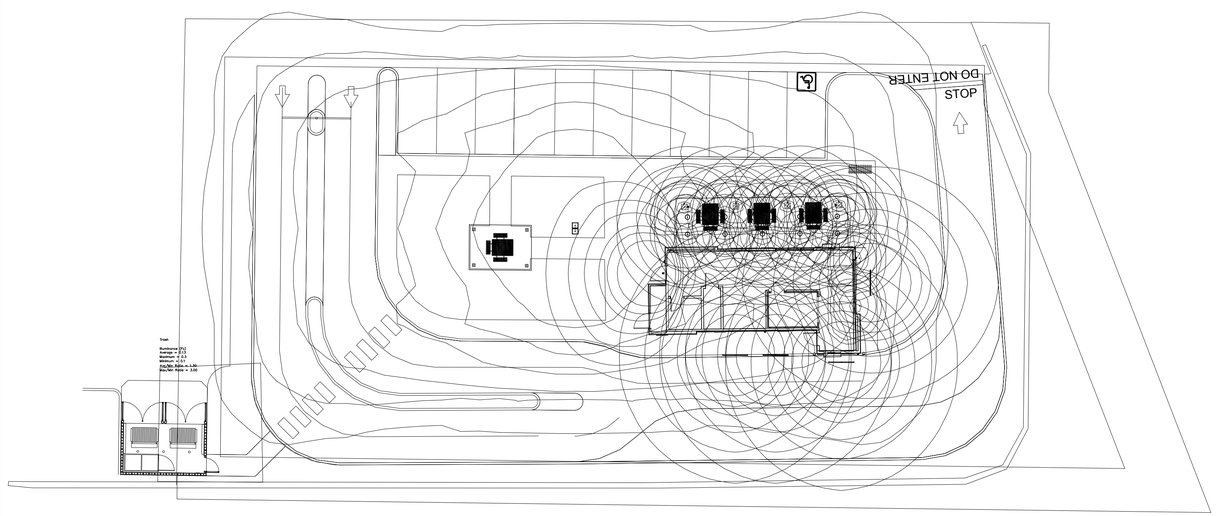
SHEET TITLE: CANOPY LIGHTING DETAIL

SHEET: ES-1.1



1 PHOTOMETRIC CALCULATIONS

Scale: NOT TO SCALE



2 LIGHTING DISTRIBUTION AREAS

Scale: NOT TO SCALE

Photometric Statistics

PROPERTY LINE
ILLUMINANCE (FC)
AVERAGE=0.09 MAXIMUM=0.2 MINIMUM=0.0 AVG/MIN=N.A. MAX/MIN=N.A.

SITE
ILLUMINANCE (FC)
AVERAGE=1.93 MAXIMUM=16.2 MINIMUM=0.0 AVG/MIN=N.A. MAX/MIN=N.A.

BUILDING
ILLUMINANCE (FC)
AVERAGE=6.28 MAXIMUM=16.2 MINIMUM=0.0 AVG/MIN=N.A. MAX/MIN=N.A.

PARKING
ILLUMINANCE (FC)
AVERAGE=2.43 MAXIMUM=7.0 MINIMUM=0.7 AVG/MIN=3.47 MAX/MIN=10.00

TRASH
ILLUMINANCE (FC)
AVERAGE=0.13 MAXIMUM=0.3 MINIMUM=0.1 AVG/MIN=1.30 MAX/MIN=3.00

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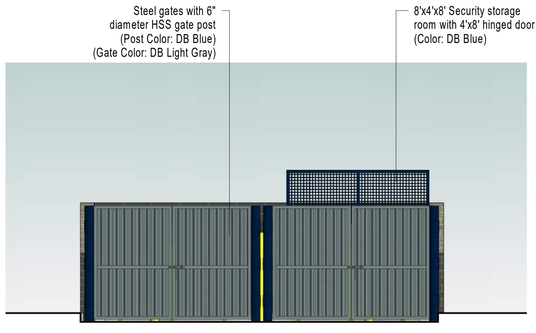
11/15/21	SITE PLAN SUBMITTAL

SHEET TITLE:

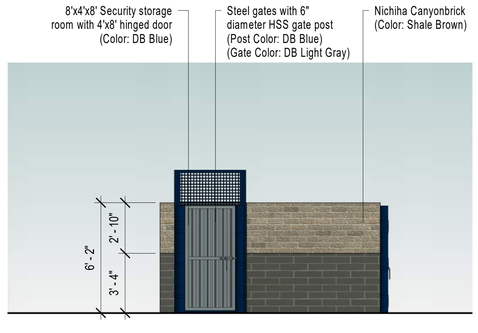
PHOTOMETRIC SITE PLAN

SHEET:

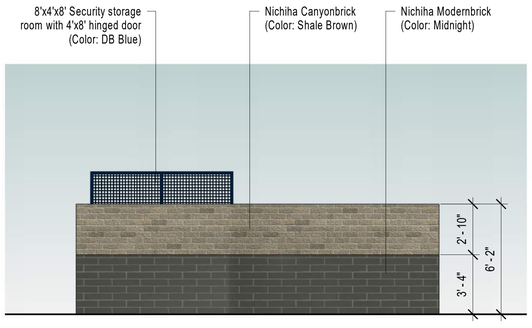
ES-2.0



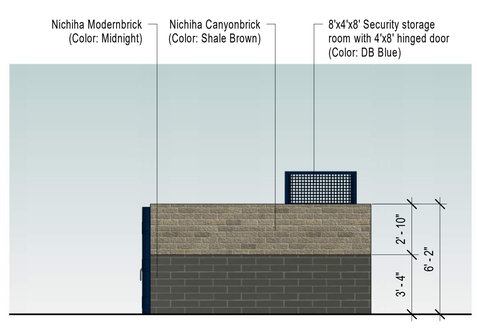
North Elevation - (Front Elevation)
1/4" = 1'-0"



East Elevation - (Side Elevation)
1/4" = 1'-0"



South Elevation - (Rear Elevation)
1/4" = 1'-0"



West Elevation - (Side Elevation)
1/4" = 1'-0"

DUTCH BROS Coffee

Dutch Bros

Conceptual Trash Enclosure Elevations | Rockwall, Texas | PR.2B

MAIN & MAIN

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:
- ☒ 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	2200 Ridge Rd				
SUBDIVISION	Vacant Land - Commercial	LOT	1	BLOCK	A
GENERAL LOCATION	Property located at intersection of Ridge Rd and Yellow Jacket Ln, North of 2054 Ridge Rd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial (C)		CURRENT USE	Undeveloped/Vacant	
PROPOSED ZONING	Commercial (C)		PROPOSED USE	Drive-Thru Coffee Shop	
ACREAGE	0.57 Acres	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

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

☐ OWNER	7.1 Ridge LLC	☐ APPLICANT	Main & Main
CONTACT PERSON	Jason Claunch	CONTACT PERSON	Sam Moore
ADDRESS	106 E Rusk Suite 200	ADDRESS	5750 Genesis Ct Suite 103
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Frisco, TX 75034
PHONE	972-999-0081 (x101)	PHONE	(817) 505-8117
E-MAIL	jason@catalystcommercial.net	E-MAIL	sm@maincg.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Sam Moore [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 270.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* TENTH *DAY OF* November *, 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."*

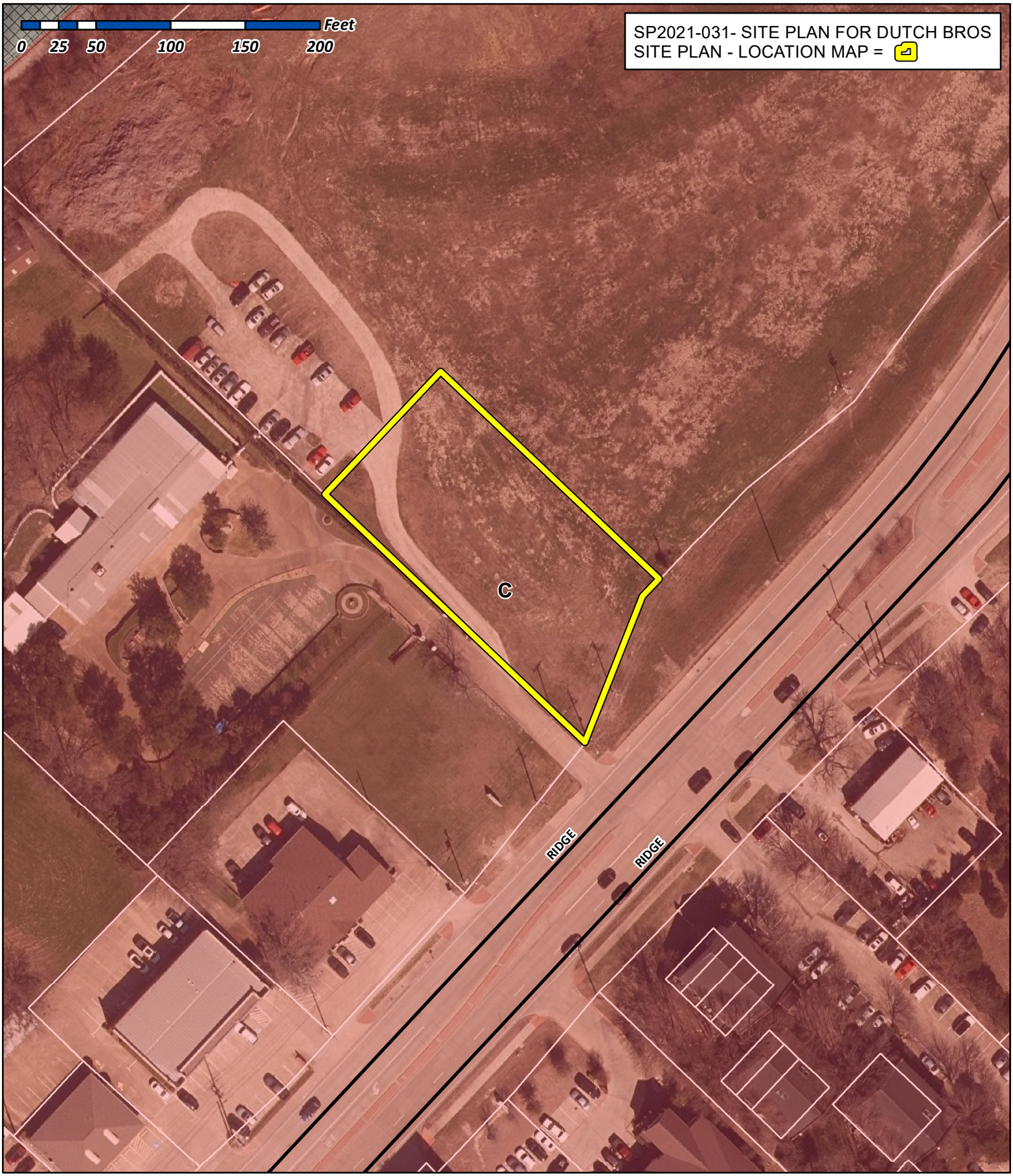
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 *DAY OF* November *, 20* 21

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
KIMBERLY A. DUNLOP
My Notary ID # 129512856
Expires August 5, 2025

MY COMMISSION EXPIRES



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.

Dutch Bros Coffee
ARB & Site Plan Submittal
Variance Request Letter

Howdy,

Thank you for the opportunity to further present our proposed Dutch Bros Coffee project at 2200 Ridge Rd. We are excited to be submitting for ARB and Site Plan approval. Below are the existing and requested variances for our project, followed by the proposed compensatory measures.

Requested Variances

1. Reduced landscape buffer along Ridge Rd.
    - Reasoning – this is an existing variance on the property, which covers the reduced variable buffer width along Ridge Rd.
2. More than 10% of secondary material on the Eastern and Southern elevations.
    - Reasoning – the blue Nichiha siding (cement fiber board) is higher than the allowable secondary material amount. The blue tower is a signature marketing feature for Dutch Bros' buildings. We have removed the cement plaster on the preliminary elevations to raise the primary material percentage as much as possible throughout the building, but request to keep the blue Nichiha tower because of the marketing feature for Dutch Bros.
3. Building is less than 6,000sf and does not have a pitched roof
    - Reasoning – the building has a flat roof with parapet walls to be able to screen the roof mounted equipment.

Proposed Compensatory Measures

1. Increased building articulation
    a. Building articulation is achieved through the tower, canopy, and awnings from a horizontal and vertical articulation perspective.
2. Masonry building materials being equal or greater than surrounding properties
    a. Along with the proposed brick, Nichiha board is being used which is considered to be a masonry product as it is a cement fiber board, similar to hardie-lap siding.
3. Increased architectural elements
    a. Varied roof heights, awnings, canopies, and added pergola.
4. Proposed outdoor seating under building canopy.
5. Increased canopy length, which will span the length of the Northern elevation.
6. Additional outdoor seating under pergola.
7. No outdoor speakers in menu boxes.
8. Bike rack, promoting an alternative transportation and help reduce path obstructions.

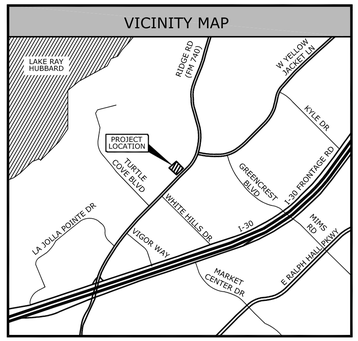
Thank you again for your consideration.
We look forward to working together.

Sam Moore

Best,

Sam Moore
Main & Main Capital Group, LLC
M: (817) 505-8117
F: (214) 308-1016
E: sm@maincg.com
5750 Genesis Court Suite 103 Frisco, TX 75034

VICINITY MAP

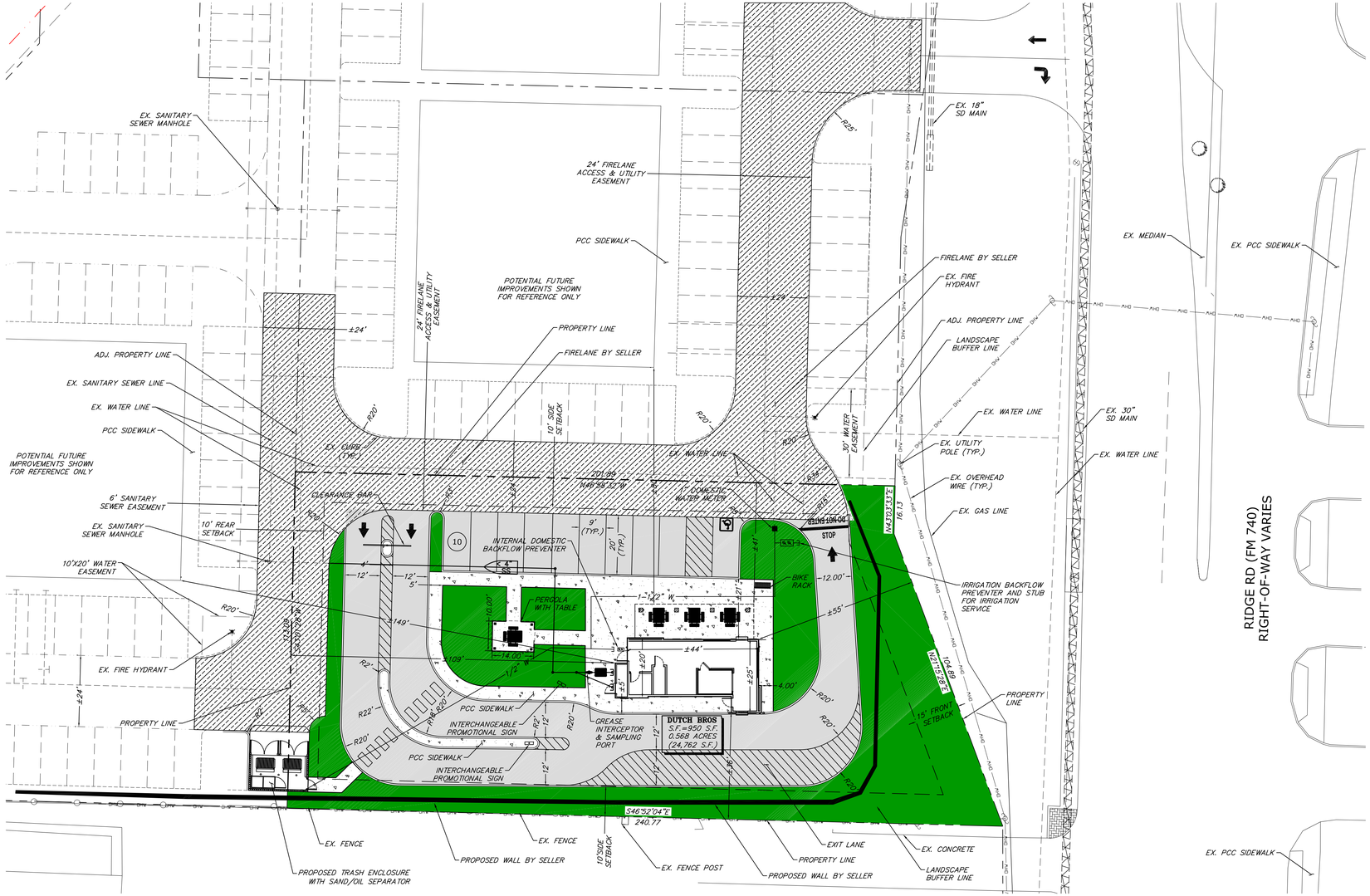


SCALE: N.T.S

PROJECT SUMMARY TABLE	
ZONING	C (COMMERCIAL DISTRICT)
EXISTING LAND USE	VACANT/UNDEVELOPED
PROPOSED LAND USE	LIMITED SERVICE RESTAURANT
LOT AREA	0.564 ACRES (24,762 S.F.)
BUILDING AREA	950 S.F.
BUILDING HEIGHT	24 FT (1-STORY)
SETBACK FRONT	15 FEET
SETBACK SIDE	10 FEET
SETBACK REAR	10 FEET
BUILDING COVERAGE	3.8%
LANDSCAPE AREA	0.241 ACRES (10,497 S.F.)
LANDSCAPE COVERAGE	32.3%
PARKING REQUIRED	4 SPACES (1 PER 250 S.F.)
PARKING PROVIDED	10 SPACES
HANDICAPPED PROVIDED	1 SPACE (1-25 STALLS)
TOTAL CARS IN QUEUE	29 CARS

LEGEND

	PROPOSED MEDIAN CURB
	EXISTING MEDIAN CURB
	EXISTING FIRE HYDRANT
	PROPERTY LINE
	EXISTING EASEMENT LINE
	SITE SETBACK LINE
	EXISTING ROADWAY CENTERLINE
	EXISTING FENCING
	EXISTING UTILITY POLE
	PROPOSED WALL BY SELLER
	EXISTING SSMH
	PROPOSED SEWER CLEANOUT
	PROPOSED GREASE INTERCEPTOR & SAMPLING PORT
	PROPOSED BACKFLOW PREVENTER
	PROPOSED WATER METER (SHADED IF EXISTING)
—1-1/2" W—	PROPOSED WATER LINE (DASHED IF EXISTING)
<4" SS	PROPOSED SANITARY SEWER MAIN (DASHED IF EXISTING)
<12" SD	PROPOSED STORM DRAIN (DASHED IF EXISTING)
	PROPOSED ELEC / TELECOMM CONDUIT
	3" ASPHALT
	SIDEWALK
	PROPOSED LANDSCAPED AREA
	PROPOSED FIRELANE BY SELLER
	PROPOSED MENU BOARD
	PROPOSED CLEARANCE BAR
	PROPOSED PYLON SIGN/MONUMENT
	PROPOSED PAVEMENT MARKING (DASHED IF EXISTING)



SITE PLAN

SCALE: 1" = 20'-0"

SCALE: 1"=20'

20 10 0 10 20 40

CASE #: UNASSIGNED

SITE PLAN SIGNATURE BLOCK

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the *[DAY]* day of *[MONTH], [YEAR]*.

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

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

Texas 811

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STAMP:
DRAWN: M.C.M.
DESIGNED: J.P.B.
CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

PRELIMINARY

DESIGNER: TECTONICS DESIGN GROUP
730 Sandhill Rd., #250, Reno, Nevada 89521
www.tectonicsdesigngroup.com
tel 775-824-9988
fax 775-824-9986

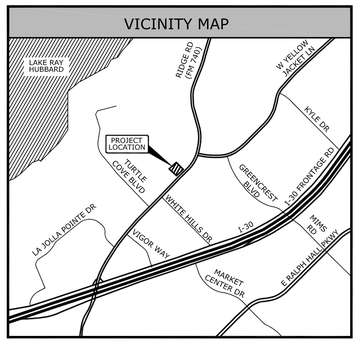
PROJECT/CLIENT:
Dutch Bros No.: TX1802
TBD Ridge Rd, Rockwall, TX 75087
MAIN & MAIN CAPITAL GROUP, LLC
5750 Genesis Ct, Suite 103, Frisco, Texas 75034
tel 214-308-0008
#21090

SUBMITTAL RECORD:
DATE: SUBMITTAL
10/15/21 SITE PLAN SUBMITTAL
11/08/21

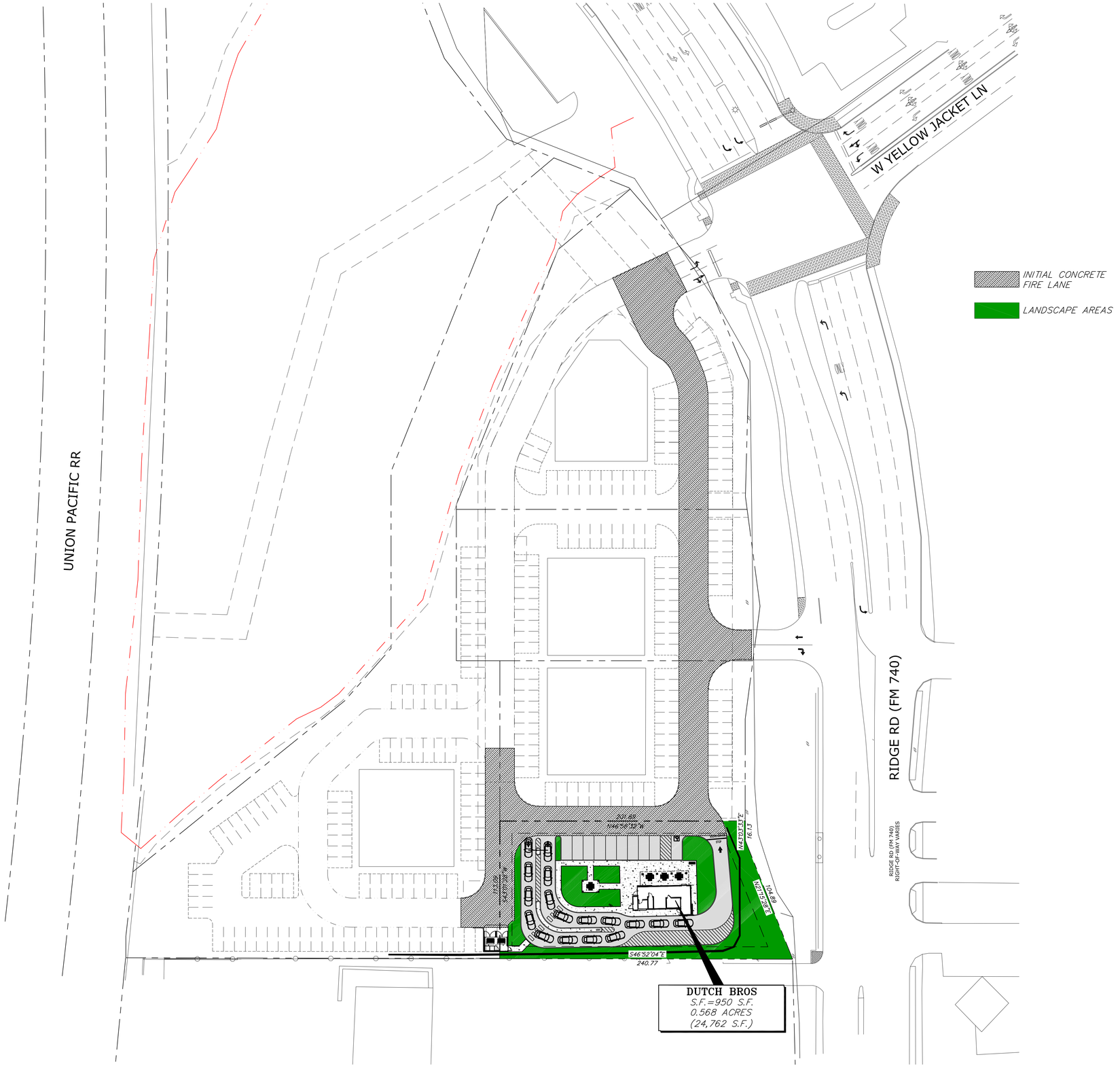
SHEET TITLE: SITE PLAN

SHEET: C2.1

VICINITY MAP



SCALE: N.T.S



SITE PLAN - OVERALL CENTER

SCALE: 1" = 40'-0"

Texas 811

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TBD Ridge Rd, Rockwall, TX 75087
#:21090

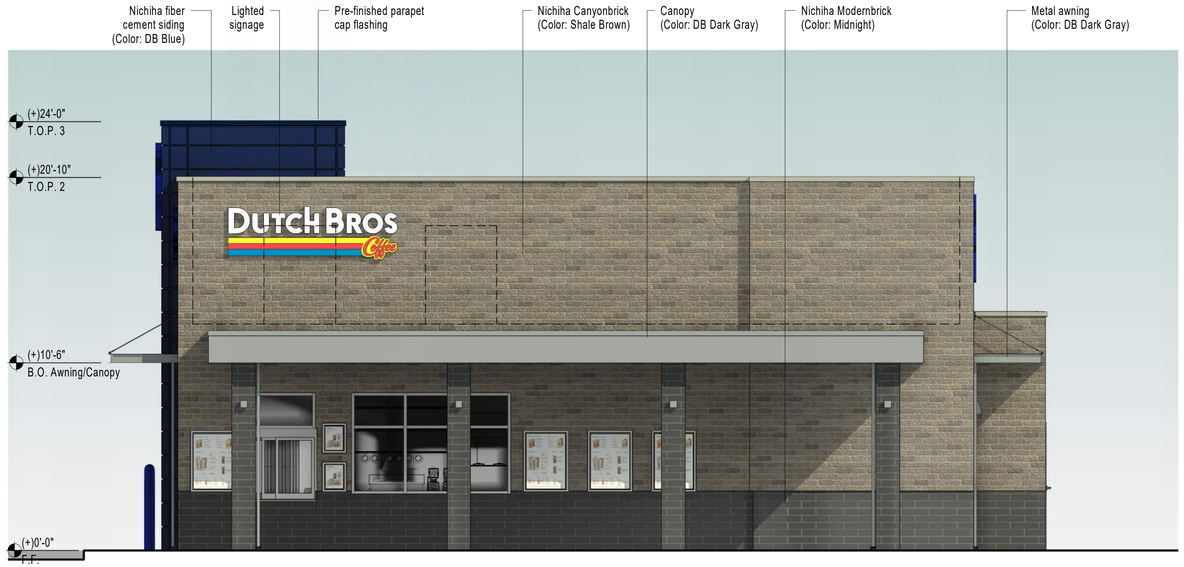
MAIN & MAIN CAPITAL GROUP, LLC
5750 Genesis Ct, Suite 103, Frisco, Texas 75034
tel 214-308-0008

SUBMITTAL RECORD:

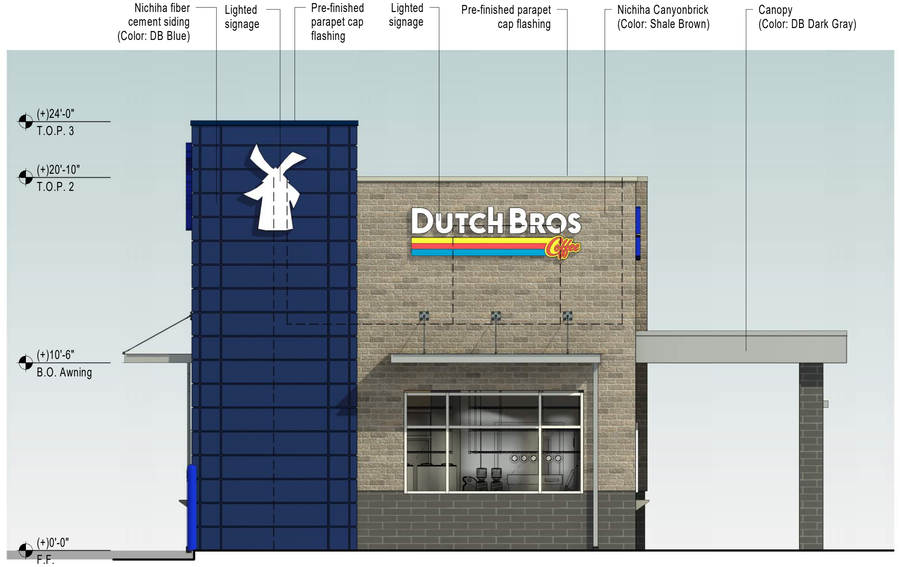
DATE:	SUBMITTAL
10/15/21	SITE PLAN SUBMITTAL
11/08/21	

SHEET TITLE:
SITE QUEUE

SHEET:
C2.3



North Elevation - (Walk-Up Elevation)
1/4" = 1'-0"



East Elevation - (Front Elevation)
1/4" = 1'-0"

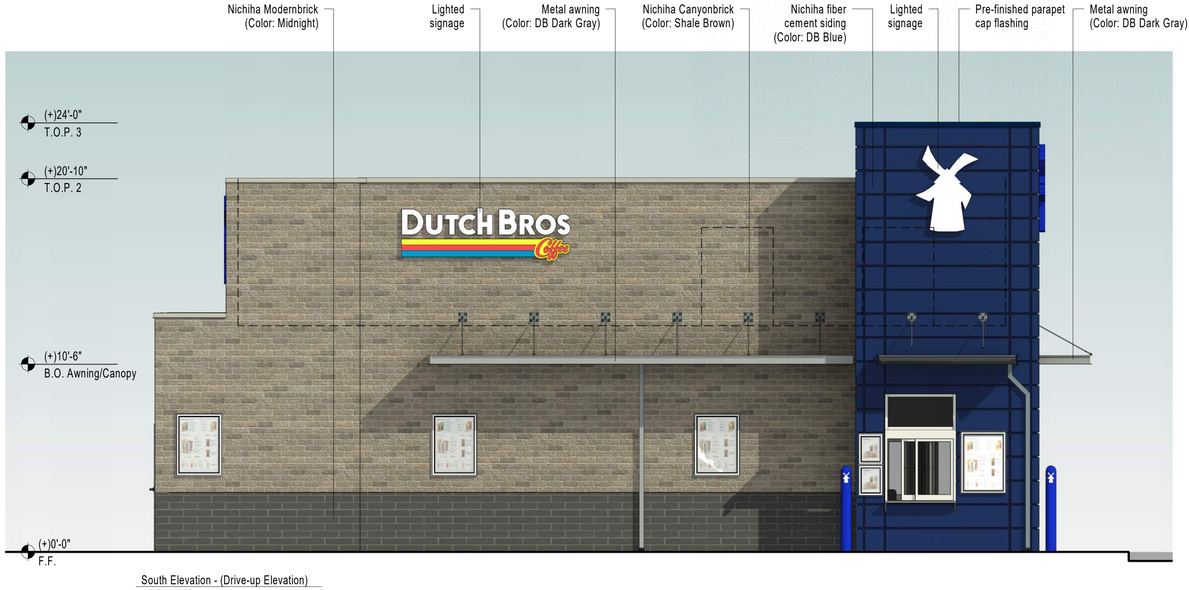
Material Calculations

Drive-Up Elevation:
- Primary Material: Brick 76%
- Secondary Material: Nichia Siding 24% (Request variance)

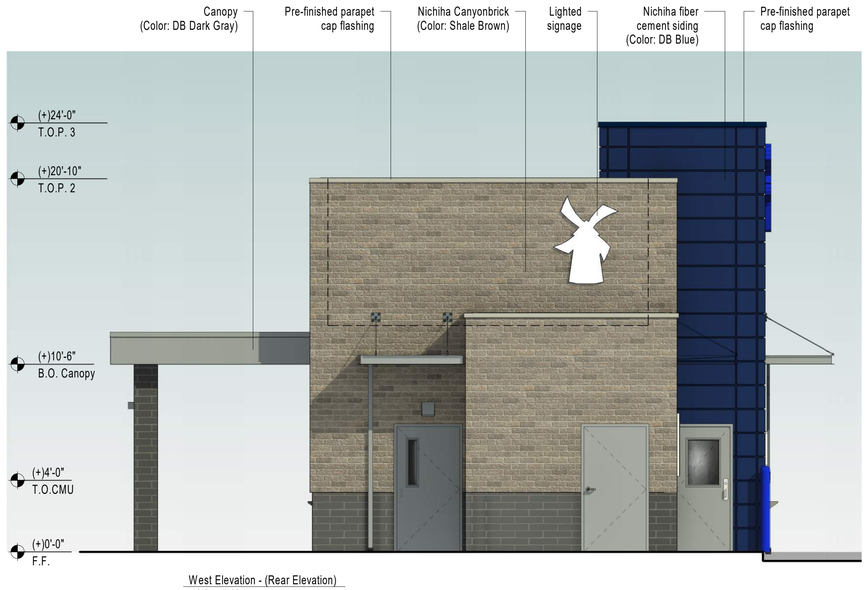
Rear Elevation:
- Primary Material: Brick 100%

Walk-Up Elevation:
- Primary Material: Brick 100%

Front Elevation:
- Primary Material: Brick 60%
- Secondary Material: Nichia Siding 40% (Request variance)



South Elevation - (Drive-up Elevation)
1/4" = 1'-0"



West Elevation - (Rear Elevation)
1/4" = 1'-0"

DUTCH BROS Coffee

Dutch Bros

Conceptual Elevations | Rockwall, Texas | PR.2

MAIN & MAIN

Front (Primary Elevation)/Drive-Thru

Front (Primary Elevation)/Walk-Up

Rear/Walk-Up

Rear/Drive-Thru

DUTCH BROS Coffee

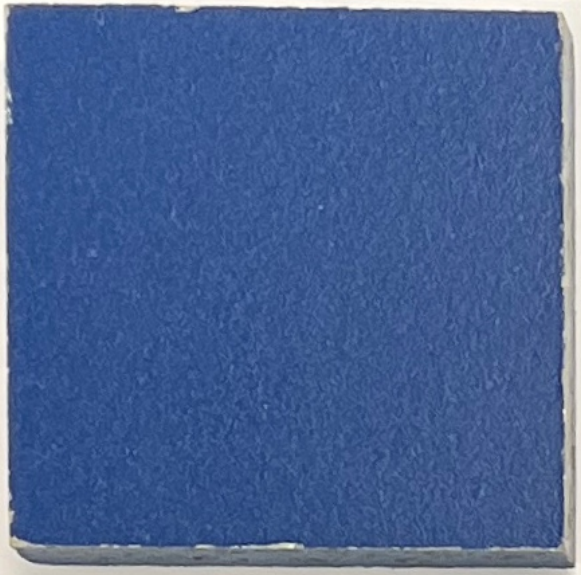
Dutch Bros

Perspectives | Rockwall, Texas | PR.2A

MAIN & MAIN

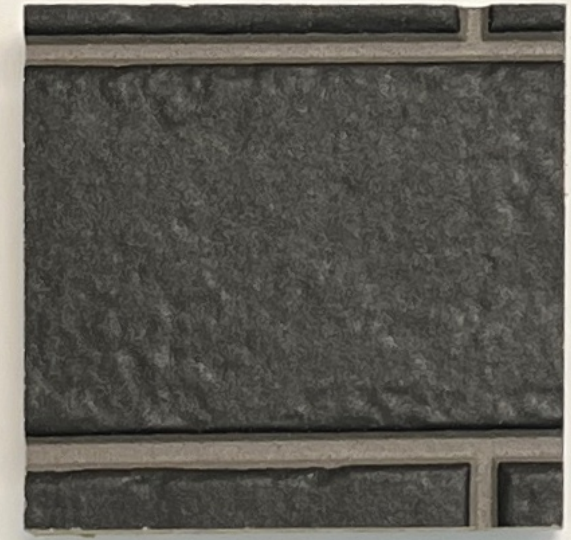
DUTCH BROS
EXIT ONLY
EXIT ONLY
DO NOT ENTER

DUTCH BROS
CHOOSE SHORTEST LANE



1. Nichiha Fiber Cement Siding, Dutch Bros Blue

2. Nichiha Canyonbrick, Shale Brown

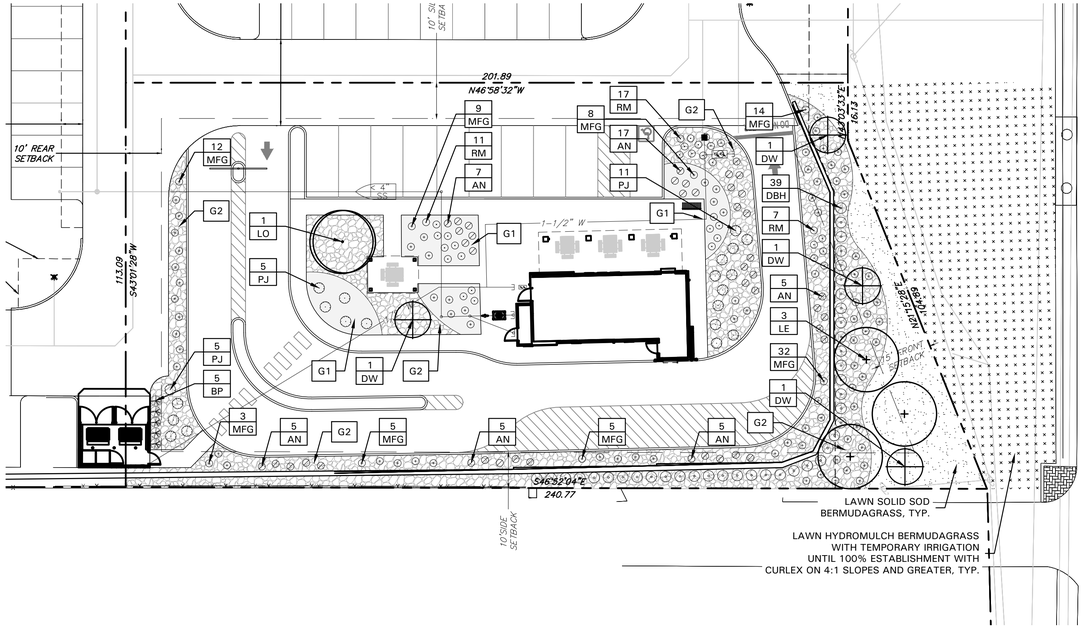


3. Nichiha Modernbrick, Midnight

Applicant Information
Sam Moore
Main & Main
5750 Genesis Ct. Suite 103
Frisco, TX 75034
(817) 505-8117
sm@maincg.com

Owner Information
Jason Claunch
7.1 Ridge LLC
106 E Rusk Suite 200
Rockwall, TX 75087
(972) 999-0081 x101
jason@catalystcommercial.net

Dutch Bros Coffee
Case Z2021-032



LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

CITY OF ROCKWALL NOTES

1. **NO TREES WITHIN 5'-0" OF ANY UTILITIES**
2. **IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC**

GENERAL TREE SURVEY NOTE:
NO EXISTING TREES LOCATED ON SITE

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

HYDROMULCH NOTES

1. CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
3. FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
5. HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
6. USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
7. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
8. ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS

THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.W. BUFFER

1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) l.f. and one accent tree per (50) l.f., to include groundcover, berm, and shrubbery.

RIDGE ROAD (FM 740): 121 l.f.

Required	Provided
10' wide buffer	20' wide buffer
(3) trees, 4" cal.	(3) trees, 4" cal.
(3) accent trees	(3) accent trees

SITE LANDSCAPING

1. Twenty (20%) percent of the total site shall be landscaped for COMMERCIAL.
2. Fifty (50%) percent of the total requirements shall be located in the front of and along side buildings for COMMERCIAL.

Total site: 0.56 AC; 24,760 s.f.

Required	Provided
4,952 s.f. (20%)	8,100 s.f. (32%)
2,476 s.f. (50%)	2,812 s.f. (56%)

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
DW	*Chilopsis linearis*	Desert Willow	4	30 gal.	container grown, 3-5 trunk, 8' ht. min., 4' spread min.
LE	*Ulmus parvifolia 'Sempervirens'*	Lacebark Elm	3	4" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LO	*Quercus virginiana*	Live Oak	1	4" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
	SHRUBS/GROUNDCOVER				
AN	*Juniperus tobira 'Andorra'*	Andorra Juniper	44	5 gal.	container full, 20" spread
BP	*Juniperus chinensis 'Blue Point'*	Blue Point Juniper	5	5' ht.	B&B, full to base, matching
DBH	*Ilex cornuta 'Dwarf Burford'*	Dwarf Burford Holly	39	5 gal.	container full, 24" spread
MFG	*Nassella tenuissima*	Mexican Feathergrass	88	3 gal.	container full
PJ	*Juniperus chinensis 'Pfitzerana Glauca'*	Blue Pfitzer Juniper	21	5 gal.	container full, 20" spread
RM	*Rosmarinus officinalis 'Tuscan Blue'*	Upright Rosemary 'Tuscan Blue'	35	3 gal.	container full, 20" spread
	Cynodon dactylon	Common Bermudagrass			refer to Notes
G-1		Crushed Basalt			crushed basalt, 1" dia., 4" depth with weed barrier fabric
G-2		Decorative Gravel			3" -4" dia., 4" depth with weed barrier fabric

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

SCALE: 1" = 20'-0"
0 10 20 40

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

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DRAWN: RMT
DESIGNED: RMT
CHECKED/STAMPED:

STAMP: REGISTERED LANDSCAPE ARCHITECT, JOHN ANN HAAS, 2246, STATE OF TEXAS, 11/15/21

DESIGNER:

TECTONICS DESIGN GROUP
tel 775-824-9988
fax 775-824-9986
730 Sandhill Rd., #250, Reno, Nevada 89521
www.tectonicsdesigngroup.com

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Dutch Bros No.: TX1802
TBD Ridge Rd, Rockwall, TX 75087
MAIN & MAIN CAPITAL GROUP, LLC
5750 Genesis Ct, Suite 103, Frisco, Texas 75034
tel 214-308-0008
21090

SUBMITTAL RECORD:

DATE:	SUBMITTAL
10/15/21	SITE PLAN SUBMITTAL
11/15/21	SITE PLAN SUBMITTAL

SHEET TITLE: LANDSCAPE PLAN

SHEET: L1.01

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs and grasses)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: April 14, 2014 Edition; by American National Standards Institute, Inc. (Z60.1) – plant material

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.

B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:
1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions, do not measure from branch or root tip-to-tip.
5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:
1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
6. Remove rejected plant material immediately from job site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.

D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:
1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   a. Clay – between 7-27 percent
   b. Silt – between 15-25 percent
   c. Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.

H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.

B. Staking Material for Shade Trees: refer to details.

C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.

E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:
1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:
1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that,when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ⅓ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

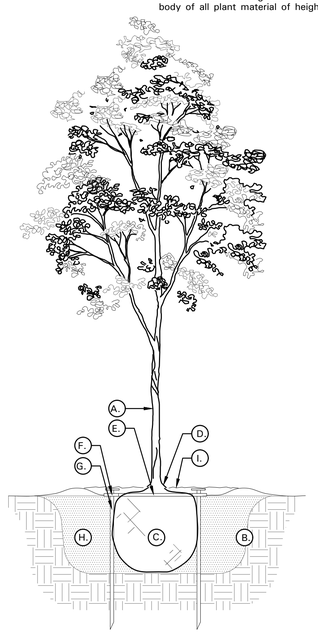
P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:
1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be ½" maximum height above final finished grade.
4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
5. Do not install steel edging along sidewalks or curbs.
6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



01 TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING DETAIL LEGEND AND NOTES

A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org

B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.

C. ROOT BALL: REMOVE TOP ⅓ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.

D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.

E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.

F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.

G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

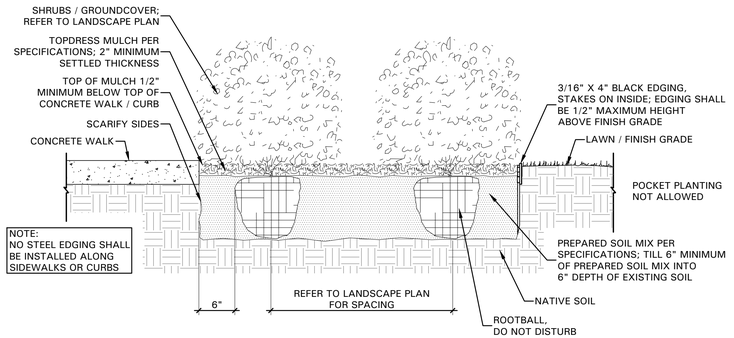
H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

J. TREE STAKES:
TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM:
Tree Stake Solutions
ATTN: Jeff Tuley
(903) 676-6143
jeff@treestakesolutions.com
www.treestakesolutions.com

OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

BELLE FIRMA
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DRAWN: RMT
DESIGNED: RMT
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STAMP:
REGISTERED LANDSCAPE ARCHITECT
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TBD Ridge Rd, Rockwall, TX 75087
MAIN & MAIN CAPITAL GROUP, LLC
5750 Genesis Ct, Suite 103, Frisco, Texas 75034
tel 214-308-0008
#21090

SUBMITTAL RECORD:

DATE:	SUBMITTAL
10/15/21	SITE PLAN SUBMITTAL
11/15/21	SITE PLAN SUBMITTAL

SHEET TITLE:
LANDSCAPE SPECIFICATIONS AND DETAILS

SHEET:
L1.02

General Electrical Requirements

PART 1 - GENERAL

1.01 DESCRIPTION

This Section summarizes the general requirements for electrical work, and forms a part of all other Sections of these specifications unless otherwise specified. The electrical work consists of furnishing all labor, materials, equipment and performing all operations required for complete and operable electrical systems as indicated on the drawings and/or as specified herein. Miscellaneous appurtenances are not necessarily specified or shown on the plans.

1.02 QUALITY ASSURANCE

A. Furnish manufacturer's electrical equipment of the types and sizes specified.
B. Codes and Standards. Provide electrical equipment and materials, including installation, conforming to the following codes and standards, as applicable and as adopted by the authority having jurisdiction. The equipment and materials shall bear labels to indicate manufacturing conformance to the specified standards or equal. Where two codes or standards are at variance the authority having jurisdiction shall apply:

1. 2017 National Electric Code
2. National Electrical Safety Code
3. Local County and City Electrical Codes
4. Owner's Electrical Standards
5. American National Standards Institute Standards
6. American Society for Testing Materials Standard Tests
7. Certified Ballast Manufacturers Standards
8. Illuminating Engineering Society Handbook Standards
9. Insulated Power Cable Engineers Association Standards
10. National Electrical Manufacturers Association Standards
11. National Fire Protection Association Standards
12. Occupational Safety and Health Act
13. Underwriters' Laboratories, Inc. Standards

1.03 UTILITY COMPANY REQUIREMENTS

All utility installations shall comply with current Public Utilities Commission regulations and requirements. All installations shall comply with current local electric utility service provider standards, procedures and regulations.

1. 2017 National Electric Code
2. National Electrical Safety Code
3. County and City Electrical Codes
4. Owner's Electrical Standards
5. American National Standards Institute Standards
6. American Society for Testing Materials Standard Tests
7. Certified Ballast Manufacturers Standards
8. Illuminating Engineering Society Handbook Standards
9. Insulated Power Cable Engineers Association Standards
10. National Electrical Manufacturers Association Standards
11. National Fire Protection Association Standards
12. Occupational Safety and Health Act
13. Underwriters' Laboratories, Inc. Standards

1.04 SUBMITTALS

All drawings shall be prepared and kept up to date throughout all construction phases. As built drawings may, at any time, be reviewed by the architect, general contractor and/or owner's representative. This section includes responsibility for inspection, acceptance and documentation of all pre-existing installations. Accurate, complete and legible final As Built Drawings shall be submitted within two weeks of finalization of all installations covered under this section or within two weeks of request by owner's representative.
A. Materials List. Submit complete list of materials to be installed to architect and/or owner as required.
B. Technical Data. Submit descriptive and instruction manuals to the extent required under this Section and other Sections of Division 16, and the General Conditions.

1.05 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. Delivery. Deliver electrical materials and equipment in manufacturer's original cartons or containers with seals intact, as applicable. Unless otherwise specified, deliver conductors in sealed cartons or on sealed reels, ends of reeled conductors factory sealed. Deliver large multi-component assemblies in sections that facilitate field handling and installation.

B. Storage. Unless designed for outdoor exposure, store electrical materials off the ground and under cover to prevent corrosion, contamination, or deterioration.

C. Handling. Handle materials and equipment in accordance with manufacturers recommendations. Lift large or heavy items only at the points designated by the manufacturer. Use padded slings and hooks for lifting as necessary to prevent damage.

1.06 JOB CONDITIONS

Electrical Drawings are diagrammatic and indicate the general layout of the complete work. Locations of equipment, inserts, anchors, motors, panels, pull boxes, conduits, stub-ups, fitting, lighting fixtures, convenience outlets, exterior lighting units, and ground wells are approximate. Conform to Drawings as closely as possible. Exercise care to secure approved headroom and clearances, and to overcome structural interference. Verify scaled dimensions, field dimensions, and conditions at the place of work.

Underground electric lines shown on the plans are, to a degree, symbolic. Refer to the existing as built, Electrical, Mechanical and all other drawings available for locations of possible interference. Hand dig or otherwise cautiously dig the trenches for the underground lines in areas where interferences are possible or where electric lines must pass or cross below or above existing.

A. Changes. Submit written details and reasons for proposed deviations from Drawings and Specifications, and do not deviate therefrom unless authorized by Field Order or Change Order. If approved changes requested by general contractor and/or owner require alteration of structures or related work, make the alterations in full compliance with all applicable codes and ordinances.

B. Protection. Protect electrical materials and equipment until final acceptance. Protect factory painted surfaces from impact, abrasion, discoloration, and other damage. Keep electrical equipment, materials, and insulation dry at all times. If partial dismantling of equipment is required for installation, box or wrap the removed parts until reinstalled. Repair or replace damaged work as directed, at no additional cost to the owner.

C. Coordinate. Coordinate electrical work with all trades, code authorities and public utilities. Where two or more trades interface in an area, verify that no electrical work is omitted.

D. Safety. Maintain and operate all equipment and fixtures in a safe and responsible manner. Conduct all construction operations in a safe manner for all employees as well as as any other persons within the workspace. Hold all others harmless of negligent safety practices which could cause injury to others on or near the jobsite.

1.07 RELATED ELECTRICAL WORK
Review entire Contract Documents and provide all electrical work required for the entire project, even if it is specified in Divisions other than Division 16, unless specifically excluded in advance.

1.08 POWER SUPPLY

The power supply shall be alternating current, 60 hertz and at the voltage indicated on the drawings.

1.09 PERMITS

Procurement of permits is not included in this section. Obtain and pay for permits, licenses and/or inspections required for electrical construction work if specifically required in writing by owner, architect and/or general contractor prior to award of contract.

1.10 OUTAGES

Keep power shutdown periods to the minimum time feasible, and only for such times and durations as may be approved. Submit written request for outage approval at least 2 working days in advance of need, stating date, time, and probable duration.

1.11 AREA CLASSIFICATIONS

Installation areas for electrical equipment, materials, and wiring are classified as "Non-Hazardous" unless otherwise indicated or specified.

1.12 GUARANTEE AND WARRANTY

Guarantee all work of Division 16 in accordance with the General Conditions. With respect to equipment, condition guarantee to cover (1) faulty or inadequate design; (2) improper assembly or erection; (3) defective workmanship or materials; and (4) incorrect or inadequate operation, or other failure. For equipment bearing a manufacturer's warranty in excess of one (1) year, furnish a copy of the warranty to the architect for submittal to owner who shall be named as beneficiary.

PART 2 - PRODUCTS

2.01 MATERIALS AND EQUIPMENT

Provide new materials and equipment as required to complete all indicated and specified electrical work, including incidental items inferable from the Contract Documents that are necessary to complete the work. Provide materials and equipment of latest design, standard products of established manufacturers. For uniformity, only one manufacturer is acceptable for each type of product. Manufacture individual parts to standard sizes and gages so repair parts can be installed in the field. Make like parts of duplicate units interchangeable. Do not place equipment in service at any time prior to delivery except as required for factory or shop tests or as requested by owner, architect and/or general contractor.

A. Prohibited Materials. Aluminum conductors are not acceptable unless approved for each use and location.

B. Damaged Products. Notify the general contractor in writing if any equipment or material is damaged. Do not repair damaged products without prior written approval.

C. Outdoor Equipment. Outdoor electrical equipment shall be weatherproof, NEMA 3R (enclosure detailed on drawings) unless shown otherwise on the construction drawings.

D. Factory Finishes. Unless otherwise specified in other Division 16 sections or in the Special Conditions, the sheet metal surfaces of equipment enclosures shall be phosphatized and coated with a rust resisting primer. Over the primer, apply a corrosion resistant baked enamel finish on the interior and exterior metal surfaces. The exterior color shall be ASA No. 49 medium light gray. The interior color shall be white. Hardware shall have a corrosion resistant finish. Sheet metal enclosures and lighting fixtures, in corrosive areas, shall have an outer coating of corrosion resistant epoxy.

PART 3 - EXECUTION

3.01 GENERAL

Install electrical work in accordance with all applicable codes and standards except where more stringent requirements are indicated or specified. Verify that materials and equipment properly fit the installation space with clearances conforming to all applicable codes and standards except where greater clearance is indicated. Perform work as required to correct improper installations, at no additional cost to the owner.

3.02 ELECTRICAL SUPERVISION

In addition to supervision required under the General Conditions, assign a competent representative to supervise the electrical construction work from beginning to completion and final acceptance.

3.03 INSPECTION

Inspect each item of material and equipment for damage, defects, completeness, and correct operation prior to installation. Inspect previously installed related work and verify that it is ready for installation of electrical work.

3.04 PREPARATION

Prior to installing electrical work, ensure that installation areas are clean. Maintain the areas in a broom-clean condition during installation operations. Clean, condition, and service equipment in accordance with the manufacturer's instructions, approved submittals, and other requirements indicated or specified.

3.05 WORKMANSHIP

Employ skilled craftsmen experienced in installation of the types of electrical materials and equipment specified. Use specialized installation tools and equipment as applicable. Produce acceptable installations free of defects.

3.06 PROTECTIVE DEVICE ADJUSTMENTS

Adjust all protective devices as required. Adjustments shall conform to the serving utilities requirements & ANSI/IEEE Standard 242. No equipment shall be operated prior to said adjustments being properly completed and verified /tested.

3.07 FIELD QUALITY CONTROL

A. Manufacturers' Supervision and Field Installation Check. Where specified, electrical equipment and/or fixture manufacturer shall furnish the services of an authorized representative specially trained and experienced in the installation of his equipment and/or fixture to (1) supervise the equipment and/or fixture installation in accordance with the approved submittals and manufacturer's instructions, (2) be present when the equipment and/or fixture is first put into operation, (3) inspect, check, adjust as necessary, and approve the installation, (4) repeat the inspection, checking, and adjusting until all trouble or defects are corrected and the equipment and/or fixture installation and operation are acceptable, and (5) prepare and submit the specified Manufacturer's Certified Report.

B. Operational Demonstration. Demonstrate that performance of installed electrical materials and equipment complies with requirements specified in Division 16. Operate equipment through entire no-load to full-load range for not less than 24 hours unless a longer period is specified elsewhere. Immediately correct defects and malfunctions with approved methods and materials in each case, and repeat the demonstration. Conform to the approved demonstration plan.

C. Final Operation Tests. Test all electrical systems for not less than 24 hours, with no interruptions except for normal maintenance or corrective work. Conform to the approved test plan. Coordinate with final operation tests required under other Divisions.

1. Testing Materials. Furnish labor, instruments, recorders, gages, materials, and power for tests as required.
2. Testing Methods. Operate systems continuously 24 hours a day under constant inspection of trained operators. Cause variable range equipment to cycle through the applicable range at a steady rate of change. Induce simulated alarm and distressed operating conditions, and test controls and protective devices for correct operation in adjusting system functions or causing system shutdown.
3. Defects. Immediately correct all defects and malfunctions disclosed by tests. Use new parts and materials as required and approved. Add the interruption time for corrective work to the specified total test period.

SHEET LEGEND

SHEET ES-0.1 - SPECIFICATIONS
SHEET ES-1.0 - ELECTRICAL SITE PLAN
SHEET ES-1.1 - CANOPY LIGHTING DETAIL
SHEET ES-2.0 - PHOTOMETRIC SITE PLAN

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DESIGNED: S.B.G.
CHECKED/STAMPED:
SCOTT B. GARRISON, P.E.

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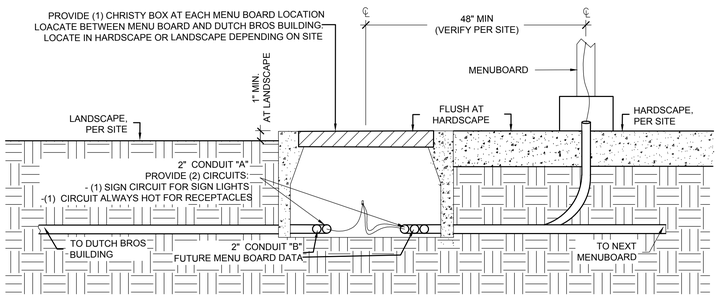
PROJECT/CLIENT:
Dutch Bros No.: TX1802
TBD RIDGE ROAD, ROCKWALL, TX 75087
MAIN & MAIN
5750 Genesis Court, Suite 103, Frisco, TX 75034
#: 21090

SUBMITTAL RECORD:

DATE:	SUBMITTAL
11/15/21	SITE PLAN SUBMITTAL

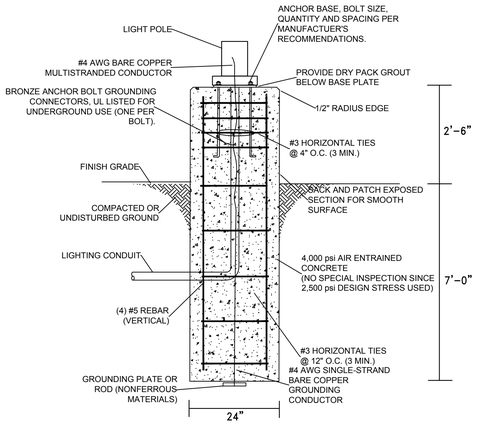
SHEET TITLE:
SPECIFICATIONS

SHEET:
ES-0.1



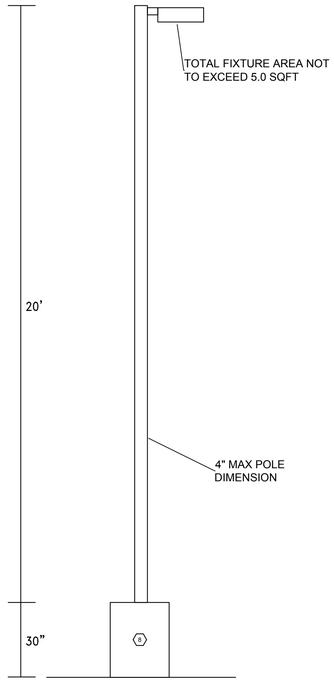
2 MENU BOARD & CHRISTY BOX DETAIL

Scale: NOT TO SCALE



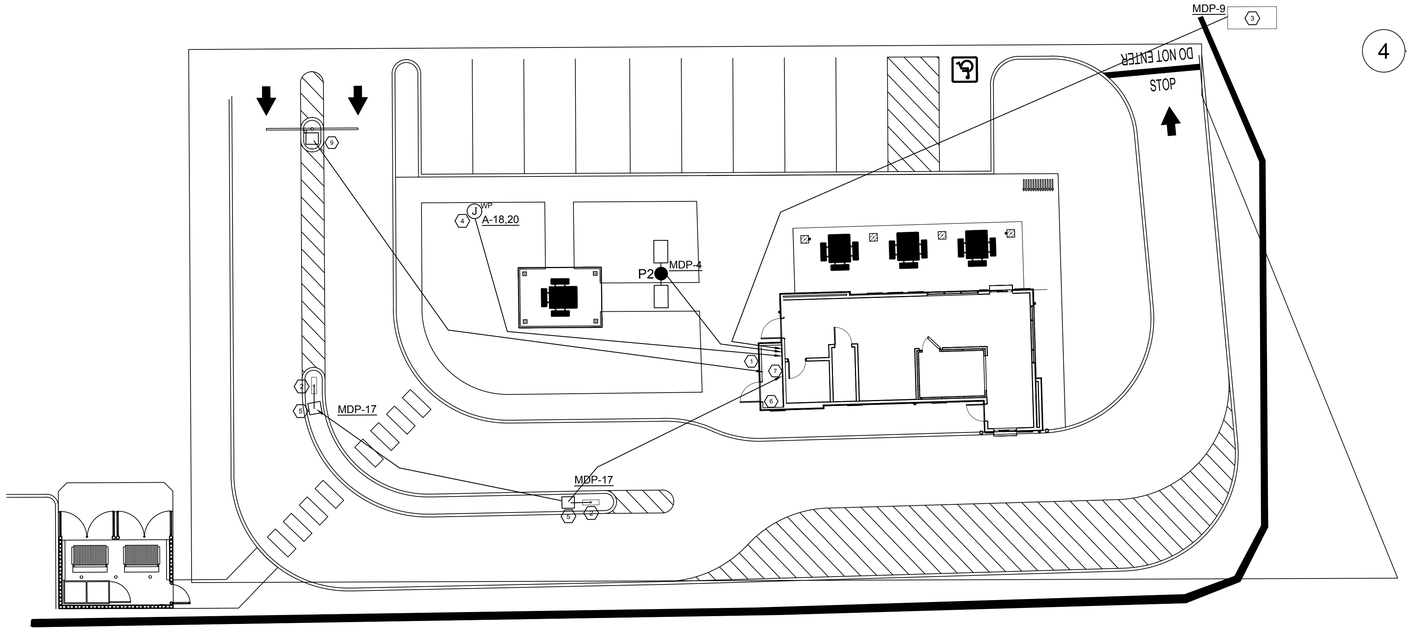
3 PARKING LOT LIGHT POLE BASE

Scale: N/A



4 PARKING LOT LIGHT ELEVATION

Scale: N/A



1 ELECTRICAL SITE PLAN

Scale:

0 30' 60'

GENERAL NOTES

1. FOR UTILITY TRANSFORMER, TELEPHONE SERVICE, GAS, WATER AND SANITARY SEWER LOCATIONS; SEE CIVIL SITE PLAN.
2. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND COMPLIANCE WITH ALL UTILITY COMPANY REQUIREMENTS AND STANDARDS. VERIFY REQUIREMENTS WITH UTILITY PRIOR TO INSTALLATION.

KEYED NOTES

1. THE LOCATION OF UTILITY METER, CT CABINET AND PULL CAN. INSTALLATION PER LOCAL ELECTRIC UTILITY STANDARDS. SEE ELECTRICAL DETAIL 1 (RISER DIAGRAM) ON MODULAR BUILDING ELECTRICAL SHEET E-3.1.
2. PROVIDE 120V ELECTRICAL CONNECTION WITH (2) #12 & (1) #12 GND IN A 2" PVC CONDUIT ROUTED BELOW GRADE THROUGH CHRISTY BOX FOR DRIVE-THRU BACKLIT MENU BOARD PER MANUFACTURERS INSTRUCTIONS. CONDUIT SHALL COME UP IN THE CENTER OF POST. SEE DETAIL 2 ON THIS SHEET. SIGN COMPANY REPRESENTATIVE TO GIVE EXACT LOCATIONS AND DIMENSIONS FOR EC TO MATCH. CONTRACTOR SHALL REPAIR ANY EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.
3. PROVIDE 120V ELECTRICAL CONNECTION WITH (2) #12 & (1) #12 GND IN A 2" PVC CONDUIT ROUTED BELOW GRADE FOR MONUMENT SIGN. COORDINATE LOCATION WITH OWNER/ARCHITECT FOR MONUMENT SIGN REQUIREMENTS, IF ANY.
4. (FUTURE) ELECTRIC VEHICLE CHARGING STATION LOCATION. EC TO PROVIDE A 2" MARKED 'EV CAPABLE' FROM PANEL 'A' TO THE JUNCTION BOX SHOWN ON PLANS. SEE PANEL SCHEDULE ON MODULAR BUILDING ELECTRICAL SET FOR MORE INFORMATION.
5. PROVIDE A 2" PVC CONDUIT ROUTED BELOW GRADE TO CHRISTY BOX FOR FUTURE DATA CONNECTION TO DRIVE-THRU MENU SIGN PER REPRESENTATIVE INSTRUCTIONS PRIOR TO ROUGH IN. SEE DETAIL 2 ON THIS SHEET. CONTRACTOR SHALL REPAIR ANY EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.
6. LOCATION OF CABLE INTERNET DEMARC.
7. VERIFY EXACT LOCATION OF PANELS ON MODULAR BUILDING ELECTRICAL PLANS.
8. LIGHT POLE BASE IS TO BE LEFT WITH THE SACK FINISH. DO NOT PAINT.
9. PROVIDE A 2" CONDUIT WITH PULL STRING TO CHRISTY BOX BETWEEN "CHOOSE LANE" DIRECTIONAL SIGN AND CLEARANCE BAR FOR FUTURE DRIVE THRU SENSORS.

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PROJECT/CLIENT:

Dutch Bros No.: TX1802
TBD RIDGE ROAD, ROCKWALL, TX 75087
#: 21090

MAIN & MAIN
5750 Genesis Court, Suite 103, Frisco, TX 75034

SUBMITTAL RECORD:

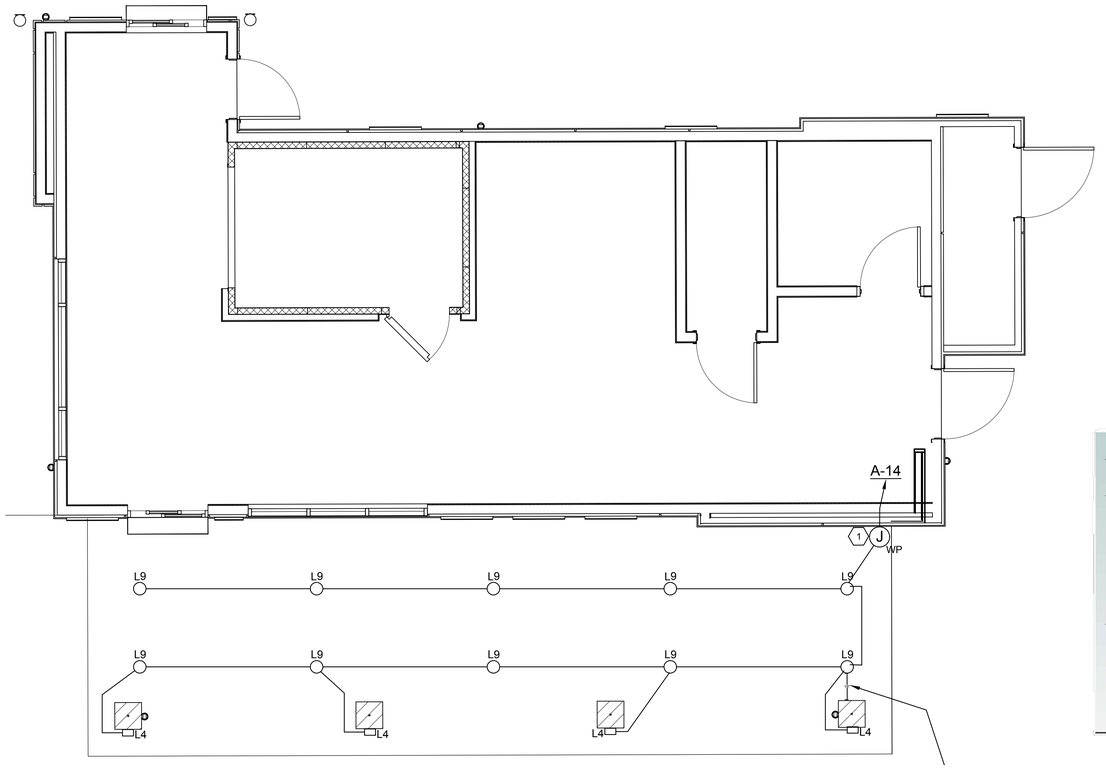
DATE:	SUBMITTAL
11/15/21	SITE PLAN SUBMITTAL

SHEET TITLE:

ELECTRICAL SITE PLAN

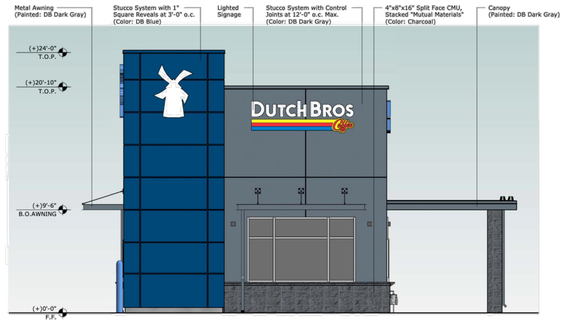
SHEET:

ES-1.0



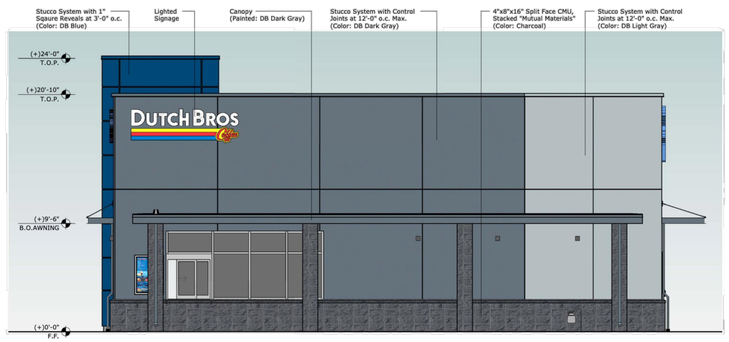
1 CANOPY LIGHTING DETAIL

Scale: 0 10' 20'



2 CANOPY FRONT ELEVATION DETAIL

Scale: NOT TO SCALE

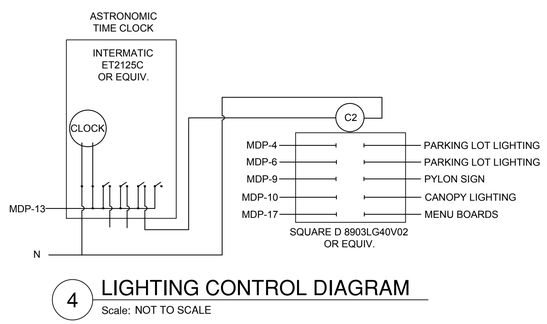


3 CANOPY SIDE ELEVATION DETAIL

Scale: NOT TO SCALE

LIGHTING SCHEDULE						
ID	MANUFACTURER	MODEL #	LAMP TYPE	VOLTAGE	WATTAGE	DESCRIPTION
P1	IMPERIAL LIGHTING	NLS NV-1-T3-48L-1-40K-UNV-ASA-BRZ WITH POLE: NLS SSSP17-4S-11G-9BC-SGL-BRZ-3430	LED	120/277	156W	SITE POLE HEAD, LED 156W, 19000LM,4000K, DARK BRONZE, TYPE 3 DISTRIBUTION, WITH A 20' SQUARE 4" STEEL POLE, VERIFY PER LOCAL REQUIREMENTS PRIOR TO ORDERING - WATTS/LUMENS, KELVIN LIGHT TEMPERATURE, TYPE DIST. MOUNTING CONFIG. SINGLE OR DOUBLE, COLOR AND HEIGHT. DRILL HOLES IN POLES FOR HEADS IF REQUIRED IN FIELD. VERIFY COLOR/HEIGHT BEFORE ORDERING.
P2	IMPERIAL LIGHTING	NLS NV-1-T3-48L-1-40K-UNV-ASA-BRZ WITH POLE: NLS SSSP17-4S-11G-9BC-SGL-BRZ-3430 (2 HEADS AT 180 DEGREES)	LED	120/277	156W	(2) SITE POLE HEADS AT 180 DEGREES, LED 156W, 19000LM,4000K, DARK BRONZE, TYPE 3 DISTRIBUTION, WITH A 20' SQUARE 4" STEEL POLE, VERIFY PER LOCAL REQUIREMENTS PRIOR TO ORDERING - WATTS/LUMENS, KELVIN LIGHT TEMPERATURE, TYPE DIST. MOUNTING CONFIG. SINGLE OR DOUBLE, COLOR AND HEIGHT. DRILL HOLES IN POLES FOR HEADS IF REQUIRED IN FIELD. VERIFY COLOR/HEIGHT BEFORE ORDERING.
L4	TECH LIGHTING	700 OWVEX-9-3000K-4-H-UNV 120V NON-DIM	LED	120/277	19W	EXTERIOR LIGHT SCONCE, 5" SQUARE, 19W 600LM, 3000K, WET LOCATION, ADJUSTABLE UP/DOWN BEAM, COLOR CHARCOAL
L9	DMF LIGHTING	DRD5S-4-R	LED	120/277	12W	4" ROUND CANOPY DOWNLIGHT

A. INSTALLATION OF LIGHT FIXTURES SHALL BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE CODE REQUIREMENTS.
B. VERIFY THE EXACT MOUNTING HEIGHT AND FINISH OF ALL LIGHTING FIXTURES WITH ARCHITECT PRIOR TO PLACING ORDER OR COMMENCING ROUGH-IN.
C. LIGHT FIXTURES SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
D. PURCHASING: THE ABOVE LIGHTING MATERIAL IS TO BE PURCHASED AS A "LIGHTING PACKAGE" FROM DUTCH BROTHERS COFFEE'S NATIONAL ACCOUNT THE REQUIRED LIGHTING VENDOR - IMPERIAL LIGHTING, MADE AVAILABLE TO FRANCHISEES AND THEIR CONTRACTORS AT ESTABLISHED DISCOUNTED PRICING, USED FROM NEGOTIATED STOCK INVENTORIED PRODUCT COMMITTED TO, AND OBLIGATED FOR USE BY DBC. CONTACT JOSH ROGERS, JOSH@IMPERIAL-LIGHTING.COM, 760-636-0762, FOR QUOTATION, ORDER PLACEMENT AND DELIVERY. IF ANYTHING OTHER THAT ABOVE IS INSTALLED WITHOUT EXPRESSED WRITTEN CONSENT BY DBC CORPORATE OFFICE AND THE FRANCHISEE, CONTRACTOR WILL BE REQUIRED TO REMOVE IT AND REPLACE IT WITH THE ABOVE.



4 LIGHTING CONTROL DIAGRAM

Scale: NOT TO SCALE

GENERAL NOTES

1. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ORDERING AND INSTALLING LIGHTING IN THE DUTCH BROTHERS OUTDOOR CANOPY. COORDINATE INSTALLATION WITH THE MODULAR BUILDING AFTER DELIVERY.

KEYED NOTES

1 TIE LIGHTING CIRCUIT INTO JUNCTION BOX LOCATED IN THE CANOPY SOFFIT (PROVIDED BY MODULAR BUILDING MANUFACTURER). JUNCTION BOX WILL HAVE CONDUIT RUNNING TO PANEL 'A' ON THE INTERIOR OF THE MODULAR BUILDING. ENSURE THE LIGHTING CIRCUIT IS TIED INTO THE TIME CLOCK.

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PROJECT/CLIENT:
Dutch Bros No.: TX1802
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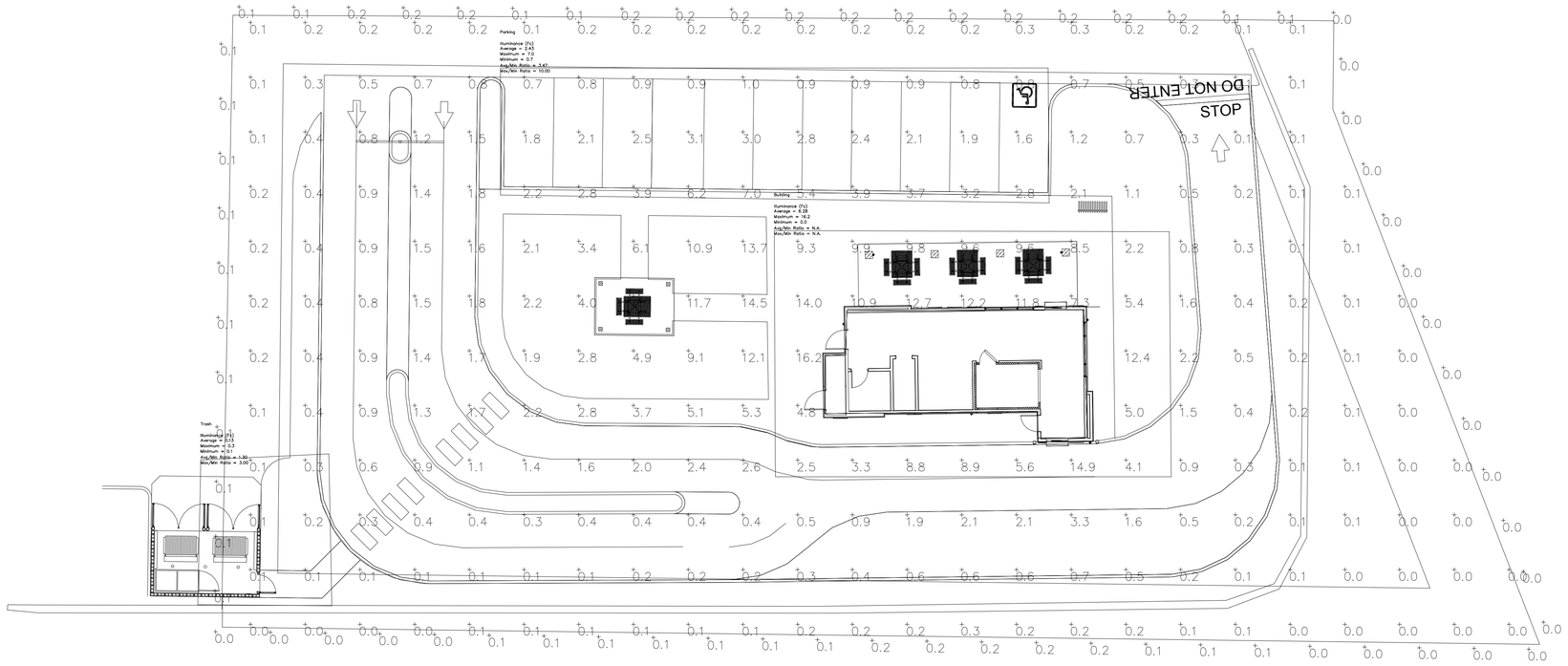
MAIN & MAIN
5750 Genesis Court, Suite 103, Frisco, TX 75034
#: 21090

SUBMITTAL RECORD:

DATE:	SUBMITTAL
11/15/21	SITE PLAN SUBMITTAL

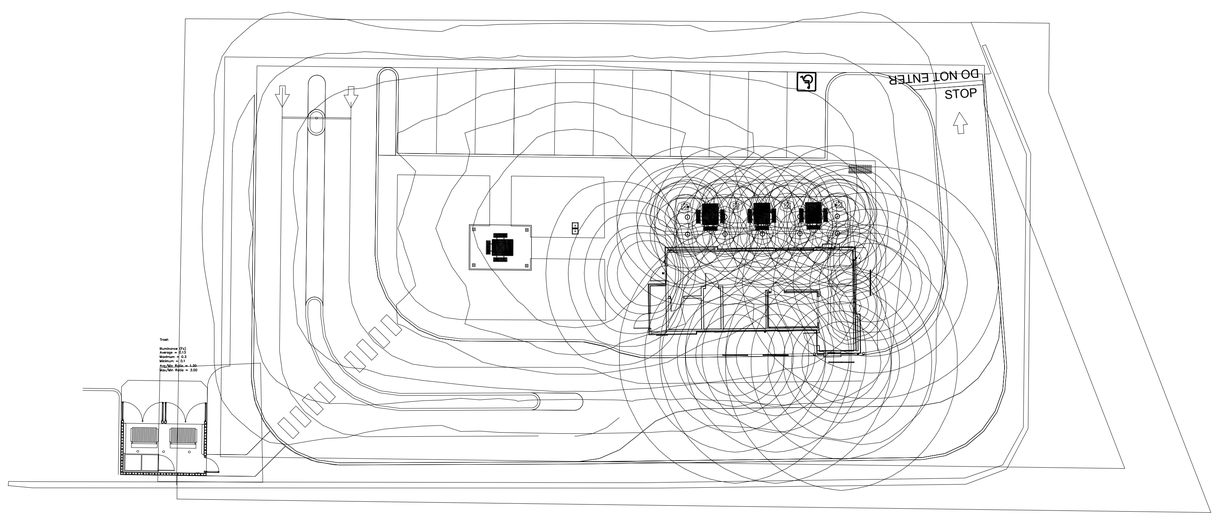
SHEET TITLE: CANOPY LIGHTING DETAIL

SHEET: ES-1.1



1 PHOTOMETRIC CALCULATIONS

Scale: NOT TO SCALE



2 LIGHTING DISTRIBUTION AREAS

Scale: NOT TO SCALE

Photometric Statistics

PROPERTY LINE
ILLUMINANCE (FC)
AVERAGE=0.09 MAXIMUM=0.2 MINIMUM=0.0 AVG/MIN=N.A. MAX/MIN=N.A.

SITE
ILLUMINANCE (FC)
AVERAGE=1.93 MAXIMUM=16.2 MINIMUM=0.0 AVG/MIN=N.A. MAX/MIN=N.A.

BUILDING
ILLUMINANCE (FC)
AVERAGE=6.28 MAXIMUM=16.2 MINIMUM=0.0 AVG/MIN=N.A. MAX/MIN=N.A.

PARKING
ILLUMINANCE (FC)
AVERAGE=2.43 MAXIMUM=7.0 MINIMUM=0.7 AVG/MIN=3.47 MAX/MIN=10.00

TRASH
ILLUMINANCE (FC)
AVERAGE=0.13 MAXIMUM=0.3 MINIMUM=0.1 AVG/MIN=1.30 MAX/MIN=3.00

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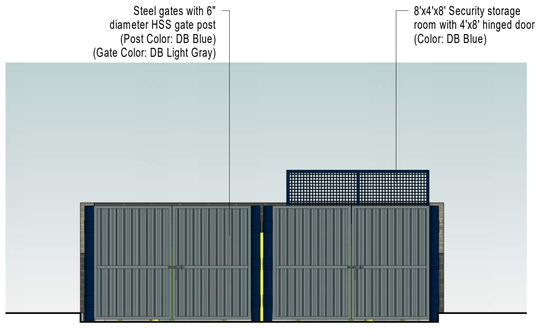
SHEET TITLE:

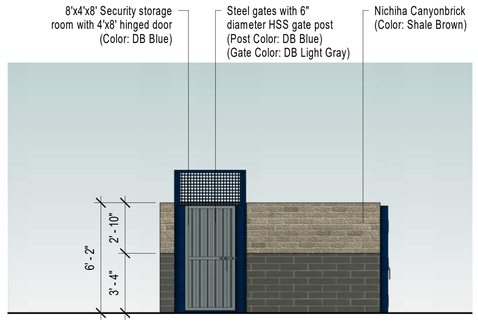
PHOTOMETRIC SITE PLAN

SHEET:

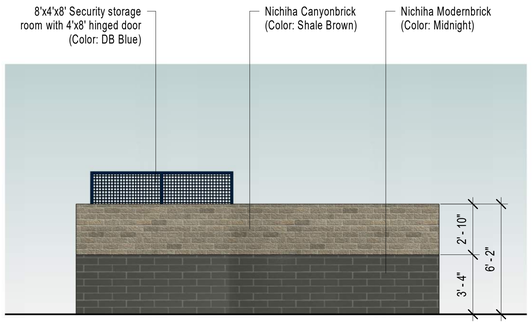
ES-2.0



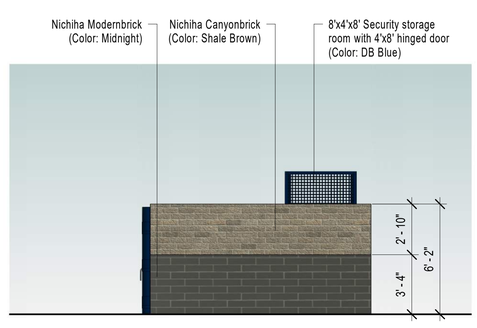
North Elevation - (Front Elevation)
1/4" = 1'-0"



East Elevation - (Side Elevation)
1/4" = 1'-0"



South Elevation - (Rear Elevation)
1/4" = 1'-0"



West Elevation - (Side Elevation)
1/4" = 1'-0"

DUTCH BROS Coffee

Dutch Bros

Conceptual Trash Enclosure Elevations | Rockwall, Texas | PR.2B

MAIN & MAIN

PROJECT COMMENTS

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

DATE: 11/22/2021

PROJECT NUMBER:	SP2021-031	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for Dutch Bros	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	2230 RIDGE RD, ROCKWALL, 75087	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Sam Moore of Main & Main on behalf of Jason Claunch of 7.1 Ridge, LLC for the approval of a Site Plan for a Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. Dutch Bros. Coffee) on a 0.57-acre portion of a larger 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	11/19/2021	Approved w/ Comments

11/19/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. Dutch Bros. Coffee) on a 0.57-acre portion of a larger 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane.

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

M.3 For reference, include the case number (SP2021-031) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Commercial (C) District standards, the Scenic Overlay District Standards, and the Development Standards of Article V, that are applicable to the subject property.

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

M.6 Site Plan:

1. Confirm the lot acreage as the plat indicates a different lot size. (Subsection 03.04. B, of Article 11)
2. Please label the fire lanes as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11)
3. Please label the centerline for Ridge Road. (Subsection 03.04. B, of Article 11)
4. In the parking table include the parking required for the outside seating, which is 1 space per 4 seats. This would bring the total required parking spaces to 8, which the site plan is still in compliance. (Subsection 05.01, of Article 06)
5. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material. Please correct the parking areas as they are indicated as asphalt. (Subsection 03.02, of Article 06)
6. Signage will be covered at the time of building permit. (Subsection 06.02. F, of Article 05)
7. Dumpster Screening. The masonry screening wall must be 8-feet in height because the property is located in an overlay district. The gate must be self-latching and not

manual. The security gate inside the dumpster enclosure must also not be visible above the screening wall. (Subsection 01.05. B, of Article 05)
8. Confirm that the dashed line behind the parapet is roof mounted equipment; provide a label. (Subsection 01.05. C, of Article 05)

M.7 Landscape Plan:
1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. Indicate and delineate the landscape buffer along Ridge Road. (Subsection 05.01, of Article 08)
3. Desert Willow is considered an accent tree; they are also not allowed within the landscape buffer. (Appendix C)
4. Per the previously approved Miscellaneous Case (MIS2021-001) you are required to have 8 canopy and 8 accent trees in the landscape buffer. (Subsection 05.01, of Art. 08)
5. Provide a note indicating the irrigation will meet the requirements of the Unified Development Code (UDC). (Subsection 05.04, of Article 08)

M.8 Photometric Plan:
1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. The maximum outdoor maintained, computed, and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. In this case please confirm that along the north property line the 0.2 FC is met. Currently I cannot determine if it is met. (Subsection 03.03. G, of Article 07)
3. Please provide light cutsheets for all proposed light fixtures. (Subsection 03.03, of Article 07)

M.9 Building Elevations:
1. 20% stone is required on each façade of the proposed building. This will be a requested variance to the UDC per your variance request letter. (Subsection 05.01. A.1, of Article 05)
2. 90% masonry materials are required on each façade of the proposed building. As discussed previously the Nichiha is not a recognized masonry material in the City of Rockwall and will not contribute to the masonry requirement. This will be a requested variance to the UDC per your variance request letter. (Subsection 05.01. C.2, of Article 05)
3. Being in an overlay district and being less than 6,000 SF requires the roof to be pitched. This will be a requested variance to the UDC per your variance request letter. (Subsection 06.02. C.2, of Article 05)
4. Indicate the parapet wall height. Include a note that the parapet will be finished on both sides. (Subsection 04.01, of Article 05)

I.10 Staff has identified the following variances associated with the proposed request: [1] less than 20% stone, [2] less than 90% masonry material, and [3] no pitched roof. The variance letter provided proposed the following compensatory measures: [1] increased building articulation, [2] increased architectural elements, [3] bicycle rack, [4] outdoor seating, [5] no outdoor speaker in menu boards, and [6] a pergola with seating. In the provided variance letter change the 1st variance to an existing variance, not a requested variance. This variance already exists on the property and would not be requested per this site plan. Also update the variance letter to include the less than 90% masonry material.

I.11 Please note that failure to address all comments provided by staff by 3:00 PM on December 7, 2021 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on December 7, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the December 14, 2021 Planning & Zoning Meeting.

I.13 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on November 30, 2021.
2) Planning & Zoning meeting/public hearing meeting will be held on December 14, 2021.

I.14 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	11/19/2021	Approved w/ Comments

11/19/2021: M - Approx. location of water stub out per the Skyridge Infrastructure plans.

The following items are informational for the engineering design process.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (1.5' and taller including any exposed building slab) must be rock or stone face. No smooth concrete walls.

Drainage Items:
- Detention is accounted for previously.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:
- Must loop 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Minimum public sewer is 8". Must connect to the sewer line on the northeast.
- Water and sewer must be 10' apart.
- Must extend 8" water to the north
- Show irrigation meter

Roadway Paving Items:
- TIA per TXDOT requirement for Ridge Road (FM 740) or revise the existing one to reflect drive through restaurant and resubmit to TXDOT and the City for approval.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	11/17/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/18/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/17/2021	Approved w/ Comments

11/17/2021: Address will be *2230 Ridge Rd, Rockwall, TX 75087*

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	11/19/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/17/2021	Approved

11/17/2021: Planning is going to double check my calculations as the numbers of trees look thin for site, but I cannot find anything miscalculated.

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:
- ☒ 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	2200 Ridge Rd				
SUBDIVISION	Vacant Land - Commercial	LOT	1	BLOCK	A
GENERAL LOCATION	Property located at intersection of Ridge Rd and Yellow Jacket Ln, North of 2054 Ridge Rd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial (C)		CURRENT USE	Undeveloped/Vacant	
PROPOSED ZONING	Commercial (C)		PROPOSED USE	Drive-Thru Coffee Shop	
ACREAGE	0.57 Acres	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

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

☐ OWNER	7.1 Ridge LLC	☐ APPLICANT	Main & Main
CONTACT PERSON	Jason Claunch	CONTACT PERSON	Sam Moore
ADDRESS	106 E Rusk Suite 200	ADDRESS	5750 Genesis Ct Suite 103
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Frisco, TX 75034
PHONE	972-999-0081 (x101)	PHONE	(817) 505-8117
E-MAIL	jason@catalystcommercial.net	E-MAIL	sm@maincg.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Sam Moore [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 270.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* TENTH *DAY OF* November *, 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."*

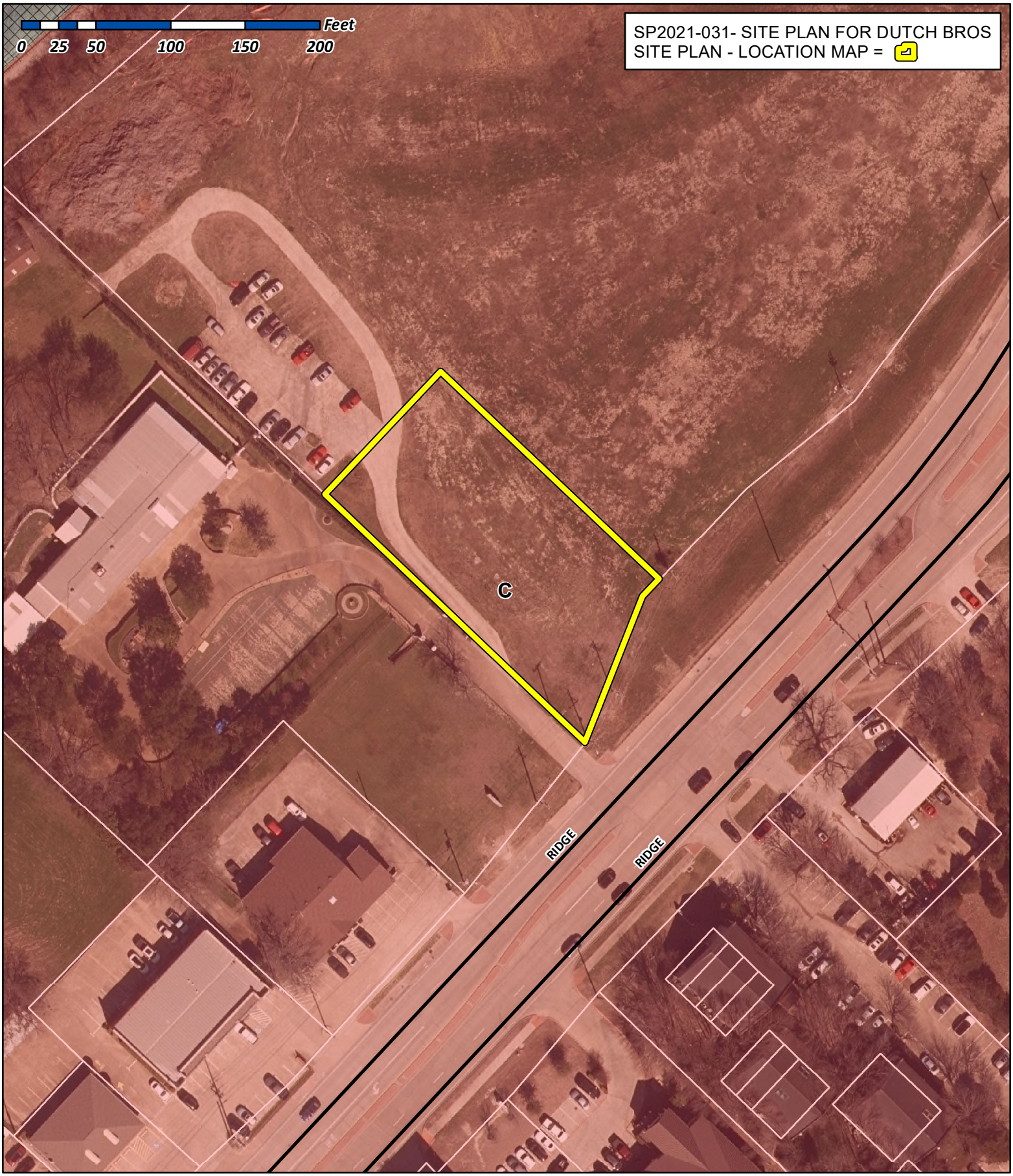
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 *DAY OF* November *, 20* 21

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
KIMBERLY A. DUNLOP
My Notary ID # 129512856
Expires August 5, 2025

MY COMMISSION EXPIRES



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.

Dutch Bros Coffee
ARB & Site Plan Submittal
Variance Request Letter

Howdy,

Thank you for the opportunity to further present our proposed Dutch Bros Coffee project at 2200 Ridge Rd. We are excited to be submitting for ARB and Site Plan approval. Below are the existing and requested variances for our project, followed by the proposed compensatory measures.

Requested Variances

1. Reduced landscape buffer along Ridge Rd.
    - Reasoning – this is an existing variance on the property, which covers the reduced variable buffer width along Ridge Rd.
2. More than 10% of secondary material on the Eastern and Southern elevations.
    - Reasoning – the blue Nichiha siding (cement fiber board) is higher than the allowable secondary material amount. The blue tower is a signature marketing feature for Dutch Bros' buildings. We have removed the cement plaster on the preliminary elevations to raise the primary material percentage as much as possible throughout the building, but request to keep the blue Nichiha tower because of the marketing feature for Dutch Bros.
3. Building is less than 6,000sf and does not have a pitched roof
    - Reasoning – the building has a flat roof with parapet walls to be able to screen the roof mounted equipment.

Proposed Compensatory Measures

1. Increased building articulation
    a. Building articulation is achieved through the tower, canopy, and awnings from a horizontal and vertical articulation perspective.
2. Masonry building materials being equal or greater than surrounding properties
    a. Along with the proposed brick, Nichiha board is being used which is considered to be a masonry product as it is a cement fiber board, similar to hardie-lap siding.
3. Increased architectural elements
    a. Varied roof heights, awnings, canopies, and added pergola.
4. Proposed outdoor seating under building canopy.
5. Increased canopy length, which will span the length of the Northern elevation.
6. Additional outdoor seating under pergola.
7. No outdoor speakers in menu boxes.
8. Bike rack, promoting an alternative transportation and help reduce path obstructions.

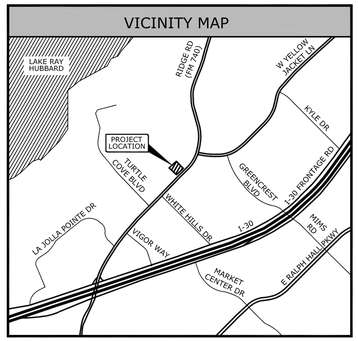
Thank you again for your consideration.
We look forward to working together.

Sam Moore

Best,

Sam Moore
Main & Main Capital Group, LLC
M: (817) 505-8117
F: (214) 308-1016
E: sm@maincg.com
5750 Genesis Court Suite 103 Frisco, TX 75034

VICINITY MAP

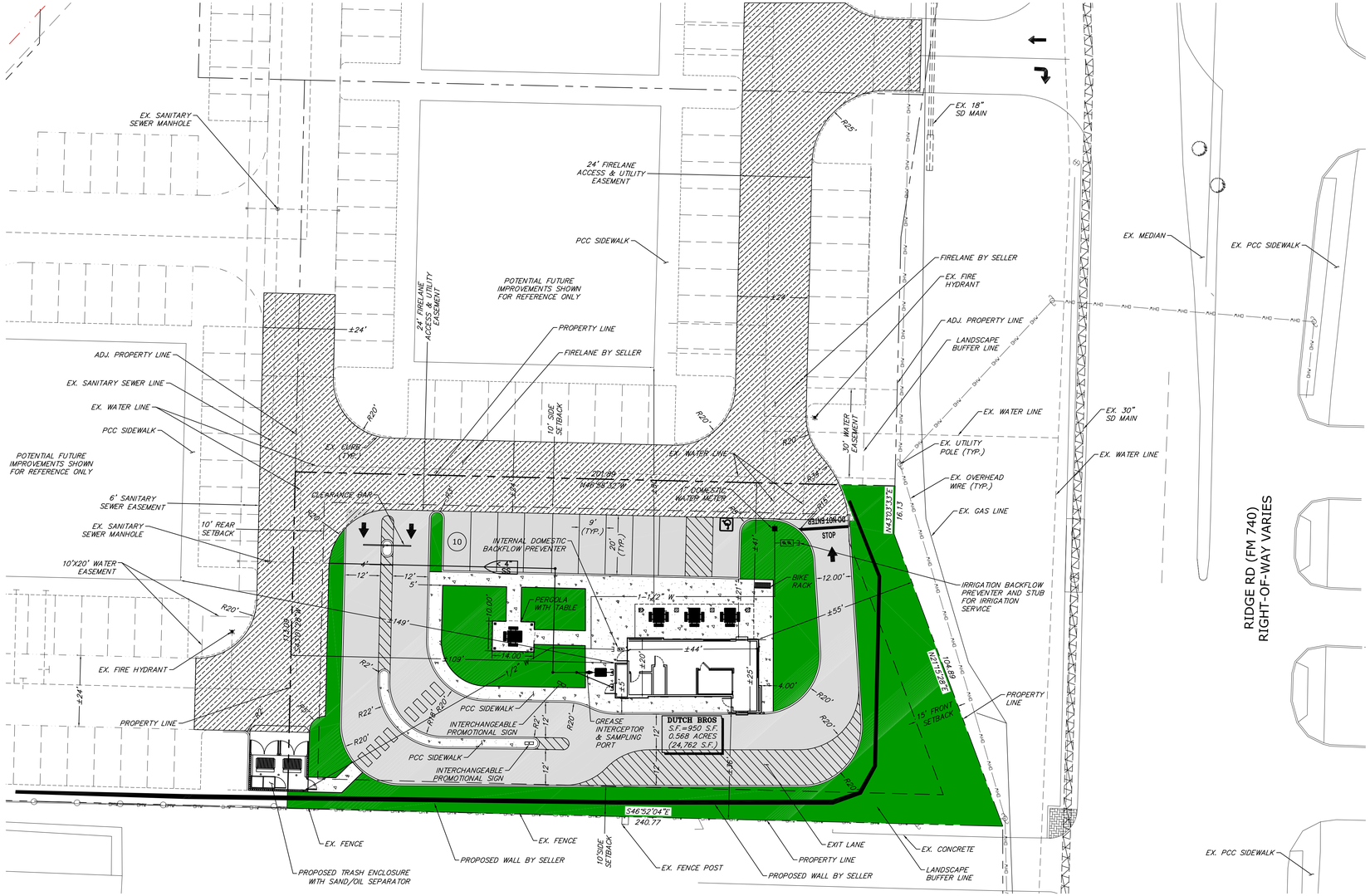


SCALE: N.T.S

PROJECT SUMMARY TABLE	
ZONING	C (COMMERCIAL DISTRICT)
EXISTING LAND USE	VACANT/UNDEVELOPED
PROPOSED LAND USE	LIMITED SERVICE RESTAURANT
LOT AREA	0.564 ACRES (24,762 S.F.)
BUILDING AREA	950 S.F.
BUILDING HEIGHT	24 FT (1-STORY)
SETBACK FRONT	15 FEET
SETBACK SIDE	10 FEET
SETBACK REAR	10 FEET
BUILDING COVERAGE	3.8%
LANDSCAPE AREA	0.241 ACRES (10,497 S.F.)
LANDSCAPE COVERAGE	32.3%
PARKING REQUIRED	4 SPACES (1 PER 250 S.F.)
PARKING PROVIDED	10 SPACES
HANDICAPPED PROVIDED	1 SPACE (1-25 STALLS)
TOTAL CARS IN QUEUE	29 CARS

LEGEND

	PROPOSED MEDIAN CURB
	EXISTING MEDIAN CURB
	EXISTING FIRE HYDRANT
	PROPERTY LINE
	EXISTING EASEMENT LINE
	SITE SETBACK LINE
	EXISTING ROADWAY CENTERLINE
	EXISTING FENCING
	EXISTING UTILITY POLE
	PROPOSED WALL BY SELLER
	EXISTING SSMH
	PROPOSED SEWER CLEANOUT
	PROPOSED GREASE INTERCEPTOR & SAMPLING PORT
	PROPOSED BACKFLOW PREVENTER
	PROPOSED WATER METER (SHADED IF EXISTING)
—1-1/2" W—	PROPOSED WATER LINE (DASHED IF EXISTING)
<4" SS	PROPOSED SANITARY SEWER MAIN (DASHED IF EXISTING)
<12" SD	PROPOSED STORM DRAIN (DASHED IF EXISTING)
	PROPOSED ELEC / TELECOMM CONDUIT
	3" ASPHALT
	SIDEWALK
	PROPOSED LANDSCAPED AREA
	PROPOSED FIRELANE BY SELLER
	PROPOSED MENU BOARD
	PROPOSED CLEARANCE BAR
	PROPOSED PYLON SIGN/MONUMENT
	PROPOSED PAVEMENT MARKING (DASHED IF EXISTING)



SITE PLAN

SCALE: 1" = 20'-0"

SCALE: 1"=20'

20 10 0 10 20 40

CASE #: UNASSIGNED

SITE PLAN SIGNATURE BLOCK

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the *[DAY]* day of *[MONTH], [YEAR]*.

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

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

Texas 811

COPYRIGHT: All drawings herein are the property of Tectonics Design Group and may not be reproduced or used in any capacity without the written authorization of Tectonics Design Group.

STAMP:
DRAWN: M.C.M.
DESIGNED: J.P.B.
CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

PRELIMINARY

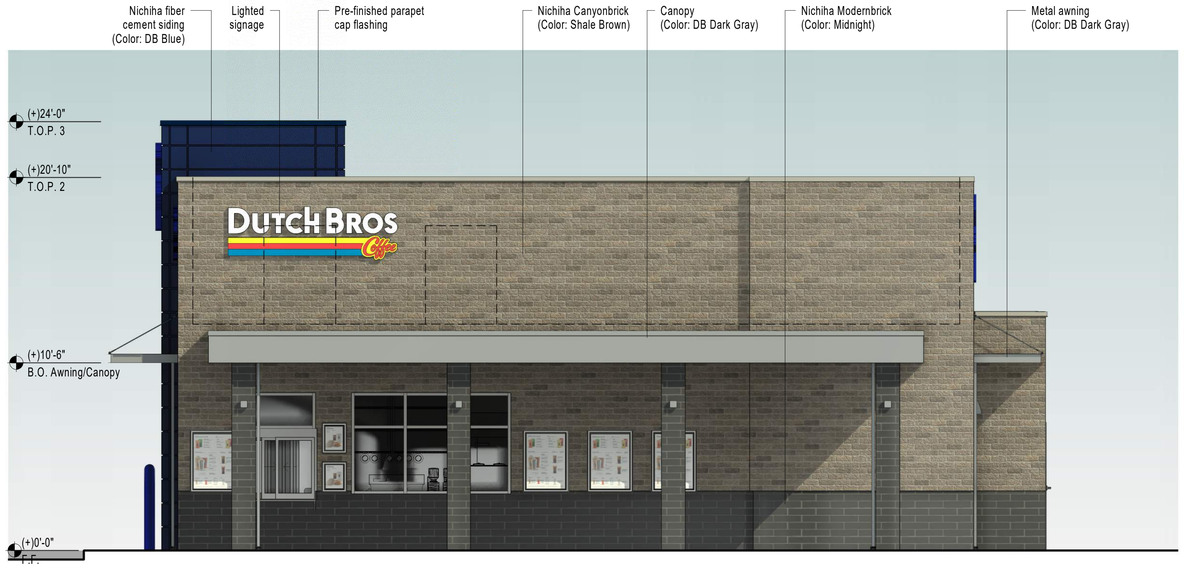
DESIGNER: TECTONICS DESIGN GROUP
730 Sandhill Rd., #250, Reno, Nevada 89521
www.tectonicsdesigngroup.com
tel 775-824-9988
fax 775-824-9986

PROJECT/CLIENT:
Dutch Bros No.: TX1802
TBD Ridge Rd, Rockwall, TX 75087
MAIN & MAIN CAPITAL GROUP, LLC
5750 Genesis Ct, Suite 103, Frisco, Texas 75034
tel 214-308-0008
#21090

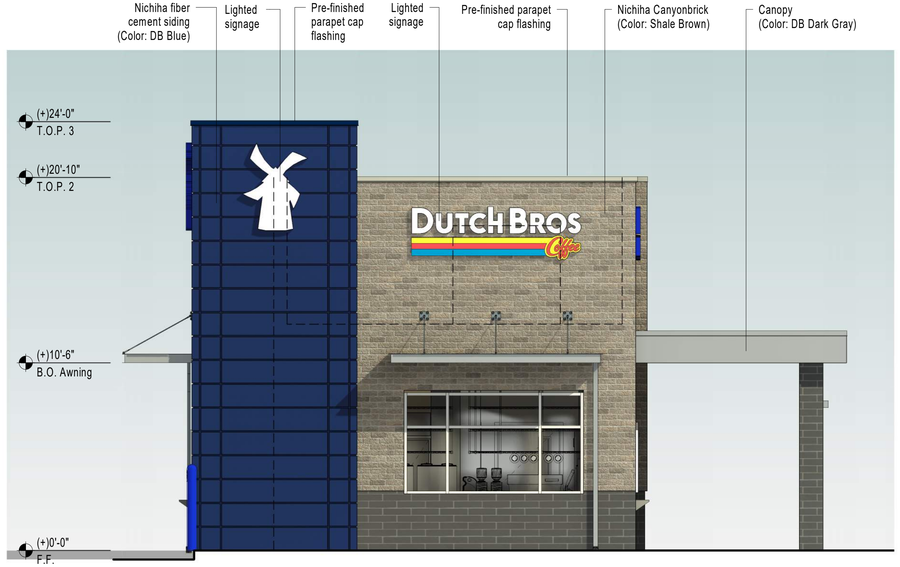
SUBMITTAL RECORD:
DATE: SUBMITTAL
10/15/21 SITE PLAN SUBMITTAL
11/08/21

SHEET TITLE: SITE PLAN

SHEET: C2.1



North Elevation - (Walk-Up Elevation)
1/4" = 1'-0"



East Elevation - (Front Elevation)
1/4" = 1'-0"

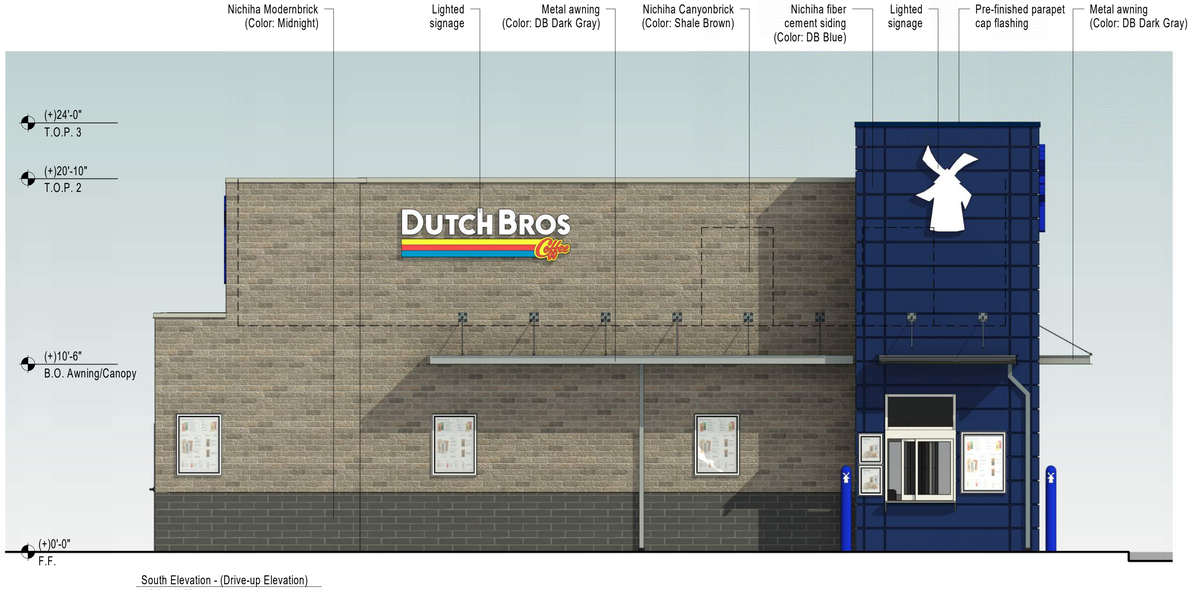
Material Calculations

Drive-Up Elevation:
- Primary Material: Brick 76%
- Secondary Material: Nichia Siding 24% (Request variance)

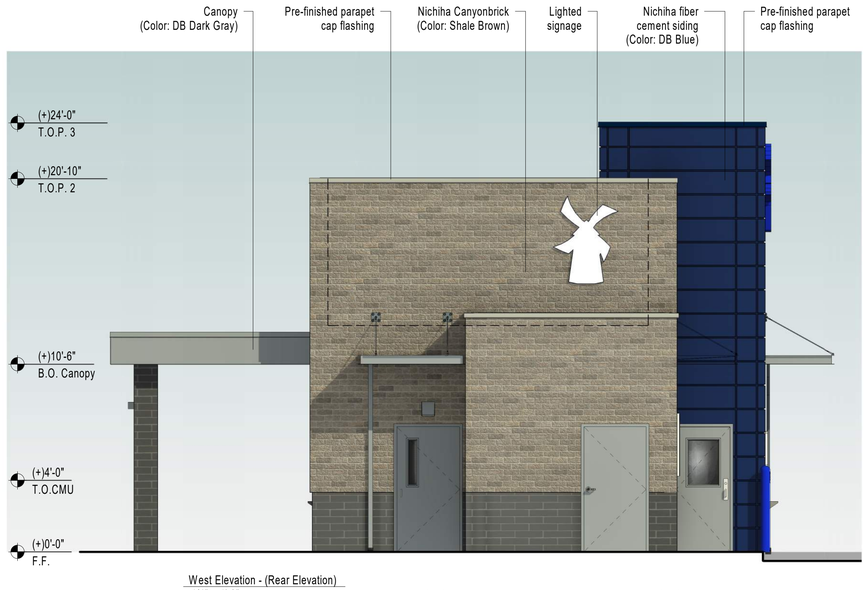
Rear Elevation:
- Primary Material: Brick 100%

Walk-Up Elevation:
- Primary Material: Brick 100%

Front Elevation:
- Primary Material: Brick 60%
- Secondary Material: Nichia Siding 40% (Request variance)



South Elevation - (Drive-up Elevation)
1/4" = 1'-0"



West Elevation - (Rear Elevation)
1/4" = 1'-0"

DUTCH BROS Coffee

Dutch Bros

Conceptual Elevations | Rockwall, Texas | PR.2

MAIN & MAIN

Front (Primary Elevation)/Drive-Thru

Front (Primary Elevation)/Walk-Up

Rear/Walk-Up

Rear/Drive-Thru

DUTCH BROS Coffee

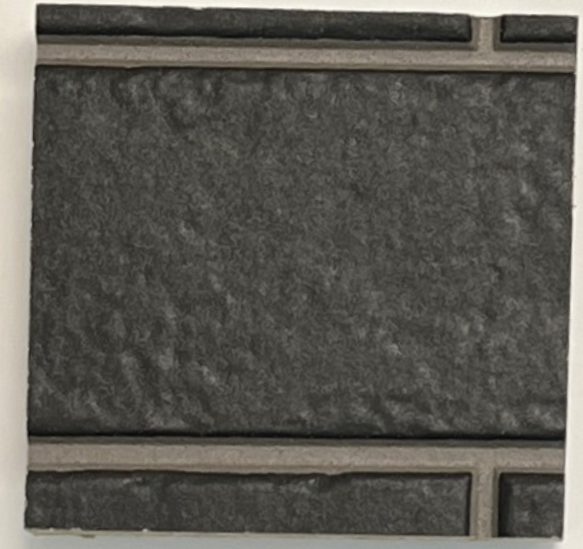
Dutch Bros

Perspectives | Rockwall, Texas | PR.2A

MAIN & MAIN

1. Nichiha Fiber Cement Siding, Dutch Bros Blue

2. Nichiha Canyonbrick, Shale Brown

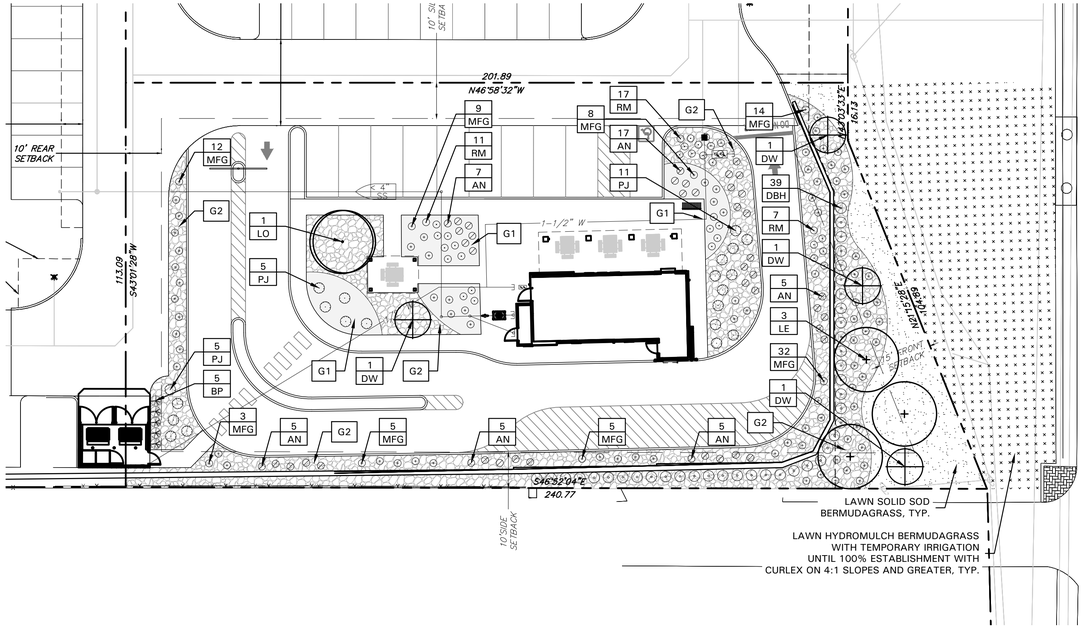


3. Nichiha Modernbrick, Midnight

Applicant Information
Sam Moore
Main & Main
5750 Genesis Ct. Suite 103
Frisco, TX 75034
(817) 505-8117
sm@maincg.com

Owner Information
Jason Claunch
7.1 Ridge LLC
106 E Rusk Suite 200
Rockwall, TX 75087
(972) 999-0081 x101
jason@catalystcommercial.net

Dutch Bros Coffee
Case Z2021-032



RIDGE RD (FM 740)
RIGHT-OF-WAY VARIES

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

CITY OF ROCKWALL NOTES

1. **NO TREES WITHIN 5'-0" OF ANY UTILITIES**
2. **IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC**

GENERAL TREE SURVEY NOTE:
NO EXISTING TREES LOCATED ON SITE

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

HYDROMULCH NOTES

1. CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
3. FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
5. HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
6. USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
7. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
8. ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS

THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.W. BUFFER

1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) l.f. and one accent tree per (50) l.f., to include groundcover, berm, and shrubbery.

RIDGE ROAD (FM 740): 121 l.f.

Required	Provided
10' wide buffer	20' wide buffer
(3) trees, 4" cal.	(3) trees, 4" cal.
(3) accent trees	(3) accent trees

SITE LANDSCAPING

1. Twenty (20%) percent of the total site shall be landscaped for COMMERCIAL.
2. Fifty (50%) percent of the total requirements shall be located in the front of and along side buildings for COMMERCIAL.

Total site: 0.56 AC; 24,760 s.f.

Required	Provided
4,952 s.f. (20%)	8,100 s.f. (32%)
2,476 s.f. (50%)	2,812 s.f. (56%)

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
DW	*Chilopsis linearis*	Desert Willow	4	30 gal.	container grown, 3-5 trunk, 8' ht. min., 4' spread min.
LE	*Ulmus parvifolia 'Sempervirens'*	Lacebark Elm	3	4" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LO	*Quercus virginiana*	Live Oak	1	4" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
	SHRUBS/GROUNDCOVER				
AN	*Juniperus tobira 'Andorra'*	Andorra Juniper	44	5 gal.	container full, 20" spread
BP	*Juniperus chinensis 'Blue Point'*	Blue Point Juniper	5	5' ht.	B&B, full to base, matching
DBH	*Ilex cornuta 'Dwarf Burford'*	Dwarf Burford Holly	39	5 gal.	container full, 24" spread
MFG	*Nassella tenuissima*	Mexican Feathergrass	88	3 gal.	container full
PJ	*Juniperus chinensis 'Pfitzerana Glauca'*	Blue Pfitzer Juniper	21	5 gal.	container full, 20" spread
RM	*Rosmarinus officinalis 'Tuscan Blue'*	Upright Rosemary 'Tuscan Blue'	35	3 gal.	container full, 20" spread
	Cynodon dactylon	Common Bermudagrass			refer to Notes
G-1		Crushed Basalt			crushed basalt, 1" dia., 4" depth with weed barrier fabric
G-2		Decorative Gravel			3" -4" dia., 4" depth with weed barrier fabric

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

N

SCALE: 1" = 20'-0"
0 10 20 40

BELLE FIRMA

4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

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DRAWN: RMT
DESIGNED: RMT
CHECKED/STAMPED:

STAMP: REGISTERED LANDSCAPE ARCHITECT, JOHN ANN HALL, 2246, STATE OF TEXAS
11/15/21

DESIGNER:

TECTONICS DESIGN GROUP
730 Sandhill Rd., #250, Reno, Nevada 89521
www.tectonicsdesigngroup.com
tel 775-824-9988
fax 775-824-9986

PROJECT/CLIENT:

Dutch Bros No.: TX1802
TBD Ridge Rd, Rockwall, TX 75087

MAIN & MAIN CAPITAL GROUP, LLC
5750 Genesis Ct, Suite 103, Frisco, Texas 75034
tel 214-308-0008

21090

SUBMITTAL RECORD:

DATE:	SUBMITTAL
10/15/21	SITE PLAN SUBMITTAL
11/15/21	SITE PLAN SUBMITTAL

SHEET TITLE: LANDSCAPE PLAN

SHEET: L1.01

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs and grasses)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: April 14, 2014 Edition; by American National Standards Institute, Inc. (Z60.1) – plant material

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.

B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:
1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions, do not measure from branch or root tip-to-tip.
5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:
1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
6. Remove rejected plant material immediately from job site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.

D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:
1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   a. Clay – between 7-27 percent
   b. Silt – between 15-25 percent
   c. Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.

H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.

B. Staking Material for Shade Trees: refer to details.

C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.

E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:
1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:
1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that,when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ⅓ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

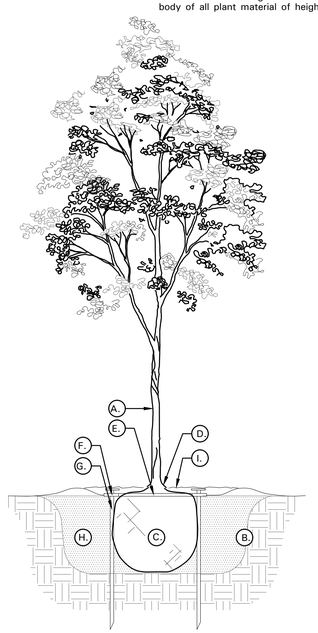
P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:
1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be ½" maximum height above final finished grade.
4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
5. Do not install steel edging along sidewalks or curbs.
6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



01 TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING DETAIL LEGEND AND NOTES

A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org

B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.

C. ROOT BALL: REMOVE TOP ⅓ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.

D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.

E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.

F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.

G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

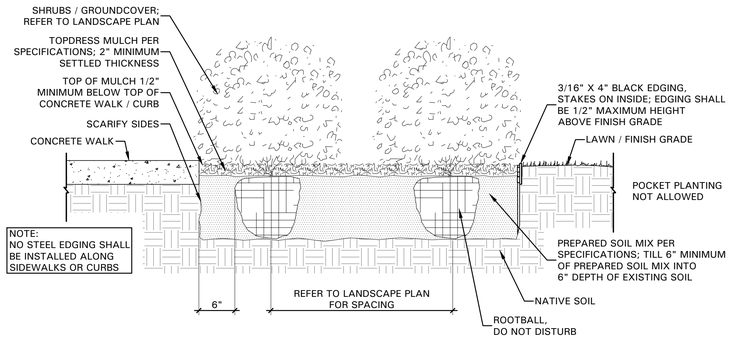
H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

J. TREE STAKES:
TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM:
Tree Stake Solutions
ATTN: Jeff Tuley
(903) 676-6143
jeff@treestakesolutions.com
www.treestakesolutions.com

OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

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5750 Genesis Ct, Suite 103, Frisco, Texas 75034
tel 214-308-0008
#21090

SUBMITTAL RECORD:

DATE:	SUBMITTAL
10/15/21	SITE PLAN SUBMITTAL
11/15/21	SITE PLAN SUBMITTAL

SHEET TITLE:
LANDSCAPE SPECIFICATIONS AND DETAILS

SHEET:
L1.02

General Electrical Requirements

PART 1 - GENERAL

1.01 DESCRIPTION

This Section summarizes the general requirements for electrical work, and forms a part of all other Sections of these specifications unless otherwise specified. The electrical work consists of furnishing all labor, materials, equipment and performing all operations required for complete and operable electrical systems as indicated on the drawings and/or as specified herein. Miscellaneous appurtenances are not necessarily specified or shown on the plans.

1.02 QUALITY ASSURANCE

A. Furnish manufacturer's electrical equipment of the types and sizes specified.
B. Codes and Standards. Provide electrical equipment and materials, including installation, conforming to the following codes and standards, as applicable and as adopted by the authority having jurisdiction. The equipment and materials shall bear labels to indicate manufacturing conformance to the specified standards or equal. Where two codes or standards are at variance the authority having jurisdiction shall apply:

1. 2017 National Electric Code
2. National Electrical Safety Code
3. Local County and City Electrical Codes
4. Owner's Electrical Standards
5. American National Standards Institute Standards
6. American Society for Testing Materials Standard Tests
7. Certified Ballast Manufacturers Standards
8. Illuminating Engineering Society Handbook Standards
9. Insulated Power Cable Engineers Association Standards
10. National Electrical Manufacturers Association Standards
11. National Fire Protection Association Standards
12. Occupational Safety and Health Act
13. Underwriters' Laboratories, Inc. Standards

1.03 UTILITY COMPANY REQUIREMENTS

All utility installations shall comply with current Public Utilities Commission regulations and requirements. All installations shall comply with current local electric utility service provider standards, procedures and regulations.

1. 2017 National Electric Code
2. National Electrical Safety Code
3. County and City Electrical Codes
4. Owner's Electrical Standards
5. American National Standards Institute Standards
6. American Society for Testing Materials Standard Tests
7. Certified Ballast Manufacturers Standards
8. Illuminating Engineering Society Handbook Standards
9. Insulated Power Cable Engineers Association Standards
10. National Electrical Manufacturers Association Standards
11. National Fire Protection Association Standards
12. Occupational Safety and Health Act
13. Underwriters' Laboratories, Inc. Standards

1.04 SUBMITTALS

All drawings shall be prepared and kept up to date throughout all construction phases. As built drawings may, at any time, be reviewed by the architect, general contractor and/or owner's representative. This section includes responsibility for inspection, acceptance and documentation of all pre-existing installations. Accurate, complete and legible final As Built Drawings shall be submitted within two weeks of finalization of all installations covered under this section or within two weeks of request by owner's representative.
A. Materials List. Submit complete list of materials to be installed to architect and/or owner as required.
B. Technical Data. Submit descriptive and instruction manuals to the extent required under this Section and other Sections of Division 16, and the General Conditions.

1.05 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. Delivery. Deliver electrical materials and equipment in manufacturer's original cartons or containers with seals intact, as applicable. Unless otherwise specified, deliver conductors in sealed cartons or on sealed reels, ends of reeled conductors factory sealed. Deliver large multi-component assemblies in sections that facilitate field handling and installation.

B. Storage. Unless designed for outdoor exposure, store electrical materials off the ground and under cover to prevent corrosion, contamination, or deterioration.

C. Handling. Handle materials and equipment in accordance with manufacturers recommendations. Lift large or heavy items only at the points designated by the manufacturer. Use padded slings and hooks for lifting as necessary to prevent damage.

1.06 JOB CONDITIONS

Electrical Drawings are diagrammatic and indicate the general layout of the complete work. Locations of equipment, inserts, anchors, motors, panels, pull boxes, conduits, stub-ups, fitting, lighting fixtures, convenience outlets, exterior lighting units, and ground wells are approximate. Conform to Drawings as closely as possible. Exercise care to secure approved headroom and clearances, and to overcome structural interference. Verify scaled dimensions, field dimensions, and conditions at the place of work.

Underground electric lines shown on the plans are, to a degree, symbolic. Refer to the existing as built, Electrical, Mechanical and all other drawings available for locations of possible interference. Hand dig or otherwise cautiously dig the trenches for the underground lines in areas where interferences are possible or where electric lines must pass or cross below or above existing.

A. Changes. Submit written details and reasons for proposed deviations from Drawings and Specifications, and do not deviate therefrom unless authorized by Field Order or Change Order. If approved changes requested by general contractor and/or owner require alteration of structures or related work, make the alterations in full compliance with all applicable codes and ordinances.

B. Protection. Protect electrical materials and equipment until final acceptance. Protect factory painted surfaces from impact, abrasion, discoloration, and other damage. Keep electrical equipment, materials, and insulation dry at all times. If partial dismantling of equipment is required for installation, box or wrap the removed parts until reinstalled. Repair or replace damaged work as directed, at no additional cost to the owner.

C. Coordinate. Coordinate electrical work with all trades, code authorities and public utilities. Where two or more trades interface in an area, verify that no electrical work is omitted.

D. Safety. Maintain and operate all equipment and fixtures in a safe and responsible manner. Conduct all construction operations in a safe manner for all employees as well as as any other persons within the workspace. Hold all others harmless of negligent safety practices which could cause injury to others on or near the jobsite.

1.07 RELATED ELECTRICAL WORK
Review entire Contract Documents and provide all electrical work required for the entire project, even if it is specified in Divisions other than Division 16, unless specifically excluded in advance.

1.08 POWER SUPPLY

The power supply shall be alternating current, 60 hertz and at the voltage indicated on the drawings.

1.09 PERMITS

Procurement of permits is not included in this section. Obtain and pay for permits, licenses and/or inspections required for electrical construction work if specifically required in writing by owner, architect and/or general contractor prior to award of contract.

1.10 OUTAGES

Keep power shutdown periods to the minimum time feasible, and only for such times and durations as may be approved. Submit written request for outage approval at least 2 working days in advance of need, stating date, time, and probable duration.

1.11 AREA CLASSIFICATIONS

Installation areas for electrical equipment, materials, and wiring are classified as "Non-Hazardous" unless otherwise indicated or specified.

1.12 GUARANTEE AND WARRANTY

Guarantee all work of Division 16 in accordance with the General Conditions. With respect to equipment, condition guarantee to cover (1) faulty or inadequate design; (2) improper assembly or erection; (3) defective workmanship or materials; and (4) incorrect or inadequate operation, or other failure. For equipment bearing a manufacturer's warranty in excess of one (1) year, furnish a copy of the warranty to the architect for submittal to owner who shall be named as beneficiary.

PART 2 - PRODUCTS

2.01 MATERIALS AND EQUIPMENT

Provide new materials and equipment as required to complete all indicated and specified electrical work, including incidental items inferable from the Contract Documents that are necessary to complete the work. Provide materials and equipment of latest design, standard products of established manufacturers. For uniformity, only one manufacturer is acceptable for each type of product. Manufacture individual parts to standard sizes and gages so repair parts can be installed in the field. Make like parts of duplicate units interchangeable. Do not place equipment in service at any time prior to delivery except as required for factory or shop tests or as requested by owner, architect and/or general contractor.

A. Prohibited Materials. Aluminum conductors are not acceptable unless approved for each use and location.

B. Damaged Products. Notify the general contractor in writing if any equipment or material is damaged. Do not repair damaged products without prior written approval.

C. Outdoor Equipment. Outdoor electrical equipment shall be weatherproof, NEMA 3R (enclosure detailed on drawings) unless shown otherwise on the construction drawings.

D. Factory Finishes. Unless otherwise specified in other Division 16 sections or in the Special Conditions, the sheet metal surfaces of equipment enclosures shall be phosphatized and coated with a rust resisting primer. Over the primer, apply a corrosion resistant baked enamel finish on the interior and exterior metal surfaces. The exterior color shall be ASA No. 49 medium light gray. The interior color shall be white. Hardware shall have a corrosion resistant finish. Sheet metal enclosures and lighting fixtures, in corrosive areas, shall have an outer coating of corrosion resistant epoxy.

PART 3 - EXECUTION

3.01 GENERAL

Install electrical work in accordance with all applicable codes and standards except where more stringent requirements are indicated or specified. Verify that materials and equipment properly fit the installation space with clearances conforming to all applicable codes and standards except where greater clearance is indicated. Perform work as required to correct improper installations, at no additional cost to the owner.

3.02 ELECTRICAL SUPERVISION

In addition to supervision required under the General Conditions, assign a competent representative to supervise the electrical construction work from beginning to completion and final acceptance.

3.03 INSPECTION

Inspect each item of material and equipment for damage, defects, completeness, and correct operation prior to installation. Inspect previously installed related work and verify that it is ready for installation of electrical work.

3.04 PREPARATION

Prior to installing electrical work, ensure that installation areas are clean. Maintain the areas in a broom-clean condition during installation operations. Clean, condition, and service equipment in accordance with the manufacturer's instructions, approved submittals, and other requirements indicated or specified.

3.05 WORKMANSHIP

Employ skilled craftsmen experienced in installation of the types of electrical materials and equipment specified. Use specialized installation tools and equipment as applicable. Produce acceptable installations free of defects.

3.06 PROTECTIVE DEVICE ADJUSTMENTS

Adjust all protective devices as required. Adjustments shall conform to the serving utilities requirements & ANSI/IEEE Standard 242. No equipment shall be operated prior to said adjustments being properly completed and verified /tested.

3.07 FIELD QUALITY CONTROL

A. Manufacturers' Supervision and Field Installation Check. Where specified, electrical equipment and/or fixture manufacturer shall furnish the services of an authorized representative specially trained and experienced in the installation of his equipment and/or fixture to (1) supervise the equipment and/or fixture installation in accordance with the approved submittals and manufacturer's instructions, (2) be present when the equipment and/or fixture is first put into operation, (3) inspect, check, adjust as necessary, and approve the installation, (4) repeat the inspection, checking, and adjusting until all trouble or defects are corrected and the equipment and/or fixture installation and operation are acceptable, and (5) prepare and submit the specified Manufacturer's Certified Report.

B. Operational Demonstration. Demonstrate that performance of installed electrical materials and equipment complies with requirements specified in Division 16. Operate equipment through entire no-load to full-load range for not less than 24 hours unless a longer period is specified elsewhere. Immediately correct defects and malfunctions with approved methods and materials in each case, and repeat the demonstration. Conform to the approved demonstration plan.

C. Final Operation Tests. Test all electrical systems for not less than 24 hours, with no interruptions except for normal maintenance or corrective work. Conform to the approved test plan. Coordinate with final operation tests required under other Divisions.

1. Testing Materials. Furnish labor, instruments, recorders, gages, materials, and power for tests as required.
2. Testing Methods. Operate systems continuously 24 hours a day under constant inspection of trained operators. Cause variable range equipment to cycle through the applicable range at a steady rate of change. Induce simulated alarm and distressed operating conditions, and test controls and protective devices for correct operation in adjusting system functions or causing system shutdown.
3. Defects. Immediately correct all defects and malfunctions disclosed by tests. Use new parts and materials as required and approved. Add the interruption time for corrective work to the specified total test period.

SHEET LEGEND

SHEET ES-0.1 - SPECIFICATIONS
SHEET ES-1.0 - ELECTRICAL SITE PLAN
SHEET ES-1.1 - CANOPY LIGHTING DETAIL
SHEET ES-2.0 - PHOTOMETRIC SITE PLAN

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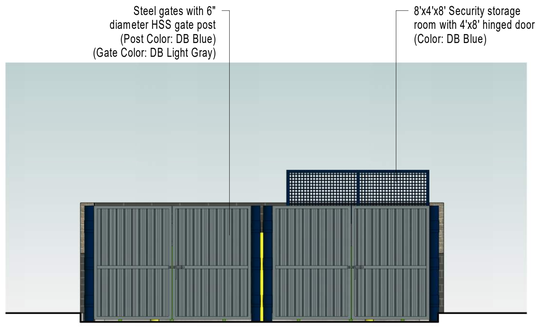
PROJECT/CLIENT:
Dutch Bros No.: TX1802
TBD RIDGE ROAD, ROCKWALL, TX 75087
MAIN & MAIN
5750 Genesis Court, Suite 103, Frisco, TX 75034
#: 21090

SUBMITTAL RECORD:

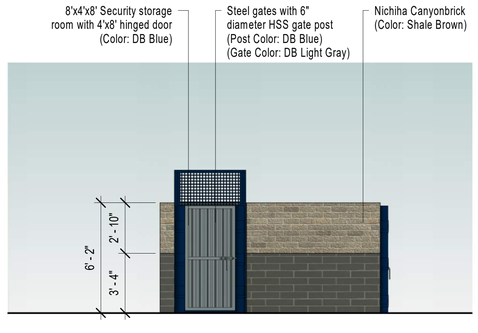
DATE:	SUBMITTAL
11/15/21	SITE PLAN SUBMITTAL

SHEET TITLE:
SPECIFICATIONS

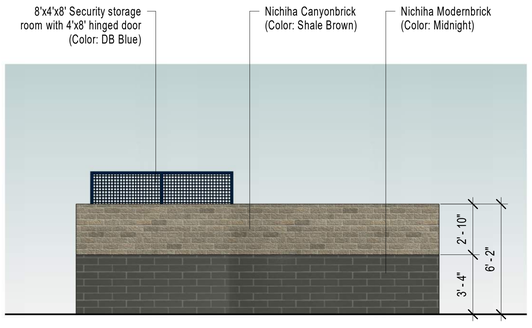
SHEET:
ES-0.1



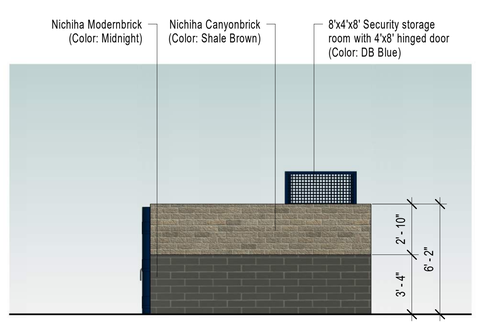
North Elevation - (Front Elevation)
1/4" = 1'-0"



East Elevation - (Side Elevation)
1/4" = 1'-0"



South Elevation - (Rear Elevation)
1/4" = 1'-0"



West Elevation - (Side Elevation)
1/4" = 1'-0"

DUTCH BROS Coffee

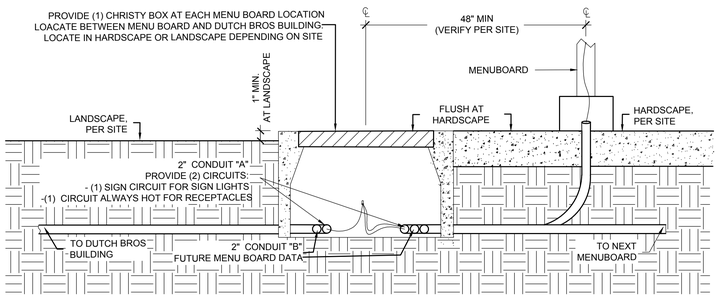
Dutch Bros

Conceptual Trash Enclosure Elevations | Rockwall, Texas | PR.2B

MAIN & MAIN

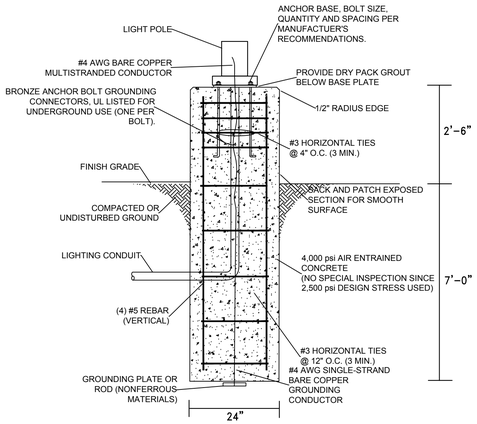
DUTCH BROS
EXIT ONLY
EXIT ONLY
DO NOT ENTER

DUTCH BROS
CHOOSE SHORTEST LANE



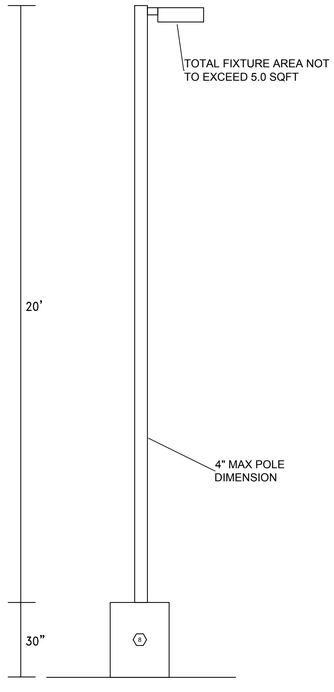
2 MENU BOARD & CHRISTY BOX DETAIL

Scale: NOT TO SCALE



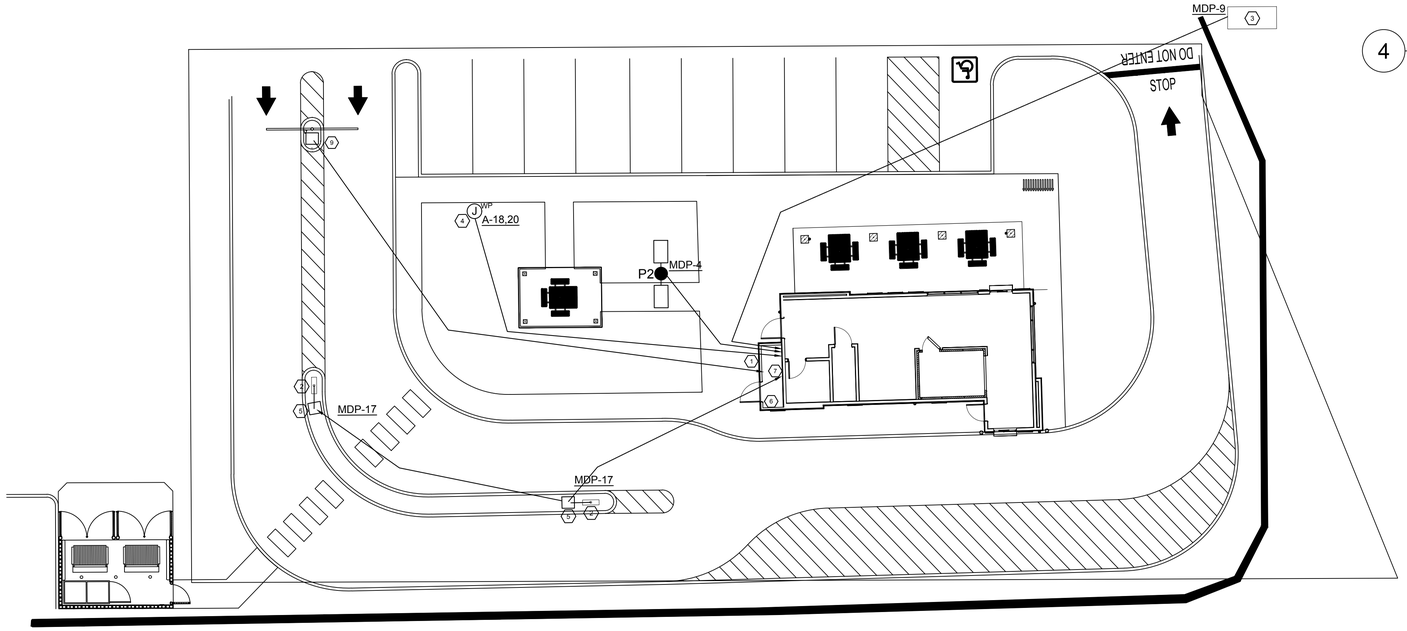
3 PARKING LOT LIGHT POLE BASE

Scale: N/A



4 PARKING LOT LIGHT ELEVATION

Scale: N/A



1 ELECTRICAL SITE PLAN

Scale:

0 30' 60'

GENERAL NOTES

1. FOR UTILITY TRANSFORMER, TELEPHONE SERVICE, GAS, WATER AND SANITARY SEWER LOCATIONS; SEE CIVIL SITE PLAN.
2. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND COMPLIANCE WITH ALL UTILITY COMPANY REQUIREMENTS AND STANDARDS. VERIFY REQUIREMENTS WITH UTILITY PRIOR TO INSTALLATION.

KEYED NOTES

1. THE LOCATION OF UTILITY METER, CT CABINET AND PULL CAN. INSTALLATION PER LOCAL ELECTRIC UTILITY STANDARDS. SEE ELECTRICAL DETAIL 1 (RISER DIAGRAM) ON MODULAR BUILDING ELECTRICAL SHEET E-3.1.
2. PROVIDE 120V ELECTRICAL CONNECTION WITH (2) #12 & (1) #12 GND IN A 2" PVC CONDUIT ROUTED BELOW GRADE THROUGH CHRISTY BOX FOR DRIVE-THRU BACKLIT MENU BOARD PER MANUFACTURERS INSTRUCTIONS. CONDUIT SHALL COME UP IN THE CENTER OF POST. SEE DETAIL 2 ON THIS SHEET. SIGN COMPANY REPRESENTATIVE TO GIVE EXACT LOCATIONS AND DIMENSIONS FOR EC TO MATCH. CONTRACTOR SHALL REPAIR ANY EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.
3. PROVIDE 120V ELECTRICAL CONNECTION WITH (2) #12 & (1) #12 GND IN A 2" PVC CONDUIT ROUTED BELOW GRADE FOR MONUMENT SIGN. COORDINATE LOCATION WITH OWNER/ARCHITECT FOR MONUMENT SIGN REQUIREMENTS, IF ANY.
4. (FUTURE) ELECTRIC VEHICLE CHARGING STATION LOCATION. EC TO PROVIDE A 2" MARKED 'EV CAPABLE' FROM PANEL 'A' TO THE JUNCTION BOX SHOWN ON PLANS. SEE PANEL SCHEDULE ON MODULAR BUILDING ELECTRICAL SET FOR MORE INFORMATION.
5. PROVIDE A 2" PVC CONDUIT ROUTED BELOW GRADE TO CHRISTY BOX FOR FUTURE DATA CONNECTION TO DRIVE-THRU MENU SIGN PER REPRESENTATIVE INSTRUCTIONS PRIOR TO ROUGH IN. SEE DETAIL 2 ON THIS SHEET. CONTRACTOR SHALL REPAIR ANY EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.
6. LOCATION OF CABLE INTERNET DEMARC.
7. VERIFY EXACT LOCATION OF PANELS ON MODULAR BUILDING ELECTRICAL PLANS.
8. LIGHT POLE BASE IS TO BE LEFT WITH THE SACK FINISH. DO NOT PAINT.
9. PROVIDE A 2" CONDUIT WITH PULL STRING TO CHRISTY BOX BETWEEN "CHOOSE LANE" DIRECTIONAL SIGN AND CLEARANCE BAR FOR FUTURE DRIVE THRU SENSORS.

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SUBMITTAL RECORD:

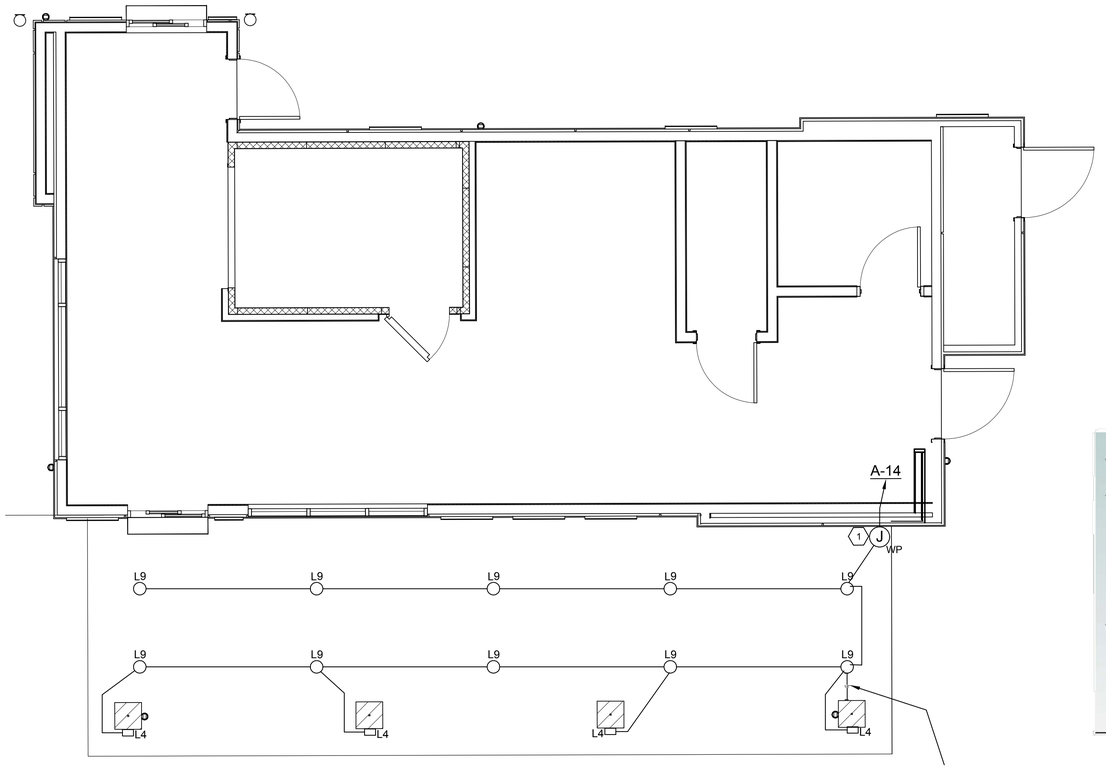
DATE:	SUBMITTAL
11/15/21	SITE PLAN SUBMITTAL

SHEET TITLE:

ELECTRICAL SITE PLAN

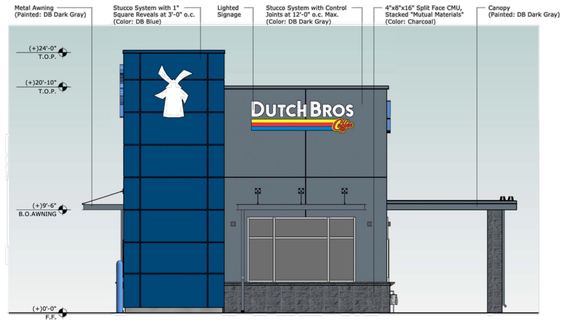
SHEET:

ES-1.0



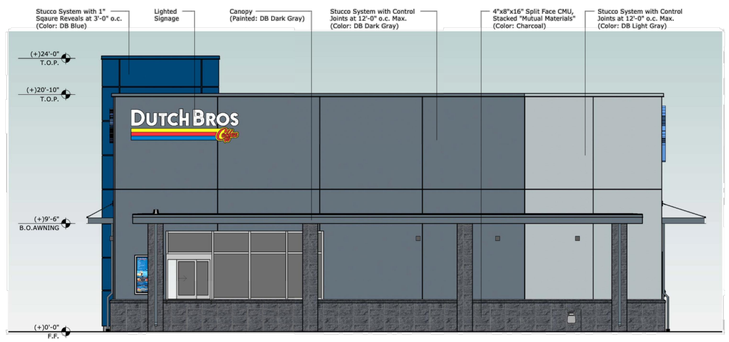
1 CANOPY LIGHTING DETAIL

Scale: 0 10' 20'



2 CANOPY FRONT ELEVATION DETAIL

Scale: NOT TO SCALE

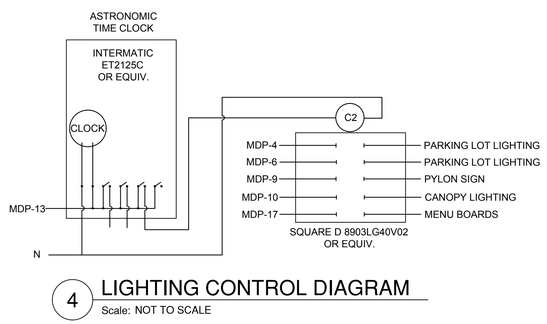


3 CANOPY SIDE ELEVATION DETAIL

Scale: NOT TO SCALE

LIGHTING SCHEDULE						
ID	MANUFACTURER	MODEL #	LAMP TYPE	VOLTAGE	WATTAGE	DESCRIPTION
P1	IMPERIAL LIGHTING	NLS NV-1-T3-48L-1-40K-UNV-ASA-BRZ WITH POLE: NLS SSSP17-4S-11G-9BC-SGL-BRZ-3430	LED	120/277	156W	SITE POLE HEAD, LED 156W, 19000LM,4000K, DARK BRONZE, TYPE 3 DISTRIBUTION, WITH A 20' SQUARE 4" STEEL POLE, VERIFY PER LOCAL REQUIREMENTS PRIOR TO ORDERING - WATTS/LUMENS, KELVIN LIGHT TEMPERATURE, TYPE DIST. MOUNTING CONFIG. SINGLE OR DOUBLE, COLOR AND HEIGHT. DRILL HOLES IN POLES FOR HEADS IF REQUIRED IN FIELD. VERIFY COLOR/HEIGHT BEFORE ORDERING.
P2	IMPERIAL LIGHTING	NLS NV-1-T3-48L-1-40K-UNV-ASA-BRZ WITH POLE: NLS SSSP17-4S-11G-9BC-SGL-BRZ-3430 (2 HEADS AT 180 DEGREES)	LED	120/277	156W	(2) SITE POLE HEADS AT 180 DEGREES, LED 156W, 19000LM,4000K, DARK BRONZE, TYPE 3 DISTRIBUTION, WITH A 20' SQUARE 4" STEEL POLE, VERIFY PER LOCAL REQUIREMENTS PRIOR TO ORDERING - WATTS/LUMENS, KELVIN LIGHT TEMPERATURE, TYPE DIST. MOUNTING CONFIG. SINGLE OR DOUBLE, COLOR AND HEIGHT. DRILL HOLES IN POLES FOR HEADS IF REQUIRED IN FIELD. VERIFY COLOR/HEIGHT BEFORE ORDERING.
L4	TECH LIGHTING	700 OWVEX-9-3000K-4-H-UNV 120V NON-DIM	LED	120/277	19W	EXTERIOR LIGHT SCONCE, 5" SQUARE, 19W 600LM, 3000K, WET LOCATION, ADJUSTABLE UP/DOWN BEAM, COLOR CHARCOAL
L9	DMF LIGHTING	DRD5S-4-R	LED	120/277	12W	4" ROUND CANOPY DOWNLIGHT

A. INSTALLATION OF LIGHT FIXTURES SHALL BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE CODE REQUIREMENTS.
B. VERIFY THE EXACT MOUNTING HEIGHT AND FINISH OF ALL LIGHTING FIXTURES WITH ARCHITECT PRIOR TO PLACING ORDER OR COMMENCING ROUGH-IN.
C. LIGHT FIXTURES SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
D. PURCHASING: THE ABOVE LIGHTING MATERIAL IS TO BE PURCHASED AS A "LIGHTING PACKAGE" FROM DUTCH BROTHERS COFFEE'S NATIONAL ACCOUNT THE REQUIRED LIGHTING VENDOR - IMPERIAL LIGHTING, MADE AVAILABLE TO FRANCHISEES AND THEIR CONTRACTORS AT ESTABLISHED DISCOUNTED PRICING, USED FROM NEGOTIATED STOCK INVENTORIED PRODUCT COMMITTED TO, AND OBLIGATED FOR USE BY DBC. CONTACT JOSH ROGERS, JOSH@IMPERIAL-LIGHTING.COM, 760-636-0762, FOR QUOTATION, ORDER PLACEMENT AND DELIVERY. IF ANYTHING OTHER THAT ABOVE IS INSTALLED WITHOUT EXPRESSED WRITTEN CONSENT BY DBC CORPORATE OFFICE AND THE FRANCHISEE, CONTRACTOR WILL BE REQUIRED TO REMOVE IT AND REPLACE IT WITH THE ABOVE.



4 LIGHTING CONTROL DIAGRAM

Scale: NOT TO SCALE

GENERAL NOTES

1. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ORDERING AND INSTALLING LIGHTING IN THE DUTCH BROTHERS OUTDOOR CANOPY. COORDINATE INSTALLATION WITH THE MODULAR BUILDING AFTER DELIVERY.

KEYED NOTES

1 TIE LIGHTING CIRCUIT INTO JUNCTION BOX LOCATED IN THE CANOPY SOFFIT (PROVIDED BY MODULAR BUILDING MANUFACTURER). JUNCTION BOX WILL HAVE CONDUIT RUNNING TO PANEL 'A' ON THE INTERIOR OF THE MODULAR BUILDING. ENSURE THE LIGHTING CIRCUIT IS TIED INTO THE TIME CLOCK.

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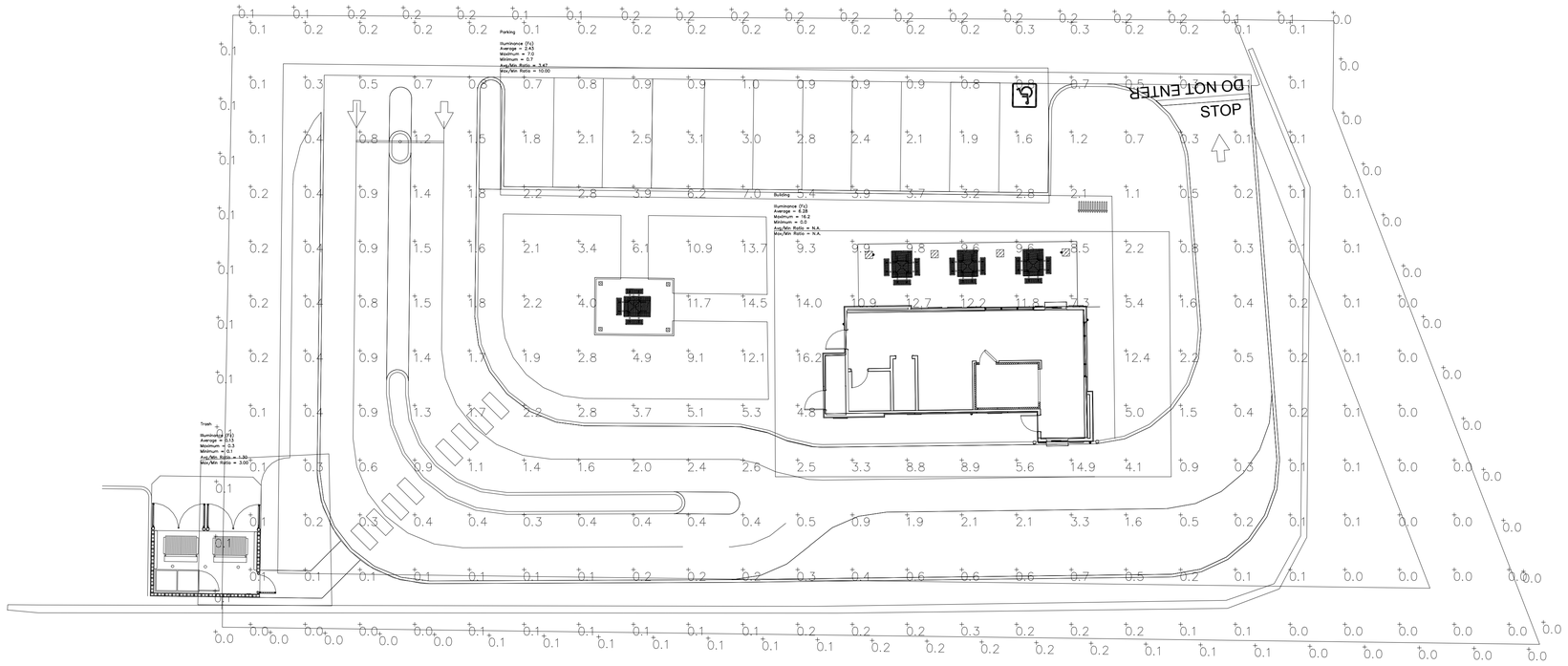
#: 21090

SUBMITTAL RECORD:

DATE:	SUBMITTAL
11/15/21	SITE PLAN SUBMITTAL

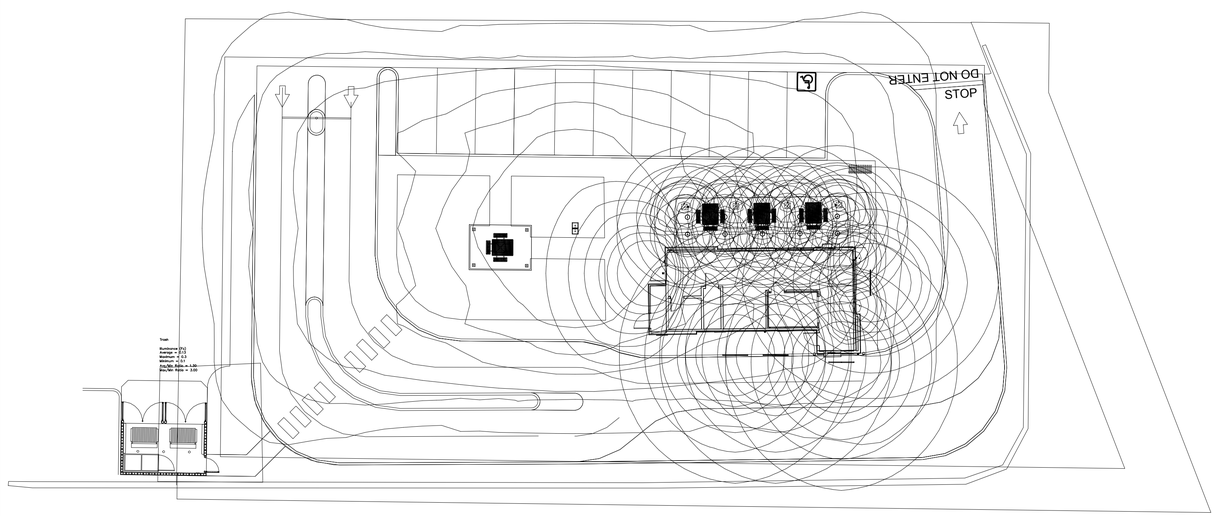
SHEET TITLE: CANOPY LIGHTING DETAIL

SHEET: ES-1.1



1 PHOTOMETRIC CALCULATIONS

Scale: NOT TO SCALE



2 LIGHTING DISTRIBUTION AREAS

Scale: NOT TO SCALE

Photometric Statistics

PROPERTY LINE
ILLUMINANCE (FC)
AVERAGE=0.09 MAXIMUM=0.2 MINIMUM=0.0 AVG/MIN=N.A. MAX/MIN=N.A.

SITE
ILLUMINANCE (FC)
AVERAGE=1.93 MAXIMUM=16.2 MINIMUM=0.0 AVG/MIN=N.A. MAX/MIN=N.A.

BUILDING
ILLUMINANCE (FC)
AVERAGE=6.28 MAXIMUM=16.2 MINIMUM=0.0 AVG/MIN=N.A. MAX/MIN=N.A.

PARKING
ILLUMINANCE (FC)
AVERAGE=2.43 MAXIMUM=7.0 MINIMUM=0.7 AVG/MIN=3.47 MAX/MIN=10.00

TRASH
ILLUMINANCE (FC)
AVERAGE=0.13 MAXIMUM=0.3 MINIMUM=0.1 AVG/MIN=1.30 MAX/MIN=3.00

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11/15/21	SITE PLAN SUBMITTAL

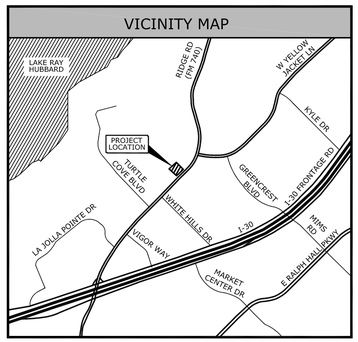
SHEET TITLE:

PHOTOMETRIC SITE PLAN

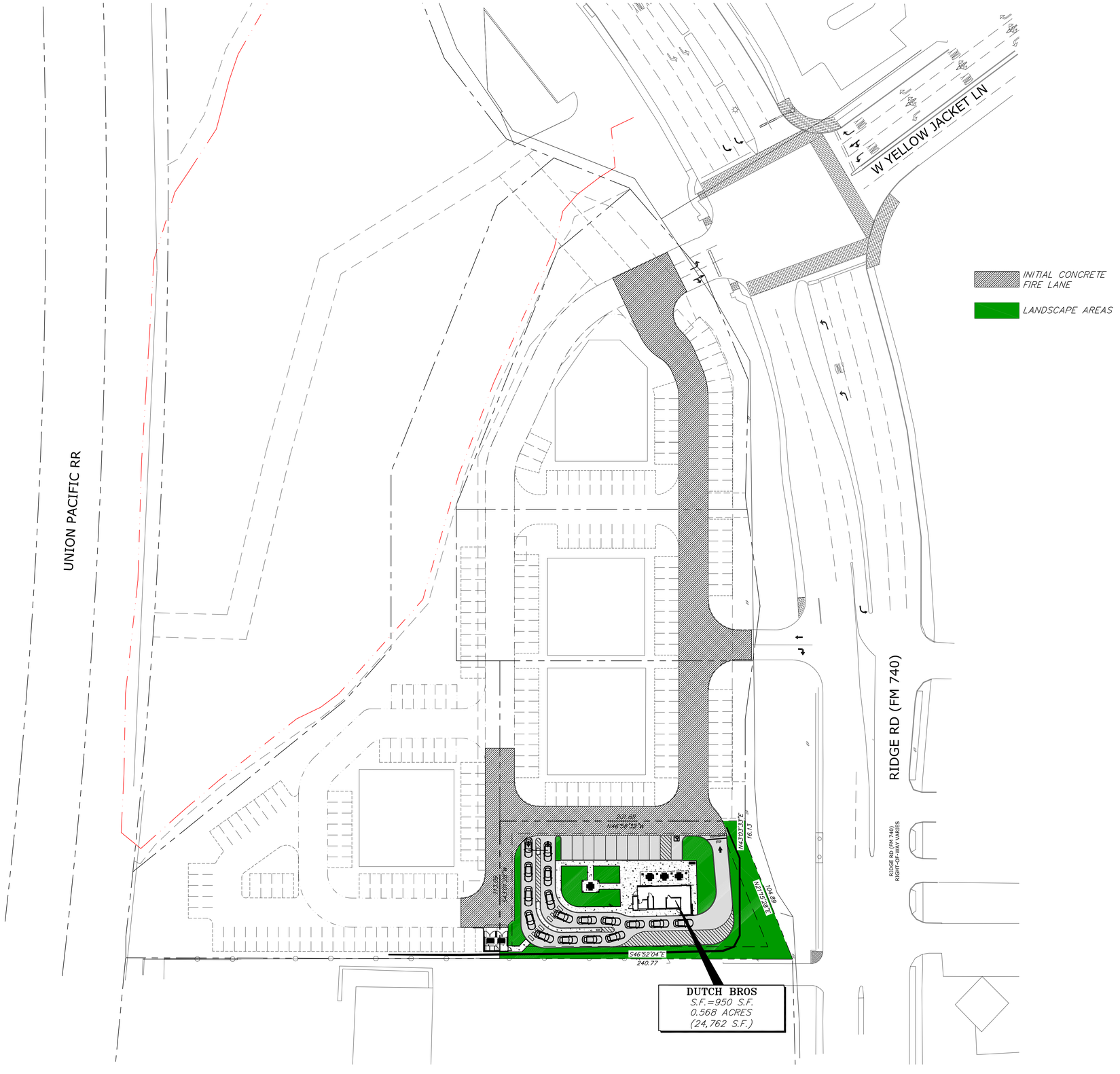
SHEET:

ES-2.0

VICINITY MAP



SCALE: N.T.S



SITE PLAN - OVERALL CENTER

SCALE: 1" = 40'-0"

Texas 811

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MAIN & MAIN CAPITAL GROUP, LLC
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tel 214-308-0008

#:21090

SUBMITTAL RECORD:

DATE: 10/15/21, 11/08/21
SUBMITTAL: SITE PLAN SUBMITTAL

SHEET TITLE:

SITE QUEUE

SHEET:

C2.3

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	December 14, 2021
APPLICANT:	Sam Moore; *Main & Main*
CASE NUMBER:	SP2021-031; *Site Plan for Dutch Bros Coffee*

SUMMARY

Discuss and consider a request by Sam Moore of Main & Main on behalf of Jason Claunch of 7.1 Ridge, LLC for the approval of a Site Plan for a *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* (*i.e. Dutch Bros. Coffee*) on a 0.57-acre portion of a larger 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.

BACKGROUND

The subject property was originally annexed into the City of Rockwall on November 7, 1960 by *Ordinance No. 60-04*. According to the City's historic zoning maps, the subject property was zoned Commercial (C) District as of January 3, 1972. On January 20, 2015, the City Council approved a miscellaneous case [*Case No. MIS2014-018*] to allow an alternative *Tree Mitigation Plan*. On August 7, 2017, the City Council approved a final plat case [*Case No. P2017-037*] that established the subject property as Lot 1, Block A, Sky Ridge Addition. On January 26, 2021, the Planning and Zoning Commission approved a miscellaneous case [*Case No. MIS2021-001*] to allow for a variable width landscape buffer with alternative tree planting requirements within the landscape buffer. Following this approval, the City Council approved a preliminary plat [*Case No. P2021-001*] proposing the creation of Lots 1-7, Block A, Sky Ridge Addition on March 1, 2021. On August 2, 2021, the City Council approved a replat [*Case No. P2021-038*] that established the subject property as Lot 5, Block A, Sky Ridge Addition. On October 18, 2021, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2021-032; Ordinance No. 21-48, S-257*] to allow a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* on the subject property.

PURPOSE

On November 16, 2021, the applicant -- *Sam Moore of Main & Main* -- submitted an application requesting the approval of a site plan for the purpose of constructing a Dutch Bros. Coffee on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located southeast of the intersection of Ridge Road [*FM-740*] and W. Yellow Jacket Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 1.868-acre parcel of land (*i.e. Lot 6, Block A, Sky Ridge Addition*), which is zoned Commercial (C) District. Beyond this is a 100' right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. Beyond this is Phase 2 of the Turtle Cove Subdivision, which consists of 55 single-family residential lots that were established on February 17, 1998. This subdivision is zoned Planned Development District 2 (PD-2) for single-family residential land uses.

South: Directly south of the subject property is Ridge Road [*FM 740*], which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a multi-tenant office building and several commercial businesses (*e.g.*

Big D Auto Care, Wal-Mart, etc.) These areas are zoned Commercial (C) District and are situated within the Scenic Overlay (SOV) District.

East: Directly east of the subject property is a vacant tract of land followed by Ridge Road [*FM-740*], which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a single-family home that has been converted to a business and a strip retail center with several commercial businesses (*e.g. Little Caesar's, Everybody Massage, etc.*). These areas are zoned Commercial (C) District and are situated within the Scenic Overlay (SOV) District.

West: Directly west of the subject property is a house of worship (*i.e. Great Faith Church*) and several commercial businesses (*e.g. State Farm, Family Dental, etc.*) followed by a 100' right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. Beyond this is Phase 1 of the Turtle Cove Subdivision, which consists of 75 single-family residential lots that were established on June 20, 1985. This subdivision is zoned Planned Development District 2 (PD-2) for single-family residential land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* is permitted by Specific Use Permit (SUP) in a Commercial (C) District. A Specific Use Permit (SUP) [*Ordinance No. 21-48*] for this land use was approved by the City Council on October 18, 2021. The submitted site plan, landscape 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 Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*X=0.564-acres; In Conformance*
Minimum Lot frontage	*60-Feet*	*X= 121.02-feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X=201.89-feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*X>15-feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X=10-feet; In Conformance*
Maximum Building Height	*60-Feet*	*X<60-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X=3.83%; In Conformance*
Minimum Number of Parking Spaces	*1 Parking Space/100 SF (10 Required)*	*X=10; In Conformance*
Minimum Landscaping Percentage	*20%*	*In Conformance*
Maximum Impervious Coverage	*85-90%*	*X<85%; In Conformance*

TREESCAPE PLAN

There are not trees being removed from the property, therefore no treescape plan is required.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(F)(27), *Restaurant with Drive Through or Drive-In,* of Article 13, *Definitions*, of the Unified Development Code (UDC) a *Restaurant with Drive Through or Drive-In* is defined as "(a) place of business whose primary source of revenue is derived from the sale of prepared food to the general public for consumption on-premise or off-premises and/or in a personal vehicle or where facilities are provided on the premises that encourages the serving and consumption of food in a personal vehicle on or near the restaurant premises." In this case the applicant is requesting a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In*, which requires a Specific Use Permit (SUP) in accordance with Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC). This has been granted by the City Council.

The proposed site plan also generally conforms to the requirements of the *General Overlay District Standards* and the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code

(UDC), with the exception of the variances being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variances and exceptions:

(1) *Building Materials*. According to Subsection 06.02(C)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(e)ach exterior wall of a building's façade shall consist of a minimum of 90% *Primary Materials* and/or a maximum of 10% *Secondary Materials*." In this case the applicant is proposing a building that utilized less than 90% primary masonry material and more than 10% secondary material. This will require a *variance* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

(2) *Architectural Standards*. According to Subsection 06.02 (C)(3), *Roof Design Standards,* of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof". In this case the applicant is proposing a flat roof with a parapet to screen the roof mounted utility equipment. This will require a *variance* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

(3) *Construction Standards*. According to Subsection 04.01 (A)(1), *Roof Design Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "…parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall." In this case the applicant is requesting to paint the interior side of the parapet instead of finishing them with the same material as the exterior facing wall. This will require an *exception* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "…an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." This section of the code also includes the same language for variances to the *General Overlay District Standards*. In addition, the code requires that applicant's provide compensatory measures that directly offset the requested variances and exceptions. In this case, as compensatory measures the applicant is proposing to [*1*] increase building articulation, [*2*] increased use of masonry building materials, [*3*] increase the number of architectural elements, [*4*] provide a bicycle rack, [*5*] provide outdoor seating, [*6*] have no outdoor speaker menu board, [*7*] increased canopy length along the north elevation, and [*8*] provide a pergola with seating. In this case, many of the proposed compensatory measures are actually requirements of the *General Overlay District Standards* (*i.e. Compensatory Measures 1-3*), and cannot be considered as compensatory measures for this case. Staff is obligated to point out that only five (5) of the proposed compensatory measures (*i.e. Compensatory Measures 4-8*) would actually meet the requirements of the Unified Development Code (UDC). With this being said, requests for variances and/or exceptions to the *General Commercial District Standards* and the *General Overlay District Standards* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *South Lakeshore District*. The *South Lakeshore District* is an established district that is significantly developed with medium-density, suburban housing and many of the subdivisions are not anticipated to change. As a result, the majority of commercial development in the area is anticipated to consist of neighborhood/convenience centers that are compatible in scale with the adjacent residential properties. Strategy #2 in the *South Lakeshore District* states that "…commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with

the adjacent residential structures." In this case, the applicant's proposal appears to conform with the goals and policies of the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on November 30, 2021. The ARB recommended that the applicant replace the grey Nichiha wainscot with a stone or dark brick, and raise the wainscot to the canopies. Before action is taken on the building elevations, the ARB will review the applicant's revised building elevations and provide a recommendation to the Planning and Zoning Commission at the *December 14, 2021* meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the Dutch Bros Coffee on the *subject property*, then staff would propose the following conditions of approval:

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

(2) Any construction resulting from the approval of this *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:
- ☒ 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	2200 Ridge Rd				
SUBDIVISION	Vacant Land - Commercial	LOT	1	BLOCK	A
GENERAL LOCATION	Property located at intersection of Ridge Rd and Yellow Jacket Ln, North of 2054 Ridge Rd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial (C)		CURRENT USE	Undeveloped/Vacant	
PROPOSED ZONING	Commercial (C)		PROPOSED USE	Drive-Thru Coffee Shop	
ACREAGE	0.57 Acres	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

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

☐ OWNER	7.1 Ridge LLC	☐ APPLICANT	Main & Main
CONTACT PERSON	Jason Claunch	CONTACT PERSON	Sam Moore
ADDRESS	106 E Rusk Suite 200	ADDRESS	5750 Genesis Ct Suite 103
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Frisco, TX 75034
PHONE	972-999-0081 (x101)	PHONE	(817) 505-8117
E-MAIL	jason@catalystcommercial.net	E-MAIL	sm@maincg.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Sam Moore [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 270.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* TENTH *DAY OF* November *, 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."*

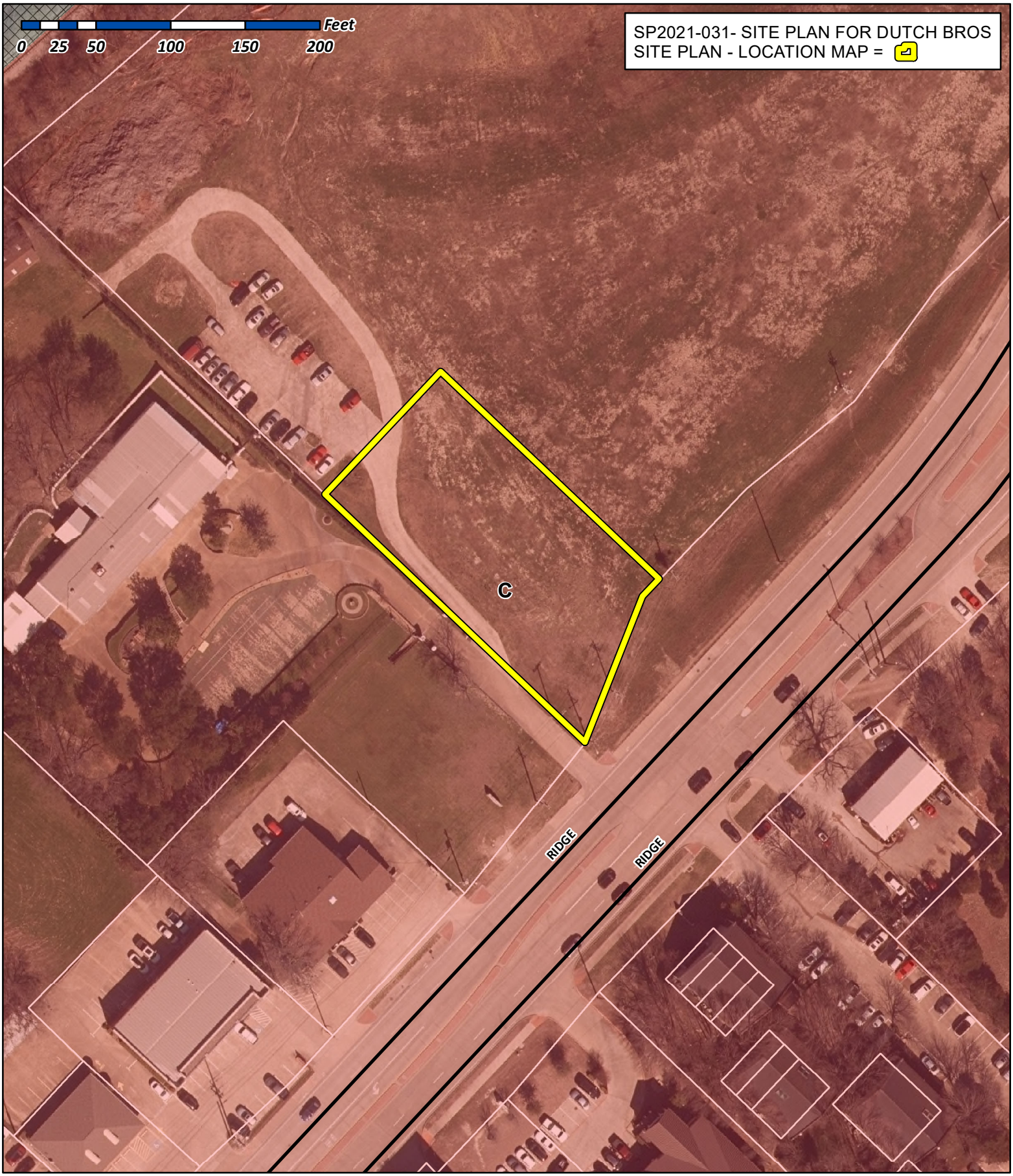
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 *DAY OF* November *, 20* 21

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
KIMBERLY A. DUNLOP
My Notary ID # 129512856
Expires August 5, 2025

MY COMMISSION EXPIRES



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.

Dutch Bros Coffee
ARB & Site Plan Submittal
Variance Request Letter

Howdy,

Thank you for the opportunity to further present our proposed Dutch Bros Coffee project at 2200 Ridge Rd. We are excited to be submitting for ARB and Site Plan approval. Below are the existing and requested variances for our project, followed by the proposed compensatory measures.

Requested Variances

1. 90% masonry material.
    - Reasoning – the blue Nichiha siding (cement fiber board) is higher than the allowable secondary amount. The blue tower is a signature marketing feature for Dutch Bros' buildings. We have removed the cement plaster on the preliminary elevations to raise the primary material percentage as much as possible throughout the building, but request to keep the blue Nichiha tower because of the marketing feature for Dutch Bros.
2. More than 10% of secondary material on the Eastern and Southern elevations.
    - Reasoning – the blue Nichiha siding (cement fiber board) is higher than the allowable secondary material amount. The blue tower is a signature marketing feature for Dutch Bros' buildings. We have removed the cement plaster on the preliminary elevations to raise the primary material percentage as much as possible throughout the building, but request to keep the blue Nichiha tower because of the marketing feature for Dutch Bros.
3. Building is less than 6,000sf and does not have a pitched roof
    - Reasoning – the building has a flat roof with parapet walls to be able to screen the roof mounted equipment.
4. Finishing interior wall of parapet.
    - Reasoning – the parapet wall will have TPO material to ensure water tightness and prevent damage during shipment from the modular building factory. We are proposing to paint the interior walls of the parapet to match the exterior walls.

Proposed Compensatory Measures

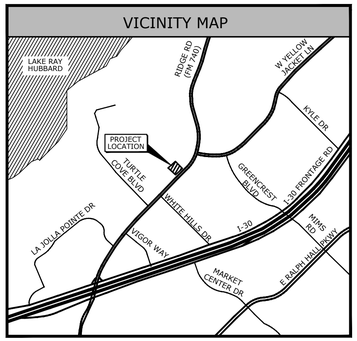
1. Increased building articulation
    a. Building articulation is achieved through the tower, canopy, and awnings from a horizontal and vertical articulation perspective.
2. Masonry building materials being equal or greater than surrounding properties
    a. Along with the proposed brick, Nichiha board is being used which is considered to be a masonry product as it is a cement fiber board, similar to hardie-lap siding.
3. Increased architectural elements
    a. Varied roof heights, awnings, canopies, and added pergola.
4. Proposed outdoor seating under building canopy.
5. Increased canopy length, which will span the length of the Northern elevation.
6. Additional outdoor seating under pergola.
7. No outdoor speakers in menu boxes.
8. Bike rack, promoting an alternative transportation and help reduce path obstructions.

Thank you again for your consideration.
We look forward to working together.

Best,

Sam Moore
Main & Main Capital Group, LLC
M: (817) 505-8117
F: (214) 308-1016
E: sm@maincg.com
5750 Genesis Court Suite 103 Frisco, TX 75034

VICINITY MAP



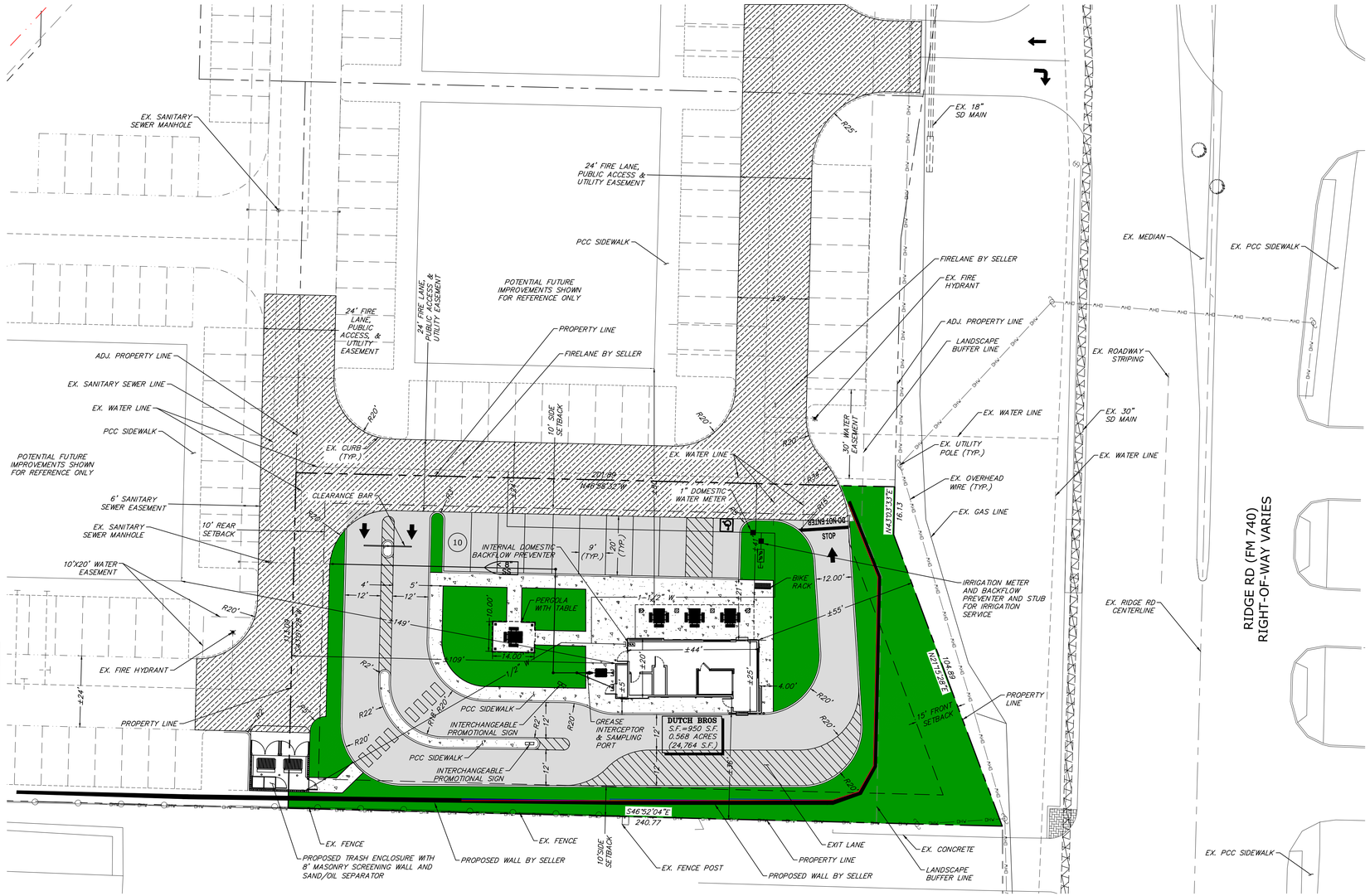
SCALE: N.T.S

LEGEND

	PROPOSED MEDIAN CURB
	EXISTING MEDIAN CURB
	EXISTING FIRE HYDRANT
	PROPERTY LINE
	EXISTING EASEMENT LINE
	SITE SETBACK LINE
	EXISTING ROADWAY CENTERLINE
	EXISTING FENCING
	EXISTING UTILITY POLE
	PROPOSED WALL BY SELLER
	EXISTING SSMH
	PROPOSED SEWER CLEANOUT
	PROPOSED GREASE INTERCEPTOR & SAMPLING PORT
	PROPOSED BACKFLOW PREVENTER
	PROPOSED WATER METER (SHADED IF EXISTING)
—1–1/2" W—	PROPOSED WATER LINE (DASHED IF EXISTING)
< 4" SS	PROPOSED SANITARY SEWER MAIN (DASHED IF EXISTING)
< 12" SD	PROPOSED STORM DRAIN (DASHED IF EXISTING)
	PROPOSED ELEC / TELECOMM CONDUIT
	5" PCC OVER 8" SUBGRADE
	SIDEWALK
	PROPOSED LANDSCAPED AREA
	PROPOSED FIRELANE BY SELLER
	PROPOSED MENU BOARD
	PROPOSED CLEARANCE BAR
	PROPOSED PYLON SIGN/MONUMENT
	PROPOSED PAVEMENT MARKING (DASHED IF EXISTING)

PROJECT SUMMARY TABLE

ZONING	C (COMMERCIAL DISTRICT)
EXISTING LAND USE	VACANT/UNDEVELOPED
PROPOSED LAND USE	LIMITED SERVICE RESTAURANT
LOT AREA	0.568 ACRES (24,764 S.F.)
BUILDING AREA	950 S.F.
BUILDING HEIGHT	24 FT (1-STORY)
SETBACK FRONT	15 FEET
SETBACK SIDE	10 FEET
SETBACK REAR	10 FEET
BUILDING COVERAGE	3.8%
LANDSCAPE AREA	0.241 ACRES (10,497 S.F.)
LANDSCAPE COVERAGE	32.3%
PARKING REQUIRED	10 SPACES (1 PER 250 S.F. + 1 PER 4 OUTDOOR SEATS)
PARKING PROVIDED	10 SPACES
HANDICAPPED PROVIDED	1 SPACE (1-25 STALLS)
TOTAL CARS IN QUEUE	29 CARS



SITE PLAN

SCALE: 1" = 20'-0"

SCALE: 1"=20'

SITE PLAN SIGNATURE BLOCK

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

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

APPROVED:

PLANNING & ZONING COMMISSION CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE #: SP2021-031

Texas 811

COPYRIGHT:
All drawings herein are the property of Tectonics Design Group and may not be reproduced or used in any capacity without the written authorization of Tectonics Design Group.

DRAWN: M.C.M.
DESIGNED: J.P.B.
CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

STAMP: PRELIMINARY

DESIGNER:
TECTONICS DESIGN GROUP
730 Sandhill Rd., #250, Reno, Nevada 89521
tel 775-824-9988
fax 775-824-9986
www.tectonicsdesigngroup.com

PROJECT/CLIENT:
Dutch Bros No.: TX1802
2230 Ridge Rd, Rockwall, TX 75087

MAIN & MAIN CAPITAL GROUP, LLC
5750 Genesis Ct, Suite 103, Frisco, Texas 75034
tel 214-308-0008

M+M
21090

SUBMITTAL RECORD:
DATE: 12/07/21
SUBMITTAL: SITE PLAN SUBMITTAL

SHEET TITLE: SITE PLAN

SHEET: C2.1

General Electrical Requirements

PART 1 - GENERAL

1.01 DESCRIPTION

This Section summarizes the general requirements for electrical work, and forms a part of all other Sections of these specifications unless otherwise specified. The electrical work consists of furnishing all labor, materials, equipment and performing all operations required for complete and operable electrical systems as indicated on the drawings and/or as specified herein. Miscellaneous appurtenances are not necessarily specified or shown on the plans.

1.02 QUALITY ASSURANCE

A. Furnish manufacturer's electrical equipment of the types and sizes specified.
B. Codes and Standards. Provide electrical equipment and materials, including installation, conforming to the following codes and standards, as applicable and as adopted by the authority having jurisdiction. The equipment and materials shall bear labels to indicate manufacturing conformance to the specified standards or equal. Where two codes or standards are at variance the authority having jurisdiction shall apply:

1. 2017 National Electric Code
2. National Electrical Safety Code
3. Local County and City Electrical Codes
4. Owner's Electrical Standards
5. American National Standards Institute Standards
6. American Society for Testing Materials Standard Tests
7. Certified Ballast Manufacturers Standards
8. Illuminating Engineering Society Handbook Standards
9. Insulated Power Cable Engineers Association Standards
10. National Electrical Manufacturers Association Standards
11. National Fire Protection Association Standards
12. Occupational Safety and Health Act
13. Underwriters' Laboratories, Inc. Standards

1.03 UTILITY COMPANY REQUIREMENTS

All utility installations shall comply with current Public Utilities Commission regulations and requirements. All installations shall comply with current local electric utility service provider standards, procedures and regulations.

1. 2017 National Electric Code
2. National Electrical Safety Code
3. County and City Electrical Codes
4. Owner's Electrical Standards
5. American National Standards Institute Standards
6. American Society for Testing Materials Standard Tests
7. Certified Ballast Manufacturers Standards
8. Illuminating Engineering Society Handbook Standards
9. Insulated Power Cable Engineers Association Standards
10. National Electrical Manufacturers Association Standards
11. National Fire Protection Association Standards
12. Occupational Safety and Health Act
13. Underwriters' Laboratories, Inc. Standards

1.04 SUBMITTALS

All drawings shall be prepared and kept up to date throughout all construction phases. As built drawings may, at any time, be reviewed by the architect, general contractor and/or owner's representative. This section includes responsibility for inspection, acceptance and documentation of all pre-existing installations. Accurate, complete and legible final As Built Drawings shall be submitted within two weeks of finalization of all installations covered under this section or within two weeks of request by owner's representative.
A. Materials List. Submit complete list of materials to be installed to architect and/or owner as required.
B. Technical Data. Submit descriptive and instruction manuals to the extent required under this Section and other Sections of Division 16, and the General Conditions.

1.05 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. Delivery. Deliver electrical materials and equipment in manufacturer's original cartons or containers with seals intact, as applicable. Unless otherwise specified, deliver conductors in sealed cartons or on sealed reels, ends of reeled conductors factory sealed. Deliver large multi-component assemblies in sections that facilitate field handling and installation.

B. Storage. Unless designed for outdoor exposure, store electrical materials off the ground and under cover to prevent corrosion, contamination, or deterioration.

C. Handling. Handle materials and equipment in accordance with manufacturers recommendations. Lift large or heavy items only at the points designated by the manufacturer. Use padded slings and hooks for lifting as necessary to prevent damage.

1.06 JOB CONDITIONS

Electrical Drawings are diagrammatic and indicate the general layout of the complete work. Locations of equipment, inserts, anchors, motors, panels, pull boxes, conduits, stub-ups, fitting, lighting fixtures, convenience outlets, exterior lighting units, and ground wells are approximate. Conform to Drawings as closely as possible. Exercise care to secure approved headroom and clearances, and to overcome structural interference. Verify scaled dimensions, field dimensions, and conditions at the place of work.

Underground electric lines shown on the plans are, to a degree, symbolic. Refer to the existing as built, Electrical, Mechanical and all other drawings available for locations of possible interference. Hand dig or otherwise cautiously dig the trenches for the underground lines in areas where interferences are possible or where electric lines must pass or cross below or above existing.

A. Changes. Submit written details and reasons for proposed deviations from Drawings and Specifications, and do not deviate therefrom unless authorized by Field Order or Change Order. If approved changes requested by general contractor and/or owner require alteration of structures or related work, make the alterations in full compliance with all applicable codes and ordinances.

B. Protection. Protect electrical materials and equipment until final acceptance. Protect factory painted surfaces from impact, abrasion, discoloration, and other damage. Keep electrical equipment, materials, and insulation dry at all times. If partial dismantling of equipment is required for installation, box or wrap the removed parts until reinstalled. Repair or replace damaged work as directed, at no additional cost to the owner.

C. Coordinate. Coordinate electrical work with all trades, code authorities and public utilities. Where two or more trades interface in an area, verify that no electrical work is omitted.

D. Safety. Maintain and operate all equipment and fixtures in a safe and responsible manner. Conduct all construction operations in a safe manner for all employees as well as as any other persons within the workspace. Hold all others harmless of negligent safety practices which could cause injury to others on or near the jobsite.

1.07 RELATED ELECTRICAL WORK
Review entire Contract Documents and provide all electrical work required for the entire project, even if it is specified in Divisions other than Division 16, unless specifically excluded in advance.

1.08 POWER SUPPLY

The power supply shall be alternating current, 60 hertz and at the voltage indicated on the drawings.

1.09 PERMITS

Procurement of permits is not included in this section. Obtain and pay for permits, licenses and/or inspections required for electrical construction work if specifically required in writing by owner, architect and/or general contractor prior to award of contract.

1.10 OUTAGES

Keep power shutdown periods to the minimum time feasible, and only for such times and durations as may be approved. Submit written request for outage approval at least 2 working days in advance of need, stating date, time, and probable duration.

1.11 AREA CLASSIFICATIONS

Installation areas for electrical equipment, materials, and wiring are classified as "Non-Hazardous" unless otherwise indicated or specified.

1.12 GUARANTEE AND WARRANTY

Guarantee all work of Division 16 in accordance with the General Conditions. With respect to equipment, condition guarantee to cover (1) faulty or inadequate design; (2) improper assembly or erection; (3) defective workmanship or materials; and (4) incorrect or inadequate operation, or other failure. For equipment bearing a manufacturer's warranty in excess of one (1) year, furnish a copy of the warranty to the architect for submittal to owner who shall be named as beneficiary.

PART 2 - PRODUCTS

2.01 MATERIALS AND EQUIPMENT

Provide new materials and equipment as required to complete all indicated and specified electrical work, including incidental items inferable from the Contract Documents that are necessary to complete the work. Provide materials and equipment of latest design, standard products of established manufacturers. For uniformity, only one manufacturer is acceptable for each type of product. Manufacture individual parts to standard sizes and gages so repair parts can be installed in the field. Make like parts of duplicate units interchangeable. Do not place equipment in service at any time prior to delivery except as required for factory or shop tests or as requested by owner, architect and/or general contractor.

A. Prohibited Materials. Aluminum conductors are not acceptable unless approved for each use and location.

B. Damaged Products. Notify the general contractor in writing if any equipment or material is damaged. Do not repair damaged products without prior written approval.

C. Outdoor Equipment. Outdoor electrical equipment shall be weatherproof, NEMA 3R (enclosure detailed on drawings) unless shown otherwise on the construction drawings.

D. Factory Finishes. Unless otherwise specified in other Division 16 sections or in the Special Conditions, the sheet metal surfaces of equipment enclosures shall be phosphatized and coated with a rust resisting primer. Over the primer, apply a corrosion resistant baked enamel finish on the interior and exterior metal surfaces. The exterior color shall be ASA No. 49 medium light gray. The interior color shall be white. Hardware shall have a corrosion resistant finish. Sheet metal enclosures and lighting fixtures, in corrosive areas, shall have an outer coating of corrosion resistant epoxy.

PART 3 - EXECUTION

3.01 GENERAL

Install electrical work in accordance with all applicable codes and standards except where more stringent requirements are indicated or specified. Verify that materials and equipment properly fit the installation space with clearances conforming to all applicable codes and standards except where greater clearance is indicated. Perform work as required to correct improper installations, at no additional cost to the owner.

3.02 ELECTRICAL SUPERVISION

In addition to supervision required under the General Conditions, assign a competent representative to supervise the electrical construction work from beginning to completion and final acceptance.

3.03 INSPECTION

Inspect each item of material and equipment for damage, defects, completeness, and correct operation prior to installation. Inspect previously installed related work and verify that it is ready for installation of electrical work.

3.04 PREPARATION

Prior to installing electrical work, ensure that installation areas are clean. Maintain the areas in a broom-clean condition during installation operations. Clean, condition, and service equipment in accordance with the manufacturer's instructions, approved submittals, and other requirements indicated or specified.

3.05 WORKMANSHIP

Employ skilled craftsmen experienced in installation of the types of electrical materials and equipment specified. Use specialized installation tools and equipment as applicable. Produce acceptable installations free of defects.

3.06 PROTECTIVE DEVICE ADJUSTMENTS

Adjust all protective devices as required. Adjustments shall conform to the serving utilities requirements & ANSI/IEEE Standard 242. No equipment shall be operated prior to said adjustments being properly completed and verified /tested.

3.07 FIELD QUALITY CONTROL

A. Manufacturers' Supervision and Field Installation Check. Where specified, electrical equipment and/or fixture manufacturer shall furnish the services of an authorized representative specially trained and experienced in the installation of his equipment and/or fixture to (1) supervise the equipment and/or fixture installation in accordance with the approved submittals and manufacturer's instructions, (2) be present when the equipment and/or fixture is first put into operation, (3) inspect, check, adjust as necessary, and approve the installation, (4) repeat the inspection, checking, and adjusting until all trouble or defects are corrected and the equipment and/or fixture installation and operation are acceptable, and (5) prepare and submit the specified Manufacturer's Certified Report.

B. Operational Demonstration. Demonstrate that performance of installed electrical materials and equipment complies with requirements specified in Division 16. Operate equipment through entire no-load to full-load range for not less than 24 hours unless a longer period is specified elsewhere. Immediately correct defects and malfunctions with approved methods and materials in each case, and repeat the demonstration. Conform to the approved demonstration plan.

C. Final Operation Tests. Test all electrical systems for not less than 24 hours, with no interruptions except for normal maintenance or corrective work. Conform to the approved test plan. Coordinate with final operation tests required under other Divisions.

1. Testing Materials. Furnish labor, instruments, recorders, gages, materials, and power for tests as required.
2. Testing Methods. Operate systems continuously 24 hours a day under constant inspection of trained operators. Cause variable range equipment to cycle through the applicable range at a steady rate of change. Induce simulated alarm and distressed operating conditions, and test controls and protective devices for correct operation in adjusting system functions or causing system shutdown.
3. Defects. Immediately correct all defects and malfunctions disclosed by tests. Use new parts and materials as required and approved. Add the interruption time for corrective work to the specified total test period.

SHEET LEGEND

SHEET ES-0.1 - SPECIFICATIONS
SHEET ES-1.0 - ELECTRICAL SITE PLAN
SHEET ES-1.1 - CANOPY LIGHTING DETAIL
SHEET ES-2.0 - PHOTOMETRIC SITE PLAN
SHEET ES-3.0 - LIGHTING SPEC SHEETS

SITE PLAN SIGNATURE BLOCK

APPROVED:

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

WITNESS OUR HANDS, THE ___ DAY OF ___, ___.

_____ _____
PLANNING & ZONING COMMISSION CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

CASE #: SP2021-031

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STAMP:
DRAWN: S.B.G.
DESIGNED: S.B.G.
CHECKED/STAMPED: SCOTT B. GARRISON, P.E.

PRELIMINARY

DESIGNER: TECTONICS DESIGN GROUP
730 Sandhill Rd., #250, Reno, Nevada 89521
tel 775-824-9988
fax 775-824-9986
www.tectonicsdesigngroup.com

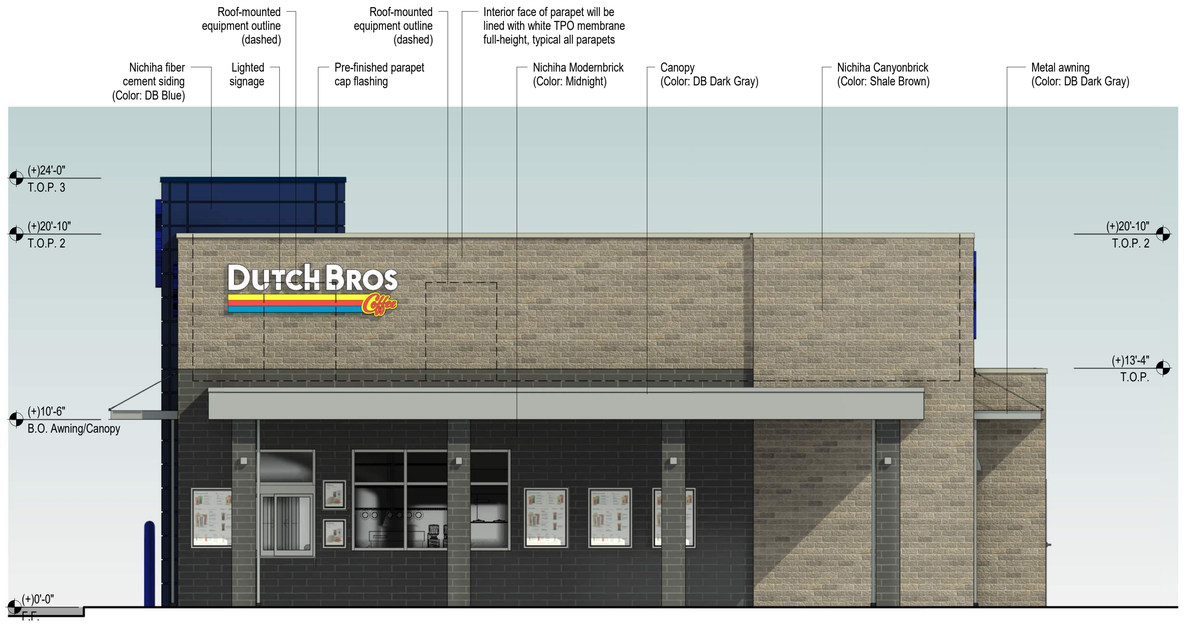
PROJECT/CLIENT:
Dutch Bros No.: TX1802
2230 Ridge Rd, Rockwall, TX 75087
MAIN & MAIN CAPITAL GROUP, LLC
5750 Genesis Ct, Suite 103, Frisco, Texas 75034
tel 214-308-0008
21090

SUBMITTAL RECORD:

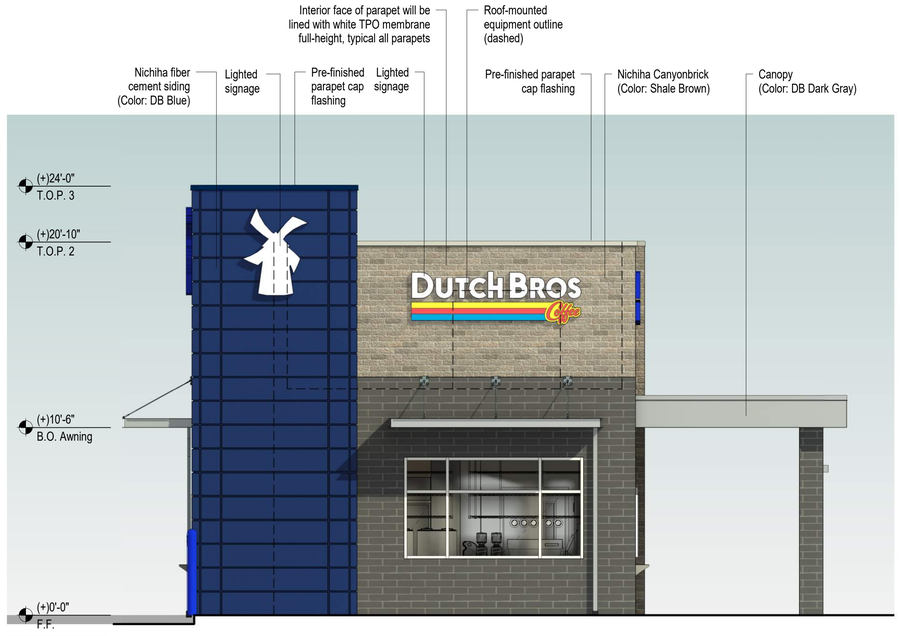
DATE:	SUBMITTAL
10/15/21	SITE PLAN SUBMITTAL
12/06/21	SITE PLAN RE-SUBMITTAL

SHEET TITLE: SPECIFICATIONS

SHEET: ES-0.1



North Elevation - (Walk-Up Elevation)
1/4" = 1'-0"



East Elevation - (Front Elevation)
1/4" = 1'-0"

Material Calculations

Drive-Up Elevation:
- Primary Material: Brick 76%
- Secondary Material: Nichia Siding 24% (Request variance)

Rear Elevation:
- Primary Material: Brick 100%

Walk-Up Elevation:
- Primary Material: Brick 100%

Front Elevation:
- Primary Material: Brick 60%
- Secondary Material: Nichia Siding 40% (Request variance)

SITE PLAN SIGNATURE BLOCK

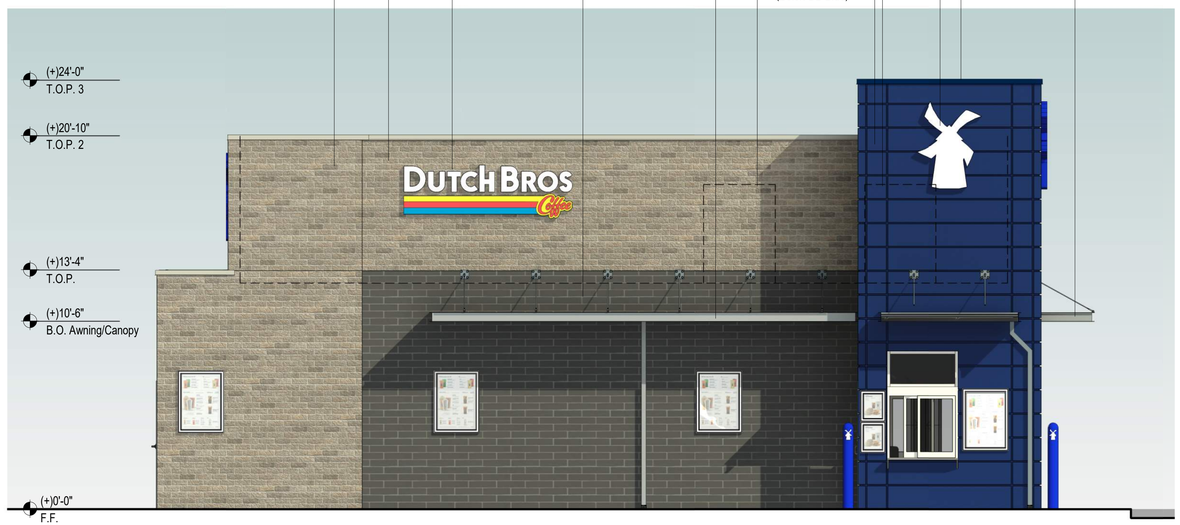
APPROVED:

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

WITNESS OUR HANDS, THE ____ DAY OF ____, ____.

PLANNING & ZONING COMMISION CHAIRMAN

DIRECTOR OF PLANNING AND ZONING



South Elevation - (Drive-up Elevation)
1/4" = 1'-0"

West Elevation - (Rear Elevation)
1/4" = 1'-0"

(SP2021-031)

DUTCH BROS Coffee

Dutch Bros

Conceptual Elevations | Rockwall, Texas | PR.3

MAIN & MAIN

Front (Primary Elevation)/Drive-Thru

Front (Primary Elevation)/Walk-Up

Rear/Walk-Up

Rear/Drive-Thru

SITE PLAN SIGNATURE BLOCK

APPROVED:

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

WITNESS OUR HANDS, THE ___ DAY OF ___, ___.

PLANNING & ZONING COMMISION CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

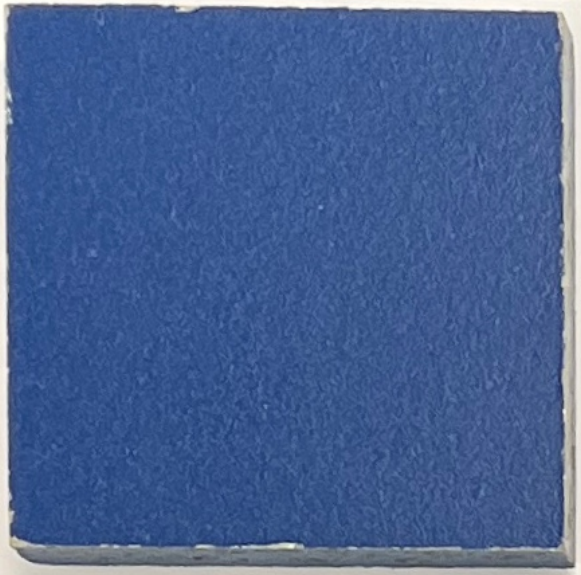
(SP2021-031)

DUTCH BROS Coffee

Dutch Bros

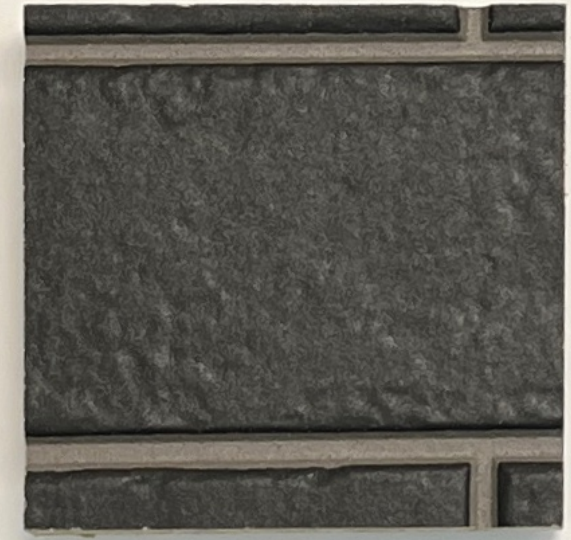
Perspectives | Rockwall, Texas | PR.3A

MAIN & MAIN



1. Nichiha Fiber Cement Siding, Dutch Bros Blue

2. Nichiha Canyonbrick, Shale Brown

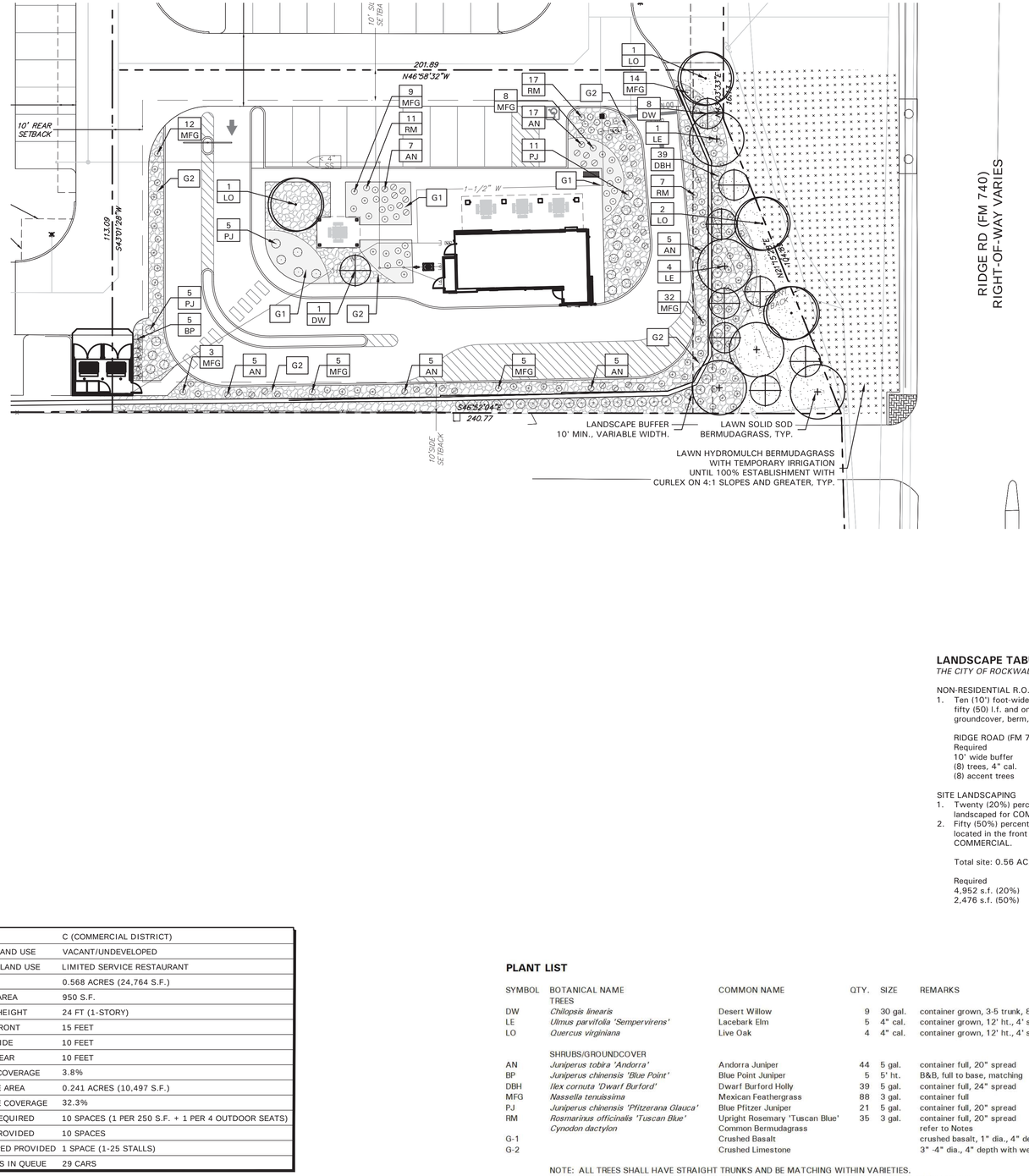


3. Nichiha Modernbrick, Midnight

Applicant Information
Sam Moore
Main & Main
5750 Genesis Ct. Suite 103
Frisco, TX 75034
(817) 505-8117
sm@maincg.com

Owner Information
Jason Claunch
7.1 Ridge LLC
106 E Rusk Suite 200
Rockwall, TX 75087
(972) 999-0081 x101
jason@catalystcommercial.net

Dutch Bros Coffee
Case Z2021-032



LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

CITY OF ROCKWALL NOTES

1. **NO TREES WITHIN 10'-0" OF ANY UTILITIES 10" DIA. OR GREATER.**
2. **NO TREES WITHIN 5'-0" OF ANY UTILITIES 10" DIA. OR LESS.**
3. **IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC**

GENERAL TREE SURVEY NOTE:
NO EXISTING TREES LOCATED ON SITE

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

HYDROMULCH NOTES

1. CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
3. FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
5. HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
6. USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
7. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
8. ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS

THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.W. BUFFER

1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) l.f. and one accent tree per (50) l.f., to include groundcover, berm, and shrubbery.

RIDGE ROAD (FM 740): 121 l.f.

Required	Provided
10' wide buffer	20' wide buffer
(8) trees, 4" cal.	(8) trees, 4" cal.
(8) accent trees	(8) accent trees

SITE LANDSCAPING

1. Twenty (20%) percent of the total site shall be landscaped for COMMERCIAL.
2. Fifty (50%) percent of the total requirements shall be located in the front of and along side buildings for COMMERCIAL.

Total site: 0.56 AC; 24,760 s.f.

Required	Provided
4,952 s.f. (20%)	8,100 s.f. (32%)
2,476 s.f. (50%)	2,812 s.f. (56%)

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
DW	*Chilopsis linearis*	Desert Willow	9	30 gal.	container grown, 3-5 trunk, 8' ht. min., 4' spread min.
LE	*Ulmus parvifolia 'Sempervirens'*	Lacebark Elm	5	4" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LO	*Quercus virginiana*	Live Oak	4	4" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
	SHRUBS/GROUNDCOVER				
AN	*Juniperus tobira 'Andorra'*	Andorra Juniper	44	5 gal.	container full, 20" spread
BP	*Juniperus chinensis 'Blue Point'*	Blue Point Juniper	5	5' ht.	B&B, full to base, matching
DBH	*Ilex cornuta 'Dwarf Burford'*	Dwarf Burford Holly	39	5 gal.	container full, 24" spread
MFG	*Nassella tenuissima*	Mexican Feathergrass	88	3 gal.	container full
PJ	*Juniperus chinensis 'Pfitzerana Glauca'*	Blue Pfitzer Juniper	21	5 gal.	container full, 20" spread
RM	*Rosmarinus officinalis 'Tuscan Blue'*	Upright Rosemary 'Tuscan Blue'	35	3 gal.	container full, 20" spread
	Cynodon dactylon	Common Bermudagrass			refer to Notes
G-1		Crushed Basalt			crushed basalt, 1" dia., 4" depth with weed barrier fabric
G-2		Crushed Limestone			3" -4" dia., 4" depth with weed barrier fabric

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

PROJECT SUMMARY TABLE

ZONING	C (COMMERCIAL DISTRICT)
EXISTING LAND USE	VACANT/UNDEVELOPED
PROPOSED LAND USE	LIMITED SERVICE RESTAURANT
LOT AREA	0.568 ACRES (24,764 S.F.)
BUILDING AREA	950 S.F.
BUILDING HEIGHT	24 FT (1-STORY)
SETBACK FRONT	15 FEET
SETBACK SIDE	10 FEET
SETBACK REAR	10 FEET
BUILDING COVERAGE	3.8%
LANDSCAPE AREA	0.241 ACRES (10,497 S.F.)
LANDSCAPE COVERAGE	32.3%
PARKING REQUIRED	10 SPACES (1 PER 250 S.F. + 1 PER 4 OUTDOOR SEATS)
PARKING PROVIDED	10 SPACES
HANDICAPPED PROVIDED	1 SPACE (1-25 STALLS)
TOTAL CARS IN QUEUE	29 CARS

SCALE: 1" = 20'-0"
0 10 20 40

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, this day of

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CASE #: SP2021-031

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DRAWN: RMT
DESIGNED: RMT
CHECKED/STAMPED:

STAMP: REGISTERED LANDSCAPE ARCHITECT, SARAH ANN HALL, 2246, STATE OF TEXAS, 12/06/21

DESIGNER:

TECTONICS DESIGN GROUP
730 Sandhill Rd., #250, Reno, Nevada 89521
tel 775-824-9988
fax 775-824-9986
www.tectonicsdesigngroup.com

PROJECT/CLIENT:
Dutch Bros No.: TX1802
2230 Ridge Rd, Rockwall, TX 75087
21090

MAIN & MAIN CAPITAL GROUP, LLC
5750 Genesis Ct, Suite 103, Frisco, Texas 75034
tel 214-308-0008

SUBMITTAL RECORD:

DATE:	SUBMITTAL
10/15/21	SITE PLAN SUBMITTAL
11/08/21	
12/06/21	CITY COMMENTS

SHEET TITLE: LANDSCAPE PLAN

SHEET: L1.01

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs and grasses)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: April 14, 2014 Edition; by American National Standards Institute, Inc. (Z60.1) – plant material

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.

B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:
1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions, do not measure from branch or root tip-to-tip.
5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:
1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
6. Remove rejected plant material immediately from job site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.

D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:
1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   a. Clay – between 7-27 percent
   b. Silt – between 15-25 percent
   c. Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.

H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.

B. Staking Material for Shade Trees: refer to details.

C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.

E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:
1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:
1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that,when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ½ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

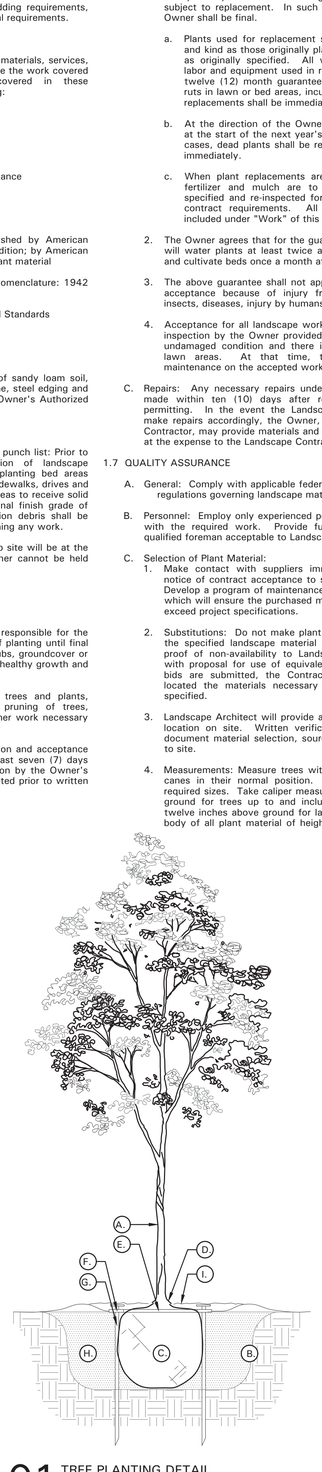
P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:
1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be ½" maximum height above final finished grade.
4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
5. Do not install steel edging along sidewalks or curbs.
6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



01 TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING DETAIL LEGEND AND NOTES

A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org

B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.

C. ROOT BALL: REMOVE TOP ⅓ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.

D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.

E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.

F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.

G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

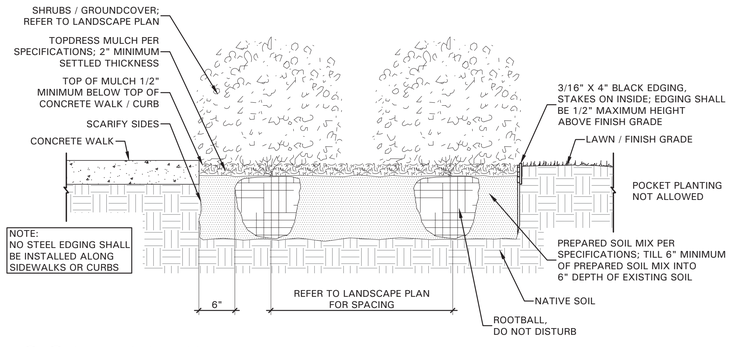
H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

J. TREE STAKES:
TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM:
Tree Stake Solutions
ATTN: Jeff Tuley
(903) 676-6143
jeff@treestakesolutions.com
www.treestakesolutions.com

OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, this day of

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CASE #: SP2021-031

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DRAWN: RMT
DESIGNED: RMT
CHECKED/STAMPED:

STAMP:
REGISTERED LANDSCAPE ARCHITECT
JOHN ANN HALL
2246
STATE OF TEXAS
12/06/21

DESIGNER:
TECTONICS DESIGN GROUP
tel 775-824-9988
fax 775-824-9986
730 Sandhill Rd., #250, Reno, Nevada 89521
www.tectonicsdesigngroup.com

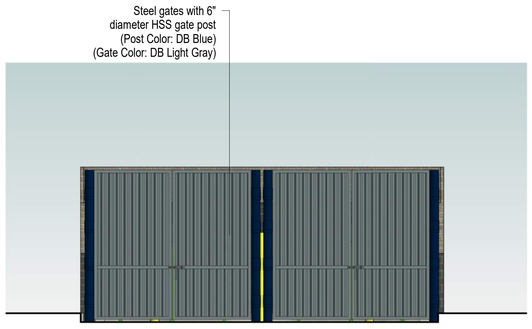
PROJECT/CLIENT:
Dutch Bros No.: TX1802
2230 Ridge Rd, Rockwall, TX 75087
MAIN & MAIN CAPITAL GROUP, LLC
5750 Genesis Ct, Suite 103, Frisco, Texas 75034
tel 214-308-0008
21090

SUBMITTAL RECORD:

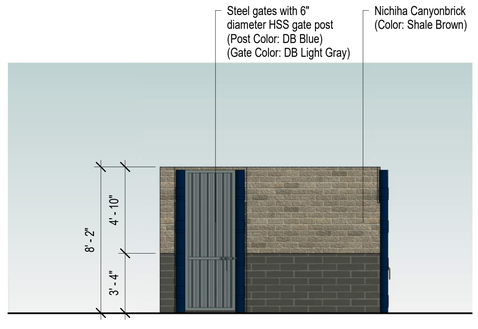
DATE:	SUBMITTAL
10/15/21	SITE PLAN SUBMITTAL
11/08/21	
12/06/21	CITY COMMENTS

SHEET TITLE:
LANDSCAPE SPECIFICATIONS AND DETAILS

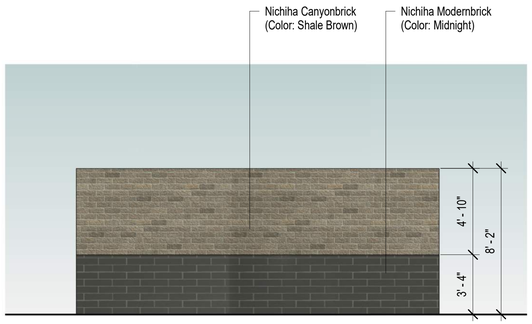
SHEET:
L1.02



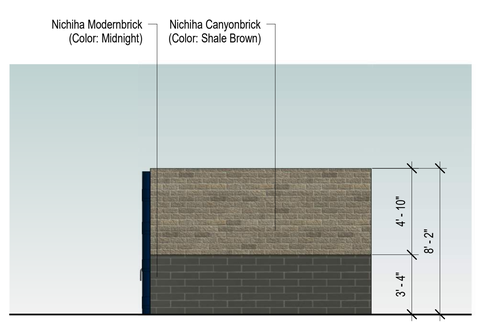
North Elevation - (Front Elevation)
1/4" = 1'-0"



East Elevation - (Side Elevation)
1/4" = 1'-0"



South Elevation - (Rear Elevation)
1/4" = 1'-0"



West Elevation - (Side Elevation)
1/4" = 1'-0"

SITE PLAN SIGNATURE BLOCK

APPROVED:

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

WITNESS OUR HANDS, THE ___ DAY OF ___, ___.

_____ _____

PLANNING & ZONING COMMISION CHAIRMAN DIRECTOR OF PLANNING AND ZONING

(SP2021-031)

DUTCH BROS Coffee

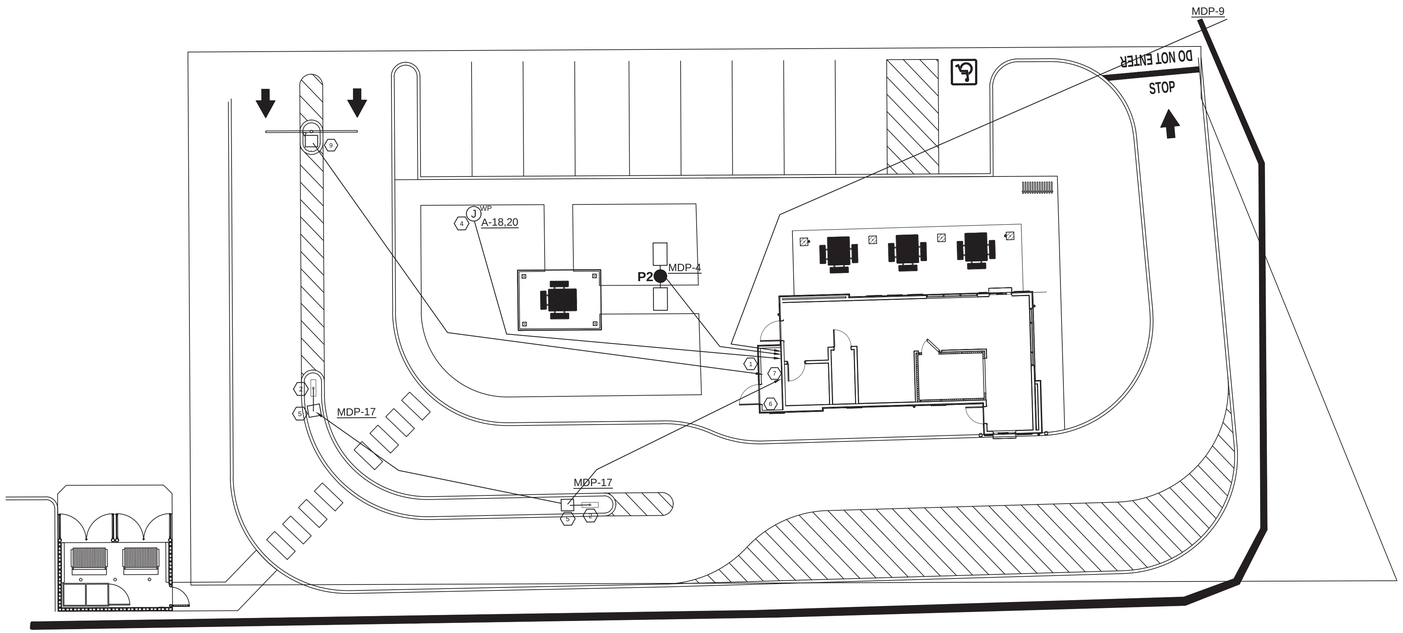
Dutch Bros

Conceptual Trash Enclosure Elevations Rockwall, Texas PR.3B

MAIN & MAIN

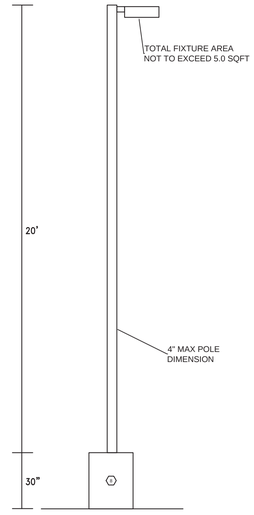
DUTCH BROS
EXIT ONLY
EXIT ONLY
DO NOT ENTER

DUTCH BROS
CHOOSE SHORTEST LANE



1 ELECTRICAL SITE PLAN

Scale: 0 30' 60'



4 PARKING LOT LIGHT ELEVATION

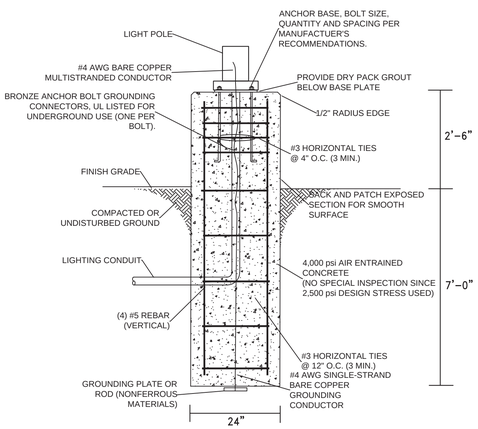
Scale: N/A

GENERAL NOTES

1. FOR UTILITY TRANSFORMER, TELEPHONE SERVICE, GAS, WATER AND SANITARY SEWER LOCATIONS; SEE CIVIL SITE PLAN.
2. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND COMPLIANCE WITH ALL UTILITY COMPANY REQUIREMENTS AND STANDARDS. VERIFY REQUIREMENTS WITH UTILITY PRIOR TO INSTALLATION.

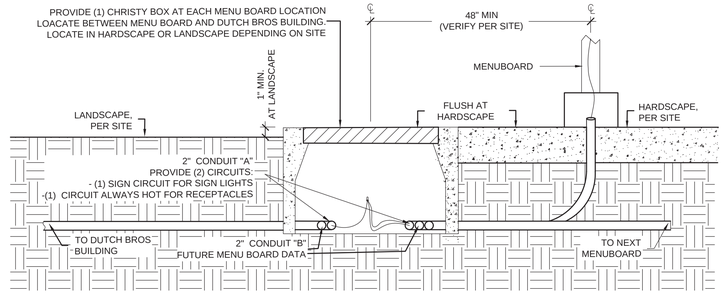
KEYED NOTES

1. THE LOCATION OF UTILITY METER, CT CABINET AND PULL CAN. INSTALLATION PER LOCAL ELECTRIC UTILITY STANDARDS. SEE ELECTRICAL DETAIL 1 (RISER DIAGRAM) ON MODULAR BUILDING ELECTRICAL SHEET E-3.1.
2. PROVIDE 120V ELECTRICAL CONNECTION WITH (2) #12 & (1) #12 GND IN A 2" PVC CONDUIT ROUTED BELOW GRADE THROUGH CHRISTY BOX FOR DRIVE-THRU BACKLIT MENU BOARD PER MANUFACTURERS INSTRUCTIONS. CONDUIT SHALL COME UP IN THE CENTER OF POST. SEE DETAIL 2 ON THIS SHEET. SIGN COMPANY REPRESENTATIVE TO GIVE EXACT LOCATIONS AND DIMENSIONS FOR EC TO MATCH. CONTRACTOR SHALL REPAIR ANY EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.
3. PROVIDE 120V ELECTRICAL CONNECTION WITH (2) #12 & (1) #12 GND IN A 2" PVC CONDUIT ROUTED BELOW GRADE FOR MONUMENT SIGN. COORDINATE LOCATION WITH OWNER/ARCHITECT FOR MONUMENT SIGN REQUIREMENTS, IF ANY.
4. (FUTURE) ELECTRIC VEHICLE CHARGING STATION LOCATION. EC TO PROVIDE A 2" MARKED 'EV CAPABLE' FROM PANEL 'A' TO THE JUNCTION BOX SHOWN ON PLANS. SEE PANEL SCHEDULE ON MODULAR BUILDING ELECTRICAL SET FOR MORE INFORMATION.
5. PROVIDE A 2" PVC CONDUIT ROUTED BELOW GRADE TO CHRISTY BOX FOR FUTURE DATA CONNECTION TO DRIVE-THRU MENU SIGN PER REPRESENTATIVE INSTRUCTIONS PRIOR TO ROUGH IN. SEE DETAIL 2 ON THIS SHEET. CONTRACTOR SHALL REPAIR ANY EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.
6. LOCATION OF CABLE INTERNET DEMARC.
7. VERIFY EXACT LOCATION OF PANELS ON MODULAR BUILDING ELECTRICAL PLANS.
8. LIGHT POLE BASE IS TO BE LEFT WITH THE SACK FINISH. DO NOT PAINT.
9. PROVIDE A 2" CONDUIT WITH PULL STRING TO CHRISTY BOX BETWEEN "CHOOSE LANE" DIRECTIONAL SIGN AND CLEARANCE BAR FOR FUTURE DRIVE THRU SENSORS.



3 PARKING LOT LIGHT POLE BASE

Scale: N/A



2 MENU BOARD & CHRISTY BOX DETAIL

Scale: NOT TO SCALE

SITE PLAN SIGNATURE BLOCK

APPROVED:

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

WITNESS OUR HANDS, THE ____ DAY OF ____, ____.

_____ _____

PLANNING & ZONING COMMISSION CHAIRMAN DIRECTOR OF PLANNING AND ZONING

CASE #: SP2021-031

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DRAWN: S.B.G.
DESIGNED: S.B.G.
CHECKED/STAMPED: SCOTT B. GARRISON, P.E.

STAMP: PRELIMINARY

DESIGNER: TECTONICS DESIGN GROUP
730 Sandhill Rd., #250, Reno, Nevada 89521
tel 775-824-9988
fax 775-824-9986
www.tectonicsdesigngroup.com

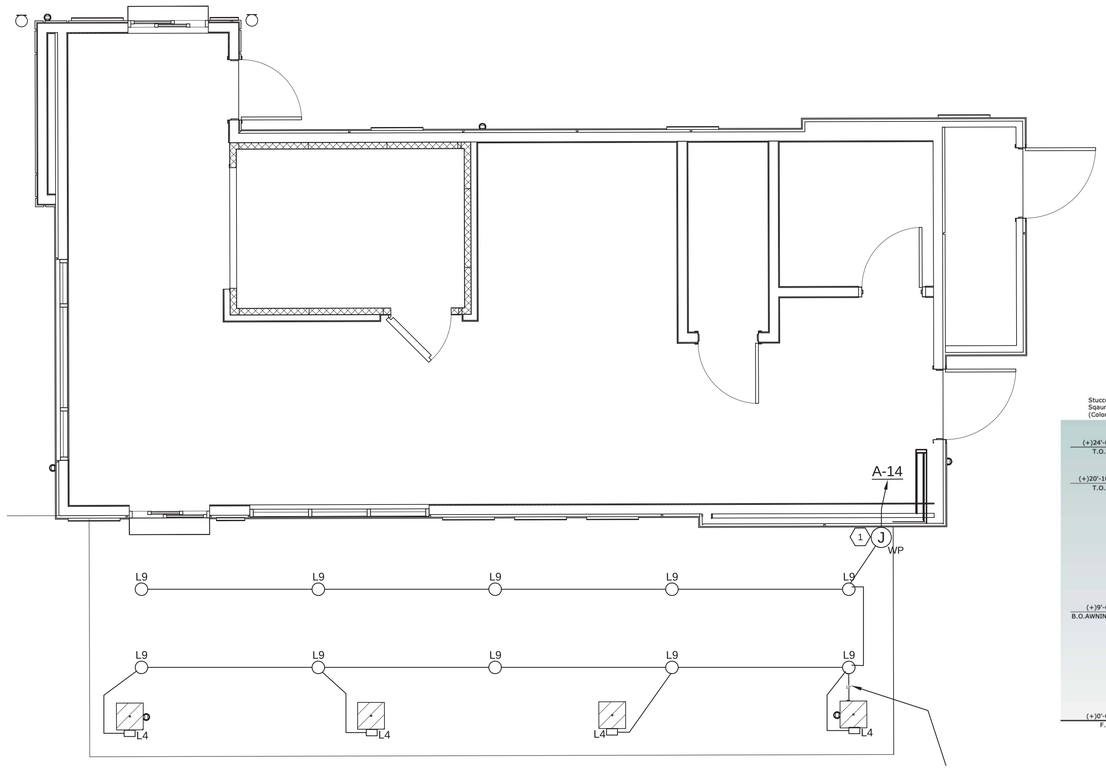
PROJECT/CLIENT:
Dutch Bros No.: TX1802
2230 Ridge Rd, Rockwall, TX 75087
MAIN & MAIN CAPITAL GROUP, LLC
5750 Genesis Ct, Suite 103, Frisco, Texas 75034
tel 214-308-0008
21090

SUBMITTAL RECORD:

DATE:	SUBMITTAL
10/15/21	SITE PLAN SUBMITTAL
12/06/21	SITE PLAN RE-SUBMITTAL

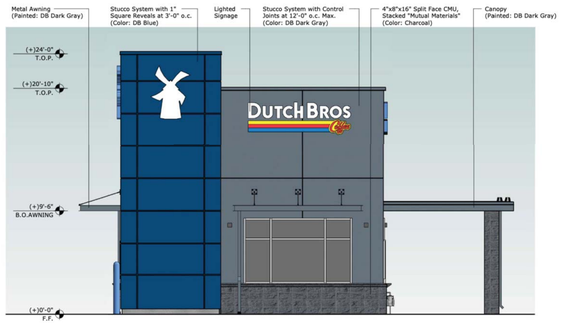
SHEET TITLE: ELECTRICAL SITE PLAN

SHEET: ES-1.0



1 CANOPY LIGHTING DETAIL

Scale: 0 10' 20'

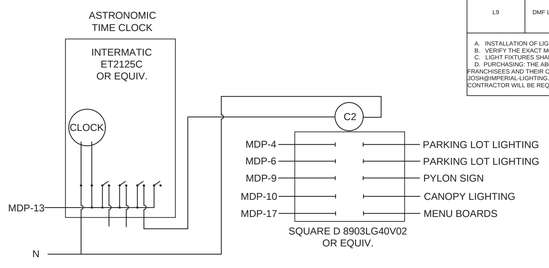


2 CANOPY FRONT ELEVATION DETAIL

Scale: NOT TO SCALE

3 CANOPY SIDE ELEVATION DETAIL

Scale: NOT TO SCALE



4 LIGHTING CONTROL DIAGRAM

Scale: NOT TO SCALE

LIGHTING SCHEDULE

ID	MANUFACTURER	MODEL #	LAMP TYPE	VOLTAGE	WATTAGE	DESCRIPTION
P1	IMPERIAL LIGHTING	NLS NV-1-T3-48L-1-40K-UNV-ASA-BRZ WITH POLE: NLS SSSP17-4S-11G-98C-SGL-BRZ-3430	LED	120/277	156W	SITE POLE HEAD, LED 156W, 19000LM,4000K, DARK BRONZE, TYPE 3 DISTRIBUTION, WITH A 20' SQUARE 4" STEEL POLE. VERIFY PER LOCAL REQUIREMENTS PRIOR TO ORDERING - WATTS/LUMENS, KELVIN LIGHT TEMPERATURE, TYPE DIST. MOUNTING CONFIG. SINGLE OR DOUBLE, COLOR AND HEIGHT. DRILL HOLES IN POLES FOR HEADS IF REQUIRED IN FIELD. VERIFY COLOR/HEIGHT BEFORE ORDERING.
P2	IMPERIAL LIGHTING	NLS NV-1-T3-48L-1-40K-UNV-ASA-BRZ WITH POLE: NLS SSSP17-4S-11G-98C-SGL-BRZ-3430 (2 HEADS AT 180 DEGREES)	LED	120/277	156W	(2) SITE POLE HEADS AT 180 DEGREES, LED 156W, 19000LM,4000K, DARK BRONZE, TYPE 3 DISTRIBUTION, WITH A 20' SQUARE 4" STEEL POLE. VERIFY PER LOCAL REQUIREMENTS PRIOR TO ORDERING - WATTS/LUMENS, KELVIN LIGHT TEMPERATURE, TYPE DIST. MOUNTING CONFIG. SINGLE OR DOUBLE, COLOR AND HEIGHT. DRILL HOLES IN POLES FOR HEADS IF REQUIRED IN FIELD. VERIFY COLOR/HEIGHT BEFORE ORDERING.
L4	TECH LIGHTING	700 OWVEX-9-3000K-4-H-UNV 120V NON-DIM	LED	120/277	19W	EXTERIOR LIGHT SCONCE, 5" SQUARE, 19W 600LM, 3000K, WET LOCATION, ADJUSTABLE UP/DOWN BEAM, COLOR: CHARCOAL
L9	DMF LIGHTING	DRD5S-4-R	LED	120/277	12W	4" ROUND CANOPY DOWNLIGHT

A. INSTALLATION OF LIGHT FIXTURES SHALL BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE CODE REQUIREMENTS.
B. VERIFY THE EXACT MOUNTING HEIGHT AND FINISH OF ALL LIGHTING FIXTURES WITH ARCHITECT PRIOR TO PLACING ORDER OR COMMENCING ROUGH-IN.
C. LIGHT FIXTURES SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
D. PURCHASING: THE ABOVE LIGHTING MATERIAL IS TO BE PURCHASED AS A "LIGHTING PACKAGE" FROM DUTCH BROTHERS COFFEE'S NATIONAL ACCOUNT. THE REQUIRED LIGHTING VENDOR - IMPERIAL LIGHTING, MADE AVAILABLE TO FRANCHISEES AND THEIR CONTRACTORS AT ESTABLISHED DISCOUNTED PRICING, USED FROM NEGOTIATED STOCK INVENTORIED PRODUCT COMMITTED TO, AND OBLIGATED FOR USE BY DBC. CONTACT JOSH ROGERS, JOSH@IMPERIAL-LIGHTING.COM, 760-636-0762, FOR QUOTATION, ORDER PLACEMENT AND DELIVERY. IF ANYTHING OTHER THAT ABOVE IS INSTALLED WITHOUT EXPRESSED WRITTEN CONSENT BY DBC CORPORATE OFFICE AND THE FRANCHISEE, CONTRACTOR WILL BE REQUIRED TO REMOVE IT AND REPLACE IT WITH THE ABOVE.

GENERAL NOTES

1. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ORDERING AND INSTALLING LIGHTING IN THE DUTCH BROTHERS OUTDOOR CANOPY. COORDINATE INSTALLATION WITH THE MODULAR BUILDING AFTER DELIVERY.

KEYED NOTES

(1) TIE LIGHTING CIRCUIT INTO JUNCTION BOX LOCATED IN THE CANOPY SOFFIT (PROVIDED BY MODULAR BUILDING MANUFACTURER). JUNCTION BOX WILL HAVE CONDUIT RUNNING TO PANEL 'A' ON THE INTERIOR OF THE MODULAR BUILDING. ENSURE THE LIGHTING CIRCUIT IS TIED INTO THE TIME CLOCK.

SITE PLAN SIGNATURE BLOCK

APPROVED:

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

WITNESS OUR HANDS, THE ___ DAY OF ___, ___.

_____ _____

PLANNING & ZONING COMMISSION CHAIRMAN DIRECTOR OF PLANNING AND ZONING

CASE #: SP2021-031

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DRAWN: S.B.G.
DESIGNED: S.B.G.
CHECKED/STAMPED: SCOTT B. GARRISON, P.E.

STAMP: PRELIMINARY

DESIGNER:
TECTONICS DESIGN GROUP
730 Sandhill Rd., #250, Reno, Nevada 89521
www.tectonicsdesigngroup.com
tel 775-824-9988
fax 775-824-9986

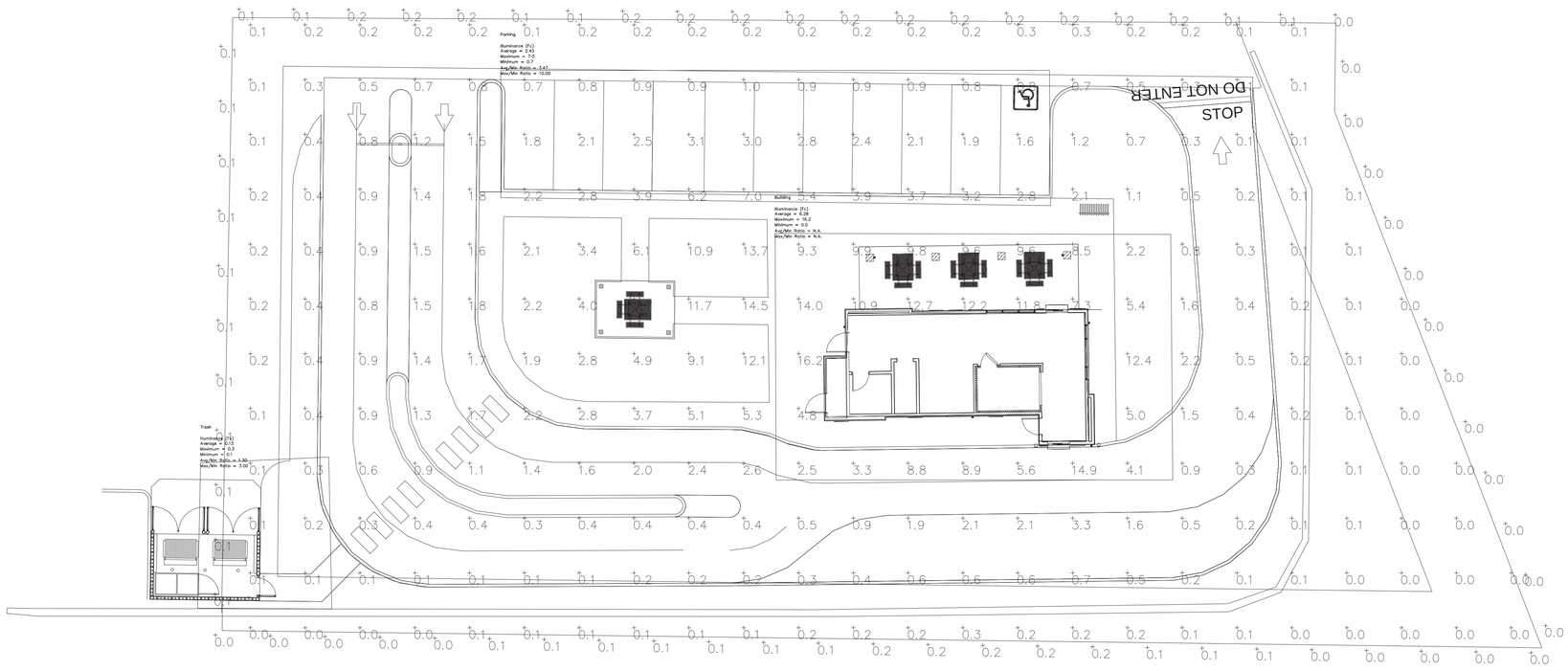
PROJECT/CLIENT:
Dutch Bros No.: TX1802
2230 Ridge Rd, Rockwall, TX 75087
MAIN & MAIN CAPITAL GROUP, LLC
5750 Genesis Ct, Suite 103, Frisco, Texas 75034
tel 214-308-0008
:21090

SUBMITTAL RECORD:

DATE:	SUBMITTAL
10/15/21	SITE PLAN SUBMITTAL
12/06/21	SITE PLAN RE-SUBMITTAL

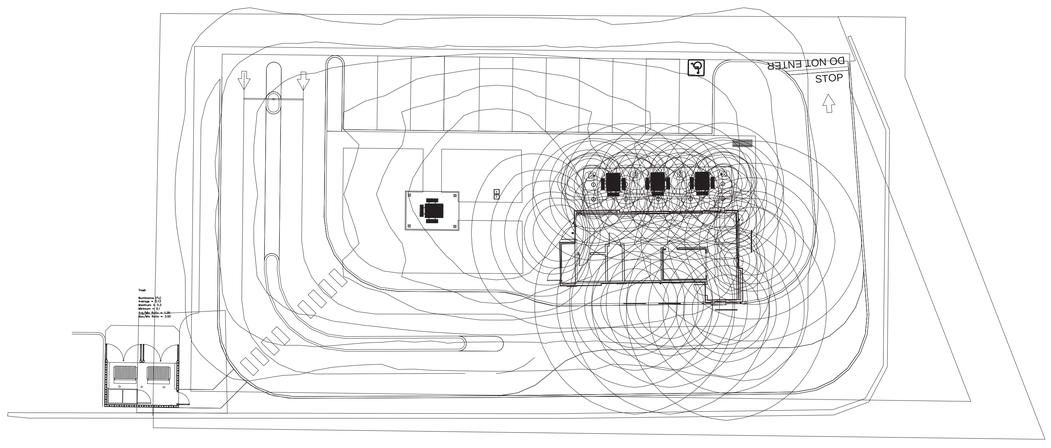
SHEET TITLE: CANOPY LIGHTING DETAIL

SHEET: ES-1.1



1 PHOTOMETRIC CALCULATIONS

Scale: NOT TO SCALE



2 LIGHTING DISTRIBUTION AREAS

Scale: NOT TO SCALE

Photometric Statistics

PROPERTY LINE
ILLUMINANCE (FC)
AVERAGE=0.09 MAXIMUM=0.2 MINIMUM=0.0 AVG/MIN=N.A. MAX/MIN=N.A.

SITE
ILLUMINANCE (FC)
AVERAGE=1.93 MAXIMUM=16.2 MINIMUM=0.0 AVG/MIN=N.A. MAX/MIN=N.A.

BUILDING
ILLUMINANCE (FC)
AVERAGE=6.28 MAXIMUM=16.2 MINIMUM=0.0 AVG/MIN=N.A. MAX/MIN=N.A.

PARKING
ILLUMINANCE (FC)
AVERAGE=2.43 MAXIMUM=7.0 MINIMUM=0.7 AVG/MIN=3.47 MAX/MIN=10.00

TRASH
ILLUMINANCE (FC)
AVERAGE=0.13 MAXIMUM=0.3 MINIMUM=0.1 AVG/MIN=1.30 MAX/MIN=3.00

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12/06/21	SITE PLAN RE-SUBMITTAL

SHEET TITLE:
PHOTOMETRIC SITE PLAN

SHEET:
ES-2.0

NV-1-ASA

NLS LIGHTING

AREA LIGHTING

FORM AND FUNCTION
- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
  - Parking Lots
  - Auto Dealerships
  - General Area Lighting

CONSTRUCTION
- Die Cast Aluminum
- External cooling fins, Finite Element Analysis (FEA) designed
- Corrosion resistant external hardware
- One piece silicone gasket ensures IP 66 seal for electronics compartment
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

FINISH
- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

WARRANTY
Five-year limited warranty for drivers and LEDs.

LISTINGS
- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65/ IP67 Rated
- 3G Vibration Rated per ANSI C136.31-2010

LED WATTAGE CHART

	10L	32L	48L	64L
350 milliamps	19w	59w		
530 milliamps	28w			
700 milliamps	36w	77w	104w	136w
1000 milliamps	50w	108w	150w	201w

Project Name: Type:

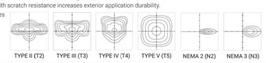
Cat #	Light Dist.	No. of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
NV Size 1 **(NV-1)**	Type 2 **(T2)**	16 **(16L)** 32 **(32L)** 48 **(48L)** 64 **(64L)**	350 **(35)** 530 **(53)** 700 **(7)** 1050 **(1)**	3000K **(30K)** 4000K **(40K)** 5000K **(50K)**	120-277 **(UNV)** 347-480 **(HV)**	Architectural Sweep Arm **(ASA)**	Bronze **(BRZ)** White **(WHT)** Silver **(SVR)** Black **(BLK)** Graphite **(GPH)** Gray **(GRY)** Custom **(CS)**	Bird Deterrent **(BD)** Marine Grade Finish **(MGF)** Optic Plate Painted to Match Fixture **(OPP)** Nema 7-Pin Receptacle **(PE7)** Photocell + Receptacle **(PCR)** Receptacle + Shorting Cap **(PER)** FSP-211 sensor (Must specify 120V / 277V voltage) **(FSP-211)** *15'-20' Mounting* **(FSP-20)** *21'-40' Heights* Surge Protector **(10K)** Round Pole Adapter 3"- 4" Pole **(RPA4)** Round Pole Adapter 5"- 6" Pole **(RPA5)** Rotated Optic Left **(SOL)** Rotated Optic Right **(SOR)** Automotive House Side Shield **(AHS)** House Side Shield **(HSS)** **HSS not applicable with N3 - NEMA 24" Optics* **HSS not applicable with N3 - NEMA 30" Optics*

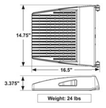
ELECTRICAL
- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is ≥ 95, THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP-65 compartment
- Lumileds Luxeon MX LED's
- CRI >70
- Color temperatures: 3000K, 4000K, 5000K

OPTIONS
- **BIRD DETERRANT (BD)** –offers effective and humane deterrent for larger bird species and provides cost-effective long-term solution to nuisance bird infestations and protect your property.
- **MARINE GRADE FINISH (MGF)**—A multi-step process creating protective finishing coat against harsh environments.
  - Chemically washed in a 5 stage cleaning system.
  - Pre-baked
  - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
  - 1-2 feet inside pole coverage top and bottom.
  - Oven Baked
  - Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- **SHIELDS (HSS, AHS)**—House Side Shield (HSS) is designed for full property line cut-off. Automotive House Side Shield (AHS) is a single-sided shield allowing partial cut-off on either side or front of luminaire.
- **ROUND POLE ADAPTER (RPA)–** When using round poles, specify Round Pole Adapter (RPA). Specify RPA4 when installing on 3"-4" round poles, and RPA5 when installing on 5"-6" round poles.

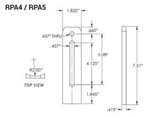
CONTROLS
- **FSP-211 (FSP-X)**—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
  - All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
  - FSP-20 mounting heights 9-20 feet
  - FSP-40 mounting heights 21-40 feet.
  - Includes 5 dimming event cycles, 0-10V dimming with motion sensing, reprogrammable in the field.
- **NEMA 7-PIN RECEPTACLE (PE7)**—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.

OPTICS
Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability.
- IES Types





RPA4 / RPA5



HOUSE SIDE SHIELD

AUTOMOTIVE HOUSE SIDE SHIELD

FSP-211

NLS LIGHTING 703 Kingshill Place, Carson, CA 90746 **Call Us Today** (310) 341-3337 **nlslighting.com**

DRD5S & SurfaceFrame

Surface Mount LED Downlight
New Construction
DRDHNJO Octagonal Junction Box

Project:	Type:
Product Code:	Date:

Spec Sheet V- 10.01.20

- Thinnest-in-class DRD5S delivers the pure, smooth light and the elegant look of a high-end recessed downlight
- Features multiple ratings to meet the demands of a wide range of situations
- Ultra-low profile allows it to install in as little as 2" of ceiling space when 5/8" drywall is used

Application
New Construction

Aperture
4" Octagonal Junction Box

Delivered Lumens
750 lm (9.0W), 1000 lm (12.0W)

Color Quality
90+ CRI, < 3-step SDCM

Color Temperature
2700K 3000K 3500K

Optics
General

Input Voltage
120-277V

Dimming
TRIAC/ELV 5%
0-10V 1%

Emergency Lighting
Optional Emergency LED Driver with integrated Test Switch for lighting up to 90 minutes in event of power failure

Shape
Round, Square

Finish
White

Housing Ratings
- Code compliant for use in appropriate fire-rated assemblies up to a maximum of 2-hours
- STC/IIC Sound Rated
- ASTM E283 Certified Air Tight
- IC (Insulation Contact) Rated

Module Ratings
- UL Listed for Wet Location

Standards

Guarantee
50,000 hrs | 5 years

Additional Options
- Non-Conductive Dead Front

dmflighting.com

dmf

dmf

PRODUCT BUILDER

DRD5S & SurfaceFrame

Surface Mount LED Downlight
General New Construction
DRDHNJO Octagonal Junction Box

HOUSING

PRODUCT CODE		APPLICATION		APERTURE		OPTION	
DRDH	Housing	N	New Construction	JO	SurfaceFrame Octagonal Junction Box	[Blank]	Integrated Driver
						7DSEM	EM Driver[1], 0-10V, 750 lm
						10DSEM	EM Driver[1], 0-10V, 1000 lm

LED MODULE

PRODUCT CODE		APERTURE		SHAPE		LUMENS		CRI		CCT		DRIVER	
DRDSS	Module	4	4" Aperture	R	Round	07	750 lm	9	90+ CRI	27	2700K	[Blank]	Integrated TRIAC/ELV
				S	Square	10	1000 lm			30	3000K	D	Integrated 0-10V
										35	3500K	DF	Integrated TRIAC/ELV, Non-Conductive[2]
												DDF	Integrated 0-10V Non-Conductive[2]
												EM	Emergency[1] w/ Test Switch

[1] EM option (housing) and Emergency driver (module) must be selected together
[2] Only available for Round shape, 750 lm, 2700K or 3000K CCT

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VEX WALL SCONCE

TECH LIGHTING

With its unassuming minimalist profile, The Vex outdoor LED wall sconce features up and down lighting and delivers a wide range of optical control and illumination options in a unique and deceptively simple design. Independent, up and down beam angels from 10° - 120° are achieved with simple tool-free adjustment. Beams can be set symmetric or asymmetric in both directions and are lockable. Angle markers ensure consistent and precise aiming and adjustment from fixture to fixture. Vex is ideal for indoor or outdoor accent lighting, ambient and/or way-finding applications where beam angle is critical and/or being used to add dramatic effects.

Key features
- Tool-free, independent, up/down beam angle adjustment 10° - 120°
- Asymmetric or Symmetric Beam Shaping
- Lockable
- Angle markers for consistent and precise aiming

SPECIFICATIONS

DELIVERED LUMENS	554
WATTS	18.7
VOLTAGE	Universal 120V - 277V
DIMMING	0-10V, ELV, TRIAC, CL
LIGHT DISTRIBUTION	Symmetric or Asymmetric depending on barn door position
MOUNTING OPTIONS	Wall
OPTICS	Adjustable beam spread
CCT	2700K, 3000K or 4000K
CRI	90+
COLOR BINNING	3-Step
BUG RATING	B0-U3-G0
DARK SKY	Non-Compliant
WET LISTED	IP65
GENERAL LISTING	ETL, ADA
CALIFORNIA TITLE 24	Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Marine Grade Powder Coat
LED LIFETIME	L70, 35,000 Hours
WARRANTY*	5 years
WEIGHT	2.4 lbs.

* Visit techlighting.com for specific warranty limitations and details.
Ships with optional acrylic cover for protection against outdoor debris.

VEX
shown in black

VEX
shown in bronze

VEX
shown in charcoal

VEX
shown in white

ORDERING INFORMATION

700WVEX

CRI/CCT		LENGTH	FINISH		INPUT VOLTAGE	
927	90 CRI, 2700K	4	4"	BK	CHARCOAL	UNV 120V-277V
930	90 CRI, 3000K			BZ	BRONZE	
940	90 CRI, 4000K			WT	WHITE	
				BL	BLACK	

SHIPS WITH OPTIONAL ACRYLIC COVER FOR PROTECTION AGAINST OUTDOOR DEBRIS.

techlighting.com

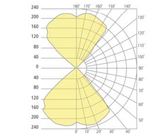
VEX WALL SCONCE

TECH LIGHTING

PHOTOMETRICS*

*For latest photometrics, please visit www.techlighting.com/OUTDOOR

VEX
Total Lumen Output: 554
Total Power: 18.7
Luminaire Efficacy: 29.6
Color Temp: 3000K
CRI: 90+
BUG Rating: B0-U3-G0



PROJECT INFO

FIXTURE TYPE & QUANTITY	JOB NAME & INFO	NOTES

TECH LIGHTING
GENERATION BRANDS
3600 Linder Avenue, Skokie, Illinois 60077
T 847.410.4400 F 847.410.4500

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techlighting.com

SITE PLAN SIGNATURE BLOCK

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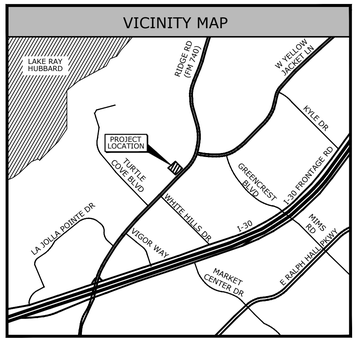
12/06/21	SITE PLAN RE-SUBMITTAL

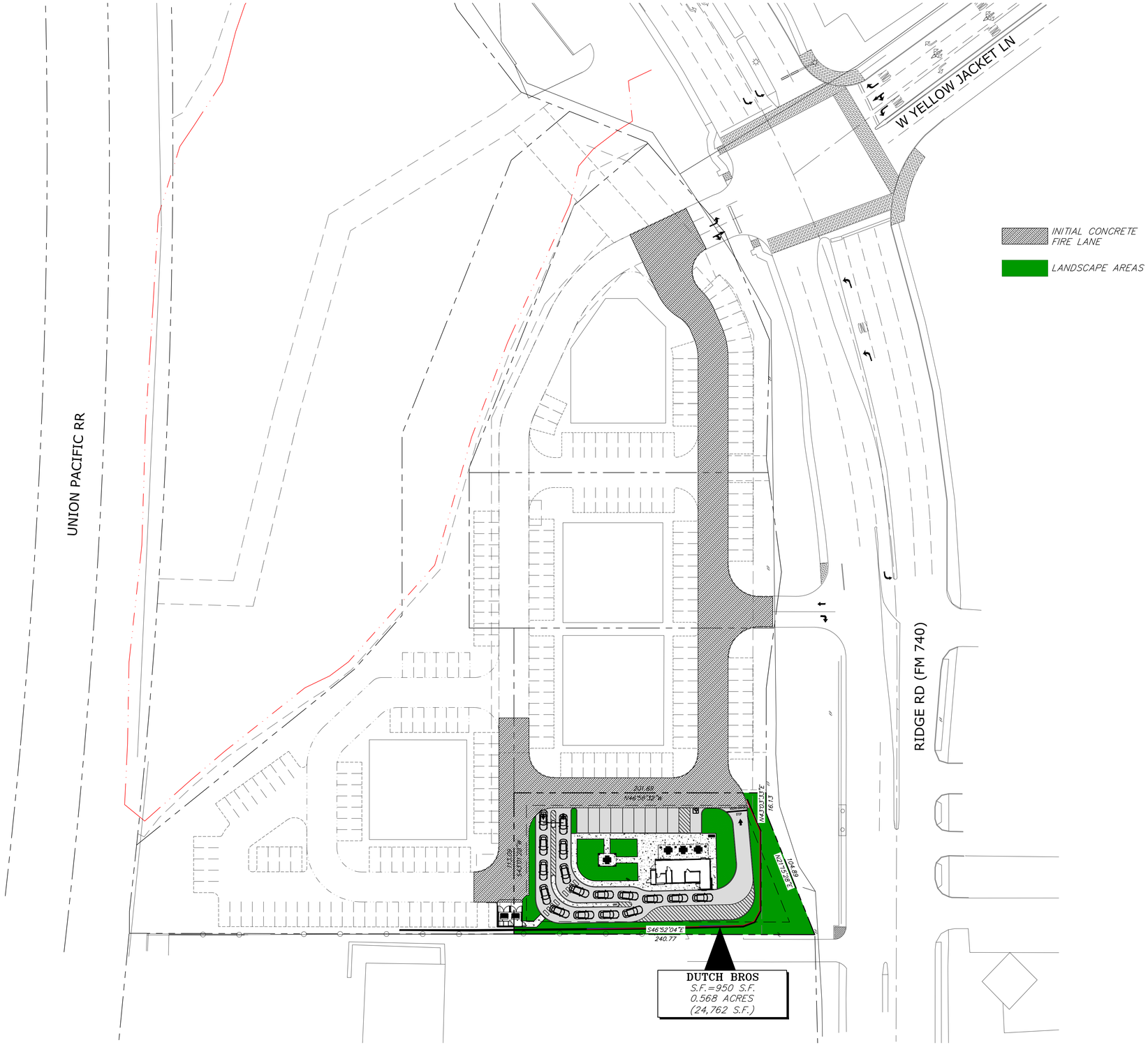
SHEET TITLE:
LIGHTING SPEC SHEETS

SHEET:
ES-3.0

VICINITY MAP



SCALE: N.T.S



PROJECT SUMMARY TABLE	
ZONING	C (COMMERCIAL DISTRICT)
EXISTING LAND USE	VACANT/UNDEVELOPED
PROPOSED LAND USE	LIMITED SERVICE RESTAURANT
LOT AREA	0.568 ACRES (24,764 S.F.)
BUILDING AREA	950 S.F.
BUILDING HEIGHT	24 FT (1-STORY)
SETBACK FRONT	15 FEET
SETBACK SIDE	10 FEET
SETBACK REAR	10 FEET
BUILDING COVERAGE	3.8%
LANDSCAPE AREA	0.241 ACRES (10,497 S.F.)
LANDSCAPE COVERAGE	32.3%
PARKING REQUIRED	10 SPACES (1 PER 250 S.F. + 1 PER 4 OUTDOOR SEATS)
PARKING PROVIDED	10 SPACES
HANDICAPPED PROVIDED	1 SPACE (1-25 STALLS)
TOTAL CARS IN QUEUE	29 CARS

Texas 811

SITE PLAN - OVERALL CENTER

SCALE: 1" = 40'-0"

SITE PLAN SIGNATURE BLOCK

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_____ _____
PLANNING & ZONING COMMISSION CHAIRMAN — DIRECTOR OF PLANNING AND ZONING

CASE #: SP2021-031

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DRAWN: M.C.M.
DESIGNED: J.P.B.
CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

STAMP: PRELIMINARY

DESIGNER: TECTONICS DESIGN GROUP
730 Sandhill Rd., #250, Reno, Nevada 89521
www.tectonicsdesigngroup.com
tel 775-824-9988
fax 775-824-9986

PROJECT/CLIENT: Dutch Bros No.: TX1802
2230 Ridge Rd, Rockwall, TX 75087
MAIN & MAIN CAPITAL GROUP, LLC
5750 Genesis Ct, Suite 103, Frisco, Texas 75034
tel 214-308-0008
#21090

SUBMITTAL RECORD: DATE: 12/07/21 — SUBMITTAL: SITE PLAN SUBMITTAL

SHEET TITLE: SITE QUEUE

SHEET: C2.3

Lee, Henry

From: Sam Moore <sm@maincg.com>
Sent: Monday, November 15, 2021 5:16 PM
To: Lee, Henry; Miller, Ryan; Gonzales, David
Cc: Dan Dover; Eric Reed; Kim Dunlop; Matt-TDG; Jon Browning; Myles Mendive
Subject: Rockwall TX1802 - Dutch Bros ARB & Site Plan Submittal (Z2021-032)
Attachments: TX1802 Rockwall - ARB Package.pdf

Hey Henry,

Hope you are having a great start to the week! Attached is our digital submittal for the ARB and site plan review, which will be hand delivered to the City tomorrow by 5pm.
Included in our submittal are the items below, which are also laid out in the attached ARB package.

- Flash drive with the attached ARB package and individual plans
- 2 full size copies of the plans below:
  - Site Plan
  - Site Plan Overview
  - Landscape Plan
  - Photometrics
  - Elevations
  - Site Renderings
- Material Board (physical copy)
- Variance request letter
- Application
- Check

Thank you, have a great day.

Best,

Sam Moore
Main & Main Capital Group, LLC
M: (817) 505-8117
F: (214) 308-1016
E: sm@maincg.com
5750 Genesis Court Suite 103 Frisco, TX 75034

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Lee, Henry

From: Lee, Henry
Sent: Tuesday, November 23, 2021 4:27 PM
To: 'Sam Moore'
Subject: Project Comments SP2021-031
Attachments: Project Comments (11.22.2021).pdf; Engineering Mark-Ups (11.19.2021).pdf

Good Afternoon,

Attached are the project comments for the site plan you submit on November 16. Make note of the meeting dates. Let me know if you have any questions.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

Lee, Henry

From: Lee, Henry
Sent: Wednesday, November 24, 2021 8:04 AM
To: 'Sam Moore'
Cc: Matt-TDG; Jon Browning; Connor Overstreet
Subject: RE: Rockwall TX1802 - Project Comments SP2021-031

Good Morning,

Per my comments I only identified 3 variances: the stone requirement, the masonry material requirement, and the pitched roof. Comment I.10 outlines these; the comment goes on to say the variance letter included a variance that is already approved and does not need to be re-requested. Yes, I need final plans by 12/7. I would suggest getting the revised plans to me sooner to ensure all comments have been addressed. Hopefully this answers your questions, let me know if you need anything else.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Sam Moore <sm@maincg.com>
Sent: Tuesday, November 23, 2021 9:10 PM
To: Lee, Henry <HLee@rockwall.com>
Cc: Matt-TDG <matt@tdg-inc.com>; Jon Browning <jon@tdg-inc.com>; Connor Overstreet <Connor@tdg-inc.com>
Subject: Rockwall TX1802 - Project Comments SP2021-031

Thank you, Henry. By the looks of it, we will need to request approval for potentially 4 elevation variances and will need to resubmit by 3pm CST on 12/7.

Is this correct?

From: Lee, Henry <HLee@rockwall.com>
Sent: Tuesday, November 23, 2021 4:27 PM
To: Sam Moore <sm@maincg.com>
Subject: Project Comments SP2021-031

Good Afternoon,

Attached are the project comments for the site plan you submit on November 16. Make note of the meeting dates. Let me know if you have any questions.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

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Lee, Henry

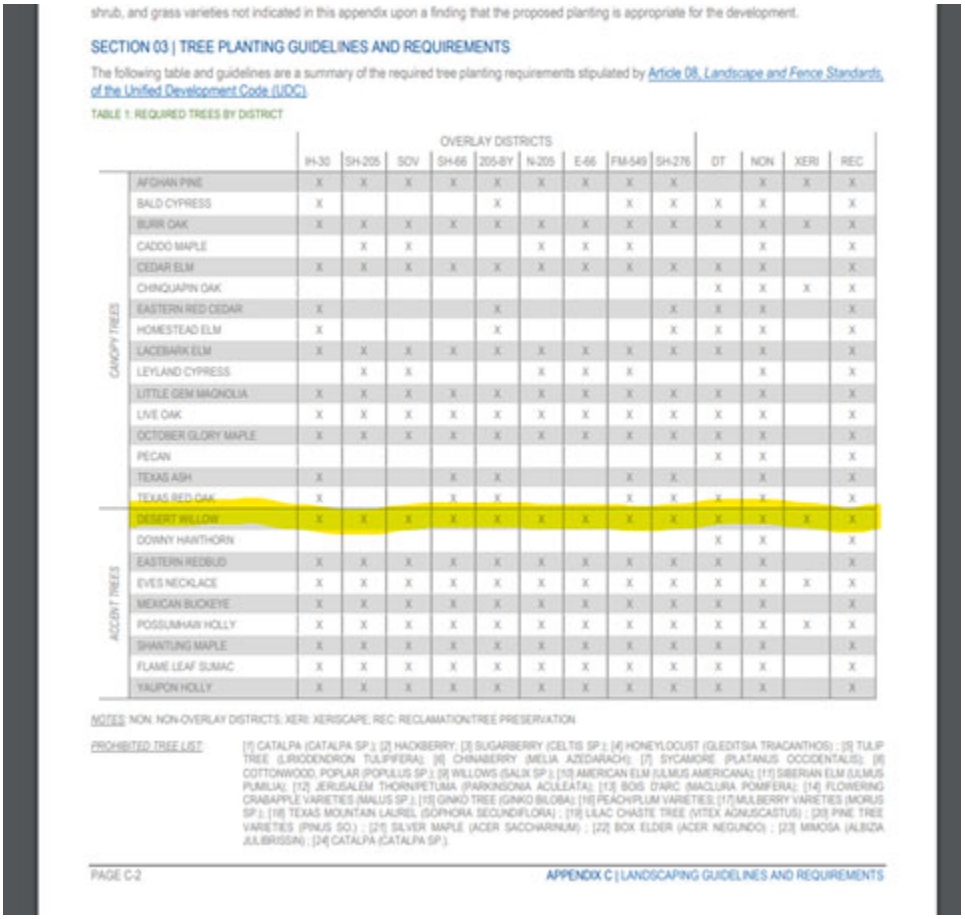
From: Matt Taylor <mtaylor@bellefirma.com>
Sent: Monday, December 6, 2021 4:02 PM
To: Lee, Henry
Subject: SP2021-031 Dutch Bros Rockwall

Henry-
Can you please clarify the comment below for Dutch Bros.?

M.7 Landscape Plan:
1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. Indicate and delineate the landscape buffer along Ridge Road. (Subsection 05.01, of Article 08)
3. Desert Willow is considered an accent tree; they are also not allowed within the landscape buffer. (Appendix C)
4. Per the previously approved Miscellaneous Case (MIS2021-001) you are required to have 8 canopy and 8 accent trees in the landscape buffer. (Subsection 05.01, of Art. 08)
5. Provide a note indicating the irrigation will meet the requirements of the Unified Development Code (UDC). (Subsection 05.04, of Article 08)

M.8 Photometric Plan:

Per UDC Appendix C it looks like Desert Willow is acceptable as an accent tree in all overlay districts.
Is there a separate list of acceptable buffer trees?



shrub, and grass varieties not indicated in this appendix upon a finding that the proposed planting is appropriate for the development.

SECTION 03 | TREE PLANTING GUIDELINES AND REQUIREMENTS

The following table and guidelines are a summary of the required tree planting requirements stipulated by Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC).

TABLE 1: REQUIRED TREES BY DISTRICT

		OVERLAY DISTRICTS												
		IH-30	SH-205	SOV	SH-66	205-BY	N-205	E-66	FM-549	SH-276	DT	NON	XERI	REC
CANOPY TREES	AFGHAN PINE	X	X	X	X	X	X	X	X	X		X	X	X
	BALD CYPRESS	X				X			X	X	X	X		X
	BURR OAK	X	X	X	X	X	X	X	X	X	X	X	X	X
	CADDO MAPLE		X	X			X	X	X			X		X
	CEDAR ELM	X	X	X	X	X	X	X	X	X	X	X		X
	CHINQUAPIN OAK										X	X	X	X
	EASTERN RED CEDAR	X				X				X	X	X		X
	HOMESTEAD ELM	X				X				X	X	X		X
	LACEBARK ELM	X	X	X	X	X	X	X	X	X	X	X		X
	LEYLAND CYPRESS		X	X			X	X	X			X		X
	LITTLE GEM MAGNOLIA	X	X	X	X	X	X	X	X	X	X	X		X
	LIVE OAK	X	X	X	X	X	X	X	X	X	X	X		X
	OCTOBER GLORY MAPLE	X	X	X	X	X	X	X	X	X	X	X		X
	PECAN										X	X		X
	TEXAS ASH	X			X	X			X	X		X		X
	TEXAS RED OAK	X			X	X			X	X	X	X		X
ACCENT TREES	DESERT WILLOW	X	X	X	X	X	X	X	X	X	X	X	X	X
	DOWNY HAWTHORN										X	X		X
	EASTERN REDBUD	X	X	X	X	X	X	X	X	X	X	X		X
	EVES NECKLACE	X	X	X	X	X	X	X	X	X	X	X	X	X
	MEXICAN BUCKEYE	X	X	X	X	X	X	X	X	X	X	X		X
	POSSUMHAW HOLLY	X	X	X	X	X	X	X	X	X	X	X	X	X
	SHANTUNG MAPLE	X	X	X	X	X	X	X	X	X	X	X		X
	FLAME LEAF SUMAC	X	X	X	X	X	X	X	X	X	X	X		X
	YAUPON HOLLY	X	X	X	X	X	X	X	X	X	X	X		X

NOTES: NON: NON-OVERLAY DISTRICTS; XERI: XERISCAPE; REC: RECLAMATION/TREE PRESERVATION

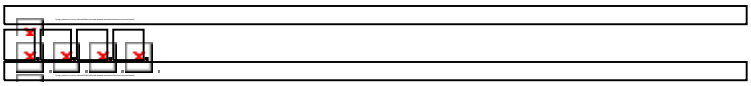
PROHIBITED TREE LIST: [1] CATALPA (CATALPA SP.); [2] HACKBERRY; [3] SUGARBERRY (CELTIS SP.); [4] HONEYLOCUST (GLEDITSIA TRIACANTHOS); [5] TULIP TREE (LIRIODENDRON TULIPIFERA); [6] CHINABERRY (MELIA AZEDARACH); [7] SYCAMORE (PLATANUS OCCIDENTALIS); [8] COTTONWOOD, POPLAR (POPULUS SP.); [9] WILLOWS (SALIX SP.); [10] AMERICAN ELM (ULMUS AMERICANA); [11] SIBERIAN ELM (ULMUS PUMILIA); [12] JERUSALEM THORN/PETUMA (PARKINSONIA ACULEATA); [13] BOIS D'ARC (MACLURA POMIFERA); [14] FLOWERING CRABAPPLE VARIETIES (MALUS SP.); [15] GINKO TREE (GINKO BILOBA); [16] PEACH/PLUM VARIETIES; [17] MULBERRY VARIETIES (MORUS SP.); [18] TEXAS MOUNTAIN LAUREL (SOPHORA SECUNDIFLORA); [19] LILAC CHASTE TREE (VITEX AGNUSCASTUS); [20] PINE TREE VARIETIES (PINUS SO.); [21] SILVER MAPLE (ACER SACCHARINUM); [22] BOX ELDER (ACER NEGUNDO); [23] MIMOSA (ALBIZIA JULIBRISSIN); [24] CATALPA (CATALPA SP.).

PAGE C-2 APPENDIX C | LANDSCAPING GUIDELINES AND REQUIREMENTS

Thank you,

Matt Taylor
mtaylor@bellefirma.com | direct: (214) 865-7197

BELLE FIRMA
(214) 865-7192
4245 North Central Expy, Suite 501
Dallas, Texas 75205
www.bellefirma.com



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Lee, Henry

From: Lee, Henry
Sent: Tuesday, December 7, 2021 8:10 AM
To: 'Matt Taylor'
Subject: RE: SP2021-031 Dutch Bros Rockwall

Good Morning,

Yes they can be planted in the buffer; the prohibited list clarifies Salix Genus of Willows are prohibited, with the Desert Willow is not. Let me know if you have any other questions.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Matt Taylor <mtaylor@bellefirma.com>
Sent: Monday, December 6, 2021 4:02 PM
To: Lee, Henry <HLee@rockwall.com>
Subject: SP2021-031 Dutch Bros Rockwall

Henry-
Can you please clarify the comment below for Dutch Bros.?

M.7 Landscape Plan:
1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. Indicate and delineate the landscape buffer along Ridge Road. (Subsection 05.01, of Article 08)
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5. Provide a note indicating the irrigation will meet the requirements of the Unified Development Code (UDC). (Subsection 05.04, of Article 08)

M.8 Photometric Plan:

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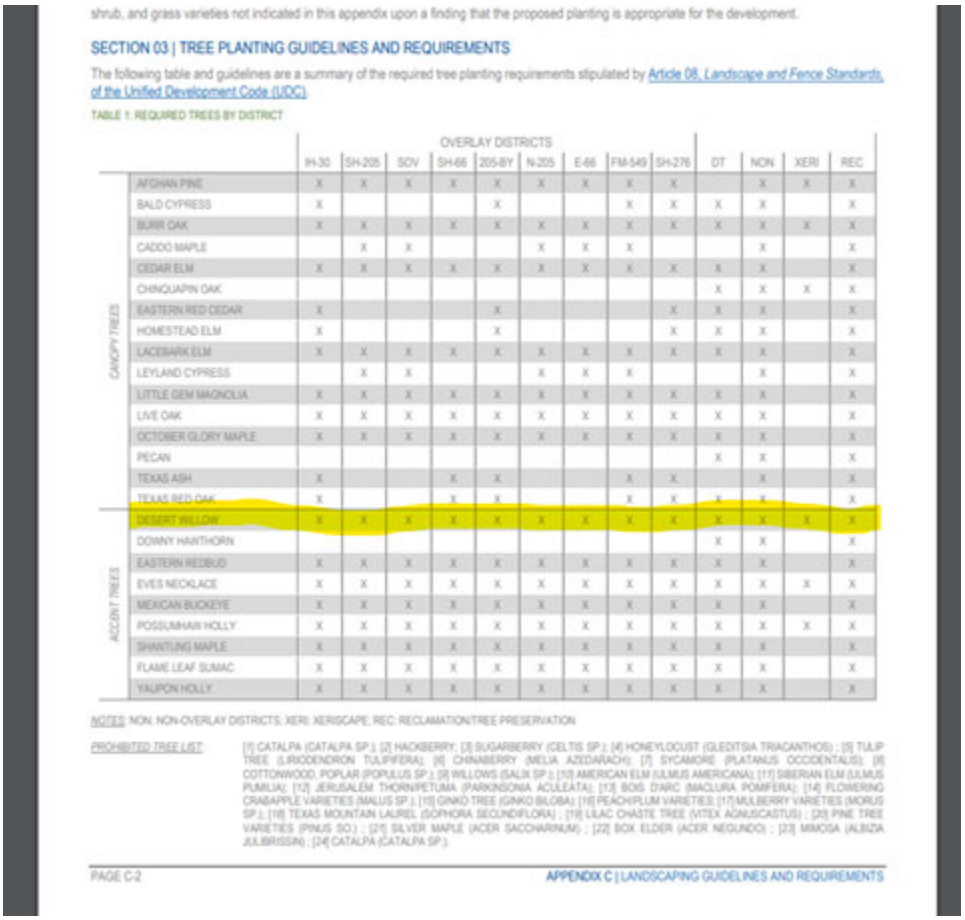
Is there a separate list of acceptable buffer trees?



shrub, and grass varieties not indicated in this appendix upon a finding that the proposed planting is appropriate for the development.

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	BALD CYPRESS	X				X			X	X	X	X		X
	BURR OAK	X	X	X	X	X	X	X	X	X	X	X	X	X
	CADDO MAPLE		X	X			X	X	X			X		X
	CEDAR ELM	X	X	X	X	X	X	X	X	X	X	X		X
	CHINQUAPIN OAK										X	X	X	X
	EASTERN RED CEDAR	X				X				X	X	X		X
	HOMESTEAD ELM	X				X				X	X	X		X
	LACEBARK ELM	X	X	X	X	X	X	X	X	X	X	X		X
	LEYLAND CYPRESS		X	X			X	X	X			X		X
	LITTLE GEM MAGNOLIA	X	X	X	X	X	X	X	X	X	X	X		X
	LIVE OAK	X	X	X	X	X	X	X	X	X	X	X		X
	OCTOBER GLORY MAPLE	X	X	X	X	X	X	X	X	X	X	X		X
	PECAN										X	X		X
	TEXAS ASH	X			X	X			X	X		X		X
	TEXAS RED OAK	X			X	X			X	X	X	X		X
	DESERT WILLOW	X	X	X	X	X	X	X	X	X	X	X	X	X
ACCENT TREES	DOWNY HAWTHORN										X	X		X
	EASTERN REDBUD	X	X	X	X	X	X	X	X	X	X	X		X
	EVES NECKLACE	X	X	X	X	X	X	X	X	X	X	X	X	X
	MEXICAN BUCKEYE	X	X	X	X	X	X	X	X	X	X	X		X
	POSSUMHAW HOLLY	X	X	X	X	X	X	X	X	X	X	X	X	X
	SHANTUNG MAPLE	X	X	X	X	X	X	X	X	X	X	X		X
	FLAME LEAF SUMAC	X	X	X	X	X	X	X	X	X	X	X		X
	YAUPON HOLLY	X	X	X	X	X	X	X	X	X	X	X		X

NOTES: NON: NON-OVERLAY DISTRICTS; XERI: XERISCAPE; REC: RECLAMATION/TREE PRESERVATION

PROHIBITED TREE LIST: [1] CATALPA (CATALPA SP.); [2] HACKBERRY; [3] SUGARBERRY (CELTIS SP.); [4] HONEYLOCUST (GLEDITSIA TRIACANTHOS) ; [5] TULIP TREE (LIRIODENDRON TULIPIFERA); [6] CHINABERRY (MELIA AZEDARACH); [7] SYCAMORE (PLATANUS OCCIDENTALIS); [8] COTTONWOOD, POPLAR (POPULUS SP.); [9] WILLOWS (SALIX SP.); [10] AMERICAN ELM (ULMUS AMERICANA); [11] SIBERIAN ELM (ULMUS PUMILIA); [12] JERUSALEM THORN/PETUMA (PARKINSONIA ACULEATA); [13] BOIS D'ARC (MACLURA POMIFERA); [14] FLOWERING CRABAPPLE VARIETIES (MALUS SP.); [15] GINKO TREE (GINKO BILOBA); [16] PEACH/PLUM VARIETIES; [17] MULBERRY VARIETIES (MORUS SP.); [18] TEXAS MOUNTAIN LAUREL (SOPHORA SECUNDIFLORA) ; [19] LILAC CHASTE TREE (VITEX AGNUSCASTUS) ; [20] PINE TREE VARIETIES (PINUS SO.) ; [21] SILVER MAPLE (ACER SACCHARINUM) ; [22] BOX ELDER (ACER NEGUNDO) ; [23] MIMOSA (ALBIZIA JULIBRISSIN) ; [24] CATALPA (CATALPA SP.).

Thank you,

Matt Taylor
mtaylor@bellefirma.com | direct: (214) 865-7197

BELLE FIRMA
(214) 865-7192
4245 North Central Expy, Suite 501
Dallas, Texas 75205
www.bellefirma.com

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Lee, Henry

From: Sam Moore <sm@maincg.com>
Sent: Tuesday, December 7, 2021 8:48 AM
To: Lee, Henry
Cc: Matt-TDG; Jon Browning
Subject: Rockwall TX1802 - Dutch Bros SP2021-031
Attachments: 21090__Project Comments - 21.12.07.pdf; Updated Rockwall Plan Submittal 12-7-21.pdf

Good morning Henry,

Attached are the files we are sending to you today, which the hard copies will arrive at your office by 2pm.
Thank you, have a great day!

Best,

Sam Moore
Main & Main Capital Group, LLC
M: (817) 505-8117
F: (214) 308-1016
E: sm@maincg.com
5750 Genesis Court Suite 103 Frisco, TX 75034

From: Matthew Rasmussen <matt@tdg-inc.com>
Sent: Monday, December 6, 2021 6:49 PM
To: richardson@thomasprintworks.com
Cc: Sam Moore <sm@maincg.com>; Jon Browning <jon@tdg-inc.com>; Myles Mendive <Myles@tdg-inc.com>
Subject: FW: Print and Delivery Request

Dear Thomas Print Works,

Our account number is 1057510. I would like to request the following plans be printed and delivered to the person below, please let me know if this is possible by 2pm CST tomorrow. Thank you!

Henry Lee
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Tx 75087

- Print of the attached Response letter and print two copies
- 2 full sets of attached Plans, 24x36”

Let me know if you have any questions.

Thank you!

Matthew K. Rasmussen | Tectonics Design Group | (775) 473-9872

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Lee, Henry

From: Sam Moore <sm@maincg.com>
Sent: Tuesday, December 7, 2021 10:09 AM
To: Lee, Henry
Cc: Matt-TDG; Jon Browning
Subject: RE: Rockwall TX1802 - Dutch Bros SP2021-031

Thank you. We will take the security enclosure altogether, I'm not sure what the height is, but I don't believe it will be taller than 8 feet.
Yes, the gates will be self-latching.

From: Lee, Henry <HLee@rockwall.com>
Sent: Tuesday, December 7, 2021 10:08 AM
To: Sam Moore <sm@maincg.com>
Subject: RE: Rockwall TX1802 - Dutch Bros SP2021-031

Good Morning,

Quickly to clarify, the security enclosure in the dumpster enclosure is fine, it just cannot be visible above the dumpster enclosure wall. Also, be sure that the dumpster enclosure gates are self-latching.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Sam Moore <sm@maincg.com>
Sent: Tuesday, December 7, 2021 10:04 AM
To: Lee, Henry <HLee@rockwall.com>
Cc: Matt-TDG <matt@tdg-inc.com>; Jon Browning <jon@tdg-inc.com>
Subject: RE: Rockwall TX1802 - Dutch Bros SP2021-031

Hey Henry,

Attached is the updated variance letter.
Based on our call, below are the updates we owe you.

Civil TDG updates for today's submittal (digital & physical copies):

1. Site Plan & response sheet update
    a. Dumpster enclosure 8' in height
    b. No security cage in enclosure
2. Elevations & response sheet update
    a. Interior parapet walls need to match exterior walls, TPO flooring is fine.

Main & Main to work on between now and 12/14 P&Z:

3. ARB wants stone to replace the midnight modernbrick and wrap at top of canopy, around building (minus blue tower).

Thank you, sir!

Best,

Sam Moore
Main & Main Capital Group, LLC
M: (817) 505-8117
F: (214) 308-1016
E: sm@maincg.com
5750 Genesis Court Suite 103 Frisco, TX 75034

From: Sam Moore
Sent: Tuesday, December 7, 2021 8:48 AM
To: Lee, Henry <HLee@rockwall.com>
Cc: Matthew Rasmussen <matt@tdg-inc.com>; Jon Browning <jon@tdg-inc.com>
Subject: Rockwall TX1802 - Dutch Bros SP2021-031

Good morning Henry,

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Thank you, have a great day!

Best,

Sam Moore
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M: (817) 505-8117
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5750 Genesis Court Suite 103 Frisco, TX 75034

From: Matthew Rasmussen <matt@tdg-inc.com>
Sent: Monday, December 6, 2021 6:49 PM

To: richardson@thomasprintworks.com
Cc: Sam Moore <sm@maincg.com>; Jon Browning <jon@tdg-inc.com>; Myles Mendive <Myles@tdg-inc.com>
Subject: FW: Print and Delivery Request

Dear Thomas Print Works,

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Henry Lee
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Tx 75087

- Print of the attached Response letter and print two copies
- 2 full sets of attached Plans, 24x36”

Let me know if you have any questions.

Thank you!

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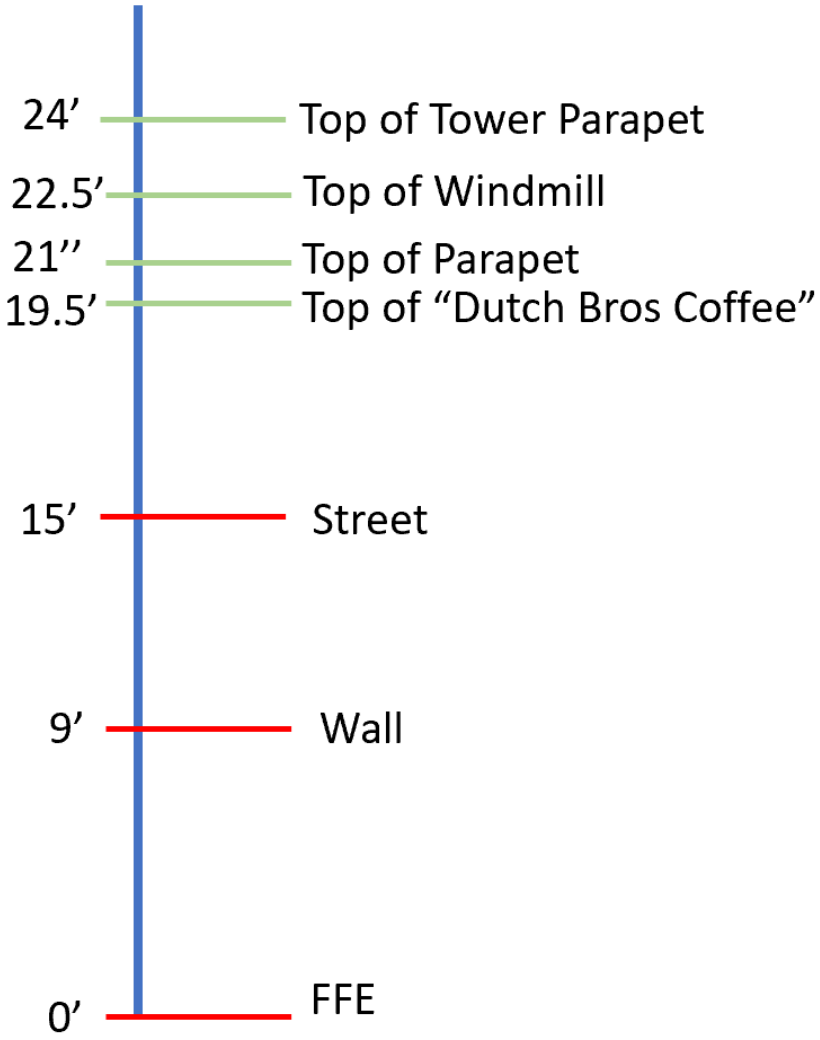
Lee, Henry

From: Sam Moore <sm@maincg.com>
Sent: Wednesday, December 8, 2021 12:57 PM
To: Lee, Henry
Subject: RE: Rockwall TX1802 - Dutch Bros SP2021-031
Attachments: DB Rockwall, TX-PR3.pdf



From: Lee, Henry <HLee@rockwall.com>
Sent: Tuesday, December 7, 2021 11:34 AM
To: Sam Moore <sm@maincg.com>
Subject: RE: Rockwall TX1802 - Dutch Bros SP2021-031

Good Afternoon,

Subsection 04.01(A)(1) “Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.”

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Sam Moore <sm@maincg.com>
Sent: Tuesday, December 7, 2021 11:09 AM
To: Lee, Henry <HLee@rockwall.com>; Matt-TDG <matt@tdg-inc.com>; Jon Browning <jon@tdg-inc.com>; Jeff Purcell <jeff@paulcavindesign.com>
Cc: Craig Pincince <cp@maincg.com>
Subject: RE: Rockwall TX1802 - Dutch Bros SP2021-031

Hey Henry,

Thank you for the follow up. Will you send me the code stating that we need to have masonry on the interior of the parapet walls? We will continue making the update to have an 8’ dumpster enclosure.

Best,

Sam Moore
Main & Main Capital Group, LLC
M: (817) 505-8117
F: (214) 308-1016
E: sm@maincg.com
5750 Genesis Court Suite 103 Frisco, TX 75034

From: Lee, Henry <HLee@rockwall.com>
Sent: Tuesday, December 7, 2021 10:36 AM
To: Sam Moore <sm@maincg.com>
Subject: RE: Rockwall TX1802 - Dutch Bros SP2021-031

Good Morning,

Just a heads up I got copies of your revision that we talked about this morning. They must have been sent out by the time we talked. Once you have the new plans just send them my way.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Sam Moore <sm@maincg.com>
Sent: Tuesday, December 7, 2021 10:09 AM
To: Lee, Henry <HLee@rockwall.com>
Cc: Matt-TDG <matt@tdg-inc.com>; Jon Browning <jon@tdg-inc.com>
Subject: RE: Rockwall TX1802 - Dutch Bros SP2021-031

Thank you. We will take the security enclosure altogether, I'm not sure what the height is, but I don't believe it will be taller than 8 feet.
Yes, the gates will be self-latching.

From: Lee, Henry <HLee@rockwall.com>
Sent: Tuesday, December 7, 2021 10:08 AM
To: Sam Moore <sm@maincg.com>
Subject: RE: Rockwall TX1802 - Dutch Bros SP2021-031

Good Morning,

Quickly to clarify, the security enclosure in the dumpster enclosure is fine, it just cannot be visible above the dumpster enclosure wall. Also, be sure that the dumpster enclosure gates are self-latching.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Sam Moore <sm@maincg.com>
Sent: Tuesday, December 7, 2021 10:04 AM
To: Lee, Henry <HLee@rockwall.com>
Cc: Matt-TDG <matt@tdg-inc.com>; Jon Browning <jon@tdg-inc.com>
Subject: RE: Rockwall TX1802 - Dutch Bros SP2021-031

Hey Henry,

Attached is the updated variance letter.
Based on our call, below are the updates we owe you.

Civil TDG updates for today's submittal (digital & physical copies):

1. Site Plan & response sheet update
    a. Dumpster enclosure 8' in height
    b. No security cage in enclosure
2. Elevations & response sheet update
    a. Interior parapet walls need to match exterior walls, TPO flooring is fine.

Main & Main to work on between now and 12/14 P&Z:

3. ARB wants stone to replace the midnight modernbrick and wrap at top of canopy, around building (minus blue tower).

Thank you, sir!

Best,

Sam Moore
Main & Main Capital Group, LLC
M: (817) 505-8117
F: (214) 308-1016
E: sm@maincg.com
5750 Genesis Court Suite 103 Frisco, TX 75034

From: Sam Moore
Sent: Tuesday, December 7, 2021 8:48 AM
To: Lee, Henry <HLee@rockwall.com>
Cc: Matthew Rasmussen <matt@tdg-inc.com>; Jon Browning <jon@tdg-inc.com>
Subject: Rockwall TX1802 - Dutch Bros SP2021-031

Good morning Henry,

Attached are the files we are sending to you today, which the hard copies will arrive at your office by 2pm.
Thank you, have a great day!

Best,

Sam Moore
Main & Main Capital Group, LLC
M: (817) 505-8117
F: (214) 308-1016
E: sm@maincg.com
5750 Genesis Court Suite 103 Frisco, TX 75034

From: Matthew Rasmussen <matt@tdg-inc.com>
Sent: Monday, December 6, 2021 6:49 PM
To: richardson@thomasprintworks.com
Cc: Sam Moore <sm@maincg.com>; Jon Browning <jon@tdg-inc.com>; Myles Mendive <Myles@tdg-inc.com>
Subject: FW: Print and Delivery Request

Dear Thomas Print Works,

Our account number is 1057510. I would like to request the following plans be printed and delivered to the person below, please let me know if this is possible by 2pm CST tomorrow. Thank you!

Henry Lee
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Tx 75087

- Print of the attached Response letter and print two copies
- 2 full sets of attached Plans, 24x36”

Let me know if you have any questions.

Thank you!

Matthew K. Rasmussen | Tectonics Design Group | (775) 473-9872

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Lee, Henry

From: Sam Moore <sm@maincg.com>
Sent: Wednesday, December 8, 2021 4:34 PM
To: Lee, Henry
Cc: Craig Pincince; Matt-TDG; Jon Browning
Subject: RE: Rockwall TX1802 - Dutch Bros SP2021-031
Attachments: Variance Letter.pdf

Hey Henry,

I got your message, thank you for your call. Attached is the updated variance letter for our project, including the finishing of the interior of the parapet walls. In our previous submittal, we had 3 variance and 8 compensatory items, now we have 4 variance requests and 8 compensatory items.
Thank you, please let me know if you need anything else.

Best,

Sam Moore
Main & Main Capital Group, LLC
M: (817) 505-8117
F: (214) 308-1016
E: sm@maincg.com
5750 Genesis Court Suite 103 Frisco, TX 75034

From: Lee, Henry <HLee@rockwall.com>
Sent: Tuesday, December 7, 2021 11:34 AM
To: Sam Moore <sm@maincg.com>
Subject: RE: Rockwall TX1802 - Dutch Bros SP2021-031

Good Afternoon,

Subsection 04.01(A)(1) “Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.”

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Sam Moore <sm@maincg.com>
Sent: Tuesday, December 7, 2021 11:09 AM
To: Lee, Henry <HLee@rockwall.com>; Matt-TDG <matt@tdg-inc.com>; Jon Browning <jon@tdg-inc.com>; Jeff Purcell <jeff@paulcavindesign.com>
Cc: Craig Pincince <cp@maincg.com>
Subject: RE: Rockwall TX1802 - Dutch Bros SP2021-031

Hey Henry,

Thank you for the follow up. Will you send me the code stating that we need to have masonry on the interior of the parapet walls? We will continue making the update to have an 8' dumpster enclosure.

Best,

Sam Moore
Main & Main Capital Group, LLC
M: (817) 505-8117
F: (214) 308-1016
E: sm@maincg.com
5750 Genesis Court Suite 103 Frisco, TX 75034

From: Lee, Henry <HLee@rockwall.com>
Sent: Tuesday, December 7, 2021 10:36 AM
To: Sam Moore <sm@maincg.com>
Subject: RE: Rockwall TX1802 - Dutch Bros SP2021-031

Good Morning,

Just a heads up I got copies of your revision that we talked about this morning. They must have been sent out by the time we talked. Once you have the new plans just send them my way.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

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Cc: Matt-TDG <matt@tdg-inc.com>; Jon Browning <jon@tdg-inc.com>
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Yes, the gates will be self-latching.

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Planning & Zoning Department
972.772.6434
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To: Lee, Henry <HLee@rockwall.com>
Cc: Matt-TDG <matt@tdg-inc.com>; Jon Browning <jon@tdg-inc.com>
Subject: RE: Rockwall TX1802 - Dutch Bros SP2021-031

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3. ARB wants stone to replace the midnight modernbrick and wrap at top of canopy, around building (minus blue tower).

Thank you, sir!

Best,

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Lee, Henry

From: Lee, Henry
Sent: Thursday, December 9, 2021 1:25 PM
To: 'Sam Moore'
Subject: Dutch Bros SP2021-031

Good Afternoon,

I just wrapped up my report and I just wanted to make sure we were on the same page about the parapet. The variance letter mentions not finishing the inside, but not about painting the interior like we discussed. My report details that request is to paint the interior wall of the parapet instead of finishing it; this would be conveyed to P&Z as well. I just want to make sure we are on the same page with that. Also when can I expect the updated elevations that depict the stone instead of the grey Nichiha? I need as soon as possible as we are putting together our packets to send to the commissioners today. Let me know if you have any questions.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

Lee, Henry

From: Sam Moore <sm@maincg.com>
Sent: Monday, December 13, 2021 8:49 AM
To: Lee, Henry
Cc: Craig Pincince
Subject: RE: New Elevations SP2021-031
Attachments: Elevations.pdf

Hey Henry,

Attached is the updated elevations for the building and the trash enclosure. We have the smooth stone sample arriving today, but this elevation is intended to be a back up for tomorrow's meeting.

Craig Pincince, our VP of Development, will be at the meetings tomorrow at 5pm and 6pm. I will give the sample to him to bring over.
Thank you, we are sending full sized copies of the attachment to you today.

Best,

Sam Moore
Main & Main Capital Group, LLC
M: (817) 505-8117
F: (214) 308-1016
E: sm@maincg.com
5750 Genesis Court Suite 103 Frisco, TX 75034

From: Lee, Henry <HLee@rockwall.com>
Sent: Friday, December 10, 2021 10:13 AM
To: Sam Moore <sm@maincg.com>
Subject: New Elevations SP2021-031

Good Morning,

I left you a brief voicemail, but I was just asking when I could expect the new elevations that show the stone. We are pushing out packets today and I want to get it out as early as possible. I need it as soon as you can get it to me. Let me know if you have any questions.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

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Lee, Henry

From: Sam Moore <sm@maincg.com>
Sent: Tuesday, December 14, 2021 11:04 AM
To: Lee, Henry
Cc: Craig Pincince
Subject: RE: New Elevations SP2021-031
Attachments: Elevations.pdf

Hey Henry,

We got confirmation that you received our elevations for the building and trash enclosure. Craig has the sample for the sandstone and will be at the ARB meeting at 5pm and the P&Z meeting at 6pm.
Thank you.

Best,

Sam Moore
Main & Main Capital Group, LLC
M: (817) 505-8117
F: (214) 308-1016
E: sm@maincg.com
5750 Genesis Court Suite 103 Frisco, TX 75034

From: Sam Moore
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January 7, 2022

TO: Sam Moore
Main & Main
5750 Genesis Court, Suite 103
Frisco, Texas 75034

FROM: Henry Lee
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2021-031; *Site Plan for a Dutch Bros Coffee*

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on December 14, 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) Any construction resulting from the approval of this *Site Plan* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On December 14, 2021, the Planning and Zoning Commission approved a motion to: [1] approve of the site plan by a vote of 6-1, with Commissioner Welch dissenting; [2] deny the variances for the use of no stone and no masonry material by a vote of 7-0; [3] approve the variance for a flat roof by a vote of 6-1, with Commissioner Chodun dissenting; and [4] approve the variance to paint the interior parapet walls by a vote of 7-0.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

Henry Lee
Planner