PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2022-005 **P&Z DATE** 03/15/22 **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. SP2022 - 005

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 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- TREE REMOVAL ($75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Intersection of SH-276 & Innovation Drive				
SUBDIVISION	Rockwall Technology Park	LOT	4,5	BLOCK	B
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial	CURRENT USE	Technology/Light Industrial
PROPOSED ZONING	Light Industrial	PROPOSED USE	Office/Warehouse/Manufacturing
ACREAGE	3.81	LOTS [CURRENT]	1
		LOTS [PROPOSED]	2

☒ ***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	Rockwall Technology Park	☒ APPLICANT	Kirkman Engineering
CONTACT PERSON	Phil Wagner	CONTACT PERSON	Jeremy Nelson, P.E.
ADDRESS	PO Box 968	ADDRESS	5200 State Highway 121
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Colleyville, TX 76034
PHONE	(972) 772-0025	PHONE	(817) 488-4960
E-MAIL	pwagner@rockwalledc.com	E-MAIL	jeremy.nelson@trustke.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Phil Wagner [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 $ 326.20 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 18th *DAY OF* February, 2022. *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 18th DAY OF February, 2022

OWNER'S SIGNATURE Phil Wagner

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer Hammonds

JENNIFER L. HAMMONDS
Notary Public, State of Texas
ID # 13230083-8
My Comm. Exp. 01-08-2024

MY COMMISSION EXPIRES 1/8/24

CHECKLIST FOR SITE PLAN SUBMITTALS

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

CASE NUMBER:		**REVIEWED BY:**	
OVERLAY DISTRICT:	**SH-276 OVERLAY**	**REVIEW DATE:**	

1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓= OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				*Per Application*
✓ Site Plan	☒	☐		§03.04, of Art. 11
✓ Landscape Plan	☒	☐		-
✓ Treescape Plan	☒	☐		-
✓ Photometric Plan	☒	☐		-
✓ Building Elevations	☒	☐		-
Building Material Sample Board and Color Rendering of Building Elevations	☒	☐	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	§03.04.A, of Art. 11
Submittal Requirements	☒	☐	Four (4) large (24" x 36") **folded** copies and one (1) PDF digital copy of each plan is required at the time of submittal.	§03.04.A, of Art. 11
Is the property properly platted?	☐	☒	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	☒	☐	The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	§03.04.A, of Art. 11
Case Number	☐	☒	The case number should be placed in the lower right-hand corner below the title block of all sheets.	§03.04.A, of Art. 11
Owners (Name, Address, and Phone Number)	☒	☐	The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
Developer (Name, Address, and Phone Number)	☒	☐	The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
North Point	☒	☐	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	§03.04.A, of Art. 11
Numeric and Graphic Scale	☒	☐	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	§03.04.A, of Art. 11
Vicinity Map	☒	☐	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	§03.04.A, of Art. 11
Signature Block	☒	☐	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	☒	☐	The date that the plans were prepared is required on all submittals.	§03.04.A, of Art. 11
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	§03.04.A, of Art. 11
✓Commercial	☐	☒	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓Industrial	☒	☐	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage)	☒	☐	If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	§03.04.B, of Art. 11

Perimeter Dimensions of the Site	☒	☐	Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
Buildings (Square Footage)	☒	☐	Indicate the location and total square footage of all existing and planned buildings on the site.	§03.04.B, of Art. 11
Perimeter Dimensions of all Buildings	☒	☐	Indicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings	☒	☐	Indicate the distance between all existing and planned buildings located on the site.	§03.04.B, of Art. 11
Distance Between Buildings and Property Lines	☒	☐	Indicate the distance between all property lines and existing and planned buildings located on the site.	§03.04.B, of Art. 11
Indicate all Property Lines	☒	☐	Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	§03.04.B, of Art. 11
Indicate all Building Setbacks	☒	☐	Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements	☒	☐	Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii	☒	☐		§03.04.B, of Art. 11
Indicate all Drive Widths	☒	☐		§03.04.B, of Art. 11
Indicate all Fire Lanes	☒	☐	Indicate and label the widths of all fire lanes existing and proposed for the site.	§03.04.B, of Art. 11
Indicate location of all Fire Hydrants	☒	☐		§03.04.B, of Art. 11
Indicate all Sidewalks	☒	☐	Indicate and label the widths of all sidewalks existing and proposed for the site.	§03.04.B, of Art. 11
Adjacent Street Right-Of-Way	☒	☐	Reference the City's Master Transportation Plan for right-of-way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name	☒	☐	Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines	☒	☐	Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets	☒	☐		§03.04.B, of Art. 11

2.2 SITE PLAN: PARKING INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	☒	☐	See the comment section in *Adequate Parking and Maneuvering* below.	§05.03, of Art. 06
Parking Table	☒	☐	Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	§05.01, of Art. 06
Handicap Parking Spaces Shown	☒	☐		§05.04, of Art. 06
Adequate Parking	☒	☐	*Reference Table 3 of Article VI.*	Table 5, Art. 06
Adequate Parking and Maneuvering	☒	☐	All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction *(Check w/ the Engineering Department)*.	§05.03.C, of Art. 06
Adequate Loading Area	☒	☐	Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer *(Art. VI 6.5 Loading Requirements)*.	§06.04, of Art. 06
Adequate Loading Maneuvering	☒	☐	It is also the purpose of this Article to require allocation of sufficient off-street/on-site loading facilities by businesses and industry to ensure that the loading and unloading of vehicles will not interfere with traffic flow or block roadways or fire lanes.	§01.02, of Art. 06
Type and Depth of Paving Material	☒	☐	Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material.	§03.02, of Art. 06

2.3 SITE PLAN: SIGNAGE

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: *All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.*				

Proposed or Existing Signage	☒	☐	Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	§06.02.F, of Art. 05

2.4 SITE PLAN: SCREENING

Requirements	✓= OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	☒	☐	Label the height and type of fence proposed or existing.	§08.02.F, of Art. 08
Utility Equipment Screening (Pad or Ground Mounted)	☐	☒	Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure.	§01.05.C, of Art. 05
Utility Equipment Screening (Roof Mounted)	☐	☒	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	§01.05.C, of Art. 05
Above Ground Storage Tanks	☐	☒	Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening – screening wall -- and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan.	§01.05.D, of Art. 05
Dumpster Screening	☒	☐	Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	§01.05.B, of Art. 05
Outside Storage	☐	☒		
Off-Street Loading Dock Screening	☒	☐	Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	§01.05.A, of Art. 05
Residential Adjacency Standards	☐	☒	The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference *Art. VIII 5.2*).	§01.06, of Art. 05

3.1 LANDSCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☒	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	☒	☐	Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	§01.01.B, of Art. 05
Landscape Table	☒	☐	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	§05.03.B, of Art. 08
Indicate all Landscaping	☒	☐	Indicate the locations of all existing and proposed landscaping.	§05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	☒	☐	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	☒	☐	Indicate the locations and dimensions of the required landscape buffers.	§05.01, of Art. 08

Acceptable Landscape Materials:				Sec. 04., of Art. 08
✓ Trees allowed in Street Landscape Buffers	☒	☐	Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon)	Appendix C
✓ Trees not allowed in Landscape Buffers	☒	☐	Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree.	Appendix C
Protected Trees (That Will Remain On-Site)	☒	☐	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- indicating the trees relationship to the treescape plan -- and flag (i.e. bright fluorescent red vinyl tape). In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required.	§07.01, of Art. 09
Parking Lot Landscaping	☒	☐	Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square footage included in the parking area, and the number and location of required off-street parking and loading spaces.	§05.03.E, of Art. 08
Location of all Site Amenities	☒	☐	Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.	-
Identify Visibility Triangles	☒	☐	Identify visibility triangles on all lots for all driveway intersections and public streets.	§01.08, of Art. 05
Landscape Buffer - Street Trees	☒	☐	Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage.	§05.01, of Art. 08
Tree Locations	☒	☐	Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.	§05.03.E, of Art. 08
Irrigation Requirements Note	☒	☐	Provide note indicating irrigation will meet requirements of UDC.	§05.04, of Art. 08
Hydro mulch (or non-sod option)	☒	☐	The developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City.	Sec. 4.2, Coverage, Engr Standards of Design and Construction
Rights-of-Way & Landscape Buffers	☒	☐	All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO).	§05.03.G, of Art. 08

4.1 TREESCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☒	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist
Buildings	☒	☐	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	§03.01.A, of Art. 09
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	☒	☐		§03.01.C, of Art. 09

Protected Trees (To Remain On Site)	☒	☐	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said tress shall be protected prior to and during all construction, including dirt work.	§03.01.E, of Art. 09
Protected Trees (To be Removed from the Site)	☒	☐	Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees.	§03.01.F, of Art. 09
Treescape Table	☒	☐	Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	§03.01.G, of Art. 09

5.1 PHOTOMETRIC AND LIGHTING PLANS

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Table	☒	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	☒	☐	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	§03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use	☐	☒	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	§03.03.B, of Art. 07
✓ Commercial Use	☒	☐	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. *Subject to requirements in Art. VII 3.3.C.*	§03.03.C, of Art. 07
Under-Canopy Lighting	☐	☒	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	§03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships	☐	☒	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	§03.03.E.2, of Art. 07
Lighting in Parking Areas	☒	☐	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. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	§03.03.G, of Art. 07
Building and Pole Mounted Lighting	☒	☐	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	§03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures	☒	☐	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	§03.03.D of Art. 07
Indicate the Wattage of all Light Sources	☒	☐	Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line.	§03.03.A, of Art. 07
Proposed Light Fixtures	☒	☐	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	§03.03, of Art. 07

6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	☒	☐	North South East West (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	☒	☐	North South East West (Circle all that apply)	-
Minimum 90% Masonry Requirement *OVERLAY DISTRICTS ONLY*	☒	☐	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§06.02.C, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement *OVERLAY DISTRICTS ONLY*	☒	☐	Applies to facades that are visible from a public right-of-way and/or open space.	§06.02.C, of Art. 05
Indicate the Surface Area of Each Facade	☒	☐	Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade.	§04.01, of Art. 05
Proposed Building Materials	☒	☐	Specifications and description of all proposed building materials, on all proposed buildings.	§04.01, of Art. 05
Indicate the Roofing Materials and Color	☒	☐		

Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	☒	☐	If applicable indicate the parapet wall by dashing in the top of roof deck. **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.	§04.01, of Art. 05
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	☒	☐	If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	§01.05.C, of Art. 05
Indicate Any Additional Design Elements Proposed (If Applicable)	☒	☐	Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	
Indicate Building Height(s)	☒	☐	The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	§07.03 of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	☒	☐	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 3 x **H** 3. Secondary Entry/Arch. Element Length = 25% x **L** 4. Wall Projection = 25% x **H** 5. Primary Entry/Arch. Element Width = 2 x (25% x **L**) 6. Projection Height = 25% x **H** 7. Primary Entry/Arch. Element Length = 2 x (25% x **L**)	§04.01.C.1, of Art. 05
Secondary Facades	☒	☐	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 3 x **H** 3. Secondary Entry/Arch. Element Length = 15% x **L** 4. Secondary Entry/Arch. Element Width = 15% x **H** 5. Projection Height = 15% x **H**	§04.01.C.2, of Art. 05

6.2 BUILDING ELEVATIONS: INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: *Industrial buildings are subject to all the elements listed in Section 6.1 Building Elevations: Non-Industrial with the exception of the following standards.*				
Minimum 90% Masonry Requirement	☒	☐	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§05.01.A.1, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement	☒	☐	Applies to facades that are visible from a public right-of-way and/or open space.	§05.01.A.1.a.1, of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	☒	☐	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 4 x **H** 3. Wall Projection = 25% x **H** 4. Entry/Arch. Element Length = 33% x **L** 5. Projection Height = 25% x **H** 6. Entry/Arch. Element Width = 2 x (25% x **H**)	§05.01.C.1, of Art. 05
Secondary Facades	☐	☒	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 3 x **H** 3. Entry/Arch. Element Length = 15% x **L** 4. Entry/Arch. Element Width = 15% x **H** 5. Projection Height = 15% x **H**	§05.01.C.2, of Art. 05

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

[ ] *PLAT TYPE.*

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

Staff requires two (2), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

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

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

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

[ ] *TREESCAPE PLAN [IF APPLICABLE].*

[ ] *LANDSCAPE PLAN [IF APPLICABLE].*

[ ] *APPLICATION AND APPLICATION FEE.*

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

[X] *PLAN SET.* A plan set is composed of the following items (failure to submit all of the items required *shall constitute an incomplete application*):

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

Staff requires the submittal of two (2) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

[X] *PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17").* See the *Material Sample Board Design Guidelines* in this development packet. Individual material samples or sample boards that are larger than *11" x 17"* will *not* be accepted.

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

[X] *APPLICATION AND APPLICATION FEE.*

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

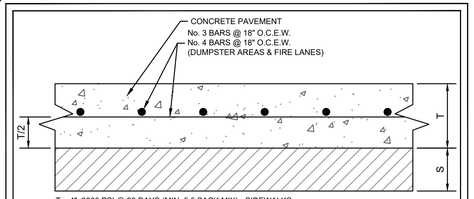
[ ] *LEGAL DESCRIPTION.* A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.

[ ] *ZONING EXHIBIT OR CONCEPT PLAN.* A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*

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

[ ] *APPLICATION AND APPLICATION FEE.*

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



T = 4", 3000 PSI @ 28 DAYS (MIN. 5.5 SACK MIX) - SIDEWALKS
T = 5", 3600 PSI @ 28 DAYS (MIN. 6.5 SACK MIX) - PUBLIC BARRIER FREE RAMPS
T = 6", 3600 PSI @ 28 DAYS (MIN. 6.5 SACK MIX) - PARKING LOT AREAS
T = 7", 3600 PSI @ 28 DAYS (MIN. 6.5 SACK MIX) - FIRE LANE & DUMPSTER AREAS
S = PER GEOTECH REPORT (PRIVATE)
PER CITY OF ROCKWALL STANDARD DETAILS (PUBLIC)

NOTE:
ALL FIRE LANES TO BE CONSTRUCTED TO CITY OF ROCKWALL STANDARDS. REFER TO CITY OF ROCKWALL STANDARD DETAILS FOR PAVING AND SUBGRADE SPECIFICATIONS AND RECOMMENDATIONS.

1 TYPICAL PAVEMENT SECTION

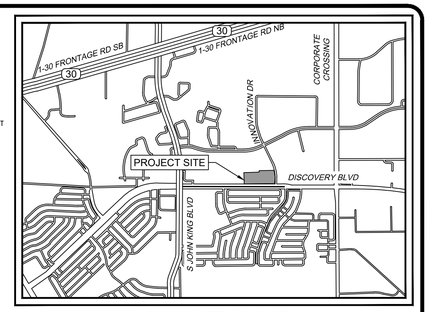
SITE DATA SUMMARY TABLE

GENERAL SITE DATA	LOT 4
ZONING	LI - LIGHT INDUSTRIAL
LAND USE	OFFICE/WAREHOUSE/MANUFACTURING
LOT AREA	109,258 SF/2.50 AC
BUILDING FOOTPRINT AREA	20,929 SF
TOTAL BUILDING AREA	20,929 SF
BUILDING HEIGHT (# STORIES)	1
BUILDING HEIGHT	29'-8"
LOT COVERAGE	12.59%
FLOOR AREA RATIO	0.13
PARKING	
PARKING RATIO	OFFICE: ONE SPACE PER 300 SF
	WAREHOUSE: ONE SPACE PER 1000 SF
	MANUFACTURING: ONE SPACE PER 500 SF
REQUIRED PARKING (# SPACES)	31
PROVIDED PARKING (# SPACES)	50
ACCESSIBLE PARKING REQUIRED (# SPACES)	2
ACCESSIBLE PARKING PROVIDED (# SPACES)	2

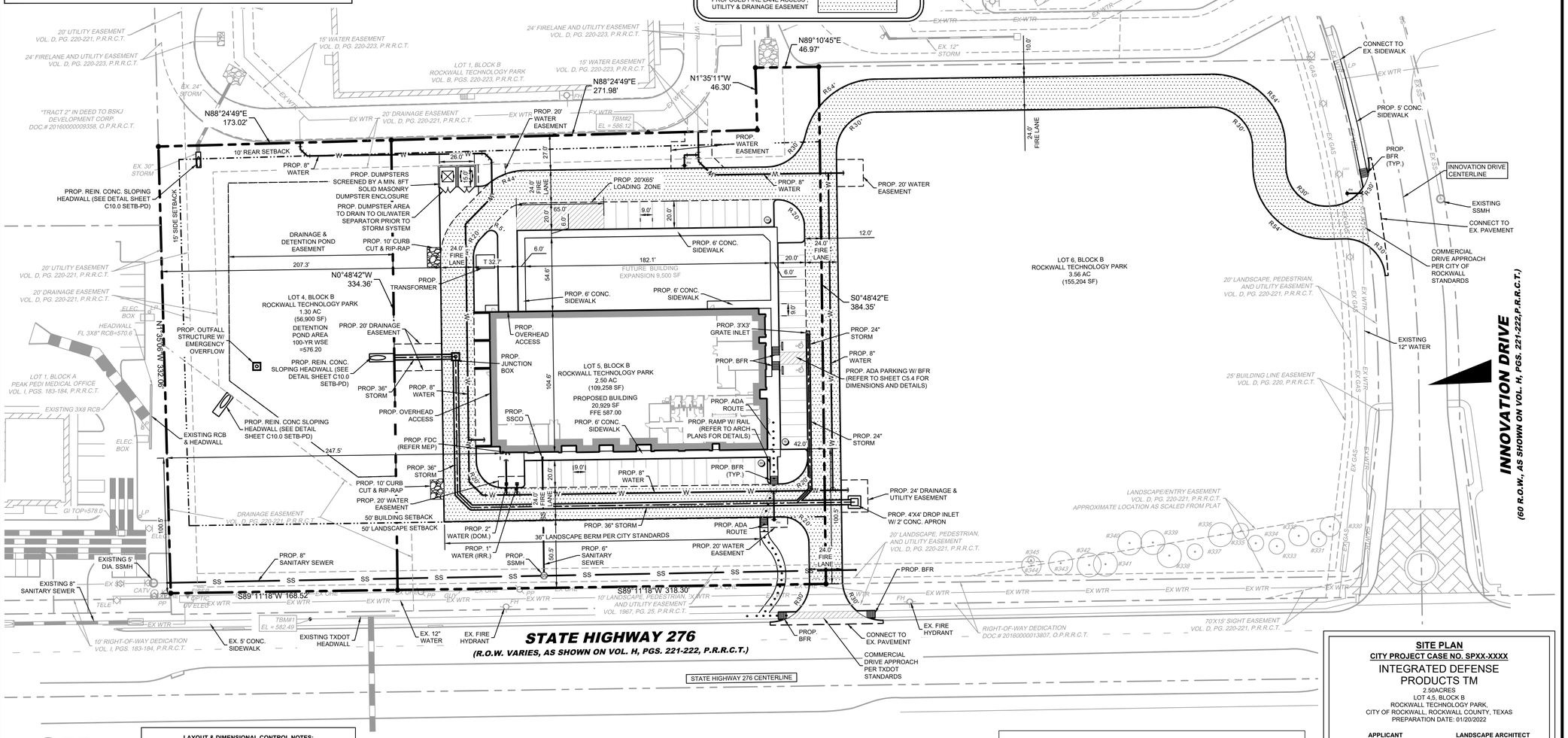
LEGEND

PROPOSED SIGN
FIRE LANE STRIPING — FIRELANE
EXISTING WATER — EX WTR
PROPOSED WATER — W
EXISTING SANITARY SEWER — EX SS
PROPOSED SANITARY SEWER — SS
EXISTING STORM DRAIN
PROPOSED STORM DRAIN
PROPOSED FIRE HYDRANT — FH
PROPOSED SANITARY SEWER MANHOLE — SS
PROPOSED GRATE INLET
ACCESSIBLE ROUTE
PARKING COUNT — 10
PROPOSED RETAINING WALL
PROPOSED FDC
PROPERTY BOUNDARY
PROPOSED FIRE LANE ACCESS , UTILITY & DRAINAGE EASEMENT

GRAPHIC SCALE
0 40 80 FEET
SCALE: 1" = 40'



VICINITY MAP
N.T.S.



Know what's below. Call before you dig.

LAYOUT & DIMENSIONAL CONTROL NOTES:

1. BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS.
2. DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
3. CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADII SHALL BE 3' AT FACE OF CURB.
4. BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.
6. ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

OWNER
ROCKWALL TECHNOLOGY PARK
PO BOX 968
ROCKWALL, TX 75087
PH: (972) 772-0025
CONTACT: PHIL WAGNER

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 OUT HANDS, THIS [DAY] day of *[MONTH], [YEAR]*

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

SITE PLAN
CITY PROJECT CASE NO. SPXX-XXXX
INTEGRATED DEFENSE PRODUCTS TM
2.50ACRES
LOT 4,5, BLOCK B
ROCKWALL TECHNOLOGY PARK,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PREPARATION DATE: 01/20/2022

APPLICANT
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: JEREMY NELSON, PE

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR. STE. 110
ALLEN, TX 75013
PH: 469-369-4448
CONTACT: CHRIS TRONZANO, RLA

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: JEREMY NELSON, PE

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS

PRELIMINARY FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
JEREMY B. NELSON
P.E.# 138740
DATE: February 18, 2022

LINKS CONSTRUCTION
BUILDING & DEVELOPING THE FUTURE
525 S. LOOP 288,
SUITE 105
DENTON, TX 76205
(940) 566-5465

INTEGRATED DEFENSE PRODUCTS TM
LOT 4,5, BLOCK B
ROCKWALL TECHNOLOGY PARK,
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
(2.50 ACRES) J.M. ALLEN SURVEY A-2

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: LNK21005
ISSUE DATE: 01/24/2022

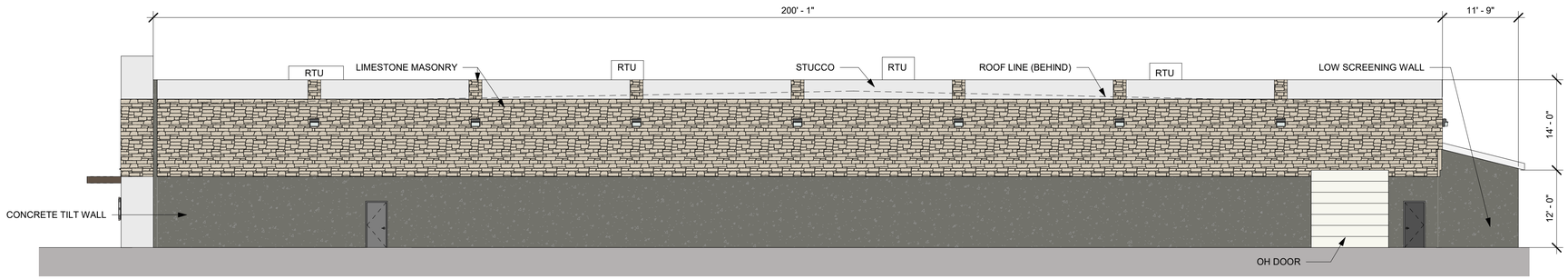
SITE PLAN

SHEET:
C3.0

CASE NUMBER: SP2022-XX

FILE PATH: K:\Jobs\LNK21005_Rockwall Industrial\Drawings\03_ENGR\03 - Products\K:\Jobs\LNK21005_Rockwall Industrial\Drawings\03_ENGR\03 - Products\C3.0 SITE PLAN_LNK21005

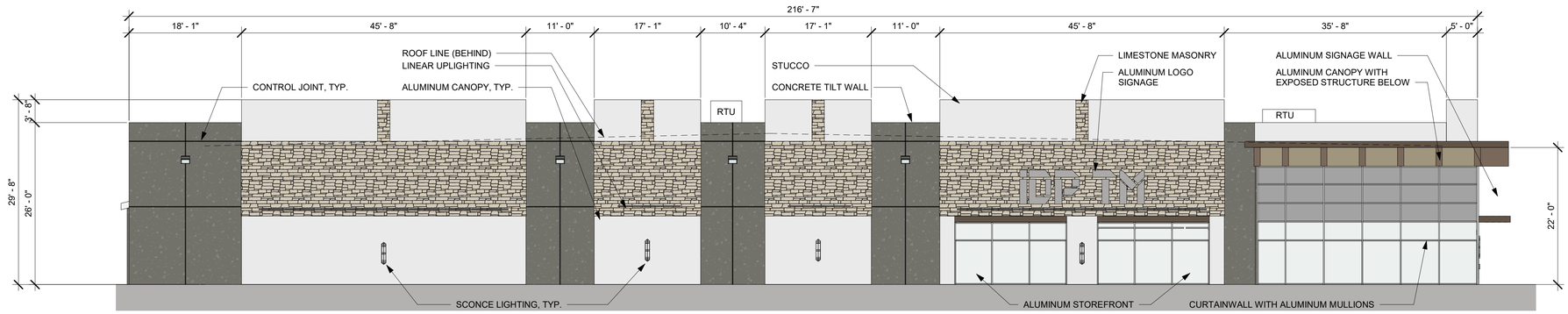
FILENAME: C3.0 SITE PLAN_LNK21005.dwg
PLOTTED BY: Cristina Lizon
PLOTTED ON: 1/24/2022



NATURAL STONE (LIMESTONE) = 40.7%

ZONING - NORTH ELEVATION 4

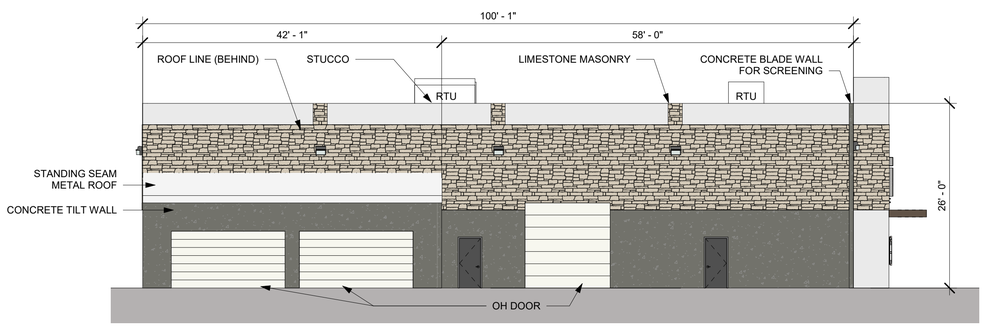
3/32" = 1'-0"



NATURAL STONE (LIMESTONE) = 25.6%

ZONING - SOUTH ELEVATION 3

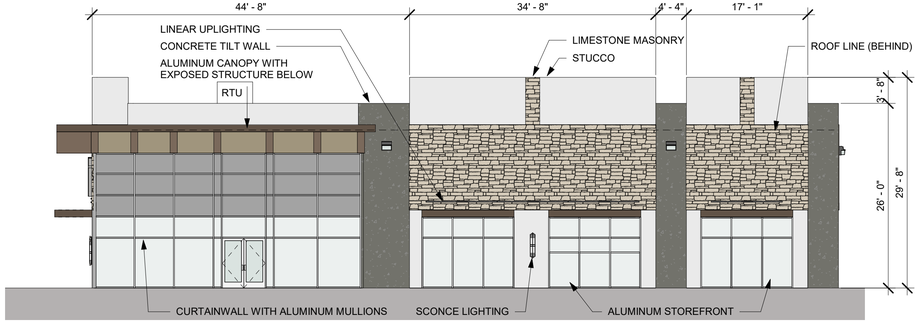
3/32" = 1'-0"



NATURAL STONE (LIMESTONE) = 41.2%

ZONING - WEST ELEVATION 2

3/32" = 1'-0"



NATURAL STONE (LIMESTONE) = 22.2%

ZONING - EAST ELEVATION 1

3/32" = 1'-0"

PER ROCKWALL TECHNOLOGY PARK COVENANTS, CONDITIONS & RESTRICTIONS:

Windows, doors, eaves, parapets, soffits, overhangs, canopies, etc. should be used to provide Interest and variety to the building facade.

Entrances to buildings should be articulated with appropriate architectural features so as to distinguish them from the remainder of the building.

The use of decorative pilasters, moldings, cornices, and other façade treatments is encouraged to enrich the building appearance. Where appropriate, details such as canopies and columns should be used to create shade, cast shadows, and provide visual relief.

Canopies and awnings are encouraged, and when used, should be treated as architectural elements and be incorporated into the design of a building by producing a consistent pattern through their size, color, and shape.

One (1) and two (2) story buildings shall be designed in such a manner so as to provide for visual interest. To accomplish this, walls that face a public street or dedicated access easement shall have offsets to break up long expanses. (For purposes of this section, "facing a street or easement" shall mean that the angle between the building facade and the front property line, street, or easement is less than 45 degrees.) If a building's facade is less than 80 feet wide, the facade shall be broken up into at least two (2) different planes. For facades at least 80 feet wide but less than 250 feet wide, at least three (3) planes shall be designed. At least four (4) planes shall be designed for when the facade is greater than 250 feet wide. The cumulative total of these offset surfaces when viewed in plan shall equal a minimum of 40% of the width of the facade. When viewed in elevation the cumulative total of these offset surfaces shall equal a minimum of 10' or 1/3 of the height of the facade, whichever is greater. (Note: The required offsets are not required to be as tall as the primary facade.) The minimum depth of the offset between adjacent planes shall be at least 15% of the wall's height. (See Exhibits B, Figure 1-3.4/5)

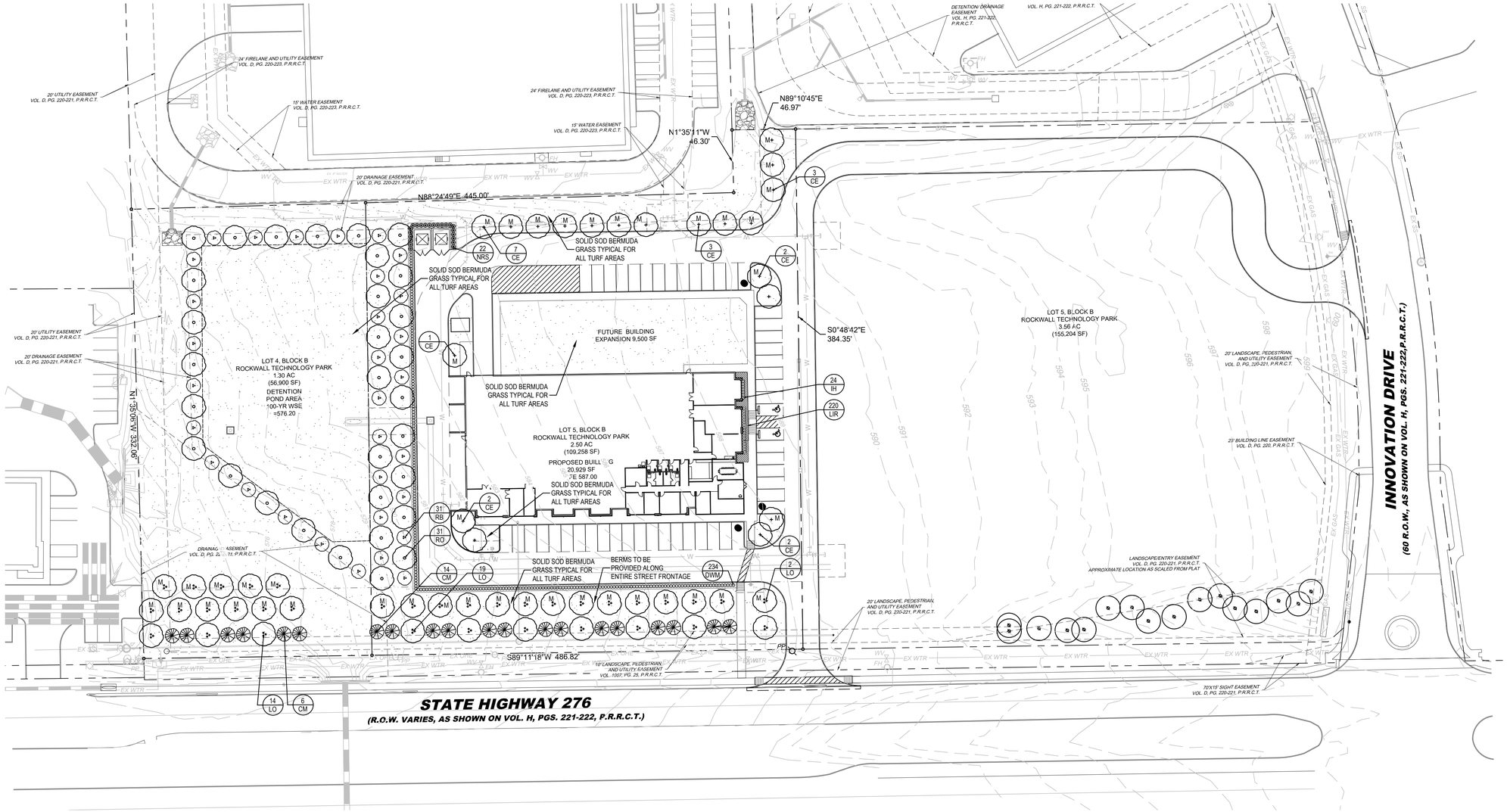
METHOD architecture
methodarchitecture.com

IDP TM, CNC MILLING
ROCKWALL, TEXAS

ELEVATIONS

PROJECT #

02.18.22



01 LANDSCAPE PLAN

SCALE 1"=40'-0"

0 15 40 80

LANDSCAPE TABULATIONS:

SITE REQUIREMENTS (site area 166,159 s.f.)
Requirements: 15% site area to be landscaped

Required	Provided
24,924 s.f. (15%)	91,875 s.f. (55%)

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be located in front yard

Required	Provided
12,462 s.f. (50%)	30,208 s.f. (121%)

STREET REQUIREMENTS
Requirements: (2) canopy tree, 4" cal. & (4) accent tree, 4' ht. per 100 l.f. of frontage

STATE HIGHWAY 276 (487 l.f.)

Required	Provided
(10) canopy trees	(10) canopy trees
(20) accent trees	(20) accent trees

PARKING LOT REQUIREMENTS (50 spaces)
Requirements: (1) canopy tree, 4" cal. per 20 parking spaces

Required	Provided
(3) canopy trees	(3) canopy trees

DETENTION AREA REQUIREMENTS (23,448 s.f.)
Requirements: (1) canopy tree, 4" cal. & (1) accent tree, 4' ht. per 750 sf dention area

Required	Provided
(31) canopy trees	(31) canopy trees
(31) accent trees	(31) accent trees

M- TREES COUNTED FOR TREE MITIGATION

PLANT MATERIAL SCHEDULE

TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TREES					
CE	20	Cedar Elm	*Ulmus Crassifolia*	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
CM	20	Crape Myrtle	*Lagerstroemia indica*	4' ht.	container, 4' ht., 4' spread, 3 or 5 caines
LO	35	Live Oak	*Quercus virginiana*	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
RB	31	Redbud	*Cercis canadensis*	4' ht.	container, 4' ht., 4' spread, straight trunk
RO	31	Red Oak	*Quercus rubra*	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
SHRUBS					
TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DWM	234	Dwarf Wax Myrtle	*Myrica pusilla*	5 gal.	container, 30" ht., 24" spread
IH	24	Indian Hawthorn	*Rhaphiolepis indica*	5 gal.	container, 20" ht., 20" spread
NRS	22	Nellie R Stevens Holly	*Ilex x Nellie R. Stevens*	7 gal.	container, 36" ht., 30" spread
GROUNDCOVERS					
TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	220	Liriope '419' Bermudagrass	*Liriope muscari* *Cynodon dactylon '419'*	4" pots	container full, well rooted Solid Sod refer to notes

NOTE: 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. All trees are to be measured at Diameter Breast Height (dbh). Trees to have straight trunks and be matching within varieties.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. 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.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. DECOMPOSED GRANITE SHALL BE (3) THREE INCHES DEEP W/ FILTER FABRIC BETWEEN NATIVE SOIL AND GRANITE

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. 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.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT CHRIS TRONCALIANO 2042 STATE OF TEXAS

02.18.2022

INTEGRATED DEFENSE PRODUCT TM

LOT 4, BLOCK B
ROCKWALL TECHNOLOGY PARK
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ISSUE:
FOR APPROVAL 02.04.2022
CITY COMMENTS 02.18.2022

DATE:
02.18.2022

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.2

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

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 grass)
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: 27 October 1980, 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. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

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 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 finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

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

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will 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 a 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 Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. 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 has 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 reinspected for full compliance with 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 completed, undamaged condition, and there is a stand of grass in all lawn areas. At this 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, and 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 of 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 insure the purchased materials will meet and/or exceed project specifications.
2. 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.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. 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.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at 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 Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from 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 Architect and his decision as to their acceptability shall be final.

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

C. 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 plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height 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 broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, Measured six (6") inched above ball.
Nomenclature conforms 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, 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:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, 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.

A. 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% sulphur and 4% iron, plus micronutrients.

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

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

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

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

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 manufacturers 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. Areas to be Solid Sod Bermudagrass: 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.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

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 area 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 sun. 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 Landscape Architect 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 two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") 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.

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 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot 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 tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched 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.

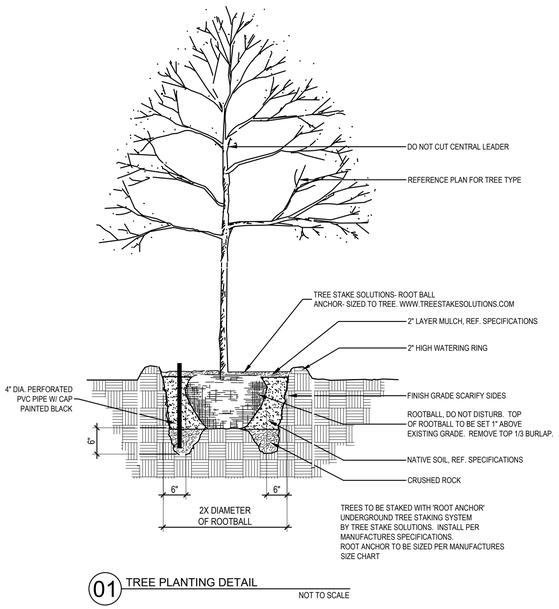
Q. Steel Curbing Installation:

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 3/4" maximum height above grade.
1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
2. Do not install steel edging along sidewalks.
3. Cut steel edging at 45 degree angle where edging meets sidewalk.

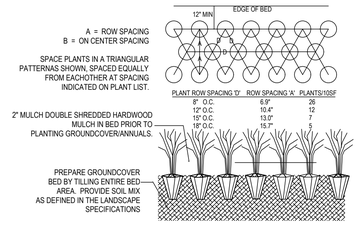
3.3 CLEANUP AND ACCEPTANCE

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 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 at end of each days work.

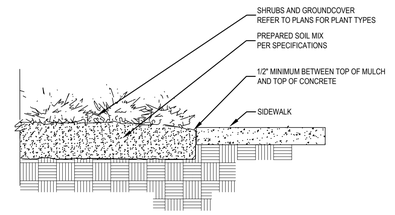
END OF SECTION



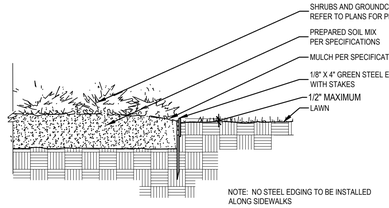
01 TREE PLANTING DETAIL
NOT TO SCALE



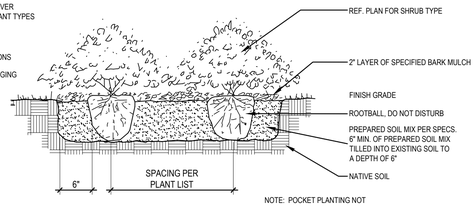
02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



03 SIDEWALK / MULCH DETAIL
no steel along sidewalks NOT TO SCALE



04 STEEL EDGING DETAIL
NOT TO SCALE



05 SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT
CHRIS TRONCALIANO
2042
STATE OF TEXAS

02.04.2022

INTEGRATED DEFENSE PRODUCT TM

LOT 4, BLOCK B
ROCKWALL TECHNOLOGY PARK
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

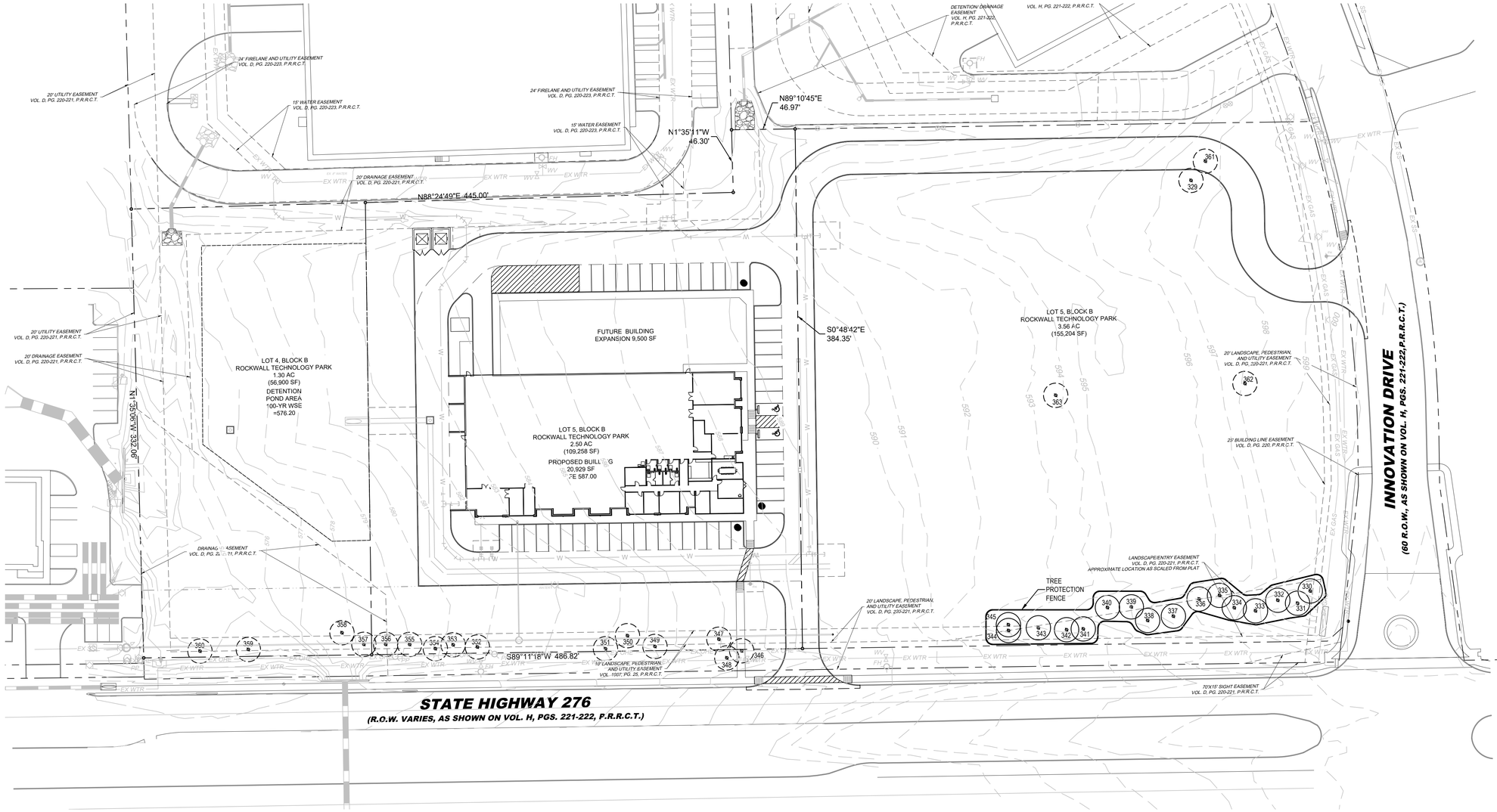
ISSUE:
FOR APPROVAL 02.04.2022

DATE:
02.04.2022

SHEET NAME:
LANDSCAPE SPECIFICATION

SHEET NUMBER:

L.3



01 TREE PRESERVATION PLAN

SCALE 1"=40'-0"

0 15 40 80

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.00

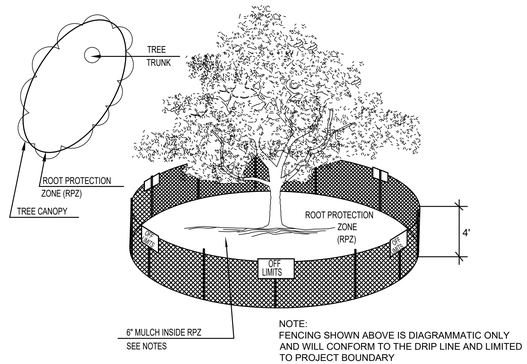
EXISTING TREE NOTES

1. Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
2. If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
3. No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
4. Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
5. Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
6. Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
7. Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
8. Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
9. Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
10. Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
11. Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4') feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
12. Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4) foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).
13. Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).
14. Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.

EXISTING TREES PREVIOUS BUILDING DEVELOPMENT

NO.	DIA. INCHES	SPECIES (COMMON NAME)	REMARKS	MITIGATION REQUIRED
329	11	CEDAR	TO BE REMOVED	11
330	15	CEDAR	TO REMAIN	
331	11	CEDAR	TO REMAIN	
332	14	CEDAR	TO REMAIN	
333	12	CEDAR	TO REMAIN	
334	13	CEDAR	TO REMAIN	
335	12	CEDAR	TO REMAIN	
336	15	CEDAR	TO REMAIN	
337	12	CEDAR	TO REMAIN	
338	14	CEDAR	TO REMAIN	
339	15	CEDAR	TO REMAIN	
340	15	CEDAR	TO REMAIN	
341	22	CEDAR MULTI-TRUCK	TO REMAIN	
342	15	CEDAR	TO REMAIN	
343	18	CEDAR	TO REMAIN	
344	14	CEDAR	TO REMAIN	
345	5	HERCULES CLUB	TO REMAIN	
346	7	OAK	TO BE REMOVED	7
347	6	OAK	TO BE REMOVED	6
348	7	OAK	TO BE REMOVED	7
349	6	OAK	TO BE REMOVED	6
350	5	OAK	TO BE REMOVED	5
351	5	OAK	TO BE REMOVED	5
352	7	OAK	TO BE REMOVED	7
353	8	OAK	TO BE REMOVED	8
354	5	OAK	TO BE REMOVED	5
355	11	OAK	TO BE REMOVED	11
356	9	OAK	TO BE REMOVED	9
357	10	OAK	TO BE REMOVED	10
358	8	OAK	TO BE REMOVED	8
359	9	OAK	TO BE REMOVED	9
360	7	OAK	TO BE REMOVED	7
361	17	CEDAR MULTI-TRUCK	TO BE REMOVED	17
362	13	CEDAR	TO BE REMOVED	13
363	15	CEDAR MULTI-TRUCK	TO BE REMOVED	15

TOTAL MITIGATION REQUIRED: 166 CAL. INCHES
MITIGATION PROVIDED: (42) 4" CALIPER TREES



NOTE:
FENCING SHOWN ABOVE IS DIAGRAMMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND LIMITED TO PROJECT BOUNDARY

01 TREE PROTECTION FENCE A

NOT TO SCALE

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT CHRIS TRONCALIANO 2042 STATE OF TEXAS

02.18.2022

INTEGRATED DEFENSE PRODUCT TM

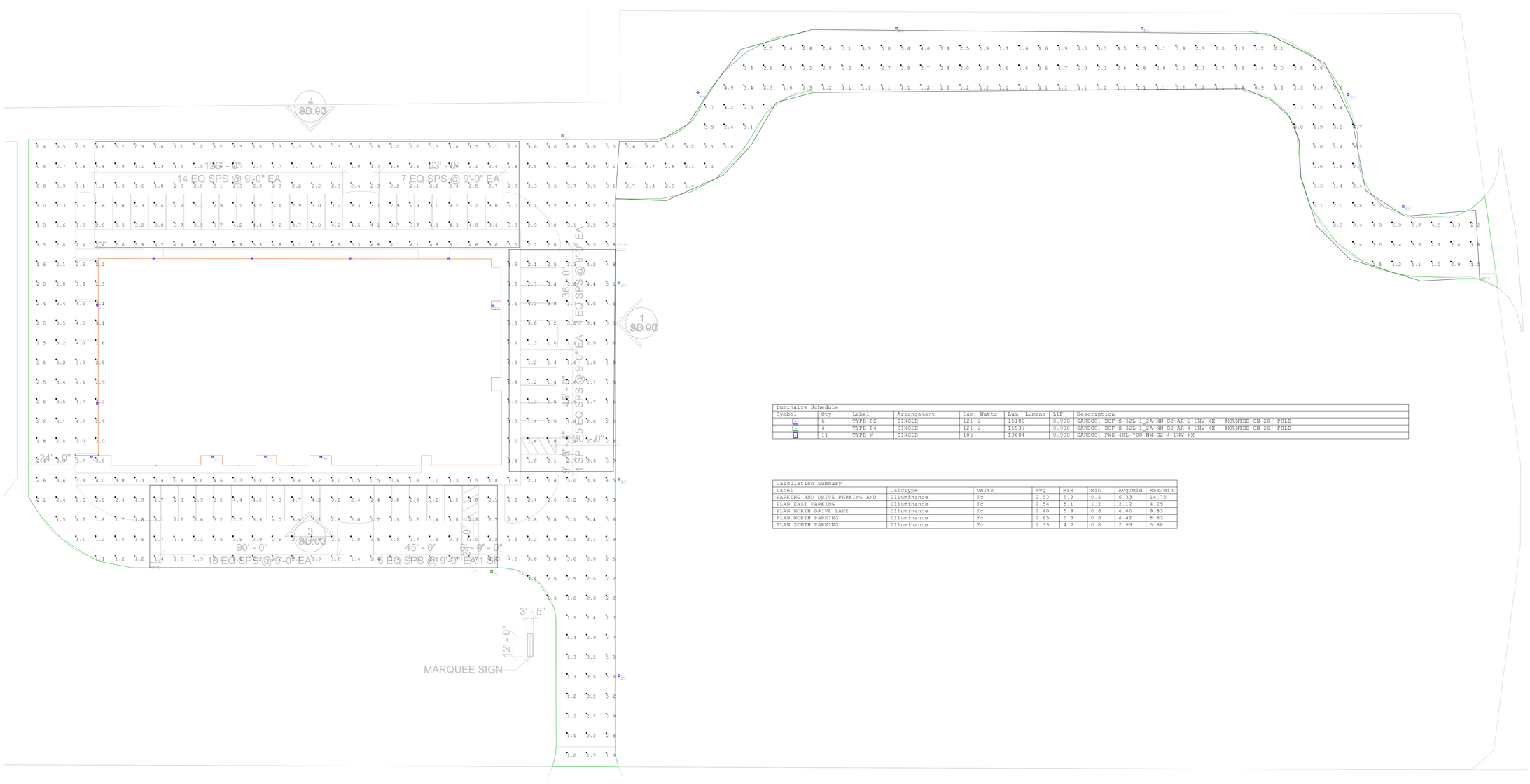
LOT 4, BLOCK B
ROCKWALL TECHNOLOGY PARK
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ISSUE:
FOR APPROVAL 02.04.2022
CITY COMMENTS 02.18.2022

DATE:
02.18.2022

SHEET NAME:
TREE PRESERVATION PLAN

SHEET NUMBER:
L.1



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Watts	Lum. Lumens	LLF	Description
	6	TYPE P2	SINGLE	121.6	15180	0.900	GARDCO: ECF-S-32L-1_2A-NW-GZ-AR-2-UNV-XX - MOUNTED ON 20' POLE
	4	TYPE P4	SINGLE	121.6	15537	0.900	GARDCO: ECF-S-32L-1_2A-NW-GZ-AR-4-UNV-XX - MOUNTED ON 20' POLE
	11	TYPE W	SINGLE	105	13684	0.900	GARDCO: PWS-48L-700-NW-GZ-4-UNV-XX

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AND DRIVE PARKING AND	Illuminance	Fc	2.53	5.9	0.4	6.33	14.75
PLAN EAST PARKING	Illuminance	Fc	2.54	5.1	1.2	2.12	4.25
PLAN NORTH DRIVE LANE	Illuminance	Fc	2.40	5.9	0.6	4.00	9.83
PLAN NORTH PARKING	Illuminance	Fc	2.65	5.3	0.6	4.42	8.83
PLAN SOUTH PARKING	Illuminance	Fc	2.39	4.7	0.8	2.99	5.88

CW LIGHTING & ASSOCIATES

7701 W. LITTLE YORK RD. STE 300
HOUSTON, TX 77040

P. 713-690-9320
W. CWLIGHTING.COM

PROJECT NAME:

ROCKWALL IDP MANUFACTURING

ADDRESS:

NOTES:

ISSUE NAME:

CW1.00

SITE PHOTOMETRICS

Links Construction, LLC | 525 S. Loop 288 Ste. #105 | Denton, TX 76205 | 940-566-5465

February 3, 2022

RE: Site Plan Application Submittal – Variance Request Letter

Per Site Plan Application Submittal Requirements, please see the list below of the architectural variances we are requesting for the Integrated Defense Products TM Project in Rockwall, TX approximately location at HWY 276 and Innovation Drive.

Variances:

1. Tilt Wall Building Type
    a. Compensatory Measures:
        i. Compensate Item F) Above and beyond 90% Masonry
        ii. Compensate Item G) Above and beyond 20% Stone

Thank you for your time and consideration,

Thank you,

Design Build Project Manager
Links Construction, LLC
Phone (Office) 940-783-0920
Phone (Direct) 214-680-0583

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2022 - 005

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 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- TREE REMOVAL ($75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Intersection of SH-276 & Innovation Drive				
SUBDIVISION	Rockwall Technology Park	LOT	4,5	BLOCK	B
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial	CURRENT USE	Technology/Light Industrial
PROPOSED ZONING	Light Industrial	PROPOSED USE	Office/Warehouse/Manufacturing
ACREAGE	3.81	LOTS [CURRENT]	1
		LOTS [PROPOSED]	2

☒ ***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	Rockwall Technology Park	☒ APPLICANT	Kirkman Engineering
CONTACT PERSON	Phil Wagner	CONTACT PERSON	Jeremy Nelson, P.E.
ADDRESS	PO Box 968	ADDRESS	5200 State Highway 121
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Colleyville, TX 76034
PHONE	(972) 772-0025	PHONE	(817) 488-4960
E-MAIL	pwagner@rockwalledc.com	E-MAIL	jeremy.nelson@trustke.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Phil Wagner [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 $ 326.20 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 18th *DAY OF* February, 2022. *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."*

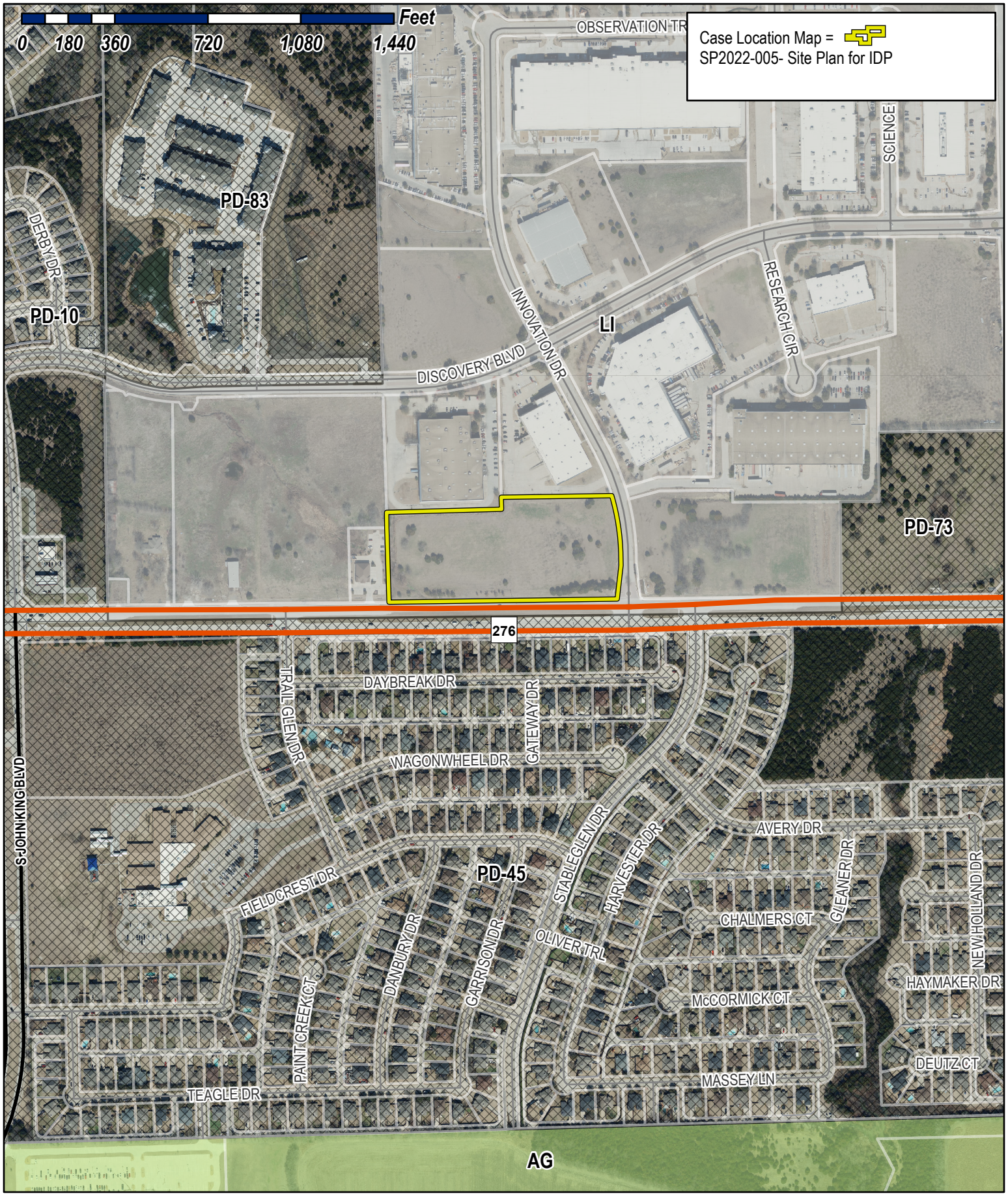
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF February, 2022

OWNER'S SIGNATURE Phil Wagner

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer Hammonds

JENNIFER L. HAMMONDS
Notary Public, State of Texas
ID # 13230083-8
My Comm. Exp. 01-08-2024

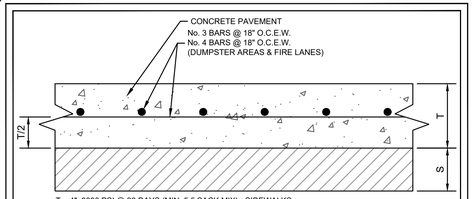
MY COMMISSION EXPIRES 1/8/24



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.



T = 4", 3000 PSI @ 28 DAYS (MIN. 5.5 SACK MIX) - SIDEWALKS
T = 5", 3600 PSI @ 28 DAYS (MIN. 6.5 SACK MIX) - PUBLIC BARRIER FREE RAMPS
T = 6", 3600 PSI @ 28 DAYS (MIN. 6.5 SACK MIX) - PARKING LOT AREAS
T = 7", 3600 PSI @ 28 DAYS (MIN. 6.5 SACK MIX) - FIRE LANE & DUMPSTER AREAS
S = PER GEOTECH REPORT (PRIVATE)
PER CITY OF ROCKWALL STANDARD DETAILS (PUBLIC)

NOTE:
ALL FIRE LANES TO BE CONSTRUCTED TO CITY OF ROCKWALL STANDARDS. REFER TO CITY OF ROCKWALL STANDARD DETAILS FOR PAVING AND SUBGRADE SPECIFICATIONS AND RECOMMENDATIONS.

1 TYPICAL PAVEMENT SECTION

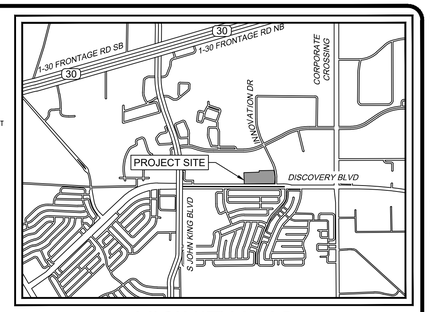
SITE DATA SUMMARY TABLE

GENERAL SITE DATA	LOT 4
ZONING	LI - LIGHT INDUSTRIAL
LAND USE	OFFICE/WAREHOUSE/MANUFACTURING
LOT AREA	109,258 SF/2.50 AC
BUILDING FOOTPRINT AREA	20,929 SF
TOTAL BUILDING AREA	20,929 SF
BUILDING HEIGHT (# STORIES)	1
BUILDING HEIGHT	29'-8"
LOT COVERAGE	12.59%
FLOOR AREA RATIO	0.13
PARKING	
PARKING RATIO	OFFICE: ONE SPACE PER 300 SF
	WAREHOUSE: ONE SPACE PER 1000 SF
	MANUFACTURING: ONE SPACE PER 500 SF
REQUIRED PARKING (# SPACES)	31
PROVIDED PARKING (# SPACES)	50
ACCESSIBLE PARKING REQUIRED (# SPACES)	2
ACCESSIBLE PARKING PROVIDED (# SPACES)	2

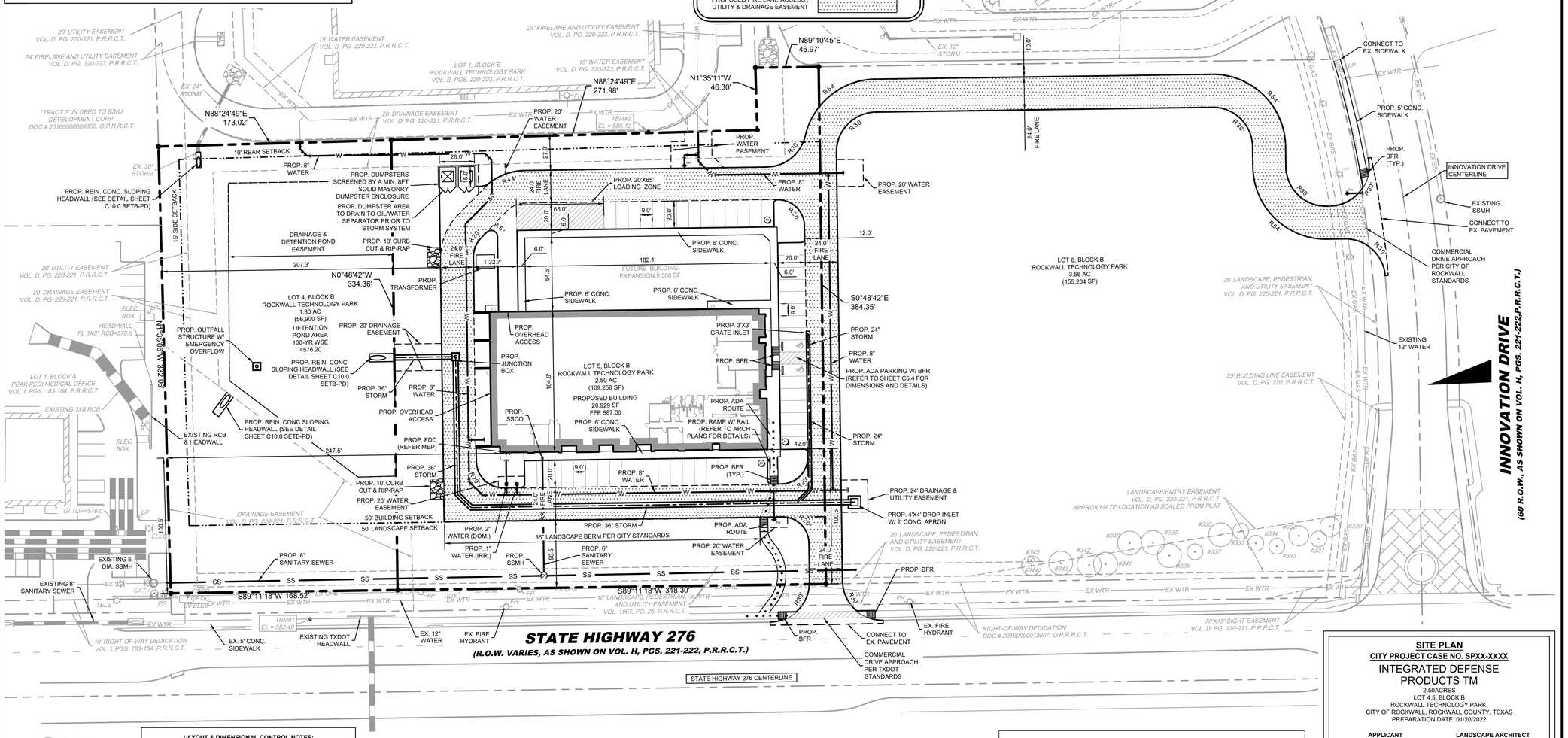
LEGEND

PROPOSED SIGN
FIRE LANE STRIPING — FIRELANE
EXISTING WATER — EX WTR
PROPOSED WATER — W
EXISTING SANITARY SEWER — EX SS
PROPOSED SANITARY SEWER — SS
EXISTING STORM DRAIN
PROPOSED STORM DRAIN
PROPOSED FIRE HYDRANT — FH
PROPOSED SANITARY SEWER MANHOLE — SS
PROPOSED GRATE INLET
ACCESSIBLE ROUTE
PARKING COUNT — 10
PROPOSED RETAINING WALL
PROPOSED FDC
PROPERTY BOUNDARY
PROPOSED FIRE LANE ACCESS , UTILITY & DRAINAGE EASEMENT

GRAPHIC SCALE
0 40 80 FEET
SCALE: 1" = 40'



VICINITY MAP
N.T.S.



Know what's below. Call before you dig.

LAYOUT & DIMENSIONAL CONTROL NOTES:

1. BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS.
2. DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
3. CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADII SHALL BE 3' AT FACE OF CURB.
4. BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.
6. ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

OWNER
ROCKWALL TECHNOLOGY PARK
PO BOX 968
ROCKWALL, TX 75087
PH: (972) 772-0025
CONTACT: PHIL WAGNER

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 OUT HANDS, THIS [DAY] day of *[MONTH], [YEAR]*

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

SITE PLAN
CITY PROJECT CASE NO. SPXX-XXXX
INTEGRATED DEFENSE PRODUCTS TM
2.50ACRES
LOT 4,5, BLOCK B
ROCKWALL TECHNOLOGY PARK,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PREPARATION DATE: 01/20/2022

APPLICANT
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: JEREMY NELSON, PE

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR. STE. 110
ALLEN, TX 75013
PH: 469-369-4448
CONTACT: CHRIS TRONZANO, RLA

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: JEREMY NELSON, PE

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS

PRELIMINARY FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
JEREMY B. NELSON
P.E.# 138740
DATE: February 18, 2022

LINKS CONSTRUCTION
BUILDING & DEVELOPING THE FUTURE
525 S. LOOP 288,
SUITE 105
DENTON, TX 76205
(940) 566-5465

INTEGRATED DEFENSE PRODUCTS TM
LOT 4,5, BLOCK B
ROCKWALL TECHNOLOGY PARK,
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
(2.50 ACRES) J.M. ALLEN SURVEY A-2

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: LNK21005
ISSUE DATE: 01/24/2022

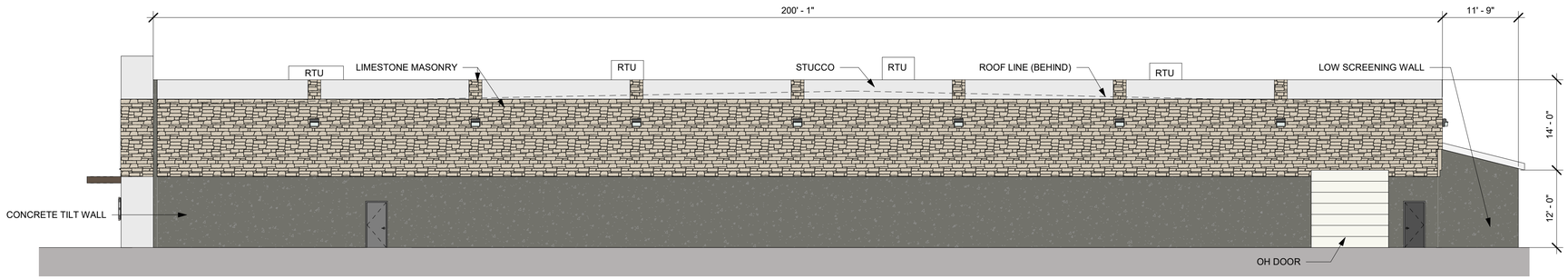
SITE PLAN

SHEET:
C3.0

CASE NUMBER: SP2022-XX

FILE PATH: K:\Jobs\LNK21005_Rockwall Industrial\Drawings\03_ENGR\03 - Products\K:\Jobs\LNK21005_Rockwall Industrial\Drawings\03_ENGR\03 - Products\C3.0 SITE PLAN_LNK21005

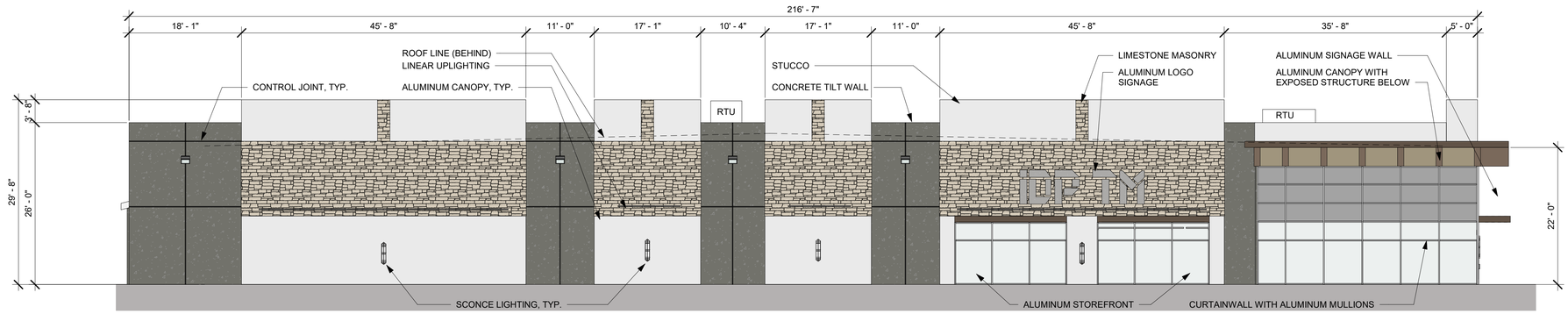
FILENAME: C3.0 SITE PLAN_LNK21005.dwg
PLOTTED BY: Cristina Lizon
PLOTTED ON: 1/24/2022



NATURAL STONE (LIMESTONE) = 40.7%

ZONING - NORTH ELEVATION 4

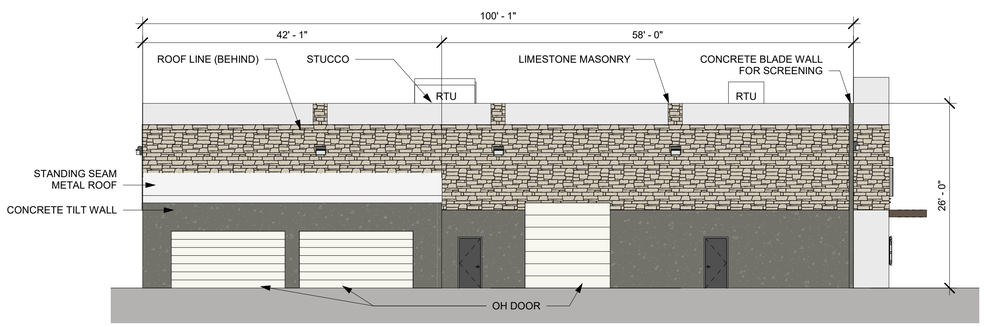
3/32" = 1'-0"



NATURAL STONE (LIMESTONE) = 25.6%

ZONING - SOUTH ELEVATION 3

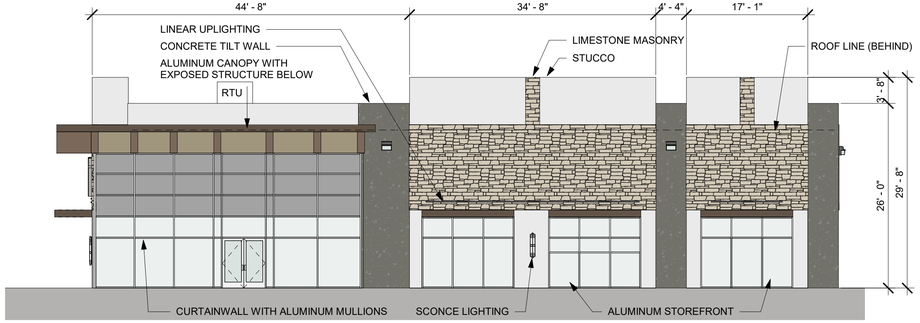
3/32" = 1'-0"



NATURAL STONE (LIMESTONE) = 41.2%

ZONING - WEST ELEVATION 2

3/32" = 1'-0"



NATURAL STONE (LIMESTONE) = 22.2%

ZONING - EAST ELEVATION 1

3/32" = 1'-0"

PER ROCKWALL TECHNOLOGY PARK COVENANTS, CONDITIONS & RESTRICTIONS:

Windows, doors, eaves, parapets, soffits, overhangs, canopies, etc. should be used to provide Interest and variety to the building facade.

Entrances to buildings should be articulated with appropriate architectural features so as to distinguish them from the remainder of the building.

The use of decorative pilasters, moldings, cornices, and other façade treatments is encouraged to enrich the building appearance. Where appropriate, details such as canopies and columns should be used to create shade, cast shadows, and provide visual relief.

Canopies and awnings are encouraged, and when used, should be treated as architectural elements and be incorporated into the design of a building by producing a consistent pattern through their size, color, and shape.

One (1) and two (2) story buildings shall be designed in such a manner so as to provide for visual interest. To accomplish this, walls that face a public street or dedicated access easement shall have offsets to break up long expanses. (For purposes of this section, "facing a street or easement" shall mean that the angle between the building facade and the front property line, street, or easement is less than 45 degrees.) If a building's facade is less than 80 feet wide, the facade shall be broken up into at least two (2) different planes. For facades at least 80 feet wide but less than 250 feet wide, at least three (3) planes shall be designed. At least four (4) planes shall be designed for when the facade is greater than 250 feet wide. The cumulative total of these offset surfaces when viewed in plan shall equal a minimum of 40% of the width of the facade. When viewed in elevation the cumulative total of these offset surfaces shall equal a minimum of 10' or 1/3 of the height of the facade, whichever is greater. (Note: The required offsets are not required to be as tall as the primary facade.) The minimum depth of the offset between adjacent planes shall be at least 15% of the wall's height. (See Exhibits B, Figure 1-3.4/5)

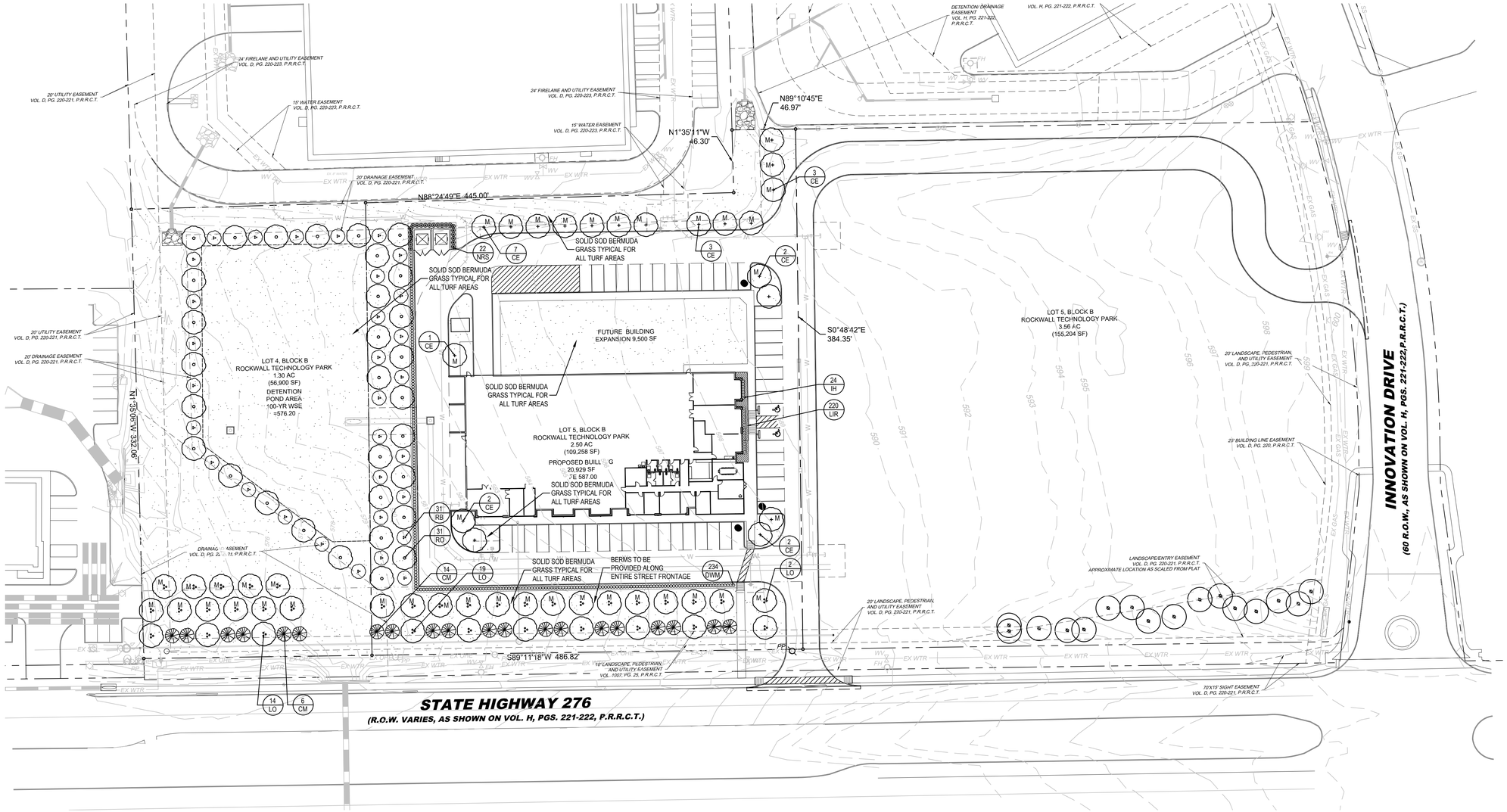
METHOD architecture
methodarchitecture.com

IDP TM, CNC MILLING
ROCKWALL, TEXAS

ELEVATIONS

PROJECT #

02.18.22



01 LANDSCAPE PLAN

SCALE 1"=40'-0"

0 15 40 80

LANDSCAPE TABULATIONS:

SITE REQUIREMENTS (site area 166,159 s.f.)
Requirements: 15% site area to be landscaped

Required	Provided
24,924 s.f. (15%)	91,875 s.f. (55%)

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be located in front yard

Required	Provided
12,462 s.f. (50%)	30,208 s.f. (121%)

STREET REQUIREMENTS
Requirements: (2) canopy tree, 4" cal. & (4) accent tree, 4' ht. per 100 l.f. of frontage

STATE HIGHWAY 276 (487 l.f.)

Required	Provided
(10) canopy trees	(10) canopy trees
(20) accent trees	(20) accent trees

PARKING LOT REQUIREMENTS (50 spaces)
Requirements: (1) canopy tree, 4" cal. per 20 parking spaces

Required	Provided
(3) canopy trees	(3) canopy trees

DETENTION AREA REQUIREMENTS (23,448 s.f.)
Requirements: (1) canopy tree, 4" cal. & (1) accent tree, 4' ht. per 750 sf dention area

Required	Provided
(31) canopy trees	(31) canopy trees
(31) accent trees	(31) accent trees

M- TREES COUNTED FOR TREE MITIGATION

PLANT MATERIAL SCHEDULE

TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TREES					
CE	20	Cedar Elm	*Ulmus Crassifolia*	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
CM	20	Crape Myrtle	*Lagerstroemia indica*	4' ht.	container, 4' ht., 4' spread, 3 or 5 caines
LO	35	Live Oak	*Quercus virginiana*	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
RB	31	Redbud	*Cercis canadensis*	4' ht.	container, 4' ht., 4' spread, straight trunk
RO	31	Red Oak	*Quercus rubra*	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
SHRUBS					
TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DWM	234	Dwarf Wax Myrtle	*Myrica pusilla*	5 gal.	container, 30" ht., 24" spread
IH	24	Indian Hawthorn	*Rhaphiolepis indica*	5 gal.	container, 20" ht., 20" spread
NRS	22	Nellie R Stevens Holly	*Ilex x Nellie R. Stevens*	7 gal.	container, 36" ht., 30" spread
GROUNDCOVERS					
TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	220	Liriope '419' Bermudagrass	*Liriope muscari* *Cynodon dactylon '419'*	4" pots	container full, well rooted Solid Sod refer to notes

NOTE: 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. All trees are to be measured at Diameter Breast Height (dbh). Trees to have straight trunks and be matching within varieties.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. 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.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. DECOMPOSED GRANITE SHALL BE (3) THREE INCHES DEEP W/ FILTER FABRIC BETWEEN NATIVE SOIL AND GRANITE

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. 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.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT CHRIS TRONCALIANO 2042 STATE OF TEXAS

02.18.2022

INTEGRATED DEFENSE PRODUCT TM

LOT 4, BLOCK B
ROCKWALL TECHNOLOGY PARK
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ISSUE:
FOR APPROVAL 02.04.2022
CITY COMMENTS 02.18.2022

DATE:
02.18.2022

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.2

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

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 grass)
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: 27 October 1980, 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. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

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 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 finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

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

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will 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 a 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 Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. 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 has 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 reinspected for full compliance with 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 completed, undamaged condition, and there is a stand of grass in all lawn areas. At this 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, and 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 of 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 insure the purchased materials will meet and/or exceed project specifications.
2. 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.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. 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.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at 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 Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from 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 Architect and his decision as to their acceptability shall be final.

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

C. 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 plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height 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 broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, Measured six (6") inched above ball.
Nomenclature conforms 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, 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:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, 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.

A. 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% sulphur and 4% iron, plus micronutrients.

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

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

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

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

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 manufacturers 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. Areas to be Solid Sod Bermudagrass: 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.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

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 area 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 sun. 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 Landscape Architect 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 two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") 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.

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 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot 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 tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched 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.

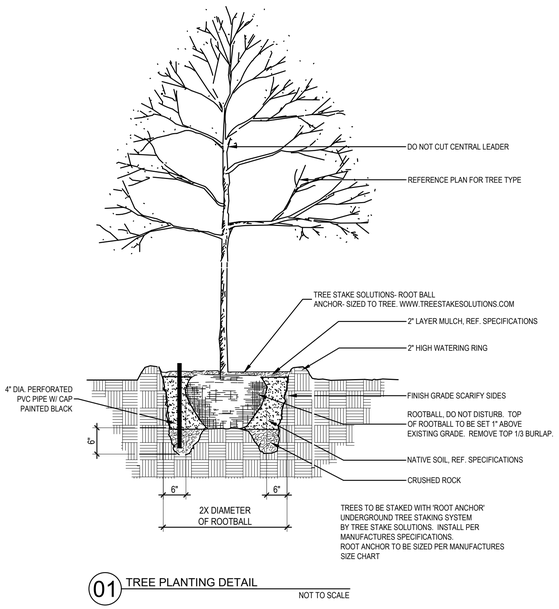
Q. Steel Curbing Installation:

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 3/4" maximum height above grade.
1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
2. Do not install steel edging along sidewalks.
3. Cut steel edging at 45 degree angle where edging meets sidewalk.

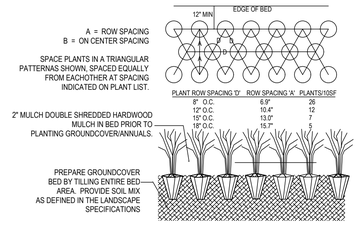
3.3 CLEANUP AND ACCEPTANCE

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 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 at end of each days work.

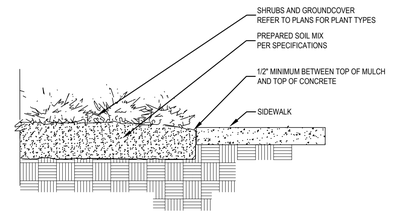
END OF SECTION



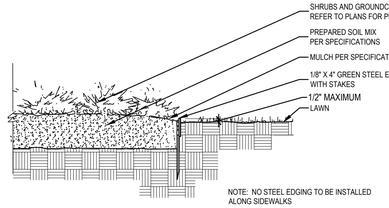
01 TREE PLANTING DETAIL
NOT TO SCALE



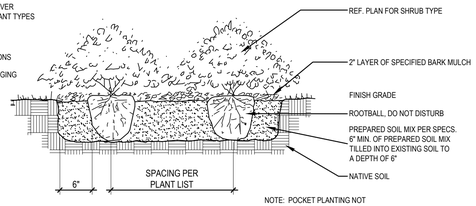
02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



03 SIDEWALK / MULCH DETAIL
no steel along sidewalks NOT TO SCALE



04 STEEL EDGING DETAIL
NOT TO SCALE



05 SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT
CHRIS TRONCALIANO
2042
STATE OF TEXAS

02.04.2022

INTEGRATED DEFENSE PRODUCT TM

LOT 4, BLOCK B
ROCKWALL TECHNOLOGY PARK
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

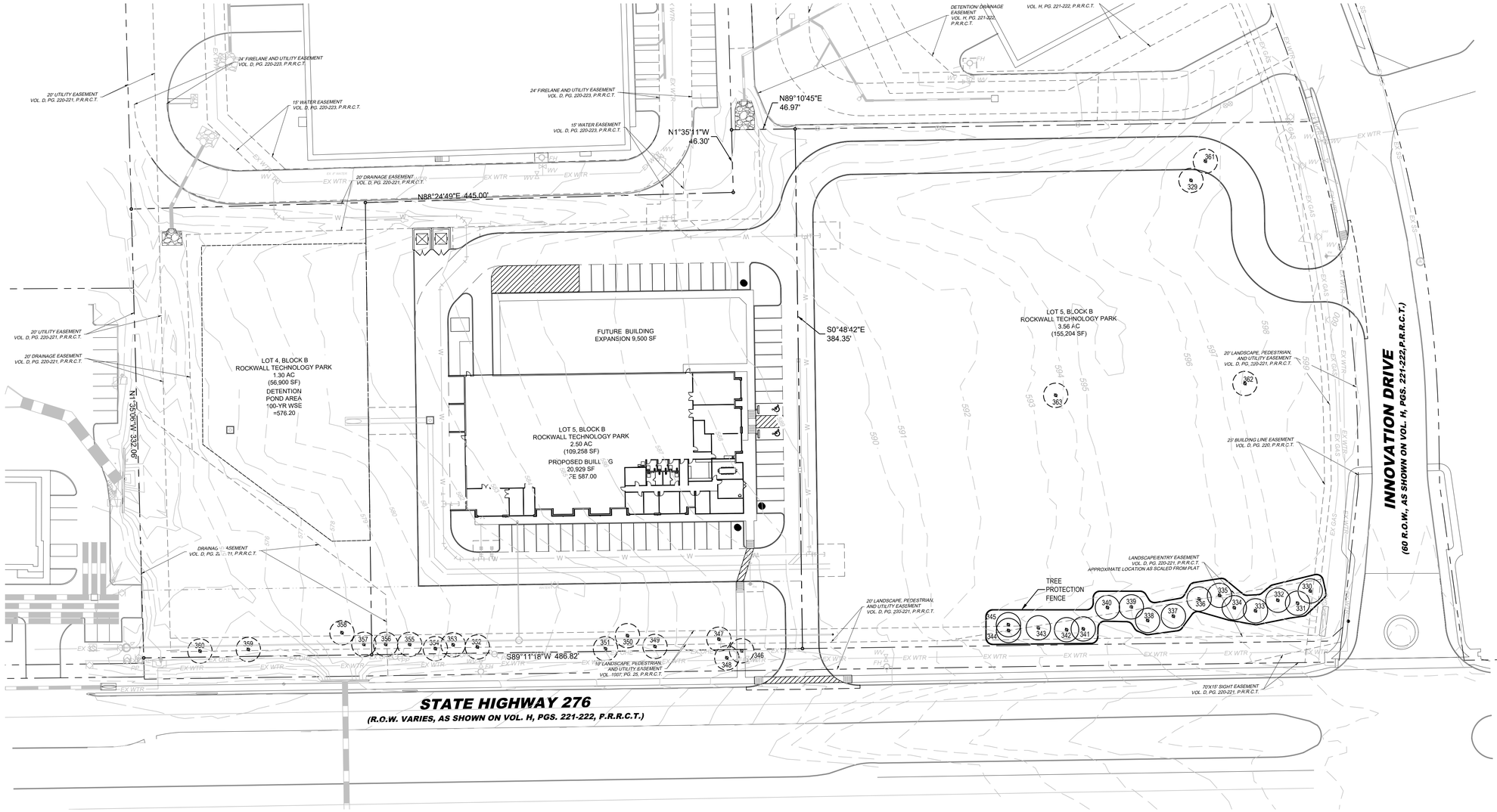
ISSUE:
FOR APPROVAL 02.04.2022

DATE:
02.04.2022

SHEET NAME:
LANDSCAPE SPECIFICATION

SHEET NUMBER:

L.3



01 TREE PRESERVATION PLAN

SCALE 1"=40'-0"

0 15 40 80

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.00

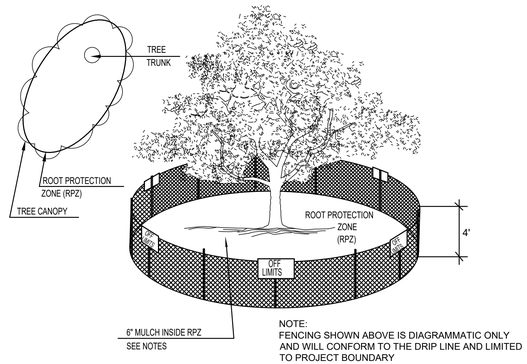
EXISTING TREE NOTES

1. Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
2. If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
3. No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
4. Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
5. Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
6. Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
7. Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
8. Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
9. Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
10. Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
11. Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4') feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
12. Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4) foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).
13. Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).
14. Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.

EXISTING TREES PREVIOUS BUILDING DEVELOPMENT

NO.	DIA. INCHES	SPECIES (COMMON NAME)	REMARKS	MITIGATION REQUIRED
329	11	CEDAR	TO BE REMOVED	11
330	15	CEDAR	TO REMAIN	
331	11	CEDAR	TO REMAIN	
332	14	CEDAR	TO REMAIN	
333	12	CEDAR	TO REMAIN	
334	13	CEDAR	TO REMAIN	
335	12	CEDAR	TO REMAIN	
336	15	CEDAR	TO REMAIN	
337	12	CEDAR	TO REMAIN	
338	14	CEDAR	TO REMAIN	
339	15	CEDAR	TO REMAIN	
340	15	CEDAR	TO REMAIN	
341	22	CEDAR MULTI-TRUCK	TO REMAIN	
342	15	CEDAR	TO REMAIN	
343	18	CEDAR	TO REMAIN	
344	14	CEDAR	TO REMAIN	
345	5	HERCULES CLUB	TO REMAIN	
346	7	OAK	TO BE REMOVED	7
347	6	OAK	TO BE REMOVED	6
348	7	OAK	TO BE REMOVED	7
349	6	OAK	TO BE REMOVED	6
350	5	OAK	TO BE REMOVED	5
351	5	OAK	TO BE REMOVED	5
352	7	OAK	TO BE REMOVED	7
353	8	OAK	TO BE REMOVED	8
354	5	OAK	TO BE REMOVED	5
355	11	OAK	TO BE REMOVED	11
356	9	OAK	TO BE REMOVED	9
357	10	OAK	TO BE REMOVED	10
358	8	OAK	TO BE REMOVED	8
359	9	OAK	TO BE REMOVED	9
360	7	OAK	TO BE REMOVED	7
361	17	CEDAR MULTI-TRUCK	TO BE REMOVED	17
362	13	CEDAR	TO BE REMOVED	13
363	15	CEDAR MULTI-TRUCK	TO BE REMOVED	15

TOTAL MITIGATION REQUIRED: 166 CAL. INCHES
MITIGATION PROVIDED: (42) 4" CALIPER TREES



NOTE:
FENCING SHOWN ABOVE IS DIAGRAMMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND LIMITED TO PROJECT BOUNDARY

01 TREE PROTECTION FENCE A

NOT TO SCALE

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT CHRIS TRONCALIANO 2042 STATE OF TEXAS

02.18.2022

INTEGRATED DEFENSE PRODUCT TM

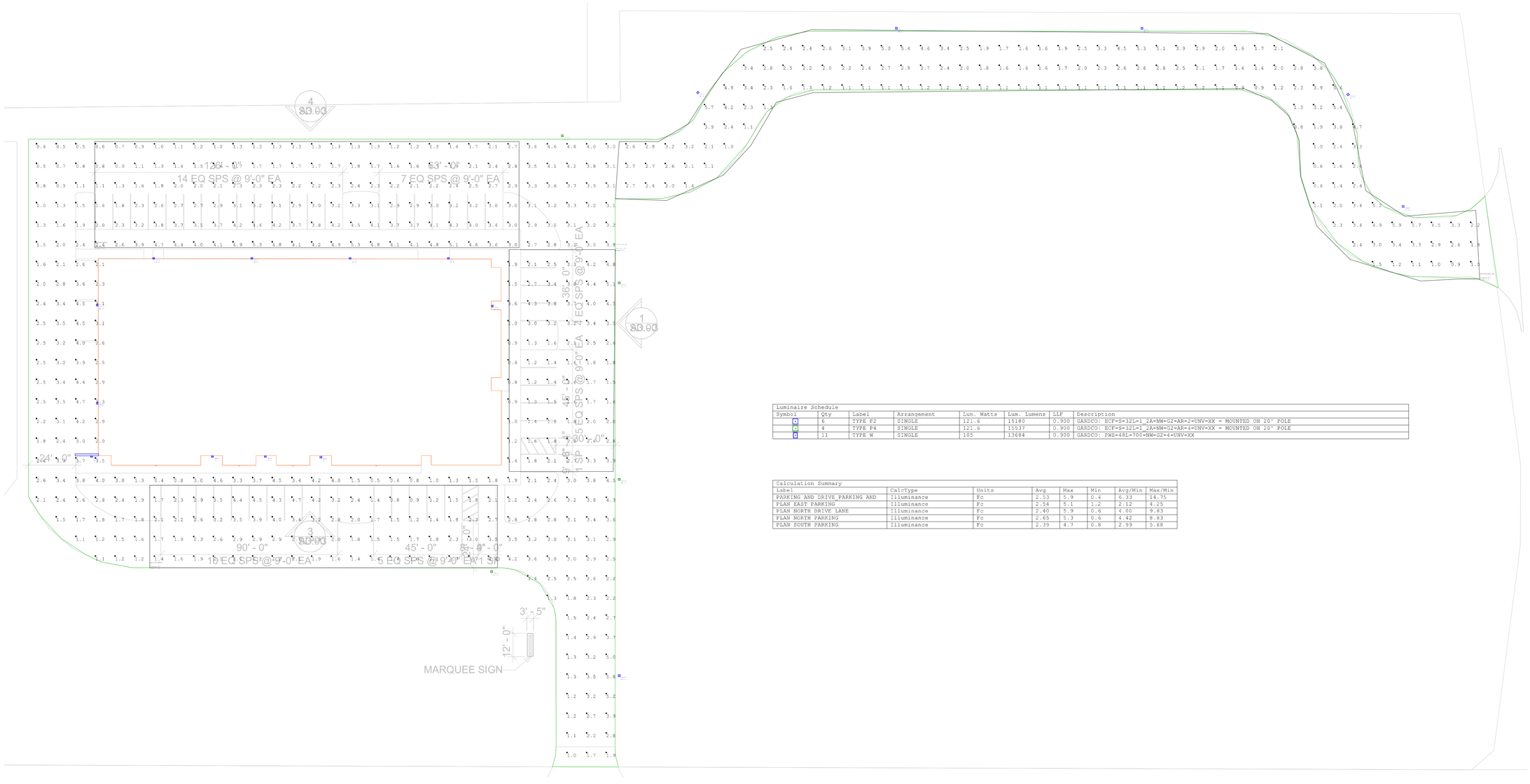
LOT 4, BLOCK B
ROCKWALL TECHNOLOGY PARK
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ISSUE:
FOR APPROVAL 02.04.2022
CITY COMMENTS 02.18.2022

DATE:
02.18.2022

SHEET NAME:
TREE PRESERVATION PLAN

SHEET NUMBER:
L.1



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Watts	Lum. Lumens	LLF	Description
	6	TYPE P2	SINGLE	121.6	15180	0.900	GARDCO: ECF-S-32L-1_2A-NW-GZ-AR-2-UNV-XX - MOUNTED ON 20' POLE
	4	TYPE P4	SINGLE	121.6	15537	0.900	GARDCO: ECF-S-32L-1_2A-NW-GZ-AR-4-UNV-XX - MOUNTED ON 20' POLE
	11	TYPE W	SINGLE	105	13684	0.900	GARDCO: PWS-48L-700-NW-GZ-4-UNV-XX

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AND DRIVE PARKING AND	Illuminance	Fc	2.53	5.9	0.4	6.33	14.75
PLAN EAST PARKING	Illuminance	Fc	2.54	5.1	1.2	2.12	4.25
PLAN NORTH DRIVE LANE	Illuminance	Fc	2.40	5.9	0.6	4.00	9.83
PLAN NORTH PARKING	Illuminance	Fc	2.65	5.3	0.6	4.42	8.83
PLAN SOUTH PARKING	Illuminance	Fc	2.39	4.7	0.8	2.99	5.88

CW LIGHTING & ASSOCIATES

7701 W. LITTLE YORK RD. STE 300
HOUSTON, TX 77040

P. 713-690-9320
W. CWLIGHTING.COM

PROJECT NAME:

ROCKWALL IDP MANUFACTURING

ADDRESS:

NOTES:

ISSUE NAME:

CW1.00

SITE PHOTOMETRICS

Links Construction, LLC | 525 S. Loop 288 Ste. #105 | Denton, TX 76205 | 940-566-5465

February 3, 2022

RE: Site Plan Application Submittal – Variance Request Letter

Per Site Plan Application Submittal Requirements, please see the list below of the architectural variances we are requesting for the Integrated Defense Products TM Project in Rockwall, TX approximately location at HWY 276 and Innovation Drive.

Variances:

1. Tilt Wall Building Type
    a. Compensatory Measures:
        i. Compensate Item F) Above and beyond 90% Masonry
        ii. Compensate Item G) Above and beyond 20% Stone

Thank you for your time and consideration,

Thank you,

Design Build Project Manager
Links Construction, LLC
Phone (Office) 940-783-0920
Phone (Direct) 214-680-0583

PROJECT COMMENTS

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

DATE: 2/25/2022

PROJECT NUMBER:	SP2022-005	CASE MANAGER:	Angelica Gamez
PROJECT NAME:	Site Plan for IDP	CASE MANAGER PHONE:	972-772-6438
SITE ADDRESS/LOCATIONS:	1901 STATE HIGHWAY 276	CASE MANAGER EMAIL:	agamez@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	02/25/2022	Approved w/ Comments

02/25/2022: 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 an Office/Warehouse/Manufacturing Facility on a 3.81-acre parcel of land identified as Lot 4, Block B, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Innovation Drive and SH-276.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com. March 7, 2022 is the deadline to have all comments; please provide staff revised plans before March 7, 2022 to ensure all comments are addressed.

M.3 For reference, include the case number (SP2022-005) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be replatted after the engineering process to establish the property line and new easements.

M.5 Only refer to the property as Lot 4 on all sheets of the plans as it has not been replat yet to establish the new lot line.

M.6 Provide the City standard Site Plan Signature Block on all sheets of the plans. Also remove the placeholder text (i.e. [Day] [Month] [Year]).

I.7 All signage will be covered in a separate permit. (Subsection 06.02. F, of Article 05)

M.8 Site Plan:

(1) Indicate the dimensions of the proposed building on site. (Subsection 03.04. B, of Article 11)

(2) Label the new fire lane as “Fire Lane, Public Access, and Utility Easement.” (Subsection 03.04. B, of Article 11)

(3) Indicate the square footage of each use in order to confirm the parking total. (Subsection 05.01, of Article 06)

(4) Is any new fencing being proposed? (Subsection 08.02. F, of Article 05)

(5) The roof mounted utility equipment must be fully screened by the parapet. The parapet must also be finished on both sides. (Subsection 01.05. C, of Article 05)

(6) Is there any pad mounted utility equipment? If so indicate the subsequent screening. (Subsection 01.05. C, of Article 05)

(7) Provide a dumpster detail that outlines the materials and the dimensions; it must be 8-feet tall, have a self-latching gate, and be clad in the same material as the building. (01.05. B, of Article 05)

(8) Please clarify where the roll up doors are on the site plan and label any wing walls. Also, are the roll up doors on the west side of the property for loading? (Subsection 01.05. A, of Article 05)

M.9 Landscape Plan:

(1) Indicate the pervious vs. impervious cover. (Subsection 01.01. B, of Article 05)

(2) Indicate the berm on the landscape plans. (Subsection 05.01, of Article 08)
(3) Crape Myrtle are not considered an accent tree and cannot be within the landscape buffer. Provide a different plant to serve as the accent tree within the landscape buffer. (Subsection 01.01. B, of Article 05)
(4) All parking spaces shall be located within 80-feet of a canopy tree. The east row of parking does not meet this requirement. (Subsection 05.03. E, of Article 08)
(5) Provide a note that all irrigation will meet the requirements of the UDC. (Subsection 05.04, of Article 08)

M.10 Treescape Plan:
(1) Provide the site data on this plan (See Sec. 2.1 of this checklist)
(2) Indicate the number of inches being replanted. (Subsection 03.01. G, of Article 09)

M.11 Photometric Plan:
(1) Show the light levels at the property lines. Light levels at all property lines should be 0.2 FC or less. (Subsection 03.03, of Article 07)
(2) All pole lighting shall not be taller than 20-feet. (Subsection 03.03. E, of Article 07)
(3) Please provide cutsheets for all light fixtures. (Subsection 03.03, of Article 07)

M.12 Building Elevations:
(1) Provide the material percentages for all materials on the building. (Subsection 05.01, of Article 05)
(2) Indicate the wing walls on the elevations. (Subsection 05.01, of Article 05)
(3) The use of 90% masonry material is required. Currently it appears that this requirement is not met, however once the material percentages are provided for each material this will be reevaluated. (Subsection 05.01. A. 1, of Article 05)
(4) The vertical and horizontal articulation standards are not met. This is not uncommon with large industrial buildings. Simply update your variance letter with the 2 variances along with the 4 compensatory measures. (Subsection 05.01. C, of Article 05)
(5) The roof mounted utility equipment must be fully screened by the parapet. The parapet must also be finished on both sides. (Subsection 01.05. C, of Article 05)

M.13 There are currently three (3) special exceptions and one (1) variance associated with this request, see below. Update your variance letter accordingly with the variances you wish to request; include the associated eight (8) compensatory measures.

(1) Tilt-wall construction (Special Exception)
(2) Horizontal articulation (Special Exception)
(3) Vertical articulation (Special Exception)
(4) 90% masonry (Potentially in compliance) (Variance)

I.14 Please note that failure to address all comments provided by staff by 3:00 PM on March 7, 2022 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.15 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 March 7, 2022; 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 March 15, 2022 Planning & Zoning Meeting.
I.16 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on February 28, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on March 15, 2022.

I.17 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	02/24/2022	Needs Review

02/24/2022: - Water line must be centered in a 20' utility easement. No structures in easements.
- All water lines to be 10' away from other utilities, including storm. Must be centered in a 20' utility easement.
- Sewer line to have 10' easement on either side of proposed line, may need additional easement dedication.
- Who will own lot 4?

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 easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:
- Manning's C Value for detention calculation is per zoning.
- No retaining walls in detention easement.

Roadway Paving Items:
- Fire lane radii depends on the height of the building. If the building height is 30' or more, the radii must be 30'. If shorter than 30', the radii can be 20' min.
- No dead-end parking

Water and Wastewater Items:
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must loop min 8" water line on site.
- Sewer pro-rata of $2,773.07/acre.
- Public sewer lines must be 8" minimum.

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	02/22/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/23/2022	Needs Review

02/23/2022: Fire Department Connection shall be located within 100-ft of a fire hydrant.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/22/2022	Approved w/ Comments

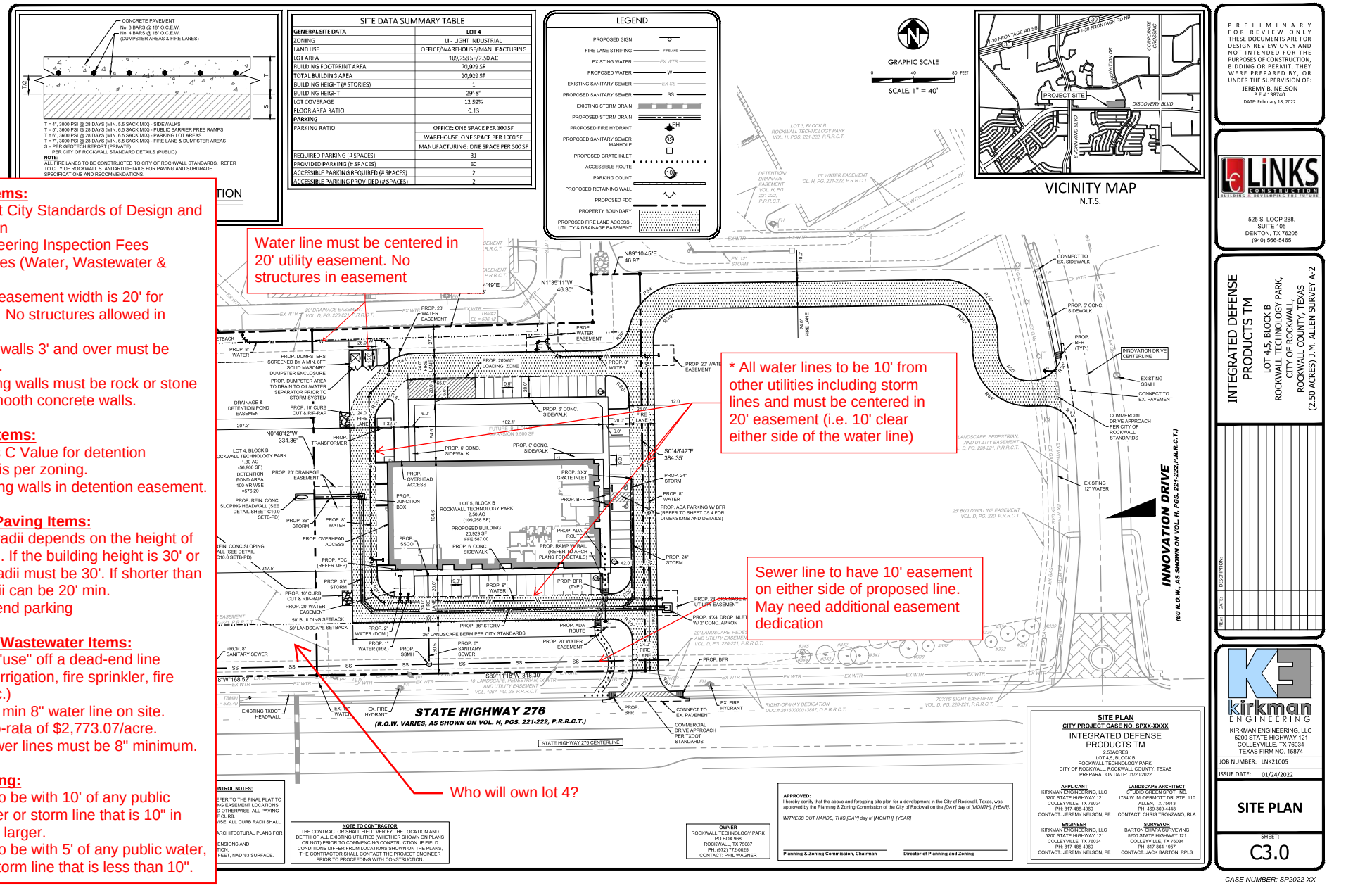
02/22/2022: Assigned address will be *1901 STATE HIGHWAY 276, ROCKWALL, TX 75032*

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	02/25/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/22/2022	Approved w/ Comments

02/22/2022: Landscape plan approved
Tree mitigation plan approved



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 easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:
- Manning's C Value for detention calculation is per zoning.
- No retaining walls in detention easement.

Roadway Paving Items:
- Fire lane radii depends on the height of the building. If the building height is 30' or more, the radii must be 30'. If shorter than 30', the radii can be 20' min.
- No dead-end parking

Water and Wastewater Items:
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must loop min 8" water line on site.
- Sewer pro-rata of $2,773.07/acre.
- Public sewer lines must be 8" minimum.

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".

PRELIMINARY FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
JEREMY B. NELSON
P.E.# 138740
DATE: February 18, 2022

LINKS CONSTRUCTION
525 S. LOOP 288, SUITE 105
DENTON, TX 76205
(940) 566-5465

INTEGRATED DEFENSE PRODUCTS TM
LOT 4,5, BLOCK B
ROCKWALL TECHNOLOGY PARK,
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
(2.50 ACRES) J.M. ALLEN SURVEY A-2

NO. | DATE | DESCRIPTION

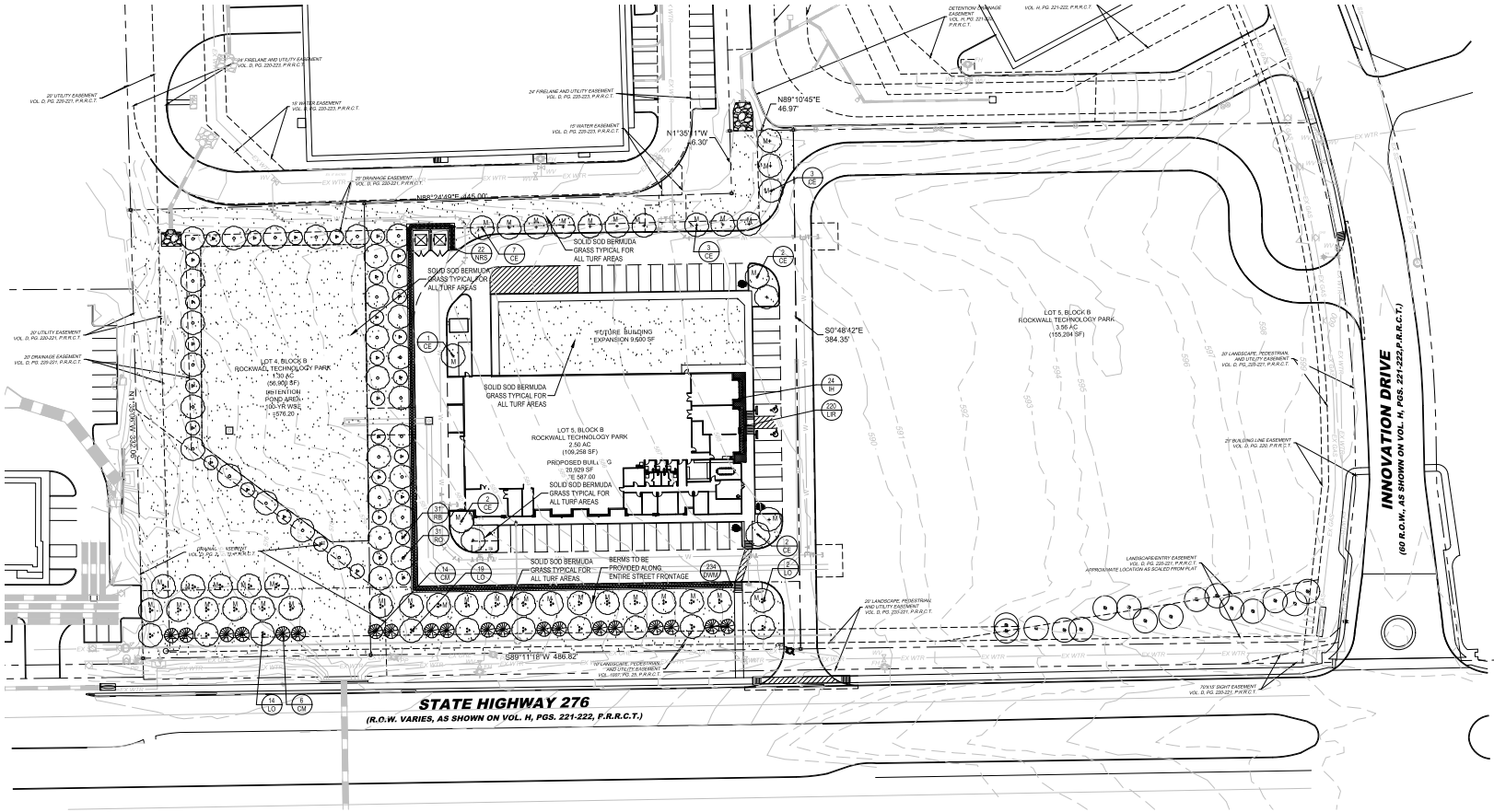
kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: LNK21005
ISSUE DATE: 01/24/2022

SITE PLAN

SHEET: C3.0

CASE NUMBER: SP2022-XX



01 LANDSCAPE PLAN

SCALE 1"=40'-0"

0 15 40 80

LANDSCAPE TABULATIONS:

SITE REQUIREMENTS (site area 166,159 s.f.)
Requirements: 15% site area to be landscaped

Required	Provided
24,924 s.f. (15%)	91,875 s.f. (55%)

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be located in front yard

Required	Provided
12,462 s.f. (50%)	30,208 s.f. (121%)

STREET REQUIREMENTS
Requirements: (2) canopy tree, 4" cal. & (4) accent tree, 4' ht. per 100 l.f. of frontage

STATE HIGHWAY 276 (487 l.f.)

Required	Provided
(10) canopy trees	(10) canopy trees
(20) accent trees	(20) accent trees

PARKING LOT REQUIREMENTS (50 spaces)
Requirements: (1) canopy tree, 4" cal. per 20 parking spaces

Required	Provided
(3) canopy trees	(3) canopy trees

DETENTION AREA REQUIREMENTS (23,448 s.f.)
Requirements: (1) canopy tree, 4" cal. & (1) accent tree, 4' ht. per 750 sf dention area

Required	Provided
(31) canopy trees	(31) canopy trees
(31) accent trees	(31) accent trees

M- TREES COUNTED FOR TREE MITIGATION

PLANT MATERIAL SCHEDULE

TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TREES					
CE	20	Cedar Elm	*Ulmus Crassifolia*	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
CM	20	Crape Myrtle	*Lagerstroemia indica*	4' ht.	container, 4' ht., 4' spread, 3 or 5 caines
LO	35	Live Oak	*Quercus virginiana*	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
RB	31	Redbud	*Cercis canadensis*	4' ht.	container, 4' ht., 4' spread, straight trunk
RO	31	Red Oak	*Quercus rubra*	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
SHRUBS					
TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DWM	234	Dwarf Wax Myrtle	*Myrica pusilla*	5 gal.	container, 30" ht., 24" spread
IH	24	Indian Hawthorn	*Rhaphiolepis indica*	5 gal.	container, 20" ht., 20" spread
NRS	22	Nellie R Stevens Holly	*Ilex x Nellie R. Stevens*	7 gal.	container, 36" ht., 30" spread
GROUNDCOVERS					
TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	220	Liriope '4119' Bermudagrass	*Liriope muscari* *Cynodon dactylon '419'*	4" pots	container full, well rooted Solid Sod refer to notes

NOTE: 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. All trees are to be measured at Diameter Breast Height (dbh). Trees to have straight trunks and be matching within varieties.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. 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.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. DECOMPOSED GRANITE SHALL BE (3) THREE INCHES DEEP W/ FILTER FABRIC BETWEEN NATIVE SOIL AND GRANITE

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. 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.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

02.18.2022

INTEGRATED DEFENSE PRODUCT TM

LOT 4, BLOCK B
ROCKWALL TECHNOLOGY PARK
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ISSUE:
FOR APPROVAL 02.04.2022
CITY COMMENTS 02.18.2022

DATE:
02.18.2022

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.2

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 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- TREE REMOVAL ($75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Intersection of SH-276 & Innovation Drive				
SUBDIVISION	Rockwall Technology Park	LOT	4,5	BLOCK	B
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial		CURRENT USE	Technology/Light Industrial	
PROPOSED ZONING	Light Industrial		PROPOSED USE	Office/Warehouse/Manufacturing	
ACREAGE	3.81	LOTS [CURRENT]	1	LOTS [PROPOSED]	2

☒ ***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	Rockwall Technology Park	☒ APPLICANT	Kirkman Engineering
CONTACT PERSON	Phil Wagner	CONTACT PERSON	Jeremy Nelson, P.E.
ADDRESS	PO Box 968	ADDRESS	5200 State Highway 121
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Colleyville, TX 76034
PHONE	(972) 772-0025	PHONE	(817) 488-4960
E-MAIL	pwagner@rockwalledc.com	E-MAIL	jeremy.nelson@trustke.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Phil Wagner [*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 $ 326.20 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 18th *DAY OF* February *, 20*22 *. 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."*

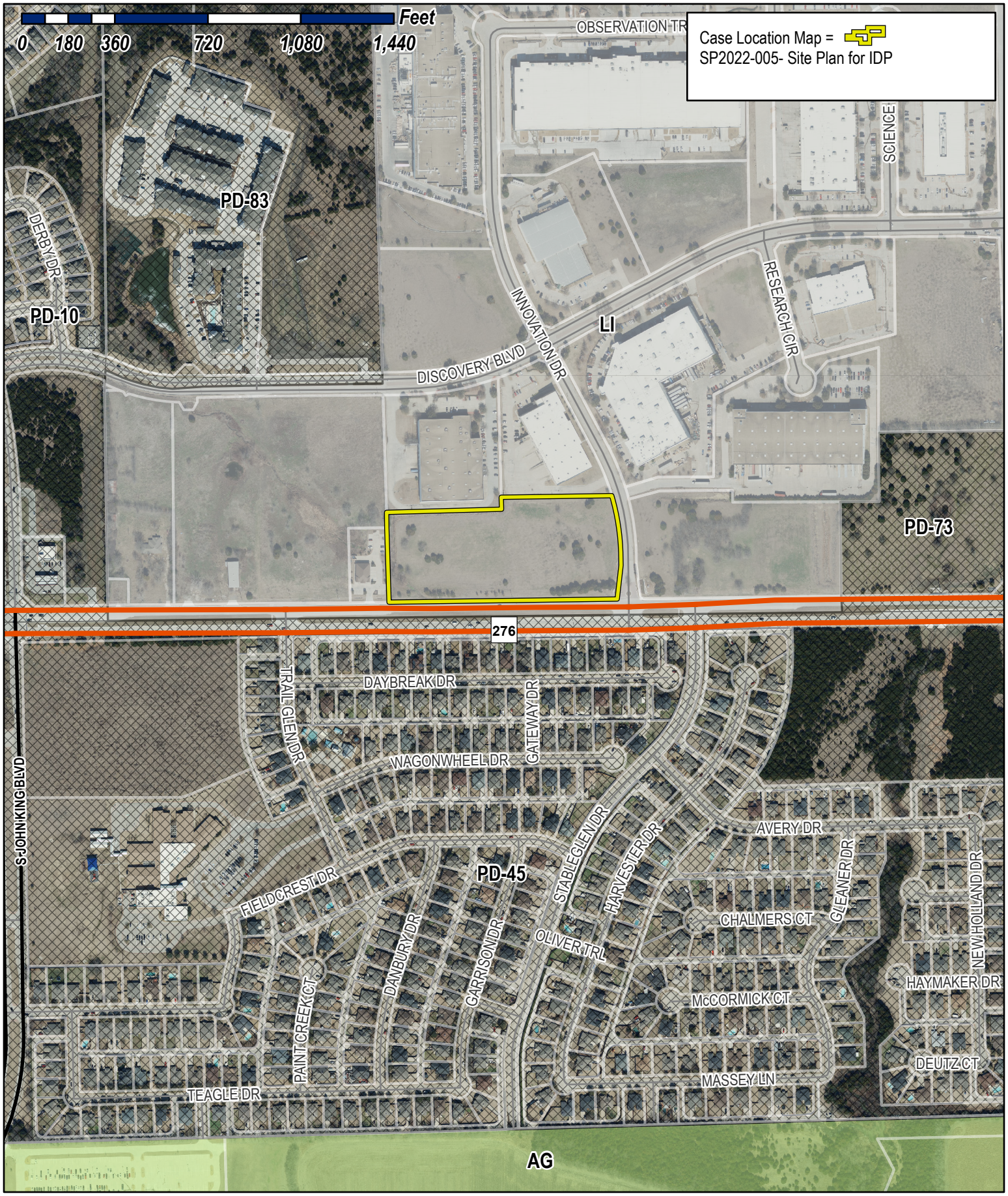
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th *DAY OF* February *, 20*22

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jhammonds

JENNIFER L. HAMMONDS
Notary Public, State of Texas
ID # 13230083-8
My Comm. Exp. 01-06-2024

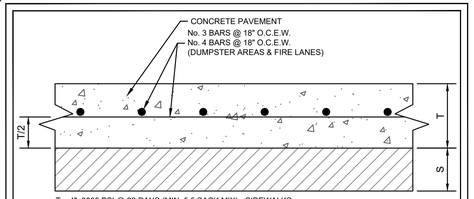
MY COMMISSION EXPIRES 1/6/24



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.



T = 4", 3000 PSI @ 28 DAYS (MIN. 5.5 SACK MIX) - SIDEWALKS
T = 5", 3600 PSI @ 28 DAYS (MIN. 6.5 SACK MIX) - PUBLIC BARRIER FREE RAMPS
T = 6", 3600 PSI @ 28 DAYS (MIN. 6.5 SACK MIX) - PARKING LOT AREAS
T = 7", 3600 PSI @ 28 DAYS (MIN. 6.5 SACK MIX) - FIRE LANE & DUMPSTER AREAS
S = PER GEOTECH REPORT (PRIVATE)
PER CITY OF ROCKWALL STANDARD DETAILS (PUBLIC)

NOTE:
ALL FIRE LANES TO BE CONSTRUCTED TO CITY OF ROCKWALL STANDARDS. REFER TO CITY OF ROCKWALL STANDARD DETAILS FOR PAVING AND SUBGRADE SPECIFICATIONS AND RECOMMENDATIONS.

1 TYPICAL PAVEMENT SECTION

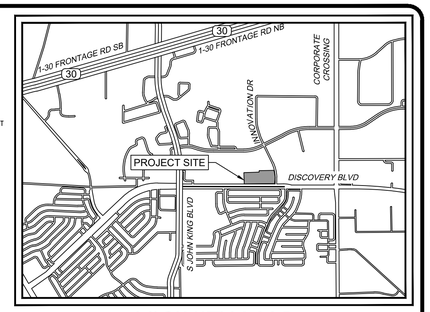
SITE DATA SUMMARY TABLE

GENERAL SITE DATA	LOT 4
ZONING	LI - LIGHT INDUSTRIAL
LAND USE	OFFICE/WAREHOUSE/MANUFACTURING
LOT AREA	109,258 SF/2.50 AC
BUILDING FOOTPRINT AREA	20,929 SF
TOTAL BUILDING AREA	20,929 SF
BUILDING HEIGHT (# STORIES)	1
BUILDING HEIGHT	29'-8"
LOT COVERAGE	12.59%
FLOOR AREA RATIO	0.13
PARKING	
PARKING RATIO	OFFICE: ONE SPACE PER 300 SF
	WAREHOUSE: ONE SPACE PER 1000 SF
	MANUFACTURING: ONE SPACE PER 500 SF
REQUIRED PARKING (# SPACES)	31
PROVIDED PARKING (# SPACES)	50
ACCESSIBLE PARKING REQUIRED (# SPACES)	2
ACCESSIBLE PARKING PROVIDED (# SPACES)	2

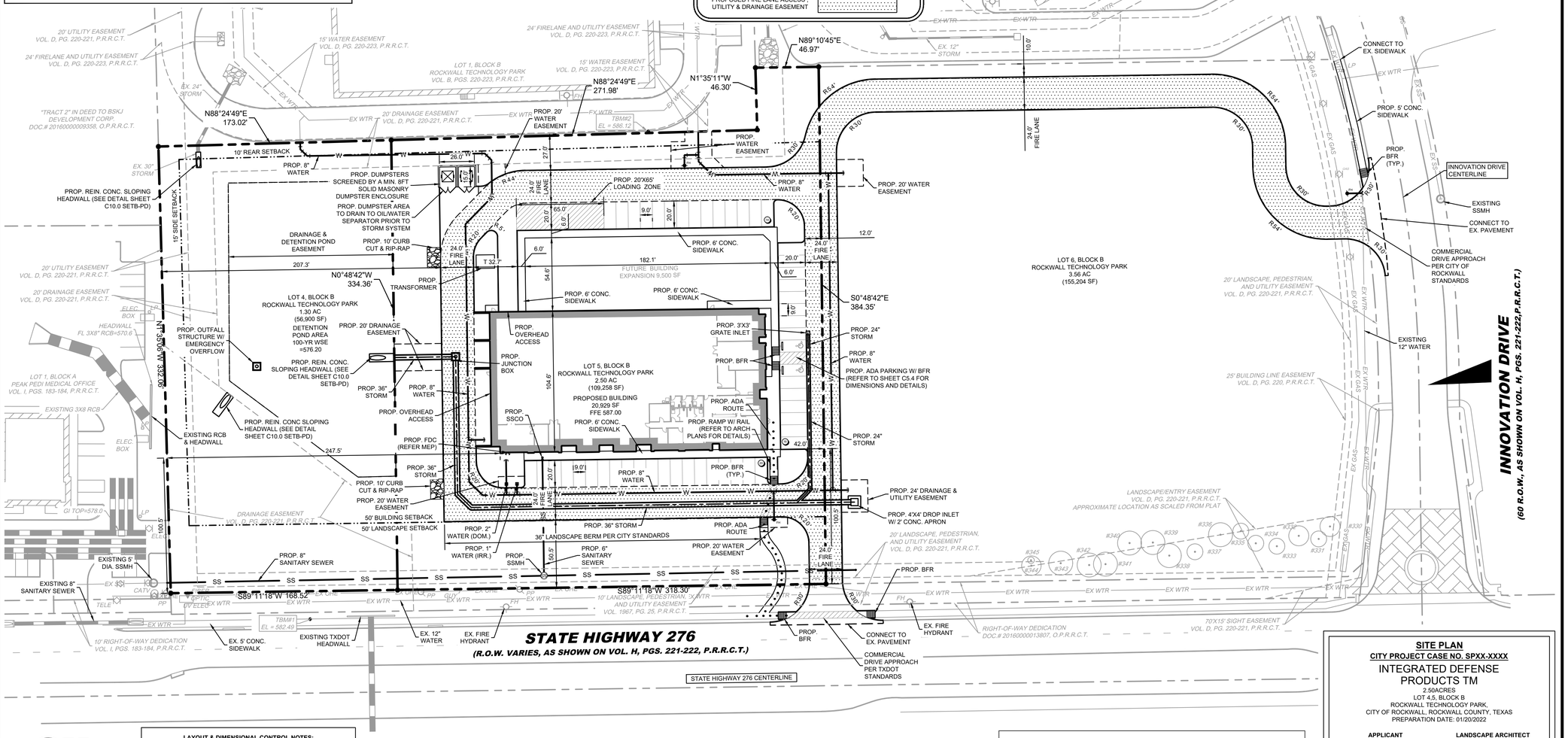
LEGEND

PROPOSED SIGN
FIRE LANE STRIPING — FIRELANE
EXISTING WATER — EX WTR
PROPOSED WATER — W
EXISTING SANITARY SEWER — EX SS
PROPOSED SANITARY SEWER — SS
EXISTING STORM DRAIN
PROPOSED STORM DRAIN
PROPOSED FIRE HYDRANT — FH
PROPOSED SANITARY SEWER MANHOLE — SS
PROPOSED GRATE INLET
ACCESSIBLE ROUTE
PARKING COUNT — 10
PROPOSED RETAINING WALL
PROPOSED FDC
PROPERTY BOUNDARY
PROPOSED FIRE LANE ACCESS , UTILITY & DRAINAGE EASEMENT

GRAPHIC SCALE
0 40 80 FEET
SCALE: 1" = 40'



VICINITY MAP
N.T.S.



Know what's below. Call before you dig.

LAYOUT & DIMENSIONAL CONTROL NOTES:

1. BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS.
2. DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
3. CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADII SHALL BE 3' AT FACE OF CURB.
4. BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.
6. ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

OWNER
ROCKWALL TECHNOLOGY PARK
PO BOX 968
ROCKWALL, TX 75087
PH: (972) 772-0025
CONTACT: PHIL WAGNER

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 OUT HANDS, THIS [DAY] day of *[MONTH], [YEAR]*

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

SITE PLAN
CITY PROJECT CASE NO. SPXX-XXXX
INTEGRATED DEFENSE PRODUCTS TM
2.50ACRES
LOT 4,5, BLOCK B
ROCKWALL TECHNOLOGY PARK,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PREPARATION DATE: 01/20/2022

APPLICANT
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: JEREMY NELSON, PE

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR. STE. 110
ALLEN, TX 75013
PH: 469-369-4448
CONTACT: CHRIS TRONZANO, RLA

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: JEREMY NELSON, PE

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS

PRELIMINARY FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
JEREMY B. NELSON
P.E.# 138740
DATE: February 18, 2022

LINKS CONSTRUCTION
BUILDING & DEVELOPING THE FUTURE
525 S. LOOP 288,
SUITE 105
DENTON, TX 76205
(940) 566-5465

INTEGRATED DEFENSE PRODUCTS TM
LOT 4,5, BLOCK B
ROCKWALL TECHNOLOGY PARK,
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
(2.50 ACRES) J.M. ALLEN SURVEY A-2

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: LNK21005
ISSUE DATE: 01/24/2022

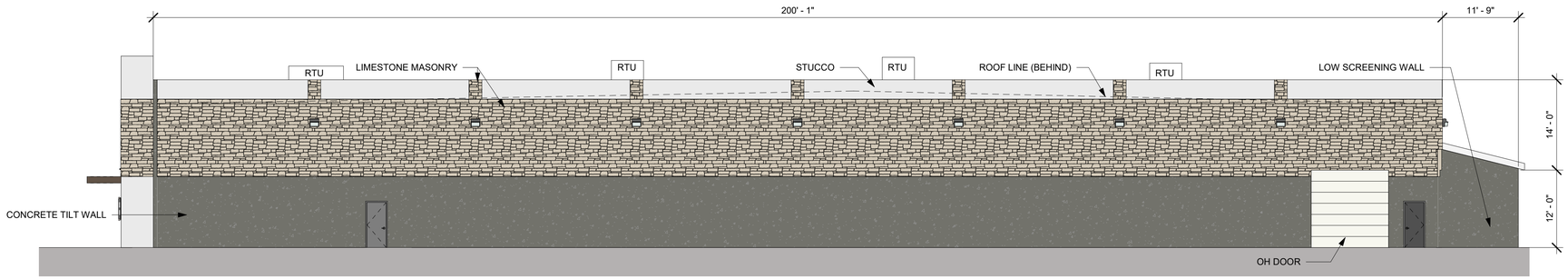
SITE PLAN

SHEET:
C3.0

CASE NUMBER: SP2022-XX

FILE PATH: K:\Jobs\LNK21005_Rockwall Industrial\Drawings\03_ENGR\03 - Products\K:\Jobs\LNK21005_Rockwall Industrial\Drawings\03_ENGR\03 - Products\C3.0 SITE PLAN_LNK21005

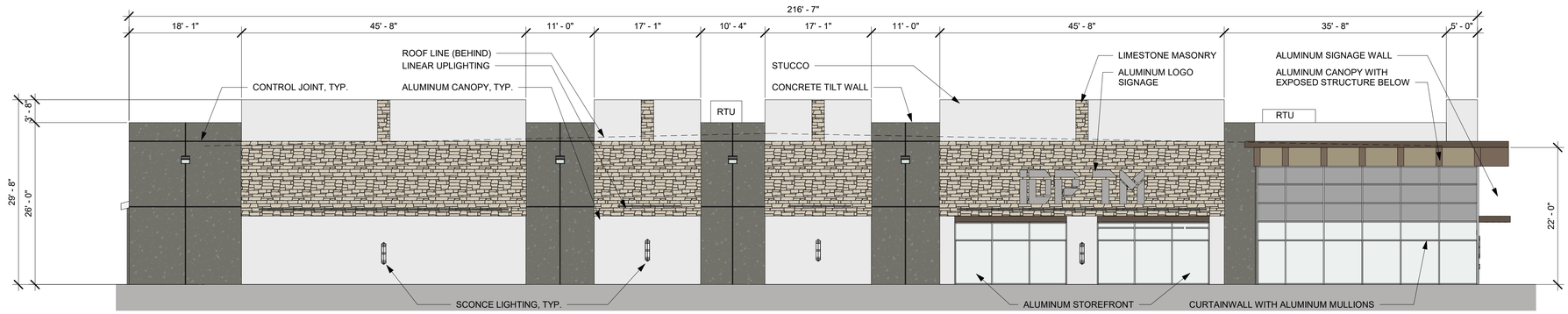
FILENAME: C3.0 SITE PLAN_LNK21005.dwg
PLOTTED BY: Cristina Lizon
PLOTTED ON: 1/24/2022



NATURAL STONE (LIMESTONE) = 40.7%

ZONING - NORTH ELEVATION 4

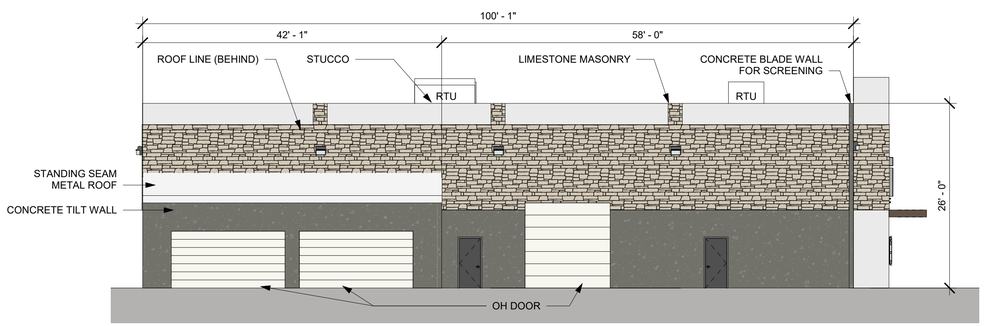
3/32" = 1'-0"



NATURAL STONE (LIMESTONE) = 25.6%

ZONING - SOUTH ELEVATION 3

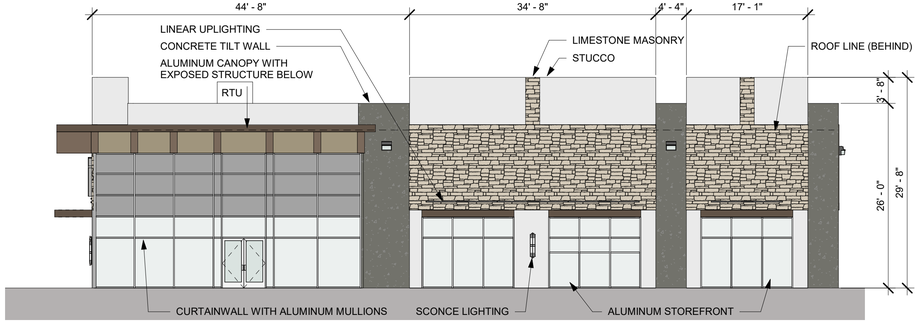
3/32" = 1'-0"



NATURAL STONE (LIMESTONE) = 41.2%

ZONING - WEST ELEVATION 2

3/32" = 1'-0"



NATURAL STONE (LIMESTONE) = 22.2%

ZONING - EAST ELEVATION 1

3/32" = 1'-0"

PER ROCKWALL TECHNOLOGY PARK COVENANTS, CONDITIONS & RESTRICTIONS:

Windows, doors, eaves, parapets, soffits, overhangs, canopies, etc. should be used to provide Interest and variety to the building facade.

Entrances to buildings should be articulated with appropriate architectural features so as to distinguish them from the remainder of the building.

The use of decorative pilasters, moldings, cornices, and other façade treatments is encouraged to enrich the building appearance. Where appropriate, details such as canopies and columns should be used to create shade, cast shadows, and provide visual relief.

Canopies and awnings are encouraged, and when used, should be treated as architectural elements and be incorporated into the design of a building by producing a consistent pattern through their size, color, and shape.

One (1) and two (2) story buildings shall be designed in such a manner so as to provide for visual interest. To accomplish this, walls that face a public street or dedicated access easement shall have offsets to break up long expanses. (For purposes of this section, "facing a street or easement" shall mean that the angle between the building facade and the front property line, street, or easement is less than 45 degrees.) If a building's facade is less than 80 feet wide, the facade shall be broken up into at least two (2) different planes. For facades at least 80 feet wide but less than 250 feet wide, at least three (3) planes shall be designed. At least four (4) planes shall be designed for when the facade is greater than 250 feet wide. The cumulative total of these offset surfaces when viewed in plan shall equal a minimum of 40% of the width of the facade. When viewed in elevation the cumulative total of these offset surfaces shall equal a minimum of 10' or 1/3 of the height of the facade, whichever is greater. (Note: The required offsets are not required to be as tall as the primary facade.) The minimum depth of the offset between adjacent planes shall be at least 15% of the wall's height. (See Exhibits B, Figure 1-3.4/5)

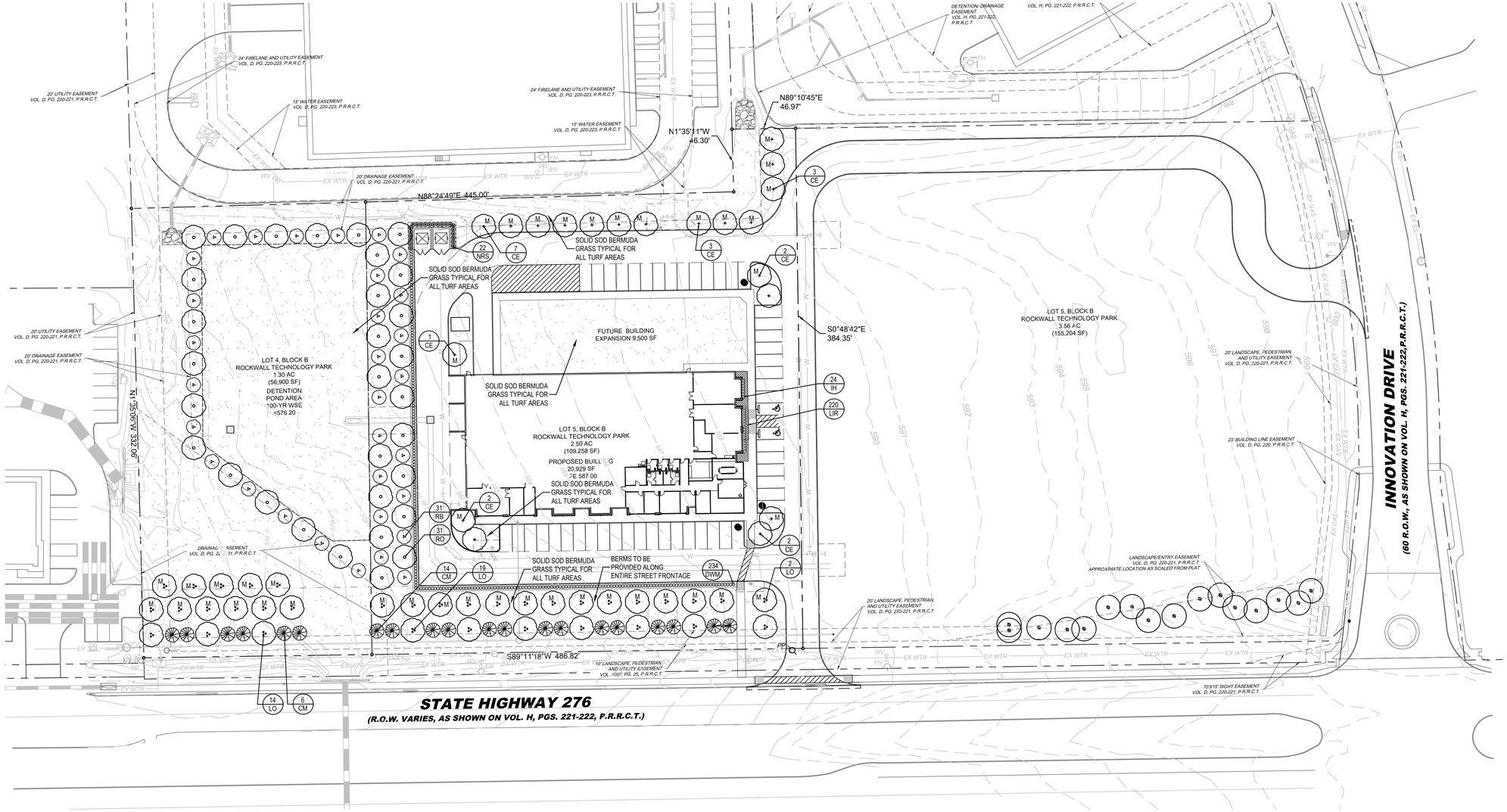
METHOD architecture
methodarchitecture.com

IDP TM, CNC MILLING
ROCKWALL, TEXAS

ELEVATIONS

PROJECT #

02.18.22



01 LANDSCAPE PLAN

SCALE 1"=40'-0"

0 15 40 80

LANDSCAPE TABULATIONS:

SITE REQUIREMENTS (site area 166,159 s.f.)
Requirements: 15% site area to be landscaped

Required	Provided
24,924 s.f. (15%)	91,875 s.f. (55%)

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be located in front yard

Required	Provided
12,462 s.f. (50%)	30,208 s.f. (121%)

STREET REQUIREMENTS
Requirements: (2) canopy tree, 4" cal. & (4) accent tree, 4' ht. per 100 l.f. of frontage

STATE HIGHWAY 276 (487 l.f.)

Required	Provided
(10) canopy trees	(10) canopy trees
(20) accent trees	(20) accent trees

PARKING LOT REQUIREMENTS (50 spaces)
Requirements: (1) canopy tree, 4" cal. per 20 parking spaces

Required	Provided
(3) canopy trees	(3) canopy trees

DETENTION AREA REQUIREMENTS (23,448 s.f.)
Requirements: (1) canopy tree, 4" cal. & (1) accent tree, 4' ht. per 750 sf dention area

Required	Provided
(31) canopy trees	(31) canopy trees
(31) accent trees	(31) accent trees

M- TREES COUNTED FOR TREE MITIGATION

PLANT MATERIAL SCHEDULE

TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TREES					
CE	20	Cedar Elm	*Ulmus Crassifolia*	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
CM	20	Crape Myrtle	*Lagerstroemia indica*	4' ht.	container, 4' ht., 4' spread, 3 or 5 caines
LO	35	Live Oak	*Quercus virginiana*	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
RB	31	Redbud	*Cercis canadensis*	4' ht.	container, 4' ht., 4' spread, straight trunk
RO	31	Red Oak	*Quercus rubra*	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
SHRUBS					
TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DWM	234	Dwarf Wax Myrtle	*Myrica pusilla*	5 gal.	container, 30" ht., 24" spread
IH	24	Indian Hawthorn	*Rhaphiolepis indica*	5 gal.	container, 20" ht., 20" spread
NRS	22	Nellie R Stevens Holly	*Ilex x Nellie R. Stevens*	7 gal.	container, 36" ht., 30" spread
GROUNDCOVERS					
TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	220	Liriope '419' Bermudagrass	*Liriope muscari* *Cynodon dactylon '419'*	4" pots	container full, well rooted Solid Sod refer to notes

NOTE: 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. All trees are to be measured at Diameter Breast Height (dbh). Trees to have straight trunks and be matching within varieties.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. 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.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. DECOMPOSED GRANITE SHALL BE (3) THREE INCHES DEEP W/ FILTER FABRIC BETWEEN NATIVE SOIL AND GRANITE

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. 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.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT CHRIS TRONCALIANO 2042 STATE OF TEXAS

02.18.2022

INTEGRATED DEFENSE PRODUCT TM

LOT 4, BLOCK B
ROCKWALL TECHNOLOGY PARK
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ISSUE:
FOR APPROVAL 02.04.2022
CITY COMMENTS 02.18.2022

DATE:
02.18.2022

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.2

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

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 grass)
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: 27 October 1980, 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. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

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 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 finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

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

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will 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 a 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 Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. 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 has 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 reinspected for full compliance with 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 completed, undamaged condition, and there is a stand of grass in all lawn areas. At this 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, and 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 of 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 insure the purchased materials will meet and/or exceed project specifications.
2. 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.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. 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.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at 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 Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from 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 Architect and his decision as to their acceptability shall be final.

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

C. 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 plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height 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 broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, Measured six (6") inched above ball.
Nomenclature conforms 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, 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:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, 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.

A. 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% sulphur and 4% iron, plus micronutrients.

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

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

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

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

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 manufacturers 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. Areas to be Solid Sod Bermudagrass: 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.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

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 area 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 sun. 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 Landscape Architect 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 two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") 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.

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 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot 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 tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched 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.

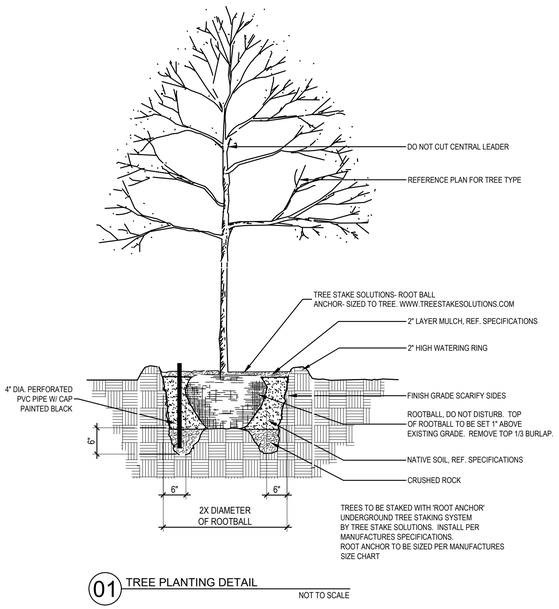
Q. Steel Curbing Installation:

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 3/4" maximum height above grade.
1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
2. Do not install steel edging along sidewalks.
3. Cut steel edging at 45 degree angle where edging meets sidewalk.

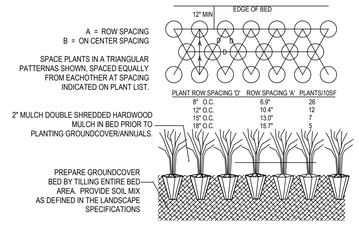
3.3 CLEANUP AND ACCEPTANCE

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 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 at end of each days work.

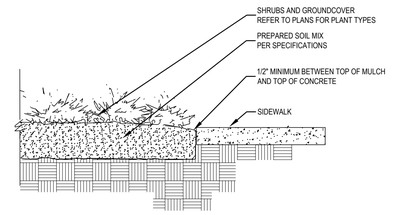
END OF SECTION



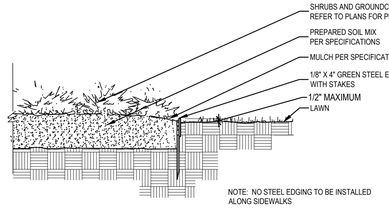
01 TREE PLANTING DETAIL
NOT TO SCALE



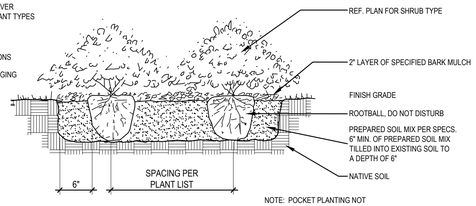
02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



03 SIDEWALK / MULCH DETAIL
no steel along sidewalks NOT TO SCALE



04 STEEL EDGING DETAIL
NOT TO SCALE



05 SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT
CHRIS TRONCALIANO
2042
STATE OF TEXAS

02.04.2022

INTEGRATED DEFENSE PRODUCT TM

LOT 4, BLOCK B
ROCKWALL TECHNOLOGY PARK
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

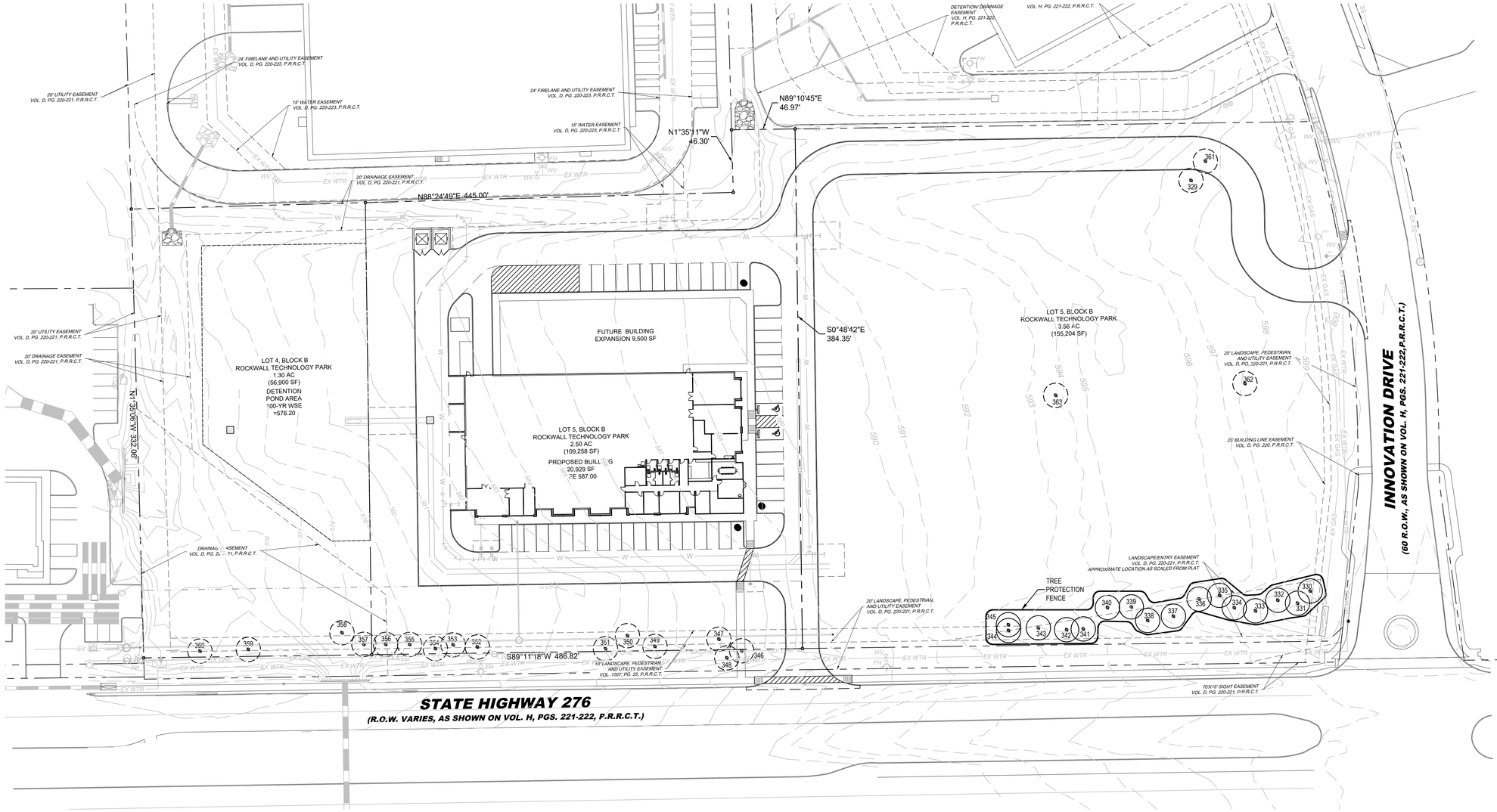
ISSUE:
FOR APPROVAL 02.04.2022

DATE:
02.04.2022

SHEET NAME:
LANDSCAPE SPECIFICATION

SHEET NUMBER:

L.3



01 TREE PRESERVATION PLAN

SCALE 1"=40'-0"

0 15 40 80

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.00

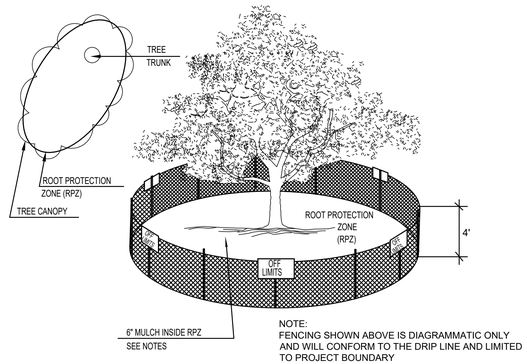
EXISTING TREE NOTES

1. Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
2. If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
3. No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
4. Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
5. Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
6. Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
7. Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
8. Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
9. Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
10. Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
11. Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4') feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
12. Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4) foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).
13. Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).
14. Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.

EXISTING TREES PREVIOUS BUILDING DEVELOPMENT

NO.	DIA. INCHES	SPECIES (COMMON NAME)	REMARKS	MITIGATION REQUIRED
329	11	CEDAR	TO BE REMOVED	11
330	15	CEDAR	TO REMAIN	
331	11	CEDAR	TO REMAIN	
332	14	CEDAR	TO REMAIN	
333	12	CEDAR	TO REMAIN	
334	13	CEDAR	TO REMAIN	
335	12	CEDAR	TO REMAIN	
336	15	CEDAR	TO REMAIN	
337	12	CEDAR	TO REMAIN	
338	14	CEDAR	TO REMAIN	
339	15	CEDAR	TO REMAIN	
340	15	CEDAR	TO REMAIN	
341	22	CEDAR MULTI-TRUCK	TO REMAIN	
342	15	CEDAR	TO REMAIN	
343	18	CEDAR	TO REMAIN	
344	14	CEDAR	TO REMAIN	
345	5	HERCULES CLUB	TO REMAIN	
346	7	OAK	TO BE REMOVED	7
347	6	OAK	TO BE REMOVED	6
348	7	OAK	TO BE REMOVED	7
349	6	OAK	TO BE REMOVED	6
350	5	OAK	TO BE REMOVED	5
351	5	OAK	TO BE REMOVED	5
352	7	OAK	TO BE REMOVED	7
353	8	OAK	TO BE REMOVED	8
354	5	OAK	TO BE REMOVED	5
355	11	OAK	TO BE REMOVED	11
356	9	OAK	TO BE REMOVED	9
357	10	OAK	TO BE REMOVED	10
358	8	OAK	TO BE REMOVED	8
359	9	OAK	TO BE REMOVED	9
360	7	OAK	TO BE REMOVED	7
361	17	CEDAR MULTI-TRUCK	TO BE REMOVED	17
362	13	CEDAR	TO BE REMOVED	13
363	15	CEDAR MULTI-TRUCK	TO BE REMOVED	15

TOTAL MITIGATION REQUIRED: 166 CAL. INCHES
MITIGATION PROVIDED: (42) 4" CALIPER TREES



NOTE:
FENCING SHOWN ABOVE IS DIAGRAMMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND LIMITED TO PROJECT BOUNDARY

01 TREE PROTECTION FENCE A

NOT TO SCALE

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT CHRIS TRONCALIANO 2042 STATE OF TEXAS

02.18.2022

INTEGRATED DEFENSE PRODUCT TM

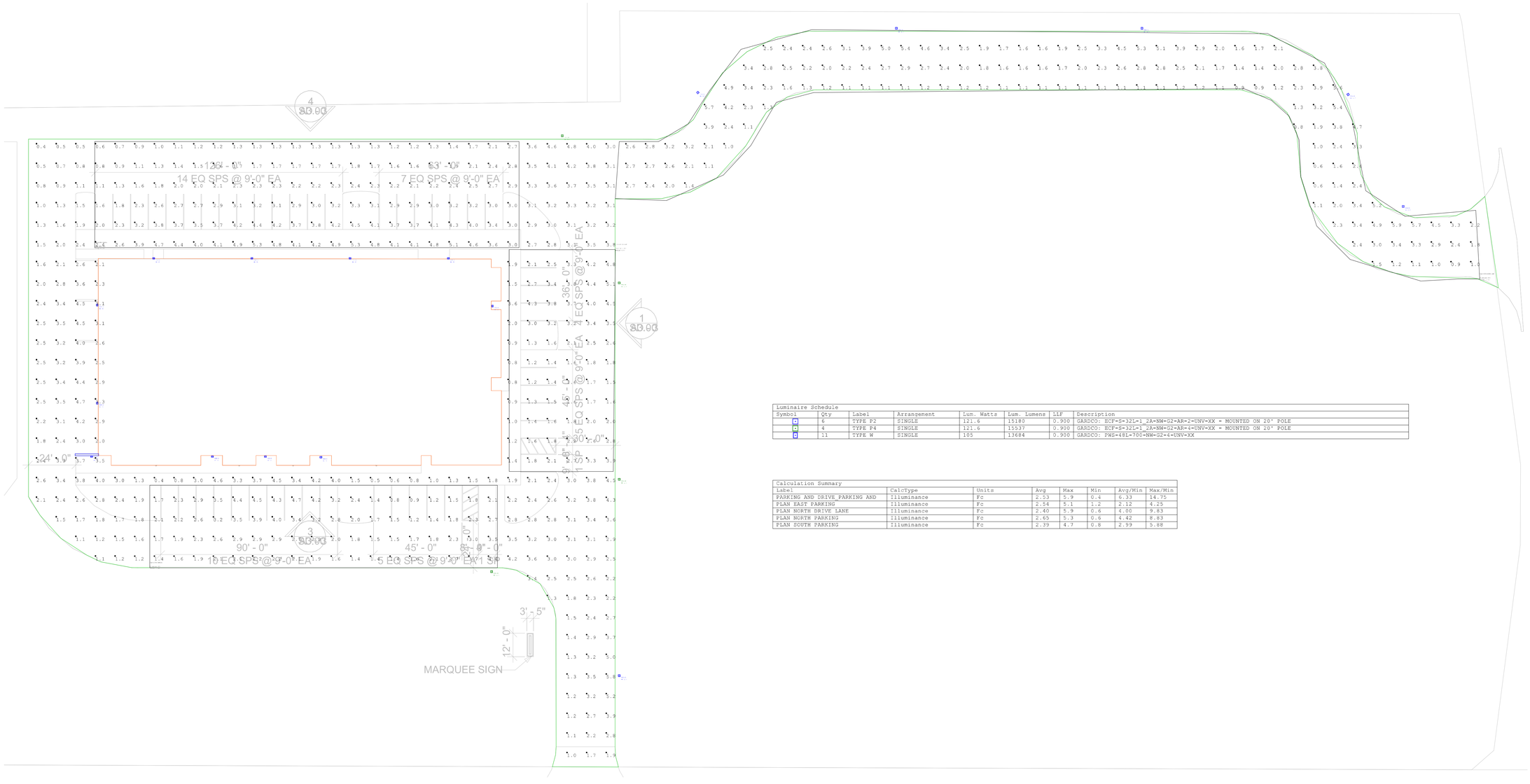
LOT 4, BLOCK B
ROCKWALL TECHNOLOGY PARK
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ISSUE:
FOR APPROVAL 02.04.2022
CITY COMMENTS 02.18.2022

DATE:
02.18.2022

SHEET NAME:
TREE PRESERVATION PLAN

SHEET NUMBER:
L.1



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Watts	Lum. Lumens	LLF	Description
	6	TYPE P2	SINGLE	121.6	15180	0.900	GARDCO: ECF-S-32L-1_2A-NW-GZ-AR-2-UNV-XX - MOUNTED ON 20' POLE
	4	TYPE P4	SINGLE	121.6	15537	0.900	GARDCO: ECF-S-32L-1_2A-NW-GZ-AR-4-UNV-XX - MOUNTED ON 20' POLE
	11	TYPE W	SINGLE	105	13684	0.900	GARDCO: PWS-48L-700-NW-GZ-4-UNV-XX

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AND DRIVE PARKING AND	Illuminance	Fc	2.53	5.9	0.4	6.33	14.75
PLAN EAST PARKING	Illuminance	Fc	2.54	5.1	1.2	2.12	4.25
PLAN NORTH DRIVE LANE	Illuminance	Fc	2.40	5.9	0.6	4.00	9.83
PLAN NORTH PARKING	Illuminance	Fc	2.65	5.3	0.6	4.42	8.83
PLAN SOUTH PARKING	Illuminance	Fc	2.39	4.7	0.8	2.99	5.88

CW LIGHTING & ASSOCIATES

7701 W. LITTLE YORK RD. STE 300
HOUSTON, TX 77040

P. 713-690-9320
W. CWLIGHTING.COM

PROJECT NAME:

ROCKWALL IDP MANUFACTURING

ADDRESS:

NOTES:

ISSUE NAME:

CW1.00

SITE PHOTOMETRICS

Links Construction, LLC | 525 S. Loop 288 Ste. #105 | Denton, TX 76205 | 940-566-5465

February 3, 2022

RE: Site Plan Application Submittal – Variance Request Letter

Per Site Plan Application Submittal Requirements, please see the list below of the architectural variances we are requesting for the Integrated Defense Products TM Project in Rockwall, TX approximately location at HWY 276 and Innovation Drive.

Variances:

1. Tilt Wall Building Type
    a. Compensatory Measures:
        i. Compensate Item F) Above and beyond 90% Masonry
        ii. Compensate Item G) Above and beyond 20% Stone

Thank you for your time and consideration,

Thank you,

Design Build Project Manager
Links Construction, LLC
Phone (Office) 940-783-0920
Phone (Direct) 214-680-0583

PROJECT COMMENTS

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

DATE: 2/25/2022

PROJECT NUMBER:	SP2022-005	CASE MANAGER:	Angelica Gamez
PROJECT NAME:	Site Plan for IDP	CASE MANAGER PHONE:	972-772-6438
SITE ADDRESS/LOCATIONS:	1901 STATE HIGHWAY 276	CASE MANAGER EMAIL:	agamez@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	02/25/2022	Approved w/ Comments

02/25/2022: 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 an Office/Warehouse/Manufacturing Facility on a 3.81-acre parcel of land identified as Lot 4, Block B, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Innovation Drive and SH-276.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com. March 7, 2022 is the deadline to have all comments; please provide staff revised plans before March 7, 2022 to ensure all comments are addressed.

M.3 For reference, include the case number (SP2022-005) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be replatted after the engineering process to establish the property line and new easements.

M.5 Only refer to the property as Lot 4 on all sheets of the plans as it has not been replat yet to establish the new lot line.

M.6 Provide the City standard Site Plan Signature Block on all sheets of the plans. Also remove the placeholder text (i.e. [Day] [Month] [Year]).

I.7 All signage will be covered in a separate permit. (Subsection 06.02. F, of Article 05)

M.8 Site Plan:

(1) Indicate the dimensions of the proposed building on site. (Subsection 03.04. B, of Article 11)

(2) Label the new fire lane as “Fire Lane, Public Access, and Utility Easement.” (Subsection 03.04. B, of Article 11)

(3) Indicate the square footage of each use in order to confirm the parking total. (Subsection 05.01, of Article 06)

(4) Is any new fencing being proposed? (Subsection 08.02. F, of Article 05)

(5) The roof mounted utility equipment must be fully screened by the parapet. The parapet must also be finished on both sides. (Subsection 01.05. C, of Article 05)

(6) Is there any pad mounted utility equipment? If so indicate the subsequent screening. (Subsection 01.05. C, of Article 05)

(7) Provide a dumpster detail that outlines the materials and the dimensions; it must be 8-feet tall, have a self-latching gate, and be clad in the same material as the building. (01.05. B, of Article 05)

(8) Please clarify where the roll up doors are on the site plan and label any wing walls. Also, are the roll up doors on the west side of the property for loading? (Subsection 01.05. A, of Article 05)

M.9 Landscape Plan:

(1) Indicate the pervious vs. impervious cover. (Subsection 01.01. B, of Article 05)

(2) Indicate the berm on the landscape plans. (Subsection 05.01, of Article 08)
(3) Crape Myrtle are not considered an accent tree and cannot be within the landscape buffer. Provide a different plant to serve as the accent tree within the landscape buffer. (Subsection 01.01. B, of Article 05)
(4) All parking spaces shall be located within 80-feet of a canopy tree. The east row of parking does not meet this requirement. (Subsection 05.03. E, of Article 08)
(5) Provide a note that all irrigation will meet the requirements of the UDC. (Subsection 05.04, of Article 08)

M.10 Treescape Plan:
(1) Provide the site data on this plan (See Sec. 2.1 of this checklist)
(2) Indicate the number of inches being replanted. (Subsection 03.01. G, of Article 09)

M.11 Photometric Plan:
(1) Show the light levels at the property lines. Light levels at all property lines should be 0.2 FC or less. (Subsection 03.03, of Article 07)
(2) All pole lighting shall not be taller than 20-feet. (Subsection 03.03. E, of Article 07)
(3) Please provide cutsheets for all light fixtures. (Subsection 03.03, of Article 07)

M.12 Building Elevations:
(1) Provide the material percentages for all materials on the building. (Subsection 05.01, of Article 05)
(2) Indicate the wing walls on the elevations. (Subsection 05.01, of Article 05)
(3) The use of 90% masonry material is required. Currently it appears that this requirement is not met, however once the material percentages are provided for each material this will be reevaluated. (Subsection 05.01. A. 1, of Article 05)
(4) The vertical and horizontal articulation standards are not met. This is not uncommon with large industrial buildings. Simply update your variance letter with the 2 variances along with the 4 compensatory measures. (Subsection 05.01. C, of Article 05)
(5) The roof mounted utility equipment must be fully screened by the parapet. The parapet must also be finished on both sides. (Subsection 01.05. C, of Article 05)

M.13 There are currently three (3) special exceptions and one (1) variance associated with this request, see below. Update your variance letter accordingly with the variances you wish to request; include the associated eight (8) compensatory measures.

(1) Tilt-wall construction (Special Exception)
(2) Horizontal articulation (Special Exception)
(3) Vertical articulation (Special Exception)
(4) 90% masonry (Potentially in compliance) (Variance)

I.14 Please note that failure to address all comments provided by staff by 3:00 PM on March 7, 2022 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.15 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 March 7, 2022; 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 March 15, 2022 Planning & Zoning Meeting.
I.16 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on February 28, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on March 15, 2022.

I.17 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	02/24/2022	Needs Review

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	March 15, 2022
APPLICANT:	Jeremy Nelson; *Kirkman Engineering*
CASE NUMBER:	SP2022-005; *Site Plan for IDP*

SUMMARY

Discuss and consider a request by Jeremy Nelson, PE of Kirkman Engineering on behalf of Phil Wagner of the Rockwall Economic Development Corporation for the approval of a Site Plan for an *Office/Warehouse/Manufacturing Facility* on a 3.81-acre parcel of land identified as Lot 4, Block B, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Innovation Drive and SH-276, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on December 3, 1985 by *Ordinance No. 85-69* [*Case No. A1985-002*]. According to the City's December 7, 1993 historic zoning map, at some point between the time of annexation and December 7, 1993, the subject property was rezoned from Agricultural (AG) District and Light Industrial (LI) District. On August 16, 1999, the City Council approved a final plat [*Case No. PZ1999-059-01*] that established the subject property as a portion of Block B, Rockwall Technology Park Addition. On August 21, 2000, the City Council approved a replat [*Case No. PZ2000-068-01*] platting the subject property as Lot 2, Block B, Rockwall Technology Park Addition. On April 24, 2012, the City Council approved a replat [*Case No. P2012-005*] that platted the subject property as Lot 4, Block B, Rockwall Technology Park Addition.

PURPOSE

On February 18, 2022, the applicant -- *Jeremy Nelson of Kirkman Engineering* -- submitted an application requesting the approval of a site plan for the purpose of constructing an *Office/Warehouse/Manufacturing Facility* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at the northwest corner of the intersection of Innovation Drive and SH-276. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) parcels of land (*i.e. Lots 1 & 3, Block B, Rockwall Technology Park Addition*) each developed with industrial facilities and zoned Light Industrial (LI) District. Beyond this is Discovery Boulevard, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a vacant 5.268-acre parcel of land (*i.e. Lot 7, Block C, Rockwall Technology Park Addition*) zoned Light Industrial (LI) District.

South: Directly south of the subject property is SH-276, which is identified as TXDOT6D (*i.e. Texas Department of Transportation, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 1 of the Lofland Farms Subdivision, which is developed with 84 single-family homes and is zoned Planned Development District 45 (PD-45) for Single-Family 8.4 (SF-8.4) District and Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property is a vacant 8.405-acre parcel of land (*i.e. Lot 8, Block A, Rockwall Technology Park Addition*) zoned Planned Development District 73 (PD-73) District for Commercial (C) District land uses. Beyond this is Corporate Crossing, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 0.9537-acre parcel of land (*i.e. Lot 1, Block A, Peak Pedi Medical Office Addition*) developed with a 3,708 SF *Medical Office* building and zoned Light Industrial (LI) District. Beyond this is one (1) vacant tract of land (*i.e. Tract 1-7 of the J. M. Allen Survey, Abstract No. 2*) zoned Light Industrial (LI) District. West of this is a 5.527-acre tract of land (*i.e. Tract 1 of the J. M. Allex Survey, Abstract No. 2*) developed with a single-family home and zoned Light Industrial (LI) District. Beyond this is a vacant 7.154-acre tract of land (*i.e. Tract 3 of the J. M. Allen Survey, Abstract No. 2*), followed by 1.008-acre parcel of land (*i.e. Lot 1, Block A, VRE Rockwall Addition*) developed with a *Retail Store with Gasoline Sales that has more than Two (2) Dispensers* (*i.e. 7 Eleven*) zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office/Warehouse/Manufacturing Facility* is permitted *by-right* in a Light Industrial (LI) District. The submitted site plan, landscape plan, treesscape plan, photometric plan, and building elevations generally conform to the technical requirements stipulated by the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,500 SF*	*X=2.50-acres; In Conformance*
Minimum Lot frontage	*100-Feet*	*X= 486.82-feet; In Conformance*
Minimum Lot Depth	*125-Feet*	*X=332.06-feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*X>25-feet; In Conformance*
Minimum Rear Yard Setback	*20-Feet*	*X>20-feet; In Conformance*
Minimum Side Yard Setback	*15-Feet*	*X>15-feet; In Conformance*
Maximum Building Height	*60-Feet*	*X<60-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X=12.59%; In Conformance*
Minimum Number of Parking Spaces	*31 Parking Spaces Required*	*X=50 Parking Spaces; In-Conformance*
Minimum Landscaping Percentage	*15%*	*55%; In Conformance*
Maximum Impervious Coverage	*90%-95%*	*X<95%; In Conformance*

TREESCAPE PLAN

The treescape plan provided by the applicant indicates that the total mitigation balance for the development is 166 caliper inches of tree. The proposed landscape plan shows that 344 caliper inches of Red Oak, Live Oak, and Cedar Elm trees will be planted on the subject property. Based on this the mitigation balance is considered to be satisfied.

CONFORMANCE WITH THE CITY'S CODES

Based on Subsection 02.02, *Land Use Standards*, of Article 13, *Definitions*, of the Unified Development Code (UDC), the applicant is requesting the approval of an *Office/Warehouse/Manufacturing Facility*, which conforms to the land uses listed in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) for a property situated in a Light Industrial (LI) District. The proposed site plan generally conforms to the *General Overlay District Standards* and the *General Industrial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variances and exceptions being requested 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 variance and exceptions:

(1) *Building Materials*.

(a) *Tilt-Up Wall*. According to Section 05.01(A)(1)(a)(2), *General Industrial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the use of concrete tilt-up walls may be permitted on a *case-by-case* basis by the Planning and Zoning Commission. The applicant is proposing the use of 100% tilt-up wall construction for the building, but is cladding the exterior in stone and stucco. *Staff should note that this exception request is not atypical for larger industrial buildings, and that many of the buildings in the Rockwall Technology Park are constructed out of tilt-up walls*.

(2) *Articulation*.

(a) *Primary Building Façades*. According to Subsection 05.01(C)(1) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), primary facades require projections associated with entryways, architectural elements and wall lengths. Specifically, primary architectural/entryway elements are required to extend a minimum of 25% above the top of the wall and a minimum of 25% from the walls surface. In this case, the proposed building does incorporate vertical and horizontal projections on the southern, eastern and western building façades, but does not meet the standards established by the Unified Development Code (UDC).

(b) *Secondary Building Facades*. According to Subsection 05.01(C)(2) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), secondary facades require projections associated with architectural elements and wall lengths. Specifically, secondary architectural elements are required to extend a minimum of 15% above the top of the wall and a minimum of 15% from the walls surface. In this case, the proposed building does not incorporate vertical and horizontal projections on the northern building elevation.

According to Subsection 09.02, *Variances to the General Overlay District 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 a variance to the provisions contained in Section 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." In addition, the code requires that applicants provide compensatory measures that directly offset the requested variances. In this case, as a compensatory measure the applicant is proposing to provide greater than 90% masonry material and provide stone in excess of the 20% required. Staff should note that since tilt-up wall requires an exception it *cannot* be counted as a masonry material, and based on this the only compensatory measure being offered is stone in excess of the 20% requirement. With this being said, staff should point out that additional compensatory measures do not appear to benefit the site. This is mainly because of the amount of tree mitigation required on this property and the amount of trees the applicant is proposing to plant. Based on this the site will already have an increased number of trees and other plantings that will give the same effect as the typically approved compensatory measures. With this being said, requests for variances to 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.

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 *Technology District*. The *Technology District* is "…primarily characterized as an employment heavy district containing all phases of the Rockwall Economic Development Corporation's (REDC's) Technology Park, which supports a wide range of clean industrial businesses that help to diversify the City's tax base." Within the district the subject property is indicated as *Technology/Employment Center*, which should be "…preserved for larger clean industrial businesses." Based on this, the applicant's request conforms with the *Technology District* strategies of the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on February 28, 2022. At this meeting, the Board made the following recommendations: [*1*] bring the stone down to create a wainscot along the bottom of the building, [*2*] screen the RTUs with louvers, and [*3*] rework the proportionality of the narrow stone elements. Based on the re-submitted building elevations, the applicant appears to have addressed all of the ARB's concerns; however, the ARB will re-review the elevations at the meeting on March 15, 2022.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the *Office/Warehouse/Manufacturing Facility* on the *subject property*, then staff would propose the following conditions of approval:

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

(2) The subject property will be required to be replatted prior to the issuance of a building permit.

(3) 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 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- TREE REMOVAL ($75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Intersection of SH-276 & Innovation Drive				
SUBDIVISION	Rockwall Technology Park	LOT	4,5	BLOCK	B
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial		CURRENT USE	Technology/Light Industrial	
PROPOSED ZONING	Light Industrial		PROPOSED USE	Office/Warehouse/Manufacturing	
ACREAGE	3.81	LOTS [CURRENT]	1	LOTS [PROPOSED]	2

☒ ***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	Rockwall Technology Park	☒ APPLICANT	Kirkman Engineering
CONTACT PERSON	Phil Wagner	CONTACT PERSON	Jeremy Nelson, P.E.
ADDRESS	PO Box 968	ADDRESS	5200 State Highway 121
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Colleyville, TX 76034
PHONE	(972) 772-0025	PHONE	(817) 488-4960
E-MAIL	pwagner@rockwalledc.com	E-MAIL	jeremy.nelson@trustke.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Phil Wagner [*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 $ 326.20 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 18th *DAY OF* February *, 20*22 *. 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."*

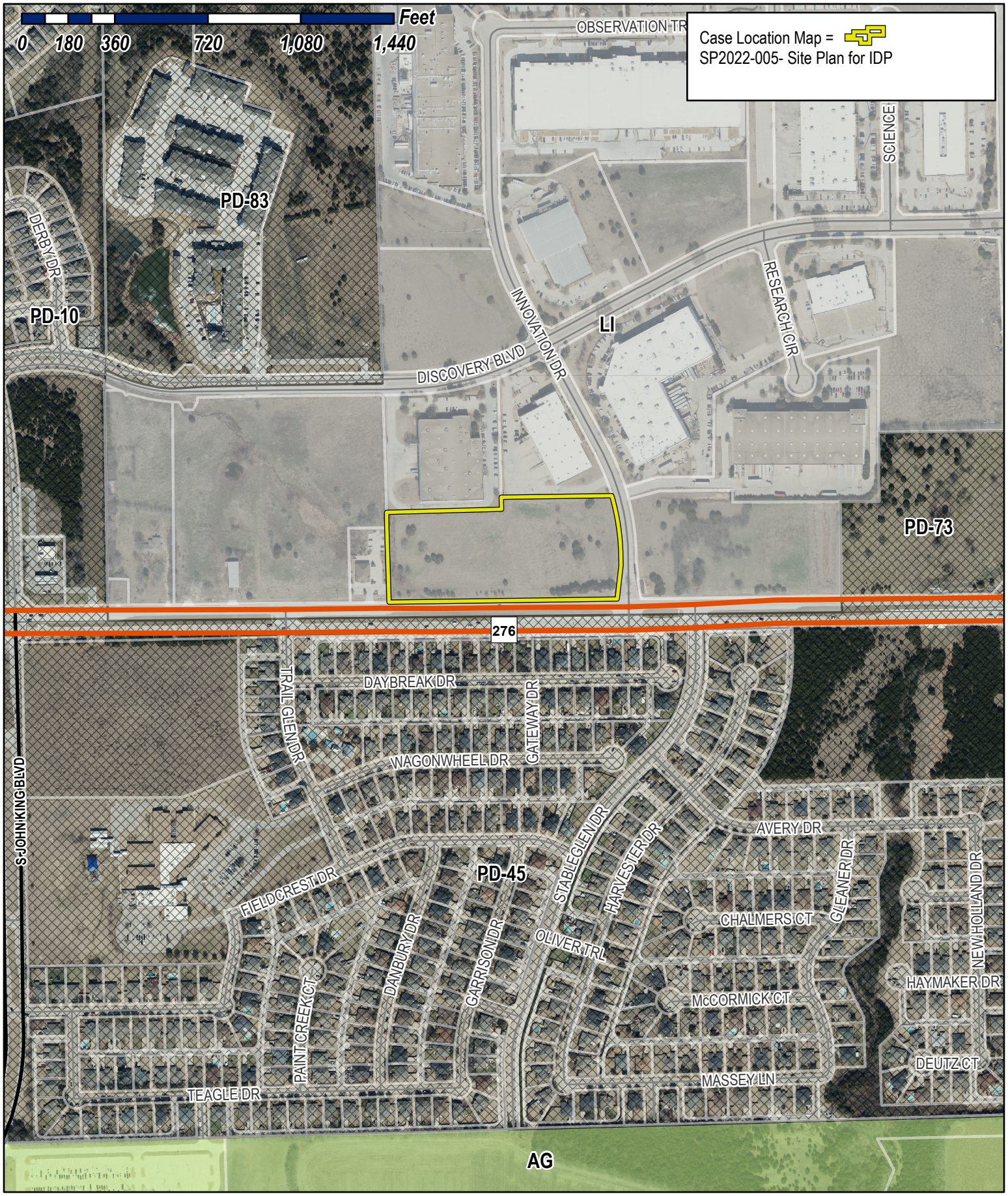
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th *DAY OF* February *, 20*22

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jhammonds

JENNIFER L. HAMMONDS
Notary Public, State of Texas
ID # 13230083-8
My Comm. Exp. 01-06-2024

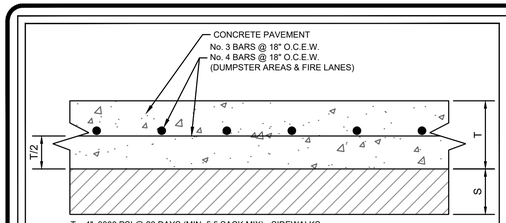
MY COMMISSION EXPIRES 1/6/24



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.



T = 4", 3000 PSI @ 28 DAYS (MIN. 5.5 SACK MIX) - SIDEWALKS
T = 5", 3600 PSI @ 28 DAYS (MIN. 6.5 SACK MIX) - PUBLIC BARRIER FREE RAMPS
T = 6", 3600 PSI @ 28 DAYS (MIN. 6.5 SACK MIX) - PARKING LOT AREAS
T = 7", 3600 PSI @ 28 DAYS (MIN. 6.5 SACK MIX) - FIRE LANE & DUMPSTER AREAS
S = PER GEOTECH REPORT (PRIVATE)
PER CITY OF ROCKWALL STANDARD DETAILS (PUBLIC)

NOTE:
ALL FIRE LANES TO BE CONSTRUCTED TO CITY OF ROCKWALL STANDARDS. REFER TO CITY OF ROCKWALL STANDARD DETAILS FOR PAVING AND SUBGRADE SPECIFICATIONS AND RECOMMENDATIONS.

1 TYPICAL PAVEMENT SECTION

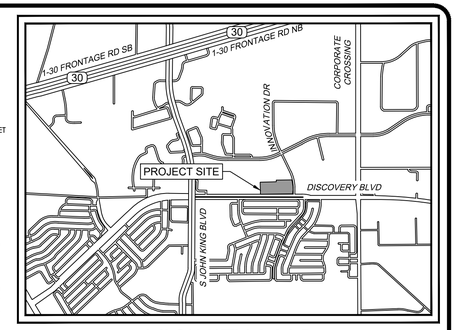
SITE DATA SUMMARY TABLE

GENERAL SITE DATA	LOT 4
ZONING	LI - LIGHT INDUSTRIAL
LAND USE	OFFICE/WAREHOUSE
LOT AREA	109,258 SF/2.50 AC
BUILDING FOOTPRINT AREA	20,930 SF
TOTAL BUILDING AREA	3,765 SF OFFICE
	17,165 SF WAREHOUSE
	TOTAL 20,930 SF
BUILDING HEIGHT (# STORIES)	1
BUILDING HEIGHT	29'-8"
LOT COVERAGE	12.59%
FLOOR AREA RATIO	0.13
PARKING	
PARKING RATIO	OFFICE: ONE SPACE PER 300 SF
	WAREHOUSE: ONE SPACE PER 1000 SF
REQUIRED PARKING (# SPACES)	31
PROVIDED PARKING (# SPACES)	50
ACCESSIBLE PARKING REQUIRED (# SPACES)	2
ACCESSIBLE PARKING PROVIDED (# SPACES)	2

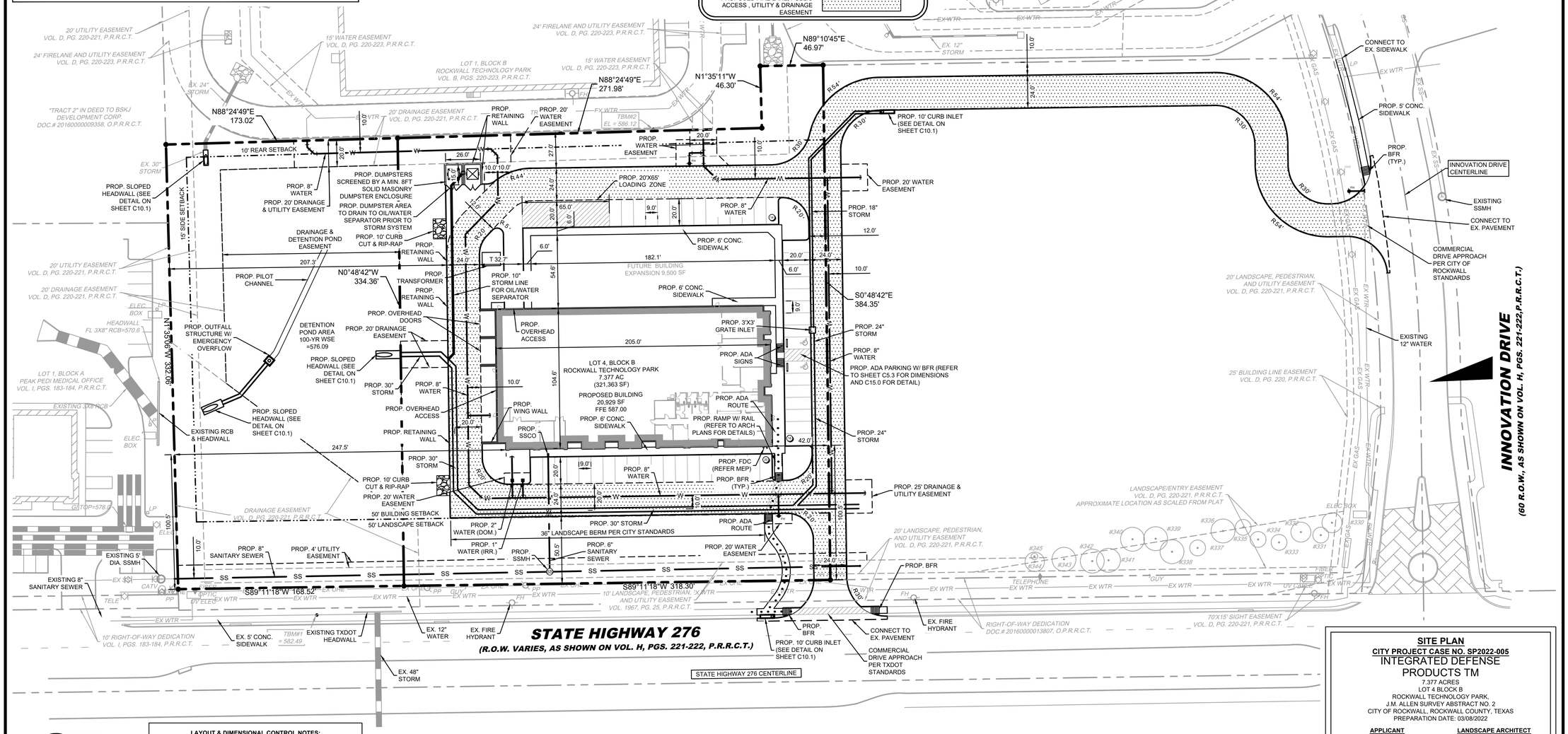
LEGEND

PROPOSED SIGN
FIRE LANE STRIPING — FIRELANE
EXISTING WATER — EX WTR
PROPOSED WATER — W
EXISTING SANITARY SEWER — EX SS
PROPOSED SANITARY SEWER — SS
EXISTING STORM DRAIN
PROPOSED STORM DRAIN
PROPOSED FIRE HYDRANT — FH
PROPOSED SANITARY SEWER MANHOLE — SS
PROPOSED GRATE INLET
ACCESSIBLE ROUTE
PARKING COUNT — 10
PROPOSED RETAINING WALL
PROPOSED FDC
PROPERTY BOUNDARY
PROPOSED FIRE LANE, PUBLIC ACCESS , UTILITY & DRAINAGE EASEMENT

GRAPHIC SCALE
0 40 80 FEET
SCALE: 1" = 40'



VICINITY MAP
N.T.S.



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

LAYOUT & DIMENSIONAL CONTROL NOTES:

1. BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS.
2. DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
3. CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADII SHALL BE 3' AT FACE OF CURB.
4. BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.
6. ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

OWNER
ROCKWALL TECHNOLOGY PARK
PO BOX 968
ROCKWALL, TX 75087
PH: (972) 772-0025
CONTACT: PHIL WAGNER

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 OUT HANDS, THIS ___ day of _____ , ____

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SITE PLAN
CITY PROJECT CASE NO. SP2022-005
INTEGRATED DEFENSE PRODUCTS TM
7.377 ACRES
LOT 4 BLOCK B
ROCKWALL TECHNOLOGY PARK,
J.M. ALLEN SURVEY ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PREPARATION DATE: 03/08/2022

APPLICANT
LINKS CONSTRUCTION
525 S. LOOP 288, SUITE 105
DENTON, TX 76034
PH: 940-783-0920
CONTACT: ALISON WINGET, PE

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR. STE. 110
ALLEN, TX 75013
PH: 469-369-4448
CONTACT: CHRIS TRONZANO, RLA

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: JEREMY NELSON, PE

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS

PRELIMINARY FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
JEREMY B. NELSON
P.E.# 138740
DATE: 03/08/2022

LINKS CONSTRUCTION
BUILDING & DEVELOPING THE FUTURE
525 S. LOOP 288, SUITE 105
DENTON, TX 76205
(940) 566-5465

INTEGRATED DEFENSE PRODUCTS TM
LOT 4, BLOCK B
ROCKWALL TECHNOLOGY PARK,
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
(2.50 ACRES) J.M. ALLEN SURVEY A-2

REV:	DATE:	DESCRIPTION:

KIRKMAN ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: LNK21005
ISSUE DATE: 03/08/2022

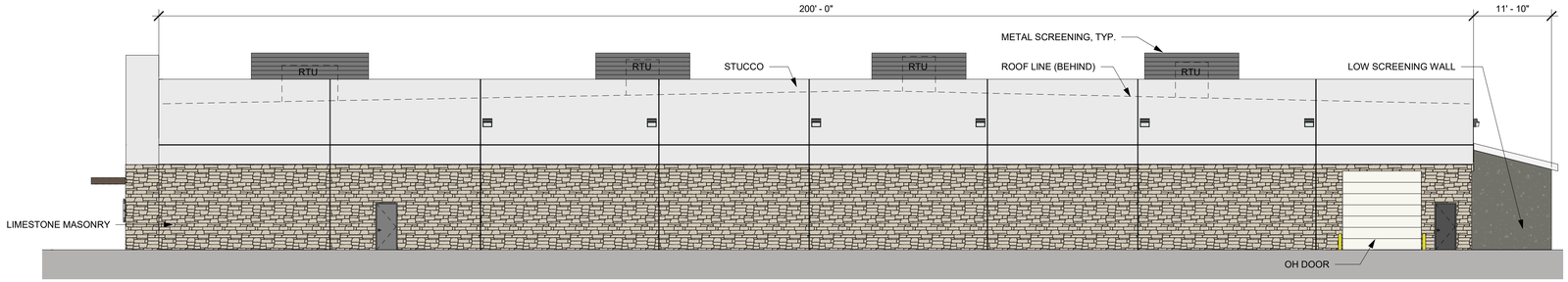
SITE PLAN

SHEET:
C3.0

CASE NUMBER: SP2022-005

FILE PATH: K:\Jobs\LNK21005_Rockwall Industrial\Drawings\03_ENGR\03 - Production\CAD\Jobs\LNK21005_Rockwall Industrial\Drawings\03_ENGR\03 - Production\C3.0 SITE PLAN_LNK21005

FILENAME: C3.0 SITE PLAN_LNK21005.dwg
PLOTTED BY: Christina Lynch
PLOTTED DATE: 3/7/2022



NATURAL STONE (LIMESTONE) = 44.8%
2453 SF STONE / 5482 SF TOTAL

STUCCO = 48.7%
2670 SF / 5482 SF TOTAL

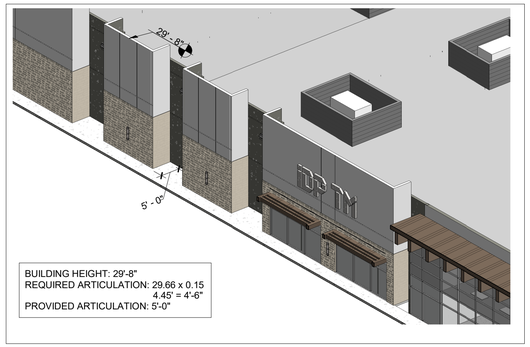
TILT WALL (CONCRETE) = 3%
167 SF / 5482 SF TOTAL

METAL (DOORS) = 3.5%
192 SF STONE / 5482 SF TOTAL

ZONING - NORTH ELEVATION

3/32" = 1'-0"

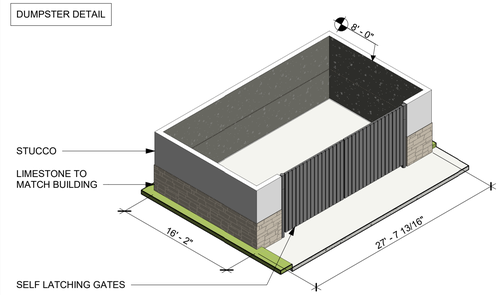
4

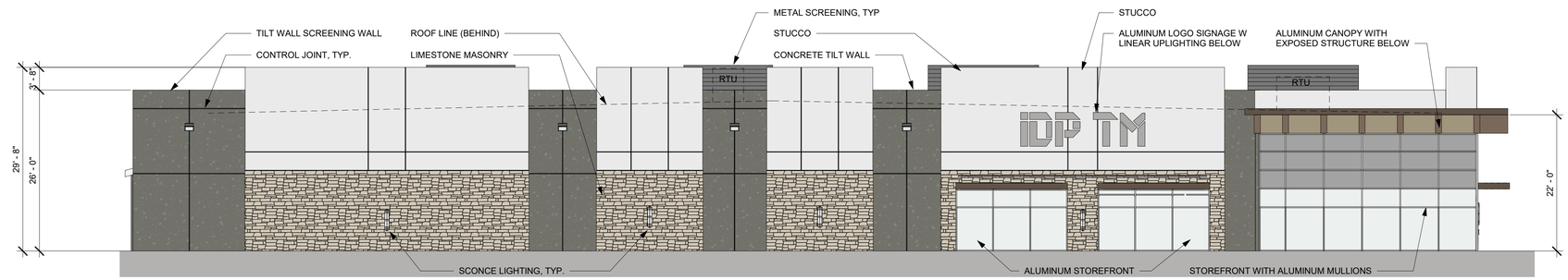


BUILDING HEIGHT: 29'-8"
REQUIRED ARTICULATION: 29.66 x 0.15 = 4.45' = 4'-6"

PROVIDED ARTICULATION: 5'-0"

DUMPSTER DETAIL





NATURAL STONE (LIMESTONE) = 20.2%
1240 SF STONE / 6135 SF TOTAL
STUCCO = 36.1%
2217 SF STUCCO / 6135 SF TOTAL

HEIGHT OF BUILDING = 29'-8"
REQUIRED DEPTH = 29'-8" x 0.15 = 4'- 6"
PROVIDED DEPTH = 5'-0

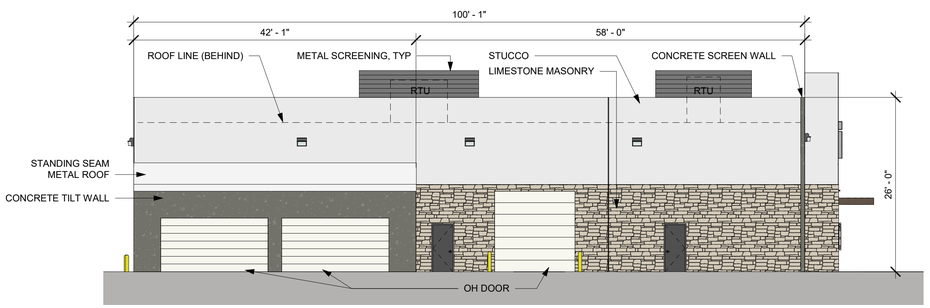
TILT WALL = 23.6%
1448 SF / 6135 SF TOTAL
STOREFRONT (GLASS & ALUM.) = 16.8%
1029 SF / 6135 SF TOTAL

METAL (CANOPIES) = 3.3%
201 SF / 6135 SF TOTAL

ZONING - SOUTH ELEVATION

3/32" = 1'-0"

3



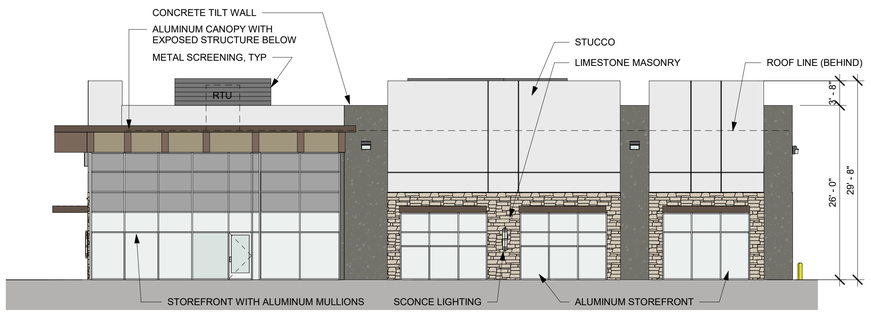
NATURAL STONE (LIMESTONE) = 23.3%
630 SF STONE / 2710 SF TOTAL
STUCCO = 51%
1383 SF / 2710 SF TOTAL

TILT WALL (CONCRETE) = 9.2%
250 SF STONE / 2710 SF TOTAL
METAL (DOORS) = 16.5%
447 SF / 2710 SF TOTAL

ZONING - WEST ELEVATION

3/32" = 1'-0"

2



NATURAL STONE (LIMESTONE) = 8.4%
241 SF STONE/ 2884 SF TOTAL
STUCCO = 34.5%
995 SF / 2884 SF TOTAL

TILT WALL CONCRETE = 11.4%
330 SF / 2884 SF TOTAL
STOREFRONT (GLASS & ALUM.) = 38.3%
1104SF / 2884 SF TOTAL
METAL = 7.4%
214 SF / 2884 SF TOTAL

HEIGHT OF BUILDING = 29'-8"
REQUIRED DEPTH = 29'-8" x 0.15 = 4'- 6"
PROVIDED DEPTH = 5'-0

ZONING - EAST ELEVATION

3/32" = 1'-0"

1

APPLICANT INFORMATION
ALISON WINGET
LINKS CONSTRUCTION
525 S LOOP 288 #105
DENTON, TX 76205
214-680-0583
AWINGET@LINKSCONSTRUCTION.COM

OWNER INFORMATION
BRANDON BUSCHOLD
IDP TM
1271 VANGUARD DRIVE
OXNARD, CA 93033
805-240-2900
BBUSCHOLD@IDPTM.COM

PROJECT NAME: IDP OFFICE & MANUFACTURING
CASE # SP2022-005

METHOD architecture
methodarchitecture.com

IDP TM, CNC MILLING

ROCKWALL, TEXAS

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 _____, ____.

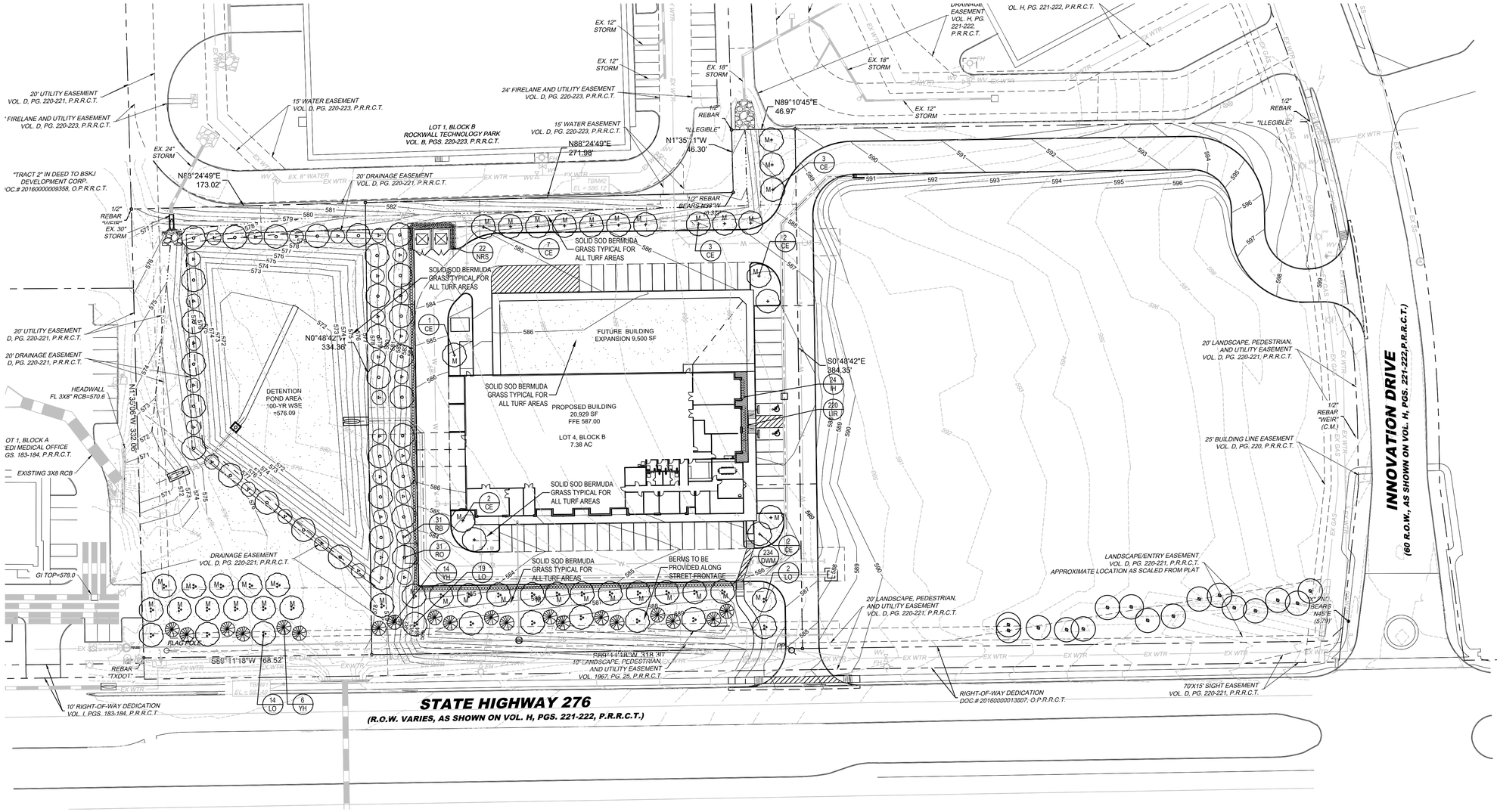
WITNESS OUR HANDS, THIS ___ OF _____, ____.

_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING AND ZONING

ELEVATIONS

PROJECT # 03.09.22



01 LANDSCAPE PLAN
SCALE 1"=40'-0"
0 15 40 80

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. 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.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. DECOMPOSED GRANITE SHALL BE (3) THREE INCHES DEEP W/ FILTER FABRIC BETWEEN NATIVE SOIL AND GRANITE

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. 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.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

IRRIGATION NOTE:

1. ALL IRRIGATION WILL MEET THE REQUIREMENTS OF THE UDC.

LANDSCAPE TABULATIONS:

SITE REQUIREMENTS (site area 166,159 s.f.)
Requirements: 15% site area to be landscaped

Required	Provided
24,924 s.f. (15%)	91,875 s.f. (55%)

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be located in front yard

Required	Provided
12,462 s.f. (50%)	30,208 s.f. (121%)

STREET REQUIREMENTS
Requirements: (2) canopy tree, 4" cal. & (4) accent tree, 4' ht. per 100 l.f. of frontage

STATE HIGHWAY 276 (487 l.f.)

Required	Provided
(10) canopy trees	(10) canopy trees
(20) accent trees	(20) accent trees

PARKING LOT REQUIREMENTS (50 spaces)
Requirements: (1) canopy tree, 4" cal. per 20 parking spaces

Required	Provided
(3) canopy trees	(3) canopy trees

DETENTION AREA REQUIREMENTS (23,448 s.f.)
Requirements: (1) canopy tree, 4" cal. & (1) accent tree, 4' ht. per 750 sf dention area

Required	Provided
(31) canopy trees	(31) canopy trees
(31) accent trees	(31) accent trees

PERVIOUS VS. IMPERVIOUS COVER
PERVIOUS COVER - 46,174 SF
IMPERVIOUS COVER - 63,084 SF

M- TREES COUNTED FOR TREE MITIGATION

PLANT MATERIAL SCHEDULE

TYPE	QTY.	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
TREES					
CE	20	Cedar Elm	*Ulmus Crassifolia*	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
YH	20	Yaupon Holly	*Ilex vomitoria*	4' ht.	container, 4' ht., 4' spread, 3 or 5 caines, tree form
LO	35	Live Oak	*Quercus virginiana*	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
RB	31	Redbud	*Cercis canadensis*	4' ht.	container, 4' ht., 4' spread, straight trunk
RO	31	Red Oak	*Quercus rubra*	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
SHRUBS					
TYPE	QTY.	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
DWM	234	Dwarf Wax Myrtle	*Myrica pusilla*	5 gal.	container, 30" ht., 24" spread
IH	24	Indian Hawthorn	*Rhaphiolepis indica*	5 gal.	container, 20" ht., 20" spread
NRS	22	Nellie R Stevens Holly	*Ilex x Nellie R. Stevens*	7 gal.	container, 36" ht., 30" spread
GROUNDCOVERS					
TYPE	QTY.	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
LIR	220	Liriope '419' Bermudagrass	*Liriope muscari Cynodon dactylon '419'*	4" pots	container full, well rooted Solid Sod refer to notes

NOTE: 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. All trees are to be measured at Diameter Breast Height (dbh). Trees to have straight trunks and be matching within varieties.

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	**LOT 4**
ZONING	LI - LIGHT INDUSTRIAL
LAND USE	OFFICE/WAREHOUSE
LOT AREA	109,258 SF/2.50 AC
BUILDING FOOTPRINT AREA	20,930 SF
TOTAL BUILDING AREA	3,765 SF OFFICE
	17,165 SF WAREHOUSE
	TOTAL 20,930 SF
BUILDING HEIGHT (# STORIES)	1
BUILDING HEIGHT	29'-8"
LOT COVERAGE	12.59%
FLOOR AREA RATIO	0.13
PARKING	
PARKING RATIO	OFFICE: ONE SPACE PER 300 SF
	WAREHOUSE: ONE SPACE PER 1000 SF
REQUIRED PARKING (# SPACES)	31
PROVIDED PARKING (# SPACES)	50
ACCESSIBLE PARKING REQUIRED (# SPACES)	2
ACCESSIBLE PARKING PROVIDED (# SPACES)	2

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 OUT HANDS, THIS ___day of ___ . _____

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

OWNER
ROCKWALL TECHNOLOGY PARK
PO BOX 968
ROCKWALL, TX 75087
PH: (972) 772-0025
CONTACT: PHIL WAGNER

LANDSCAPE PLAN
CITY PROJECT CASE NO. SP2022-005
INTEGRATED DEFENSE PRODUCTS TM
7.38 ACRES
LOT 4 BLOCK B
ROCKWALL TECHNOLOGY PARK,
J.M. ALLEN SURVEY ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PREPARATION DATE: 03/01/2022

APPLICANT	**LANDSCAPE ARCHITECT**
LINKS CONSTRUCTION	STUDIO GREEN SPOT, INC.
525 S. LOOP 288, SUITE 105	1784 W. McDERMOTT DR. STE. 110
DENTON, TX 76034	ALLEN, TX 75013
PH: 940-783-0920	PH: 469-369-4448
CONTACT: ALISON WINGET, PE	CONTACT: CHRIS TRONZANO, RLA
ENGINEER	**SURVEYOR**
KIRKMAN ENGINEERING, LLC	BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121	5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034	COLLEYVILLE, TX 76034
PH: 817-488-4960	PH: 817-864-1957
CONTACT: JEREMY NELSON, PE	CONTACT: JACK BARTON, RPLS

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT CHRIS TRONZANO 2047 STATE OF TEXAS

03.09.2022

INTEGRATED DEFENSE PRODUCT TM

LOT 4, BLOCK B
ROCKWALL TECHNOLOGY PARK
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ISSUE:
FOR APPROVAL 02.04.2022
CITY COMMENTS 02.18.2022
CITY COMMENTS 03.03.2022
CITY COMMENTS 03.09.2022

DATE:
03.09.2022

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.2

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

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 grass)
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: 27 October 1980, 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. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

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 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 finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

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

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will 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 a 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 Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. 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 has 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 reinspected for full compliance with Contractor 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 completed, undamaged condition, and there is a stand of grass in all lawn areas. At this 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, and 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 of 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 insure the purchased materials will meet and/or exceed project specifications.
2. 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.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. 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.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at 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 Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from 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 Architect and his decision as to their acceptability shall be final.

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

C. 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 plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height 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 broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, Measured six (6") inched above ball.
   Nomenclature conforms 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, 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:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, 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.

A. 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% sulphur and 4% iron, plus micronutrients.

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

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

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

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

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 manufacturers 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. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertiilizing 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.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

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 area 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 sun. 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 Landscape Architect 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 two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") 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.

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 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot 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 tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched 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.

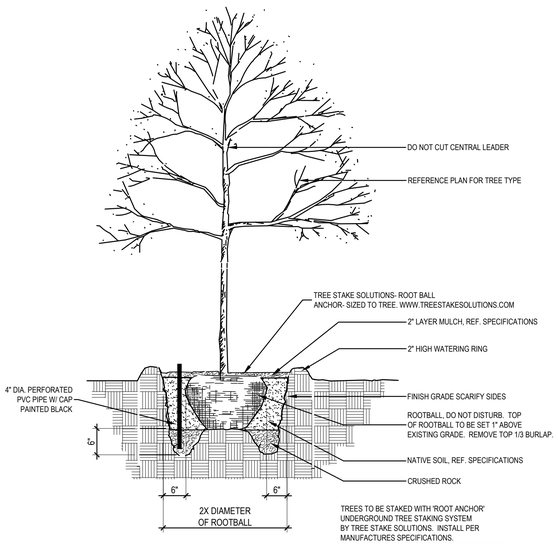
Q. Steel Curbing Installation:

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 3/4" maximum height above grade.
1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
2. Do not install steel edging along sidewalks.
3. Cut steel edging at 45 degree angle where edging meets sidewalk.

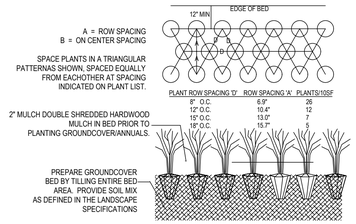
3.3 CLEANUP AND ACCEPTANCE

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 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 at end of each days work.

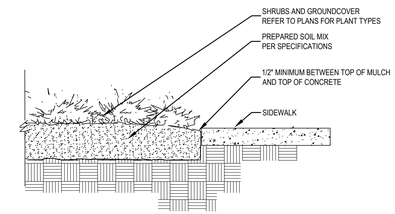
END OF SECTION



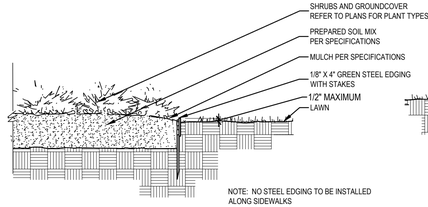
01 TREE PLANTING DETAIL
NOT TO SCALE



02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

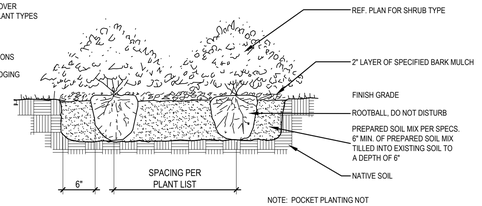


03 SIDEWALK / MULCH DETAIL
no steel along sidewalks NOT TO SCALE



NOTE: NO STEEL EDGING TO BE INSTALLED ALONG SIDEWALKS

04 STEEL EDGING DETAIL
NOT TO SCALE



NOTE: POCKET PLANTING NOT ALLOWED

05 SHRUB PLANTING DETAIL
NOT TO SCALE

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 OUT HANDS, THIS day of .

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER
ROCKWALL TECHNOLOGY PARK
PO BOX 968
ROCKWALL, TX 75087
PH: (972) 772-0025
CONTACT: PHIL WAGNER

LANDSCAPE PLAN
CITY PROJECT CASE NO. SP2022-005
INTEGRATED DEFENSE PRODUCTS TM
7.38 ACRES
LOT 4 BLOCK B
ROCKWALL TECHNOLOGY PARK,
J.M. ALLEN SURVEY ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PREPARATION DATE: 03/01/2022

APPLICANT	LANDSCAPE ARCHITECT
LINKS CONSTRUCTION 525 S. LOOP 288, SUITE 105 DENTON, TX 76034 PH: 940-783-0920 CONTACT: ALISON WINGET, PE	STUDIO GREEN SPOT, INC. 1784 W. McDERMOTT DR. STE. 110 ALLEN, TX 75013 PH: 469-369-4448 CONTACT: CHRIS TRONZANO, RLA
ENGINEER	**SURVEYOR**
KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 PH: 817-488-4960 CONTACT: JEREMY NELSON, PE	BARTON CHAPA SURVEYING 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 PH: 817-864-1957 CONTACT: JACK BARTON, RPLS

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT
CHRIS TRONZANO
2042
STATE OF TEXAS

03.09.2022

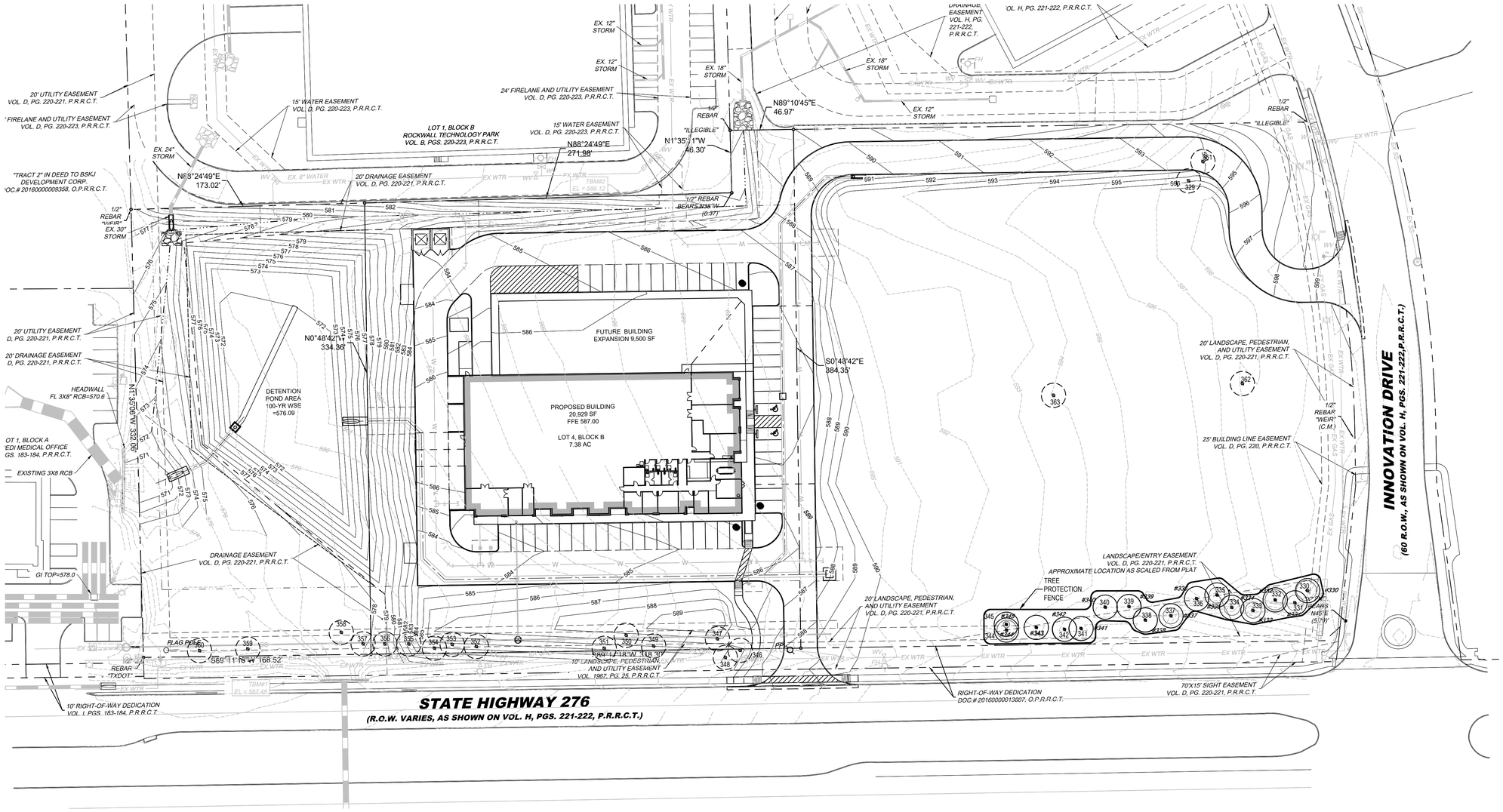
INTEGRATED DEFENSE PRODUCT TM
LOT 4, BLOCK B
ROCKWALL TECHNOLOGY PARK,
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ISSUE:
FOR APPROVAL 02.04.2022
CITY COMMENTS 03.03.2022
CITY COMMENTS 03.09.2022

DATE:
03.09.2022

SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:
L.3



EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.00

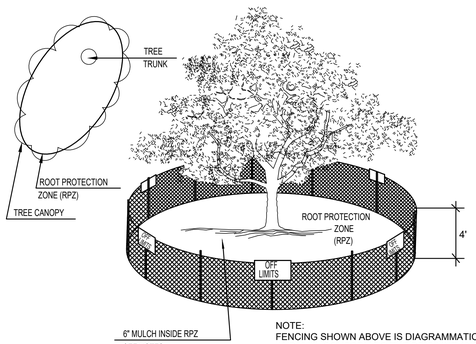
EXISTING TREE NOTES

1. *Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.*
2. *If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.*
3. *No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.*
4. *Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.*
5. *Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.*
6. *Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.*
7. *Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.*
8. *Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.*
9. *Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.*
10. *Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.*
11. *Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4') feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.*
12. *Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4') foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).*
13. *Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).*
14. *Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.*

EXISTING TREES PREVIOUS BUILDING DEVELOPMENT

NO.	DIA. INCHES	SPECIES (COMMON NAME)	REMARKS	MITIGATION REQUIRED
329	11	CEDAR	TO BE REMOVED	11
330	15	CEDAR	TO REMAIN	
331	11	CEDAR	TO REMAIN	
332	14	CEDAR	TO REMAIN	
333	12	CEDAR	TO REMAIN	
334	13	CEDAR	TO REMAIN	
335	12	CEDAR	TO REMAIN	
336	15	CEDAR	TO REMAIN	
337	12	CEDAR	TO REMAIN	
338	14	CEDAR	TO REMAIN	
339	15	CEDAR	TO REMAIN	
340	15	CEDAR	TO REMAIN	
341	22	CEDAR MULTI-TRUCK	TO REMAIN	
342	15	CEDAR	TO REMAIN	
343	18	CEDAR	TO REMAIN	
344	14	CEDAR	TO REMAIN	
345	5	HERCULES CLUB	TO REMAIN	
346	7	OAK	TO BE REMOVED	7
347	6	OAK	TO BE REMOVED	6
348	7	OAK	TO BE REMOVED	7
349	6	OAK	TO BE REMOVED	6
350	5	OAK	TO BE REMOVED	5
351	5	OAK	TO BE REMOVED	5
352	7	OAK	TO BE REMOVED	7
353	8	OAK	TO BE REMOVED	8
354	5	OAK	TO BE REMOVED	5
355	11	OAK	TO BE REMOVED	11
356	9	OAK	TO BE REMOVED	9
357	10	OAK	TO BE REMOVED	10
358	8	OAK	TO BE REMOVED	8
359	9	OAK	TO BE REMOVED	9
360	7	OAK	TO BE REMOVED	7
361	17	CEDAR MULTI-TRUCK	TO BE REMOVED	17
362	13	CEDAR	TO BE REMOVED	13
363	15	CEDAR MULTI-TRUCK	TO BE REMOVED	15

TOTAL MITIGATION REQUIRED: 166 CAL. INCHES
MITIGATION PROVIDED: (42) 4" CALIPER TREES
TOTAL INCHES OF MITIGATION TREES PLANTED ON SITE: 168 CAL. INCHES



NOTE:
FENCING SHOWN ABOVE IS DIAGRAMMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND LIMITED TO PROJECT BOUNDARY

01 TREE PROTECTION FENCE A
NOT TO SCALE

01 TREE PRESERVATION PLAN
SCALE 1"=40'-0"
0 15 40 80

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	**LOT 4**
ZONING	LI - LIGHT INDUSTRIAL
LAND USE	OFFICE/WAREHOUSE
LOT AREA	109,258 SF/2.50 AC
BUILDING FOOTPRINT AREA	20,930 SF
TOTAL BUILDING AREA	3,765 SF OFFICE
	17,165 SF WAREHOUSE
	TOTAL 20,930 SF
BUILDING HEIGHT (# STORIES)	1
BUILDING HEIGHT	29'-8"
LOT COVERAGE	12.59%
FLOOR AREA RATIO	0.13
PARKING	
PARKING RATIO	OFFICE: ONE SPACE PER 300 SF
	WAREHOUSE: ONE SPACE PER 1000 SF
REQUIRED PARKING (# SPACES)	31
PROVIDED PARKING (# SPACES)	50
ACCESSIBLE PARKING REQUIRED (# SPACES)	2
ACCESSIBLE PARKING PROVIDED (# SPACES)	2

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 OUT HANDS, THIS ___day of ___ . _____

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

OWNER
ROCKWALL TECHNOLOGY PARK
PO BOX 668
ROCKWALL, TX 75087
PH: (972) 772-0025
CONTACT: PHIL WAGNER

LANDSCAPE PLAN
CITY PROJECT CASE NO. SP2022-005
INTEGRATED DEFENSE PRODUCTS TM
7.38 ACRES
LOT 4 BLOCK B
ROCKWALL TECHNOLOGY PARK,
J.M. ALLEN SURVEY ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PREPARATION DATE: 03/01/2022

APPLICANT	LANDSCAPE ARCHITECT
LINKS CONSTRUCTION	STUDIO GREEN SPOT, INC.
525 S. LOOP 288, SUITE 105	1784 W. McDERMOTT DR. STE. 110
DENTON, TX 76034	ALLEN, TX 75013
PH: 940-783-0920	PH: 469-369-4448
CONTACT: ALISON WINGET, PE	CONTACT: CHRIS TRONZANO, RLA
ENGINEER	**SURVEYOR**
KIRKMAN ENGINEERING, LLC	BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121	5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034	COLLEYVILLE, TX 76034
PH: 817-488-4960	PH: 817-864-1957
CONTACT: JEREMY NELSON, PE	CONTACT: JACK BARTON, RPLS

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT
CHRIS TRONZANO
2042
STATE OF TEXAS
03.09.2022

INTEGRATED DEFENSE PRODUCT TM

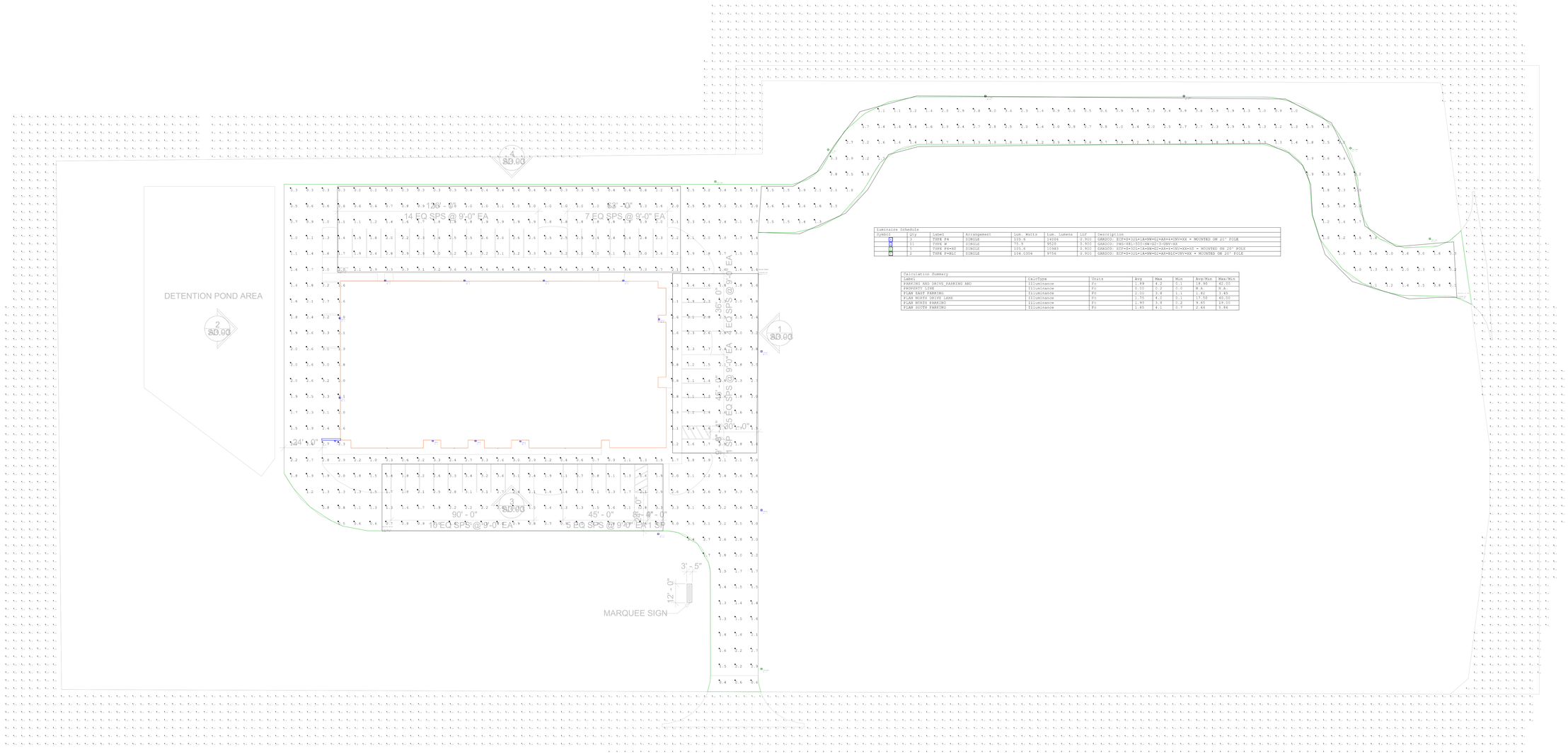
LOT 4, BLOCK B
ROCKWALL TECHNOLOGY PARK
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ISSUE:
FOR APPROVAL 02.04.2022
CITY COMMENTS 02.18.2022
CITY COMMENTS 03.03.2022
CITY COMMENTS 03.09.2022

DATE:
03.09.2022

SHEET NAME:
TREE PRESERVATION PLAN

SHEET NUMBER:
L.1



Luminaire Schedule

Symbol	QTY	Label	Arrangement	Lum. Watts	Lum. Lumens	LLF	Description
	3	TYPE F4	SINGLE	103.6	14006	0.900	GARDCO: ECF=F32[=]A=SW=Q;=AB=4=DV=XX = MOUNTED ON 20' POLE
	11	TYPE W	SINGLE	75.9	9520	0.900	GARDCO: FWS=EL-SCO=SW=Q[=]=DBV=XX
	5	TYPE F4-HS	SINGLE	103.6	10983	0.900	GARDCO: ECF=F32[=]A=SW=Q[=]A=4=DV=XX=HS - MOUNTED ON 20' POLE
	2	TYPE P+ELC	SINGLE	124.0356	9756	0.900	GARDCO: ECF=P+[=]A=SW=Q[=]A=AB=ELC=DBVXAR = MOUNTED ON 20' POLE

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AND DRIVE PARKING AND	Illuminance	Fc	1.59	4.2	0.1	18.90	42.00
PROPERTY LINE	Illuminance	Fc	0.00	0.2	0.0	N.A.	N.A.
PLAN EAST PARKING	Illuminance	Fc	2.00	3.9	1.1	1.82	3.45
PLAN NORTH DRIVE LANE	Illuminance	Fc	1.75	4.0	0.1	17.50	40.00
PLAN NORTH PARKING	Illuminance	Fc	1.93	3.9	0.2	9.65	19.50
PLAN SOUTH PARKING	Illuminance	Fc	1.85	4.1	0.7	2.64	5.86

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 OUT HANDS, THIS ___ day of _____, ____

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

CASE NUMBER: SP2022-005

CW LIGHTING & ASSOCIATES

7701 W. LITTLE YORK RD. STE 300
HOUSTON, TX 77040

P. 713-690-9320
W. CWLIGHTING.COM

PROJECT NAME:

ROCKWALL IDP MANUFACTURING

ADDRESS:

NOTES:

ISSUE NAME:

CW1.00

SITE PHOTOMETRICS

GARDCO by signify

Site & Area

EcoForm

ECF-S small area light



Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Ordering guide

example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage
ECF-S EcoForm site and area, small	**32L** 32 LEDs (2 modules)	**365** 365mA **530** 530mA **700** 700mA **1A** 1050mA **1.2A** 1200mA	**WW-G2** Warm White 3000K, 70CRI Generation 2 **NW-G2** Neutral White 4000K, 70CRI Generation 2 **CW-G2** Cool White 5000K, 70CRI Generation 2	**AR**[2] Arm Mount (standard) The following mounting kits must be ordered separately (See accessories) **SF**[3] Slip Fitter Mount (fits to 2 3/8" O.D. tenon) **WS** Wall mount with surface conduit rear entry permitted **RAM**[2] Retrofit arm mount kit	**Type 2** **2** Type 2 **2-90** Rotated left 90° **2-270** Rotated right 270° **Type 3** **3** Type 3 **3-90** Rotated left 90° **3-270** Rotated right 270° **Type 4** **4** Type 4 **4-90** Rotated left 90° **4-270** Rotated right 270° **Type 5** **5** Type 5 **5W** Type 5W **AFR** Auto Front Row **AFR-90** Auto Front Row, Rotated left 90° **AFR-270** Auto Front Row, Rotated right 270° **BLC** Back Light Control **BLC-90** Back Light Control rotated at 90° **BLC-270** Back Light Control rotated at 270° **LCL**[19] LEED Corner Optic Left **RCL**[19] LEED Corner Optic Right	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)
	48L 48 LEDs (3 modules)	**900** 900mA **1A** 1050mA **1.2A**[19] 1200mA				
	64L 64 LEDs (4 modules)	**900** 900mA **1A**[19] 1050mA				

Options

Dimming controls	Motion sensing lens	Photo-sensing	Electrical	Luminaire	Finish
DD[4,18] 0-10V External dimming (for controls by others) **DCC**[4,5,6,18] Dual Circuit Control **FAWS**[4,5,18] Field Adjustable Wattage Selector **LLC**[4,6,7,8,18] Integral wireless module **BL**[1,4,7,18] Bi-level functionality **SRDR**[4,5,6,8,17] SR driver connected to Zhaga socket **DynaDimmer:** Automatic Profile Dimming **CS50**[4,8] Safety 50% Dimming, 7 hours **CM50**[4,8] Median 50% Dimming, 8 hours **CS30**[4,8] Safety 30% Dimming, 7 hours **CM30**[4,8] Median 30% Dimming, 8 hours	**IMRI3**[15] Integral with #3 lens **IMRI7**[16] Integral with #7 lens	**PCB**[8,9] Photocontrol Button **TLRD5**[10,17] Twist Lock Receptacle 5 Pin **TLRD7**[10,17] Twist Lock Receptacle 7 Pin **TLRPC**[9,10,11,17] Twist Lock Receptacle w/ Photocell	**Fusing** **F1**[9] Single (120, 277, 347VAC) **F2**[9] Double (208, 240, 480VAC) **Pole Mount Fusing** **FP1**[9] Single (120, 277, 347VAC) **FP2**[9] Double (208, 240, 480VAC) **FP3**[9] Canadian Double Pull (208, 240, 480VAC) **Surge Protection** (10kA standard) **SP2** Increased 20kA	Square Pole Adapter included in standard product **TB**[12] Terminal Block **RPA**[13] Round Pole Adapter (fits to 3"- 3.9" O.D. pole) **HIS**[14] Internal House Side Shield	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

1. BL-IMRI3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Must specify a motion sensor lens.
8. Not available in 347 or 480V
9. Must specify input voltage.
10. TLRD5, TLRD7 and TLRPC receptacle pins 4 & 5 are capped off when ordered with any of the Dimming controls DD or FAWS or LLC.
11. Not available in 480V. Order photocell separately with TLRD5/7.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.
14. HIS not available with Type 5, 5W, BLC, BLC-90, BLC-270, LCL or RCL optics.
15. Not available with DD, DCC, and FAWS dimming control options.
16. Not available with DD, DCC, FAWS and LLC dimming control options.
17. When ordering SRDR, controller (by others) to be used on socket must be SR compatible (See specifications for more details). Consult factory for lead time. All 7 pins in NEMA receptacle are connected to SR driver. SRDR not available with TLRD5 or TLRPC.
18. 0-10V dimming driver standard.
19. LCL and RCL not available with 48L-1.2A or 64L-1A.

ECF-S EcoForm small

Area luminaire

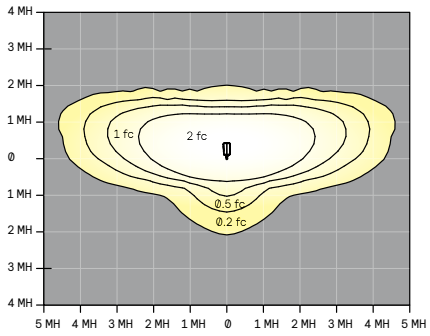
Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

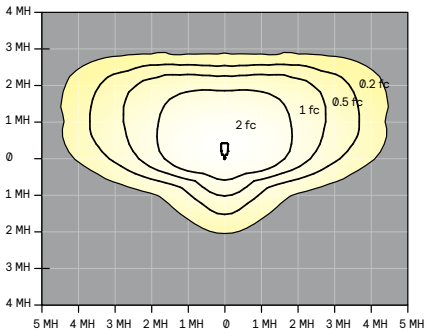
Ambient Temperature °C	Driver mA	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1200 mA	>100,000 hours	>120,000 hours	>99%

Optical Distributions

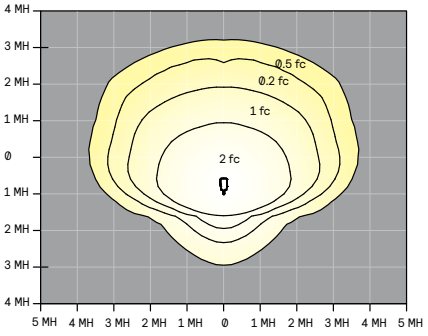
Based on configuration ECF-S-48L-1A-NW-G2 (159W) mounted at 20ft.



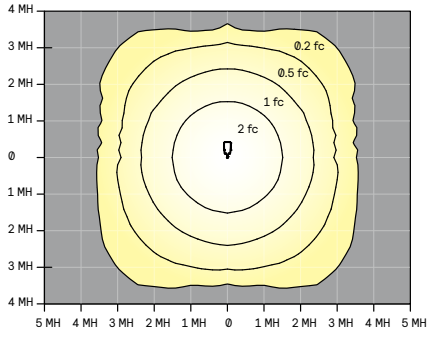
Type 2



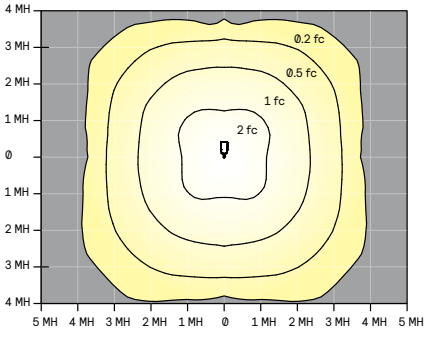
Type 3



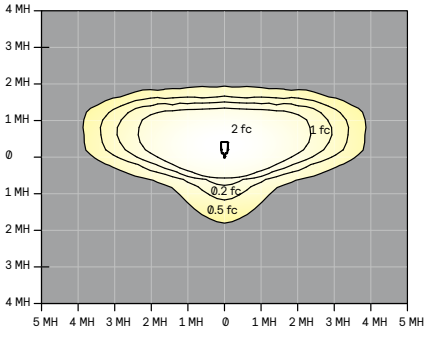
Type 4



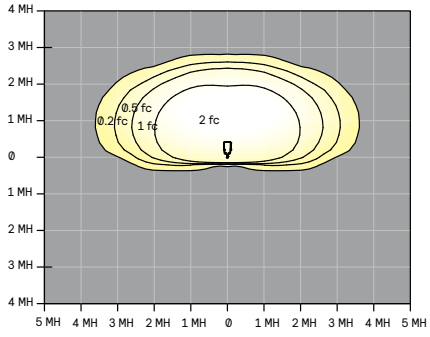
Type 5



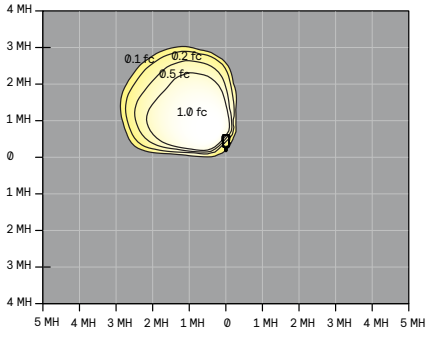
Type 5W



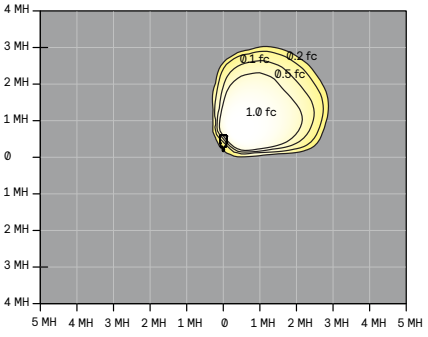
AFR



BLC



LCL



RCL

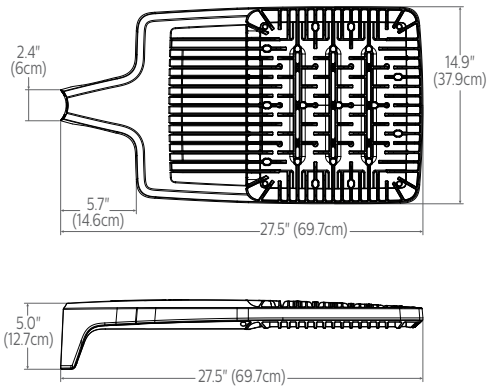
ECF-S EcoForm small

Area luminaire

Dimensions

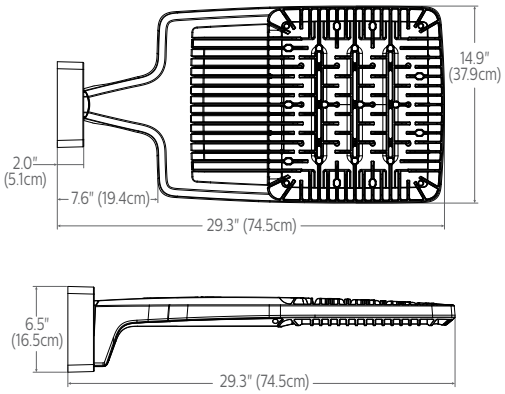
Standard Arm (**AR**)

Weight: 22 Lbs (9.9 Kg) EPA: 0.21ft² (.019m²)



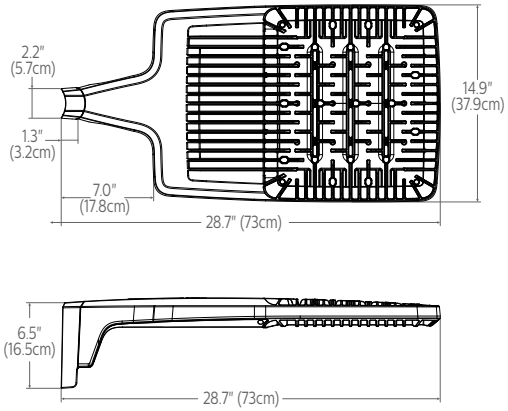
Wall (**WS**)

Weight: 27 Lbs. (12. 2Kg)EPA: 0.27ft² (.025m²)



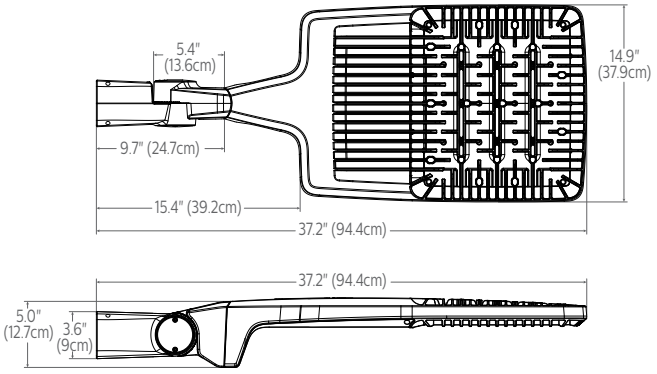
Retrofit Arm (**RAM**)

Weight: 24 Lbs (10.9 Kg) EPA: 0.24ft² (.022m²)

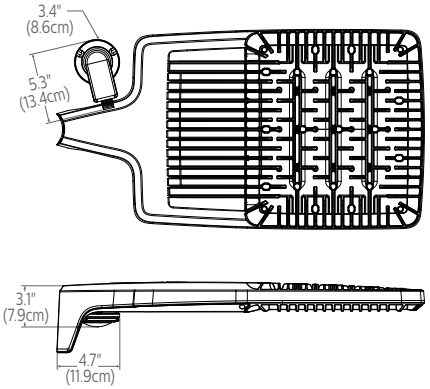


Slip fitter (**SF**)

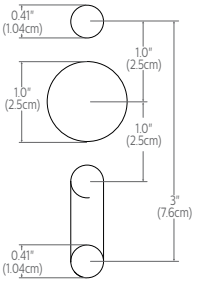
Weight: 27 Lbs (12.2 Kg) EPA: 0.33ft² (.031m²)



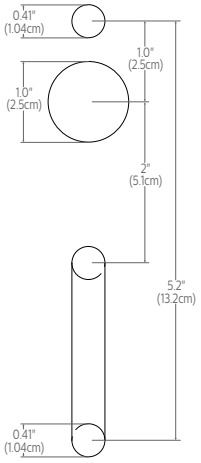
Outboard **IMR-HVU** sensor



Standard Arm (**AR**) drill pattern



Retrofit Arm (**RAM**) drill pattern



GARDCO by signify

Wall Mount

PureForm

LED wall sconce



Gardco PureForm LED wall sconce PWS with precision optics offers a sleek, low profile design that will complement a range of architectural styles. PureForm wall sconce provides up to 21,800 lumens to accommodate multiple mounting heights, and is available with Type 2, 3, 4, as well as our back light control optics. A full range of control options is available for additional energy savings. Optional emergency battery backup option is available for path-of-egress and is integral to the luminaire.

Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

Ordering guide

example: PWS-48L-500-NW-G2-2-UNV-DGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Distribution	Emergency	Voltage	Options: Dimming controls	Options: Motion-sensing lens	Options: Photo-sensing	Options: Electrical & Shield	Finish
PWS											
PWS PureForm wall sconce	**48L** 48 LEDs	**300** 300mA[1]	**WW-G2** Warm White 3000K, 70 CRI Generation 2	**2** Type 2	**EBPC** Emergency Battery Pack Cold Weather [1,3,10]	**UNV** 120-277V	**DD** 0-10V External dimming (controls by others) [4]	**IMRI2** [15] Integral with #2 lens	**PCB** Photocontrol Button [7,8,12]	**Fusing**	**Textured**
		400 400mA		**3** Type 3		**HVU** 347-480V	**DCC** Dual Circuit Control [4,5,6,9]	**IMRI3** [15] Integral with #3 lens		**F1** Single (120, 277, 347VAC) [8]	**BK** Black
		500 500mA	**NW-G2** Neutral White 4000K, 70 CRI Generation 2	**4** Type 4	Leave blank to omit an emergency option	**120** 120V	**FAWS** Field Adjustable Wattage Selector [4,5]			**F2** Double (208, 240, 480VAC) [8]	**WH** White
		600 600mA	**CW-G2** Cool White 5000K, 70 CRI Generation 2	**BLC** Back light control		**208** 208V	**SW** Interface Module for SiteWise [3,4,6]			**F3** Canadian Double Pull (208, 240, 480VAC) [8]	**BZ** Bronze
		700 700mA				**240** 240V	**LCC** Integral wireless module [4,6,7,11,13]			**Surge Protection (10kA is standard)**	**DGY** Dark Gray
	64L 64 LEDs	**600** 600mA	**WY-G2** Warm Yellow 2700K, 80 CRI Generation 2 [2]			**277** 277V	**BL** Bi-level functionality [4,13]			**SP2** Increased 20kA	**MGY** Medium Gray
		700 700mA	**BW-G2** Balanced White 3500K, 80CRI Generation 2 [2]			**347** 347V	**DynaDimmer: Automatic Profile Dimming** [4,7]				**Customer specified**
		800 800mA				**480** 480V	**CS50** Security 50% Dimming, 7 hours				**RAL** Specify optional color or RAL (ex: RAL7024)
		900 900mA	**AM-G2** Direct Amber (590nm) Generation 2 [2,14]				**CM50** Median 50% Dimming, 8 hours				**CC** Custom color (Must supply color chip for required factory quote)
							CS30 Security 30% Dimming, 7 hours				
							CM30 Median 30% Dimming, 8 hours				

1. Only 300mA can be used with battery backup (EBPC) configuration.
2. Extended lead times apply. Contact factory for details.
3. Available only in 120 or 277V.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Not available in 347 or 480V.
8. Must specify input voltage.
9. Available with two modules per circuit (64L) at 600mA.
10. Not available with DCC, SW, and CS/CM.
11. Not available in 800 or 900mA.
12. Not availablewith 64L.
13. Must specify a motion sensor lens.
14. Limited to max. 600mA configurations
15. Not available with DD, DCC, and FAWS dimming control options.

PWS PureForm LED wall sconce

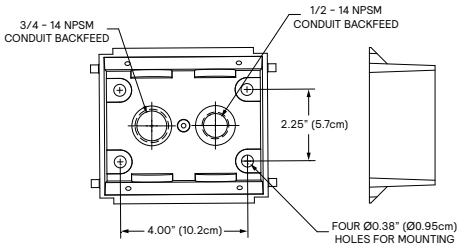
wall mount

Luminaire Accessories (order separately)

Mounting Accessories

Wall Mount

PWS-WS-G2	Wall Mounted Box for Surface Conduit Painted Black



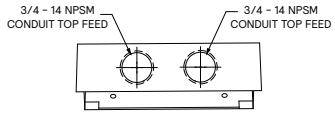
System accessories

Wireless system remote mount module

LLCR2-(F) #2 lens - specify finish in place of (F)
LLCR3-(F) #3 lens - specify finish in place of (F)

Central Remote Motion Response
(used connected to SiteWise main panel)

MS2-A-FVR-3
MS2-A-FVR-7

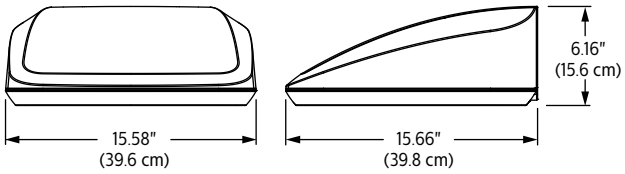


Wireless system remote controller accessory

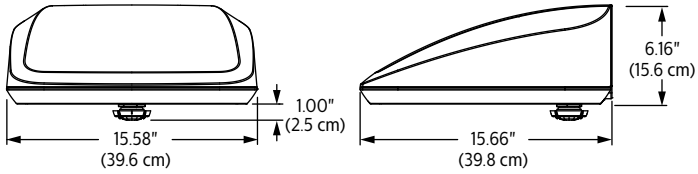
Wireless system offers a remote radio/sensor module that allows connection to a Limelight system (sold by others). Remote module can be mounted to wall or pole with j-box supplied. May be specified by choosing one of two different lenses to accommodate a variety of mounting heights/sensor detection ranges. Must specify option DD on luminaires that are planned to be used with remote mount controllers.

Dimensions

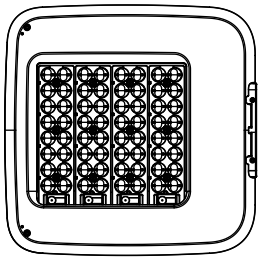
Standard Luminaire

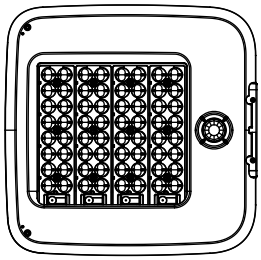


Motion Response and Wireless System

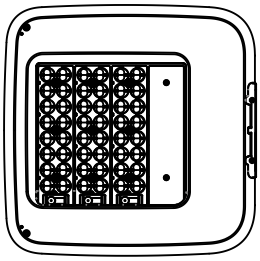


4 modules





3 modules



Luminaire Weights

PureForm LED wall sconces PWS	Weight
Luminare	24 lbs
Luminaire - EBPC (EM battery pack)	27 lbs

PWS PureForm LED wall sconce

wall mount

LED Wattage and Lumen Values (Emergency Mode)

						Lumen Outputs							
				Avg. System Watts		Type 2		Type 3		Type 4		BLC	
Ordering Code	LED Qty	LED Current (mA)	Color Temp.	Normal Mode	Emergency Mode	Normal Mode	Emergency Mode	Normal Mode	Emergency Mode	Normal Mode	Emergency Mode	Normal Mode	Emergency Mode
PWS-48L-300-NW-G2-x-EBPC	48	300	4000	47	14	6394	2110	6297	2078	6382	2106	4896	1615

For emergency EBPC option, publish values are based on initial lumens.

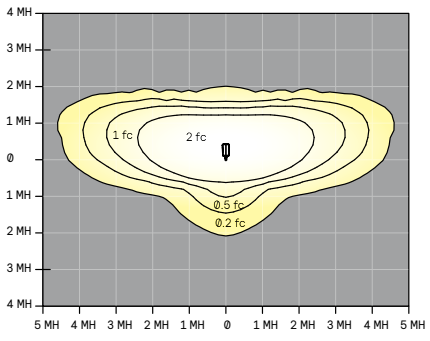
Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

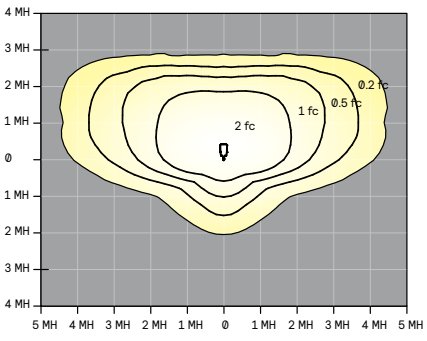
Ambient Temperature °C	Drive current	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	**up to 900 mA**	**>100,000 hours**	**>54,000 hours**	**>96%**

Optical Distributions

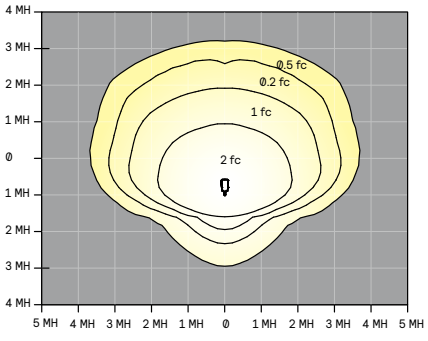
Based on 20' mounting height



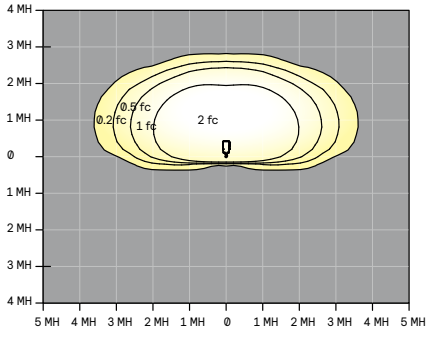
Type 2



Type 3



Type 4



BLC

Links Construction, LLC | 525 S. Loop 288 Ste. #105 | Denton, TX 76205 | 940-566-5465

February 3, 2022

RE: Site Plan Application Submittal – Variance Request Letter

Per Site Plan Application Submittal Requirements, please see the list below of the architectural variances we are requesting for the Integrated Defense Products TM Project in Rockwall, TX approximately location at HWY 276 and Innovation Drive.

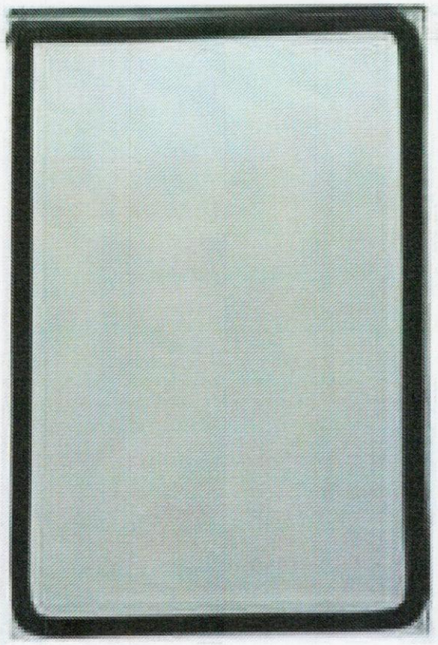
Variances:

1. Tilt Wall Building Type
    a. Compensatory Measures:
        i. Compensate Item F) Above and beyond 90% Masonry
        ii. Compensate Item G) Above and beyond 20% Stone

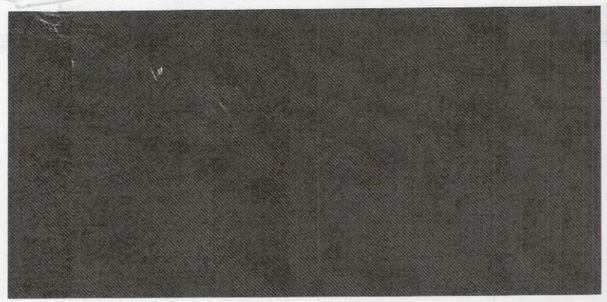
Thank you for your time and consideration,

Thank you,

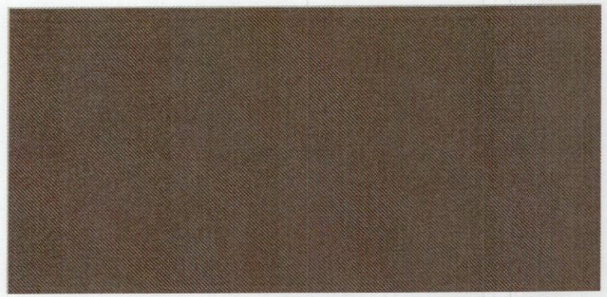
Design Build Project Manager
Links Construction, LLC
Phone (Office) 940-783-0920
Phone (Direct) 214-680-0583



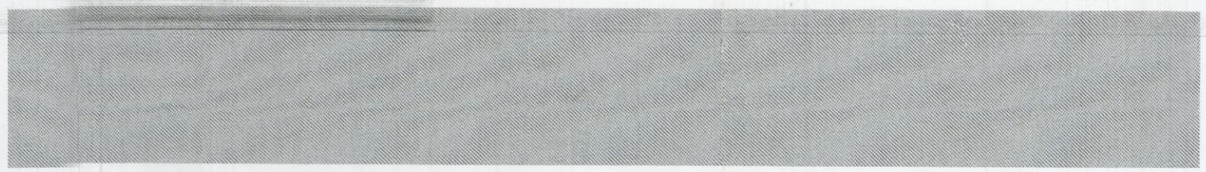
GLASS - OPTIGRAY SOLARBAN 60



METAL PANEL - KOLBE GINGERSNAP



METAL PANEL - KOLBE MUDPIE



TILT WALL PAINT - SW7072 ONLINE



NATURAL STONE - LIMESTONE, COBRA STONE, COBRA'S CREAM



STUCCO - STO CORP WHITE



MATERIAL PERCENTAGE TOTALS:

NATURAL STONE (LIMESTONE) = 26.5%
4564 SF / 17211 SF TOTAL

STUCCO = 42.2%
7265 SF / 17211 SF TOTAL

TILT WALL (CONCRETE) = 12.8%
2195 SF / 17211 SF TOTAL

STOREFRONT (GLASS) = 12.4%
2133 SF / 17211 SF TOTAL

METAL (DOORS) = 3.7%
639 SF / 17211 SF TOTAL

METAL (CANOPIES) = 2.4%
415 SF / 17211 SF TOTAL

APPLICANT INFORMATION
ALISON WINGET
LINKS CONSTRUCTION
525 S LOOP 288 #105
DENTON, TX 76205
214-680-0583
AWINGET@LINKSCONSTRUCTION.COM

OWNER INFORMATION
BRANDON BUSCHOLD
IDP TM
1271 VANGUARD DRIVE
OXNARD, CA 93033
805-240-2900
BBUSCHOLD@IDPTM.COM

PROJECT NAME: IDP OFFICE & MANUFACTURING
CASE # SP2022-005

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 22 DAY OF March, 2022.

WITNESS OUR HANDS, THIS 23 OF March, 2022.

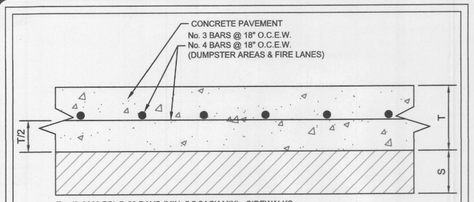
METHOD architecture
methodarchitecture.com

IDP TM, CNC MILLING
ROCKWALL, TEXAS

PROJECT #
M22-03-B0001

MATERIALS

03.09.22



T = 4", 3000 PSI @ 28 DAYS (MIN. 5.5 SACK MIX) - SIDEWALKS
T = 5", 3600 PSI @ 28 DAYS (MIN. 6.5 SACK MIX) - PUBLIC BARRIER FREE RAMPS
T = 6", 3600 PSI @ 28 DAYS (MIN. 6.5 SACK MIX) - PARKING LOT AREAS
T = 7", 3600 PSI @ 28 DAYS (MIN. 6.5 SACK MIX) - FIRE LANE & DUMPSTER AREAS
S = PER GEOTECH REPORT (PRIVATE)
PER CITY OF ROCKWALL STANDARD DETAILS (PUBLIC)

NOTE:
ALL FIRE LANES TO BE CONSTRUCTED TO CITY OF ROCKWALL STANDARDS. REFER TO CITY OF ROCKWALL STANDARD DETAILS FOR PAVING AND SUBGRADE SPECIFICATIONS AND RECOMMENDATIONS.

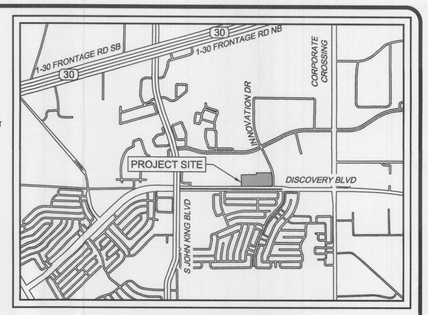
1 TYPICAL PAVEMENT SECTION

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	**LOT 4**
ZONING	LI - LIGHT INDUSTRIAL
LAND USE	OFFICE/WAREHOUSE
LOT AREA	109,258 SF/2.50 AC
BUILDING FOOTPRINT AREA	20,930 SF
TOTAL BUILDING AREA	3,765 SF OFFICE
	17,165 SF WAREHOUSE
	TOTAL 20,930 SF
BUILDING HEIGHT (# STORIES)	1
BUILDING HEIGHT	29'-8"
LOT COVERAGE	12.59%
FLOOR AREA RATIO	0.13
PARKING	
PARKING RATIO	OFFICE: ONE SPACE PER 300 SF
	WAREHOUSE: ONE SPACE PER 1000 SF
REQUIRED PARKING (# SPACES)	31
PROVIDED PARKING (# SPACES)	50
ACCESSIBLE PARKING REQUIRED (# SPACES)	2
ACCESSIBLE PARKING PROVIDED (# SPACES)	2

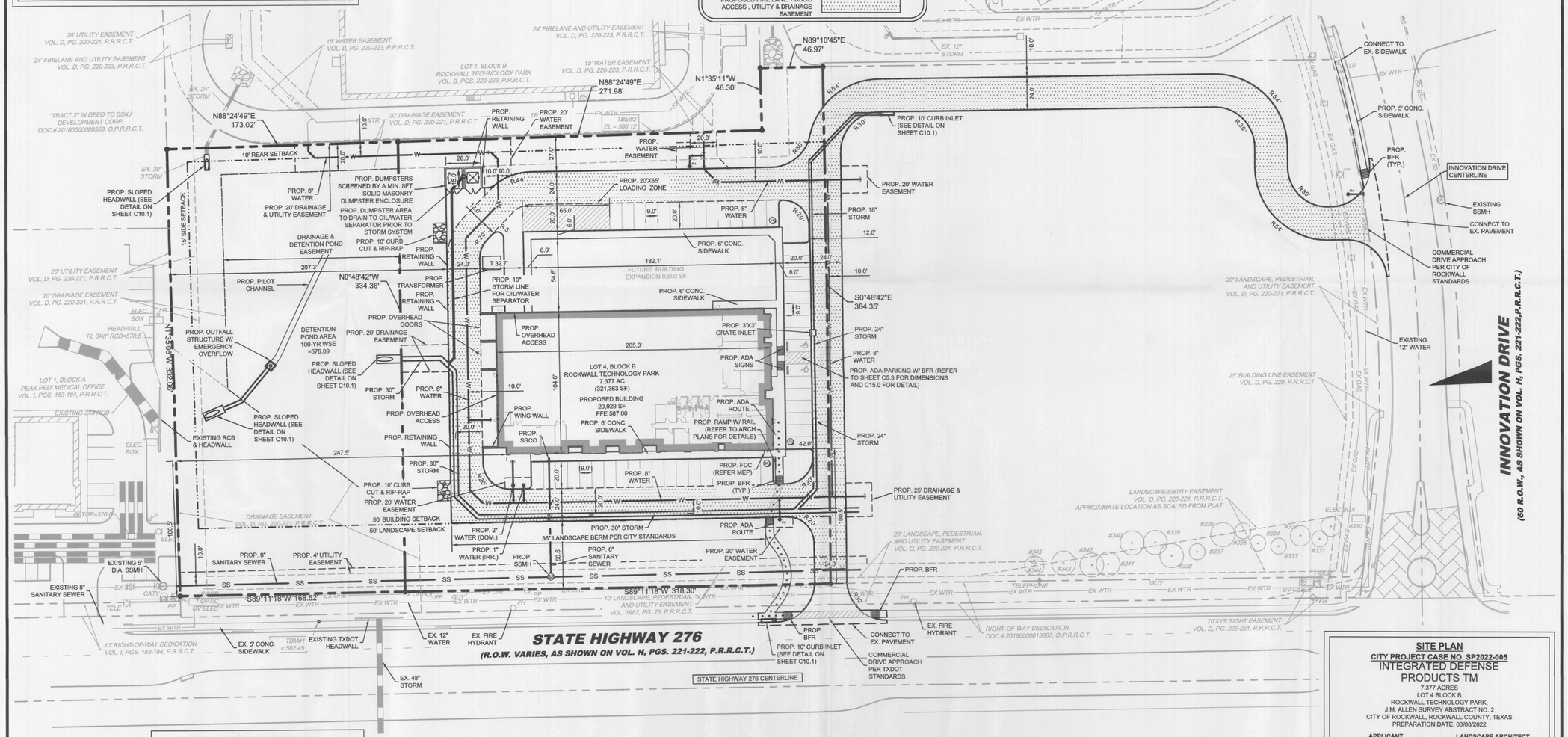
LEGEND

PROPOSED SIGN
FIRE LANE STRIPING — FIRELANE
EXISTING WATER — EX WTR
PROPOSED WATER — W
EXISTING SANITARY SEWER — EX SS
PROPOSED SANITARY SEWER — SS
EXISTING STORM DRAIN
PROPOSED STORM DRAIN
PROPOSED FIRE HYDRANT — FH
PROPOSED SANITARY SEWER MANHOLE — SS
PROPOSED GRATE INLET
ACCESSIBLE ROUTE
PARKING COUNT — 10
PROPOSED RETAINING WALL
PROPOSED FDC
PROPERTY BOUNDARY
PROPOSED FIRE LANE, PUBLIC ACCESS , UTILITY & DRAINAGE EASEMENT

GRAPHIC SCALE
0 40 80 FEET
SCALE: 1" = 40'



VICINITY MAP
N.T.S.



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

LAYOUT & DIMENSIONAL CONTROL NOTES:

1. BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS.
2. DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
3. CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADII SHALL BE 3' AT FACE OF CURB.
4. BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.
6. ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

OWNER
ROCKWALL TECHNOLOGY PARK
PO BOX 998
ROCKWALL, TX 75087
PH: (972) 772-0025
CONTACT: PHIL WAGNER

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 23 day of March, 2022

WITNESS OUT HANDS, THIS 23 day of March 2022

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SITE PLAN
CITY PROJECT CASE NO. SP2022-005
INTEGRATED DEFENSE PRODUCTS TM
7.377 ACRES
LOT 4 BLOCK B
ROCKWALL TECHNOLOGY PARK,
J.M. ALLEN SURVEY ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PREPARATION DATE: 03/08/2022

APPLICANT
LINKS CONSTRUCTION
525 S. LOOP 288, SUITE 105
DENTON, TX 76034
PH: 940-783-0920
CONTACT: ALISON WINGET, PE

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR. STE. 110
ALLEN, TX 75013
PH: 469-369-4448
CONTACT: CHRIS TRONZANO, RLA

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: JEREMY NELSON, PE

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS

PRELIMINARY FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
JEREMY B. NELSON
P.E.# 138740
DATE: 03/08/2022

LINKS CONSTRUCTION
BUILDING & DEVELOPING THE FUTURE
525 S. LOOP 288, SUITE 105
DENTON, TX 76205
(940) 566-5465

INTEGRATED DEFENSE PRODUCTS TM
LOT 4, BLOCK B
ROCKWALL TECHNOLOGY PARK,
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
(2.50 ACRES) J.M. ALLEN SURVEY A-2

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: LNK21005
ISSUE DATE: 03/08/2022

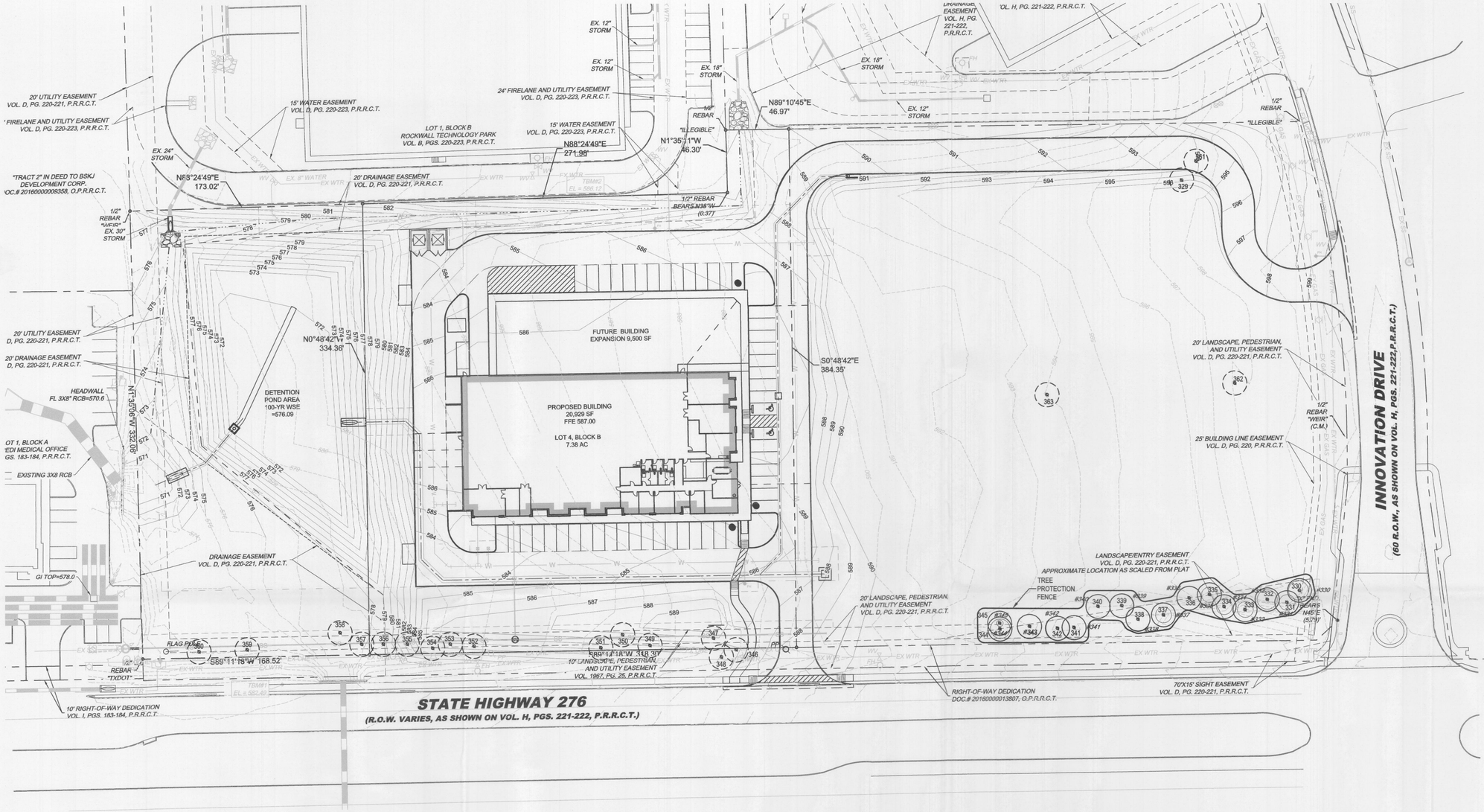
SITE PLAN

SHEET:
C3.0

CASE NUMBER: SP2022-005

FILE PATH: K:\Jobs\LNK21005_Rockwall Industrial\Drawings\03_ENGR\03 - Products\Civil\LNK21005_Rockwall Industrial\Drawings\03_ENGR\03 - Products\Civil\C3.0 SITE PLAN_LNK21005

FILENAME: C3.0 SITE PLAN_LNK21005.dwg
PLOTTED BY: Chapma Linch
PLOTTED DATE: 3/9/2022



EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.00

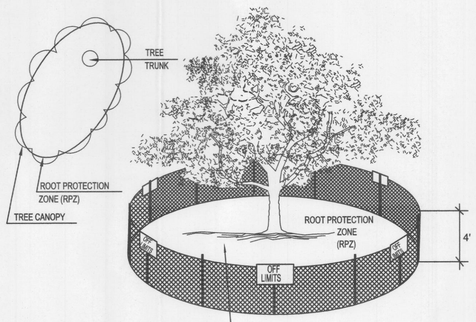
EXISTING TREE NOTES

1. Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
2. If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
3. No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
4. Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
5. Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
6. Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
7. Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
8. Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
9. Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
10. Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
11. Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4') feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
12. Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4') foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).
13. Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).
14. Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.

EXISTING TREES PREVIOUS BUILDING DEVELOPMENT

NO.	DIA. INCHES	SPECIES (COMMON NAME)	REMARKS	MITIGATION REQUIRED
329	11	CEDAR	TO BE REMOVED	11
330	15	CEDAR	TO REMAIN	
331	11	CEDAR	TO REMAIN	
332	14	CEDAR	TO REMAIN	
333	12	CEDAR	TO REMAIN	
334	13	CEDAR	TO REMAIN	
335	12	CEDAR	TO REMAIN	
336	15	CEDAR	TO REMAIN	
337	12	CEDAR	TO REMAIN	
338	14	CEDAR	TO REMAIN	
339	15	CEDAR	TO REMAIN	
340	15	CEDAR	TO REMAIN	
341	22	CEDAR MULTI-TRUCK	TO REMAIN	
342	15	CEDAR	TO REMAIN	
343	18	CEDAR	TO REMAIN	
344	14	CEDAR	TO REMAIN	
345	5	HERCULES CLUB	TO REMAIN	
346	7	OAK	TO BE REMOVED	7
347	6	OAK	TO BE REMOVED	6
348	7	OAK	TO BE REMOVED	7
349	6	OAK	TO BE REMOVED	6
350	5	OAK	TO BE REMOVED	5
351	5	OAK	TO BE REMOVED	5
352	7	OAK	TO BE REMOVED	7
353	8	OAK	TO BE REMOVED	8
354	5	OAK	TO BE REMOVED	5
355	11	OAK	TO BE REMOVED	11
356	9	OAK	TO BE REMOVED	9
357	10	OAK	TO BE REMOVED	10
358	8	OAK	TO BE REMOVED	8
359	9	OAK	TO BE REMOVED	9
360	7	OAK	TO BE REMOVED	7
361	17	CEDAR MULTI-TRUCK	TO BE REMOVED	17
362	13	CEDAR	TO BE REMOVED	13
363	15	CEDAR MULTI-TRUCK	TO BE REMOVED	15

TOTAL MITIGATION REQUIRED: 166 CAL. INCHES
MITIGATION PROVIDED: (42) 4" CALIPER TREES
TOTAL INCHES OF MITIGATION TREES PLANTED ON SITE: 168 CAL. INCHES



NOTE:
FENCING SHOWN ABOVE IS DIAGRAMMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND LIMITED TO PROJECT BOUNDARY

01 TREE PROTECTION FENCE A
NOT TO SCALE

01 TREE PRESERVATION PLAN
SCALE 1"=40'-0"
0 15 40 80

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	**LOT 4**
ZONING	LI - LIGHT INDUSTRIAL
LAND USE	OFFICE/WAREHOUSE
LOT AREA	109,258 SF/2.50 AC
BUILDING FOOTPRINT AREA	20,930 SF
TOTAL BUILDING AREA	3,765 SF OFFICE
	17,165 SF WAREHOUSE
	TOTAL 20,930 SF
BUILDING HEIGHT (# STORIES)	1
BUILDING HEIGHT	29'-8"
LOT COVERAGE	12.59%
FLOOR AREA RATIO	0.13
PARKING	
PARKING RATIO	OFFICE: ONE SPACE PER 300 SF
	WAREHOUSE: ONE SPACE PER 1000 SF
REQUIRED PARKING (# SPACES)	31
PROVIDED PARKING (# SPACES)	50
ACCESSIBLE PARKING REQUIRED (# SPACES)	2
ACCESSIBLE PARKING PROVIDED (# SPACES)	2

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 23 day of March, 2022.

WITNESS OUT HANDS, THIS 23 *day of* March *2022*

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER
ROCKWALL TECHNOLOGY PARK
PO BOX 968
ROCKWALL, TX 75087
PH: (972) 772-0025
CONTACT: PHIL WAGNER

LANDSCAPE PLAN
CITY PROJECT CASE NO. SP2022-005
INTEGRATED DEFENSE PRODUCTS TM
7.38 ACRES
LOT 4 BLOCK B
ROCKWALL TECHNOLOGY PARK,
J.M. ALLEN SURVEY ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PREPARATION DATE: 03/01/2022

APPLICANT	LANDSCAPE ARCHITECT
LINKS CONSTRUCTION 525 S. LOOP 288, SUITE 105 DENTON, TX 76034 PH: 940-783-0920 CONTACT: ALISON WINGET, PE	STUDIO GREEN SPOT, INC. 1784 W. McDERMOTT DR. STE. 110 ALLEN, TX 75013 PH: 469-369-4448 CONTACT: CHRIS TRONZANO, RLA
ENGINEER	**SURVEYOR**
KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 PH: 817-488-4960 CONTACT: JEREMY NELSON, PE	BARTON CHAPA SURVEYING 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 PH: 817-864-1957 CONTACT: JACK BARTON, RPLS

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT
CHRIS TRONZANO
2042
STATE OF TEXAS

03.09.2022

INTEGRATED DEFENSE PRODUCT TM

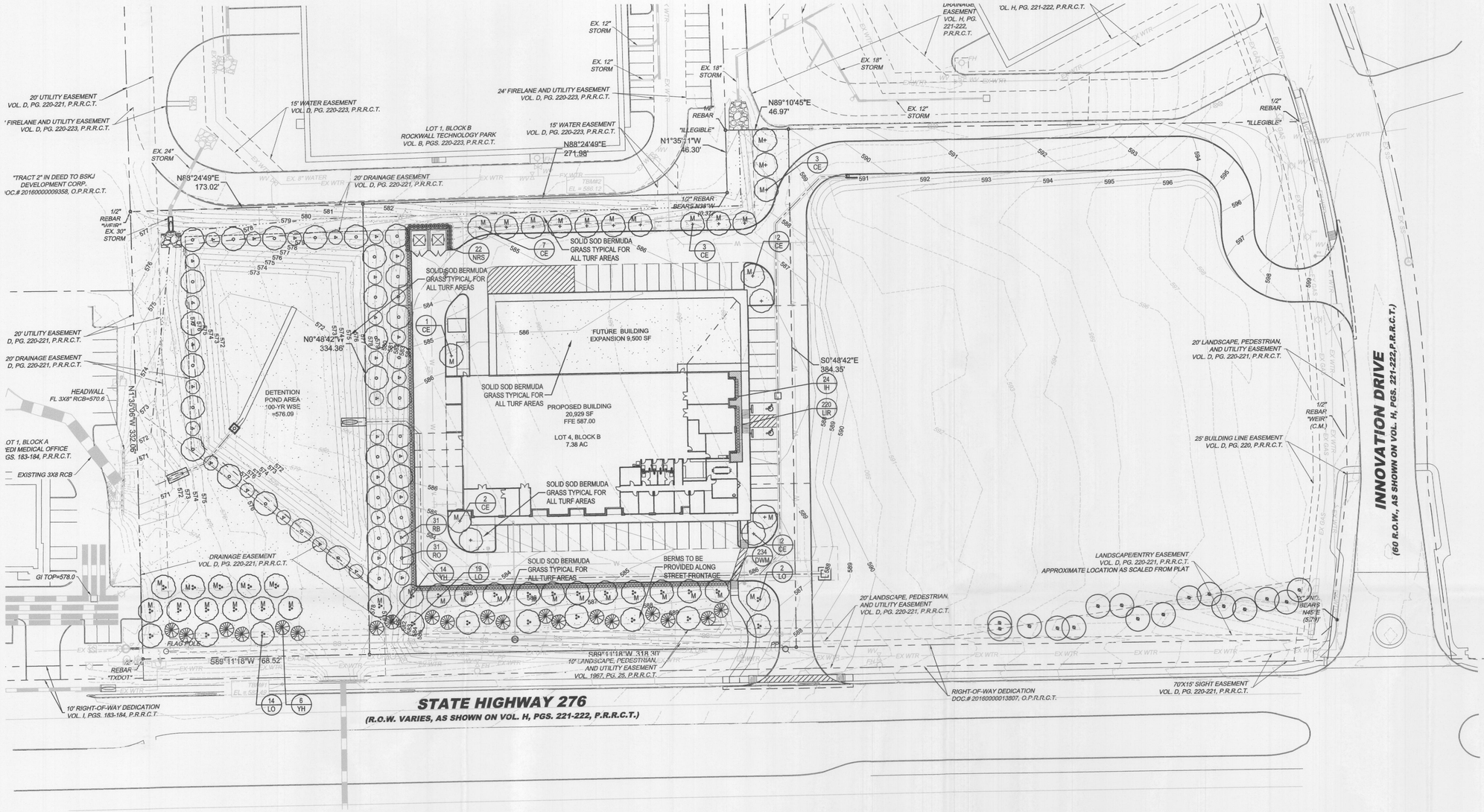
LOT 4, BLOCK B
ROCKWALL TECHNOLOGY PARK
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ISSUE:
FOR APPROVAL 02.04.2022
CITY COMMENTS 02.18.2022
CITY COMMENTS 03.03.2022
CITY COMMENTS 03.09.2022

DATE:
03.09.2022

SHEET NAME:
TREE PRESERVATION PLAN

SHEET NUMBER:
L.1



SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. 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.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. DECOMPOSED GRANITE SHALL BE (3) THREE INCHES DEEP W/ FILTER FABRIC BETWEEN NATIVE SOIL AND GRANITE

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. 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.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

IRRIGATION NOTE:

1. ALL IRRIGATION WILL MEET THE REQUIREMENTS OF THE UDC.

01 LANDSCAPE PLAN
SCALE 1"=40'-0"
0 15 40 80

LANDSCAPE TABULATIONS:
SITE REQUIREMENTS (site area 166,159 s.f.)
Requirements: 15% site area to be landscaped

Required	Provided
24,924 s.f. (15%)	91,875 s.f. (55%)

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be located in front yard

Required	Provided
12,462 s.f. (50%)	30,208 s.f. (121%)

STREET REQUIREMENTS
Requirements: (2) canopy tree, 4" cal. & (4) accent tree, 4' ht. per 100 l.f. of frontage

STATE HIGHWAY 276 (487 l.f.)

Required	Provided
(10) canopy trees	(10) canopy trees
(20) accent trees	(20) accent trees

PARKING LOT REQUIREMENTS (50 spaces)
Requirements: (1) canopy tree, 4" cal. per 20 parking spaces

Required	Provided
(3) canopy trees	(3) canopy trees

DETENTION AREA REQUIREMENTS (23,448 s.f.)
Requirements: (1) canopy tree, 4" cal. & (1) accent tree, 4' ht. per 750 sf dention area

Required	Provided
(31) canopy trees	(31) canopy trees
(31) accent trees	(31) accent trees

PERVIOUS VS. IMPERVIOUS COVER
PERVIOUS COVER - 46,174 SF
IMPERVIOUS COVER - 63,084 SF

M- TREES COUNTED FOR TREE MITIGATION

PLANT MATERIAL SCHEDULE

TREES TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	20	Cedar Elm	*Ulmus Crassifolia*	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
YH	20	Yaupon Holly	*Ilex vomitoria*	4' ht.	container, 4' ht., 4' spread, 3 or 5 caines, tree form
LO	35	Live Oak	*Quercus virginiana*	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
RB	31	Redbud	*Cercis canadensis*	4' ht.	container, 4' ht., 4' spread, straight trunk
RO	31	Red Oak	*Quercus rubra*	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
SHRUBS TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DWM	234	Dwarf Wax Myrtle	*Myrica pusilla*	5 gal.	container, 30" ht., 24" spread
IH	24	Indian Hawthorn	*Rhaphiolepis indica*	5 gal.	container, 20" ht., 20" spread
NRS	22	Nellie R Stevens Holly	*Ilex x Nellie R. Stevens*	7 gal.	container, 36" ht., 30" spread
GROUNDCOVERS TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	220	Liriope '419' Bermudagrass	*Liriope muscari* *Cynodon dactylon '419'*	4" pots	container full, well rooted Solid Sod refer to notes

NOTE: 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. All trees are to be measured at Diameter Breast Height (dbh). Trees to have straight trunks and be matching within varieties.

SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	**LOT 4**
ZONING	LI - LIGHT INDUSTRIAL
LAND USE	OFFICE/WAREHOUSE
LOT AREA	109,258 SF/2.50 AC
BUILDING FOOTPRINT AREA	20,930 SF
TOTAL BUILDING AREA	3,765 SF OFFICE
	17,165 SF WAREHOUSE
	TOTAL 20,930 SF
BUILDING HEIGHT (# STORIES)	1
BUILDING HEIGHT	29'-8"
LOT COVERAGE	12.59%
FLOOR AREA RATIO	0.13
PARKING	
PARKING RATIO	OFFICE: ONE SPACE PER 300 SF
	WAREHOUSE: ONE SPACE PER 1000 SF
REQUIRED PARKING (# SPACES)	31
PROVIDED PARKING (# SPACES)	50
ACCESSIBLE PARKING REQUIRED (# SPACES)	2
ACCESSIBLE PARKING PROVIDED (# SPACES)	2

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 23 day of March, 2022

WITNESS OUT HANDS, THIS 23 *day of* March 2022

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER
ROCKWALL TECHNOLOGY PARK
PO BOX 968
ROCKWALL, TX 75087
PH: (972) 772-0025
CONTACT: PHIL WAGNER

LANDSCAPE PLAN
CITY PROJECT CASE NO. SP2022-005
INTEGRATED DEFENSE PRODUCTS TM
7.38 ACRES
LOT 4 BLOCK B
ROCKWALL TECHNOLOGY PARK,
J.M. ALLEN SURVEY ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PREPARATION DATE: 03/01/2022

APPLICANT
LINKS CONSTRUCTION
525 S. LOOP 288, SUITE 105
DENTON, TX 76034
PH: 940-783-0920
CONTACT: ALISON WINGET, PE

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR. STE. 110
ALLEN, TX 75013
PH: 469-369-4448
CONTACT: CHRIS TRONZANO, RLA

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: JEREMY NELSON, PE

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT CHRIS TRONZANO 2042 STATE OF TEXAS
03.09.2022

INTEGRATED DEFENSE PRODUCT TM

LOT 4, BLOCK B
ROCKWALL TECHNOLOGY PARK
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ISSUE:
FOR APPROVAL 02.04.2022
CITY COMMENTS 02.18.2022
CITY COMMENTS 03.03.2022
CITY COMMENTS 03.09.2022

DATE:
03.09.2022

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.2

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

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 grass)
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: 27 October 1980, 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. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

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 manufacturers 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. Areas to be Solid Sod Bermudagrass: 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.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

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 area 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 sun. 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 Landscape Architect 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.

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 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 finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

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

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will 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 a 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 Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. 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 has 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 reinspected for full compliance with 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 completed, undamaged condition, and there is a stand of grass in all lawn areas. At this 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, and 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 of 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 insure the purchased materials will meet and/or exceed project specifications.
2. 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.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. 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.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at 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 Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from 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 Architect and his decision as to their acceptability shall be final.

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

C. 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 plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height 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 broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, Measured six (6") inched above ball.
Nomenclature conforms 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, 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:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, 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 Muncipal 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.

A. 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% sulphur and 4% iron, plus micronutrients.

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

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

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

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

F. Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") 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.

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 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot 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 property 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 tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched 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.

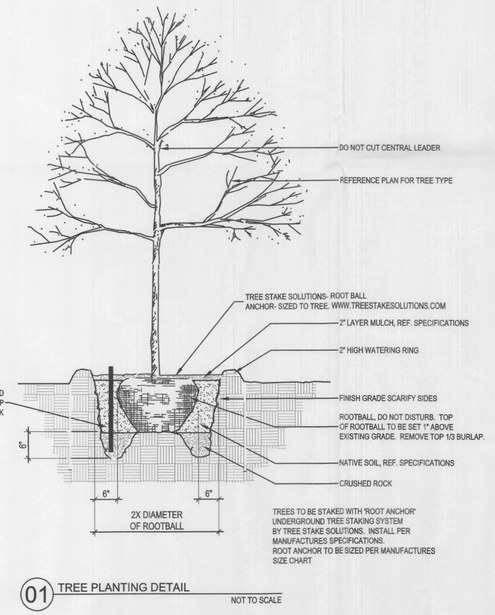
Q. Steel Curbing Installation:

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 3/4" maximum height above grade.
1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
2. Do not install steel edging along sidewalks.
3. Cut steel edging at 45 degree angle where edging meets sidewalk.

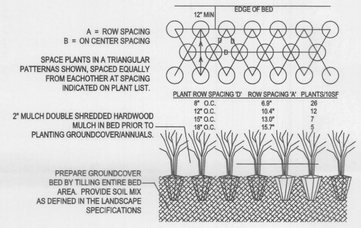
3.3 CLEANUP AND ACCEPTANCE

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 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 at end of each days work.

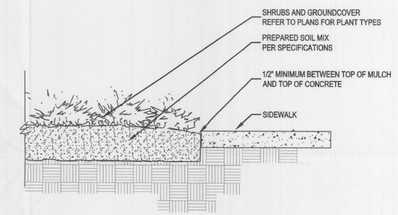
END OF SECTION



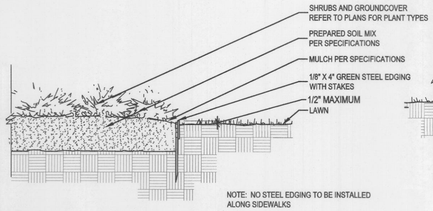
01 TREE PLANTING DETAIL
NOT TO SCALE



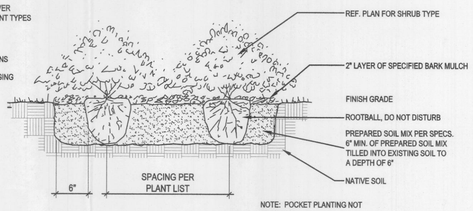
02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



03 SIDEWALK / MULCH DETAIL
no steel along sidewalks
NOT TO SCALE



04 STEEL EDGING DETAIL
NOT TO SCALE



05 SHRUB PLANTING DETAIL
NOT TO SCALE

OWNER
ROCKWALL TECHNOLOGY PARK
PO BOX 968
ROCKWALL, TX 75087
PH: (972) 772-0025
CONTACT: PHIL WAGNER

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 23 day of March, 2022

WITNESS OUT HANDS, THIS 23 day of March 2022

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

LANDSCAPE PLAN
CITY PROJECT CASE NO. SP2022-005
INTEGRATED DEFENSE PRODUCTS TM
7.38 ACRES
LOT 4 BLOCK B
ROCKWALL TECHNOLOGY PARK,
J.M. ALLEN SURVEY ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PREPARATION DATE: 03/01/2022

APPLICANT	LANDSCAPE ARCHITECT
LINKS CONSTRUCTION 525 S. LOOP 288, SUITE 105 DENTON, TX 76034 PH: 940-783-0920 CONTACT: ALISON WINGET, PE	STUDIO GREEN SPOT, INC. 1784 W. McDERMOTT DR. STE. 110 ALLEN, TX 75013 PH: 469-369-4448 CONTACT: CHRIS TRONZANO, RLA
ENGINEER	**SURVEYOR**
KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 PH: 817-488-4960 CONTACT: JEREMY NELSON, PE	BARTON CHAPA SURVEYING 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 PH: 817-864-1957 CONTACT: JACK BARTON, RPLS

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT
CHRIS TRONZANO
2042
STATE OF TEXAS
03.09.2022

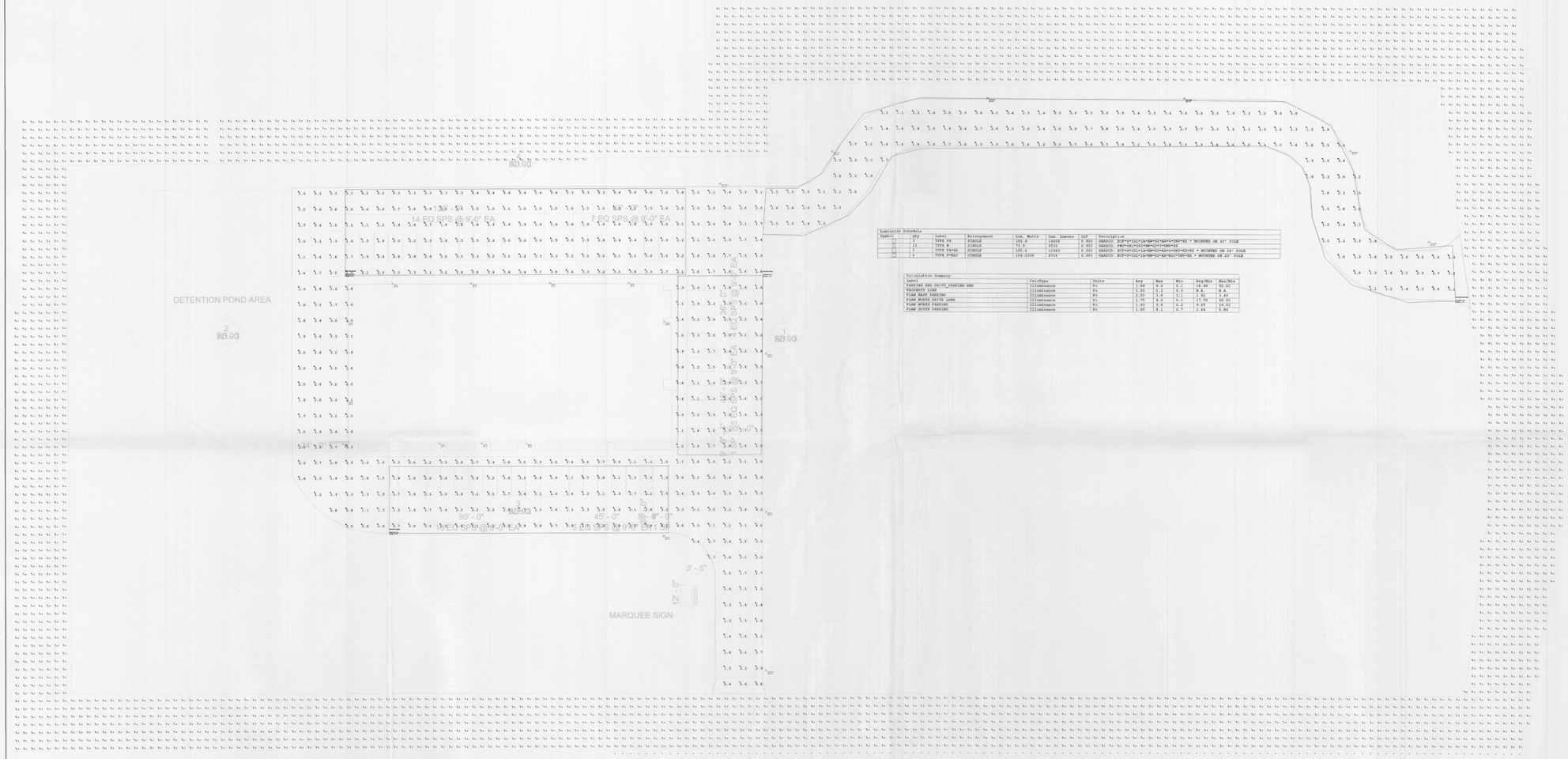
INTEGRATED DEFENSE PRODUCT TM
LOT 4, BLOCK B
ROCKWALL TECHNOLOGY PARK
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ISSUE:
FOR APPROVAL 02.04.2022
CITY COMMENTS 03.03.2022
CITY COMMENTS 03.09.2022

DATE:
03.09.2022

SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:
L.3



Luminaire Schedule							
Symbol	QTY	Label	Arrangement	Lum. Watts	Lum. Lumens	LLF	Description
	3	TYPE F4	SINGLE	165.6	14004	0.900	GARDCO: ECP-P-321-1A-MW-U2-AA-4-DMP-HX - MOUNTED ON 25' POLE
	11	TYPE F4-BS	SINGLE	165.6	9020	0.900	GARDCO: PWP-1A-321-MW-U2-7-DMP-HX
	13	TYPE F4-HS	SINGLE	165.6	10383	0.900	GARDCO: ECP-P-321-1A-MW-U2-AA-4-DMP-HV-HS - MOUNTED ON 25' POLE
	2	TYPE P-SLC	SINGLE	104.0356	8704	0.900	GARDCO: ECP-P-321-1A-MW-U2-AA-ALC-DMP-HX - MOUNTED ON 25' POLE

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AND DRIVE_PARKING AND	Illuminance	Fc	1.69	4.2	0.1	18.90	42.00
PLAN EAST DRIVE	Illuminance	Fc	2.00	2.3	0.3	N.A.	N.A.
PLAN EAST PARKING	Illuminance	Fc	2.00	2.9	1.1	1.82	2.63
PLAN NORTH DRIVE LANE	Illuminance	Fc	1.93	3.8	0.1	19.30	38.00
PLAN NORTH PARKING	Illuminance	Fc	1.93	3.9	0.2	9.65	19.50
PLAN SOUTH PARKING	Illuminance	Fc	1.85	4.1	0.7	2.64	5.86

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 22 day of March 2022.

WITNESS OUT HANDS, THIS 23 day of March 2022

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

CASE NUMBER: SP2022-005

CW LIGHTING & ASSOCIATES

7701 W. LITTLE YORK RD. STE 300
HOUSTON, TX 77040

P. 713-690-9320
W. CWLIGHTING.COM

PROJECT NAME:

ROCKWALL IDP MANUFACTURING

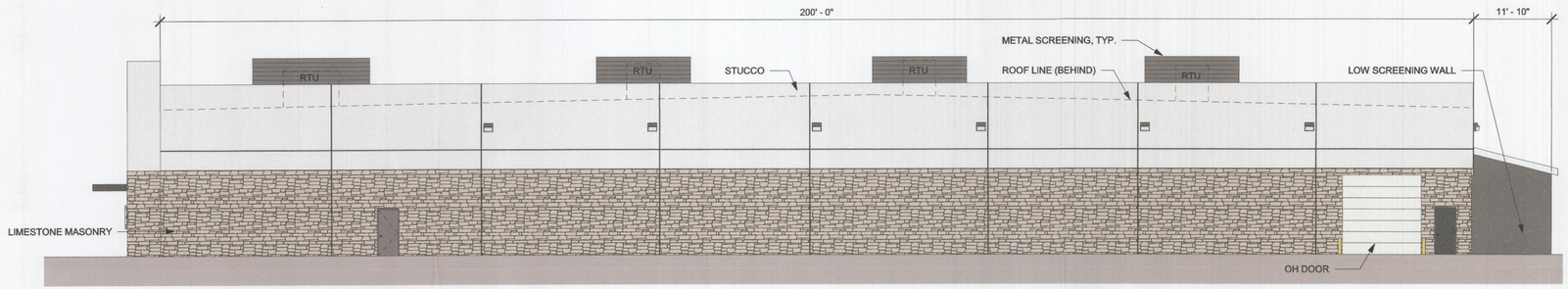
ADDRESS:

NOTES:

ISSUE NAME:

CW1.00

SITE PHOTOMETRICS



NATURAL STONE (LIMESTONE) = 44.8%
2453 SF STONE / 5482 SF TOTAL

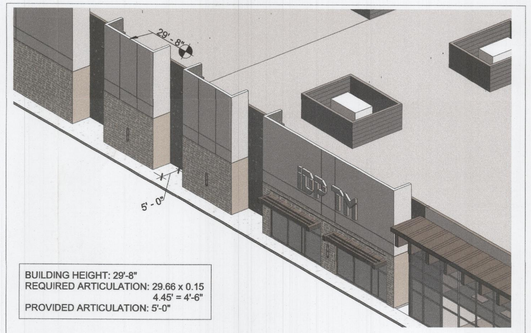
STUCCO = 48.7%
2670 SF / 5482 SF TOTAL

TILT WALL (CONCRETE) = 3%
167 SF / 5482 SF TOTAL

METAL (DOORS) = 3.5%
192 SF STONE / 5482 SF TOTAL

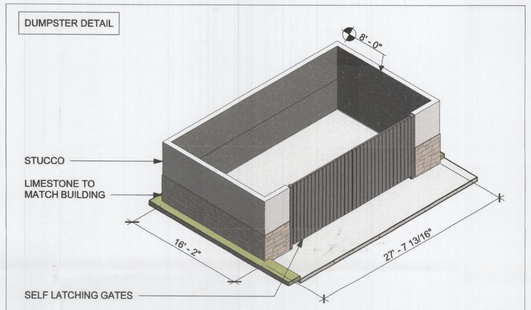
ZONING - NORTH ELEVATION 4

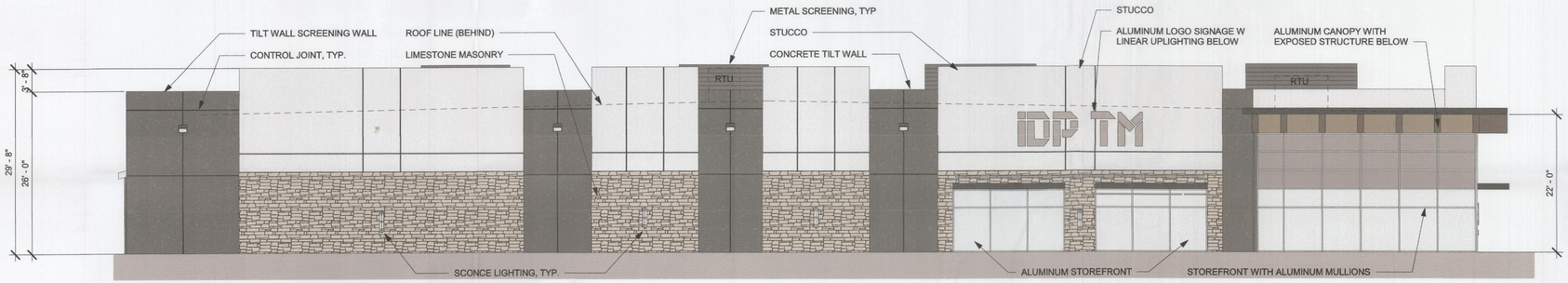
3/32" = 1'-0"



BUILDING HEIGHT: 29'-8"
REQUIRED ARTICULATION: 29.66 x 0.15
4.45' = 4'-6"
PROVIDED ARTICULATION: 5'-0"

DUMPSTER DETAIL





NATURAL STONE (LIMESTONE) = 20.2%
1240 SF STONE / 6135 SF TOTAL
STUCCO = 36.1%
2217 SF STUCCO / 6135 SF TOTAL

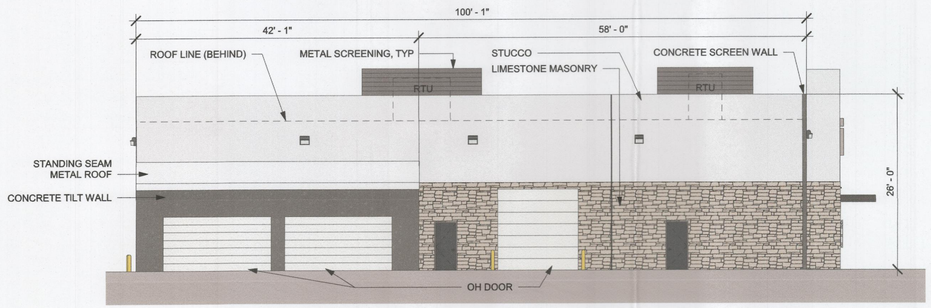
HEIGHT OF BUILDING = 29'-8"
REQUIRED DEPTH = 29'-8" x 0.15 = 4'- 6"
PROVIDED DEPTH = 5'-0

TILT WALL = 23.6%
1448 SF / 6135 SF TOTAL
STOREFRONT (GLASS & ALUM.) = 16.8%
1029 SF / 6135 SF TOTAL

METAL (CANOPIES) = 3.3%
201 SF / 6135 SF TOTAL

ZONING - SOUTH ELEVATION 3

3/32" = 1'-0"

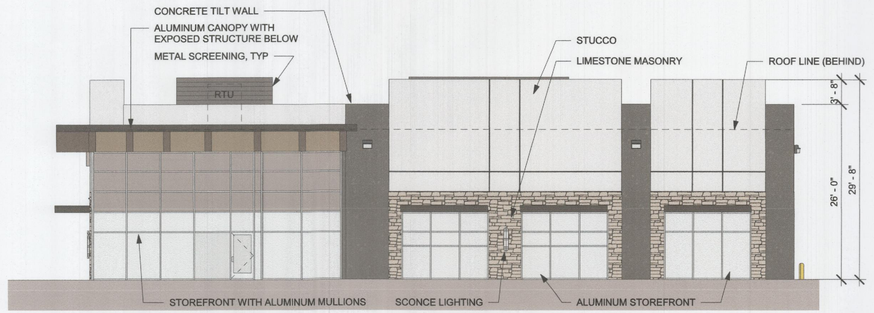


NATURAL STONE (LIMESTONE) = 23.3%
630 SF STONE / 2710 SF TOTAL
STUCCO = 51%
1383 SF / 2710 SF TOTAL

TILT WALL (CONCRETE) = 9.2%
250 SF STONE / 2710 SF TOTAL
METAL (DOORS) = 16.5%
447 SF / 2710 SF TOTAL

ZONING - WEST ELEVATION 2

3/32" = 1'-0"



NATURAL STONE (LIMESTONE) = 8.4%
241 SF STONE/ 2884 SF TOTAL
STUCCO = 34.5%
995 SF / 2884 SF TOTAL

TILT WALL CONCRETE = 11.4%
330 SF / 2884 SF TOTAL
STOREFRONT (GLASS & ALUM.) = 38.3%
1104SF / 2884 SF TOTAL
METAL = 7.4%
214 SF / 2884 SF TOTAL

HEIGHT OF BUILDING = 29'-8"
REQUIRED DEPTH = 29'-8" x 0.15 = 4'- 6"
PROVIDED DEPTH = 5'-0

ZONING - EAST ELEVATION 1

3/32" = 1'-0"

APPLICANT INFORMATION
ALISON WINGET
LINKS CONSTRUCTION
525 S LOOP 288 #105
DENTON, TX 76205
214-680-0583
AWINGET@LINKSCONSTRUCTION.COM

OWNER INFORMATION
BRANDON BUSCHOLD
IDP TM
1271 VANGUARD DRIVE
OXNARD, CA 93033
805-240-2900
BBUSCHOLD@IDPTM.COM

PROJECT NAME: IDP OFFICE & MANUFACTURING
CASE # SP2022-005

METHOD architecture
methodarchitecture.com

IDP TM, CNC MILLING

ROCKWALL, TEXAS

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 23 DAY OF March, 2022.

WITNESS OUR HANDS, THIS 23 OF March, 2022.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

ELEVATIONS

PROJECT # 03.09.22

Lee, Henry

From: Lee, Henry
Sent: Friday, February 25, 2022 2:56 PM
To: 'jeremy.nelson@trustke.com'
Subject: Project Comments SP2022-005
Attachments: Project Comments (02.25.2022).pdf; Engineering Mark-Ups (02.25.2022).pdf

Good Afternoon

Attached are the project comments and engineering markups for Case No. SP2022-005. Please address these comments and have revisions returned to staff by *March 7, 2022*. The schedule for this case is as follows:

Planning and Zoning Commission Meeting Work Session Meeting: February 28, 2022
Planning and Zoning Commission Meeting: March 15, 2022

All meetings will be held at 6:00 PM in the City Council Chambers of City Hall at 385 S. Goliad Street. Please note that a representative will need to be present at all meetings for this case to be approved. If you have any additional questions please let me know.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

Lee, Henry

From: Alison Winget <awinget@linksconstruction.com>
Sent: Tuesday, March 1, 2022 2:54 PM
To: Lee, Henry
Cc: Haley Walton; Julie McElvain
Subject: Elevation Revisions
Attachments: 2022-03-01 - ELEVATIONS REVISED.pdf

Henry,

We made the changes to our elevations as discussed last night in the ARB meeting; see attached. We wanted to make sure this was kosher since we are not able to meet the written city masonry req. on the east elevation due to the large glass entry way and that being the short side of the building. Just wanted to get someone's temperature on this prior to the responses being submitted on the seventh so we can avoid any issues from the P&Z review. Thoughts?

Changes requested in ARB meeting:

- Moved stone to the bottom of the walls typical throughout the building exterior.
    - Change stone spec to a natural stone product and provide updated physical sample (PENDING)
- Provide reveals on the upper part of the walls instead of the stone "fingers"
- Show both stucco and exposed tilt wall areas on the elevations
- Show metal pre-fab screening at RTU equipment
- No changes required on the vertical or horizontal articulations, just need to provide the calculations on the horizontal articulations to show that it meets city requirements.

Alison Winget
Project Manager
Links Construction, LLC
Office: 940-783-0920
Direct: 214-680-0583

NOTICE: This E-mail (including attachments) is covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521, is confidential and may be legally privileged. If you are not the intended recipient, you are hereby notified that any retention, dissemination, distribution or copying of this communication is strictly prohibited. Please reply to the sender that you have received the message in error, then delete it.

Please reply to the sender that you have received the message in error, then delete it.

This email was scanned by Bitdefender

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

Lee, Henry

From: Lee, Henry
Sent: Monday, March 7, 2022 11:29 AM
To: Jeremy Nelson
Subject: SP2022-005 Project Comments
Attachments: Project Comments (02.25.2022).pdf; Engineering Mark-Ups (02.25.2022).pdf

Good Morning,

This email serves as a reminder that I need revisions for your site plan case, SP2022-005. I have attached the project comments again for ease of access. The deadline for revised plans is today, however if I can get an update of where you are with revisions I can extend the deadline to tomorrow. 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: Christina Limon <christina.limon@trustke.com>
Sent: Monday, March 7, 2022 11:51 AM
To: Lee, Henry
Cc: Jeremy Nelson; Alison Winget; Brandon Buschold; Dante Sandoval
Subject: RE: SP2022-005 Project Comments

Henry,

Here's the Dropbox link with our resubmittal for SP2022-005. Please let me know if you have any issues with the link.

Dropbox Link:
https://www.dropbox.com/scl/fo/piq4gtz2bh6ykmy8ypn4m/h?dl=0&rlkey=zco834tgh2vpmld1tg883qwco

Thank you,

Christina Limon, EIT

Kirkman Engineering
817.488.4960 o
956.334.6200 c

From: Jeremy Nelson <jeremy.nelson@trustke.com>
Sent: Monday, March 7, 2022 11:32 AM
To: Lee, Henry <HLee@rockwall.com>
Cc: Christina Limon <christina.limon@trustke.com>
Subject: RE: SP2022-005 Project Comments

Henry,

We're waiting on the photometric plan from the architect. We'll go ahead and send over all other documents at this time. Standby for an email.

Thank you,

Jeremy B. Nelson, P.E.
Senior Project Manager

kirkman ENGINEERING

5200 State Highway 121
Colleyville, TX 76034
817.488.4960 o

817.271.4028 c

From: Lee, Henry <HLee@rockwall.com>
Sent: Monday, March 7, 2022 11:29 AM
To: Jeremy Nelson <jeremy.nelson@trustke.com>
Subject: SP2022-005 Project Comments

Good Morning,

This email serves as a reminder that I need revisions for your site plan case, SP2022-005. I have attached the project comments again for ease of access. The deadline for revised plans is today, however if I can get an update of where you are with revisions I can extend the deadline to tomorrow. 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

This email was scanned by Bitdefender

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

Lee, Henry

From: Lee, Henry
Sent: Tuesday, March 8, 2022 4:12 PM
To: 'Christina Limon'
Cc: Jeremy Nelson; Alison Winget; Brandon Buschold; Dante Sandoval
Subject: RE: SP2022-005 Project Comments

Good Afternoon,

Staff has reviewed the revised plans, and there are a few remaining Planning comments. [1] provide the case number, SP2022-005, on all sheets of the plans, [2] only refer to the lot as Lot 4, as it has not yet been replat, [3] provide the City standard Site Plan Signature Block on *all* sheets of the plans, also remove the placeholder text (*i.e. [Day] [Month] [Year]*), and [4] provide the material percentages for *all* materials on the building. Given the current plans the building will still have the three (3) exceptions (Tilt wall, horizontal articulation, vertical articulation) and the one (1) variance(90% masonry). Now remember because you made the changes to the building that the ARB recommended, they had said at the meeting they would be willing to approve the exceptions and variance. Please make these changes as soon as possible and 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

From: Christina Limon <christina.limon@trustke.com>
Sent: Monday, March 7, 2022 11:51 AM
To: Lee, Henry <HLee@rockwall.com>
Cc: Jeremy Nelson <jeremy.nelson@trustke.com>; Alison Winget <awinget@linksconstruction.com>; Brandon Buschold <bbuschold@idptm.com>; Dante Sandoval <dsandoval@methodarchitecture.com>
Subject: RE: SP2022-005 Project Comments

Henry,

Here's the Dropbox link with our resubmittal for SP2022-005. Please let me know if you have any issues with the link.

Dropbox Link:
https://www.dropbox.com/scl/fo/piq4gtz2bh6ykmy8ypn4m/h?dl=0&rlkey=zco834tgh2vpmld1tg883qwco

Thank you,

Christina Limon, EIT

Kirkman Engineering
817.488.4960 o

956.334.6200 c

From: Jeremy Nelson <jeremy.nelson@trustke.com>
Sent: Monday, March 7, 2022 11:32 AM
To: Lee, Henry <HLee@rockwall.com>
Cc: Christina Limon <christina.limon@trustke.com>
Subject: RE: SP2022-005 Project Comments

Henry,

We're waiting on the photometric plan from the architect. We'll go ahead and send over all other documents at this time. Standby for an email.

Thank you,

Jeremy B. Nelson, P.E.
Senior Project Manager

kirkman ENGINEERING

5200 State Highway 121
Colleyville, TX 76034
817.488.4960 o
817.271.4028 c

From: Lee, Henry <HLee@rockwall.com>
Sent: Monday, March 7, 2022 11:29 AM
To: Jeremy Nelson <jeremy.nelson@trustke.com>
Subject: SP2022-005 Project Comments

Good Morning,

This email serves as a reminder that I need revisions for your site plan case, SP2022-005. I have attached the project comments again for ease of access. The deadline for revised plans is today, however if I can get an update of where you are with revisions I can extend the deadline to tomorrow. 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

This email was scanned by Bitdefender

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

March 18, 2022

TO: Jeremy Nelson
Kirkman Engineering
5200 SH-121
Colleyville, TX 76034

FROM: Henry Lee
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2022-005; *Site Plan for IDP*

Jeremy Nelson**:**

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 March 15, 2022. 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) The subject property will be required to be replatted prior to the issuance of a building permit.

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

Planning and Zoning Commission
On March 15, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the site plan by a vote of 4-0, with Commissioners Chodun, Thomas, and Conway absent.

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*
City of Rockwall Planning and Zoning Department